

ADDRESS: 1700-06 N HOWARD ST

Proposal: Demolish stable and shed addition buildings; alter and convert main building into mixed-use

Review Requested: Final Approval

Owner: Urban Conversions LLC

Applicant: Sergio Coscia, Coscia Moos Architecture

History: 1876; Gillinder & Sons' Franklin Flint Works Decorating Plant

Individual Designation: 7/10/2020

District Designation: None

Staff Contact: Allyson Mehley, allyson.mehley@phila.gov, 215-686-7660

BACKGROUND:

This application for final approval proposes to redevelop the historic property located 1700-06 N. Howard Street as part of a larger mixed-use development that will extend north along N. Howard Street and Waterloo Street. The structures on the site are the former decorating plant of Gillinder & Sons Franklin Flint Glass Works. The company occupied the property from 1876 to 1914 and was an important glass manufacturing company in Philadelphia. The property was designated last month, on 10 July 2020.

The historic property includes three connecting buildings: 1. Decorating Block (1872-1876), 2: Stable (1872-1876), and 3. Shed Addition (1895-1901). All three sections of the building are considered contributing with a Period of Significance of 1876-1914. The Committee on Historic Designation concluded during the review of the property's nomination that Building 3, the Shed Addition, was contributing although it appeared to have been significantly modified.

The application proposes to rehabilitate Building 1 and incorporate it into the overall new construction. As part of the Building 1's scope of work, plans include a two-story rooftop addition and the insertion of storefronts on the east and south elevations. Buildings 2 and 3 would be demolished and replaced with a seven-story infill section.

SCOPE OF WORK

- Rehabilitate Building 1 and create new commercial storefronts, install roof deck, and construct two-story rooftop addition.
- Demolish Buildings 2 and 3. Construct new seven-story infill building.

STANDARDS FOR REVIEW:

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

- *Standard 2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*
 - The removal of multiple window and door openings from the first floor at Building 1 and the replacement with oversized storefront systems does not meet Standard 2.
- *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.*
 - The incorporation of the historic property into a new development requires the demolition of two contributing sections, and the proposed replacement building is incompatible in height and massing, therefore does not meet Standard 9.

- *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.*
 - The demolition of Building 2 and 3 would permanently alter the historic building and would be irreversible, and therefore does not meet Standard 10.

STAFF RECOMMENDATION: Denial, pursuant to Standards 2, 9, and 10.

Images

The following map, photos, and illustration are from the 1700-06 N. Howard Street nomination form and associated documentation (Oscar Beisert, Keeping Society of Philadelphia).



Figure 1: Top map, 1887 Philadelphia Atlas by G.W. Bromley. **Figure 2:** Bottom left map, 1895 Philadelphia Atlas by G.W. Bromley. **Figure 3:** Bottom right, 1901 Philadelphia Atlas by G.W. Bromley. Source of maps-Greater Philadelphia GeoHistory Network.



Figure 4: Top image shows south elevation of Building 1 and 3. **Figure 5:** Bottom image shows the three building sections: 1. Decorating Block, 2. Stable, and 3. Shed Addition. *Source: Pictometry, Atlas, City of Philadelphia, 2019.*

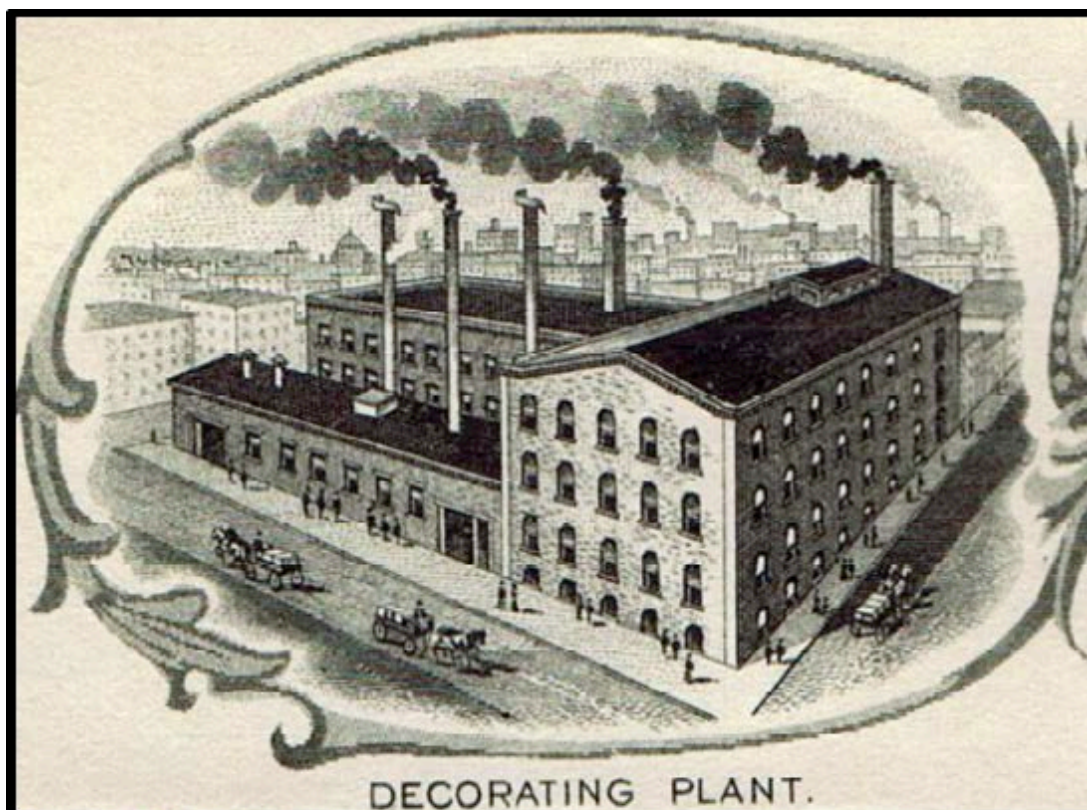


Figure 6: Illustration of “The Decorating Plant of Gillinder & Sons' Franklin Flint Glass Works,” 1914, The Museum of American Glass in West Virginia. **Figure 7:** Photograph showing similar view to illustration.

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August 11, 2020

Allyson Mehley
Historic Preservation Planner
Philadelphia Historical Commission
1515 Arch Street, 13th Floor
Philadelphia, PA 19102
allyson.mehley@phila.gov
P: 215-686-7660
RE: 1700-06 N Howard St.

Dear Allyson,

Please see attached application submitted for review by the Architectural Committee at their August 25th meeting. We are asking for Final Approval from the Committee at that time. The existing buildings at 1700-06 North Howard Streets were recently nominated to be included in the Philadelphia Register of Historic Places. The nomination breaks down the existing structures in to three components; Building 1 is the "Decorating Block", Building 2 is the "Stable", and Building 3 is the "Shed Addition". The owner in good faith is Urban Conversions LLC. and the applicant is Sergio Coscia AIA from Coscia Moos Architecture. The proposed development includes the alteration of Building 1 and the removal of buildings 2 and 3. Building 1 is being incorporated into the design for a new mixed-use development as you will see from the attached presentation.

Building 1 is the largest and most architecturally significant component and is being salvaged for reuse. It is heavy timber masonry construction with a half basement (roughly 4' below sidewalk elevation) and a first floor roughly 4' above sidewalk elevation. New retail is being planned at grade with apartments on levels 2 and 3. In order to make the ground floor accessible and functional, the existing first floor of Building 1 will be removed and a new slab is proposed at the sidewalk level. We are also proposing new openings for glass storefronts along Cecil B. Moore and North Howard Streets to accommodate a retail/hospitality tenant.

The design team has found that, while Building 1 can be retained, it is not feasible to retain buildings 2 and 3 for the following reasons:

- While Building 1 is in disrepair and in need of a new roof, repairs to the façade, new windows, and brick pointing; the exiting damage is repairable and the remaining structure is well suited for a new residential use. The owner and design team are fully committed to making the needed repair and improvements needed to bring Building 1 up to modern safety and functional standards. We have seamlessly integrated the structure into our plan while maintaining the building's unique and original character.

- We have determined that Building 2 is structurally deficient and would require extensive and costly renovation for any type of reuse. The upper floors have not been accessed or used in decades and have deteriorated to the point that a physical assessment is not possible. We will be submitting a letter from Larson and Landis, Structural Engineers, indicating the challenges associated with any attempt to keep Building 2.
- In addition, the second and third levels of building 1 and building 2 are at different elevations from each other and from any new construction. This would require an extensive and complicated circulation system to accommodate a future use.
- Building 3 has also been deemed to be structurally unsound and will be addressed in the structural engineer's letter.

Please feel free to contact us if you have any questions. We hope that you agree with our assessment and look forward to speaking with you again.

Sincerely,

Sergio C. Coscia AIA
Principal
Coscia Moos Architecture

01	Cover Page & Index
02	Site Plan
03	Existing Building Site Plan
04	View at C.B.M. Ave and Howard St
05	View down C.B.M. Ave
06	View at C.B.M. Ave and Waterloo St
07	Existing Site Photos
08	Existing Site Photos
09	Ground Floor Plan
10	Typical Unit Plan
11	Fifth Floor
12	Sixth Floor
13	N Howard Street Elevation
14	Cecil B Moore Elevation
15	Perspective
16	Perspective
17	Perspective
18	Perspective
19	Perspective



8/11/2020 4:42:09 PM



1700-30 North Howard Street
 Philadelphia, PA 19122
 08/11/2020

Cover Page & Index
 Page: 01



7/31/2020 2:13:01 PM



1700-30 North Howard Street
Philadelphia, PA 19122
08/11/2020

Site Plan
Page: 02



8/11/2020 3:24:34 PM

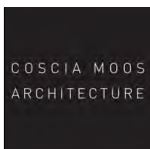


1700-30 North Howard Street
Philadelphia, PA 19122
08/11/2020

Existing Buiding Site Plan
Page: 03



8/11/2020 3:24:35 PM

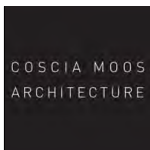


1700-30 North Howard Street
Philadelphia, PA 19122
08/11/2020

View at C.B.M. Ave and Howard St
Page: 04

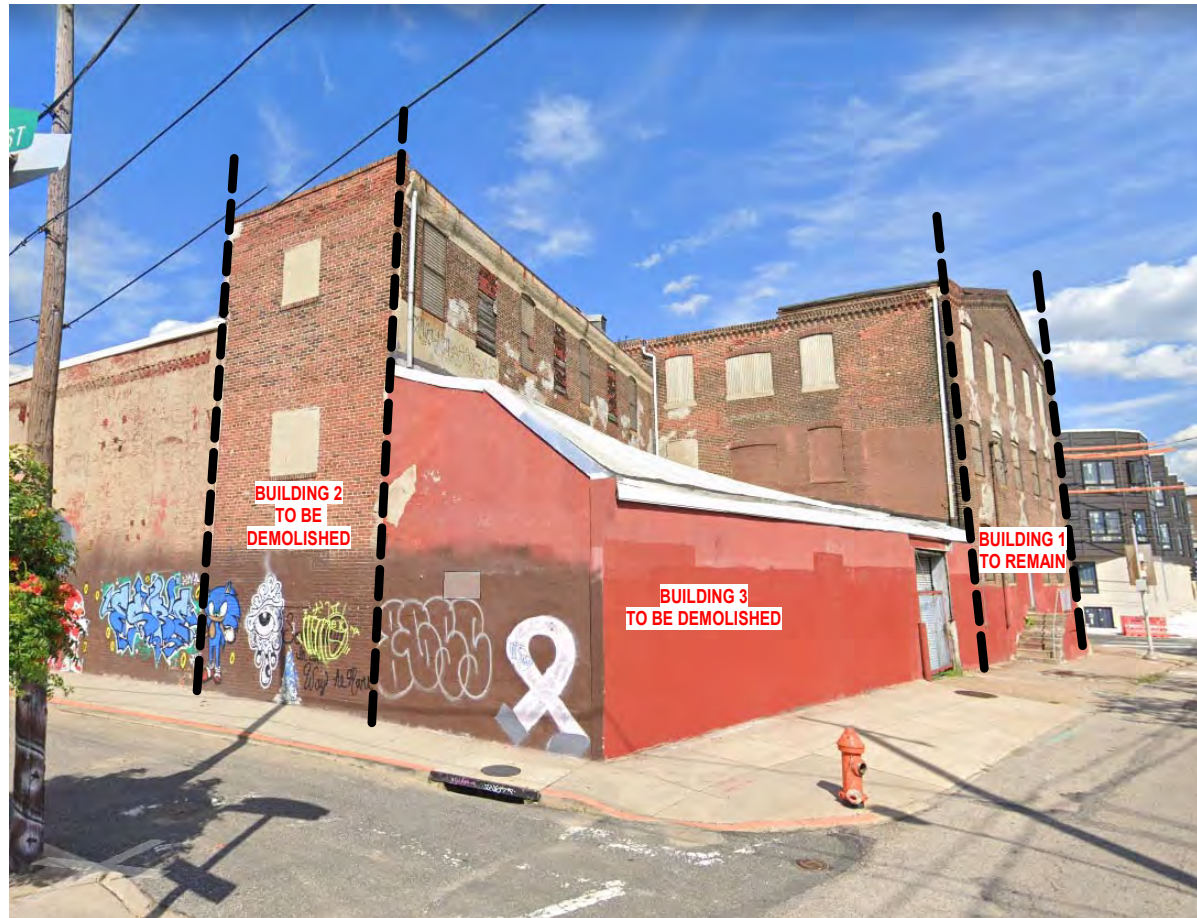


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1700-30 North Howard Street
Philadelphia, PA 19122
08/11/2020

View down C.B.M. Ave
Page: 05



8/11/2020 3:24:36 PM



1700-30 North Howard Street
Philadelphia, PA 19122
08/11/2020

View at C.B.M. Ave and Waterloo St
Page: 06



A



B



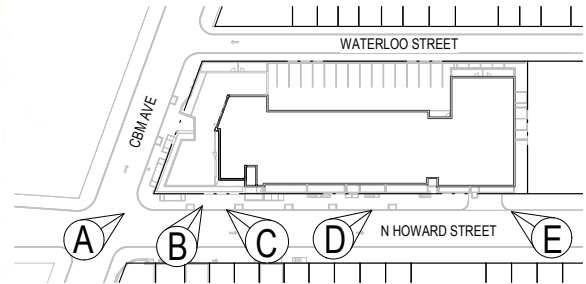
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1700-30 North Howard Street
Philadelphia, PA 19122
08/11/2020

Existing Site Photos
Page: 07



F



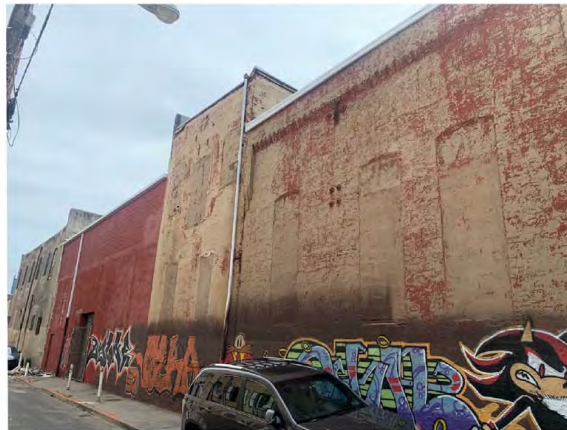
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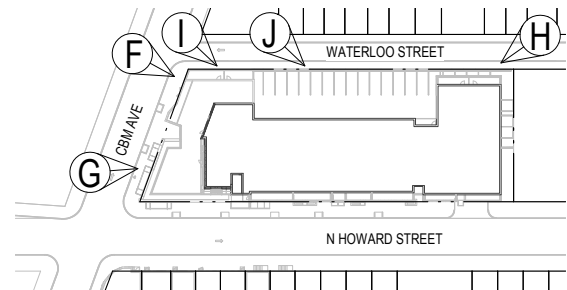
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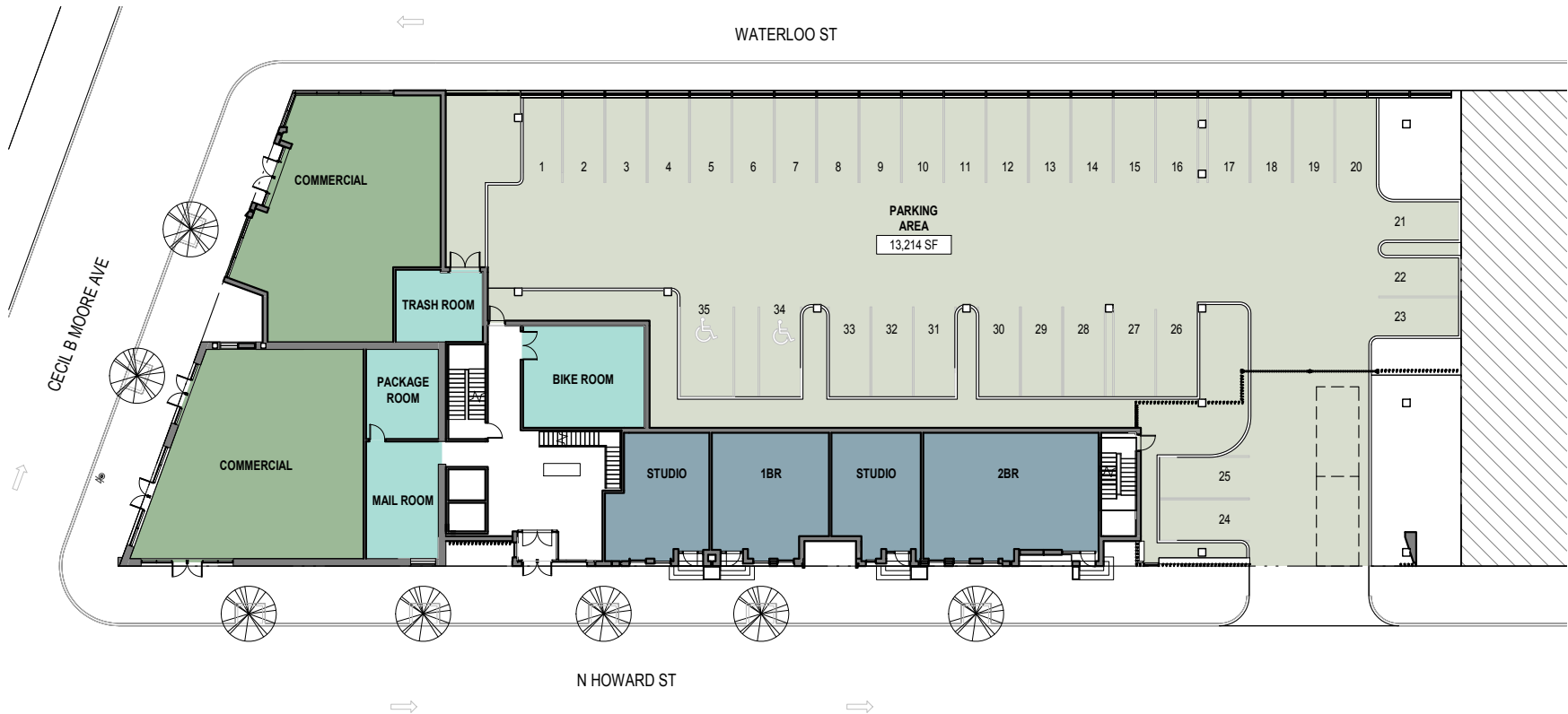


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1700-30 North Howard Street
Philadelphia, PA 19122
08/11/2020

Existing Site Photos
Page: 08

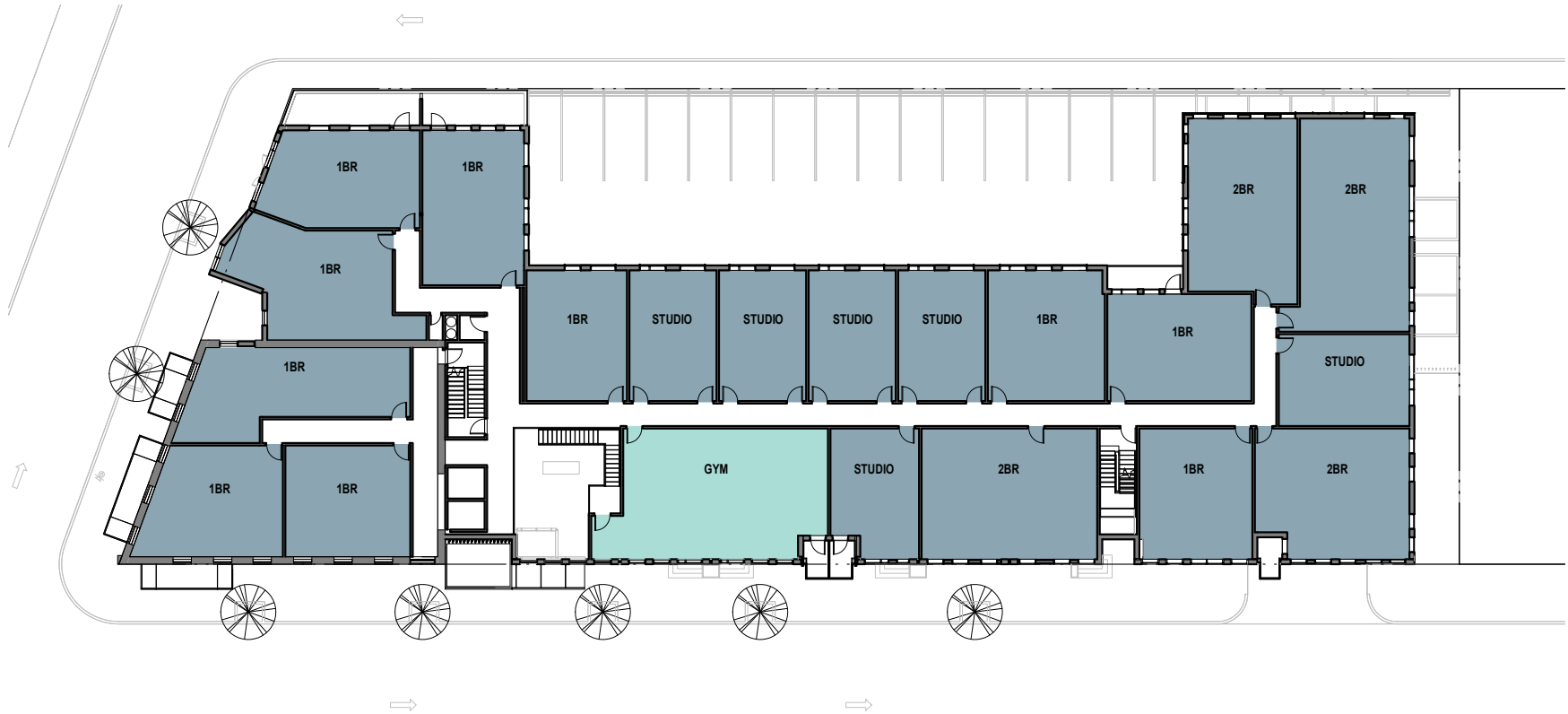


- AMENITY SPACES
- APARTMENT UNITS
- COMMERCIAL
- PARKING



1700-30 North Howard Street
 Philadelphia, PA 19122
 08/11/2020

Ground Floor Plan
 Page: 09



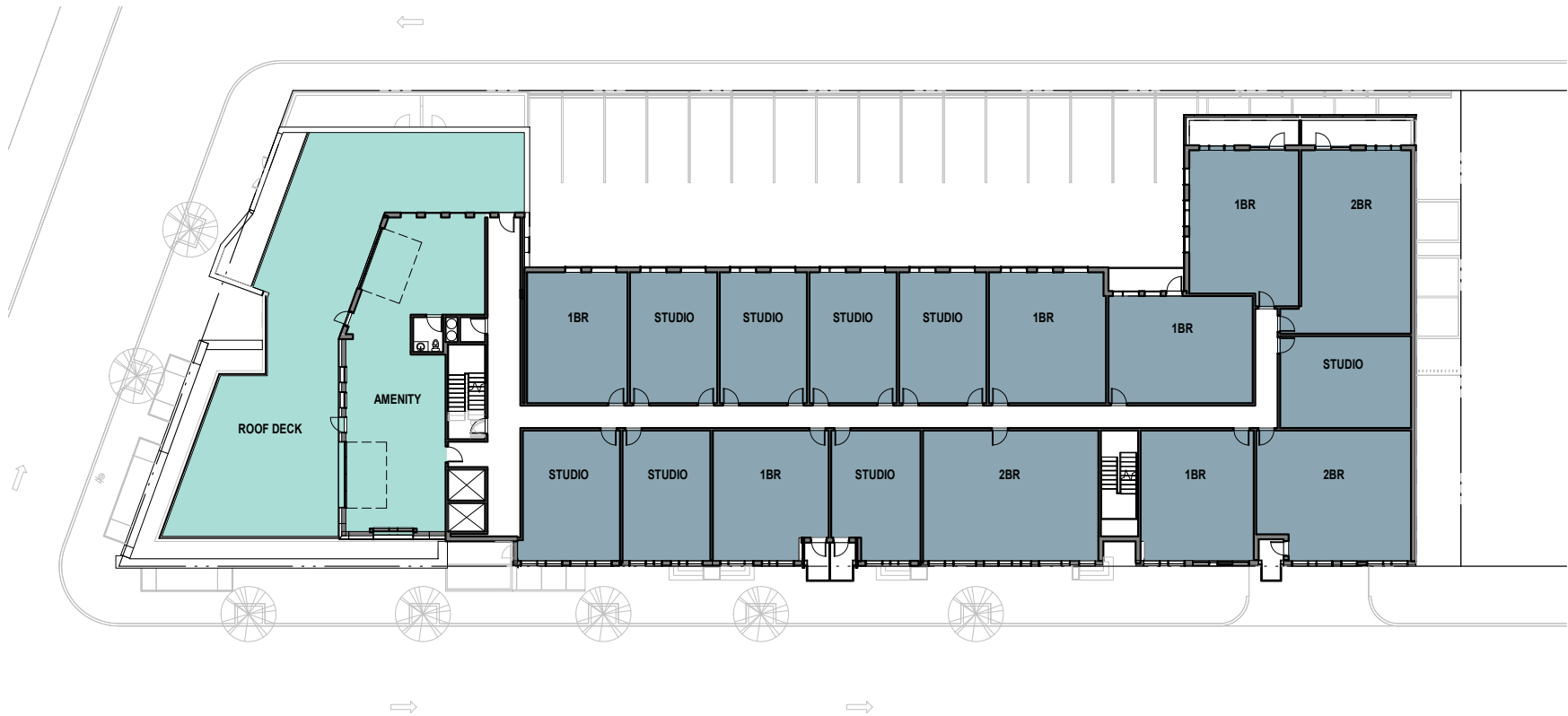
AMENITY SPACES
APARTMENT UNITS

7/31/2020 2:13:09 PM



1700-30 North Howard Street
Philadelphia, PA 19122
08/11/2020

Typical Unit Plan
Page: 10



AMENITY SPACES
 APARTMENT UNITS

7/31/2020 2:13:11 PM



1700-30 North Howard Street
 Philadelphia, PA 19122
 08/11/2020

Fifth Floor
 Page: 11



7/31/2020 2:13:12 PM

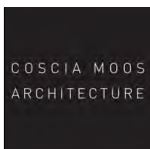


1700-30 North Howard Street
Philadelphia, PA 19122
08/11/2020

Sixth Floor
Page: 12



7/31/2020 2:13:15 PM



1700-30 North Howard Street
Philadelphia, PA 19122
08/11/2020

N Howard Street Elevation
Page: 13



7/31/2020 2:13:16 PM



1700-30 North Howard Street
Philadelphia, PA 19122
08/11/2020

Cecil B Moore Elevation
Page: 14



8/11/2020 4:38:57 PM

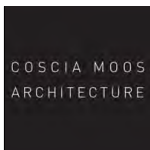


1700-30 North Howard Street
Philadelphia, PA 19122
08/11/2020

Cover Page & Index
Page: 15



7/31/2020 2:13:32 PM



1700-30 North Howard Street
Philadelphia, PA 19122
08/11/2020

Perspective
Page: 16



7/31/2020 2:13:32 PM



1700-30 North Howard Street
Philadelphia, PA 19122
08/11/2020

Perspective
Page: 17



7/31/2020 2:13:33 PM



1700-30 North Howard Street
Philadelphia, PA 19122
08/11/2020

Perspective
Page: 19