

ADDRESS: 27-29 N 3RD ST

Proposal: Cut accessible entrance

Review Requested: Final Approval

Owner: 27-29 N. 3rd Assoc., Urban Investment

Applicant: Eileen Quigley, Ballard Spahr LLP

History: 1870; Fraser, Furness & Hewitt; Manufacturers' National Bank

Individual Designation: 11/6/1980

District Designation: Old City Historic District, Significant, 12/12/2003

Staff Contact: Dan Shachar-Krasnoff, daniel.shachar-krasnoff@phila.gov

OVERVIEW: This application proposes to cut down a front façade window opening into a door to allow for ADA access and a second means of egress for the building's proposed new use. The building was designed by Fraser, Furness and Hewitt in 1870 as the Manufacturers' National Bank. The existing basement window, a portion of granite façade, and lower window sash will be removed beneath the top sash of the existing round-arched window. The building is land-locked, with no rear or side exits to a right-of-way which could suffice for an accessible entrance. The only entry from the street is through the front door, which is three steps above the sidewalk. The staff has discussed the installation of a ramp at the front, but the narrowness of the parcel has led to the conclusion that a ramp is not feasible and would cause greater disruption to the front façade than the proposed cut-down of a masonry opening. The applicant will preserve the stone elements that are removed so that the original configuration could be restored in the future.

SCOPE OF WORK:

- Cut down window opening into door to allow for ADA entrance and second means of egress.

STANDARDS FOR REVIEW:

The Secretary of the Interior's Standards for the Treatment of Historic Properties and Guidelines include:

- *Standard 10: New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*
 - The applicant has committed to salvaging the stone elements on site that are removed so that the original configuration could be restored in the future, satisfying Standard 10.
- *Accessibility Guideline | Recommended: Complying with barrier-free access requirements in such a manner that the historic building's character-defining exterior features, interior spaces, features, and finishes, and features of the site and setting are preserved or impacted as little as possible.*
 - The proposed alteration provides ADA access and allows for a second means of egress as required by the new use, while maintaining the width of the original window opening and the top window sash, complying with the recommendations of the Accessibility Guideline.

STAFF RECOMMENDATION: Approval, with the staff to review details, pursuant to Standard 10 and the Accessibility Guideline.



Figure 1. Existing conditions, March 2023.

27-29 N 3rd St
Philadelphia Historical Commission
March/April 2023



Figure 2. Existing conditions, March 2023.



Construction Permit Application

Use this application to obtain permits for a residential or commercial construction proposal and/or excavation projects.
Mechanical / Fuel Gas, Electrical, Plumbing, and Fire Suppression trade details are found on page 2.

Property Information

Identify the location of work for the permit(s).

1

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: 27-29 North 3rd Street

Specific Location: _____

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

Applicant Information

Identify how you are associated with the property.

2

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.

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

Name: Your Agency, Inc., By: E. Quigley, Esq., agent Company: Ballard Spahr LLP

Address: 1735 Market Street, 51st Floor

Email: quigleye@ballardspahr.com Phone No.: 215-864-8720

Property owner Information

Identify the deeded property owner.

If there was a recent change of ownership, documentation such as a deed or settlement sheet is required.

*If the property owner is a 'company', identify the contact information for any natural person with more than 49% equity interest in the property. If no individual has such an interest, provide contact information of at least two (2) natural persons with the largest equity interest in the property.

3

The property owner is a/an: Individual Company*

Owner (1)

Name: Your Agency, Inc. as Equitable Owner - Meg Saligman Check box if new owner is being listed

Address: 7 North Columbus Blvd. #144 Philadelphia, Pa 19106

Owner (2)

Name: _____

Address: _____

Design Professional in Responsible Charge

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

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Name: Matthew A. Heckendorn, AIA, NCARB Firm: Heckendorn Shiles Architects

PA License No.: RA-016586 Phila. Commercial Activity License No.: 5562921

Email: matt@hsarch.com Phone No.: 610-994-3503

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, interior/exterior alterations, excavation or shell.

(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 (use separate sheet if needed).

(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.

** If 'Yes' is selected, an Owners' Acknowledgement of Receipt form must be provided for each affected property.

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(a) **Occupancy** Single-Family Two-Family Other, please describe: Commercial/Office

(b) **Scope of Work** New Construction Excavation Addition / Alteration Shell (No Fit Out) - Option for Commercial Permits Only

(c) **Earth Disturbance** Area of Earth Disturbance: 70 (Sq. Ft.)

(d) **Building Floor Areas** New Floor Area: 560 (Sq. Ft.) Existing Altered Area: 7,424 (Sq. Ft.)

(e) **Number of Stories** 5

(f) **Description of Work** Proposed removal of a small portion of the existing facade at basement window along primary facade to allow for vertical extension of window opening into wheelchair accessible doorway; alterations

to internal connection and circulation; and alterations to provide for accessible bathrooms, all as shown on plans.

(g) Project Conditions

- New High Rise Green Roof Included Initial Fit-out of Newly Constructed Space
 Modular Construction Façade Work Project Impacts Streets/Right-of-Way*
 Project Impacts Adjacent Property**

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

** This project includes work described below: Yes No

- Excavation work more than 5 feet below adjacent grade and within 10 feet of an adjacent building or structure.
- Excavation or construction work where historic structure is within 90 feet on the same or adjacent parcel.
- Structural alterations of a historic structure (excluding one-or-two family dwelling).
- Modifications to a party wall, including joist replacement, and additions.
- Severing of structural roof or wall covering spanning properties.



Department of Licenses and Inspections

CITY OF PHILADELPHIA

Job Number: (for office use only)

Project Details, Other Permits & Contractor Information

Use this section to provide project details, pre-requisite approvals and applicable contractor information.

(a) Choose 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 Zoning Permit number.

(b) Identify the general contractor and estimated cost of building construction.

(c) Identify the licensed excavation contractor and estimated cost of excavation work.

(d) 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.

(e) Identify the licensed electrical contractor, estimated cost of electrical work, and a registered third-party electrical inspection agency.

(f) 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

(g) 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.

(h) Provide the total improvement cost for residential (including multi-family alterations and additions).

Check the box if your project is excluded from real estate tax exemption and exempt from Development Impact Tax.

(a) Check all that apply:

- Building Excavation Mechanical & Fuel Gas Electrical Plumbing Fire Suppression

Provide the associated Construction Permit number, if applicable: **RP or CP – 20** _____ - _____

Provide the associated Zoning Permit number for this construction, if applicable: **ZP – 20** _____ - _____

Note: Trades listed below (d, e, f, and g) are mandatory for all residential new construction jobs.

(b) General Building Construction Contractor Information

Name: _____ Cost of Building Work: \$ _____

License Number: _____ Phone: _____

(c) Excavation Work & Contractor Information

Name: _____ Cost of Excavation Work: \$ _____

License Number: _____ Phone: _____

(d) 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 Details & Quantities: _____

(e) Electrical Work & Contractor Information New Installation Alteration *Rough-In

Name: _____ Cost of Electrical Work: \$ _____

License Number: _____ Phone: _____

Third Party Inspection Agency Name: _____

(f) 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.)

(g) 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: _____

(h) Total Improvement Cost: \$ _____ (The total improvement cost must also include the cost of all electrical, plumbing, mechanical, fire suppression systems work, and interior finishes)

Check box if your project is excluded from real estate tax exemption and exempt from Development Impact Tax (Review OPA's website for tax abatement information at: <https://www.phila.gov/services/property-lots-housing/property-taxes/get-real-estate-tax-relief/get-a-property-tax-abatement/>)

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Declaration & Signature

All provisions of the Philadelphia 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: _____ Date: _____/_____/_____

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March 14, 2023

Via Electronic Mail

Jonathan E. Farnham, Ph.D.
Executive Director
Philadelphia Historical Commission
Room 576 City Hall
Philadelphia, PA 19107

Re: 27-29 N. 3rd Street, Philadelphia, PA (the "Property")

Dear Dr. Farnham:

We represent Your Agency, Inc., a non-profit created by Meg Saligman, internationally renowned artist and muralist, as equitable owner of the above-referenced Property (the "Applicant"). The Applicant has entered into a Purchase and Sale Agreement with 27-29 North Third Street Associates, owner of record. We are writing to introduce the proposed alterations as contemplated by the proposed use of and access to the Property, and request placement on the agenda of the Architectural Committee and the Historical Commission for final approval.

The Applicant is proposing to use the currently vacant building on the Property for an art gallery and studio. The proposed use contemplates certain interior alterations, including a new internal connection and circulation space to enable code-compliant reuse of the building for assembly. Accordingly, to meet the current regulations related to accessibility and ingress/egress, alterations to the façade of the building to allow for a handicap accessible entrance on 3rd Street, as well as to serve as the second means of egress, are proposed. The proposed exterior alterations include the following: the removal of a portion of stone façade enclosing the basement window and metal grate (to be salvaged) to allow for the vertical extension of the opening to create a wheelchair accessible doorway; removal of the existing basement hatch doors to be replaced by matching stone of adjacent sidewalk; windows for proposed doorway to match the window opening on the opposite side of the building facade; and installation of handrails (the "Proposal").

The Proposal will maximize the retention of historic fabric while enabling the adaptive reuse of the building as an accessible art gallery with code-compliant elevator and wheelchair access. Further, the intention is to retain the historic fabric to be removed to accommodate

Jonathan E. Farnham, Ph.D.
March 14, 2023
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the alterations to the exterior facade. While a handicap ramp was contemplated for the 3rd Street entrance, it was deemed more intrusive to the façade of the building.

We respectfully request that the Historical Commission place the Proposal on the March 28, 2023 agenda of the Architectural Committee and the April 14, 2023 agenda of the Commission for final review and approval. To facilitate review of the Proposal, we include with this letter a copy of the Building Permit Application, Photographs, and Architectural Drawings. Please let me know if you have any questions or require anything further.

Very truly yours,



Eileen Quigley

EQ/



The Agency of Agency - 27 North 3rd Street

EXISTING CONDITIONS



NORTH 3RD STREET FACADE

February 10th, 2023



REAR FACADE

March 9th, 2023



EXISTING FACADE

March 9th, 2023

FRONT FACADE DOOR - CONCEPT RENDERING



EXISTING FACADE

- CLEAR LIGHT TO MATCH EXISTING
- SALVAGED GRATE ATTACHED TO DOOR
- NEW HAND RAILS
- BASEMENT HATCH DOORS REMOVED. NEW INFILL TO MATCH ADJACENT STONE SIDEWALK



NEW ACCESSIBLE ENTRANCE AND SECOND EXIT

FRONT FACADE DOOR - ALT. CONCEPT RENDERING



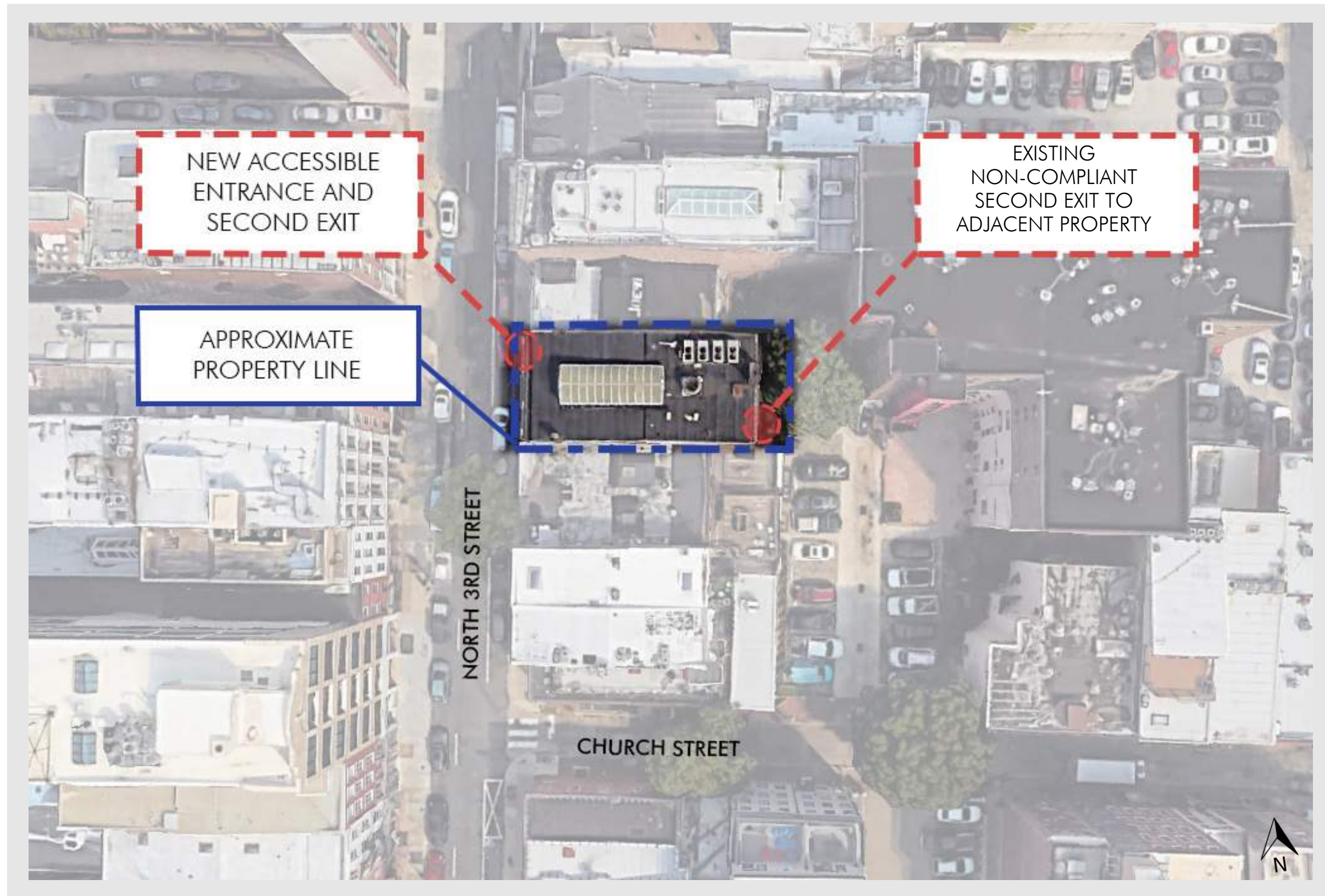
EXISTING FACADE

- CLEAR LIGHT TO MATCH EXISTING
- SALVAGE REMOVED STONE
- NEW HAND RAILS
- BASEMENT HATCH DOORS REMOVED. NEW INFILL TO MATCH ADJACENT STONE SIDEWALK

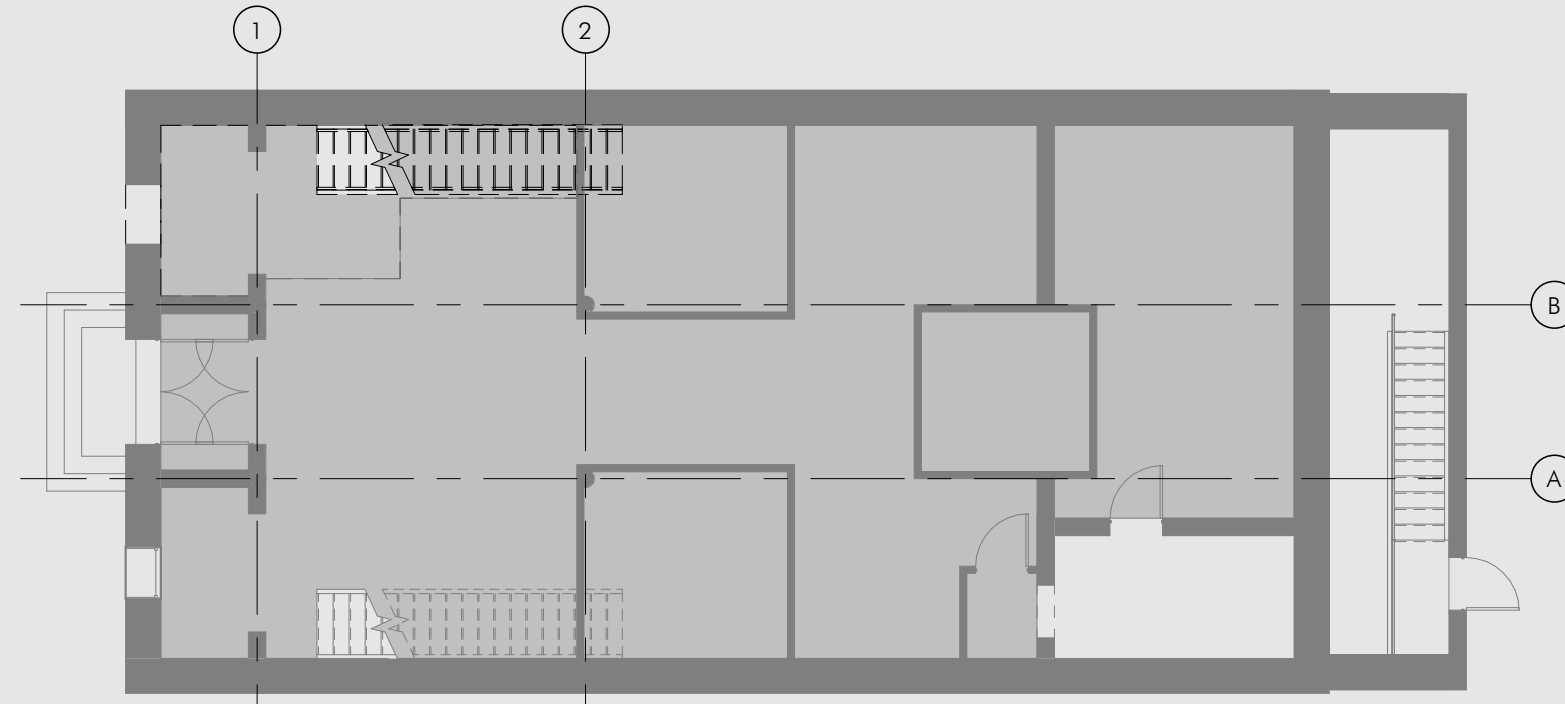


NEW ACCESSIBLE ENTRANCE AND SECOND EXIT

AERIAL VIEW

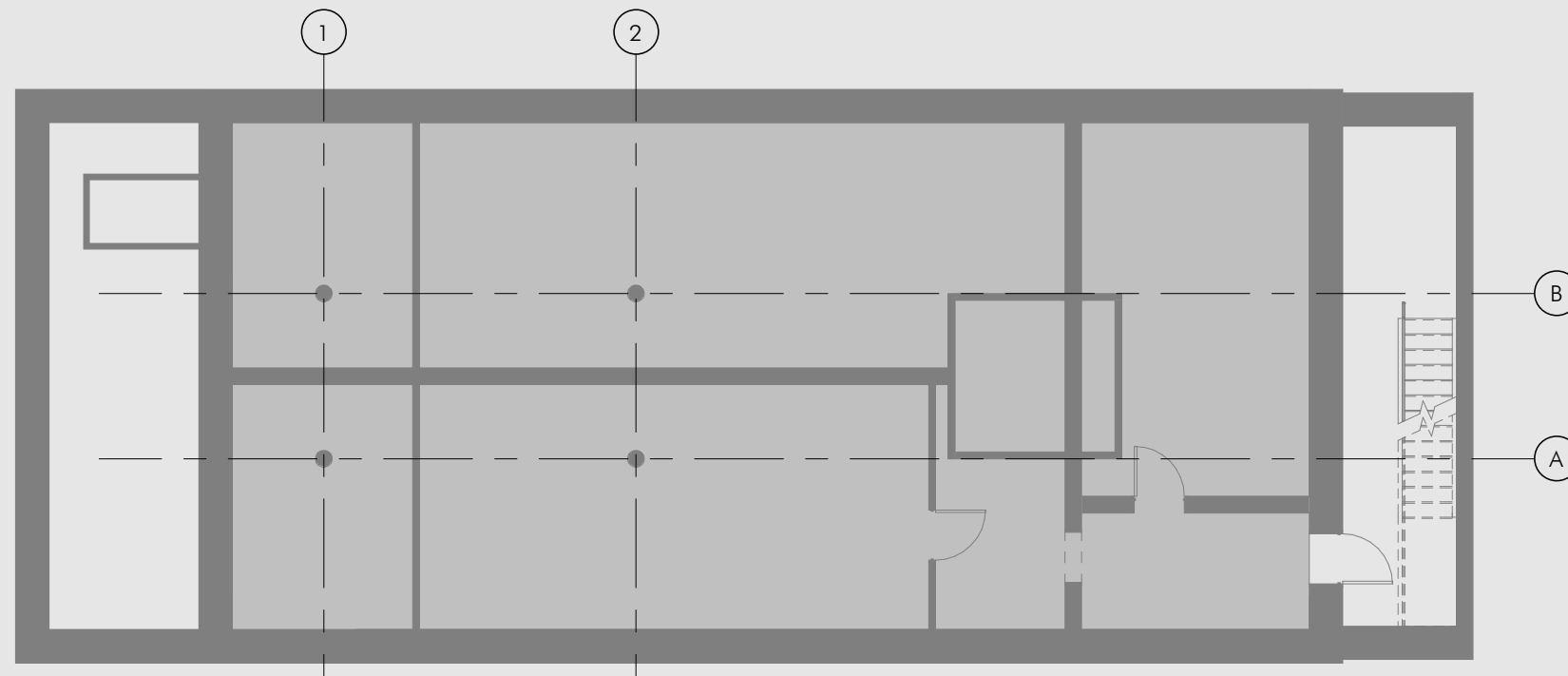


EXISTING FLOOR PLANS



FIRST FLOOR PLAN

3/32" = 1'-0"



BASEMENT PLAN

3/32" = 1'-0"



CONCEPT FLOOR PLANS



NARRATIVE

The Agency is evaluating the location of 27 N. 3rd Street for its use as an art gallery. The most recent occupancy of the currently vacant building was a B-Business use. The proposed new occupancy would be an A-3 – Assembly (gallery) use. A change of occupancy to A-3 Assembly use requires a number of alterations to the building in order to meet current building code regulations, including accessibility. The focus of the descriptions below, with an eye to retaining the building’s historic character, are in regard to core and shell improvements, which include building code and accessibility requirements, that result in some alteration to the 27 N. 3rd Street West façade.

- Code required alterations due to occupancy change to A-3 - Assembly occupancy (higher hazard) from B - Business occupancy (lower hazard)
 - One accessible building entrance is required.
 - The existing front entrance is elevated +/- 30” above sidewalk level and only accessible via stairs. In addition, the 3rd Street facade width is +/- 30’-0”. As a result of the first floor level and limited frontage an inconspicuous ramp installation cannot be achieved. The ramp and landings would fully cover the front façade and encroach on the existing sidewalk width.
 - The mid-block building location does not allow for a side accessible entrance approach. There are no adjacent alleys or driveways, and access is not permitted through adjacent side or rear properties.
 - The proposed accessible entrance solution is as follow:
 - Construct a new door opening by altering the basement and first floor North window openings of the 3rd street facade.
 - A new door with transom and window light above will be installed.
 - New floor framing to align with sidewalk grade level will be constructed as an interior landing.
 - The landing will connect via a chairlift to a main accessible floor.
 - The exterior sidewalk basement loading doors will be removed and infilled with stone to match the existing adjacent sidewalk.
 - A second exit to the public right of way is required for compliance with life-safety regulations.
 - The main entrance at 3rd street will remain intake.
 - The existing exit stair at the SE corner of the building exits to the basement level rear yard, which connects to an adjacent private property via an exterior stair and gate. The exit does not lead to a public right of way, and therefore creates a hazard, so it cannot serve as a second exit.
 - A second exit will be provided by constructing a rated egress corridor on the basement level from the existing exit stair tower to an enclosed stair that connects to the new Accessible entrance at 3rd Street.
 - There is no existing elevator. An elevator is anticipated to be included in the project.
 - There are no existing accessible restrooms.
 - The existing full bathroom in the basement will be altered and (3) new accessible single-user toilet rooms will be constructed in its place.
 - The existing non-accessible toilet room on the third floor will remain

Reference: Philadelphia IEBC 2018; Section 1011 Change of Occupancy Classification

- 1011.4 Means of Egress, General
 - Occupancies with higher hazard than B: A, E, I-1, I-2, I-3, I-4, M, R-1, R-2, R-4 Condition 2, H.
- 1011.5 Heights and Areas
 - Occupancies with higher hazard than B: A-1, A-2, A-3, A-4, E, F-1, S-1, I, M, R-1, R-2, R-4 Condition 2, H.