

ADDRESS: 40 SPRING GARDEN ST – BUILDING D

Proposal: Construct three-story addition

Review Requested: Review In Concept

Owner: 500 NNCB Fee LLC

Applicant: Lea Litvin, LO Design

History: 1891; 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 in-concept approval for a three-story addition on a two-story building, known as Building D, within the Philadelphia Warehousing & Cold Storage Company complex. The existing building was constructed in 1891 and 1900, first serving as the Ice Machine House and then as a Machine Shop for the company. Although it was built in two phases, the primary elevation facing N. Beach Street appears as a unified façade. It is clad in red brick and detailed with rough-faced stone.

The project proposes to adaptively reuse the building with commercial space on the ground floor and residential units on the upper floors. Adjacent projects in this historic complex (500 N. Christopher Columbus Boulevard, Buildings B and F) were previously approved by the Historical Commission at public meetings. When the adjacent construction is completed, the east and south elevations of Building D will remain visible from the public right-of-way. The west wall of the building will be visible within a private courtyard of Building F that includes the industrial brick stack.

SCOPE OF WORK:

- Lower sill heights of first floor windows.
- Construct stairs and accessibility ramp along front façade.
- Construct three-story addition.

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 construction of the overbuild should be set behind the building's east, south, and west cornice lines to meet Standard 9.
 - Although this is a two-story building, it is approximately 50 feet tall. Since the buildings in the complex are large industrial buildings, a three-story addition proposed as 35 feet in height would not overwhelm Building D's massing or scale, or that of the other buildings in the complex; therefore, the addition satisfies Standard 9.

STAFF RECOMMENDATION: The staff recommends approval, pursuant to Standard 9.

IMAGES:



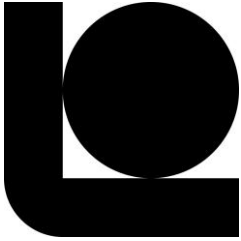
Image 1: View of Ice Machine House, circa 1891. *Image source: Hagley Digital Archive.*



Image 2: View of Building D south and west elevations. The new construction of Building F will block this view of Building D. Part of the south elevation will still be visible from the public right-of-way along N. Beach Street owing to a walkway between Building F and Building D. The rear of Building D will be visible by residents of Building F. *Image source: Cyclomedia, 2025.*



Image 3: View looking north along N. Beach Street from Noble Street. Construction of Building F is visible on the left side of photograph. Once construction of Building F is complete, public visibility of Building D will be limited to N. Beach Street and the intersection of N. Beach Street and Noble Street.
Image source: Historical Commission staff, April 2026.



Lo Design	LoDesignCo.com
Architecture	[215] 606-4896
Interiors	2116 Locust Street
Development	Philadelphia, PA 19103

Philadelphia Historical Commission; In-Concept Review

Property: 40 Spring Garden St., #D
Date: April 09, 2026
Applicant: Evan Litvin // Principal, Lo Design
Applicant Email: evan@lodesignco.com
Applicant Phone #: 215 606 4896
Applicant Address: 2116 Locust Street Philadelphia, PA 19103
Owner: Fifth Realty, LLC

Project Description:

The project is located at 40 Spring Garden St, #D, on the decommissioned traffic street, N Beach Street, between Spring Garden Street and Noble Street.

The proposed scope of work includes renovations and additions to the building, converting it from a fully commercial warehouse to a mixed-use building. The proposed modifications to the existing façade address floodplain, egress, and accessibility code requirements. The functional modifications to existing historic facade are required for residential mixed-use conversion. The proposed scope includes a three-story overbuild addition.

The applicant is requesting feedback on the following items:

1. Functional modifications to the existing historic façade
2. Accessibility modifications for egress
3. Floodplain modernization
4. Three-story vertical addition

The existing building will accommodate commercial units on the ground floor, and loft apartment units on second floor. The concept of a three-story addition, with second floor loft apartment units, will accommodate a total of 36 residential units on the site. The scope of work is roughly 44,000 square feet and includes modifications in line with the In-Concept proposal. This includes the restoration of historic portions of the building with the overall intention of creating a hierarchy and clarity between new and old.

Sincerely,

Lea Litvin AIA LEED AP BD&C
Principal, LO Design

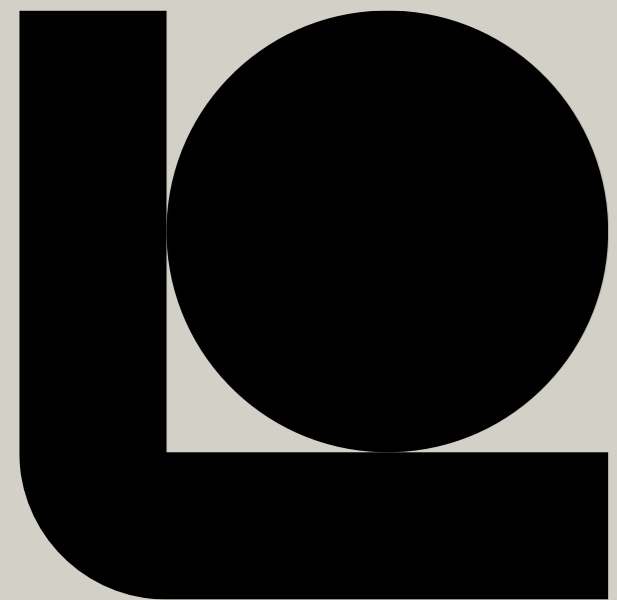
Evan Litvin RA NCARB
Partner, LO Design

Lo Design

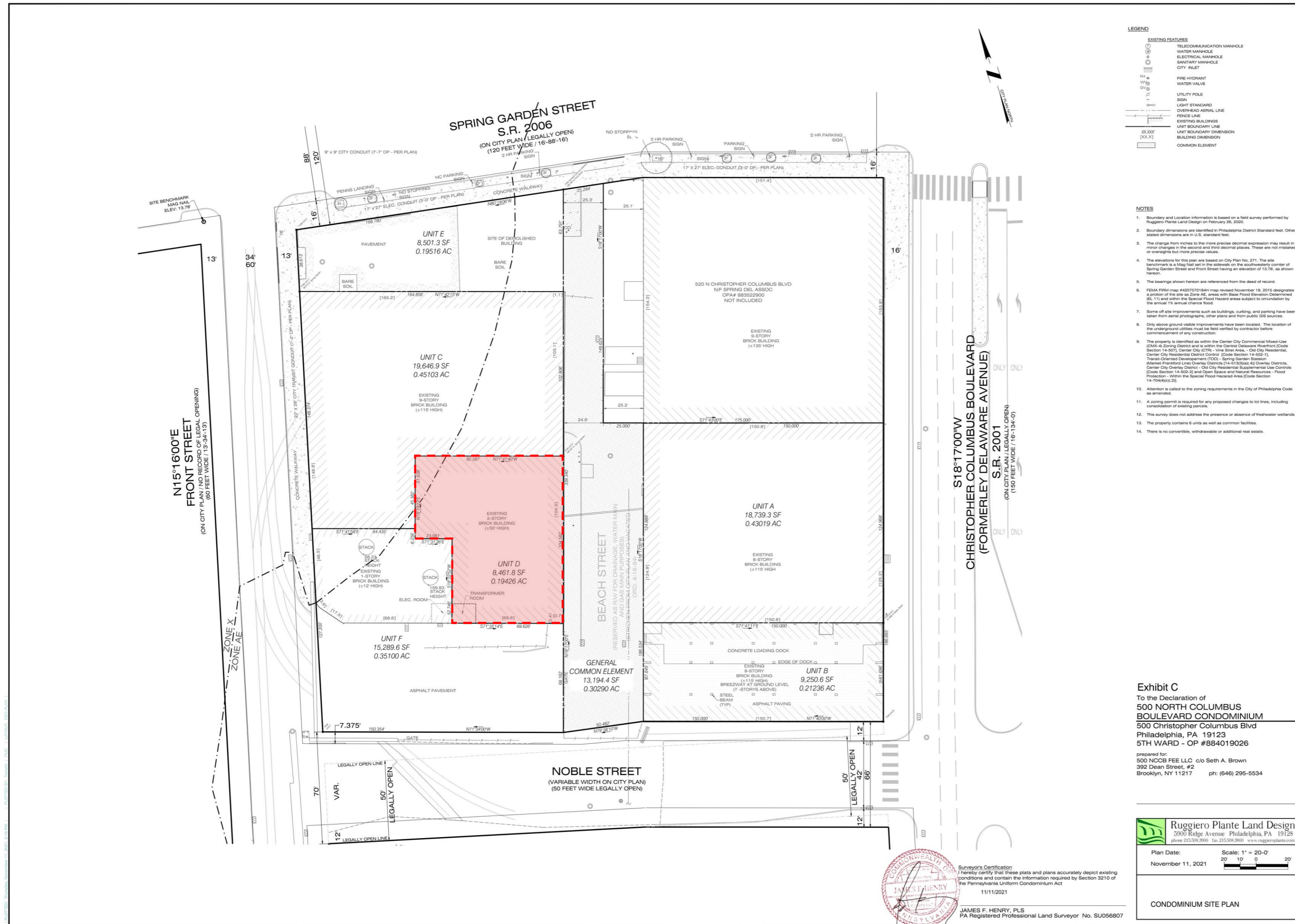
40 Spring Garden Street– Unit D

PHC | In-Concept Review

April 09, 2026



40 Spring Garden Street – Unit D Site Survey



LEGEND

EXISTING FEATURES	
(Symbol)	TELECOMMUNICATION MANHOLE
(Symbol)	WATER MANHOLE
(Symbol)	ELECTRICAL MANHOLE
(Symbol)	SANITARY MANHOLE
(Symbol)	CITY ALIET
(Symbol)	FIRE HYDRANT
(Symbol)	WATER VALVE
(Symbol)	SOIL
(Symbol)	UTILITY POLE
(Symbol)	LIGHT STANDARD
(Symbol)	OVERHEAD AERIAL LINE
(Symbol)	FENCE LINE
(Symbol)	EXISTING BUILDINGS
(Symbol)	UNIT BOUNDARY LINE
(Symbol)	UNIT BOUNDARY DIMENSION
(Symbol)	BUILDING DIMENSION
(Symbol)	COMMON ELEMENT

- NOTES**
- Boundary and Location information is based on a field survey performed by Ruggiero Plante Land Design on February 28, 2020.
 - Boundary dimensions are identified in Philadelphia District Standard feet. Other stated dimensions are in U.S. standard feet.
 - The change from inches to the more precise decimal expression may result in minor changes in the second and third decimal places. These are not mistakes or oversights but more precise values.
 - The elevations for this plan are based on City Plan No. 271. The site benchmark is a Mag Nail set in the sidewalk on the southwest corner of Spring Garden Street and Front Street having an elevation of 13.78, as shown hereon.
 - The bearings shown hereon are referenced from the deed of record.
 - FEMA FIRM map #420757054H map revised November 18, 2015 designates a portion of the site as Zone AE, areas with Base Flood Elevation Determined to be 11 and within the Special Flood Hazard areas subject to annihilation by the annual 1% annual chance flood.
 - Some of the improvements such as building, parking, and parking have been taken from aerial photographs, other plans and from public US sources.
 - Only above ground visible improvements have been located. The location of the underground utilities must be field verified by contractor before commencement of any construction.
 - The property is identified as within the Center City Commercial Mixed Use (C2) District and is within the General Ordinance Overlaid Code Section 14-502 (1) Center City (C2) - The Blue Area - (C2) City Residential; Center City Residential Control (Code Section 14-502-1) Transfer Oriented Development (C2) - Spring Garden Station (Market/Frontline Overlay Districts 14-5153(a) All Overlay Districts, Center City Overlay District - Old City Residential Supplemental Use Controls (Code Section 14-502-2) and Open Space and Natural Resources - Flood Protection - Within the Special Flood Hazard Area Code Section 14-704(a)(2).
 - Attention is called to the zoning requirements in the City of Philadelphia Code as amended.
 - A zoning permit is required for any proposed changes to lot lines, including consolidation of existing parcels.
 - This survey does not address the presence or absence of freshwater wetlands.
 - The property contains 6 units as well as common facilities.
 - There is no convertible, withdrawable or additional real estate.

Exhibit C
To the Declaration of
500 NORTH COLUMBUS BOULEVARD CONDOMINIUM
500 Christopher Columbus Blvd
Philadelphia, PA 19123
5TH WARD - OP #884019026

prepared for:
500 NCOB FEE LLC c/o Seth A. Brown
392 Dean Street, #2
Brooklyn, NY 11217 ph: (646) 295-5534

Ruggiero Plante Land Design
3500 Ridge Avenue Philadelphia, PA 19128
phone: 215-268-3600 fax: 215-268-3600 www.ruggieroplante.com

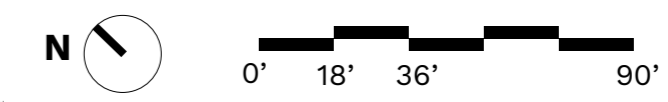
Plan Date: November 11, 2021 Scale: 1" = 20'-0"

CONDOMINIUM SITE PLAN

Surveyor's Certification
I hereby certify that these plats and plans accurately depict existing conditions and contain the information required by Section 3210 of the Pennsylvania Uniform Condominium Act

11/11/2021

JAMES F. HENRY, PLS
PA Registered Professional Land Surveyor No. SU056807



40 Spring Garden Street– Unit D

Site Context



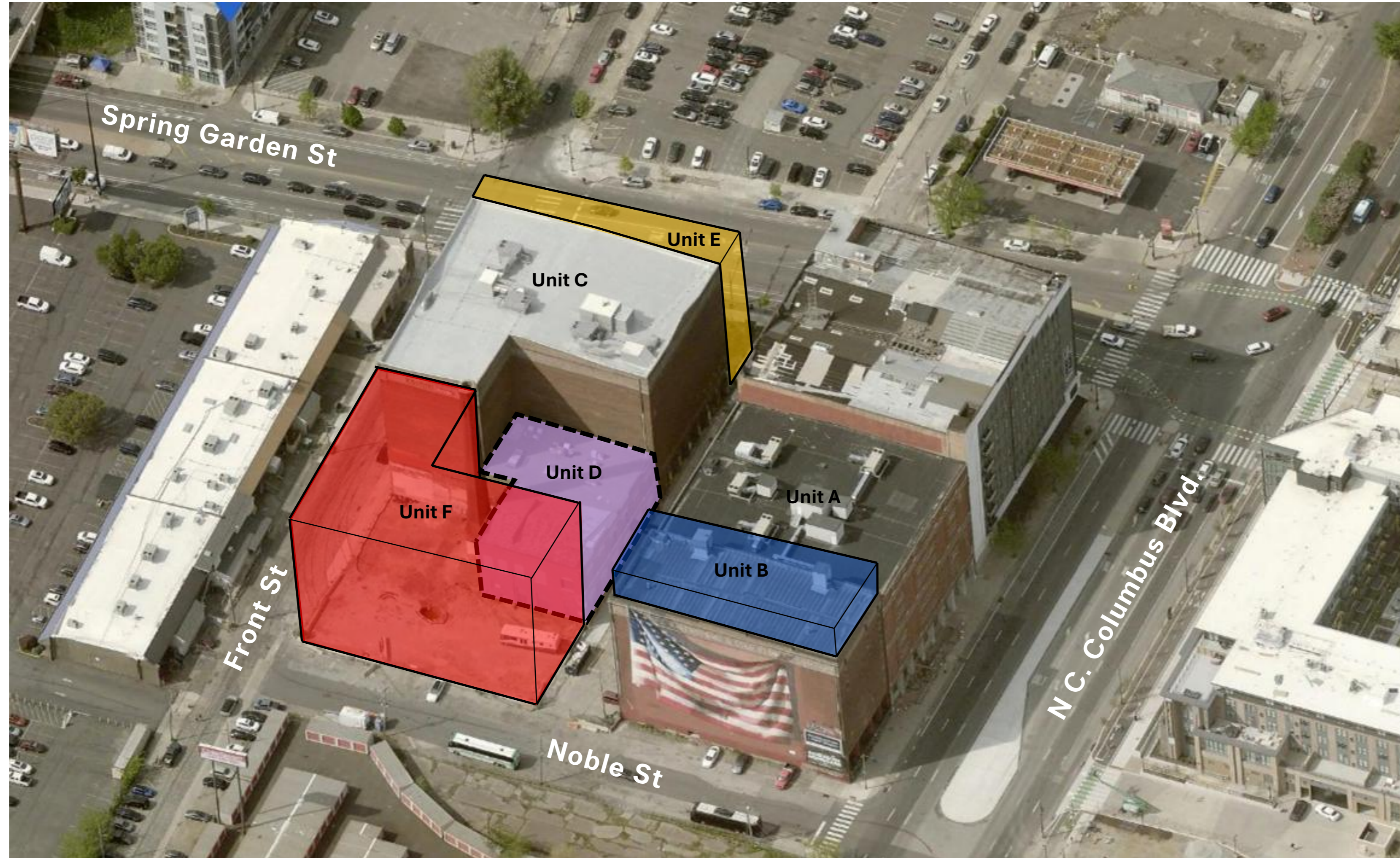
Existing Site Information:

Unit D – This is an existing +/- 50' tall, two-story brick building, on an 8,461.8 SF Lot.

40 Spring Garden St –Unit D is a historic industrial complex built between 1891 and 1901 as the Philadelphia Warehousing & Cold Storage Company, designed for refrigerated storage with thick masonry walls, minimal windows, and high structural capacity. The property consists of multiple interconnected buildings (A, B, C, D, etc.) organized as a condominium, meaning “Unit D” is a subdivided portion of the larger complex rather than a single residential unit, typically representing a sizable commercial or development parcel with shared infrastructure. The building is currently vacant and retains its industrial character, including large floor plates and high ceilings reaching 20 to 25 feet in some areas, and is zoned CMX-4 with historic designation constraints.

40 Spring Garden Street – Unit D

Site Context Development



Site Information:

Unit B - Reviewed and approved by Philadelphia Historical Commission

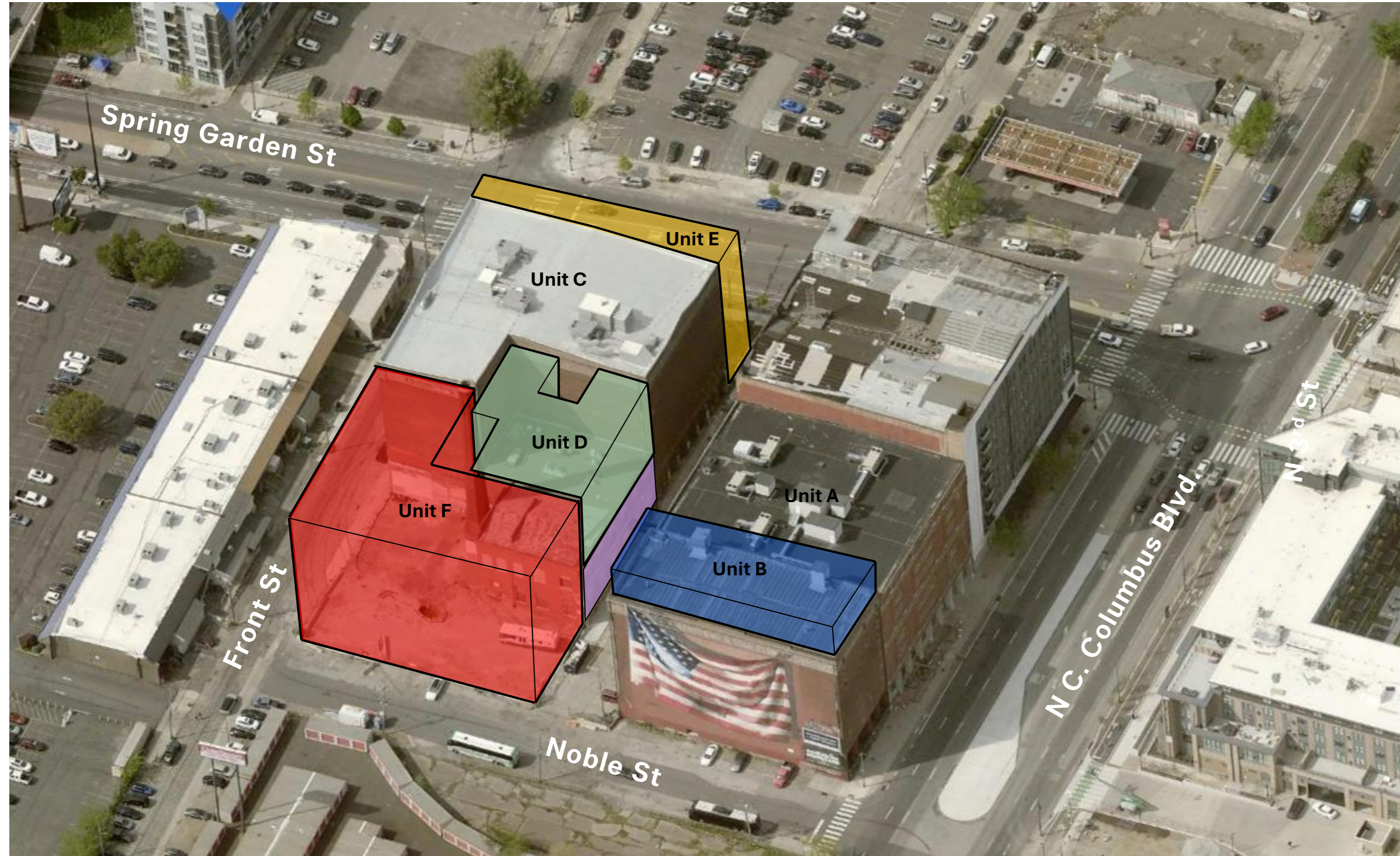
Unit D – Proposed Mixed-Use Development

Unit F – In construction; Reviewed and approved by Philadelphia Historical Commission

Unit E – Future planned development

40 Spring Garden Street – Unit D

Proposed Development – Unit D



'Unit D' Project Description:

- Level 1 - (Existing Building) Commercial
 - Level 2 - (Existing Building) Loft Apartments
 - Level 3-5 - (New Construction Addition) Apartment Units
- Total Building SF = ~44,000**

1-2 Commercial Units
36 Apartments Units

Key Discussion Points for PHC In-Concept Review

- 1 - Floodplain Modernization
- 2 - Functional modifications to existing historic facade required for residential mixed-use conversion
- 3 - Vertical Expansion

40 Spring Garden Street– Unit D

Views from Public Way



A - View from Front Street



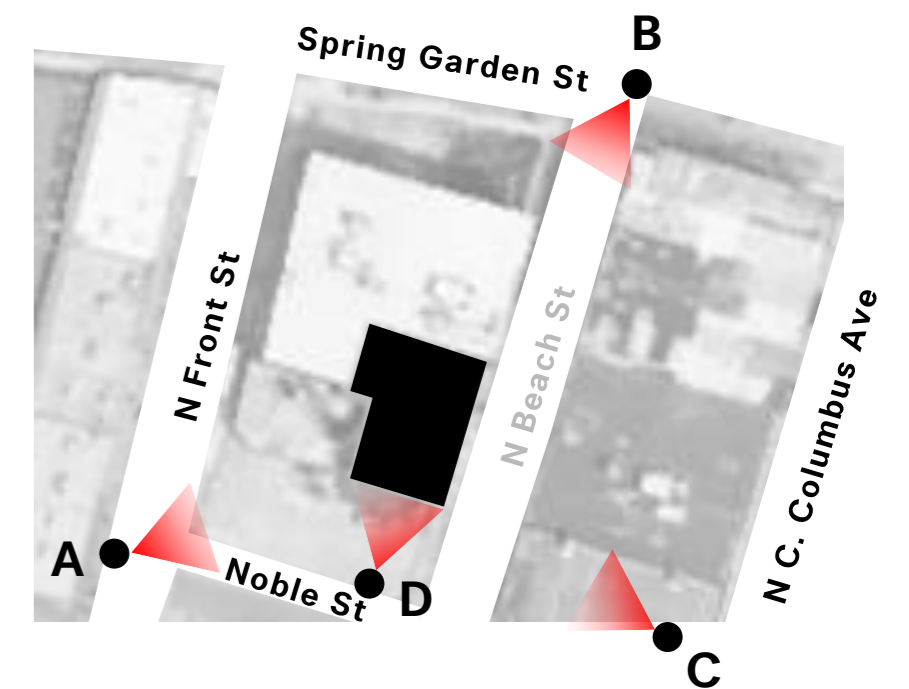
B - View from Spring Garden Street



C - View from N Christopher Columbus Avenue



D - View from Noble Street



40 Spring Garden Street– Unit D

Site Photos



A - View looking West from decommissioned N Beach St



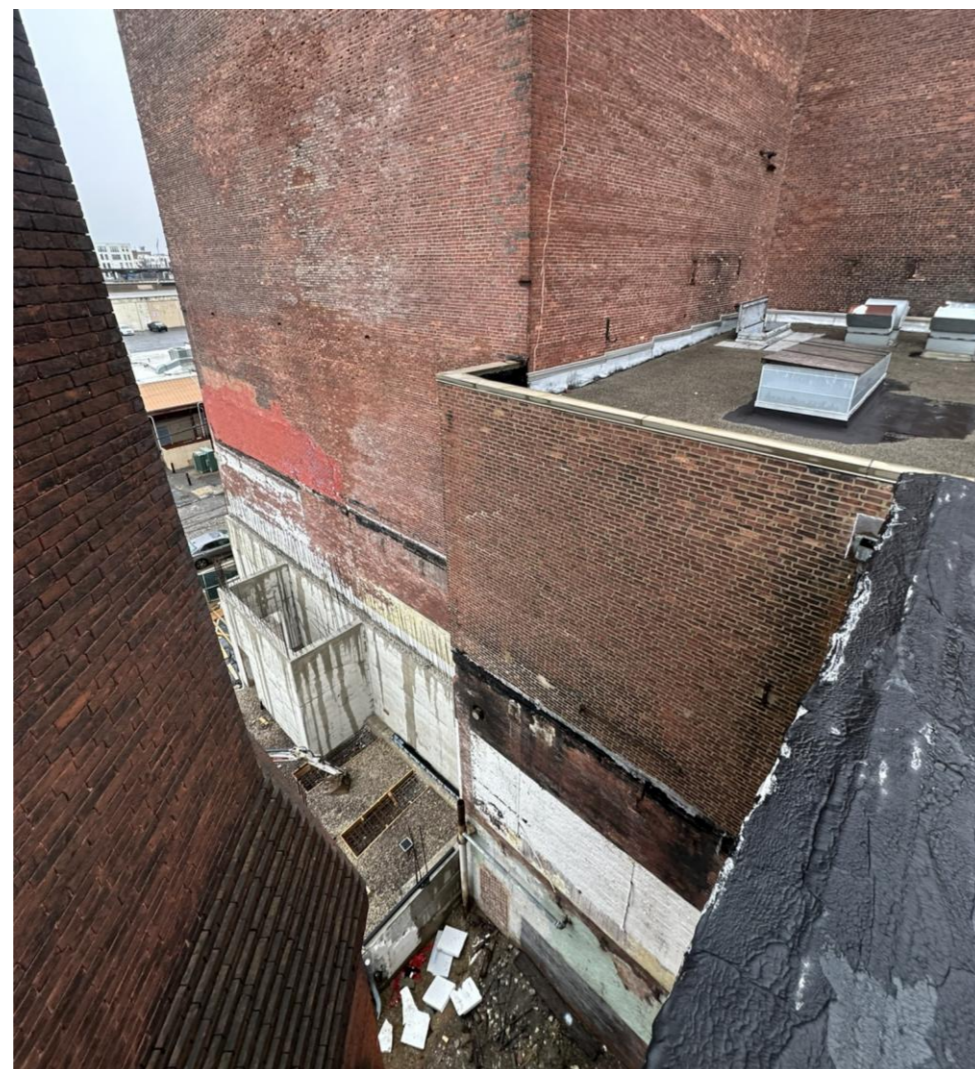
B - View looking West from decommissioned N Beach St



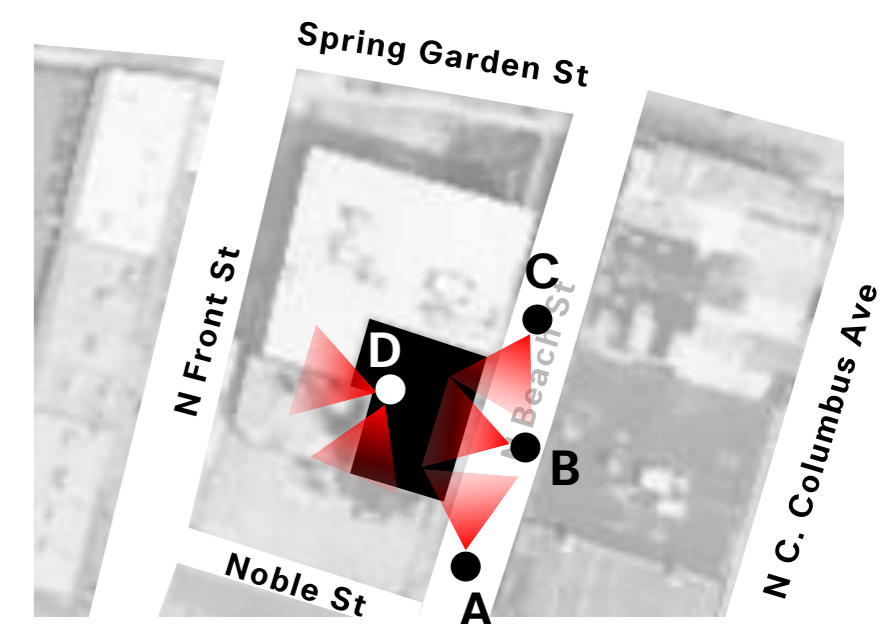
C - View looking Southwest from decommissioned N Beach St



D - View looking South from Unit D roof



D - View looking Northeast from Unit D roof

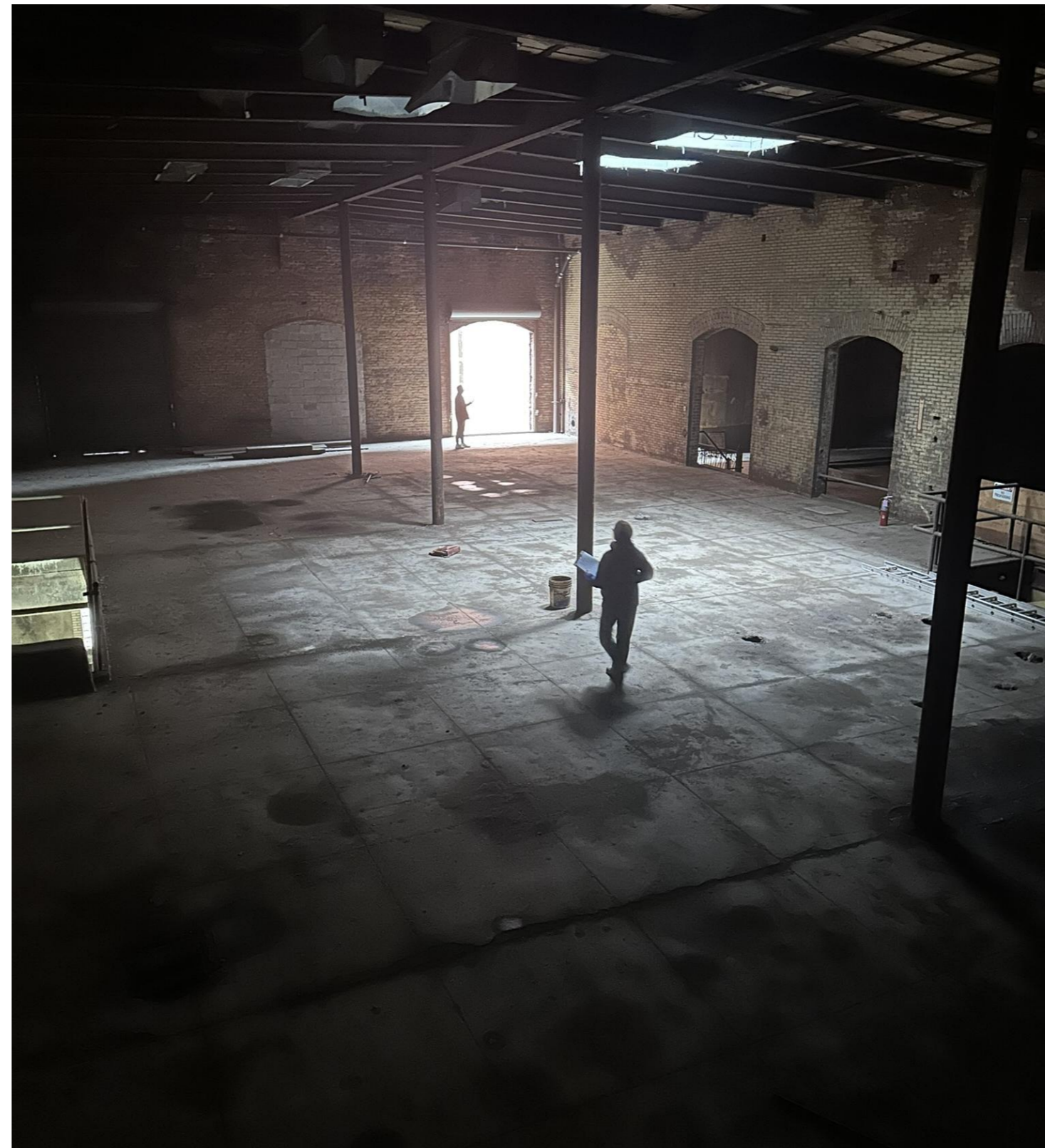


40 Spring Garden Street– Unit D

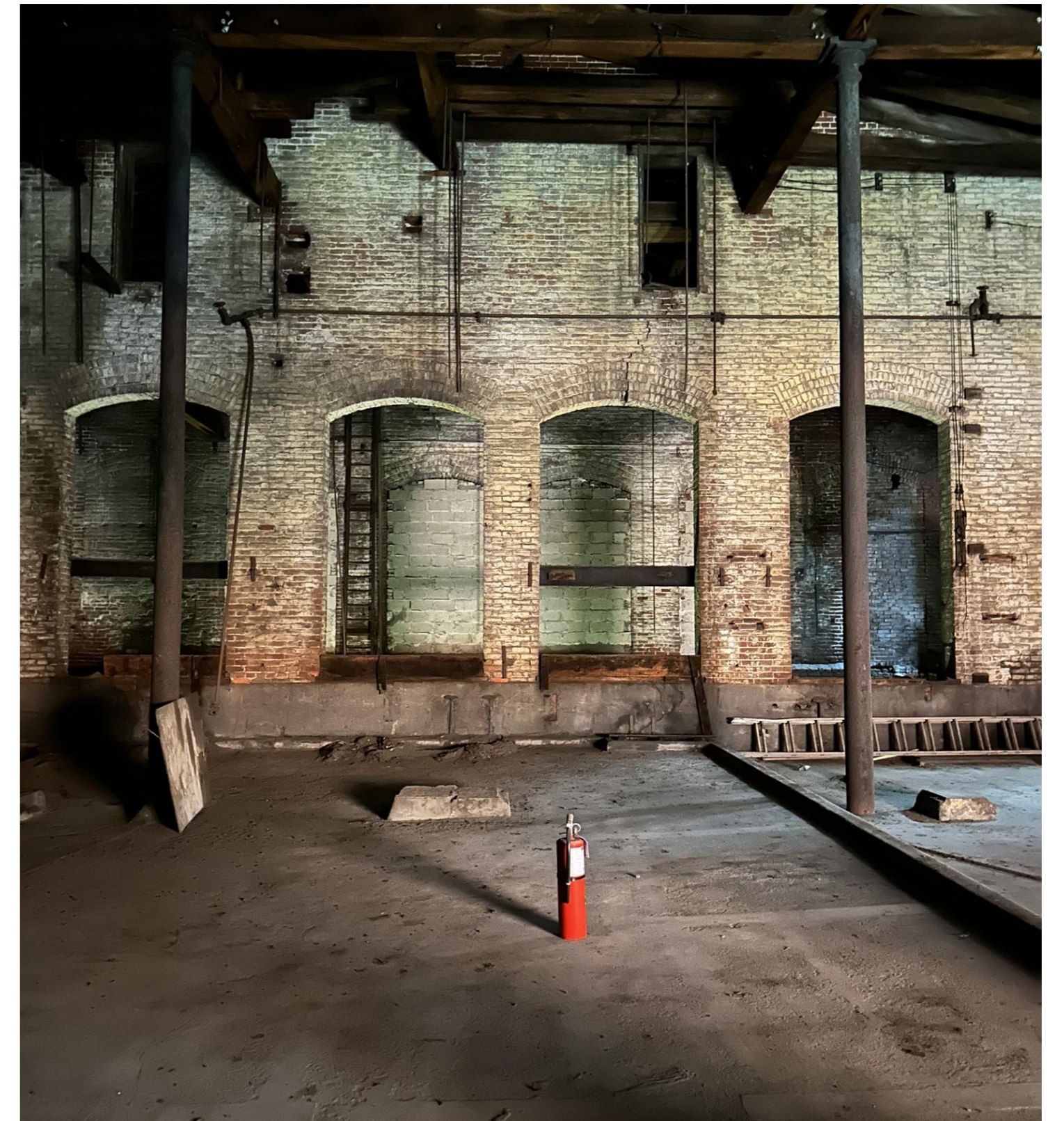
Interior Photos



View A



View B



View C

40 Spring Garden Street– Unit D

Façade Concept



Functional modifications to existing historic facade required for residential mixed-use conversion

Lower Sill Heights of Windows.

There is no rear egress or access on this site.

- Two entrances for residential use
- Two entrances for commercial use
- One entrance for dedicated trash room with sufficient width for small dumpster

Floodplain Modernization

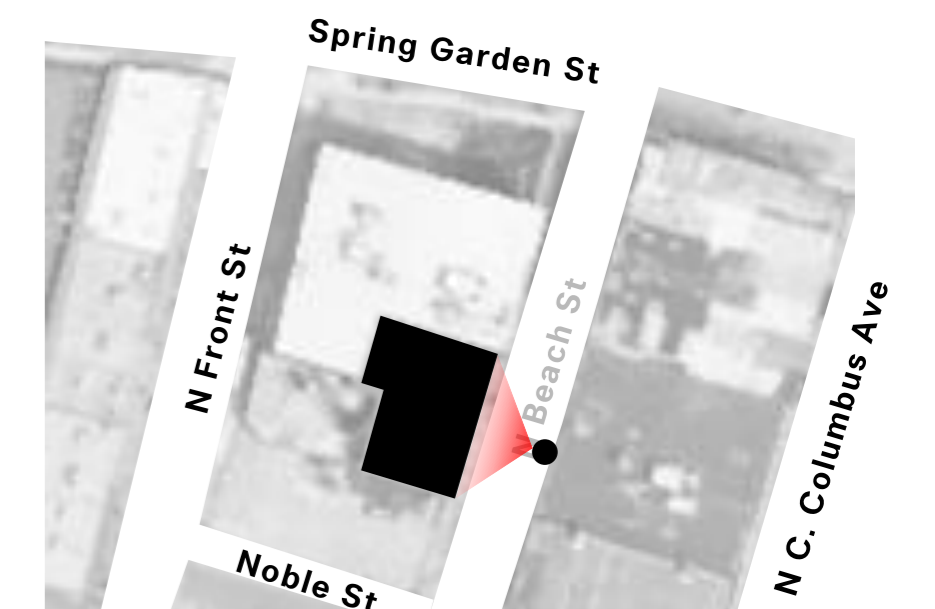
Level 1 Floor must be increased by 18" at commercial area and up to 3'-0" for residential area to meet floodplain related code requirements

Accessibility Modifications for Egress

Ramps and Steps will be required to accommodate the increased ground floor height.

The intention is to locate ramps on the interior, though this will be dependent on code interpretations regarding the floodplain

Exterior Ramps may be required



40 Spring Garden Street– Unit D

Façade Concept



Functional modifications to existing historic facade required for residential mixed-use conversion

Lower Sill Heights of Windows at Level 1.

There is no rear egress or access on this site.; therefore, the following is required at the main elevation.

- Two entrances for residential use
- Two entrances for commercial use
- One entrance for dedicated trash room with sufficient width for small dumpster

Floodplain Modernization

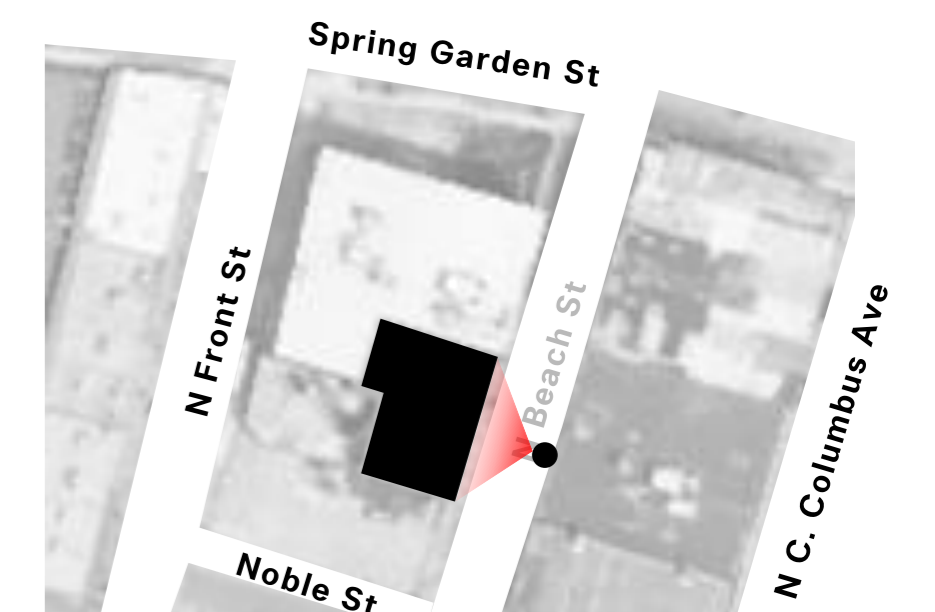
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40 Spring Garden Street– Unit D

Façade Concept



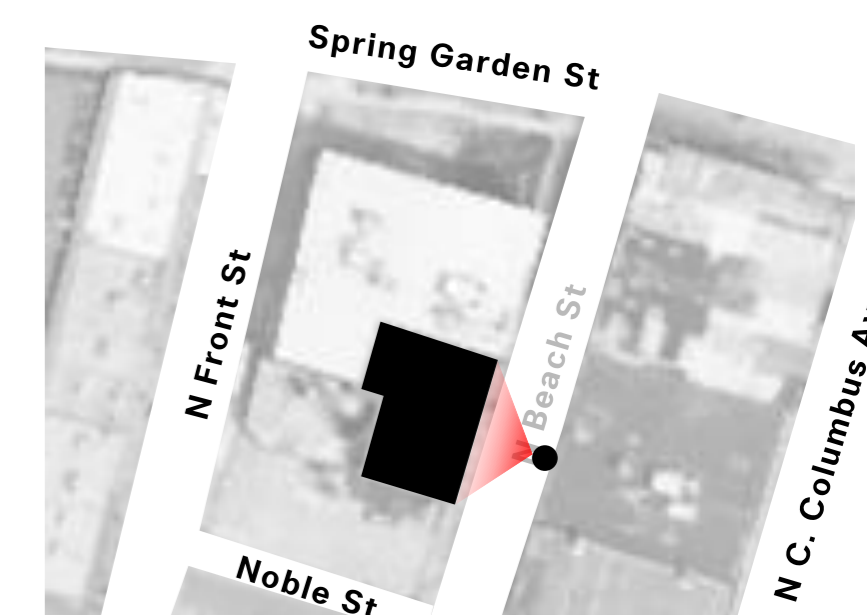
Vertical Expansion

Three additional stories will be added above the existing structure – max 85' building height.

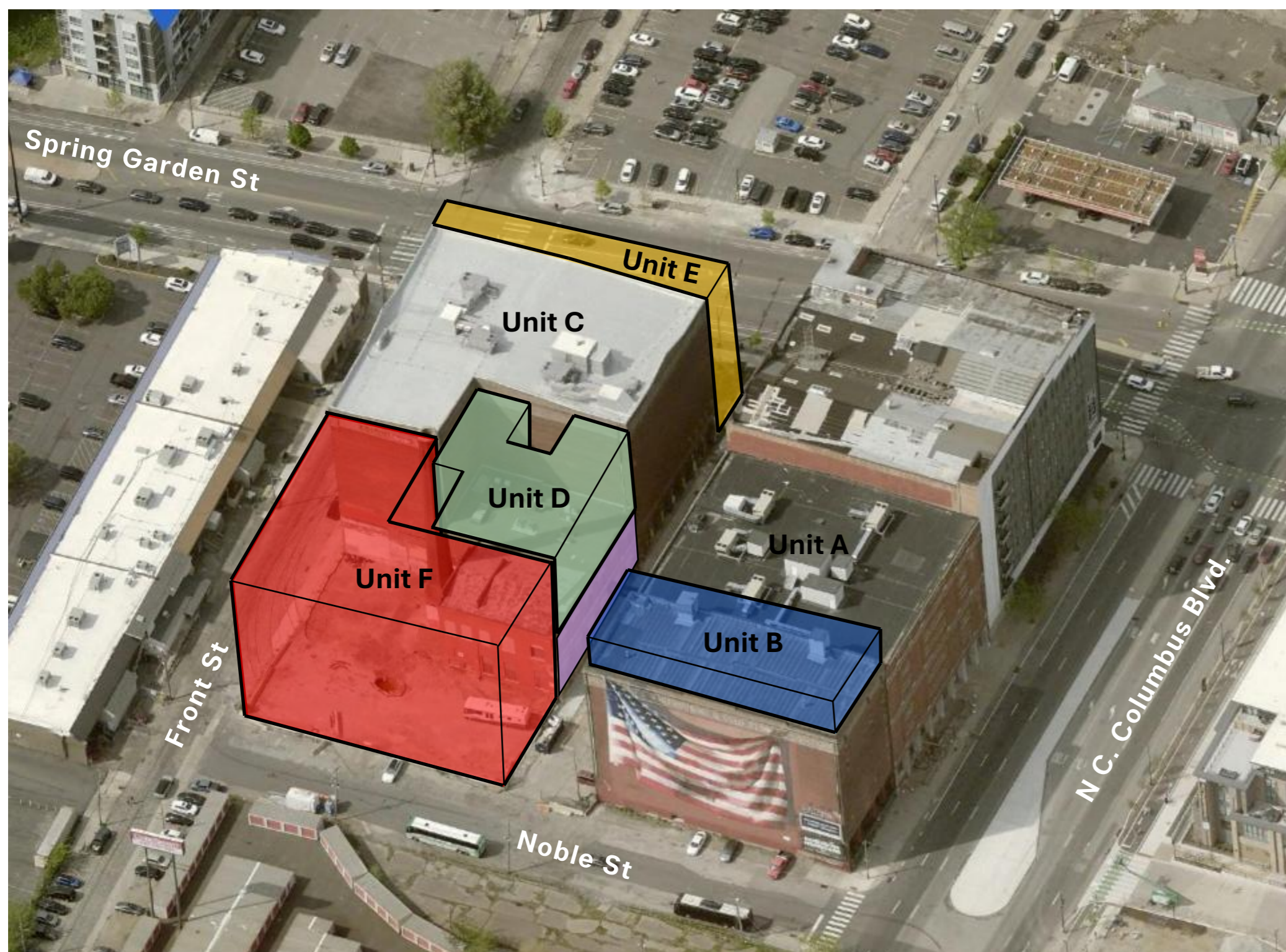
Existing Roof

The existing roof will remain. It includes a heavy timber gabled roof structure under the southern portion of the building.

The intention is to construct the three-story addition above the existing roof structure, creating a horizontal “reveal” between the historic base and the contemporary addition above.



40 Spring Garden Street– Unit D Proposed Development



500 N Christopher Columbus Blvd. – Unit F; Reviewed and approved by PHC (Under Construction)



500 N Christopher Columbus Blvd. – Unit B; Reviewed and approved by PHC (One-Story Addition Amendment)

Unit B

Building Type - Residential

Building Height – 167'-2"

Stories - 14

Units - 111

Status = Reviewed and approved by PHC; Amended to one-story addition.

Unit F

Building Type - Residential

Building Height – 83'-8"

Stories - 7

Units - 97

Status = Under Construction; Reviewed and approved by PHC