

ADDRESS: 500 N CHRISTOPHER COLUMBUS BLVD

Proposal: Demolish non-contributing building, construct building

Review Requested: Final Approval

Owner: Seth Brown, 500 NCCB FEE LLC

Applicant: Jose Hernandez, JKRP Architects

History: 1891-1910; Philadelphia Warehousing & Cold Storage Company

Individual Designation: 1/8/2021

District Designation: None

Staff Contact: Allyson Mehley, allyson.mehley@phila.gov

BACKGROUND:

This application seeks final approval for the construction of a seven-story building at 500 N. Christopher Columbus Boulevard. This complex of buildings, historically known as the Philadelphia Warehousing and Cold Storage Company, was constructed between 1891 and 1910. When the property was designated in 2021, the one-story building known as the Boiler House was deemed non-contributing. This building will be demolished but the brick stack will be retained, as it was designated as a contributing element to the historic property. The demolition of the existing non-contributing building can be approved without a hardship or public necessity finding. The Historical Commission has full jurisdiction over the proposed construction.

This proposed new building would be constructed on the area where the non-contributing building stood as well as some open land to the south and east, which was not included in the designation. The building would stand 83 feet tall and be located at the corner of N. Front and Noble Streets with a front entrance along Noble Street. The exterior cladding materials would be metal panel, metal screen, and brick. The proposed design intends to be compatible with the industrial context of the historic property.

SCOPE OF WORK:

- Construct seven-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 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 addition is compatible in its massing, size, scale, and materials. It is differentiated from the historic building in its architectural features. The staff recommends reconsidering the detailing of the connection between the historic building and new building along Front Street as the new building's detailing stands proud of the adjacent historic building. In general, the proposed application meets Standard 9.
- *Standard 10: New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment will be unimpaired.*
 - The proposed addition could be removed from the historic site in the future, leaving all surrounding contributing structures intact; therefore, the proposal meets Standard 10.

STAFF RECOMMENDATION: The staff recommends approval, pursuant to Standards 9 and 10.

Philadelphia Historical Commission Review
March 10, 2023

501 N FRONT STREET

500 N Columbus Blvd - Building F
Mixed Use Development



PROJECT SUMMARY

501 N Front Street is a proposed 7 story mixed-use development with 97 dwelling units over a commercial tenant space, residential lobby, and parking garage. Located at the intersection of Front and Noble Streets and adjacent to the Historically Nominated Site 500 Columbus Boulevard, the project is designed to complement the industrial heritage and topography of the site.

Paying homage to the industrial, the new construction is clad in a skeletal frame inspired by the steel members found at ground level adjacent to the site. The frame system allows for large expanses of glass, maximizing views to the west of the City and south along the Delaware River and providing a unique contrast with the heavy masonry of the existing structures. Topping out at roughly 83 feet 501 N Front Street fits contextually within the industrial complex, with care taken to accommodate the existing smokestack.

Located within the Delaware River Flood Plain, ground level residential and tenant spaces are raised to meet Elevation 12.50, or roughly 4 feet above grade. These spaces are accessed by a series of cascading ramps and stairs which, coupled with the proposed pedestrian walkway on Beach Street and new sidewalks on Front and Noble, will introduce density and foot traffic to the site and contribute to the residential character of a formerly industrial area.

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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.

1	<p>Property Information 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#.</p>	<p>Parcel Address: <u>501 N Front Street</u></p> <p>Specific Location: <u>500 N Christopher Columbus Blvd - Building F</u></p> <p><input type="checkbox"/> Check box if this application is part of a project and provide the project number: <u>PR-20</u></p>
2	<p>Applicant Information Identify how you are associated with the property. 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.</p>	<p>I am the: <input type="checkbox"/> Property Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Equitable Owner <input checked="" type="checkbox"/> Licensed Professional or Tradesperson</p> <p>Name: <u>José J. Hernandez, AIA, NOMA, NCARB</u> Company: <u>JGRP Architects</u></p> <p>Address: <u>100 E PennSq, Suite 1080, Philadelphia, PA 19107</u></p> <p>Email: <u>johern@jgrparchitects.com</u> Phone No.: <u>215.928.9331</u></p>
3	<p>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.</p>	<p>The property owner is a/an: <input checked="" type="checkbox"/> Individual <input type="checkbox"/> Company*</p> <p>Owner (1) Name: <u>Seth Brown</u> <input type="checkbox"/> Check box if new owner is being listed Address: <u>392 Dean St #2, Brooklyn, NY 11217</u></p> <p>Owner (2) Name: _____ Address: _____</p>
4	<p>Design Professional in Responsible Charge Identify the PA-licensed design professional who is legally responsible.</p>	<p>Name: <u>José J. Hernandez, AIA, NOMA, NCARB</u> Firm: <u>JGRP Architects</u></p> <p>PA License No.: _____ Phila. Commercial Activity License No.: _____</p> <p>Email: <u>johern@jgrparchitects.com</u> Phone No.: <u>215.928.9331</u></p>
5	<p>Project Scope Use this section to provide project details; all fields are mandatory.</p> <p>(a) Choose the proposed occupancy of the entire building. If not one-or-two-family, provide a description of group(s) per code.</p> <p>(b) Identify if the project will be new construction, an addition, interior/exterior alterations, excavation or shell.</p> <p>(c) List the site area that will be disturbed by construction, if any. Enter 'zero' if no disturbance.</p> <p>(d) Note the new floor area created, including basements, cellars, and occupiable roofs. Where existing areas will be altered, list those areas separately.</p> <p>(e) State the number of new or affected stories.</p> <p>(f) Provide a detailed description of the work proposed (use separate sheet if needed).</p> <p>(g) Select all conditions that apply to this project (if any).</p> <p>* 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.</p>	<p>(a) Occupancy <input type="checkbox"/> Single-Family <input type="checkbox"/> Two-Family <input type="checkbox"/> Other, please describe: _____</p> <p>(b) Scope of Work <input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Excavation <input type="checkbox"/> Addition / Alteration <input type="checkbox"/> Shell (No Fit Out) - Option for Commercial Permits Only</p> <p>(c) Earth Disturbance Area of Earth Disturbance: _____ (Sq. Ft.)</p> <p>(d) Building Floor Areas New Floor Area: _____ (Sq. Ft.) Existing Altered Area: _____ (Sq. Ft.)</p> <p>(e) Number of Stories <u>7</u></p> <p>(f) Description of Work _____</p> <p>(g) Project Conditions <input type="checkbox"/> New High Rise <input type="checkbox"/> Green Roof Included <input type="checkbox"/> Initial Fit-out of Newly Constructed Space <input type="checkbox"/> Modular Construction <input type="checkbox"/> Façade Work <input type="checkbox"/> Project Impacts Streets/Right-of-Way* <input type="checkbox"/> Project Impacts Adjacent Property**</p> <p>* Provide the associated Streets Review number for this project, if applicable: <u>SR-20</u></p> <p>** This project includes work described below: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <ul style="list-style-type: none"> 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.



Including within boundary:

Contributing

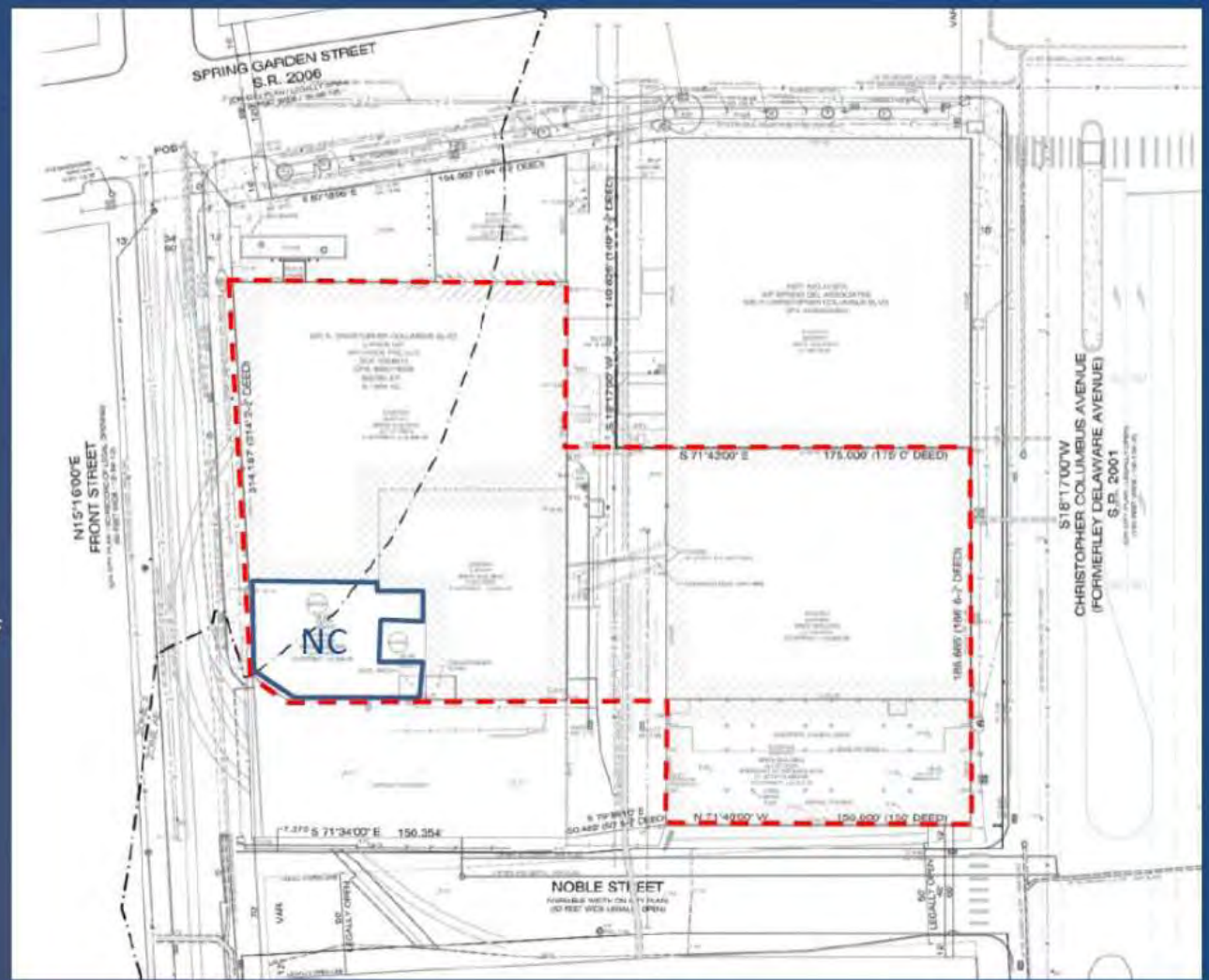
- Warehouse A
- Warehouse B
- Warehouse C
- Machine Shop
- Ice Machine House
- Stack

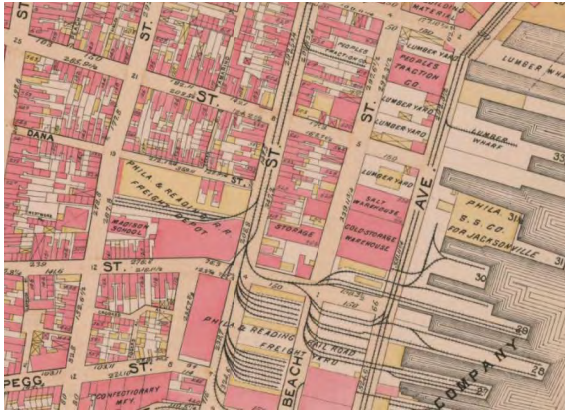
Non-Contributing

- Boiler House

Outside of boundary:

- North End of Parcel
- South End of Parcel
- North and South End of Beach Street ROW





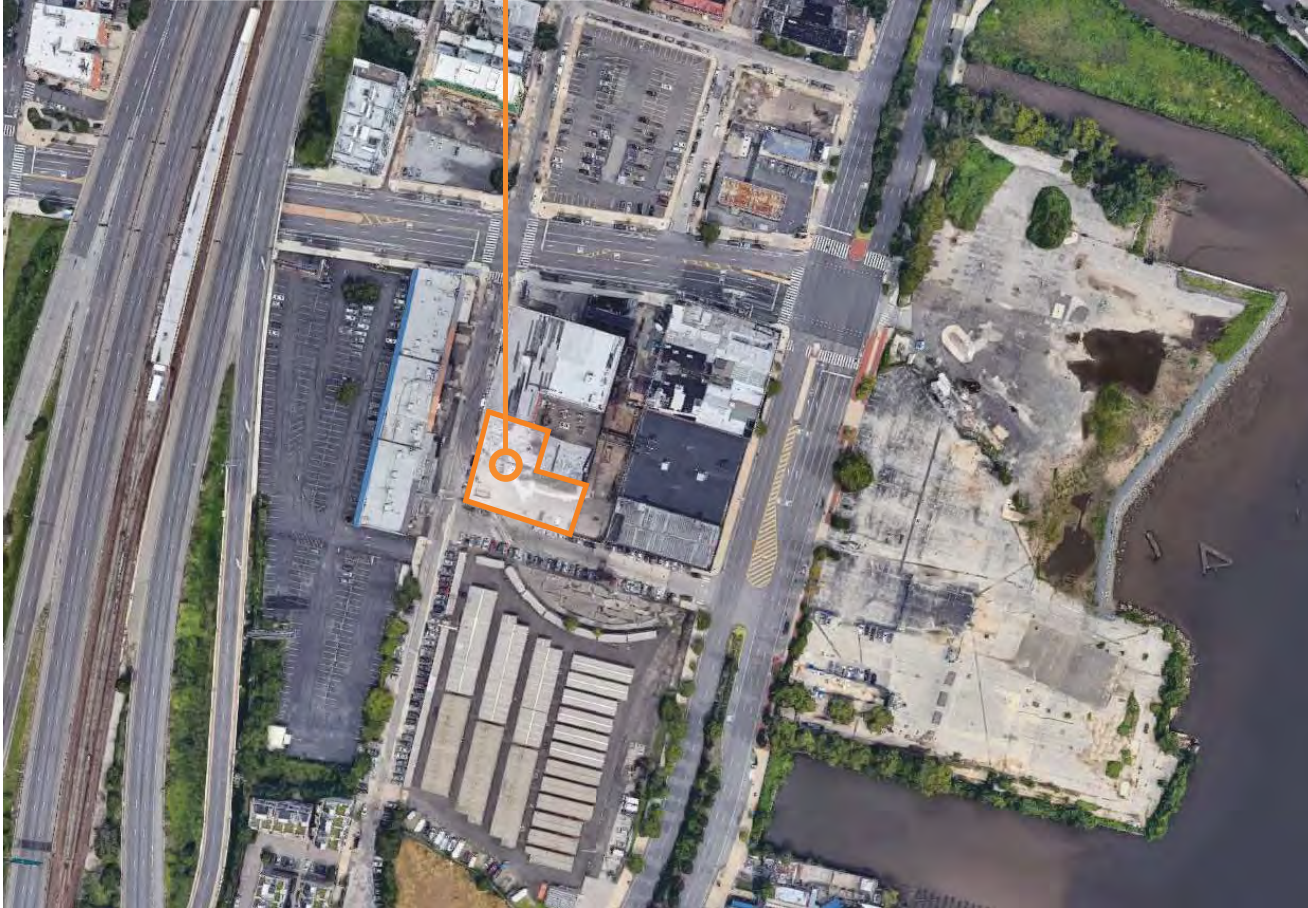
MAP SOURCE: ATLAS.PHILA.GOV
 PHOTO SOURCE: PHILLYHISTORY.ORG

501 N FRONT STREET | MUB
 HISTORIC IMAGERY



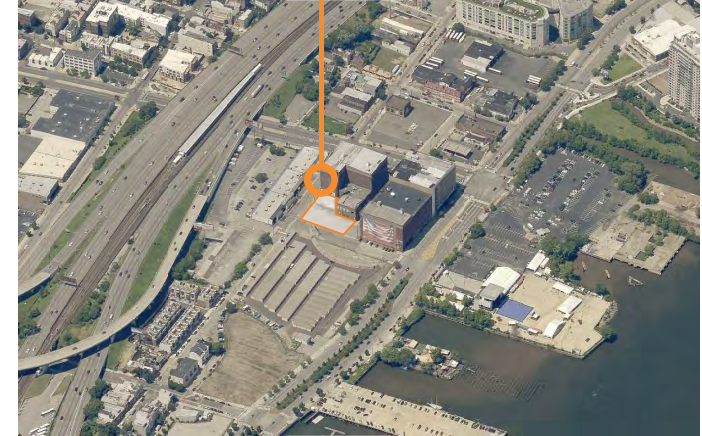
2023.03.10

501 N Front St
500 N Columbus Blvd - Building F

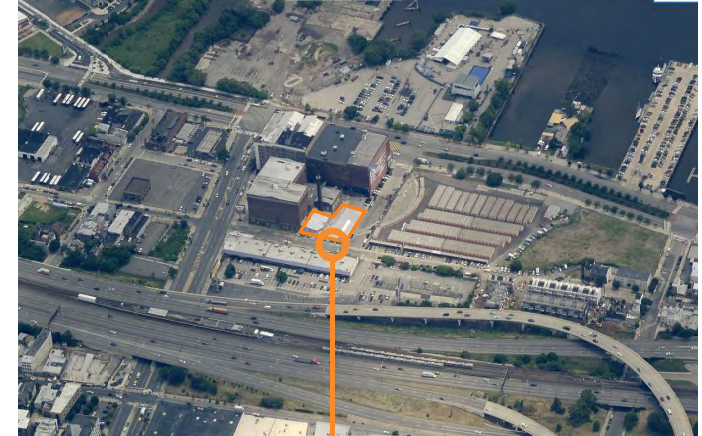


Aerial View

501 N Front St
500 N Columbus Blvd - Building F



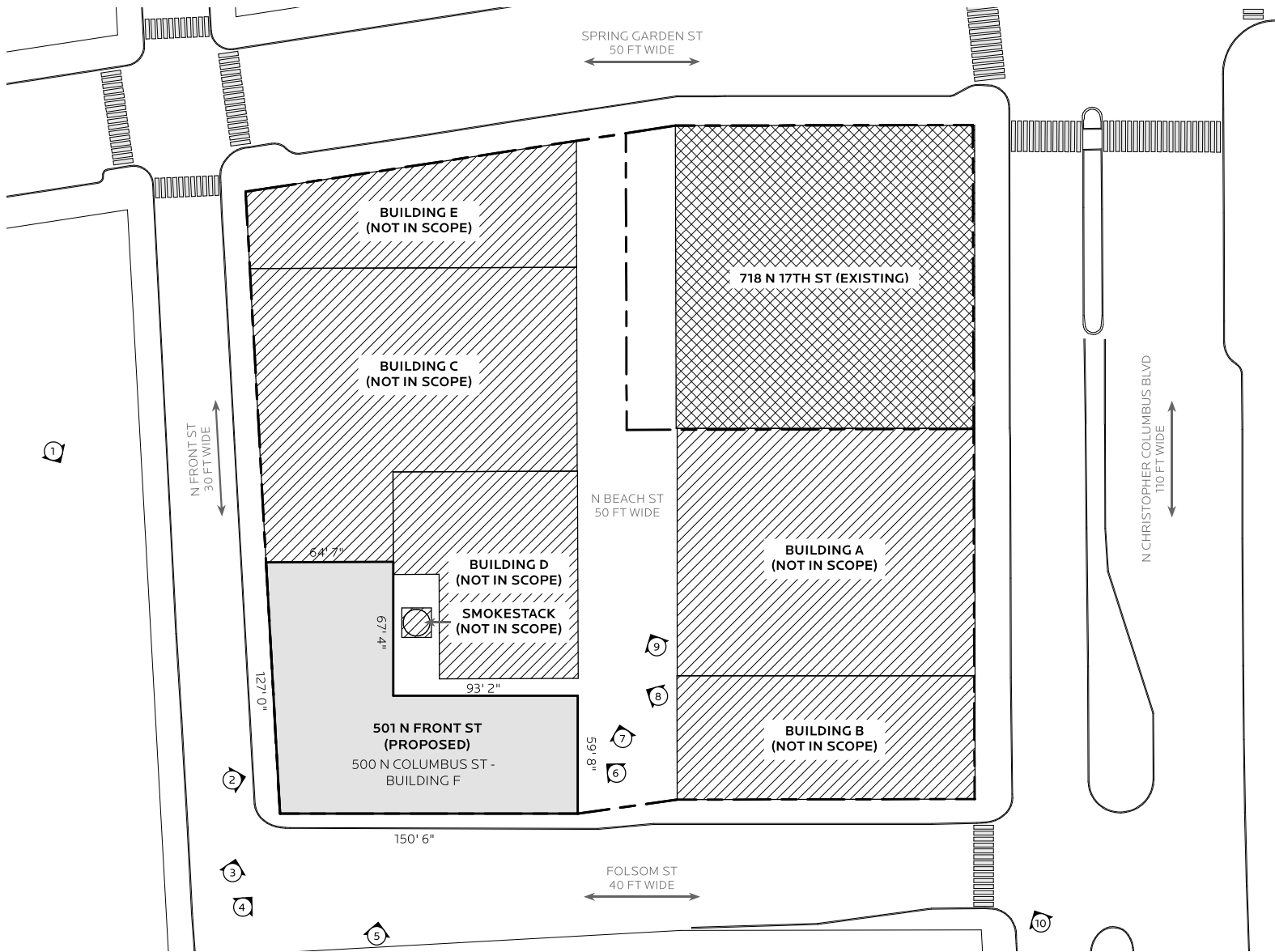
Southeast Axon



Southwest Axon

501 N Front St
500 N Columbus Blvd - Building F

501 N FRONT STREET | MUB
SITE CONTEXT





1
N FRONT STREET



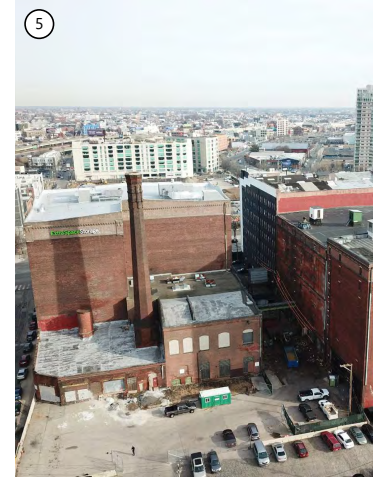
2
N FRONT STREET



3
N FRONT & NOBLE STREET



4
N FRONT & NOBLE STREET



5
NOBLE STREET



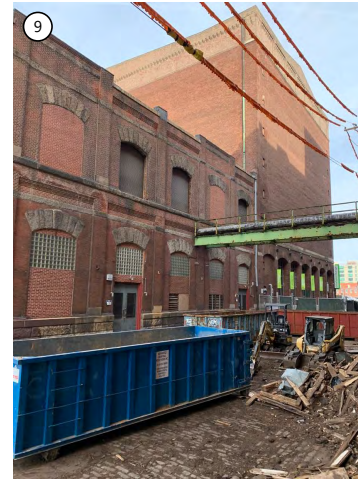
6
N BEACH STREET



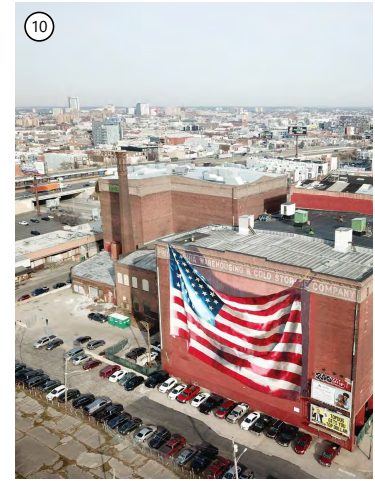
7
N BEACH STREET



8
N BEACH STREET



9
N BEACH STREET

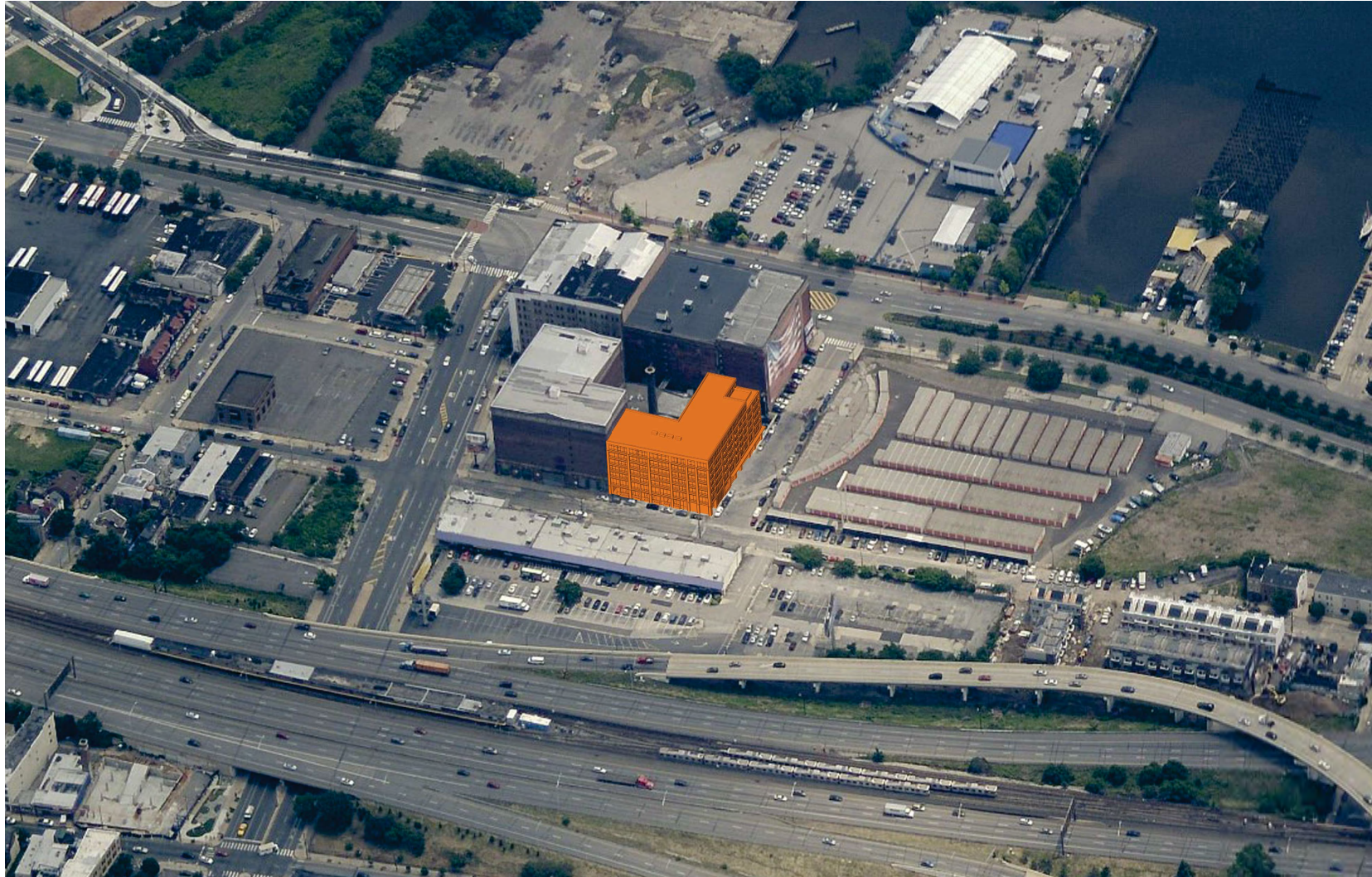


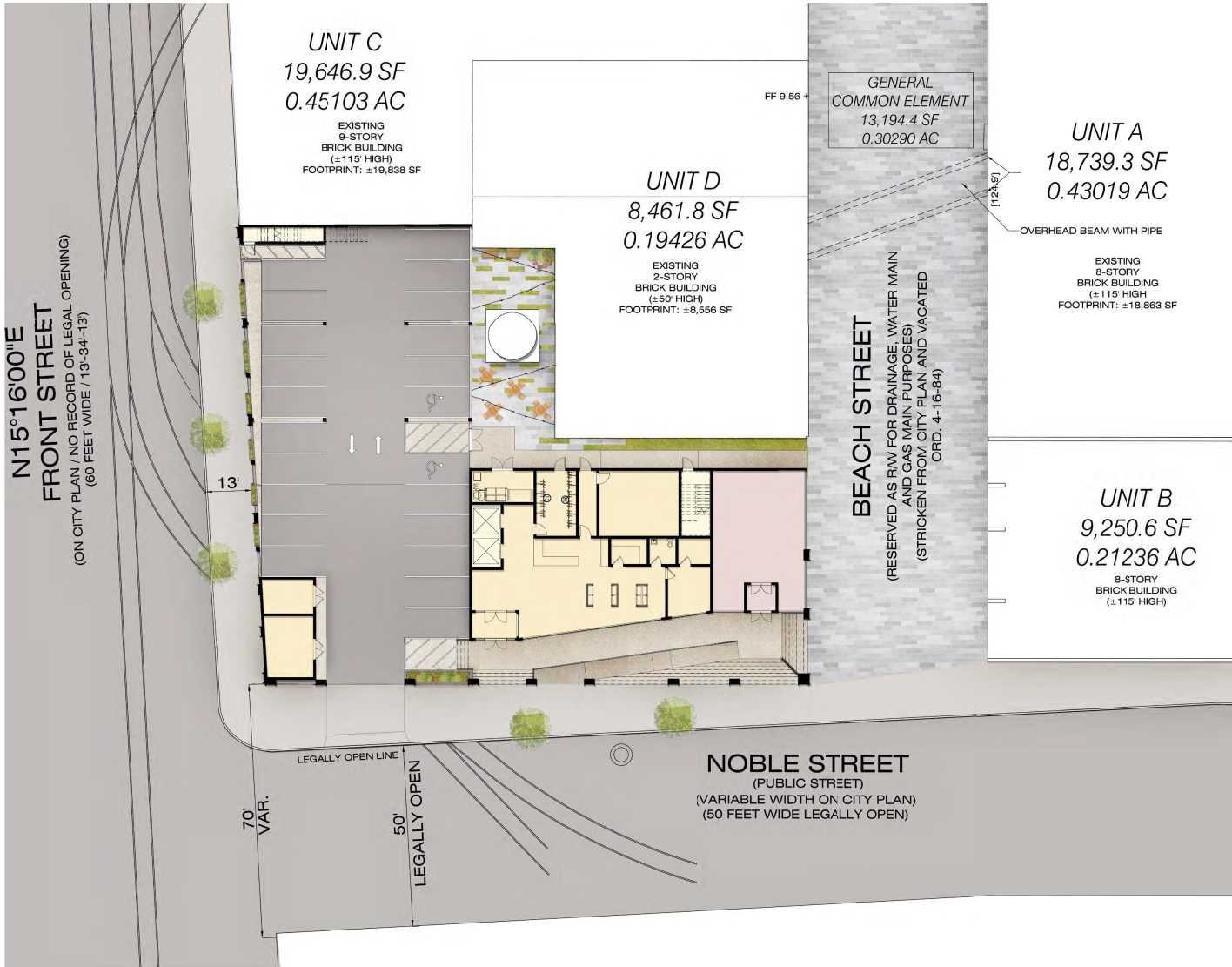
10
NOBLE STREET & COLUMBUS BLVD

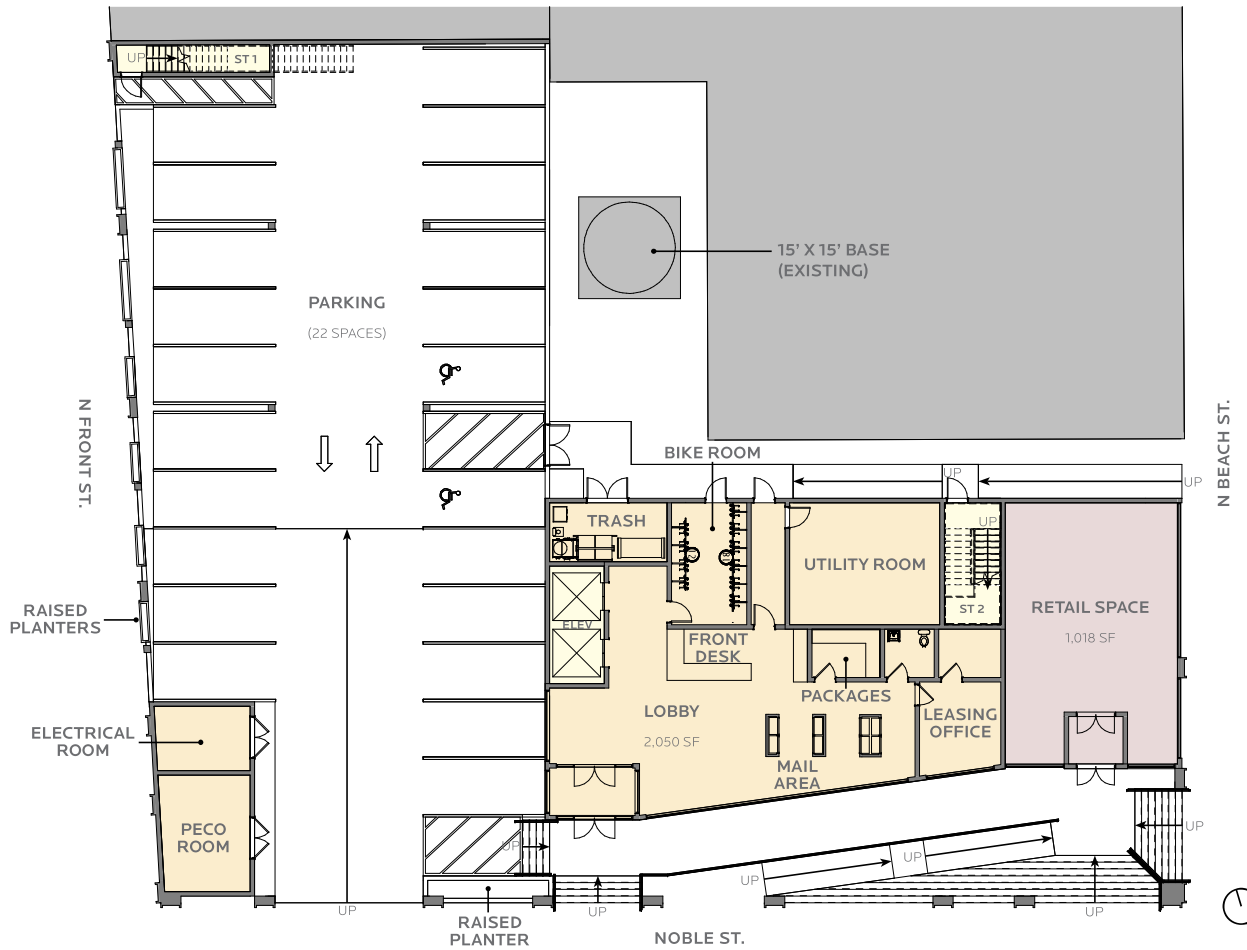
ALL PHOTOS TAKEN ON 2023.02.07

501 N FRONT STREET | MUB SITE PHOTOS









SITE INFORMATION

ZONING : CMX-4

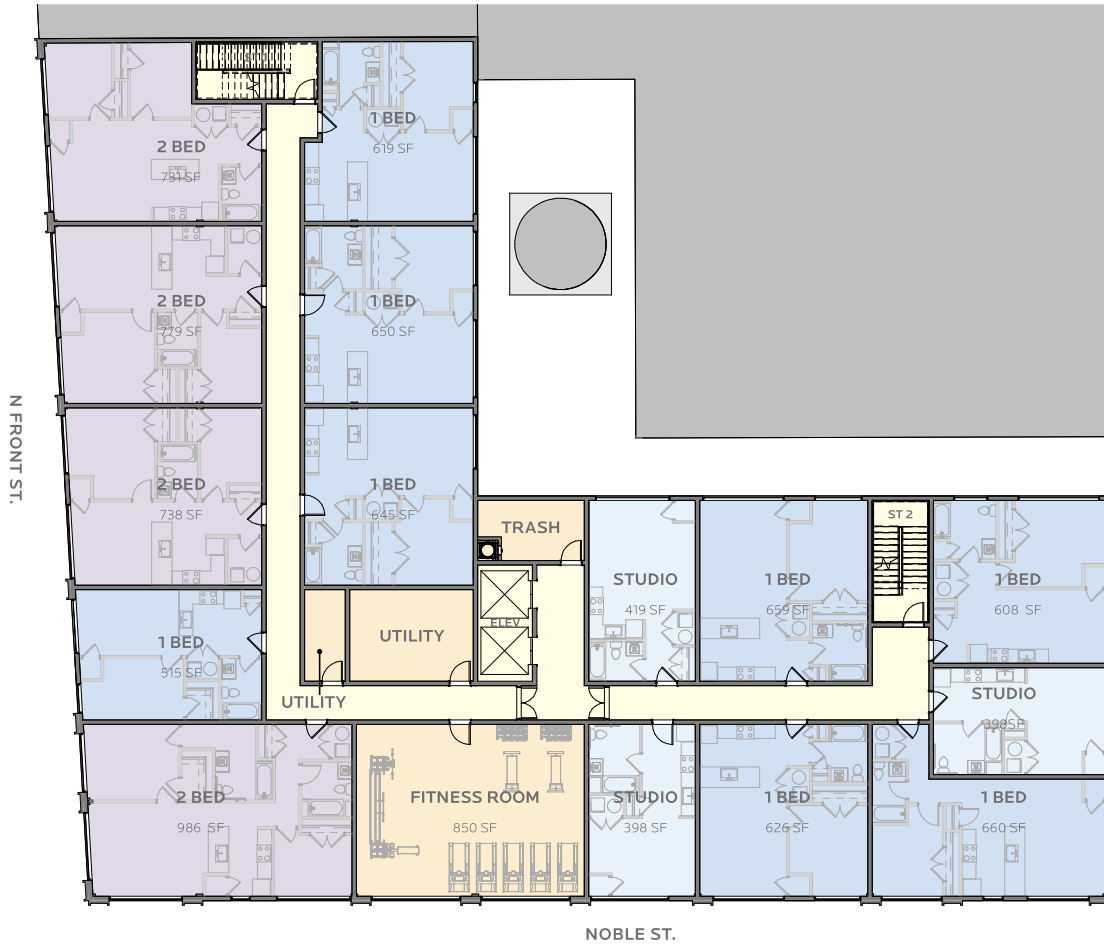
BUILDING INFORMATION

BUILDING FOOTPRINT : 13,196 SF
 GROSS FLOOR AREA : 93,182 SF

UNITS	RETAIL AREA:
1ST : (0)	1,018 SF
2ND : (3) STUDIO, (8) 1 BD, (4) 2 BD	0 SF
3RD : (5) STUDIO, (8) 1 BD, (4) 2 BD	0 SF
4TH : (5) STUDIO, (8) 1 BD, (4) 2 BD	0 SF
5TH : (5) STUDIO, (8) 1 BD, (4) 2 BD	0 SF
6TH : (5) STUDIO, (8) 1 BD, (4) 2 BD	0 SF
7TH : (4) STUDIO, (6) 1 BD, (4) 2 BD	0 SF
TOTAL : (97) TOTAL UNITS	1,018 SF

UNIT RATIO

STUDIO: 28%
 1 BED : 47%
 2 BED : 25%



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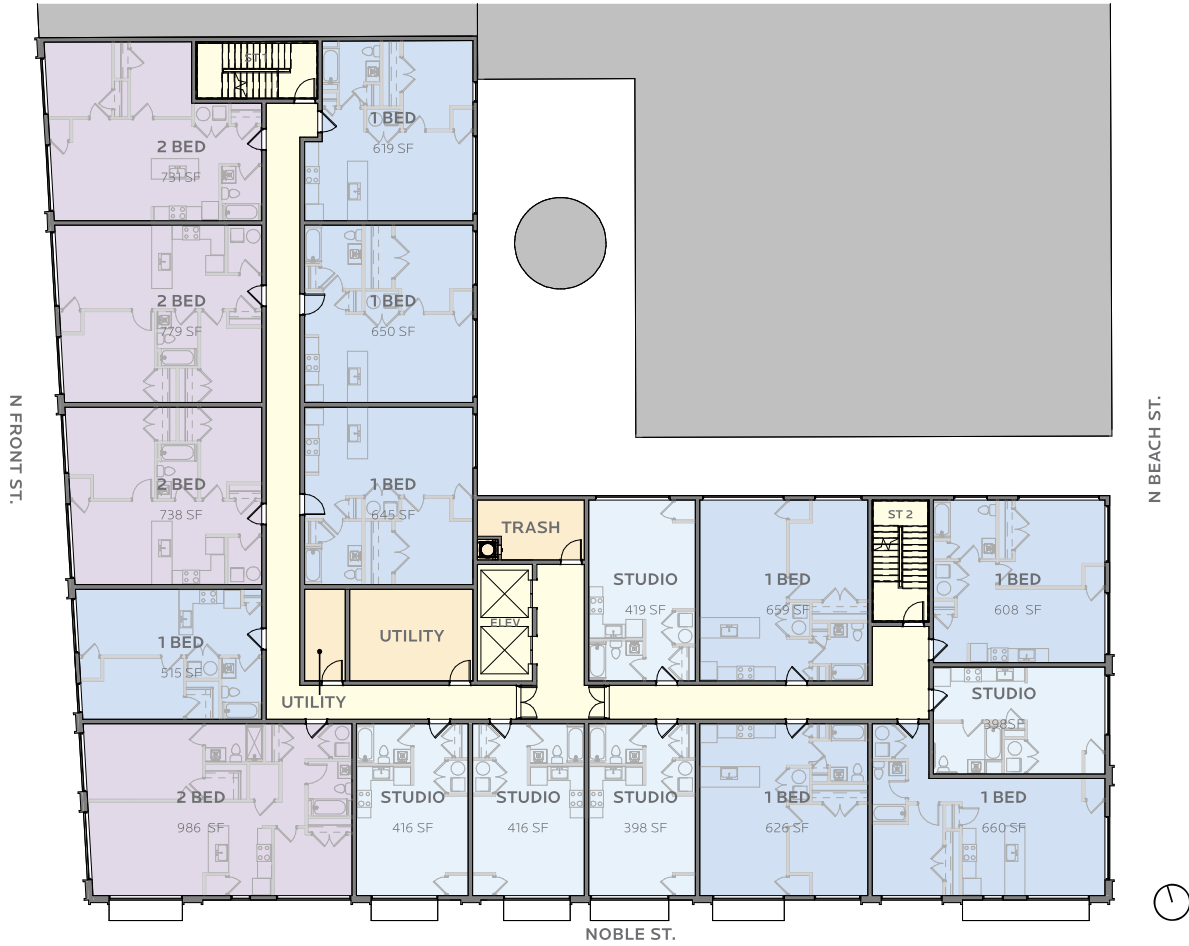
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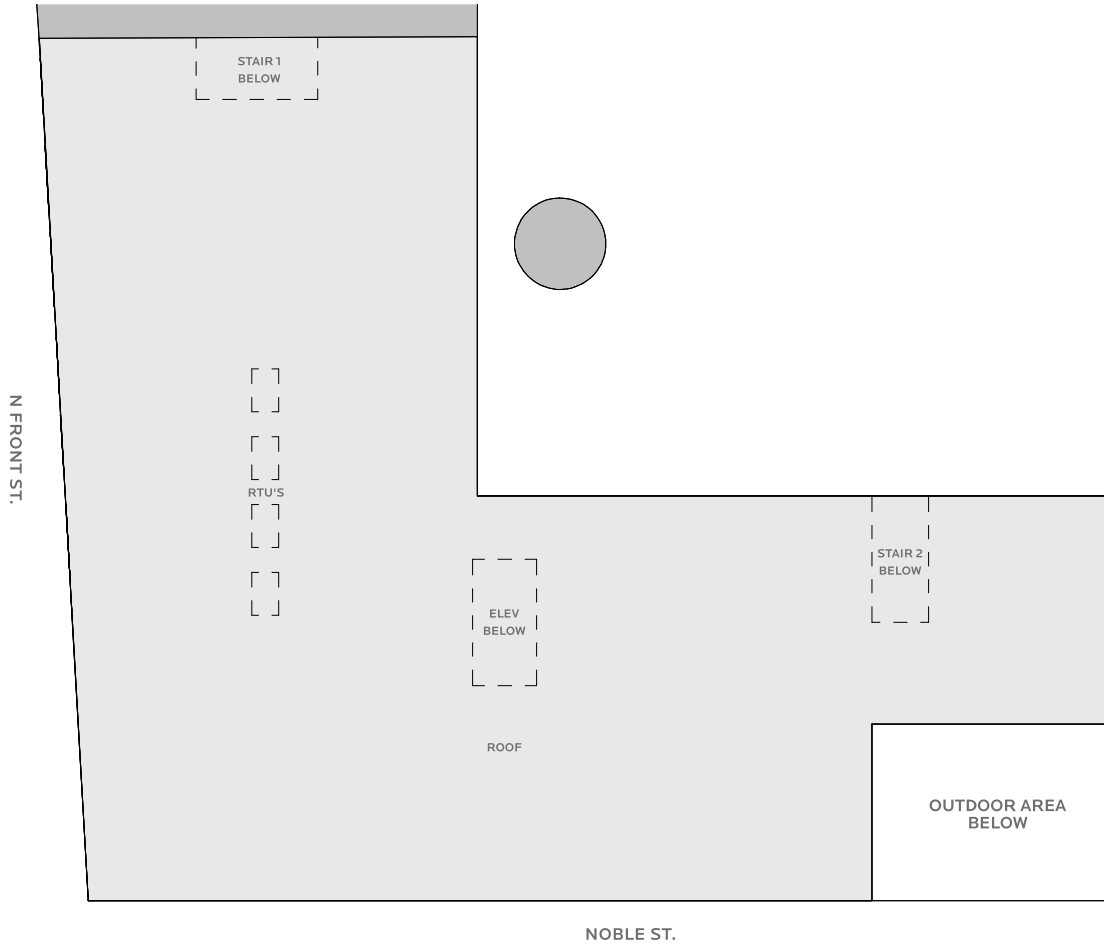
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N FRONT ST

NOBLE ST

N BEACH ST



N FRONT ST

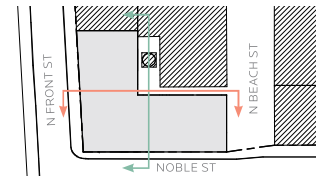
NOBLE ST

- ROOF
+/- 83' - 8"
- LEVEL 7
+/- 72' - 0"
- LEVEL 6
+/- 60' - 8"
- LEVEL 5
+/- 50' - 0"
- LEVEL 4
+/- 39' - 4"
- LEVEL 3
+/- 28' - 8"
- LEVEL 2
+/- 15' - 4"
- LEVEL 1
0' - 0"
EL. 12.50'



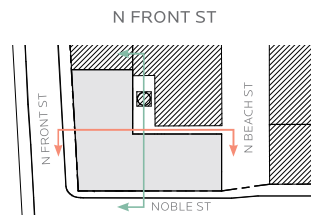
NOBLE ST

N BEACH ST



2023.03.10

501 N FRONT STREET | MUB
EAST ELEVATION (INTERIOR COURTYARD)


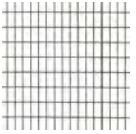



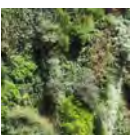

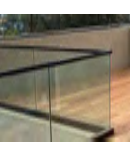


501 N FRONT STREET | MUB
 NORTH ELEVATION (INTERIOR COURTYARD)



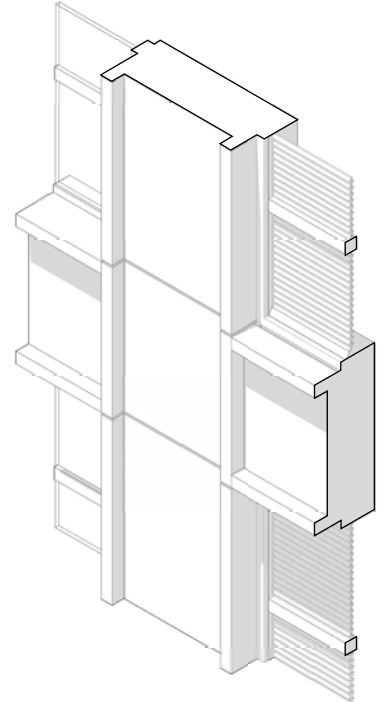
2023.03.10

MATERIAL KEY

 <p>A</p>	<p>GLEN-GERY BRICK OLDE LONDON OPTION: RECYCLED BRICK</p>	 <p>C</p>	<p>GREEN SCREEN WALL TRELLIS SYSTEM</p>
 <p>B1</p>	<p>ATAS COMPOSITE METAL PANEL DOVE GRAY</p>	 <p>D</p>	<p>BLACK FRAMED STOREFRONT INTUS WINDOW SYSTEM</p>
 <p>B2</p>	<p>ATAS COMPOSITE METAL PANEL SLATE GREY</p>	 <p>E</p>	<p>LANDSCAPING</p>
 <p>B3</p>	<p>ATAS COMPOSITE METAL PANEL BLACK</p>	 <p>F</p>	<p>GLASS BALCONY</p>



MUB SOUTH ELEVATION DETAIL



PIER AXON DETAIL









