

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

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 19th 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 proposal is to retain all the cast iron guardrails at the contributing trolley entrance at the northwest corner of Market and 19th streets. The revised headhouse design includes an understated raised seam metal roof. Supports for the roof are located outside of the guardrails and are spaced in between the guardrail openings. Aircraft cables fill the voids between the roof and guardrails. Security gates are located at the top of the trolley stairs. 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 and concrete curb on the northwest (contributing) trolley entrance at 19th Street and Market Street. The redesigned roof is contemporary but less conspicuous than the previous submission.

- *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 would be unimpaired.*
 - If the new headhouse is removed in the future, the original appearance can be restored.

STAFF RECOMMENDATION: Approval, pursuant to Standards 9 and 10.



Figure 1: 2022 parcel map showing the 19th 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 19th and Market Street trolley, 2022.



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



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).

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#.

1

Parcel Address: 1900 Market Street

Specific Location: Intersection of 19th Street and Market Street

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.

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.

2

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

Name: Greg Mastalerz Company: Sowinski Sullivan Architets

Address: 336 S 16th Street

Email: gmastalerz@sowinskisullivan.com Phone No.: 267-239-0369

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: SEPTA Check box if new owner is being listed

Address: 1234 Market Street

Owner (2)

Name: _____

Address: _____

Design Professional in Responsible Charge

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

4

Name: Suzanne Sowinski Firm: Sowinski Sullivan Architects

PA License No.: _____ Phila. Commercial Activity License No.: _____

Email: _____ Phone No.: _____

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.

5

(a) **Occupancy** Single-Family Two-Family Other, please describe: Public Transportation Station

(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: _____ (Sq. Ft.)

(d) **Building Floor Areas** New Floor Area: _____ (Sq. Ft.) Existing Altered Area: _____ (Sq. Ft.)

(e) **Number of Stories** ² _____

(f) **Description of Work** ADA Improvements to Existing SEPTA Trolley Station, Including construction of new elevators to existing platforms, platform improvements, and construction of new stair headhouse structures over two existing stairs

(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/)

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: / /

June 12, 2023

To: Daniel Shachar-Krasnoff
Philadelphia Historical Commission
1515 Arch Street
13th Floor
Philadelphia, PA 19102

Re: SEPTA 19th Street Station ADA Improvements – Project Narrative

Dear Daniel Shachar-Krasnoff:

Sowinski Sullivan and our prime consultant WSP have been contracted by SEPTA to provide design services to improve ADA accessibility to the 19th 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 19th 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 the Architectural Review Committee meeting conducted on May 16th, our team prepared a design concept approach to the headhouse structures which proposed 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. The key comments posed by the committee for this approach were as follows:

- Physical modification of the existing historic guardrails is not acceptable.
- In addition to the guardrails, the existing concrete curbs supporting the existing guardrails are recognized for their historical significance as well.
- The headhouse design should showcase existing guardrails and not create a visual impact.
- The roof of the headhouse structure should not detract from the existing guardrails.

In consideration of these comments posed by the Philadelphia Historical Commission, our team has prepared an updated design concept which preserves the existing guardrail and its current positioning relative to the existing stair. To accommodate the construction of a headhouse structure over the existing stair, the supporting structure of the headhouse is offset away from the stair with columns intentionally positioned to respond to the geometry of the existing guardrail. The headhouse enclosure relies on the guardrail to secure the stair at the base, showcasing it as the central architectural feature of the entry, and the balance of space between the top of the guardrail and underside of the canopy above utilizes aircraft cable to secure the area above the guardrail.

With this approach, SEPTA can improve upon the safety and security of the station while thoughtfully incorporating this historic resource with the street level architecture, so it is both preserved and showcased as part of SEPTA efforts to modernize their station.

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

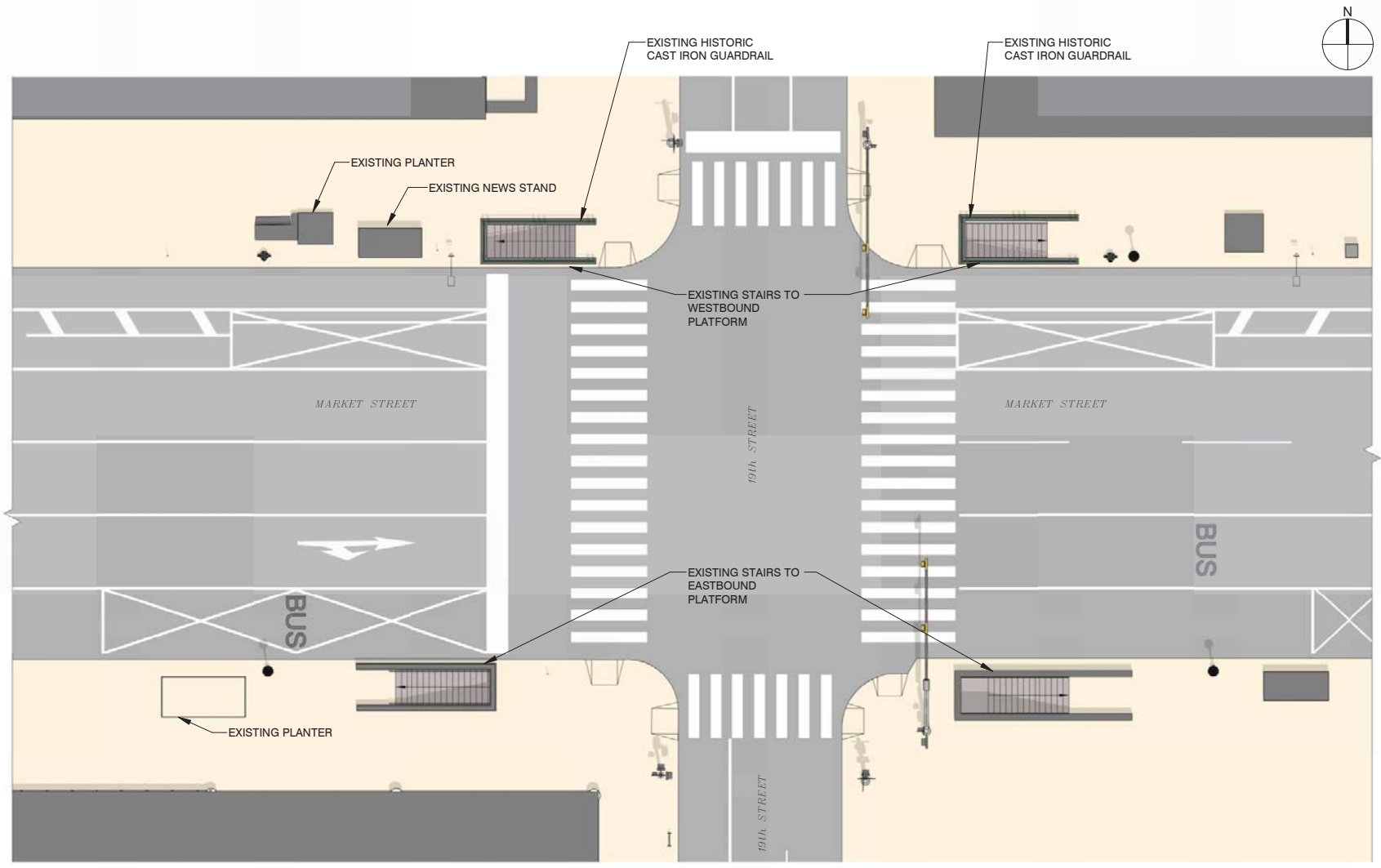
Please feel free to contact me with any questions about the project in advance of the upcoming meeting June 27th. We look forward to discussing the project with the Philadelphia Historical Commission.

Sincerely,
Greg Mastalerz

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



19th STREET STATION ADA IMPROVEMENTS



1 EXISTING - STREET LEVEL PLAN

1/16" = 1'-0"



1/16" = 1'-0"



SOWINSKI
SULLIVAN

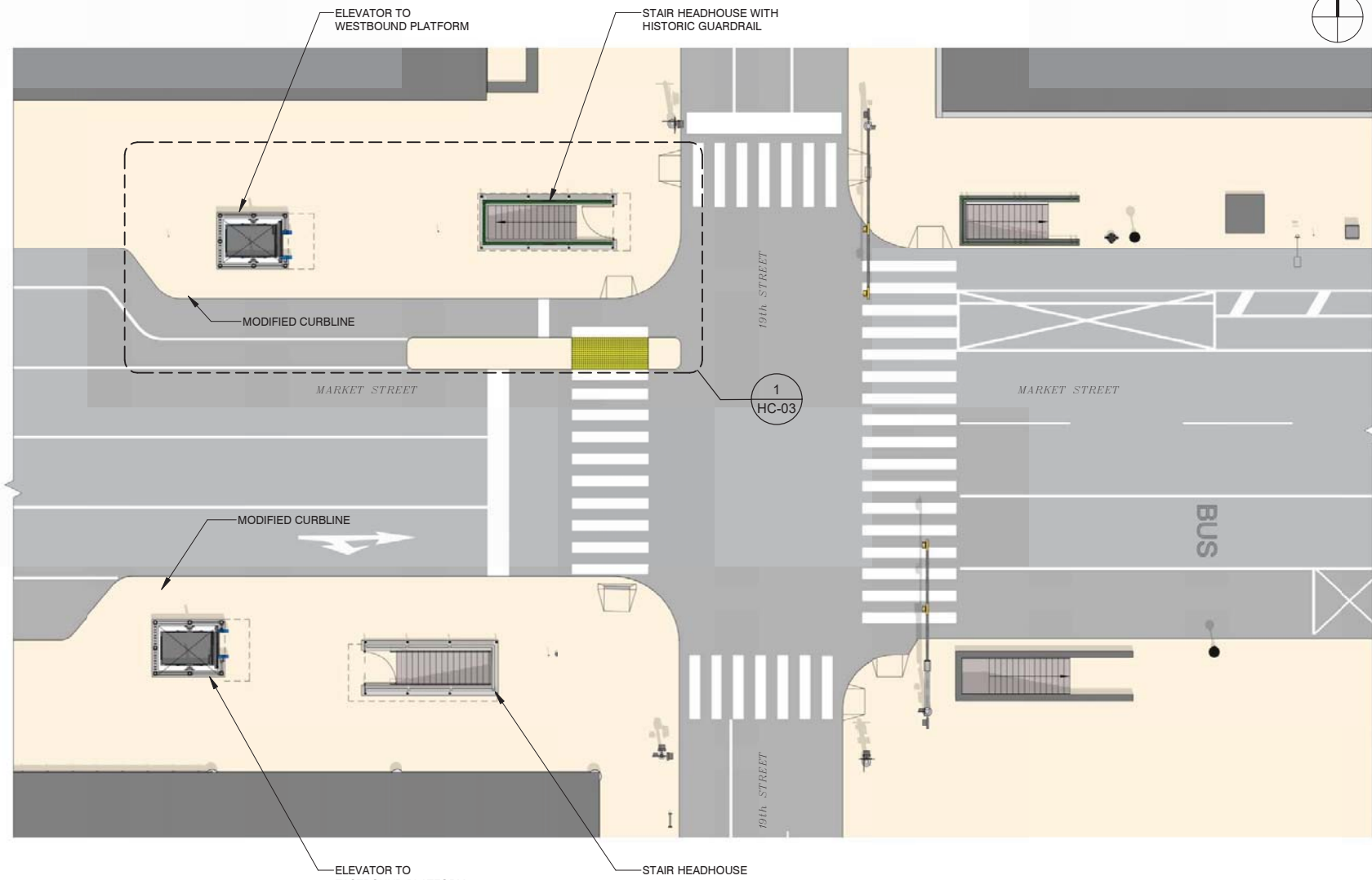
date:

06/12/2023

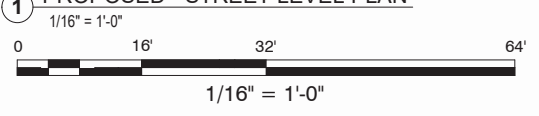
HC-01



19th STREET STATION ADA IMPROVEMENTS



1 PROPOSED - STREET LEVEL PLAN

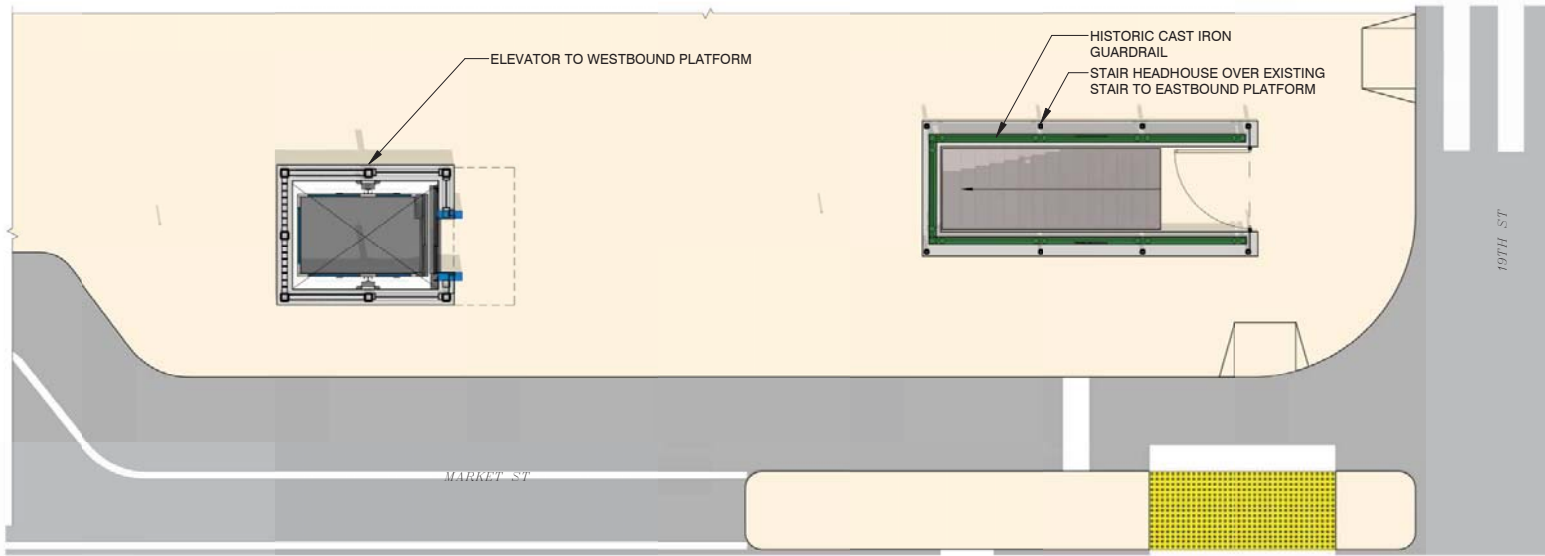


date:
06/12/2023

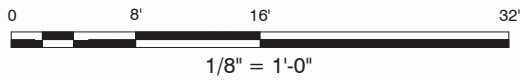
HC-02



19th STREET STATION ADA IMPROVEMENTS



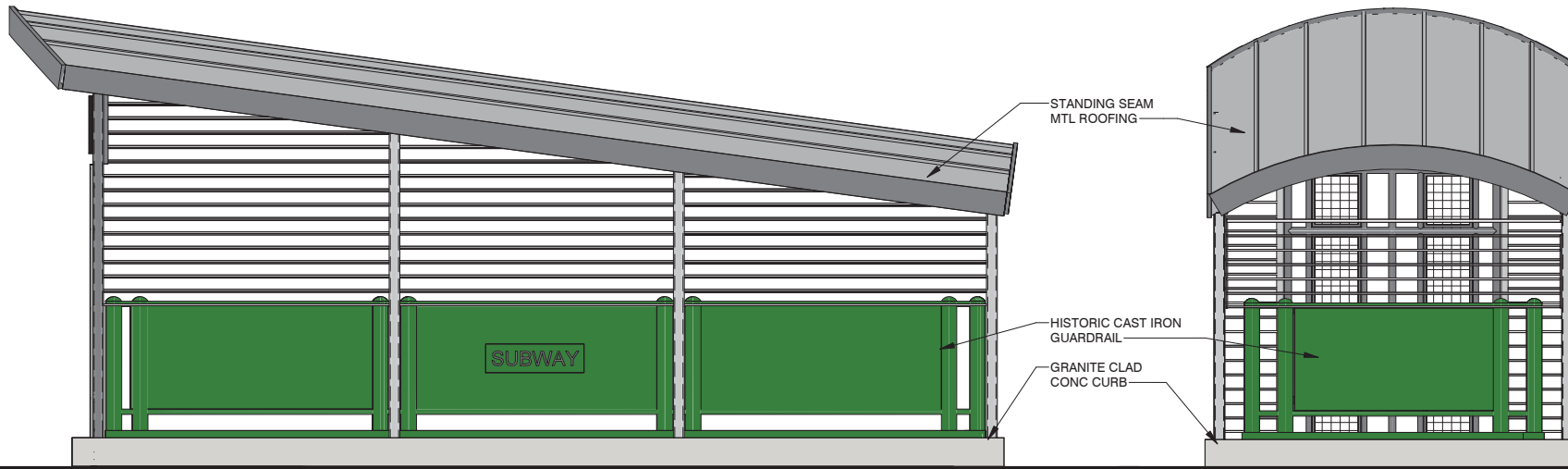
① ENLARGED PLAN NORTHWEST CORNER HEADHOUSE & ELEVATOR
1/8" = 1'-0"



SOWINSKI
SULLIVAN

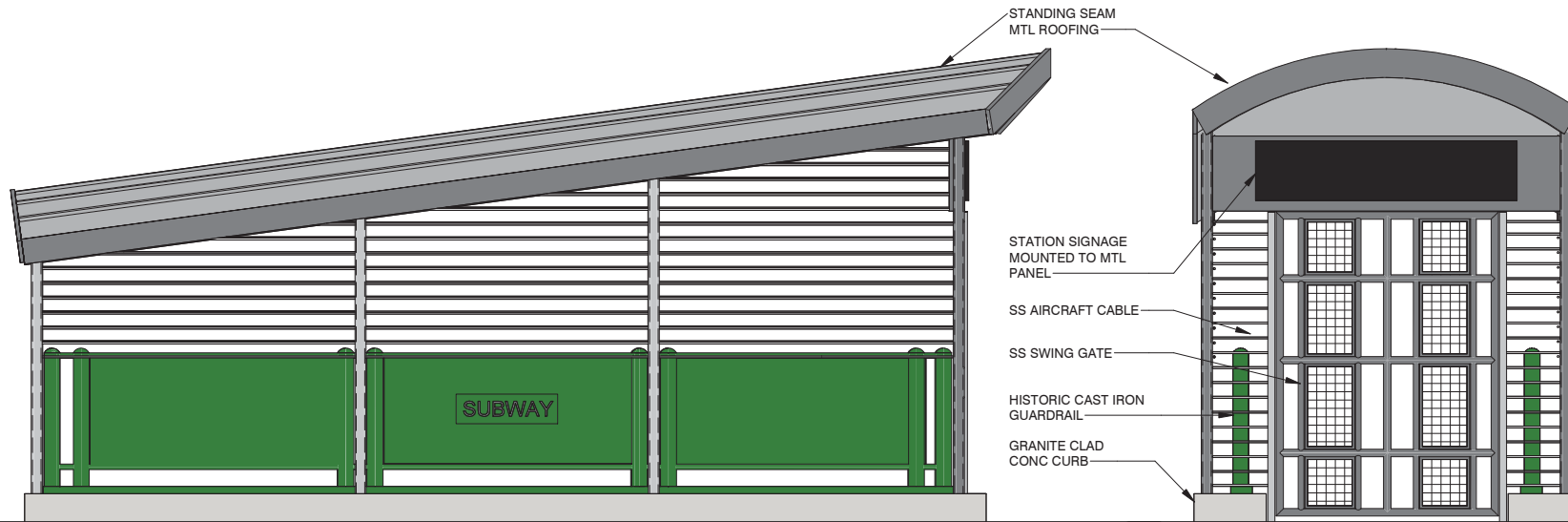
date:
06/12/2023

HC-03



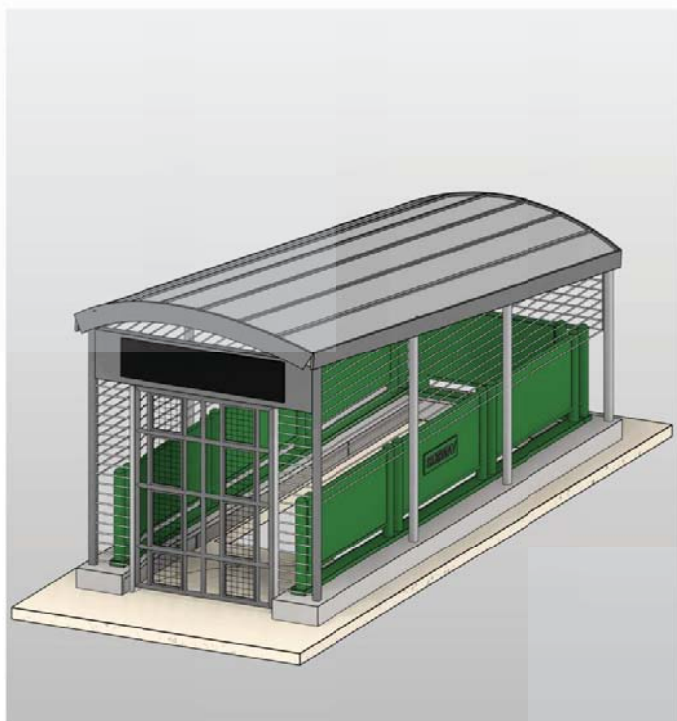
④ NW CORNER STAIR & ELEVATOR - NORTH ELEVATION
3/8" = 1'-0"

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

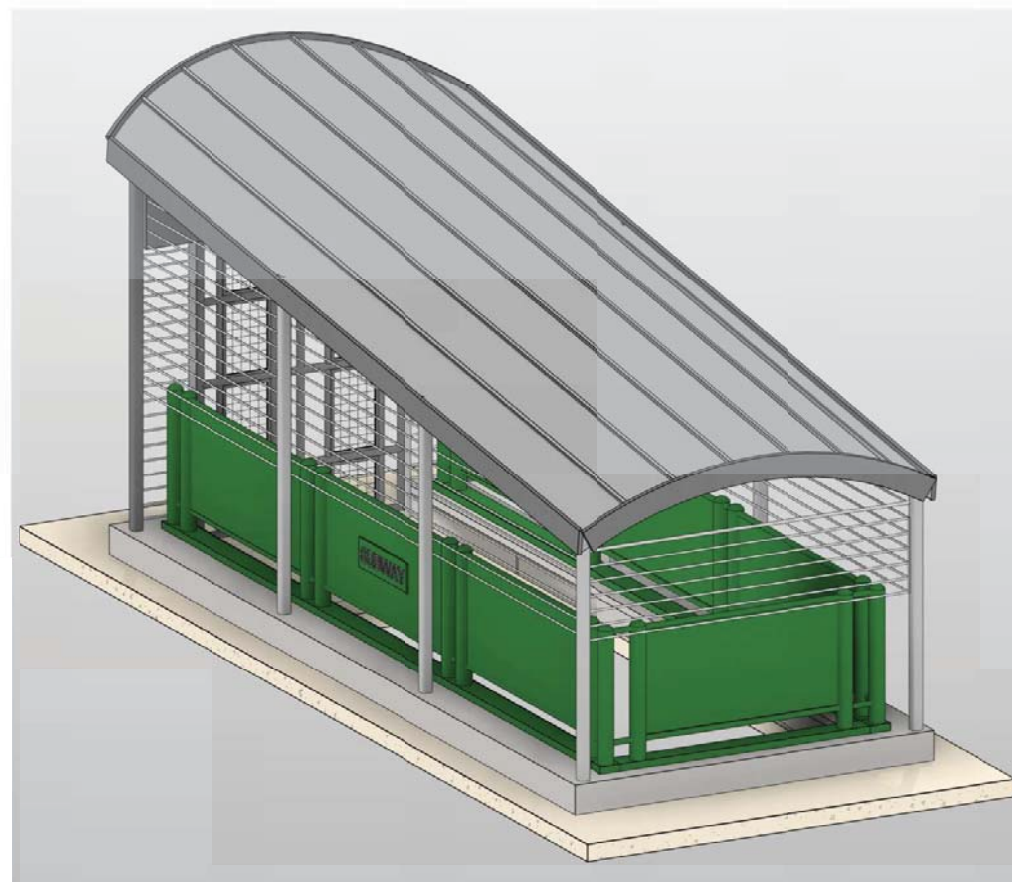


③ NW CORNER STAIR & ELEVATOR --- SOUTH ELEVATION
3/8" = 1'-0"

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



① NW STAIR HEADHOUSE MASSING



② 3D VIEW OF STAIR HEADHOUSE CONCEPT



SOWINSKI
SULLIVAN

date:
06/12/2023

HC-05



EXISTING CONDITIONS PHOTOGRAPHS - NORTHWEST AND NORTHEAST CORNER STAIRS



**19th STREET
STATION ADA
IMPROVEMENTS**



date:
06/12/2023

HC-06