**ADDRESS:** 123-29 CHESTNUT ST
Proposal: Install metal entry arch and exterior lighting
Review Requested: Review In Concept
Owner: 123-29 Chestnut Street Associates
Applicant: Gerry Gutierrez, Group G LLC
History: 1903; Corn Exchange National Bank; Newman, Woodman & Harris, architects; alterations/additions, Horace Trumbauer, 1912, 1929, 1931
Individual Designation: 10/7/1976
District Designation: Old City Historic District, Significant, 12/12/2003
Preservation Easement: Yes
Staff Contact: Allyson Mehley, allyson.mehley@phila.gov, 215-686-7660

**BACKGROUND:**
This application proposes to create a main entrance for the offices at 123 Chestnut Street. The building is occupied retail and offices uses. The entrance to the upper business floors is located on 2nd Street and is the focus of this application. The intent of the proposed design is to direct attention to this primary entry point for visitors and delivery people.

The proposed construction would take place at the sidewalk area only. Excepting the restoration of the doors and molding, the proposed work would not alter the historic fabric.

**SCOPE OF WORK**
- Construct limestone base with card access reader.
- Restore wood entry doors.
- Install three stainless steel tube arches.
- Install bollards in sidewalk.
- Install bluestone paving in the sidewalk area near entrance with stainless steel lettering embedded into the bluestone.
- Install exterior 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 will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
  - The proposed work would not remove distinctive materials or alter character-defining features. It would have minimal impact to the spaces and spatial relationships of the historic property, satisfying Standard 2.
- **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 work including the paving elements, bollards, and limestone base is differentiated from but compatible with the historic building, satisfying Standard 9.
  - Additional information about the lighting design and scheme, materials, and detailing of the vertical elements should be provided to determine if the proposed work is compatible with the architectural features of the historic building.
- **Standard 10**: *New additions and adjacent construction or related new construction will be undertaken in a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*
  - The proposed work is fully reversible. Since the construction is focused on the sidewalk area, if it were removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired, satisfying Standard 10.

**STAFF RECOMMENDATION**: Approval, provided the design of the vertical tube arches and exterior lighting is further developed to ensure compatibility with the historic building and district, with the staff to review details, pursuant to Standards 2, 9, and 10.
February 7, 2020

Ms. Allyson Mehley
Philadelphia Historical Commission
1515 Arch Street, 13th Floor
Philadelphia, Pa 19102

RE: 123 CHESTNUT STREET (The Corn Exchange National Bank)
In-Concept Review/Approval

Dear Ms. Mehley:
We are pleased to submit for In-Concept Review/Approval proposed design documents to alter the above property. The documents are as follows:

1. 8 sets, 11 x 17 Architectural Drawings
2. 8 sets, 11 x 17 Photographs of existing building and context
3. 8 copies, 8 1/2 x 11 email from Preservation Alliance

An electronic pdf file of the submission documents will also be delivered via email.

PROJECT SUMMARY
The existing property is a 4-story masonry structure occupying the northeast corner of 2nd and Chestnut Streets. The property is a registered structure on the Philadelphia Register of Historic Places and within the Old City Historic District in the City of Philadelphia. The property is occupied by mixed-use retail and office businesses with entrance to the upper business floors on 2nd Street. Historically, the property address and actual entry location has caused confusion and difficulties for visitors and businesses. The proposed work under this application seeks to remedy this by clarifying the 2nd Street entrance as the primary entry to the upper floors.

The proposed work is limited to the installation of an entry element that consists of metal arches immediately in front of the 2nd Street entry.

As always, we look forward to our discussions with Staff and Committee!

Respectfully,

Gerry Gutierrez, AIA
Group G LLC
APPLICATION FOR BUILDING PERMIT

APPLICATION # ____________________________

(Please complete all information below and print clearly)

ADDRESS OF PROPOSED CONSTRUCTION:

123 CHESTNUT STREET, PHILADELPHIA, PA 19106

APPLICANT:

Carolyn Crego / Gerry Gutierrez, AIA

COMPANY NAME:

GROUP G LLC

PHONE # (215) 351-9500 FAX # (215) 351-9233

PROPERTY OWNER'S NAME:

123-3B CHESTNUT STREET ASSOCIATES

PHONE # (215) 218-2899 FAX #

ARCHITECT/ENGINEER IN RESPONSIBLE CHARGE

Gerry Gutierrez, AIA

ARCHITECT/ENGINEERING FIRM:

GROUP G LLC

PHONE # (215) 361-9500 FAX # 215 351 9233

CONTRACTOR:

TBD

CONTRACTING COMPANY:

LICENSE #

E-MAIL: gerryg@groupg.net

PROPERTY OWNER'S ADDRESS:

123 Chestnut Street, Suite 202, Philadelphia, PA 19106

ARCHITECT/ENGINEERING FIRM ADDRESS:

123 Chestnut Street, Ste 200

Philadelphia, PA 19106

LICENSE # AC2323534 E-MAIL: gerryg@groupg.net

USE OF BUILDING/SPACE

B, BUSINESS

BRIEF DESCRIPTION OF WORK:

INSTALL ENTRY ARCH ELEMENT AT 2ND STREET ENTRANCE

- INCLUDES ELECTRICAL WORK FOR ASSOCIATED EXTERIOR LIGHTING

- NO ADDITIONS

TOTAL AREA UNDERGOING CONSTRUCTION: ______________________________ 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: 02 / 07 / 20

(81-3 Rev 5/04)
Thanks,
Gerry

From: Jennifer Robinson <jrobinson@preservationalliance.com>
Sent: Thursday, January 9, 2020 2:50 PM
To: Gerry Gutierrez <gerryg@groupg.net>; Lavi Shenkman <lavi@rhombus.properties>
Cc: Carolyn Crego <carolync@groupg.net>; Eric Leighton <eric@cecilbakerpartners.com>
Subject: RE: EASEMENT REVIEW: 123 CHESTNUT STREET (Rhombus Properties)

Lavi and Gerry,

Update following this mornings committee meeting. The committee conditionally approved the portal arches, but requests more information and additional renderings of the proposed lighting from the limestone base.

Specific concerns about the lighting were the shadows the arches would cast on the building from the lighting in the limestone base and concern over the light “blinding” someone walking past the limestone base at night. The committee felt that the lighting renderings weren’t detailed enough to get a full understanding of the impact and effect of the lighting on the building.

A few additional questions arose about the arches themselves. 
Which way will the 4” x 2” tube be oriented, which dimension will be facing 2nd street? 
Have you taken into consideration the potential flex/rotation of the arches once they’re installed?

The committee also felt that the overall building lighting scheme (later phase) needs work. Additionally, when we get to the point of reviewing the later phases of the work, the committee requests that you obtain a cost estimate for the restoration of the clocks to working order to include in your submission.

Thank you again for your work in preparing this and looking forward to continued collaboration.

Jennifer Robinson
Easement Program Coordinator
Preservation Alliance for Greater Philadelphia

1608 Walnut Street, Suite 1702 | Philadelphia, PA 19103
215.546.1146 x 8
Thank you again for your comments and the follow-up chat this morning. I attach the revised submission package to reflect our conversation this morning, as follows:

1. AS100 has been revised to identify AS100 as a master plan for future improvements.
2. AS101 has been revised to clarify that the 2nd Street entry area and portal arches are the primary elements submitted for review.
3. Materials and Finishes images have been included.
4. Night scene of portal arches along 2nd Street has been added.

Thankful,
Gerry
which is what you said the goal was. For committee review and approval of this, we’ll need detailed drawings and specifications of the proposed lighting, installation methods and renderings of the proposed result.

• Does this night view rendering exhibit the clock faces being illuminated? Is this the plan? Are there plans to make the clocks functional?
• Are the entrance arches fully illuminated? The plan drawing indicated lighting on the side with the base, but the night view rendering looks like there’s lighting on the south side of the arches as well.
• Can you send a rendering of the proposed sidewalk treatments at the enhanced entrance and adjacent areas?

Lavi, can you update me on the status of a conditions assessment and development of a treatment plan? We discussed the conservation work being done in conjunction with the proposed work, but I’m wondering what the status of planning for that is.

Thanks so much, looking forward to presenting all of this to the committee on Thursday.

From: Gerry Gutierrez <gerryg@groupg.net>
Sent: Tuesday, January 7, 2020 1:30 PM
To: Jennifer Robinson <jrobinson@preservationalliance.com>
Cc: Lavi Shenkman <lavi@rhombus.properties>; Carolyn Crego <carolync@groupg.net>
Subject: EASEMENT REVIEW: 123 CHESTNUT STREET (Rhombus Properties)
Importance: High

Jennifer,
Attached, per our previous meeting, is the submission package for the proposed exterior work. FYI - the sheets are set up for 12x18 format.

Best- Gerry

Thanks. Please call or email me if you have any questions.

Gerry Gutierrez AIA, LEED AP
Group G
123 Chestnut Street, Suite 200
Philadelphia, PA 19106
215 351 9500 work
215 351 9233 fax
gerryg@groupg.net

http://www.groupg.net

From: Jennifer Robinson
Sent: Thursday, January 02, 2020 2:19 PM
To: Gerry Gutierrez <gerryg@groupg.net>; Lavi Shenkman <lavi@rhombus.properties>
Subject: Follow up on 123 Chestnut easement review

Hi Gerry and Lavi,

Just wanted to follow up on our December meeting and see if you still anticipate having the project ready for us to review at our January 9th easement committee meeting?
Thanks!

Jennifer Robinson

Easement Program Coordinator

Preservation Alliance for Greater Philadelphia

1608 Walnut Street, Suite 1702 | Philadelphia, PA 19103

215.546.1146 x 8
The Corn Exchange Building: MISCELLANEOUS RENOVATIONS

Rhombus Properties
LIMITS OF PROPOSED WORK for REVIEW/APPROVAL:
PORTAL ARCHES & ACCENT PAVING
REFER TO AS101

REPLACE MTL. AREAWAY COVER, REMOVE DL. RAILING
METAL PLANTER BOXES SET ON PAVING
OLD CITY SIGN RELOCATED

EXISTING PLANTER BOXES AT WINDOWS TO REMAIN

VERTICAL BANNER/FLAG SIGN w/ METAL PIPE ARMATURE ANCHOR TO BRICK

PLANTER BOXES SET ATOP PAVING
METAL SIGN PLAQUE ADHERE TO STONE WALL

REPLACE EX. BOLLARD/BIKE RACKS

VERTICAL BANNER/FLAG SIGN w/ METAL PIPE ARMATURE ANCHOR TO BRICK

CHESTNUT STREET site master plan as100
THE CORN EXCHANGE BUILDING
123 Chestnut Street, Philadelphia, Pennsylvania

Rhombus Properties

Scale: 1" = 30'

9.01.2020
20.07.1500
127.50 12.30

NORTH
Stainless Steel

- Use/Location: Portal arches
- Color: Stainless steel
- Texture: Light Brushed
- Basis of Design: NA

Belgian Bluestone

- Use/Location: Entrance paving
- Color: Dark gray-blue
- Texture: Bush-hammered & Honed
- Basis of Design: Stonewood Products

Limestone

- Use/Location: Plinth/base for portal arches
- Color: Villebois Gris
- Texture: Honed
- Basis of Design: Rossi USA Corp.
View south along 2nd Street
Evening View of 2nd Street Entrance

THE CORN EXCHANGE BUILDING
123 Chestnut Street, Philadelphia, Pennsylvania
Evening View from SW Corner of 2nd & Chestnut Streets
History of the Corn Exchange

- **1858**: Corn Exchange Bank opens at 2nd and Chestnut Street Corner
  - Named for their interest in trade of grain and food crops

- **1900**: Bank Demo-ed and Corn Exchange National Bank built (existing today)

- After 1950 Bank sold out to Girard Trust Bank
  - Many additions and renovations take place in this time including the addition of the clock tower

- Bank transitions to being Citizen’s Bank (a descendant of Girard Trust)
Newman and Harris Architecture Firm
Horace Trumbauer - Alterations and additions (most notable the clock tower)
Samuel Caster - Compiler


Old City Historic District Building Inventory 2003

123 4-story, 3-bay, brick, Queen Anne building with Greek Revival, 3-bay storefront. Granite base; infilled door and storefront openings with 3-light, fixed aluminum windows; granite squared storefront pilasters; granite storefront cornice; segmental arched window openings at 2nd story; 1/1 wood windows at upper stories; brownstone lintels and sills; brick segmental arched window crowns at 2nd story; decorative brick molds with floral motif at 2nd story beltcourse; decorative brick spandrels with central molded brick medallion at 3rd and 4th stories; corbelled and molded brick cornice with ornate copper cap; flat roof. Built c. 1840 as a commercial loft. Alterations: refaced on upper stories with a Queen Anne brick façade, c. 1885. Designated: 7 Oct 1976. Contributing. Documentation: PHRSF.
Old City District

Mission Statement: To improve Philadelphia’s Historic District as a place for people to meet, work, shop and live, by supplementing municipal services with maintenance, public safety, economic development and promotion programs.

Old City District Programs
- Street Cleaning + Maintenance
- Public Safety
- Economic Development
- Marketing and Promotion
- Streetscape Maintenance + Improvements

Vision 2026
- Growth can be hard to accommodate when it
  - Changes the character of the buildings in Old City
  - Strains Transportation
  - Raises Rent
- Values and Aspirations
  - Foster Civil life through great public spaces
  - Cultivate people: more residents, workers, and visitors
  - Enhance and Protect Historic + creative character
- Lighting
  - Chestnut is in need of ambient lighting
  - Philly Streets Department is putting in LED pedestrian lighting on 2nd street.