

ADDRESS: 223-25 MARKET ST

Proposal: Construct three-story addition on existing two-story building

Review Requested: Final Approval

Owner: American Investment Assoc.

Applicant: Snežana Litvinovi, Atrium Design Group

History: 1960; second story and rear added, 2001

Individual Designation: None

District Designation: Old City Historic District, Non-contributing, 12/12/2003

Staff Contact: Megan Cross Schmitt, megan.schmitt@phila.gov

BACKGROUND:

The two-story, two-bay, brick-clad building at 223-25 Market Street is non-contributing structure in the Old City Historic District. This application proposes to construct a three-story addition on top of the existing structure. The building fronts Market Street and has a secondary façade that fronts Church Street to the north. An extremely narrow alley named W. Grishom Alley runs north – south between Market and Church Streets to the east of the subject property.

SCOPE OF WORK:

- Construct three-story addition on existing two-story building:
 - Construct roof deck with pilot houses/roof access;
 - New brick to match existing will be used at the first and second-stories; charcoal color standing seam zinc panels will be used at the new, upper floors;
 - Balconies are proposed for floors two through five at both the front and back facades.

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 three-story addition would not adversely impact any significant architectural features because it is being proposed on top of a non-contributing building. The overall massing and height appear compatible with the context of the overall block.
- Guidelines for New Exterior Additions to Historic Buildings and Related New Construction:
 - *Recommended: Designing new construction on a historic site or in a historic setting that it is compatible but differentiated from the historic building or buildings.*
 - *Recommended: Considering the design for related new construction in terms of its relationship to the historic building as well as the historic district and setting.*
 - *Not Recommended: Adding new construction that results in the diminution or loss of the historic character of the building, including its design, materials, location, or setting.*
 - The massing, size and scale of the proposed addition appear compatible with the site's context.
 - The lack of cornice, the proposed arrangement of the window and door openings, and the use of standing seam zinc siding do not appear compatible with other buildings seen throughout the district.

STAFF RECOMMENDATION: Although the massing and height of the proposed addition seem appropriate to the site's context, the staff recommends denial owing to the details of the design, including the lack of an articulated cornice, the out-of-place rhythm of the fenestration, and the incompatible cladding and balcony materials proposed for the addition, pursuant to Standard 9 and the Guidelines for New Exterior Additions to Historic Buildings and Related New Construction.

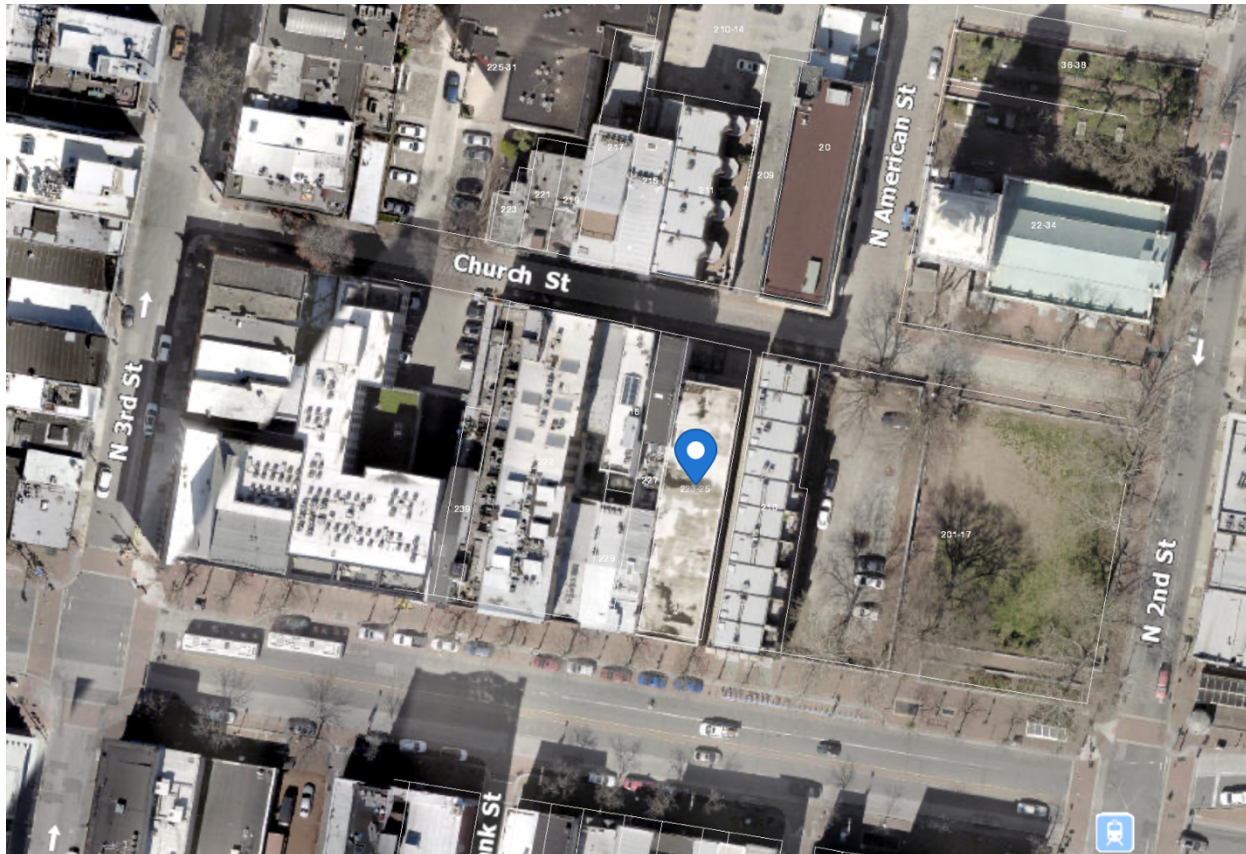


Figure 1. Aerial view of 223-25 Market Street façade (blue pin), Atlas.

5/2020



Figure 2. 200 block of Market Street (red arrow shows 223-25), Atlas.



Figure 3. Church Street façade, Atlas.



Figure 4. Market Street façade, ca. 1960, phillyhistory.org.



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 | 223-25 Market Street, Philadelphia, PA 19106 <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 Snežana Litvinovi Atrium Design Group <u>Name</u> <u>Company</u> 1024 N 3rd Street, Suite 201, Philadelphia, PA 19123 <u>Address</u> snez@atriumdesigngroup.com 2 1 5 9 2 3 1 0 2 8 <u>Email</u> <u>Phone</u> |
| 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 | American Investment Assoc. <input type="checkbox"/> Check box if new owner is being listed <u>Name</u> <u>Address</u> yoav@shifcore.com <u>Phone</u> <u>Email</u> |
| Design Professional in Responsible Charge Identify the PA- licensed design professional who is legally responsible. | 4 | Shimshon Zakin Atrium Design Group <u>Name</u> <u>Firm</u> <u>PA License #</u> <u>Phila. Commercial Activity License #</u> shimi@atriumdesigngroup.com 2 1 5 9 2 3 1 0 2 8 <u>Email</u> <u>Phone</u> |
| 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 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 0 <u>Area of Earth Disturbance</u> (Sq. Ft.) (d) Building Floor Areas 14,958 (Sq. Ft.) 9,210 (Sq. Ft.) <u>New Floor Area</u> <u>Existing Altered Area</u> (e) Number of Stories 6 (f) Description of Work 3-story addition to an existing two-story building & addition of an intermediate story within the existing high 1st floor. The first floor is to remain commercial. The upper stories will house 22 apartment dwellings. (g) Project Conditions <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: _____

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: 12 / July / 2021

Date: October 9, 2018

Philadelphia Historical Commission
One Parkway, 13th floor
1515 Arch Street
Philadelphia, PA 19102

RE: 223 Market Street, Philadelphia, PA 19106

To Whom It May Concern:

Please find the attached a PDF of the prepared documentation packet for our project at 223 Market Street, owned by American Investment Associates, LP, for review and approval by the Historical Commission.

The proposal calls for the alteration and addition to the existing two-story building. The original non-contributing building remains in the front portion (toward Market Street) of the existing structure. The second floor and part of the first floor toward Church Street were added in the early 2000's. The building was most recently used as office space.

This is a proposal for the alteration and addition to the existing two-story structure. The plan proposes a three-story addition and a second floor inserted within a part of the existing high 1st floor, resulting in the proposed six-story structure.

The total gross area is 24,168 sq. ft. The upper floors are to contain 22 apartment units. The ground floor, aside from the entry and egress serving the upper floors and a small utility area, will be dedicated to commercial space (3,255 sq. ft.) Three existing parking spaces accessed from Church Street are to remain. Additional parking as required by zoning will be provided off site. A shared roof deck will be accessed by two pilothouses.

The lot is zoned as CMX-3 and is being developed by-right.

For a detailed description of the proposed work please refer to the submitted drawings.
Please contact us if you have any further questions.

Respectfully,

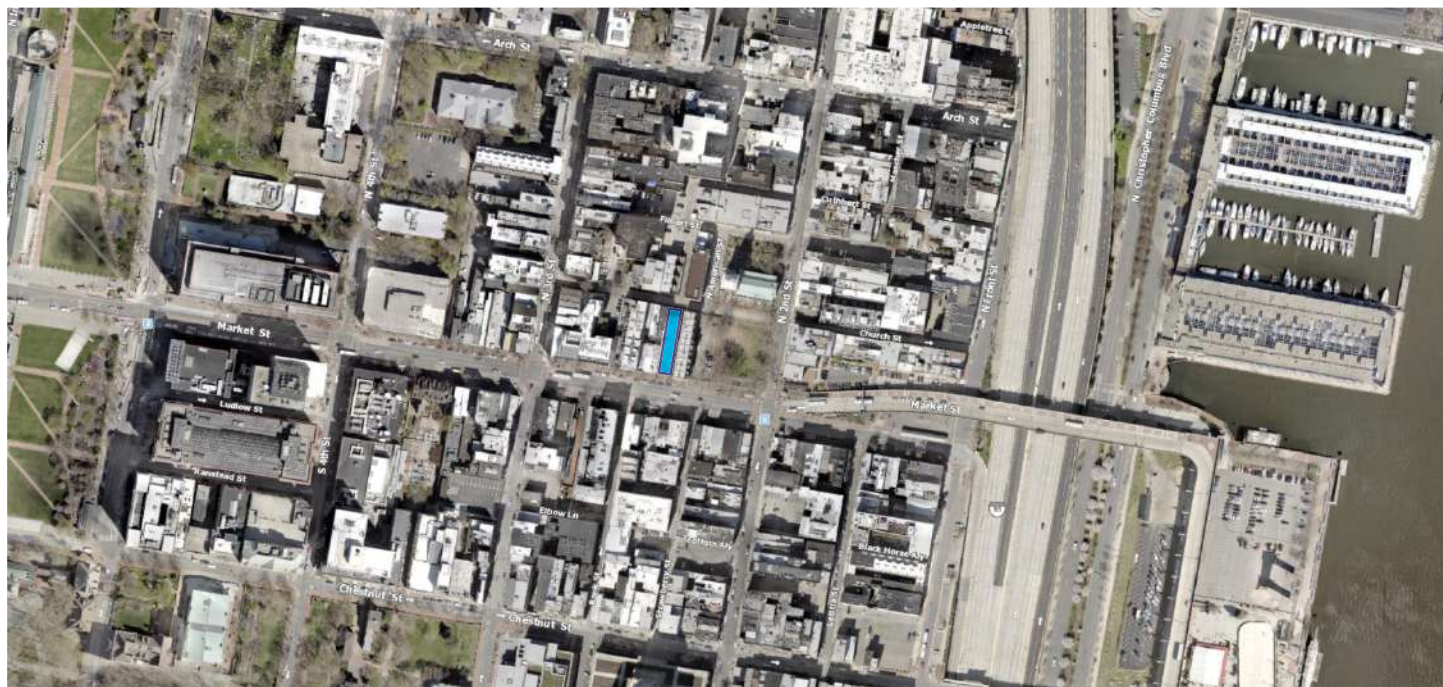
Snežana Litvinović
Atrium Design Group
1024 N. 3rd St, Suite 201
Philadelphia, PA 19123



Proposed Alteration and Addition to

223 Market Street

Philadelphia, PA 19106 • Historical Commission Meeting



AERIAL VIEWS AND ZONING MAP - 223 MARKET STREET

- ZONING: CMX-3
- OLD CITY HISTORIC DISTRICT

Project Location

- The building is towards the tail end of Market Street in Historic Old City, which is an eclectic streetfront of historic and new construction of various typologies and uses. The neighborhood is a cultural hub of historic buildings, art galleries, museums, theatres, and restaurants, yet maintains a very residential feel.
- Market Street:
 - Wide thoroughfare with sightlines to center city and City Hall
 - Mix of historic and new, residential and commercial, high and low
 - Acts as an economic draw for the neighborhood, bringing people from throughout the city into the smaller streets of Old City
- Church Street:
 - Narrow cobble-stone street with brick sidewalks
 - More historic than Market Street but not without newer structures
 - Quiet, residential



Aerial View of Location



Market Street- Looking West



Church Street - Looking East



Market Street - Looking East



Market Street Facade - Looking West



Existing Church Street Facade



Existing Market Street Facade



Church Street - Looking West



PROPOSED INTERVENTION:

- Add 3 Story Addition and insert a 2nd Floor within the existing high 1st Floor
- Maintain 1st Floor as Commercial with access on Market Street. Residential above with access from Church Street
- Residential balconies, as well as a roof deck with planters and outdoor kitchen

DESIGN INTENT:

- Maintain original 1st floor of existing building while remodeling the 2nd floor, which was a much later addition, continuing the language of the original building below
- Maintain the 3 story addition as background to the more historic elements of the existing building as well as other buildings throughout the neighborhood
- Rework and revitalize the Church Street facade to be presentable and continue the established language of the other two facades

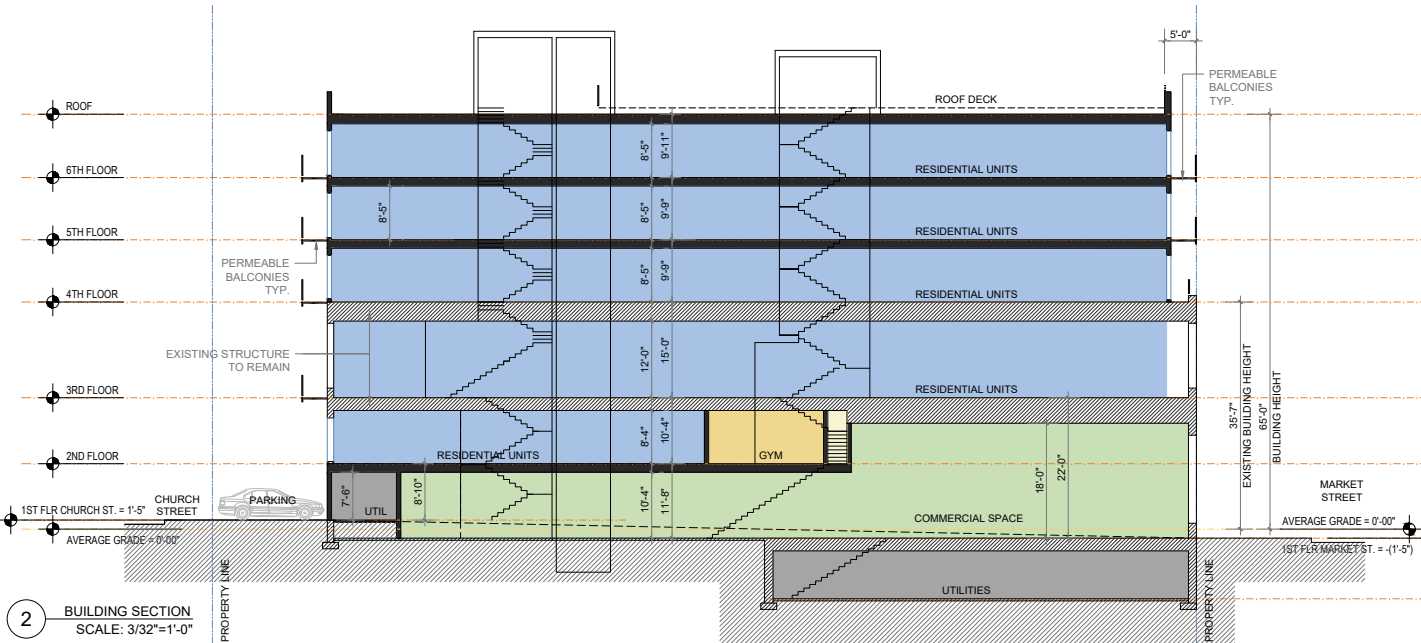
Proposed Addition to
223 MARKET STREET
PHILADELPHIA, PA 19106

OWNER:
AMERICAN INVESTMENT ASSOC
Contact: Yoav Shiffman
Tel: 215-356-5978
Email: yoav@shifcore.com



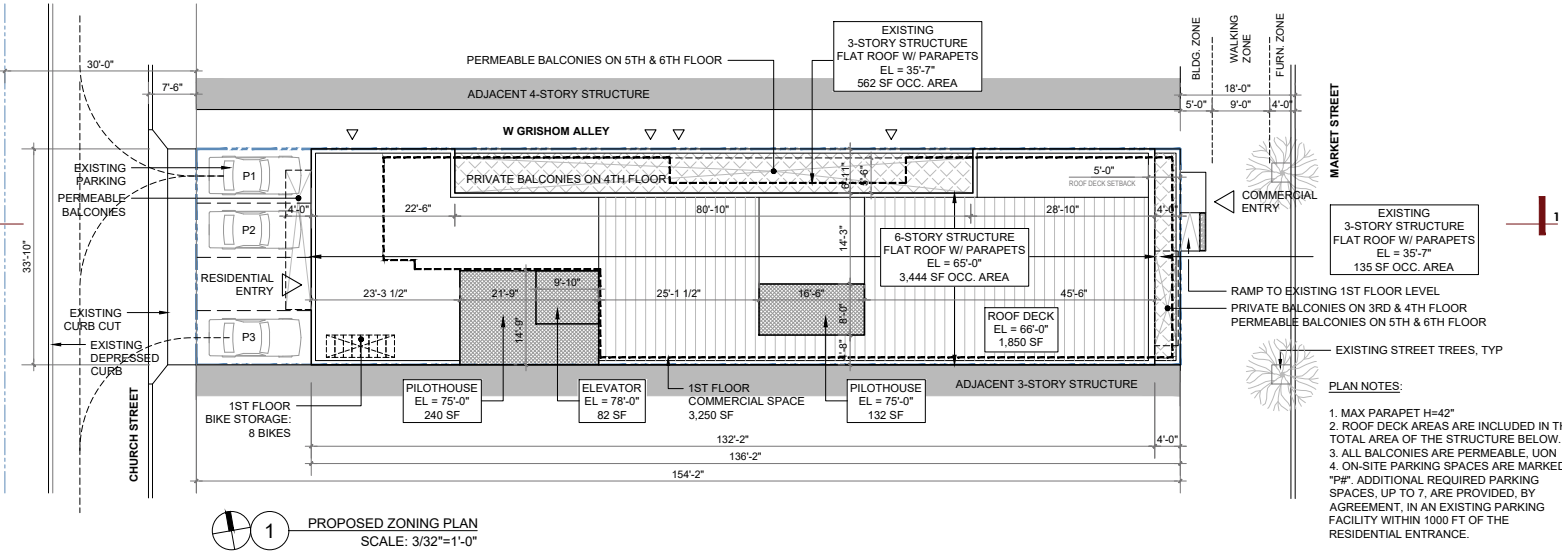
4 CHURCH STREET ELEVATION
SCALE: 3/32"=1'-0"

3 MARKET STREET ELEVATION
SCALE: 3/32"=1'-0"



2 BUILDING SECTION
SCALE: 3/32"=1'-0"

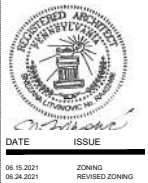
| ZONING CODE ANALYSIS | | |
|--------------------------------------|---|------------------------------------|
| Project Location: | 223-25 Market Street | |
| Owner: | American Investment Assoc. | |
| Historic Status: | Old City Historic District/ non-contributing | |
| Frontage: | Market St - Church/Cornwall Street, Church St - Shared Narrow Street | |
| Surrounding District: | CMX-3 CTR Center City Overlay District - Market Street Area East CTR Center City Overlay District - Center City Commercial Area CTR Center City Overlay District - Market Street Area CTR Center City Overlay District - Old City Residential CTR Center City Overlay District - Old City Residential Central CTR Center City Overlay District - Parking Garage Ground Floor Use Control Area Center City Overlay District - Old City Residential Supplemental Use Controls CTR Center City Overlay District - Center City Residential District Control Area CTR Center City Overlay District - Center City Commercial District Control Area | |
| PROPOSED DEVELOPMENT | | |
| | Required/Permitted by Philadelphia Zoning Code | Proposed Development |
| Use: | Community Commercial Mixed-Use | Mixed Use/Multi-Family Residential |
| Other than Residential: | Required 100% of 1st Floor | Commercial |
| Number of Residential Units: | - | 22 |
| Number of Off-Street Parking Spaces: | 7 | 7 |
| Bycycle Parking: | 8 | 8 |
| Building Type: | - | Attached |
| Lot Dimensions: | | |
| Width (ft): | n/a | n/a |
| Min. Lot Area (sq ft): | n/a | 5,216 |
| Max. Occupied Area (% of lot): | 75% | 88.3% existing |
| | | 75% in addition above existing |
| Yards: | | |
| Front Yard Setback: | n/a | 0 |
| Side Yard Width, Each (ft): | 8' if used | n/a |
| Rear Yard Depth (ft): | n/a | 0 |
| Height: | | |
| Building Height: | 60' | 65' |
| Number of Stories: | n/a | 8 |
| FAR: | | |
| % of lot area: | 500% | 483% |
| Gross Floor Area (sq ft): | - | 25,188 |



1 PROPOSED ZONING PLAN
SCALE: 3/32"=1'-0"



C 215-768-8225
T 215-923-1028
F 215-923-1029
1024 N 3rd St., Ste 201, Phila, PA 19123
AtriumDesignGroup.com



223 MARKET STREET
PHILADELPHIA, PA 19106
OWNER:
AMERICAN INVESTMENT ASSOC
Contact: Yoav Shiffman
Tel: 215-356-5978 E: yoav@shifcore.com

ZONING PLAN
24 JUNE 2021
THIS DRAWING IS NOT TO BE CALLED FOR DIMENSIONS.
THIS DRAWING AND ALL INFORMATION CONTAINED HEREIN IS
THE PROPERTY OF ATRIUM DESIGN GROUP, LLC. IT IS TO BE
USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY
IDENTIFIED. ANY REUSE OR MODIFICATION WITHOUT THE
WRITTEN CONSENT OF ATRIUM DESIGN GROUP, LLC IS
A L L R I G H T S R E S E R V E D

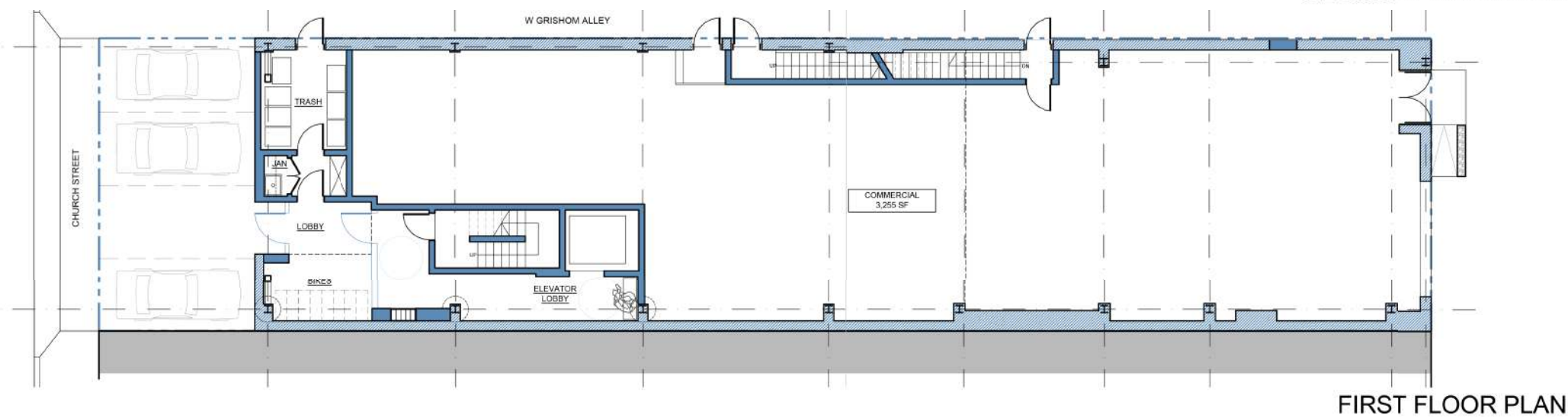
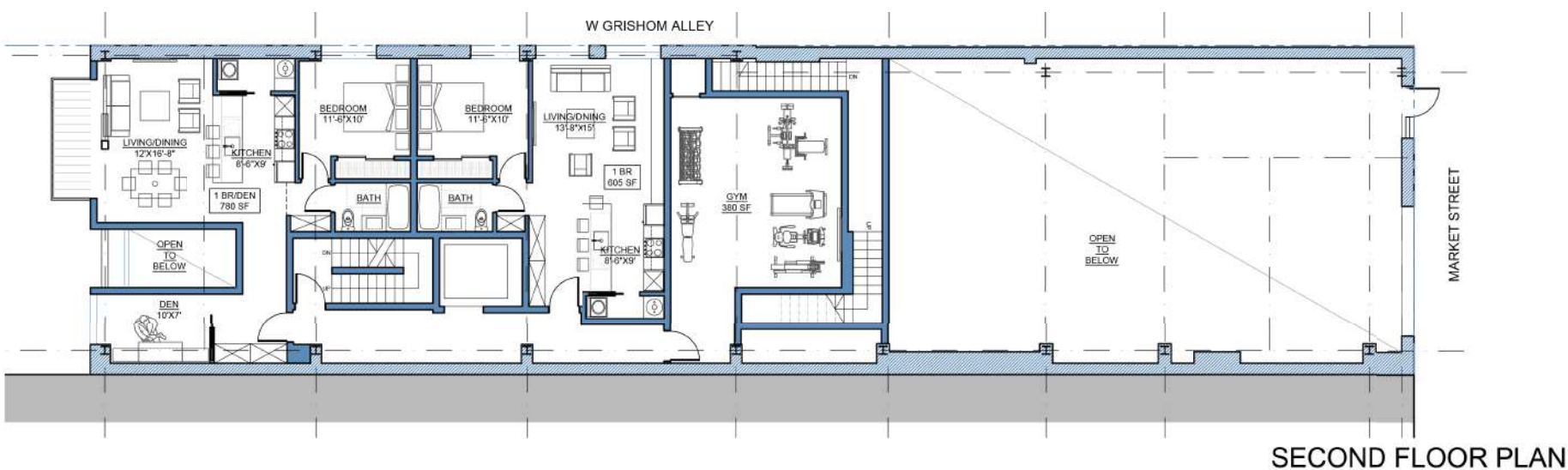
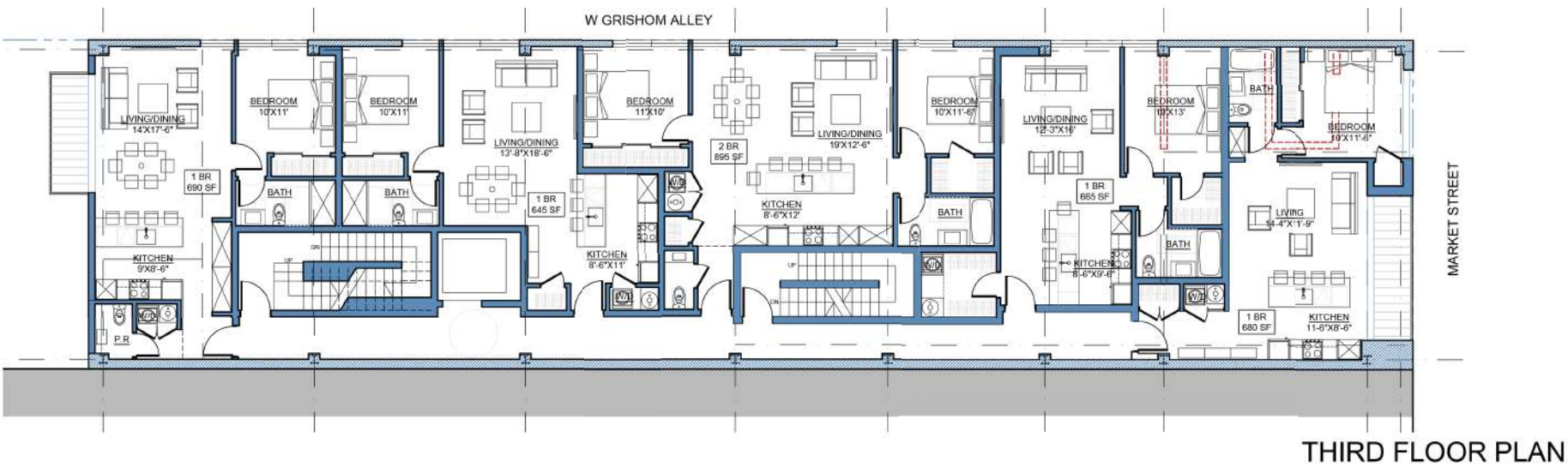
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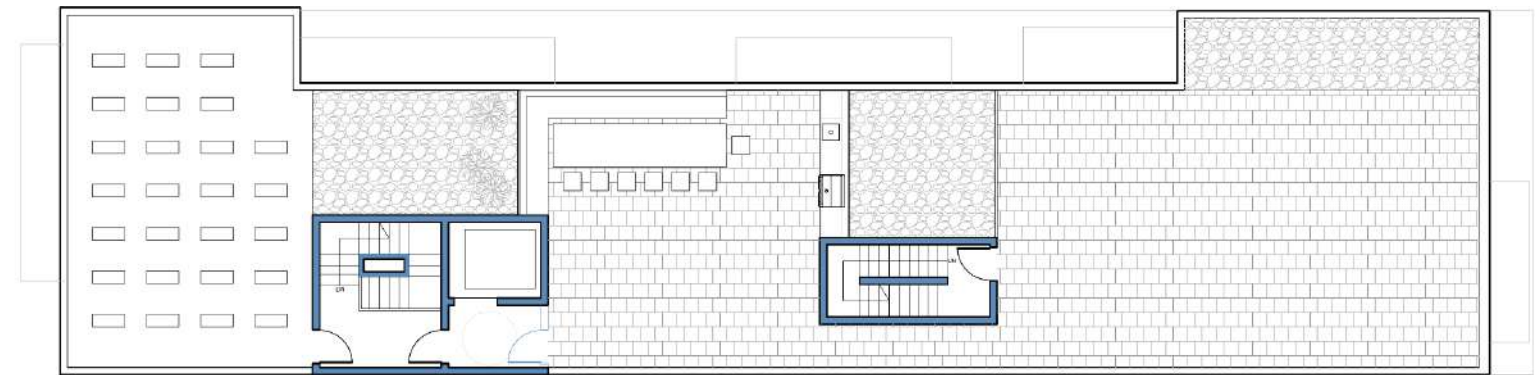
Submitted Zoning Sheet

AREA OVERVIEW

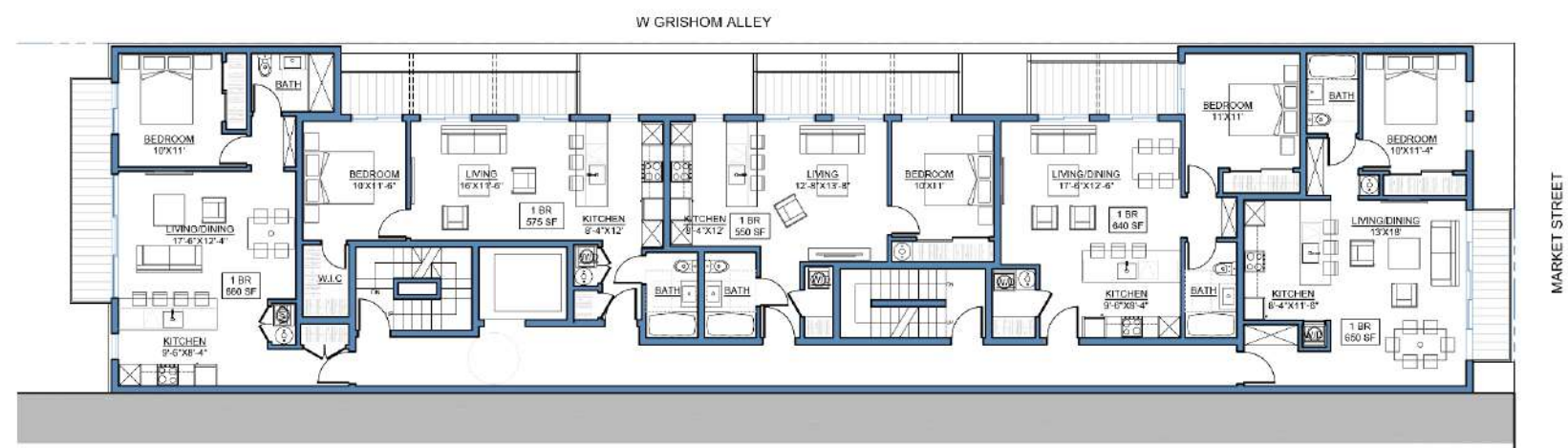
| | |
|-------------------|-----------------------------|
| LOT SIZE | 5,216 SF |
| PROPOSED BUILDING | |
| 1ST FLOOR | 4,607 SF (+ 2,039 BASEMENT) |
| 2ND FLOOR | 2,776 SF (HALF LEVEL) |
| 3RD FLOOR | 4,607 SF |
| 4TH FLOOR | 3,882 SF |
| 5TH FLOOR | 3,882 SF |
| 6TH FLOOR | 3,882 SF |
| PILOTHOUSE | 453 SF |
| <hr/> | |
| TOTAL GFA | 24,089 SF |



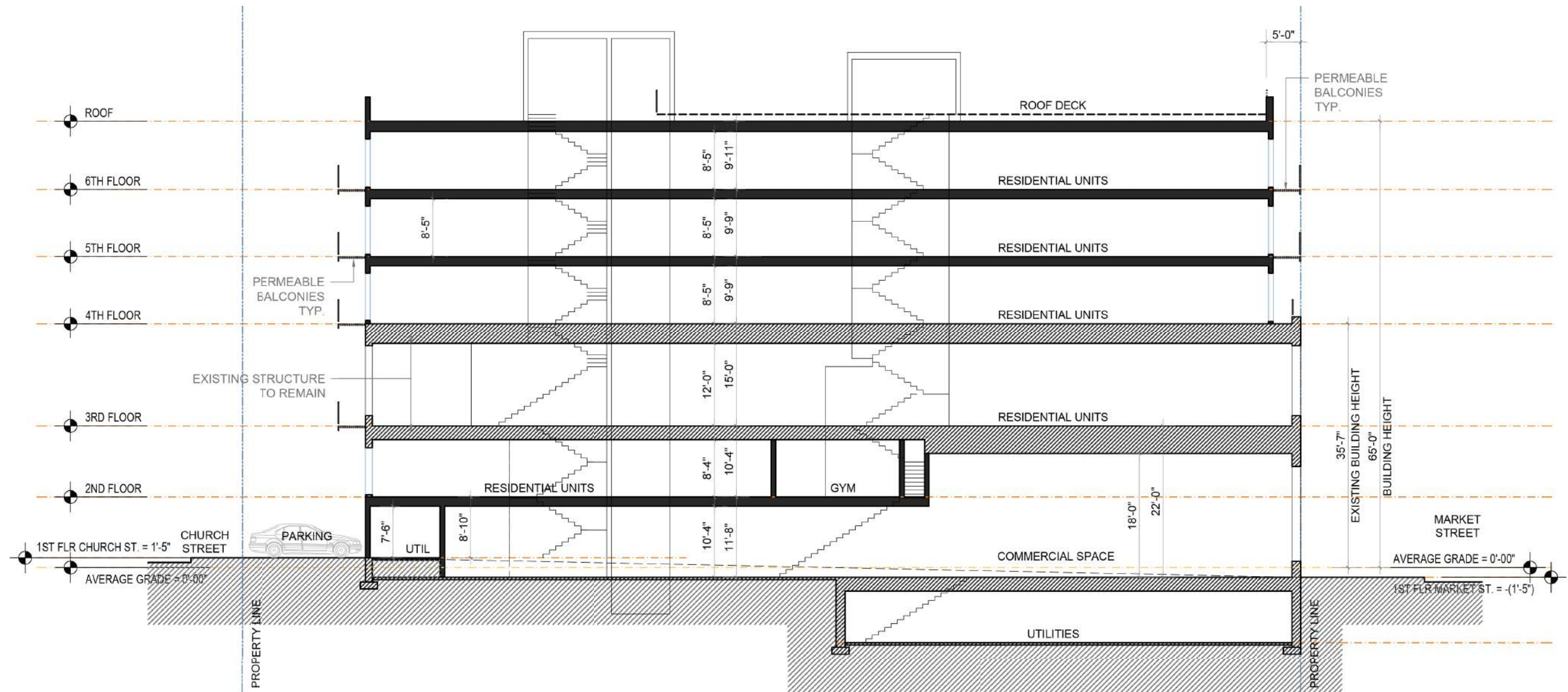
Proposed Floor Plans (Existing Building)



ROOF DECK PLAN



TYPICAL FLOOR PLAN









1: MASSING + SCALE

2: MATERIALS

3: FEATURES



1: MASSING + SCALE

2: MATERIALS

3: FEATURES



Aerial view of the immediate context

1: MASSING + SCALE

2: MATERIALS

3: FEATURES

Fiberglass Windows and Doors
Color: Black



Cast stone parapet cap to
match existing stone



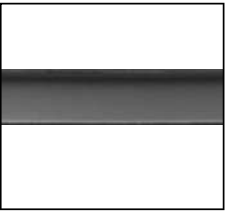
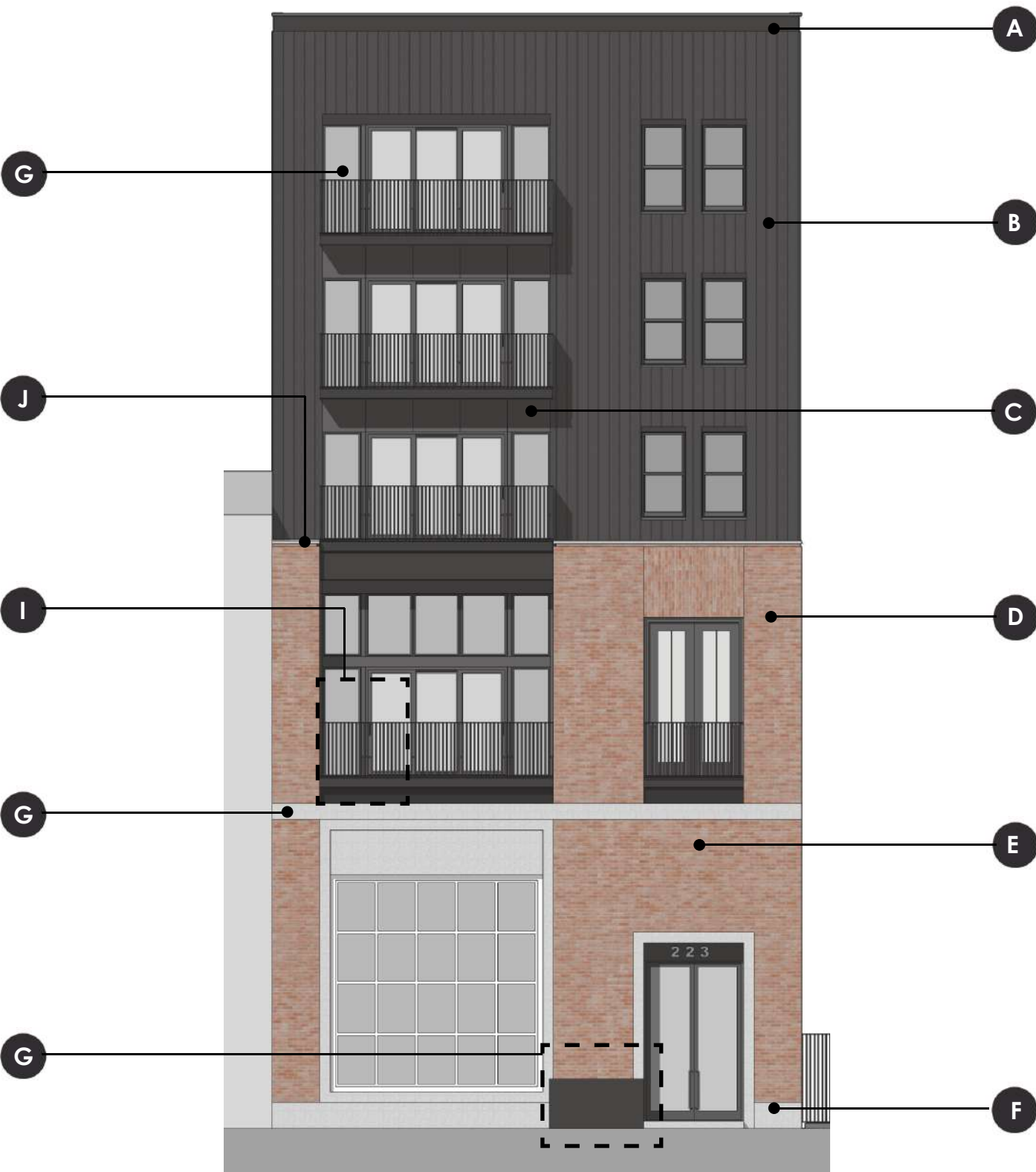
Guardrail with vertical picket



Existing Stone to be repaired
as required



New metal paneled planter
Color: Black



Metal Cornice Fascia



Standing Seam Zinc
Color: Charcoal



Cement Board
Color: To match Windows



New Brick to match existing



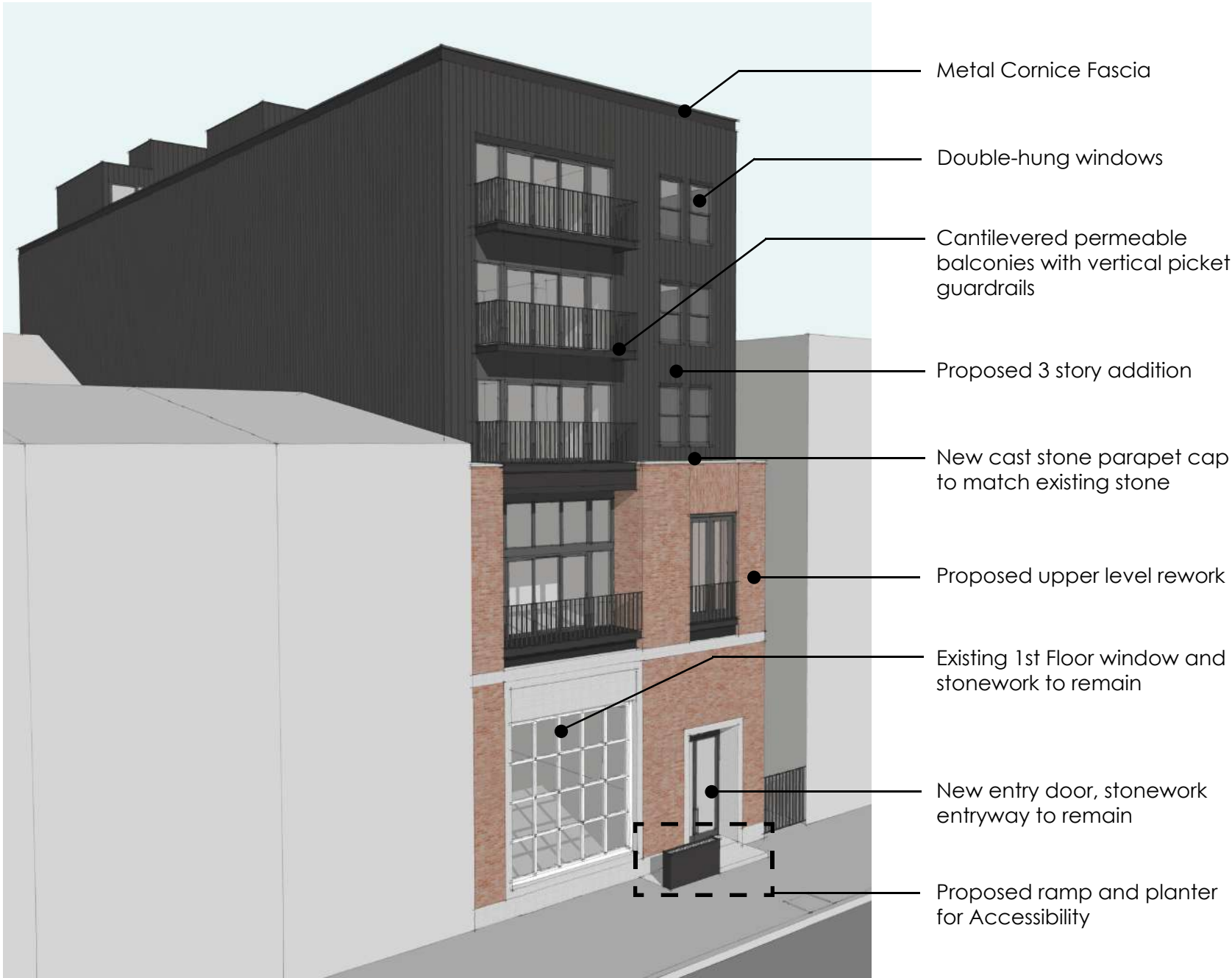
Existing Brick



Existing Stone base to be
repaired as required



- 1: MASSING + SCALE
- 2: MATERIALS
- 3: FEATURES



Proposed Market Street Facade



Neighboring window examples



Neighboring Cornice examples



Neighboring juliet balcony example



Neighboring Balcony examples



Proposed Market Street facade



Existing Market Street facade

- 1: MASSING + SCALE
- 2: MATERIALS
- 3: FEATURES



- Permeable metal balconies with vertical picket railings
- Double-hung windows
- Proposed 3 story addition
- New cast stone parapet cap
- New brickwork to match existing
- Proposed rear entryway
- New brick paving

Proposed Church Street Facade



Existing paving examples



Proposed brick paving



Proposed Rear Entryway



Existing Front Entryway



Existing Church Street Facade

