

ADDRESS: 4619-25 LONGSHORE AVE

Proposal: Construct elevator addition

Review Requested: Review In Concept

Owner: CDE Investments LLC

Applicant: Andy Gray, Toner Architects

History: 1908; Tacony Club; Clyde S. Adams, architect

Individual Designation: 5/10/2019

District Designation: None

Staff Contact: Ted Maust, Theodore.Maust@phila.gov

OVERVIEW: This in-concept application proposes erecting an elevator tower at the rear of the building at 4619 Longshore Ave, the former Tacony Club, with a small vestibule communicating with the parking lot.

The elevator tower would expand existing window openings into doors at the first and second floors. At the third-floor level, the rear dormer would be widened to meet the tower and provide access to the upper floor.

The proposed massing and materials appear to be compatible with the historic resource and the tower is located to minimally impact the building's primary elevations.

The conceptual nature of the plans makes it difficult to fully evaluate the extent to which the project meets the Standards. Of particular note, the plans call for the removal of a portion of cornice and significant alteration of the rear dormer. An application for final approval should provide detail about these changes to character-defining elements.

SCOPE OF WORK:

- Construct three-story elevator tower with vestibule.

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 will not destroy historic materials, features, and spatial relationships that characterize the property. The new works shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*
 - *Recommended: Constructing a new addition that results in the least possible loss of historic materials so that character-defining features are not obscured, damaged, or destroyed.*
 - An application for final approval would need greater detail, particularly around the areas where historic material is being removed.

STAFF RECOMMENDATION: Approval in concept.

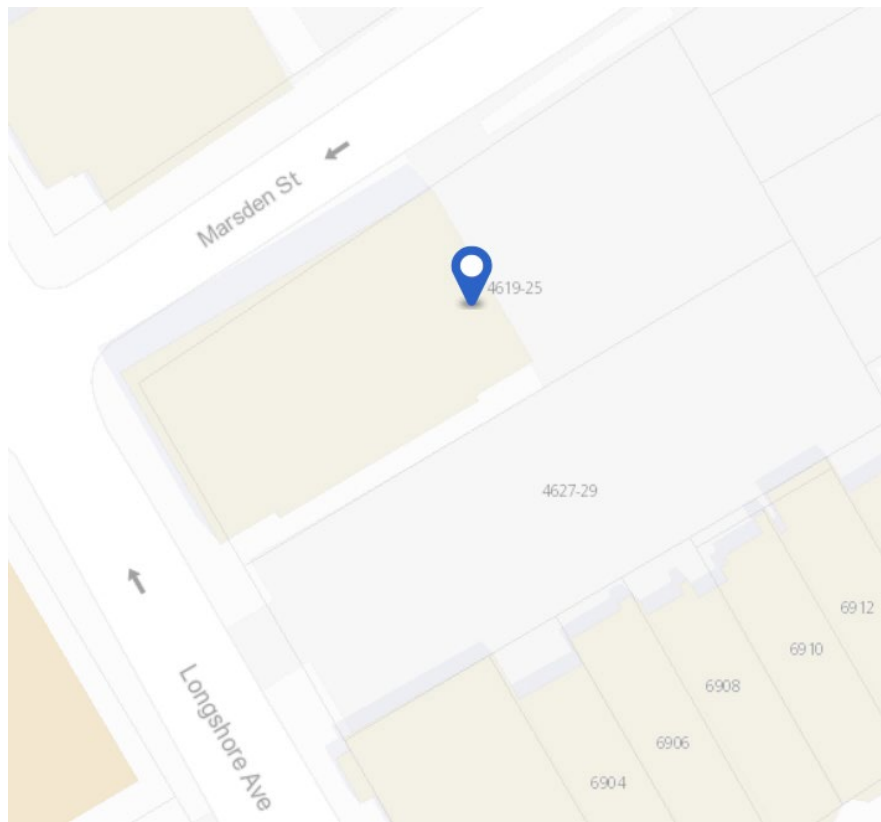


Figure 1: Subject property is located at the east corner of Longshore Ave and Marsden St in the Tacony neighborhood of Philadelphia.



Figure 2: Aerial view (facing east) of subject property's primary elevations along Longshore Ave and Marsden St.



Figure 3: Aerial view (facing west) of the rear of subject property.



Figure 4: View from Marsden St (facing southwest) of rear of subject property.



Figure 5: View from Marsden St (facing south) of rear and side elevations.



Figure 6: View (facing east) of the subject property's primary elevations.



Figure 7: Early photograph (facing east) of the subject property's primary elevations.



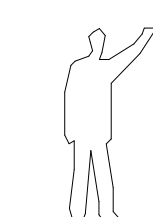
Figure 8: View from Longshore Ave (facing north).



5 Historical Photo (for reference)
Z02 1/4" = 1'-0"

NOTES

- Exterior ramping to be provided as required to provide accessibility to the Right of Way. Ramp shown is an estimate as there are no Civil Engineering drawings yet.
- Historical rough openings of windows are shown in plan on exterior walls with a solid dark shade. The windows have been removed and enclosed in some locations where it's noted that there are "no existing windows". It is the intent of the project to add windows to match the original historical windows and provide code-compliant egress access to the proposed apartment units.



If I am not 1' tall this drawing was not printed to scale

NOT FOR CONSTRUCTION

No. Description Date

Jenn Tang

Mixed Use Renovation

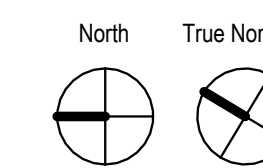
4619 Longshore Avenue
Philadelphia, PA 19135

OVERALL FLOOR PLANS

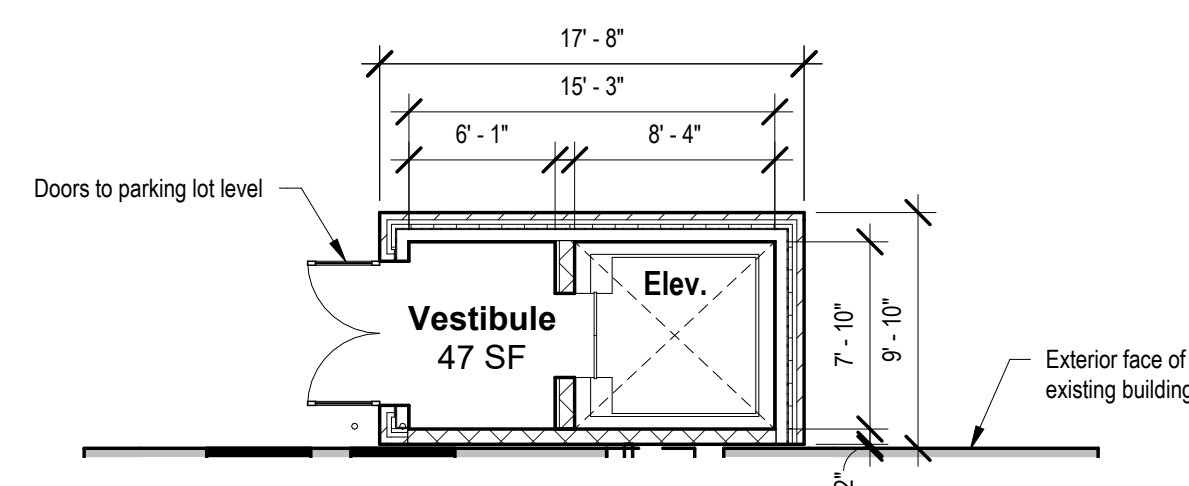
Project number 26010
Date 08 June 2026
Drawn by CAG
Checked by SS

Z02

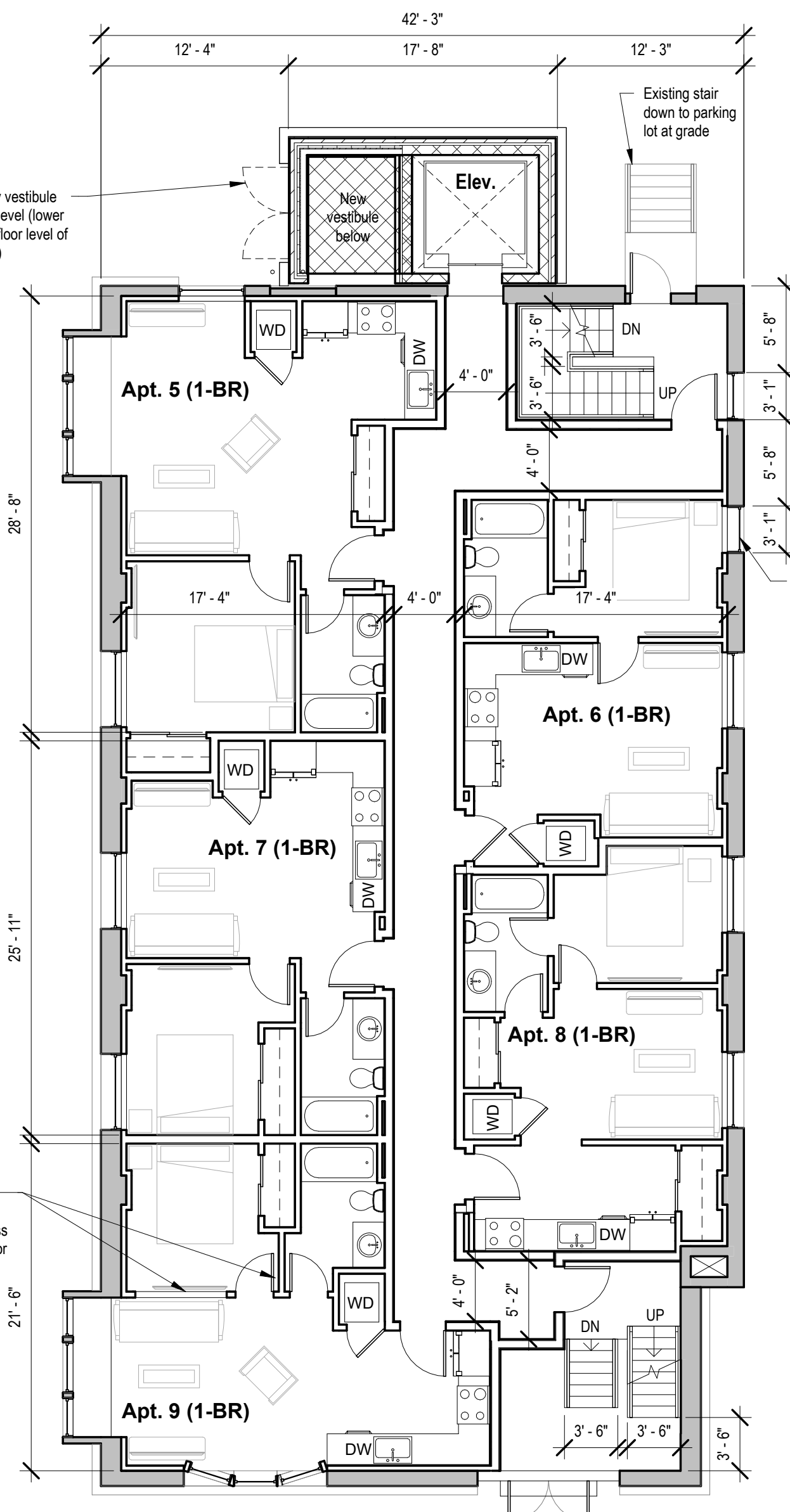
Scale As indicated



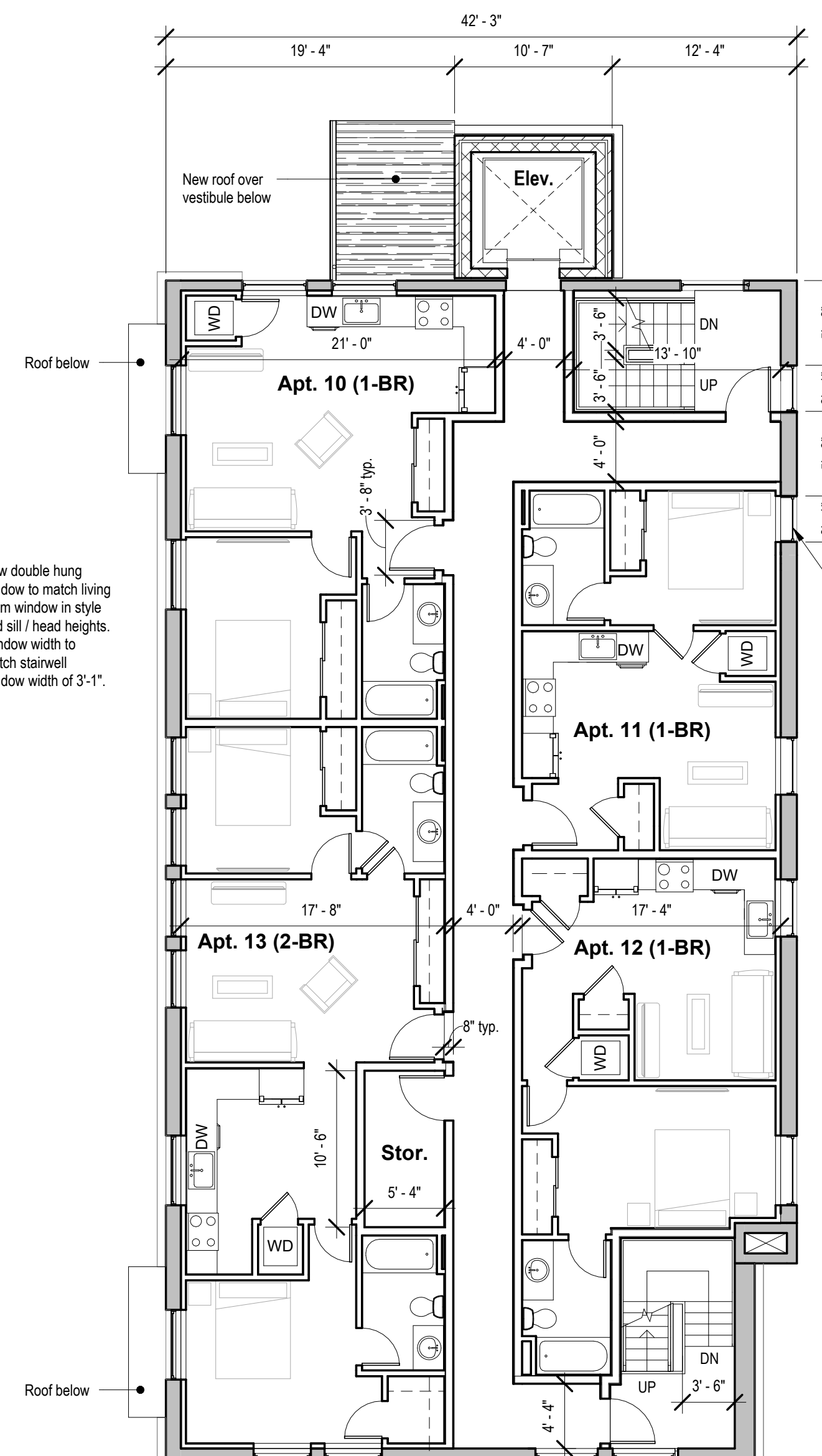
6 Proposed Parking Lot Level Proposed Plan
Z02 1/8" = 1'-0"



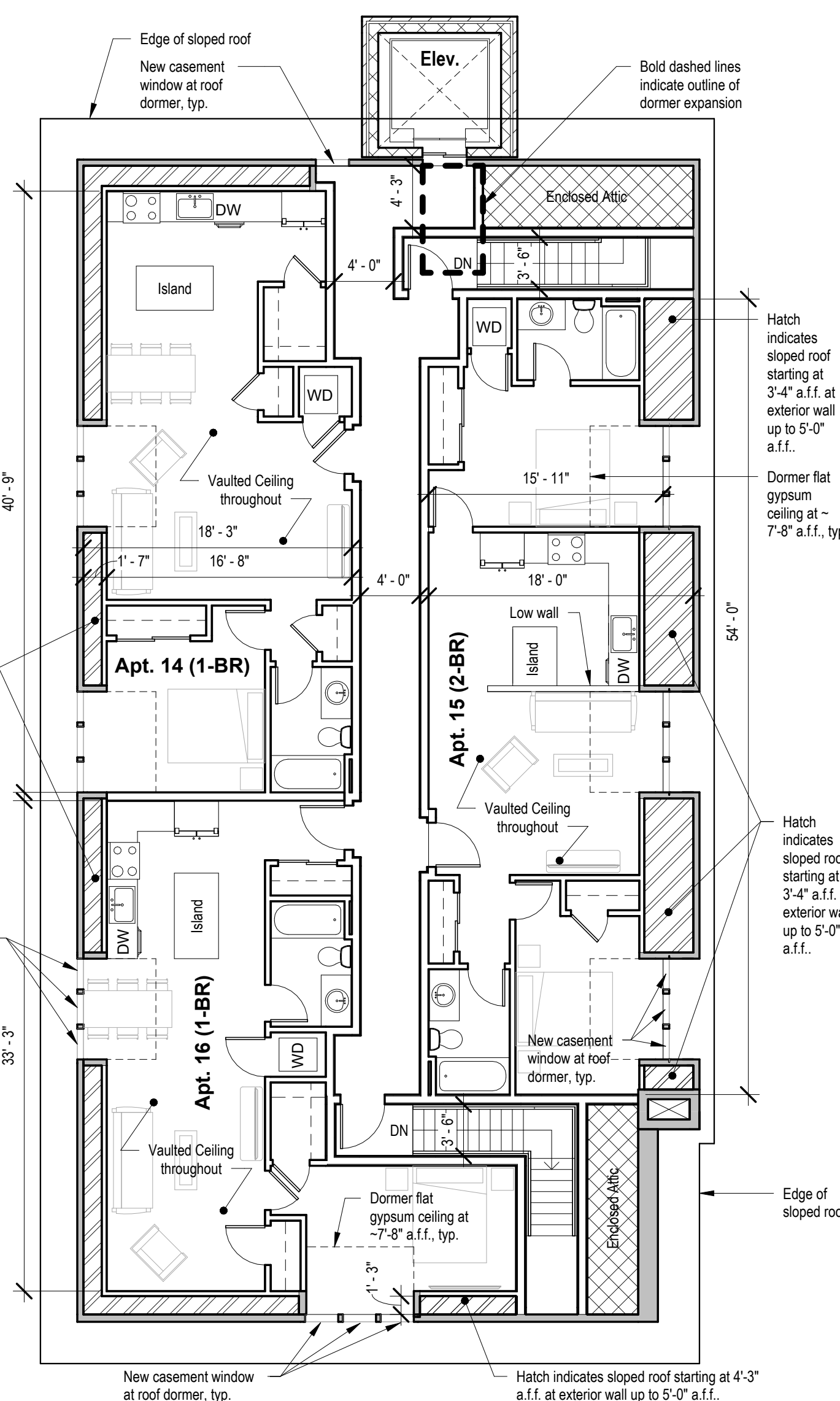
2 Proposed First Floor Proposed Plan
Z02 1/8" = 1'-0"



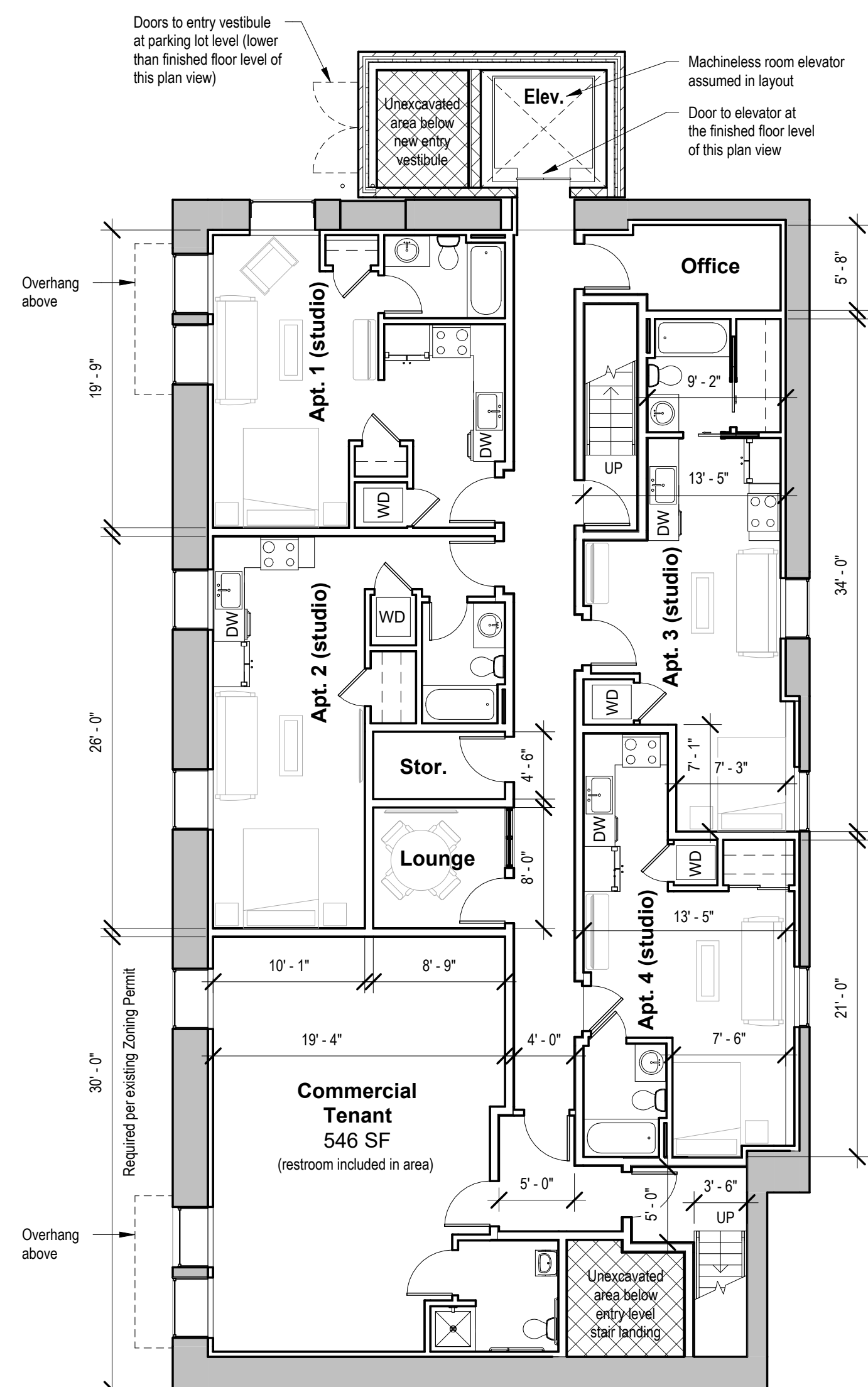
3 Proposed Second Floor Proposed Plan
Z02 1/8" = 1'-0"



4 Proposed Third Floor Proposed Plan
Z02 1/8" = 1'-0"



1 Proposed Street Level Proposed Plan
Z02 1/8" = 1'-0"



CITY OF PHILADELPHIA APPROVAL STAMPS

Code Legend

- Existing wall/construction
- New wall/construction
- Most remote location within unit/space
- End point of common path of egress travel distance
- Exit access
- Exit
- Path of egress continuous to other floor
- Path of egress travel distance

UNIT SUMMARY:

Street Level: (4) studio units
First Floor: (5) one-bedroom units
Second Floor: (3) one-bedroom & (1) two-bedroom units
Third Floor: (2) one-bedroom & (1) two-bedroom units

Total: (4) studios
(10) one-bedroom units
(2) two-bedroom units
16 total units

Existing Floor Square Footage

Street Level: 125 SF
First Floor: 3,291 SF
Second Floor: 3,211 SF
Third Floor: 2,803 SF
Total Square Footage: 12,720 SF

Square Footage Breakdown

Commercial Tenant: 634 SF
Apt. 1 (studio): 438 SF
Apt. 2 (studio): 428 SF
Apt. 3 (studio): 420 SF
Apt. 4 (studio): 372 SF
Apt. 5 (1-BR): 633 SF
Apt. 6 (1-BR): 440 SF
Apt. 7 (1-BR): 479 SF
Apt. 8 (1-BR): 488 SF
Apt. 9 (1-BR): 529 SF
Apt. 10 (1-BR): 589 SF
Apt. 11 (1-BR): 457 SF
Apt. 12 (2-BR): 864 SF
Apt. 13 (1-BR): 535 SF
Apt. 14 (1-BR): 717 SF
Apt. 15 (2-BR): 840 SF
Apt. 16 (1-BR): 697 SF
Total Square Footage: 9,560 SF**

**Includes square footage of existing wall, exterior of exterior walls, and exterior of exterior walls.



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: 4619 Longshore Avenue

Specific Location: N/A

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: Andy Gray Company: Toner Architects

Address: 1901 South 9th Street Room 425, Philadelphia, PA 19148

Email: andy@tonerarch.com Phone No.: 267.225.2138

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: CDE INVESTMENTS LLC Check box if new owner is being listed

Address: 1929 Goodnow St Philadelphia, PA 19115

Owner (2)

Name: _____

Address: _____

Design Professional in Responsible Charge

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

4

Name: Ian Toner Firm: Toner Architects

PA License No.: RA404275 Phila. Commercial Activity License No.: _____

Email: ian@tonerarch.com Phone No.: 215.800.1968

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: mixed use. Apartments and Business

(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: 170 (Sq. Ft.)

(d) **Building Floor Areas** New Floor Area: 170 (Sq. Ft.) Existing Altered Area: 0 (Sq. Ft.)

(e) **Number of Stories** 4

(f) **Description of Work** Proposed elevator addition to parking lot side of building. Official narrative included in submittal to Historical Department.

(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.



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.

6

(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: TBD - in Schematic Design Phase Cost of Building Work: \$ _____

License Number: _____ Phone: _____

(c) Excavation Work & Contractor Information

Name: TBD - in Schematic Design Phase Cost of Excavation Work: \$ _____

License Number: _____ Phone: _____

(d) Mechanical / Fuel Gas Work & Contractor Information

Name: TBD - in Schematic Design Phase 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: TBD - in Schematic Design Phase Cost of Electrical Work: \$ _____

License Number: _____ Phone: _____

Third Party Inspection Agency Name: _____

(f) Plumbing Work & Contractor Information New Installation Alteration *Rough-In

Name: TBD - in Schematic Design Phase 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: TBD - in Schematic Design Phase Cost of Fire Supp. Work: \$ _____

License Number: _____ Phone: _____

Sprinkler Heads: _____ Standpipes: _____ Fire Pumps: _____

Commercial Kitchen Systems: _____ Backflow Devices: _____ Hydrants: _____

(h) Total Improvement Cost: \$ TBD - in Schematic Design Phase (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: Andy Gray

Digitally signed by Andy Gray
DN: cn=US, E=andy@tonerarch.com, O=Toner Architects, CN=Andy Gray
Date: 2020.06.08 15:11:55-0400

Date: 06 / 08 / 2026