

The Icehouse

Townhouses and Condominiums

Client: EPDG, LP

Unbuilt- expected completion spring 08



Corner of Thompson & Columbia



Thompson Street Looking South West



Hollingsworth Street Looking North East

Building / Site Description:

The Icehouse is a proposed residential development at the intersection of Thompson and Columbia Streets in the Fishtown neighborhood of Philadelphia. It encompasses six abandoned properties along Thompson Street, including what was once a bar with two apartments above. On the Columbia Avenue side it includes one existing three unit residential property and a auto-repair garage. The assemblage of the deteriorated properties took over three years to complete and were purchased from seven different owners.

The plan proposes removal of the decaying structures that have been vacant for at least 15 years. The buildings will be replaced with seven four-story three-bedroom, two and one-half bath townhouses, all with a view of Hetzel's park across the street.

The existing residential building along Columbia Avenue will be renovated and the auto-repair garage will be the base for the condominium units above. The base of the condominium units will provide parking for the residents and will be covered with a green roof and common space. Access to the units will be through this common outdoor space.

The condominium residences will provide a variety of unit types: three one-bedroom, one-bath flats; one one-bedroom, one-bath with den or second bedroom flat; five two-bedroom, two and one-half bath bi-levels; and one two-bedroom, two-bath tri-level. All units including the townhouses will have access to their own private roof garden.

Project Goals:

The goal of the project is to bring life back to a neglected and abandoned, yet highly visible corner in Fishtown. The project aims to be sensitive to the surrounding neighborhood, utilizing predominant building materials such as brick, and maintaining a traditional rhythm to the street.

The project will be developed with multiple green and sustainable features. In addition to the multiple proposed green roofs, a water retention, collection, and recycling system will be in place, solar panels for common area power will put on the upper roofs, high-efficiency appliances and water heaters will be placed in each unit, areas for bike storage will be provided, green building products such as recycled denim insulation will used, and reclaimed, brick and wood beams from the existing buildings will be reused in site features and paving.



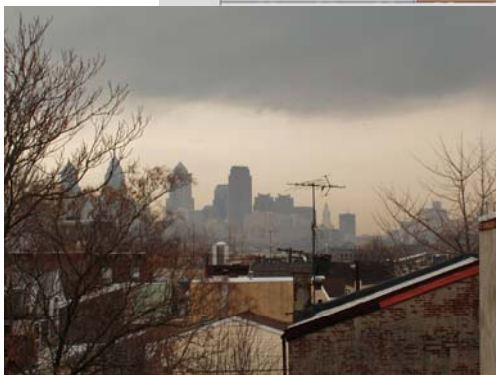
View of Hetzel's Park

Unique Aspects of the Project:

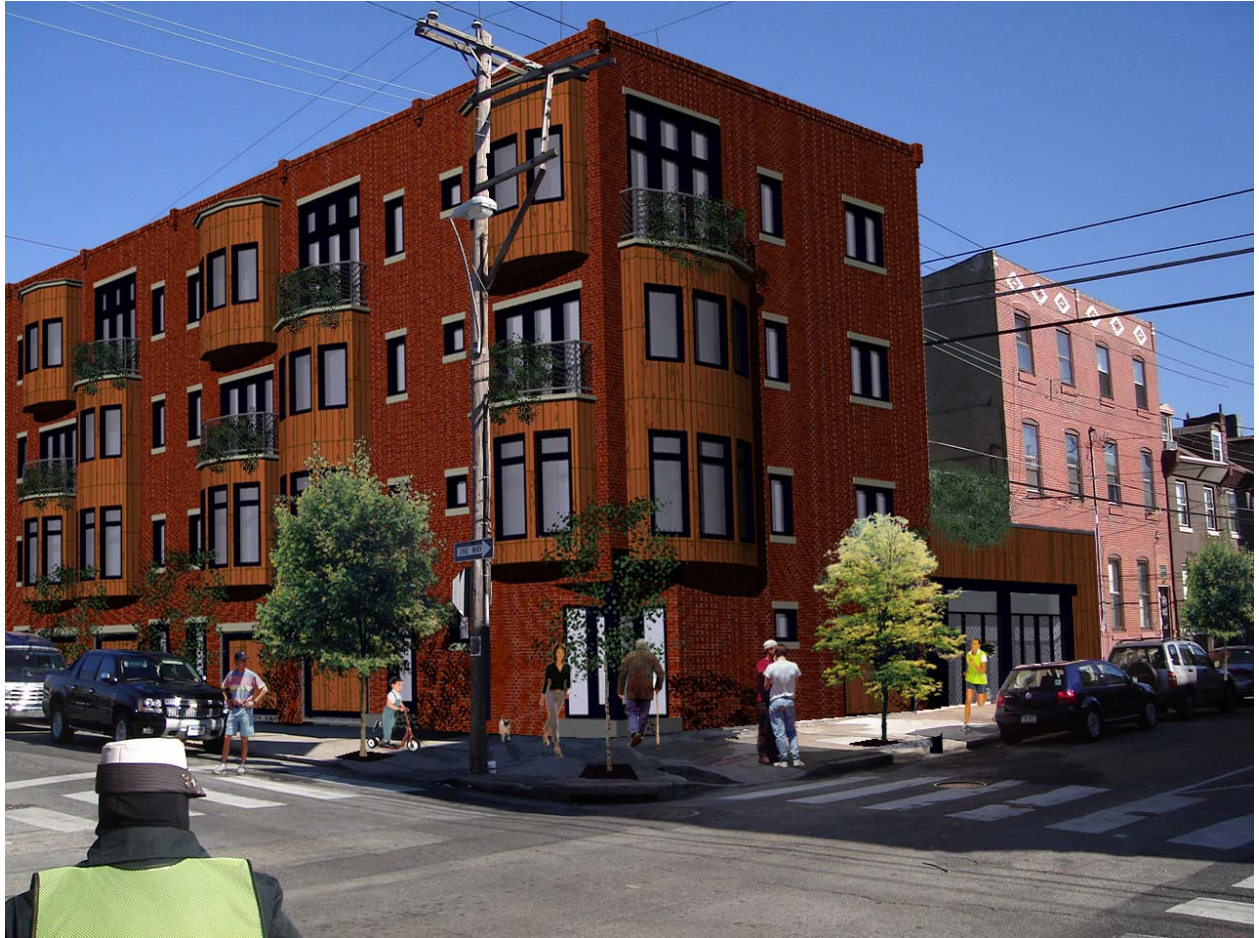
The development is located directly across the street from Hetzel's park and is oriented towards the park. Its design draws the exterior environment inward— the proven benefits of urban green space provide a vista as well as a haven. The primary green roof, which is predominately grass with pavers, incorporates large planting beds, private seating areas with views towards the city, a communal fire pit and a place for interaction with ones neighbors. The garden is lit by power generated from solar panels on the roof and it is maintained with collected rain water.



Project View From Above



City View From Roof



Corner of Thompson & Columbia—Proposed Townhouses



Corner of Thompson & Columbia—1956

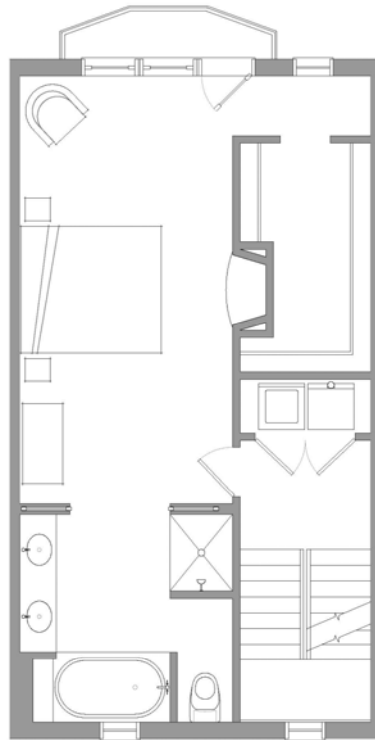


Columbia Garage—1956

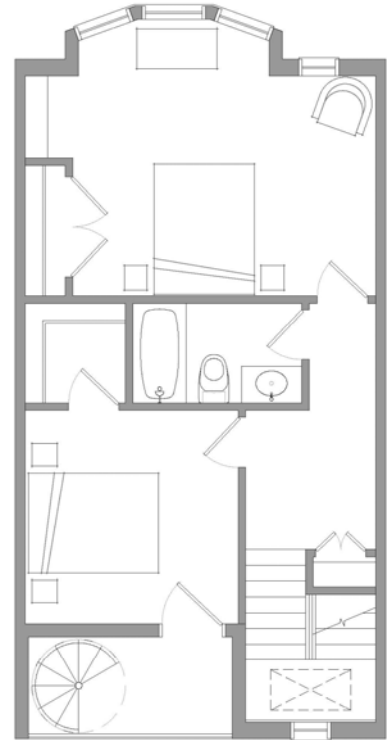
Each dwelling unit is provided with a series of bays and balconies. In the townhomes the bays and balconies are oriented towards the park, with rear views towards the greenroof garden.

The balconies will be constructed as living walls to further emphasize the thriving, vibrant nature of the project.

Each unit is over 18 feet wide and has ample living spaces and storage areas. The resident enters their unit through a gallery— at its conclusion is the stairway— a composition of wood and metal with daylight filtered through frosted glass landings.



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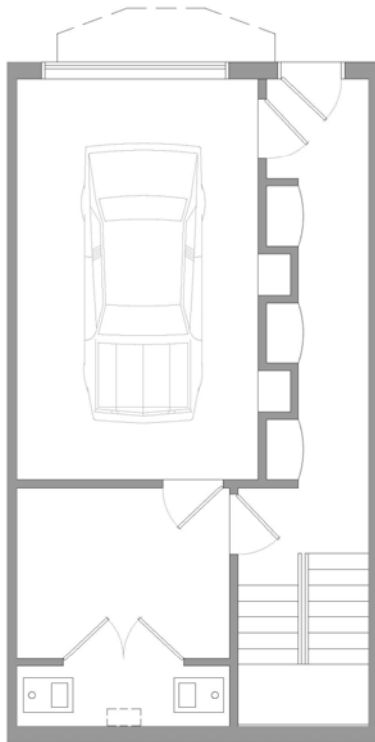
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Sample Plan—Proposed Townhouses

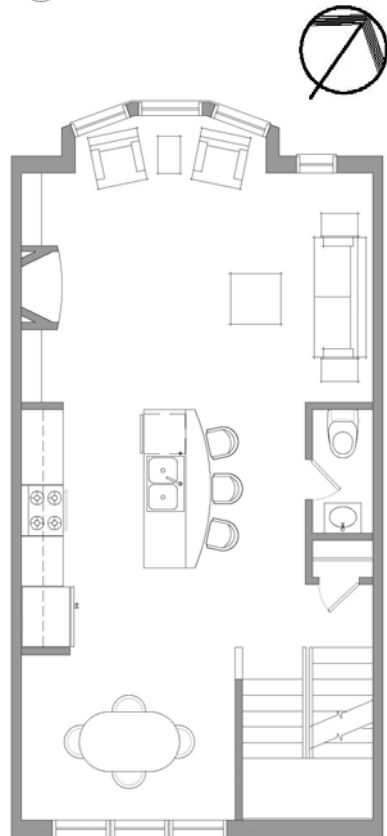
The main floor has an open plan with spaces for gathering as well as privacy. Oversized windows at both the front and rear allow for a clean light filled space.

The upper floors house the bedrooms. The master suite is located on the second floor and contains a dressing area with extra large walk-in closet, full height movable glass walls for separation of spaces when desired and the warmth of a fireplace. Access to the private roof garden is through the third bedroom or den on the top floor.

The homes are simple-modern with elements of warmth and designed for individual flexibility.



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②



Every resident is provided with a parking space and the communal garage contains additional spaces for guests and bike parking. The project utilizes components of the existing structure of the auto-mechanic garage— Its memory remains, but its purpose has changed to provide modern city dwellers with the necessity of mobility.



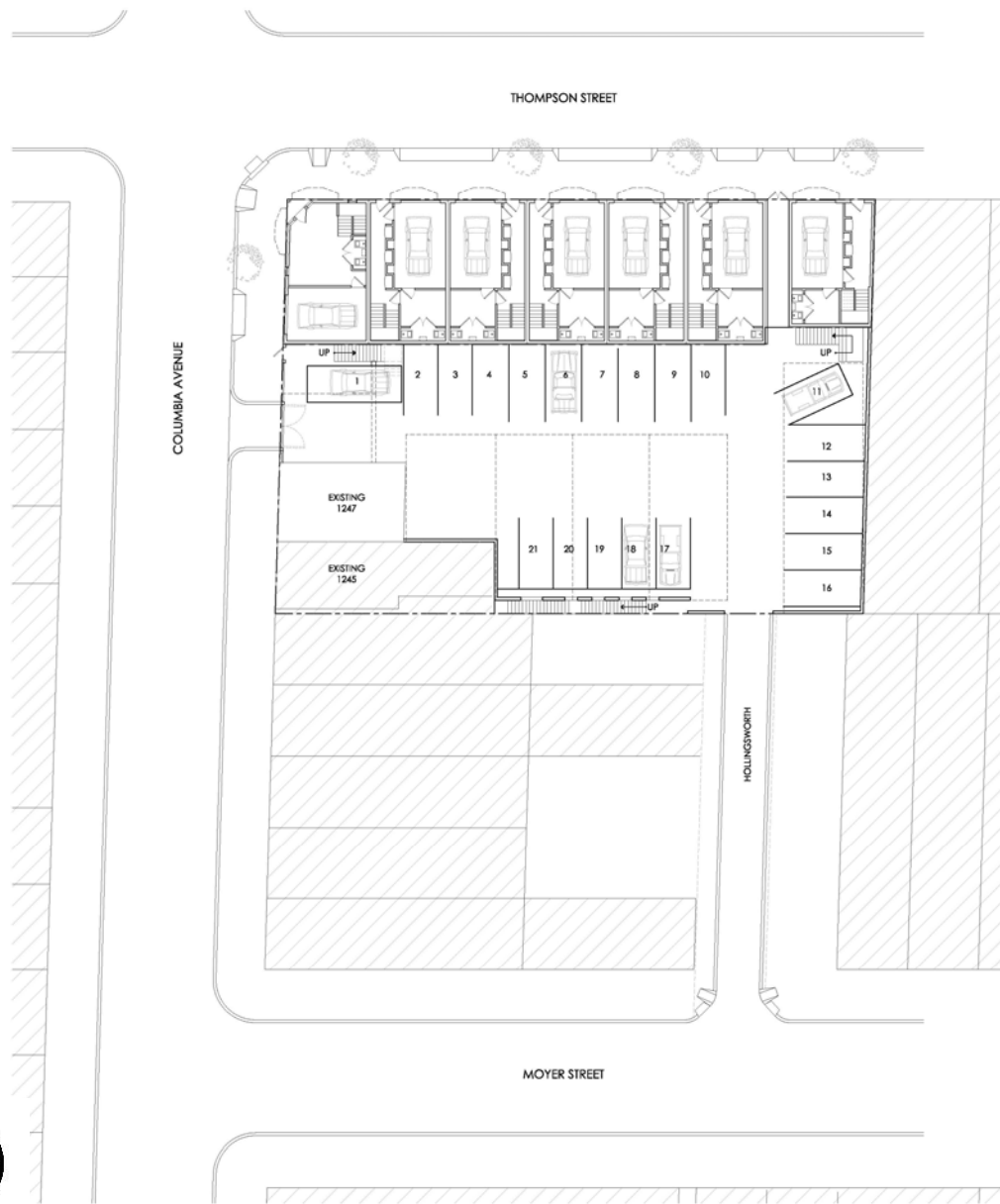
Existing Garage Roof



Existing Garage Entrance



View of Existing Bldgs From Roof



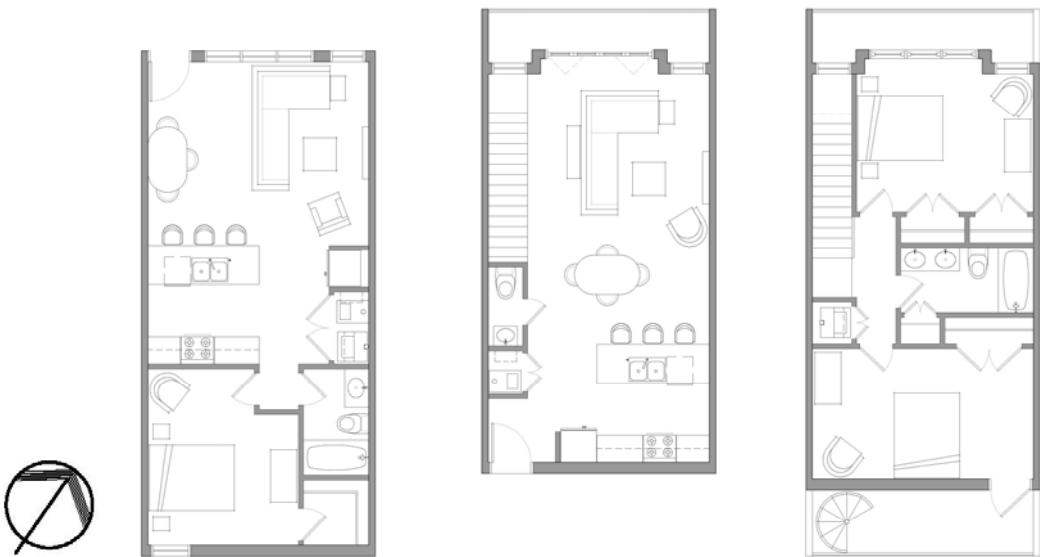
Parking Plan



From Greenroof Garden—Proposed Condominiums

Each condominium is oriented towards the greenroof garden and park beyond. The oversized, industrial-style windows create walls of light inside the open spaces and the outside communicates inward. The doors to the living wall balconies fold and fully open, creating an open wall to the outside. Each unit has a private roof garden with city views.

The project as a whole addresses the needs of individuals living in a dense urban environment— a sanctuary for privacy— a place for communal interaction— a discourse with nature— and the comfort of home.



Sample Condo Flat

Sample Condo Bi-Level