ADDRESS: 825 WALNUT ST
Proposal: Install marquee; replace entry door; replace entry brick
Review Requested: Final Approval
Owner: Walnut Street Theatre
Applicant: Jonathan Broh, JKR Partners LLC
History: 1905; Walnut Street Theater Annex
Individual Designation: 5/3/1973
District Designation: None
Staff Contact: Megan Cross Schmitt, megan.schmitt@phila.gov, 215-686-7660

BACKGROUND:
This six-story building was constructed for office use in 1905 and now serves as the entrance to the Walnut Street Theatre. The existing entry doors situated within the vestibule appear to have been approved by the Historical Commission in 2011. The existing illuminated “Walnut Street Theatre” sign appears to have been approved by the Historical Commission in 2013.

SCOPE OF WORK
- Install new LED marquee above “Walnut Street Theatre” sign.
- Replace doors at existing entrance.
- Replace brick at entrance.

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

- Standard 5: Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
  - Though staff is not opposed to the concept of an LED marquee on this building, the location as proposed would install the marquee directly over a band of decorative terra cotta. Such detailing is a character-defining feature of this building and destroying it or permanently obstructing it does not comply with the Standards.

- 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.
  - Though staff is not opposed to the concept of an LED marquee on this building, the location as proposed would install the marquee directly over a band of decorative terra cotta. Such detailing is a character-defining feature of this building and destroying it or permanently obstructing it does not comply with the Standards.
  - The proposed entry doors are replacing non-historic doors. Therefore, their removal and replacement does not destroy historic fabric. The proposed doors appear to be compatible with the existing, already altered entrance.
  - Though the brick adjacent to the existing entry doors is not historic, the proposed grey color for the replacement brick does not appear compatible with the brick to remain at the side walls of the vestibule. In addition, the smooth texture of the brick face and mortar joints as proposed lend a mismatched appearance rather than a differentiated one.
STAFF RECOMMENDATION: Approval of the entry doors, and denial of the marquee and replacement brick, pursuant to Standards 5 and 9.

MAPS & IMAGES:

Figure 1: 2018 Parcel Map, City Atlas.
Figure 2. Main entrance of Walnut Street Theatre (825 Walnut Street).
Figure 3. Walnut Street Theatre (825 Walnut Street).
Figure 4. Decorative Terra Cotta.
APPLICATION FOR BUILDING PERMIT

ADDRESS OF PROPOSED CONSTRUCTION:
815-831 Walnut Street

APPLICANT: Jonathan Broh
COMPANY NAME: JKR Partners LLC
PHONE #: (215) 928-9331

PROPERTY OWNER'S NAME: Walnut Street Theatre
PROPERTY OWNER'S ADDRESS: 825 Walnut Street, Philadelphia PA 19107
PHONE #: (215) 923-2055

ARCHITECT/ENGINEER IN RESPONSIBLE CHARGE: Jonathan Broh
ARCHITECT/ENGINEERING FIRM: JKR Partners LLC
PHONE #: (215) 928-9331

CONTRACTOR: Jonathan Broh
CONTRACTING COMPANY: JKR Partners LLC
PHONE #: (215) 928-9331

USE OF BUILDING/SPACE
Performance Theater

BRIEF DESCRIPTION OF WORK:
827-831 Walnut Street (existing theatre) No work
825 Walnut Street (existing 6 story office building) Replace entry door, replace entry finishing, add LED marquee
815-823 Walnut New 3 story mixed use building and basement. Use as follows: 1st Floor: theatre box office, loading dock, retail space, 2nd floor: 400 seat theatre in the round, theatre lobby. 3rd fl, support spaces for theatre.

TOTAL AREA UNDERGOING CONSTRUCTION: 56,858.00 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? ☐ 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: 12/05/2018

(81-3 Rev 5/04)
May 13, 2019

Dr. Jonathan Farnham
Executive Director
Philadelphia Historic Commission
One Parkway, 13th Floor
1515 Arch Street
Philadelphia, PA 19102

Re: 3600-3630 Lancaster

Dr. Farnham,

We are pleased to submit the proposed renovation and addition to The Walnut Street Theatre at 815-831 Walnut Street. (827-31 is the historic theatre, 825 is the 6 story office and 815-823 is the proposed addition) Please find attached photographs, drawings and renderings. This project is being submitted for final approval.

Please contact me with any questions.

Sincerely,

Jonathan Alan Broh
JKR Partners, LLC
BELDEN BLACK DIAMOND WITH LIGHT GREY GROUT

Cleaning Recommendation
Belden Brick recommends using brick cleaner. Bley Chem 806 can be used to clean any of our brick.

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