

ADDRESS: 235 CHESTNUT ST

Proposal: Install ADA ramp at front façade

Review Requested: Final Approval

Owner: 235 Chestnut Street Associates, LLC

Applicant: Joe Kelly, Intech Construction, Inc.

History: 1856; Elliot Building; Joseph C. Hoxie and Stephen Button

Individual Designation: 11/4/1976

District Designation: Old City Historic District, Significant, 12/12/2003

Staff Contact: Kim Chantry, kim.chantry@phila.gov, 215-686-7660

BACKGROUND:

The hotel at 235 Chestnut Street lacks an accessible entrance. The existing non-historic concrete slab at the front façade, proposed for removal, was installed in 2000 after an approval by the Historical Commission.

SCOPE OF WORK

- Remove non-historic concrete slab and bulkhead doors at front façade.
- Install ADA ramp with painted iron railing.
- Install post-mounted ADA-compliant automatic door activation button.

STANDARDS FOR REVIEW:

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

- *Standard 10: New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*
 - The ADA ramp could be removed in the future without impacting the integrity of the historic building.
- *Accessibility Guideline: Recommended: Providing barrier-free access that promotes independence for the disabled person to the highest degree practicable, while preserving significant historic features.*
 - The ADA ramp provides direct access into the main entrance of the hotel, and does not damage significant historic features of the historic building.

STAFF RECOMMENDATION: Approval, with the staff to review details, pursuant to Standard 10 and the Accessibility Guidelines.



Figure 1. Front entrance at 235 Chestnut Street.

APPLICATION FOR BUILDING PERMIT

APPLICATION # _____

(Please complete all information below and print clearly)



CITY OF PHILADELPHIA
DEPARTMENT OF LICENSES AND INSPECTIONS
MUNICIPAL SERVICES BUILDING – CONCOURSE
1401 JOHN F. KENNEDY BOULEVARD
PHILADELPHIA, PA 19102

For more information visit us at www.phila.gov/li

ADDRESS OF PROPOSED CONSTRUCTION:

235 CHESTNUT STREET, PHILA., PA 19106

APPLICANT:

JOE KELLY

COMPANY NAME

INTECH CONSTRUCTION, INC.

PHONE # (215) 243-2000

FAX # (215) 243-4930

APPLICANT'S ADDRESS:

3020 MARKET STREET

PHILA., PA 19104

LICENSE #

E-MAIL: JKELLY@INTECHCONSTRUCTION.COM

PROPERTY OWNER'S NAME:

CHESTNUT STREET ASSOCIATES, LLC

PROPERTY OWNER'S ADDRESS:

235 CHESTNUT STREET, PHILA., PA 19106

PHONE # (610) 585-4606

FAX #

ARCHITECT/ENGINEER IN RESPONSIBLE CHARGE

JOSHUA KIEHL

ARCHITECT/ENGINEERING FIRM ADDRESS:

104 LAKEVIEW DRIVE

ARCHITECT/ENGINEERING FIRM:

JOHN MILNER ARCHITECTS, INC.

CHADDS FORD, PA 19317

PHONE # (610) 388-0111

FAX #

LICENSE #

E-MAIL: JKIEHL@JOHNMILNERARCH.COM

CONTRACTOR:

JOE KELLY

CONTRACTING COMPANY ADDRESS:

3020 MARKET STREET

CONTRACTING COMPANY:

INTECH CONSTRUCTION, INC.

PHILA., PA 19104

PHONE # (215) 243-2000

FAX # 215-243-4930

LICENSE #

E-MAIL: JKELLY@INTECHCONSTRUCTION.COM

USE OF BUILDING/SPACE

R-1 RESIDENTIAL

ESTIMATED COST OF WORK

\$ 75,000.00

BRIEF DESCRIPTION OF WORK:

DEMOLITION OF EXISTING CONCRETE STEP & CONSTRUCTION OF ADA COMPLIANT ACCESS RAMP AT FRONT FACADE

TOTAL AREA UNDERGOING CONSTRUCTION: 255.00 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: 06 / 11 / 19

JOHN MILNER ARCHITECTS
DESIGN & PRESERVATION

June 11, 2019

Mrs. Kim Chantry
Philadelphia Historical Commission
One Parkway, 13th Floor
1515 Arch Street
Philadelphia, PA 19102

Re: Proposed ADA Ramp & Doors at 235 Chestnut Street

Dear Mrs. Chantry:

Thank you for meeting with us to review our renovation project at the Independence Park Hotel at 235 Chestnut Street owned by Chestnut Street Associates, LLC. Please find enclosed documents pertaining to the proposed accessible ramp addition and entry door modifications at the south façade (Chestnut Street) which we are submitting for final approval at the next Architectural Committee session.

This project proposes the following work at the property:

Front (facing Chestnut Street):

- Remove existing 5" high x 4'-0" wide concrete slab and bulkhead doors adjacent to front elevation of building and replace with 10" high x 5'-0" wide concrete ramp with painted iron railing for accessible entrance from sidewalk to first floor of the building.
- Replace existing bulkhead doors with new metal bulkhead doors flush with sidewalk at base of ramp.
- Install ADA compliant door opener at interior of existing entry door.
- Install post mounted ADA compliant automatic door activation button at exterior.

We have included eight copies of the drawings (existing and proposed) and photographs (current and historic) showing the exterior facade and adjacent buildings. Also included is the building permit application and thumb drive with all documents in .PDF format.

We appreciate your consideration of our submission. Please feel free to contact us if you have any questions or require additional information.

Sincerely,



Kara Litvinas
Cc: Joshua Kiehl, AIA

Design for Alterations to the INDEPENDENCE PARK HOTEL

235 Chestnut Street
Philadelphia, Pennsylvania 19106

ARCHITECT
JOHN MILNER ARCHITECTS, INC.
104 Lakeview Drive,
Chadds Ford, PA 19317
(610) 388-0111

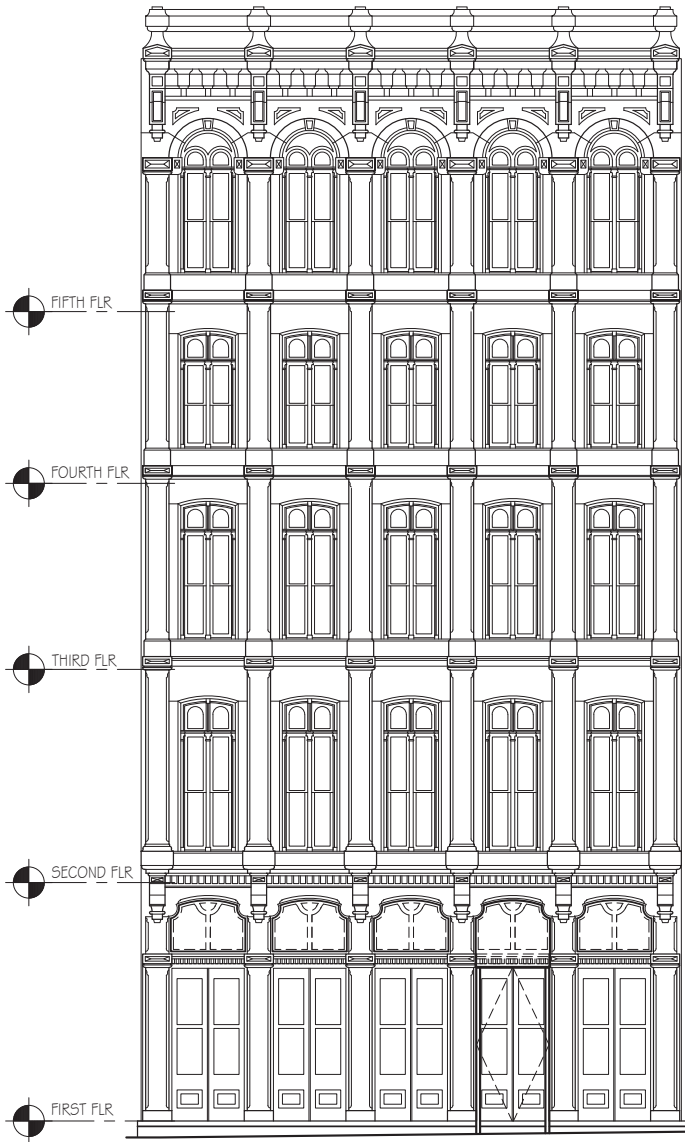
CONTRACTOR
INTECH CONSTRUCTION, INC.
3020 Market Street
Philadelphia, PA 19104
(215) 243-2000

CIVIL ENGINEER
HUNT ENGINEERING COMPANY
P.O. Box 537
22 East King Street
Malvern, PA 19355
(610) 644-4600

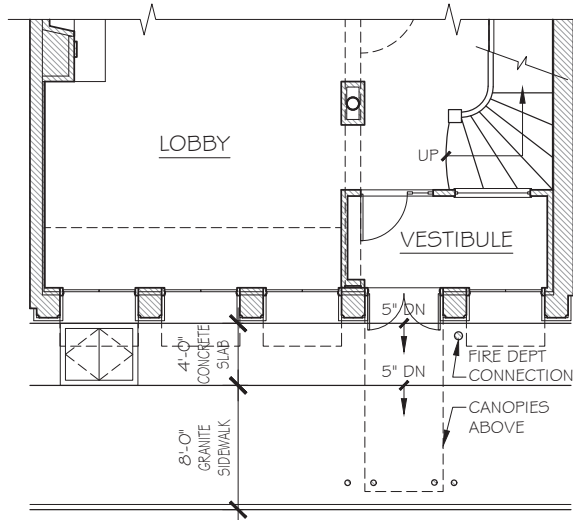
STRUCTURAL ENGINEER
O'DONNELL & NACCARATO
STRUCTURAL ENGINEERS
701 Market Street, Suite 6000
Philadelphia, PA 19106
(215) 925-3788

MEP ENGINEER
BRUCE E. BROOKS & ASSOCIATES
2209 Chestnut Street, Suite 300
Philadelphia, PA 19103
(215) 569-0400

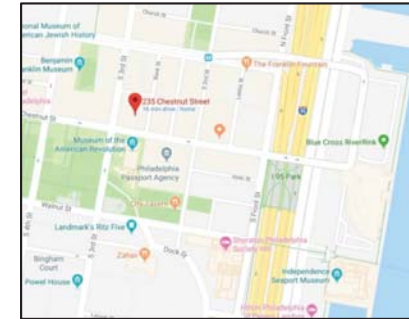
INTERIOR DESIGNER
DESIGN & SUPPLY CO., INC.
600 Horizon Drive
Chalfont, PA 18914
(215) 997-8850



2 EXISTING SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



3 EXISTING PARTIAL FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



1 LOCATION PLAN
SCALE: NOT TO SCALE

LIST OF DRAWINGS

- A1.0 Cover Sheet & Existing Drawings
- A2.0 Proposed Detail Plan, Sect & Elev
- A3.0 Photos
- A3.1 Photos

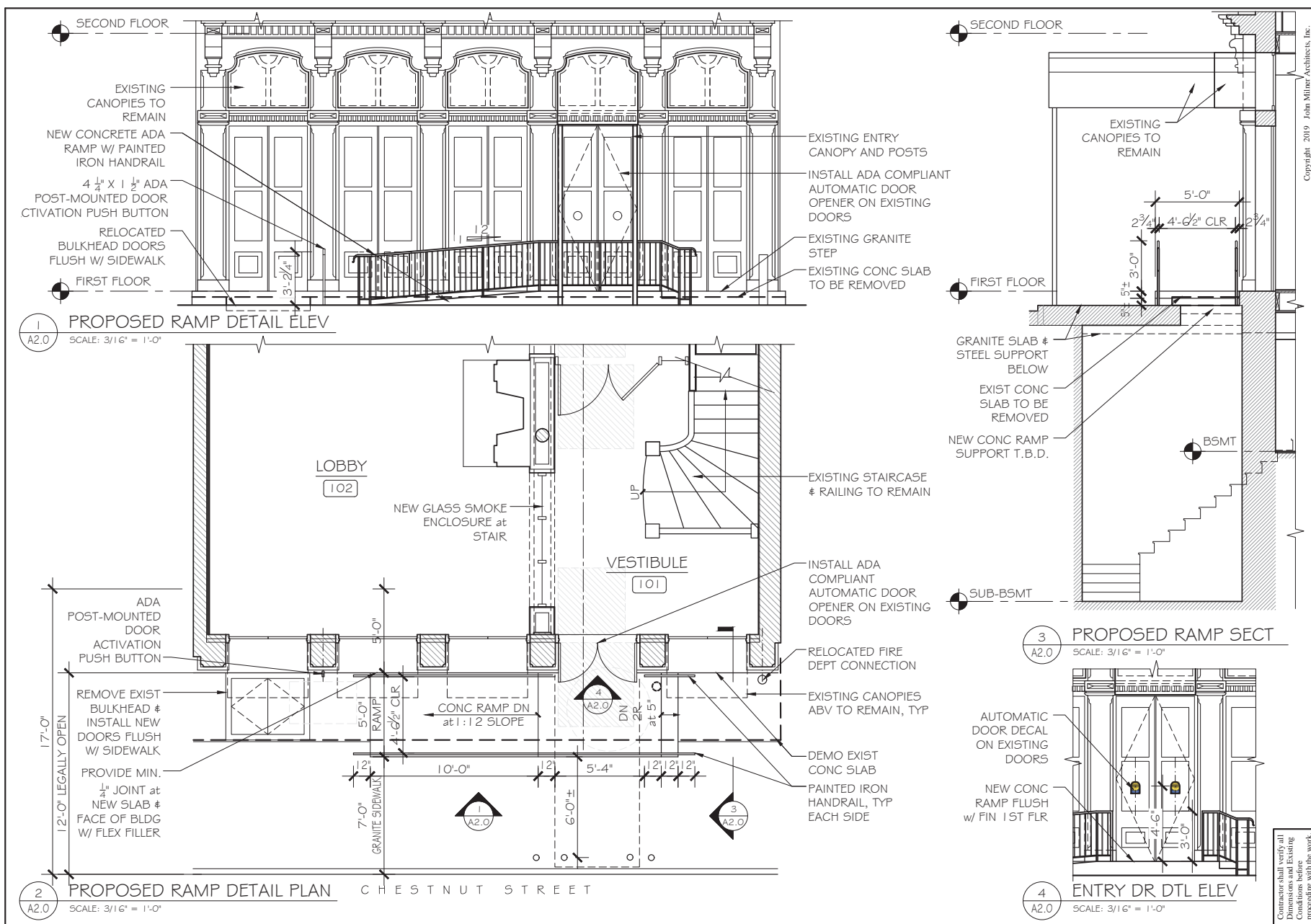
Contractor shall verify all
Dimensions and Existing
Conditions before
proceeding with the work.

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JOHN MILNER ARCHITECTS, Inc. 104 Lakeview Drive, Chadds Ford, Pennsylvania 19317 • (610) 388-0111	
Date: 06/17/2019 Scale: AS NOTED Drawn: KJL, JJK Checked: JDK, MWD Status: PERMIT	Revisions: No. _____ Date: _____ Remarks: _____

COVER SHEET
& EXISTING
DRAWINGS

A1.0





1
A3.0 VIEW OF 237 & 235 CHESTNUT ST LOOKING NORTH (ca. 2017)
SCALE: NOT TO SCALE



2
A3.0 VIEW LOOKING EAST ON CHESTNUT ST (2019)
SCALE: NOT TO SCALE



3
A3.0 VIEW LOOKING WEST ON CHESTNUT ST (2019)
SCALE: NOT TO SCALE

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PHOTOS

A3.0



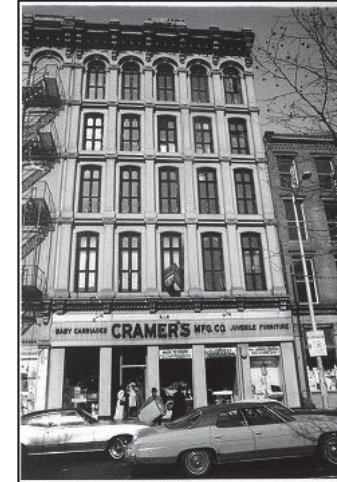
1
A3.1
DETAIL VIEW OF EXTERIOR AT FIRST FLOOR/ENTRANCE (2019)
SCALE: NOT TO SCALE



2
A3.1
DETAIL VIEW OF STEP AT ENTRANCE (2017)
SCALE: NOT TO SCALE



4
A3.1
INT VIEW LOOKING SOUTH AT DOOR (2019)
SCALE: NOT TO SCALE



3
A3.1
EXTERIOR VIEW CIRCA 1960s
SCALE: NOT TO SCALE



5
A3.1
INT VIEW OF EXIST STAIR TO REMAIN (2017)
SCALE: NOT TO SCALE

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PHOTOS		A3.1	