

ADDRESS: 708 SANSOM ST

Proposal: Construct 24-story mixed-use tower

Review Requested: Final Approval

Owner: Toll Washington Square, LP

Applicant: Brian McGillin, Hunter Roberts Construction

History: Vacant lot

Individual Designation: None

District Designation: Jewelers Row Historic District, 1/1/3000

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

BACKGROUND:

This application proposes to construct a 24-story mixed-use retail and residential tower at 708 Sansom Street. The property known as 708 Sansom Street is an assemblage of the lots at 702, 704, 706, and 710 Sansom Street and 128 S. 7th Street.

The assemblage at 708 Sansom Street is located in the proposed Jewelers' Row Historic District. The district nomination is pending before the Historical Commission and is scheduled to be reviewed by the Committee on Historic Designation in February and by the Historical Commission in March. Also, two individual nominations are pending before the Historical Commission for part of the assemblage, what was known as 704 and 706 Sansom Street. The Historical Commission tabled the individual nominations because the developer vested rights in demolition permits before the notices for the individual or district nominations were issued. The demolition permits were not subject to the Historical Commission's review and, after some litigation regarding the validity of the permits, the developer legally demolished the buildings. The assemblage known as 708 Sansom Street is now vacant. In the cover letter accompanying this application, the developer requests that the Historical Commission consider and reject the individual nominations because the buildings have been demolished at its February meeting.

The Historical Commission is reviewing this application because the assemblage is within the boundary of the proposed Jewelers' Row Historic District and because part of the site has been individually nominated for designation. Pursuant to Section 14-1005(6)(f) of the preservation ordinance, the Department of Licenses & Inspections is prohibited from issuing building permits for properties during the review of nominations proposing designation after the requisite property owner notice has been mailed, unless the Historical Commission has approved the building permit application or no final action has been taken on the nomination and 90 days has elapsed since the submission of the application.

14-1005(6)(f) Jurisdiction During Consideration of Designation.

L&I shall not issue any building permit for the demolition, alteration, or construction of any building, structure, site, or object that is being considered by the Historical Commission for designation as historic or that is located within a district being considered by the Historical Commission for designation as historic where the building permit application is filed on or after the date that notices of proposed designation have been mailed, except that L&I may issue a building permit if the Historical Commission has approved the application or has not taken final action on designation and more than 90 days have elapsed from the date the permit application was filed with the Historical Commission. Where the Historical Commission takes final action on designation within the time allotted herein, any building permit application on file with L&I shall be deemed to have been filed after the date of the Historical Commission's action for purposes of this Chapter 14-1000.

The applicant has requested that the individual nominations should be considered and “formally denied” by the Historical Commission. The individual nominations for 704 and 706 Sansom Street claim that the historical and architectural values associated with the properties that qualify them for designation derive strictly from the buildings that stood on the properties. The nominations do not claim that “the location itself maintains historical, cultural, or archaeological value regardless of the value of any existing structure” (Definition of Site in 14-203(298)). Likewise, the nominations do not claim that 704 and 706 Sansom Street contain archaeological resources that would have survived the demolition below grade. Therefore, it appears that, in light of the complete demolition, the Historical Commission must reject the individual nominations because they suggest no basis for individually designating the properties without the buildings.

With regard to the pending historic district nomination, it appears that the Historical Commission’s jurisdiction over the building permit application will be limited to non-binding comment. Section 14-1005(4) of the preservation ordinance states that “the Historical Commission’s scope of review of applications for building permits for construction, as defined herein, shall be limited to a 45-day period of comment.” Section 14-203(76) of the ordinance defines “construction” as “the erection of a new building, structure, or object upon an undeveloped site.” Section 2.23 of the Historical Commission’s Rules & Regulations defines an “undeveloped site” as:

a property within an historic district which is not individually designated, to which the inventory in the historic district nomination attributes no historical, cultural, or archaeological value, and upon which no building or structure stood at the time of the designation of the historic district. Non-historic foundations and other below-grade constructions; surface parking lots; non-historic parking kiosks and other kiosks, storage sheds, and other impermanent constructions without foundations; and non-historic walls, fences, and gates shall not be construed as buildings or structures for the purposes of this definition.

The site at 708 Sansom Street can be considered an “undeveloped site” and, therefore, the Historical Commission’s jurisdiction over the current application can be considered “limited to a 45-day period of comment.” The Historical Commission cannot approve or deny so-called review-and-comment applications but can offer non-binding comments on the application at its public meeting and that of its Architectural Committee. Once the Committee and Commission have commented on the application, the applicant’s obligations to the Historical Commission under the pending historic district nomination have been met and the Department of Licenses & Inspections may issue the building permit.

The proposed building would be 24 stories in height with setbacks at the 5th, 16th, 22nd, and 24th-floor levels. The building would have frontage on Sansom Street as well as S. 7th Street. The main entrances to the residential lobby and retail space would be located on Sansom; the loading dock on 7th Street. The building would be primarily clad in an aluminum and glass curtain-wall system with some grey brick at the lower levels.

SCOPE OF WORK:

- Construct 24-story tower.

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.*
 - Most buildings in the proposed historic district are between three and six stories in height and are clad in masonry with punched window openings. The proposed building is differentiated from those around it but is not compatible with the buildings in the proposed district in massing, size, or scale.

STAFF RECOMMENDATION: The staff recommends that the proposed tower does not satisfy Standard 9.

The staff recommends that the Architectural Committee formulate a recommendation on the building permit application to the Historical Commission that serves both scenarios, comment and plenary jurisdiction, because the matter of the individual nominations will not be settled at the time of the Committee meeting.

The staff recommends that the Historical Commission consider the individual nominations for 704 and 706 Sansom Street before considering the building permit application. The staff recommends that the Historical Commission reject the nominations because the properties no longer satisfy any of the Criteria for Designation cited in the nominations, owing to the legally undertaken, complete demolitions of the buildings.

The staff recommends that the Historical Commission find that 708 Sansom Street qualifies as an “undeveloped site” and that its jurisdiction over the building permit application is “limited to a 45-day period of comment.”

The staff recommends that the Historical Commission comment that the proposed tower does not satisfy Standard 9.



Department of
Licenses and Inspections
CITY OF PHILADELPHIA

DO NOT MAIL THIS APPLICATION

Job Number: (for office use only)

(PERMIT TYPE PREFIX - YEAR - NUMBER)

Application for Construction Permit

Use this application to obtain permits for a residential or commercial construction proposal.
Mechanical / Fuel Gas, Electrical, Plumbing, and Fire Suppression trade details are found on page 2.

Address

Identify the location of work for the permit(s).

If the activity will take place in a specific building, tenant space, floor level, or suite, note that detail in the 'Specific Location' field. If applicable, list PR #.

1

Parcel Address 702, 704, 706, 710 Sansom Street & 128 S. 7th Street

Specific Location AKA - 708 Sansom Street

☐ Check box if this application is part of a project and provide project number: PR- 2 | 0 | | - | | | | |

Applicant

Identify how you are associated with the property.

Licensed professionals include design professionals, attorneys, and expeditors. A tradesperson must have an active Philadelphia license for their trade or hold a PA Home Improvement Contractor Registration.

2

I am the: ☐ Property Owner ☐ Tenant ☐ Equitable Owner ☒ Licensed Professional or Tradesperson

Name Brian McGillin Company Hunter Roberts Construction

Address 1717 Arch Street, 34th Floor, Philadelphia, PA 19104

Email bmcgillin@hrcg.com Phone 2 | 1 | 5 | 4 | 3 | 0 | 1 | 5 | 7 | 2 |

Property Owner

Identify the deeded property owner.

If there was a recent change of ownership, documentation such as a deed or settlement sheet will be required.

3

Name Toll Washington Square, LP ☐ Check box if new owner is being listed

Address 250 Gibraltar Road, Horsham, PA 19044

Email alamp1@tollbrothers.com Phone 2 | 1 | 5 | 7 | 3 | 2 | 1 | 2 | 5 | 8 |

Design Professional in Responsible Charge

Identify the PA-licensed design professional who is legally responsible.

4

Name Jan Vacca Firm The Harman Group

PA License # 33214-E Phila. Commercial Activity License #

Email jvacca@harmangroup.com Phone 6 | 1 | 0 | 3 | 3 | 7 | 3 | 3 | 6 | 0 |

Project Scope

Use this section to provide project details; all fields are mandatory.

(a) Choose the proposed occupancy of the entire building. If not one- or two-family, provide a description of group(s) per code.

(b) Identify if the project will be new construction, an addition, or interior/exterior alterations.

(c) List the site area that will be disturbed by construction, if any. Enter 'zero' if no disturbance.

(d) Note the new floor area created, including basements, cellars, and occupiable roofs. Where existing areas will be altered, list those areas separately.

(e) State the number of new or affected stories.

(f) Provide a detailed description of the work proposed.

(g) Select all conditions that apply to this project (if any).

5

(a) Occupancy

☐ Single-Family ☐ Two-Family ☒ Other, please describe: Multi Family High Rise

(b) Scope of Work

☒ New Construction ☐ Addition and/or Alteration ☐ Shell (No Fit Out) - Option for Commercial Permits Only

(c) Earth Disturbance

Area of Earth Disturbance 12,440 (Sq. Ft.)

(d) Building Floor Areas

New Floor Area 135,518 (Sq. Ft.) Existing Altered Area (Sq. Ft.)

(e) Number of Stories

24

(f) Description of Work

24 story Residential High Rise with Ground Floor Retail

For Final Approval

(g) Project Conditions

☐ Project Impacts Street/Right-of-Way ☒ New High Rise ☐ Green Roof Included
☐ Modular Construction ☐ Façade Work ☐ Initial Fit Out of Newly Constructed Space

Job Number: (for office use only)

(PERMIT TYPE PREFIX - YEAR - NUMBER)

Project Details & Contractor Information

(a) Select all disciplines of work for which permits are being requested. If 'Building' is not requested, provide the number of the associated permit that was previously issued (where applicable). If a Zoning Permit was issued for this work, provide the related permit number.

(b) Identify the general contractor and estimated cost of building construction.

(c) Identify the mechanical contractor, estimated cost of mechanical work, equipment type, and quantity as:

- Number of registers/diffusers (separate new/relocated)
- Number of appliances
- Number of Type I / Type II kitchen hoods

Where fuel gas work is included, note the estimated cost of fuel gas work.

(d) Identify the licensed electrical contractor, estimated cost of electrical work, and a registered third-party electrical inspection agency.

(e) Identify the registered master plumber, estimated cost of plumbing work, number of fixtures, and check location of work as:

- Interior
- Exterior Drainage and/or Water Distribution

(f) Identify the licensed fire suppression contractor, estimated cost of fire suppression work, and number of devices:

- Sprinkler Heads (separate new/relocated quantities)
- Standpipes
- Fire Pumps
- Stand-alone Backflow Prevention Devices
- Kitchen Extinguishing Systems
- Hydrants

*ROUGH-IN NOTICE: If you are seeking a rough-in permit, an application for plan review must be submitted already.

(a) Check all that apply:

☒ Building ☐ Mechanical & Fuel Gas ☐ Electrical ☐ Plumbing ☐ Fire Suppression

Note: Trades listed below are mandatory for all residential new construction jobs.

RP or CP- 2 0 | | | | | | | | | |

Provide the associated Zoning Permit number for this construction, if applicable: ZP- 2 0 | | | | | | | | | |

(b) General Building Construction Contractor Information

Hunter Roberts Construction Group

Zoning - 902744 & 879812

1,250,000

Name

Cost of Building Work \$

26101

License Number

Phone 2 1 5 | 4 3 0 | 1 5 7 2

(c) Mechanical/Fuel Gas Work & Contractor Information

Name

Cost of Mechanical Work \$

License Number

Cost of Fuel Gas Work \$

Equipment Types: ☐ Registers / Diffusers ☐ Appliances ☐ Hoods

Phone | | | | | | | | | |

Equipment Detail & Quantities

(d) Electrical Work & Contractor Information

☐ New Installation ☐ Alteration ☐ *Rough-In

Name

Cost of Electrical Work \$

License Number

Phone | | | | | | | | | |

Third-Party Inspection Agency Name

(e) Plumbing Work & Contractor Information

☐ New Installation ☐ Alteration ☐ *Rough-In

Name

Cost of Plumbing Work \$

License Number

Phone | | | | | | | | | |

Number of Fixtures

Check one: ☐ Interior Work ☐ Exterior Building Drainage

☐ Exterior Water Distribution: line size (in.)

(f) Fire Suppression Work & Contractor Information

☐ New Installation ☐ Alteration ☐ *Rough-In

Name

Cost of Fire Supp. Work \$

License Number

Phone | | | | | | | | | |

Sprinkler Heads:

Standpipes:

Fire Pumps:

Commercial Kitchen Systems:

Backflow Devices:

Hydrants:

Declaration & Signature

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 statements herein, I am subject to such penalties as may be prescribed by law or ordinance, inclusive of the penalties contained in 18 Pa. C.S. § 4904.

Applicant Signature: _____

Date: 01 / 10 / 2020



**KLEHR HARRISON
HARVEY BRANZBURG^{LLP}**

Carl S. Primavera
Direct Dial: (215) 569-1663
Email: cprimavera@klehr.com

January 9, 2020

Jonathan E. Farnham, Executive Director
Philadelphia Historical Commission
1515 Arch Street
13th Floor
Philadelphia, PA 19102

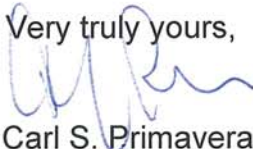
Re: 702-710 Sansom Street and 128 South 7th Street

Dear Jonathan:

Enclosed please find the application for the 708 Sansom project for review and comment, per Section 8.1 of the Commission's Rules & Regulations. The subject project is an assemblage of the addresses: 702 Sansom, 704 Sansom, 706 Sansom, 710 Sansom, and 128 S. 7th. These five lots have been approved to be consolidated to one lot with the address of 708 Sansom (proposed OPA Account #888680029). The entire site meets the definition of an undeveloped site which lies within the boundaries of the pending "Jewelers Row Historic District".

In addition to being in the pending historic district, there are pending individual nominations for the [former] addresses 704 and 706 Sansom. The nominations for these addresses were heard at the November 10, 2016 Commission meeting and have been continued since that hearing due to the valid demolition permits that were issued prior to the application of the nominations. Since these addresses have become undeveloped as a result of our demolition, we request that these individual nominations be formally denied.

The proposal for 708 Sansom is a 24-story mixed use tower, which has completed Civic Design Review and has a valid zoning permit. Additional information can be found in the enclosed application. Should you have any questions, please do not hesitate to contact me. We are happy to meet with you in person at your convenience to discuss any comments or questions you may have.

Very truly yours,

Carl S. Primavera

CSP/kmm
cc: Adam S. Lampl, Senior Project Manager
Yolanda Rodriguez, Esquire
Leonard Reuter, Esquire

PHILADELPHIA HISTORICAL COMMISSION
702-710 SANSOM ST. & 128 S. 7TH ST.
PHILADELPHIA, PENNSYLVANIA
JANUARY 13, 2020



- 2 JEWELERS ROW DISTRICT MAP
- 3 EXISTING CONDITIONS PHOTOGRAPHS
- 4 EXISTING SITE SURVEY
- 5 EXISTING STREETFRONT + INFLUENCES
- 6 SITE PLAN
- 7-11 FLOOR PLANS
- 12-16 ELEVATIONS
- 17-18 SECTIONS
- 19-24 RENDERINGS

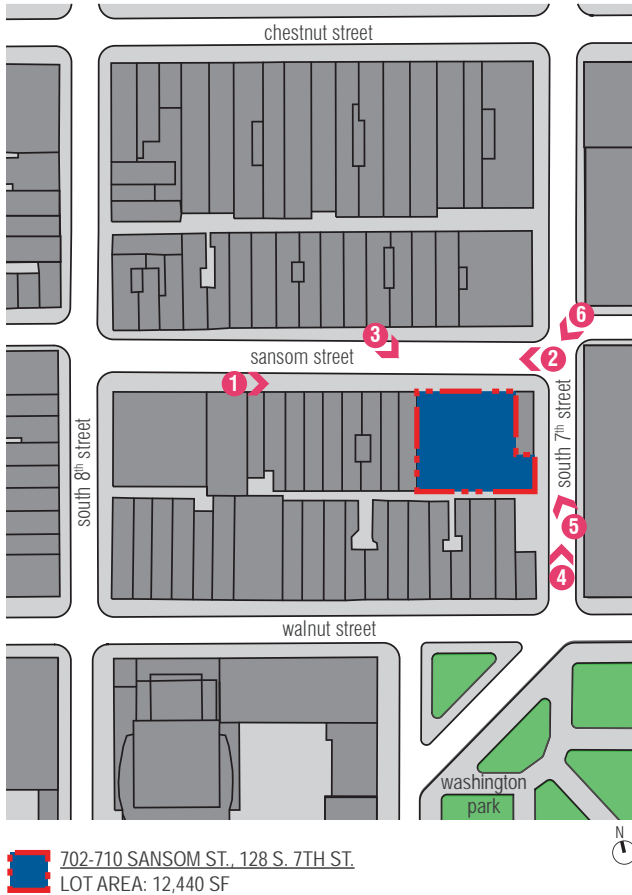


JEWELERS' ROW HISTORIC DISTRICT (PROPOSED)

PROJECT SITE
702-710 SANSOM STREET, 128 S. 7TH STREET

1/64" = 1'-0"





1 sansom street looking east



2 sansom street looking west



3 sansom street looking southeast at the site



4 7th street looking north

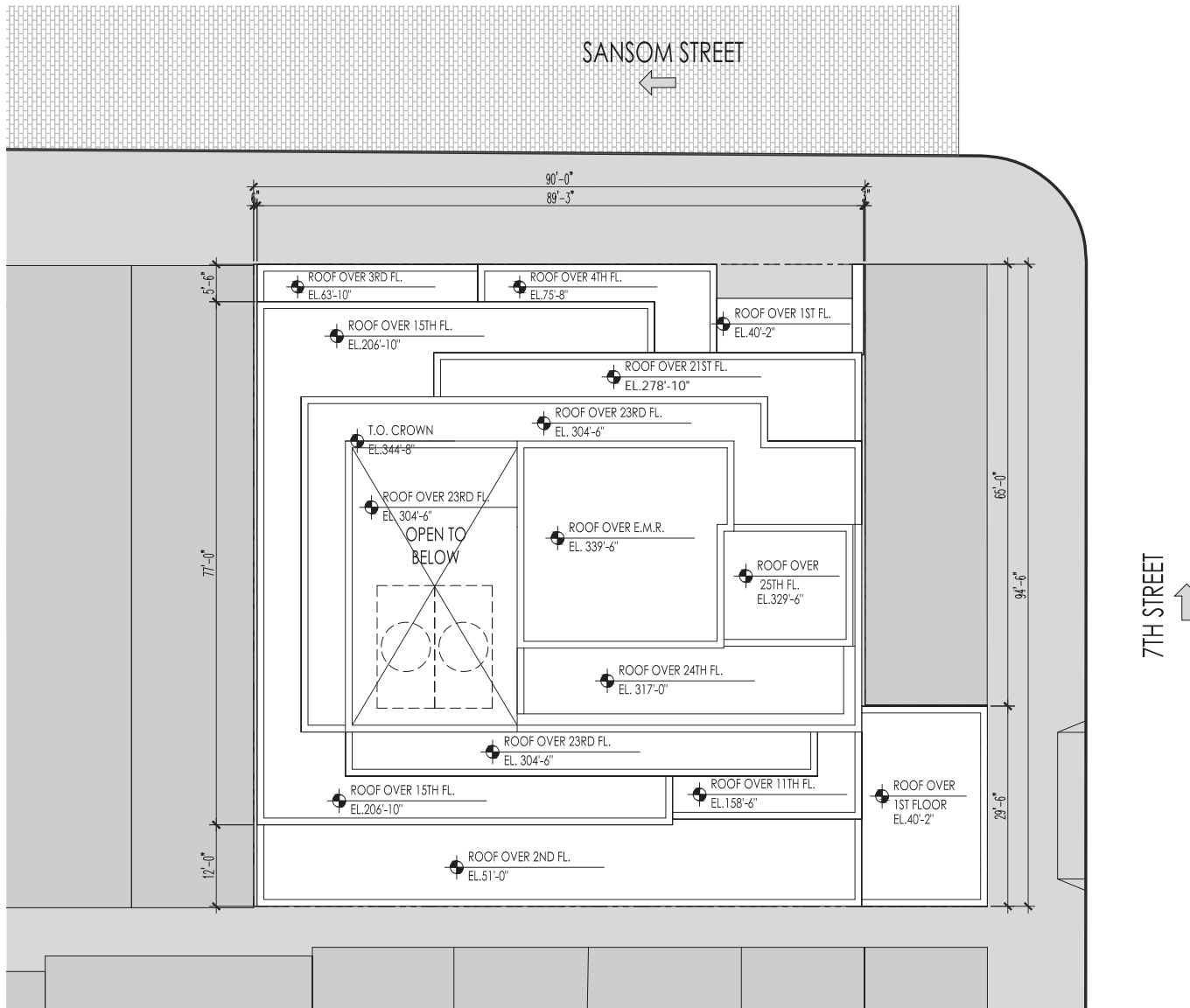


5 7th street looking northwest at the site



6 intersection of sansom street and 7th street looking southwest at the site

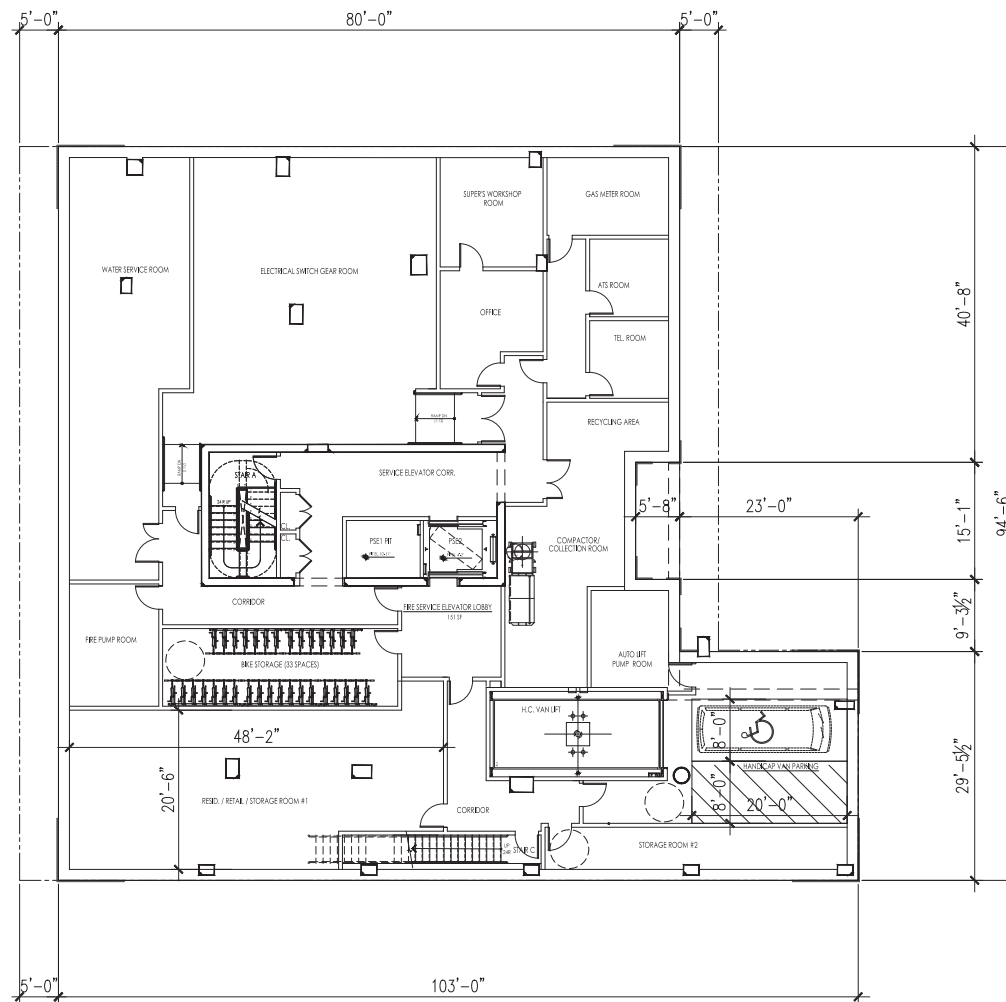




N
1/16" = 1'-0"

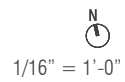
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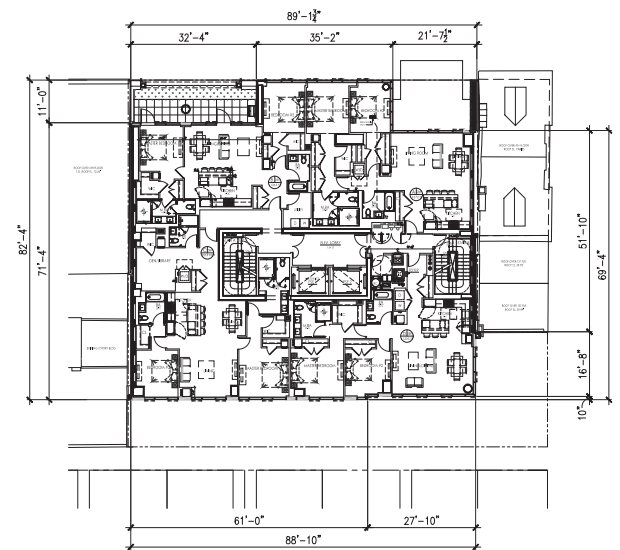
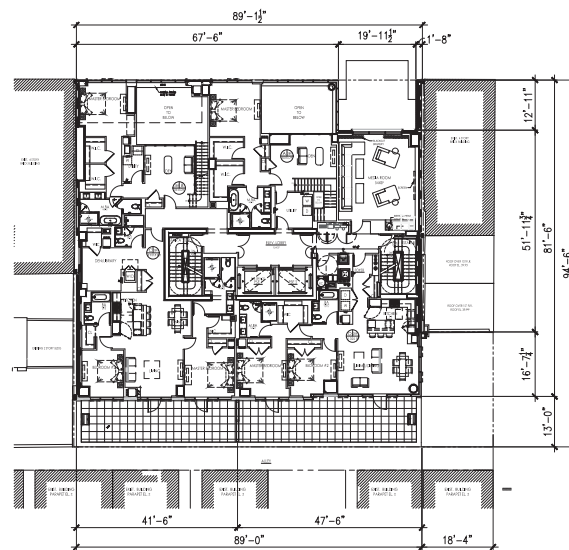
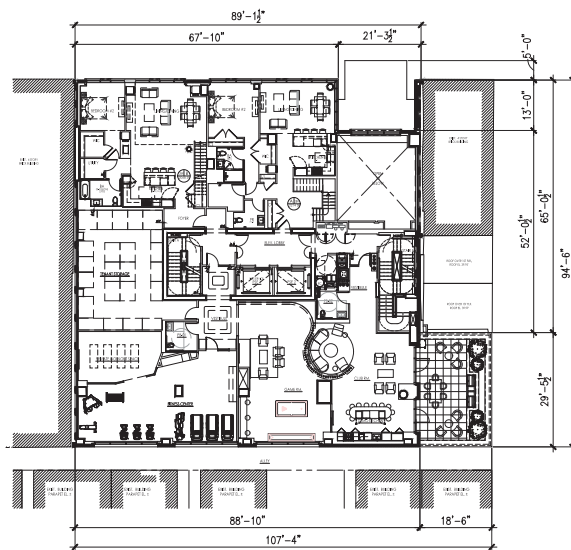
6



1/16" = 1'-0"

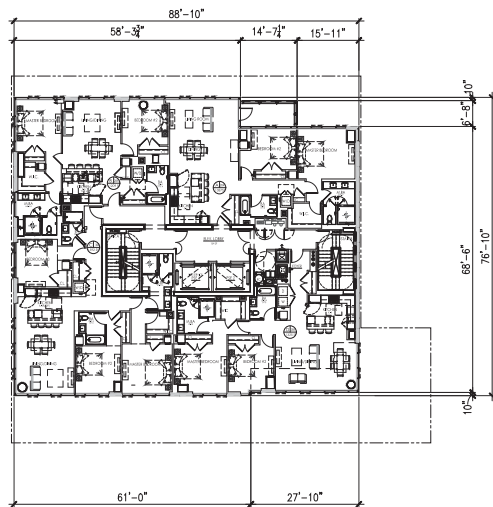
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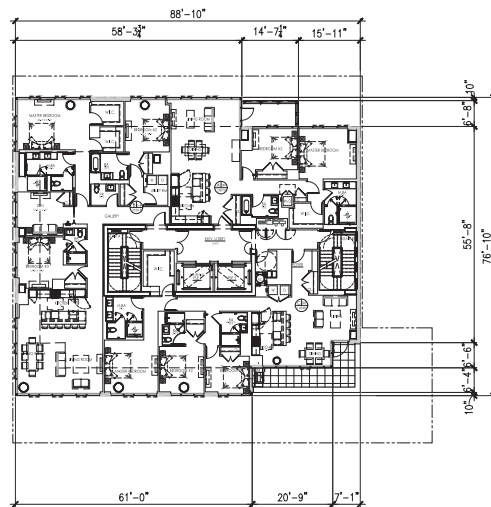


N
1/32" = 1'-0"

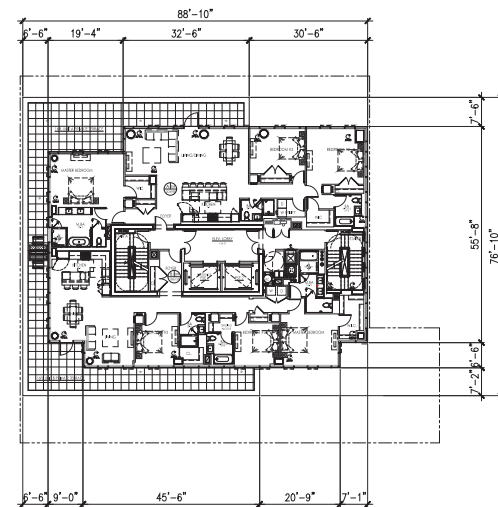
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5TH - 11TH FLOORS



12TH - 15TH FLOORS



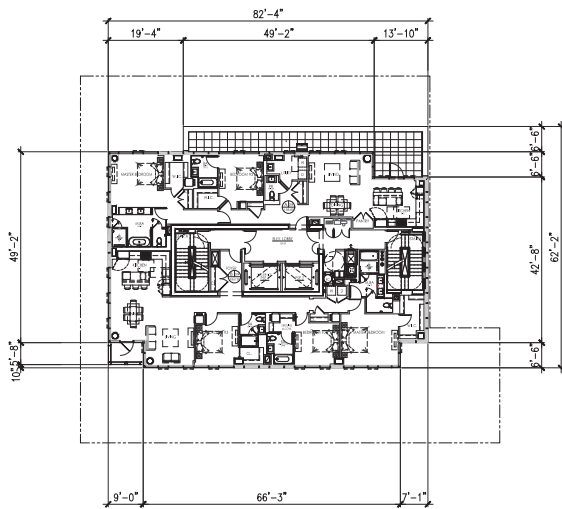
16TH - 21ST FLOORS



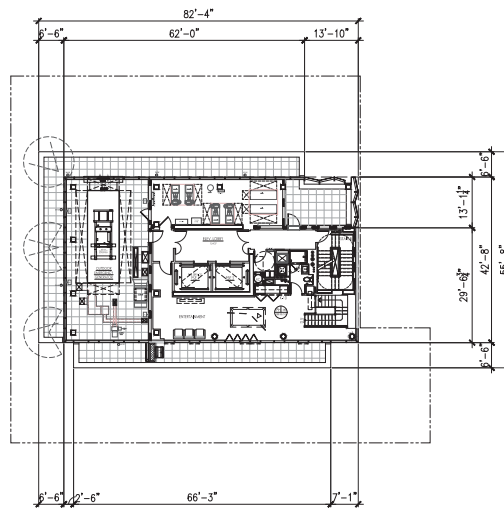
1/32" = 1'-0"

2020.01.13

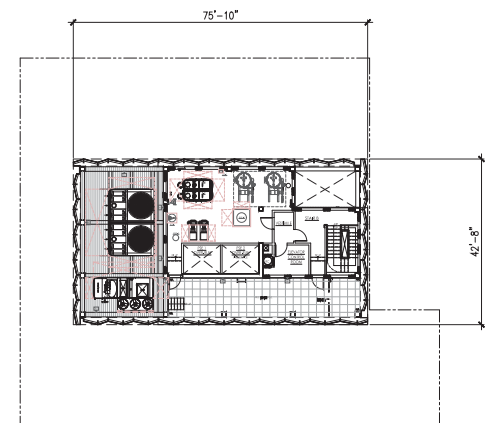
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22ND - 23RD FLOORS



24TH FLOOR

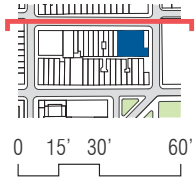


MECHANICAL FLOOR

N
1/32" = 1'-0"

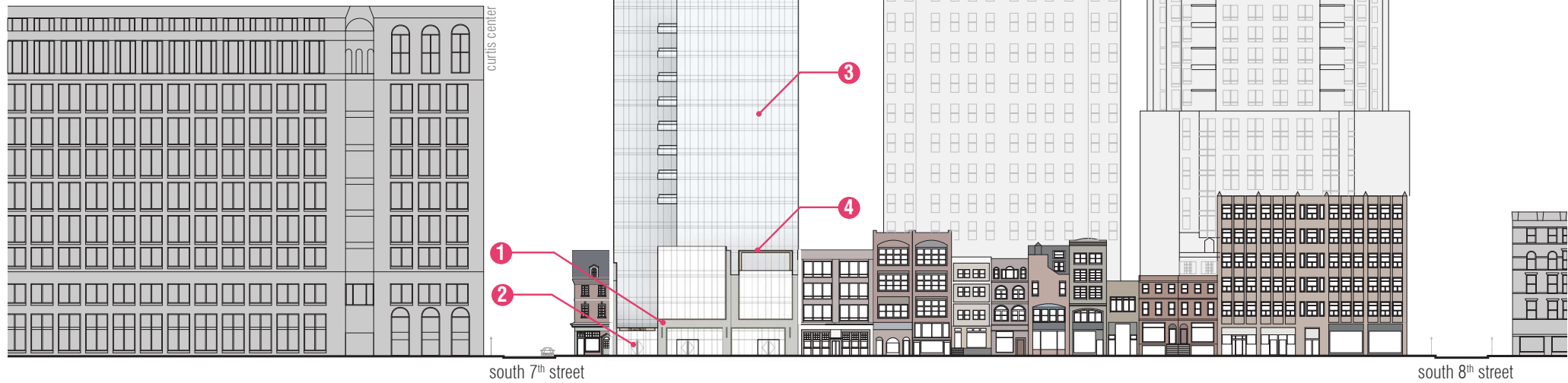
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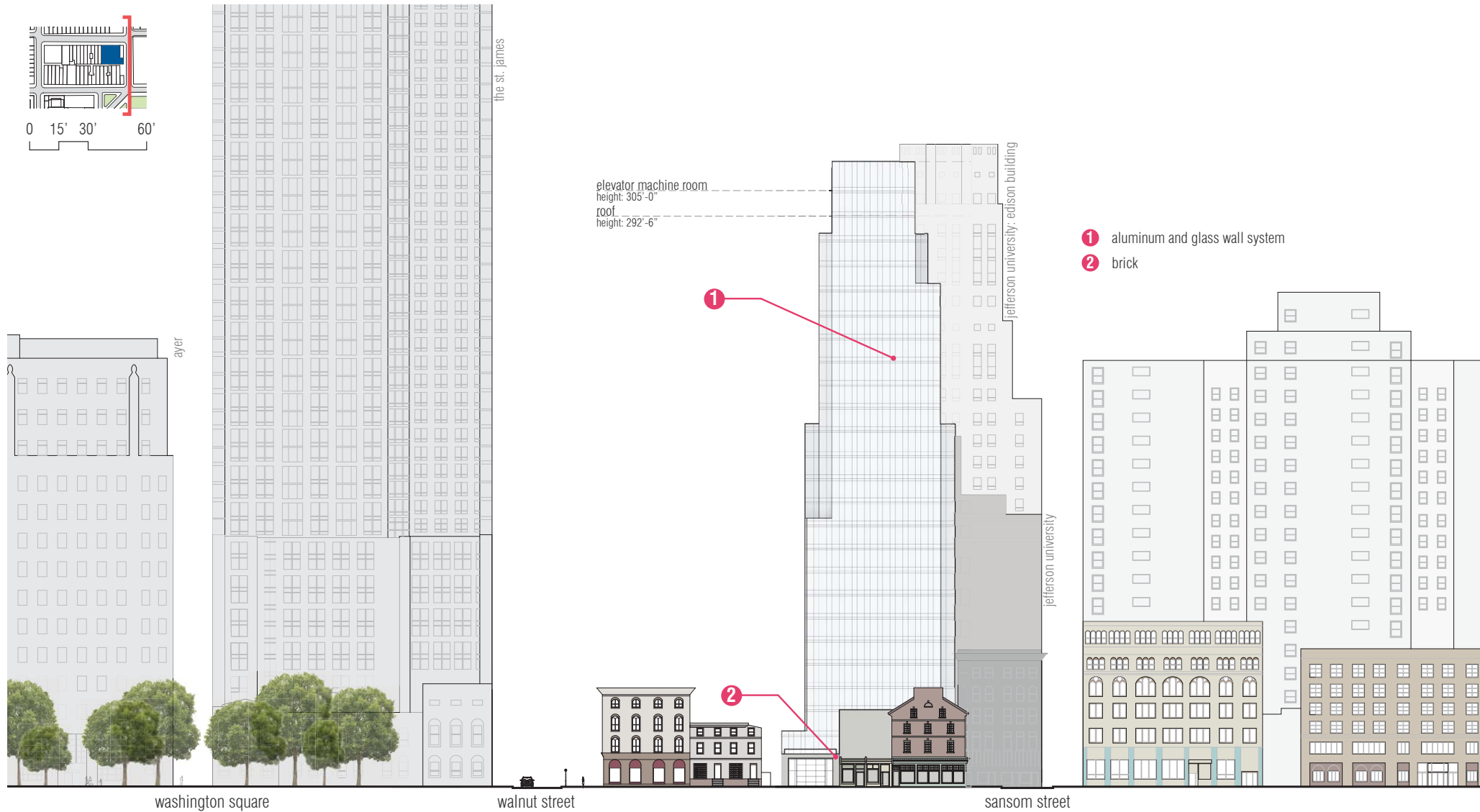
11



elevator machine room
height: 305'-0"
roof
height: 292'-6"

- 1 brick
- 2 storefront system
- 3 glass and aluminum wall system
- 4 dark bronze metal







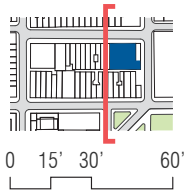
elevator machine room
height: 305'-0"
roof
height: 292'-6"

- ① aluminum and glass wall system
- ② brick

curtis center

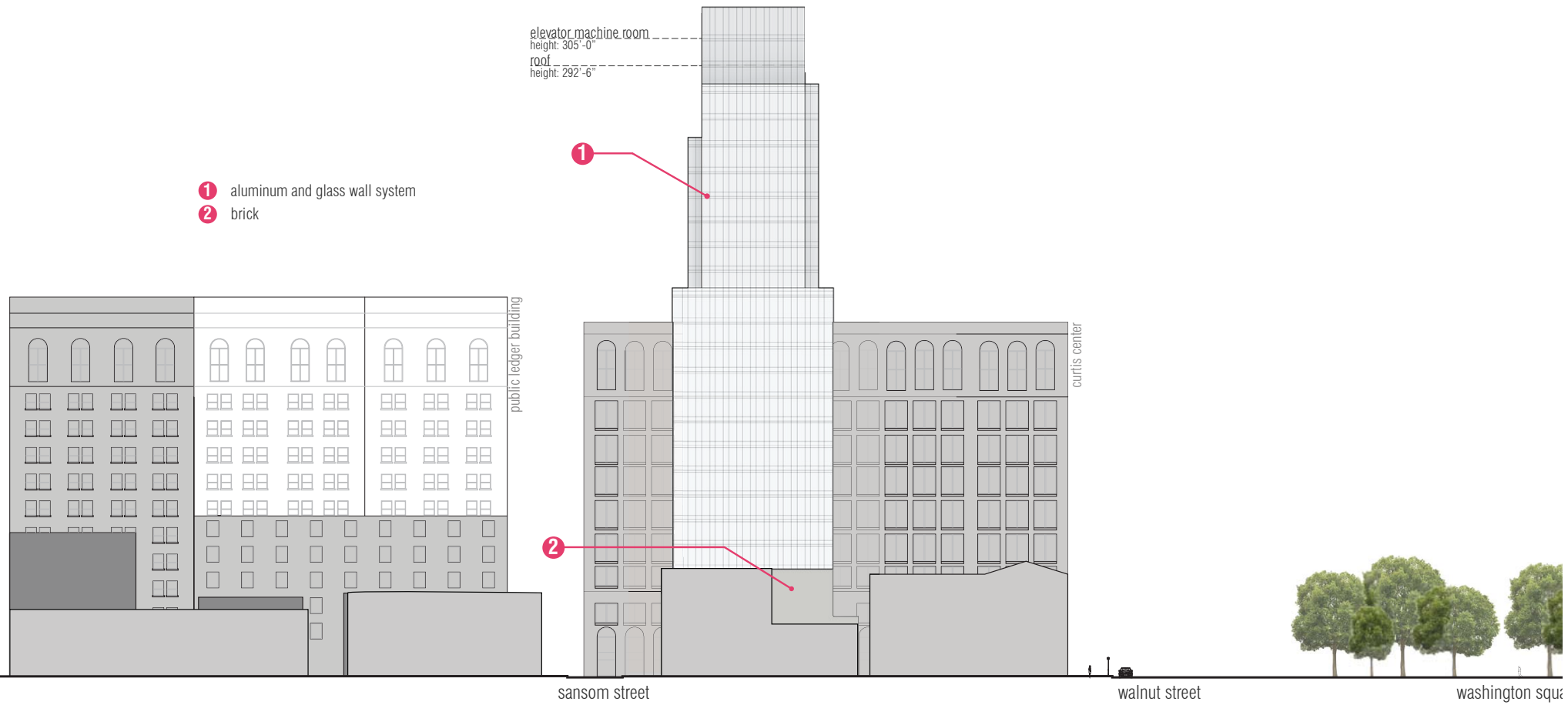
south 8th street

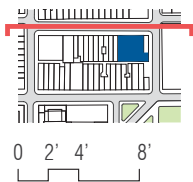
south 7th street



- ① aluminum and glass wall system
- ② brick

elevator machine room
height: 305'-0"
root
height: 292'-6"

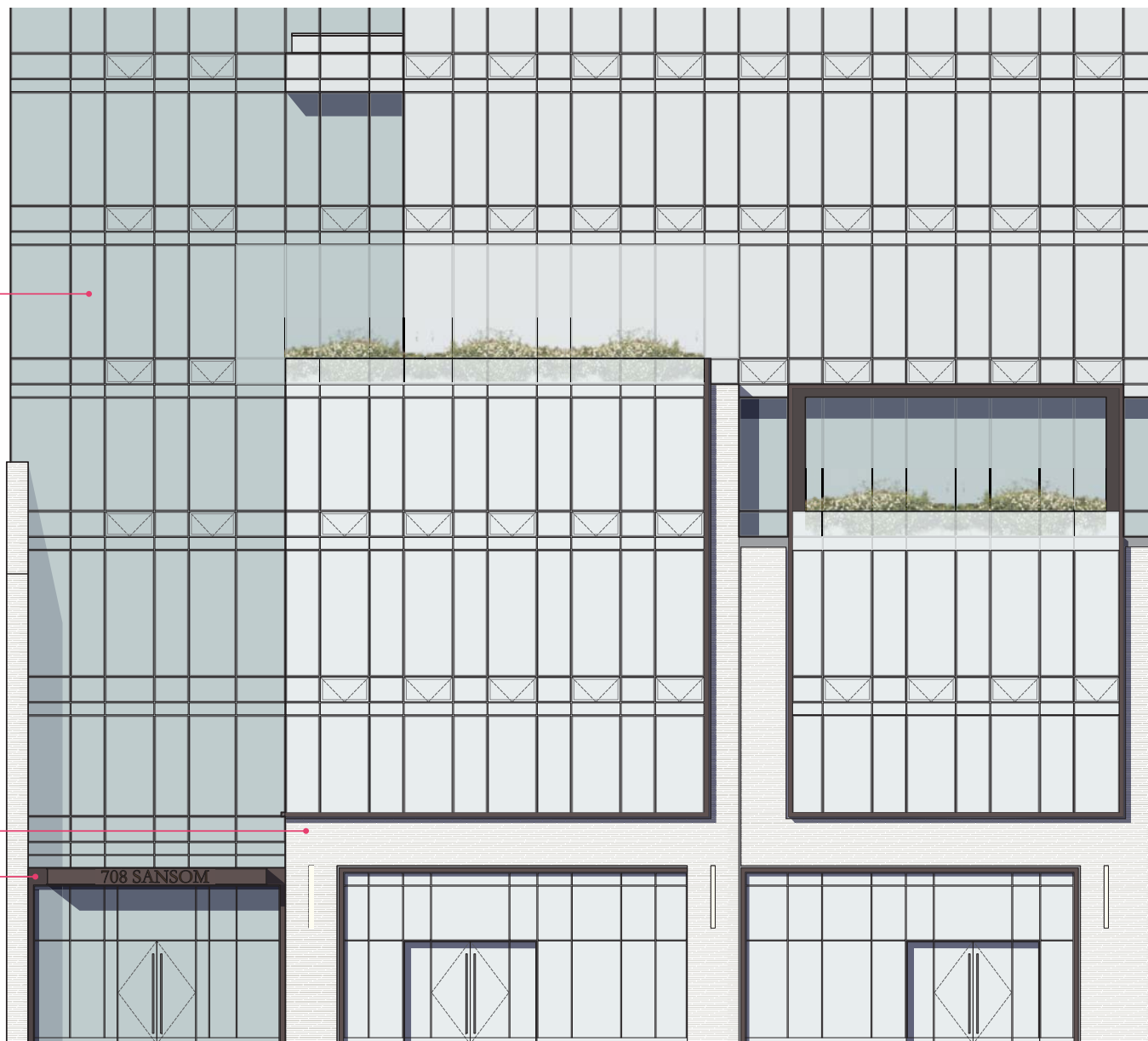




1

2

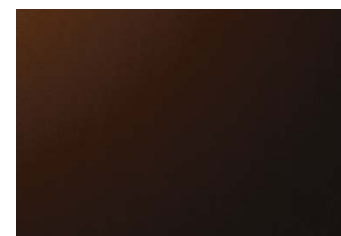
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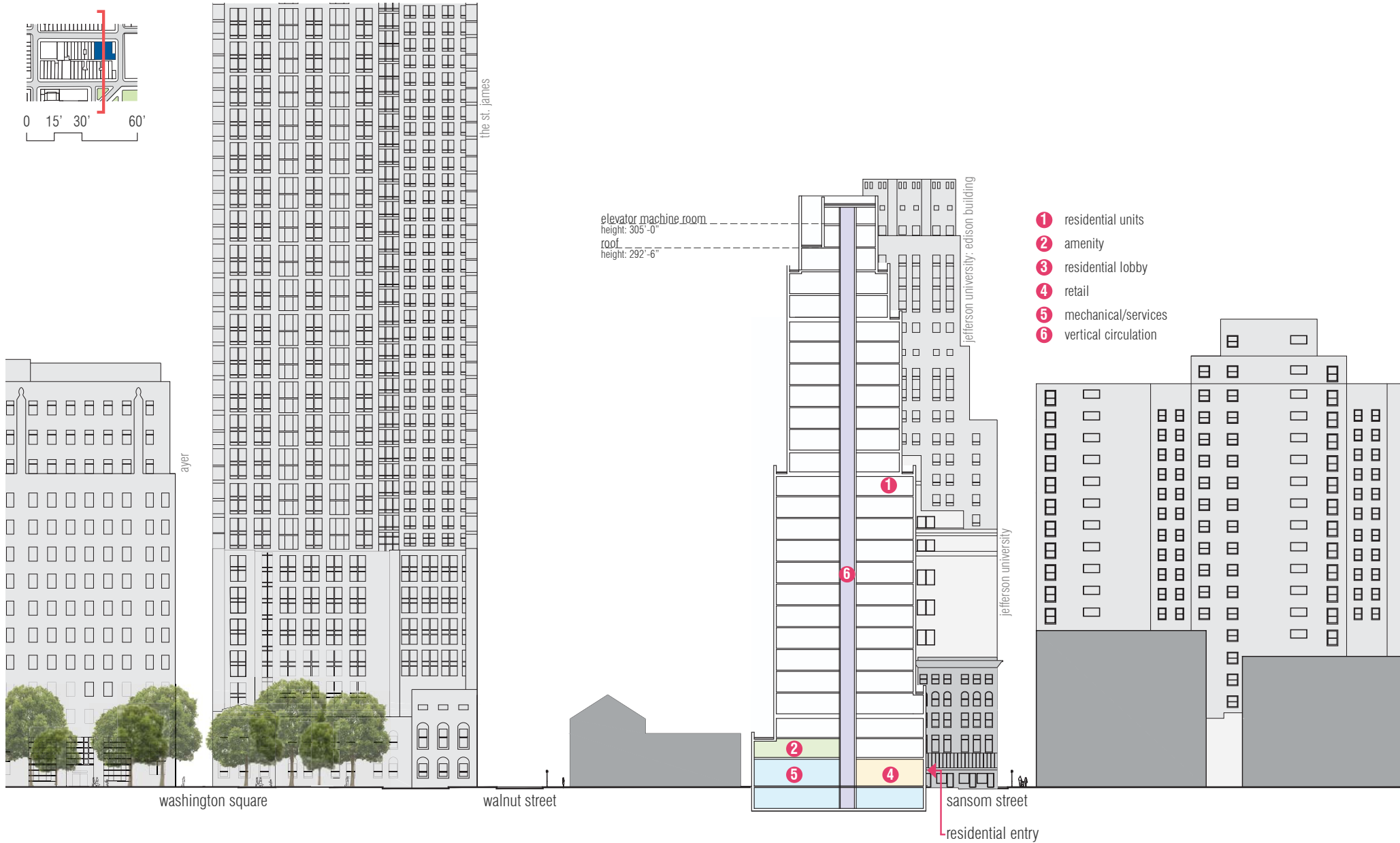
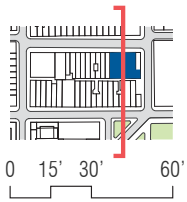
1 aluminium and glass wall system



2 warm grey brick at storefront



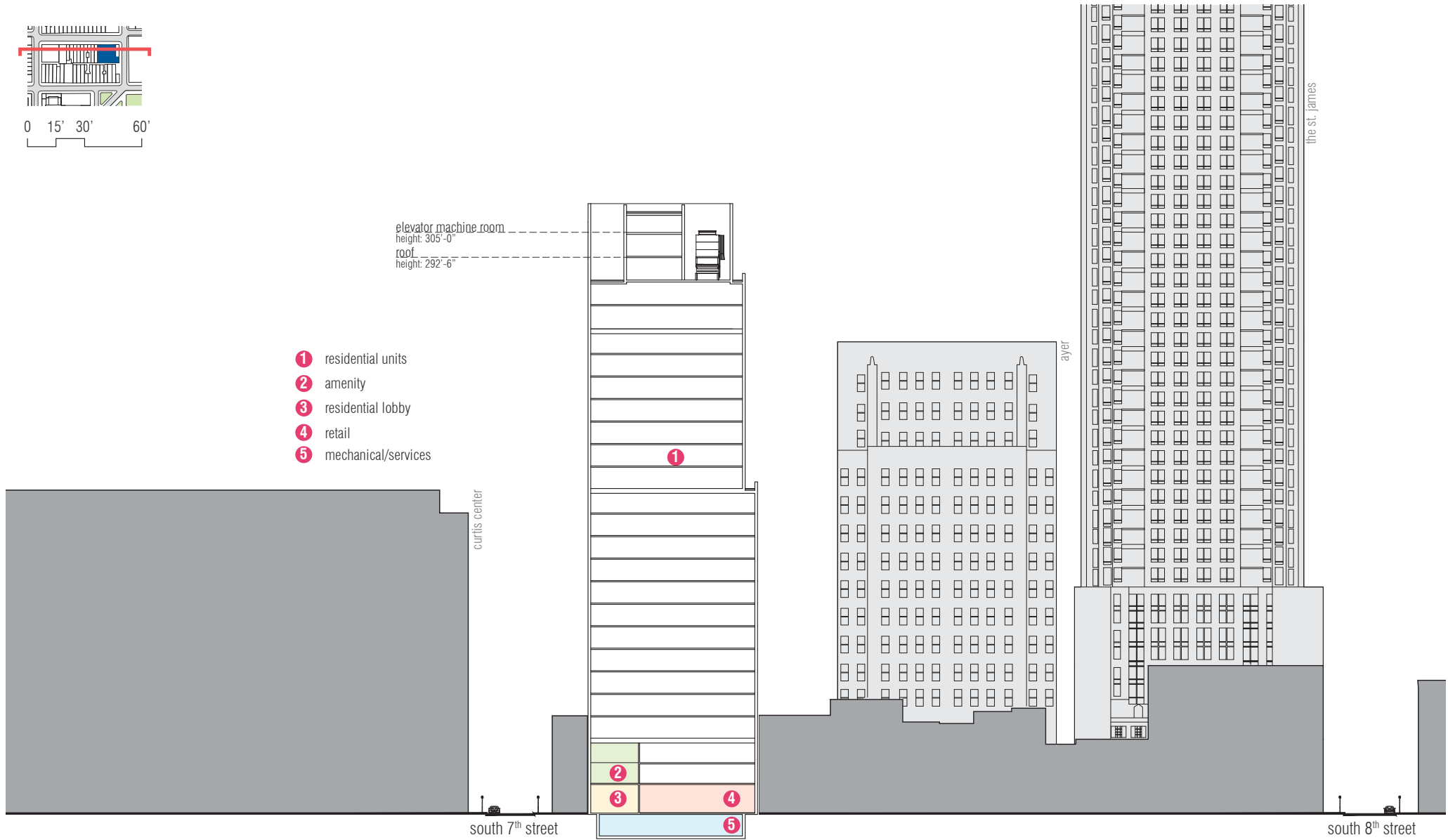
3 dark bronze metal





- ① residential units
- ② amenity
- ③ residential lobby
- ④ retail
- ⑤ mechanical/services

elevator machine room
height: 305'-0"
roof
height: 292'-6"





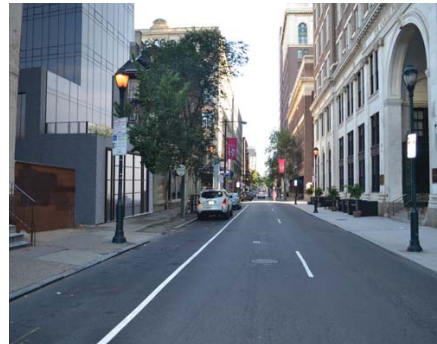
1 sansom street looking east



2 sansom street looking west



3 sansom street looking southeast at the site



4 7th street looking north



5 7th street looking northwest at the site



6 intersection of sansom street and 7th street looking southwest at the site



FACETTED GLASS/ALUMINUM CROWN WITH STEEL STRUCTURAL BRACING AND ALUMINIUM LOUVERS

GLASS/ALUMINUM HYBRID CURTAIN WALL SYSTEM

GLASS RAILING TERRACE

GLASS RAILING BALCONY

13'-0" SET BACK

5'-6" SET BACK

STREET FRONTAGE ALIGNS WITH STREET WALL AND REFLECTS SCALE OF NEIGHBOURING BLDGS





NW RENDERING
702-710 SANSOM ST. & 128 S. 7TH ST.

2020.01.13

