ADDRESS: 5001 GRANT AVE
Proposal: Construct amenity building
Review Requested: Final Approval
Owner: City of Philadelphia, Fairmount Park Commission
Applicant: Paul Drzal, Catania Engineering Associates
History: 1850; Glen Foerd; William McAuley, architect; Renovated and enlarged in 1903
Individual Designation: 6/5/1980
District Designation: None
Staff Contact: Alex Till, alexander.till@phila.gov

OVERVIEW: This application proposes to construct an amenity building on the grounds of Glen Foerd, a historic mansion and estate now used as a public park in the Torresdale neighborhood of Northeast Philadelphia. The main building on the site is a mansion house constructed in 1850 as the summer residence of Charles Macalester. Architect William McAuley extensively renovated and enlarged the house in 1903.

The proposed amenity building will house restrooms and will be positioned off the northeast corner of the mansion in a parking area between it and a contemporary tent structure used for events. It will provide much-needed restrooms for the park and event space. The new building will feature buff colored brick walls, a gable roof with cross gable element, and a central cupola. It takes design inspiration from existing auxiliary buildings on the site including the historic carriage house. The entire new building and grounds are visible to the public as a city park. Philadelphia Parks and Recreation has reviewed and approves of the proposal.

SCOPE OF WORK:
- Construct amenity building

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 amenity building will be compatible with the overall massing, size, scale, and architectural features of the historic property.

STAFF COMMENT: Approval, pursuant to Standard 9.



Figure 1: Glen Foerd mansion looking east form the Delaware River, May 2016. Approximate location of amenity building highlighted with an arrow.



Figure 2: Aerial image of Glen Foerd looking east, March 2026. Approximate location of amenity building highlighted with an arrow.

Inspiring Design for Your Future

November 9, 2026

Philadelphia Historic Commission
1515 Arch Street, 13th Floor
Philadelphia, PA 19102

Project:

Glen Foerd
5001 Grant Avenue
Philadelphia, PA 19114

Zoning Permit Application # ZP-2026-006432

Park Restroom Facility Project

To Whom it May Concern,

Our office in collaboration with Glen Foerd and Philadelphia Parks and Recreation request to be placed on your agenda for the November 24th meeting and present our design for a new Park Restroom Facility.

Glen Foerd is a historic mansion and estate covering eighteen acres along the Delaware River on the northern border of Philadelphia. The Park stands as a historic monument to the City's past and is a community asset of natural beauty. The existing grounds include the Glen Foerd Mansion and other historic structures including the Gatehouse, Carriage House, Garden House, and Cottage. The property hosts tours, weddings, teaching experiences, and concerts throughout the year in the Mansion and on the grounds. Glen Foerd is the only estate on the Delaware River open to the public. Our project aims to add a sought-after amenity and provide a Park restroom facility.

In addition to infrastructure improvements, the Project includes a 500 sq. ft. detached facility that houses four single user restrooms including two ADA compliant single user restrooms. The facility will be placed adjacent to the existing rear parking area and provides ADA compliant access to the new restroom facility for use by Glen Foerd visitors and Park guests.

We look forward to presenting our Project to the Commission.

Thank you,

Paul Drzal, RA
Catania Engineering Associates, Inc.

Catania Engineering Associates, Inc., Engineers and Land Surveyors
520 W. MacDade Boulevard, Milmont Park, PA 19033-3321
Phone: 610-532-2884 - Fax: 610-532-2923 - Email: office10@cataniaengineering.com
Web: cataniaengineering.com

5001 Grant Avenue
Philadelphia, PA 19114

Glen Foerd
Park Restroom Facility

Communication Contact:

Paul Drzal, RA
CEA Engineering Associates, Inc
520 West MacDade Boulevard
Milmont Park, PA 191033
610-532-2884
pdrzal@cataniaengineering.com

Project Team:

Leigh Ann Campbell
Deputy Commissioner of Planning, Property and Strategic Engagement
Philadelphia Parks and Recreation
1515 Arch Street, 10th Floor
Philadelphia, PA 19102
LeighAnn.Campbell@phila.gov

Ross Mitchell
Executive Director
Glen Foerd
5001 Grant Avenue
Philadelphia, PA 19114
rossmitchell@glenfoerd.org

Joseph Volpe
Cescaphe Event Group
1412 Mount Vernon Street
Philadelphia, PA 19130
joe@cescaphe.com

Alex Rodriguez, PE
CEA Engineering Associates, Inc
520 West MacDade Boulevard
Milmont Park, PA 191033
610-532-2884
ahr@cataniaengineering.com

5001 Grant Avenue
Philadelphia, PA 19114

Project:

Glen Foerd
5001 Grant Avenue
Philadelphia, PA 19114

Park Restroom Facility Project Budget

Install new grinder pump and force main.
Erect new one-story restroom facility.

Total budget: $425,000.00
Funding Source: City of Philadelphia, ITEF, PAID

Dear Paul,

Glen Foerd has received a signed contract from the City which includes $425,000 for the design and construction of new bathrooms, including related and needed upgrades to the water and sewage system.

City Contract # 26-0034-01

FIRST AMENDMENT TO GRANT AGREEMENT
[Glen Foerd Mansion Building Restoration]

This FIRST AMENDMENT TO THE GRANT AGREEMENT (the "First Grant Amendment") is made on_____, and effective as of October 16, 2026 (the "First Grant Amendment Effective Date"), between the City of Philadelphia, (the "City"), acting through its Department of Parks and Recreation, and Finance Department (the "Departments") and the Philadelphia Authority for Industrial Development ("PAID" or "Grantee"). The City and PAID are sometimes referred to individually as "Party" or collectively as "Parties"

We will dedicate this portion of the ITEF (Improvements to Existing Facilities) funding to the bathroom construction and sewer upgrades.

Yours,

Ross Mitchell
Executive Director
Glen Foerd

Glen Foerd
5001 Grant Avenue
Philadelphia, PA 19114
Bathroom & Sewer Improvements

9/24/2026

Estimate of Quantities

No.	Division	Description	Quantity	Unit	Unit Cost	Total
2	**Existing Conditions**					
2.1	Selective Demolition	Removal of existing tent and all associated components	1.00	EA		
3	**Concrete**					
3.1	Footings	Reinforced cast-in-place concrete strip footings; 12" x 24"	105.00	LF		
3.2	Floors	Reinforced cast-in-place concrete slab floors; 4"	552.00	SF		
4	**Masonry**					
4.1	Unit masonry	12" CMU foundation wall; 3'-0" deep	103.00	LF		
4.2		4" CMU curb; (1) course	103.00	LF		
4.3	Masonry Veneer	Brick veneer; 4"	800.00	SF		
5	**Metals**					
5.1	Structural Steel	Opening lintels; L shape	20.00	LF		
5.2	Metal Railings	Guardrails, handrails, etc.; 1-1/2" dia.	100.00	LF		
6	**Woods, Plastics & Composites**					
6.1	Rough Carpentry	2x6 wood wall framing; 8'-0" tall	800.00	SF		
6.2		2x4 wood wall framing; 8'-0" tall	521.00	SF		
6.3		2x8 wood ceiling framing	510.00	SF		
6.4		2x10 wood roof framing	720.00	SF		
6.5	Sheathing	1/2" wood wall sheathing	800.00	SF		
6.6		5/8" wood roof sheathing	720.00	SF		
6.7	Exterior Finish Carpentry	Fascia	200.00	LF		
6.8		Soffits	120.00	LF		
6.9	Interior Finish Carpentry	Door trim; 6"	210.00	LF		
6.1.1		Wood base; 6"	225.00	LF		
7	**Thermal & Moisture Protection**					
7.1	Bituminous Damp proofing	Foundation waterproofing	350.00	SF		
7.2	Thermal Insulation	R-21 paper-faced batt insulation (walls)	800.00	SF		
7.3		R-30 paper-faced batt insulation (roof)	720.00	SF		
7.4		R-10 rigid insulation (foundation)	350.00	SF		

7.5	Weather Barriers	Water resistive barrier (walls)	800.00	SF
7.6		Water resistive barrier (roof)	800.00	SF
7.7		Water resistive barrier; ice & water shield (roof)	200.00	SF
7.8	Vapor Retarders	Vapor barrier (under slab)	552.00	SF
7.9	Wood Shingles & Shakes	Architectural asphalt shingles	1000.00	SF
7.1.0	Soffit Panels	Perforated soffit panels	100.00	SF
7.1.1	Fiber-Cement Siding		100.00	SF
7.1.2	Sheet Metal Flashing & Trim	Copper Flashing and counterflashing	100.00	LF
7.1.3		Metal thru-wall flashing	120.00	LF
7.1.4	Roof Specialties	Copper half-round gutters; 4"	120.00	LF
7.1.5		4" copper downspouts	20.00	LF
7.1.6		Premanufactured 36" x 36" cupola	1.00	EA
7.1.7	Roof Accessories	Pipe portal	4.00	EA
7.1.8		Ridge vent	40.00	LF
7.1.9		Eave vent	80.00	LF

8	**Openings**			
8.1	Exterior Doors	Insulated metal flush entry doors & frames; 3'-0" x 6'-8"	2.00	EA
8.2	Interior Doors	Solid wood flush interior doors & frames; 3'-0" x 6'-8"	5.00	EA
8.3	Wood Windows	Aluminum clad wood windows, double-hung; 2'-4" x 4'-0	3.00	EA
8.4		Aluminum clad wood windows, fixed custom-shape	4.00	EA
8.5	Door Hardware	Hardware sets	7.00	EA
		Lockset Hinges Silencers Closer Door Bottom Threshold Latch Protector Kickplate Coat hook		

9	**Finishes**			
9.1	Gypsum Board	5/8" moisture resistant gwb walls	1700.00	SF
9.2		5/8" moisture resistant ceilings	500.00	SF
9.3	Ceramic Tiling	Bathroom flooring	250.00	SF
9.4		Bathroom wall finish	200.00	SF

Estimate of Quantities

9.5	Wood Flooring	Common area flooring	250.00	SF
9.6	Exterior Painting	Doors & trim		
9.7		Trim & fascia		
9.8	Interior Painting	Walls		
9.9		Ceiling		
9.1.0		Doors & trim		
9.1.1		Wall trim		
10	**Specialties**			
10.1	Panel Signage	Restroom signage; Unisex, ADA compliant	7.00	EA
10.2	Wall Protection	Corner guards	1.00	EA
10.3	Toilet Accessories	Grab bar; horizontal backwall	2.00	EA
		Grab bar; horizontal sidewall	2.00	EA
		Grab bar; vertical sidewall	2.00	EA
		Toilet tissue dispenser	4.00	EA
		Mirror	4.00	EA
		Soap dispenser	4.00	EA
		Hand dryer	4.00	EA
		Under sink piping covers	4.00	EA
		Baby changing station	1.00	EA
		Trash receptacle	4.00	EA
10.4	Fire Protection Cabinets		1.00	EA
10.5	Fire Extinguishers		1.00	EA
22	**Plumbing**			
22.1	Domestic Water Piping	Water service line	35.00	LF
22.2		Hot & cold water supply piping	300.00	LF
22.3	Sanitary Sewers	Sewer lateral; gravity	140.00	LF
22.4	Sanitary Waste and Vent Piping	Fixture waste piping	150.00	LF
22.5	Sanitary Drains	Floor drains	60.00	LF
22.6	Sanitary Sewerage Pumps	Grinder pump	1.00	EA
22.7		Force main piping; directional drilling	585.00	LF
22.8	Facility Storm Drainage Piping	Roof drain capture	2.00	EA
22.9		Underground piping; 4"	35.00	LF
22.1.0		Underground piping; 8"	85.00	LF
22.1.1		Inlets	2.00	EA
22.1.2		SWM basin (10%)	150.00	SF
22.1.3	Domestic Water Heaters	Water Heater, electric; 40 gal.	1.00	EA

22.1.4	Commercial Water Closets	ADA compliant water closets	4.00	EA
22.1.5	Commercial Lavatories	ADA compliant lavatories	4.00	EA
22.1.6	Commercial Sinks	Mop sink	1.00	EA
23	**HVAC**			
23.1	Heating & Cooling Systems	Slim duct air handler (indoor)	1.00	EA
23.2		Condenser unit (outdoor)	1.00	EA
23.3		Exhaust fans	4.00	EA
23.4		Wall hoods, vents, grilles, etc.	4.00	EA
26	**Electrical**			
26.1	Panelboards	Sub panel, distribution, branch circuit	1.00	EA
26.2	Wiring	General wiring		
26.3	Devices	Switch w/ motion / occupancy sensors	6.00	EA
26.4		Motion / occupancy sensors for exhaust fans	4.00	EA
26.5		Receptacles (interior)	4.00	EA
26.6		Receptacles (exterior)	2.00	EA
26.7	Lighting	Recessed light fixtures	10.00	EA
26.8		Wall mounted light fixtures; interior	4.00	EA
26.9		Wall mounted light fixtures; exterior	4.00	EA

1



2



3



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Site Photographs

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Site Photographs

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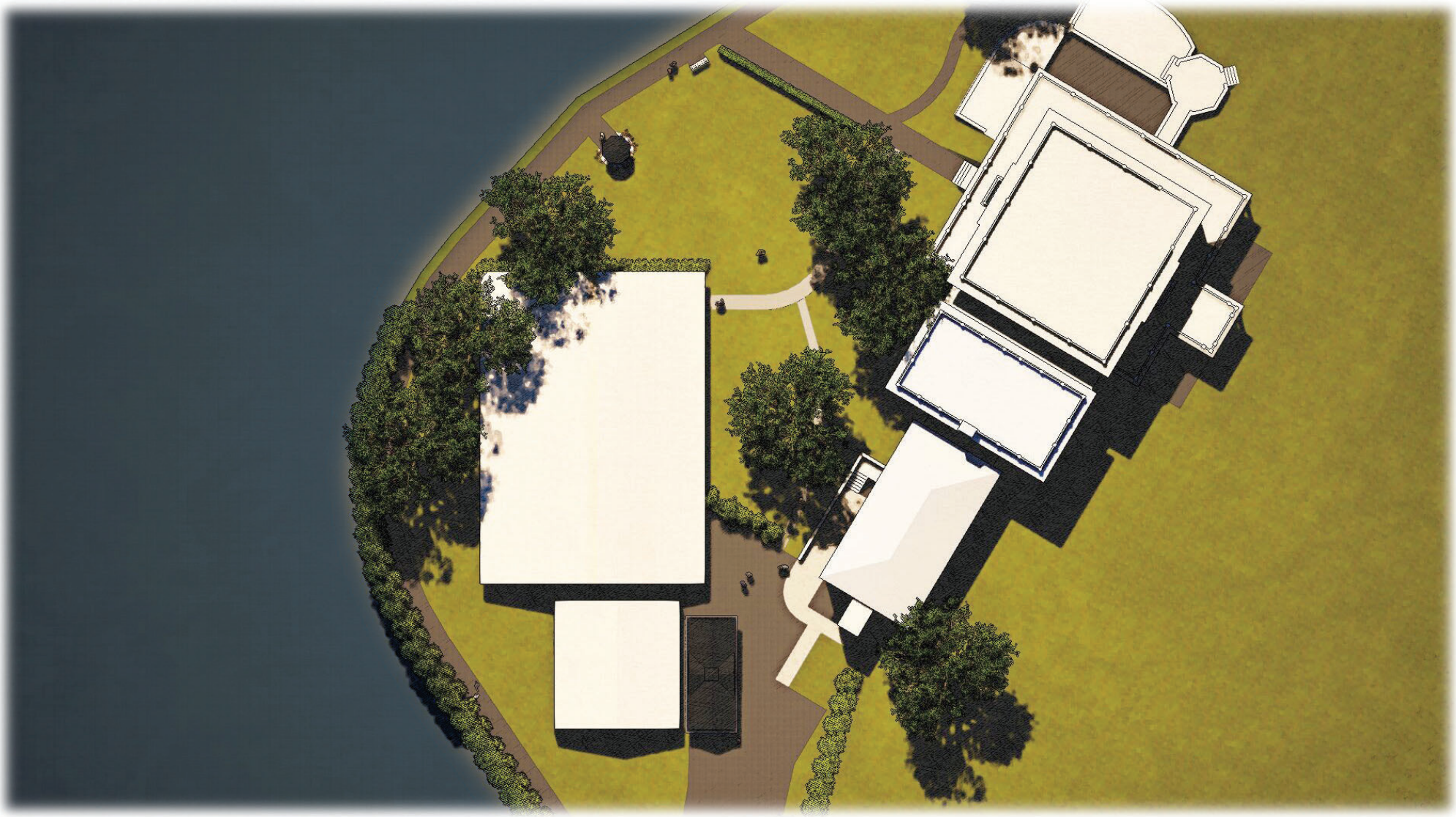
12



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Site Photographs



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GAF - Slateline
Royal Slate
Asphalt Shingles





Glen Gery - Golden Dawn
Smooth Ironspot
Full Brick
Mortar G-204

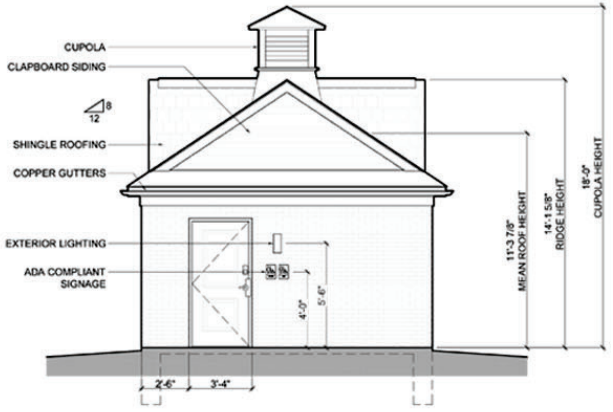
Behr - BWC 11
Fresh Popcorn



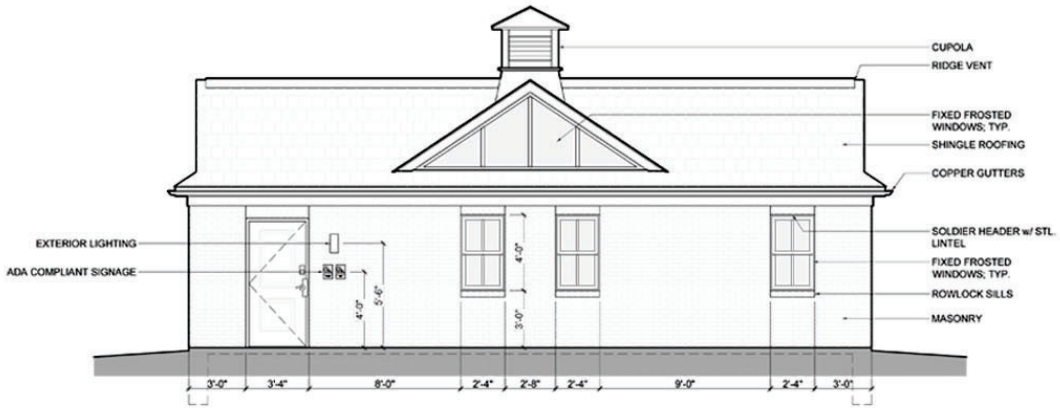
Copper Gutter, Half Round
Copper Downspouts, Round



James Hardie
Select Cedarmill
Navajo Beige



RESTROOMS - EXTERIOR ELEVATION
1/4" = 1'-0"



RESTROOMS - EXTERIOR ELEVATION
1/4" = 1'-0"

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Materials Palette



Assa Abloy - Ceco Door
High Definition
Embossed Panel



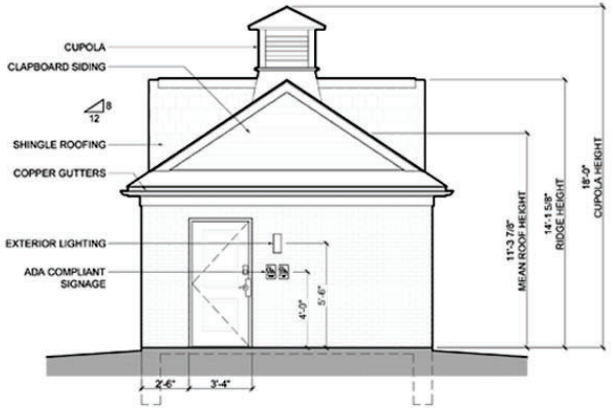
Marvin Windows
Wood Double Hung Window



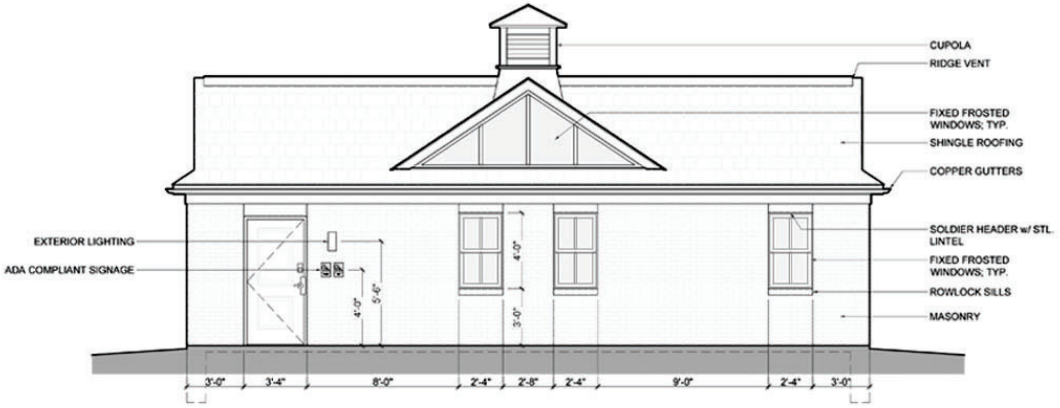
Maxim Lighting
Pathfinder
Wall Sconce



Schlage - ND Series
Rhodes Lever



RESTROOMS - EXTERIOR ELEVATION
1/4" = 1'-0"

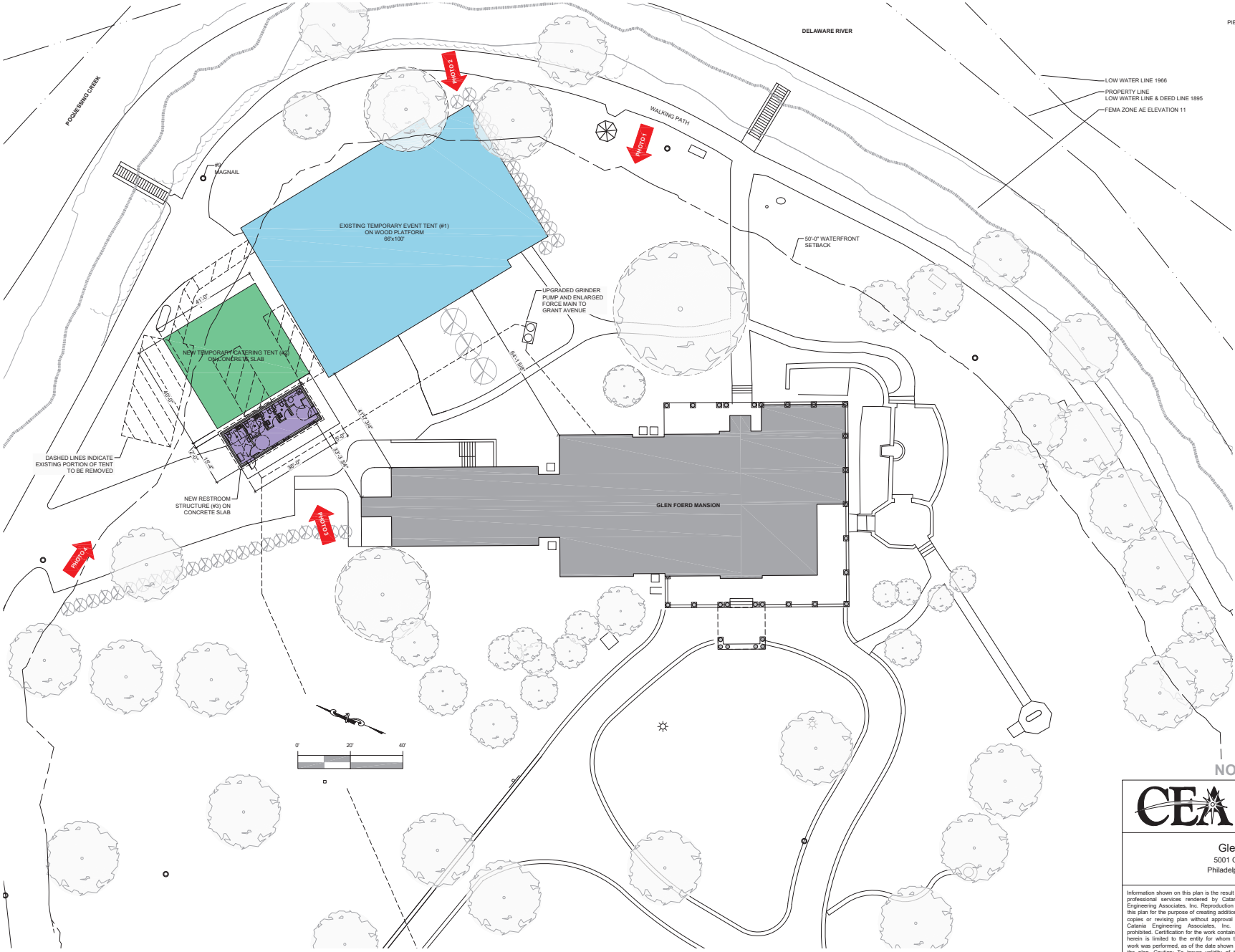


RESTROOMS - EXTERIOR ELEVATION
1/4" = 1'-0"

glen foerd

CESCAPHE

Materials Palette



1 SITE PLAN
A0.0 1/16" = 1'-0"

LOCATION MAP



ZONING INFORMATION

	EXISTING	PROPOSED
ZONING DISTRICT	SP-PO-A	NO CHANGE
LOT AREA	948,301 S.F.	NO CHANGE
MANSION	7,237 S.F.	NO CHANGE
MANSION COVERED PORCH	2,369 S.F.	NO CHANGE
GATE HOUSE	1,440 S.F.	NO CHANGE
CARRIAGE HOUSE	4,768 S.F.	NO CHANGE
WATER TOWER	811 S.F.	NO CHANGE
COTTAGE	1,374 S.F.	NO CHANGE
GARDEN HOUSE	402 S.F.	NO CHANGE
BOAT HOUSE	693 S.F.	NO CHANGE
TENT & PLATFORM (#1, #2)	7,700 S.F.	NO CHANGE
TENT ACCESSORY FRAME SHED	287 S.F.	-287 S.F.
BATHROOM STRUCTURE (#3)	0 S.F.	552 S.F.
BUILDING COVERAGE TOTAL	27,081 S.F.	27,346 S.F.
	(2.86%)	(2.88%)

5001 GRANT AVENUE

OPA#786166200
CITY OF PHILADELPHIA, FAIRMOUNT PARK COMMISSION, OWNER
1520 ARCH ST 10TH FL
PHILADELPHIA, PA 19102

THE SITE IS WITHIN ZONES **AE** AND **X** SHOWN ON FEMA NFIP FLOOD INSURANCE RATE MAP NO. 42075701361H, LAST REVISED 11/18/2015.

PROPERTY LINES ARE DETERMINED FROM CITY OF PHILADELPHIA PLAN APPROVED BY THE 4TH SURVEY DISTRICT 1/28/1966.

NO HERITAGE TREES ARE PROPOSED TO BE REMOVED.

OVERLAYS ARE AS FOLLOWS:

14-704(4)(c)(.1) - OPEN SPACE AND NATURAL RESOURCES - FLOOD PROTECTION - WITHIN THE FLOODWAY

14-904(4) - ACCESSORY SIGN CONTROLS - SPECIAL CONTROLS FOR COBBS CREEK, ROOSEVELT BOULEVARD, AND DEPARTMENT OF PARKS AND RECREATION LAND

14-511 - AHC AIRPORT HAZARD CONTROL OVERLAY DISTRICT

14-704(4)(c)(.2) - OPEN SPACE AND NATURAL RESOURCES - FLOOD PROTECTION - WITHIN THE SPECIAL FLOOD HAZARD AREA

14-548 - SIX SIXTH DISTRICT OVERLAY DISTRICT

NOT FOR CONSTRUCTION

Catania Engineering Associates, Inc.
520 West MacDade Blvd.
Milmont Park, PA 19033
t: (610) 532-2884
f: (610) 532-2923
e: office10@cataniaengineering.com

DRAWING ISSUE

ART COMMISSION	11/3/26

Glen Foerd
5001 Grant Avenue
Philadelphia, PA 19114

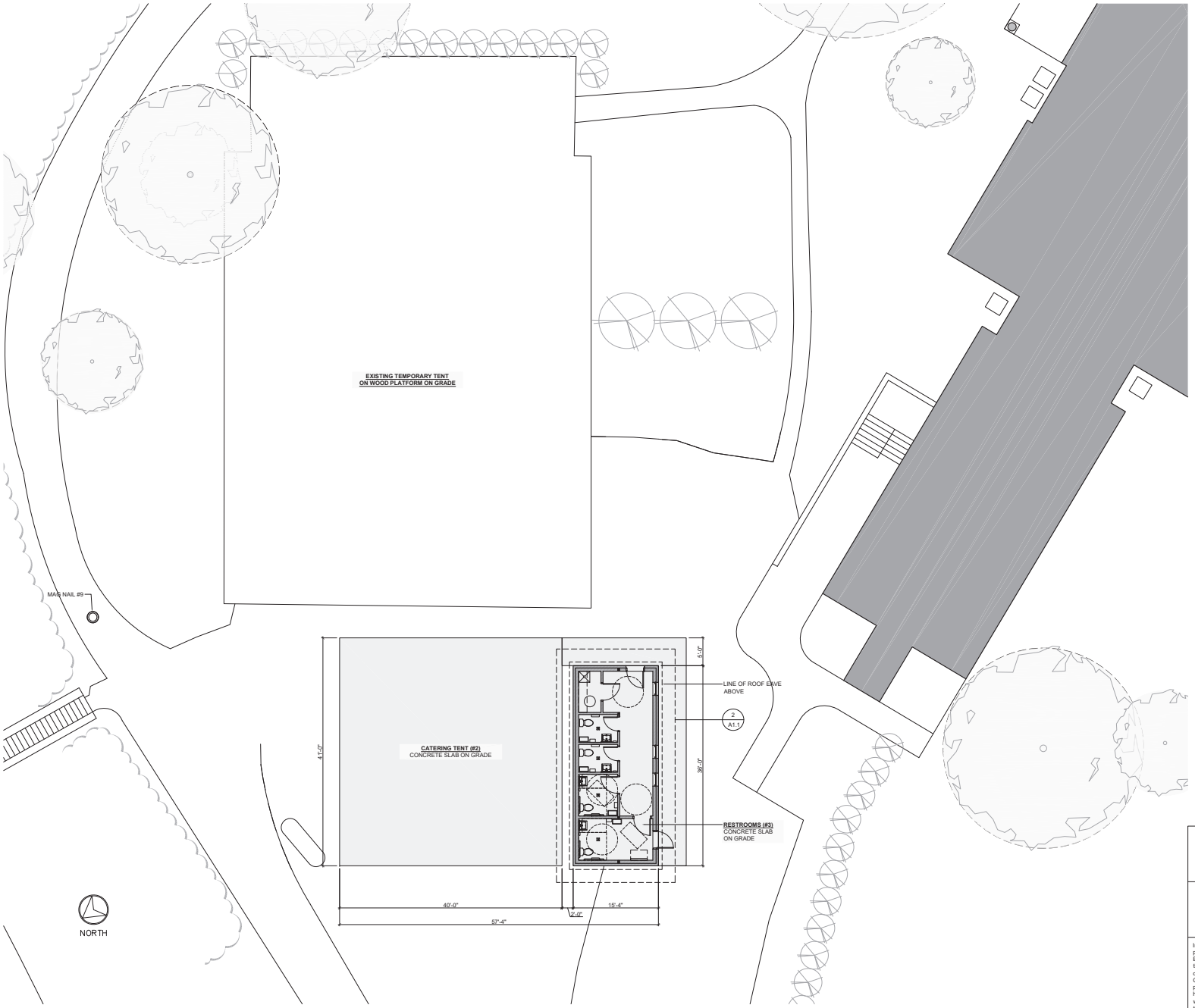
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A0.0

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PROJECT NUMBER: 86628

SITE PLAN



1 / A1.0 EVENT TENT - GROUND FLOOR PLAN
1/8" = 1'-0"

NOT FOR CONSTRUCTION

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e: office10@cataniaengineering.com

Glen Foerd
5001 Grant Avenue
Philadelphia, PA 19114

DRAWING ISSUE	
ART COMMISSION	11/3/26

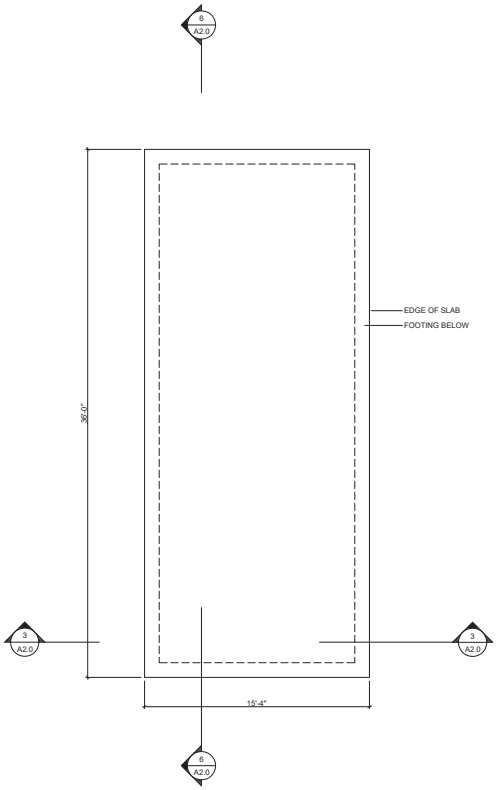
SHEET NUMBER

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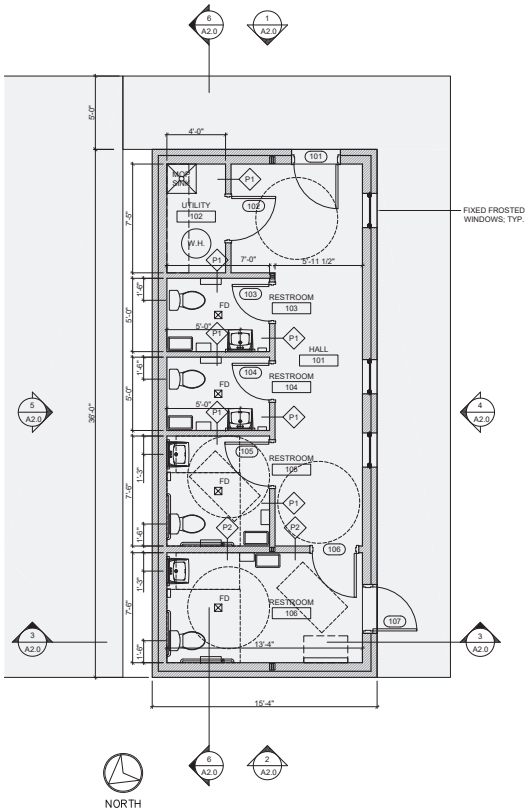
PROJECT NUMBER: 86628

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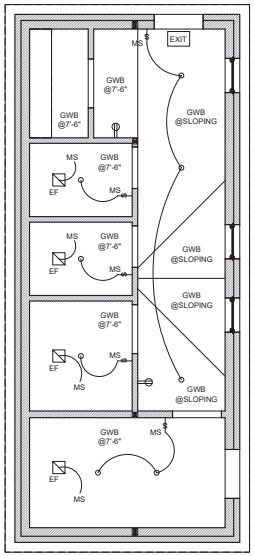
EVENT TENT
ARCHITECTURAL PLANS



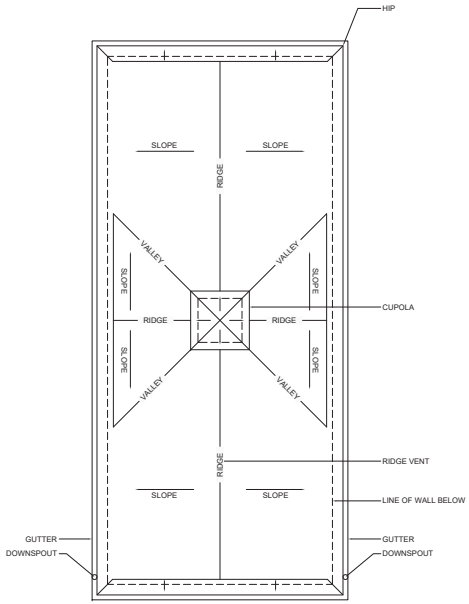
1 RESTROOMS - FOUNDATION PLAN
A1.1 1/4" = 1'-0"



2 RESTROOMS - GROUND FLOOR PLAN
A1.1 1/4" = 1'-0"



3 RESTROOMS - REFECTED CEILING PLAN
A1.1 1/4" = 1'-0"



4 RESTROOMS - ROOF PLAN
A1.1 1/4" = 1'-0"

NOT FOR CONSTRUCTION

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Philadelphia, PA 19114

DRAWING ISSUE	
ART COMMISSION	11/3/26

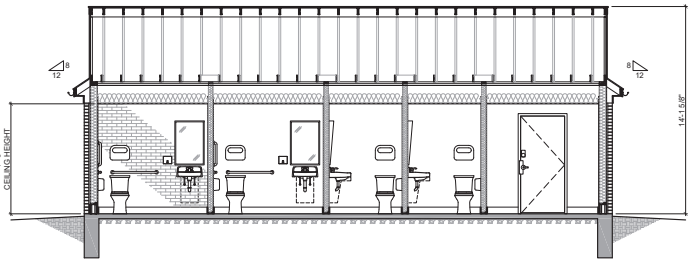
SHEET NUMBER

A1.1

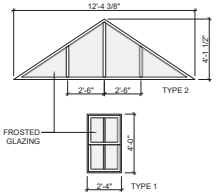
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PROJECT NUMBER: 86628

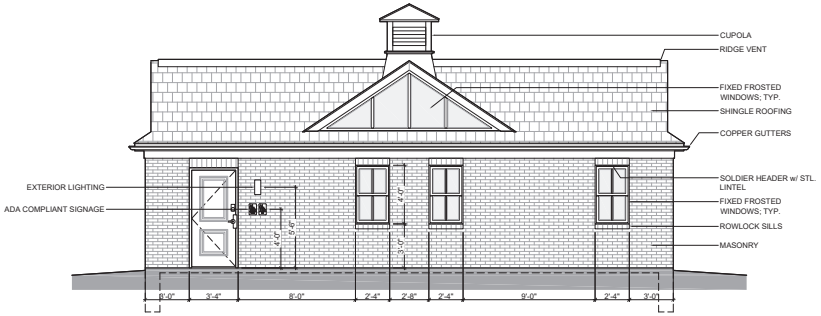
RESTROOMS
ARCHITECTURAL PLANS



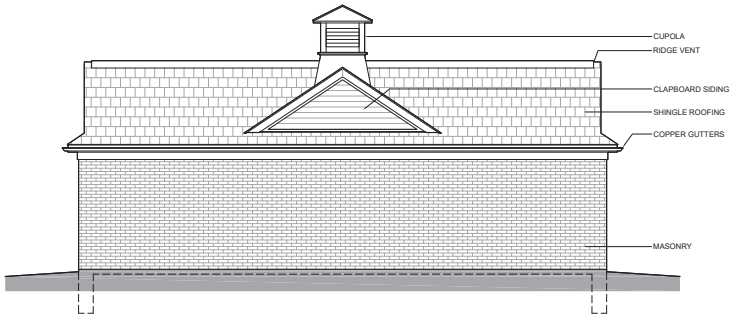
6 RESTROOMS - BUILDING SECTION
A2.0 1/4" = 1'-0"



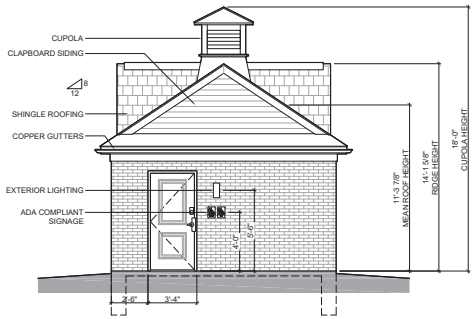
7 RESTROOMS - WINDOW TYPES
A2.0 1/4" = 1'-0"



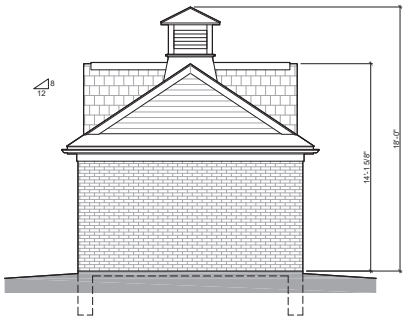
4 RESTROOMS - EXTERIOR ELEVATION
A2.0 1/4" = 1'-0"



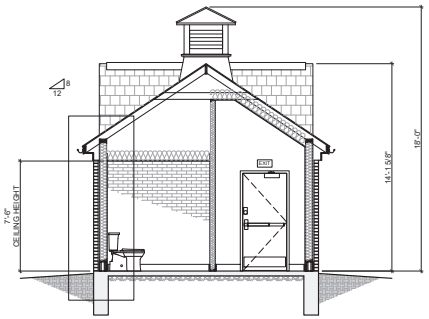
5 RESTROOMS - EXTERIOR ELEVATION
A2.0 1/4" = 1'-0"



1 RESTROOMS - EXTERIOR ELEVATION
A2.0 1/4" = 1'-0"



2 RESTROOMS - EXTERIOR ELEVATION
A2.0 1/4" = 1'-0"



3 RESTROOMS - BUILDING SECTION
A2.0 1/4" = 1'-0"

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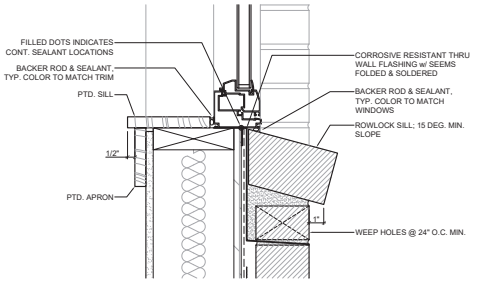
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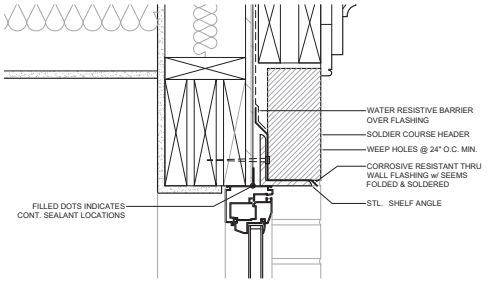
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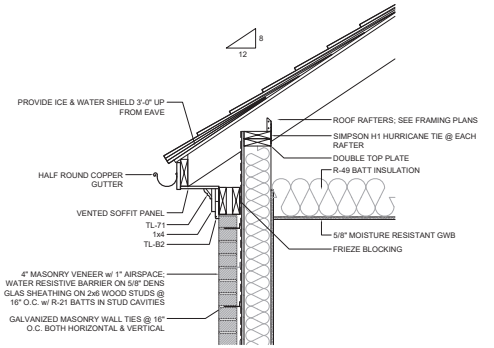
RESTROOMS
ELEVATIONS & SECTIONS



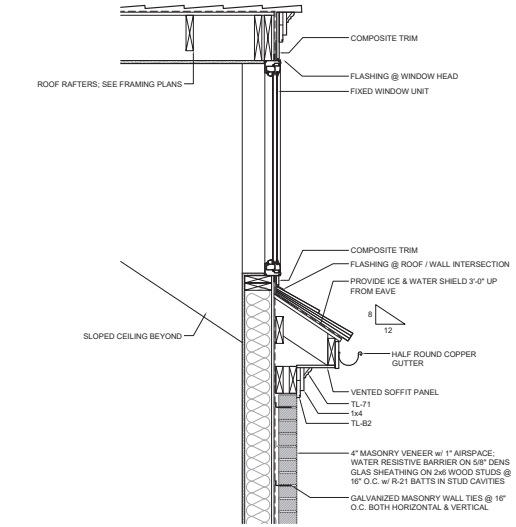
8 A3.0 RESTROOMS - WALL SECTION DETAIL @ WINDOW SILL
3" = 1'-0"



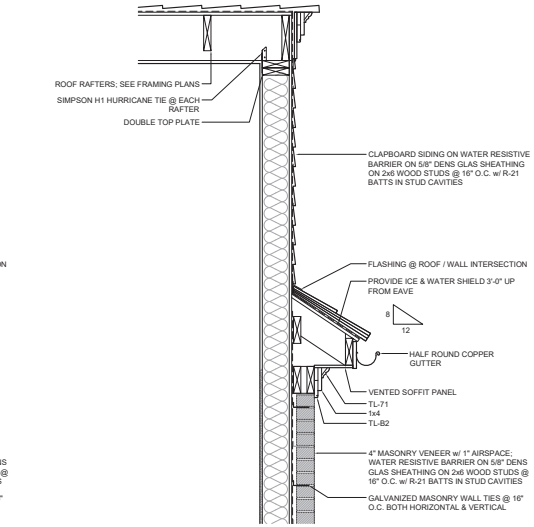
9 A3.0 RESTROOMS - WALL SECTION DETAIL @ WINDOW HEAD
3" = 1'-0"



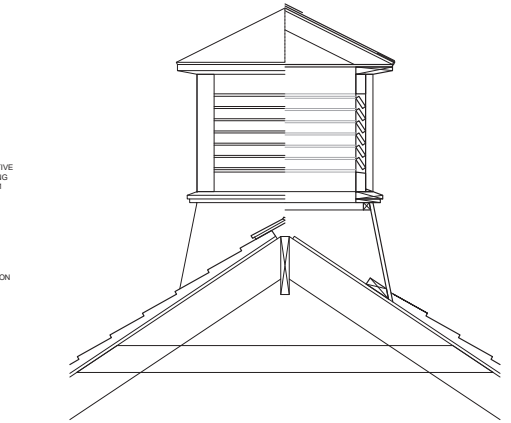
4 A3.0 RESTROOMS - WALL SECTION
1/2" = 1'-0"



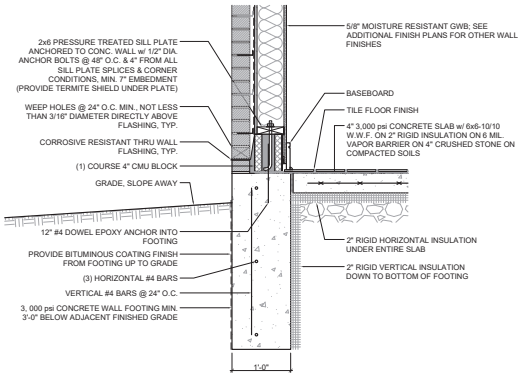
5 A3.0 RESTROOMS - WALL SECTION
1/2" = 1'-0"



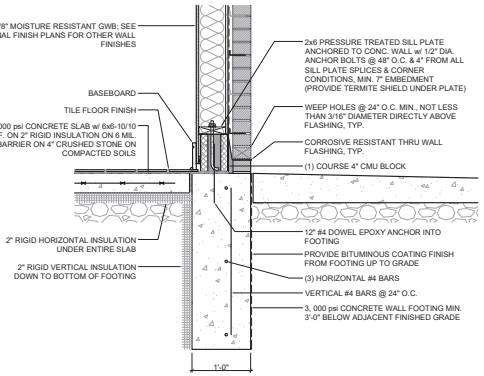
6 A3.0 RESTROOMS - WALL SECTION
1/2" = 1'-0"



7 A3.0 RESTROOMS - CUPOLA SECTION
1/2" = 1'-0"



1 A3.0 RESTROOMS - WALL SECTION
1/2" = 1'-0"



2 A3.0 RESTROOMS - WALL SECTION
1/2" = 1'-0"

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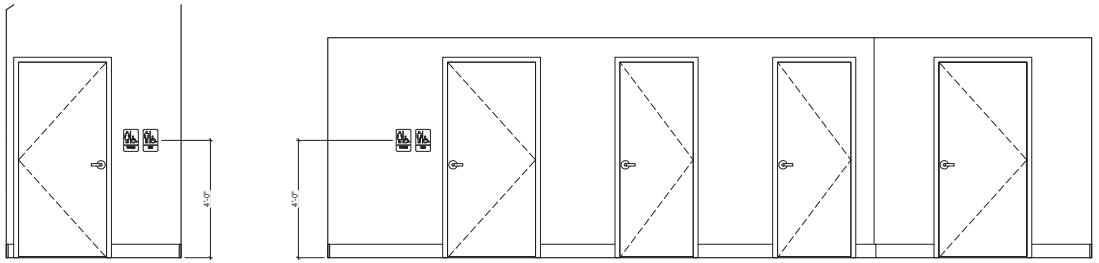
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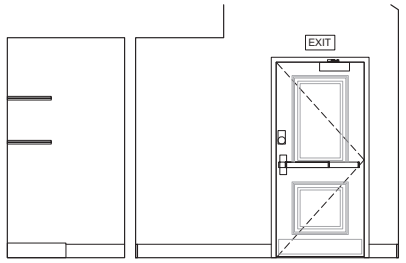
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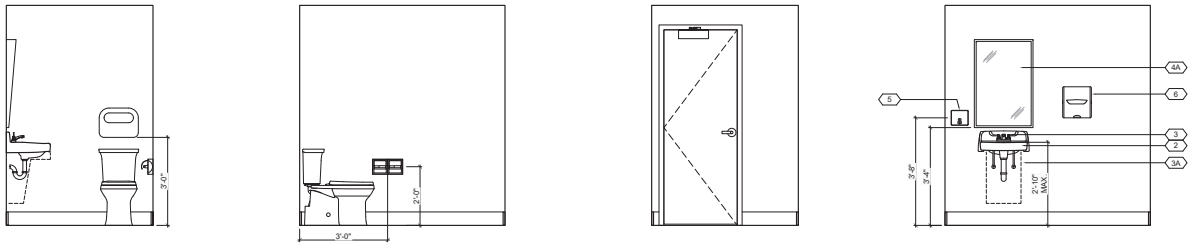
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RESTROOMS
WALL SECTIONS & DETAILS

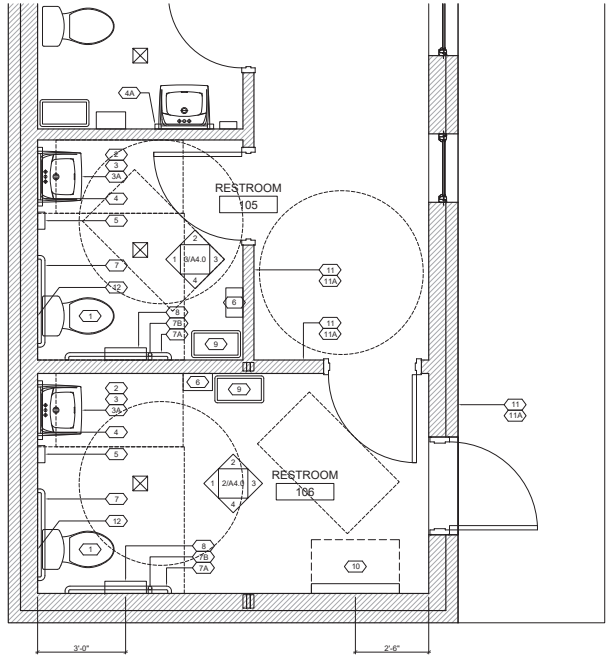


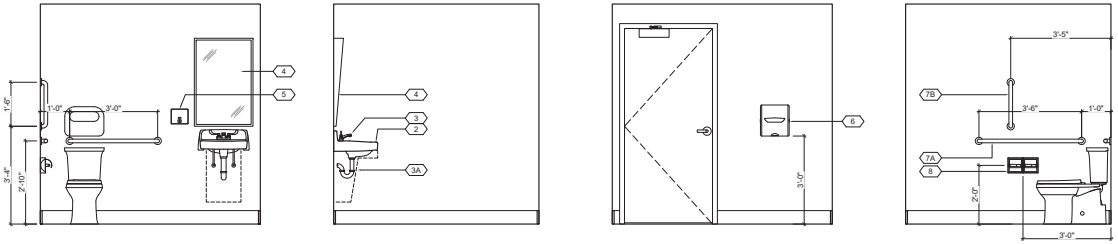
5 A4.0 INTERIOR ELEVATIONS - HALL 101
1/2" = 1'-0"





4 A4.0 INTERIOR ELEVATIONS - RESTROOM 103, 104
1/2" = 1'-0"

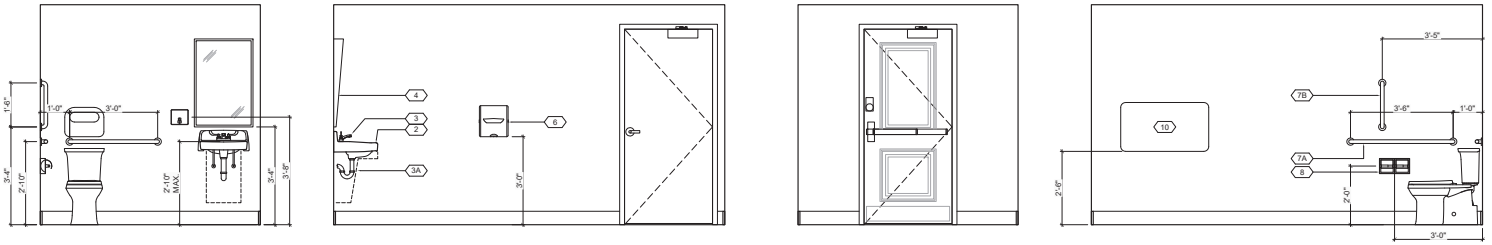




1 2 3 4

3 A4.0 INTERIOR ELEVATIONS - RESTROOM 105
1/2" = 1'-0"

1 A4.0 RESTROOMS - ENLARGED PLAN
1/2" = 1'-0"



1 2 3 4

2 A4.0 INTERIOR ELEVATIONS - RESTROOM 106
1/2" = 1'-0"

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A4.0

RESTROOMS
INTERIOR ELEVATIONS & DETAILS