

ADDRESS: 1026 ARCH STREET

Proposal: Construct additions

Review Requested: Review In Concept

Owner: 1028 Arch LP

Applicant: Carolina Pena, Parallel Architecture Studio, LLC

History: 1879; Board of Church Extension of the Methodist Episcopal Church; Benjamin D. Price

Individual Designation: 7/14/2017

District Designation: None

Staff Contact: Allyson.Mehley@phila.gov

BACKGROUND:

This in-concept application proposes the construction of a five-story building with mezzanine at 1026 and 1028 Arch Street. The property at 1026 Arch Street is designated. The property at 1028 Arch Street is not designated. Although not clear from the application materials, it appears that all but the front façade of the designated building at 1026 Arch Street would be demolished and the new five-story building constructed behind the historic façade. A rendering of the front from the northwest appears to show that the new building would emerge from directly behind the historic façade, with no setback. The rear elevation shows an entirely new façade, without a trace of the historic rear façade. A rendering from the southeast appears to show an entirely new building at the side and rear. Without a site plan, roof plan, demolition plan, section, or side elevation, it is impossible to determine how much of the old building would be retained and how much would be demolished. The application references a two-story addition on the historic building, but only calls out the retention of the front façade, indicating that the remainder of the historic building may be demolished and replaced with new construction.

SCOPE OF WORK:

- Construct addition or new building behind front facade.

STANDARDS FOR REVIEW:

Section 14-1005(6)(d) of the historic preservation ordinance prohibits the Historical Commission from approving demolitions except in two narrow instances:

- *No building permit shall be issued for the demolition of a historic building ... unless the Historical Commission finds that issuance of the building permit is necessary in the public interest, or unless the Historical Commission finds that the building ... cannot be used for any purpose for which it is or may be reasonably adapted.*
 - The application materials appear to indicate that all but the front façade of the historic building will be razed and removed, which constitutes a demolition in the eyes of the preservation ordinance, and is therefore prohibited unless the Historical Commission finds that the demolition is necessary in the public interest or the building cannot be reasonably adapted. No such claims are made.

Section 7.2 of the Historical Commission's Rules & Regulations define the submission requirements for in-concept applications.

- *Section 7.2.e: For applications proposing work to designated exteriors, a legible, dimensioned, accurately-scaled plot or site plan.*
 - No plot or site plan is provided.
- *Section 7.2.g: Legible, dimensioned, accurately-scaled drawings of the proposed alterations. If demolition is proposed, the area(s) of demolition must be clearly delineated on the drawings. Detailed drawings are not required, but the drawings must convey the concept.*
 - No demolition plan is provided. The submission is incomplete.

STAFF RECOMMENDATION: Denial, pursuant to Section 14-1005(6)(d) of the historic preservation ordinance, the demolition prohibition, and owing to incompleteness.



CELLAR	FLOOR	5,972 SF.
1ST	FLOOR	5,972 SF.
2ND	FLOOR	5,972 SF.
3RD	FLOOR	5,972 SF.
4TH	FLOOR	5,972 SF.
5TH	FLOOR	5,972 SF.
MEZZ.	FLOOR	2,621 SF.
TOTAL		38,453 SF.



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