

ADDRESS: 27 AND 29 S 2ND ST

Proposal: Rehabilitate buildings, replace storefronts

Review Requested: Final Approval

Owner: JFK Hospitality, US LP

Applicant: Hsing-Yuan Chen, Sky Design Studio PC

History: 1840

Individual Designation: 10/7/1976

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

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

BACKGROUND:

This application seeks final approval to renovate the buildings at 27 and 29 S. 2nd Street to include two ground-floor retail spaces and 12 residential units on the upper floors. The four-story masonry buildings were constructed in 1840. The buildings are individually designated and are contributing resources to the Old City Historic District. The original storefronts were significantly altered between 1957 and 1972 with new window and door openings and wood clapboard. The applicant seeks approval to install new storefronts. Additional exterior changes include the removal of a fire escape, mechanical structure on roof, and first-floor metal shutters.

SCOPE OF WORK:

- Remove existing storefronts and install new storefronts.
- Remove fire escape and install Juliet balconies.
- Demolish mechanical shed on roof.
- Remove existing first floor shutters.

STANDARDS FOR REVIEW:

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

- *Standard 2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.*
 - To satisfy Standard 2, the applicant should remove the clapboard on the front façade to determine if any historic architectural details or materials are present underneath.
 - Removal of later and non-historic alterations such as the fire escape and mechanical shed meets Standard 2. More information should be provided about the first-floor metal shutters, which may have historical significance.
- *Standard 6: Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*
 - If historic details and materials survive underneath the existing storefronts, these elements should be incorporated into the new storefront design to meet Standard 6.
 - If the new windows and doors proposed for installation are historically appropriate in configuration and detail, this project element will meet Standard 6.

- *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 storefronts must be compatible with the historic building and district. If no historic materials survive behind existing clapboard on the storefronts, the applicant should propose storefront replacements that are sensitive in massing, size, scale, and architectural features to the historic building and compatible with similar buildings in the historic district to meet Standard 9. The proposed storefronts do not meet Standard 9.
 - The installation of the new Juliet balconies in place of the fire escape meets Standard 9.

STAFF RECOMMENDATION: Denial, pursuant to Standards 2, 6, and 9

IMAGES:

Figure 1: 27-29 S 2nd St in 1957.



Figure 2: 27-29 S 2nd St in 1972.



July 11, 2023

Applicant:

Hsing-Yuan Chen, AIA, LEED AP
Principal
SKY DESIGN STUDIO PC
sky@sky-ds.com

Client:

Jack Zhao
JFK Hospitality, US LP
tdinvestmentllc@gmail.com

Project Address:

27-29 S 2nd Street

Submitted To:

Philadelphia Historical Commission

The property at 27-29 S 2nd Street is a combined corner lot in a district of Old City. Before the pandemic, there was a beer distributor and a food market on the ground floors. Both buildings have four stories and are currently unoccupied.

This application proposes to rehabilitate the ground floors for commercial use and the upper floors as multi-family dwellings for a total of 12 units. The scope of work would be exterior restoration and interior renovation.

The current façades on 2nd Street have storefronts with continuous siding across both buildings. Our proposal is to install a storefront assembly that closely resembles the one used by our neighbors at 31st and 33rd S 2nd Street.

The side elevation on Black Horse Alley has infilled windows with closed shutters on street level. We proposed to replace them with windows at the locations. We will also remove the existing fire escape assembly. The existing 3 doors will be used for the proposed Juliet balconies on the upper floors.

The current upper floors have openings on the party wall with a few steps to access two buildings. The goal of the interior renovation plan is to create a smooth and consistent floor level that is suitable for multi-dwelling use.

Should you require more information about this project, please contact us.

Respectfully submitted,

Hsing-Yuan Chen, AIA, LEED AP
Principal
SKY DESIGN STUDIO PC

BUILDING ADDRESS : 27-29 S 2ND STREET PHILADELPHIA PA	
SCOPE OF WORK: CHANGE OF USE, EXTERIOR RESTORATION, AND INTERIOR RENOVATION OF EXISTING FOUR-STORY BUILDING, TO BE USED AS VACANT COMMERCIAL SPACES ON GROUND FLOOR AND MULTI-DWELLING UNITS (TOTAL 12 UNITS) ON SECOND FLOOR AND ABOVE.	
LOT AREA	3,568 SF
BUILDING FOOTPRINT (EXG)	3,470 SF (97.2%)

ZONING DISTRICT	CMX-3
OVERLAYS (5)	CENTER CITY OVERLAY DISTRICT - OLD CITY RESIDENTIAL SUPPLEMENTAL USE CONTROLS (1) /CTR CENTER CITY OVERLAY DISTRICT - CENTER CITY COMMERCIAL DISTRICT CONTROL AREA /CTR CENTER CITY OVERLAY DISTRICT - CENTER CITY RESIDENTIAL DISTRICT CONTROL AREA /CTR CENTER CITY OVERLAY DISTRICT - OLD CITY RESIDENTIAL AREA (2) (3) /CTR CENTER CITY OVERLAY DISTRICT - OLD CITY RESIDENTIAL AREA - CORE (4)

USE	EXISTING	PROPOSED
1ST FL (27 & 29 BUILDINGS)	FOOD, BEVERAGES, & GROCERIES	TBD (SEPARATE PERMIT REQUIRED FOR USE)
2ND FL & ABOVE (27 & 29 BUILDINGS)	VACANT	MULTI-FAMILY (TOTAL OF 12 UNITS)

DIMENSIONAL	REQUIRED	EXISTING (NO CHANGE)
MIN. LOT WIDTH	N.A.	N.A.
MIN. LOT AREA	N.A.	N.A.
MAX. OCCUPIED AREA	80%	97.2% (3,470 SF)
MIN. OPEN AREA	20%	2.8% (98 SF)
MIN. FRONT YARD	N.A.	0'
MIN. SIDE YARD	IF USED FOR BUILDINGS CONTAINING DWELLING UNITS	NO SIDE YARD
MIN. REAR YARD	N.A.	0'
MAX. HEIGHT	65' (2)	47'-3" A.G.S. @ ROOF
MAX. FLOOR AREA	500%	317% (11,319 SF)
MIN. PARKING SPACES	ACCESSORY PARKING PROHIBITED (3) OFF-STREET PARKING NOT REQUIRED (4)	0
MIN. BICYCLE PARKING SPACES	12 OR MORE UNITS* (1) 3/10 (CLASS 1A)	123+ 4 BIKE SPOTS

* [1] In the CMX-3 zoning district, in order to promote active uses at the street level, buildings that have frontage on any of the following streets must contain a use other than residential and other than parking along one hundred percent (100%) of the ground floor frontage and within the first 30 ft. of building depth, measured from the front building line, provided that this prohibition shall not apply to facilities accessory to residential uses. If the property is bounded by two or more streets, only the primary frontages as designated in § 14-701 (1)(4)(4) (Primary Frontage) shall be subject to this requirement and parking access shall be provided from a frontage other than a designated primary frontage.

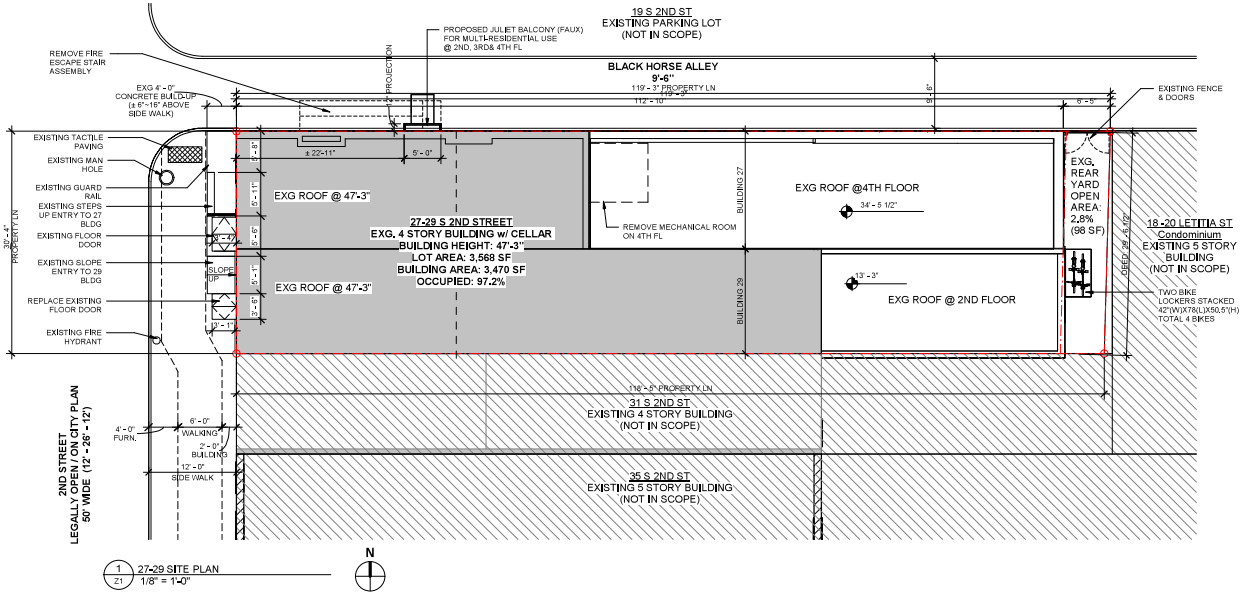
* [2] Except for the Bridge Approach area, as defined in subsection (2)(b), (7)(b), above, the maximum height within the Central Old City Residential Area shall be 65 ft.

* [3] Accessory parking lots are prohibited in the Old City Residential Area.

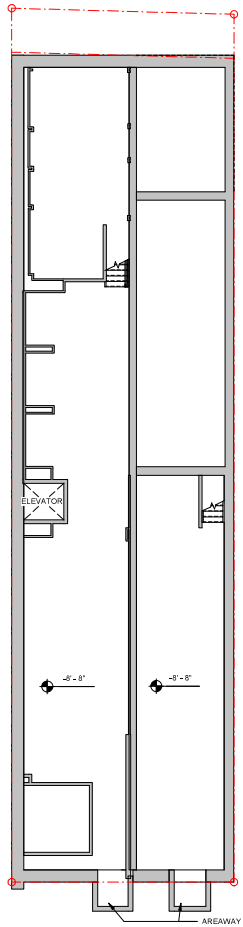
* [4] Notwithstanding any other provision of this Zoning Code, no off-street parking spaces shall be required for any lot located in Old City Residential Area, Core.

* [5] Bicycle Parking Space, Class 1A
Bicycle parking spaces that deter theft and protect against inclement weather. Class 1A are bicycle spaces located in bicycle storage facilities.

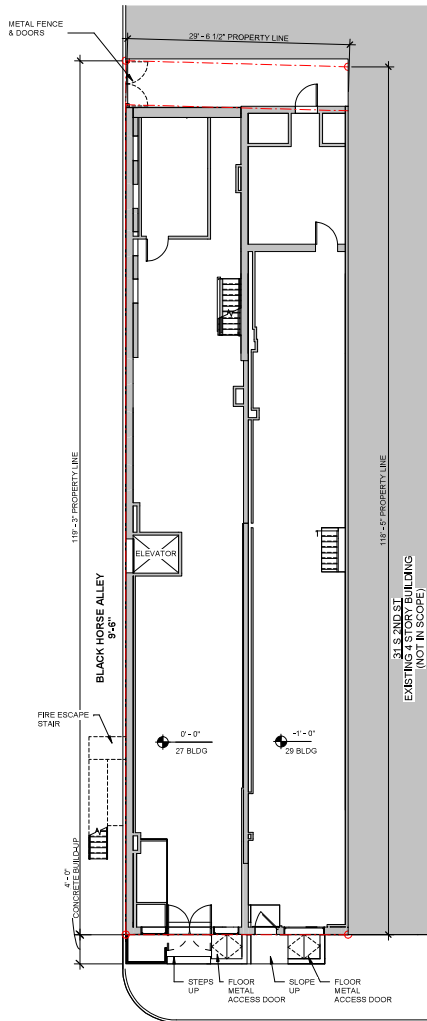
FLOOR	ROOM TYPE	UNIT AREA	BUILDING GSF
LEVEL 4	401 ONE BEDROOM	450 SF	1,909 SF
	402 TWO-BEDROOM	449 SF	
LEVEL 3	301 ONE BEDROOM	450 SF	2,970 SF
	302 ONE BEDROOM	450 SF	
	303 ONE BEDROOM	420 SF	
	304 STUDIO	339 SF	
LEVEL 2	201 ONE BEDROOM	450 SF	2,970 SF
	202 ONE BEDROOM	450 SF	
	203 ONE BEDROOM	420 SF	
	204 ONE BEDROOM	420 SF	
LEVEL 1	COMMERCIAL TENANT, TBD		3,470 SF
	CELLAR	TENANT STORAGE & UTILITY	3,470 SF
TOTAL 12 UNITS		8 STUDIOS 3 ONE-BEDROOM 1 TWO-BEDROOM	BUILDING TOTAL (CELLAR NOT INCLUDED) 11,319 SF



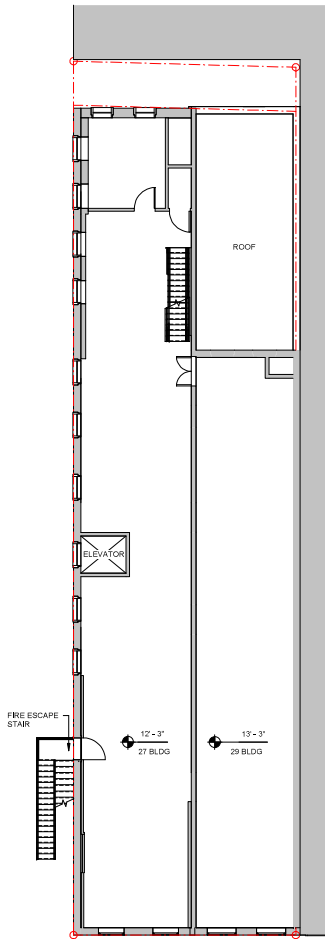
APPROVAL STAMPS



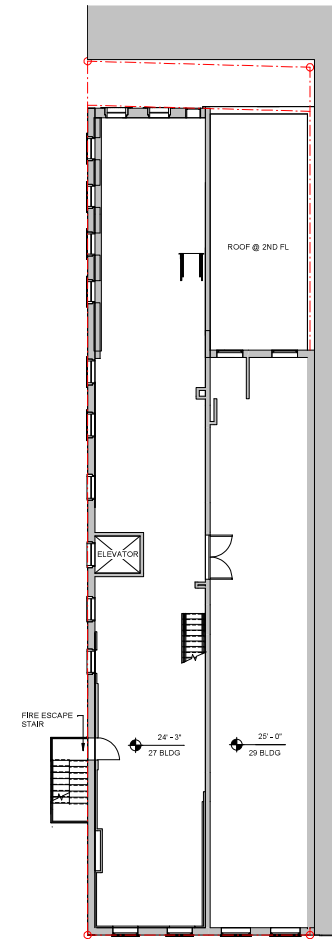
0 EXISTING CELLAR
1/8" = 1'-0"



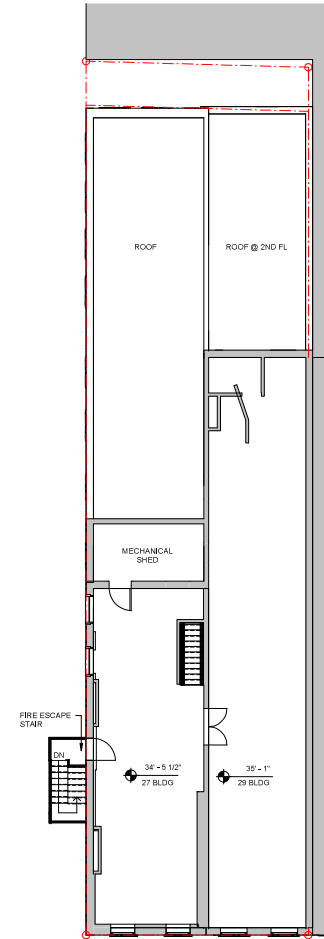
1 EXISTING FIRST FLOOR
1/8" = 1'-0"



2 EXISTING SECOND FLOOR
1/8" = 1'-0"



3 EXISTING THIRD FLOOR
1/8" = 1'-0"



4 EXISTING FOURTH FLOOR
1/8" = 1'-0"

APPROVAL STAMPS



FRONT VIEW (S 2ND ST)

EXTENDED 2ND STREET VIEW, ADJACENT BUILDINGS



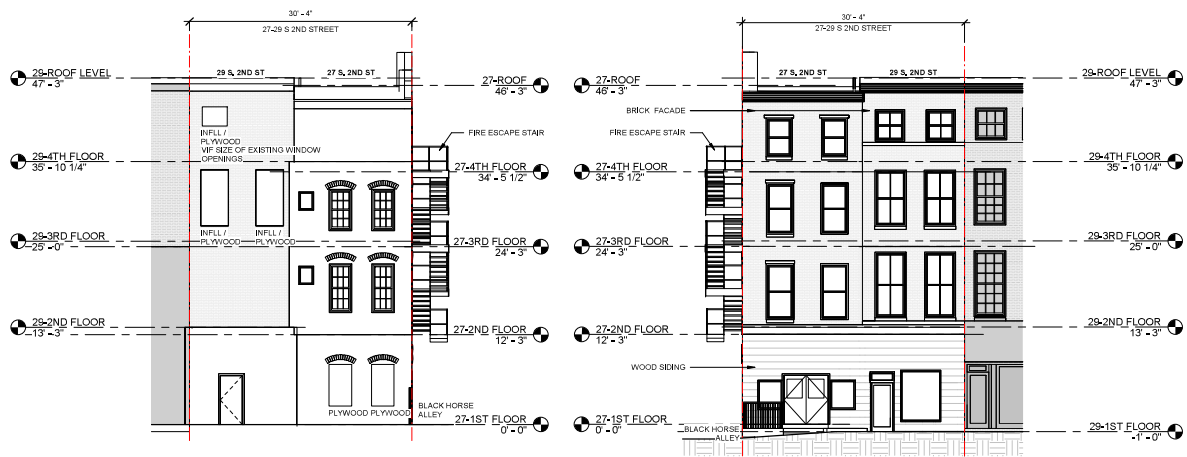
SIDE VIEW



SIDE VIEW



REAR VIEW



2 REAR ELEVATION, EXISTING
1/8" = 1'-0"

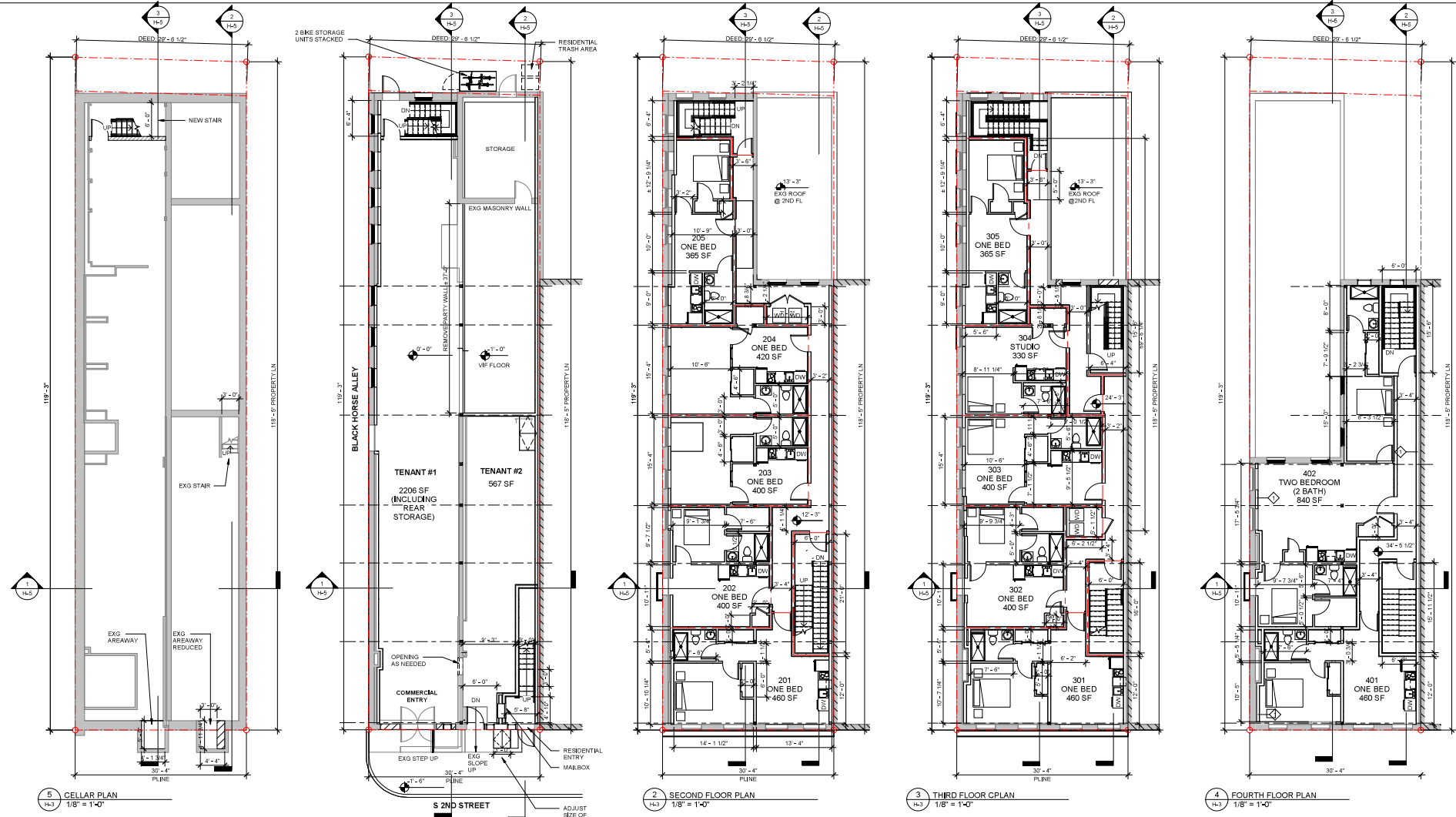
1 FRONT ELEVATION, S 2ND STREET, EXISTING
1/8" = 1'-0"

- GENERAL DEMO NOTES:**
- EXISTING STOREFRONT & WOOD SIDINGS TO BE REMOVED
 - EXISTING FIRE ESCAPE TO BE REMOVED.
 - EXISTING MECHANICAL SHED TO BE REMOVED.
 - EXISTING WINDOW SHUTTERS ON SIDE ELEVATION TO BE REMOVED.



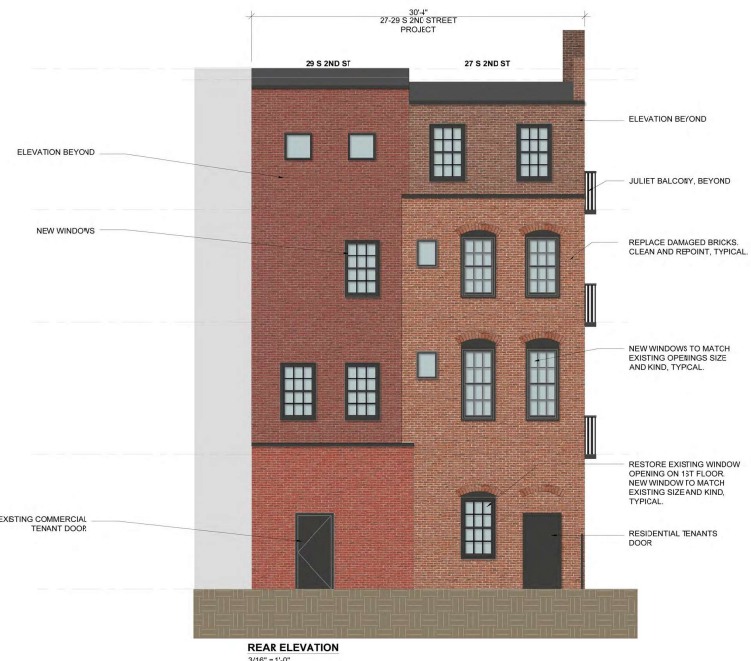
3 SIDE ELEVATION, BLACK HORSE ALLEY, EXISTING
1/8" = 1'-0"

GENERAL CONTRACTOR RESPONSIBLE FOR DEMO AND CONSTRUCTION OF THIS PROJECT. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF PHILADELPHIA. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF PHILADELPHIA. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF PHILADELPHIA.



FLOOR	ROOM TYPE	UNIT AREA	BUILDING GSF
LEVEL 4	491 ONE BEDROOM	460 SF	1,909 SF
	492 TWO BEDROOM	840 SF	
LEVEL 3	301 ONE BEDROOM	460 SF	2,970 SF
	302 ONE BEDROOM	400 SF	
	303 ONE BEDROOM	400 SF	
	304 STUDIO	330 SF	
	305 ONE BEDROOM	365 SF	
LEVEL 2	201 ONE BEDROOM	460 SF	2,970 SF
	202 ONE BEDROOM	400 SF	
	203 ONE BEDROOM	400 SF	
	204 ONE BEDROOM	420 SF	
	205 ONE BEDROOM	365 SF	
LEVEL 1	COMMERCIAL TENANT, TBD		3,470 SF
CELLAR	TENANT STORAGE & UTILITY		3,470 SF
TOTAL 12 UNITS		8 STUDIOS 3 ONE-BEDROOM 1 TWO-BEDROOM	BUILDING TOTAL (CELLAR NOT INCLUDED) 11,319 SF

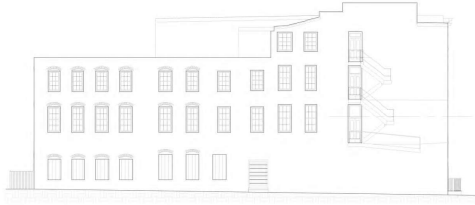
12 APARTMENT UNITS



REAR ELEVATION
 3/16" = 1'-0"



FRONT ELEVATION (S 2ND STREET)
 3/16" = 1'-0"



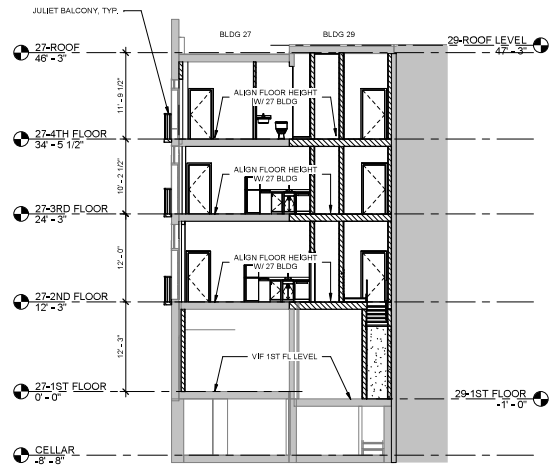
EXISTING SIDE ELEVATION (BLACK HORSE ALLEY)

- REPLACE DAMAGED BRICKS, CLEAN AND REPOINT, TYPICAL.
- NEW WINDOWS TO MATCH EXISTING OPENINGS SIZE AND KIND, TYPICAL.
- RESTORE EXISTING WINDOW OPENINGS ON 1ST FLOOR, NEW WINDOWS TO MATCH EXISTING SIZE AND KIND, TYPICAL.
- EXISTING METAL FENCE WITH GATE/DOOR.

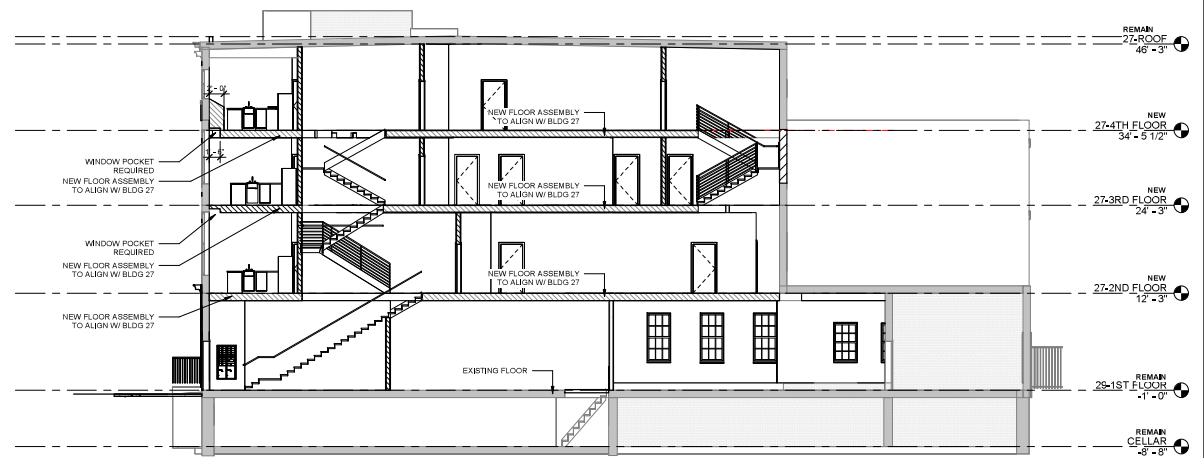
- GENERAL NOTES**
1. Philadelphia Historical Commission staff to review window and door shop drawings for final approval.
 2. Philadelphia Historical Commission staff to review masonry replacement sample and masonry repointing for final approval.



SIDE ELEVATION (BLACK HORSE ALLEY)
 3/16" = 1'-0"



1 SHORT SECTION, PROPOSED
1/8" = 1'-0"



2 BLDG 29 LONG SECTION, PROPOSED
1/8" = 1'-0"



3 BLDG 27 LONG SECTION, PROPOSED
1/8" = 1'-0"

APPROVAL STAMPS

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OWNER
JFK HOSPITALITY US LP

CONSULTANTS

SUBMISSION
HISTORICAL SUBMISSION
2023.07.11

GENERAL NOTE
GENERAL CONTRACTOR RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR ALL CONSTRUCTION AND RECONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR ALL CONSTRUCTION AND RECONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR ALL CONSTRUCTION AND RECONSTRUCTION.

SEAL

DRAWING TITLE
PROPOSED BUILDING SECTIONS

DRAWING NUMBER

H-5