

ADDRESS: 81-95 FAIRMOUNT AVE

Name of Resource: Terminal Warehouse Company Headquarters

Proposed Action: Amend boundary of individual designation

Property Owner: VMDT Partnership

Staff Contact: Meredith Keller, meredith.keller@phila.gov, 215-686-7660

OVERVIEW: This application proposes to amend the boundary of the designated property at 81-95 Fairmount Avenue to exclude the non-contributing portion of the property to the north and west of the historic buildings. In November 2016, the Historical Commission designated the property as historic and listed it on the Philadelphia Register of Historic Places. While the entire tax parcel was subject to that designation, only the row of eight Federal-style buildings fronting Fairmount Avenue was categorized as historically significant in the nomination. The buildings immediately to the north, noted as 707-09 N. Front Street and 704-08 N. Beach Street in the nomination, were identified as non-contributing.

On 4 October 2019, the staff approved an application submitted by the property owner to demolish the non-contributing buildings, with the condition that the rear party walls of the historically significant buildings are properly sealed.

STAFF RECOMMENDATION: The staff recommends amending the boundary of the individual designation of the property at 81-95 Fairmount Avenue to exclude the non-contributing portion to the north and west of the row of eight Federal-style buildings.

October 7, 2019

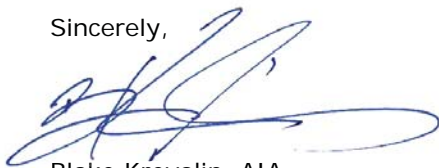
Dr. Jonathan Farnham
Executive Director
Philadelphia Historic Commission
One Parkway, 13th Floor
1515 Arch Street
Philadelphia, PA 19102

RE: 81-95 Fairmount Avenue Philadelphia, PA – Lot Line Adjustment

Dear Dr. Farnham,

We are pleased to submit the proposed lot line adjustment for the 81-95 Fairmount Avenue property, owned by VMDT Partnerships, for final approval. Currently, a historically designated structure is physically linked to a series of adjacent structures over two separate lots, 81-95 Fairmount Avenue (Premises 6 AKA Premises A on the ALTA survey provided) and 705 North Front Street (Premises 4 on the ALTA survey provided). Only 81-95 Fairmount Avenue is listed on the Philadelphia Register of Historic Places. Within 81-95 Fairmount Avenue, the wagon house located north of the historic federal row is considered a non-contributing resource. The intent of this proposal is to adjust the lot lines to isolate and ultimately preserve the historically designated structure, fronting on Fairmount Avenue and the former Beach Street. Our plan is to take the necessary steps to brace the historically designated building and demolish the adjacent non-designated and non-contributing structures, including the former wagon house and those buildings extending from the former Beach Street to Front Street. On Friday, October 4th, the property owner submitted a demolition application for the non-contributing portions of the sites. The Historical Commission staff approved that application, which has since been submitted to the Department of Licenses and Inspections. Following demolition, the project team will review the condition of the existing masonry party walls and either restore the original brick facade or finish the exposed surface in stucco. Please refer to the attached photographs & drawings for more detailed information.

Sincerely,



Blake Krevolin, AIA
bkrevolin@jkrparchitects.com
215.928.9331

LOT ADJUSTMENT SUBMISSION

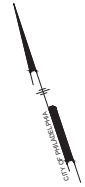
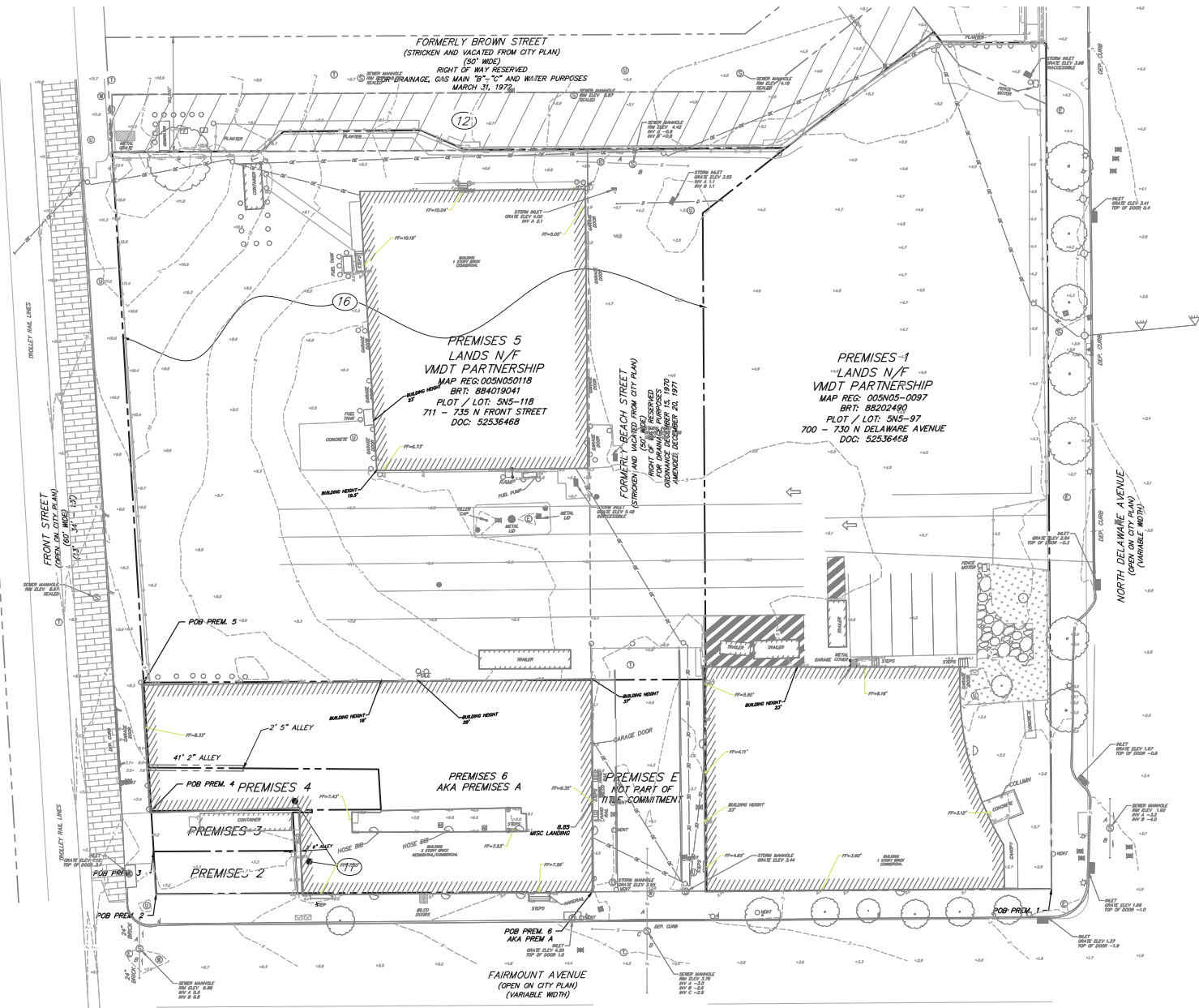
10.07.2019

81-95 FAIRMOUNT AVE

Mixed-Use | Residential Development



K:\02-19-022 - 700 Delaware Ave.2 - Documentation\3 - Presentation-Graphics\7 - Schematic Revit\700 Delaware Ave. - zoning.rvt



ARCHITECTS

100 EAST PENN SQUARE
SUITE 1080
PHILADELPHIA, PA 19107
215.928.9331
JKRPARCHITECTS.COM

OWNER/CLIENT

81-95 FAIRMOUNT AVE

81-95 FAIRMOUNT AVE
PHILADELPHIA, PA 19123



**ALTA
SURVEY**

DATE: 2019.10.07

DRAWN BY:

REVISIONS:



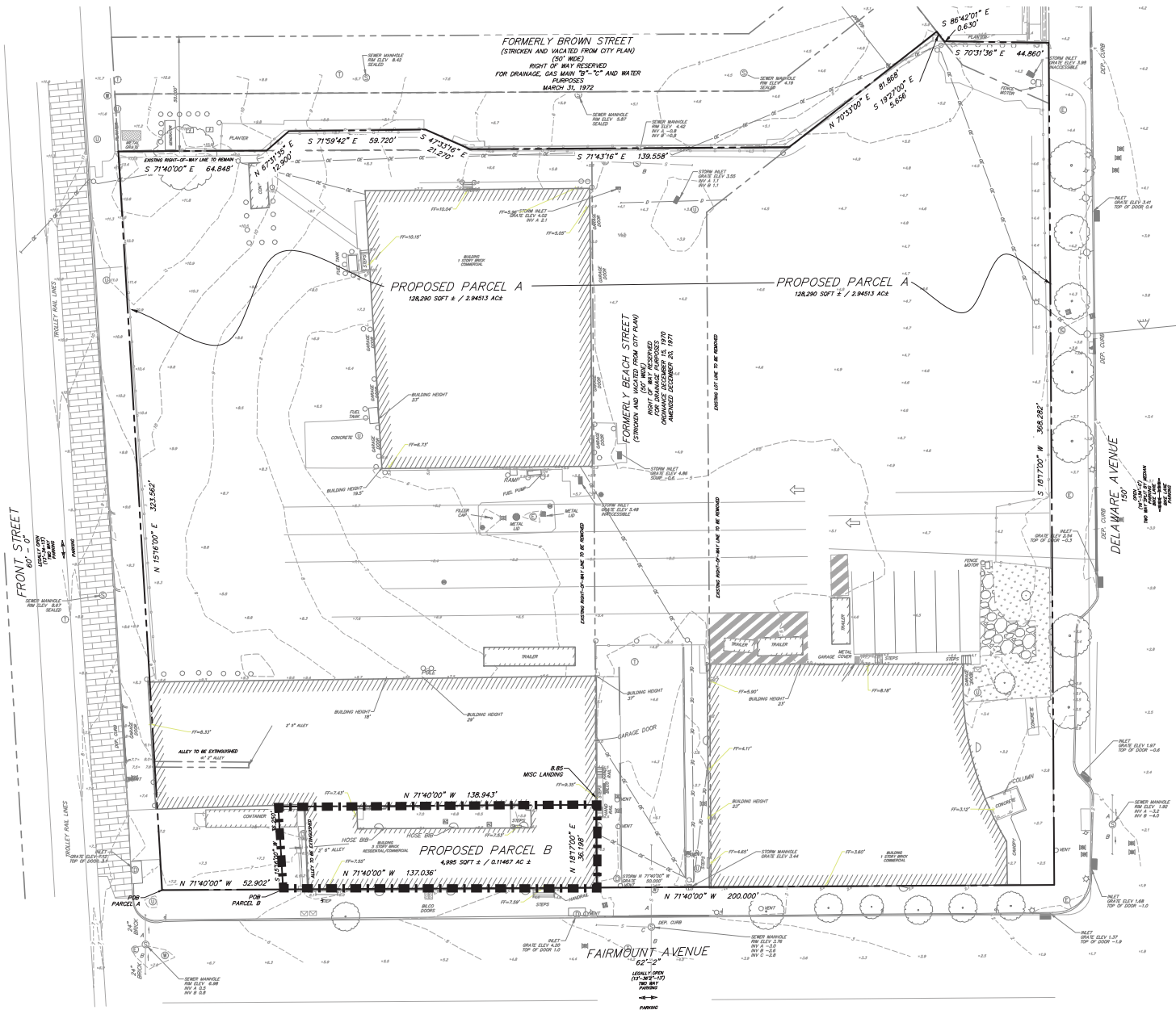
AS INDICATED

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**DRAWING NOT
TO SCALE**

H1.0

HISTORIC



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 PHILADELPHIA, PA 19123



LOT RECONSOLIDATION

DATE: 2019.10.07

DRAWN BY: PENNONI

REVISIONS:



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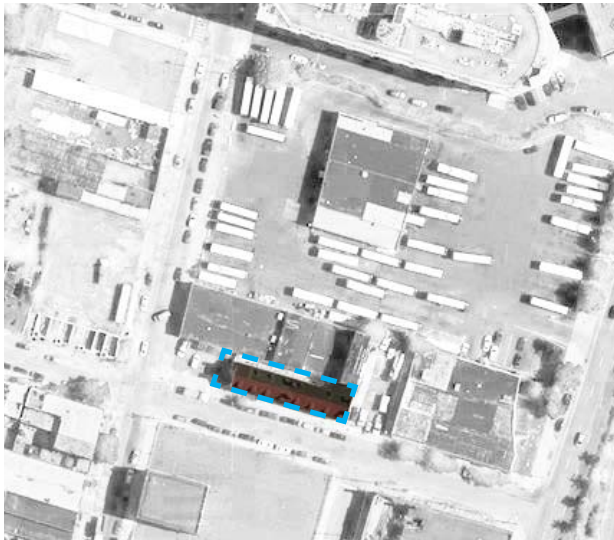
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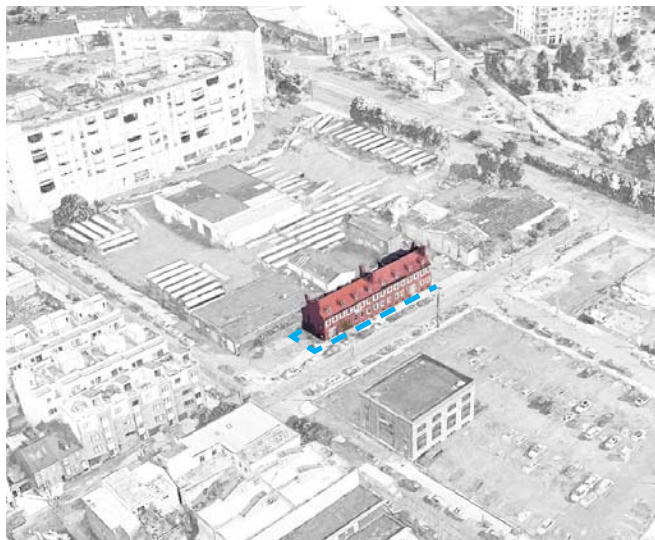
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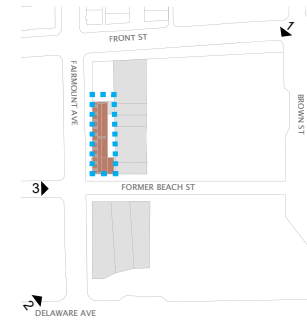
K:\02_19-022 - 700 Delaware Ave\2 - Documentation\3 - Presentation-Graphics\7 - Schematic Revit\700 Delaware Ave - zoning.rvt



AERIAL PLAN



AERIAL AXON



KEY PLAN



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1 - FRONT ST LOOKING NORTH



2 - VIEW FROM DELAWARE AVE



3 - VIEW FROM SPRING GARDEN

SITE PHOTOS

DATE: 2019.10.07

DRAWN BY: LK/BK/DD

REVISIONS:



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H2.1

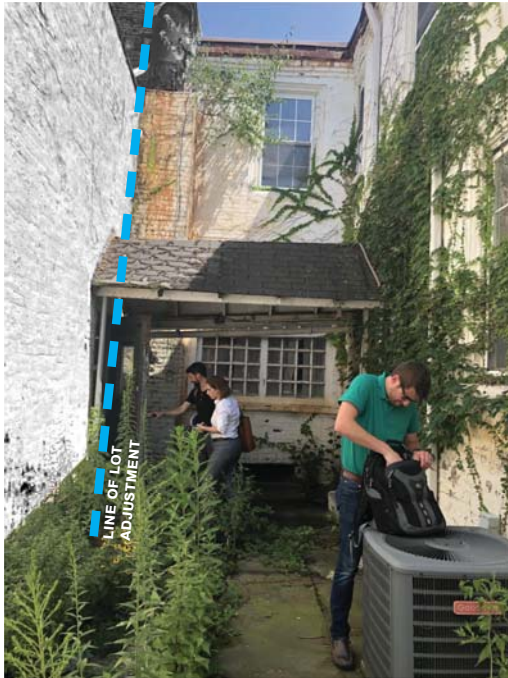
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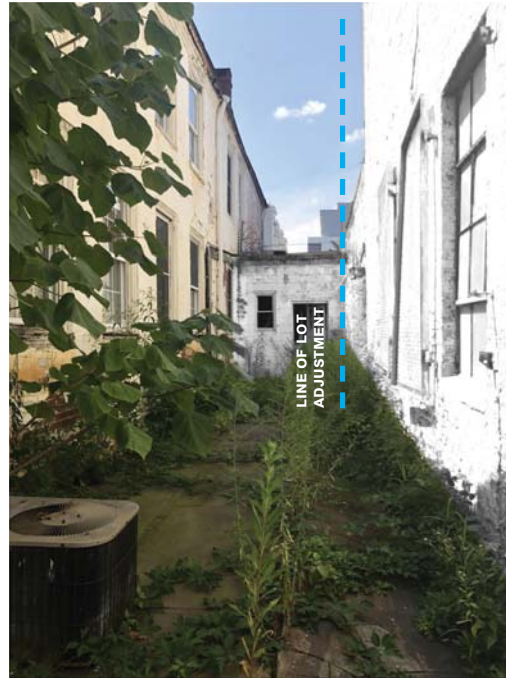
1 - BEACH ST



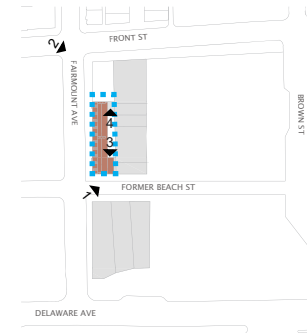
2 - FRONT ST



3 - INTERIOR COURTYARD LOOKING EAST



4 - INTERIOR COURTYARD LOOKING WEST



KEY PLAN



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PROJECT
NORTH

SITE
PHOTOS

DATE: 2019.10.07

DRAWN BY: LK/BK/DD

REVISIONS:



AS INDICATED

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H2.2

HISTORIC