

ADDRESS: 1221-25 N 4TH ST

Proposal: Rehabilitate building; construct addition

Review Requested: Final Approval

Owner: City of Philadelphia, Department of Public Property

Applicant: Judy Robinson, Continuum Architecture & Design

History: 1895; Engine Company #29; John T. Windrim

Individual Designation: 7/12/1989

District Designation: None

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

OVERVIEW: This application proposes to construct an addition at the rear of the former Engine Company #29 building. The three-story brick and brownstone structure was designed by John T. Windrim and has been owned by the City of Philadelphia since its construction in 1895. The building ceased functioning as a firehouse in 1979 and has since been used by the Department of Public Property as storage. The Philadelphia Redevelopment Authority recently approved the sale of the property to allow for its development, which includes converting the building to residential use.

This application proposes to rehabilitate the front façade of the historic building, including masonry repairs, cleaning, new windows, and new doors that replicate the appearance of the historic doors. A portion of the rear roof would be demolished to increase the ceiling height at the interior, and a one-story addition would be constructed with a substantial setback from N. 4th Street. Green roofs are proposed for both the existing roof of the historic building and the roof of the one-story addition.

The five-story rear addition would be separated from the existing building by a covered exterior walkway, allowing the rear wall of the historic building to remain intact. Where it fronts Orianna Street, the addition would be clad in a brick veneer with a central copper bay and copper cornice. The ground-story parking area would be screened by greenery at two openings, and a central garage door would allow transparency into the space. The sides and rear of the addition would be clad in charcoal fiber cement siding. The top of the addition would feature a communal roof deck with green space.

SCOPE OF WORK:

- Construct five-story addition with roof deck;
- Demolish rear portion of existing roof and construct one-story addition;
- Install green roofs; and
- Rehabilitate façade.

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.*
 - The proposed addition would require minimal alterations to the historic structure. While the rear wall would no longer be visible from Orianna Street, no character-defining features would be lost or obscured.
 - The proposed addition is compatible in massing, size, and scale.

- The proposed materials, fenestration patterns, and architectural features, such as the copper cornice and bay, are differentiated from but compatible with the historic building and surrounding context.
- *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 proposed addition would be undertaken in a manner that would have minimal impact on the historic building. The proposed exterior walkway between the historic building and the new addition would allow the rear wall of the historic building to remain intact. The addition's removal in the future would leave the historic property and its environment unimpaired.

STAFF RECOMMENDATION: Approval, with the staff to review details, pursuant to Standards 9 and 10.

MAPS & IMAGES:



Figure 1: 2020 aerial showing 1221-25 N. 4th Street. Source: Atlas.

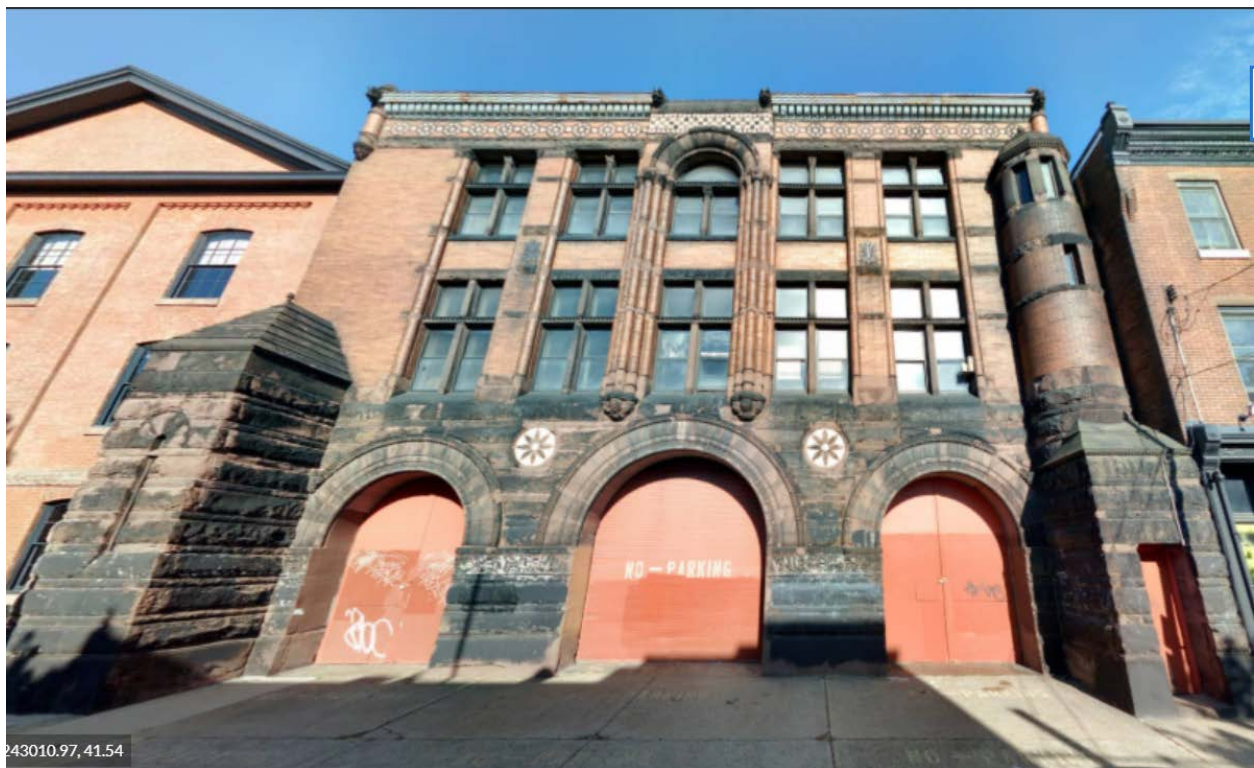


Figure 2: Front façade of 1221-25 N.4th Street, May 2020. Source: Cyclomedia.



Figure 3: Rear of 1221-25 N. 4th Street, May 2020. Source: Cyclomedia.



Figure 4: Historic photograph showing the firehouse soon after construction in 1896. Source: Department of Records.



Figure 5: Photograph of the main doors of the firehouse as they appeared in 1966. Source: Department of Records.



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	1221-25 N 4th Street <u>Parcel Address</u> <u>Specific Location</u> <input type="checkbox"/> 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: <input type="checkbox"/> Property Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Equitable Owner <input checked="" type="checkbox"/> Licensed Professional or Tradesperson Name Judy Robinson Company Continuum Architecture & Design Address 1219 N 4th Street, Philadelphia PA Email jlr@continuum-architecture.com Phone 2 1 5 6 2 7 3 8 4 5
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 City of Philadelphia, Dept of Public Prop <input type="checkbox"/> Check box if new owner is being listed Address 1401 JFK Blvd, Philadelphia PA Email _____ Phone _____
Design Professional in Responsible Charge Identify the PA- licensed design professional who is legally responsible.	4	Name Judy Robinson Firm Continuum Architecture & Design PA License # RA013699X Phila. Commercial Activity License # 344769 Email jlr@continuum-architecture.com Phone 2 1 5 6 2 7 3 8 4 5
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 <input type="checkbox"/> Single-Family <input type="checkbox"/> Two-Family <input checked="" type="checkbox"/> Other, please describe: Mixed Use (b) Scope of Work <input type="checkbox"/> New Construction <input checked="" type="checkbox"/> Addition and/or Alteration <input type="checkbox"/> Shell (No Fit Out) – Option for Commercial Permits Only (c) Earth Disturbance Area of Earth Disturbance ~4046 (Sq. Ft.) (d) Building Floor Areas New Floor Area 13114 (Sq. Ft.) Existing Altered Area 12265 (Sq. Ft.) (e) Number of Stories 3-5 (f) Description of Work The renovation of an existing 3-story building with a 5-story addition in the rear of the property. (g) Project Conditions <input checked="" type="checkbox"/> Project Impacts Street/Right-of-Way <input type="checkbox"/> New High Rise <input checked="" type="checkbox"/> Green Roof Included <input type="checkbox"/> Modular Construction <input checked="" type="checkbox"/> Façade Work <input type="checkbox"/> Initial Fit Out of Newly Constructed Space



Department of
Licenses and Inspections
CITY OF PHILADELPHIA

DO NOT MAIL THIS APPLICATION

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-2020-004619**

(b) General Building Construction Contractor Information

Name _____ Cost of Building Work \$ _____

License Number _____ Phone | | | | | | | | | |

(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: _____

6

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: 02 / 05 / 2021

DESCRIPTION OF PROPOSAL

Engine Company No. 29, designed by John Windrim, stands at 1221-1225 N. 4th Street in the South Kensington neighborhood of Philadelphia. The 3-story building was constructed in 1895, is on the Philadelphia Register of Historic Places and has been nominated for the National Register of Historic Places.

After winning a competition to purchase the building from the City of Philadelphia over 2 years ago, our Development Team has secured the approvals necessary to renovate the building back to its original glory.

The approved project scope calls for the historic conversion of the 3 story 15,000 square foot Firehouse into ground floor commercial and 9 residential units above with the adjacent parcel to the East to be developed into 20 new construction residential apartments atop an elevated podium with an amenity area and an on-grade parking lot for cars.

The Firehouse will be renovated to the requirements of the Historical Commission and Register, while the new building to be constructed on the rear parcel will show a brick facade to Orianna Street. The face and details will be designed to reflect on the Firehouse opposite but will be a modern interpretation, not a mimicry of a lost art. Large scale black windows will be set in the face and the entrance to the parking area will be a paneled garage door painted red.

In terms of sustainability, the renovation of the existing Firehouse and the construction of the new building facing Orianna Street will be covered in 60% Green Roof meeting the Philadelphia Water Department Standards. The green roof will include a large shared common area green roof amenity space on the new building, a smaller shared communal area on the second level of the new building and non-accessible green roofs on the existing building. Additional measures to improve energy efficiency of the new residential units will include high efficiency HVAC units with exposed ductwork, high efficiency appliances, low flow fixtures, dual flush toilets and LED light fixtures.

Wherever possible existing aesthetically and historically significant features of the Firehouse will be preserved by an expert and passionate team of custom joiners and wood restoration technicians dedicated to preserving the true art and craftsmanship of historic joinery. The center light well shaft will be restored and capped with new skylights on the roof; the existing wood framed skylight at the ceiling of the first floor will be maintained and refurbished, and new windows will be installed in the existing openings of the light well to allow natural daylight into the center of the building. The plan is to create a harbor of vines and planted areas inside the well so that the spaces and residential units above have a view into a green light filled area.

There will be a myriad of robust social impact initiatives planned including extremely diverse

Investment and design teams, a Community Benefits Agreement, 10% of the residential units will be rented at 80% of AMI, an Economic Opportunity Plan for the project that exceeds the goals set forth by the City for a Diverse Workforce, and a series of mentoring and apprenticeship programs.



July 16, 2020

Engine House 29 LLC
Attn: Jeffrey Tubbs
227 W. Thompson Street, Unit A
Philadelphia, PA 19122

**Re: 1221-25 N. 4th Street
(the "Property")**

Dear Mr. Tubbs:

Enclosed, please find a letter (the "Letter") authorizing Engine House 29 LLC to obtain building permits, zoning permits, variances and any other zoning relief necessary.

The Philadelphia Redevelopment Authority is issuing the Letter for Engine House 29 LLC convenience and is under no obligation whatsoever to Engine House 29 LLC as a result of the Letter. The Letter does not represent any commitment on the part of the Authority to Engine House 29 LLC. In no event shall the Authority be responsible for any cost, expense or fee incurred by or on behalf of Engine House 29 LLC in connection with the Letter or any permit, variance or other relief sought with respect to the Property. Engine House 29 LLC shall be solely responsible for all such costs, expenses and fees.

Sincerely,

A handwritten signature in blue ink that reads "Angel Rodriguez". The signature is fluid and cursive, with a large loop at the end.

Angel Rodriguez
Deputy Executive Director, Real Estate

Cc: Dent, file



PROPOSED FRONT ELEVATION

THE FIREHOUSE

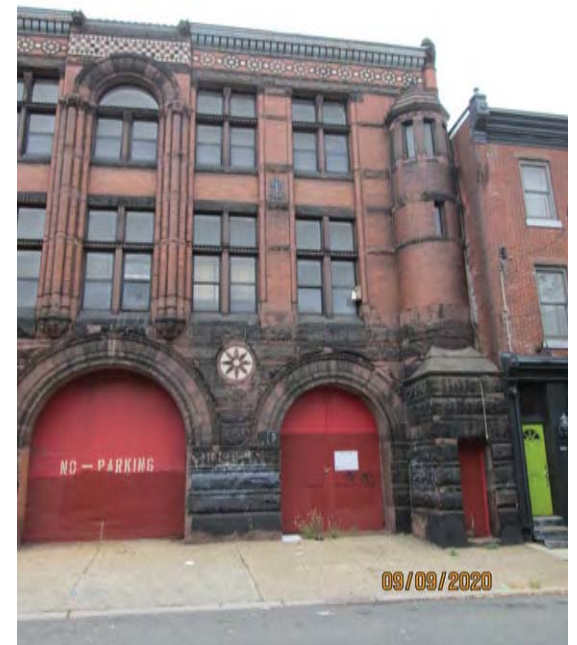
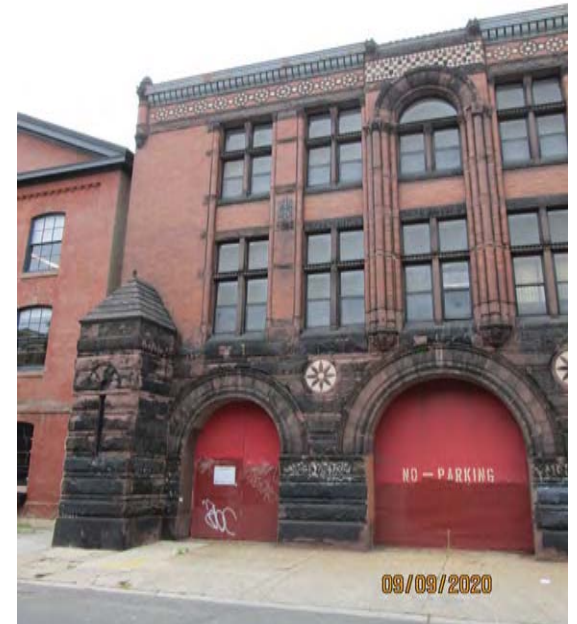
Engine Company 29

1221-25 N 4th Street

Philadelphia PA 19122

Philadelphia Historic
Commission Submission

February 5th, 2021



EXISTING FRONT FAÇADE PHOTOS



VIEW ON 4TH STREET LOOKING NORTH



VIEW ON 4TH STREET LOOKING SOUTH



EXISTING REAR FAÇADE PHOTO



VIEW ON ORIANNA LOOKING SOUTH



VIEW ON ORIANNA LOOKING NORTH



PROPOSED REAR ELEVATION



PROPOSED GREEN ROOF and AMENITY SPACE

NOTE: FOR RENDERING PURPOSES ONLY, FINAL BUILT GREEN ROOF AND AMENITY SPACE MAY VARY

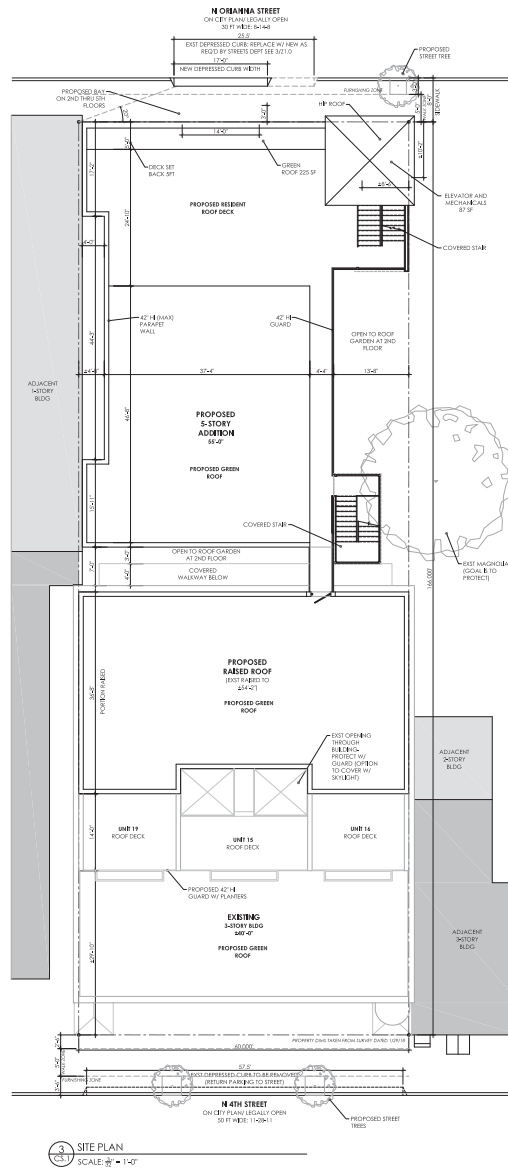
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1 RENDERING OF FRONT ELEVATION
SCALE: NTS



2 RENDERING OF REAR ELEVATION
SCALE: NTS



3 SITE PLAN
SCALE: 1/4" = 1'-0"



4 LOCATION MAP
SCALE: NTS

ISSUED FOR
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02-05-21



Project Name & Location:
The Firehouse
1221-25 N 4th Street, Philadelphia PA
Drawing Title:
COVER SHEET and SITE PLAN

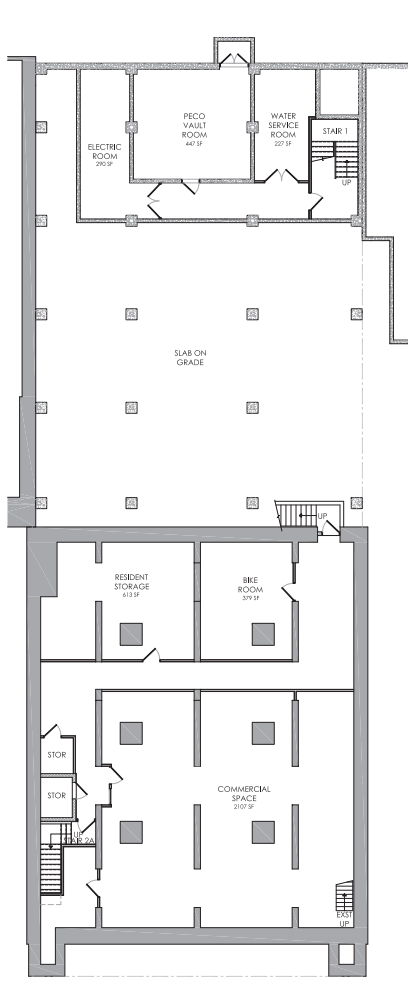
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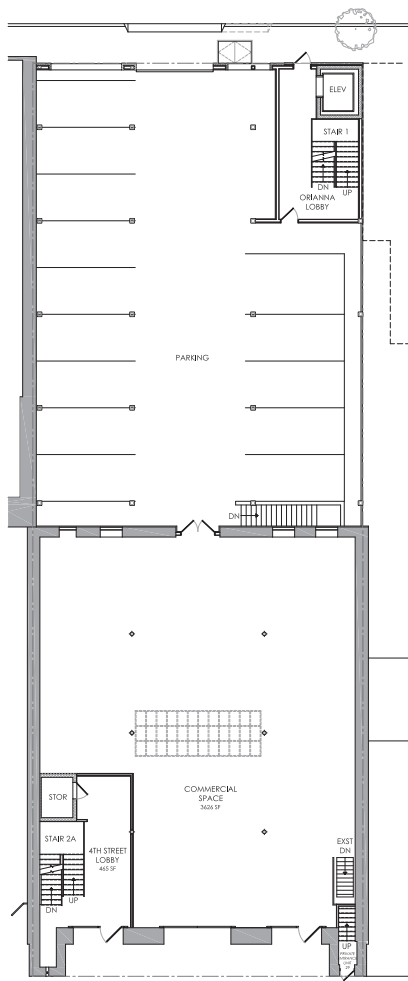
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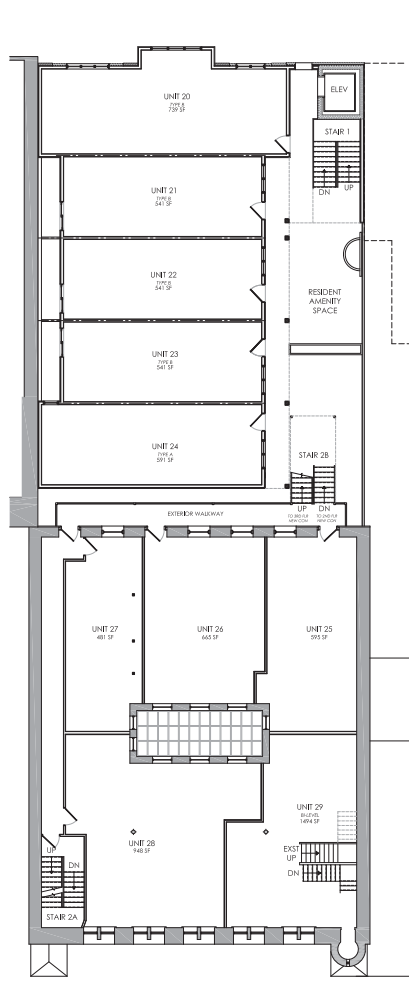
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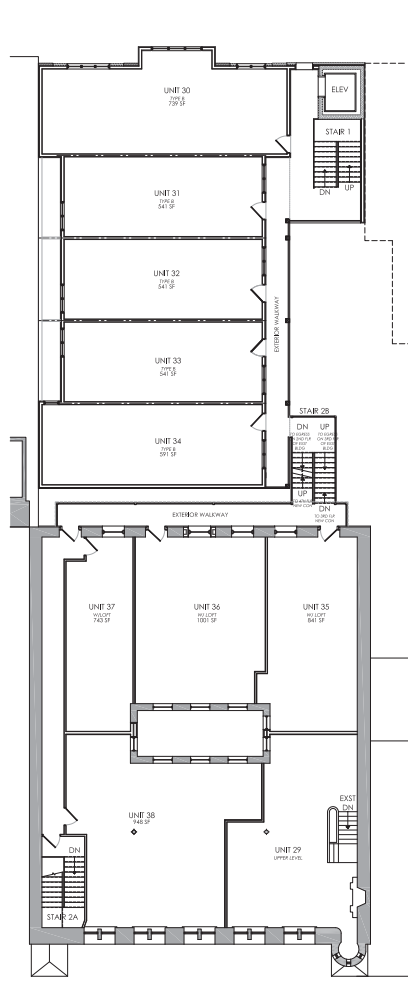
0 BASEMENT KEY & EGRESS PLAN
SCALE: 1/8" = 1'-0"



1 FIRST FLOOR KEY & EGRESS PLAN
SCALE: 1/8" = 1'-0"



2 SECOND FLOOR KEY & EGRESS PLAN
SCALE: 1/8" = 1'-0"



3 THIRD FLOOR KEY & EGRESS PLAN
SCALE: 1/8" = 1'-0"

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Project Name & Location:
The Firehouse
1221-25 N 4th Street, Philadelphia PA
Drawing Title:
KEY PLANS and EGRESS PLANS

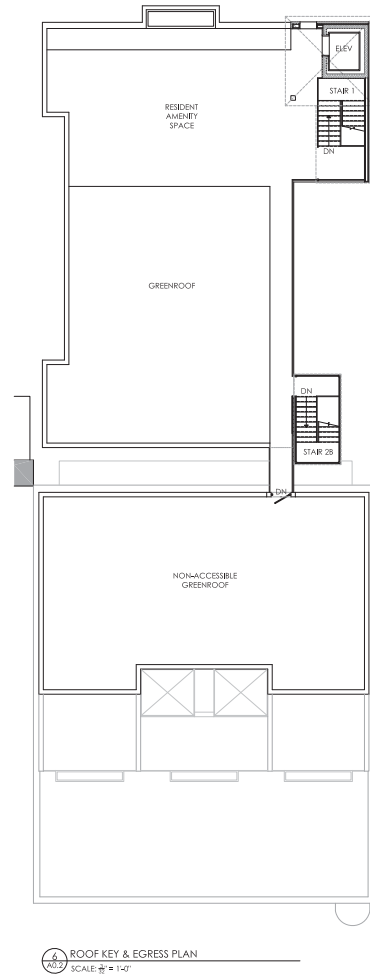
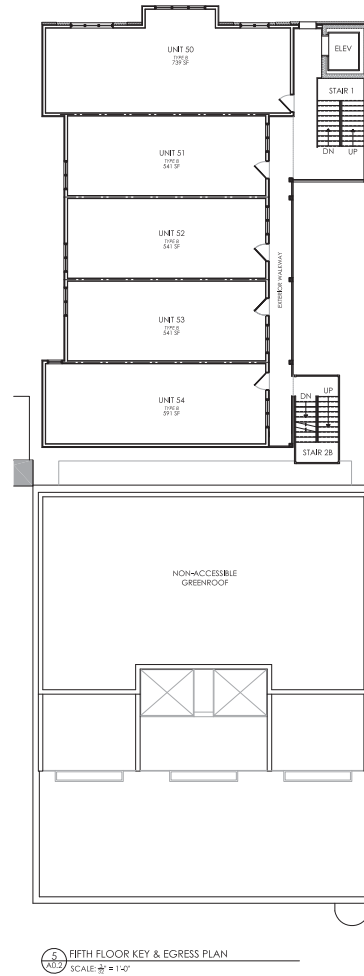
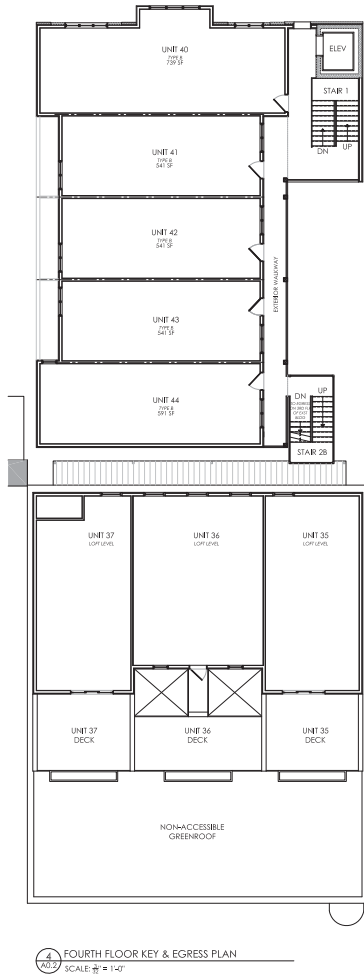
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Project Name & Location:
The Firehouse
1221-25 N 4th Street, Philadelphia PA
Drawing Title:
KEY PLANS and EGRESS PLANS

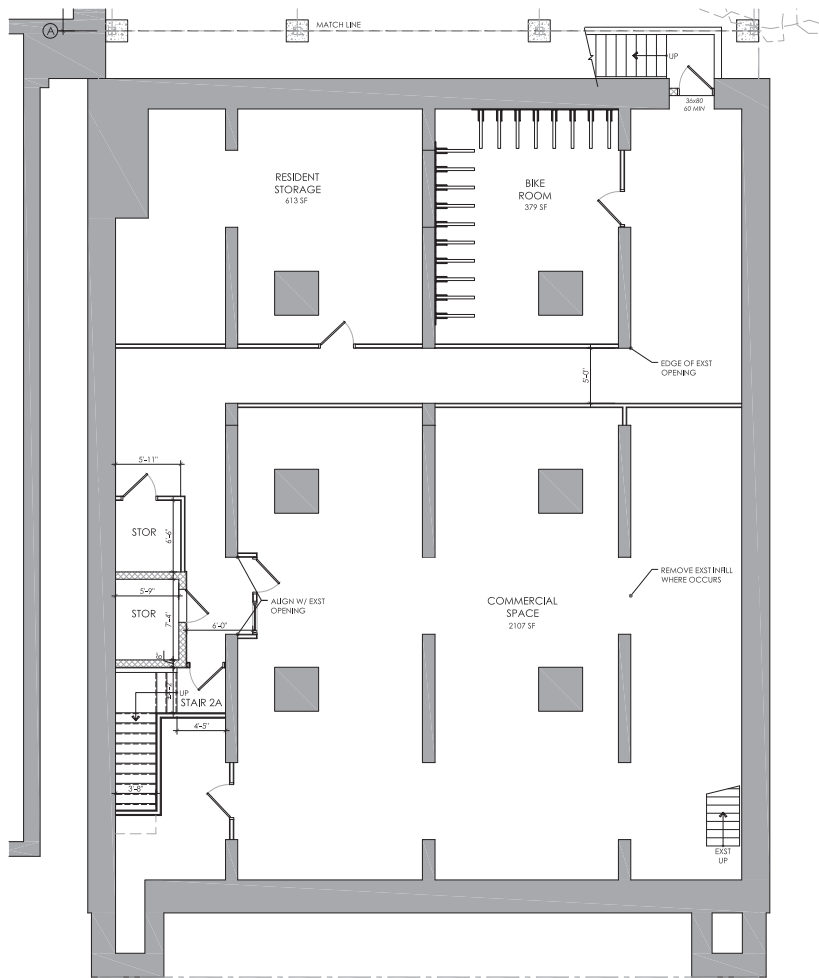
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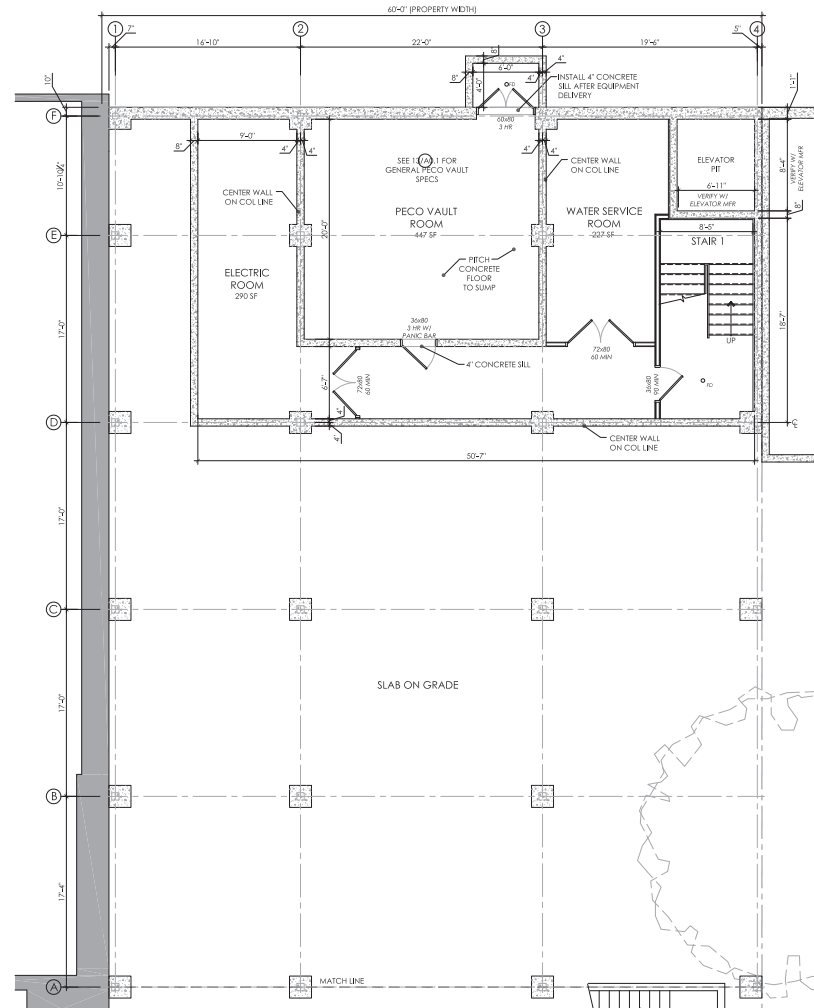
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1 EXISTING BUILDING: BASEMENT PLAN
SCALE: 1/8" = 1'-0"



2 NEW CONSTRUCTION: BASEMENT PLAN
SCALE: 1/8" = 1'-0"

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Project Name & Location:
The Firehouse
1221-25 N 4th Street, Philadelphia PA

Drawing Title:
BUILDING BASEMENT PLANS



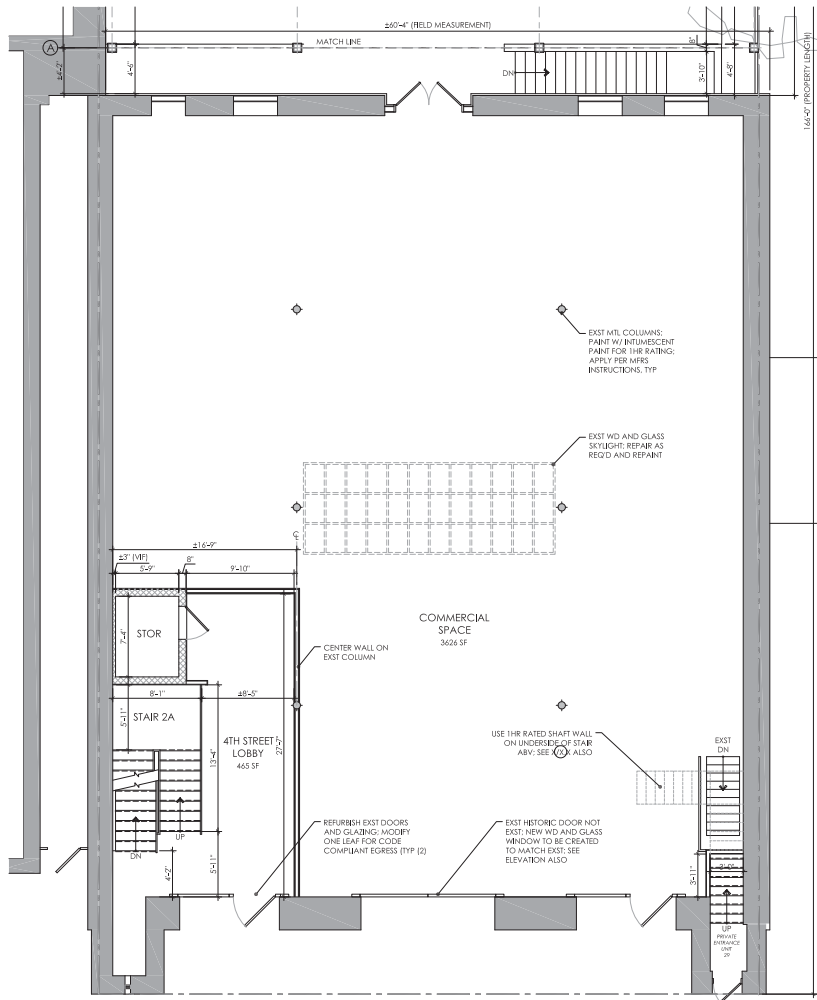
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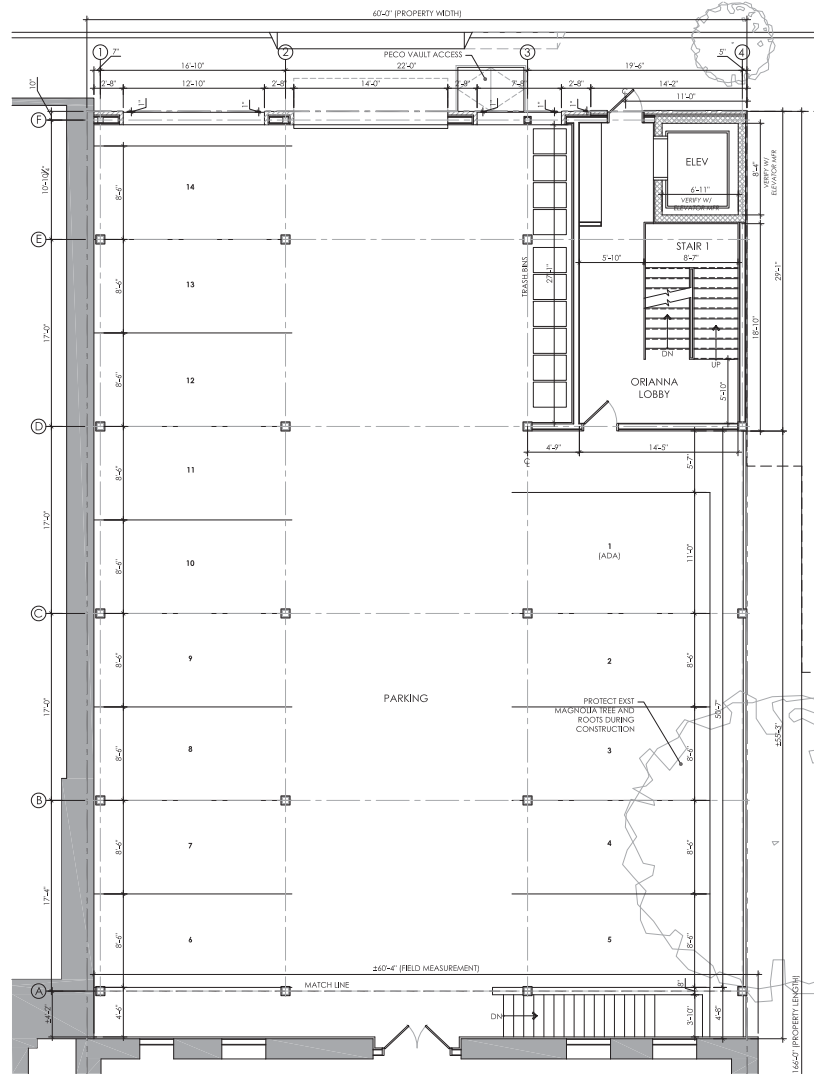
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1 EXISTING BUILDING: FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 NEW CONSTRUCTION: FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

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Project Name & Location:
The Firehouse
1221-25 N 4th Street, Philadelphia PA
Drawing Title:
BUILDING FIRST FLOOR PLANS

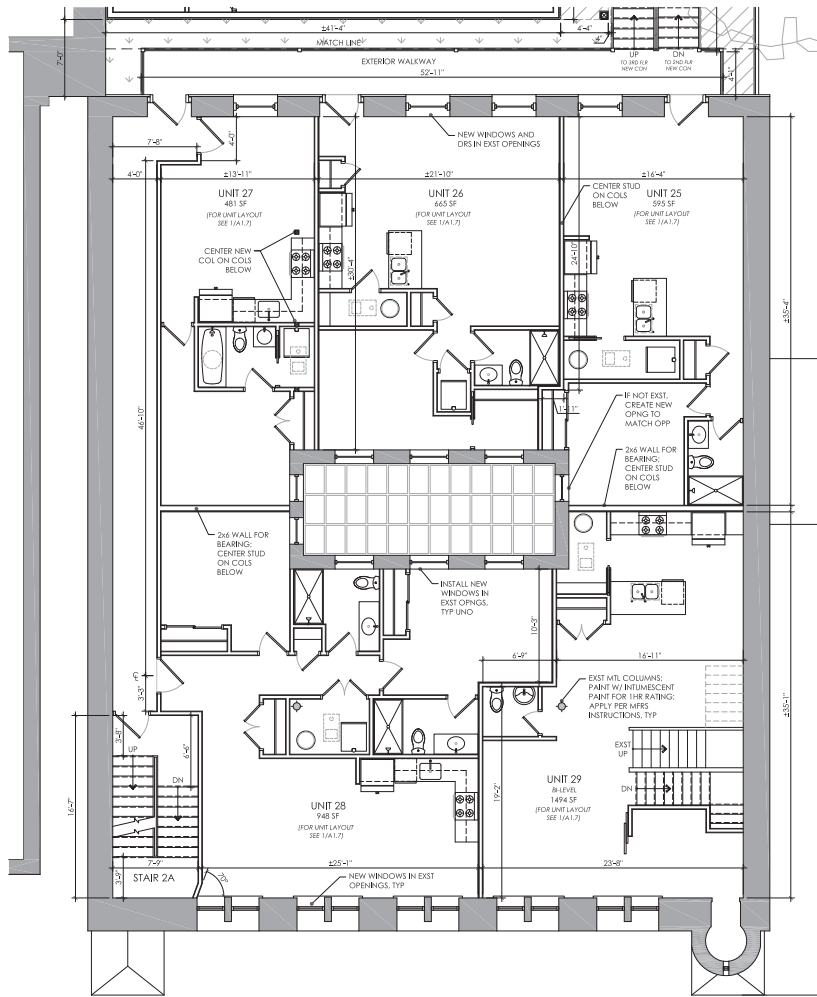


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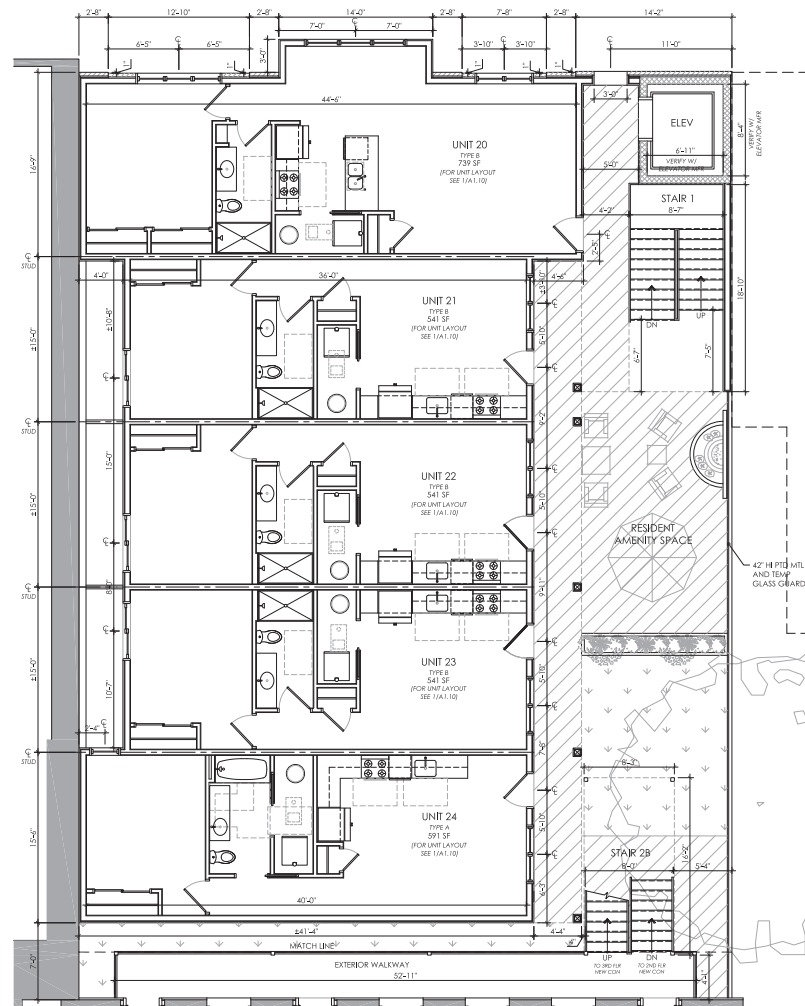
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1
A1.2
EXISTING BUILDING: SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



2
A1.2
NEW CONSTRUCTION: SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

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02-05-21



Project Name & Location:
The Firehouse
1221-25 N 4th Street, Philadelphia PA

Drawing Title:
BUILDING SECOND FLOOR PLANS



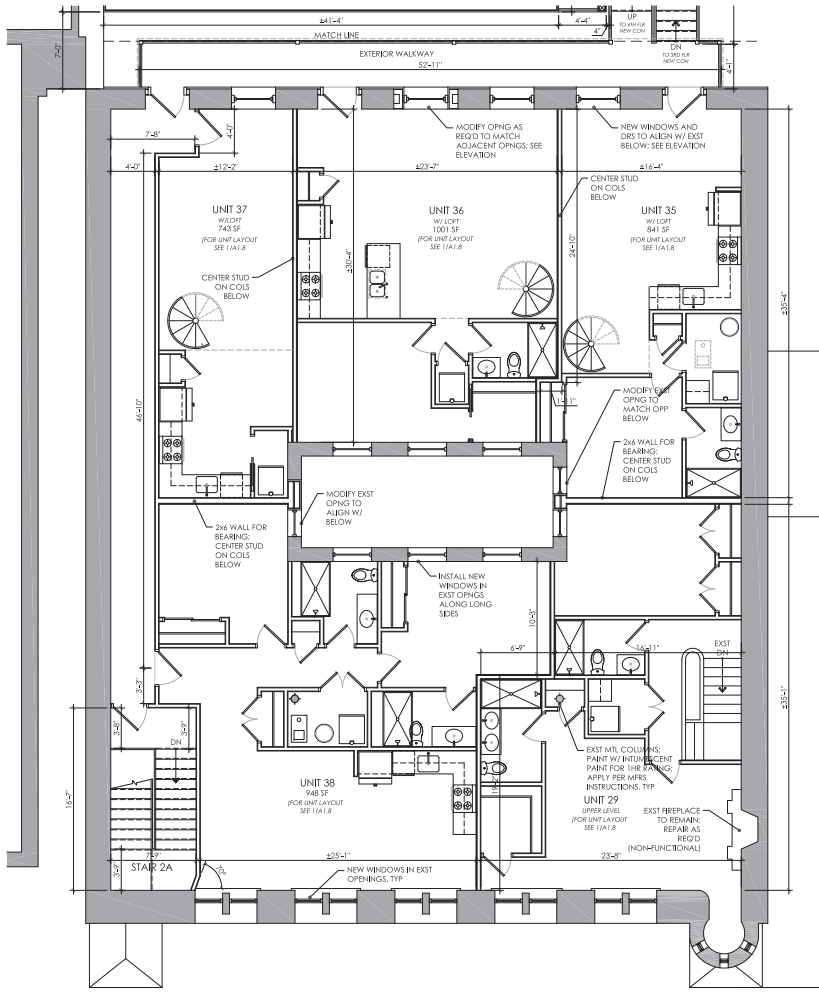
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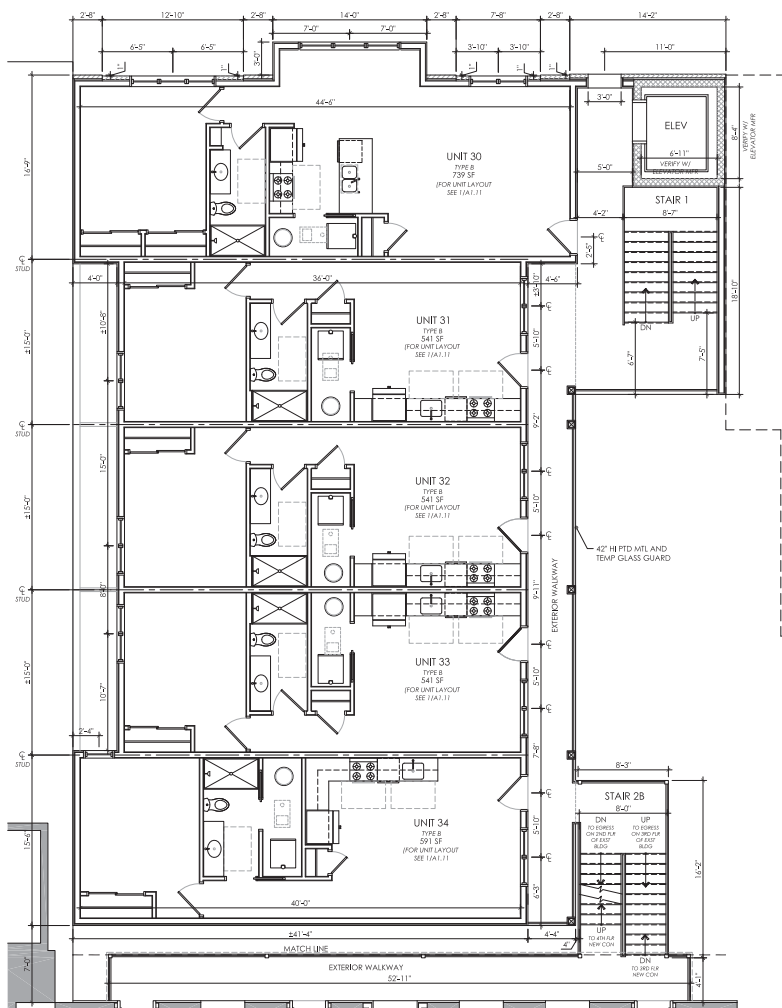
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1. EXISTING BUILDING: THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"



2. NEW CONSTRUCTION: THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"

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Project Name & Location:
The Firehouse
1221-25 N 4th Street, Philadelphia PA
Drawing Title:
BUILDING THIRD FLOOR PLANS

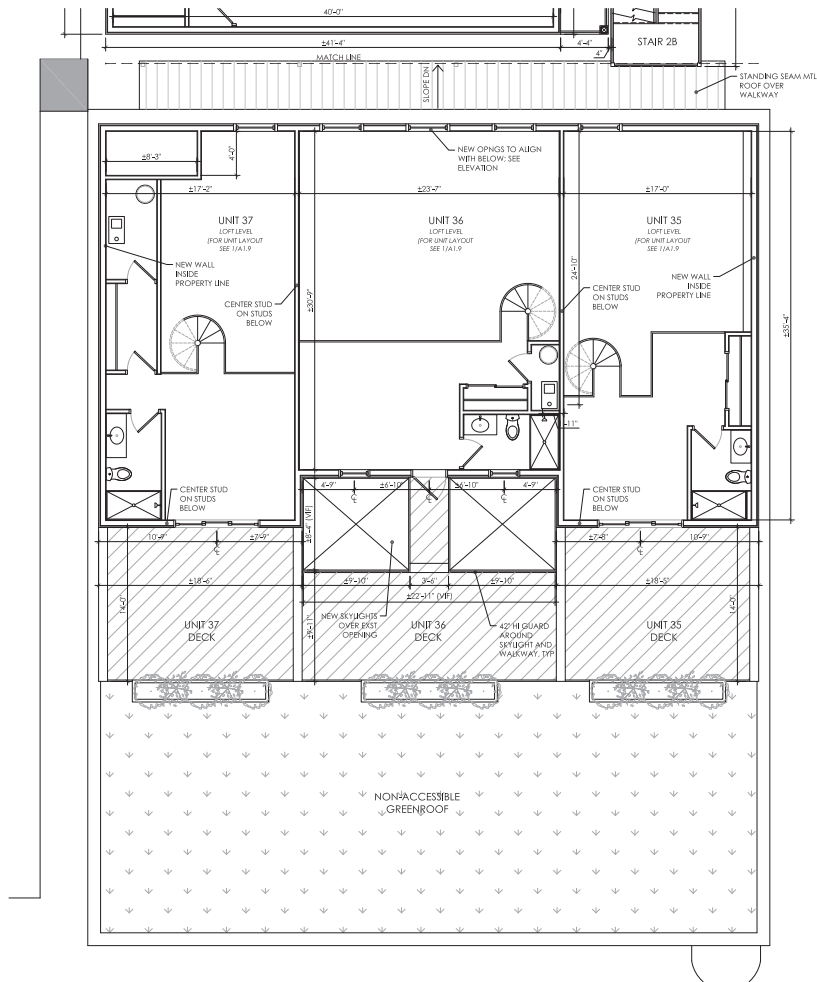
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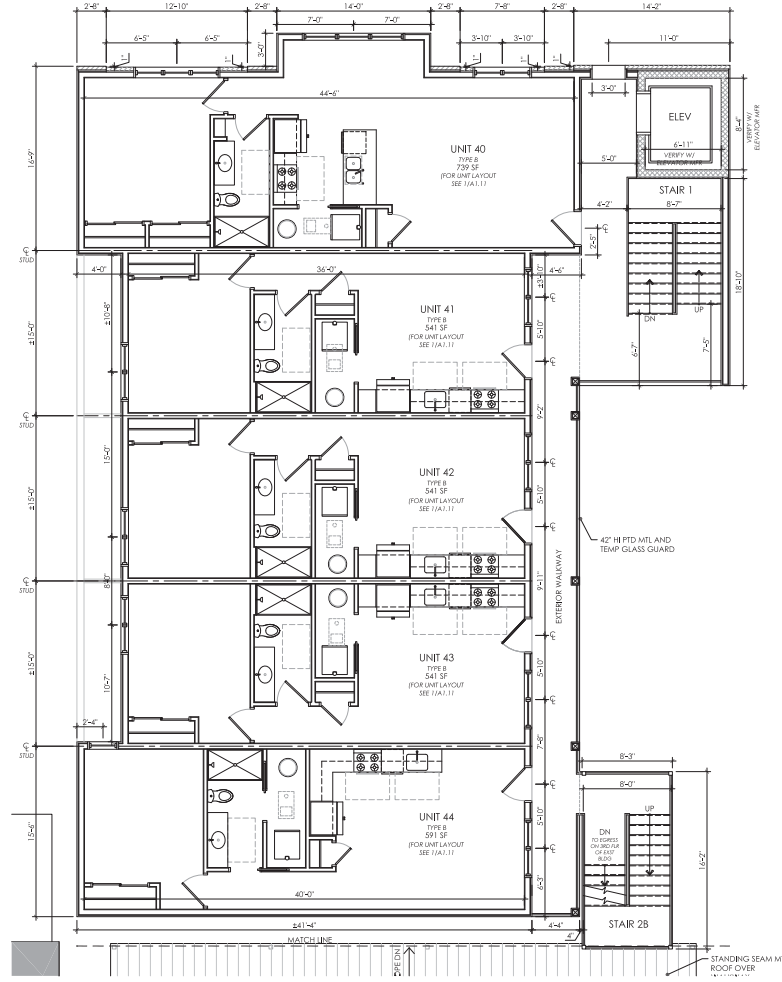
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1 EXISTING BUILDING: MEZZANINE/ LOFT LEVEL
SCALE: 1/4" = 1'-0"



2 NEW CONSTRUCTION: FOURTH FLOOR PLAN
SCALE: 1/4" = 1'-0"

ISSUED FOR
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02-05-21



Project Name & Location:
The Firehouse
1221-25 N 4th Street, Philadelphia PA

Drawing Title:
BUILDING MEZZ/ LOFT LEVEL and FOURTH FLOOR PLANS



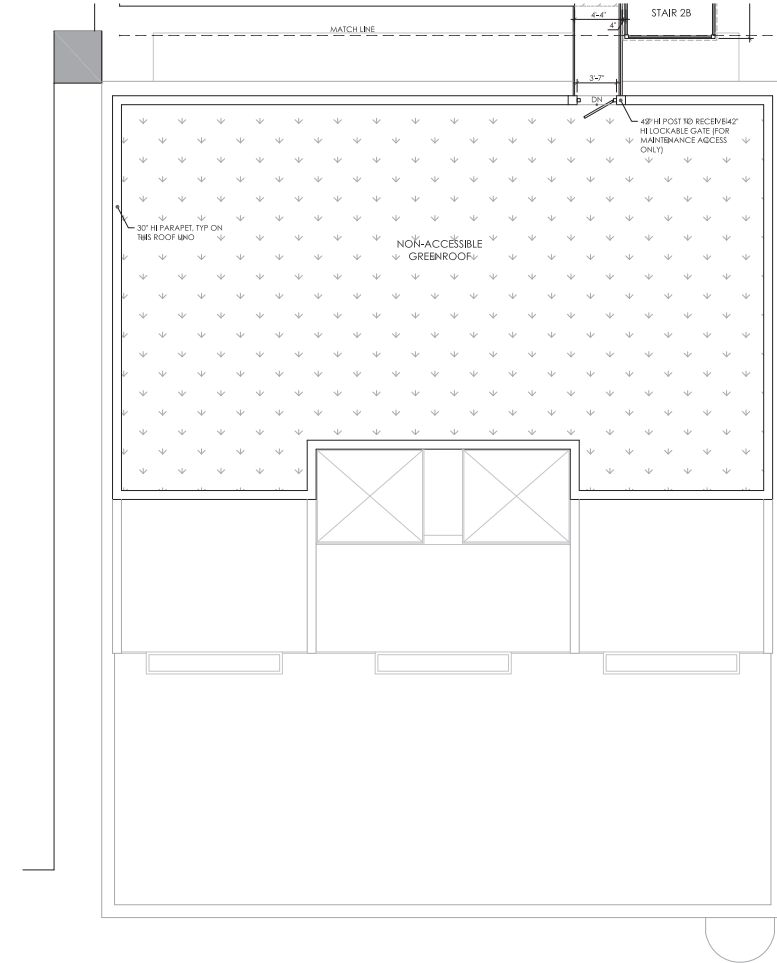
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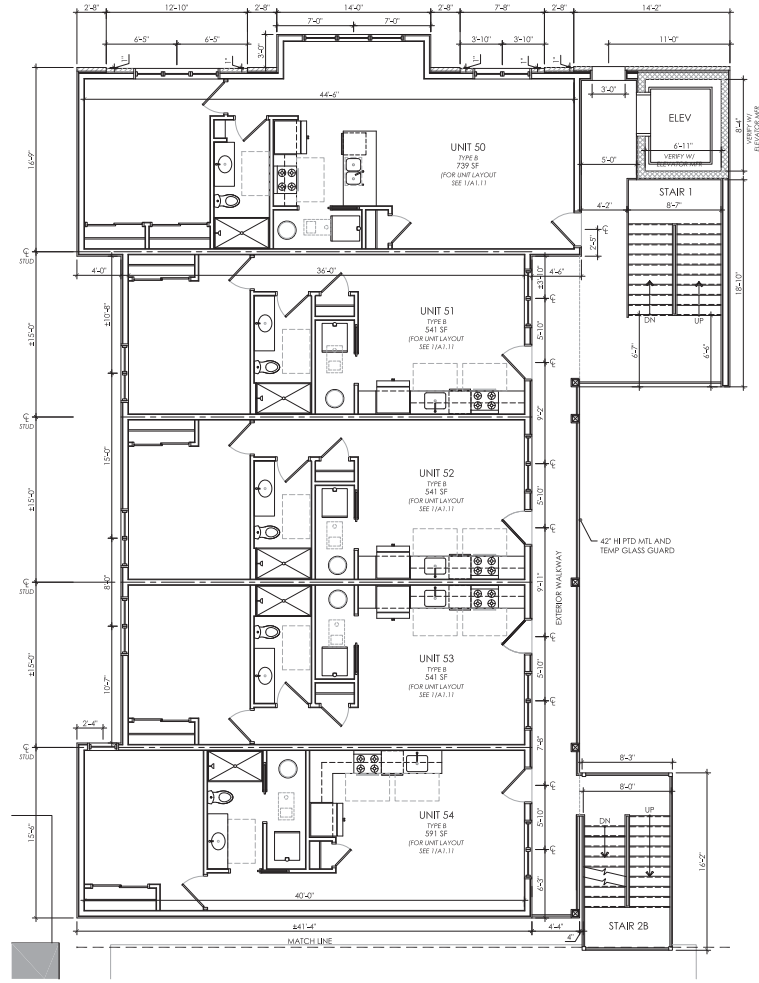
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EXISTING BUILDING: ROOF
SCALE: 1/8" = 1'-0"



NEW CONSTRUCTION: FIFTH FLOOR PLAN
SCALE: 1/8" = 1'-0"

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Project Name & Location:
The Firehouse
1221-25 N 4th Street, Philadelphia PA

Drawing Title:
EXISTING BUILDING ROOF and 5TH FLOOR BUILDING PLAN



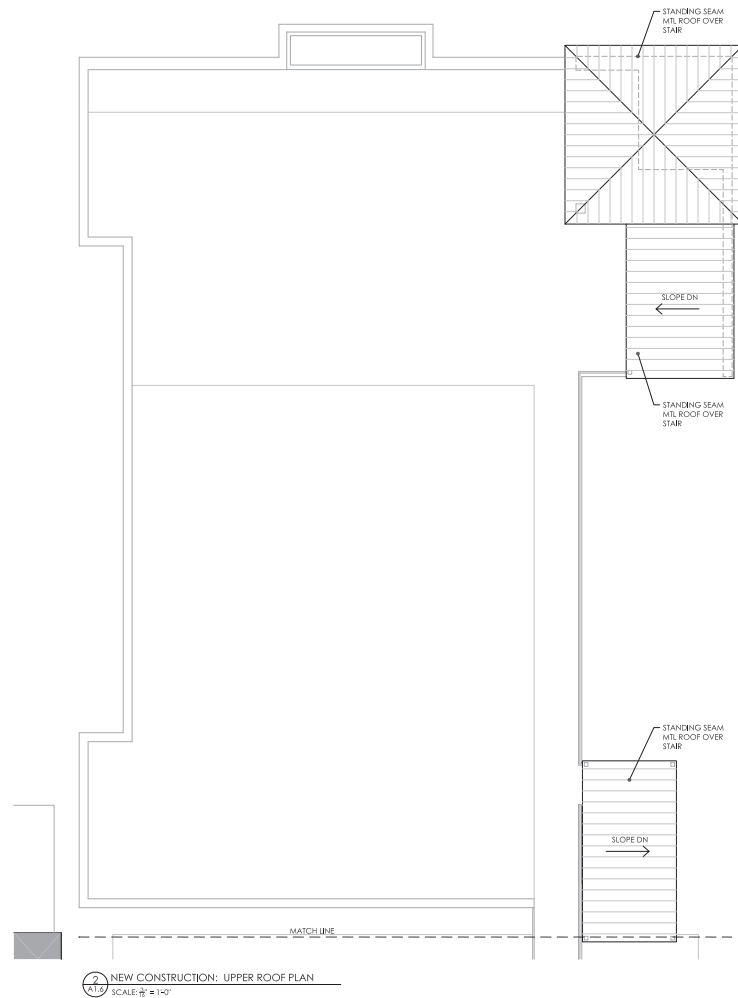
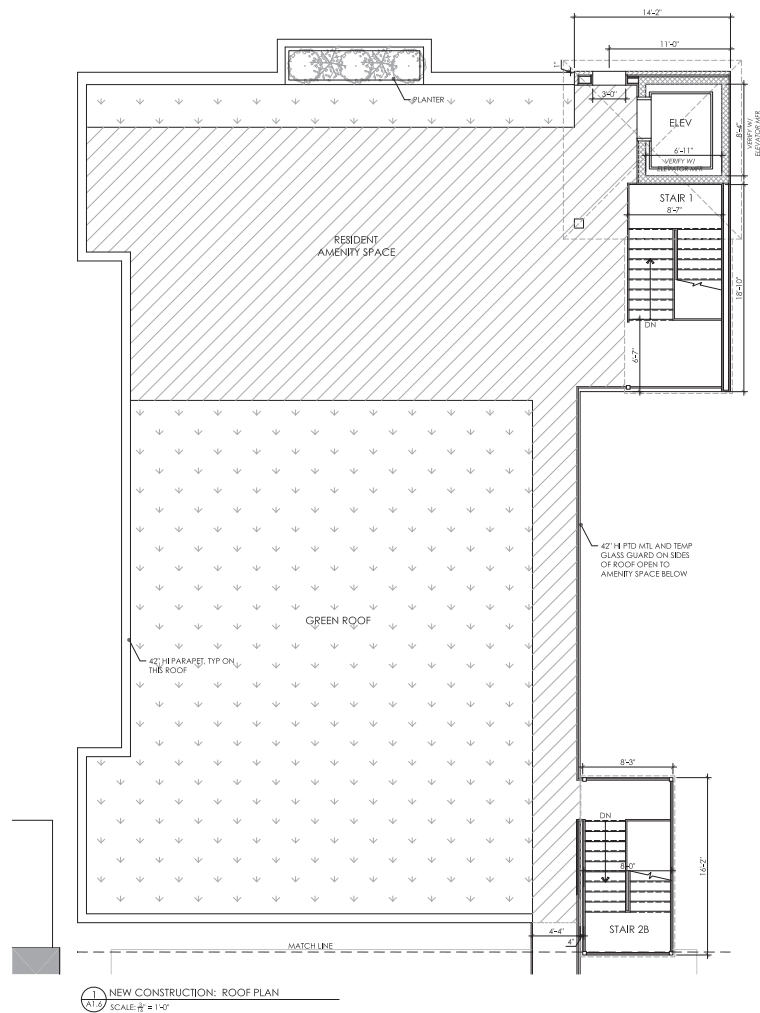
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Project Name & Location:
The Firehouse
1221-25 N 4th Street, Philadelphia PA
Drawing Title:
NEW CONSTRUCTION ROOF PLANS



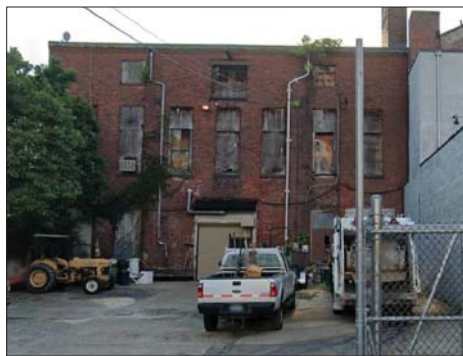
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BUILDING SECTION

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Judith L. Robinson

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A2.2

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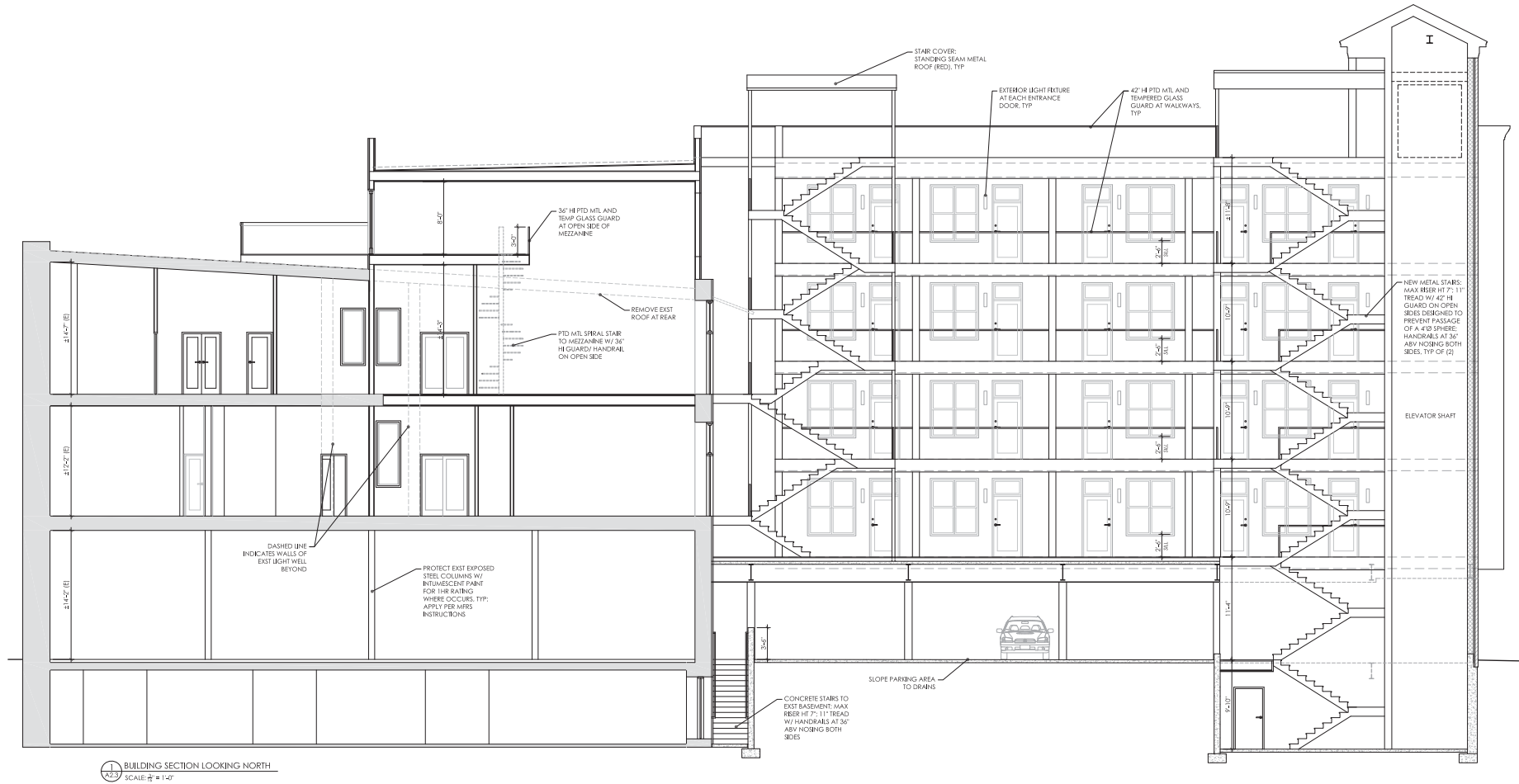
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