

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

Proposal: Construct addition; rehabilitate building

Review Requested: Final Approval

Owner: 527 W Girard, LLC

Applicant: Judy Robinson, Continuum Architecture

History: 1886; N. 6th Street Farmers' Market House & Hall

Individual Designation: 8/14/2020

District Designation: None

Staff Contact: Laura DiPasquale, [laura.dipasquale@phila.gov](mailto:laura.dipasquale@phila.gov)

**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.

In August 2020, the Historical Commission reviewed an in-concept application for the property and concluded that the Historical Commission should exercise flexibility in approving alterations to Building D and that a new addition on Building D should be restricted to approximately six stories in height so as not to overwhelm the existing building.

This application proposes to remove Building D and to construct a four-story building with a roof deck. The new building would be largely independent from the remaining historic buildings, with attachments limited to pilot houses at the northeast corners of Buildings A and B. The addition would be clad in dark grey corrugated metal siding with black composite windows and feature a series of wrap-around walkways.

The application also proposes to rehabilitate the existing historic buildings A, B, and C. Since no clear historic photographs have been located of the property, and only a few historic windows remain on the buildings, the application proposes simple one-over-one aluminum-clad and conventional storefront windows for most of the openings. The applicant feels that the proposed window and doors are mostly acceptable, but encourages the use of clerestory-type windows in the monitor of Building C, and the use of glazed transoms in lieu of Azek panels in all locations. At a minimum, the staff recommends that glazed transoms with a vertical mullion be installed in the arched transoms to approximate the general historic appearance. The application also proposes to repaint the façade.

**SCOPE OF WORK:**

- Remove Building D
- Construct four-story building
- Rehabilitate existing buildings
- Alter openings
- Install new windows and doors
- Repaint facade

**STANDARDS FOR REVIEW:**

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

- *Standard 6: Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*
  - While the configuration of many of the windows and doors on this property are not known, existing transoms on both floors indicate that there were split, arched fanlight transoms in the large arched openings. The staff recommends that these be replicated or approximated in the remaining openings.
- *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 removal does not destroy materials that characterize the property, and the new construction is largely free-standing from the remaining historic buildings. The new building is limited to four stories, and while taller than the existing buildings, does not overwhelm the historic buildings.
- *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.*
  - If removed in the future, the proposed building would leave the form and integrity of the historic buildings intact.

**STAFF RECOMMENDATION:** Approval of the removal of Building D and construction of a four-story building, and approval of the rehabilitation of Buildings A, B, and C, provided the window and door configuration matches or more closely approximates the historic building, with the staff to review details, pursuant to Standards 6, 9, and 10 and the Historical Commission's August 2020 in-concept approval.

## MAPS & IMAGES:

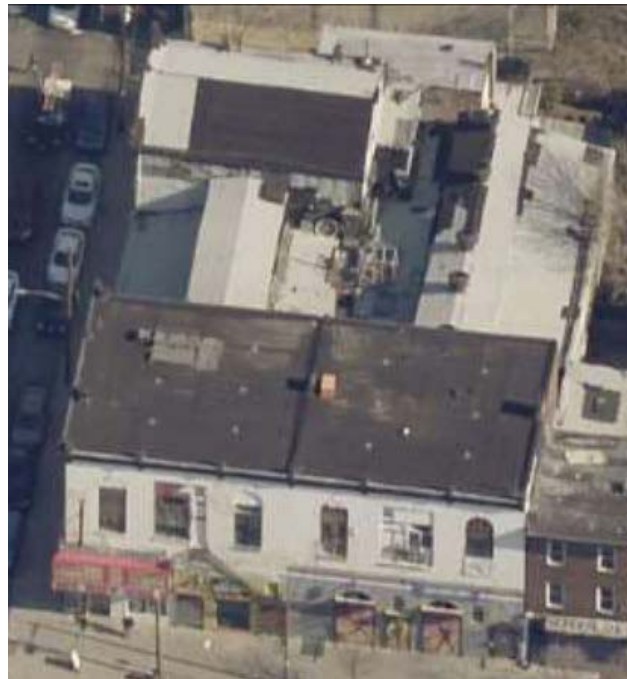
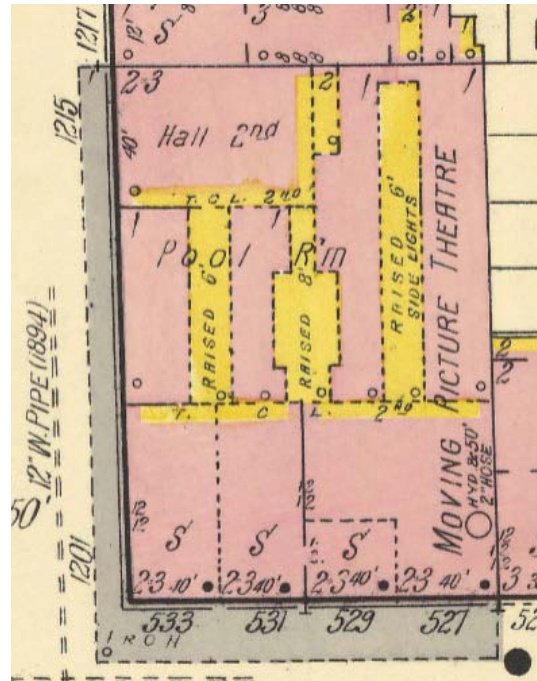


Figure 1: Left, 1916 Sanborn map showing the interconnected masses that form the property at 527-37 W Girard Avenue. Right, a bird's-eye view looking north at the property.

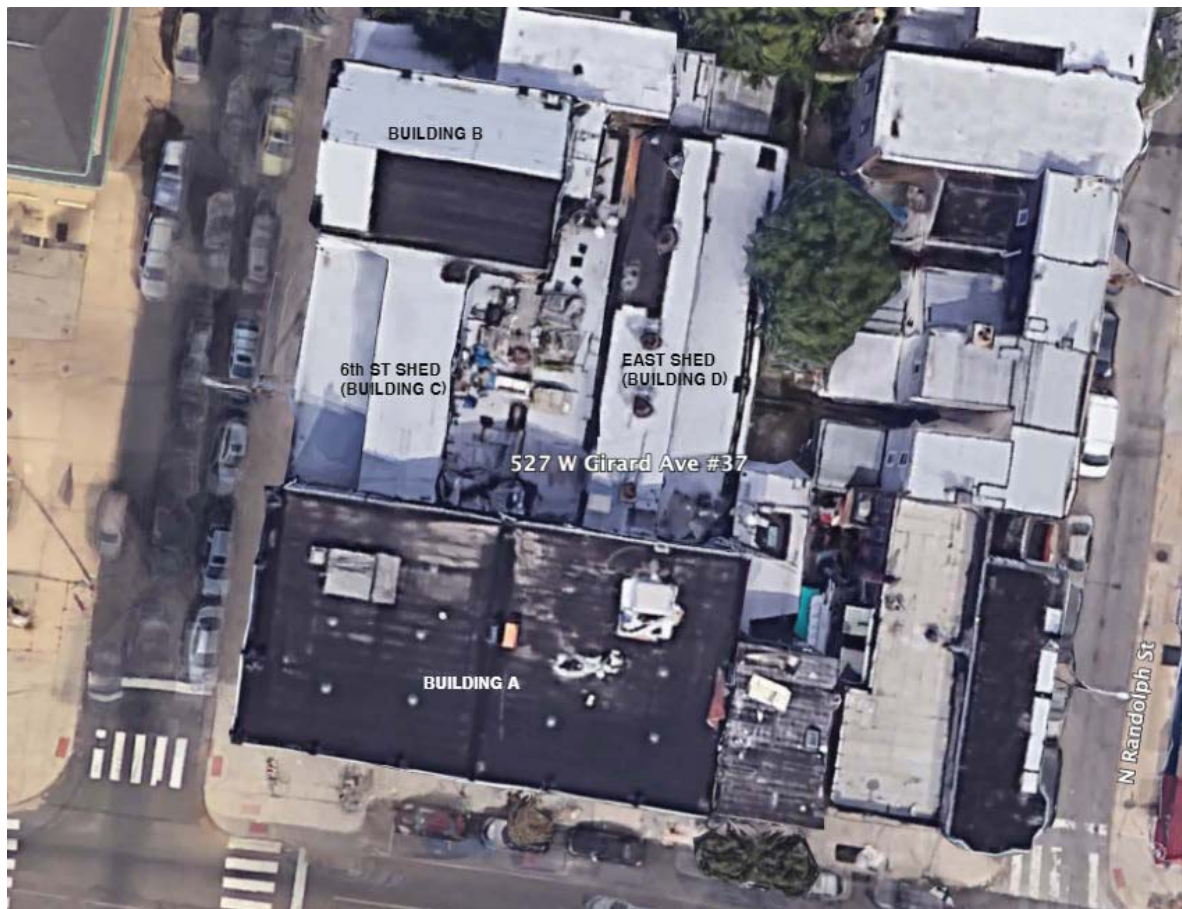


Figure 2: Aerial view of complex, including building identifications.



## 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.

<b>Address</b> 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 #.	<b>1</b>	<b>527-37 W Girard Avenue</b> Parcel Address  Specific Location  <input type="checkbox"/> Check box if this application is part of a project and provide project number: <b>PR- 2   0     -                </b>
<b>Applicant</b> 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.	<b>2</b>	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 <b>Judy Robinson</b> Company <b>Continuum Architecture &amp; Design</b>  Address <b>1219 N 4th Street, Philadelphia PA</b>  Email <b>jlr@continuum-architecture.com</b> Phone <b>2   1   5   6   2   7   3   8   4   5  </b>
<b>Property Owner</b> Identify the deeded property owner.  If there was a recent change of ownership, documentation such as a deed or settlement sheet will be required.	<b>3</b>	Name <b>527 W Girard, LLC</b> <input checked="" type="checkbox"/> Check box if new owner is being listed  Address <b>808 S 2nd Street, Philadelphia PA 19147</b>  Email <b>msemola@comcast.net</b> Phone <b>8   5   6   7   4   5   2   2   4   8  </b>
<b>Design Professional in Responsible Charge</b> Identify the PA- licensed design professional who is legally responsible.	<b>4</b>	Name <b>Judy Robinson</b> Firm <b>Continuum Architecture &amp; Design</b>  PA License # <b>RA013699X</b> Phila. Commercial Activity License # <b>344769</b>  Email <b>jlr@continuum-architecture.com</b> Phone <b>2   1   5   6   2   7   3   8   4   5  </b>
<b>Project Scope</b> 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).	<b>5</b>	<b>(a) Occupancy</b> <input type="checkbox"/> Single-Family <input type="checkbox"/> Two-Family <input checked="" type="checkbox"/> Other, please describe: <b>mixed use</b>  <b>(b) Scope of Work</b> <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  <b>(c) Earth Disturbance</b> Area of Earth Disturbance <b>0</b> (Sq. Ft.)  <b>(d) Building Floor Areas</b> New Floor Area <b>~9888</b> (Sq. Ft.) Existing Altered Area <b>~15941</b> (Sq. Ft.)  <b>(e) Number of Stories</b> <b>4</b>  <b>(f) Description of Work</b> <b>Renovation of existing building and construction of 4-story addition</b>  <b>(g) Project Conditions</b> <input type="checkbox"/> Project Impacts Street/Right-of-Way <input type="checkbox"/> New High Rise <input type="checkbox"/> Green Roof Included <input type="checkbox"/> Modular Construction <input 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- 2 0 | | | | | - | | | | | | | | | |

**(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: \_\_\_\_\_

**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: \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_



## FARMER'S HALL

527-37 West Girard Avenue

Philadelphia PA 19122

Philadelphia Historic  
Commission Submission

June 8, 2021

PROPOSED RENOVATION RENDERING

## DESCRIPTION OF PROPOSAL

The North Sixth Street Farmers Market House and Hall is an unusual complex that consists of three main historical components: the two-story head house at the corner of 6<sup>th</sup> and Girard, the one and one half-story market shed in the center of the site facing onto N 6th Street and the two story rear hall also facing onto N. 6<sup>th</sup> Street.

The historical significance is that the buildings were built in 1886 and designed by Hazelhurst and Huckel, Architects as a market house and hall. They represent the development and improvement of the Philadelphia neighborhoods by replacing the city owned dirty street sheds and curb markets with privately owned precursors of today's supermarket.

Although it is one of the only remaining examples of this type of commerce centers in the city, it had become a blighted eyesore and danger for the neighborhood, after its original purpose became obsolete.

We intend to bring the center back to its original luster and give the neighbors a fresh and vibrant 21<sup>st</sup> century version of the original complex potentially utilizing solar, green roof technology and more to create a sense of community while keeping the original look and feel. There will be comfortable lofty living spaces along with much needed and useful commercial amenities all looking and acting like the original was intended to.

The barely visible rear of the site will contain additional living units facing an inviting park like enclosed center courtyard.

We plan to bring the entire corner back to life while keeping the original look, feel and concept of the original complex. We did the very same thing on the next corner of Seventh Street and Girard with the Ambassador Taproom and upper level living spaces. We brought back an original neighborhood watering hole and turned it into a fun, venue where neighbors, friends, family and guests can meet, greet and enjoy themselves.





EXISTING FAÇADE

*View from the corner of 6th and Girard looking North/East*





EXISTING FAÇADE

*View from the corner of 6th and Girard looking East*



EXISTING FAÇADE

*View from 6th Street looking South/East*





EXISTING FAÇADE

*View from 6th Street looking North/East*



EXISTING FAÇADE

*View from 6th Street looking East*





EXISTING FAÇADE

*View from Girard Avenue looking North/West*



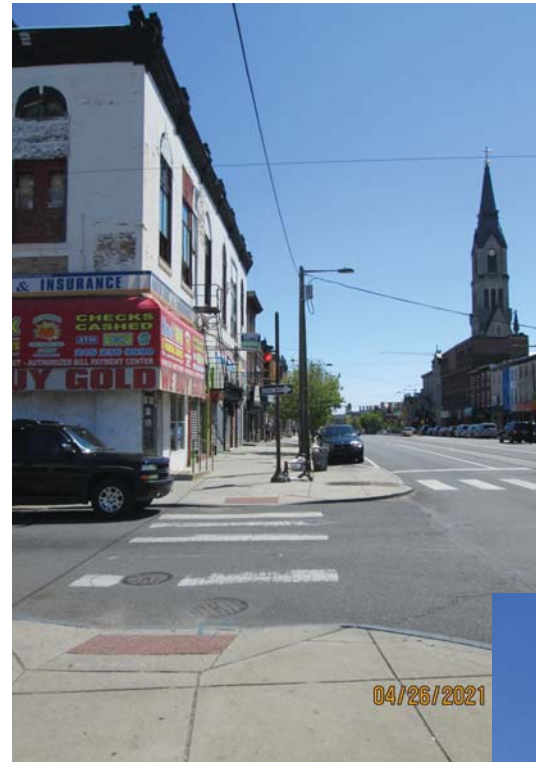
EXISTING FAÇADE

*View from Girard Avenue looking North*



CONTEXT PHOTO

*View from Girard Avenue looking North/West*



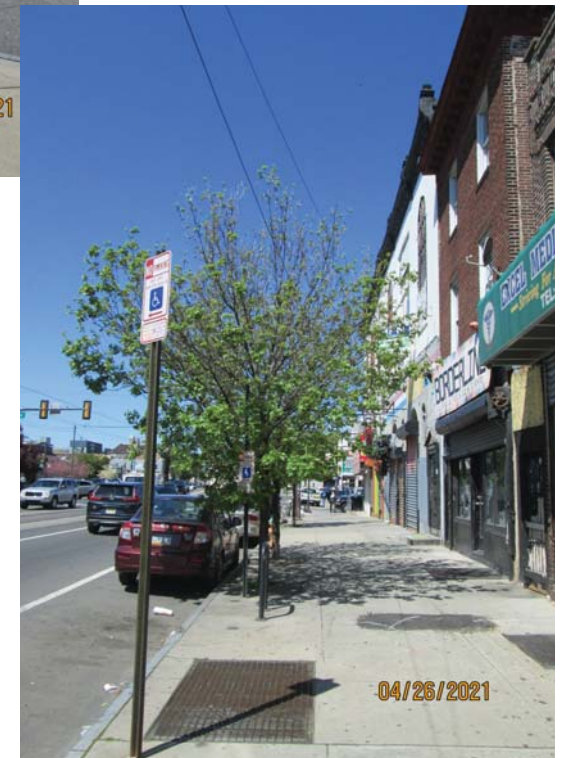
CONTEXT PHOTO

*View from Girard Avenue looking East*



CONTEXT PHOTO

*View from 6th Street looking South*



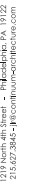
CONTEXT PHOTO

*View from Girard Avenue looking West*





Drawing Title:  
**SITE PLAN**



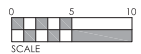
## Z.1



<b>ZONING REQUIREMENTS - 527-37 W GIRARD AVE</b> <b>CLASSIFICATION: CMx2</b>			
<b>Proposed/Need Use:</b> Commercial (Office) or Retail( 1st floor along Girard Avenue and Residential 1st floor 1st)			
Lot Area = 70,844 sf	ALLOWED/ REQD	EXISTING	PROPOSED
Number of Residential Units	201 (80/53)		no change
Maximum Car Spaces Allowed	87 (31/33)	100% (186/4)	95% (110/32)
Minimum Side Yard (ft./used)	12'-0"	0'0"	no change
Minimum Rear Yard Depth	12'-0"	0'0"	no change
Maximum Height	38'-0"	24'-0"	73'-0"
Car Parking (Residential)	0	0	0
Car Parking (Office) or Retail(1)	0	0	0
Max Parking (Multi-Use)	14.1 (per 3 units)	N/A	14 mfr







1 ELEVATION OF ADDITION- FACING WEST

6'2" PLOT HOUSE - 10'0" MAX



2 PROPOSED SIDING IMAGE



3 WALKWAY FASCIA METAL COLOR (AND PROPOSED CLERESTORY ROOF MATERIAL)

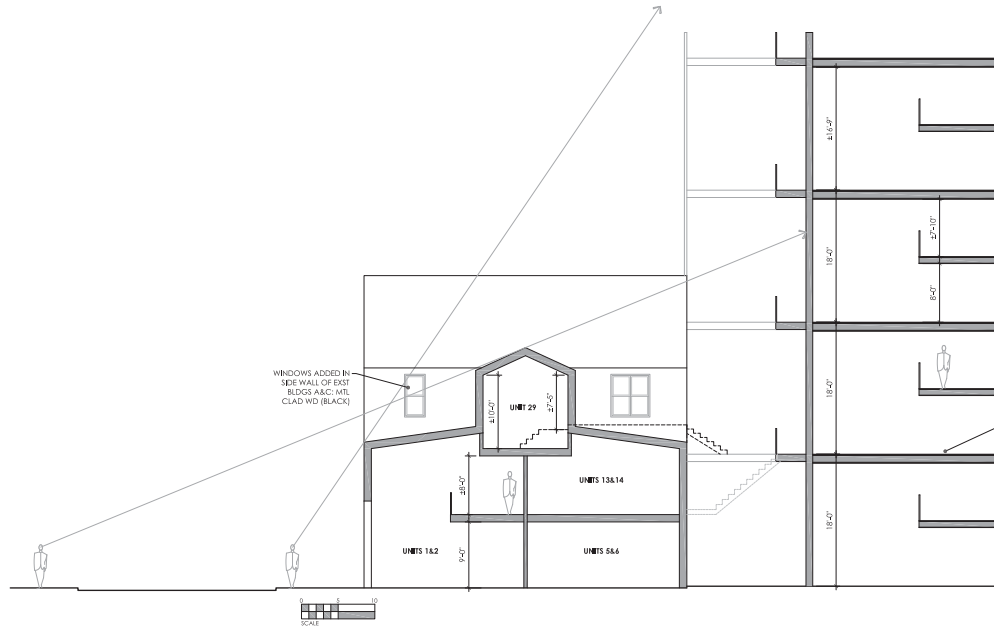
ISSUED FOR  
REVIEW  
06-08-21

Project Name & Location:  
THE FARMER'S HALL  
527-37 W GIRARD AVENUE  
Drawing Title:  
PROPOSED ADDITION ELEVATION

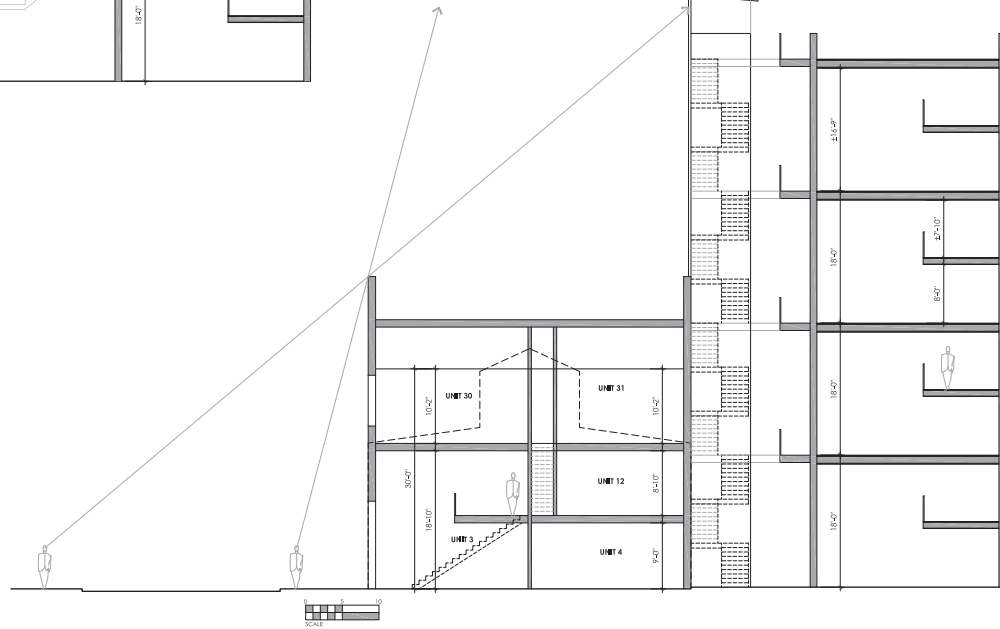
Continuum  
ARCHITECTURAL  
1211 North 4th Street • Philadelphia, PA 19122  
215.627.3844 • info@continuumarch.com

SK.3





1 PROPOSED SECTION THRU EXST BLDG B



2 PROPOSED SECTION THRU EXST BLDG C

ISSUED FOR  
REVIEW  
06-08-21

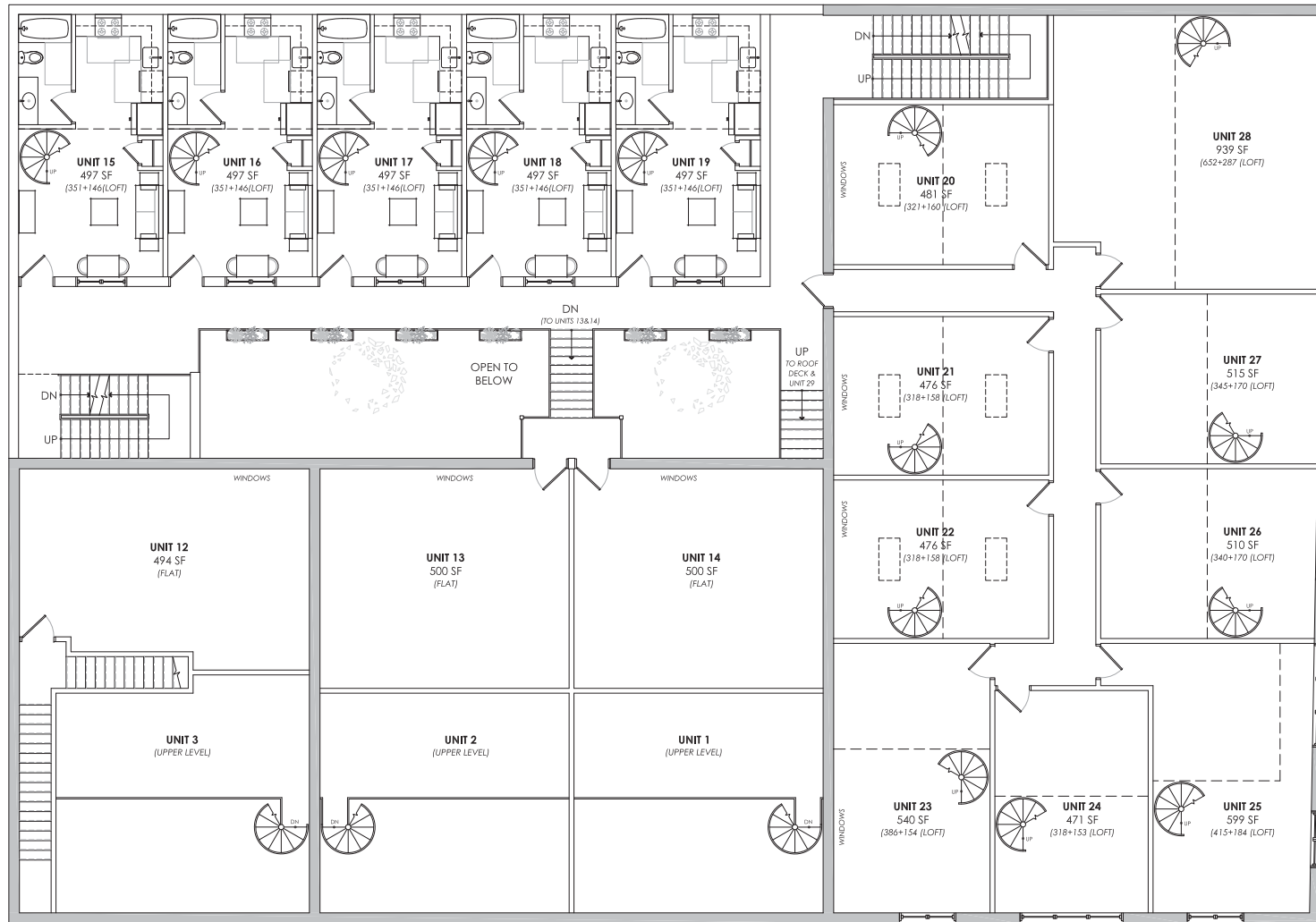
Project Name & Location:  
THE FARMER'S HALL  
527-37 W GIRARD AVENUE

Drawing Title:  
SCHEMATIC SECTIONS LOOKING NORTH

**continuum**  
ARCHITECTURAL  
1211 North 4th Street • Philadelphia, PA 19122  
215.627.3844 • info@continuumarchitect.com

SK.4





2 SECOND FLOOR SCHEMATIC PLAN

ISSUED FOR  
REVIEW  
06-08-21



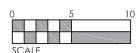
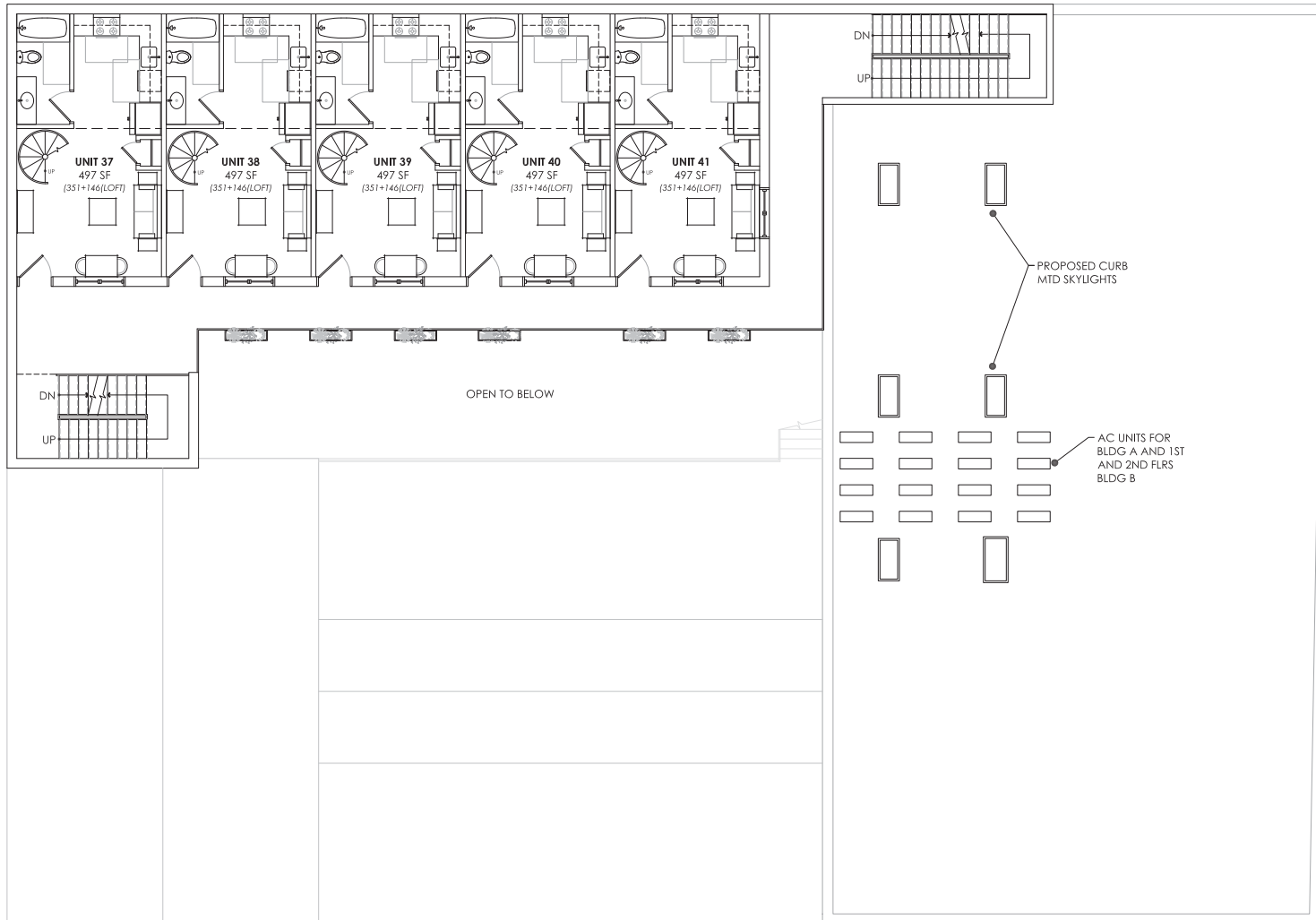
Project Name & Location:  
THE FARMER'S HALL  
527-37 W GIRARD AVENUE

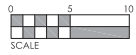
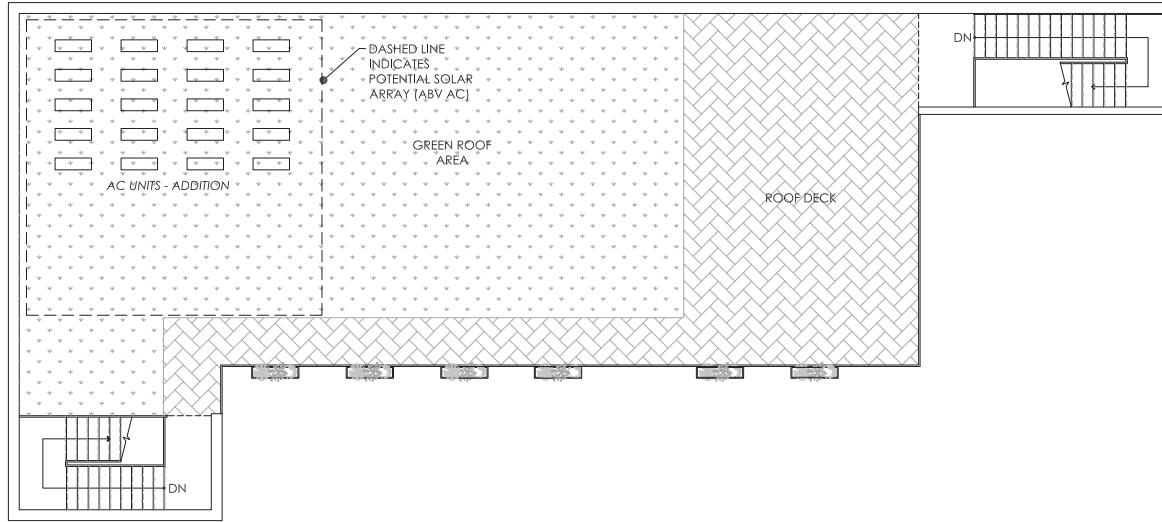
Drawing Title:  
SCHEMATIC SECOND FLOOR PLAN

**continuum**  
ARCHITECTURAL  
1211 North 4th Street • Philadelphia, PA 19122  
215.627.3844 • info@continuumarch.com









5 ADDITION ROOF SCHEMATIC PLAN

ISSUED FOR  
REVIEW  
06-08-21



Project Name & Location:  
THE FARMER'S HALL  
527-37 W GIRARD AVENUE  
Drawing Title:  
SCHEMATIC ADDITION ROOF PLAN

**Continuum**  
ARCHITECTURAL  
1217 North 4th Street • Philadelphia, PA 19122  
215.627.3844 • info@continuumarchitect.com