

**ADDRESS: 527-37 W GIRARD AVE**

Proposal: Construct addition

Review Requested: Review In Concept

Owner: Franklin Berger

Applicant: Franklin Berger

History: 1887; N. 6<sup>th</sup> Street Farmers' Market House & Hall

Individual Designation: 1/1/3000

District Designation: None

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**BACKGROUND:**

Located at the northeast corner of W. Girard Avenue and N. 6<sup>th</sup> Street, the former North Sixth Street Farmers' Market is composed of several interconnecting masses constructed between 1886 and 1887, including a prominent headhouse fronting on Girard Avenue (identified in the application as Building A); a two-story hall to the north along N. 6<sup>th</sup> Street (Building B); and two one-story market sheds with monitor roofs, Building C, which runs along N. 6<sup>th</sup> Street and connects Buildings A and B; and Building D, which occupies the interior northeast quadrant of the lot and is not visible from the public right-of-way. The property is currently under consideration for designation, and has been recommended for inclusion on the Philadelphia Register by the Committee on Historic Designation.

At the time the owners received notice of the nomination, they were under contract to sell the property to a developer who intended to clear the site. The prospective buyer subsequently backed out, and the owners now seek to better understand the impacts of designation and the potential of future reuse and redevelopment of the property.

This in-concept application seeks guidance on several potential future redevelopment schemes.

**SCOPE OF WORK:**

- Scenario 1 calls for the adaptive reuse of all buildings, with the possibility of alterations to the shed roof of Building D.
- Scenario 2 calls for the removal of Building D and the construction of a 6, 8, or 10-story addition in its footprint.
- Scenario 3 calls for the removal of Building D and the partial demolition of Buildings B and C, and the construction of a 6, 8, or 10-story addition.
- Scenario 4 calls for the removal of Building D, and the partial demolition of Buildings A, B, and C, and the construction of a 6, 8, or 10-story addition.

**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.*
  - Scenarios 1 and 2 may satisfy Standard 9, as the alterations would be made to historic fabric that is not visible from the public right-of-way. An addition higher than the existing buildings may be inconspicuous from the public right-of-way, as it would read as a separate building.

- Scenarios 3 and 4 propose to remove considerable historic fabric and do not protect the history integrity of the property or its environment.
- *Standard 10: New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*
  - Scenarios 1 and 2 satisfy Standard 10, as they leave the essential form and integrity of the historic property intact, provided any new addition are inconspicuous from the public right-of-way.
  - Scenarios 3 and 4 remove more than half of the existing structures and alter the understanding of the property and, if removed in the future, do not leave the essential form and integrity of the property intact.

**STAFF RECOMMENDATION:** Approval in-concept of Scenarios 1 or 2, provided any alteration/addition to Building D is inconspicuous from the public right-of-way. The staff suggests that, while there are no non-historic components of the property and the shed roofed portions of the property are integral to its history and significance as a farmers' market, given Building D's lack of visibility from the public right-of-way and deep setbacks from both Girard Avenue and 6<sup>th</sup> Street, flexibility could be exercised in terms of significant alterations or additions to this portion of the property.

#### MAPS & IMAGES:

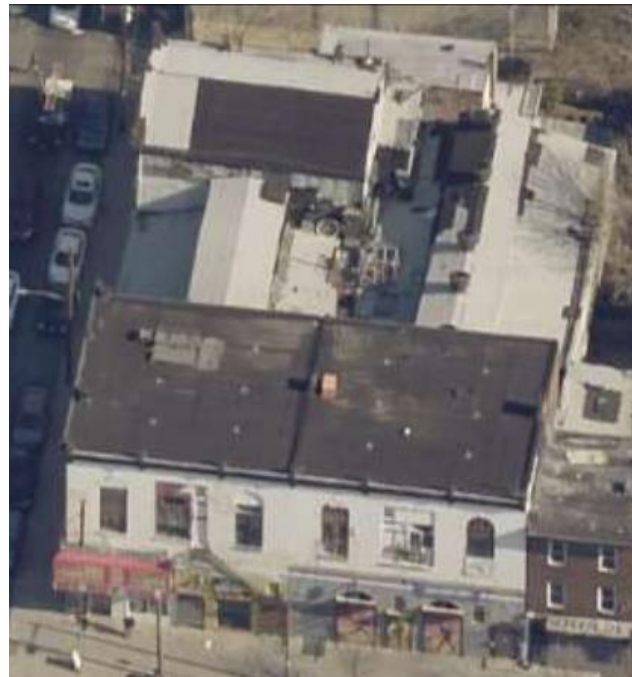
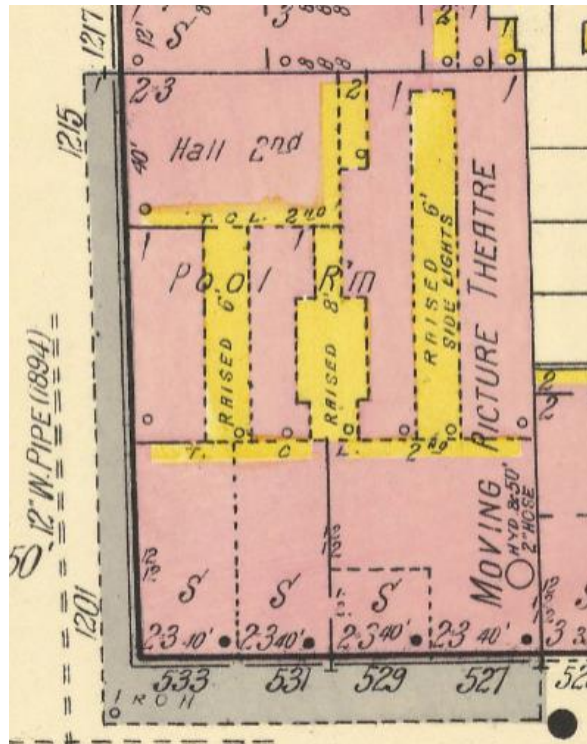


Figure 1: Left, 1916 Sanborn map showing the interconnected masses that form the property at 527-37 W Girard Avenue. Right, a bird's-eye view looking north at the property.

## Potential Development Summary for PHC Architectural Committee Review 7.28.20

Assuming PHC places some or all of the 527-37 West Girard Avenue site on the Philadelphia Register of Historic Places, the owners' objective is to get an understanding of the type of development that would receive support from PHC in the future, before considering actual development of the property.

We have prepared diagrams of four conceptual Scenarios to frame the discussion on 7.28.20. The intent is to gauge PHC's likelihood of approving future development similar to each of these Scenarios, in terms of the extent of demolition of existing fabric, the building footprint of new construction, and the various heights of new construction shown. We understand that much more detail regarding any actual development proposal in the future would need to be provided, which might positively or negatively impact PHC's response at that time.

**-Existing Buildings Diagram:** Shows the 4 contiguous structures currently on the site, with descriptions of the approximate size and character of each.

**-Scenario 1:** Four variations of a development approach where the 3 structures adjacent to W Girard Ave & 6th St are retained, with different treatments of the site of the 4th (internal) structure. In these approaches, no changes would be visible from any public right-of-ways.

**-Scenario 2:** A development approach where the 3 structures adjacent to W Girard Ave & 6th St are retained, with new, taller construction on the site of the 4th (internal) structure. 3 height options (6-, 8-, and 10-stories) are shown for the new construction, visible from the public right-of-ways (see massing diagrams).

**-Scenario 3:** A development approach where both of the lower shed structures are demolished, and Bldg A on W Girard Ave, +/-25' of Bldg B on 6th St, the 6th St. facade and the form of the shed/light monitor visible from 6th St are retained, with new, taller construction on the cleared portion of the site. 3 height options (6-, 8-, and 10-stories) are shown for the new construction, visible from the public right-of-ways (see massing diagrams).

**-Scenario 4:** A development approach where the lower shed structures are demolished, and +/-25' of Bldg A on W Girard Ave, +/-25' of Bldg B on 6th St, the 6th St. facade and the form of the shed/light monitor visible from 6th St are retained, with new, taller construction on the cleared portion of the site. 3 height options (6-, 8-, and 10-stories) are shown for the new construction, visible from the public right-of-ways (see massing diagrams).

**-Views from W Girard Ave:** Views from W Girard Ave from the Southwest looking Northeast toward the site (simple massing showing potential new construction at 6-, 8-, and 10-stories). These views correspond with the various Scenarios diagrammed (the initial view is essentially the current one, which also applies to Scenario 1, where no new construction would be visible from the public right-of-ways).



Girard Ave

BUILDING B

6th ST SHED  
(BUILDING C)

EAST SHED  
(BUILDING D)

527 W Girard Ave #37

BUILDING A

N Randolph St



100 ft





View NE from W Girard Ave



View South from 6th St



View NE from W Girard Ave



View NE from W Girard Ave

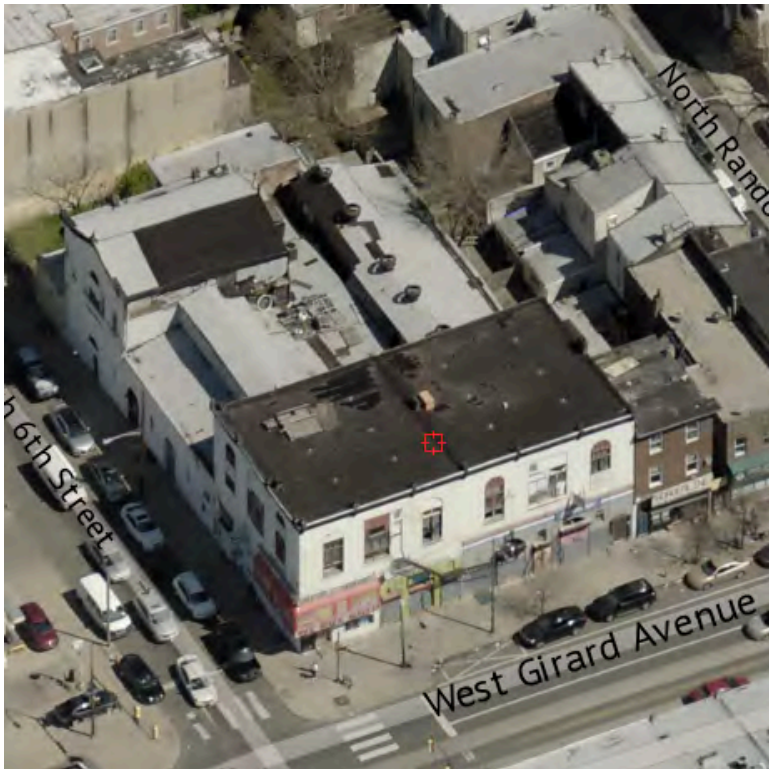




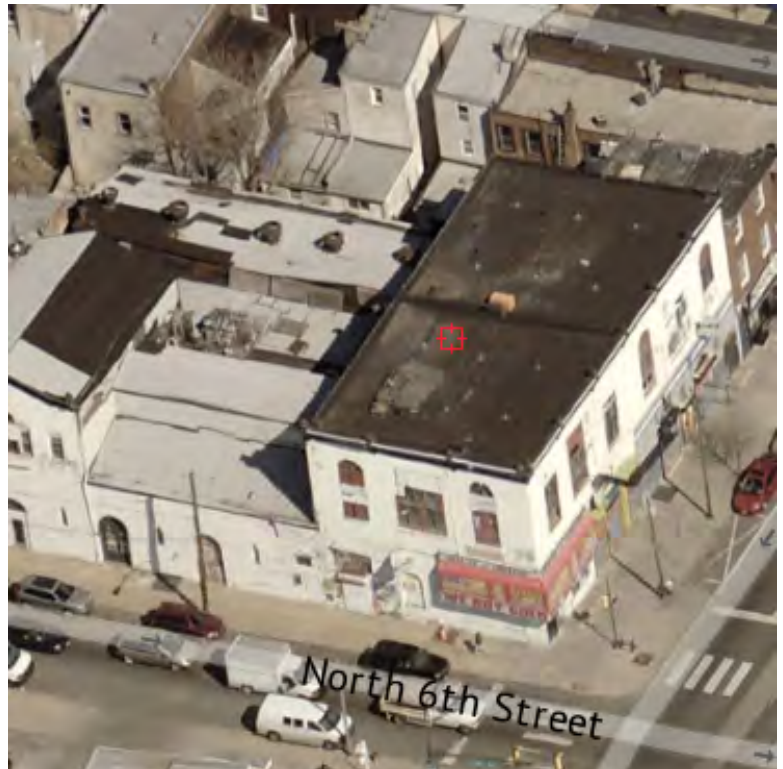
Aerial View Looking West



Aerial View Looking SE



Aerial View Looking NE



Aerial View Looking NE





Light Monitor at 6th St Shed



Back of Bldg A from 6th St Shed (1)



Back of Bldg A from 6th St Shed (2)



Back of Bldg A from 6th St Shed (3)





Roof & Light Monitor Structure at 6th St Shed



Roof & Light Monitor Structure at 6th St Shed



Roof & Light Monitor Structure at 6th St Shed



Roof & Light Monitor Structure at 6th St Shed





East Shed Light Monitor with Bldg A Beyond



East Shed Light Monitor with Bldg A Beyond



East Shed Light Monitor with Bldg A Beyond



6th St Shed Light Monitor with Bldg A Beyond





Back of Bldg B and East Shed Light Monitor



East Shed Light Monitor with Bldg A Beyond



Structure at East Shed Light Monitor



Structure at 6th St Shed Light Monitor





Interior of East Shed looking North at Back of Bldg A



Interior of East Shed looking North at Back of Bldg A

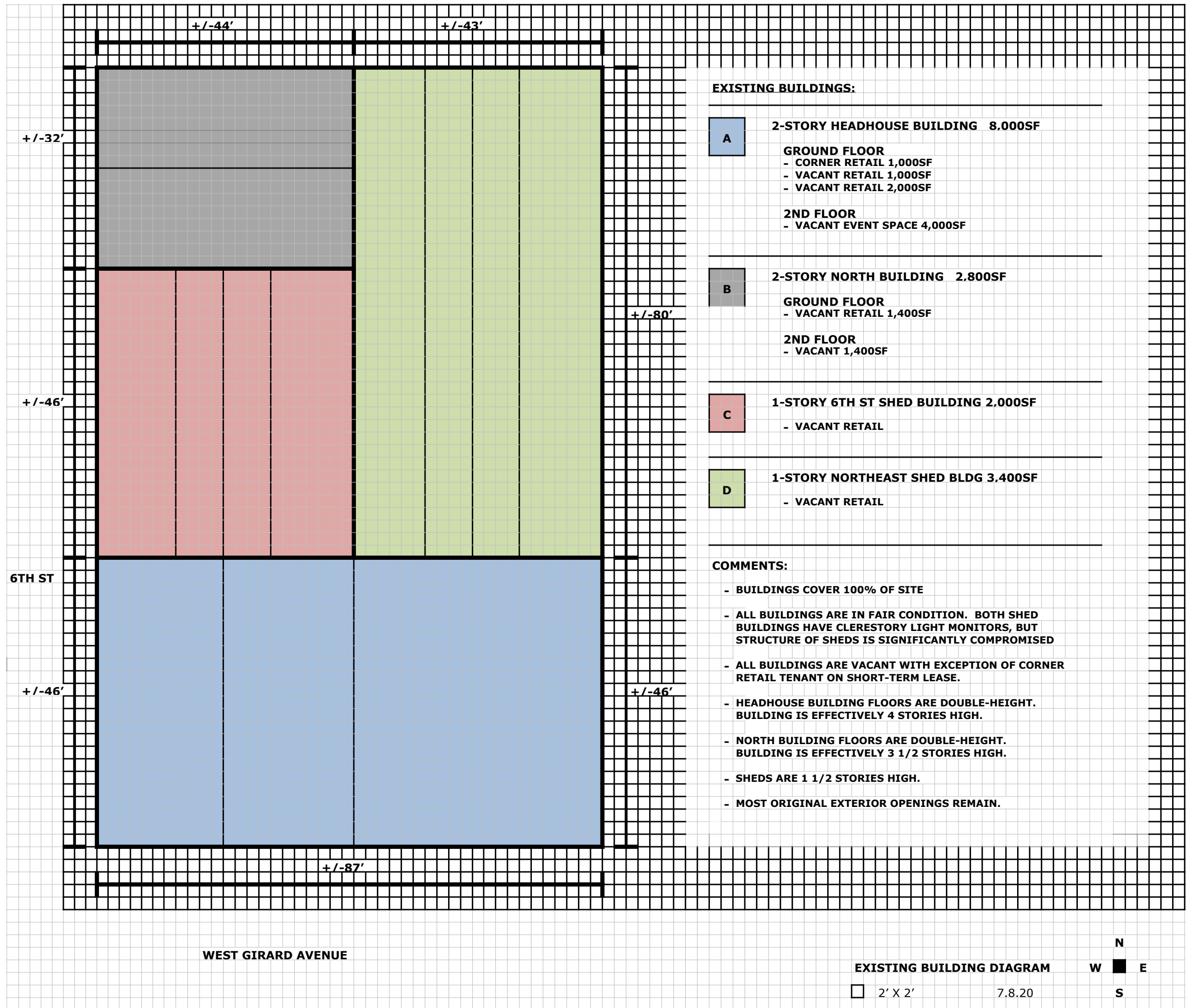


Interior of E Shed looking South Toward Back of Bldg A

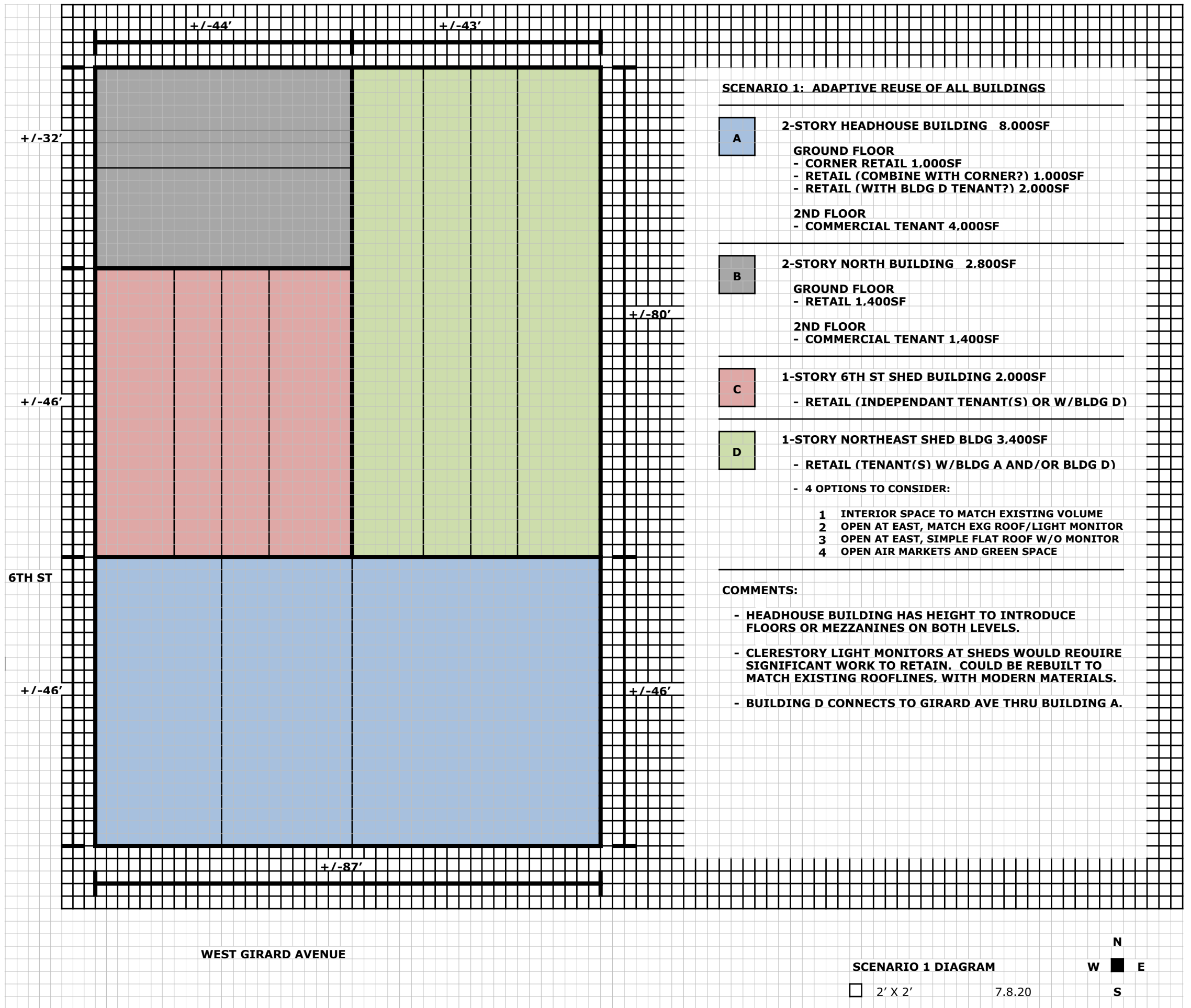


Interior of E Shed looking South Toward Back of Bldg A

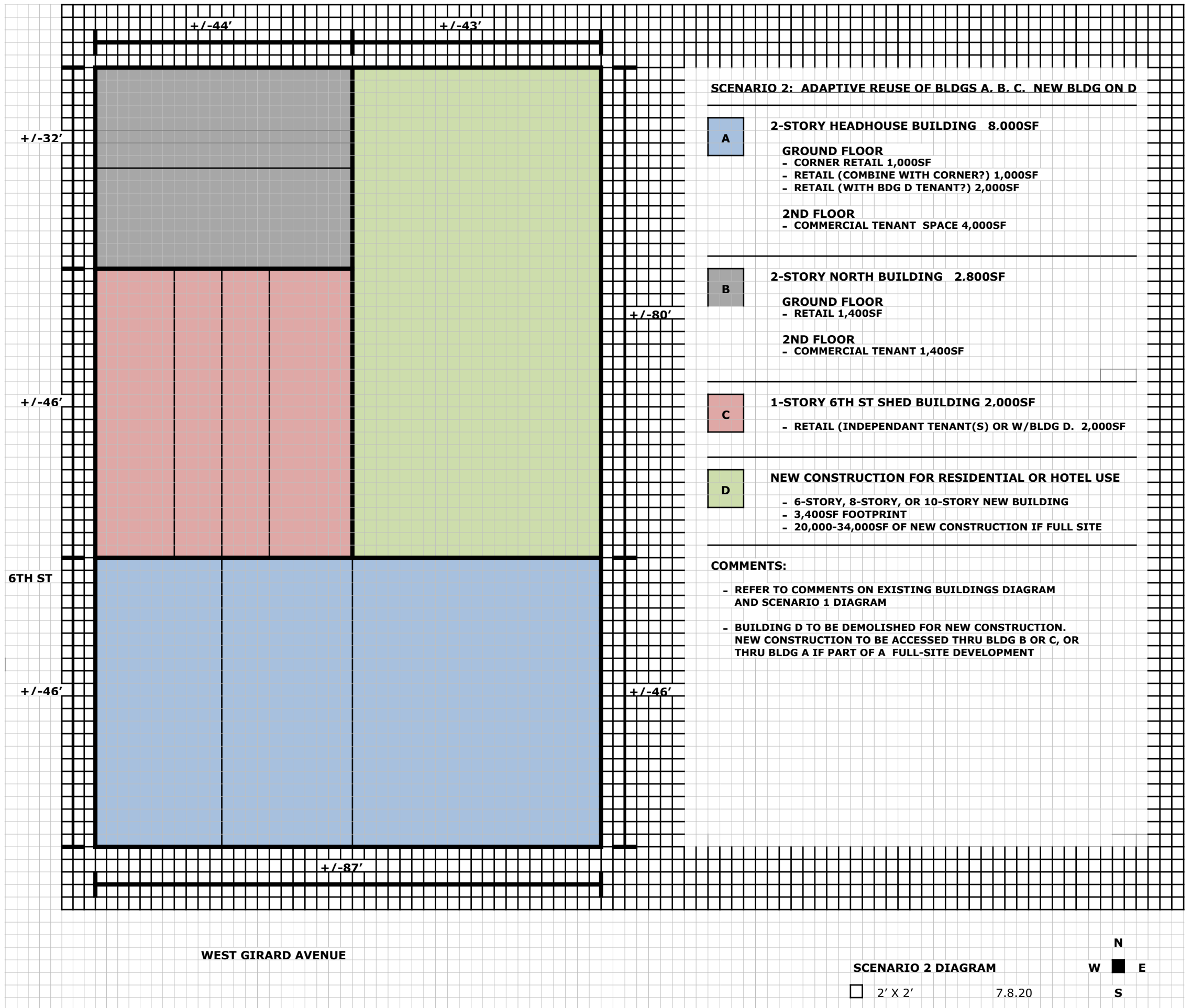




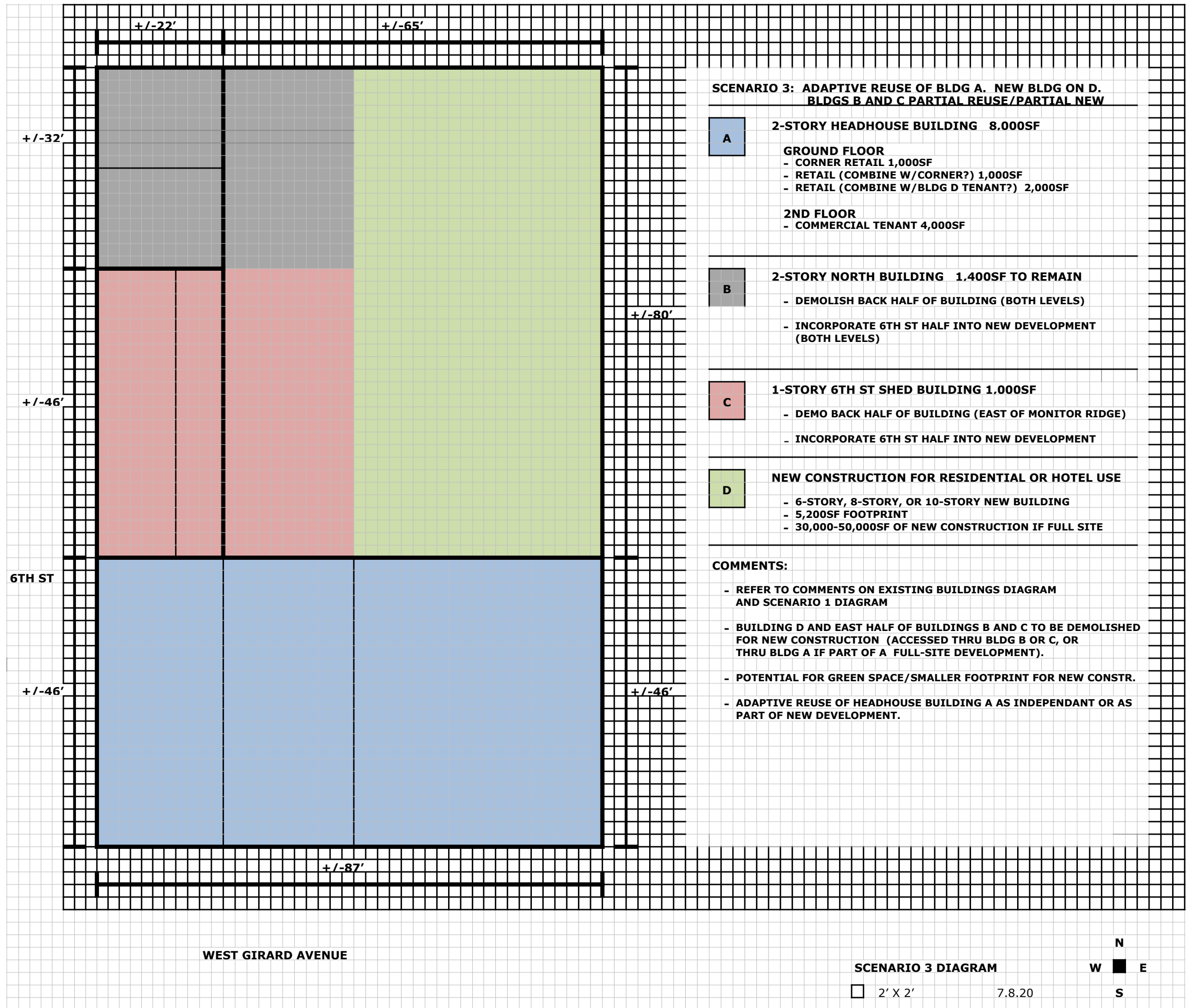




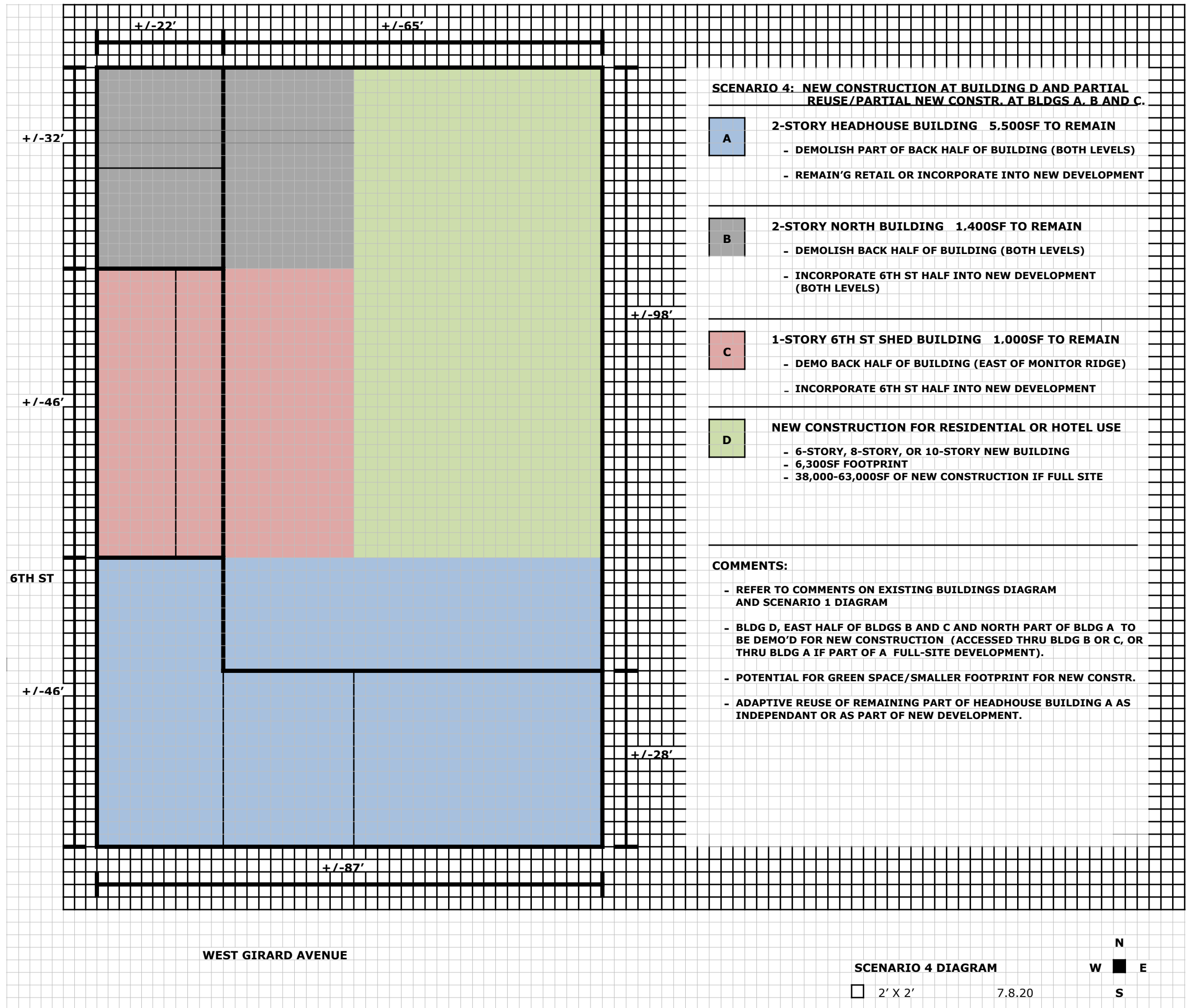
















EXISTING SCENARIO 1  
40+

527-37 W. GIRARD AVE 7.10.20





SCENARIO 2  
6-STAR

527-37 W. GIBBS AVE. 7.10.20





SCENARIO 2  
8-STORY

527-37 W. GIRARD AVE.

7-10-20





SCENARIO 2  
10-STORY

527-37 W. GIRARD AVE 7.10.20





SCENARIO 3  
6-STORY

527-37 W. GIRARD AVE 7.10.20





SEWARD 3  
8-STORY

527-37 W. GIRARD AVE. 7.10.20





SCENARIO 3  
10-STORY

527-37 W. GIRARD AVE. 7.10.20





SCENARIO 4

6-9024

527-37 W. GIRARD AVE. 7.10.20





SEAPARD 4  
8-SPRY

527-37 W. GIPARD AVE. 7.10.20





SCENARIO 4  
10-STORY

527-37 W. GIRARD AVE 7.10.20