

ADDRESS: 232-36 WALNUT ST

Proposal: Demolish non-contributing building; construct 15-story building

Review Requested: Final Approval

Owner: Marie F. Cerone

Applicant: Rich Villa, Ambit Architecture

History: 2000; Martin Jay Rosenblum, architect

Individual Designation: None

District Designation: Society Hill Historic District, Contributing, 3/10/1999

Staff Contact: Allyson Mehley, allyson.mehley@phila.gov

BACKGROUND:

This application for final approval proposes to construct a 15-story tower at the southeast corner of Walnut Street and S. 3rd Street. The existing single-family residence on the property was constructed in 1999 and is non-contributing to the Society Hill Historic District. The application proposes full demolition of the three-story brick residence and garage and construction of a 15-story, 184' tall building. The proposed building will house a hotel and a first-floor commercial space.

Although the existing building is non-contributing to the historic district, the lot is considered contributing for archaeological potential.

SCOPE OF WORK

- Demolish existing building.
- Construct 15-story, 184' tower.

STANDARDS FOR REVIEW:

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

- *Standard 8: Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.*
 - The applicant should engage an archaeologist to assess property for archaeological potential in order to satisfy Standard 8. An initial assessment has not been submitted with application.
- *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 massing, size, scale, proportions, and height of the proposed tower are not compatible with the historic district. The Historical Commission rejected a tower for the adjacent site to the east recently, asserting that a tall building was not appropriate for the context, especially the Merchants Exchange building and other nearby, historically significant buildings and collections of buildings.

STAFF RECOMMENDATION: Denial, pursuant to Standard 8 and 9.

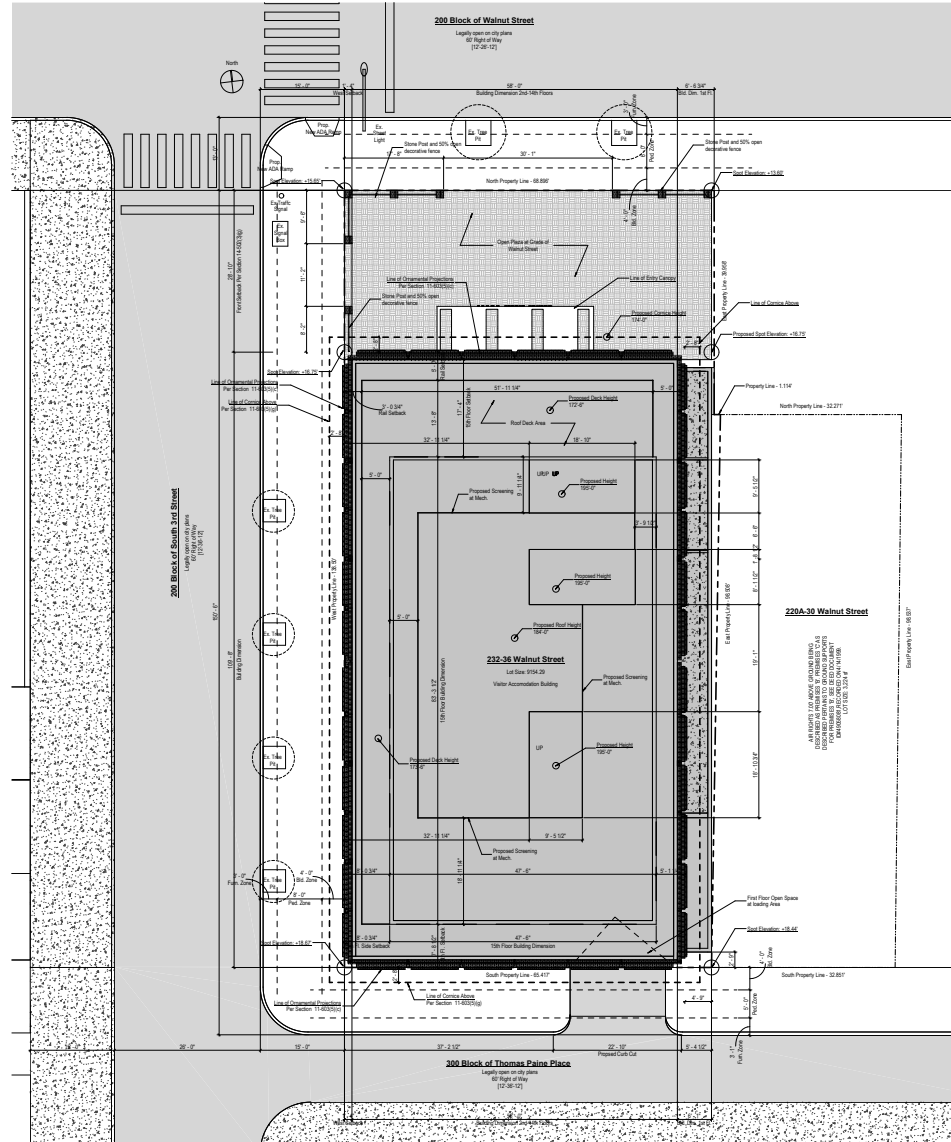
Walnut Street Hotel

Hotel and Event Space:
232-36 Walnut Street Philadelphia, PA 19125

PROJECT SUMMARY: 232-36 Walnut Street and Air Rights to 222A-30 Walnut Street		
ZONING CODE: R-1 LOT AREA: 11,280 SF		
FLOOR	USE	SF
BASEMENT	BACK OF HOUSE	6588 (not included in FAR)
GROUND FLOOR	VISITOR ACCOMMODATIONS (COMMERCIAL) BACK OF HOUSE	6500.36
2ND FLOOR	VISITOR ACCOMMODATIONS	6500.36
3RD FLOOR	VISITOR ACCOMMODATIONS	6500.36
4TH FLOOR	VISITOR ACCOMMODATIONS	6500.36
5TH FLOOR	VISITOR ACCOMMODATIONS	6500.36
6TH FLOOR	VISITOR ACCOMMODATIONS	6500.36
7TH FLOOR	VISITOR ACCOMMODATIONS	6500.36
8TH FLOOR	VISITOR ACCOMMODATIONS	6500.36
9TH FLOOR	VISITOR ACCOMMODATIONS	6500.36
10TH FLOOR	VISITOR ACCOMMODATIONS	6500.36
11TH FLOOR	VISITOR ACCOMMODATIONS	6500.36
12TH FLOOR	VISITOR ACCOMMODATIONS	6500.36
13TH FLOOR	VISITOR ACCOMMODATIONS	6500.36
14TH FLOOR	VISITOR ACCOMMODATIONS	6500.36
15TH FLOOR	ASSEMBLY ACCESSORY TO VISITOR ACCOMMODATIONS	3907
Gross SF		92,988.00 SF
Gross FAR SF		91,481.88 SF
ACCOMMODATION UNITS		
ALLOWED	PROPOSED	
	157	
ADDITIONAL STANDARDS		
REQUIREMENTS	PROPOSED	
LOT SIZE	9546.20 SF Existing (232-36 Walnut)	3204 SF Existing (222A-30 Walnut)
OCCUPIED AREA	7248.53 SF (80.00%)	7783.65 SF (79.74%) (232-36 Walnut)
FRONT SETBACK	0'-0"	28'-0" Setback Per Section 14-502(2)(g)
SIDE SETBACK	0'-0"	0'-0" Setback Per Section 14-502(2)(g)
REAR (Thomas Penn Park) YARD	0'-0" (Per existing zoning)	1'-0"
HEIGHT	NA	185'-0" to top of Back Shells
		186'-0" to top of Roof
		172'-0" to top of Canopy
FAR	232-36 Walnut: 914.70 SF 222A-30 Walnut: 224 SF	12,378.26 = 1 FAR
	91,481.88 GSF / 12,378.26 LOT SF =	7.36 FAR Proposed



ZONING PLAN
1/8" = 1'-0"



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232-36 Walnut Street

Z1



— 232 Walnut Street



— 220 Walnut Street attached Air Rights

— 232 Walnut Street (1996)



Historic Photos - Prior to site being a parking lot in 1954



Existing Single Family House - Built in 1999
Photo: 5.15.20

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Context - Former Building on Site



Context - 3 Window Bays at 304 Walnut Street



Context - 3 Window Bays and Massing at 400 Walnut Street



Context: Merchants Exchange Window Pattern



Context: Immediately Adjacent Properties



Context: Merchants Exchange Materials

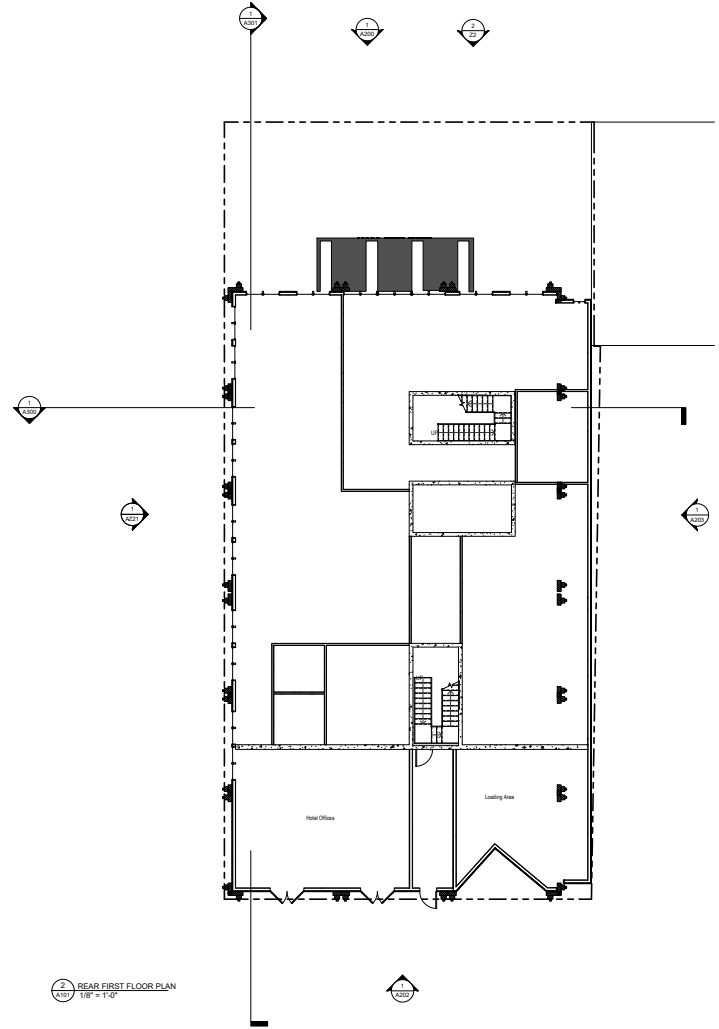
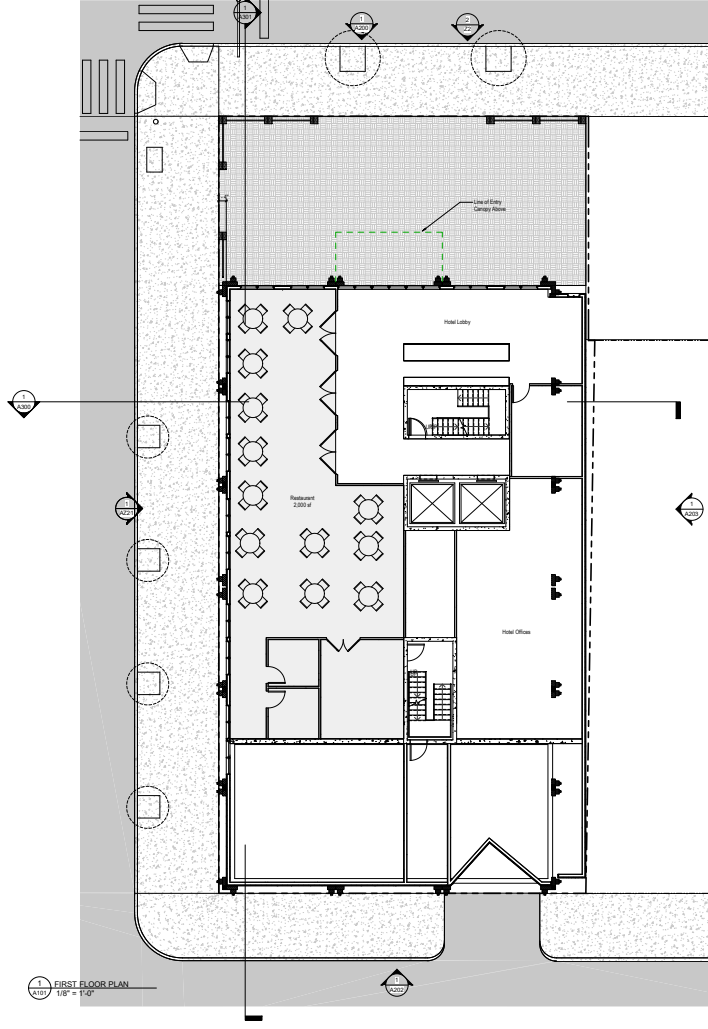
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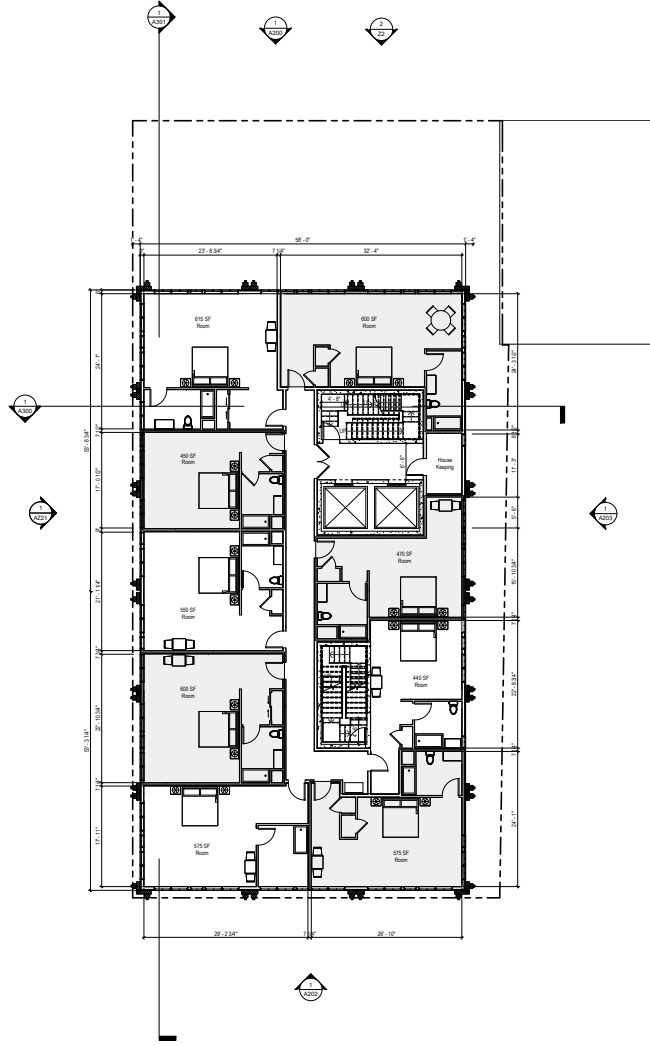


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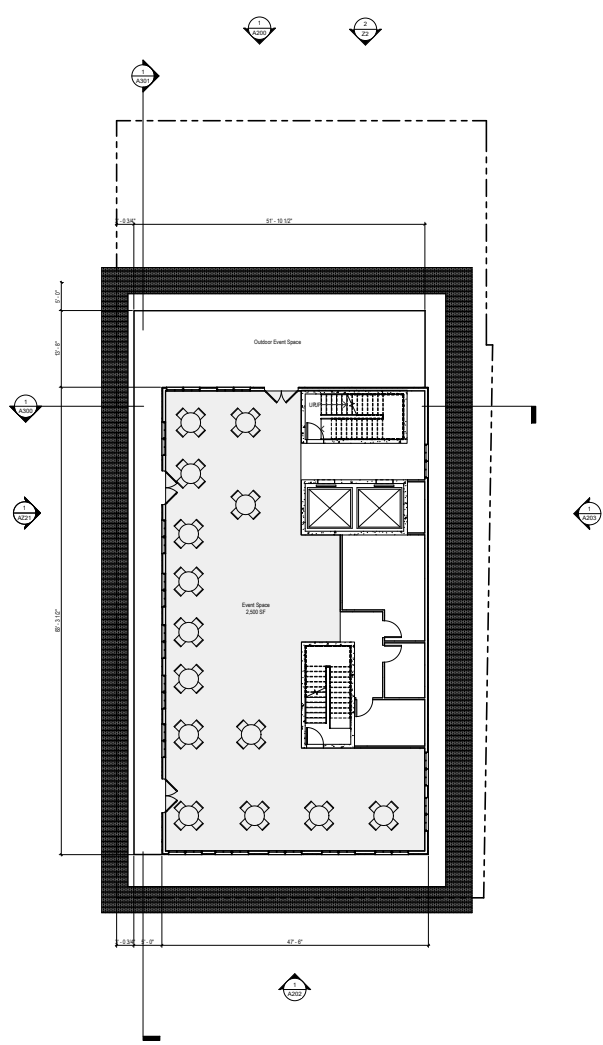


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1 SECOND - FOURTEENTH FLOOR PLAN
1/8" = 1'-0"



2 15 - FIFTEENTH FLOOR
1/8" = 1'-0"

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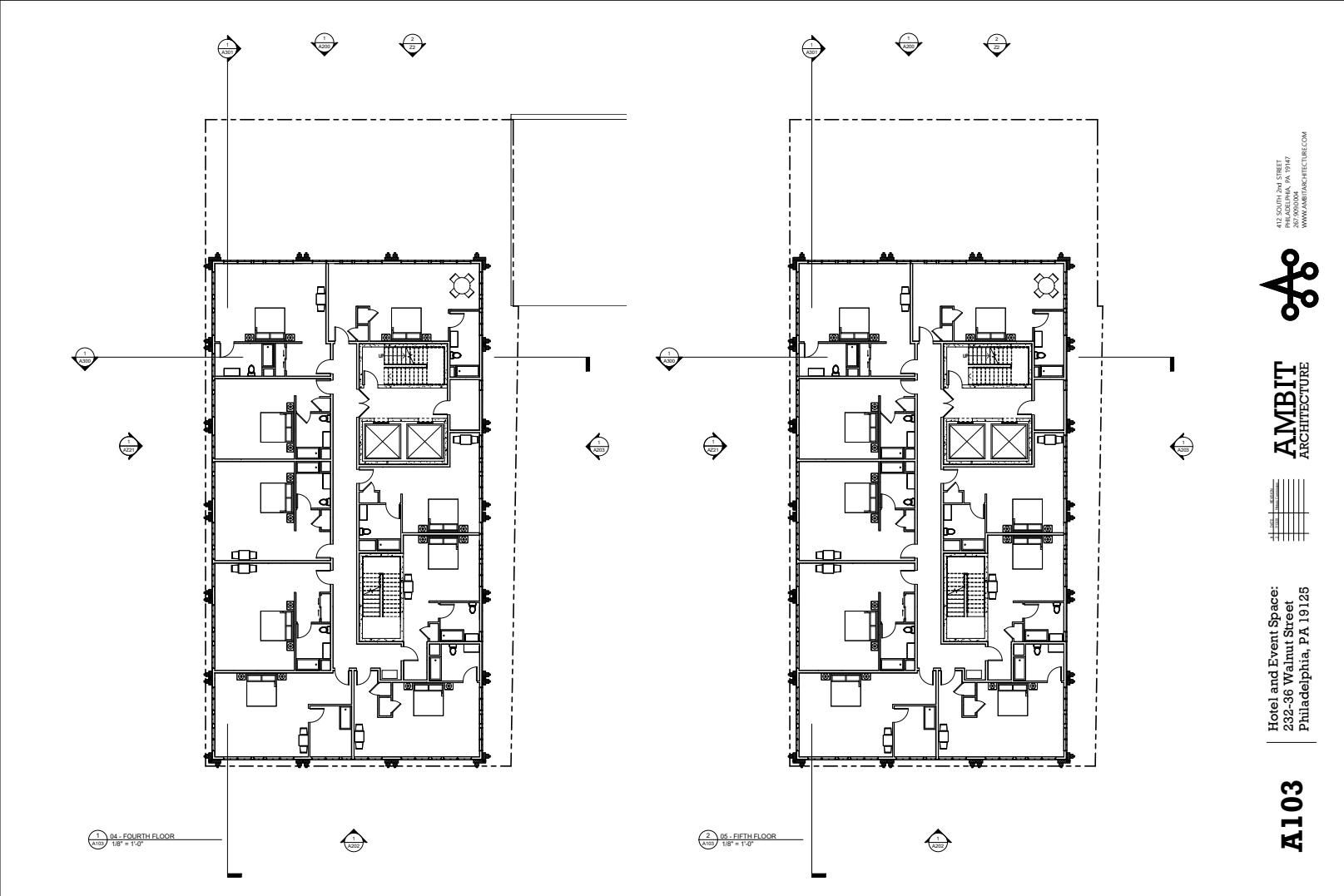


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4. 04. FOURTH FLOOR
10' x 14'

5. 05. FIFTH FLOOR
9' x 14'

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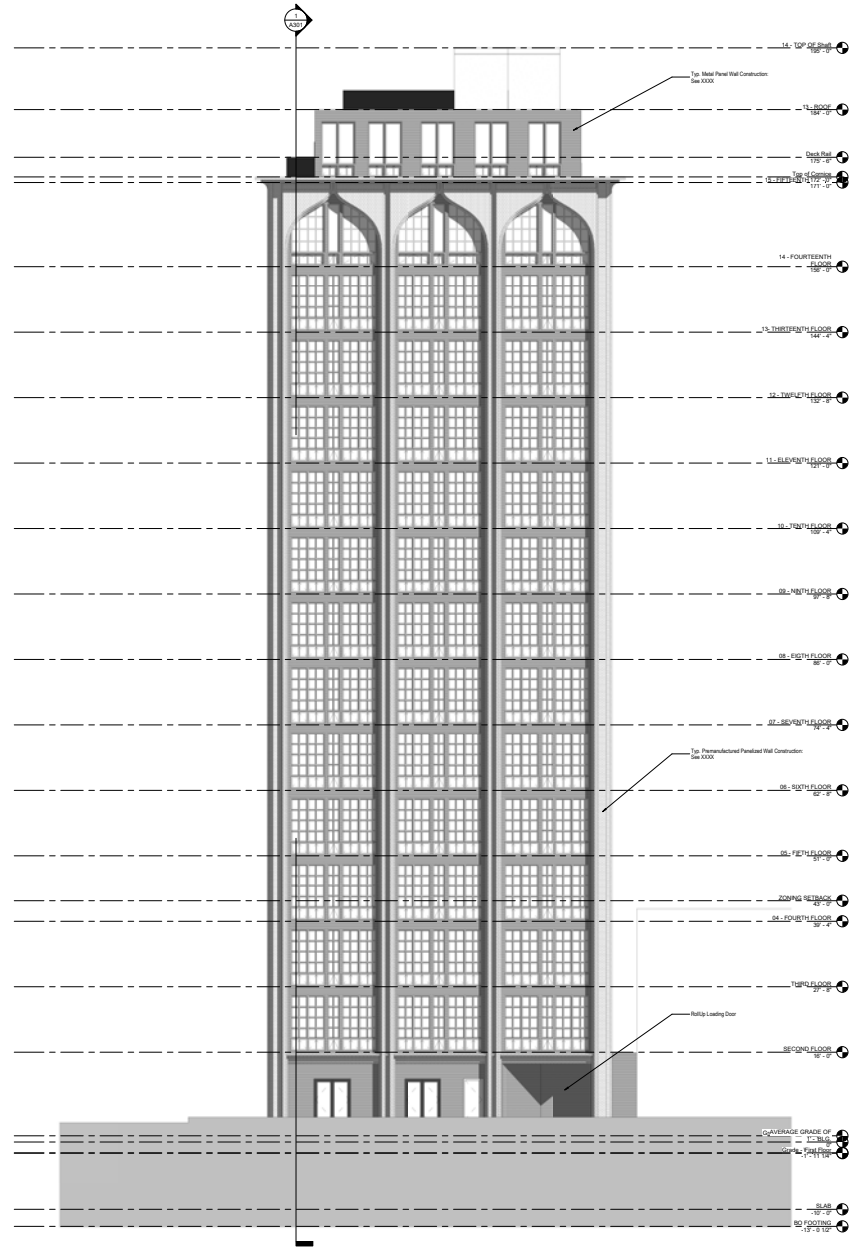


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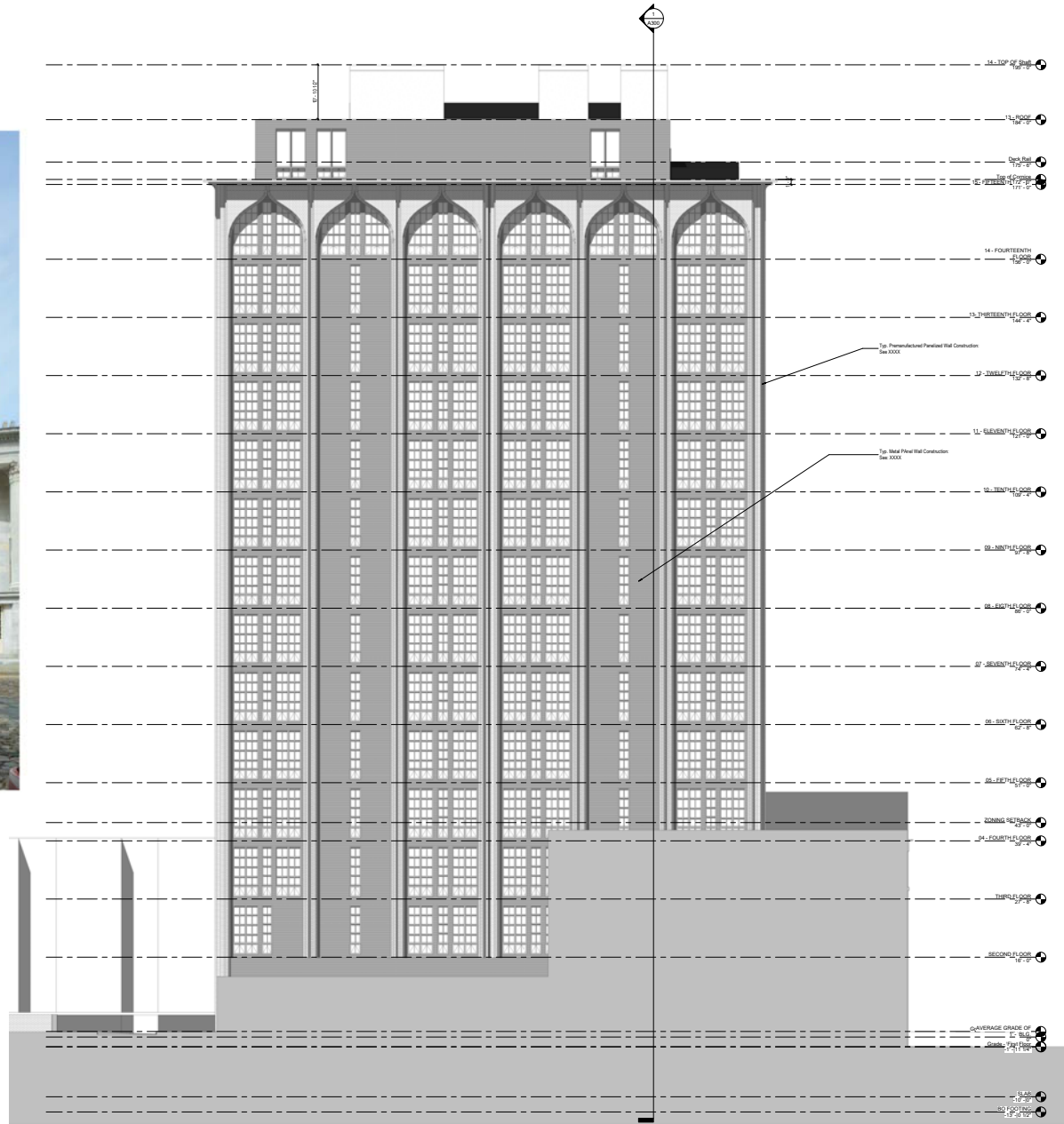



South (Thomas Parke Pl.) Elevation
1/8" = 1'-0"


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 AN AFFILIATE OF AECOM
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 PHILADELPHIA, PA 19107



 East Elevation
 1/8" = 1'-0"

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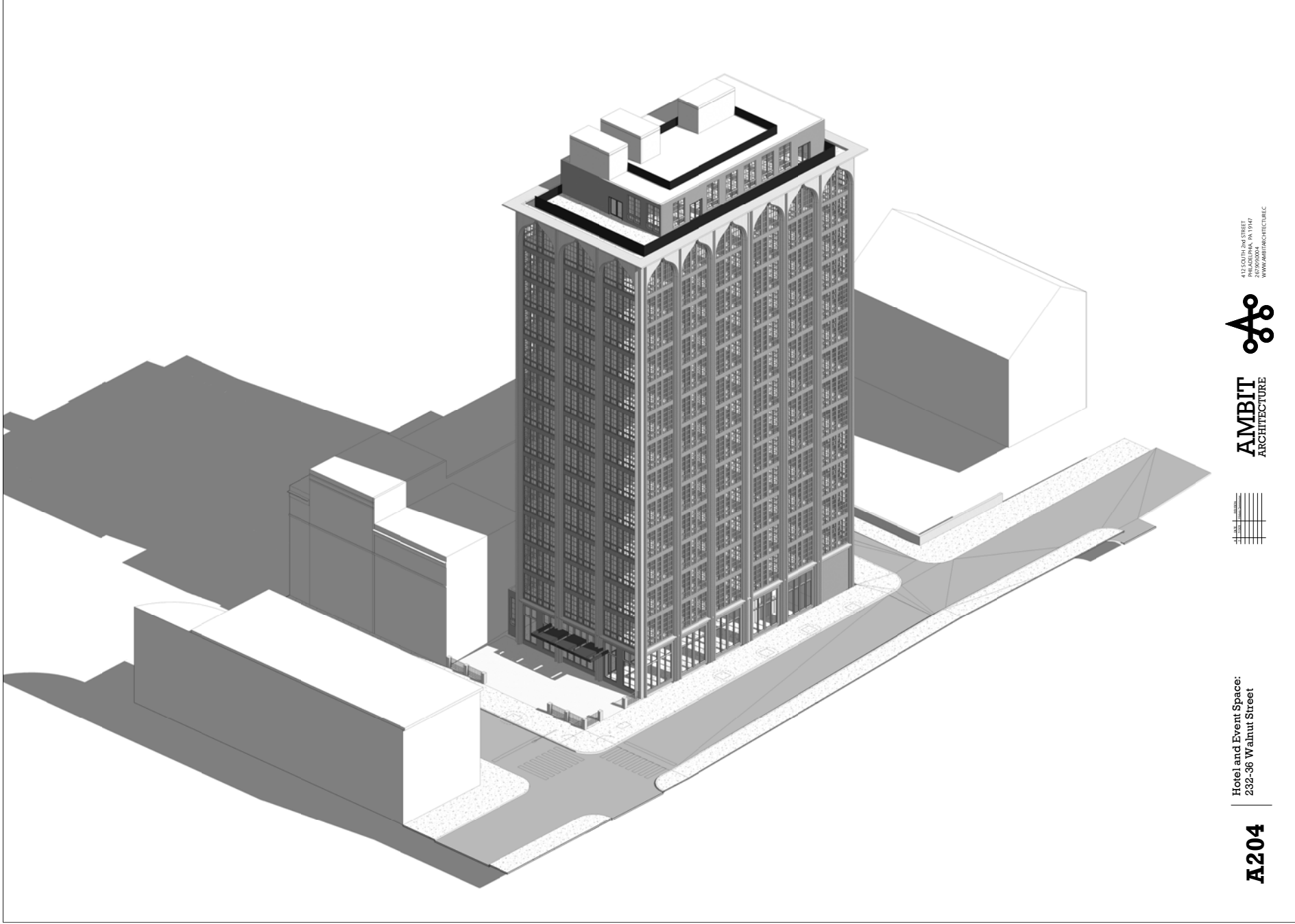


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Hotel and Event Space:
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View From Walnut Street Looking South




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View From 3rd Street Looking to Walnut Street

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View From 3rd Street Looking South



View From 3rd Street Looking North

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View From Dock Street Looking Southwest



View From Walnut Street Looking East

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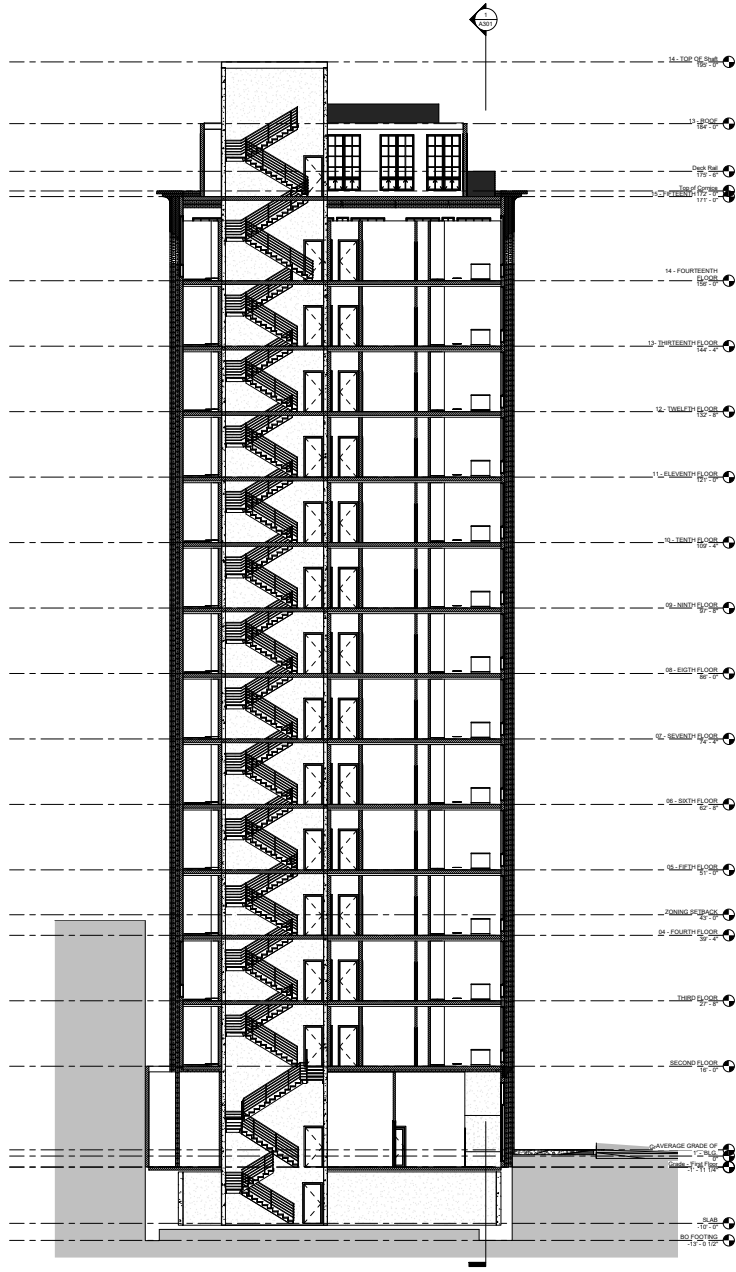
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1 Building Section at North Stair Tower
1/8" = 1'-0"



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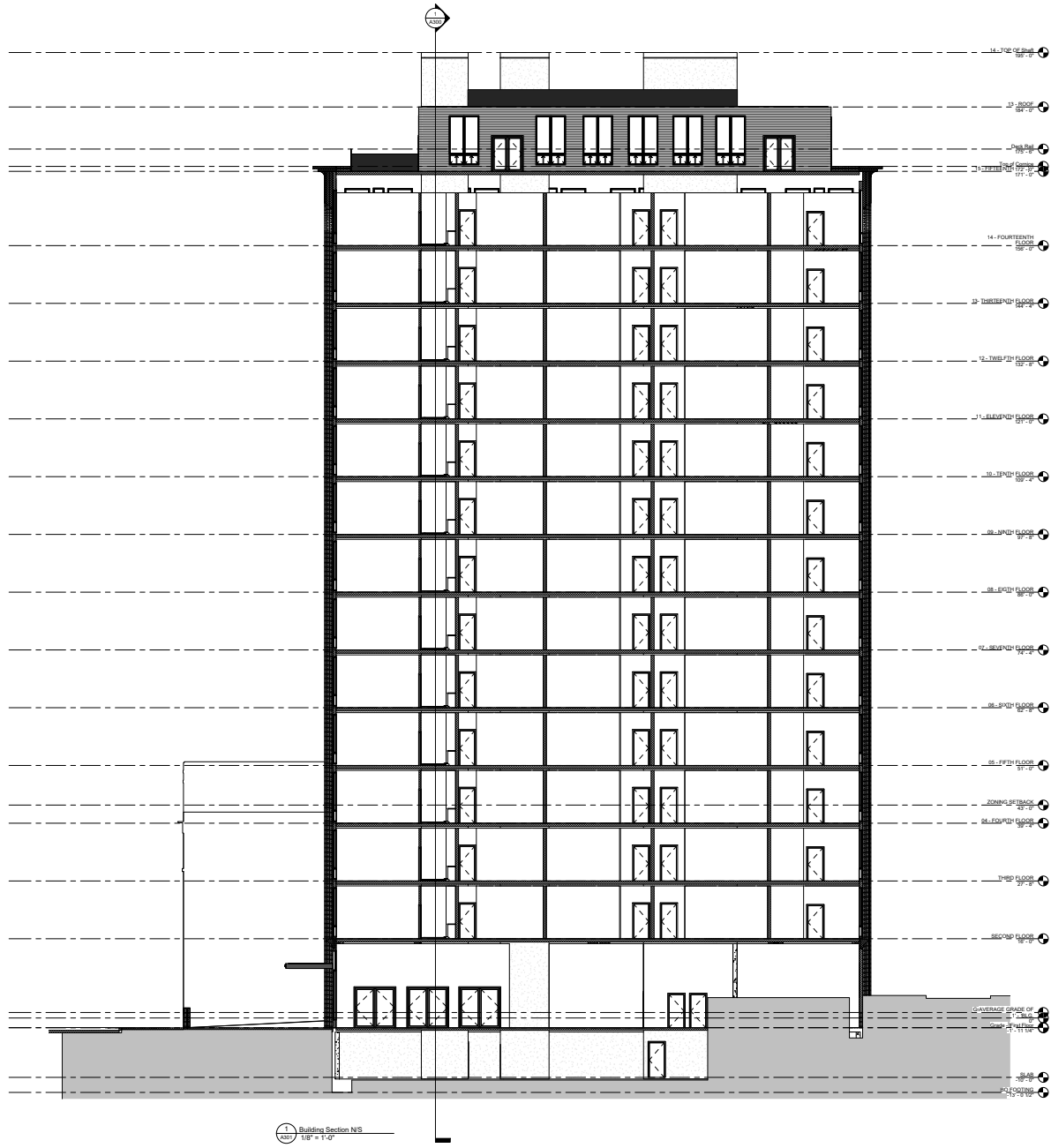


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1 Building Section NS
1/8" = 1'-0"

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