

ADDRESS: SW CORNER OF 13TH AND LOCUST STREETS

Proposal: Relocate section of subway entrance; salvage and store section of subway entrance

Review Requested: Final Approval

Owner: City of Philadelphia; Delaware River Port Authority

Applicant: Gregory Mastalerz, Sowinski Sullivan Architects

History: 1952; PATCO Speedline Subway Entrance

Individual Designation: None

District Designation: Cast-Iron Subway Entrances Historic District, Contributing, 3/8/2019

Staff Contact: Meredith Keller, meredith.keller@phila.gov

BACKGROUND:

In 2019, the Historical Commission designated the Cast Iron Subway Entrances Thematic Historic District, which includes historic entrances, ranging in date from 1928 to 1955, located along several subway and trolley lines throughout the city. As part of that designation, the Historical Commission maintains jurisdiction over the cast iron railings, granite curbs, and any historic auxiliary components, such as lamp standards, signage, and integral and free-standing light fixtures. The Historical Commission does not exercise jurisdiction over the steps, handrails, walls below the curbs, or any underground features.

This application proposes to reconfigure the subway entrance at the southwest corner of 13th and Locust Streets to provide ADA accessibility. The entrance was created in 1952 as part of the Locust Street Subway line, which is now part of the PATCO system. All of the station's entrances retain the original cast iron railings. The southwest entrance would be removed to allow for the installation of an elevator, and the railing would be salvaged and reused to replace non-original railings elsewhere within the PATCO/SEPTA transportation system.

SCOPE OF WORK:

- Salvage portion of existing cast iron railing at southwest corner of 13th & Locust PATCO station and relocate it to 10th and Locust Streets.
- Demolish and infill existing stair.
- Construct elevator.

STANDARDS FOR REVIEW:

The Secretary of the Interior's Standards for the Treatment of Historic Properties and Guidelines include:

- *Accessibility Guideline: Recommended: Providing barrier-free access that promotes independence for the disabled person to the highest degree practicable, while preserving significant historic features.*
 - The current subway entrance would be demolished to allow for the installation of an elevator leading to the concourse that would provide ADA accessibility at the station. Portions of the existing railings would be removed from their current location and reinstalled at a nearby PATCO entrance to replace non-original railings. Remaining portions of the entrance would be salvaged and stored for future use. Due to the salvaging and reuse of the railings, the work complies with this standard and is necessary in the public interest.

STAFF RECOMMENDATION: Approval, pursuant to the Accessibility Guideline.

MAPS & IMAGES:



Figure 1: 2019 map showing the subway entrance at the southwest corner of 13th and Locust Streets. Source: CityAtlas

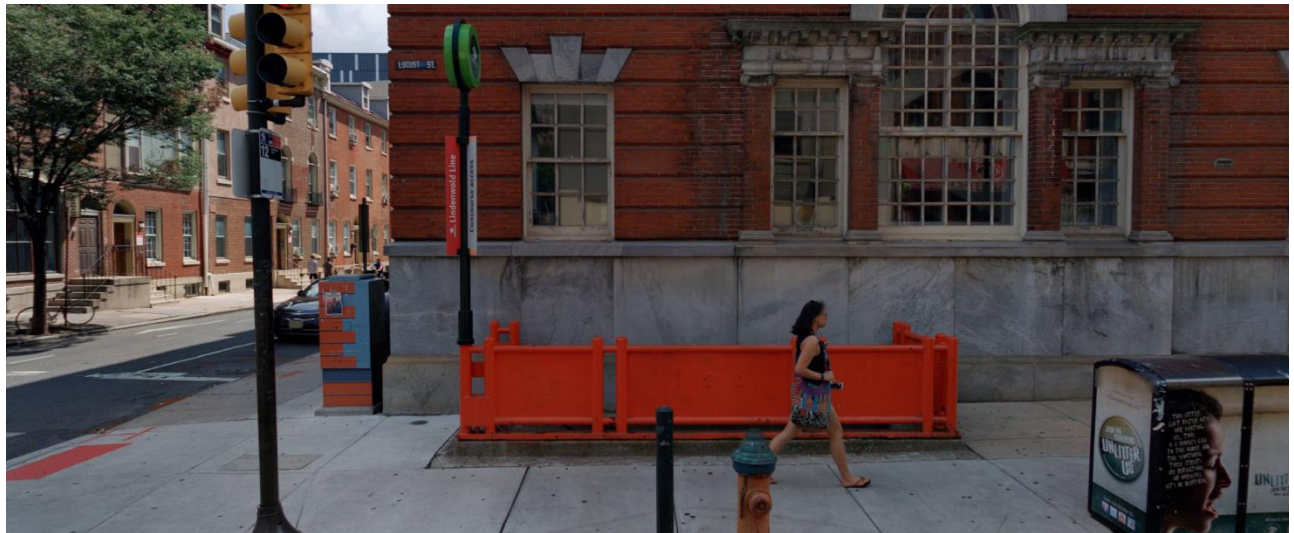


Figure 2: PATCO subway entrance at southwest corner of 13th and Locust Streets, 2019. Source: Cyclomedia.



Figure 3: View from east of PATCO entrance at 13th and Locust Streets, 2018. Source: Historical Commission files.



Figure 4: View from west of PATCO entrance at 13th and Locust Streets, 2018. Source: Pictometry.

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:

1300 LOCUST STREET

APPLICANT:

Greg Mastalerz

COMPANY NAME

Sowinski Sullivan Architects

PHONE # (267) 239-0369

FAX #

PROPERTY OWNER'S NAME:

Lis Klawunn

PHONE # (856) 968-2000

FAX #

ARCHITECT/ENGINEER IN RESPONSIBLE CHARGE

Suzanne Sowinski

ARCHITECT/ENGINEERING FIRM:

Sowinski Sullivan Architects

PHONE # (267) 239-0369

FAX #

CONTRACTOR:

CONTRACTING COMPANY:

PHONE #

FAX #

APPLICANT'S ADDRESS:

336 South 16th Street

Philadelphia, PA 19102

LICENSE #

E-MAIL: gmastalerz@sowinkisullivan.com

PROPERTY OWNER'S ADDRESS:

One Port Center 2 Riverside Drive, Camden NJ 08101

ARCHITECT/ENGINEERING FIRM ADDRESS:

336 South 16th Street

Philadelphia, PA 19102

LICENSE # 015575-B

E-MAIL: ssowinski@sowinkisullivan.com

CONTRACTING COMPANY ADDRESS:

LICENSE #

E-MAIL:

USE OF BUILDING/SPACE

Public Transportation Station

ESTIMATED COST OF WORK

\$ 9,000,000.00

BRIEF DESCRIPTION OF WORK:

Construction of elevator at SW corner of 13th and Locust Streets

Salvage existing stair guardrail and relocate to 10th and Locust Streets

Demolish and infill existing stair at southwest corner of 13th and Locust Streets

TOTAL AREA UNDERGOING CONSTRUCTION: 600 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: 03 / 10 / 2020



25 Mohawk Avenue Sparta, NJ 07871
336 South 16th Street Philadelphia, PA 19102
126 Locust Street Harrisburg, PA 17101

March 10, 2020

To: Meredith Keller
Philadelphia Historical Commission
1515 Arch Street
13th Floor
Philadelphia, PA 19102

Re: DRPA PATCO 12/13th & Locust Station ADA Improvements Project Cover Letter

Dear Ms. Keller:

Sowinski Sullivan and our prime consultant Burns Engineering have been contracted by the Delaware River Port Authority (DRPA) to provide design services for the installation of a new street level elevator and the demolition of an existing station entrance at the south west corner of the intersection of 13th Street and Locust Street to improve ADA accessibility to the PATCO 12/13th & Locust Station. The proposed improvements to the station are contributors to a larger ambitious improvements project conducted at the six remaining non-ADA compliant stations throughout the PATCO system. Upon completion of the project the entire system will be fully accessible, an exciting achievement and major boost to an already significant asset for the surrounding Philadelphia and New Jersey communities.

During the preliminary design phase, the project team performed an exhaustive study to determine the feasibility of constructing a new elevator at this station to provide an accessible route from the street to the below grade station area. Upon review of the existing utilities and infrastructure at this crowded intersection, the possible locations for the new elevator were found to be very limited. As result of this extensive evaluation, it was determined that the only viable location for the elevator was at the south west corner of the intersection of 13th Street and Locust Street currently occupied by an existing stair entrance to the station mezzanine.

As part of the initial approvals process, the design team engaged the historical commission in 2014 and at the time we received confirmation the guard rails were not within the purview of the commission. Final approval was received shortly thereafter from the Art Commission for the proposed design concept and final design was completed in 2017, well before the existing guardrails were identified by the commission as contributing historic assets to Philadelphia.

The site constraints and the subsequent demolition of the existing entrance stair will require the removal of the cast iron guardrail that currently surrounds the opening. This guardrail dates from the 1950's and is identical to the station entrances at the other three corners of 13th Street and Locust Street, as well as, the two entrances at 12th Street and Locust Street. In response to initial feedback

received from the historic commission during a meeting in February 2020, we are proposing to salvage and relocate the existing guardrail to another PATCO station entrance that lacks an original guardrail. Potential candidates exist at the north entrances of the PATCO 9/10th & Locust Station, where one side of the existing guardrails appear to be a preexisting modification of the original guardrail construction when the adjacent parcel was developed. We propose removing the newer portion of guardrail and replacing it with the corresponding guardrail salvaged from 13th and Locust Street, creating a more visually cohesive entry to the station and repurposing a portion of the guardrail at the demolished stair of 12th/13th and Locust. While a suitable location for the remaining short run of guardrail does not presently exist, this guardrail will be salvaged and stored for a future replacement of another corresponding guardrail in the PATCO system.

Attached, please find eight (8) complete sets of the project narrative, photographs of the existing railing, drawings of the proposed station entrance, and a copy of the building permit application.

Please feel free to contact me with any questions about the project in advance to the upcoming meetings on March 24th and April 9th. We look forward to discussing the project with the Philadelphia Historical Commission.

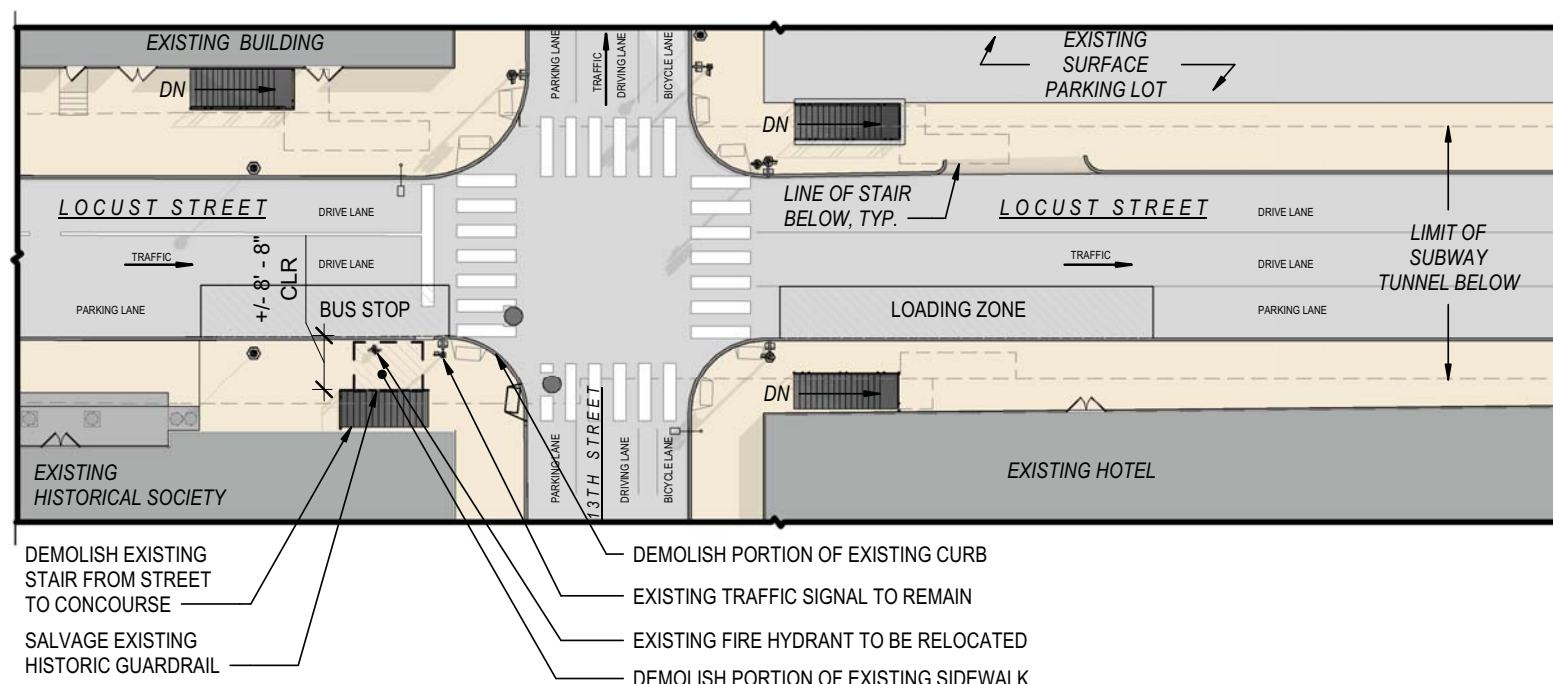
Sincerely,
Greg Mastalerz

Cc: Elisabeth Klawunn, DRPA
John Rink, PATCO
Clay Payne, Burns
Jamie Dickinson, Burns
Rich Sullivan, Sowinski Sullivan

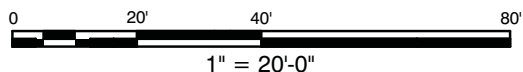


PATCO 12th-13th & LOCUST ST. STATION

ADA IMPROVEMENTS

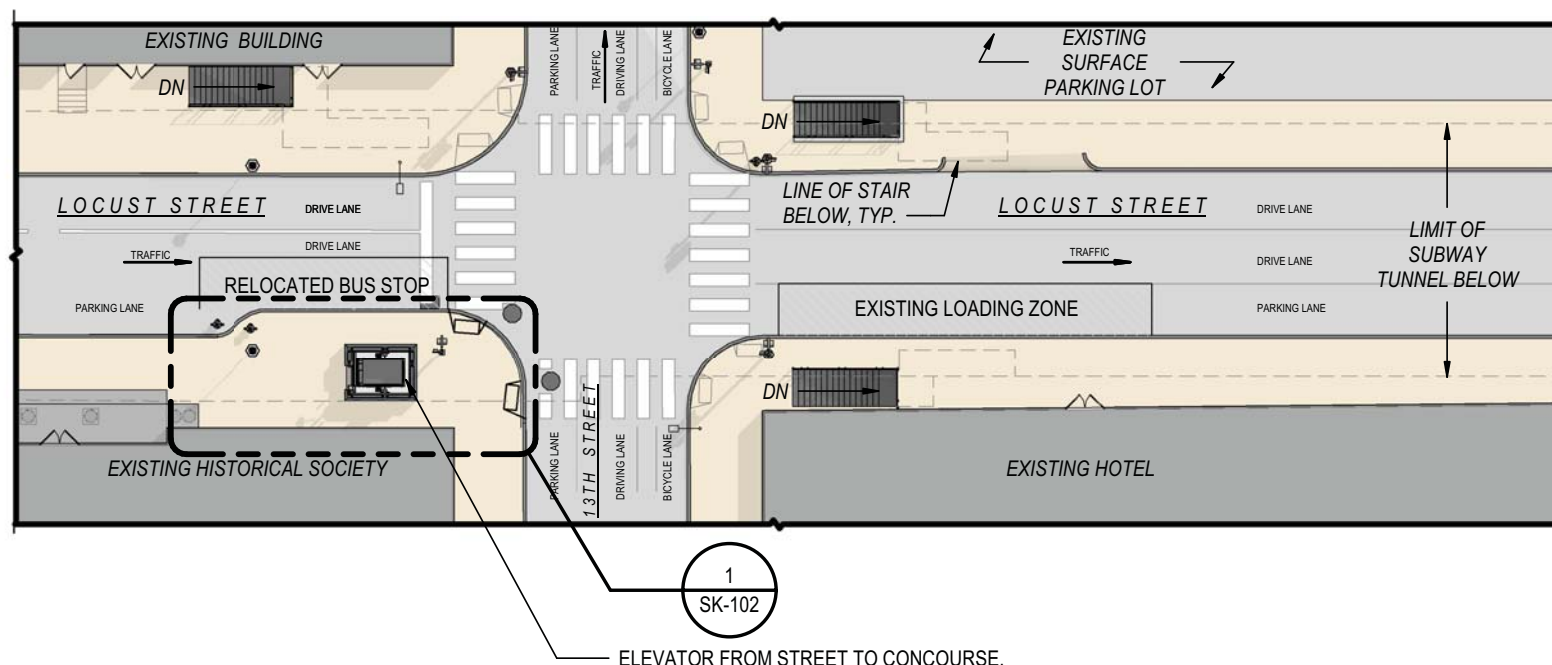


1 EXISTING STREET LEVEL PLAN
SK-100 SCALE: 1" = 20'-0"

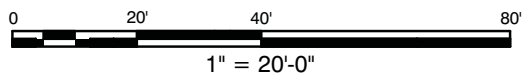




**PATCO
12th-13th &
LOCUST ST.
STATION**
ADA IMPROVEMENTS

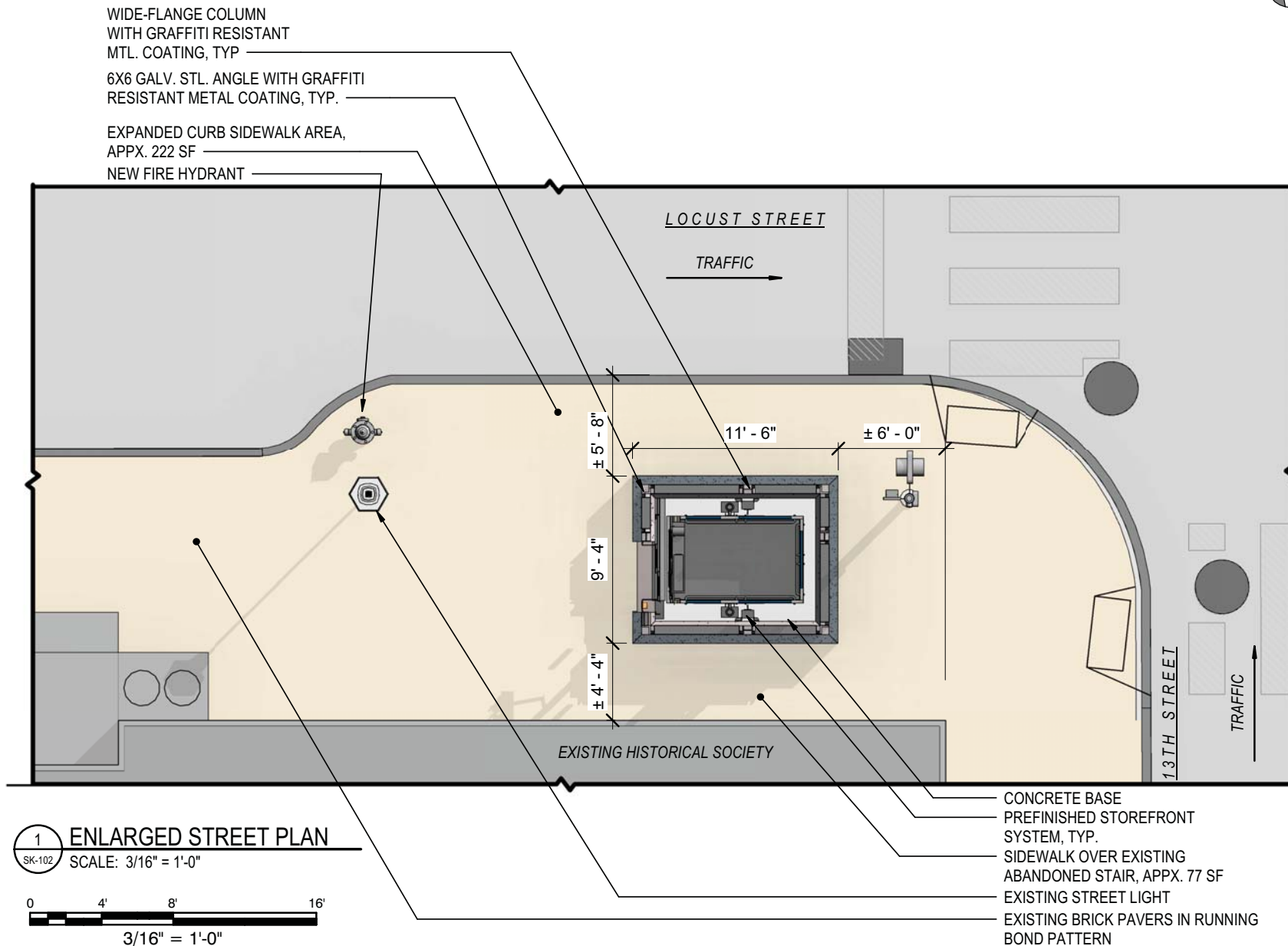


1 PROPOSED STREET LEVEL PLAN
SK-101 SCALE: 1" = 20'-0"



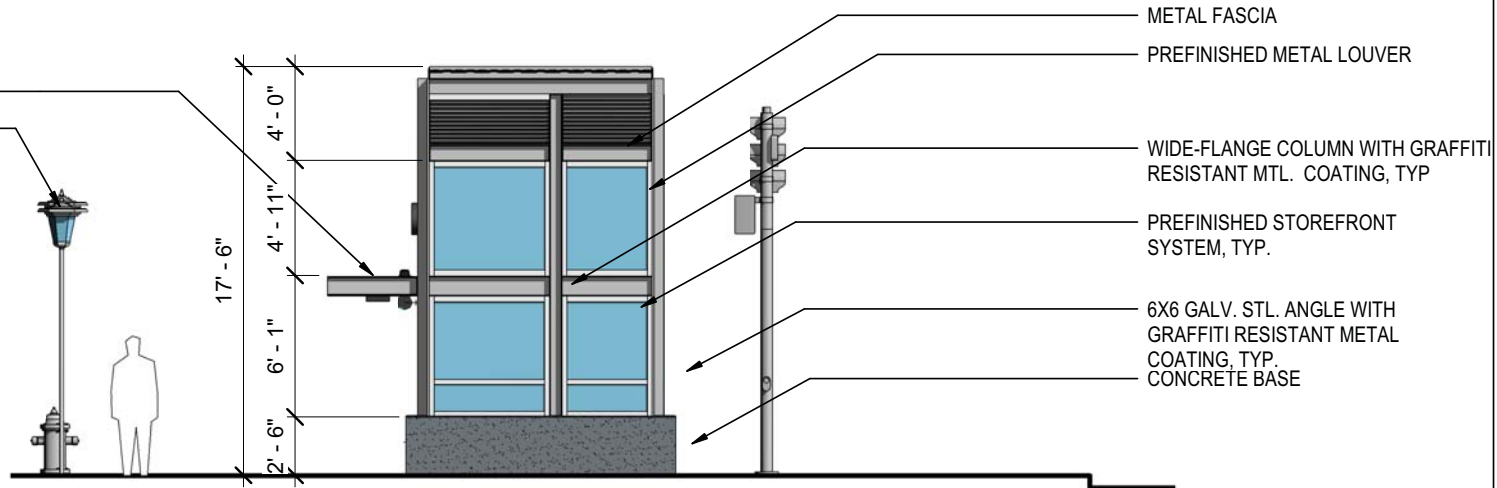


PATCO
**12th-13th &
LOCUST ST.
STATION**
ADA IMPROVEMENTS

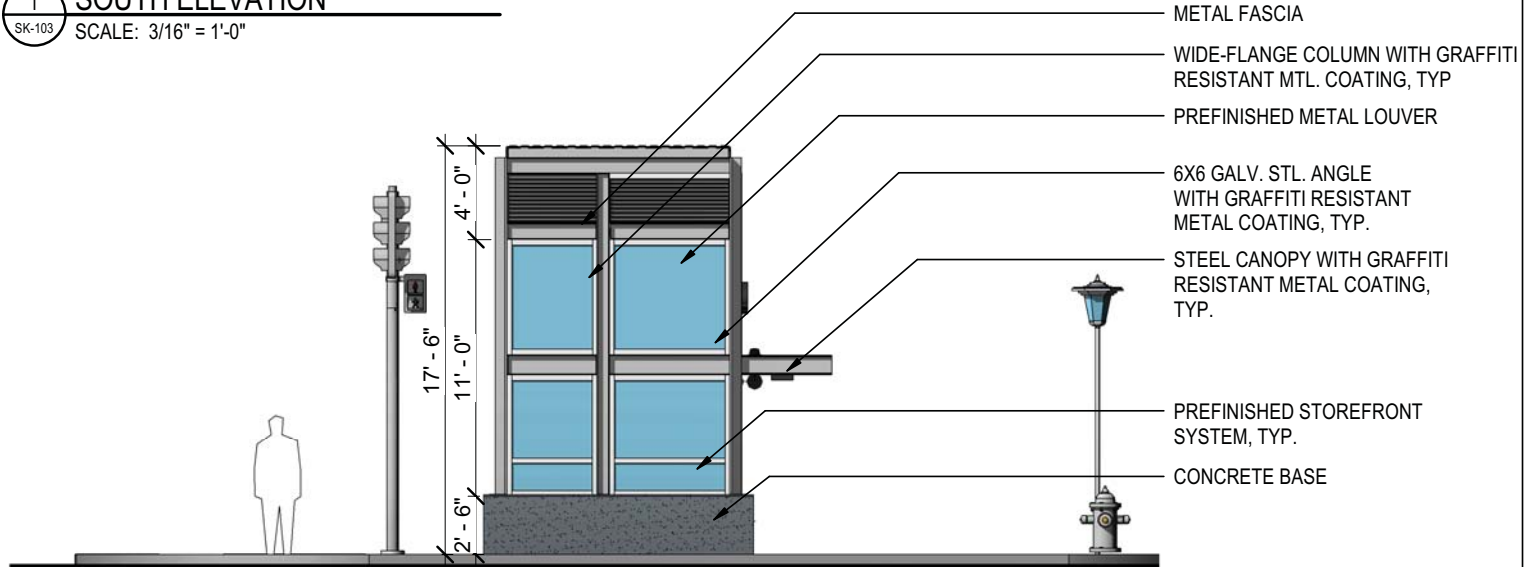


STEEL CANOPY WITH
GRAFFITI RESISTANT MTL.
COATING

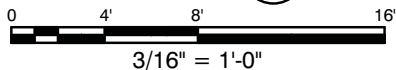
EXISTING STREET LIGHT



1 SOUTH ELEVATION
SK-103 SCALE: 3/16" = 1'-0"



2 NORTH ELEVATION
SK-103 SCALE: 3/16" = 1'-0"

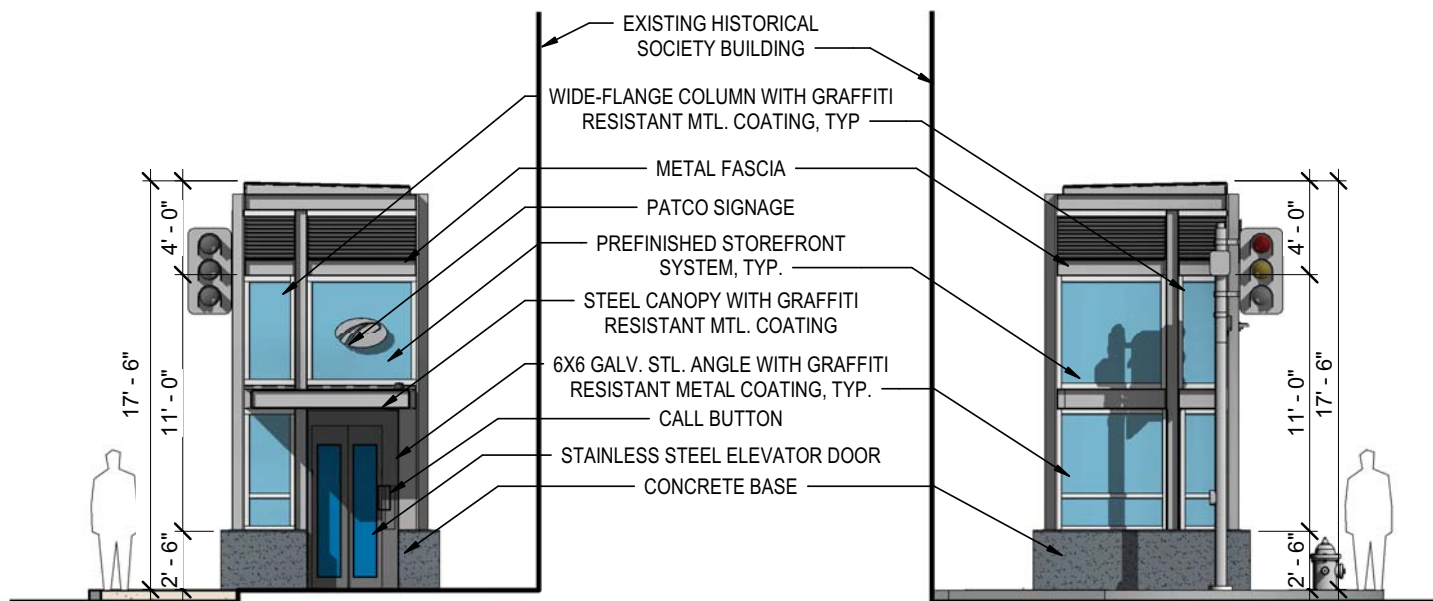


PATCO 12th-13th & LOCUST ST. STATION

ADA IMPROVEMENTS

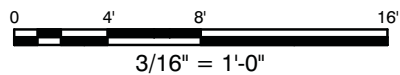
PATCO 12th-13th & LOCUST ST. STATION

ADA IMPROVEMENTS



1 WEST ELEVATION
SK-104 SCALE: 3/16" = 1'-0"

2 EAST ELEVATION
SK-104 SCALE: 3/16" = 1'-0"





PERSPECTIVE RENDERING OF SOUTHWEST CORNER AT 13TH & LOCUST STREET

PATCO 12th-13th & LOCUST ST. STATION

ADA IMPROVEMENTS

**SOWINSKI
SULLIVAN**
ARCHITECTURE+ENGINEERING

date:
03/10/20

SK-105



EXISTING PHOTO - SOUTHWEST CORNER



EXISTING PHOTO - SOUTHWEST CORNER



EXISTING PHOTO - SOUTHWEST CORNER LOOKING WEST



EXISTING PHOTO - SOUTHWEST CORNER LOOKING EAST

PATCO
**12th-13th &
LOCUST ST.
STATION**
ADA IMPROVEMENTS



EXISTING PHOTO - NORTHEAST CORNER



EXISTING PHOTO - NORTHWEST CORNER



EXISTING PHOTO - SOUTHEAST CORNER



EXISTING PHOTO - NORTHEAST CORNER

PATCO 12th-13th & LOCUST ST. STATION

ADA IMPROVEMENTS



EXISTING PHOTO - LOCUST St & 10th St

PATCO 12th-13th & LOCUST ST. STATION

ADA IMPROVEMENTS

REPLACE NON-ORIGINAL
GUARDRAIL WITH SALVAGED
GUARDRAIL FROM 13th ST