ADDRESS: 160-64 N 2ND ST
Proposal: Construct six-story building
Review Requested: Final Approval
Owner: BVG 160-64 N 2nd Street, LLC
Applicant: Justin Veasey, BVG Property Group
History: 160, vacant lot; 162, built 1950; 164, built 1851, upper stories removed, 1938
Individual Designation: None
District Designation: Old City Historic District, Non-contributing, 12/12/2003
Staff Contact: Laura DiPasquale, laura.dipasquale@phila.gov

OVERVIEW:
This application proposes to construct a six-story building at the southwest corner of N. 2nd and Race Streets in the Old City Historic District. The consolidated parcel includes two non-contributing buildings and a vacant lot. As such, the Historical Commission retains full jurisdiction over the proposed construction. The north, east, and west elevations of the proposed building would be clad in grey brick and feature asymmetrical fenestration with a combination of rectangular and arched window openings. At the ground floor, a recessed entrance plaza would allow access to the residential lobby along Race Street, and a three-car parking garage would be accessed from N. 2nd Street. The south elevation would be clad in metal panels and feature a mural of the Benjamin Franklin bridge, which is located one block to the north.

The Historical Commission has reviewed numerous projects for this location over the past few years, and approved a six-story building of a different design in September 2019.

SCOPE OF WORK:
- Construct six-story 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 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 construction is compatible in height, massing, and overall materials with the Old City Historic District. The rhythm and fenestration of the new building differ from the older buildings in the historic district, but can be considered compatible. The context of the property is varied, with historic buildings ranging from two to five stories along the nearby blocks, intermixed with taller new construction, including the 17-story new construction to the north across Race Street. The application generally complies with Standard 9.

STAFF RECOMMENDATION: Approval, pursuant to Standard 9.
To Whom It May Concern:

I am writing this letter on behalf of our new upcoming project which is located on the corner of 2nd Race with the address of 160-64 N 2nd Street, Philadelphia PA 19106. Our company takes pride on designing and developing a product which after involving the neighborhood, we feel is best for the location and the surrounding neighbors. We decided to call this project “The Ben” due to the location being right next to the Ben Franklin Bridge. The initial design idea for the building was to place windows in certain exterior locations so that when the residents were looking outside – they you would have the best views of the Ben Franklin bridge no matter where they were in the unit just based off the window spec chosen. We also decided to go with a lighter grey blended brick and metal siding with gold trim for the exterior facade due to the location being close to the water and us combining that vibe with upscale luxury living as well. We felt this color choice wouldn’t come off to strongly and would be accepted by the surrounding neighbors to be a perfect fit for that corner building. “The Ben” will be a luxury condominium building which will consist of six (6) luxury condo units. The ground floor will consist of a Building Lobby (See Rendering Attached), a smart elevator system which will only open in the unit your smart technology has access too, and a commercial ground floor space with a potential retail tenant. The second floor will have two flat condo units which will consist of 2 bedrooms, 2 bathrooms. The third & forth floor will have 2 Bi-Level units which will consist of 4 bedrooms and 4 bathrooms. The fifth floor will be a flat JR Penthouse unit which will consist of 4 bedrooms and 4 bathrooms. Finally, the sixth floor will be a flat Penthouse unit which will consist of 4 bedrooms, 4 bathrooms and a private roof deck. This building will also contain storage units in the basement as well as a private gym for the residents of the building. We have attached the exterior renderings and are looking forward to hearing great positive feedback as we get close to developing this corner which residents have been waiting for a long time!

Sincerely,

DANNY GOVBERG
Co-Founder

JOSEPH F. BYRNE
Co-Founder

JUSTIN VEASEY
Co-Founder
THE BEN
160-164 N 2ND STREET | PHILADELPHIA, PA 19106
PERMIT SET - REVISION 1: 06 02 2022
ACCESSIBLE MEANS OF EGRESS TO COMPLY WITH SECTION 1007 OF THE IBC 2018

1007 ACCESSIBLE MEANS OF EGRESS
- Accessible means of egress required.
- Stairs and ramps.
- Elevators.
- Platform lifts.
- Towel-dispenser racks.
- Luminaires for egress areas.
- Emergency exit signs.
- Stairs, ramps, and elevators.
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[Image of architectural plans and diagrams]