

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.

Group G LLC

Corn Exchange Building
123 Chestnut Street
Suite 200
Philadelphia, PA 19106
215.351.9500 voice
215.351.9233 fax
info@groupg.net

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

File: G:\clients\299.6_rhombus_cornx\2002071_amehley historic.docx

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:

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

APPLICANT'S ADDRESS:

123 Chestnut Street Ste. 200

Philadelphia, PA 19106

LICENSE #

E-MAIL: gerryg@groupg.net

PROPERTY OWNER'S NAME:

123-29 CHESTNUT STREET ASSOCIATES

PHONE # (215) 218-2899

FAX #

PROPERTY OWNER'S ADDRESS:

123 Chestnut Street, Suite 202, Philadelphia, PA 19106

ARCHITECT/ENGINEER IN RESPONSIBLE CHARGE

Gerry Gutierrez, AIA

ARCHITECT/ENGINEERING FIRM:

GROUP G LLC

PHONE # (215) 351-9500

FAX # 215 351 9233

ARCHITECT/ENGINEERING FIRM ADDRESS:

123 Chestnut Street, Ste 200

Philadelphia, PA 19106

LICENSE # AC2323534

E-MAIL: gerryg@groupg.net

CONTRACTOR:

TBD

CONTRACTING COMPANY:

PHONE #

FAX #

CONTRACTING COMPANY ADDRESS:

LICENSE #

E-MAIL:

USE OF BUILDING/SPACE

B, BUSINESS

ESTIMATED COST OF WORK

\$ 85,000.00

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

Carolyn Crego

From: Gerry Gutierrez
Sent: Monday, February 10, 2020 9:37 AM
To: Carolyn Crego
Subject: FW: EASEMENT REVIEW: 123 CHESTNUT STREET (Rhombus Properties)

*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

From: Gerry Gutierrez <gerryg@groupg.net>
Sent: Thursday, January 9, 2020 7:01 AM
To: Jennifer Robinson <jrobinson@preservationalliance.com>
Cc: Lavi Shenkman <lavi@rhombus.properties>; Carolyn Crego <carolync@groupg.net>; Eric Leighton <eric@cecilbakerpartners.com>
Subject: RE: EASEMENT REVIEW: 123 CHESTNUT STREET (Rhombus Properties)
Importance: High

*Jennifer,
Good morning.
I'm resending the email with the Introductory narrative portion.*

*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*

From: Jennifer Robinson
Sent: Tuesday, January 07, 2020 2:14 PM
To: Gerry Gutierrez <gerryg@groupg.net>
Cc: Lavi Shenkman <lavi@rhombus.properties>; Carolyn Crego <carolync@groupg.net>; Eric Leighton <eric@cecilbakerpartners.com>
Subject: RE: EASEMENT REVIEW: 123 CHESTNUT STREET (Rhombus Properties)

Hi Gerry,

Thanks for sending this over. A few initial thoughts and questions:

- I don't recall discussing a flag/banner during our meeting and I don't see it depicted on the enclosed drawings. We'll need more detail on this, including proposed installation method before we can approve.
- Same with the "metal sign plaque" on the Chestnut Street elevation. What's the purpose the signage and how will it be mounted?
- Will the proposed window planter boxes on the Chestnut Street elevation be at the window level? How will they be attached?
- Have you gotten confirmation that the wayfinding signage is able to be moved to your proposed location?
- Are the existing bike racks being moved owned by Rhombus? If not, who owns them and have you discussed your plans with them? Does the plan result in a net increase in bicycle parking?
- On page five of the pdf, I can't read the text on the left side image. Can you modify this so it's readable?
- I need more details on the proposed lighting. I see that the cornice at the level of the base of pediments is lit but the rendering doesn't show that the lighting is helping to improve visibility of the architecture

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](tel:2153519233) 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 Bank opens for business, 1858

The Corn Exchange Building: MISCELLANEOUS RENOVATIONS

Rhombus Properties



The Grand Trust Company, now featuring 100% more clock, 1958



2nd STREET

Existing planter boxes at windows to remain

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

Remove/replace ex. bollard/bike racks

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

REPLACE MTL. AREAWAY COVER- REMOVE EX. RAILING

METAL PLANTER BOXES SET ON PAVING

OLD CITY SIGN RELOCATED

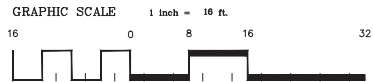
VERTICAL BANNER/FLAG SIGN w- METAL PIPE ARMATURE ANCHOR TO BRICK

METAL SIGN PLAQUE ADHERE TO STONE WALL

PLANTER BOXES SET ATOP PAVING

Remove/replace ex. bollard/bike racks

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



Group G
123 Chestnut Street, Suite 200
Philadelphia, PA 19106
215.351.9500 voice
215.351.9233 fax

06 January 2020 © 2020 Group G LLC

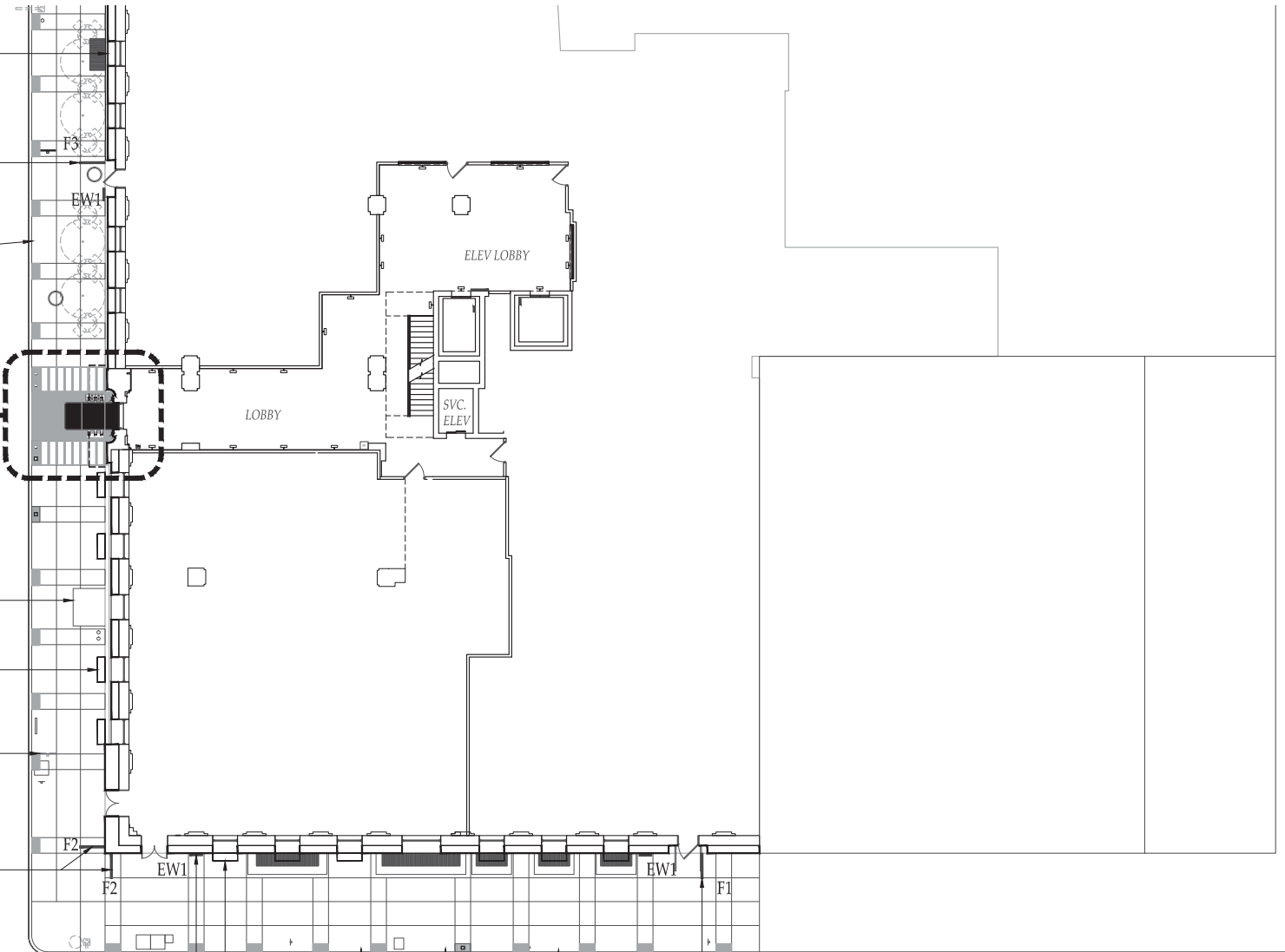
CHESTNUT STREET site master plan as100

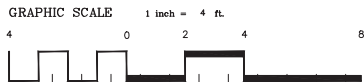
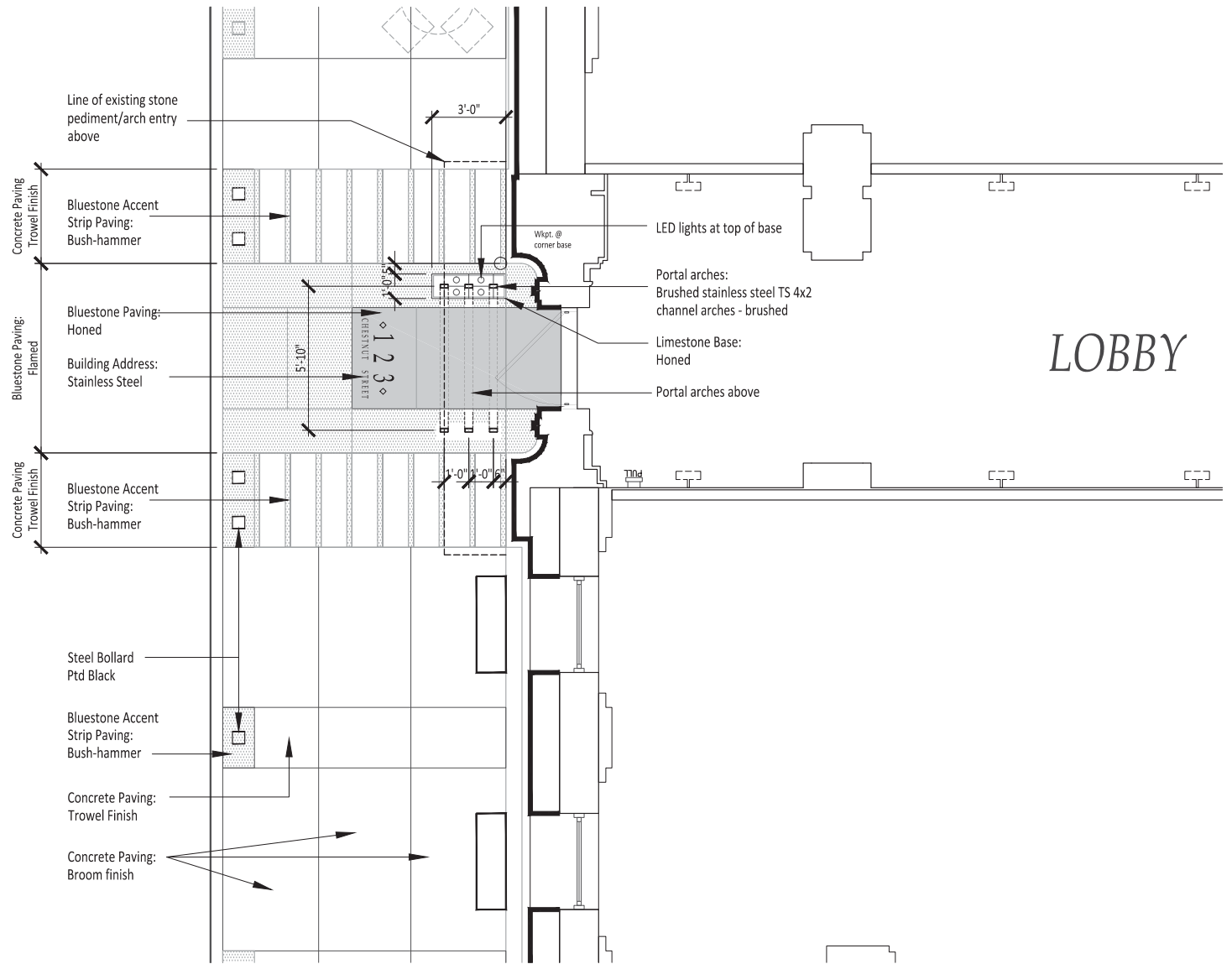
Rhombus Properties THE CORN EXCHANGE BUILDING

123 Chestnut Street, Philadelphia, Pennsylvania



NORTH





Group G
 123 Chestnut Street, Suite 200
 Philadelphia, PA 19106
 215.351.3500 voice
 215.351.9233 fax

06 January 2020 © 2020 Group G LLC

partial plan as101

Rhombus Properties
THE CORN EXCHANGE BUILDING

123 Chestnut Street, Philadelphia, Pennsylvania



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

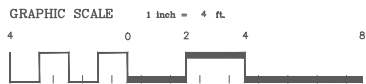
Basis of Design: Stonewood Products



Limestone

Use/Location: Plinth/base for portal arches
 Color: Villebois Gris
 Texture: Honed

Basis of Design: Rossi USA Corp.



Group G
 123 Chestnut Street, Suite 200
 Philadelphia, PA 19106
 215.351.9000 voice
 215.351.9233 fax

06 January 2020 © 2020 Group G LLC

Materials & Finishes

Rhombus Properties
THE CORN EXCHANGE BUILDING

123 Chestnut Street, Philadelphia, Pennsylvania

Ex. ornamental stone pediment & mouldings - clean

Ex. fixed wd/glass transom repaint wood sash

Stainless steel tube arches-brushed finish

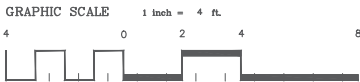
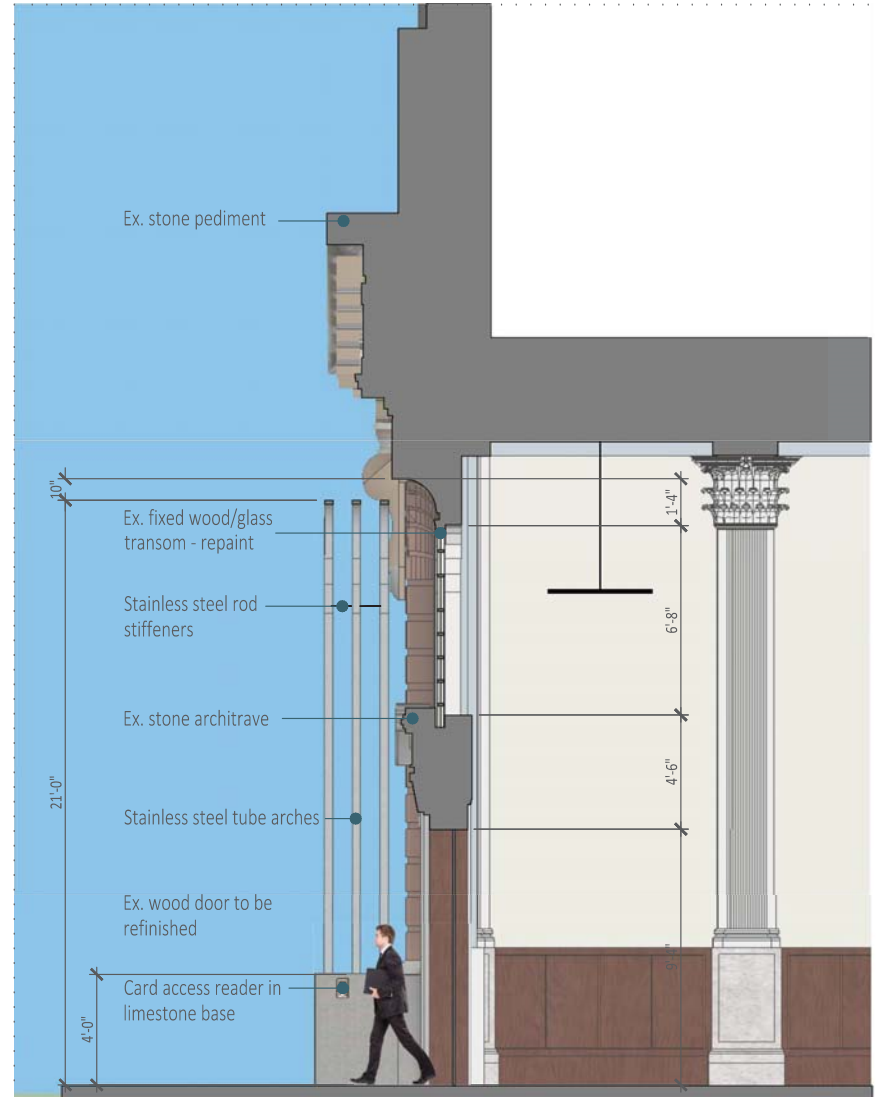
Ex. stone architrave- clean

Replace ex. light fixture with LED equivalent

Ex. entrance wd. door to be refinished. Replace ex. mtl. kickplate

Limestone base for arches & access reader

Stl. plate arch bike/bollards w- stl. plate infill. Ptd



Group G
 123 Chestnut Street, Suite 200
 Philadelphia, PA 19106
 215.351.9000 voice
 215.351.9233 fax

06 January 2020 © 2020 Group G LLC

partial elevation & section plan a1

Rhombus Properties
THE CORN EXCHANGE BUILDING
 123 Chestnut Street, Philadelphia, Pennsylvania



Group G
 123 Chestnut Street, Suite 200
 Philadelphia, PA 19106
 215.351.9500 voice
 215.351.9233 fax

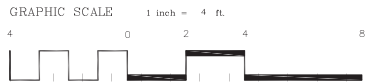
06 January 2020 © 2020 Group G LLC

View south along 2nd Street

Rhombus Properties
THE CORN EXCHANGE BUILDING

123 Chestnut Street, Philadelphia, Pennsylvania





Group G
 123 Chestnut Street, Suite 200
 Philadelphia, PA 19106
 215.351.9500 voice
 215.351.9233 fax

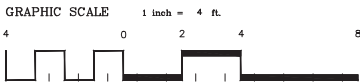
06 January 2020 © 2020 Group G LLC

Evening View of 2nd Street Entrance

Rhombus Properties
THE CORN EXCHANGE BUILDING

123 Chestnut Street, Philadelphia, Pennsylvania



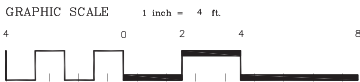


View from SW Corner of 2nd & Chestnut Streets


Group G
 123 Chestnut Street, Suite 200
 Philadelphia, PA 19106
 215.351.9500 voice
 215.351.9233 fax
 06 January 2020 © 2020 Group G LLC

Rhombus Properties
THE CORN EXCHANGE BUILDING
 123 Chestnut Street, Philadelphia, Pennsylvania





Evening View from SW Corner of 2nd & Chestnut Streets



Group G
 123 Chestnut Street, Suite 200
 Philadelphia, PA 19106
 215.351.9500 voice
 215.351.9233 fax

06 January 2020 © 2020 Group G LLC

Rhombus Properties
THE CORN EXCHANGE BUILDING

123 Chestnut Street, Philadelphia, Pennsylvania



Appendix : Photographs



Photo-Collage: 2nd Street



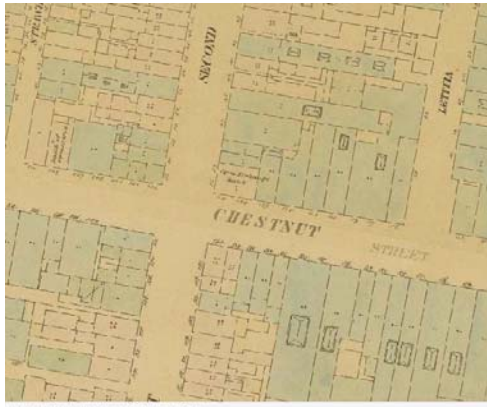
Photo-Collage: Chestnut Street





History of the Corn Exchange

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



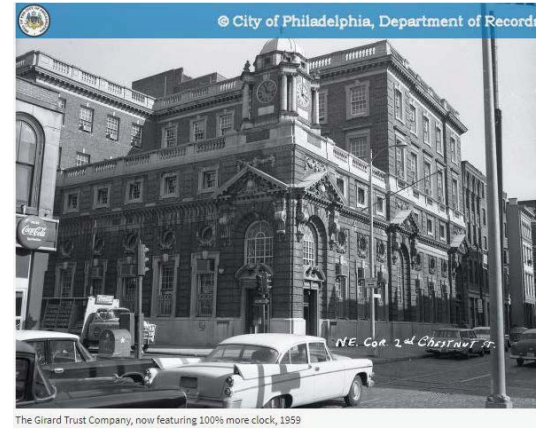
The Corn Exchange Bank opens for business, 1858

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



The nearly completed new headquarters for the Corn Exchange National Bank, 1900

- 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



The Girard Trust Company, now featuring 100% more clock, 1959

- Bank transitions to being Citizen's Bank (a descendant of Girard Trust)



Citizens Bank et al, 2015



2015- NJ Areal Natural Color



1895- Philadelphia Atlas



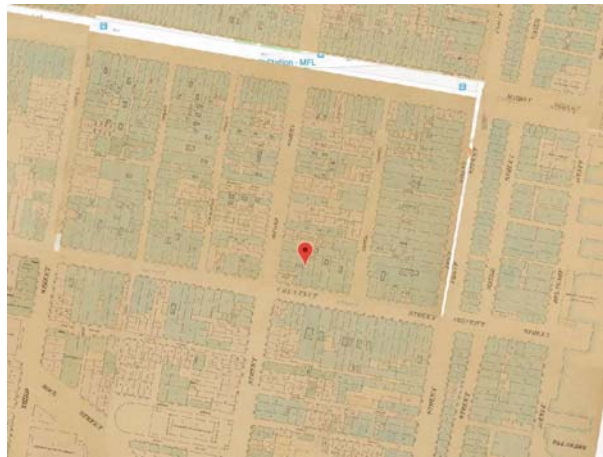
1942- Land Use Map



1910- Philadelphia Atlas



1875- Philadelphia Atlas



1858-1860: Phila Atlas

"Delorean Time Machine: Corn Exchange Bank," OCF Realty. Accessed February 20, 2018. <http://www.ocfrealty.com/naked-philly/old-city/delorean-time-machine-corn-exchange-bank>.

Newman and Harris Architecture Firm
Horace Trumbauer- Alterations and additions (most notable the clock tower)
Samuel Caster- Compiler
"Digital Collections: Corn Exchange National Bank." Free Library of Philadelphia. Accessed February 20, 2018. <http://libwww.freelibrary.org/digital/item/44101>.

Old City Historic District Building Inventory 2003

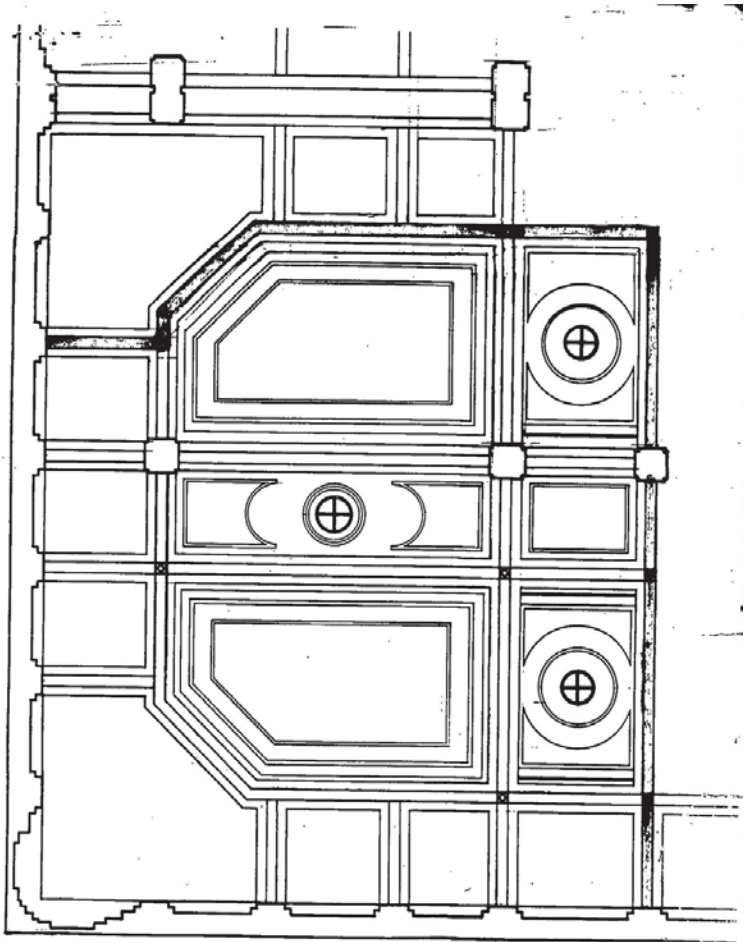
123 4-story, 3-bay, brick, Queen Anne building with Greek Revival, 3-bay storefront. Granite base; infilled door and storefront openings with 3-light, fixed aluminum windows; granite squared storefront pilasters; granite storefront cornice; segmental arched window openings at 2nd story; 1/1 wood windows 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.



Dillon, James L. *Girard Trust Corn Exchange Bank*. James Dillon Collection, Athenaeum of Philadelphia, Philadelphia. In *Philadelphia Architects and Buildings*. Accessed February 20, 2018. https://www.philadelphiabuildings.org/pab/app/ho_display.cfm/82484
Local ID#: 32-P-071



Harris and Davis. *125-135 Chestnut Street- Corn Exchange National Bank*. 1976. Philadelphia Historical Commission Files, Philadelphia Historical Commissions, Philadelphia. In *Philadelphia Architects and Buildings*. Accessed February 20, 2018. https://www.philadelphiabuildings.org/pab/app/ho_display.cfm/164673
Local ID#: 72820, 72822, 72823



Part. Reflective Clg. Plan

1/8" = 1'-0"



location of
3hr partition

BY [Signature]
APPROVED
DEC 28 1987

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