



Proposed Alteration and Addition to

# 223 Market Street

Philadelphia, PA 19106 • Historical Commission • September 10, 2021





**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

## **REVISIONS IN RESPONSE TO THE ARCHITECTURAL COMMITTEE REVIEW:**

- Glass railing at the 3rd floor terrace has been changed to metal
- Roof deck is set back an additional 5', to be 10' from the street
- Stone coping joints have been shown in the drawings
- Western facade is added to the drawings

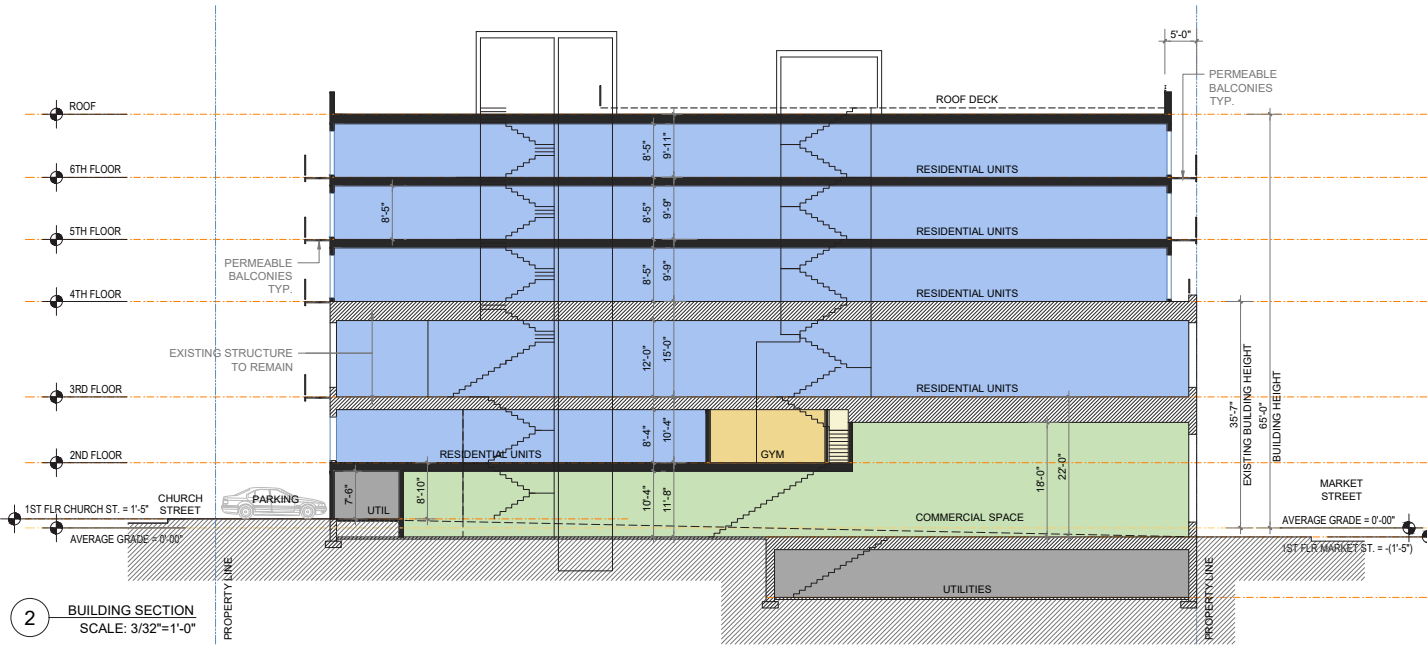
Proposed Addition to  
**223 MARKET STREET**  
PHILADELPHIA, PA 19106

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



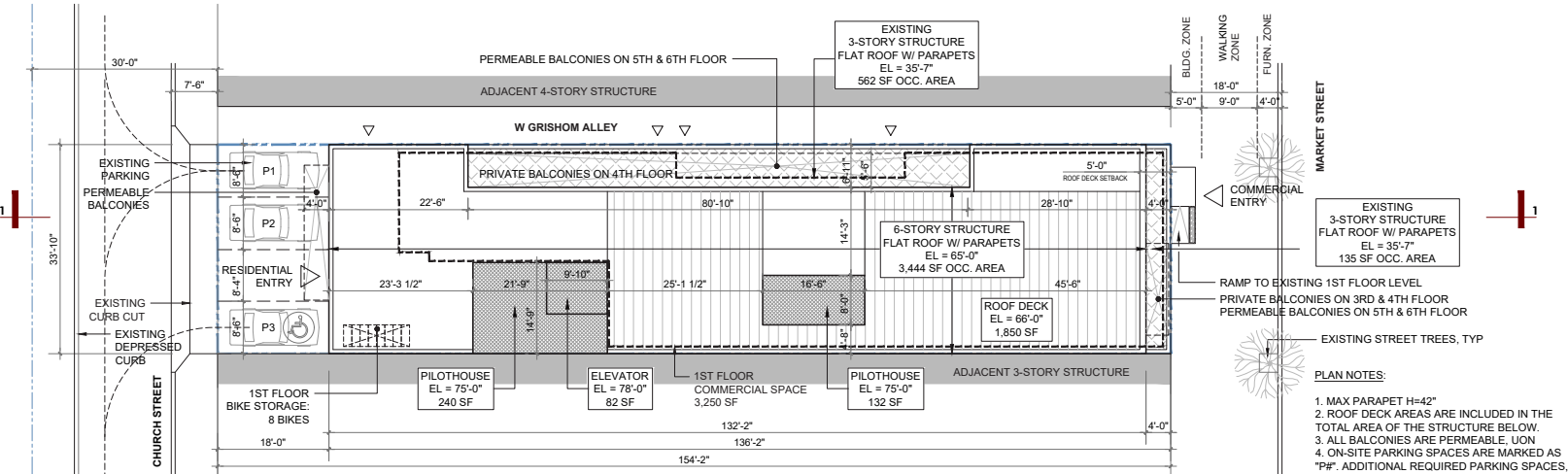
4 CHURCH STREET ELEVATION  
SCALE: 3/32"=1'-0"

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. - Over/Ceremonial Street, Church St. - Shared Narrow Street	
Zoning 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	
	CTR Center City Overlay District - Old City Residential Supplemental Use Controls	
	CTR Center City Overlay District - Center City Residential District Control Areas	
	CTR Center City Overlay District - Center City Commercial District Control Areas	
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
Bicycle Parking	8	8
Building Type:		Attached
Lot Dimensions:		
Width (ft.)	n/a	
Min. Lot Area (sq. ft.)	n/a	5,216
Max. Occupied Area (% of lot)	75%	88.3% existing
		75% at 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	65'	65'
Number of Stories	n/a	6
FAR:		
% of lot area	500%	463%
Gross Floor Area (sq. ft.)		24,168



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



DATE 08.02.2021 ISSUE ZONING

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

Z1

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PLAN NOTES:  
1. MAX PARAPET H=42"  
2. ROOF DECK AREAS ARE INCLUDED IN THE TOTAL AREA OF THE STRUCTURE BELOW.  
3. ALL BALCONIES ARE PERMEABLE. UON  
4. ON-SITE PARKING SPACES ARE MARKED AS "P". ADDITIONAL REQUIRED PARKING SPACES, UP TO 7, ARE PROVIDED, BY AGREEMENT, IN THE EXISTING PARKING FACILITY AT 36-38 S FRONT ST., WITHIN 1000 FT. OF THE RESIDENTIAL ENTRANCE. SEE ZP-2021-007713



## 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

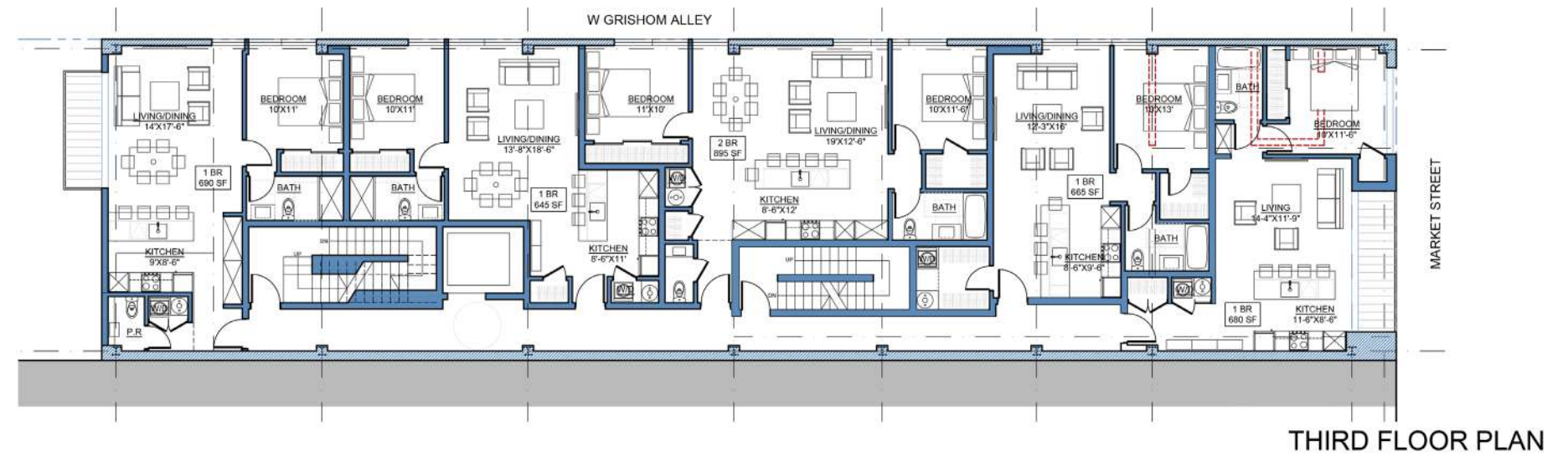
4TH FLOOR 3,882 SF

5TH FLOOR 3,882 SF

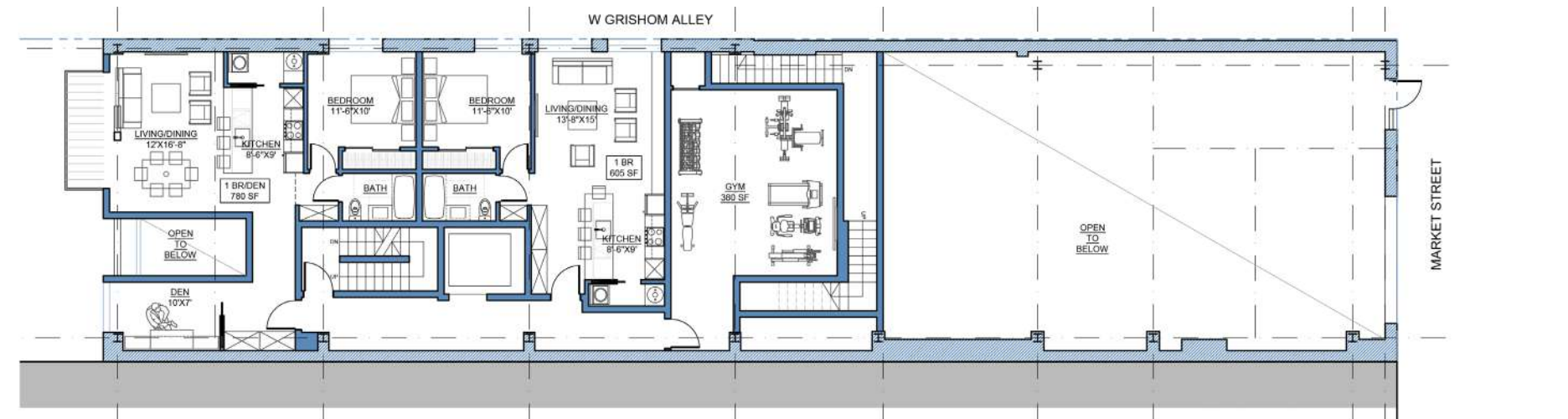
6TH FLOOR 3,882 SF

PILOTHOUSE	453 SF
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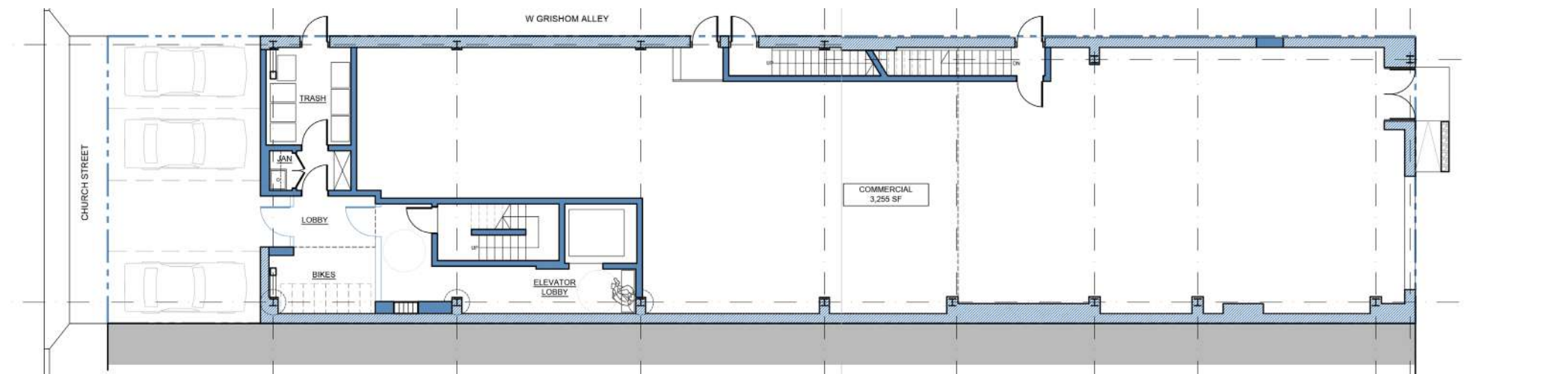
TOTAL GFA 24,089 SF



### THIRD FLOOR PLAN

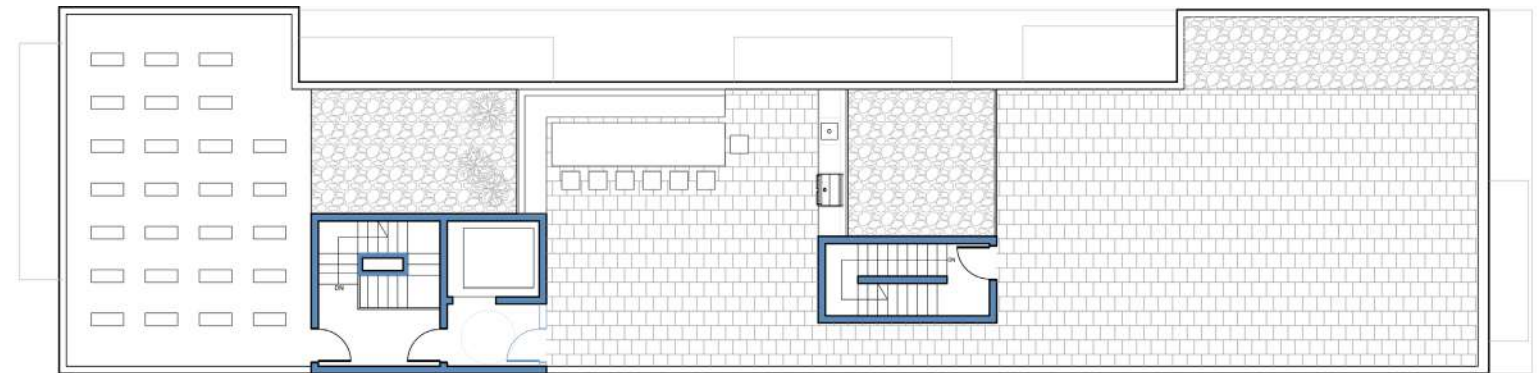


## SECOND FLOOR PLAN

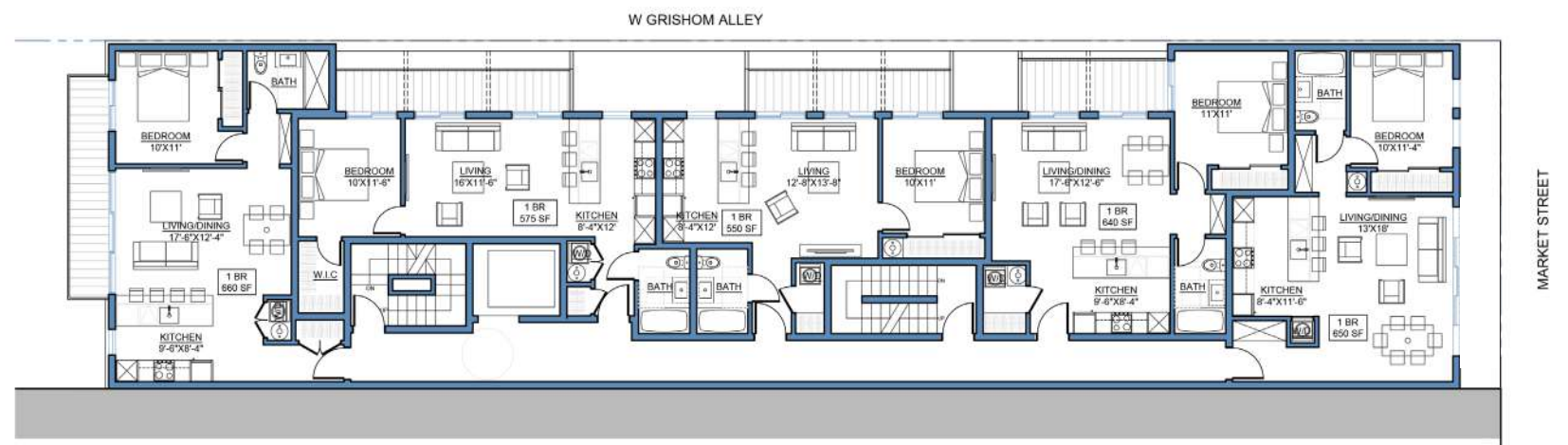


### FIRST FLOOR PLAN



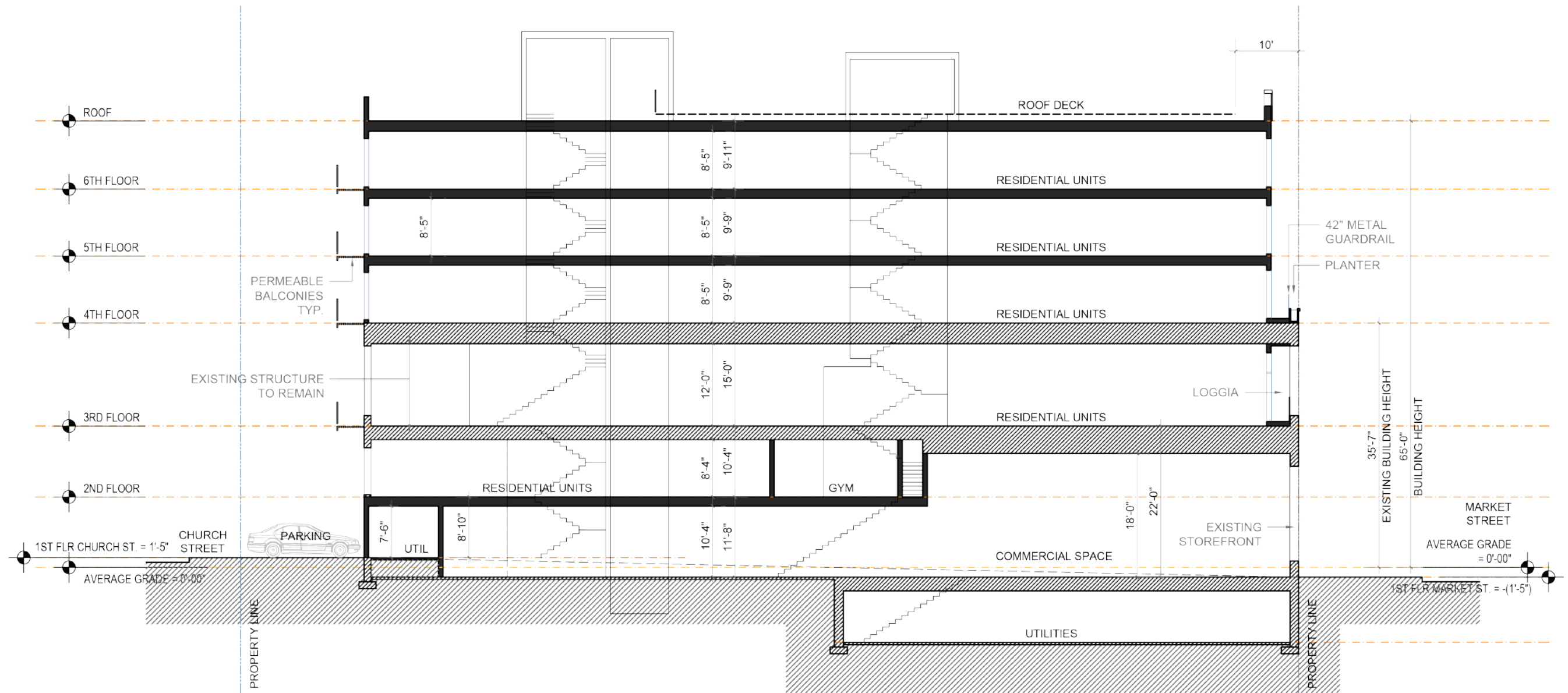


ROOF DECK PLAN



TYPICAL FLOOR PLAN















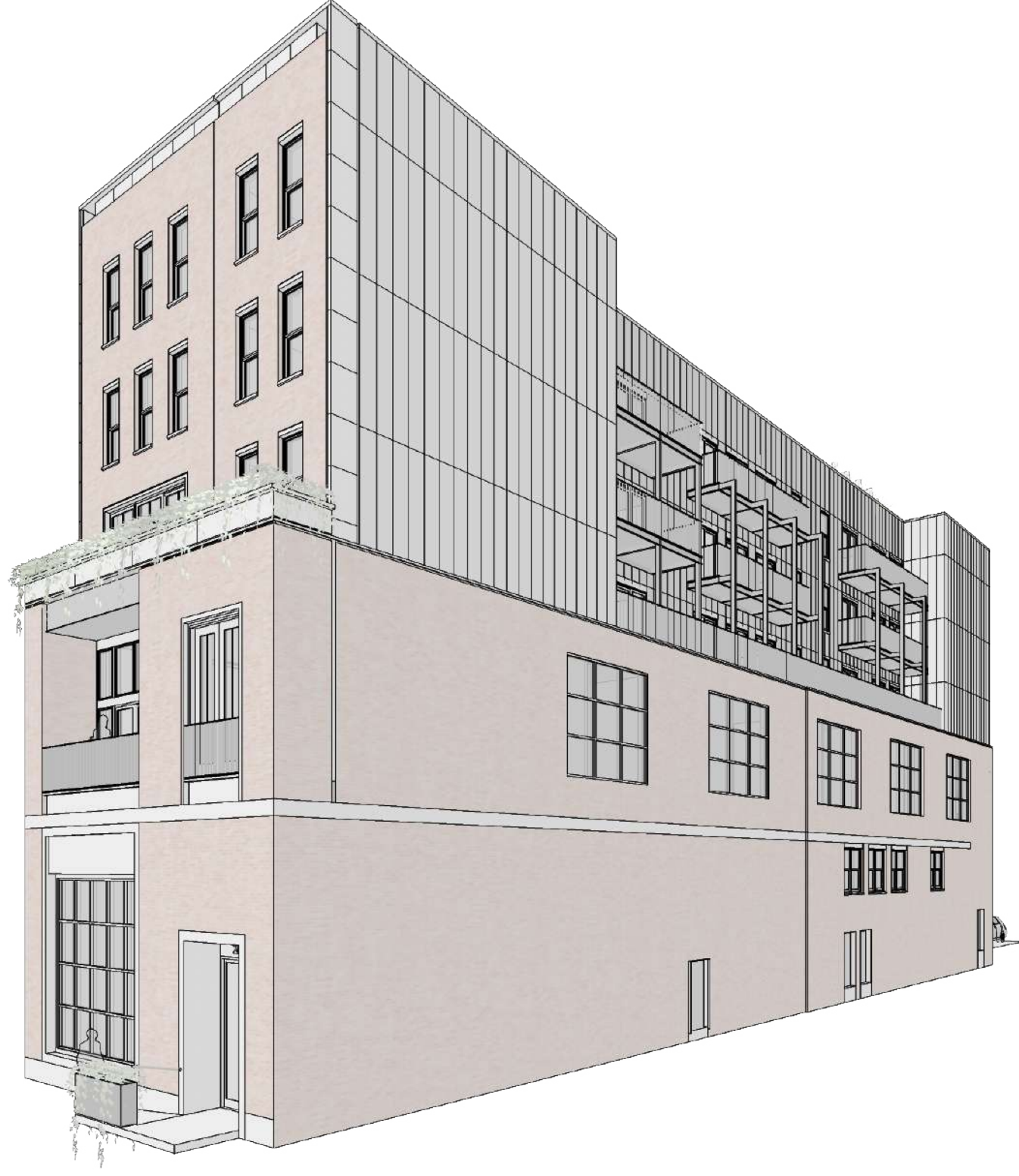




Proposed 3 story  
addition

Existing Upper Level  
replace Market St. facade  
Alley facade to remain

Existing 1st Floor  
facade to remain  
at Market Street & Alley





Fiberglass Windows and Doors  
windows double-hung, typ.  
Color: Light Gray

Cast Stone Sills & Headers  
Typ. this Facade

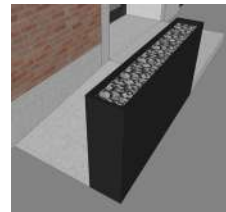
Cast Stone Planter

Metal Guardrail with vertical picket  
Color: Charcoal  
Typ. at all Guardrail locations

Existing Stone  
to be repaired  
as required



New metal paneled planter  
Color: Charcoal



Cast Stone Cornice

Cast Stone Reveal

Proposed 3 story  
addition

New Brick to match existing

Proposed upper  
facade replacement

New Brick to match existing

Existing Brick

Existing 1st floor window  
and stonework to remain

New entry door, stonework  
entryway to remain

Existing Stone base to be  
repaired as required













Standing Seam Siding  
Medium Gray

Standing Seam Siding  
Light Gray

24" Wide  
Cast Stone Edge

2" Reveal  
Charcoal Metal



