

**ADDRESS: 1900 MARKET ST**

Proposal: Modify trolley entrances at 19th and Market Streets

Review Requested: Final Approval

Owner: SEPTA

Applicant: Greg Mastalerz, Sowinski Sullivan Architects

History: 1955

Individual Designation: None

District Designation: Cast Iron Subway Entrances Historic District, Contributing, 3/8/2019

Staff Contact: Dan Shachar-Krasnoff, [daniel.shachar-krasnoff@phila.gov](mailto:daniel.shachar-krasnoff@phila.gov)

**OVERVIEW:** In 2019, the Historical Commission designated the Cast Iron Subway Entrances Thematic Historic District, which includes historic entrances, ranging in date from 1928 to 1955, located along several subway and trolley lines throughout the city. As part of that designation, the Historical Commission maintains jurisdiction over the cast iron railings, granite curbs, and any historic auxiliary components, such as lamp standards, signage, and integral and free-standing light fixtures. The Historical Commission does not exercise jurisdiction over the steps, handrails, walls below the curbs, or any underground features.

This application proposes to reconfigure the trolley entrances on the northeast and northwest corners of the 19<sup>th</sup> and Market Street Station. Although the station dates to 1906, the above ground entrance was constructed in 1955. The northeast and northwest station entrances retain historic railings, while the southeast and southwest entrances have been reconstructed and are not contributing to the thematic district. This application proposes to install new headhouse structures at the northwest (contributing) and southwest (non-contributing) entrances, as well as separate elevators to allow for ADA accessibility to the west that will not be attached to the subway entrances.

The cast iron guardrail at the north side of the contributing northwest headhouse would be retained as part of the design while the cast iron guardrail at its west end would be removed. The cast iron guardrail on the south side of the northwest entrance would be relocated as part of the design of the new headhouse on the southwest corner. Construction of the headhouses will allow for security gates which can be locked when the station is closed. The design of the contributing northeast subway entrance will remain unchanged.

**SCOPE OF WORK:**

- Reconfigure subway entrances.

**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 application proposes to retain and reuse the cast iron railing on the north side of the new headhouse at the northwest (contributing) trolley entrance at 19<sup>th</sup> Street and Market Street.
  - The staff recommends that the applicant also retain the cast iron railings on the west and south sides of the new headhouse.
  - The staff recommends altering the roof of the northwest headhouse to make it as inconspicuous as possible.

**STAFF RECOMMENDATION:** Approval, provided the existing cast iron railings are retained and the roof of the headhouse at the northwest entrance is made less conspicuous, pursuant to Standard 9.



Figure 1: 2022 parcel map showing the 19<sup>th</sup> and Market Street subway entrances, part of SEPTA trolley system. Source: CityAtlas



Figure 2: North and west sides of the Northwest corner entrance to the 19<sup>th</sup> and Market Street trolley, 2022.



Figure 3: South side of the Northwest corner entrance to the 19<sup>th</sup> and Market Street trolley, 2022.

May 09, 2023

To: Laura DiPasquale  
Philadelphia Historical Commission  
1515 Arch Street  
13th Floor  
Philadelphia, PA 19102

Re: SEPTA 19<sup>th</sup> Street Station ADA Improvements – Project Narrative

Dear Ms. DiPasquale:

Sowinski Sullivan and our prime consultant WSP have been contracted by SEPTA to provide design services to improve ADA accessibility to the 19<sup>th</sup> Street Station. The proposed improvements to the station are integral to a larger ambitious improvements project to the remaining non-ADA compliant stations throughout the SEPTA Trolley station system and to improve upon the current level of access to public transportation for the surrounding communities.

The station is configured with two below grade side platforms with two stair entrances to each platform, which results with one stair entrance to the station at each intersection of 19<sup>th</sup> and Market Streets. The original stair entrance guard rails are still intact at the north side of Market Street, but the stair entrance guards on the south end of Market Street were previously removed prior to the railings being formally recognized for their historical significance in 2018.

The scope of work for this project includes the construction of an elevator at the west end of each of the westbound and eastbound platforms to provide an accessible route from the streetscape above to each of the boarding platforms. The stair entrances directly adjacent to these elevators are proposed to receive new headhouse structures.

A key goal of the headhouse structures is to improve upon the public safety and security of the station, two considerations which are being addressed by incorporating a locking gate at street level as part of the headhouse structures to allow for the station to be secured at street level as opposed to secured below grade when it is out of service. Securing the station below grade is a safety concern because when the station is out of service the unsecured stairs become attractive spots for vulnerable members of the population to loiter. Additionally, if prospective riders attempt to access the station without knowing the station is out of service, the stairs become a dead end due to the presence of a locked gate at the bottom.

For consideration by the Philadelphia Historical Commission, our team has prepared a design concept approach to the headhouse structures which looks to modify the existing original historic guardrails to accommodate the construction of a headhouse structure. As only two of the four original historic guardrails remain, our intent is to salvage the historic guardrail at the northwest corner of the intersection and integrate one length of the existing guardrail with the headhouse construction proposed for both the existing stair at the northwest and southwest corners.

With this approach, SEPTA can improve upon the safety and security of the station while thoughtfully incorporating these historic street level elements with the street level architecture so they are preserved as part of SEPTA efforts to modernize their station. For additional reference, SEPTA has taken a similar approach to executing the same project goals at SEPTA Tasker Morris Station which is currently under construction.

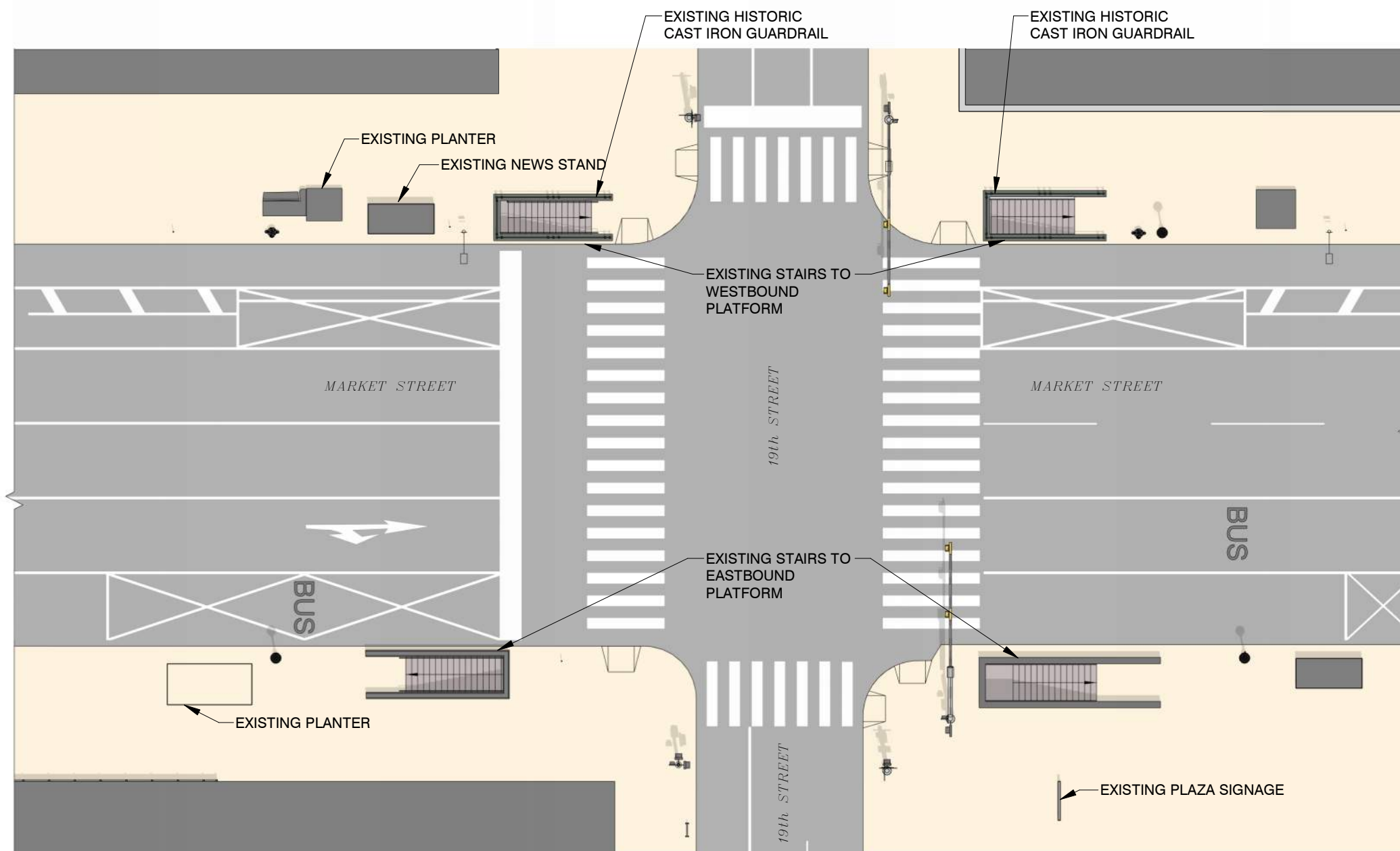
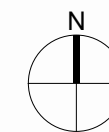
Attached, please find the photographs of the existing railing, concept drawings of the above concept approach, and a copy of the building permit application.

Please feel free to contact me with any questions about the project in advance of the upcoming meetings on May 23rd and June 9th. We look forward to discussing the project with the Philadelphia Historical Commission.

Sincerely,  
Greg Mastalerz

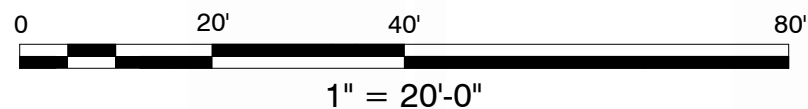
Cc: Jack Mcelwee, SEPTA  
Alex Reiner, SEPTA  
Heather Wilkerson, SEPTA  
Emily Khalid, SEPTA  
Karl Schreiter, SEPTA

# 19th STREET STATION ADA IMPROVEMENTS



## 1 EXISTING - STREET LEVEL PLAN

1" = 20'-0"

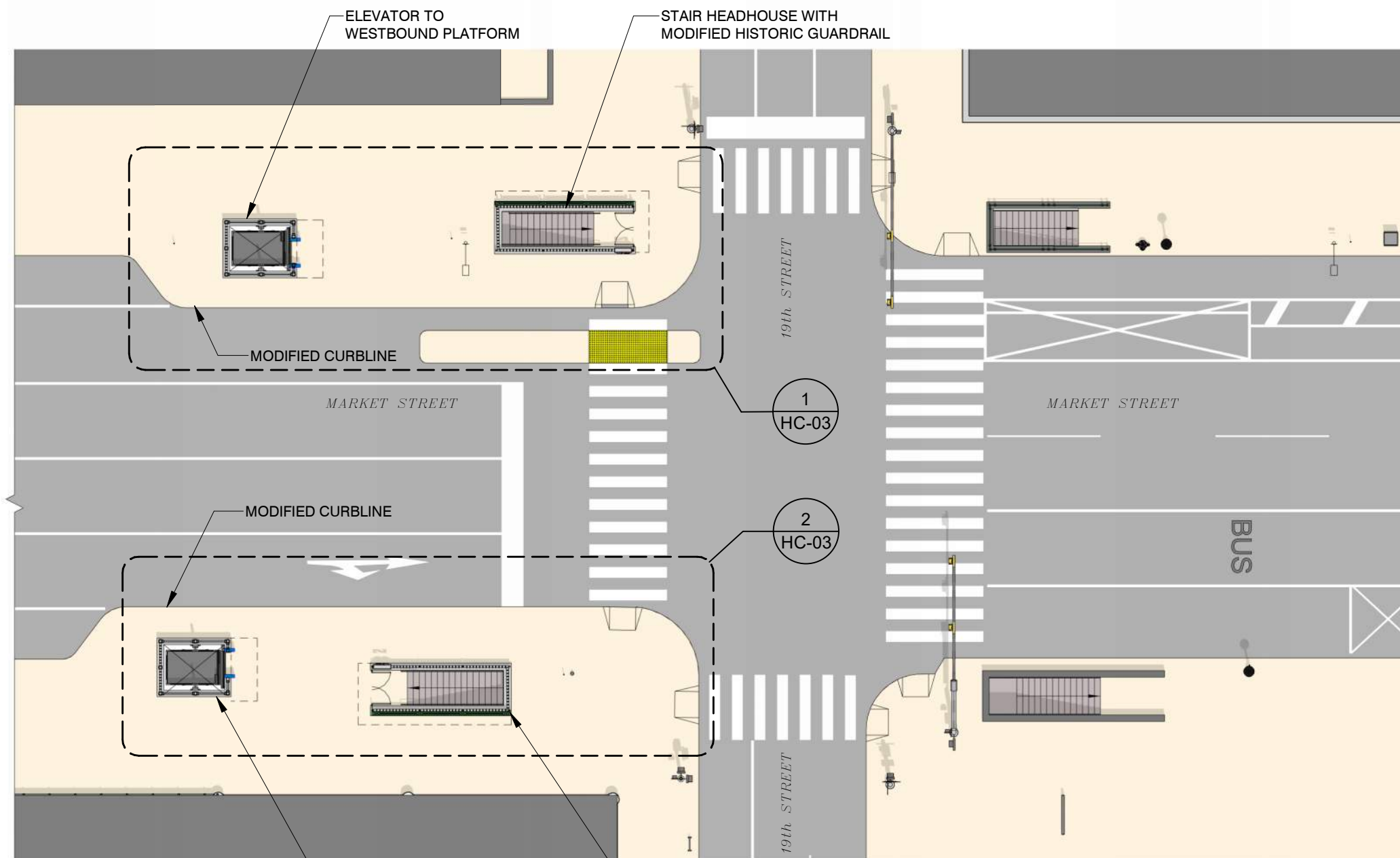


SOWINSKI  
SULLIVAN

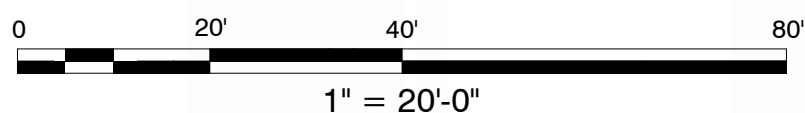
date:

05/09/2023

# HC-01



1 PROPOSED - STREET LEVEL PLAN  
1" = 20'-0"

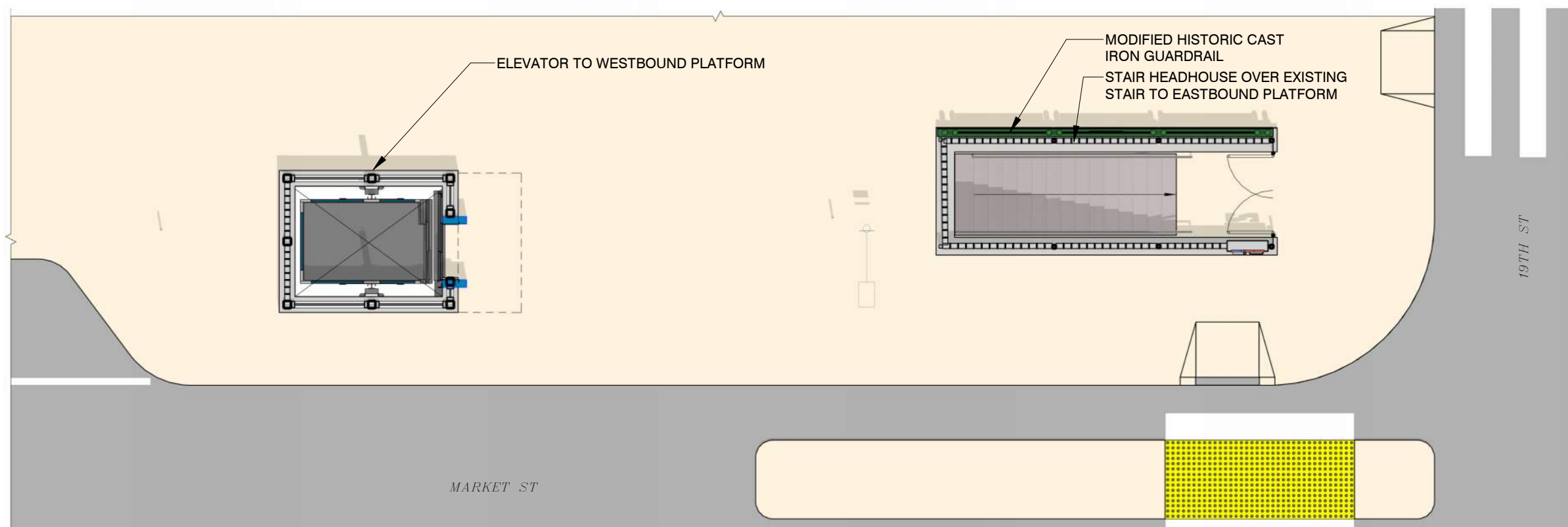


SOWINSKI  
SULLIVAN

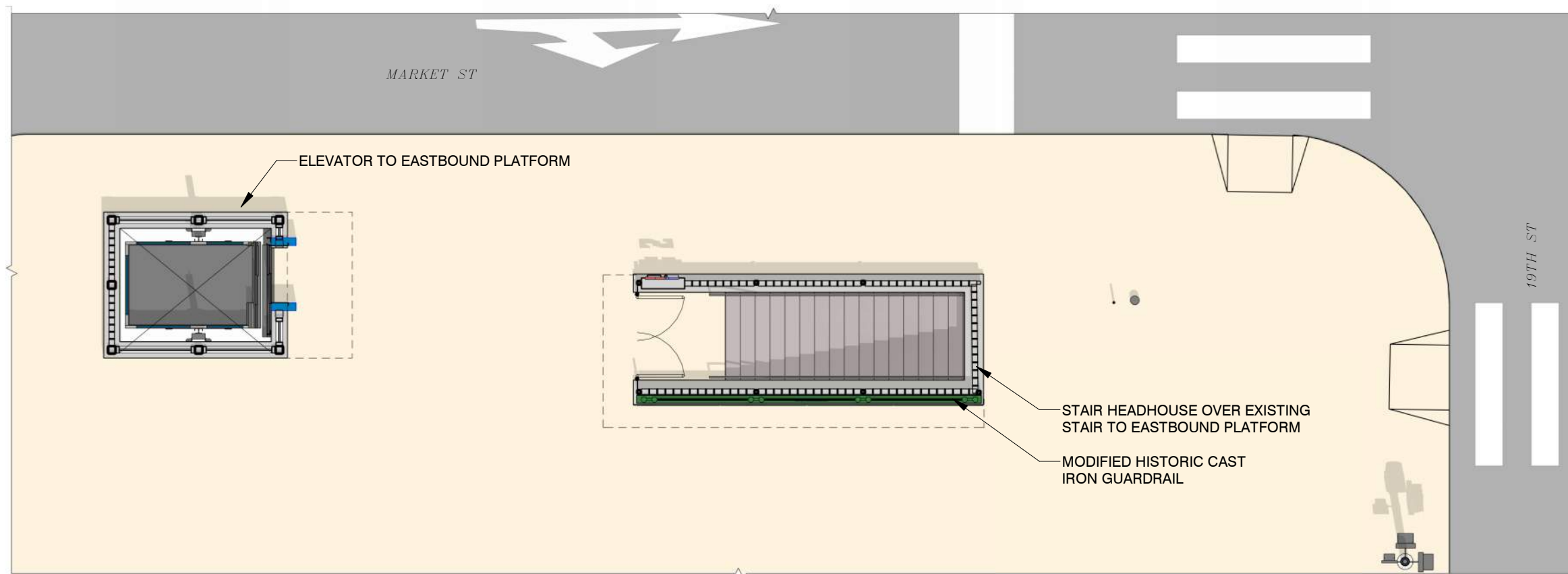
date:  
05/09/2023

HC-02

19th STREET  
STATION ADA  
IMPROVEMENTS



**1** ENLARGED PLAN NORTHWEST CORNER HEADHOUSE & ELEVATOR  
1/8" = 1'-0"

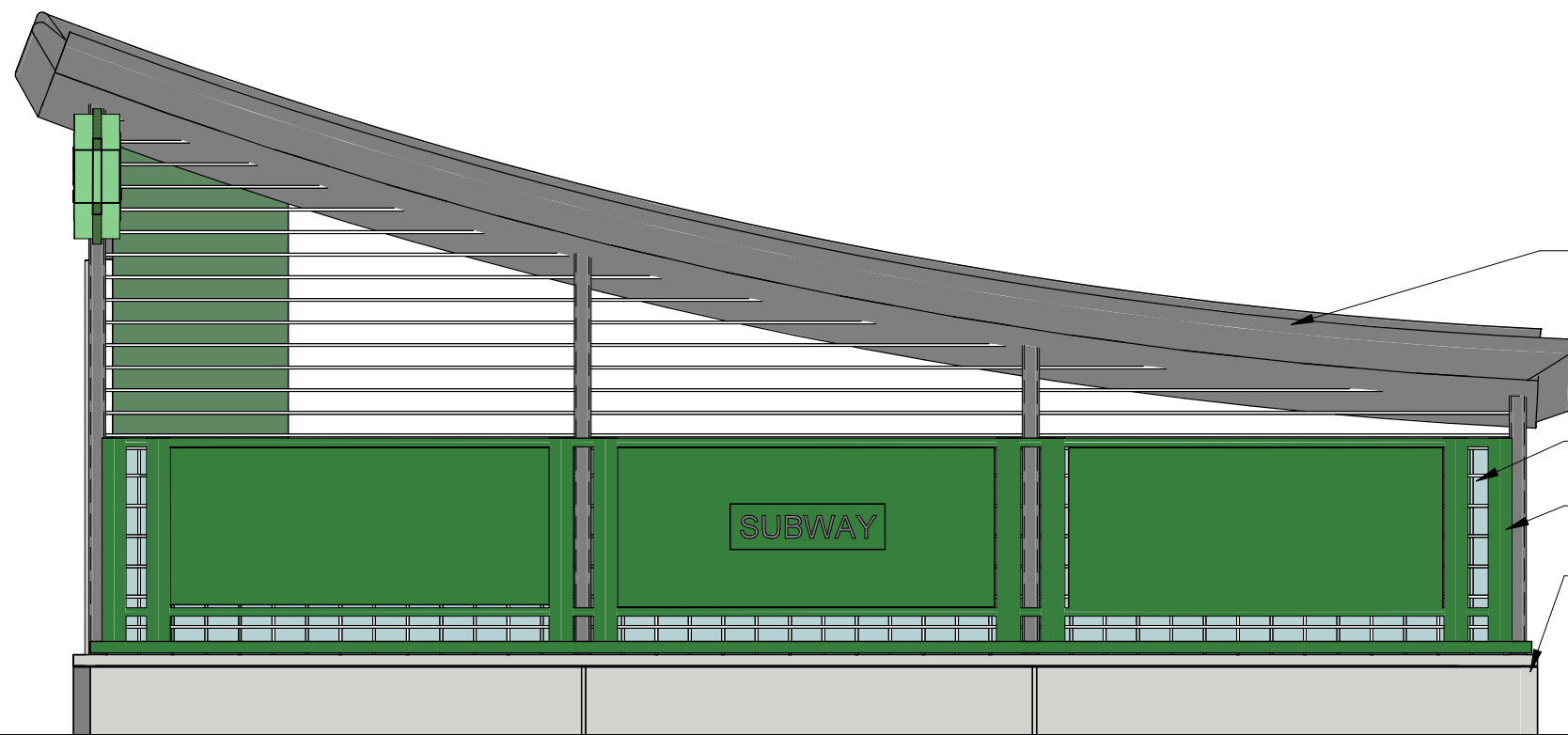


**2** ENLARGED PLAN SOUTHWEST CORNER HEADHOUSE & ELEVATOR  
1/8" = 1'-0"



date:  
05/09/2023

HC-03



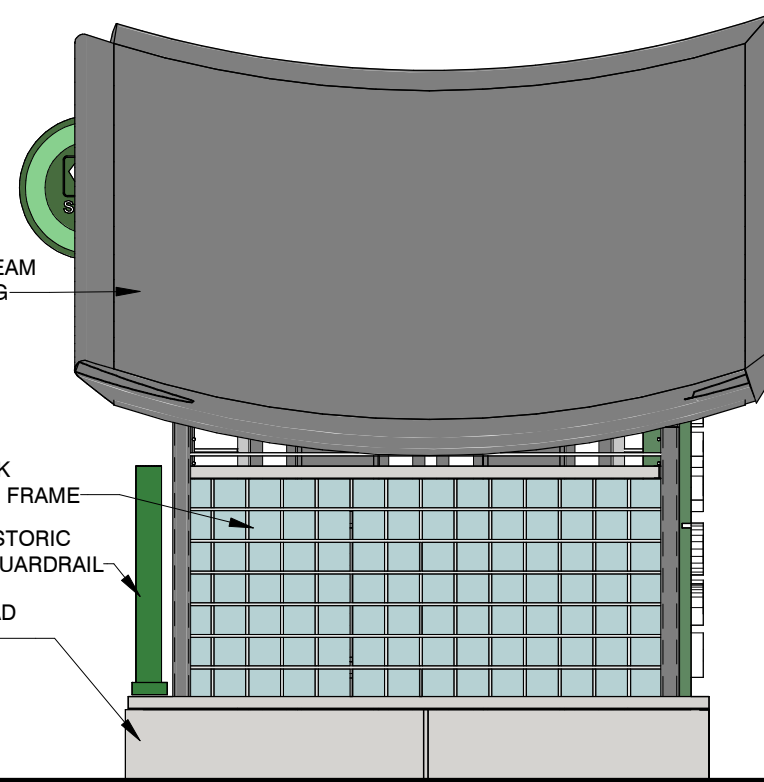
STANDING SEAM  
MTL ROOFING

GLASS BLOCK  
WITHIN ALUM FRAME

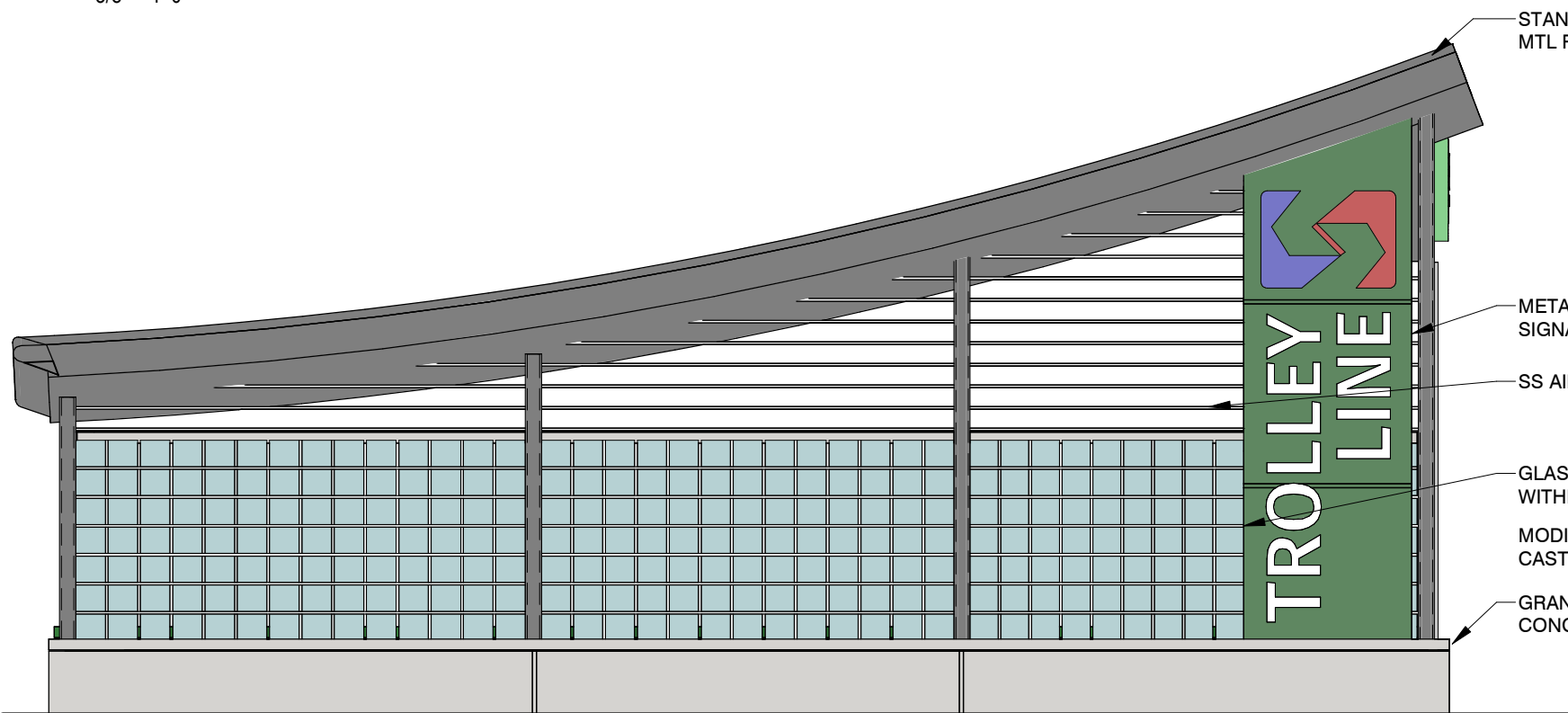
MODIFIED HISTORIC  
CAST IRON GUARDRAIL

GRANITE CLAD  
CONC CURB

4 NW CORNER STAIR & ELEVATOR - NORTH ELEVATION  
3/8" = 1'-0"



2 NW STAIR -- EAST ELEVATION  
3/8" = 1'-0"



STANDING SEAM  
MTL ROOFING

METAL PANEL  
SIGNAGE WALL

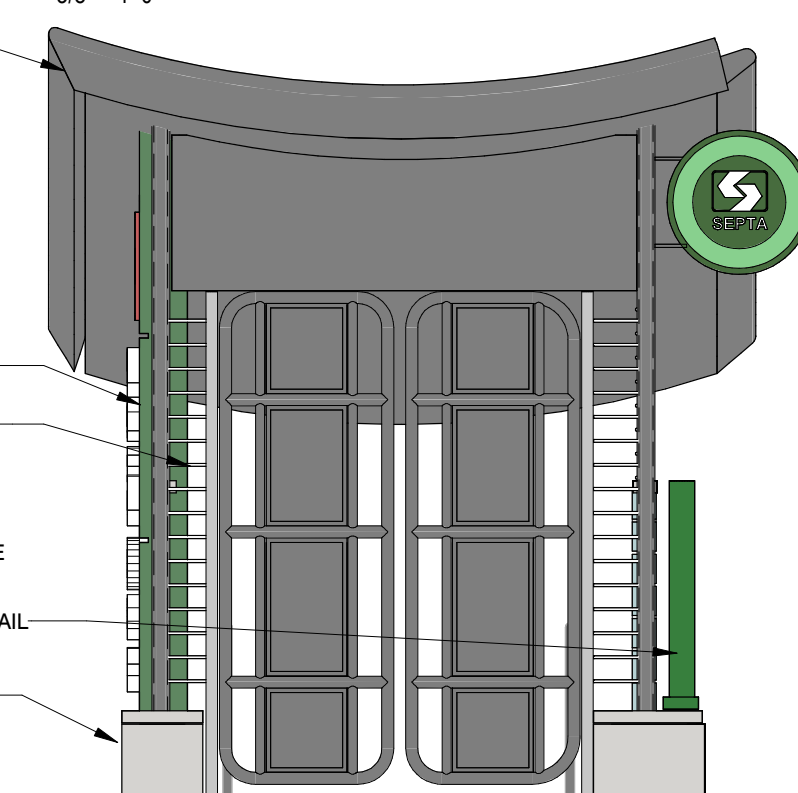
SS AIRCRAFT CABLE

GLASS BLOCK  
WITHIN ALUM FRAME

MODIFIED HISTORIC  
CAST IRON GUARDRAIL

GRANITE CLAD  
CONC CURB

3 NW CORNER STAIR & ELEVATOR -- SOUTH ELEVATION  
3/8" = 1'-0"

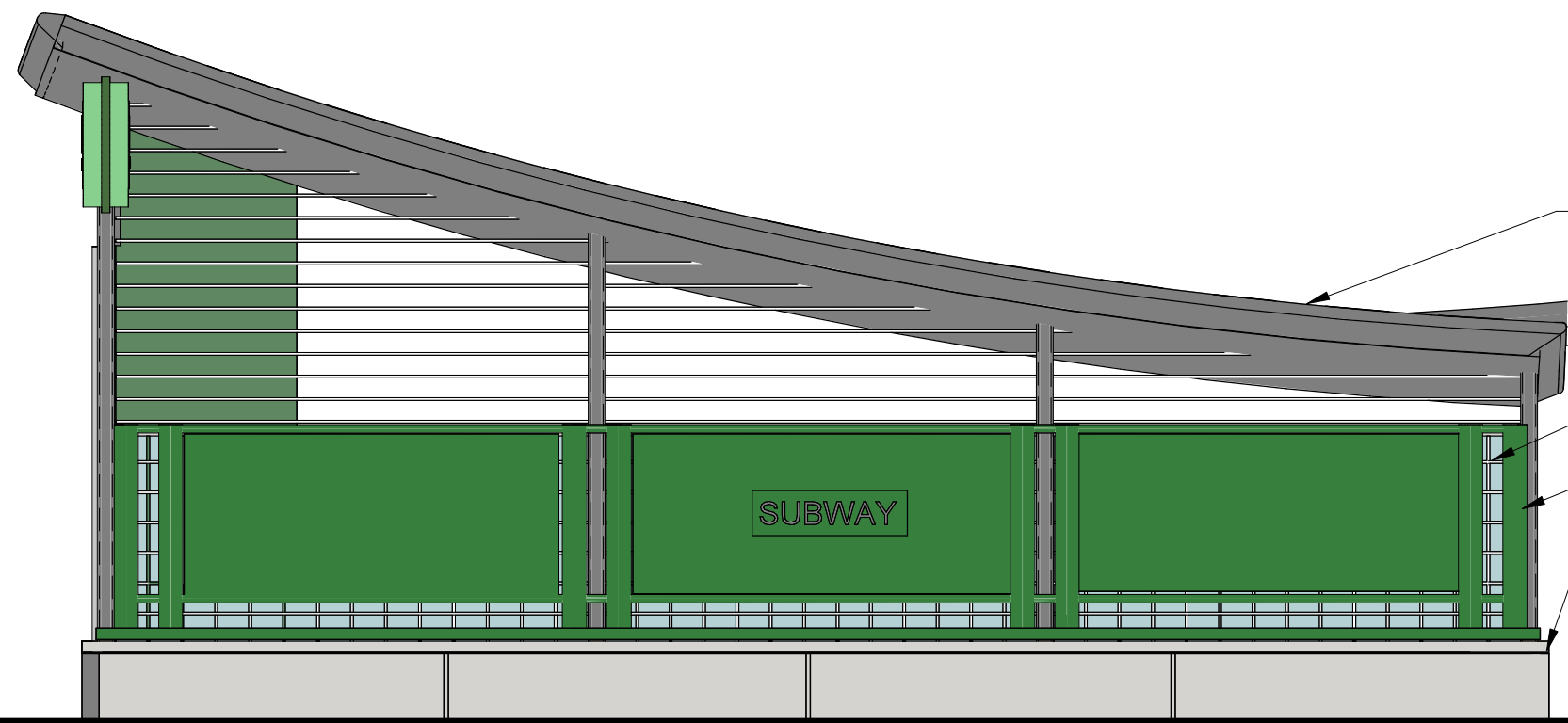


1 NW STAIR -- WEST ELEVATION  
3/8" = 1'-0"

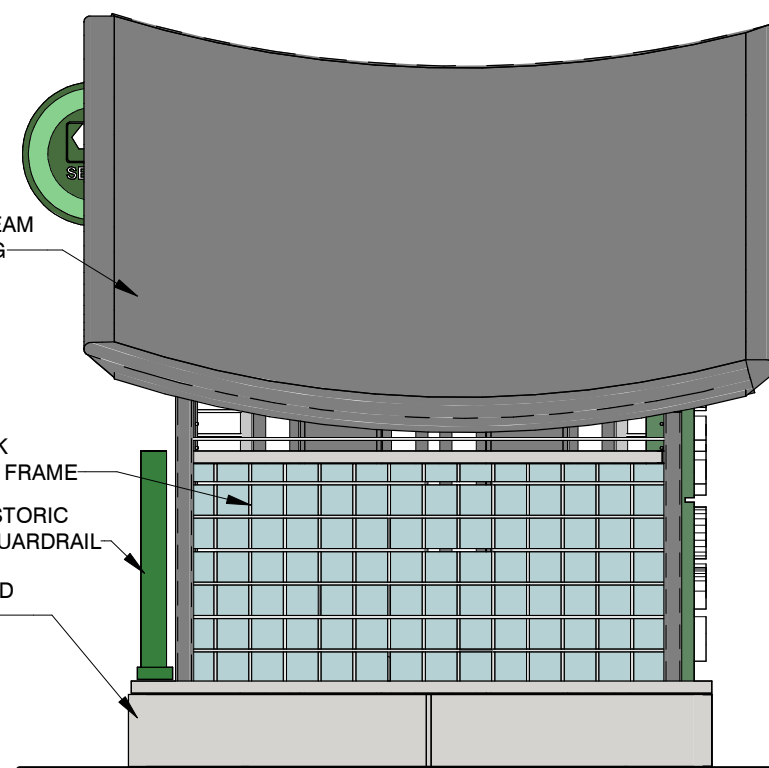


date:  
05/09/2023

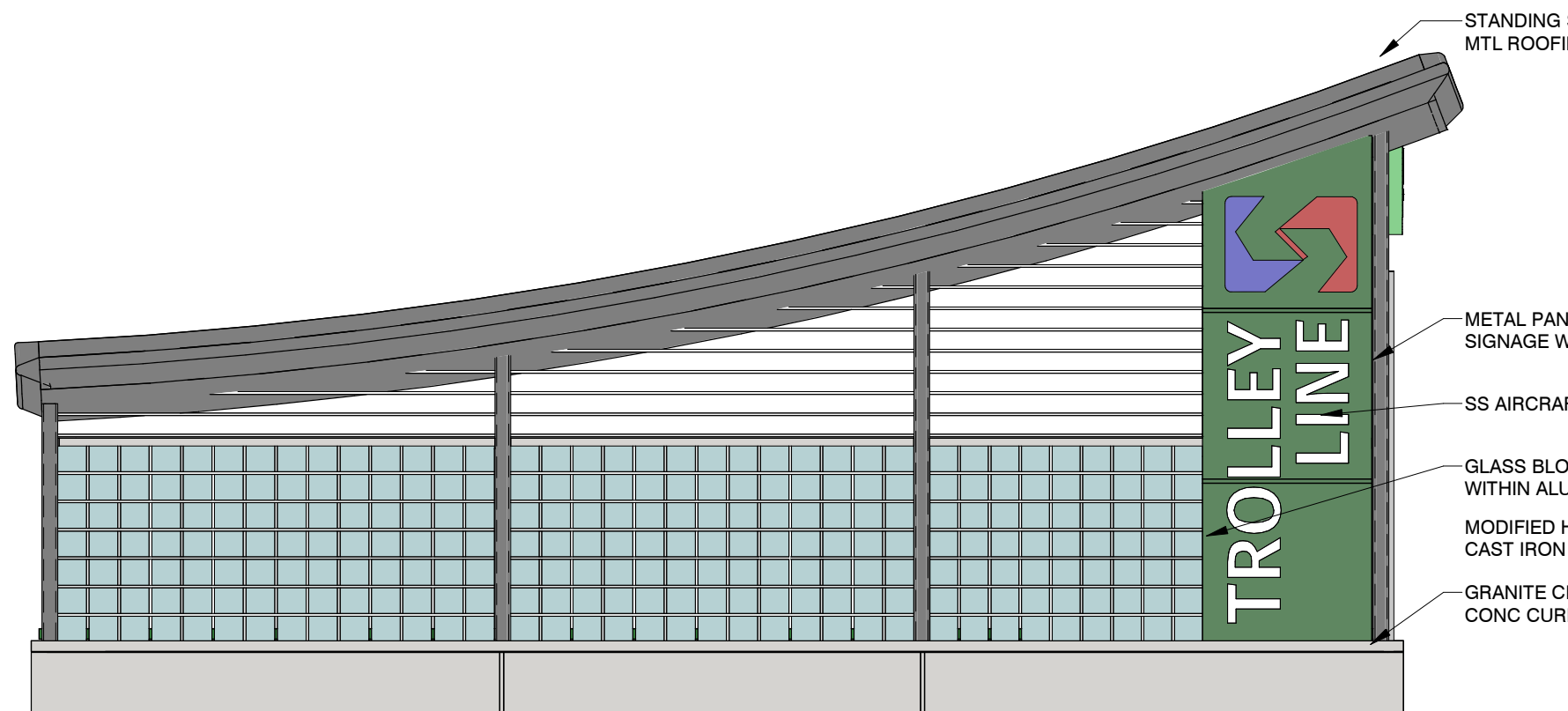
HC-04



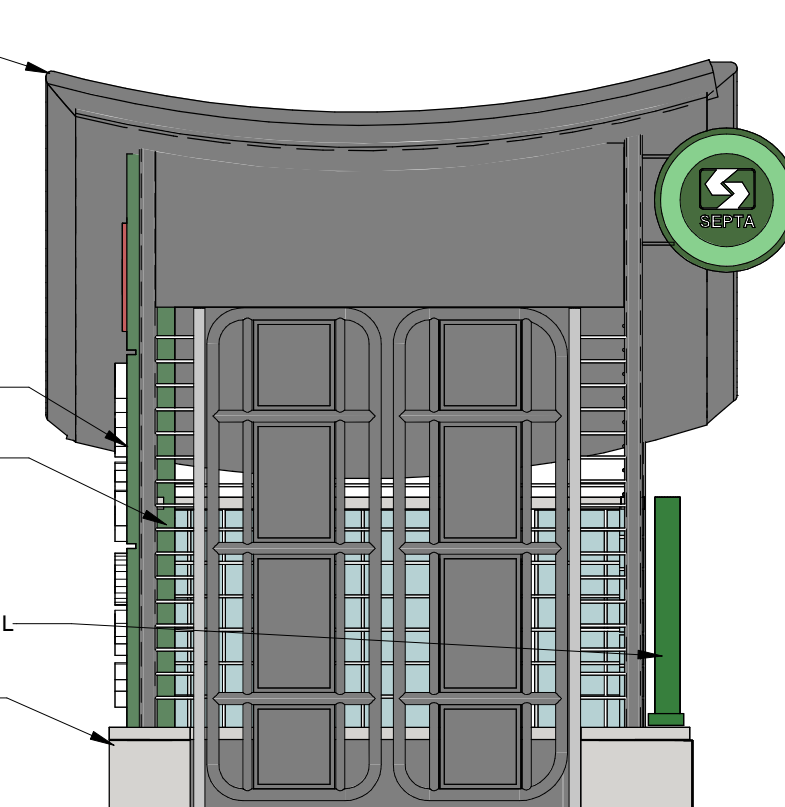
4 SW CORNER STAIR & ELEVATOR -- NORTH ELEVATION  
3/8" = 1'-0"



2 SW STAIR -- EAST ELEVATION  
3/8" = 1'-0"



3 SW CORNER STAIR & ELEVATOR -- SOUTH ELEVATION  
3/8" = 1'-0"



1 SW STAIR -- WEST ELEVATION  
3/8" = 1'-0"



date:  
05/09/2023

HC-05



date:  
05/09/2023

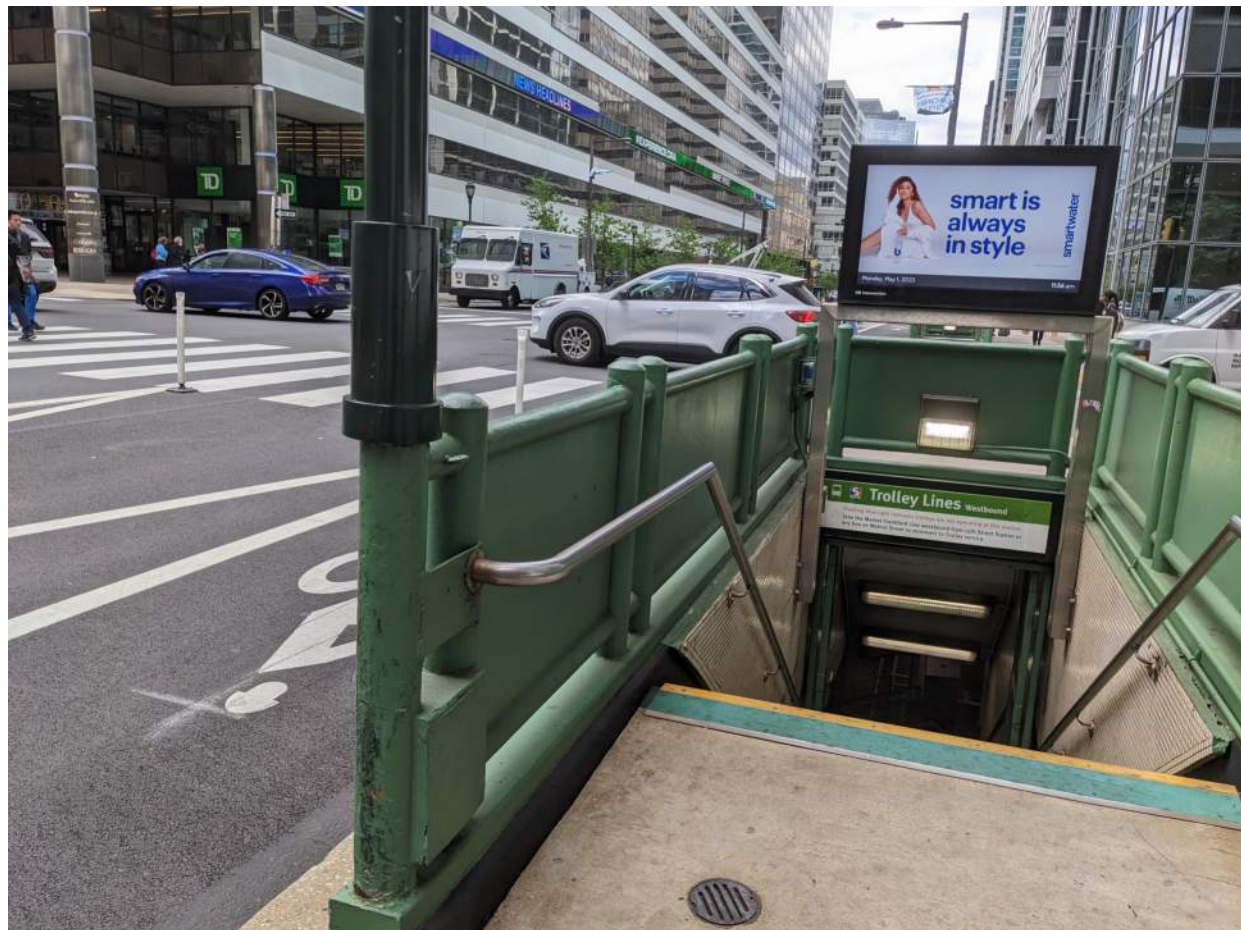
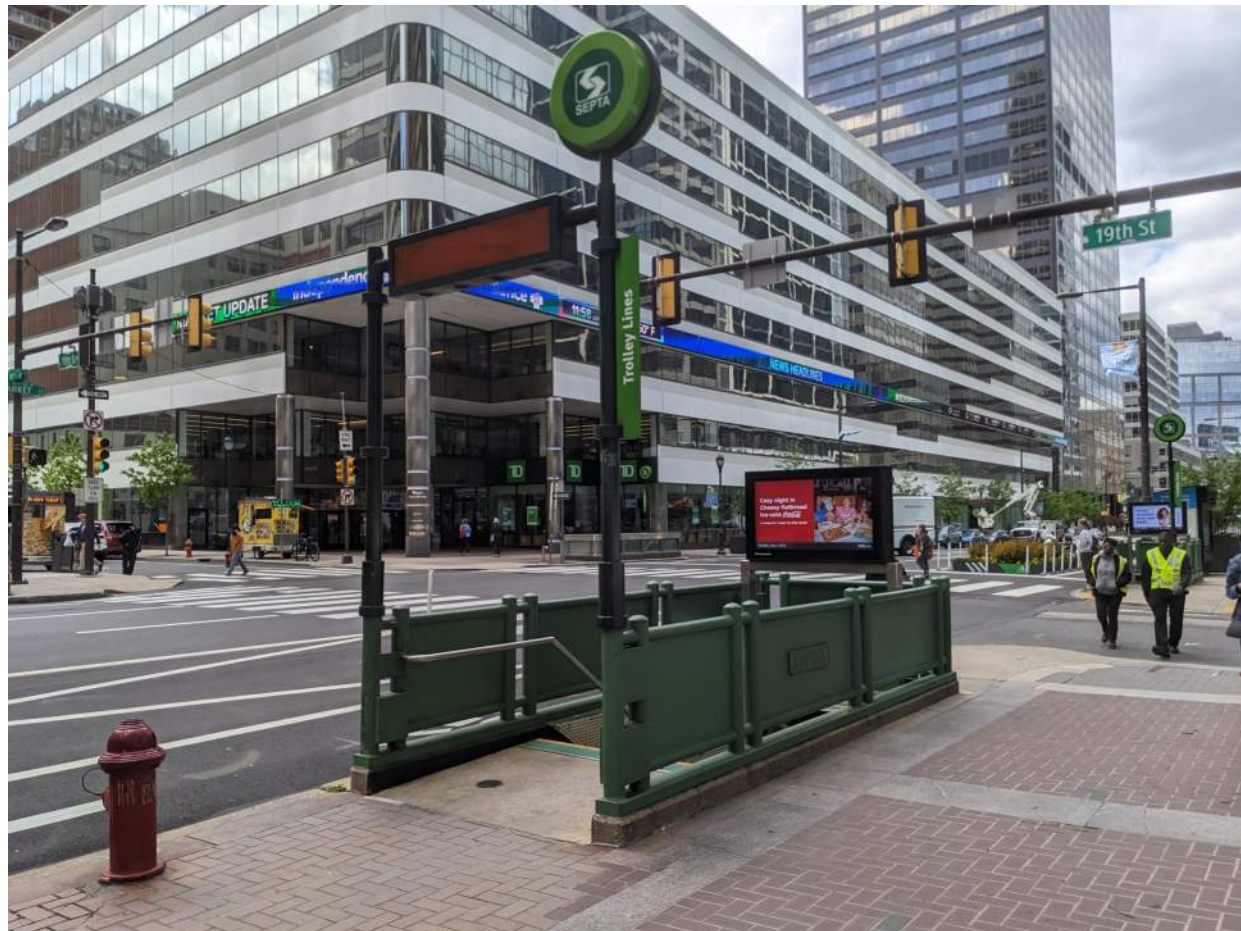
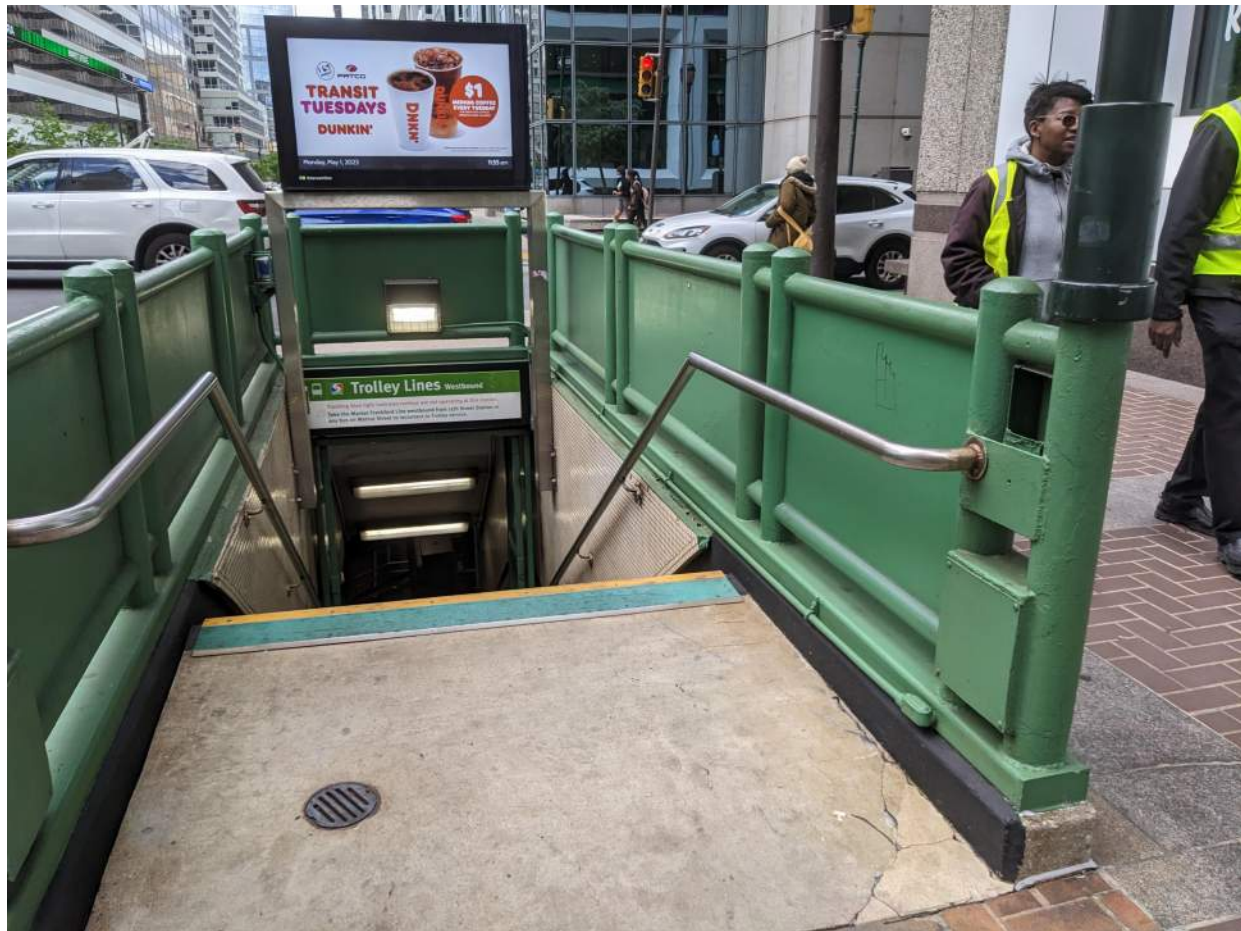
HC-06



② 3D VIEW OF STAIR HEADHOUSE CONCEPT

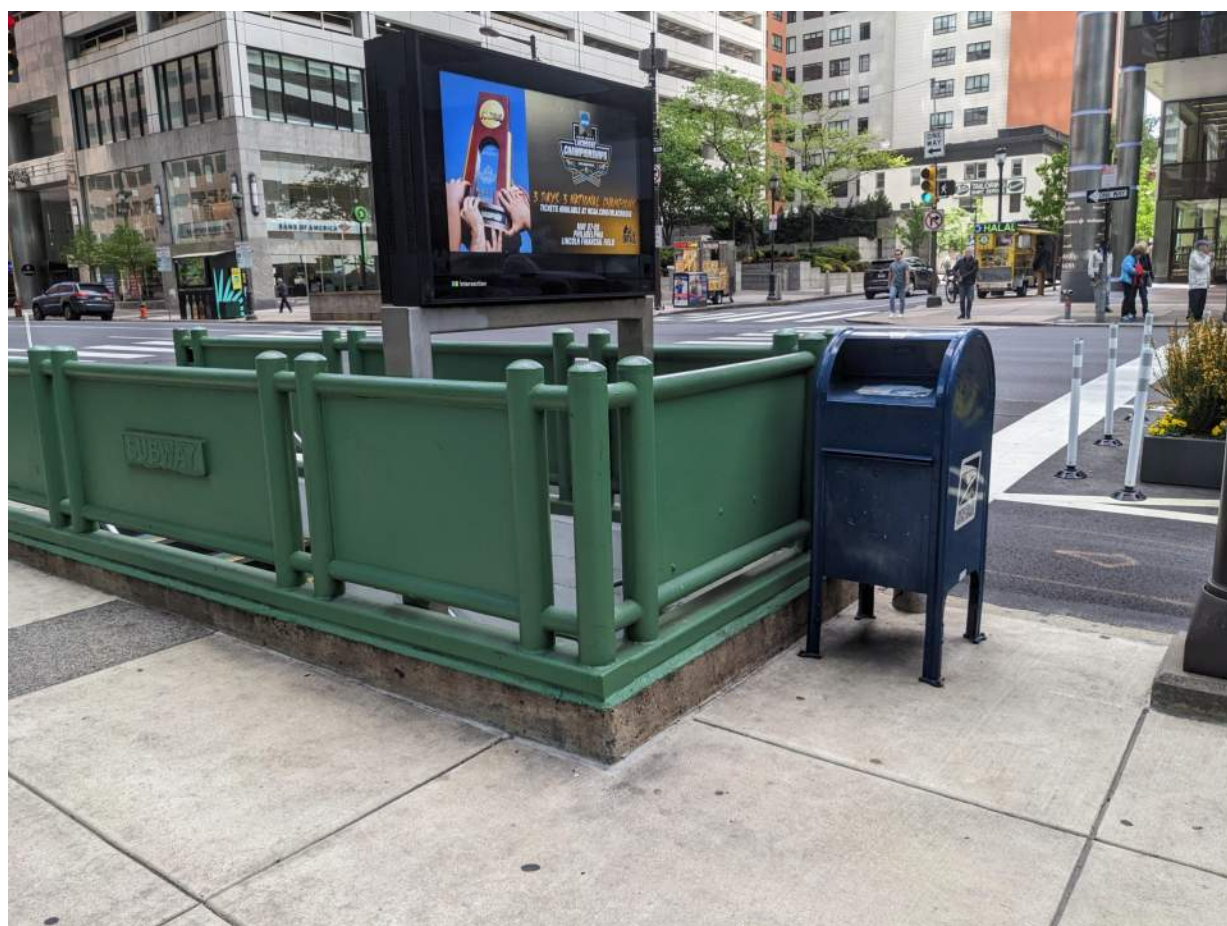


① 3D VIEW OF STAIR HEADHOUSE CONCEPT



**EXISTING CONDITIONS PHOTOGRAPHS - NORTHEAST CORNER STAIR**

# 19th STREET STATION ADA IMPROVEMENTS



**EXISTING CONDITIONS PHOTOGRAPHS - NORTHWEST CORNER STAIR**



**SOWINSKI  
SULLIVAN**

date:  
05/09/2023

**HC-08**



## 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.

<p><b>Property Information</b></p> <p>Identify the location of work for the permit(s).</p> <p>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><b>1</b></p>	<p>Parcel Address: _____</p> <p>Specific Location: _____</p> <p><input type="checkbox"/> Check box if this application is part of a project and provide the project number: <b>PR-20</b> - _____</p>
<p><b>Applicant Information</b></p> <p>Identify how you are associated with the property.</p> <p>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><b>2</b></p>	<p>I am the: <input type="checkbox"/> Property Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Equitable Owner <input type="checkbox"/> Licensed Professional or Tradesperson</p> <p>Name: _____ Company: _____</p> <p>Address: _____</p> <p>Email: _____ Phone No.: _____</p>
<p><b>Property owner Information</b></p> <p>Identify the deeded property owner.</p> <p>If there was a recent change of ownership, documentation such as a deed or settlement sheet is required.</p> <p>*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><b>3</b></p>	<p>The property owner is a/an: <input type="checkbox"/> Individual <input type="checkbox"/> Company*</p> <p><b>Owner (1)</b></p> <p>Name: _____ <input type="checkbox"/> Check box if new owner is being listed</p> <p>Address: _____</p> <p><b>Owner (2)</b></p> <p>Name: _____</p> <p>Address: _____</p>
<p><b>Design Professional in Responsible Charge</b></p> <p>Identify the PA-licensed design professional who is legally responsible.</p>	<p><b>4</b></p>	<p>Name: _____ Firm: _____</p> <p>PA License No.: _____ Phila. Commercial Activity License No.: _____</p> <p>Email: _____ Phone No.: _____</p>
<p><b>Project Scope</b></p> <p>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.</p> <p>** If 'Yes' is selected, an Owners' Acknowledgement of Receipt form must be provided for each affected property.</p>	<p><b>5</b></p>	<p>(a) <b>Occupancy</b> <input type="checkbox"/> Single-Family <input type="checkbox"/> Two-Family <input type="checkbox"/> Other, please describe: _____</p> <p>(b) <b>Scope of Work</b> <input type="checkbox"/> New Construction <input type="checkbox"/> Excavation <input type="checkbox"/> Addition / Alteration <input type="checkbox"/> Shell (No Fit Out) - <i>Option for Commercial Permits Only</i></p> <p>(c) <b>Earth Disturbance</b> Area of Earth Disturbance: _____ (Sq. Ft.)</p> <p>(d) <b>Building Floor Areas</b> New Floor Area: _____ (Sq. Ft.) Existing Altered Area: _____ (Sq. Ft.)</p> <p>(e) <b>Number of Stories</b> _____</p> <p>(f) <b>Description of Work</b> _____</p> <p>(g) <b>Project Conditions</b></p> <p><input type="checkbox"/> New High Rise <input type="checkbox"/> Green Roof Included <input type="checkbox"/> Initial Fit-out of Newly Constructed Space</p> <p><input type="checkbox"/> Modular Construction <input type="checkbox"/> Façade Work <input type="checkbox"/> Project Impacts Streets/Right-of-Way*</p> <p><input type="checkbox"/> Project Impacts Adjacent Property**</p> <p>* Provide the associated <b>Streets Review</b> number for this project, if applicable: <b>SR-20</b> _____</p> <p>** This project includes work described below: <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <ul style="list-style-type: none"> <li>• Excavation work more than 5 feet below adjacent grade and within 10 feet of an adjacent building or structure.</li> <li>• Excavation or construction work where historic structure is within 90 feet on the same or adjacent parcel.</li> <li>• Structural alterations of a historic structure (excluding one-or-two family dwelling).</li> <li>• Modifications to a party wall, including joist replacement, and additions.</li> <li>• Severing of structural roof or wall covering spanning properties.</li> </ul>



Department of  
**Licenses and Inspections**  
CITY OF PHILADELPHIA

\*\*\*DO NOT MAIL THIS APPLICATION\*\*\*

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.

**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:** \_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_

**(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/>)