ADDRESS: 201 W JOHNSON ST
Proposal: Construct five-story residential building
Review Requested: Final Approval
Owner: Philadelphia Preservation Group, LP
Applicant: Niki Green, VBC Studio
History: 1895; Nugent Home for Baptists
Individual Designation: 10/8/2004
District Designation: None
Staff Contact: Kim Chantry, kim.chantry@phila.gov

OVERVIEW:
This application proposes to construct a five-story detached apartment building between the historically designated Presser Home for Retired Musicians and Nugent Home for Retired Baptists. The Historical Commission approved the location and footprint of the new building in-concept in 2007, and then as part of a final review which included the rehabilitation of the Nugent Home for Baptists in 2011. This is phase 3 of the larger development project, with phases 1 and 2 being the rehabilitation and reuse of the historic buildings. The proposed new building incorporates red brick up to the fourth floor, then a darker HardiPanel at the top floor. It does not connect to either historic building.

SCOPE OF WORK:
- Construct detached residential building.

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 new construction is compatible with the surrounding context in terms of massing, size, scale, and architectural features, satisfying Standard 9.

STAFF RECOMMENDATION: Approval, with the staff to review details, pursuant to Standard 9.

DO NOT MAIL THIS APPLICATION

Department of Licenses and Inspections
CITY OF PHILADELPHIA

Job Number: (for office use only)

(PERMIT TYPE PREFIX – YEAR – NUMBER)

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.

1 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 #.

Parcel Address: 201 W Johnson St

Specific Location: From West Johnson St to Cherokee St

☐ Check box if this application is part of a project and provide project number: PR- 20| | |-| | | | | |

2 Applicant

Identify how you are associated with the property.

Licensed professionals include design professionals, attorneys, and expediters. A tradesperson must have an active Philadelphia license for their trade or hold a PA Home Improvement Contractor Registration.

I am the: ☐ Property Owner ☐ Tenant ☐ Equitable Owner ☒ Licensed Professional or Tradesperson

Name: Niki Green Company: VBC | Studio

Address: 285 Washington St, Somerville MA 02144

Email: ngreen@vbc.co Phone: 6179363482

3 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.

Name: Philadelphia Preservation Group, L.P ☐ Check box if new owner is being listed

Address: 116 FOUNTRAIN ST PHILADELPHIA PA 19127

Email: rick.sudall@nolenproperties.com Phone: 6102750700

4 Design Professional in Responsible Charge

Identify the PA- licensed design professional who is legally responsible.

Name: Sara.Ann Logan Patterson Firm: VBC | Studio

PA License #: RA407210 Phila. Commercial Activity License #:

Email: slogan@vbc.co Phone: 6179363482

5 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).

*Provide the associated Streets Review number if "Project Impacts Streets/Right-of-Way" is selected.

(a) Occupancy

☐ Single-Family ☐ Two-Family ☒ Other, please describe: Mulit-family apartments

(b) Scope of Work

☒ New Construction ☐ Addition and/or Alteration ☐ Shell (No Fit Out) – Option for Commercial Permits Only

(c) Earth Disturbance

Area of Earth Disturbance (Sq. Ft.)

(d) Building Floor Areas

New Floor Area 151,435 (Sq. Ft.) Existing Altered Area N/A (Sq. Ft.)

(e) Number of Stories 5-6

(f) Description of Work 165 Units over partial parking podium

(g) Project Conditions

☐ New High Rise ☐ Green Roof Included ☐ Initial Fit Out of Newly Constructed Space

☐ Modular Construction ☐ Façade Work ☐ Project Impacts Street/Right-of-Way*

*Provide the associated **Streets Review** number for this project, if applicable: SR- 20| | |-| | | | | |

The project as proposed is a 165-unit apartment community located at 201 West Johnson Street in Philadelphia, PA. The building is situated on a historic site between two already completed renovations to the Nugent and the Presser Senior Apartment Buildings. This is the third phase of development on the lot and the proposed structure will stand along on the property and not be physically connected to any of the buildings on the property. It will however connect and tie into previous site improvements performed during construction of the prior phases.

Painstaking care as given to locating the proposed new building nestled in the rear of the property in order to be deferential and respectful to the existing historic buildings both in height, setting, setback, and visibility from West Johnson.

Materials and treatments of such are selected to be referential not replicative of the historic details. Brick is the predominant material used to retain the quality of materiality on site. A cornice line is employed below the top story to further reduce the perceived height of the proposed structure and the material change further references the construction of a mansard roof. Angled walls at inset balconies along with metal accents at juliette balconies add depth, shadow, and texture to the façade, Stucco accents will be in a limestone treatment | finish and harken to the exterior cladding also used on the site, and large glazed panels allow for ample light and air into the units for pleasant habitation.

EXISTING SITE PHOTOS AND PROJECT LOCATION 3

EXISTING SITE PLAN AND SURVEY 4

ZONING AND LANDSCAPING PLAN 5

CONCEPT PLAN 7

CONCEPT BUILDING SECTION 8

PROPOSED EXTERIOR FINISHES 10

TRANSVERSE BUILDING SECTION 12

EXTERIOR ELEVATIONS 11

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VIEW FROM CENTER LAWN TO NUGENT BUILDING ▲



VIEW FROM CENTER LAWN TO REAR OF PROPERTY ▲



VIEW FROM CENTER LAWN TO CARRIAGE HOUSE ▲



▲ VIEW FROM CENTER LAWN TO PRESSER BUILDING



VIEW FROM WEST JOHNSON TOWARDS NUGENT BUILDING ▲



▲ INTERIOR DRIVE AT CENTRAL LAWN AREA



▲ VIEW FROM CENTER LAWN TO NUGENT BUILDING



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EXISTING SITE PHOTOS AND PROJECT LOCATION



ZONE "RSA-1" RESIDENTIAL

	REQUIRED
MINIMUM LOT WIDTH	50'
MINIMUM LOT AREA	5,000 SF
MAXIMUM OCCUPIED AREA	40%
MINIMUM OPEN AREA	75%
MINIMUM FRONT YARD SETBACK	25'
SIDE YARD SETBACK: CORNER LOT	15'
REAR YARD	25'
MAXIMUM BUILDING HEIGHT	35'

PARKING REQUIREMENTS

PARKING SPACES	REQUIRED
TOTAL SPACES	

NOTE:

* 1 E OF THE 17 1 SPACES ARE ADA ACCESSIBLE SPACES. 6 ACCESSIBLE SPACES ARE REQUIRED. 1 ANDES OF THE TOTAL SPACES ARE GARAGE SPACES

BICYCLE SPACES (CLASS 1&) 59

ZONING LEGEND

DISTRICT DESCRIPTIONS

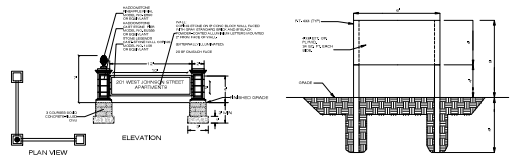
RSA-1 RESIDENTIAL, SINGLE-FAMILY ATTACHED - 1
RSA-3 RESIDENTIAL, SINGLE-FAMILY ATTACHED - 3
RM-1 RESIDENTIAL, MULTI-FAMILY 3
RSA-5 RESIDENTIAL, SINGLE-FAMILY ATTACHED - 5

Wissahickon Watershed Overlay:

Steep Slope Overlay:

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EXISTING SITE PLAN AND SURVEY



PROJECT IDENTIFICATION SIGN DETAIL #3 N.T.S.

TEMPORARY SALES/LEASING SIGN N.T.S.

Wissahickon Watershed Overlay:
Wissahickon Watershed Category 5- No impervious cover restrictions.

Steep Slope Overlay:
12,321 sq. ft. of disturbance to areas of 25% or greater slopes.

INTERNAL LANDSCAPE TREES

#	CODE	BOTANICAL NAME	COMMON NAME	SIZE
18	AR	Acer rubrum	Red Maple	2.5-3" Cal, B&B
12	CC	Cercis canadensis	Eastern Red Bud	2.5-3" Cal, B&B
7	SJ	Styrax japonicus	Japanese Snowbell	2.5-3" Cal, B&B

Total: 22

LANDSCAPE BUFFER - SHRUBS

#	CODE	BOTANICAL NAME	COMMON NAME	size
6	VD	Viburnum dentatum	Viburnum	5 gal.
12	IV	Ilex verticillata 'Red Sprite'	Winterberry	5 gal.
13	KL	Kalmia latifolia 'Peppermint'	Mountain Laurel	5 gal.

Total: 31

ZONE "RSA-1" RESIDENTIAL (formerly R3)

	REQUIRED	PROPOSED
MINIMUM LOT WIDTH	50'	760.59' (PD) 768.69' (US)
MINIMUM LOT AREA	5,000 SF	246,678 SF (PD) 247,812.8 SF (US)
MAXIMUM OCCUPIED AREA	90%	60,572 SF (PD) = 25.8%
MINIMUM OPEN AREA	70%	180,006 SF (PD) = 74.9%
MINIMUM FRONT YARD SETBACK	20'	20'
SIDE YARD SETBACK CORNER LOT	15'	20'
REAR YARD	20'	20'
MAXIMUM BUILDING HEIGHT	50'	50'

ZONING LEGEND

district	description
RSA-1	RESIDENTIAL, SINGLE-FAMILY ATTACHED - 1
RSA-3	RESIDENTIAL, SINGLE-FAMILY ATTACHED - 3
RM3	RESIDENTIAL, MULTI-FAMILY 3
RSA-5	RESIDENTIAL, SINGLE-FAMILY ATTACHED - 5

PARKING REQUIREMENTS

PARKING SPACES	REQUIRED	PREVIOUSLY APPROVED	PROPOSED	ED
128 regular units, 1 space/unit 142 senior units: 0.3 space/unit = 297 Total Units	128 43	124 47	128 46	
TOTAL SPACES	168	171	171 *	

NOTE:
* 17 OF THE 171 SPACES ARE ADA ACCESSIBLE SPACES.
5 ACCESSIBLE SPACES ARE REQUIRED,
AND 35 OF THE TOTAL SPACES ARE COMPACT (8'X16').

BICYCLE SPACES (CLASS 1 &)	59	59	59

NOTES:

1. BOUNDARY AND PORTIONS OF THE TOPO IS REFERENCED FROM A PLAN ENTITLED, "ALTA/ACSM LAND TITLE SURVEY 101-21 WEST JOHNSON STREET, 221 WEST JOHNSON STREET, CITY OF PHILADELPHIA, PHILADELPHIA COUNTY, PA" PREPARED BY, "BARTON & MARTIN ENGINEERS, A DIVISION OF VOLLMER ASSOCIATES, LLP" DATED "JUNE 23, 2020".

2. ALL BOUNDARY DIMENSIONS SHOWN ON THE SURVEY ARE PHILADELPHIA DISTRICT STANDARD MEASURE. THE LEGAL STANDARD OF MEASURE WITHIN THE CITY OF PHILADELPHIA. ALL OTHER DIMENSIONS SHOWN ARE IN UNITED STATES STANDARD MEASURE.

3. AREA OF THE SITE: 247,812.8 SQ. FT. (PHILA. STD.), 248,146 SQ. FT. (U.S. STD.), 5.6683 ACRES (PHILA. STD.) , 5.6996 ACRES (U.S. STD.)

4. ALL REQUIRED LANDSCAPING SHALL BE IN ACCORDANCE WITH THE PHILADELPHIA CITY PLANNING COMMISSION APPROVED LIST OF PLANT MATERIAL

LEGEND

EXISTING FEATURES
- SIGN
- FENCE LINE
- WALL
- STEEP SLOPE (25% and greater) BOUNDARY

PHASE 1 & PHASE 2 EXISTING AREA

PROPOSED FEATURES
- SIGN
- METAL FENCE
- WOOD FENCE
- PHILADELPHIA DISTRICT STANDARD MEASURE (PD)
- UNITED STATES STANDARD MEASURE (US)

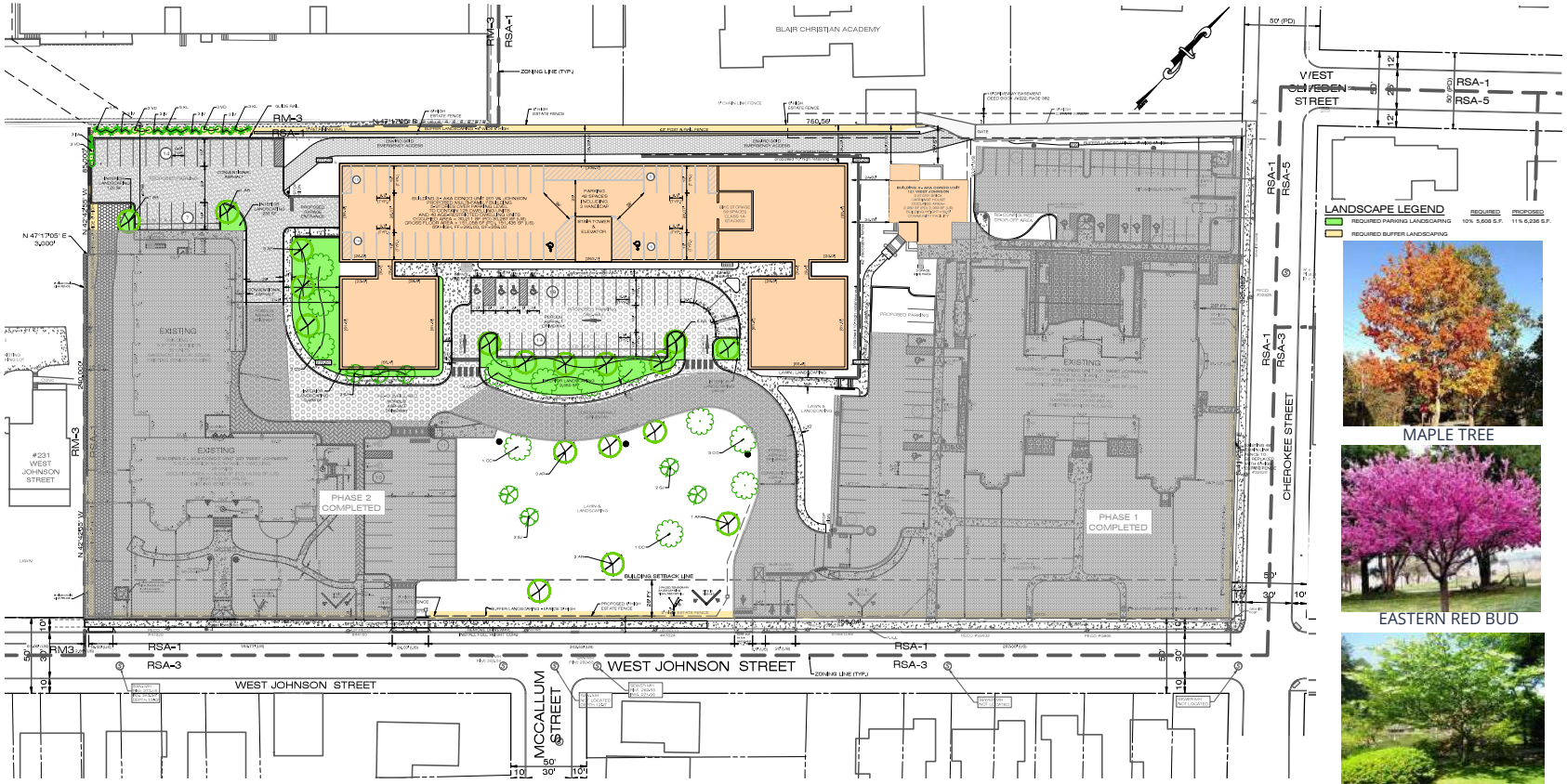
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LANDSCAPE LEGEND

	REQUIRED	PROPOSED
REQUIRED PARKING LANDSCAPING	10% 5,608 S.F.	11% 6,236 S.F.
REQUIRED BUFFER LANDSCAPING		

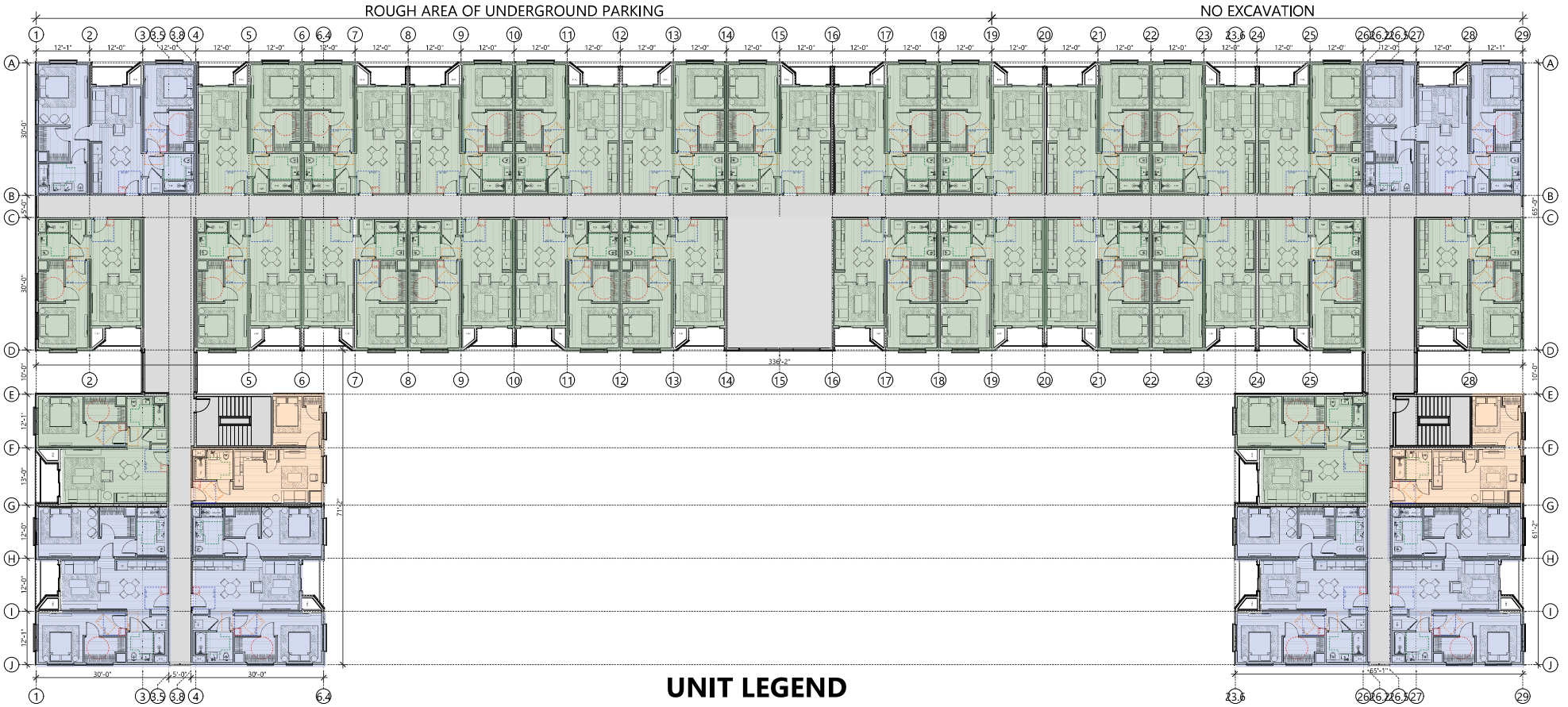
MAPLE TREE

EASTERN RED BUD

JAPANESE SNOWBELL

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ZONING AND LANDSCAPING PLAN



UNIT LEGEND

ONE BEDROOM

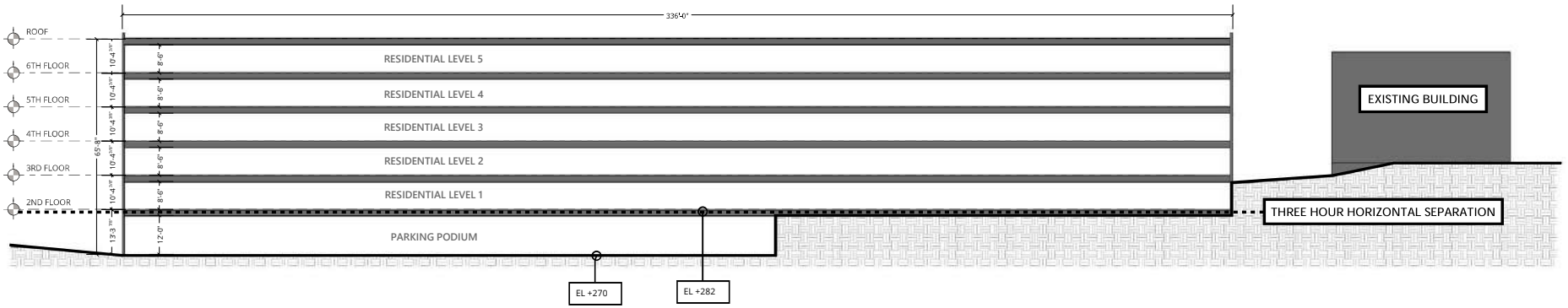
TWO BEDROOM

ONE BEDROOM

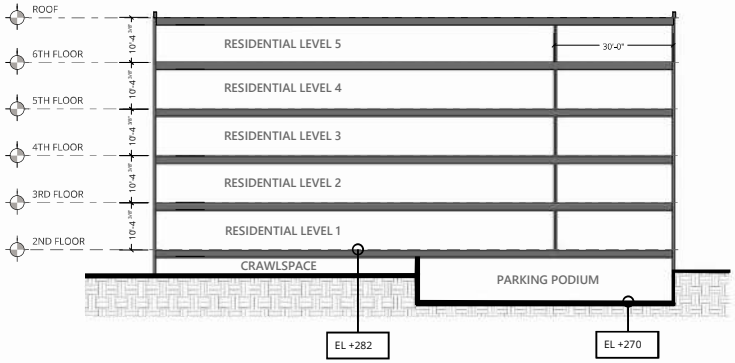
UNIT TYPE - MIX THREE	TYPICAL FLOOR	TOTAL BUILDING
ONE BEDROOM (535 SF)	2	**10**
ONE BEDROOM - CORNER (720 SF)	2	**10**
ONE BEDROOM - INTERIOR (720 SF)	21	**105**
ONE BEDROOM - CORNER (750 SF)	2	**10**
TWO BEDROOM - CORNER (1,080 SF)	6	**30**
TOTAL	**33**	**165**

UNIT MIX %
82%
18%
100%

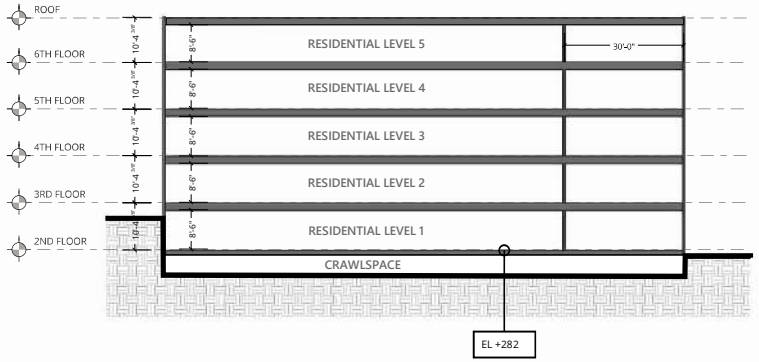
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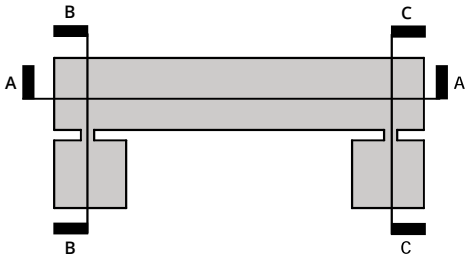
LONGITUDINAL SECTION A-A



CROSS SECTION B-B



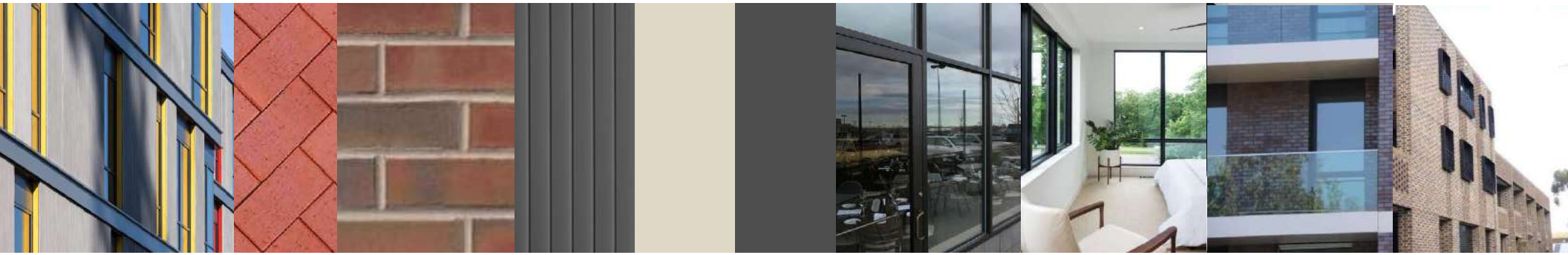
CROSS SECTION C-C



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CONCEPT BUILDING SECTION





1 2 3 4 5 6 7 8 9 10

1 HARDIPANEL | STUCCO INFILL PANELS
2 DECORATIVE BRICK ACCENTS [TONE ON TONE]
3 MID-RED BRICK WITH COLOR VARIATION
4 VERTICAL HARDIPANEL EXTRUSIONS
5 ACCENT PAINT COLORS [BONE]
6 ACCENT PAINT COLORS [LIGHT CHARCOAL]
7 STOREFRONT [BLACK]
8 LARGE FORMAT VINYL WINDOWS [BLACK OR BRONZE]
9 RECESSED BALCONIES WITH GLASS RAILINGS
10 JULIETTE BALCONIES WITH METAL FRAME AND HORIZONTAL RAILS



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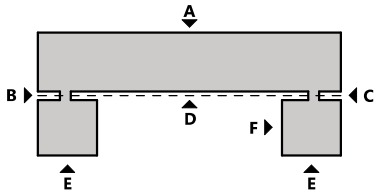
ELEVATION - A



ELEVATION - B

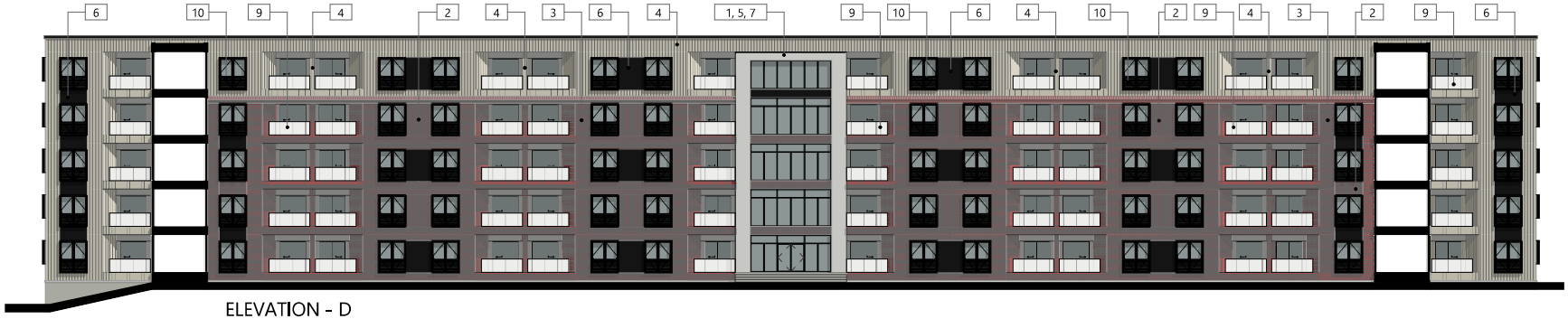


ELEVATION - C

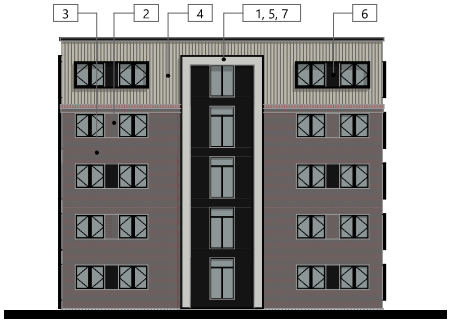


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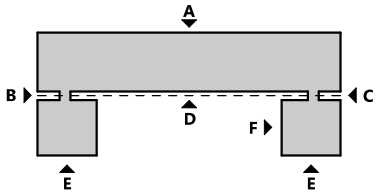
ELEVATION - D



ELEVATION - E



ELEVATION - F



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JULY 13, 2021


PRESSER
SENIOR APARTMENTS