

**ADDRESS: 2000 SPRING GARDEN ST**

Proposal: Construct 4-story building with roof deck

Review Requested: Final Approval

Owner: 2000 Spring Garden LLC

Applicant: Andy Miller, Law Office of Andrew L. Miller & Associates, PC

History: 1964; Office of Dr. Stanley Dorman; Alkon & Vanderwerff, architects

Individual Designation: None

District Designation: Spring Garden Historic District, Non-contributing, 10/11/2000

Staff Contact: Laura DiPasquale, [laura.dipasquale@phila.gov](mailto:laura.dipasquale@phila.gov), 215-686-7660

**BACKGROUND:**

This application proposes to construct a four-story, multi-family building on the southwest corner of 20<sup>th</sup> 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 by the staff. The Historical Commission has full jurisdiction over the proposed construction. In May 2019, the Architectural Committee reviewed an in-concept application to construct a five-story building on this site. The application was subsequently withdrawn and never reviewed by the Historical Commission.

The proposed construction would feature a cast stone base and brick first through third floors. The fourth floor would feature a mansard-roofed "main block," aligning with that of the adjacent property. The rear portion of the fourth floor would be set in from 20<sup>th</sup> Street and be clad in standing-seam metal and feature a cantilevering deck with glass railing accessed by a pilot house. The front façade along Spring Garden Street would approximate the details of the neighboring property, but with squared openings rather than arched. The side elevation would be broken up by a series of double-hung windows, a prominent central stair, two fiber-cement-clad bay windows, and Juliette balconies. The rear of the building would be stepped, with balconies on the second, third, and fourth floors. Parking would be accessed from the rear of the building and concealed behind a gate.

**SCOPE OF WORK:**

- Construct a four-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 floor and window heights of the proposed new construction align with the neighboring property, while the details, including squared window openings, a simplified cornice, and metal-roofed mansard differentiate the new from the old. The proposed materials of brick and cast stone are compatible with the environment of the district. The height and depth of the proposed construction are likewise appropriate. Historically, corner buildings were often longer and taller than their mid-block counterparts.
  - The proposed project complies with this standard.

**STAFF RECOMMENDATION:** Approval, pursuant to Standard 9.

**MAPS & IMAGES:**

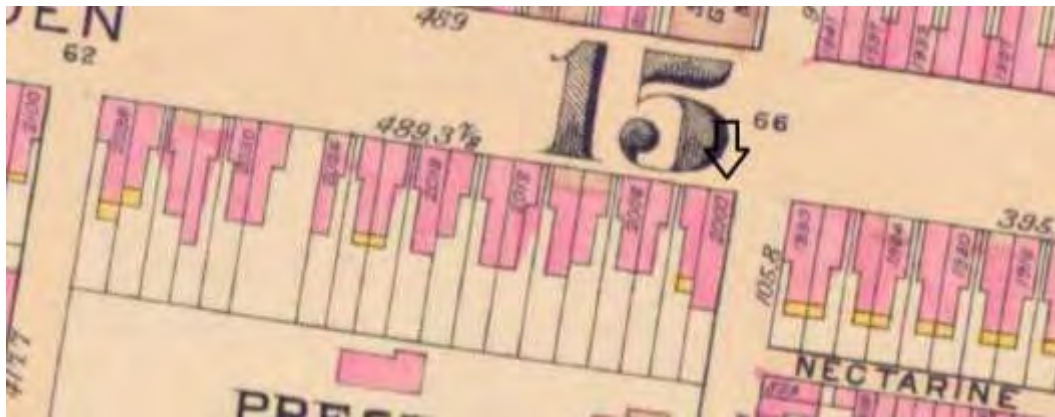


Figure 1: 1910 map of 2000 block of Spring Garden Street.

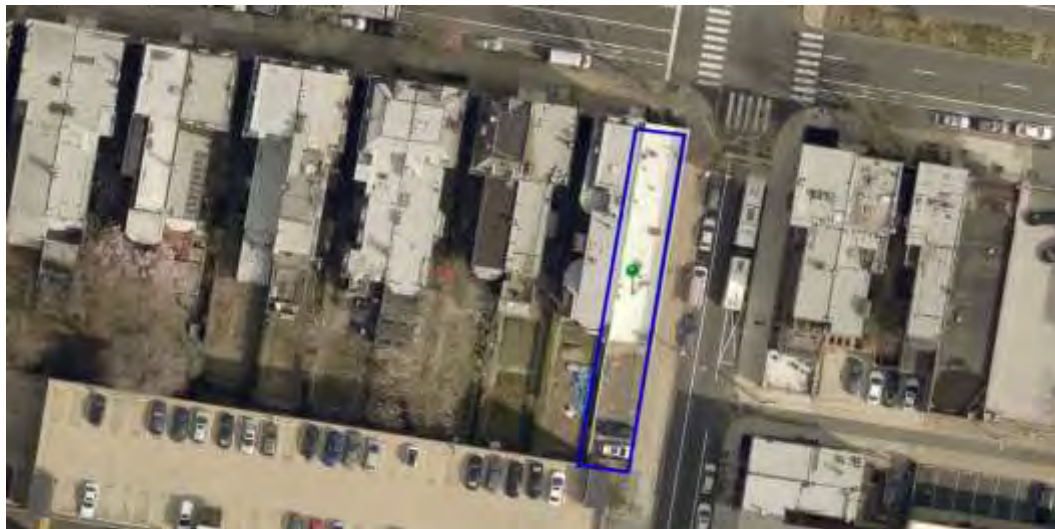


Figure 2: Current boundary of 2000 Spring Garden Street.



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](mailto:logan.dry@kcadesignassociates.com)

August 12, 2019

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

Re: **2000 SPRING GARDEN STREET** – Proposed 4-story multi-family structure

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

Attorney: Andrew L. Miller, Esq  
15 St Asaphs Road  
Bala Cynwyd, Pa 19004

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 4-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,

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 drawing sheets A-1 & A-2
  - B. Elevations – See drawing sheet A-3 thru A-4
- V. Façade Design Elements
  - A. See drawing sheet See drawing sheet A-3 thru A-4 for elevations
- VI. Existing Building Photos

**Added: renderings from previous AC review**

## **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 20<sup>th</sup> 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. The curved mansard roof will be standing seam metal along Spring Garden Street and will continue around to 20<sup>th</sup> Street. The standing seam metal roof will terminate into the third floor exterior wall using the same standing seam metal.

Along North 20<sup>th</sup> 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 and or fiber cement panels. The 20<sup>th</sup> 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 20<sup>th</sup> 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

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](http://www.phila.gov/li)

## 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:

RAMY SHRAIM

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](mailto:hukang77@gmail.com)

### PROPERTY OWNER'S ADDRESS:

3000 CHESTNUT ST UNIT 426

### ARCHITECT/ENGINEERING FIRM ADDRESS:

6525 TULIP STREET

PHILADELPHIA PA

LICENSE # RA405359

E-MAIL: [hukang77@gmail.com](mailto:hukang77@gmail.com)

### CONTRACTING COMPANY ADDRESS:

### USE OF BUILDING/SPACE

MULTI FAMILY DWELLING

### ESTIMATED COST OF WORK

\$ 2,000,000.00

### BRIEF DESCRIPTION OF WORK:

NEW (4) STORY (5) FAMILY RESIDENCE W/ CELLAR & ROOF DECK - PILOT HOUSE NOT TO EXCEED 10'-0" IN HEIGHT

BUILDING HEIGHT NOT TO EXCEED 55'-0" FROM FRONT ELEVATION (TO ALIGN WITH 2002 SPRING GARDEN)

(3) PARKING SPACES LOCATED INSIDE BUILDING

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: 08 / 13 / 2019



# APPLICATION FOR ZONING / USE REGISTRATION 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](http://www.phila.gov)

(For office use only)

APPLICATION # \_\_\_\_\_

ZONING CLASSIFICATION \_\_\_\_\_

PREVIOUS APPLICATION NO. \_\_\_\_\_

(Applicant completes all information below. Print clearly and provide full details)

LOCATION OF PROPERTY (LEGAL ADDRESS)

2000 SPRING GARDEN STREET

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](mailto: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](mailto:hukang77@gmail.com)

RELATIONSHIP TO OWNER: ☐ TENANT/LESSEE ☐ ATTORNEY ☐ DESIGN PROFESSIONAL ☐ CONTRACTOR ☐ EXPEDITOR

## TABULATION OF USES

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

FLOOR/SPACE #	PROPOSED USE OF BUILDING/SPACE
2520	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

## STORIES AND HEIGHTS FROM GROUND TO ROOF

HEIGHT IN FEET	EXISTING BUILDING			PROPOSED ADDITION / ALTERATION / NEW CONSTRUCTION		
	FRONT	SIDE	REAR	FRONT	SIDE	REAR
	0	0	0	55	55	55
IN STORIES	0	0	0	4	4	4

## BRIEF DESCRIPTION OF WORK/CHANGE:

NEW (4) STORY (5) FAMILY RESIDENCE W/ CELLAR & ROOF DECK - PILOT HOUSE NOT TO EXCEED 10'-0" IN HEIGHT  
 BUILDING HEIGHT NOT TO EXCEED 55'-0" FROM FRONT ELEVATION (TO ALIGN WITH 2002 SPRING GARDEN)  
 (3) PARKING SPACES LOCATED INSIDE BUILDING

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

IS THIS APPLICATION IN RESPONSE TO A VIOLATION? ☒ NO ☐ YES 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: Hyon Kang

DATE: 08 / 13 / 2019



<b>ZONING/USE PERMIT</b>		CITY OF PHILADELPHIA DEPARTMENT OF LICENSES & INSPECTIONS 1401 JOHN F KENNEDY BLVD PHILADELPHIA, PA 19102-1667		PERMIT NUMBER <b>946453</b>	
SUBJECT TO REVOCATION IF FULL INFORMATION IS MISREPRESENTED OR NOT PROVIDED				FEE <b>\$650.00</b>	DATE <b>02/19/19</b>
LOCATION OF WORK: <b>02000 SPRING GARDEN ST PHILADELPHIA, PA 19130-3805</b> <b>ENTIRE</b>				ZONING CLASSIFICATION <b>RM-1</b>	
OWNER  INGRAM ROBERT F      MARKEL JOSHU 3605 HAMILTON ST PHILADELPHIA PA. 191042327		APPLICANT  HYON KANG 6525 TULIP STREET PHILADELPHIA, PA 19135		PLAN EXAMINER  <b>CHANWOO JUNG</b>	
				ZONING BOARD OF ADJUSTMENT DECISION CALENDAR # DATE	
<b>THIS PERMIT DOES NOT AUTHORIZE ANY CONSTRUCTION UNTIL RELATED CONSTRUCTION PERMITS ARE ISSUED</b>					
<b>UNDER REGULATIONS OF THE PHILADELPHIA ZONING ORDINANCE FOR</b> <b>ZONING APPROVAL</b> 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.					
<b>USE REGISTRATION</b> 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:					
<b>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.</b>					
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					
<b>LIMITATIONS:</b> 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.					
<b>THIS PERMIT IS NOT A CERTIFICATE OF OCCUPANCY OR A LICENSE.</b>					
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.					

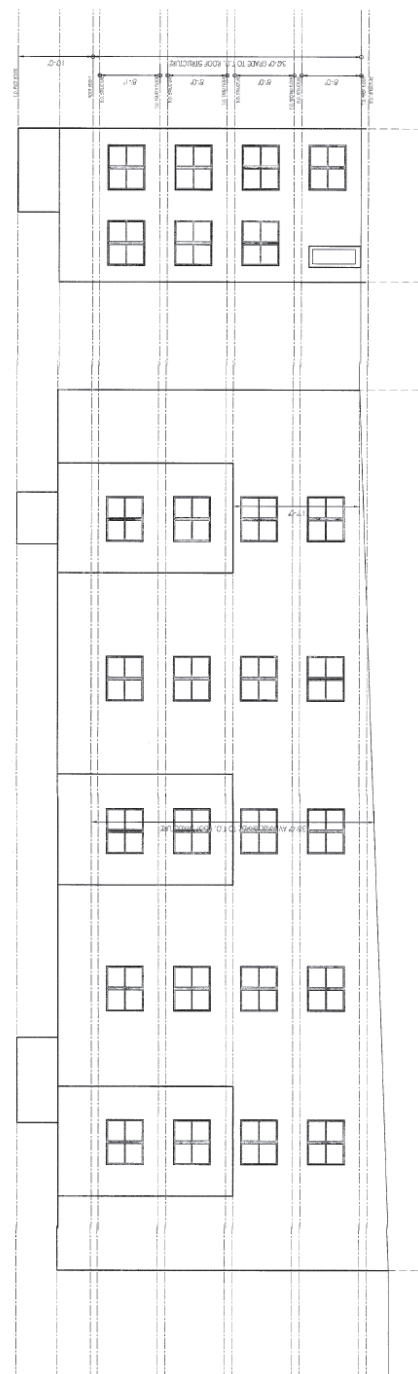
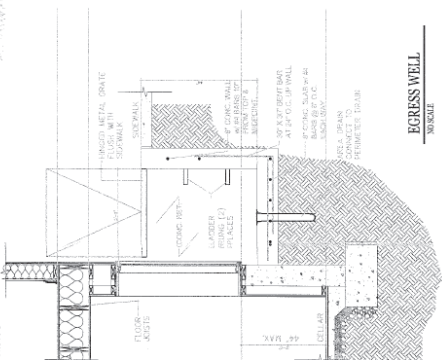
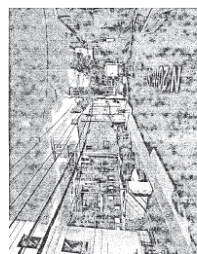
ZONING CODE FOR THE CITY OF PHILADELPHIA	
RM-1 DISTRICT SUMMARY FOR PROPERTY 2000 SPRING GARDEN STREET	
APPLICABLE REQUIREMENTS	PROPOSED
PERMITTED USE BY RIGHT	RESIDENTIAL USE (RM-1)
LOT AREA	1440 ± S.F.
LOT COVERAGE	36.0% (1440 S.F. / 4000 S.F. LOT AREA)
LOT WIDTH	31.0 FT.
LOT DEPTH	45.0 FT.
LOT AREA	1395 S.F.
PERMITTED USE BY RIGHT	RESIDENTIAL USE (RM-1)
LOT AREA	1440 ± S.F.
LOT COVERAGE	36.0% (1440 S.F. / 4000 S.F. LOT AREA)
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PERMITTED USE BY RIGHT	RESIDENTIAL USE (RM-1)
LOT AREA	1440 ± S.F.
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LOT WIDTH	31.0 FT.
LOT DEPTH	45.0 FT.
LOT AREA	1395 S.F.



SITE SERIAL NO. 20160503002 (word 24)  
 THE CITY OF PHILADELPHIA, OFFICE OF THE CITY PLANNING COMMISSION  
 1515 MARKET STREET, 15TH FLOOR, PHILADELPHIA, PA 19102  
 TEL: 215-686-9998 FAX: 215-686-9999  
 WWW.CITYOFPHILADELPHIA.GOV

# MULTI-FAMILY (7-UNIT) RESIDENCE PROPOSED (4) STORY (4) FAMILY RESIDENCE w/ CELLAR, PILOT HOUSES & ROOF DECK 2000 SPRING GARDEN STREET, PHILADELPHIA, PENNSYLVANIA

946453

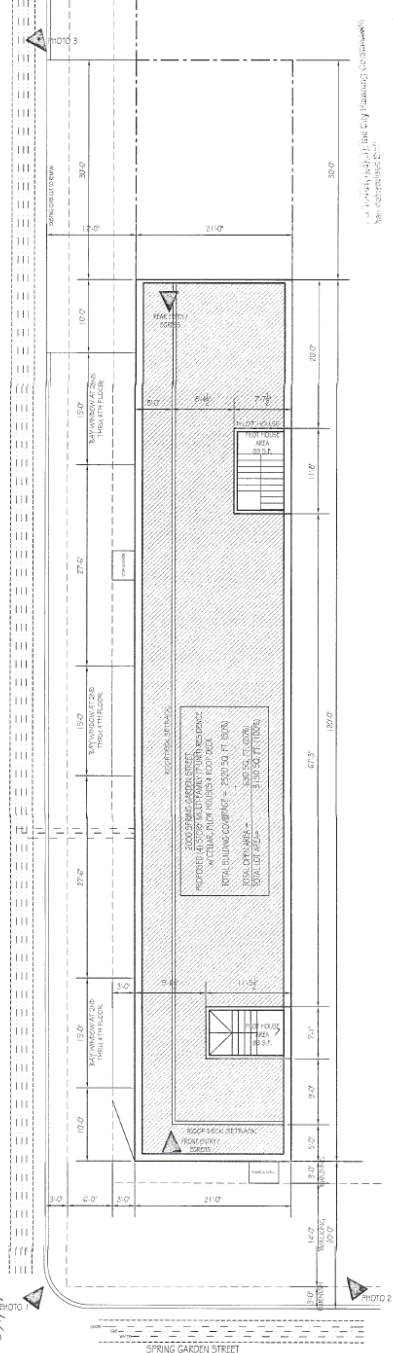


2 FRONT ELEV.  
 SCALE 1/8"=1'-0"

3 SIDE ELEV.  
 SCALE 1/8"=1'-0"

APPLICATION NO. 946453  
 2000 SPRING GARDEN STREET  
 PHILADELPHIA, PA 19102  
 PROPOSED 7-UNIT RESIDENCE  
 2000 SPRING GARDEN STREET  
 PHILADELPHIA, PENNSYLVANIA

20TH STREET  
 LEGALLY OPEN ON CITY PLAN  
 50'-0" WIDE (12-26-12)



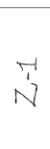
EGRESS WELL  
 10' MIN. DIA.

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

2000 SPRING GARDEN STREET  
 PHILADELPHIA, PA 19102  
 PROPOSED 7-UNIT RESIDENCE  
 2000 SPRING GARDEN STREET  
 PHILADELPHIA, PENNSYLVANIA

Z-1

DESIGN ASSOCIATES  
 1525 WALNUT STREET  
 PHILADELPHIA, PA 19102  
 TEL: 215-686-9998 FAX: 215-686-9999  
 WWW.CITYOFPHILADELPHIA.GOV



PROPOSED 7-UNIT RESIDENCE  
 2000 SPRING GARDEN STREET  
 PHILADELPHIA, PENNSYLVANIA

DWG. TITLE  
 PROJECT

REVISIONS:

DESIGNED BY: HRC  
 CHECKED BY: HRC  
 SCALE: AS NOTED  
 JOB: 2000 SPRING GARDEN  
 FILE: 2000 SPRING GARDEN

<b>ZONING/USE PERMIT</b>		CITY OF PHILADELPHIA DEPARTMENT OF LICENSES & INSPECTIONS 1401 JOHN F KENNEDY BLVD PHILADELPHIA, PA 19102-1667		PERMIT NUMBER <b>935019</b>	
SUBJECT TO REVOCATION IF FULL INFORMATION IS MISREPRESENTED OR NOT PROVIDED				FEE <b>\$50.00</b>	DATE <b>01/14/19</b>
LOCATION OF WORK: <b>02000 SPRING GARDEN ST PHILADELPHIA, PA 19130-3805 ENTIRE</b>				ZONING CLASSIFICATION <b>RM-1</b>	
OWNER  INGRAM ROBERT F      MARKEL JOSHU 3605 HAMILTON ST PHILADELPHIA PA, 191042327		APPLICANT  RPS CONSTRUCTION LLC RONALDO SILVA PHILADELPHIA, PA 19149-		PLAN EXAMINER  <b>ANDREW KULP</b>	
				ZONING BOARD OF ADJUSTMENT DECISION CALENDAR # DATE	
<b>THIS PERMIT DOES NOT AUTHORIZE ANY CONSTRUCTION UNTIL RELATED CONSTRUCTION PERMITS ARE ISSUED</b>					
<p><b>UNDER REGULATIONS OF THE PHILADELPHIA ZONING ORDINANCE FOR ZONING APPROVAL</b></p> <p>FOR THE COMPLETE DEMOLITION OF AN EXISTING STRUCTURE. SIZE AND LOCATION AS SHOWN IN APPLICATION/PLANS. *SEE A/P 935025 FOR PLANS*</p> <p><b>USE REGISTRATION</b> FOR USE TO VACANT LOT.</p> <p style="text-align: right; font-size: 2em; transform: rotate(-10deg); opacity: 0.5;">OFFICE COPY</p>					
SUBJECT TO THE FOLLOWING PROVISOS AS ESTABLISHED BY THE ZONING BOARD OF ADJUSTMENT:					
<p><b>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.</b></p>					
<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><b>LIMITATIONS:</b> 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> <p style="text-align: center;"><b>THIS PERMIT IS NOT A CERTIFICATE OF OCCUPANCY OR A LICENSE.</b></p> <p>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.</p>					



# PHILADELPHIA REAL ESTATE TRANSFER TAX CERTIFICATION

BOOK NO.

PAGE NO.

DATE RECORDED

CITY TAX PAID

Complete each section and file in duplicate with Recorder of Deeds when (1) the full consideration/value is/is not set forth in the deed, (2) when the deed is with consideration, or by gift, or (3) a tax exemption is claimed. If more space is needed, attach additional sheet(s).

**A. CORRESPONDENT — All inquiries may be directed to the following person:**

NAME <b>Robert F. Ingram and Joshua Markel, a Pennsylvania General Partnership trading as Columbia Studios</b>		TELEPHONE NUMBER:	
		AREA CODE ( )	
STREET ADDRESS <i>3605 Hamr Hon St.</i>	CITY <i>Phila.</i>	STATE <i>PA</i>	ZIP CODE <i>19104</i>

**B. TRANSFER DATA**

GRANTOR(S)/LESSOR(S) <b>Robert F. Ingram and Joshua Markel, a Pennsylvania General Partnership trading as Columbia Studios</b>		DATE OF ACCEPTANCE OF DOCUMENT: <b>March 12, 2019</b>	
GRANTEE(S)/LESSEE(S) <b>2000 Spring Garden LLC, a PA LLC</b>			
STREET ADDRESS <b>2000 Chestnut Street, Unit 42613</b>			
CITY <b>Philadelphia</b>	STATE <b>PA</b>	ZIP CODE <b>19101</b>	

**C. PROPERTY LOCATION**

STREET ADDRESS <b>2000 Spring Garden Street</b>		CITY, TOWNSHIP, BOROUGH <b>City of Philadelphia</b>	
COUNTY <b>Philadelphia</b>	SCHOOL DISTRICT	TAX PARCEL NUMBER <b>817266450</b>	

**D. VALUATION DATA**

1. ACTUAL CASH CONSIDERATION <b>1,350,000.00</b>	2. OTHER CONSIDERATION <b>+</b>	3. TOTAL CONSIDERATION <b>= 1,350,000.00</b>
4. COUNTY ASSESSED VALUE <b>1,225,200.00</b>	5. COMMON LEVEL RATIO FACTOR <b>X 1.01</b>	6. FAIR MARKET VALUE <b>= 1,237,452.00</b>

**E. EXEMPTION DATA**

1A. AMOUNT OF EXEMPTION <b>NONE</b>	1B. PERCENTAGE OF INTEREST CONVEYED <b>100</b>
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**2. Check Appropriate Box Below for Exemption Claimed**

- ☐ Will or Intestate succession \_\_\_\_\_  
(NAME OF DECEDENT) (ESTATE FILE NUMBER)
- ☐ Transfer to Industrial Development Agency.
- ☐ Transfer to agent or straw party. (Attach copy of agency/straw party agreement).
- ☐ Transfer between principal and agent. (Attach copy of agency/straw trust agreement). Tax paid prior deed \$ \_\_\_\_\_
- ☐ Transfers to the Commonwealth, the United States, and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (Attach copy of resolution).
- ☐ Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number \_\_\_\_\_, Page Number \_\_\_\_\_.  
Mortgagee (grantor) sold property to Mortgagor (grantee) (Attach copy of prior deed).
- ☐ Corrective deed (Attach copy of the prior deed).
- ☐ Other (Please explain exemption claimed, if other than listed above.) \_\_\_\_\_

Under penalties of law or ordinance, I declare that I have examined this Statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Robert F. Ingram and Joshua Markel, a Pennsylvania General Partnership trading as Columbia Studios	DATE <b>March 12, 2019</b>
--	-------------------------------



**Bureau of Individual Taxes**  
PO BOX 280603  
Harrisburg, PA 17128-0603

# REALTY TRANSFER TAX STATEMENT OF VALUE

See reverse for instructions.

State Tax Paid

Book Number

Page Number

Date Recorded

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) the deed is without consideration or by gift, or (3) a tax exemption is claimed. If more space is needed, please attach additional sheets. A Statement of Value (SOV) is not required if the transfer is wholly exempt from tax based on family relationship or public utility easement. However, it is recommended that a SOV accompany all documents filed for recording.

## A. CORRESPONDENT - All inquiries may be directed to the following person:

Name: **Robert F. Ingram and Joshua Markel, a Pennsylvania General Partnership trading as Columbia Studios** Telephone Number: ( )  
Mailing Address: **3605 Hamilton St.** City: **Phila.** State: **PA** ZIP Code: **19104**

## B. TRANSFER DATA

Date of Acceptance of Document: **03 / 12 / 2019**  
Grantor(s): **Robert F. Ingram and Joshua Markel, a Pennsylvania General Partnership trading as Columbia Studios and** Telephone Number:  
Mailing Address: **2000 Spring Garden LLC, a PA LLC** Telephone Number:  
City: State: ZIP Code: **2000 Chestnut Street, Unit 42613**  
City: **Philadelphia** State: **PA** ZIP Code: **19101**

## C. REAL ESTATE LOCATION

Street Address: **2000 Spring Garden Street** City, Township, Borough: **City of Philadelphia**  
County: **Philadelphia** School District: Tax Parcel Number: **817266450**

## D. VALUATION DATA

Was transaction part of an assignment or relocation? ☐ Y ☒ N

1. Actual Cash Consideration <b>1,350,000.00</b>	2. Other Consideration <b>+</b>	3. Total Consideration <b>= 1,350,000.00</b>
4. County Assessed Value <b>1,225,200.00</b>	5. Common Level Ratio Factor <b>X 1.01</b>	6. Fair Market Value <b>= 1,237,452.00</b>

## E. EXEMPTION DATA - Refer to instructions for exemption status.

1a. Amount of Exemption Claimed <b>\$ 0</b>	1b. Percentage of Grantor's Interest in Real Estate <b>100 %</b>	1c. Percentage of Grantor's Interest Conveyed <b>100 %</b>
--	---	---

## 2. Check Appropriate Box Below for Exemption Claimed.

- ☐ Will or intestate succession. (Name of Decedent) (Estate File Number)
- ☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer from a trust. Date of transfer into the trust. If trust was amended attach a copy of original and amended trust.
- ☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☐ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)
- ☐ Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☐ Other (Please explain exemption claimed.)

Under penalties of law, I declare that I have examined this statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party: **Robert F. Ingram and Joshua Markel, a Pennsylvania General Partnership trading as Columbia Studios** Date: **March 12, 2019**

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH REQUESTED DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.

Prepared by and Return to:

Maple Settlement Services  
1821 Purdie Lane  
Maple Glen, PA 19002  
215-646-0700

File No. L3487

BRT # 871266450

**This Indenture**, made the 12th day of March, 2019,

**Between**

**COLUMBIA STUDIOS**

(hereinafter called the Grantor), of the one part, and

**2000 SPRING GARDEN LLC**

(hereinafter called the Grantee), of the other part,

**Witnesseth**, that the said Grantor for and in consideration of the sum of **One Million Three Hundred Fifty Thousand And 00/100 Dollars (\$1,350,000.00)** lawful money of the United States of America, unto it well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, released and confirmed, and by these presents does grant, bargain and sell, release and confirm unto the said Grantee

Street Address: **2000 Spring Garden Street, Philadelphia, PA 19104**

ALL THAT CERTAIN lot or piece of ground with the messuage or tenement thereon erected.

SITUATE on the West side of 20th Street and the South side of Spring Garden Street, in the 8th Ward of the City of Philadelphia.

CONTAINING in front or breadth on the said Spring Garden Street, 21 feet and extending of that width in length or depth Southward between lines parallel with the said 20th Street, 150 feet.

BEING known as No. 2000 Spring Garden Street.

Being the same premises which The Pennsylvania Prison Society, a Pennsylvania Non-Profit Corporation by Deed dated 10/2/2003 and recorded 10/15/2003 in Philadelphia County as Document No. 50781991 conveyed unto Robert F. Ingram and Joshua Markel, a Pennsylvania General Partnership trading as Columbia Studios, its successors and assigns, in fee.20


**Together with** all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of it, the said grantor, as well at law as in equity, of, in and to the same.

**To have and to hold** the said lot or piece of ground described above, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, to and for the only proper use and behoof of the said Grantee, its successors and assigns, forever.

**And** the said Grantor, for itself, its successors and assigns, does, by these presents, covenant, grant and agree, to and with the said Grantee, its successors and assigns, that it, the said Grantor, and its successors and assigns, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, against it, the said Grantor, and its successors and assigns, will **WARRANT SPECIALLY** and defend against the lawful claims of all persons claiming by, through or under the said Grantor but not otherwise.

**In Witness Whereof**, the party of the first part has caused its common and corporate seal to be affixed to these presents by the hand of its General Partner, and the same to be duly attested by its General Partner. Dated the day and year first above written.

WITNESS  
ATTEST

  
\_\_\_\_\_  
\_\_\_\_\_

[SEAL]

COLUMBIA STUDIOS

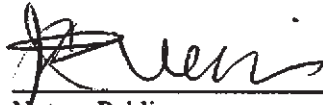
By:   
Robert F. Ingram, General Partner

By:   
Joshua Markel, General Partner



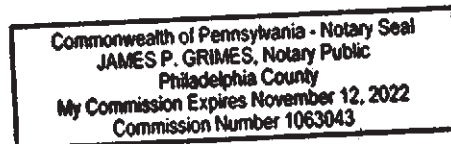
Commonwealth of Pennsylvania } ss  
County of Philadelphia

This record was acknowledged before me on March 12, 2019 by Robert F. Ingram as  
General Partner, and by Joshua Markel as General Partner, who represent that they are authorized  
to act on behalf of Columbia Studios.

  
\_\_\_\_\_  
Notary Public  
My commission expires 11/12/22

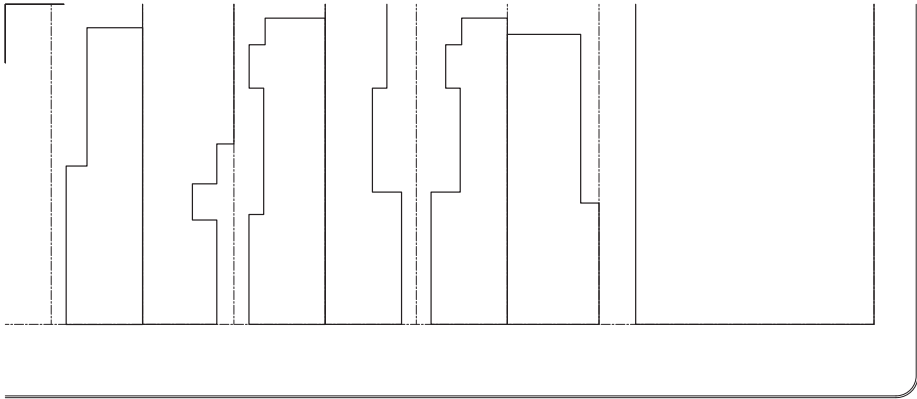
The precise residence and the complete post office  
address of the above-named Grantee is:

  
\_\_\_\_\_  
On behalf of the Grantee

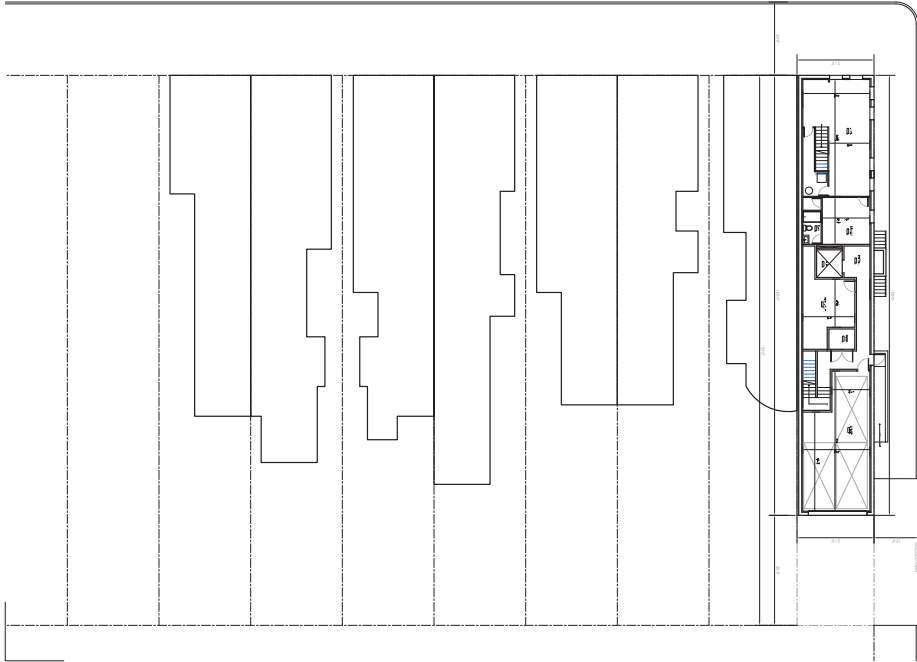


File No. L3487

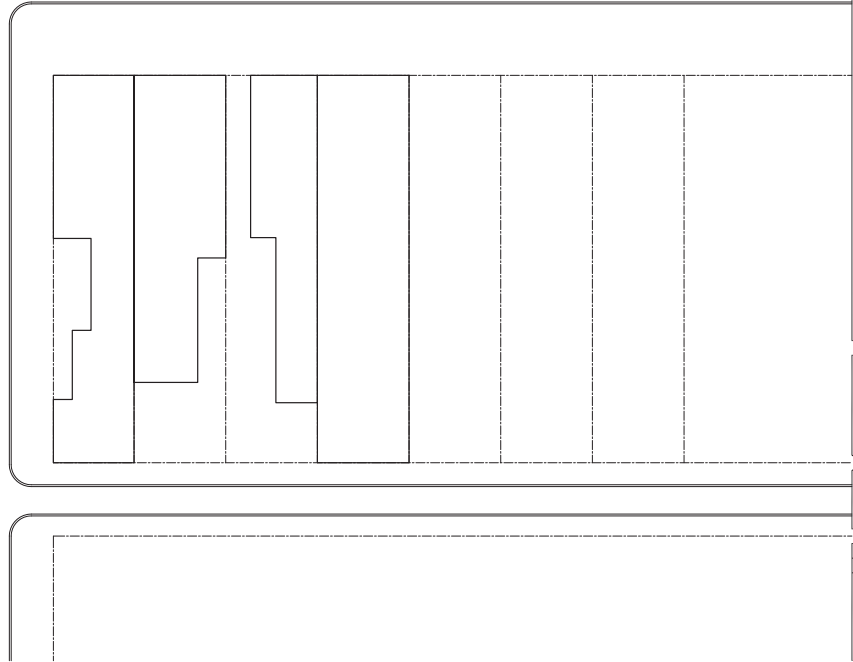
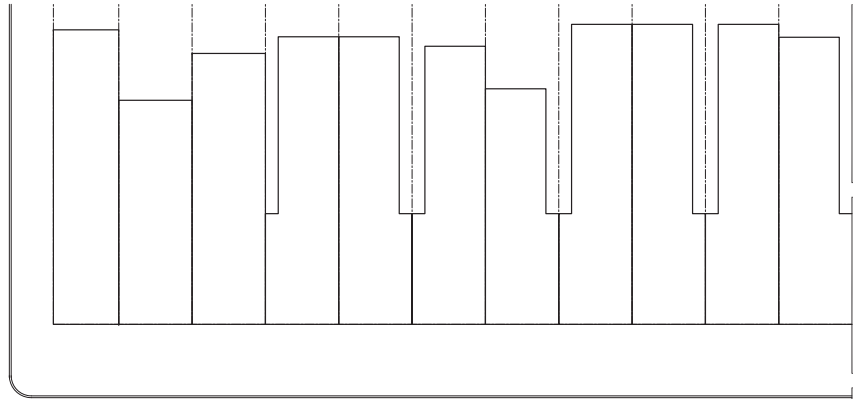
Record and return to:  
**Maple Settlement Services**  
**1821 Purdie Lane**  
**Maple Glen, PA 19002**



SPRING GARDEN STREET  
LEGALLY OPEN ON CITY PLAN  
120'-0" WIDE (20'-60'-20')



20TH STREET  
LEGALLY OPEN ON CITY PLAN  
50'-0" WIDE (12'-26'-12')

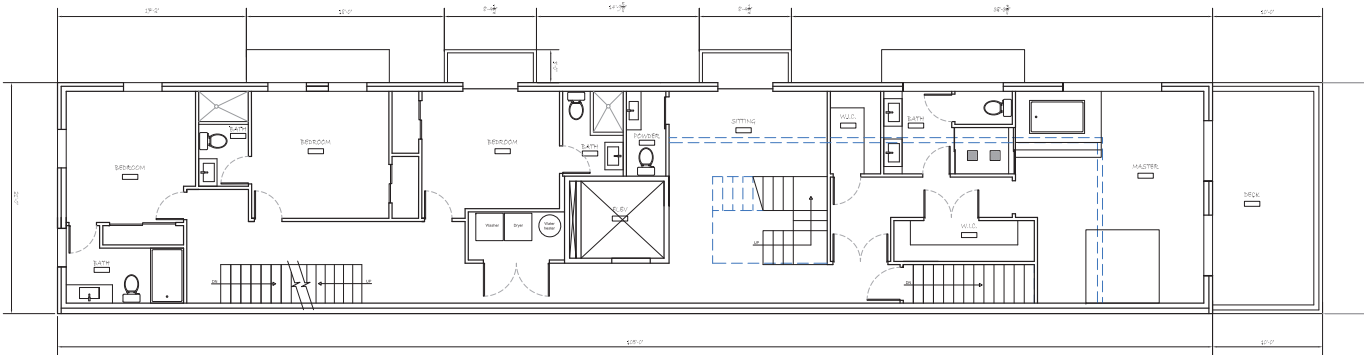




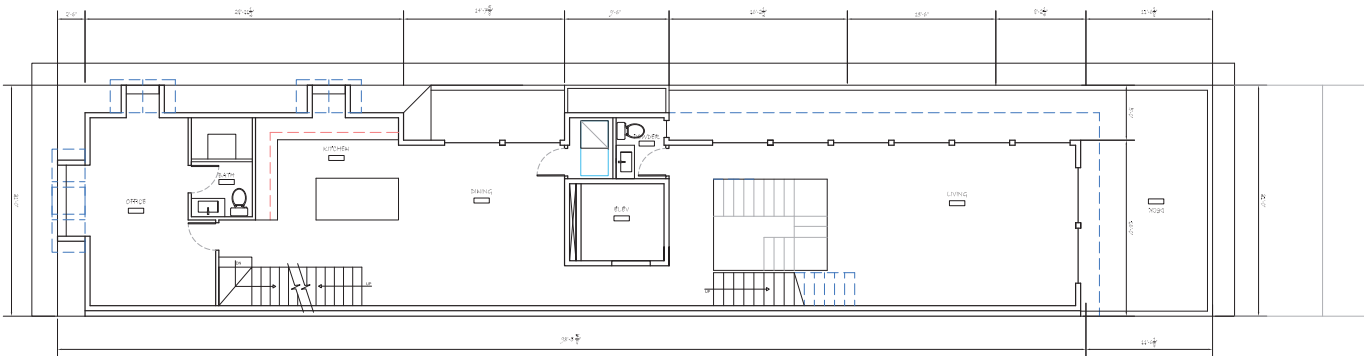
DESIGN ASSOCIATES  
6525 74th STREET  
PHILADELPHIA, PA 19135  
(215) 533-7556 [www.kcaassoc.com](http://www.kcaassoc.com)

PROJECT	PROPOSED MULTIFAMILY RESIDENCE 2000 SPRING GARDEN STREET PHILADELPHIA, PENNSYLVANIA	SITE PLAN
DWG. TITLE		
REVISIONS:		
DRAWN BY: HK CHECKED BY: HK DATE: 7/17/2018 SCALE: AS NOTED		
JOB NO: 2000 SPRING GARD FILE: 2000 SPRING GARD		

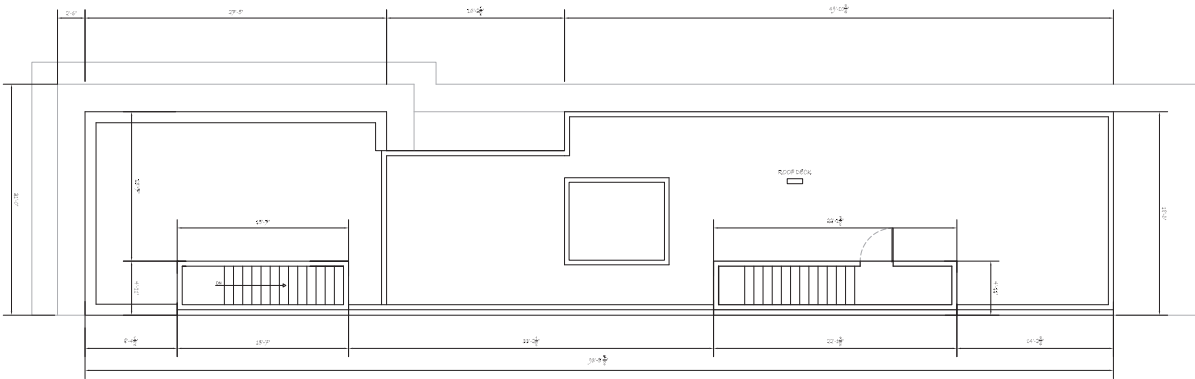
S-1



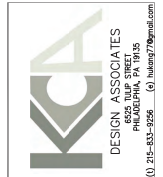
THIRD FLOOR PLAN  
3/16" = 1'-0"



FOURTH FLOOR PLAN  
3/16" = 1'-0"



ROOF DECK PLAN  
3/16" = 1'-0"



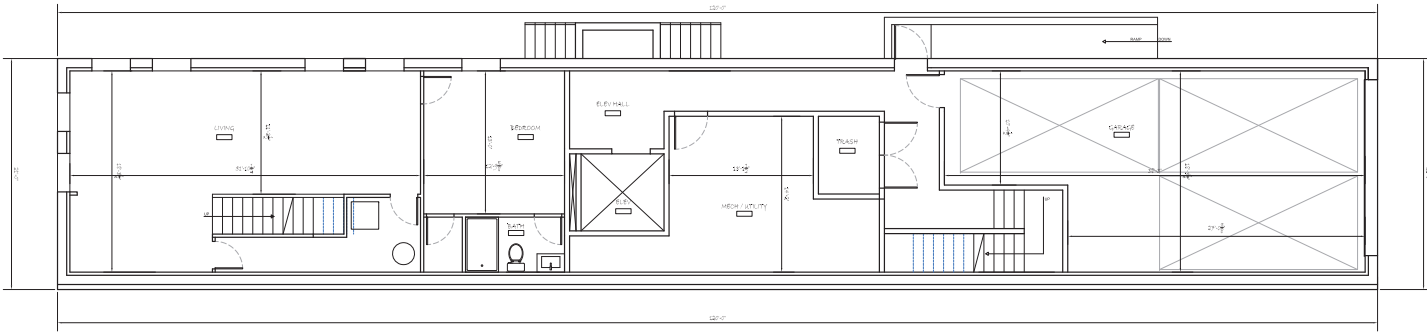
<p>PROJECT</p> <p>PROPOSED MULTIFAMILY RESIDENCE 2000 SPRING GARDEN STREET PHILADELPHIA, PENNSYLVANIA</p>	<p>DWG. TITLE</p> <p>DESIGN PLAN</p>
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<p>REVISIONS:</p>
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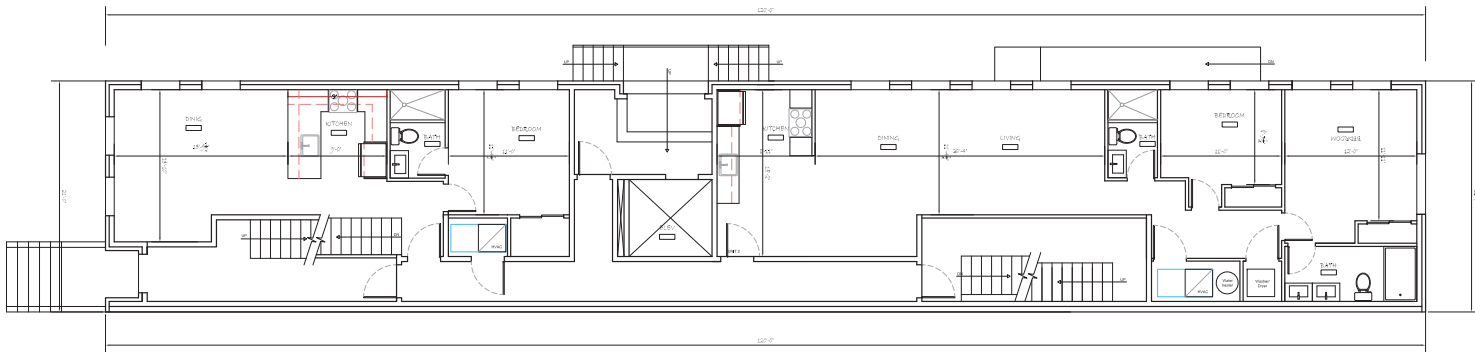
<p>DRAWN BY: HK CHECKED BY: HK DATE: 7/17/2018 SCALE: AS NOTED</p>
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<p>JOB No: 2000 SPRING GARDEN FILE: 2000 SPRING GARDEN</p>
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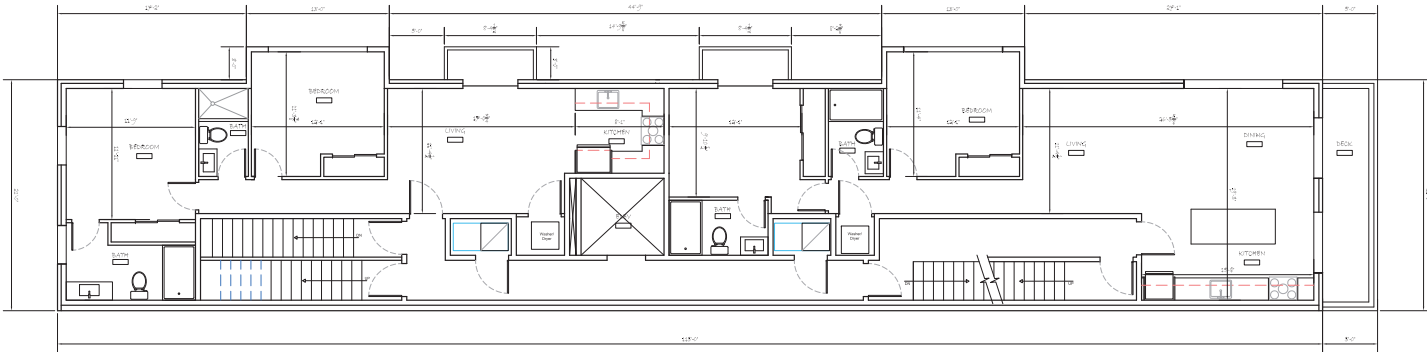
A-2



**CELLAR PLAN**  
3/16" = 1'-0"



**FIRST FLOOR PLAN**  
3/16" = 1'-0"



**SECOND FLOOR PLAN**  
3/16" = 1'-0"



<p><b>PROJECT</b></p> <p>PROPOSED MULTIFAMILY RESIDENCE 2000 SPRING GARDEN STREET PHILADELPHIA, PENNSYLVANIA</p>	<p><b>DWG. TITLE</b></p> <p>DESIGN PLAN</p>
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<b>REVISIONS:</b>
-------------------

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

<b>JOB No:</b> 2000 SPRING GARD
<b>FILE:</b> 2000 SPRING GARD


A-1






20TH STREET ELEVATION

1/4" = 1'-0"



**KCA**  
DESIGN ASSOCIATES  
4525 JUPITER STREET  
PHILADELPHIA, PA 19135  
(215) 583-2759 | [www.kcaonline.com](http://www.kcaonline.com)



Nicholas J. Conner, No. 0000000000  
Registered Architect  
State of Pennsylvania | License # 0000000000

**PROJECT**

PROPOSED MULTIFAMILY RESIDENCE  
2000 SPRING GARDEN STREET  
PHILADELPHIA, PENNSYLVANIA

**ELEVATIONS**

**DWG. TITLE**

**REVISIONS:**

NO.	DESCRIPTION	DATE

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

**JOB NO:** 2000 SPRING GARD  
**FILE:** 2000 SPRING GARD

A-4



PROJECT	PROPOSED MULTIFAMILY RESIDENCE 2000 SPRING GARDEN STREET PHILADELPHIA, PENNSYLVANIA
	RENDERINGS
DWG. TITLE	

REVISIONS:
------------

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

JOB NO: 2000 SPRING GARD
FILE: 2000 SPRING GARD

A-5





DESIGN ASSOCIATES  
4525 JUPITER STREET  
PHILADELPHIA, PA 19135

(215) 583-2759 | G. Hulsamp@kca.com



Nicholas J. Hulsamp, AIA, NCARB  
Registered Architect  
State of Pennsylvania - License # PA043596

PROJECT PROPOSED MULTIFAMILY RESIDENCE  
2000 SPRING GARDEN STREET  
PHILADELPHIA, PENNSYLVANIA

RENDERINGS

PROJECT

DWG. TITLE

REVISIONS:

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

JOB No: 2000 SPRING GARD  
FILE: 2000 SPRING GARD

A-6



PROJECT PROPOSED MULTIFAMILY RESIDENCE 2000 SPRING GARDEN STREET PHILADELPHIA, PENNSYLVANIA	DWG. TITLE RENDERINGS
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REVISIONS:  
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DRAWN BY: HK CHECKED BY: HK DATE: 7/17/2018 SCALE: AS NOTED
--

JOB No: 2000 SPRING GARD FILE: 2000 SPRING GARD
--

























# RENDERINGS FROM PREVIOUS (MAY 2019) AC REVIEW



 <p>DESIGN ASSOCIATES 4025 JUPITER STREET PHILADELPHIA, PA 19135 (215) 583-7556   info@kca.com</p>	
	
<p>PROJECT: PROPOSED MULTIFAMILY RESIDENCE 2000 SPRING GARDEN STREET PHILADELPHIA, PENNSYLVANIA</p>	
<p>DWG. TITLE: RENDERINGS</p>	
<p>REVISIONS:</p>	
<p>DRAWN BY: HK CHECKED BY: HK DATE: 7/17/2018 SCALE: AS NOTED</p>	
<p>JOB NO: 2000 SPRING GARDEN FILE: 2000 SPRING GARDEN</p>	
<p>A-6</p>	





## PERSPECTIVES

DWG. TITLE

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

A-7