

**ADDRESS: 36-42 S 2ND ST**

Proposal: Construct mixed-use building

Review Requested: Review and Comment

Owner: Second and Trotter LLC

Applicant: David Gest, Ballard Spahr LLP

History: Parking lot

Individual Designation: None

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

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

**BACKGROUND:**

This application proposes to construct an approximately 113 foot tall building on a vacant lot at the corner of S. 2<sup>nd</sup> Street and Trotter's Alley between Chestnut and Market Streets in the Old City Historic District. Historically the parcel was occupied by three four-story buildings, all of which were demolished prior to the designation of the Old City Historic District. Since the property was vacant at the time the district was designated, the Historical Commission's jurisdiction is limited to review and comment only.

The proposed construction is located on a block composed of mixed-use buildings ranging from one to six stories, with the majority being four stories in height. The building to the north across Trotters Alley is the tallest on the block, at approximately 77 feet. The majority of the buildings on the block are of red brick construction, although some are clad in lighter stone and cast iron. The proposed building, which is identified as seven stories with an additional mezzanine level, is over 113 feet in height, and would be clad in white brick on the 2<sup>nd</sup> Street elevation, with the side elevations in dark grey cement board siding.

**SCOPE OF WORK:**

- Construct building on vacant lot

**STANDARDS FOR REVIEW:**

- *Standard 9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*
  - The proposed new construction is differentiated from but generally compatible with the materials, proportions and features of the historic district, but is out of scale in terms of height with the surrounding context. The application partially complies with this standard.

**STAFF COMMENTS:** The proposed construction is compatible in general materials, rhythm and fenestration with the historic district, but is out of scale in terms of height with the surrounding structures, pursuant to Standard 9. The staff also suggests that the masonry be carried onto the north elevation above the ground floor for at least one bay.

MAPS & FIGURES:

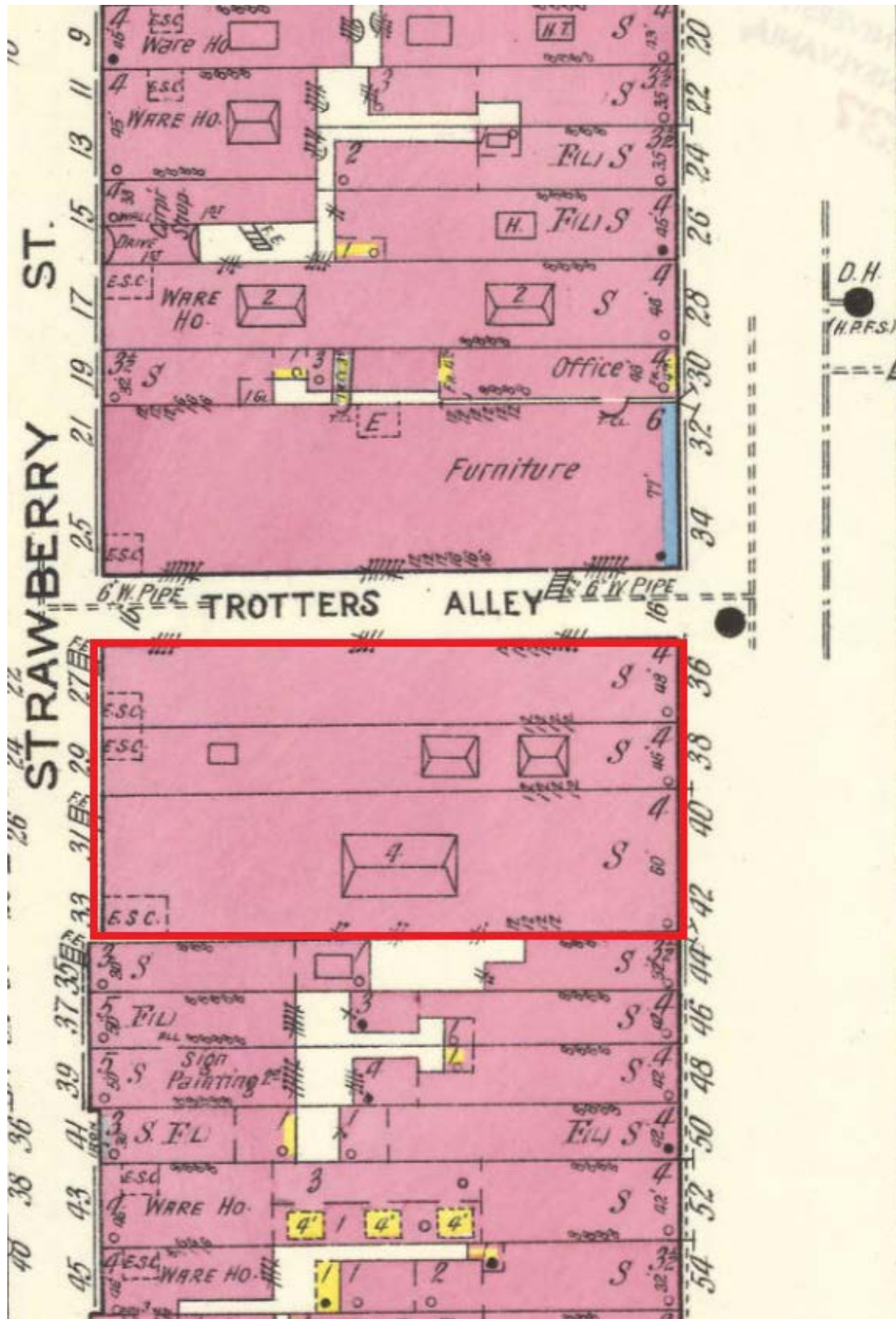


Figure 1: The 1916 Sanborn map of the property and its neighbors.

36-42 N. 2nd St  
Philadelphia Historical Commission  
July/August 2021



Figure 2: 38, 40-42, and 44 S. 2nd Street, c. 1895. Frank H. Taylor, photographer.

-----  
1735 Market Street, 51st Floor  
Philadelphia, PA 19103-7599  
TEL 215.665.8500  
FAX 215.864.8999  
www.ballardspahr.com

Matthew N. McClure  
Tel: 215.864.8771  
Fax: 215.864.8999  
mcclure@ballardspahr.com

July 13, 2021

*Via E-mail*

Jonathan E. Farnham, Ph. D.  
Executive Director  
Philadelphia Historical Commission  
1515 Arch Street, 13th Floor  
Philadelphia, PA 19102  
[Jon.Farnham@phila.gov](mailto:Jon.Farnham@phila.gov)

Re: 36-42 South Second Street (the "Property") – New Construction

Dear Dr. Farnham:

We represent Second and Trotter LLC, the equitable owner of the Property. The Property is currently used for a surface parking lot, and is identified as a "non-contributing" property in the Old City Historic District's inventory.<sup>1</sup>

Pursuant to Section 8.1 of the Commission's Rules & Regulations concerning undeveloped sites such as the Property, we hereby submit the enclosed materials for the Commission's advisory, non-binding review and comment.<sup>2</sup> The submitted materials include, but are not limited to, contextual photographs, a site plan, elevations, renderings, and information on building materials.

We respectfully request that you place this application on the Architectural Committee's agenda for July 27, 2021 and the full Commission's agenda for August 13, 2021.

---

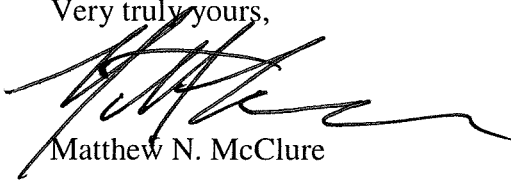
<sup>1</sup> At its monthly meeting on June 12, 2020, the Commission voted to rescind the individual designation of 40-42 S. 2<sup>nd</sup> Street and remove its entry from the Philadelphia Register of Historic Places, pursuant to Section 5.14.b.1 of the Commission's Rules & Regulations. The Commission rescinded the individual designation because the historic building that once stood on the site -- the basis of the original entry on the Register -- was legally demolished prior to the creation of the Old City Historic District.

<sup>2</sup> As confirmed by Leonard Reuter, Esquire of the Law Department and Commission staff at the May 20, 2020 meeting of the Committee on Historic Designation, the Commission should consider this an undeveloped site subject to review-and-comment jurisdiction.

Jonathan E. Farnham, Ph. D.  
July 13, 2021  
Page 2

Thank you for your consideration, and please let us know if you have any questions.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Matthew N. McClure', with a long horizontal flourish extending to the right.

Matthew N. McClure

MNM/mpg  
Enclosures



## 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>36-42 S. 2nd Street</b> <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: <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 <b>David Gest, Esquire</b> <b>Ballard Spahr LLP</b> <u>Name</u> <u>Company</u> <b>1735 Market Street, 51st Floor, Philadelphia, PA 19103</b> <u>Address</u> <b>GestD@ballardspahr.com</b> <b>2 1 5 8 6 4 8 1 4 3</b> <u>Email</u> <u>Phone</u>
<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>	<b>See Addendum</b> <u>Name</u> <input type="checkbox"/> Check box if new owner is being listed  <u>Address</u>  <u>Email</u> <u>Phone</u>
<b>Design Professional in Responsible Charge</b> Identify the PA- licensed design professional who is legally responsible.	<b>4</b>	<b>Carey Jackson Yonce</b> <b>Canno Design</b> <u>Name</u> <u>Firm</u>  <u>PA License #</u> <u>Phila. Commercial Activity License #</u>  <u>Email</u> <u>Phone</u>
<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: <u>Multi-family residential and commercial</u> <b>(b) Scope of Work</b> <input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Addition and/or Alteration <input type="checkbox"/> Shell (No Fit Out) – Option for Commercial Permits Only <b>(c) Earth Disturbance</b> <u>Area of Earth Disturbance</u> <b>6,953</b> (Sq. Ft.) <b>(d) Building Floor Areas</b> <u>New Floor Area</u> <b>51,623</b> (Sq. Ft.) <u>Existing Altered Area</u> <b>0</b> (Sq. Ft.) <b>(e) Number of Stories</b> <b>7</b> <b>(f) Description of Work</b> <u>Construction of a building with multi-family residential and commercial uses.</u> <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: /s/ David Gest

Date: 07 / 13 / 2021

**Property Owners**

Property	Property Owner	Owner's Address
36-38 S. 2 <sup>nd</sup> Street	Parkway Corporation	150 N. Broad Street, Philadelphia, PA
40-42 S. 2 <sup>nd</sup> Street	Posel Enterprises	212 Walnut Street, Philadelphia, PA
36-42 S. 2 <sup>nd</sup> Street**	Second and Trotter LLC	c/o Juno Development LLC 1541 Ridge Avenue, Suite 1, Philadelphia PA

\*\*Consolidated parcel owner



An aerial, grayscale photograph of a city grid, likely New York City, showing a dense arrangement of buildings and streets. The image is tilted slightly clockwise. The text is overlaid in the center.

# **2ND + TROTTERS**

2ND + TROTTERS LLC, CANNOfdesign  
2021.07.13 Submission for Advisory Review and Comment





1. 201 Chestnut Street



2. 200 Trotters Alley



3. 26 Strawberry Street



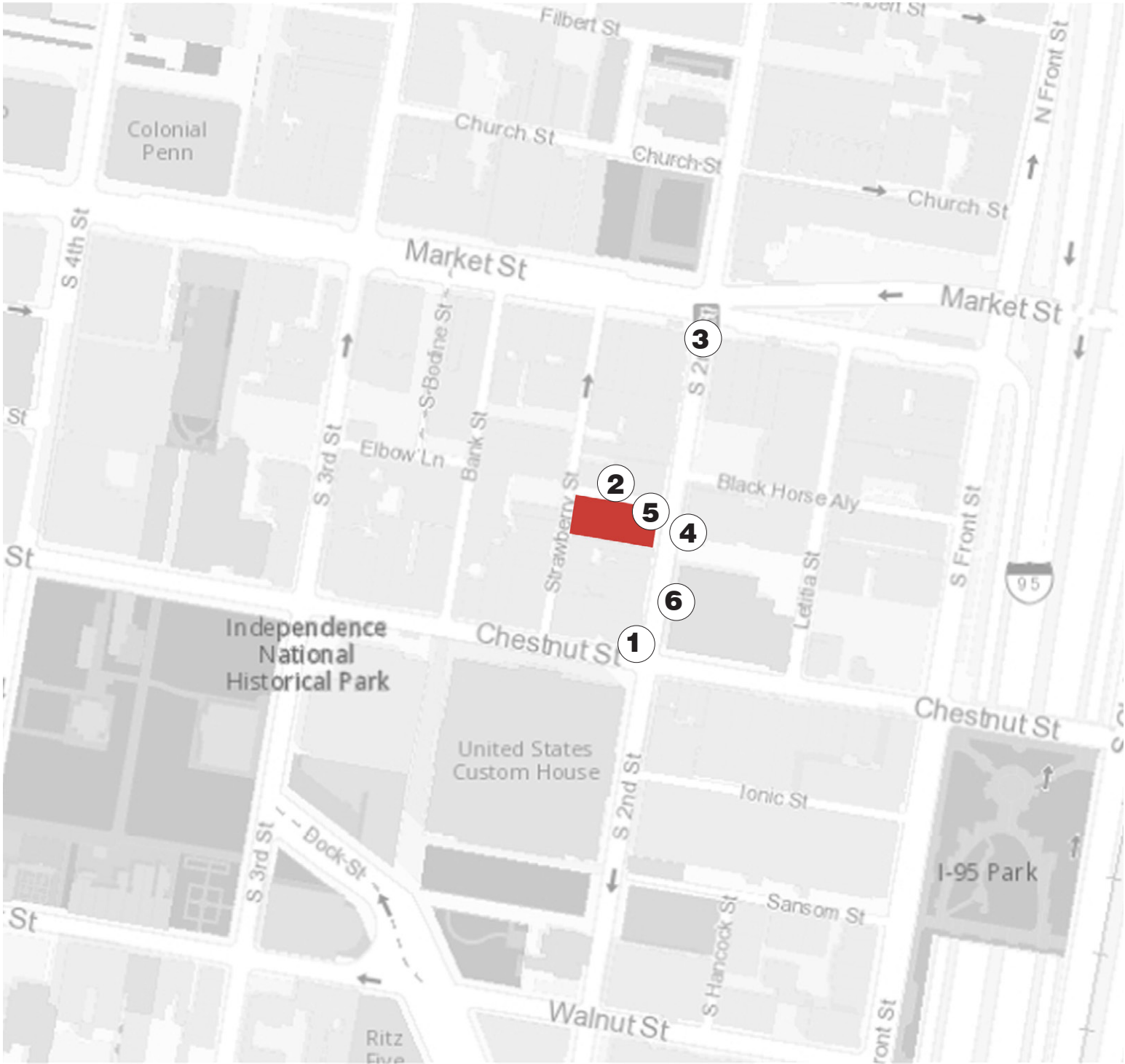
4. 33-35 South 2nd Street



5. 30-34 South 2nd Street



6. 41-43 South 2nd Street



36-42 South 2nd Street



# 2ND + TROTTERS

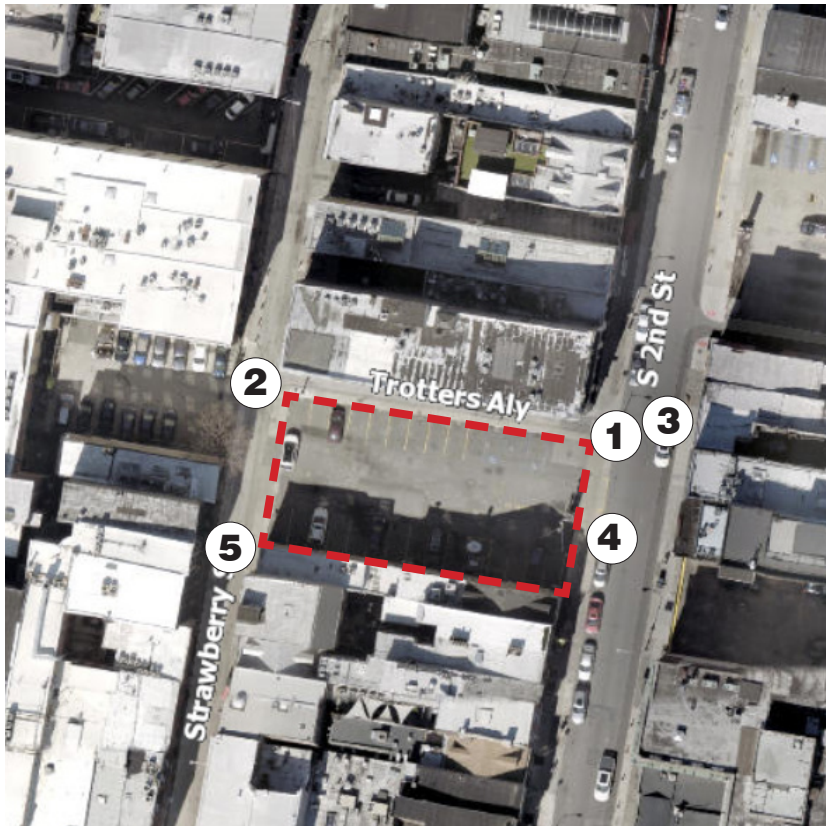
36-42 South 2nd Street, Philadelphia, PA | 2nd + Trotters, LLC

Old City Residential Context

CANNObegin

July 13th, 2021





South 2nd Street, Aerial; Keyplan



1. Corner of 44 South 2nd Street



2. 26-28 Strawberry Street



3. Corner of Trotters Alley and South 2nd Street



4. 31-37 South 2nd Street



5. Corner of 35 Strawberry Street

# 2ND + TROTTERS

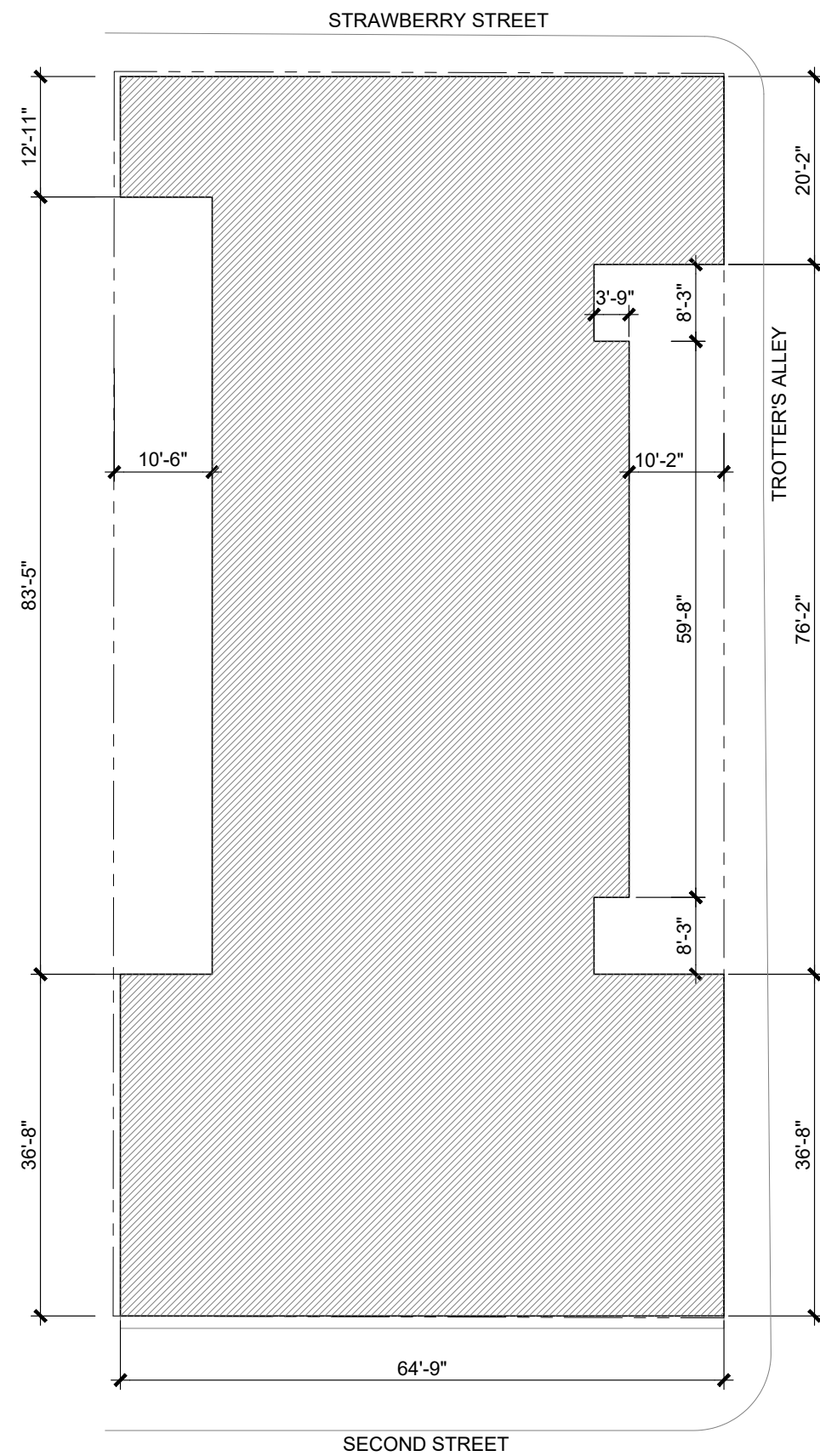
36-42 South 2nd Street, Philadelphia, PA | 2nd + Trotters, LLC

Existing Site

CANNObegin

July 13th, 2021





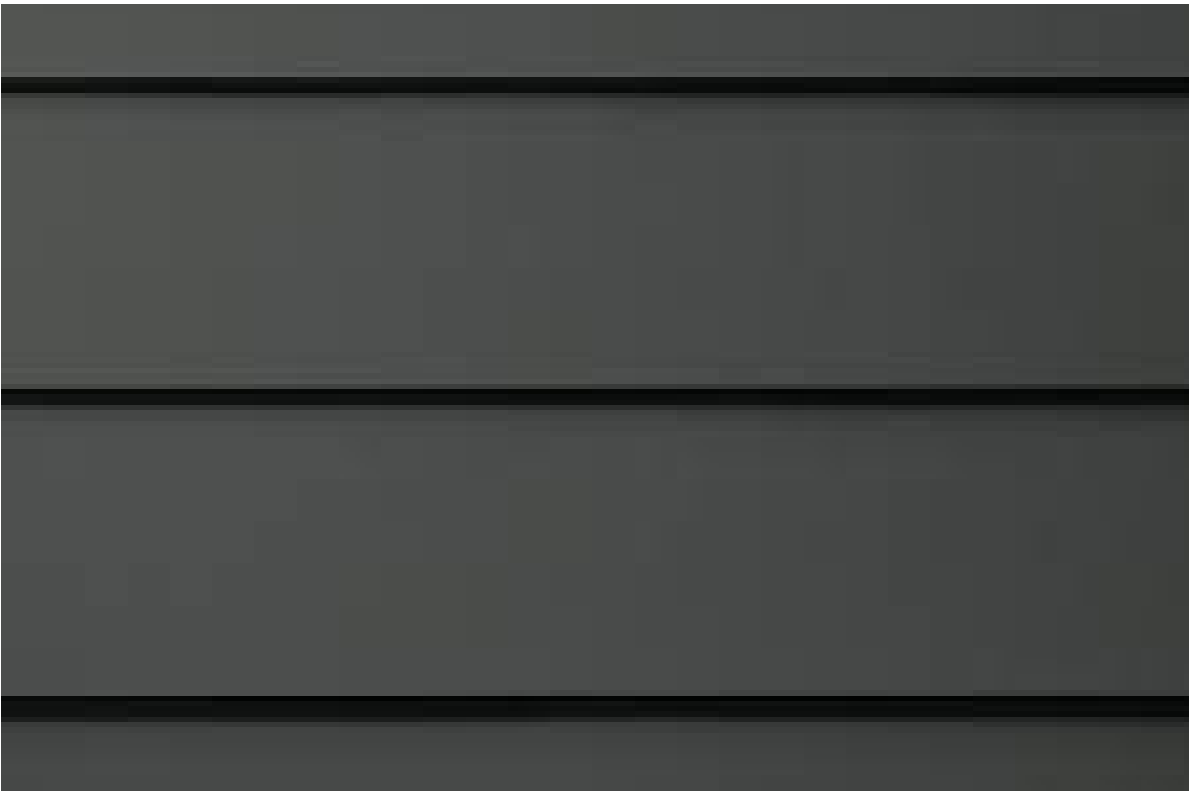
Building Footprint

# 2ND + TROTTERS

36-42 South 2nd Street, Philadelphia, PA | 2nd + Trotters, LLC

**CANNO**design

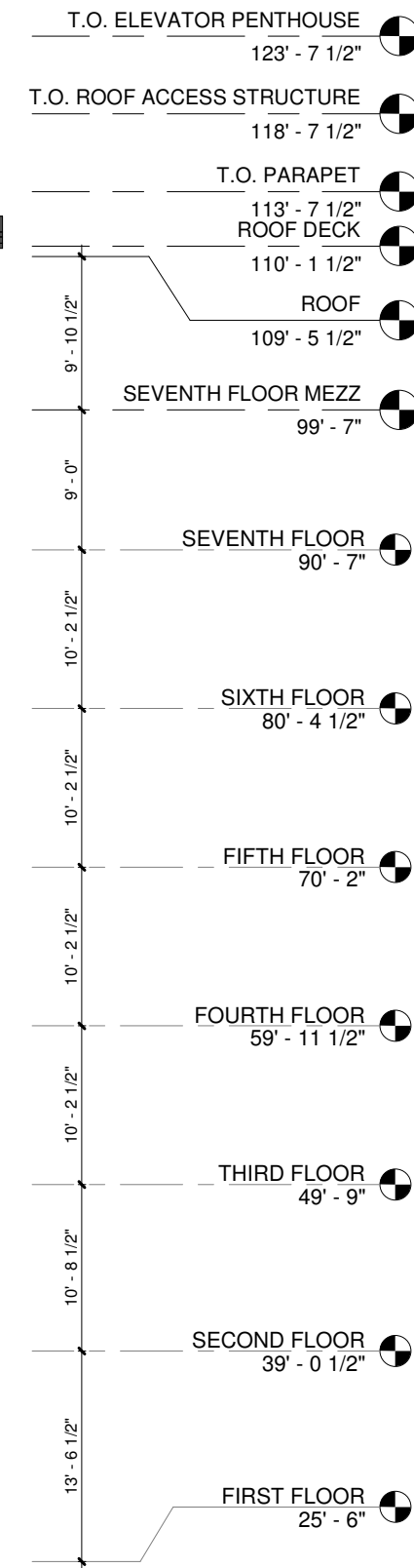
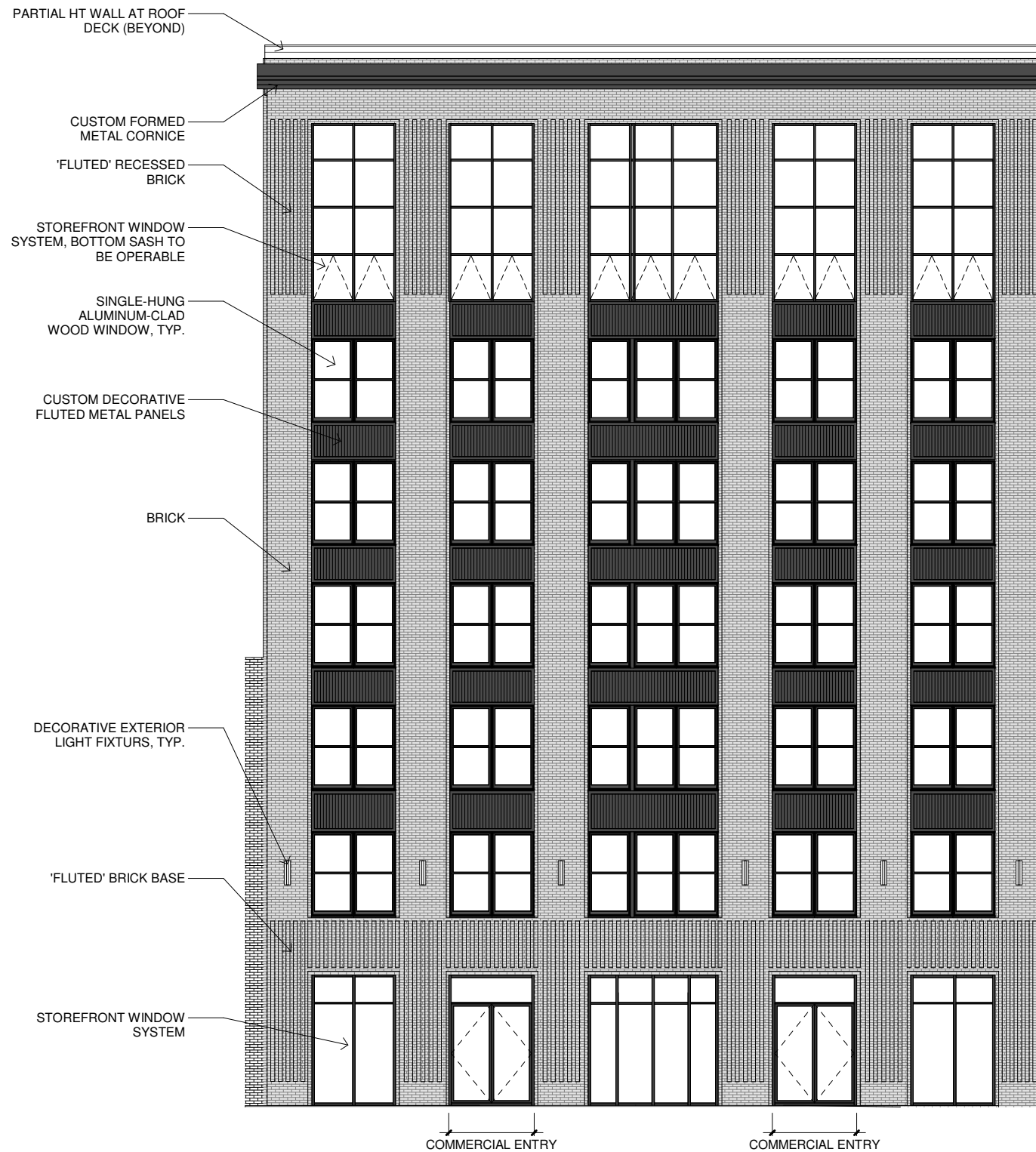
July 13th, 2021



Cement Board Siding



Brick; White with Matching Mortar



# 2ND + TROTTERS

36-42 South 2nd Street, Philadelphia, PA | 2nd + Trotters, LLC

Proposed South 2nd Street Elevation

**CANNO**design

July 13th, 2021



# 2ND + TROTTERS

36-42 South 2nd Street, Philadelphia, PA | 2nd + Trotters, LLC

Proposed Strawberry Street Elevation

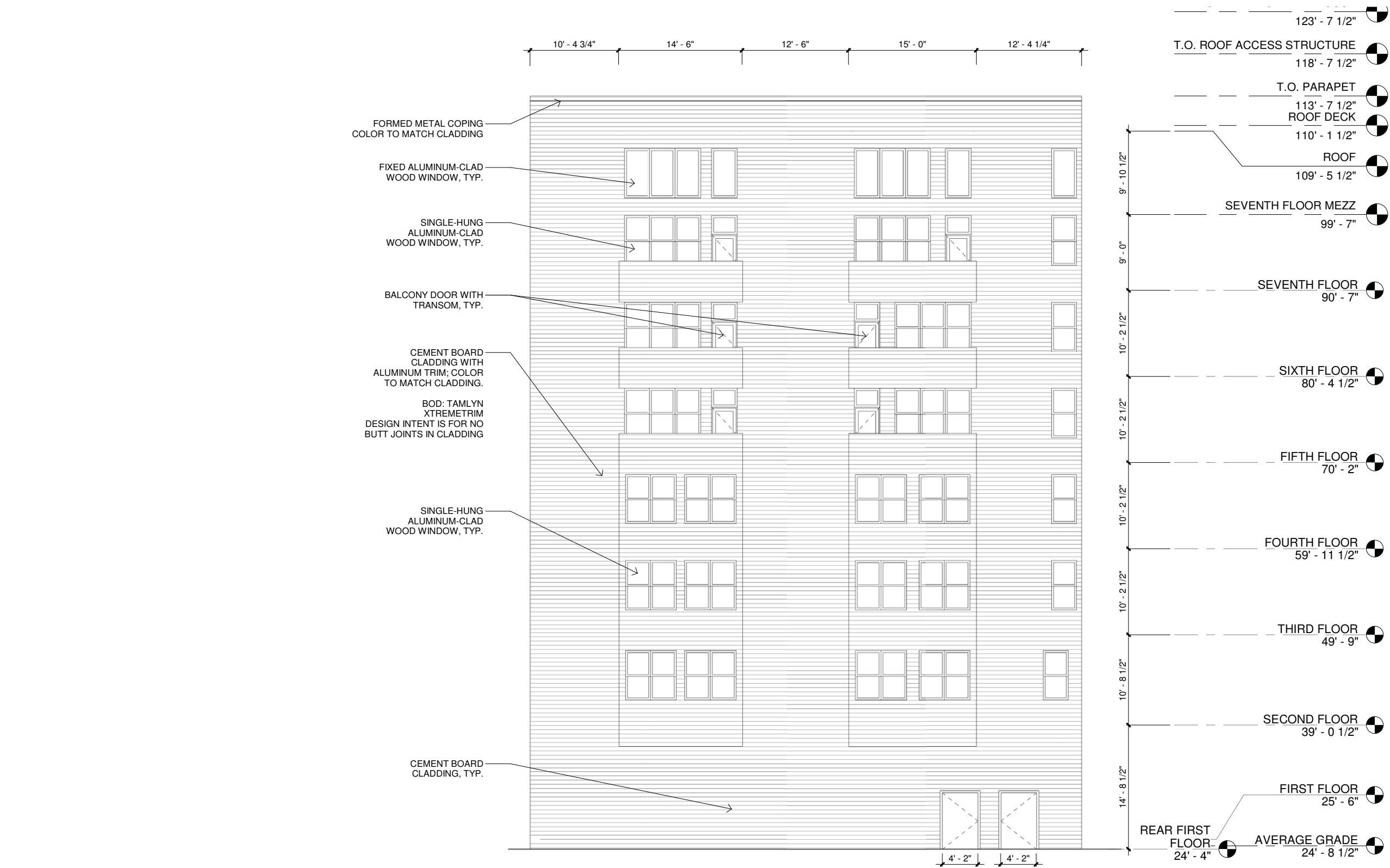
CANNObdesign

July 13th, 2021





- T.O. ELEVATOR PENTHOUSE  
123' - 7 1/2"
- T.O. ROOF ACCESS STRUCTURE  
118' - 7 1/2"
- T.O. PARAPET  
113' - 7 1/2"
- ROOF DECK  
110' - 1 1/2"
- ROOF  
109' - 5 1/2"
- SEVENTH FLOOR MEZZ  
99' - 7"
- SEVENTH FLOOR  
90' - 7"
- SIXTH FLOOR  
80' - 4 1/2"
- FIFTH FLOOR  
70' - 2"
- FOURTH FLOOR  
59' - 11 1/2"
- THIRD FLOOR  
49' - 9"
- SECOND FLOOR  
39' - 0 1/2"
- FIRST FLOOR  
25' - 6"





# 2ND + TROTTERS

36-42 South 2nd Street, Philadelphia, PA | 2nd + Trotters, LLC

36-42 South 2nd Street

**CANNO**design

July 13th, 2021





## 2ND + TROTTERS

36-42 South 2nd Street, Philadelphia, PA | 2nd + Trotters, LLC

36-42 South 2nd Street

**CANNObdesign**

July 13th, 2021



# 2ND + TROTTERS

36-42 South 2nd Street, Philadelphia, PA | 2nd + Trotters, LLC

36-42 South 2nd Street

**CANNO**design

July 13th, 2021