ADDRESS: 1314-16 N BROAD ST
Proposal: Convert building to hotel; construct addition, entry vestibule, and patio
Review Requested: Final Approval
Owner: Rendez Blu LP
Applicant: Scott Orens, Orens Brothers Real Estate
History: 1878; Blue Horizon; 1916, Carl P. Berger
Individual Designation: 3/13/2015, front façade only
District Designation: none
Staff Contact: Meredith Keller, meredith.keller@phila.gov, 215-686-7660

BACKGROUND:
At its 13 March 2015 meeting, the Historical Commission designated 1314-16 N. Broad Street, the former Blue Horizon boxing venue created by the combination of three brownstone mansions, with the stipulation that “the Historical Commission will only regulate the front or Broad Street facades of the historic brownstone mansions.” The front façades extend four stories in height with elevated basements and fourth-story mansards.

SCOPE OF WORK:
- Brace and retain façade.
- Construct new one and a half story glass enclosure for accessible hotel entrance.
- Install signage above entry vestibule.
- Remove center railings at existing stair and construct elevated patio with glass railings.
- Replace doors.
- Replace dormer windows, with upper sash to receive spandrel glazing.
- Stabilize damaged pilasters at doors.
- Restore canopy.
- Install façade lighting.

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

- **Standard 2:** The historic character of a property shall be retained and preserved. The removal of materials or alterations of features and spaces that characterize a property shall be avoided.
  The proposed glass entry vestibule obstructs a large portion of the historic façade, and the construction of the raised patio removes character-defining railings and irreversibly alters the entrance stair, changing the spatial relationship of the properties’ historic entrances. The windows proposed at the mansard do not properly replicate the arch of the historic windows. The proposed vestibule, patio, and replacement windows do not comply with this guideline.

- **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 proposed entrance enclosure, though differentiated from the historic structure, is not compatible with the massing, size, and scale of the brownstone façade. The proposed vestibule project does not comply with this guideline.

NEW EXTERIOR ADDITIONS TO HISTORIC BUILDINGS AND RELATED CONSTRUCTION GUIDELINE | NOT RECOMMENDED (PP. 156):
• Constructing a new addition on or adjacent to a primary elevation of the building which negatively impacts the building’s historic character.
• Attaching a new addition in a manner that obscures, damages, or destroys character-defining features of the historic building.
• Designing a new addition that is significantly different and, thus, incompatible with the historic building.

Both the proposed glass entry vestibule and raised patio negatively impact the historic character of the brownstone façade. The proposed glass vestibule further obscures character-defining features of the carved brownstone window surrounds and would cause a partial loss of the cornice. The new vestibule is also distinctly modern with materials that do not relate to the historic façade. The proposed project does not comply with this guideline. The proposed hotel addition is not within the Historical Commission’s jurisdiction.

**STAFF RECOMMENDATION:** Denial, pursuant to Standards 2, 9, 10 and the New Exterior Additions Guidelines.

**MAPS & IMAGES:**

![Figure 1: 2018 Parcel Map](image)
APPLICATION FOR BUILDING PERMIT

APPLICATION #: ____________________________
(Please complete all information below and print clearly)

ADDRESS OF PROPOSED CONSTRUCTION
1314-1316 N Broad Street, Philadelphia, PA

APPLICANT: Scott Orens
COMPANY NAME: Orens Brothers Real Estate
PHONE #: 215-222-4412 FAX #: ____________________________
PROPERTY OWNER'S NAME: RENDEZ BLU LP
PHONE #: ____________________________ FAX #: ________________
ARCHITECT / ENGINEER IN RESPONSIBLE CHARGE: David Schmauk
ARCHITECT / ENGINEERING FIRM: Wulff Architects
PHONE #: 215-985-0500 FAX #: 215-985-4404

CONTRACTOR:
CONTRACTING COMPANY:
PHONE #: ____________________________ FAX #: ____________________________
LICENSE #: ____________________________ E-MAIL: ____________________________

LICENSE #: ____________________________ E-MAIL: ____________________________

USE OF BUILDING / SPACE:
Hotel

ESTIMATED COST OF WORK
$22,000,000

BRIEF DESCRIPTION OF WORK:
A RESIDENTIAL BUILDING CONSISTING OF FIVE STORIES ATOP A STEEL FRAMED CONCRETE DECK WITH A HORIZONTAL BUILDING SEPARATION. EACH RESIDENTIAL FLOOR CONTAINS 28 MODULAR HOTEL ROOMS FOR A BUILDING TOTAL OF 140 HOTEL ROOMS. UNITS RANGE FROM QUEEN TO DOUBLE BEDROOM. ALL RESIDENTIAL FLOORS HAVE A DOUBLE-LOADED CORRIDOR FLANKED BY TWO EGRESS STAIRS. ALL FLOORS ARE ACCESSIBLE.

TOTAL AREA UNDERGOING CONSTRUCTION: (approx) 78,000 square feet

COMPLETE THESE ITEMS IF APPLICABLE TO THIS APPLICATION:

# OF NEW SPRINKLER HEADS (suppression system permits only): __________ LOCATION OF SPRINKLERS: ____________________________
# OF NEW REGISTERS / DIFFUSERS (hvac / ductwork permits only): __________ LOCATION OF STANDPIPES: ____________________________

IS THIS APPLICATION IN RESPONSE TO A VIOLATION? X NO ☐ YES ☐ VIOLATION #: ____________________________

All provisions of the building 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 statement herein I am subject to such penalties as may be prescribed by law or ordinance.

APPLICANT'S SIGNATURE ___________________________________________________________ DATE: __/__/____

81-3 (Rev. 11/18)
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WAS VIOLATION FOR WORK WITHOUT A PERMIT? □ NO □ YES (INSPECTION FEE MUST BE ADDED TO PERMIT FEE)

VIOLATION # ____________________________
7 January 2019

On behalf of Rendez Blu LP, we respectfully request final Historic Commission approval for the Blue Horizon front facade, located at 1314-16 N Broad Street.

Summary:
On March 13, 2015, the Philadelphia Historical Commission added the front façade of the Blue Horizon to the Philadelphia Register of Historic Places. In the following proposed design, the Broad Street façade is being preserved and stabilized by a steel structure at the interior of the building. An addition will be constructed behind the historic façade that will include a 140-room hotel with amenity functions on the first floor and mezzanine levels. The proposed design is based on the following considerations:

- **New Hotel Entrance:** The existing building does not have an accessible entrance and a new entrance on Broad Street can only be located at the Southeast corner due to the proximity of the property line. This available width at the Southeast corner is limited to five feet. Additionally, adjacent buildings to the North and South (currently under construction) both sit proud of the Blue Horizon façade. We are therefore proposing a new glass entrance will extend beyond to the property line, but respect the sightlines back to the historic building facade. Changes to the new entrance canopy materials have already been implemented in consideration of preliminary comments made by the Historic Commission.

- **New Exterior Patio:** As we can no longer use the staircase, towards the North of the Historic Façade, as a primary entrance, we are proposing to overframe it and create an outdoor seating area to satisfy the hotel program and creates a level of activity on the street that helps to communicate the new purpose of the building. This outdoor seating for the coffee shop can be accessed from both Broad Street and the East Mezzanine level. The railings to the North and South of the former entrance stairs are being maintained to describe the original volume of the entrance into the boxing venue. Changes to the new entrance canopy materials have already been implemented consideration of preliminary comments made by the Historic Commission.

- **New Building Above:** The additional two stories proposed, above the historic façade on Broad Street, are required as circulation elements for the Hotel. The design intent is that they will be recessive with a rhythm and material that will complement the historic facade. The new structure has been set back approximately 4” from each side and the window fenestration has been adjusted in consideration of preliminary comments made by the Historic Commission.

**Phasing for the façade stabilization:**
1. Demolish the Arena/venue to the West of the site up to the brownstone mansions.
2. Construct the East cores (Elevator shaft and Stair tower shaft).
3. Brace the existing brownstone facades back to the new cores.
4. Demolish the brownstone mansions up to the existing facade to remain.
Moose Lodge Excerpt

Home of Philadelphia Lodge No. 54
Philadelphia, Pennsylvania

Philadelphia Lodge No. 54, Loyal Order of Moose, was instituted on October 20, 1908. The first man to sign the rolls was Brother John W. Ford, then Coroner of Philadelphia, who is not only the present Supreme Dictator of the Order, but is serving his sixth successive term as Dictator of No. 54. During the first four years of the existence of Philadelphia Lodge, it had little of which to boast, but the years following this up-and-down period have been remarkable ones. Harmony, progressiveness, loyalty and good red-blood have combined to advance this Lodge to a status hitherto undreamed of. On March 31, 1918, No. 54 paid Supreme Lodge Dues on a good standing membership of 21,577, and on the same date the total worth of the Lodge was $318,885.89. In its $390,000 Home, located at 1312-1314-1316 North Broad Street, Philadelphia, Pennsylvania, the largest Lodge of any Fraternal Order in the world, cordially invites the visitation of all Moose and extends the glad hand of good fellowship to the entire fraternal world.
1875 Philadelphia Atlas
1962 Land Use Map
THE LEGENDARY BLUE HORIZON
1314-16 N BROAD STREET
HISTORY OF THE BLUE HORIZON

Built to house wealthy businessmen and their families (1865), and later the headquarters for the Moose Lodge (1912). By the 1960s the Blue Horizon was known as the center of African-American community life and as a world-renowned boxing venue.

Even though the state legislature deemed boxing unsavory enough to outlaw it in 1861 (the statute remained on the books until 1942), the Sweet Science never went down for the count in Pennsylvania. In fact, the law hardly laid a glove on it.

Clubs served as a kind of informal farm system that fed into larger venues like the Arena, and the Alhambra in Philadelphia, Duquesne Gardens in Pittsburgh, and Madison Square Garden in New York, boxing's Mecca. On promise alone, contenders and hopefuls filled the seats on their way up, while ex-champions, trying to eke out a few extra paydays, filled them on fumes and reputation. And between them, a new breed of pug emerged: the club fighter, either skilled or just tough enough to put on a good show, but never able to progress beyond club walls.

Philadelphia clubs spawned their share of champions including bantamweight Jeff Chandler; middleweight Joey Giardello; light heavyweights Jack O'Brien, Battling Lévisky, Tommy Loughran, Harold Johnson, and Matthew Saad Muhammad; and heavyweight Joe Frazier. So fabled was the Philadelphia clubs spawned their share of champions. Chronicling the Blue Horizon façade on Broad Street, as a primary entrance, we are proposing to overframe it and create an outdoor seating area to satisfy the hotel program and creates a level of activity on the street that helps to communicate the new purpose of the building. This outdoor seating for the coffee shop can be accessed from both Broad Street and the East Mezzanine level. The railings to the North and South of the former entrance stairs are being maintained to describe the original volume of the entrance into the boxing venue. Changes to the new entrance canopy materials have already been implemented consideration of preliminary comments made by the Historic Commission.

In its heyday in the 1960s and 1970s, fighters fought in front of standing-room only crowds in the 1,200 seat arena, and the Blue came to epitomize the ideal of the Philadelphia fighter. More than thirty future champions, including "Kid" Jeff Chandler, Harold Johnson, heavyweight Tim Witherspoon, and longtime middleweight titleholder Bernard "The Executioner" Hopkins, honed their skills in its ring.

"Everyone knows," says Hopkins, who defended his belt a record twenty times over ten years before losing his crown on a split decision in 2005, "that when you fight a Philadelphia fighter, whether it's at the Blue Horizon or the Spectrum or wherever, you're going to see a fight. They're going to give their sweat, blood, and tears to put on a good performance. That's Philly, man. It's something in the air." That same year, Ring magazine called the Blue Horizon "the best place to watch a boxing match."

With three floors of space, the Blue Horizon also hosted other events, including weddings, comedy shows, and concerts, and functioned as a community center. The Blue Horizon, however, was not to last and closed its doors in 2010.

PROPOSED SCOPE

Summary:
On March 13, 2015, the Philadelphia Historical Commission added the front façade of the Blue Horizon to the Philadelphia Register of Historic Places. In the following proposed design, the Broad Street façade is being preserved and stabilized by a steel structure at the interior of the building. An addition will be constructed behind the historic façade that will include a 140-room hotel with amenity functions on the first floor and mezzanine levels. The proposed design is based on the following considerations:

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New Building Above: The additional two stories proposed, above the historic façade on Broad Street, are required as circulation elements for the Hotel. The design intent is that they will be recessive with a rhythm and material that will complement the historic façade. The new structure has been set back approximately 4’ from each side and the window fenestration has been adjusted in consideration of preliminary comments made by the Historic Commission.

As many details and products have not been selected at this time, the Historic Commission will review all product information and shop drawings related to the Existing Broad Street facade, including:
- Any masonry sealers
- Slate roofing
- Color selection of new two-story facade above.
- Retrofit doors
- Exterior light Fixture selections

ESTIMATED PHASING

- Demolish the Arena/venue to the West of the site up to the brownstone mansions.
- Construct the East cores (Elevator shaft and Stair tower shaft).
- Brace the existing brownstone facades back to the new cores.
- Demolish the brownstone mansions up to the existing facade to remain.

ESTIMATED PHASING
HISTORIC KEYNOTES

01. AT AREAS OF DAMAGED SLATE ROOF, REPAIR IN KIND TO MATCH EXISTING.

02. DORMER WINDOWS AT THIS FLOOR TO BE REPLACED. UPPER SASH WILL BE SPANDREL. SHOP DRAWINGS TO BE SUBMITTED TO HISTORIC COMMISSION FOR APPROVAL.

03. NEW STRIP LIGHT TO BE PROVIDED AT EDGE OF GUTTER TO ILLUMINATE MANSARD ROOF. FIXTURE TO ATTACH TO GUTTER AND BE PAINTED SAME AS GUTTER COLOR. SHOP DRAWINGS TO BE PROVIDED TO HISTORIC COMMISSION FOR REVIEW.

04. NEW BUILDING UPLIGHTS AT TOP OF THE EXISTING CANOPY.

05. NEW 36” DOOR AND SIDELITES.

06. EXISTING DOORS TO BE REPLACED WITH FIXED WOOD PANELS TO MATCH EXISTING DOORS.

07. NEW BUILT UP EXTERIOR PATIO. MATERIAL TO MATCH ADJACENT STAIRS. REMOVE INTERMEDIATE RAILINGS AND SALVAGE FOR REUSE AS NEEDED.

08. APPROXIMATE DEMOLITION BOUNDARY.

09. WINDOW TO RECEIVE SPANDREL GLAZING AT ALL EXISTING PANES.

10. CLEAN FACADE WITH APPROVED CHEMICALS/AGENTS. PATCHING AND REPAIRING OF BROWNSTONE IS NOT INCLUDED IN THIS PERMIT SUBMISSION AND WILL BE SUBMITTED SEPARATELY AS A BROWNSTONE RESTORATION PACKAGE.

11. REMOVE AND REPLACE DOWNSPOUTS

12. REMOVE EXISTING WINDOW WITHIN THE AREA OF DEMOLITION AND INFILL WITH SALVAGE BRICK. PATCHING AND REPAIRING OF BROWNSTONE IS NOT INCLUDED IN THIS PERMIT SUBMISSION AND WILL BE SUBMITTED SEPARATELY AS A BROWNSTONE RESTORATION PACKAGE.

13. REMOVE SECURITY CAMERA, ASSOCIATED DATA CABLES, AND ALL RELATED INFRASTRUCTURE. PATCH AND REPAIR HOLES IN MASONRY. PATCHING AND REPAIRING OF BROWNSTONE IS NOT INCLUDED IN THIS PERMIT SUBMISSION AND WILL BE SUBMITTED SEPARATELY AS A BROWNSTONE RESTORATION PACKAGE.

14. REMOVE AND REPLACE EXTERIOR LIGHT FIXTURES.

15. SALVAGE BRICK FOR USE AS MATCHING BRICK IN AREAS OF REPAIR AND INFILL.

16. REMOVE BARBED WIRE. PATCHING AND REPAIRING OF BROWNSTONE IS NOT INCLUDED IN THIS PERMIT SUBMISSION AND WILL BE SUBMITTED SEPARATELY AS A BROWNSTONE RESTORATION PACKAGE.

17. EXISTING WINDOWS TO REMAIN. REPAIR IN KIND.

18. REMOVE ALL EXTERIOR SIGNAGE. PATCH AND REPAIR HOLES IN MASONRY. PATCHING AND REPAIRING OF BROWNSTONE IS NOT INCLUDED IN THIS PERMIT SUBMISSION AND WILL BE SUBMITTED SEPARATELY AS A BROWNSTONE RESTORATION PACKAGE.

19. REMOVE WOOD AND DEBRIS.

20. EXISTING RAILING TO REMAIN. REPAIR IN KIND, CLEAN, AND PAINT, TYP. REPAIR METAL HANDRAILS THAT HAVE BECOME UNSEATED.

21. INSPECT AND REPAIR ALL MORTAR JOINTS. PATCHING AND REPAIRING OF BROWNSTONE IS NOT INCLUDED IN THIS PERMIT SUBMISSION AND WILL BE SUBMITTED SEPARATELY AS A BROWNSTONE RESTORATION PACKAGE.

22. AREA OF NEW LANDSCAPING TO BE PROVIDED LEVEL WITH SIDEWALK GRADE. COORDINATE WITH SITE PLAN. PROVIDE A CURB BETWEEN LANDSCAPING AND ANY EXISTING MASONRY.

23. DAMAGED DECORATIVE DOOR FILASTER SEGMENTS. STABILIZE TO PREVENT FUTURE DETERIORATION.

24. PROVIDE NEW METAL WRAP AT EXPOSED CANOPY FRAMING. CLEAN AND PAINT ALL CANOPY METAL.

25. REPAIR OF THIS AREA IS NOT INCLUDED IN THIS SCOPE. PATCHING AND REPAIRING OF BROWNSTONE WILL BE SUBMITTED SEPARATELY AS A BROWNSTONE RESTORATION PACKAGE.

26. REMOVE HOOD PANEL AND INFILL. AREA BEYOND IS UNKNOWN. THIS PROPOSED INFILL WILL BE SUBMITTED TO HISTORIC COMMISSION FOR REVIEW.
BUILDING CURRENTLY UNDER CONSTRUCTION TO THE NORTH.

LIGHT FIXTURES TO WASH FACADE, MOUNTED ON TOP OF THE CANOPY.

NEW BRICK PAVING TO ALIGN WITH THE THREE ORIGINAL HISTORIC MANSIONS.

NEW LANDSCAPING

PROVIDE A CONCRETE CURB WHERE ANY LANDSCAPING IS ADJACENT TO THE BUILDING TO PREVENT DIRECT CONTACT BETWEEN SOIL AND BROWN STONE.

NEW ACCESSIBLE ENTRY

LIGHT FIXTURES TO WASH FACADE, MOUNTED ON TOP OF THE CANOPY.

BUILDING CURRENTLY UNDER CONSTRUCTION TO THE SOUTH.

N. CARLISLE STREET

N. BROAD STREET

PROPERTY LINE

HVAC UNIT

LOADING DOCK

200' - 5 3/4"
NEW STEEL STRUCTURE TO BE PROVIDED AT INTERIOR OF BUILDING TO STABILIZE FACADE. (TYP ALONG BROAD STREET FACADE)

STAIR 2

34'-0" 1/4"

ELEV. 2

STAIR 2

3500#

ELEVATOR CLOSET

6' - 9 7/8"

PROPERTY LINE

PARTIAL MEZZANINE FLOOR PLAN

A5

3/32" = 1'-0"

TYPICAL PARTIAL FLOOR PLAN (BEHIND EXISTING FACADE)

A5

3/32" = 1'-0"
1. **GROUND FLOOR**

   - 0' - 0"

2. **WEST MEZZANINE**

   - 8' - 6"

3. **FIRST FLOOR REAR**

   - 23' - 4"

4. **SECOND FLOOR REAR**

   - 34' - 1 7/8"

5. **THIRD FLOOR REAR**

   - 44' - 11 3/4"

6. **FOURTH FLOOR REAR**

   - 55' - 9 5/8"

7. **FIFTH FLOOR REAR**

   - 66' - 7 1/2"

8. **ROOF REAR**

   - 79' - 1 3/8"

9. **TOP OF PARAPET**

   - 81' - 5 3/8"

10. **ELEVATOR OVERRUN**

    - 5 1/2"

---

**Typical Partial Floor Plan (Above Existing Facade)**

- 3/32" = 1'-0"

**West Elevation (For Reference Only)**

- 1" = 20'-0"
1.1 GROUND FLOOR
0' - 0"

1.0 FIRST FLOOR
-2' - 6"

3.2 FIRST FLOOR REAR
23' - 4"

7.2 FIFTH FLOOR REAR
66' - 7 1/2"

2.1 EAST MEZZANINE
6' - 0"

7.3 FIFTH FLOOR FRONT
66' - 7 1/2"

6.3 FOURTH FLOOR FRONT
55' - 9 5/8"

5.3 THIRD FLOOR FRONT
44' - 11 3/4"

4.3 SECOND FLOOR FRONT
34' - 1 7/8"

2.4 ENTRY ROOF
11' - 0"

1.1 GROUND FLOOR
0' - 0"

1.0 FIRST FLOOR
-2' - 6"

AREA OF GLASS BLOCK AND WINDOW TO BE REMOVED AND INFILLED WITH MATCHING BRICK SALVAGED FROM ADJACENT DEMOLITION.

EXISTING MANSARD ROOF

PERIMETER GUTTER AND COPING

NEARNEST TO THE ROOF TOP HVAC UNIT

TOP OF PARAPET
81' - 5 3/8"

THIS PORTION IS AGAINST THE ADJACENT BUILDING

NEW SOUTH ELEVATION BLUE HORIZON

7 JANUARY 2019

SOUTH ELEVATION (FOR REFERENCE ONLY)

A6
1" = 20'-0"

ISSUED FOR:
HISTORIC SUBMISSION
1 JANUARY 2019
1.1 GROUND FLOOR
0' - 0"

2.1 EAST MEZZANINE
6' - 0"

2.3 WEST MEZZANINE
8' - 6"

2.4 ENTRY ROOF
11' - 0"

2.5 UPPER ENTRY ROOF
20' - 6 1/4"

3.1 1ST FLOOR FRONT
23' - 4"

3.2 1ST FLOOR CEILING FRONT
21' - 6 1/8"

3.3 1ST FLOOR FRONT
23' - 4"

3.5 TOP OF PARAPET
81' - 5 3/8"

3.7 E.I.F.S. FACADE TO COMPLEMENT BROWNSTONE BELOW. FINAL COLOR SELECTION TO BE REVIEWED BY HISTORIC COMMISSION.

4.1 2ND FLOOR FRONT
34' - 1 7/8"

4.3 SECOND FLOOR FRONT
54" - 1 7/8"

5.1 THIRD FLOOR FRONT
44' - 11 5/8"

5.3 3RD FLOOR FRONT
66' - 7 1/2"

6.1 4TH FLOOR FRONT
55' - 9 5/8"

6.3 FOURTH FLOOR FRONT
55' - 9 5/8"

6.5 FIFTH FLOOR FRONT
66' - 1 1/2"

7.1 HVAC UNIT AT REAR OF BUILDING (NOT VISIBLE FROM BROAD ST.)

7.3 FIFTH FLOOR FRONT
66' - 1 1/2"

NEW ACCESSIBLE BUILDING ENTRANCE
21' - 4 3/4"

APPROX. HEIGHT
28' - 0 3/4"

HVAC UNIT AT REAR OF BUILDING
(3) NEW ACCESSIBLE BUILDING ENTRANCE
6' - 0"

5' - 7 1/2" (FACADE TO PROPERTY LINE)

Elevator Overflow
SOUTH FACADE

AREA TO BE DEMOLISHED

NOVEMBER 15TH, 2018

ISSUED FOR:
HISTORIC SUBMISSION
1 JANUARY 2019
A16ANNOTATED PHOTO - DOOR PILASTERS

DOOR PILASTERS

NOVEMBER 15TH, 2016
FRONT CANOPY

NOVEMBER 13TH, 2018
1.1 GROUND FLOOR

2.3 WEST MEZZANINE
6'-0"

2.1 EAST MEZZANINE
6'-0"

3.3 1ST FLOOR FRONT
25'-4"

RAILING TO REMAIN TO PERCEIVE EXISTING STAIRS.

EAST ELEVATION FRONT DOOR

1/4" = 1'-0"

ISSUED FOR:
HISTORIC SUBMISSION
7 JANUARY 2014
FRONT ENTRY AT BROAD ST.

JANUARY 7TH, 2019
SIDE FRONT ENTRY
JANUARY 7TH, 2019

ISSUED FOR:
HISTORIC SUBMISSION
7 JANUARY 2019
SIDE FRONT ENTRY DUSK

JANUARY 7TH, 2019