

**ADDRESS: 1810 CHESTNUT ST**

Proposal: Construct 19-story addition

Review Requested: Final Approval

Owner: Astoban Investments LLC

Applicant: Eric Leighton, Cecil Baker & Partners

History: 1923; Samuel T. Freeman & Co. Auction House; Tilden & Register

Individual Designation: 1/1/3000

District Designation: None

Staff Contact: Meredith Keller, [meredith.keller@phila.gov](mailto:meredith.keller@phila.gov)

**BACKGROUND:**

On 15 March 2019, the staff notified the property owner of 1810 Chestnut Street that the Historical Commission would consider a nomination for the Samuel T. Freeman & Co. Auction House and determine whether to designate the property as historic. At the time of notice, the owner had intended to sell the property and subsequently requested to continue the review of the nomination, which remains pending, while a sale of the building was finalized. The sale of the property to 1810 Chestnut Street Development LLC was recently finalized, and the property has remained under the Historical Commission's jurisdiction since March 2019.

At its July 2019 meeting, the Historical Commission reviewed an in-concept application submitted by Cecil Baker & Partners on behalf of the new owner to construct a 14-story addition above the existing six-story building. The Historical Commission approved that application, owing to the extensive plans for the development of the property already in place at the time notice of the nomination was sent. The original proposal included an 18'-6" setback from Chestnut Street and a 24'-3" setback from Sansom Street. The current application proposes to significantly increase the Sansom Street setback to 70'-6" and to increase the height of the addition by five stories, bringing the total height of the overbuild to 19 stories. The addition would feature glass and metal window walls, smooth and textured fiber cement panels, poured concrete, and brick. Demolition would be limited to a portion of the elevator overrun at the roof and select portions of the building where structural columns would be inserted. The remainder of the historic structure would be retained.

**SCOPE OF WORK:**

- Construct 19-story addition

**STANDARDS FOR REVIEW:**

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

- *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 the addition is not compatible in massing, scale and proportion, the application proposes to retain much of the historic building's exterior envelope, including the primary Chestnut Street façade, Sansom Street façade, and east and west elevations.

**STAFF RECOMMENDATION:** The staff defers to the Historical Commission to determine whether the application for the 19-story addition is in compliance with the July 2019 in-concept approval.

## MAPS & IMAGES:

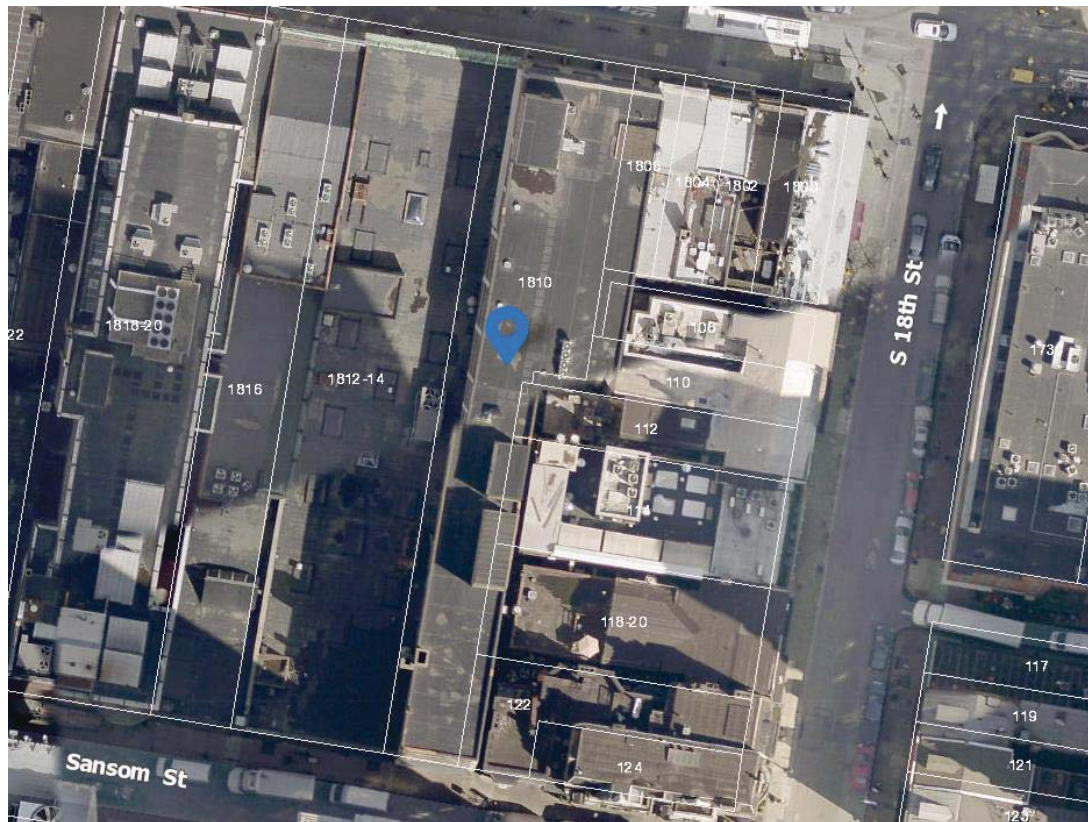


Figure 1: 2019 parcel map. Source: CityAtlas

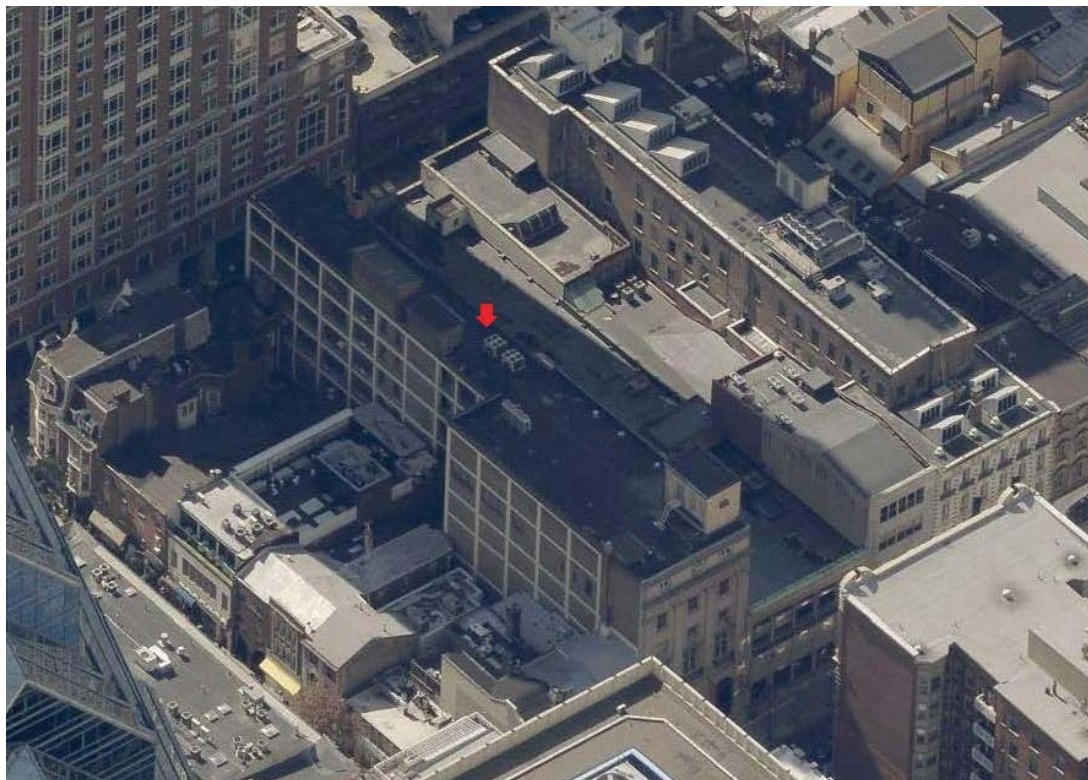


Figure 2: North and east elevations, 2018. Source: Pictometry.





Figure 3: 1810 Chestnut Street, 2019. Source: Philadelphia Historical Commission.



Figure 4: Sansom Street façade, 2019. Source: Cyclomedia.

**THE MINUTES OF THE 683<sup>RD</sup> STATED MEETING OF THE  
PHILADELPHIA HISTORICAL COMMISSION**

**FRIDAY, 12 JULY 2019  
ROOM 18-029, 1515 ARCH STREET  
ROBERT THOMAS, CHAIR**

**CALL TO ORDER**

**START TIME IN AUDIO RECORDING: 00:00:00**

Mr. Thomas, the chair, called the meeting to order at 9:05 a.m. and announced the presence of a quorum. The following Commissioners joined him:

<b>Commissioner</b>	<b>Present</b>	<b>Absent</b>	<b>Comment</b>
Robert Thomas, AIA, Chair	X		
Emily Cooperman, Ph.D., Committee on Historic Designation Chair	X		
Kelly Edwards, MUP	X		Arrived 9:25 am
Steven Hartner (Department of Public Property)	X		
Josh Lippert (Department of Licenses & Inspections)	X		
Melissa Long (Division of Housing & Community Development)		X	
John Mattioni, Esq.	X		Arrived 9:24 am
Dan McCoubrey, AIA, LEED AP BD+C, Architectural Committee Chair	X		
Jessica Sánchez, Esq. (City Council President)	X		
Meredith Trego (Philadelphia City Planning Commission)	X		
H. Ahada Stanford, Ph.D. (Commerce Department)	X		
Betty Turner, MA, Vice Chair	X		
Kimberly Washington, Esq.		X	

The following staff members were present:

Jonathan E. Farnham, Ph.D., Executive Director  
Randal Baron, Historic Preservation Planner III  
Kim Chantry, Historic Preservation Planner II  
Laura DiPasquale, Historic Preservation Planner II  
Meredith Keller, Historic Preservation Planner II  
Shannon Garrison, Historic Preservation Planner I  
Allyson Mehley, Historic Preservation Planner I  
Megan Schmitt, Historic Preservation Planner I  
Leonard Reuter, Esq., Law Department

**ADDRESS: 1810 CHESTNUT ST**

Proposal: Construct 14-story addition

Review Requested: Review In Concept

Owner: 1808 Chestnut LLC

Applicant: Eric Leighton, Cecil Baker & Partners

History: 1923-24; Samuel T. Freeman & Co. Auction House; Tilden & Register

Individual Designation: 1/1/3000

District Designation: None

Staff Contact: Meredith Keller, meredith.keller@phila.gov, 215-686-7660

**BACKGROUND:**

On 15 March 2019, the staff notified the property owner of 1810 Chestnut Street that the Historical Commission would consider a nomination for the Samuel T. Freeman & Co. Auction House and determine whether to designate the property as historic. At the time of notice, the current owner had intended to sell the property and subsequently requested to continue the review of the nomination, which remains pending, while a sale of the building was finalized. The property has remained under the Historical Commission's jurisdiction since 15 March. This in-concept application, submitted by a potential developer, includes retaining the historic six-story structure and constructing a 14-story addition with an 18' 6" setback from Chestnut Street and a 24' 3" setback from Sansom Street.

**SCOPE OF WORK**

- Construct 14-story addition.

**STANDARDS FOR REVIEW:**

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

- *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 the addition is not compatible in massing, scale and proportion, the application proposes to retain much of the historic building's exterior envelope, including the primary Chestnut Street façade, Sansom Street façade, and east and west elevations.

**STAFF RECOMMENDATION:** Approval, owing to the extensive plans for the development of the property already in place at the time notice of the nomination was sent.

**ARCHITECTURAL COMMITTEE RECOMMENDATION:** The Architectural Committee voted to recommend in-concept approval with the following comments:

- The massing and height of the building are appropriate, given the building's Chestnut Street location;
- The balconies are not compatible with the historic building and should be further studied;
- The setback along Chestnut Street should be increased; and
- A minimal amount of demolition is required at the interior and exterior to achieve the addition.

**START TIME OF DISCUSSION IN AUDIO RECORDING: 00:45:20**

**PRESENTERS:**

- Ms. Keller presented the application to the Historical Commission.
- Attorney Neil Sklaroff and architects Cecil Baker and Eric Leighton represented the application.

**DISCUSSION:**

- Mr. Thomas noted for the record that his firm is a consultant on the City of Philadelphia's Chestnut Hill Fire Station project, where the applicant, Cecil Baker, is the architect. He explained that he has been advised that the work with the applicant does not constitute a conflict.

**PUBLIC COMMENT:**

- Paul Steinke of the Preservation Alliance for Greater Philadelphia stated that the Alliance does not object to the proposed addition.

**HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:**

The Historical Commission found that:

- The application has been revised to remove the balconies at the Chestnut Street façade as suggested by the Architectural Committee. However, the setback of the addition from the front façade remains 18'-6".
- The setbacks at the Chestnut and Sansom Street facades are dictated by the building's existing structural grid.
- The amount of load the existing structure can carry needs to be investigated.

The Historical Commission concluded that:

- The massing and height of the building are appropriate, given the building's Chestnut Street location, but the setbacks at both Chestnut and Sansom Streets should be further studied to better comply with Standard 9.

**ACTION:** Mr. McCoubrey moved to approve the application in-concept. Ms. Turner seconded the motion, which passed unanimously.

**ITEM: 1810 Chestnut Street**  
**MOTION: Approval In-Concept**  
**MOVED BY: McCoubrey**  
**SECONDED BY: Turner**

<b>VOTE</b>					
<b>Commissioner</b>	<b>Yes</b>	<b>No</b>	<b>Abstain</b>	<b>Recuse</b>	<b>Absent</b>
Thomas, Chair	X				
Cooperman	X				
Edwards	X				
Hartner (DPP)	X				
Lippert (L&I)	X				
Long (DHCD)					X
Mattioni	X				
McCoubrey	X				
Sánchez (Council)	X				
Trego (PCPC)	X				
Stanford (Commerce)	X				
Turner, Vice Chair					
Washington					X
Total	11				2

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- 3 Architectural Drawings
- 4 Appendix: Philadelphia Register Nomination





March 10, 2020

Dr. Jonathan E. Farnham, Ph.D.  
Executive Director  
City of Philadelphia Historical Commission  
1515 Arch Street, 13<sup>th</sup> Floor  
Philadelphia, PA 19102

**RE: Proposed Mixed-Use Development at 1810 Chestnut Street  
& 112 S. 18<sup>th</sup> Street  
Final Review**

Dear Dr. Farnham:

This proposal for Historical Commission final review for 1810 Chestnut Street, (a.k.a. Freeman's Auction House) and 112 South 18<sup>th</sup> Street and their development into a mixed-use project containing multi-story commercial space on Chestnut Street, 19 condominium dwelling units, accessory amenities and parking. The existing six-story building at 1810, located on the south side of Chestnut Street (extending through to Sansom Street), between 18<sup>th</sup> and 19<sup>th</sup> Streets, which lies just outside the northern boundary of the Rittenhouse Fidler Historic District, is nominated to the Philadelphia Register of Historic Places (see attached Philadelphia Historical Commission nomination information). The Philadelphia Historical Commission granted a conceptual approval on July 12, 2019.

This proposal for final review consideration more-or-less represents the same general square footage as the conceptual scheme and differs from it in the following aspects:

- Setbacks from Chestnut and Sansom Streets are increased. The former is increased from 18'-6" to 21'-1", while the latter is increased from 24'-3" to 70'-6". In both cases, proposed outdoor spaces are now behind the main plane of the façades. Increasing the southern setback locates the façade an additional 46'-3" from the neighboring building on the south side of Sansom Street, for a total of 110'-6" of separation (including the street width).
- The dwelling unit count is reduced from 25 to 19.
- The number of overbuild floors is increased from 14 to 19, plus the elevator machine room. The overall height is increased from 226 feet to 312 feet. In addition to moving floor area from lower floors (see setback description above), the floor-to-floor height is increased to 11'-8".
- The new overbuild structure is not bearing on the existing building. New columns will be inserted between existing columns and the shear core will replace existing structure. Analysis following conceptual approval revealed existing foundations are not capable of supporting the necessary additional loads.
- Preservation of the painted Freeman's Auction graphic on the west façade is proposed. To achieve this, the west wall and a portion of the north wall of the existing elevator overrun and machine room will be retained. An enclosure similar to the original mass will be part of the 7<sup>th</sup> floor dwelling unit, providing

**RE: Proposed Mixed-Use Development at 1810 Chestnut Street & 112 S. 18<sup>th</sup> Street**  
**Final Review**

natural light and access to a terrace at the existing roof level. The roof of this enclosure is proposed to be a terrace for the 8<sup>th</sup> floor dwelling unit.

- Existing fabric to be removed on the interior will include that necessary to install the new core and structure and the automated parking lift system. An existing freight elevator hoist way and egress stair will be removed and the floor openings filled in.

The existing auction house gate and door on Chestnut Street will serve as access to commercial spaces and the residential condominium. The existing staircase and an enlarged and modernized existing elevator within the original lobby will provide access to commercial spaces at the 2<sup>nd</sup>, 3<sup>rd</sup>, 4<sup>th</sup> and 5<sup>th</sup> floors of the existing building. A pair of smaller commercial spaces will flank a central gallery that leads to the condominium lobby and elevators near the middle of the site. Existing display windows to either side of the entry will remain. Vehicular access, for automated below-grade parking, will be via an existing loading dock area on Sansom Street.

The 2<sup>nd</sup>, 3<sup>rd</sup>, 4<sup>th</sup> and 5<sup>th</sup> floors of the wider portion of the existing building are programmed as commercial space and includes the possibility of infilling the two story portion of the 3<sup>rd</sup> floor to create a larger 4<sup>th</sup> floor space. The 6<sup>th</sup> floor of the wider portion of the existing building is programmed as residential amenity space. The 2<sup>nd</sup> through 6<sup>th</sup> floors of the narrower portion of the existing building are programmed for tenant storage and possible additional amenities.

The nineteen dwelling units, all contained in the addition, are broken down as follows. The 7<sup>th</sup> through 13<sup>th</sup> floors will contain seven half-floor dwelling units and three bi-level dwelling units. The 14<sup>th</sup> through 20<sup>th</sup> floors will each contain a single full-floor dwelling unit. The 21<sup>st</sup> and 22<sup>nd</sup> floors will contain the two-story lower penthouse, and the 23<sup>rd</sup> and 24<sup>th</sup> floors will contain the two-story upper penthouse. The 25<sup>th</sup> floor/roof will contain the elevator overruns and roof access in a limited area with the balance being the upper penthouse's terrace and access thereto from the floor below.

In addition to the aforementioned façade setbacks at the north and south edges of the site, additional setbacks are proposed on the east façade to comply with the Zoning Code sky plane requirements. The majority of glazing is relegated to the north and south facades. Glazed openings are more limited on other facades due to close proximity to property lines. The sky plane setbacks provide some relief from this on the east façade. On the east façade, corresponding with the parcel at 112 South 18<sup>th</sup> Street, a large expanse of glass is proposed.

The composition of the north façade is conceived around the centerline of the classical symmetry of the existing building. The façade, articulated primarily in window wall, steps around the mass replacing the existing elevator overrun/machine room and ascends with terraces carved out on the northeast edge for the 9<sup>th</sup> through 13<sup>th</sup> floors and switching to the northwest edge for the full-floor dwelling units, continuing to the 20<sup>th</sup> floor. The 14<sup>th</sup> floor dwelling unit is also offered additional terrace space where the first sky plane required setback occurs. The central glass bay, common to all floors, is interrupted at the 21<sup>st</sup> floor where the lower penthouse has a terrace in addition to a southeast-facing terrace at the next sky plane setback on the east façade and at an offset in the south façade. The central glass bay reappears as a three-story projection at the upper penthouse where it contains an open staircase connecting the two enclosed floors of this dwelling unit with its terrace at the building's rooftop. At the south façade, in addition to the significant setback at the existing roof level and setback at the 21<sup>st</sup> floor, three two-

**RE: Proposed Mixed-Use Development at 1810 Chestnut Street & 112 S. 18<sup>th</sup> Street**  
**Final Review**

story terrace volumes are carved out at the southwest corner of each of the bi-level dwelling units.

All outdoor spaces are either located on what would otherwise be unadorned rooftop areas, or are carved out of the building mass to create discrete, protected spaces that help to shape the form of the overbuild and add visual interest as it recedes in ascension rather than projecting from the façade plane. The largest roof terraces, at the existing roof and main overbuild roof are anticipated to be more desirable elements over which neighbors look, rather than large expanses of unoccupied roof. The former will be the amenity pool with surrounding seating areas, and it is expected the latter will be developed into a rooftop oasis as part of the upper penthouse fit-out.

Façade materials include metal and glass window wall (with minimally colored and reflective glass), smooth and textured fiber cement panels of multiple shades of grey, thin brick in a dark gray tone and articulated poured concrete at the shear/elevator/stair core. The materials are positioned with respect to both a thoroughly considered design as well as with regard to the possibility of future development adjacent to this site, to the west and a lesser degree to the east, where they might someday be covered. Thin brick will be detailed to appear as a full-depth monolithic installation.

The window wall system is used where windows are possible, primarily in the north and south facades. Where this system wraps around to the east façade and at locations on the south façade where windows are not desired in the floor plan, infill panels will be used. On the west façade, the poured concrete core will be articulated with joints and profiled to step back as it ascends in similar fashion to the north and east facades. The remainder of the west façade will be clad with fiber cement panels that articulate the columns and floors behind in a nod to the exposed structural frame of the existing building below. Infill will be a textured panel with ribs oriented both horizontally and vertically. This system reappears on the southern end of the east façade. Interruptions in the articulation of the floor lines, columns and changes in orientation of infill panel texture occur at areas where the façade encloses multi-story dwelling units. The eastern-most façade, which steps to follow the sky plane setbacks is articulated only with the textured fiber cement panels and does not articulate columns as the floor areas behind are cantilevered. Strategically placed limited areas of thin brick are proposed at the northwest, southwest and southeast corners.

The facades of the existing building will be restored. Concrete and masonry will be repaired and cleaned. Existing window openings will remain, with the windows repaired if possible, or replaced with new to match existing. Previous window replacements at the east and south walls of the 6<sup>th</sup> floor, which are incompatible with the remainder of the original windows, will be replaced with units matching those on floors below. The existing open egress stair balconies on the east façade will be filled in. At the southern end of the wider portion, the brick infill at the second floor will be replaced with glazing to allow light into the condominium lobby at the first floor.

This proposal is compliant with the Philadelphia Zoning Code (no variances are required), including all overlays, the sky plane bulk and massing analysis, and will not require Civic Design Review.

The developer of the project is 1810 Chestnut Street Development, LLC; Managing Partner Astoban Investments; Tim Shaaban, Managing Director, 1315 Walnut Street, Suite 1325, Philadelphia, PA, 19107

**RE: Proposed Mixed-Use Development at 1810 Chestnut Street & 112 S. 18<sup>th</sup> Street**  
**Final Review**

After reviewing this information booklet, please do not hesitate to contact us with any questions or should you require additional information, which we will make every effort to promptly provide. We look forward to presenting our proposal to the Architectural Committee at their meeting on March 24, and subsequently to the Commission at their April 9<sup>th</sup> meeting. Thank you.

Sincerely,

A handwritten signature in blue ink, appearing to read "Eric Leighton", is written over a light gray rectangular background.

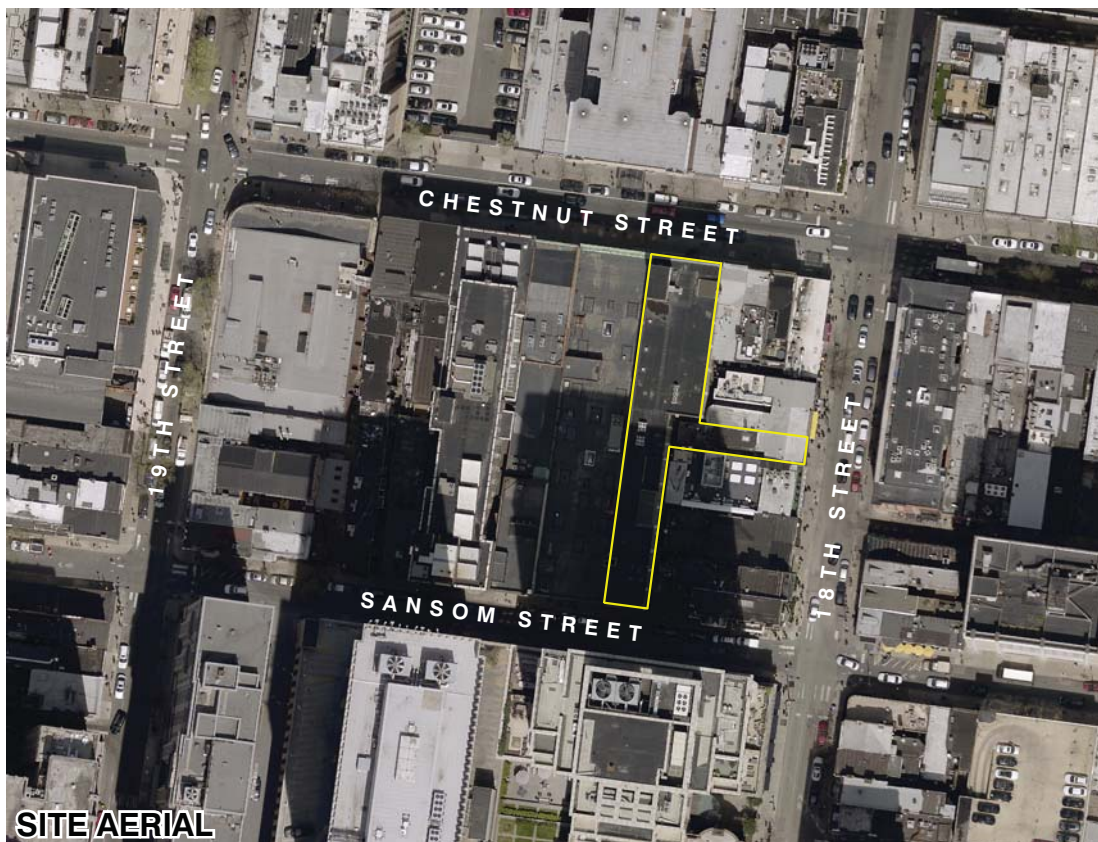
Eric Leighton, AIA

Cc: Tim Shaaban, Cecil Baker, file

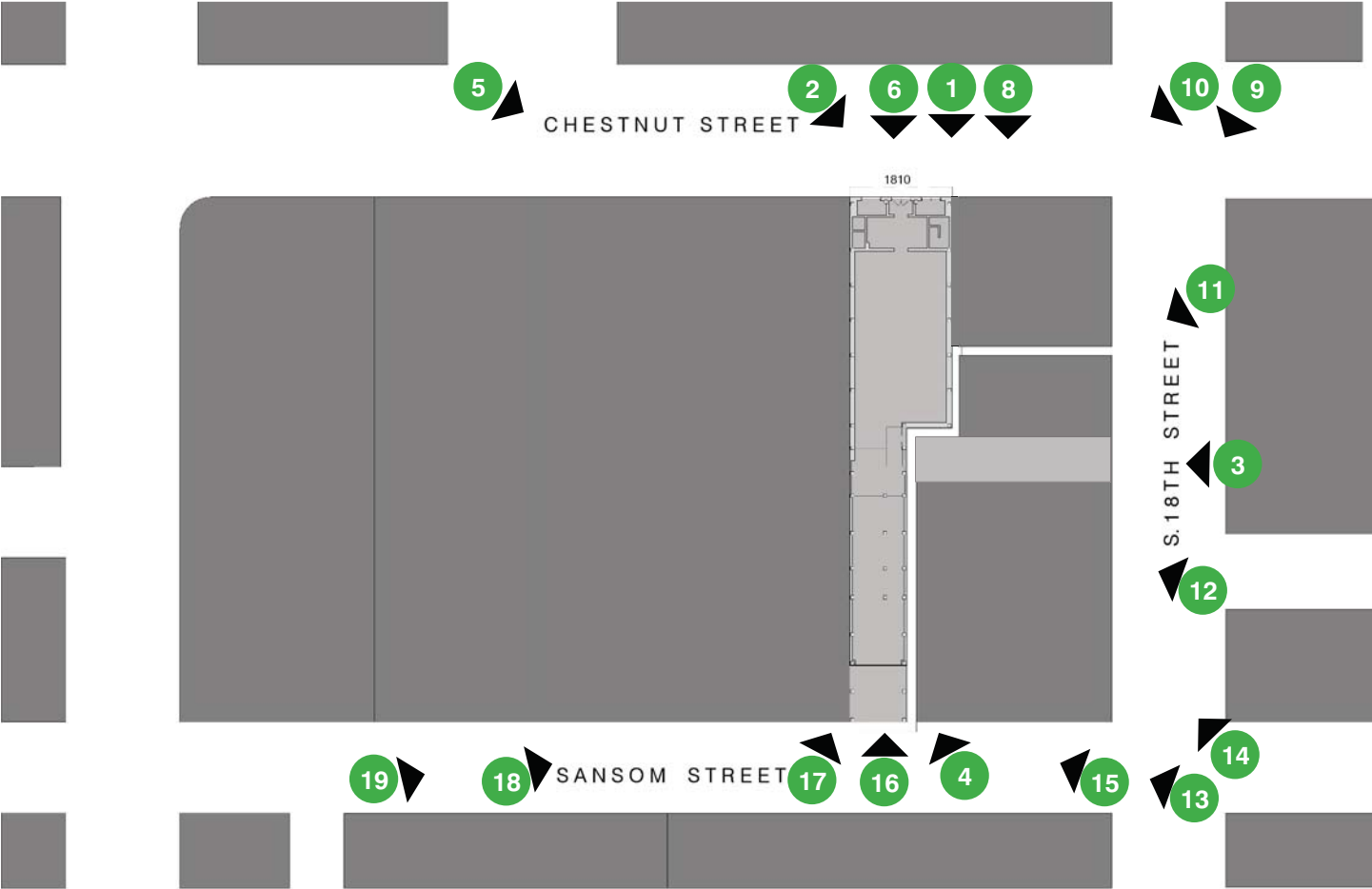


## PROPERTY LOCATION

1810 Chestnut St, and 112  
S. 18th St.



EXISTING CONDITIONS SITE PHOTOS - LOCATIONS



## EXISTING CONDITIONS SITE PHOTOS





## EXISTING CONDITIONS SITE PHOTOS



**1810 Chestnut Street** Submission for the Philadelphia Historical Commission March 10, 2020



## EXISTING CONDITIONS SITE PHOTOS





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**1810 Chestnut Street** Submission for the Philadelphia Historical Commission March 10, 2020



## EXISTING CONDITIONS SITE PHOTOS



16 1810 Chestnut: Sansom Street Facade



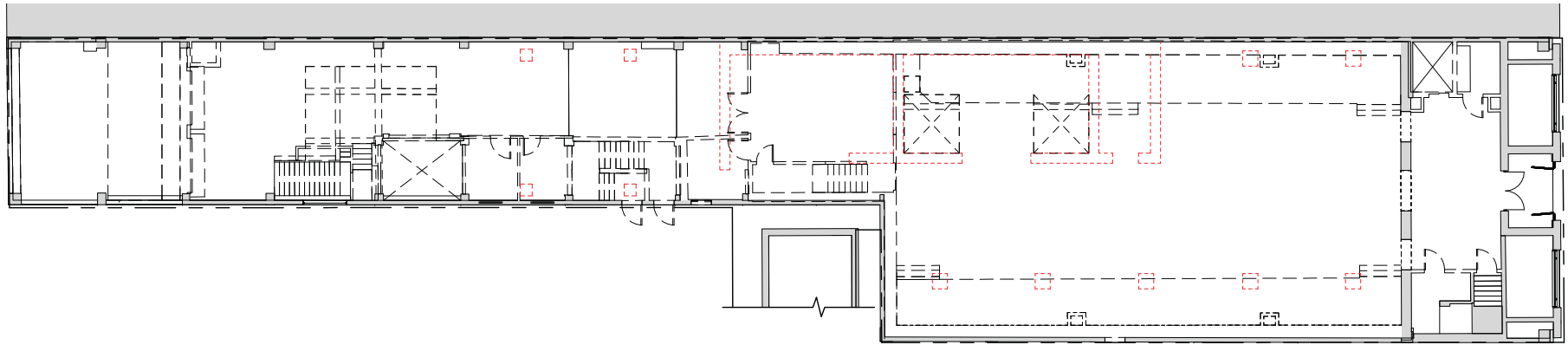
17 1810 Chestnut: Sansom Street Facade



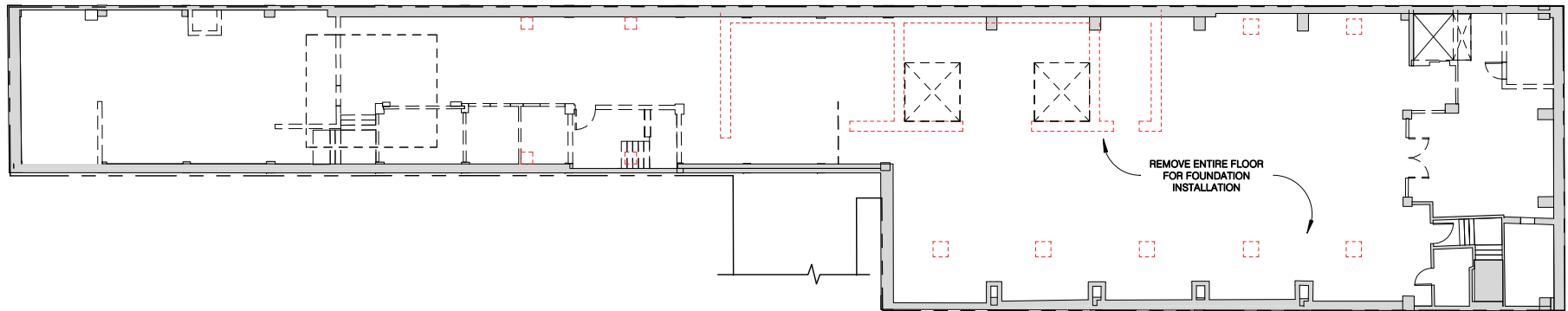
18 East down Sansom to 1810 Chestnut



19 Looking East down Sansom from 19th



FIRST FLOOR REMOVAL PLAN

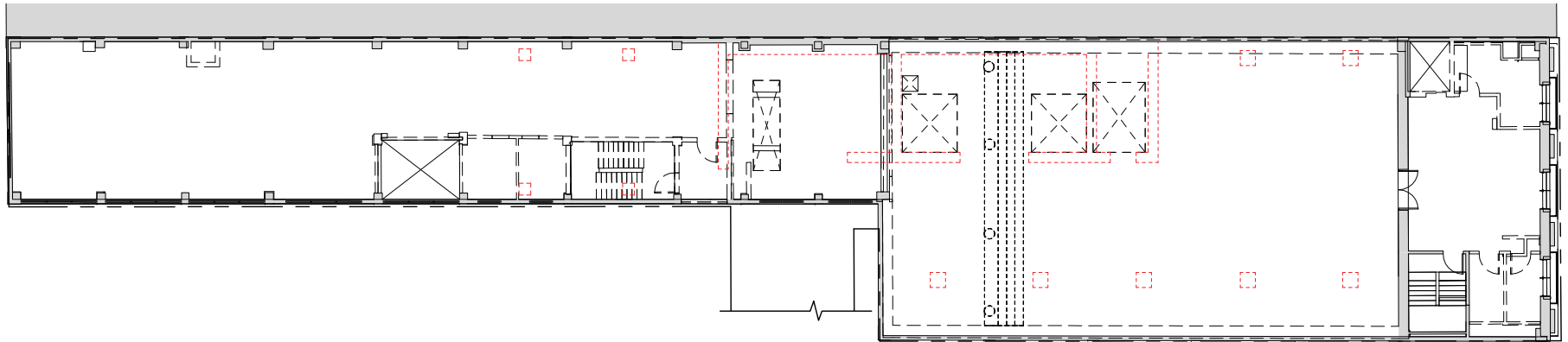


BASEMENT FLOOR REMOVAL PLAN

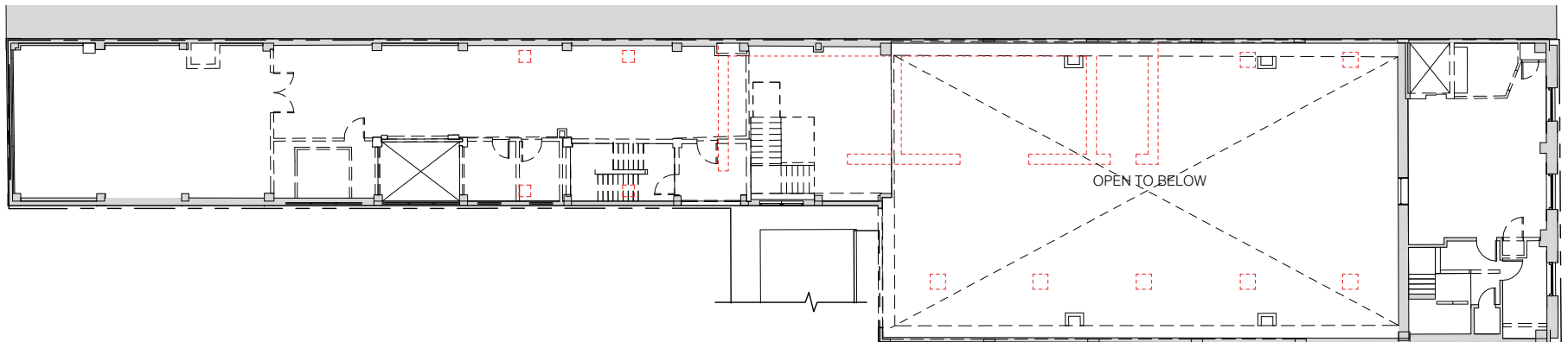


**LEGEND**

- PROPOSED STRUCTURE (COLUMNS & CORE)
- TO BE REMOVED



THIRD FLOOR REMOVAL PLAN

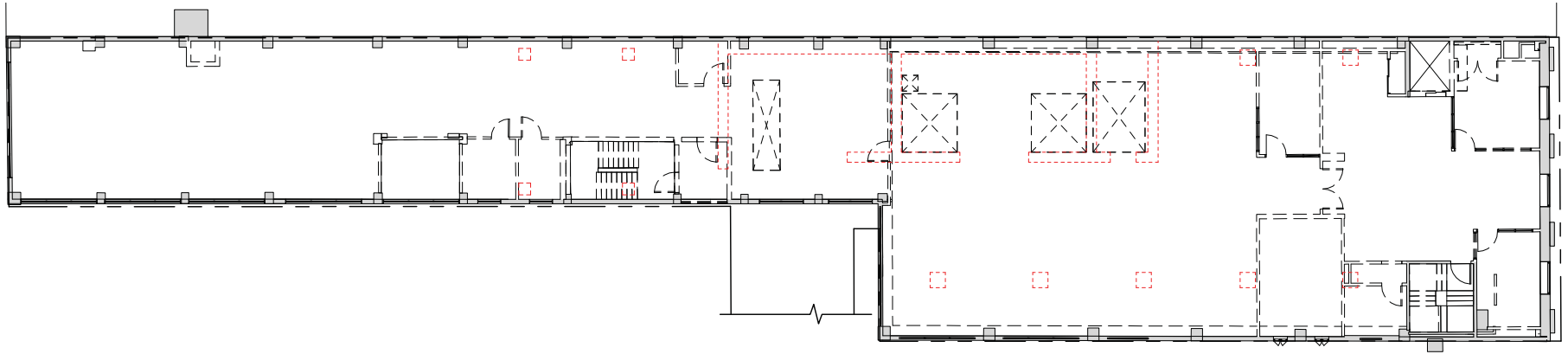


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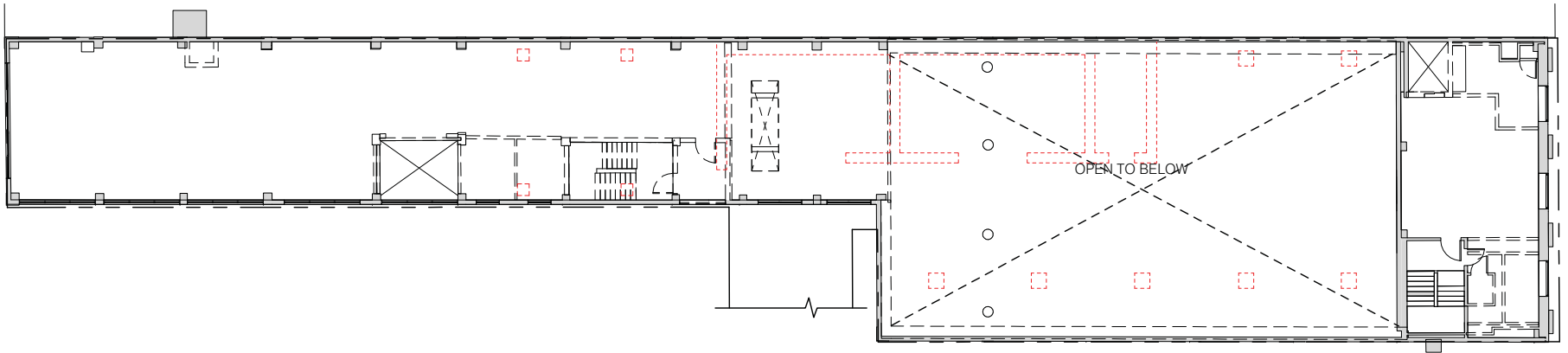


**LEGEND**

- PROPOSED STRUCTURE (COLUMNS & CORE)
- TO BE REMOVED



FIFTH FLOOR REMOVAL PLAN



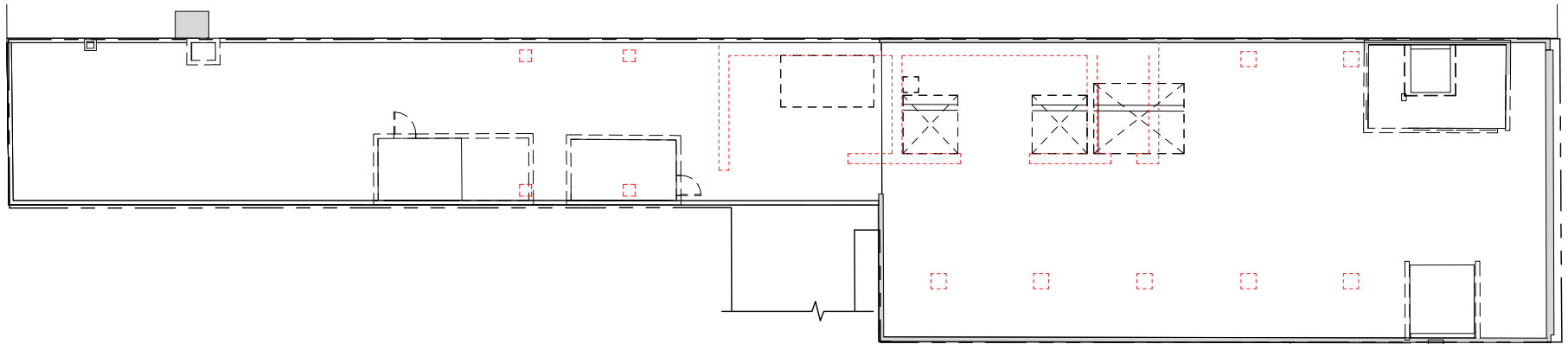
FOURTH FLOOR REMOVAL PLAN



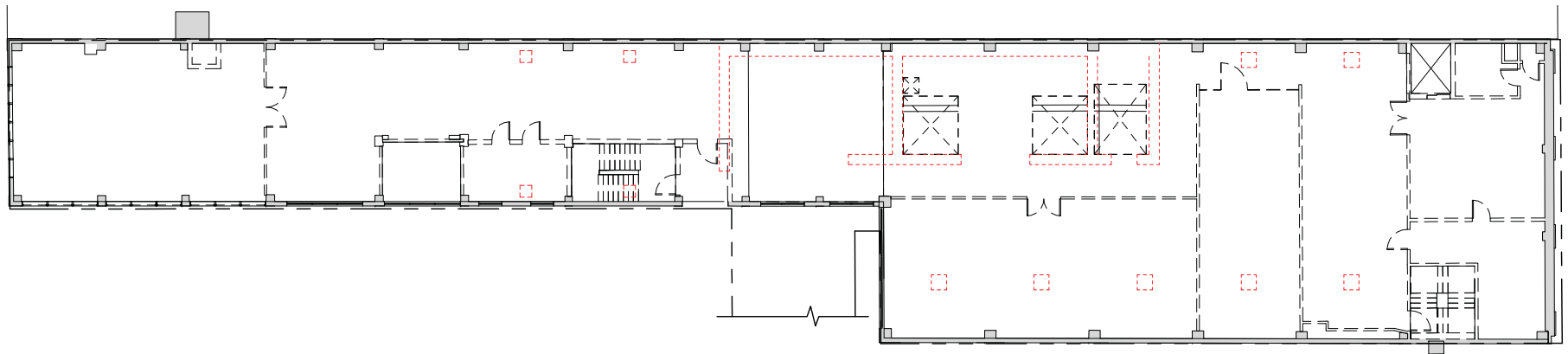
**LEGEND**

- PROPOSED STRUCTURE (COLUMNS & CORE)
- TO BE REMOVED





SEVENTH FLOOR REMOVAL PLAN

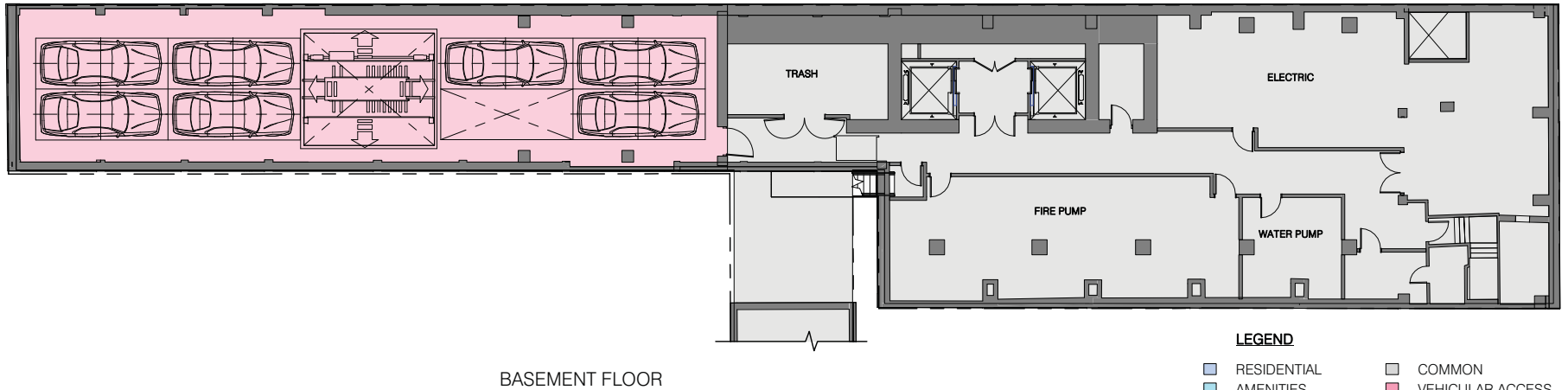
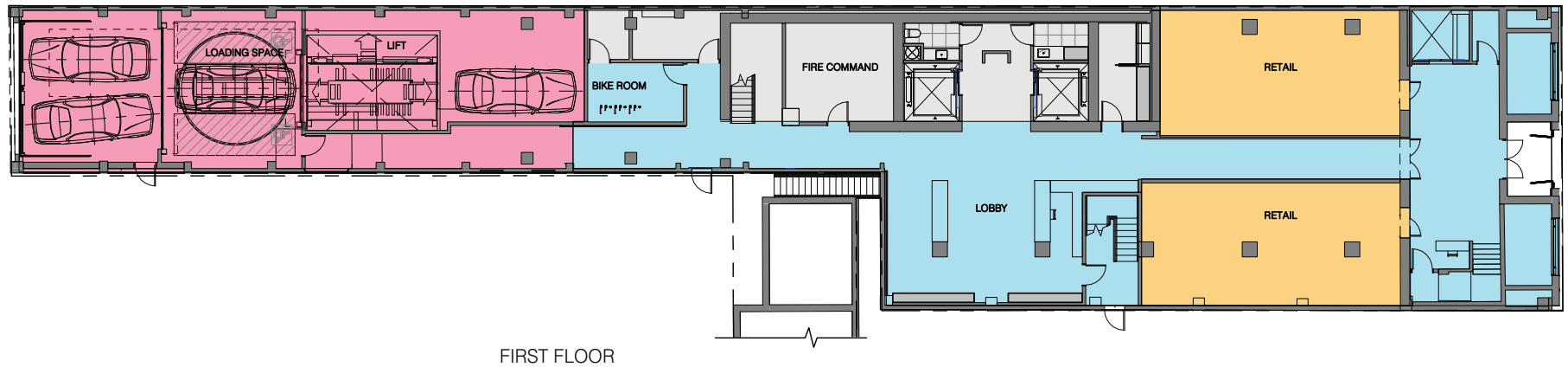


SIXTH FLOOR REMOVAL PLAN



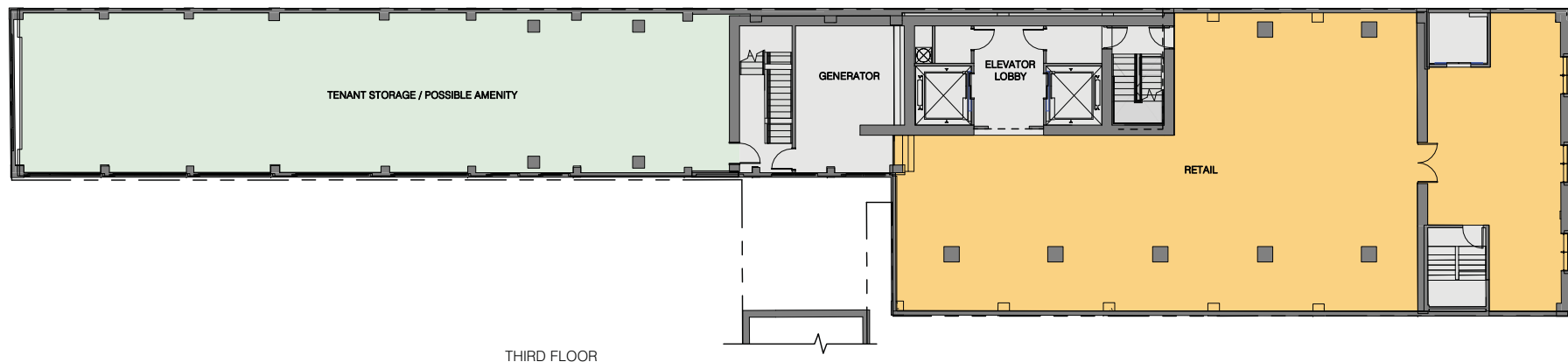
**LEGEND**

- PROPOSED STRUCTURE (COLUMNS & CORE)
- TO BE REMOVED

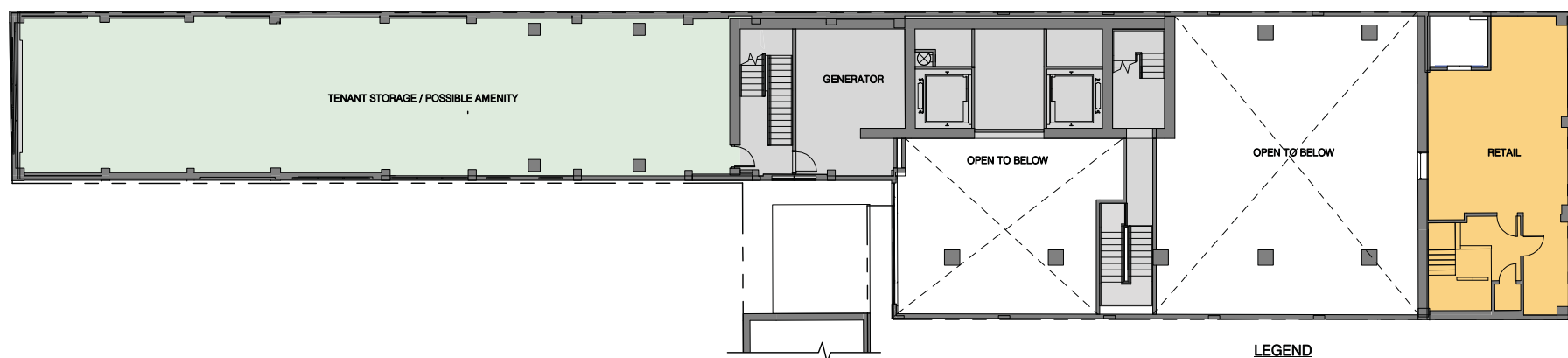


#### LEGEND

RESIDENTIAL	COMMON
AMENITIES	VEHICULAR ACCESS
RETAIL	PARKING
BLDG MANAGEMENT	UTILITY / SERVICE



THIRD FLOOR

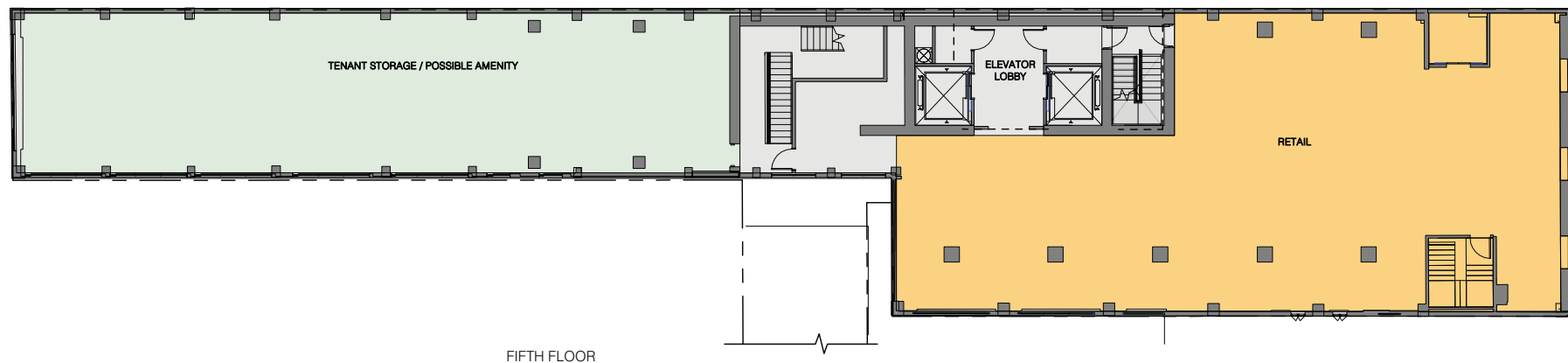


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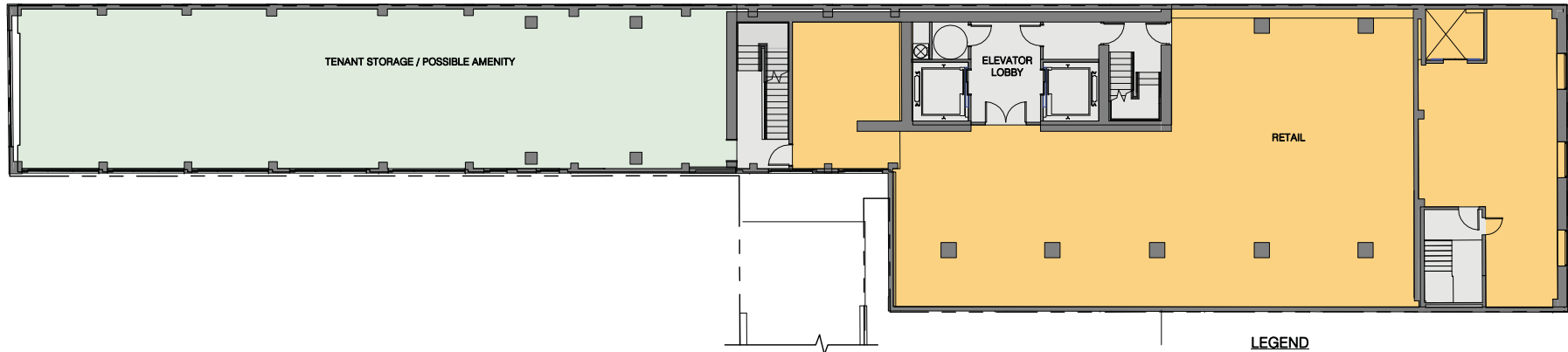


**LEGEND**

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<span style="color: #4682B4;">■</span> AMENITIES	<span style="color: #FF6347;">■</span> VEHICULAR ACCESS
<span style="color: #FF8C00;">■</span> RETAIL	<span style="color: #FF69B4;">■</span> PARKING
<span style="color: #90EE90;">■</span> BLDG MANAGEMENT	<span style="color: #808080;">■</span> UTILITY / SERVICE



FIFTH FLOOR

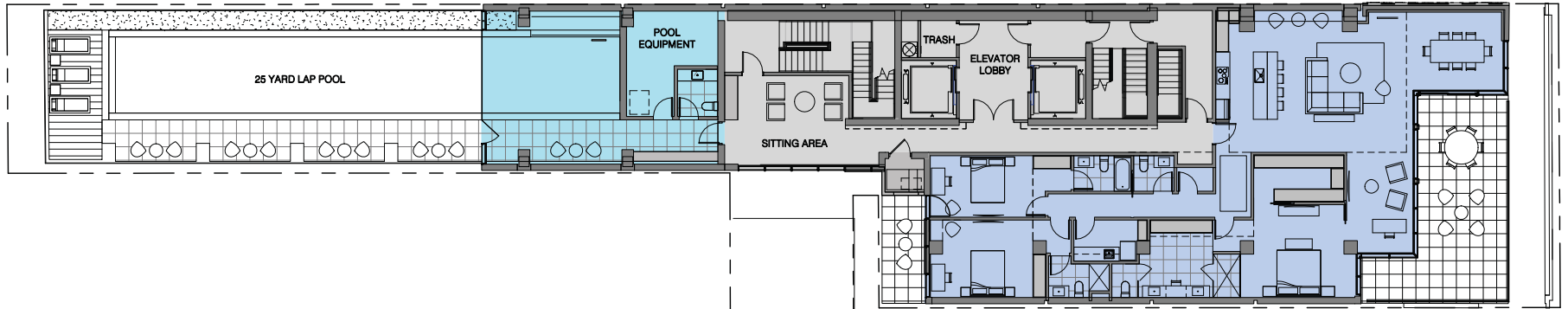


FOURTH FLOOR

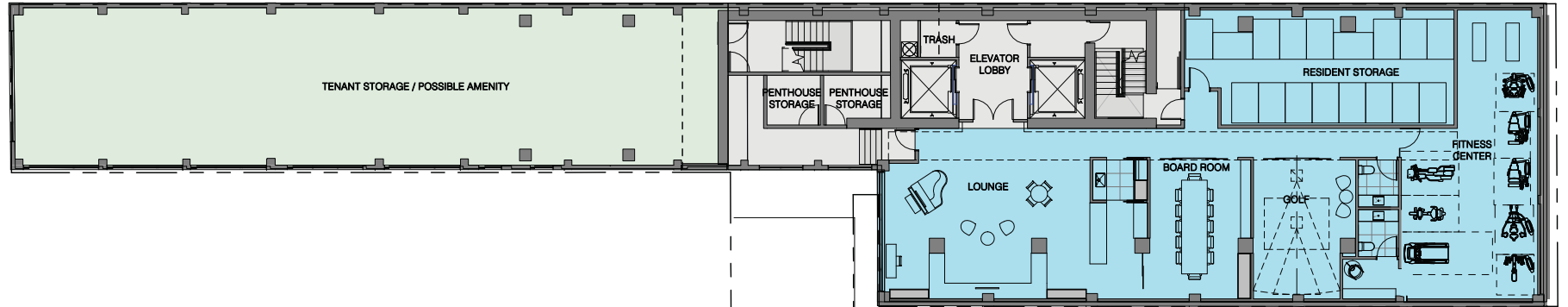


**LEGEND**

<span style="color: blue;">■</span> RESIDENTIAL	<span style="color: grey;">■</span> COMMON
<span style="color: lightblue;">■</span> AMENITIES	<span style="color: pink;">■</span> VEHICULAR ACCESS
<span style="color: orange;">■</span> RETAIL	<span style="color: lightpink;">■</span> PARKING
<span style="color: lightgreen;">■</span> BLDG MANAGEMENT	<span style="color: darkgrey;">■</span> UTILITY / SERVICE



SEVENTH FLOOR



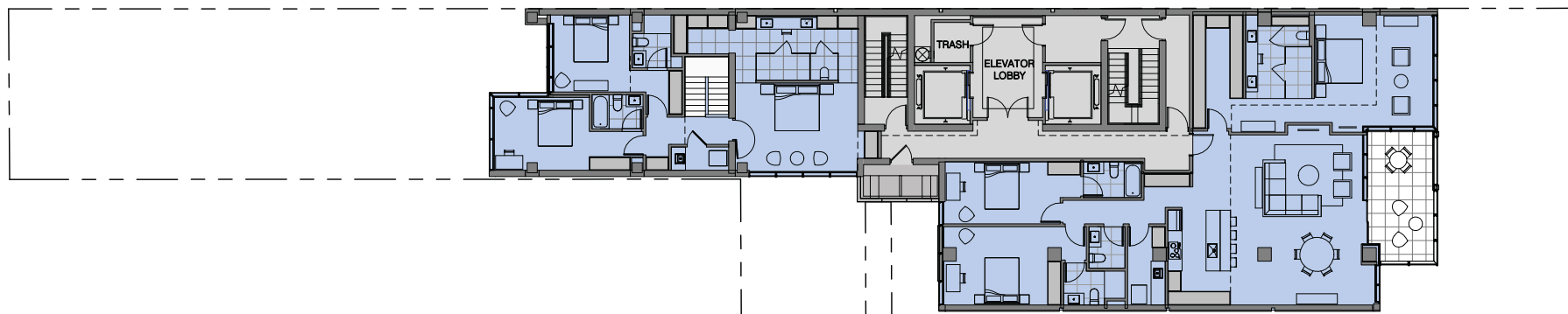
SIXTH FLOOR



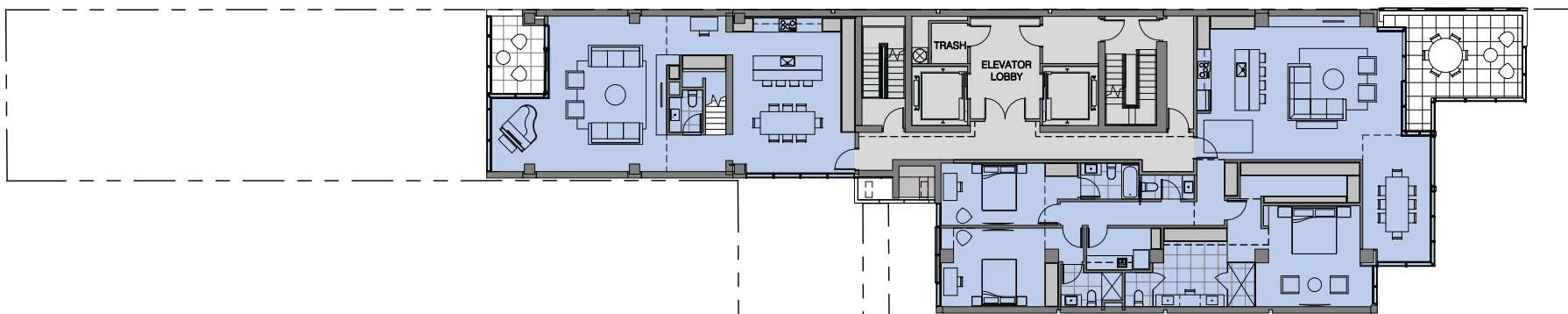
LEGEND

RESIDENTIAL	COMMON
AMENITIES	VEHICULAR ACCESS
RETAIL	PARKING
BLDG MANAGEMENT	UTILITY / SERVICE





NINTH FLOOR THRU THIRTEENTH (TYPICAL) FLOOR

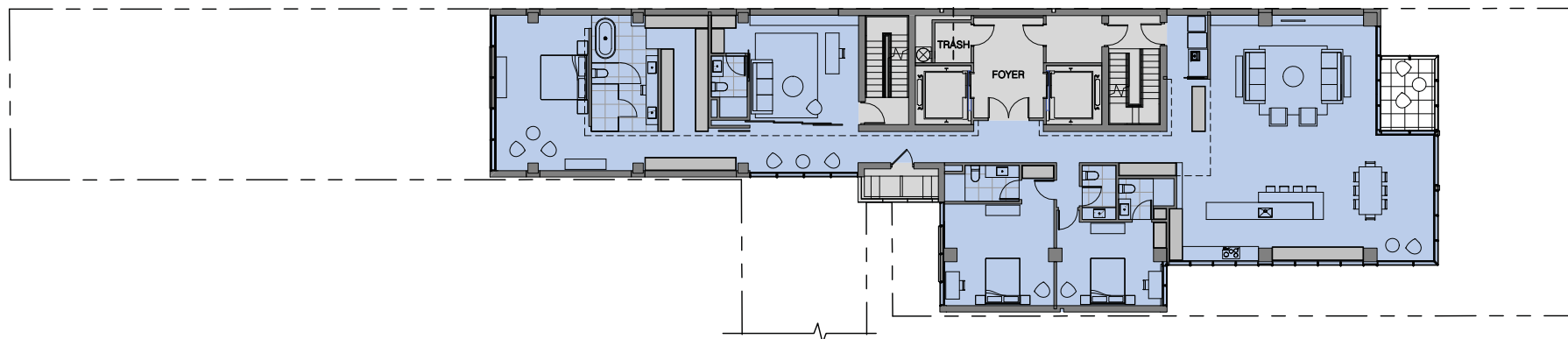


EIGHTH FLOOR

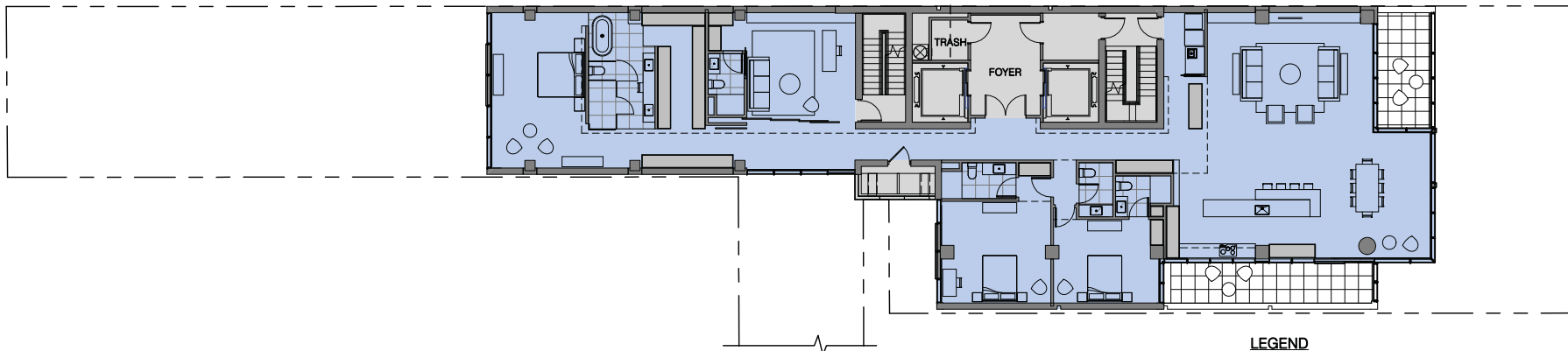


#### LEGEND

RESIDENTIAL	COMMON
AMENITIES	VEHICULAR ACCESS
RETAIL	PARKING
BLDG MANAGEMENT	UTILITY / SERVICE



FIFTEENTH THRU TWENTIETH FLOORS (TYPICAL) FLOOR PLAN

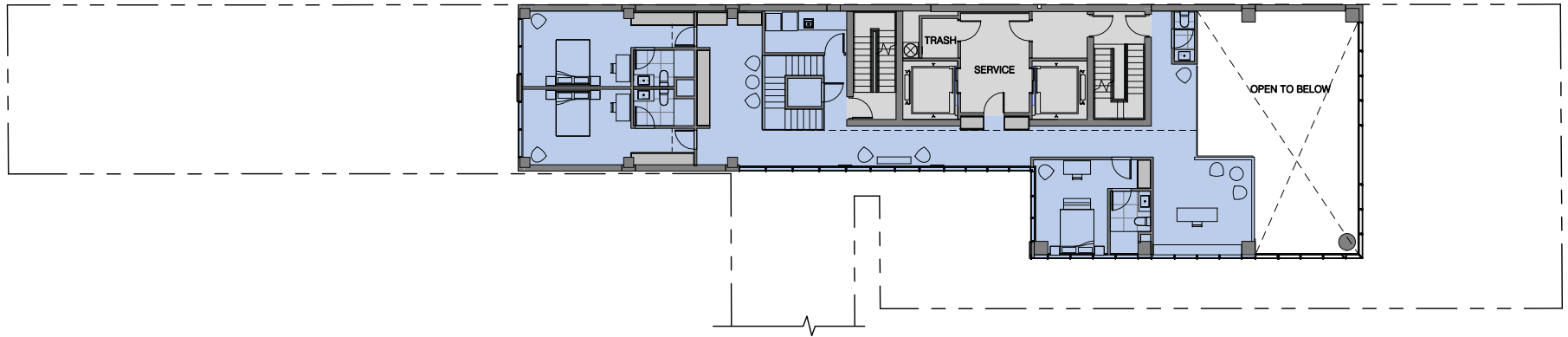


FOURTEENTH FLOOR PLAN

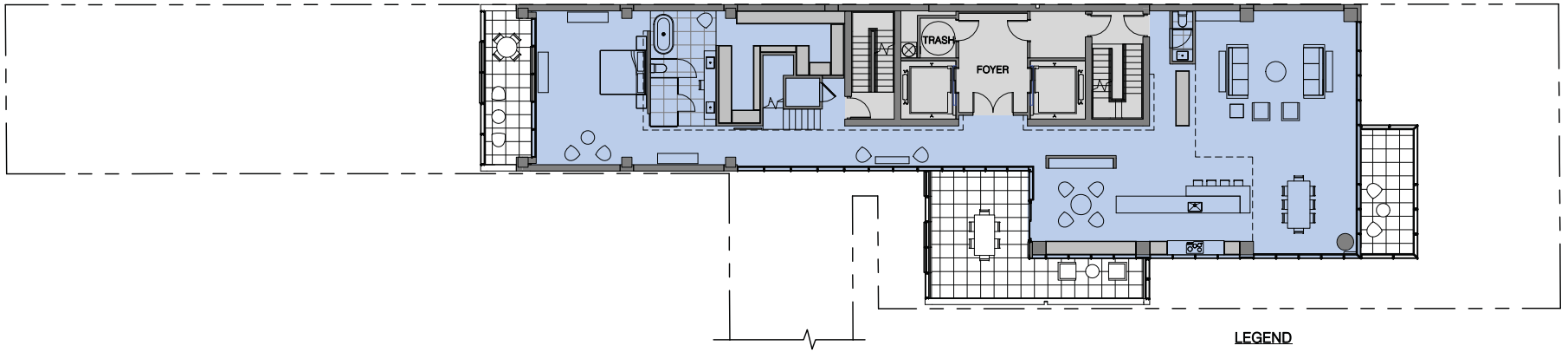


**LEGEND**

RESIDENTIAL	COMMON
AMENITIES	VEHICULAR ACCESS
RETAIL	PARKING
BLDG MANAGEMENT	UTILITY / SERVICE



TWENTY SECOND FLOOR PLAN

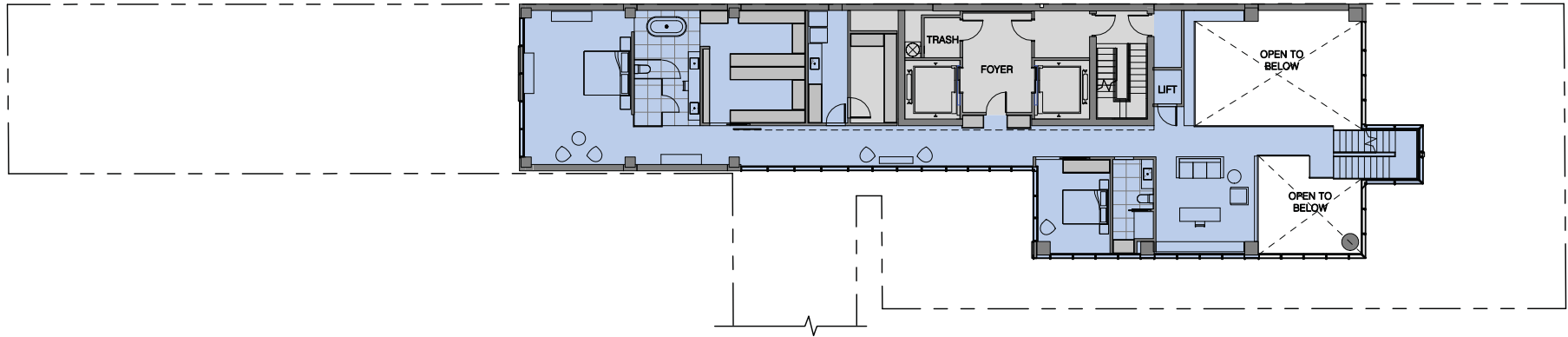


TWENTY FIRST FLOOR PLAN



**LEGEND**

RESIDENTIAL	COMMON
AMENITIES	VEHICULAR ACCESS
RETAIL	PARKING
BLDG MANAGEMENT	UTILITY / SERVICE



TWENTY FOURTH FLOOR PLAN

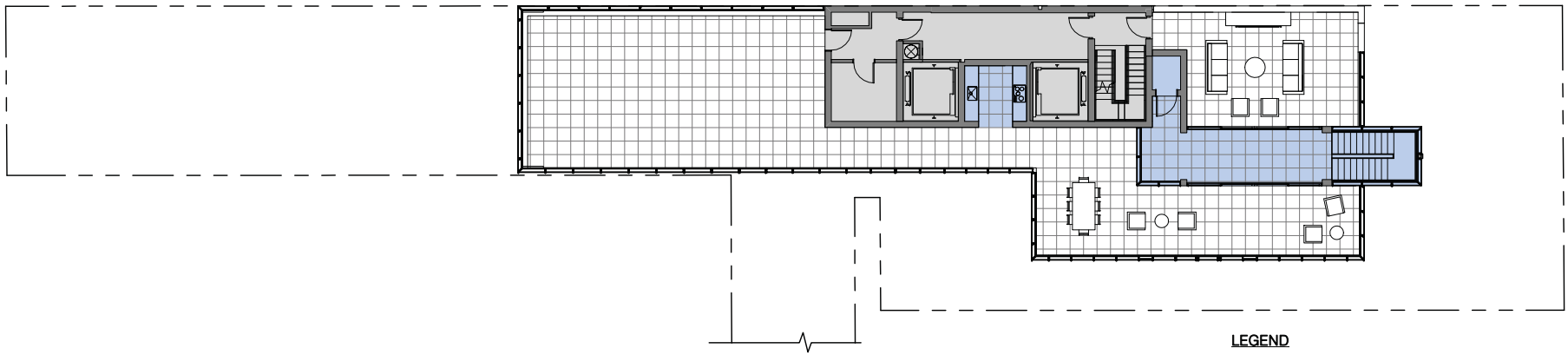


TWENTY THIRD FLOOR PLAN



**LEGEND**

RESIDENTIAL	COMMON
AMENITIES	VEHICULAR ACCESS
RETAIL	PARKING
BLDG MANAGEMENT	UTILITY / SERVICE



ROOF TERRACE FLOOR PLAN

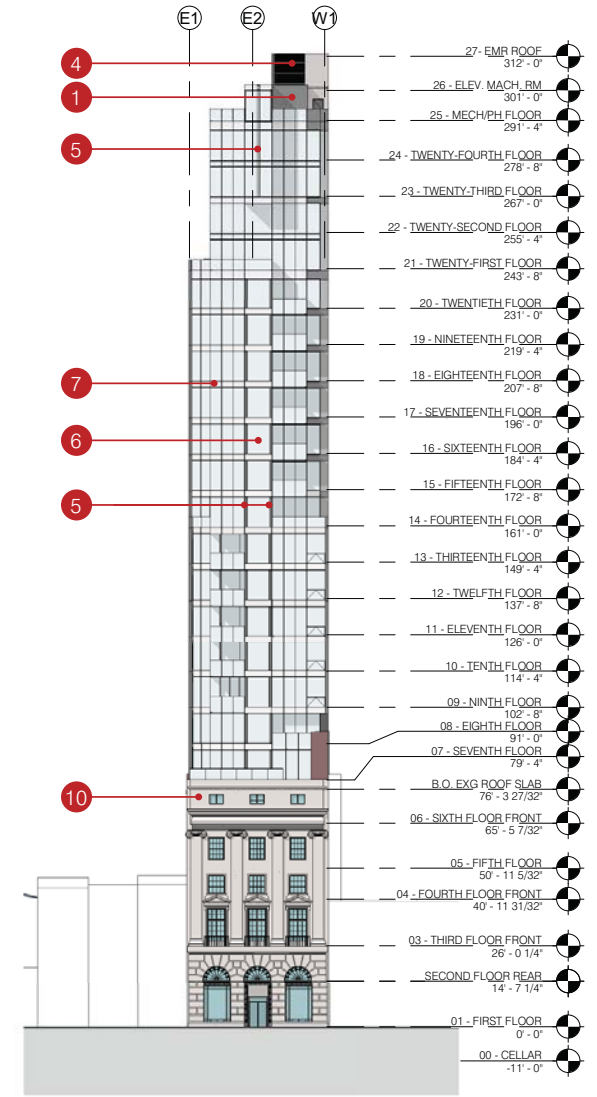
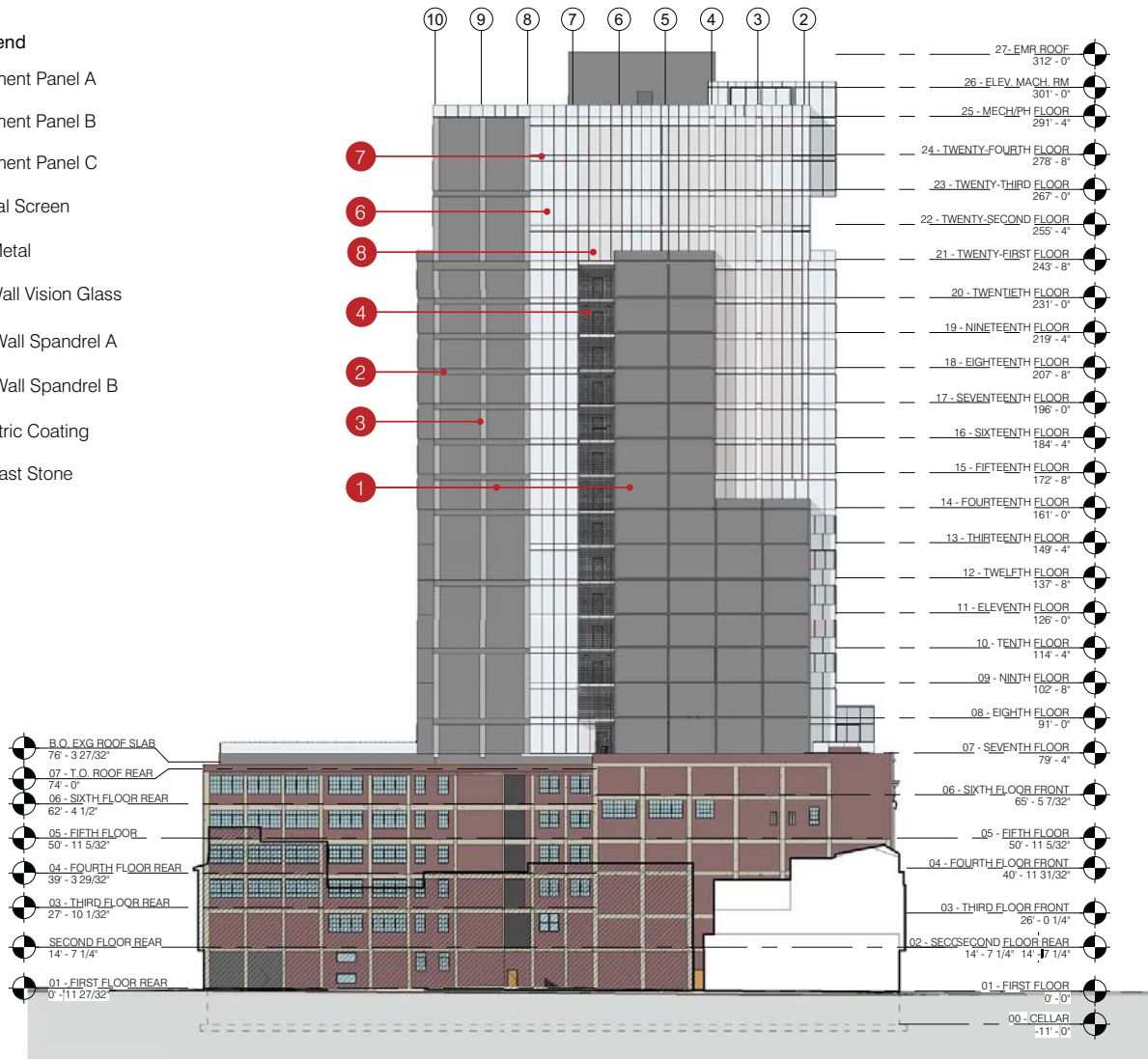


**LEGEND**

- |                 |                   |
|-----------------|-------------------|
| RESIDENTIAL     | COMMON            |
| AMENITIES       | VEHICULAR ACCESS  |
| RETAIL          | PARKING           |
| BLDG MANAGEMENT | UTILITY / SERVICE |

# Material Legend

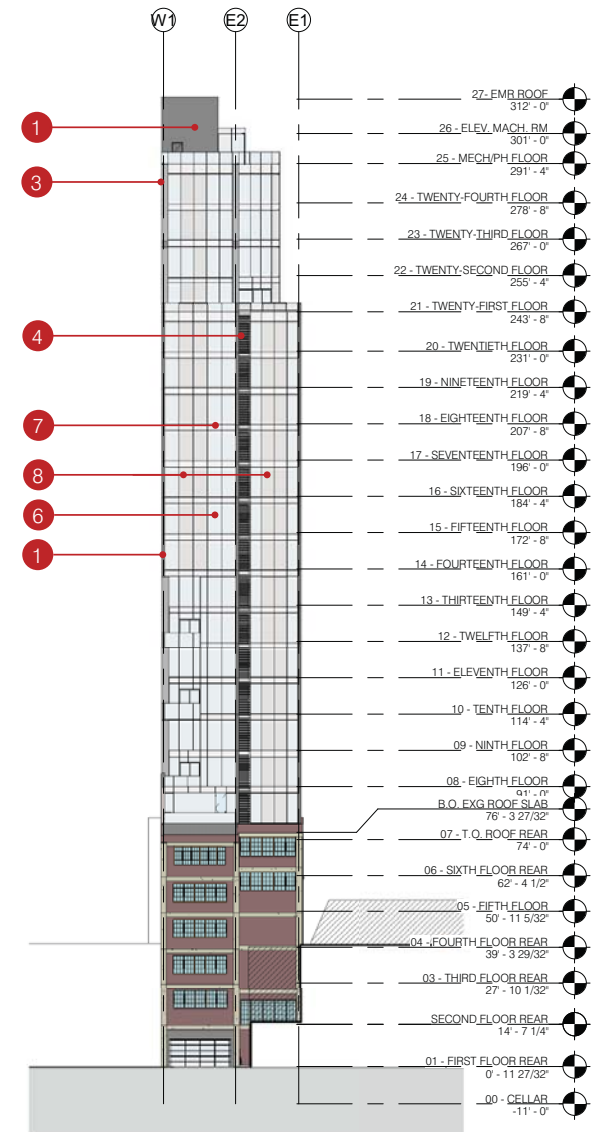
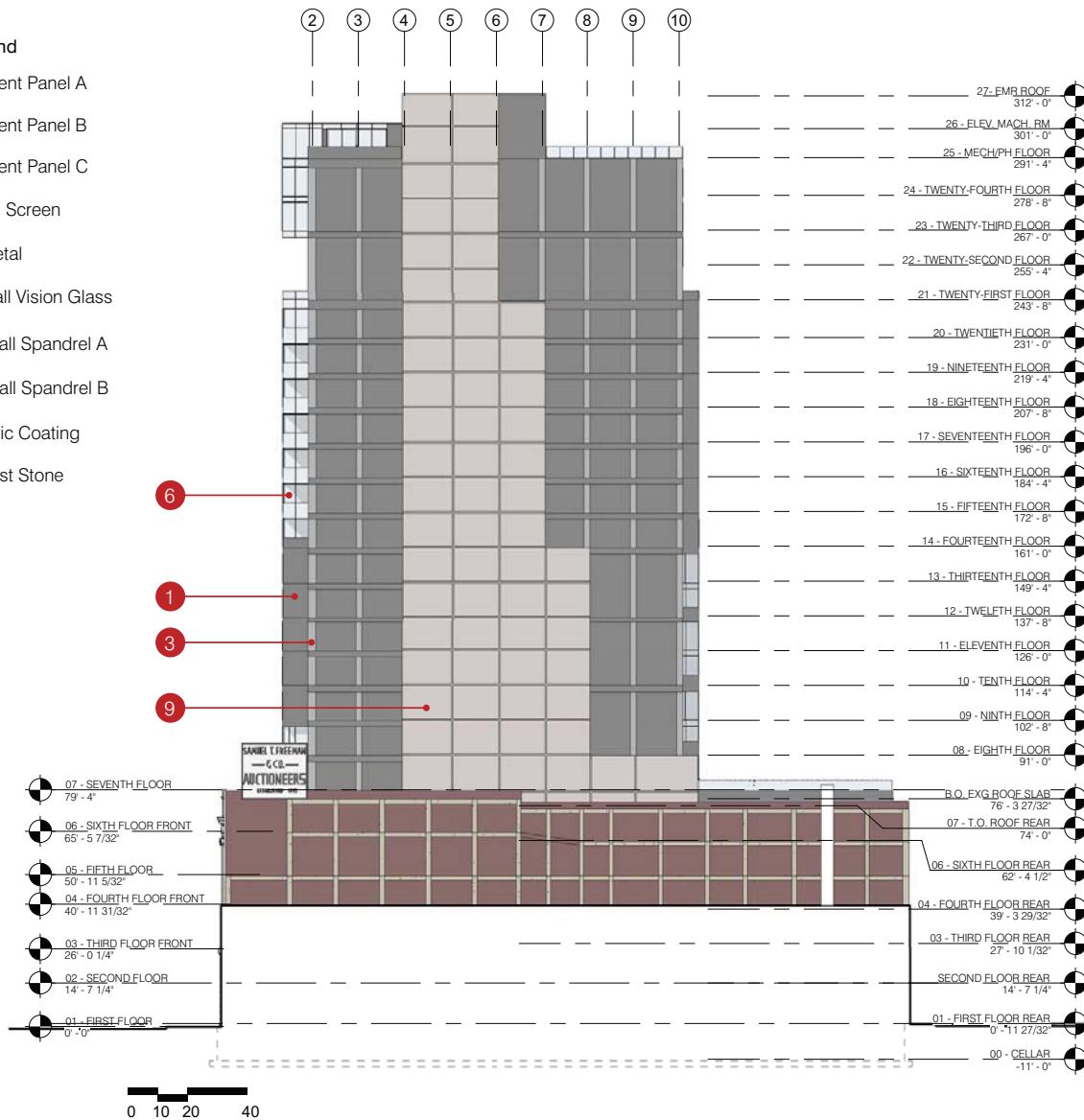
- 1 Fibre Cement Panel A
- 2 Fibre Cement Panel B
- 3 Fibre Cement Panel C
- 4 Mechanical Screen
- 5 Painted Metal
- 6 Window Wall Vision Glass
- 7 Window Wall Spandrel A
- 8 Window Wall Spandrel B
- 9 Elastometric Coating
- 10 Existing Cast Stone

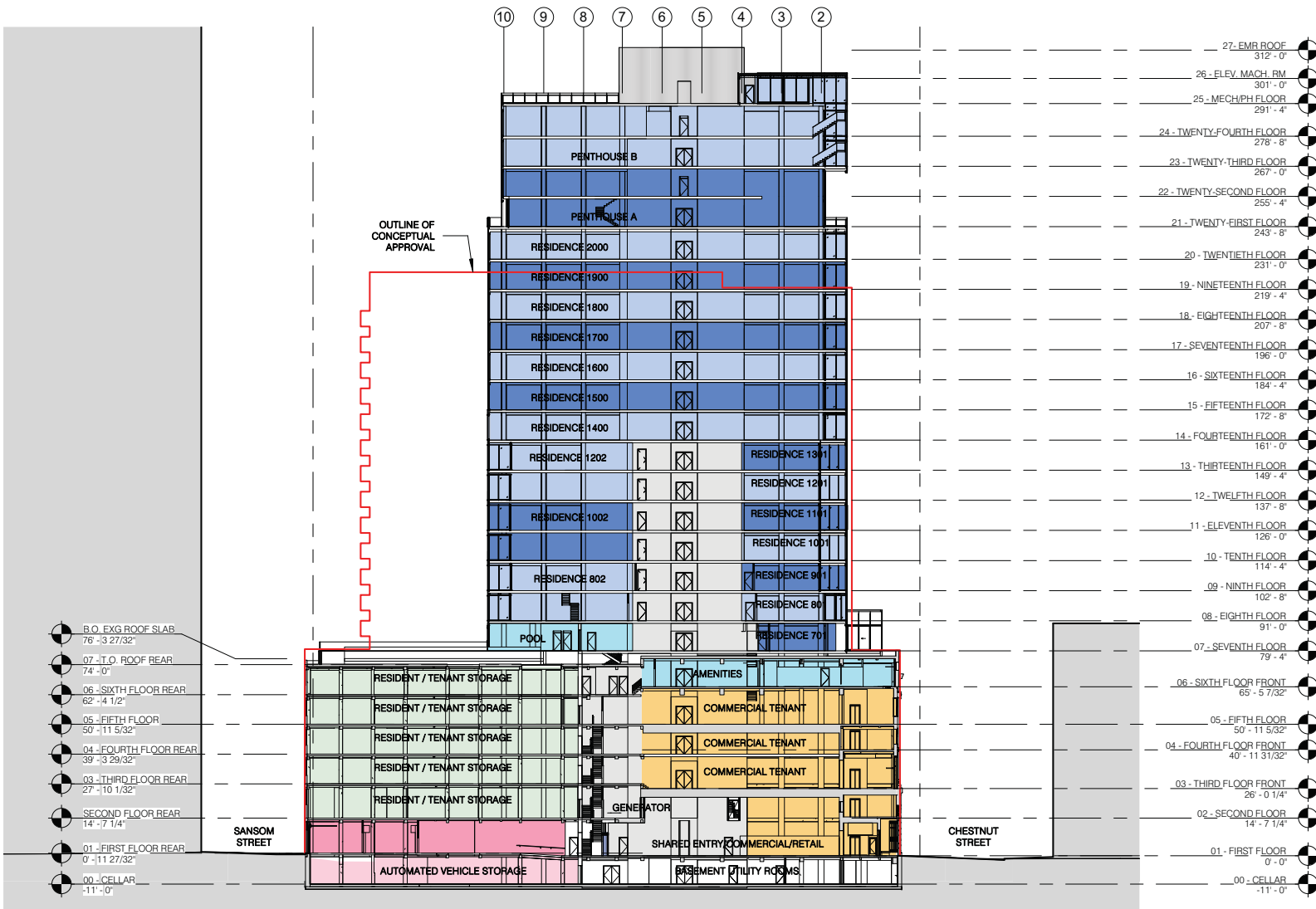


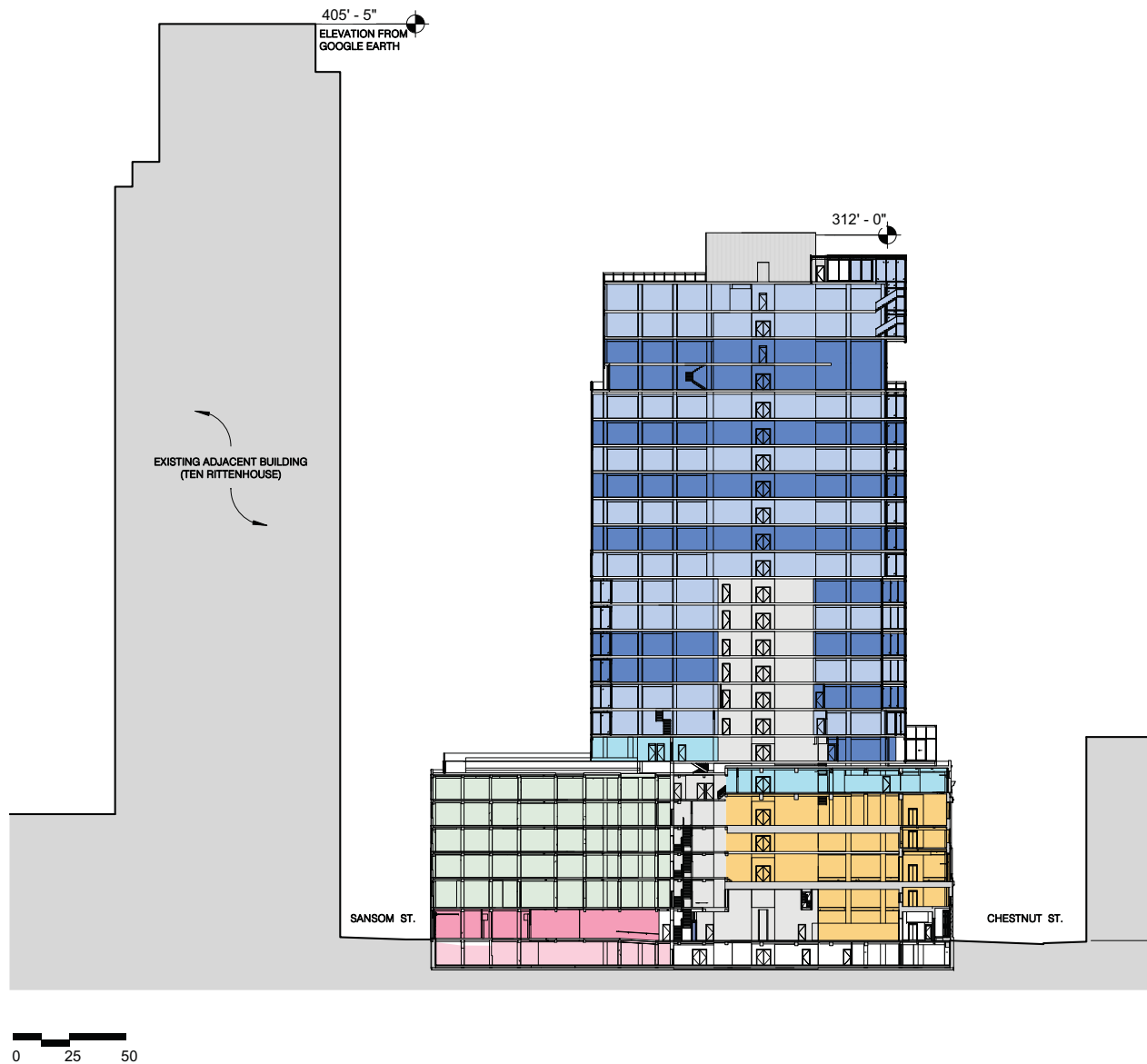


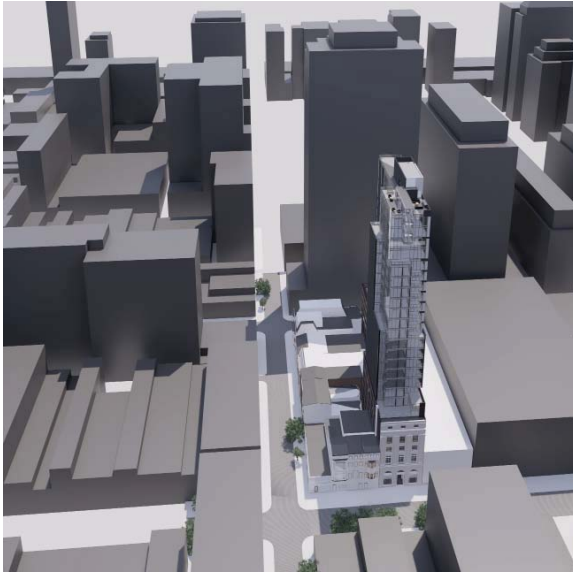
# Material Legend

- 1 Fibre Cement Panel A
- 2 Fibre Cement Panel B
- 3 Fibre Cement Panel C
- 4 Mechanical Screen
- 5 Painted Metal
- 6 Window Wall Vision Glass
- 7 Window Wall Spandrel A
- 8 Window Wall Spandrel B
- 9 Elastometric Coating
- 10 Existing Cast Stone

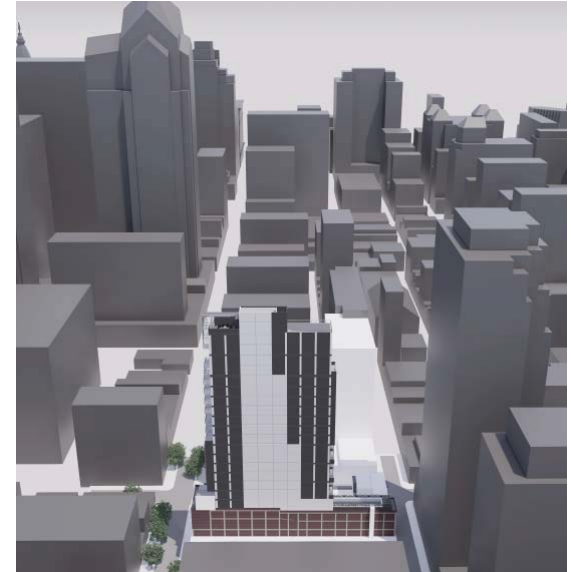








FROM NORTH



FROM WEST

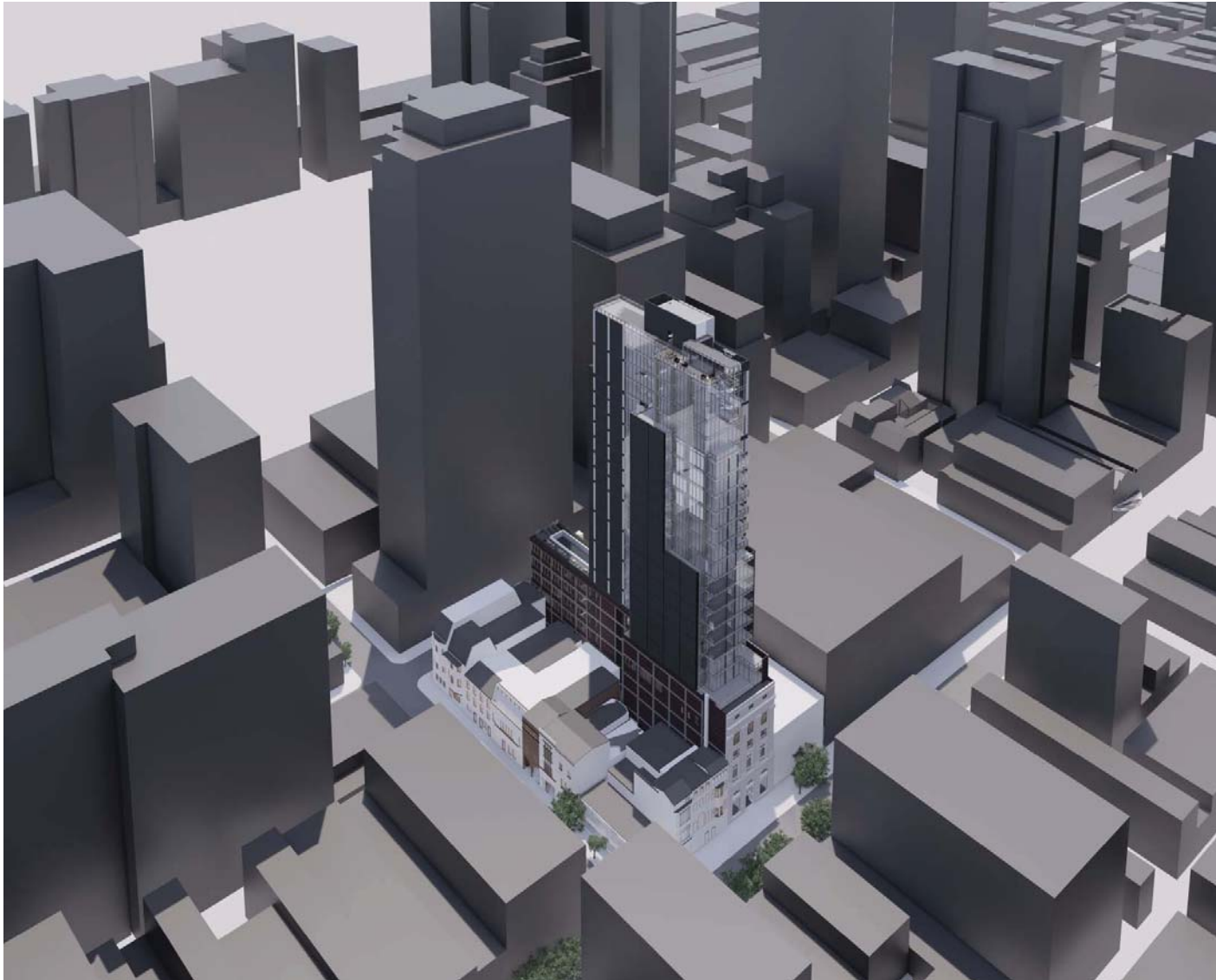


FROM SOUTH



FROM EAST



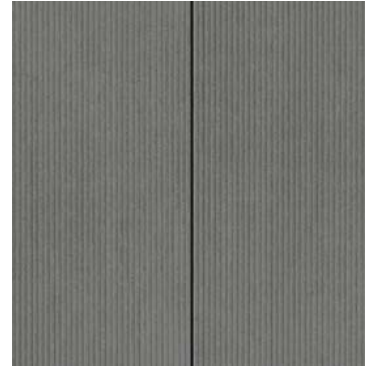




# materials palette



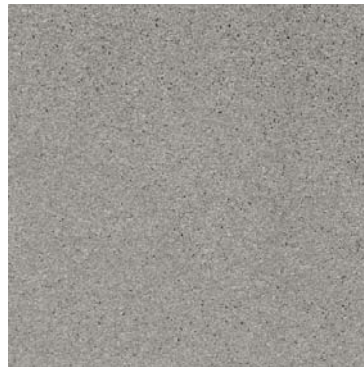
Equitone Linea LT20 - Field Panel



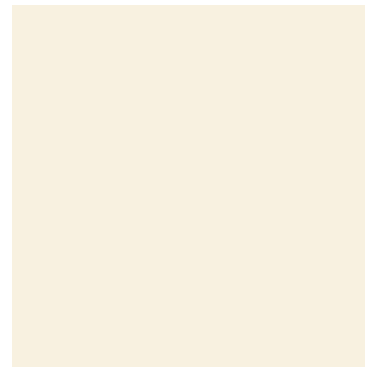
Equitone Linea LT20 - Field Panel (Front)



Equitone Natura N252 - Floor Edge Panel



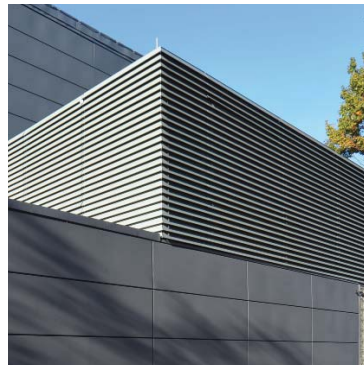
Rieder - Fibre Cement Panel



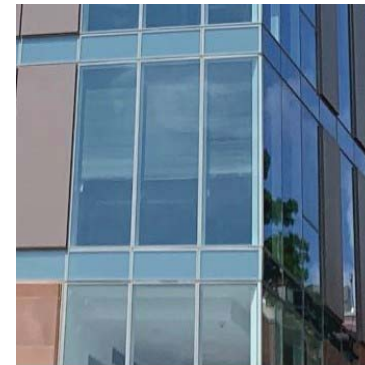
Elastometric Coating (Core Wall)



Painted Metals - Window Wall Exterior



Mechanical Screen



Glazed Window Wall System with Spandrel



Existing Cast Stone





## CITY OF PHILADELPHIA

PHILADELPHIA HISTORICAL  
COMMISSION

1515 Arch Street, 13th Floor  
Philadelphia, Pennsylvania 19102  
Tel: 215.686.7660

Robert Thomas, AIA  
Chair

Jonathan E. Farnham, Ph.D.  
Executive Director

15 March 2019

1808 Chestnut LLC  
1810 Chestnut Street  
Philadelphia, PA 19103-4902

Re: 1810 Chestnut Street

Dear 1808 Chestnut LLC:

The Philadelphia Historical Commission, the City of Philadelphia's historic preservation agency, is pleased to inform you that the property at 1810 Chestnut Street has been proposed for designation as an historic landmark and inclusion on the Philadelphia Register of Historic Places.

The Historical Commission seeks to safeguard the city's unique heritage and wealth of cultural resources as it encourages economic development, promotes healthy and sustainable communities, enhances property values, attracts new residents, businesses, and tourists, provides educational opportunities, and fosters civic pride. Under the City's historic preservation ordinance, Section 14-1000 of the Philadelphia Code, the Historical Commission is authorized to designate as historic and then promote the preservation of buildings, structures, sites, objects, interiors, and districts that are representative of and important to Philadelphia's heritage, traditions, and values. More than 23,000 properties illustrating Philadelphia's history from its earliest years to the recent past have been designated as historic and listed on the Philadelphia Register of Historic Places. A brief overview of the Historical Commission is attached to this letter.

The Historical Commission will consider the proposal, called a nomination, to designate the property at 1810 Chestnut Street as historic at two public meetings. The Historical Commission's advisory Committee on Historic Designation will consider the nomination at its meeting at 9:30 a.m. on Wednesday, 17 April 2019 in Conference Room 18-029 of the municipal office building at 1515 Arch Street, which is known as One Parkway. The Historical Commission will review the nomination and its committee's recommendation at 9:00 a.m. on Friday, 10 May 2019 in the same room, Room 18-029, 1515 Arch Street. You are invited but not required to attend these meetings, which are open to the public. The meetings provide the owner as well as the public with opportunities to participate in the Historical Commission's discussions about the historical significance of the property and deliberations on the merits of its historic designation. A copy of the nomination proposing the designation of this property is available on our website, [www.phila.gov/historical](http://www.phila.gov/historical).

The designation of a property as historic provides benefits to the owner. There is, of course, the satisfaction derived from the ownership of a recognized historic landmark and from the



## **AN OVERVIEW OF THE PHILADELPHIA HISTORICAL COMMISSION FOR OWNERS OF PROPERTIES NOMINATED FOR DESIGNATION AS HISTORIC**

Established in 1955, the Philadelphia Historical Commission is the City of Philadelphia's agency responsible for ensuring the preservation of historically significant buildings, structures, sites, objects, interiors, and districts in Philadelphia. The Historical Commission identifies and designates historic landmarks, listing them on the Philadelphia Register of Historic Places, an inventory that currently includes more than 23,000 properties. After designation, the Historical Commission collaborates with property owners to ensure the preservation of landmarks through the City's building permit process.

Before the Historical Commission can designate a property as historic, it must determine whether the property has the requisite historical significance to merit designation. To make this determination, the Historical Commission and its advisory Committee on Historic Designation review what is called a nomination, a document that outlines the property's history and explains its significance. Both the Historical Commission and Committee on Historic Designation conduct their reviews of nominations at public meetings in which property owners and the public may participate. Owners of properties under consideration for designation are notified by letter of the time and place of the public meetings at least 30 days prior to meetings. The Historical Commission's jurisdiction over the property begins as of the date of that letter, meaning that it must review all building permit applications for the property before a permit is issued. If the Historical Commission votes to designate the property as historic, its jurisdiction continues; if the Commission declines to designate, its jurisdiction lapses.

The City of Philadelphia's historic preservation ordinance requires that owners of properties designated as historic (and those nominated and under consideration for designation) seek and obtain the approval of the Historical Commission and a building permit from the Department of Licenses & Inspections prior to commencing any work that would require a building permit and/or would alter the exterior appearance of the building, site, or permanent site features such as fences or walls. To protect historic properties, the Historical Commission reviews the work proposed in the building permit application to determine whether it satisfies historic preservation standards including the Secretary of the Interior's Standards for the Treatment of Historic Properties. The Historical Commission's jurisdiction extends over the entire exterior envelopes of buildings including all facades and roofs, but the Commission concentrates its reviews on facades and roofs that are visible from the public right-of-way. Protecting public views of historic properties is the Historical Commission's primary goal. The Historical Commission is sensitive to time constraints and completes most reviews on the day of submission. More than 85% are completed in five days or less. All reviews must be completed within 60 days. Except in extreme cases of neglect, the Historical Commission cannot require an owner to undertake work to a property, but may only review within the scope of work defined by the owner. Moreover, alterations in place at the time of designation, such as non-historic windows, are grandfathered and may be retained until the owner determines that they need replacement.

- over-

**PHILADELPHIA HISTORICAL COMMISSION, 1515 ARCH STREET, 13<sup>TH</sup> FLOOR, 215-686-7660**



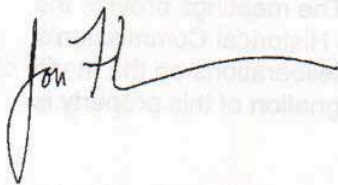
trusteeship for the past and future that accompanies ownership. The owner of a designated property may call upon the Historical Commission's staff for historical and technical services and assistance at no charge. In addition, the protection against inaccurate or unsympathetic alterations and against unnecessary demolitions offers some assurance that the historic character of the property will be preserved and improved. In Philadelphia and other cities, studies show that designation has helped to enhance resale values and foster community pride. Finally, a well-maintained, accurately preserved property may also be eligible for a Historical Commission plaque, which, when mounted on the exterior, identifies the property as a historic landmark.

In addition to benefits, the designation of a property as historic entails some restrictions. If adopted, the designation of the property as historic would include the site, the exterior envelopes of all buildings on the site, and any permanent site appurtenances. To promote the preservation of historic buildings and sites, the Historical Commission reviews all building permit applications and other proposals for exterior alterations to ensure compliance with historic preservation standards. The Historical Commission also reviews all demolition proposals for designated properties. The Historical Commission and its staff approach such matters reasonably and practically, and understand that historic buildings must be adapted for evolving uses and requirements. The Historical Commission's goal is to manage change, not prevent it, and to ensure that any changes to historic properties meet historic preservation standards.

The Historical Commission has no jurisdiction over building permit applications submitted to the Department of Licenses & Inspections (L&I) prior to the date of this notice letter unless the building permit application is still under review at L&I when the Historical Commission finalizes its designation process and designates the property. The Historical Commission has jurisdiction and must review all building permit applications submitted to L&I on and after the date of this notice letter. For building permit applications under the Historical Commission's jurisdiction while it considers the nomination, L&I may issue the permit if the Historical Commission approves the application, or if the Historical Commission has not completed its designation process within 90 days of the submission of the application.

The Historical Commission welcomes your participation in the efforts to preserve Philadelphia's unique, significant, and valuable heritage. Philadelphia's remarkable collection of historic landmarks is one of its greatest resources. Working together, property owners and the Historical Commission can protect and preserve those resources, ensuring a rich future for the city. Should you have any questions about historic preservation or the work of the Historical Commission, please do not hesitate to contact the Commission's staff at 215-686-7660 or to explore the Commission's website at <http://www.phila.gov/historical>.

Yours truly,

A handwritten signature in black ink, appearing to read "Jon H", with a long horizontal flourish extending to the right.

Jonathan E. Farnham, Ph.D.  
Executive Director



The Historical Commission requires reviews for projects including but not limited to:

- construction, alteration, and demolition of buildings and addition to buildings;
- construction, installation, alteration, repair, removal, replacement, or covering of:
  - windows, storm windows, dormers, doors, storm doors, security doors, garage doors, and shutters;
  - exterior light fixtures, window boxes, railings, grilles, grates, and star bolts;
  - porches, steps, stoops, ramps, decks, balconies, and patios;
  - fences, walls, gates, sidewalks, driveways, and parking lots;
  - façades, façade elements, and trim such as cornices and doorways;
  - roofing and flashing;
  - storefront features, signage including awnings and lighting;
  - exterior mechanical equipment, vents, wiring, conduit, pipes, and satellite dishes (except seasonal window air conditioners that require no window alteration);
- masonry cleaning, painting, pointing, repair, replacement, alteration, or removal;
- painting, coating, staining, or sealing surfaces except wood trim and metal trim; and,
- all other projects that would alter the exterior appearance of the building, site, or permanent site features.

Reviews are not required for ordinary maintenance and repair such as scraping and painting wood trim, cleaning gutters, and replacing clear window glass. Also, reviews are not required for gardening, landscaping, tree trimming, or temporary holiday decorations, provided no historic features are altered or removed. Moreover, the Historical Commission has no jurisdiction over the use of historic properties, but only their appearances.

The Historical Commission recommends that property owners confer with its staff early in the planning stage of any construction or rehabilitation project, especially if the project is complicated. The staff can provide valuable guidance regarding the Historical Commission's processes as well as appropriate preservation techniques. It can also assist property owners in researching the histories of their properties. The Historical Commission charges no fees for any of its services.

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**PHILADELPHIA HISTORICAL COMMISSION, 1515 ARCH STREET, 13<sup>TH</sup> FLOOR, 215-686-7660**