ADDRESS: 5900 GERMANTOWN AVE
Proposal: Construct five-story, mixed-use building
Review Requested: Final Approval
Owner: Scuderi RE 5900-02 Germantown Ave LLC
Applicant: Logan Dry, KCA Design Associates
History: vacant lot
Individual Designation: 2/25/1964
District Designation: None
Staff Contact: Megan Cross Schmitt, megan.schmitt@phila.gov

BACKGROUND:
This application proposes to construct a new mixed-use building on the vacant lots at 5900-02 Germantown Avenue. The property at 5900 Germantown Avenue was listed on the Philadelphia Register of Historic Places in 1964. There is no documentation that indicates that 5902 Germantown Avenue was ever designated. Both lots are currently vacant, and the staff is still seeking information that clarifies how the structures came to be demolished. A letter dated 16 January 1992 from the staff of the Philadelphia Historical Commission to the then-owner explains that, owing to the dangerous conditions of the building at that time, administrative approval would be granted for the demolition and reconstruction of the building's façade. No additional information was located in the Historical Commission's files.

Aerial images from 1996 show that 5900 was vacant but there was a structure at the 5902 parcel at that time.

As of the writing of this overview, the staff is not able to confirm whether the designated building at 5900 Germantown Avenue was demolished legally or not.

SCOPE OF WORK
- Construct five-story building with pilot house and roof deck.

STANDARDS FOR REVIEW:
If the demolition of the designated structure was not undertaken legally, Section 14-1007(3) of the historic preservation ordinance requires the restoration of the building:

> any person who alters or demolishes a building … in violation of the provisions of this Chapter 14-1000 or in violation of any conditions or requirements specified in a building permit issued by the Historical Commission shall be required to restore the building … involved to its appearance prior to the violation.

The Historical Commission must require the property owner to reconstruct the building if it was illegally demolished.

If the building at 5900 Germantown Avenue was demolished legally, then the Historical Commission has no basis with which to review an application for a vacant lot that is not in a historic district. The property was designated before the Historical Commission was granted the authority to protect archaeological resources. Therefore, there is no basis for determining whether the proposed building satisfies preservation standards. If the building was demolished legally, the Historical Commission should approve the application without review and initiate the rescission of the designation of the property.

STAFF RECOMMENDATION: The staff offers no recommendation until additional research is undertaken.

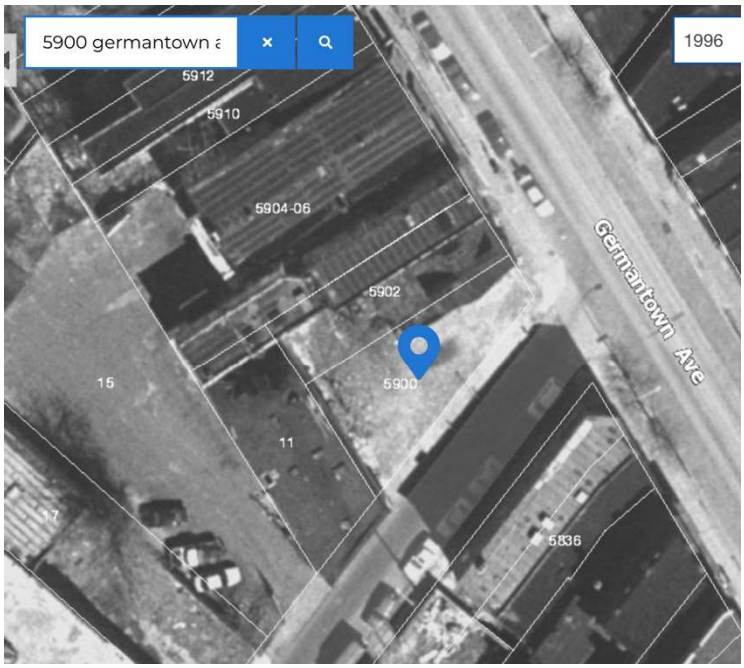


Figure 1. 1996 aerial view of 5900-02 Germantown Avenue. City of Philadelphia Atlas.

Figure 2. 1964 photo of 5900-02 Germantown Avenue. Phillyhistory.org

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:
5900-02 Germantown Ave

APPLICANT:
Logan Dry

COMPANY NAME:
KCA Design Associates

PHONE # (215) 833-9256 **FAX #**

APPLICANT'S ADDRESS:
6525 Tulip Street
Philadelphia, PA

LICENSE # AC4171423 **E-MAIL:** logan.dry@kcadesignassociates.com

PROPERTY OWNER'S NAME:
Scuderi RE 5900-02 Germantown Ave LLC

PHONE # (215) 833-9256 **FAX #**

PROPERTY OWNER'S ADDRESS:
1815 JFK Blvd suite 2710 Philadelphia PA 19128

ARCHITECT/ENGINEER IN RESPONSIBLE CHARGE:
Nicholas Alun Coulter

ARCHITECT/ENGINEERING FIRM:
KCA Design Associates

PHONE # (215) 833-9256 **FAX #**

ARCHITECT/ENGINEERING FIRM ADDRESS:
6525 Tulip Street
Philadelphia, PA

LICENSE # RA405359 **E-MAIL:** logan.dry@kcadesignassociates.com

CONTRACTOR:

CONTRACTING COMPANY:

PHONE # **FAX #**

CONTRACTING COMPANY ADDRESS:

LICENSE # **E-MAIL:**

USE OF BUILDING/SPACE:
Mixed use Building

ESTIMATED COST OF WORK
$ 1,000,000.00

BRIEF DESCRIPTION OF WORK:

Proposed 5-Story mixed used building w/ cellar, pilot houses & roof deck, size & location per plans.
Proposed commercial space on ground floor front, and (20) residential units throughout rest of building.
Max. height from avg. grade to T.O. roof structure not to exceed 55'-0".
Max. height from T.O. roof structure to T.O. Pilot house roof not to exceed 10'-0".

TOTAL AREA UNDERGOING CONSTRUCTION: 20,634.00 **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: _____ **DATE:** 07 / 06 / 2020

(81-3 Rev 5/04)

DESIGN ASSOCIATES
6525 Tulip Street, Philadelphia, PA 19135
tel. (570) 259-9546
email: logan.dry@kcadesignassociates.com

July 6, 2020

City of Philadelphia
Philadelphia Historic Commission
1515 Arch Street, 13th Floor,
Philadelphia, PA 19102

Re: **5900-02 Germantown Ave –** Proposed (1) 5- Story New Construction mixed use building w/ ground floor commercial, cellar, 20 residential units, pilot house & roof deck – Final Approval.

Owner: Scuderi RE 5900-02 Germantown Ave LLC
1815 JFK Boulevard
Philadelphia PA 19103

Architect: Logan Dry
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 the proposed construction of a 5-story mixed use building w/ ground floor commercial, cellar, 20 residential units, pilot houses & roof deck. The project fronts Germantown Ave which has been both historically, as well as currently, a mix of structures and uses varying from 2-5 story commercial, residential & industrial buildings. Unique to this 3-4 block radius on Germantown ave & tributary streets, are a mixed of larger & smaller attached / semi detached / fully detached structures including but not limited to:

1. Vernon Park Library
2. Former Germantown Highschool complex
3. Germantown Municipal Building
4. Maple Village Assisted Living
5. United Methodist Church of Germantown
6. New (in-progress design by KCA Design) 5-story development at 5904-08 Germantown Ave

The proposal seeks to create a functional & multi-purpose mixed use building that's blends historic motifs of bays, proportions & materiality around the immediate context & further reaching tributaries of the vicinity. It is our sincerest goal that the overall design intent of the proposal will not only bring life to a currently un-activated lot, but will also help improve the overall appearance and continuity of the neighborhood through the instruction of a thoughtful and sensitive design. Moreover, the proposal seeks to demonstrate that new development prevalent to the commercially zoned Germantown Ave can be built to fit the needs of today, whilst still taking design ques from the existing buildings of a simpler time.

We look forward to presenting our proposal & share the mutual hope that this building can greatly benefit form the proposal.

Warm regards,

Logan Dry, B.A. Architecture
Project Coordinator
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. New Construction Design
    A. Zoning Plan- See drawing Sheet Z-1 & Z-2
    B. Plans – See Architectural Plans SK-1 thru SK-3 Series
    C. Elevations – See drawing sheet SK-4, SK-5
IV. Façade Design Elements
    A. See drawing sheet SK-4 & SK-5 for elevations & notes
V. Context Photos

I. Project Narrative

A. Design Intent

The main goal for this project is to take a currently vacant corner lot at 5900-02 Germantown Ave, which is currently unused, and **construct a new infill 5-story mixed use multi-family building with cellar, 20 residential units, pilot houses & roof deck.** The lot itself is comparably larger to those located in the immediate vicinity, contains 39' of street frontage on Germantown Ave, and another 85' of street frontage on Rittenhouse St. The building is designed to the permitted height of 55', and seeks to blend a series of contextual materials and design elements to break down the overall massing. The pilot houses & Elevator has been located towards the right most side of the property, and has been designed to meet/exceed all zoning code required setbacks; we created a minimalistic footprint & sloped roofline of said pilot houses, making in non-visible from the street perspective.

B. Design Disclaimer

Any & all proposed elements, as well as replacement/repair of existing historic 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 – See attached for zoning application that will be by right:

- **Use-** Lot is zoned for CMX-2.5 (High density Commercial Mixed use), we seek to have 30' of commercial space from Germantown ave frontage, with 20 residential units throughout the rest of the fist floor, cellar, and floors above. Project makes use of Mixed use density bonus.
- **Open area-** 79.6% coverage is used from the permissible 80% allowed for a corner property in this district.
- **Rear Yard-** The rear yard permitted is 9'-0". We are providing a 9' rear yard, as well as airlites along the property line w/ 5904-08 Germantown ave.
- **Building -** See attached for building application referencing above proposed in zoning.

B. ~~**Deed-** See attached for current deed / settlement sheets.~~

III. New Construction Design

Proposed (5) story single family residence w/ garage, cellar, pilot house & roof deck. The ground floor of the building includes a commercial space, a residential lobby w/ amenity. Residential units flank the rear of the property front Rittenhouse Street, and occupying bi-level units in the cellar. Floors 2-4 are typical plans, containing 4 residential units per floor plans. The only difference between floors 4 & 5 are the removal of the window bays, as per Streets department standards the bays are permissible to the 4th floor only. The pilot houses / elevator then leads up to the roof deck, which is setback from Germantown Ave 10'-0" as required by the City of Philadelphia zoning Code.

A. Plans – Referring Architectural (SK-1 thru SK-3) and Zoning plans (Z-1 & Z-2).

B. Elevations – Referring to sheets SK-4 & SK-5 for noted elevations.

IV. Façade Design Elements

Referring once again to sheet SK-4 & SK-5, take note of the proposed elevations. The approach here was to design a façade that referenced historic materiality & select elements of the surrounding & immediate city blocks and incorporate it into a new mixed development.

A. Materiality- The main façade is composed of a red brick and cast stone elements. The cast stone elements help to break down the scale of the overall building with horizontal banding at the 4th floor framing levels. Additional elements tie into the cast stone window sills. Brick soldier courses are used for door & window heads/sills on the Rittenhouse Street façade.

B. Massing- The main Germantown ave façade features a 4-story massing of brick W/ cast stone banding. 2 hexagonal bays occupy the 2nd through 4th floors, to be clad with composite wood paneling & casing, a design motif of many surrounding classic building bay windows. Bay placement was based on establishing a sense of overall symmetry and additional proportionality between tensile & compressive materials. The 5th floor is clad in a vertical style of siding, likely a hardy panel or standing seam metal material; this helps to break down the vertical massing of the building & is capped by a large metal clad cornice line.

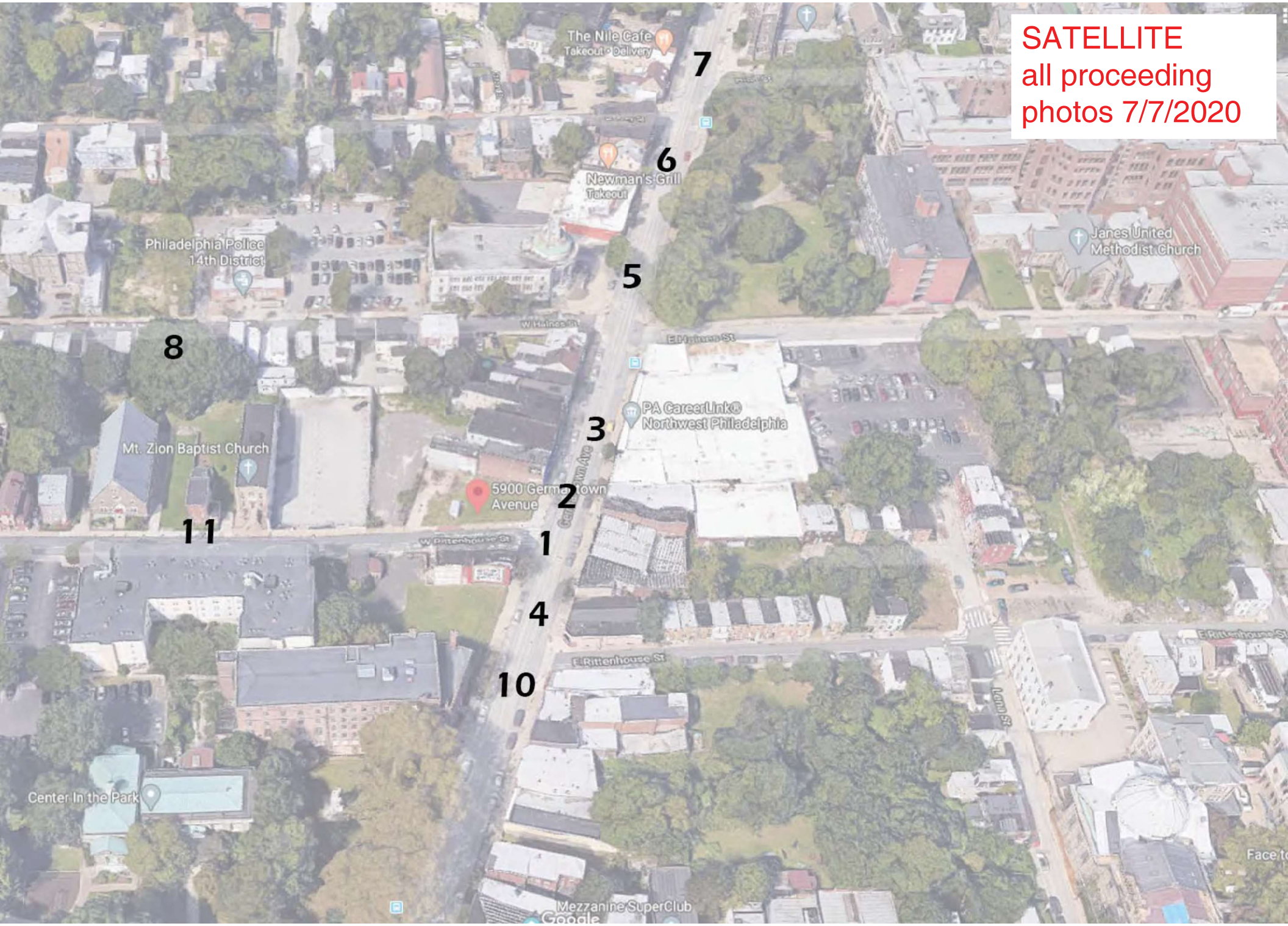
The Rittenhouse street façade takes a similar approach to the Germantown ave façade in terms of the interplay of compressive & tensile façade materials, window bays & breaking down of massing. The materiality of the 5th floor continues to break up the vertical massing, but extends further down towards the sidewalk, in an effort to create additional stepping & horizontal breaking of massing in response to the smaller buildings located on the rear streets.

C. Windows- Window selection on the publicly visible facades of Germantown Ave & Rittenhouse streets are is composed of a series of double hung windows containing proposed divided lite simulated grilles (2 over 1 configuration proposed). Storefront windows contain upper panels w/ proposed divided lite simulated grilles. Window sizes are larger relevant to the commercial use proposed on the corner of the property, whereas the rear of the property containing residential units are smaller, more punched openings as would be found in brick. All windows shall be at a minimum metal clad, with final color & trim selections to be reviewed & approved by P.H.C. Staff.

D. Pilot house & roof deck- The pilot houses & elevator provide access to the proposed roof deck. Pilot house comply with 10' height limitations, and additionally the roofs have been sloped to lessen the overall massing. The parapets are integrated as part of the proposed exaggerated cornice line along Germantown Ave & Rittenhouse street.

V. Context photos

Refer to attached photos documenting existing building photos, currently, as well as any historic photos that exist to date.


SATELLITE
all proceeding
photos 7/7/2020
The Nile Cafe
Takeout · Delivery
Newman's Grill
Takeout
Philadelphia Police
14th District
James United
Methodist Church
PA CareerLink
Northwest Philadelphia
Mt. Zion Baptist Church
5900 Germantown
Avenue
W Rittenhouse St
E Rittenhouse St
Center In the Park
Mezzanine SuperClub
Google
1
2
3
4
5
6
7
8
10
11

1- 5900-02
Germantown ave
WILDSTYLES
STRAIGHT AHEAD
Quik Tax Service
Germantown Ave

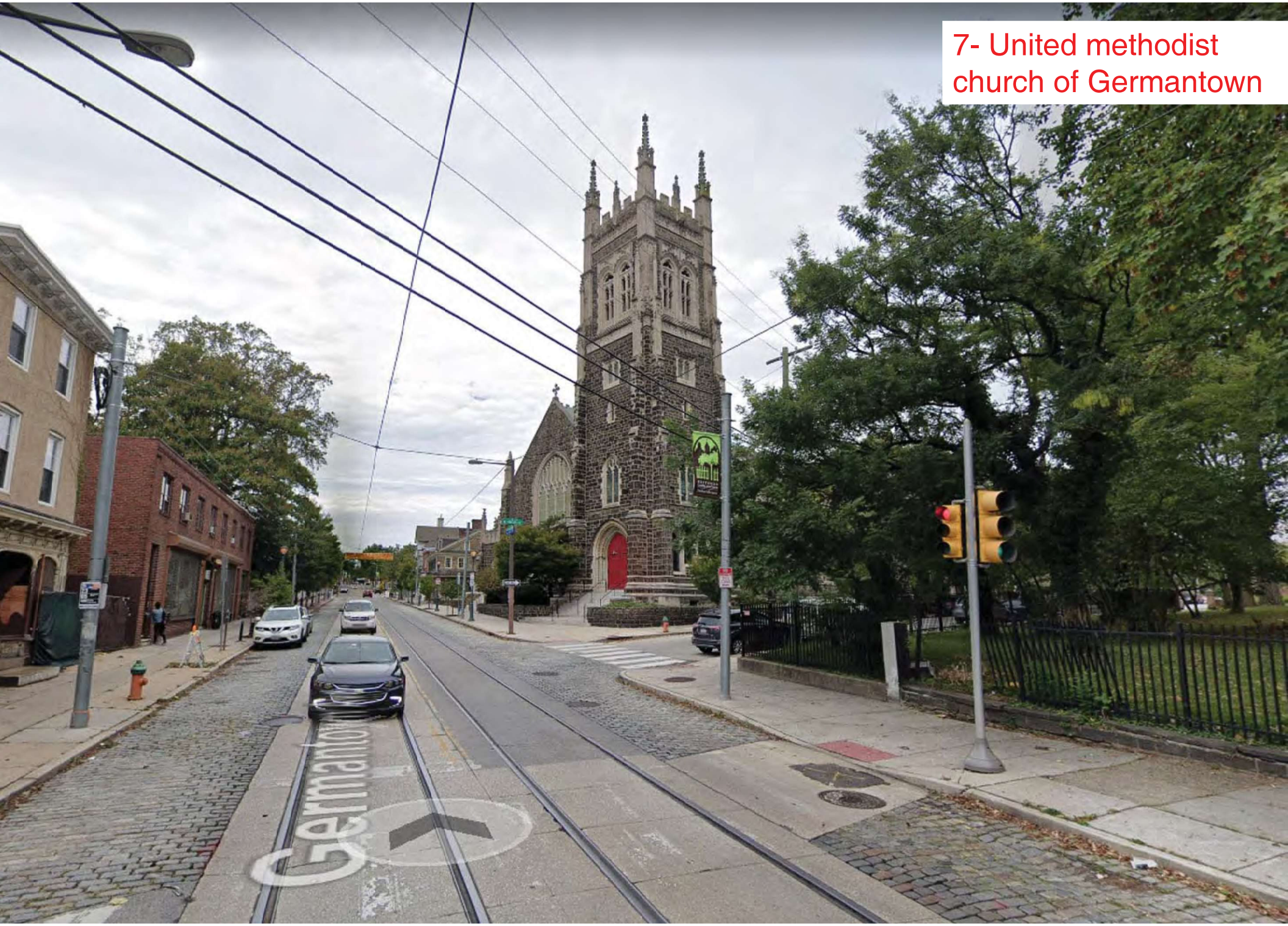
2- 5900-02 & 5904-08
Germantown ave
DVLUT LAUNDRY
215·843·1146
REAR PARKING
PICK UP & DROP OFF SERVICE
TV· ATM· FREE WIFI· SNACKS
5904 Germantown Ave.
RITTENHOUSE ST
ONE WAY
215-272-8146
Everything's a GO!
GREENLIGHTCLEANINGLLC.COM

3- 5847 Germantown ave

4- 5900-02
Germantown ave
looking south
RITTENHOUSE ST
ONEWAY
Everything's a GO!
215-272-8146
GREENLIGHTCLEANINGLLC.COM

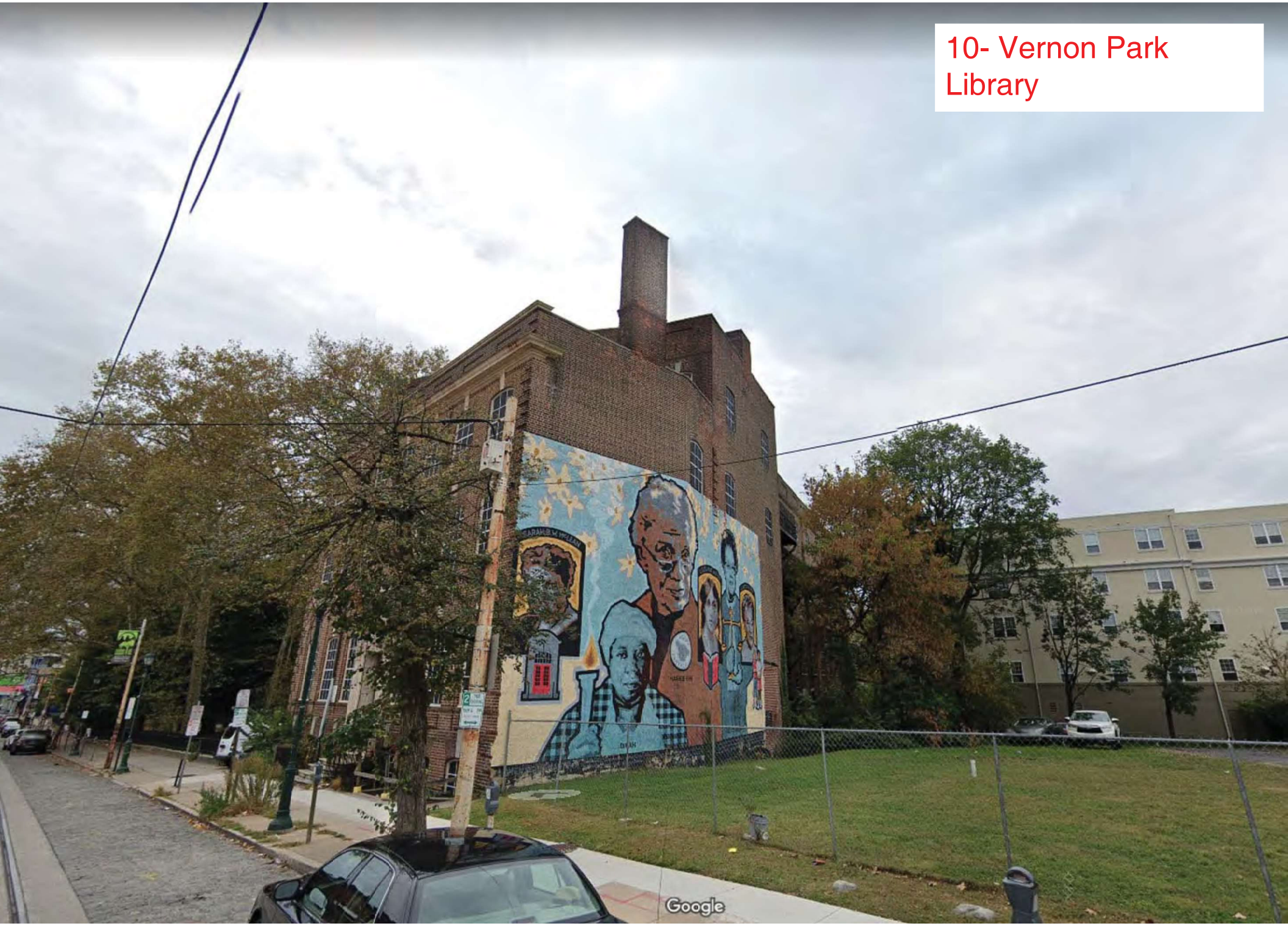
5- Germantown
municipal building
GERMANTOWN
W Haines St

6- Germantown former highschool


7- United methodist
church of Germantown

8- 45-47 w haines st
multi-family

9- 6360 Germantown ave multi-family
Tyvek
Genie GTH-842
Genie
30-116


10- Vernon Park Library
Google

11- Maple Village
assisted living

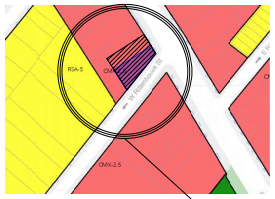
PROPOSED MIXED USE / MULTI-FAMILY RESIDENCES

PROPOSED 5-STORY MULTI-FAMILY RESIDENCE w/CELLAR, PARTIAL GROUND FLOOR COMMERCIAL, PILOT HOUSES & ROOF DECK
PROPOSED (20) RESIDENTIAL UNITS & 7 BIKE PARKING SPACES
5900-02 GERMANTOWN AVE, PHILADELPHIA PA

ZONING CODE FOR THE CITY OF PHILADELPHIA
CMX-2.5 DISTRICT SUMMARY FOR PROPERTY 5900-02 GERMANTOWN AVE

APPLICABLE REGULATIONS	PERMITTED / REQUIRED (EACH LOT)	PROPOSED
PERMITTED USE BY RIGHT	MULTI-FAMILY / MIXED USE	MIXED USE / MULTI-FAMILY (20 UNITS) USING MIXED INCOME HOUSING BONUS 16 UNITS BY RIGHT + 4 BONUS UNITS
LOT WIDTH	16-0"	39'-4 1/8", VARIES
LOT AREA	N/A	4336 SQ. FT. = 100% Total Lot Area
OPEN AREA	NOT LESS THAN 20% CORNER	897 SQ. FT. = 20.7% Open
OCCUPIED AREA	BUILDING MAY OCCUPY NO MORE THAN 80%	3439 SQ. FT. = 79.3% Covered
FRONT YARD SETBACK	N/A	N/A
REAR YARD SETBACK	9'-0"	9'-0"
HEIGHT REGULATIONS	55'-0"	53'-0" MAX FROM AVG. GRADE
BIKE PARKING	(1) CLASS 1A SPACE PER EVERY 3 RES. UNITS	7 CLASS 1A SPACES PROVIDED INSIDE

MODERATE INCOME BONUS PAYMENT CALCULATION
4 ADDITIONAL UNITS EARNED x
$25,000.00 PER BONUS UNIT = $100,000.00
GREATER THAN DOLLAR SQ. FT/G. CALC.
4336 S.F. TOTAL LOT AREA x $20.00 PER S.F. = $86,720.00



ZONING MAP - CMX-2.5 ZONING

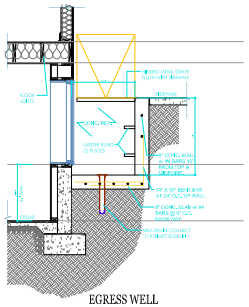
PROJECT ADDRESS
5900-02 GERMANTOWN AVE

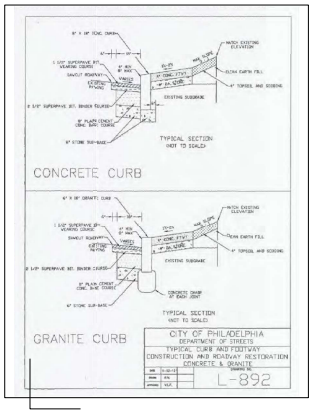
SITE SERIAL NO. 20201884012

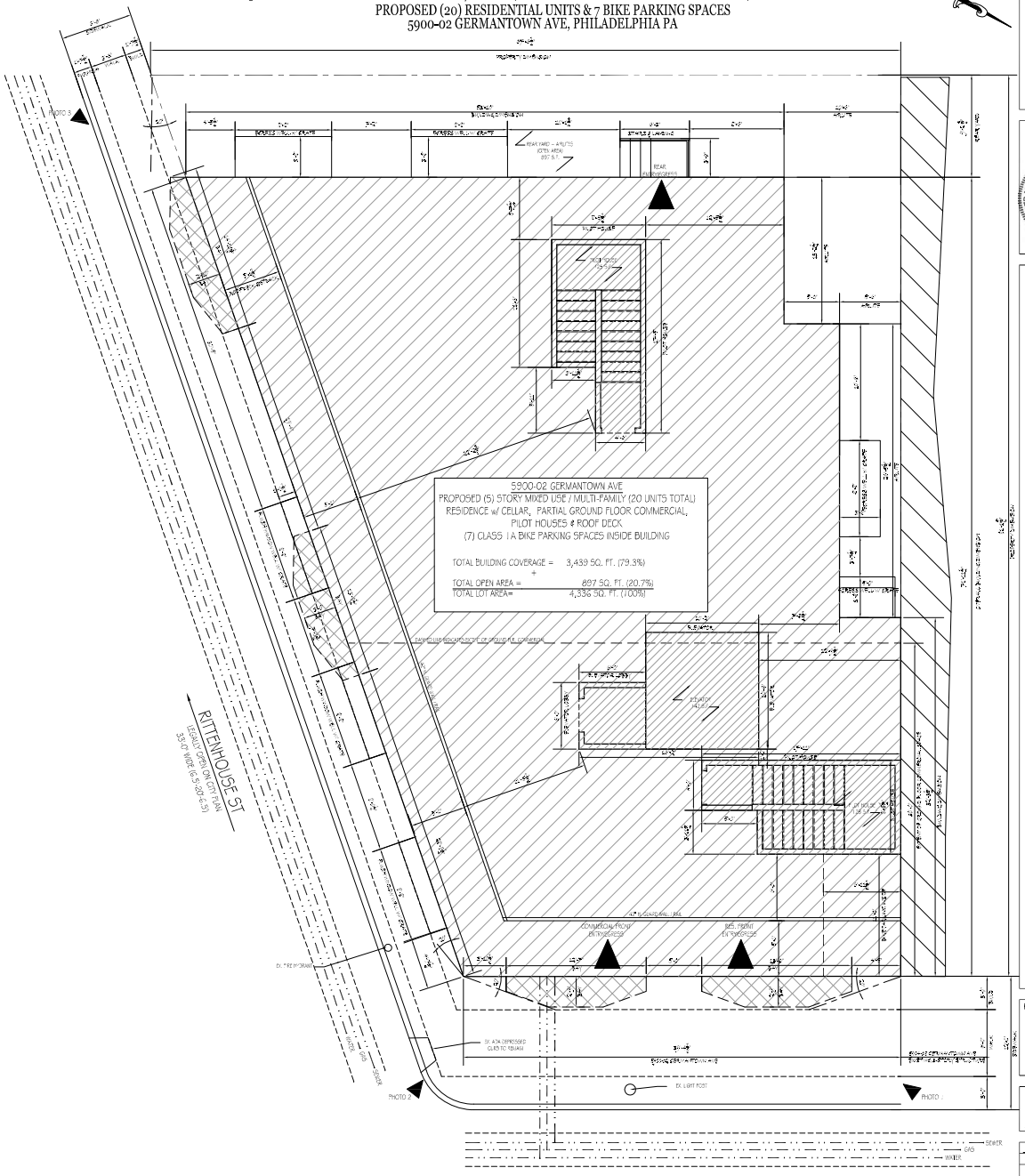
PHOTO 2

PHOTO 1

PHOTO 3


EGRESS WELL
NO SCALE





ZONING PLAN

KCA DESIGN ASSOCIATES
4535 TITAN STREET
PHILADELPHIA, PA 19128
t: 215.483.0100
e: kcadesign@comcast.net

Nicholas Alan Coulter AIA, NCARB
Date / Commonwealth - License #

PROJECT
MIXED USE / MULTI-FAMILY RESIDENTIAL BUILDING
5900-02 GERMANTOWN AVE
PHILADELPHIA, PENNSYLVANIA

DWG. TITLE
ZONING PLAN & ELEVATIONS

REVISIONS:

DRAWN BY: LD
CHECKED BY: NAC
DATE: 9/2/2020
SCALE: AS NOTED

JOB No: 5900-02 GTown
FILE: 5900-02 GTown

Z-1

GERMANTOWN AVE ELEVATION

W. RITTENHOUSE ST ELEVATION

KCA DESIGN ASSOCIATES
1622 TILLER STREET
PHILADELPHIA, PA 19115
tel 215-232-4120 info@kcadesignassociates.com

Nicholas Alun Coulter AIA, NCARB
Registered Architect
State of Pennsylvania - License # AA405330

PROJECT

MIXED USE / MULTI-FAMILY RESIDENTIAL BUILDING
5900-02 GERMANTOWN AVE
PHILADELPHIA, PENNSYLVANIA

DWG. TITLE

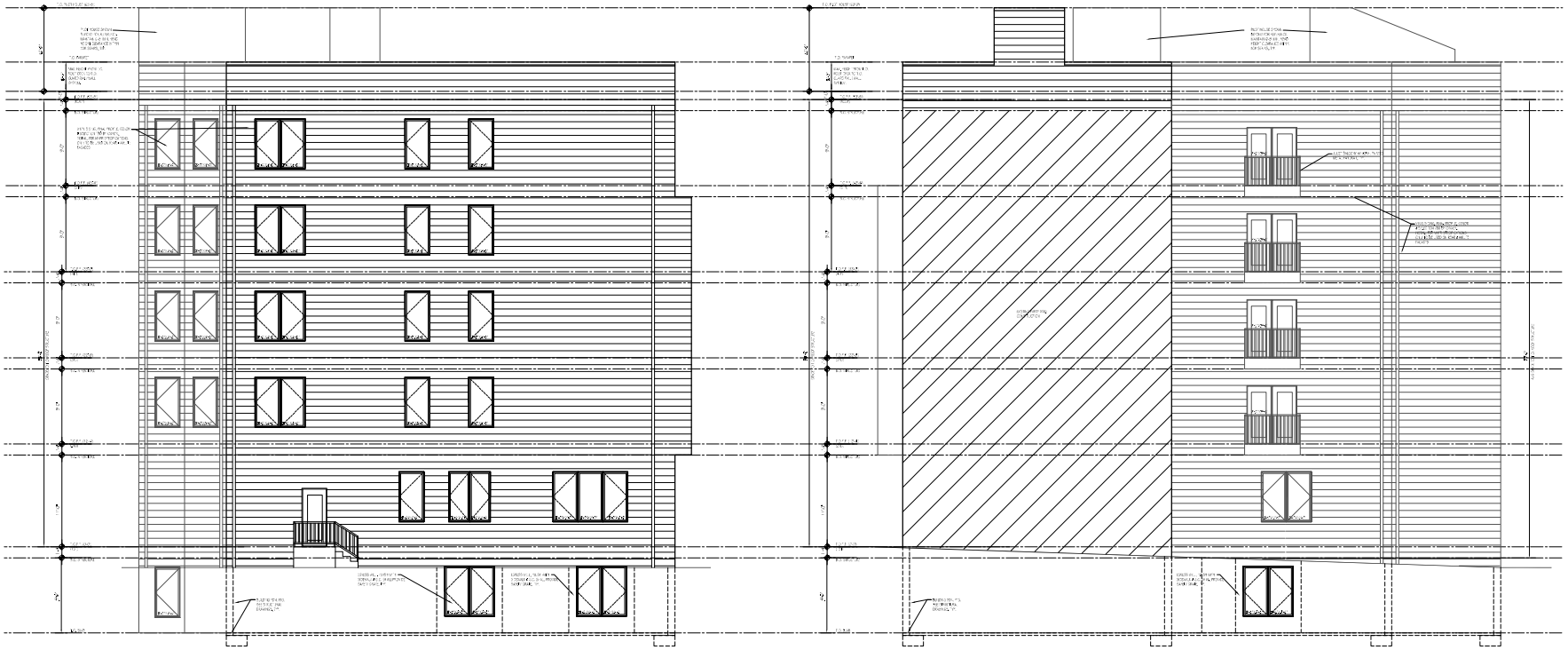
ZONING PLAN & ELEVATIONS

REVISIONS:

DRAWN BY: LS
CHECKED BY: HK
DATE: 7/6/2020
SCALE: AS NOTED

JOB NO: 5900-02.DWG
FILE: 5900-02.DWG

Z-2



REAR ELEVATION

AIRLITE ELEVATION

DESIGN ASSOCIATES
Nicholas Alum Coulter AIA, NCARB
Registered Architect

PROJECT

MIXED USE / MULTI-FAMILY RESIDENTIAL BUILDING
5900-02 GERMANTOWN AVE
PHILADELPHIA, PENNSYLVANIA

DWG. TITLE

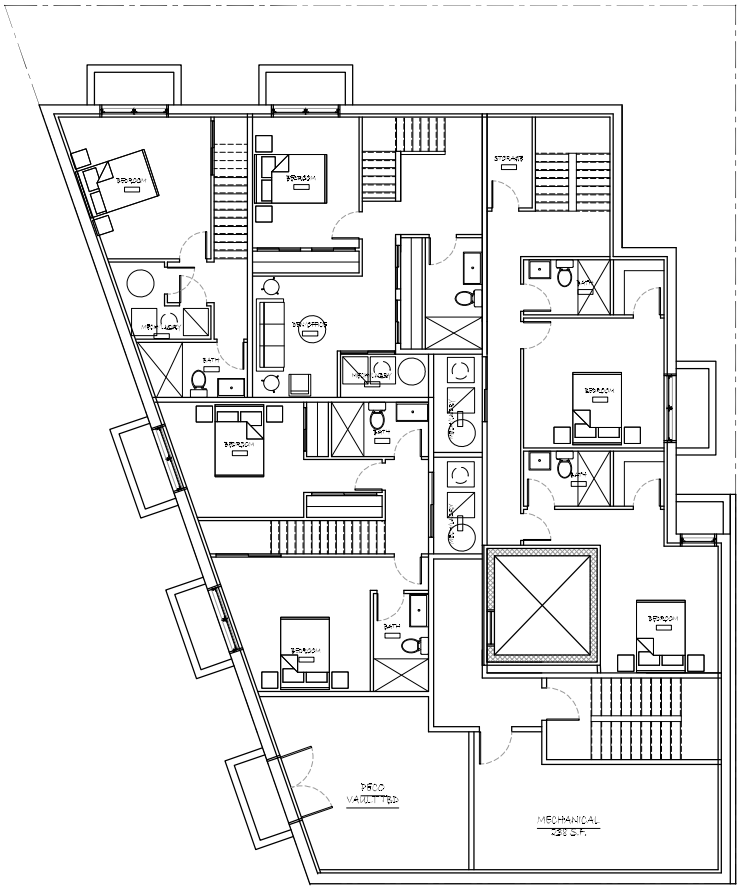
ZONING PLAN & ELEVATIONS

REVISIONS:

DRAWN BY:	LD
CHECKED BY:	NAC
DATE:	7/6/2020
SCALE:	AS NOTED

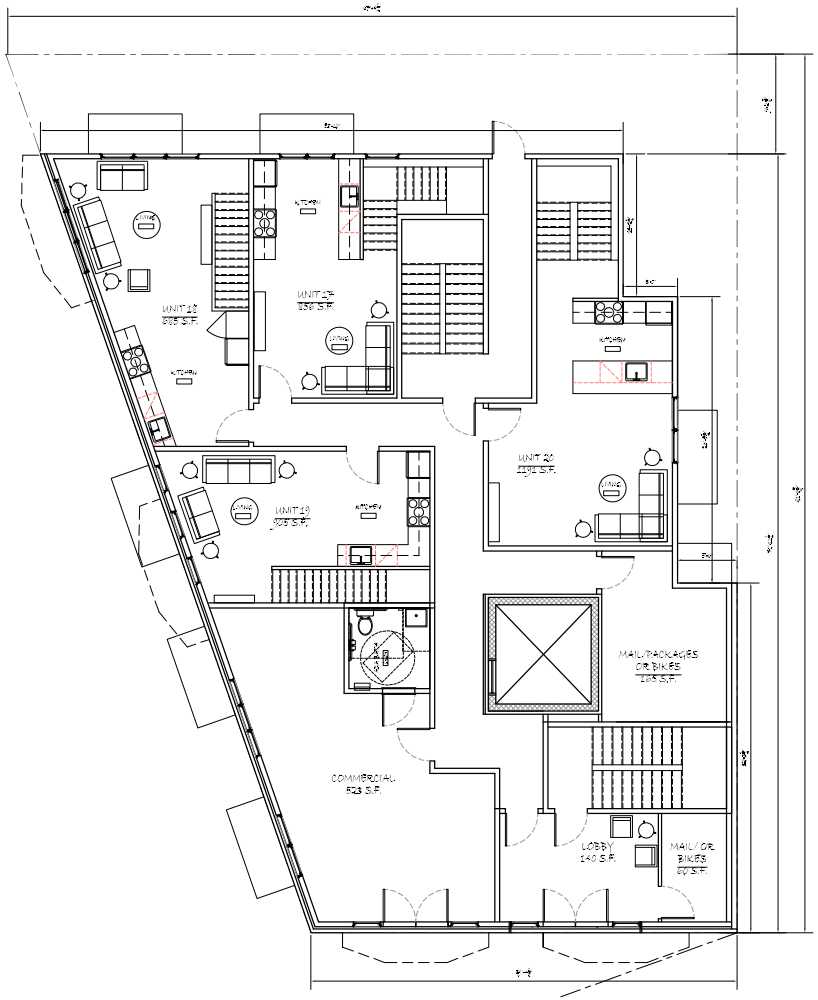
JOB NO:	5900-02 GTOWN
FILE:	5900-02 GTOWN

Z-3



CELLAR PLAN

3/16" = 1'-0"



1ST FLOOR PLAN

3/16" = 1'-0"

KCA DESIGN ASSOCIATES
6525 TULIP STREET
PHILADELPHIA, PA 19135
(t) 215-537-9236 (e) hkleng778@gmail.com

PROJECT

PROPOSED MULTI FAMILY RESIDENCE
5900-02 GERMNTOWN AVE
PHILADELPHIA, PENNSYLVANIA

DWG. TITLE

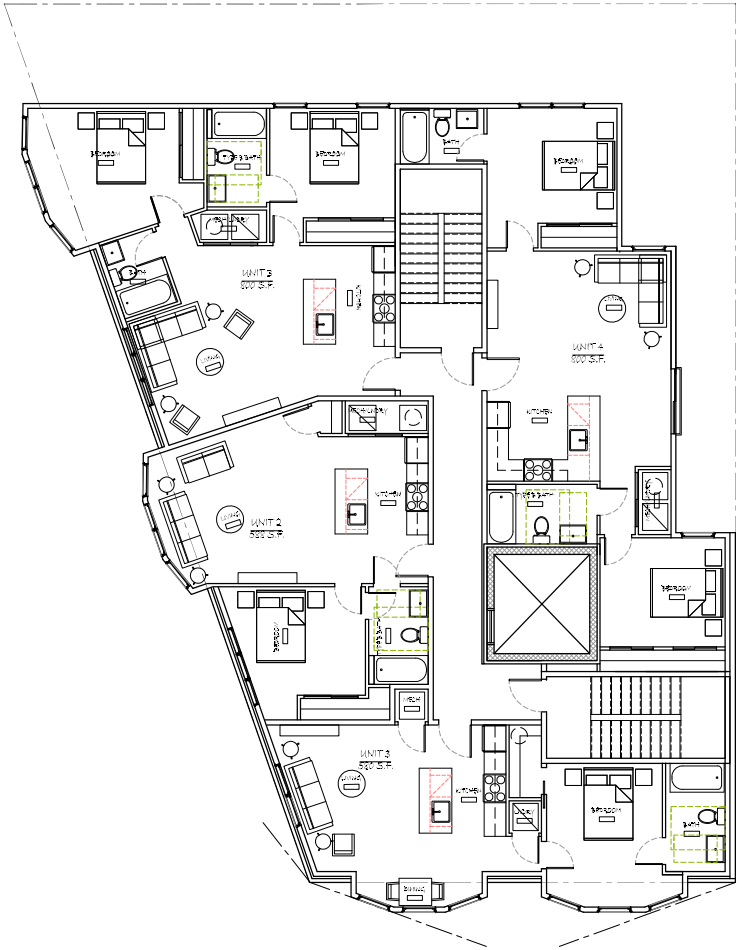
SCHEMATIC FLOOR PLANS

REVISIONS:

DRAWN BY: LD
CHECKED BY: HK
DATE: 4-15-2020
SCALE: AS NOTED

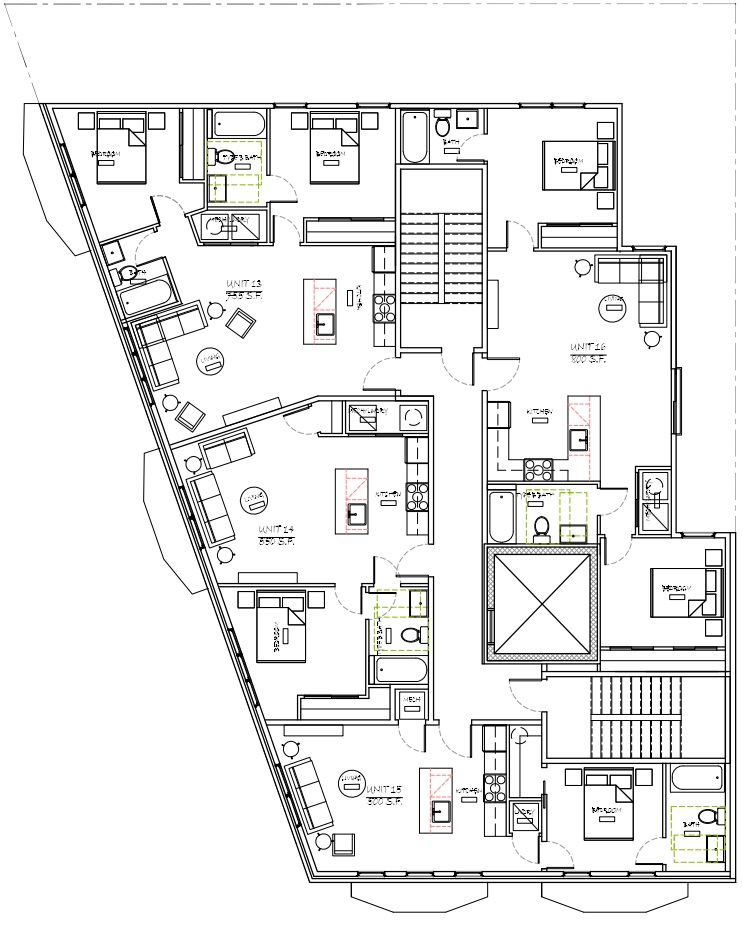
JOB No: 5900-02 GTOWN
FILE: 5900-02 GTOWN

SK-1



TYP 2-4 FLOOR PLAN

3/16" = 1'-0"



5TH FLOOR PLAN

3/16" = 1'-0"

KCA
DESIGN ASSOCIATES
6525 TULIP STREET
PHILADELPHIA, PA 19135
t: 215-537-5026 fe:hkca@7@gmail.com

PROJECT

PROPOSED MULTI FAMILY RESIDENCE
5900-02 GERMNTOWN AVE
PHILADELPHIA, PENNSYLVANIA

DWG. TITLE

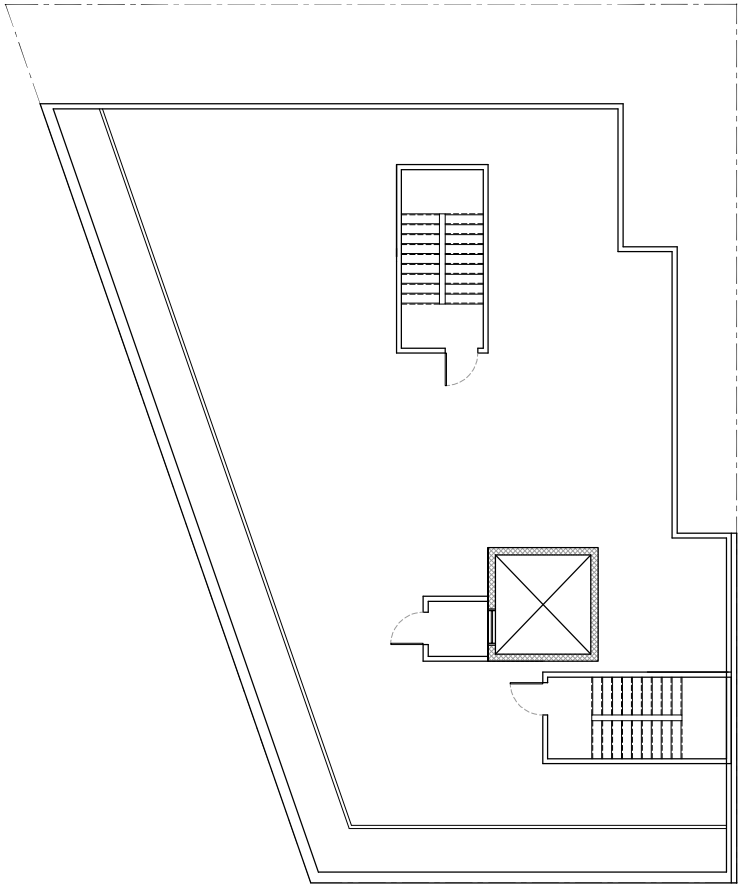
SCHEMATIC FLOOR PLANS

REVISIONS:

DRAWN BY: LD
CHECKED BY: HK
DATE: 4-15-2020
SCALE: AS NOTED

JOB No: 5900-02 GTOWN
FILE: 5900-02 GTOWN

SK-2



ROOF DECK PLAN

3/16" = 1'-0"

KCA
DESIGN ASSOCIATES
6525 TULIP STREET
PHILADELPHIA, PA 19135
t: 215-537-9256 e: hkaag77@gmail.com

PROJECT

PROPOSED MULTI FAMILY RESIDENCE
5900-02 GERMNTOWN AVE
PHILADELPHIA, PENNSYLVANIA

DWG. TITLE

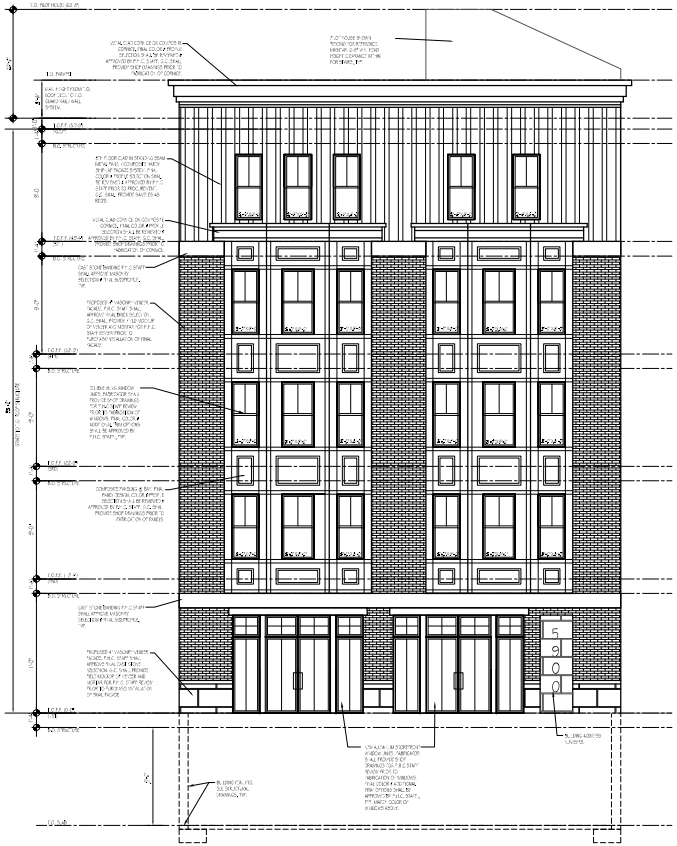
SCHEMATIC FLOOR PLANS

REVISIONS:

DRAWN BY: LD
CHECKED BY: HK
DATE: 4-15-2020
SCALE: AS NOTED

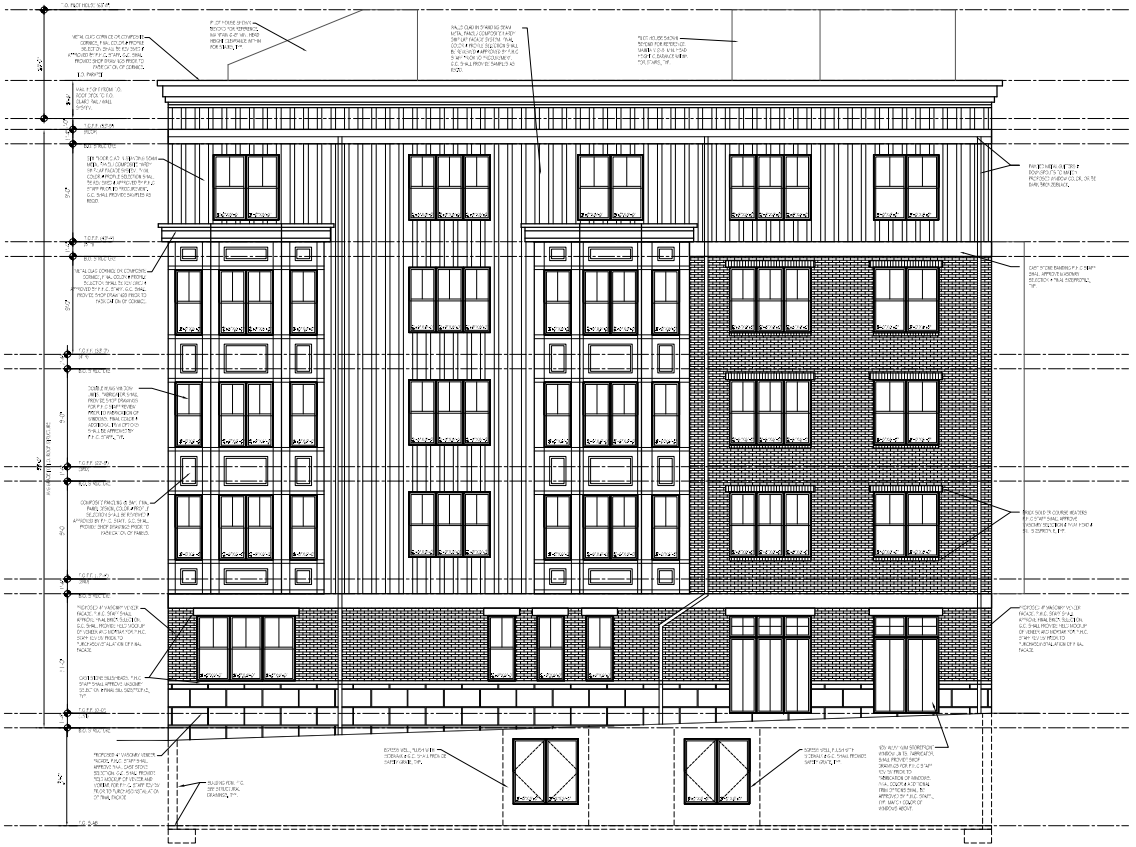
JOB No: 5900-02 GTOWN
FILE: 5900-02 GTOWN

SK-3



GERMANTOWN AVE ELEVATION

3/16" = 1'-0"



W. RITTENHOUSE ST ELEVATION

3/16" = 1'-0"

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PROJECT

PROPOSED MULTI FAMILY RESIDENCE
5900-02 GERMNTOWN AVE
PHILADELPHIA, PENNSYLVANIA

DWG. TITLE

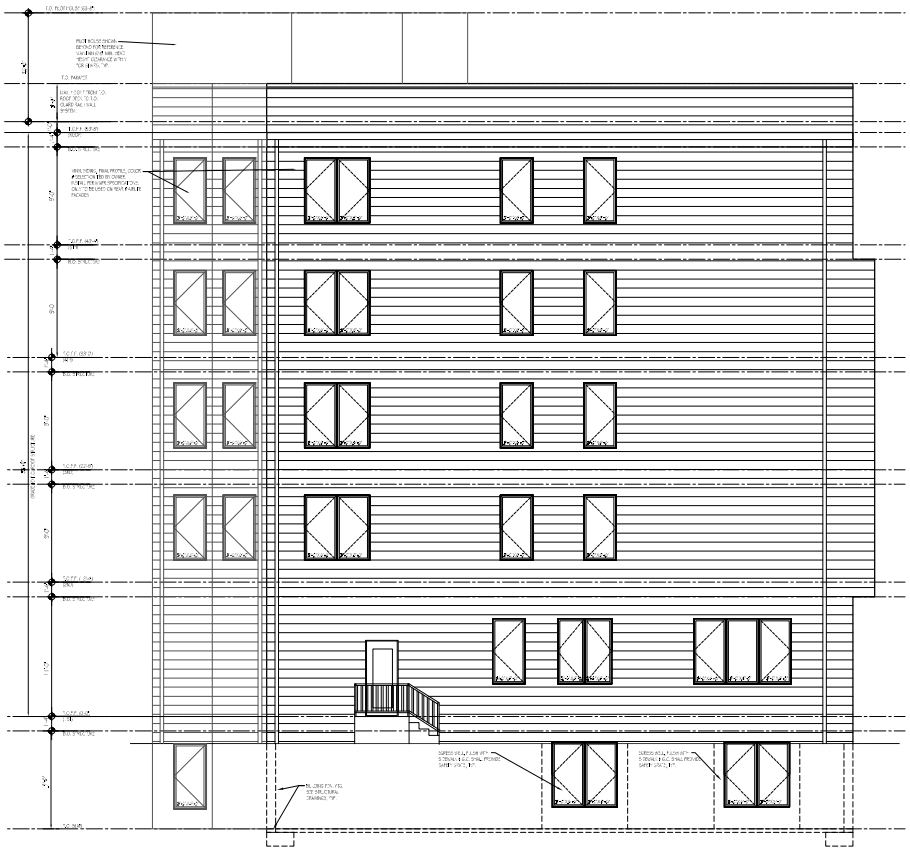
SCHEMATIC FLOOR PLANS

REVISIONS:

DRAWN BY: LD
CHECKED BY: HK
DATE: 4-15-2020
SCALE: AS NOTED

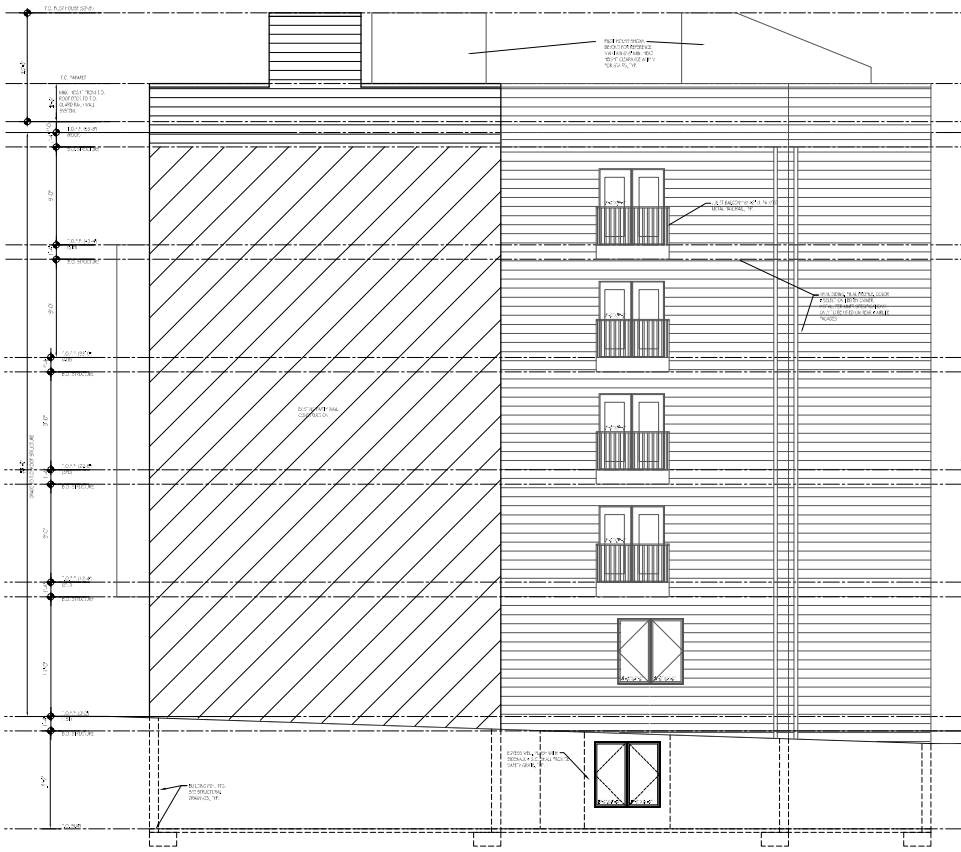
JOB No: 5900-02 GTOWN
FILE: 5900-02 GTOWN

SK-4



REAR ELEVATION

3/16" = 1'-0"



AIRLITE ELEVATION

3/16" = 1'-0"

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PROJECT

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SK-5