

ADDRESS: 500 N CHRISTOPHER COLUMBUS BLVD

Proposal: Construct six-story rooftop addition; cut openings; install windows

Review Requested: Final Approval

Owner: 500 NCCB FEE LLC

Applicant: Jerry Roller, JKRP Architects

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 proposes final approval for constructing a rooftop addition at 500 N. Christopher Columbus Boulevard. This complex of buildings, historically known as the Philadelphia Warehousing and Cold Storage Company, was constructed between 1891 and 1910. When the property was designated in 2021, the eight-story building known as “Building B” was deemed contributing. This project would convert Building B from its original use as a storage warehouse to residential use.

The proposed six-story rooftop addition would be constructed on the historic building. The proposed cladding is glass and metal arranged in a grid pattern. Windows would be inserted on three facades of the historic building. Currently, the building has a small number of windows but adaptive use to residential space requires the addition of a significant number of new window openings. As part of the conversion to the new use, the existing mural is proposed to be moved to the west elevation of “Building C.” The owner is working with Mural Arts on this element of the project.

The Historical Commission approved this project in-concept at its January 2024 meeting. The revised application for final approval has incorporated key recommendations made by the Architectural Committee during the in-concept review. Th include restoring the “ghost signage” at the top of the building, revising the exterior grid color from black to gray, and creating a sample window opening.

SCOPE OF WORK:

- Construct six-story addition.

STANDARDS FOR REVIEW:

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

- The application satisfies Standard 9 as the new addition will not destroy historic materials that characterize the property. The new work will be differentiated from the old and will be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- The application satisfies Standard 10 as historic “Building B” will retain its essential form and massing once this project is complete. Both the roof addition and window openings could be infilled if a future owner wished to return it to its original appearance as a storage warehouse; therefore, the in-concept proposal meets Standard 10.

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



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).

1

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#.

Parcel Address: 500 N CHRISTOPHER COLUMBUS BLVD PHILADELPHIA PA 19123

Specific Location: UNIT B

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.

2

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.

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

Name: MARISSA HOWARD Company: JKRP ARCHITECTS

Address: 100 E PENN SQ SUITE 1080 PHILADELPHIA PA 19107

Email: MHOWARD@JKRPARCHITECTS.COM Phone No.: 215.928.9331

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: 500 NCCB FEE LLC

Check box if new owner is being listed

Address: 500 N CHRISTOPHER COLUMBUS BLVD PHILADELPHIA PA 19123

Owner (2)

Name: SETH BROWN

Address: 500 N CHRISTOPHER COLUMBUS BLVD PHILADELPHIA PA 19123

Design Professional in Responsible Charge

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

4

Name: MARISSA HOWARD Firm: JKRP ARCHITECTS

PA License No.: RA406536 Phila. Commercial Activity License No.: 054815

Email: MHOWARD@JKRPARCHITECTS.COM Phone No.: 215.928.9331

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: MULTI-FAMILY

(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: 0 (Sq. Ft.)

(d) Building Floor Areas New Floor Area: 38603 (Sq. Ft.) Existing Altered Area: 72000 (Sq. Ft.)

(e) Number of Stories 14

(f) Description of Work THE PROJECT IS SEEKING PHC APPROVAL FOR THE ALTERATION OF AN EXISTING 8-STORY WAREHOUSE TO RESIDENTIAL AND THE ADDITION OF (6) FLOORS OF NEW CONSTRUCTION ABOVE THE EXISTING BUILDING.

(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 (checked)
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: N/A Cost of Building Work: \$

License Number: Phone:

(c) Excavation Work & Contractor Information

Name: N/A Cost of Excavation Work: \$

License Number: Phone:

(d) Mechanical / Fuel Gas Work & Contractor Information

Name: N/A 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: N/A Cost of Electrical Work: \$

License Number: Phone:

Third Party Inspection Agency Name:

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

Name: N/A 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: N/A 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: [Signature] Date: 03 / 11 / 2025

March 20th, 2025 | Philadelphia Historic Commission Review

BUILDING B

500 N COLUMBUS BLVD

Mixed-Use Redevelopment

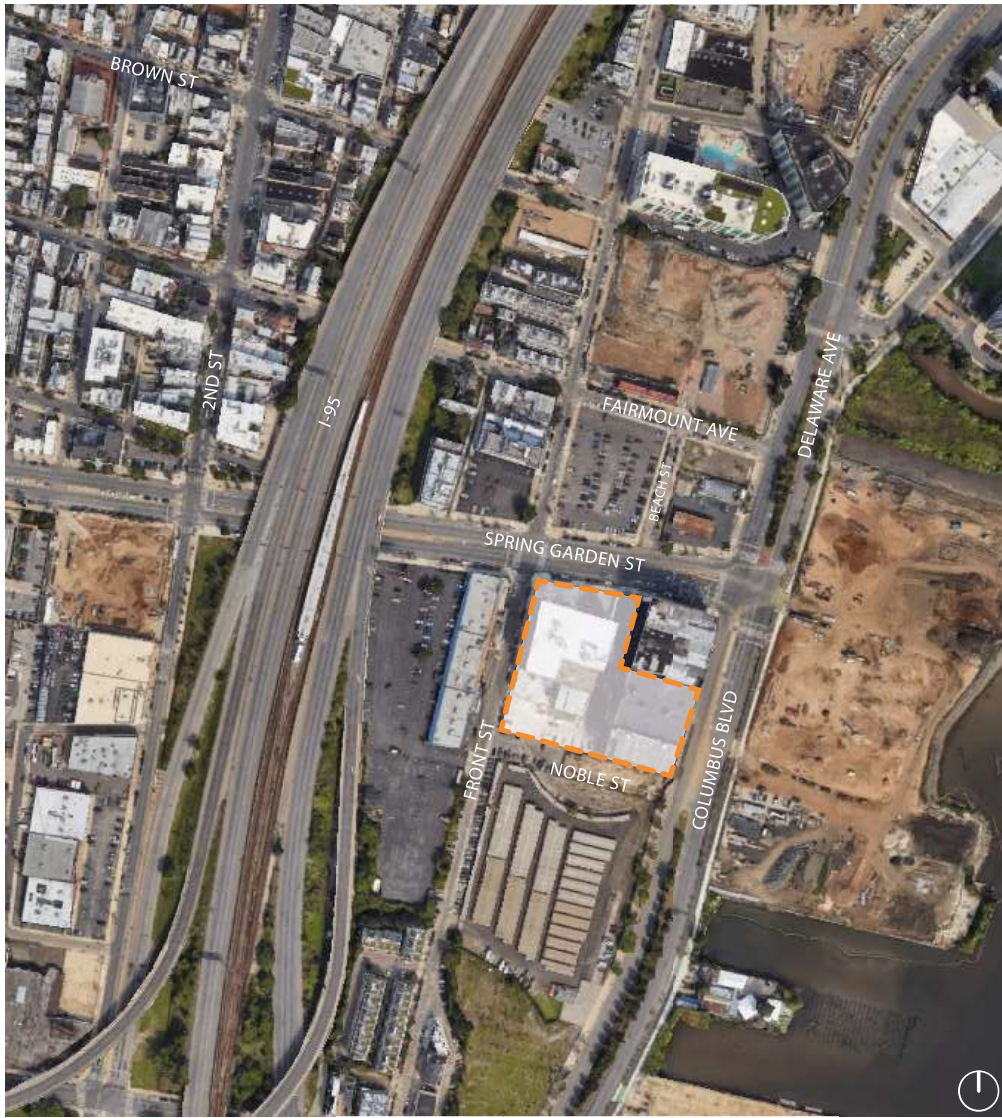


TABLE OF CONTENTS

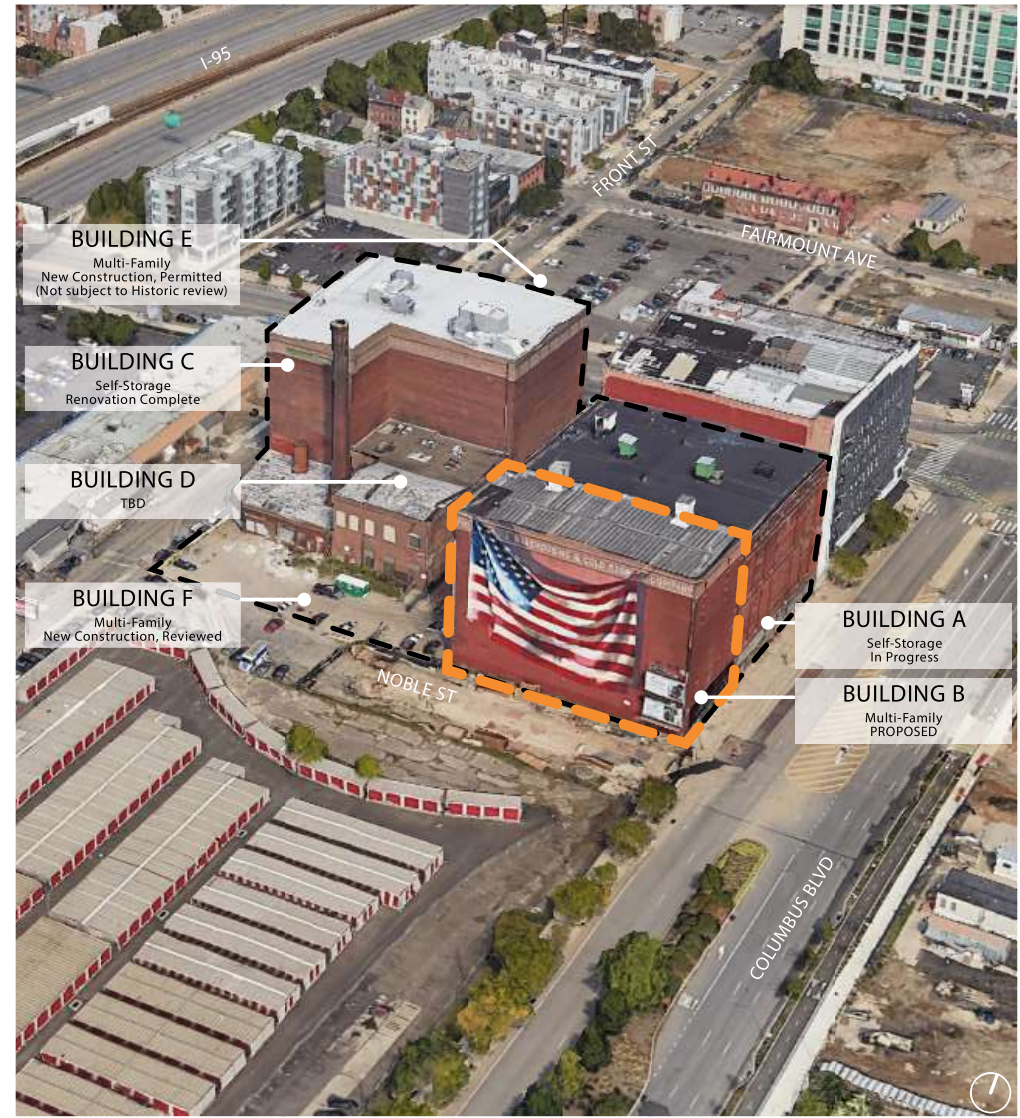
3-4.....	Site Context
5-6.....	Existing Conditions
7-8.....	Historic Documentation
9.....	Floor Plans
10.....	Elevations
11.....	Ghost Sign Solution
12.....	Materiality
13.....	Test Opening
14.....	Massing Comparison
15-16.....	Renderings
17.....	Additional Historic Documentation
18.....	Mural Arts Letter

PROJECT DESCRIPTION

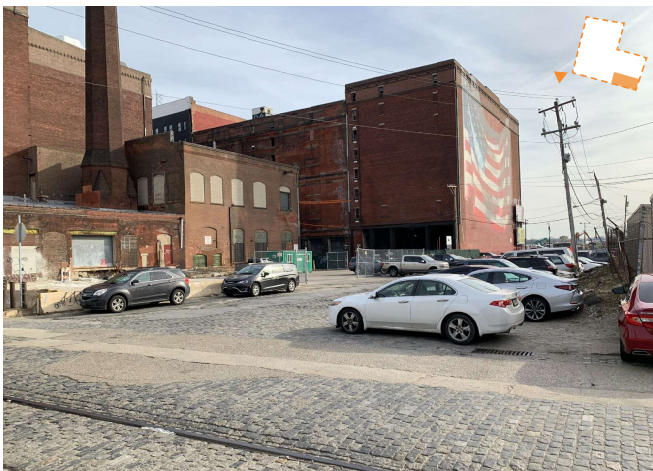
The project involves the conversion of an 8-story cold storage building built in 1901 for residential conversion with an overbuild at 500 N. Christopher Columbus Boulevard. The eight-story, 75,000-square-foot warehouse in poor condition, is part of the 500 Columbus Property, bounded by Columbus Boulevard, Noble Street, Front Street, and Spring Garden Street. The proposed redevelopment will transform the building into 72 residential units with a six-story overbuild which is stepped back from the mass of the existing building and contains an amenity floor and five floors of residential units, totaling 111 units. The project obtained Conceptual Approval from the Philadelphia Historical Commission in January 2024. Since then, the project assessed the structural implications of providing new window openings in the 32-inch thick brick wall. The design was refined to include maintaining the ghost sign at the eighth floor of the existing building and the detailing of the six-story overbuild. The Owners will collaborate with Mural Arts to relocate the existing mural from Building B to Building C.



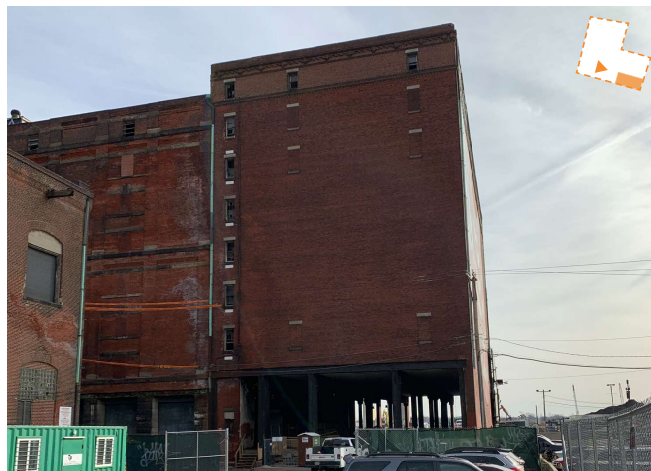
AERIAL VIEW



AERIAL PERSPECTIVE



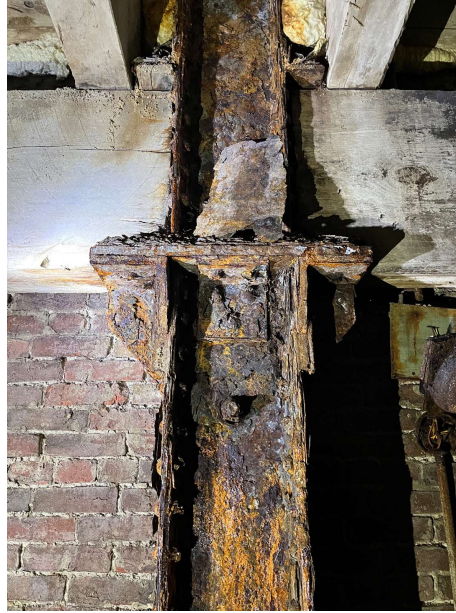
FRONT ST + NOBLE ST



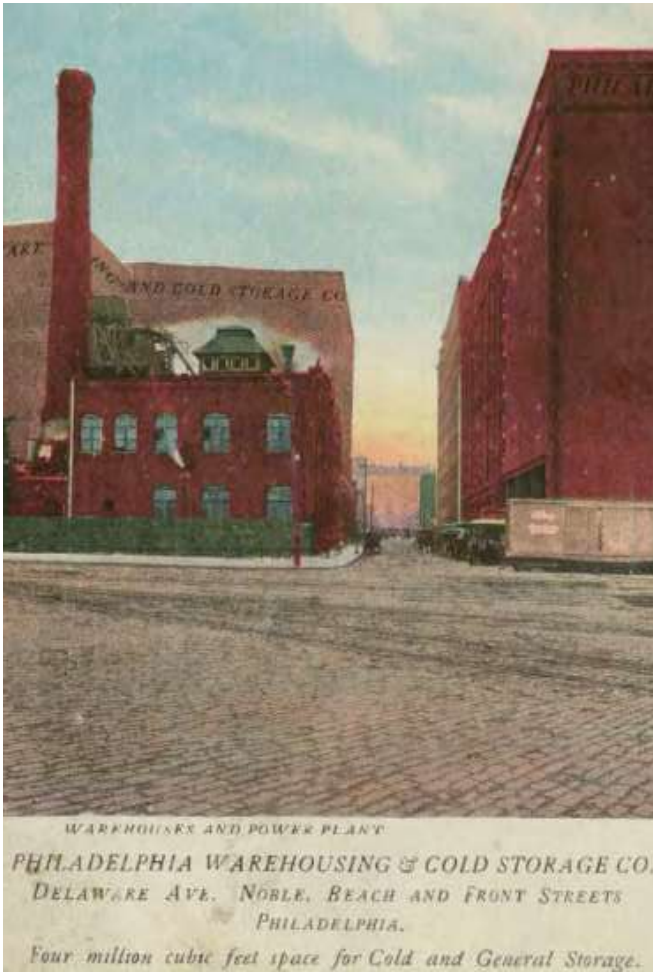
EAST ON NOBLE ST



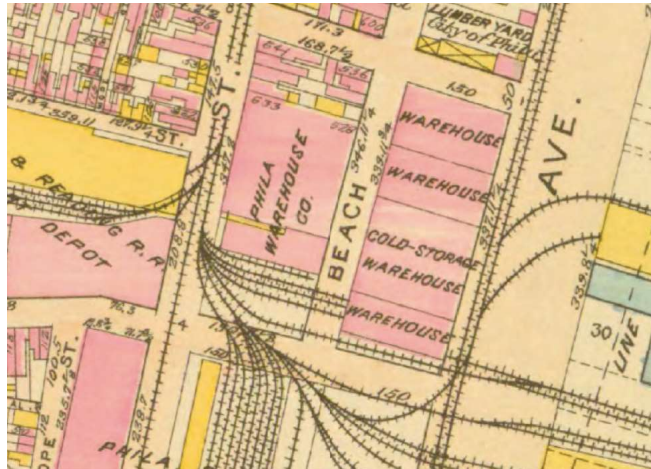
NORTH ON COLUMBUS BLVD







BEACH ST + NOBLE ST



EAST ON NOBLE ST



NORTH ON BEACH ST



Including within boundary:

Contributing

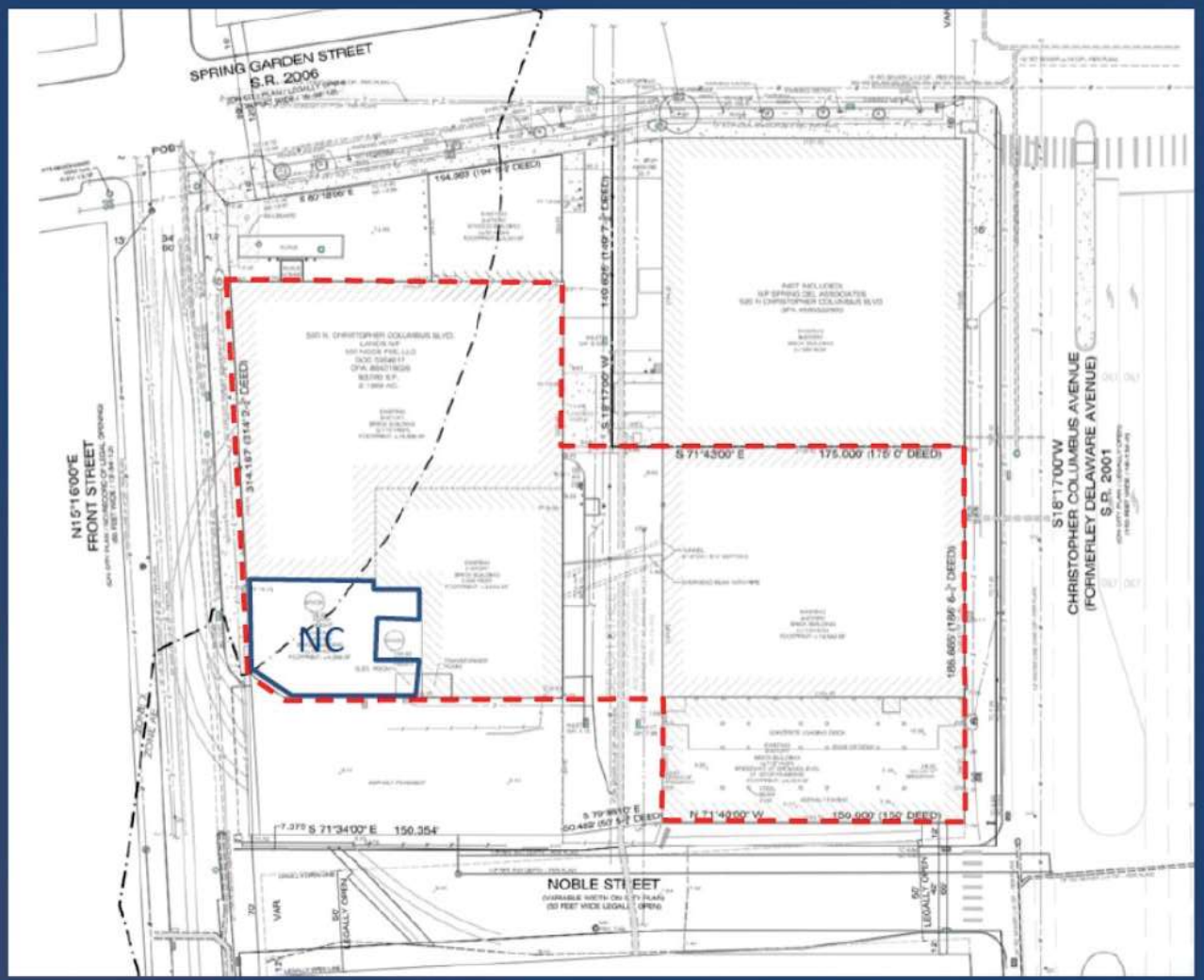
- Warehouse A
- Warehouse B
- Warehouse C
- Machine Shop
- Ice Machine House
- Stack

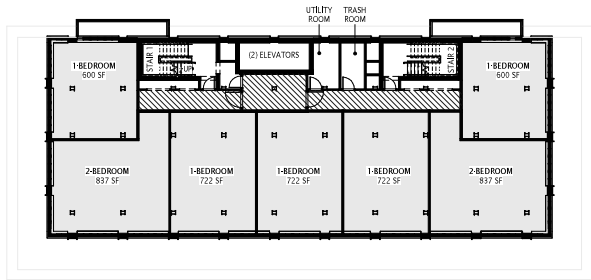
Non-Contributing

- Boiler House

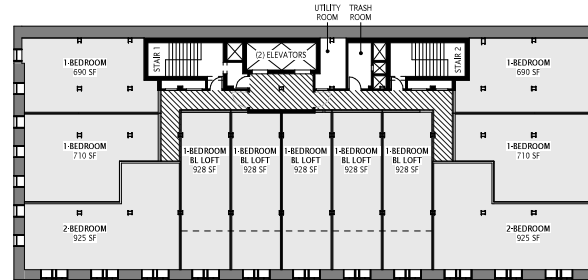
Outside of boundary:

- North End of Parcel
- South End of Parcel
- North and South End of Beach Street ROW

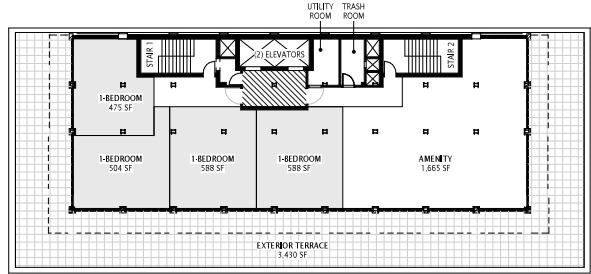




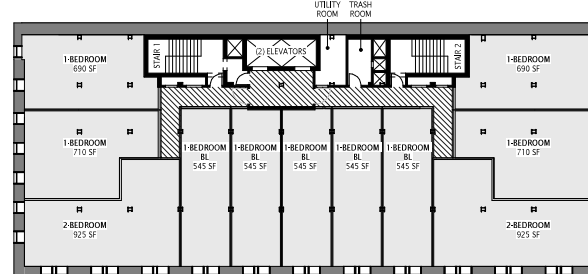
FLOORS 10-14 PLAN



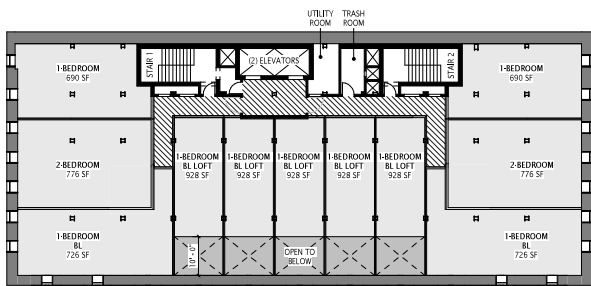
FLOOR 7 PLAN



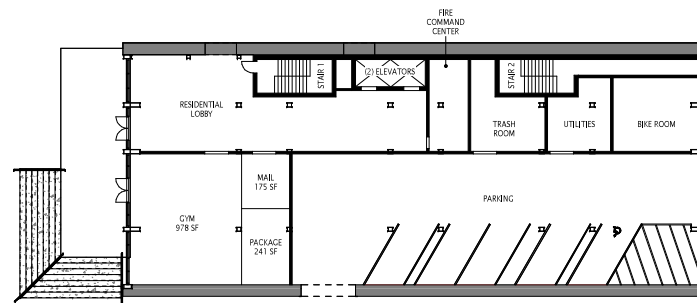
FLOOR 9 PLAN



FLOORS 2-6 PLAN



FLOOR 8 PLAN



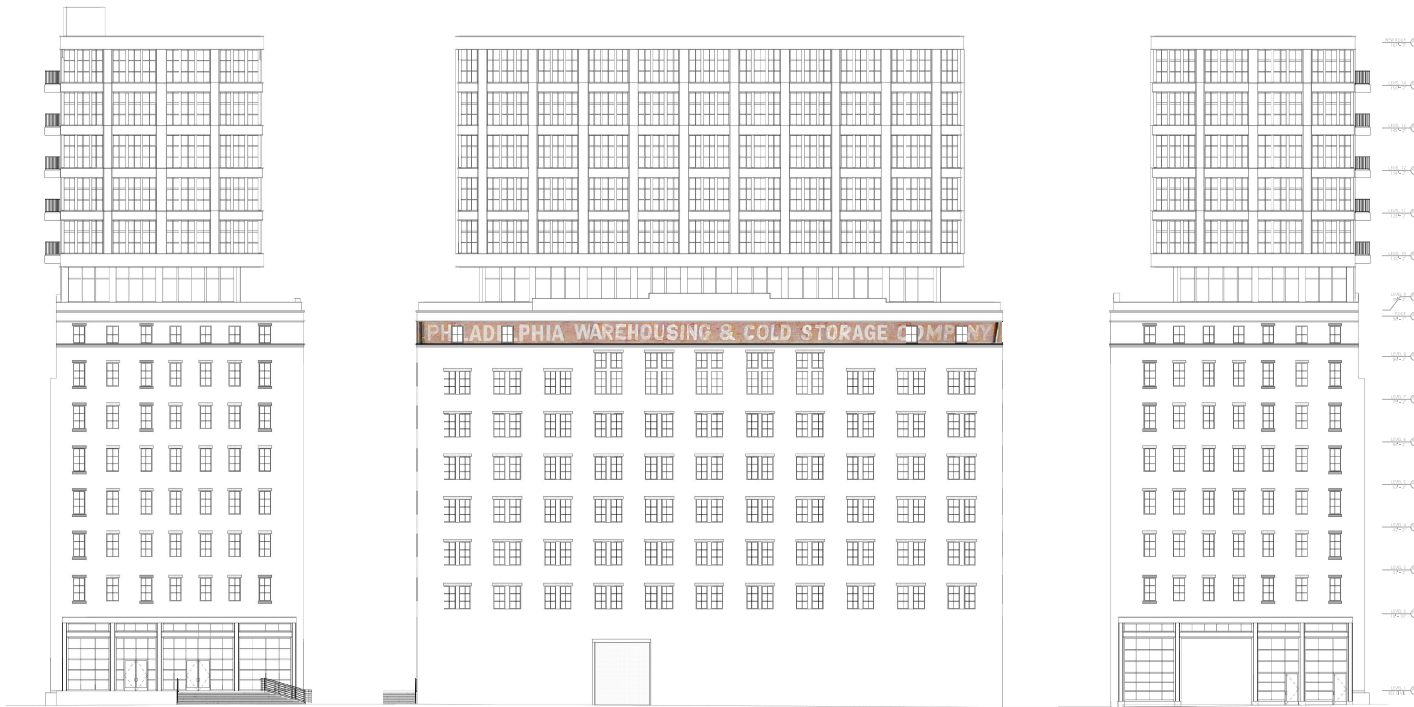
GROUND FLOOR PLAN



SCALE : 1/32" = 1'

03.11.2025

500 N COLUMBUS BUILDING B
FLOOR PLANS



NEW ELEVATIONS



EXISTING ELEVATIONS

WEST ELEVATION

SOUTH ELEVATION

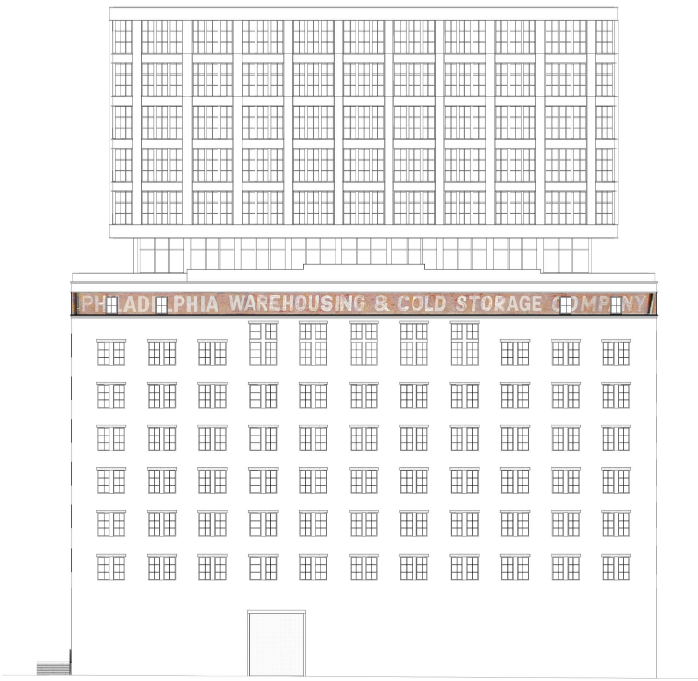
EAST ELEVATION

SCALE : 1/32" = 1'

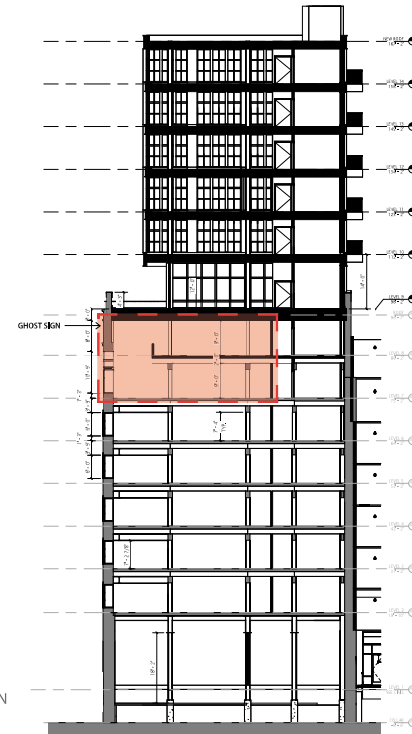


03.11.2025

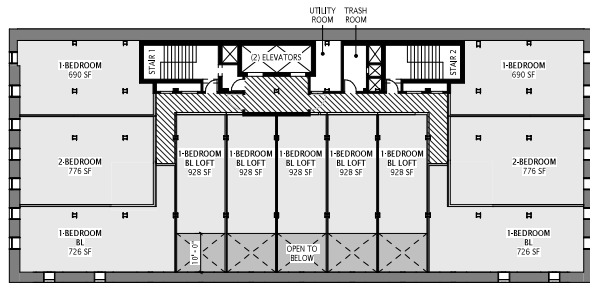
500 N COLUMBUS BUILDING B
ELEVATIONS



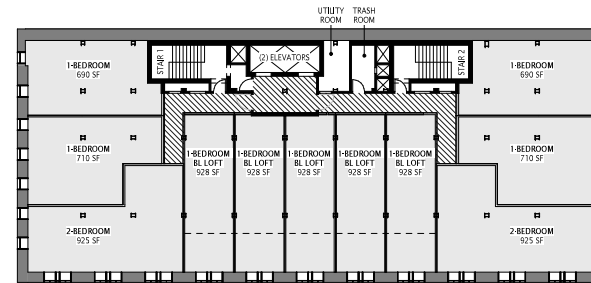
SOUTH ELEVATION



BUILDING SECTION



FLOOR 8 PLAN



FLOOR 7 PLAN












SCALE : 1/32" = 1'

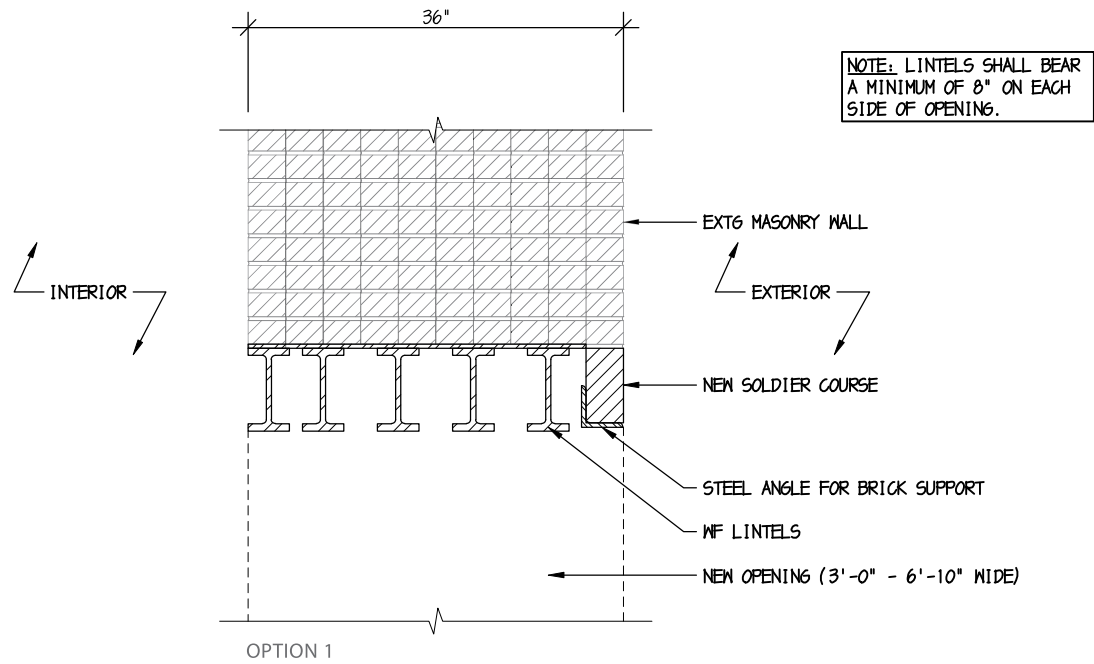
03.11.2025

500 N COLUMBUS BUILDING B
GHOST SIGN SOLUTION

MATERIAL KEY

1		METAL PANEL - BLACK	6		METAL PANEL - GRAPHITE
2		STOREFRONT - BLACK ANODIZED	7		EXISTING BRICK
3		EXISTING PAINTED STEEL	8		EXISTING MARBLE SILLS AND HEADERS
4		BRICK SOLDIER COURSE	9		ALUMINUM WINDOW - BLACK
5		ALUMINUM RAILING			





SCALE: 1" = 1'



UPPER IMAGES: CONCEPT REVIEW 2023
 LOWER IMAGES: CURRENT DESIGN 2025

03.11.2025

500 N COLUMBUS BUILDING B
 MASSING COMPARISON







CITY OF PHILADELPHIA

PHILADELPHIA HISTORICAL
COMMISSION

1515 Arch Street, 13th Floor
Philadelphia, Pennsylvania 19102
Tel: 215.686.7660

Robert Thomas, AIA
Chair

Jonathan E. Farnham, Ph.D.
Executive Director

19 January 2024

Jerry Roller
JKRP Architects
100 E Penn Square, Suite 1080
Philadelphia, PA 19107

Re: 500 N CHRIS COLUMBUS BLVD; Construct five-story rooftop addition on piers

Dear Mr. Roller:

On 12 January 2024, the Philadelphia Historical Commission reviewed your application for 500 N CHRIS COLUMBUS BLVD and its Architectural Committee's report and recommendation of 19 December 2023. At that time, the Historical Commission voted approve the application in concept, pursuant to Standards 9 and 10.

Pursuant to Section 7.3 of the Historical Commission's Rules and Regulations,

- 7.3.b An endorsement of a review in concept of a development program shall apply only to the proposal submitted and reviewed as a whole, shall remain valid for one (1) year, and may be renewed for one period of six (6) months without resubmission to the Commission.
- 7.3.c An endorsement of a review in concept of a development program shall not constitute a final review for permit purposes, shall not vest a right in a permit, and shall be subject to review of the final plans by the Commission before the Commission takes final action on a permit application and before a permit may issue.

If you have any questions, please do not hesitate to contact the staff of the Philadelphia Historical Commission at preservation@phila.gov.

Yours truly,

Jonathan E. Farnham, Ph.D.
Executive Director



**Mural Arts
Philadelphia**
Roots & Reimagination
40th Anniversary

muralarts.org

Jon Farnham, Executive Director
Philadelphia Historical Commission
1515 Arch St.
13th Floor
Philadelphia, PA 19102

March 19, 2025

RE: LETTER OF NON-OPPOSITION
(500 North Christopher Columbus Blvd. a/k/a Unit B of the 500 North Columbus
Boulevard Condominium), OPA #: 884000007)

On behalf of Philadelphia Mural Arts Advocates (“MAA”), and in conjunction with the owner of the above property, 500 NCCB FEE, LLC (the “Owner”), we write to express our non-opposition to this application that includes, among other things, the removal and relocation of the existing mural and the adaptive residential reuse of the former warehousing and cold storage building (the “Building”).

By way of background, the 8,000 square foot image of the American flag depicted in the mural entitled “Our Flag Unfurled” was painted by artist Meg Saligman in the fall of 2001 in the wake of the 9/11 attacks against our country, on the south facing wall of the Building. Over the ensuing years the Mural has become an iconic part of the Philadelphia skyline.

Over the past months MAA has met with the Owner and its consultants concerning the Owner’s desire to make significant investments in the Building as part of an adaptive residential reuse. We very much appreciate that the Owner initiated these conversations and indicated a strong desire from the outset to work with us in order to amicably chart a path forward. Over the course of these discussions, we have come to understand that for the Owner to achieve its proposed adaptive use, it will be necessary to remove the current “Our Flag Unfurled” mural, which will in turn allow the creation of numerous window openings in the Building’s south facing wall. Mural Arts does not want the existing mural (although iconic and much celebrated) to prevent the reuse of the building, and in conjunction with the Owner is pursuing the following:

- Continuance of a process where the parties collaborate and work together;
- Specifically, MAA will not oppose this application with the understanding that ultimately a) a new version of the Mural will receive all necessary governmental approvals and be painted on the highly visible west façade of Unit C of the 500 North Columbus Boulevard Condominium (40 Spring Garden Street, Unit A OPA # 1001679643) that is owned by a related party and b) the parties reach agreement on a financial contribution model for the relocation and repainting of a mural;
- Execution of a satisfactory agreement between the parties concerning all relevant items is to occur no later than June 30, 2025 or the issuance of a zoning permit, whichever is later;
- In the event that the redevelopment project does not proceed or cannot obtain all necessary land use and zoning approvals, the mural will remain at its current location.

Thank you for your consideration of this request.

Sincerely,

Lisa Murch
Chief Operating Officer
Mural Arts Philadelphia