



AMBIT ARCHITECTURE

412 S. 2nd Street

Philadelphia, PA 19147

September 2, 2020

Philadelphia Historical Commission
1515 Arch Street
Philadelphia, PA 19102

To whom it may concern,

Please find the enclosed documents regarding the proposed new building 232-36 Walnut Street (Southeast corner of 3rd and Walnut). The owner of the property is Marie F. Cerone at the same address. The proposed project also includes the air rights to 220A-30 Walnut Street which is owned by the same owners and is listed as premise "B" on the deed.

The current single family residence on the site was built in 1999 and we are proposing its complete demolition. The proposed project encompasses 1 new 8 story, 100' tall building that will house a hotel and include an event space on the 8th floor and hotel entry/office and a commercial space on the ground floor.

The building's design takes cues from surrounding building on and around Walnut Street. The proposed design uses Flemish bond brick as the main exterior material. The exterior is broken up into tall sections of stacked windows that are topped with an Ogee three centered arch. Each of the window bays contains muntined windows with 8 lites each in an A/B/A pattern that is inspired by the patterning of windows across the street. The building has a 2'-6" deep stone cornice that sits at the top of the 7th floor at a height of 89'-0". There is a second, non-protruding, cornice that sits at the top of the first floor.

The buildings mass sits 29'-6" away from the Walnut Street property line, creating a plaza at the North side public entry. The plaza is contained by new stone posts and new decorative iron fencing. The 2nd -7th floors utilize the air rights of the adjacent property at 222 Walnut.

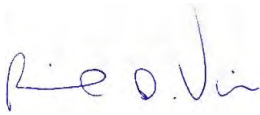
The revisions made after the Architectural Committee meeting are:

1. Building overall height is reduced by 84'
2. The Upper cornice height went from 174' to 89'
3. The main exterior material is now Brick
4. The top treatment of the arch is now a true half round
5. The building is set farther back from Walnut Street than originally proposed
6. We intend to use the existing front foundation wall and propose no new excavation north of that wall

This application seeks final approval.

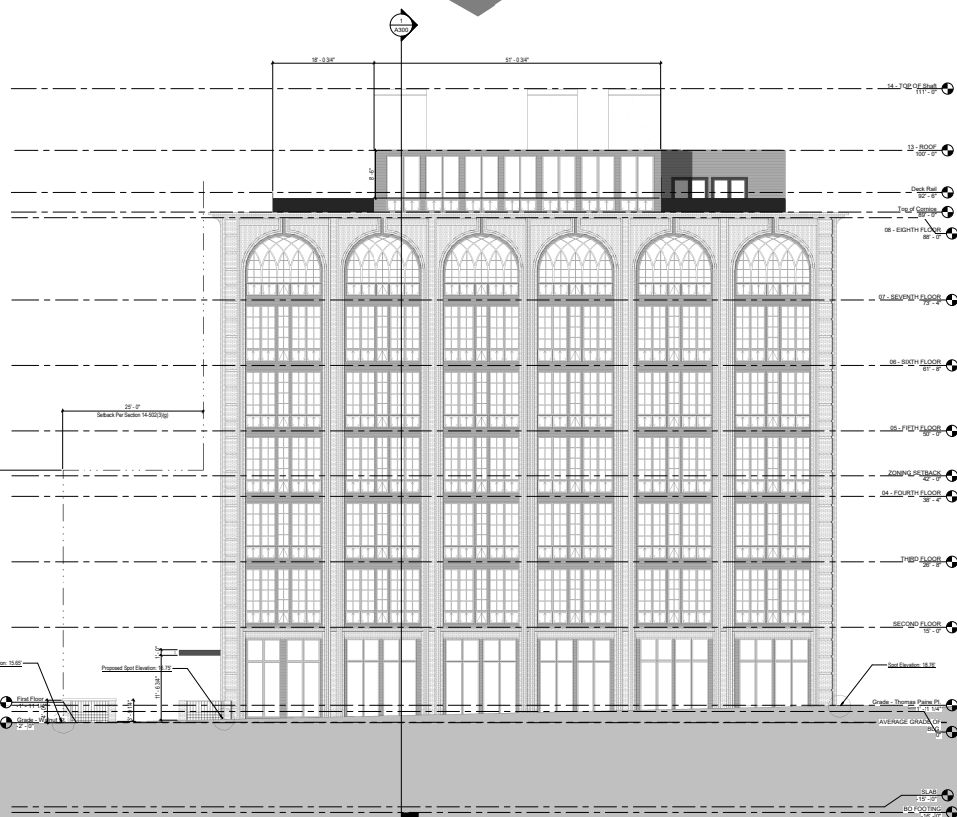
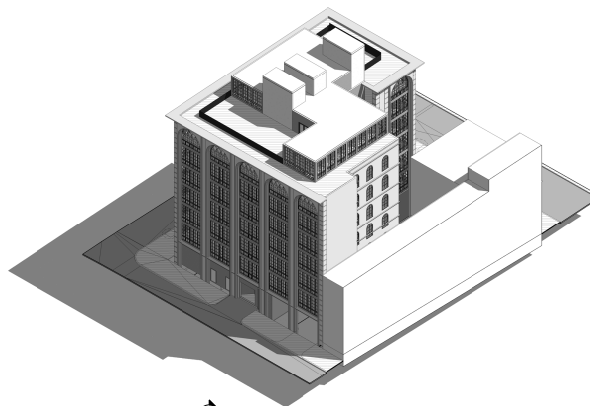
I look forward to the Committee's interaction.

Thank You,

A handwritten signature in blue ink, appearing to read "Rich Villa". The signature is fluid and cursive, with the first name "Rich" and last name "Villa" clearly distinguishable.

Rich Villa

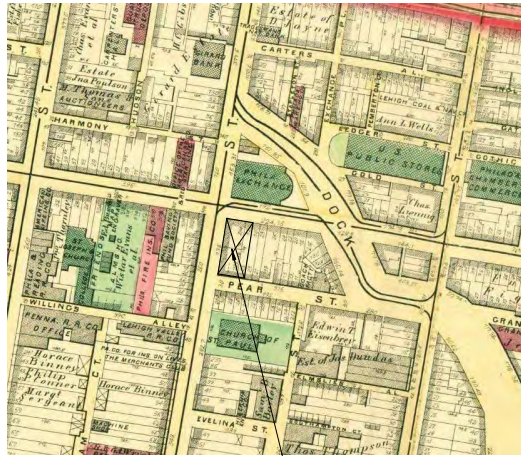
Partner, Ambit Architecture



1 Zoning Elevation - West (South 3rd Street)
22 $1/8" = 1'-0"$

4	20.30	20.30-21.00
3	20.00	20.00-20.30
2	19.30	19.30-20.00

Z2

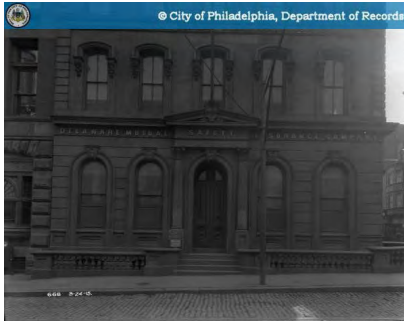


232 Walnut Street

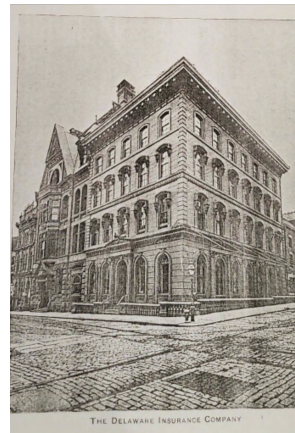


220 Walnut Street attached Air Rights

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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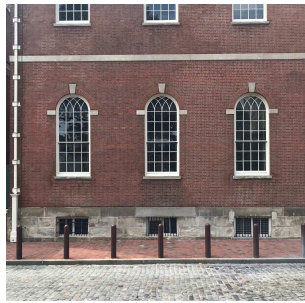
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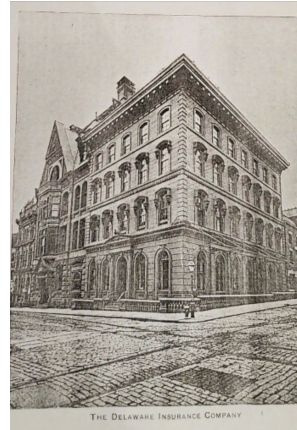
Hotel and Event Space:
232-36 Walnut Street

Z3

Context - Keystone Detail from former building on site



Context - Arch Window decoration from 5th and Chestnut



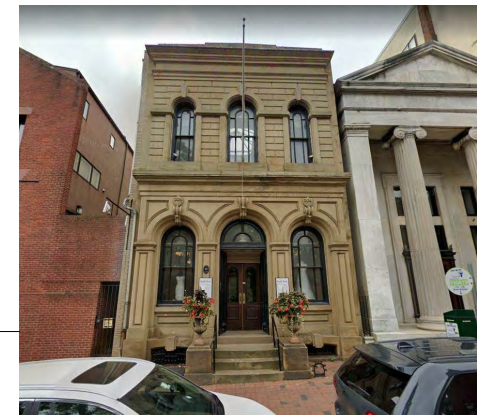
Context - Quoin Corner from Former Building on Site



Context - Tall Arched bays from Walnut Place



Context - Walnut Place is 87' to the top of its Pediment
232-36 Walnut has a proposed cornice height of 89'



Context - 3 Window Bays at 304 Walnut Street

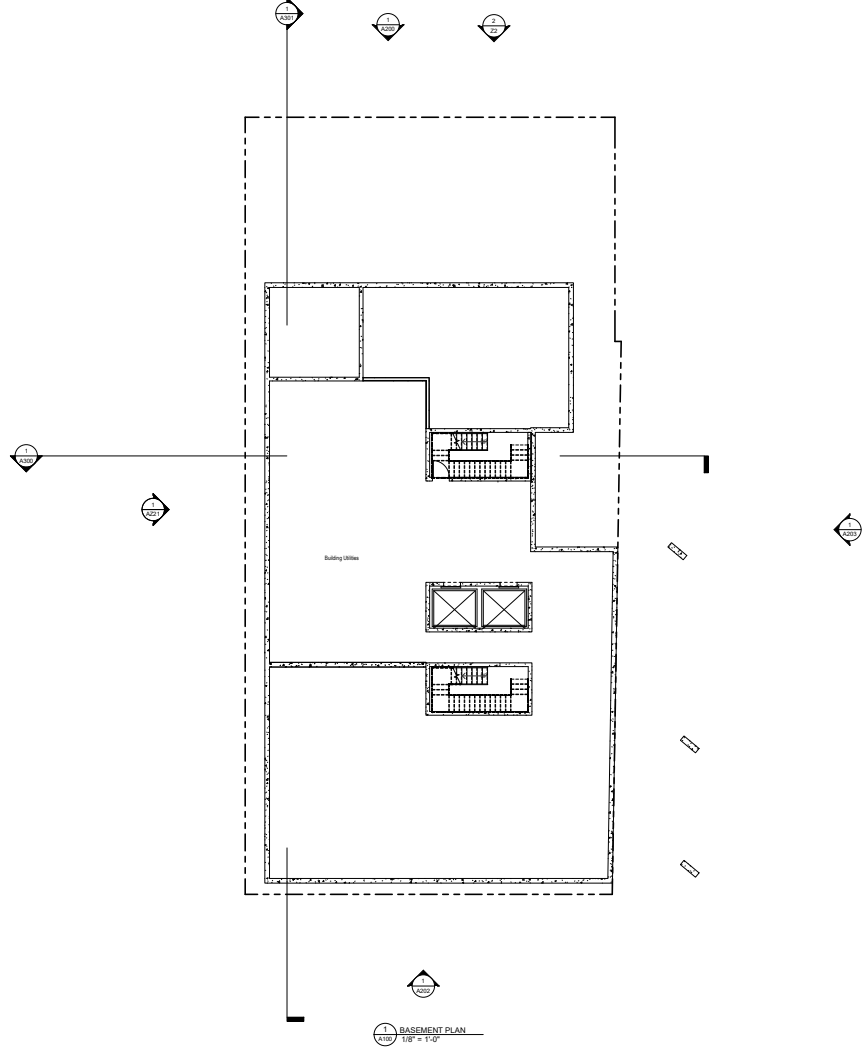
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Hotel and Event Space:
232-36 Walnut Street



A100

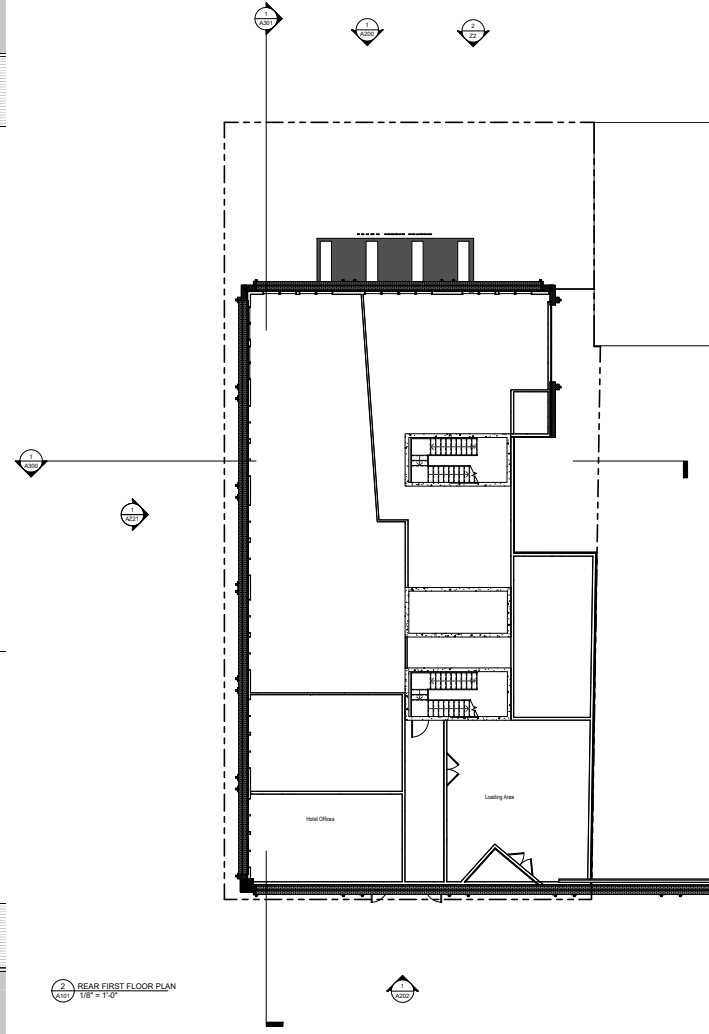
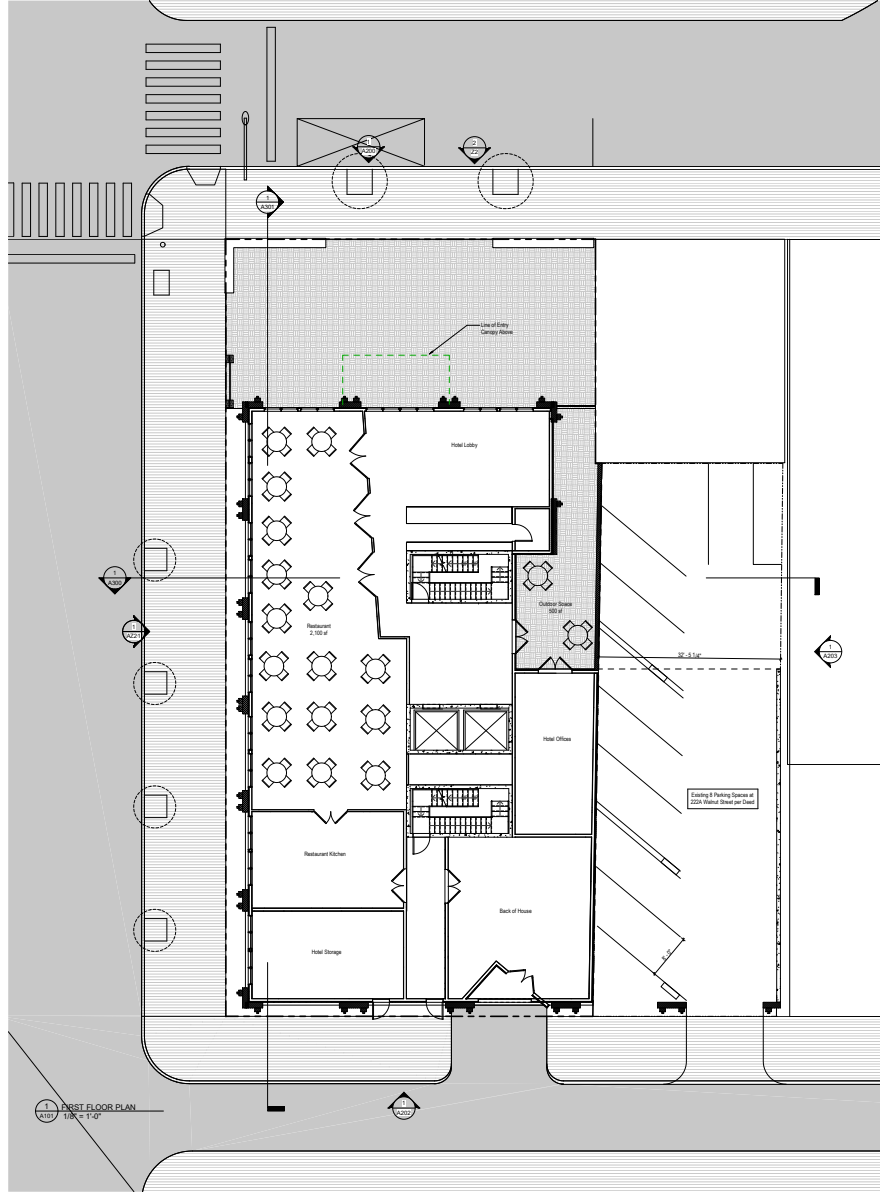
Hotel and Event Space:
232-36 Waihi Street



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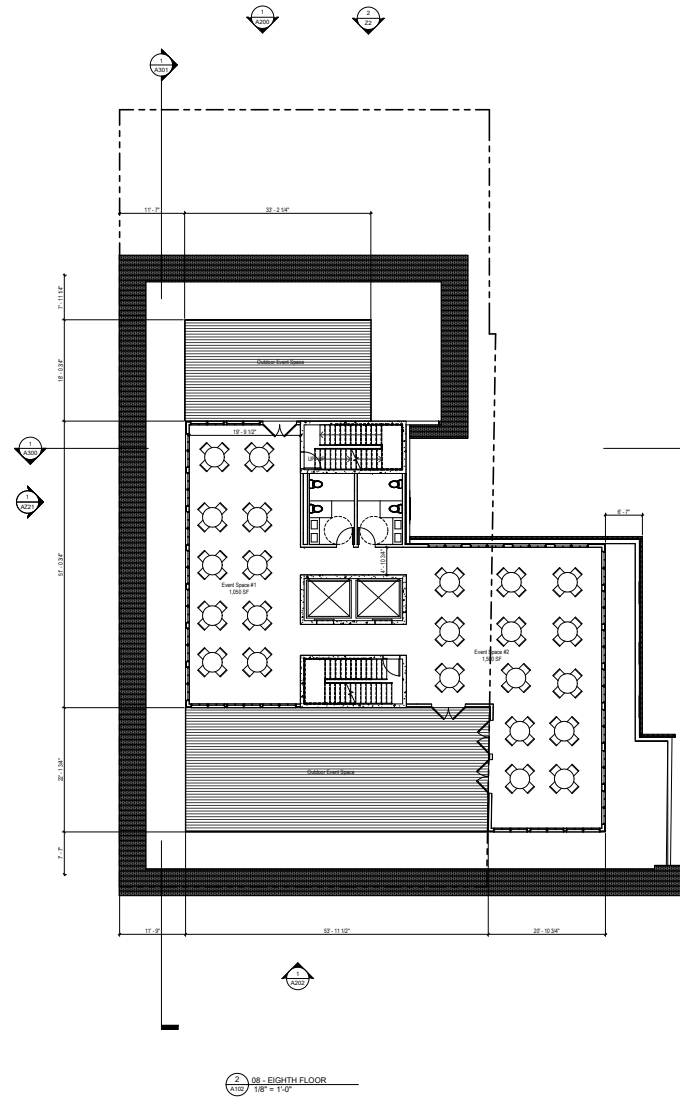
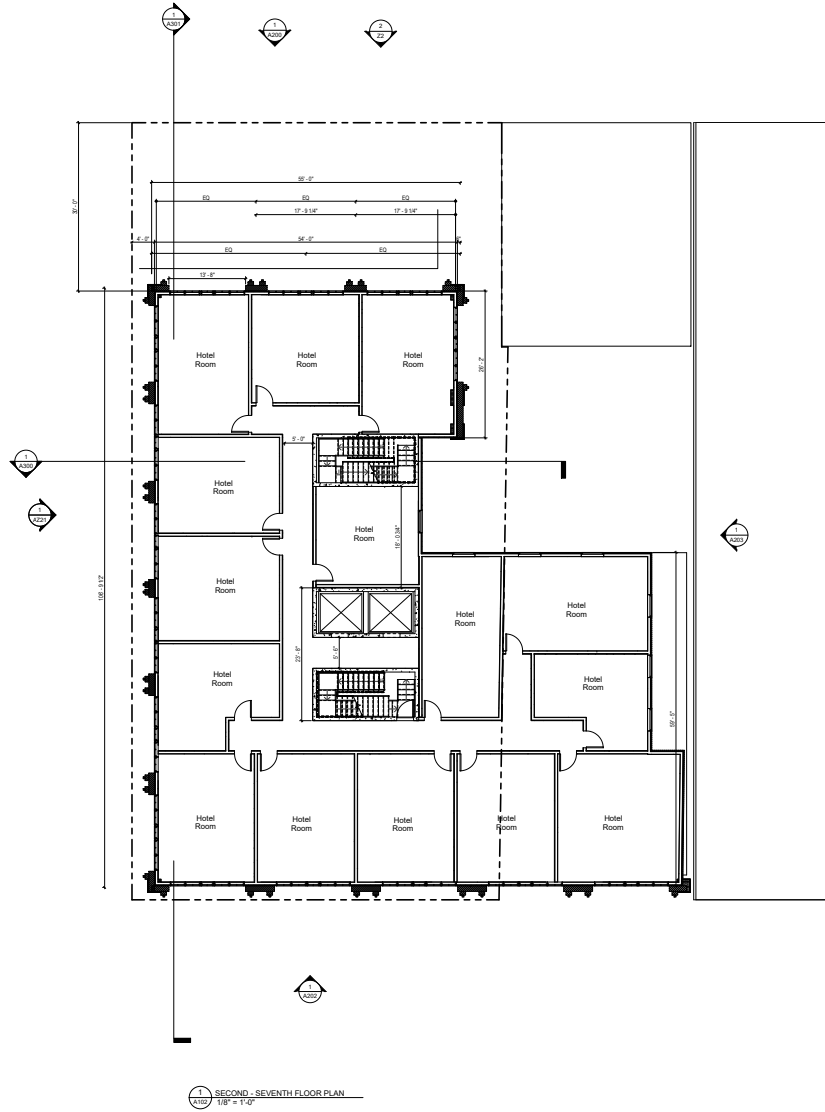


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Hotel and Event Space:
232-36 Walnut Street

A101



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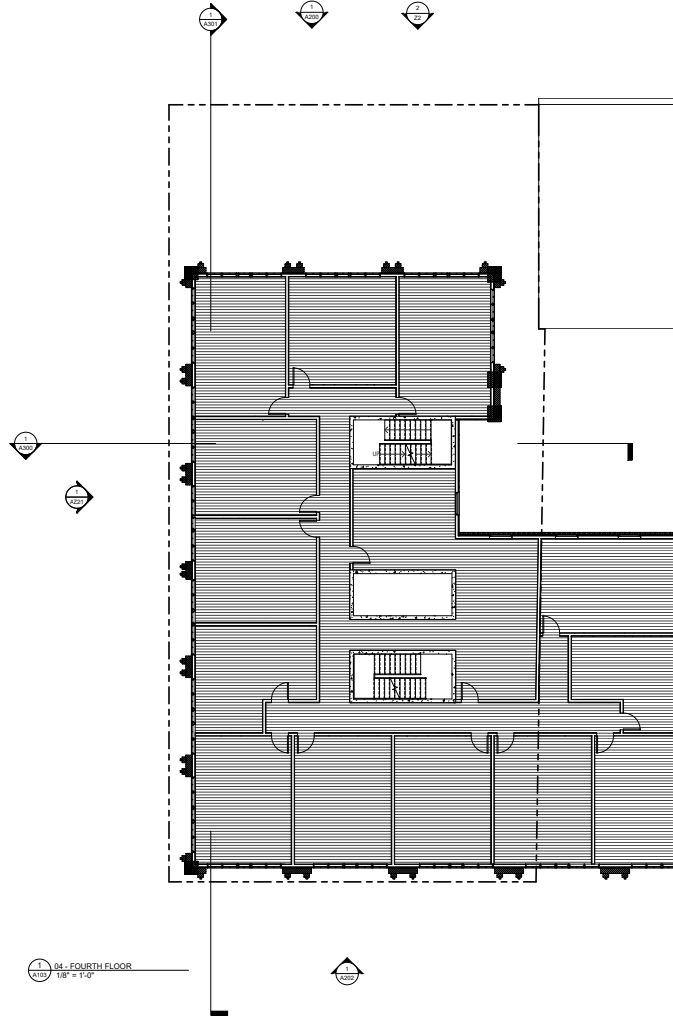
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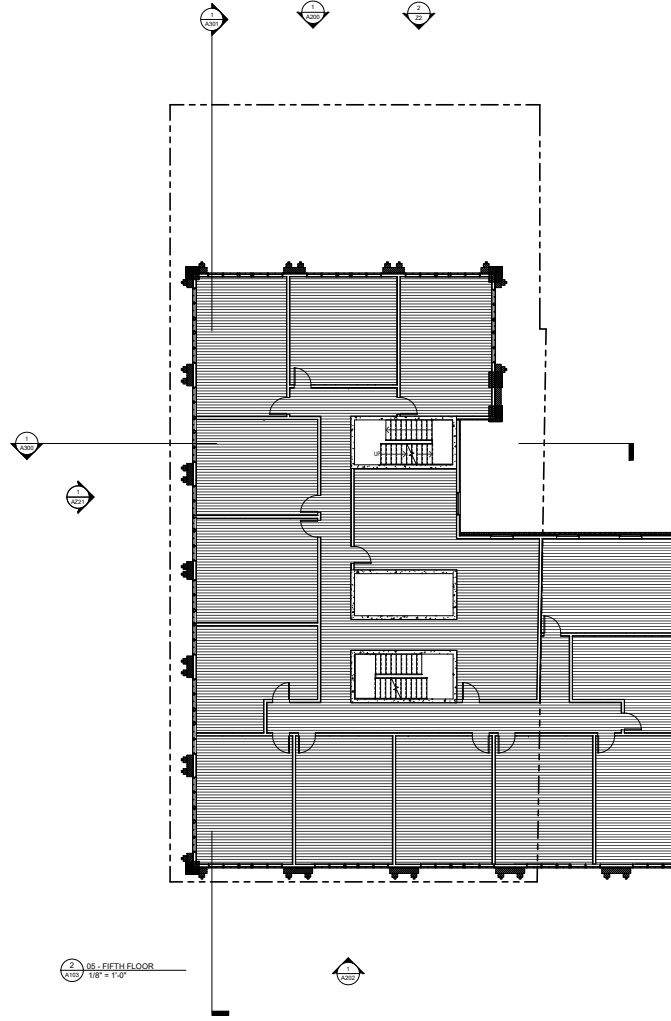
Hotel and Event Space:
232-36 Walnut Street

A102

1 14. FOURTH FLOOR
VSB = 1/4"



2 16. FIFTH FLOOR
VSB = 1/4"



A103

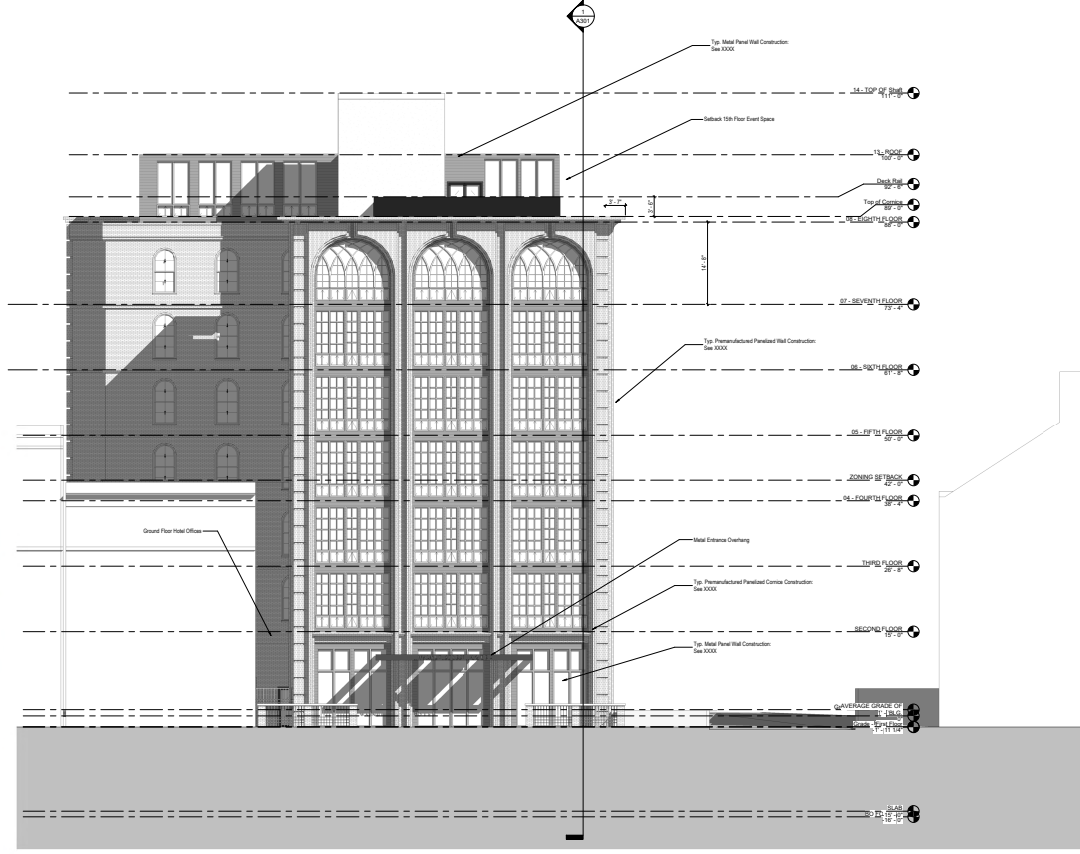
Hotel and Event Space:
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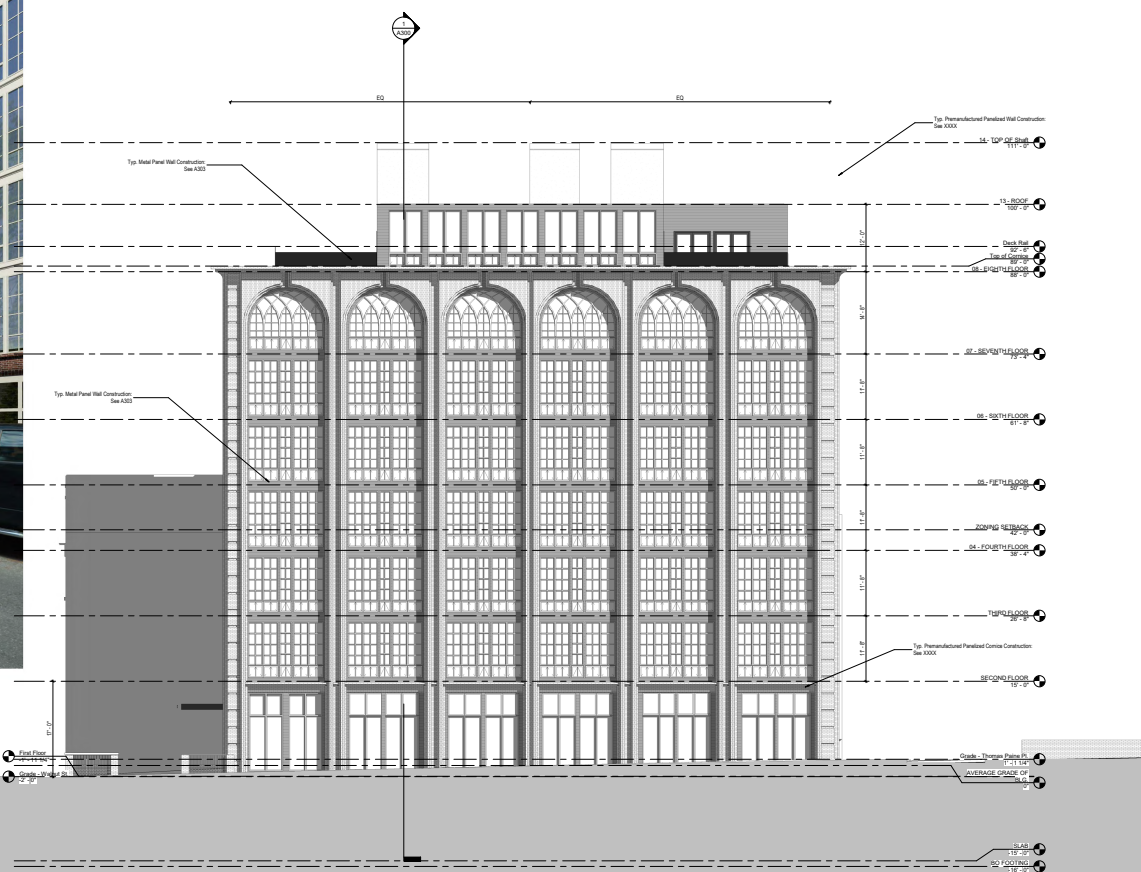
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1 North Walnut Street Elevation
1/8" = 1'-0"

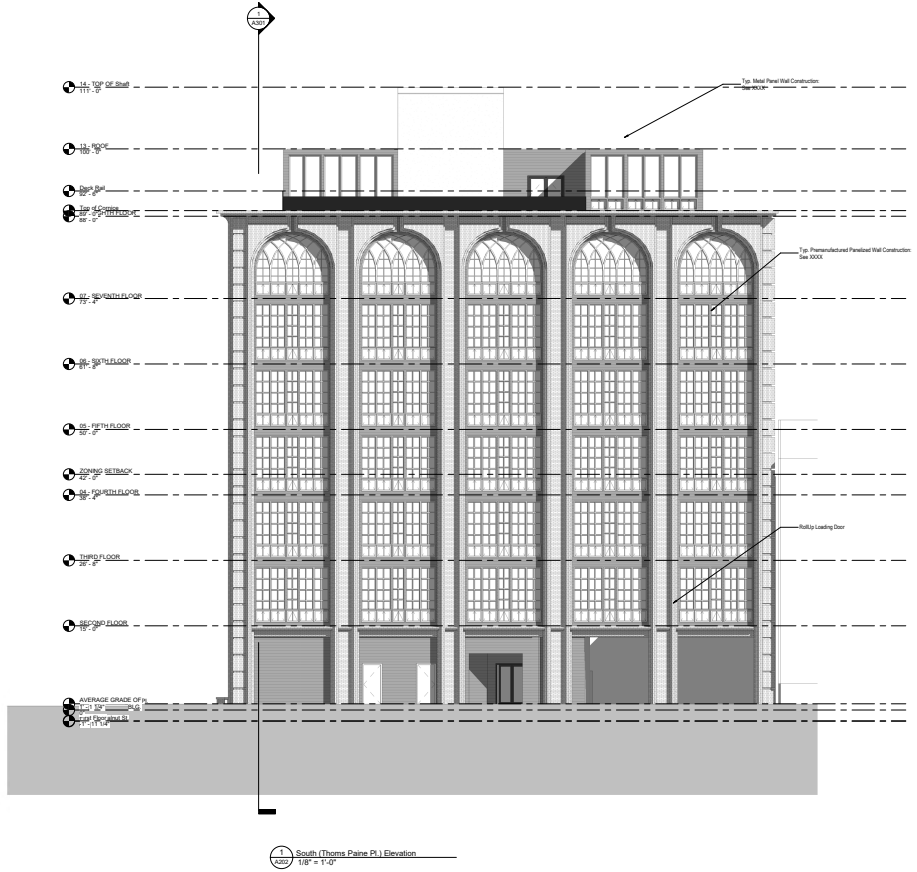


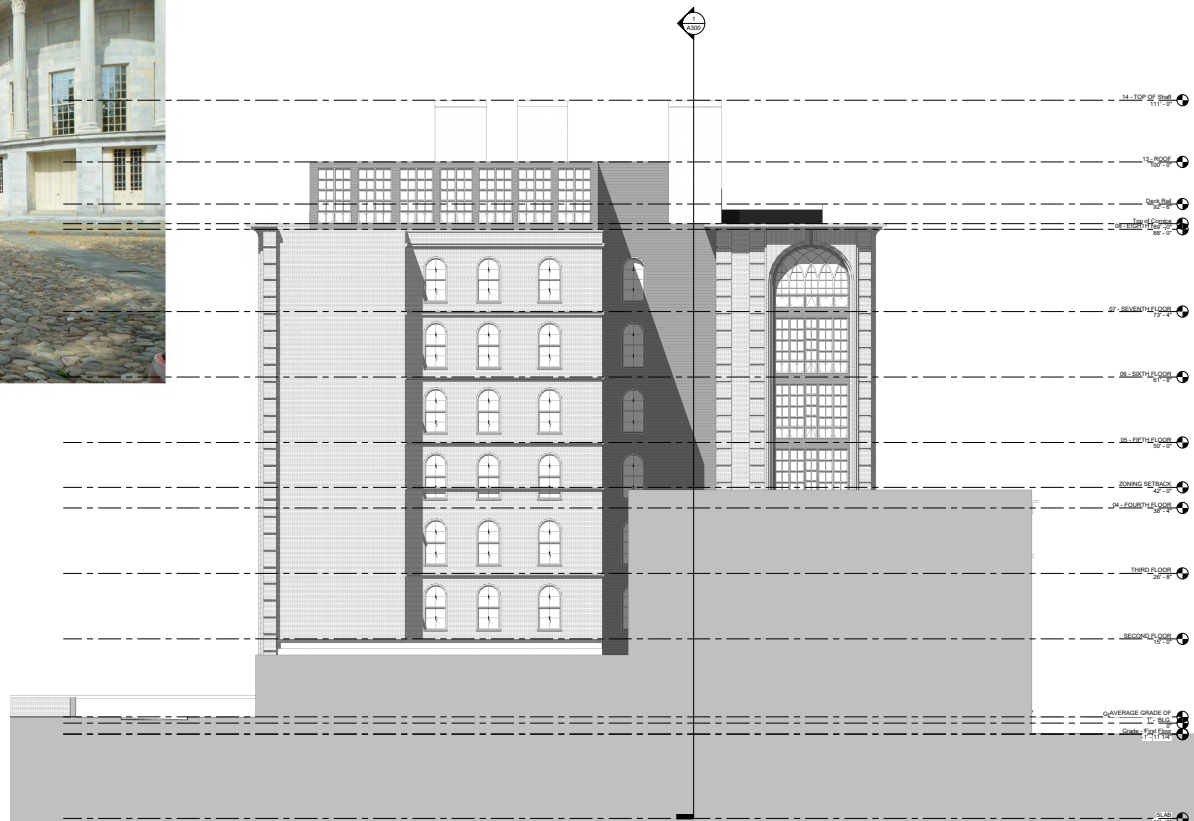
1	West (South 3rd Street) Elevation
A201	1/8" = 1'-0"

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Hotel and Event Space:
232-36 Walnut Street

A201





1 East Elevation
1" = 10'

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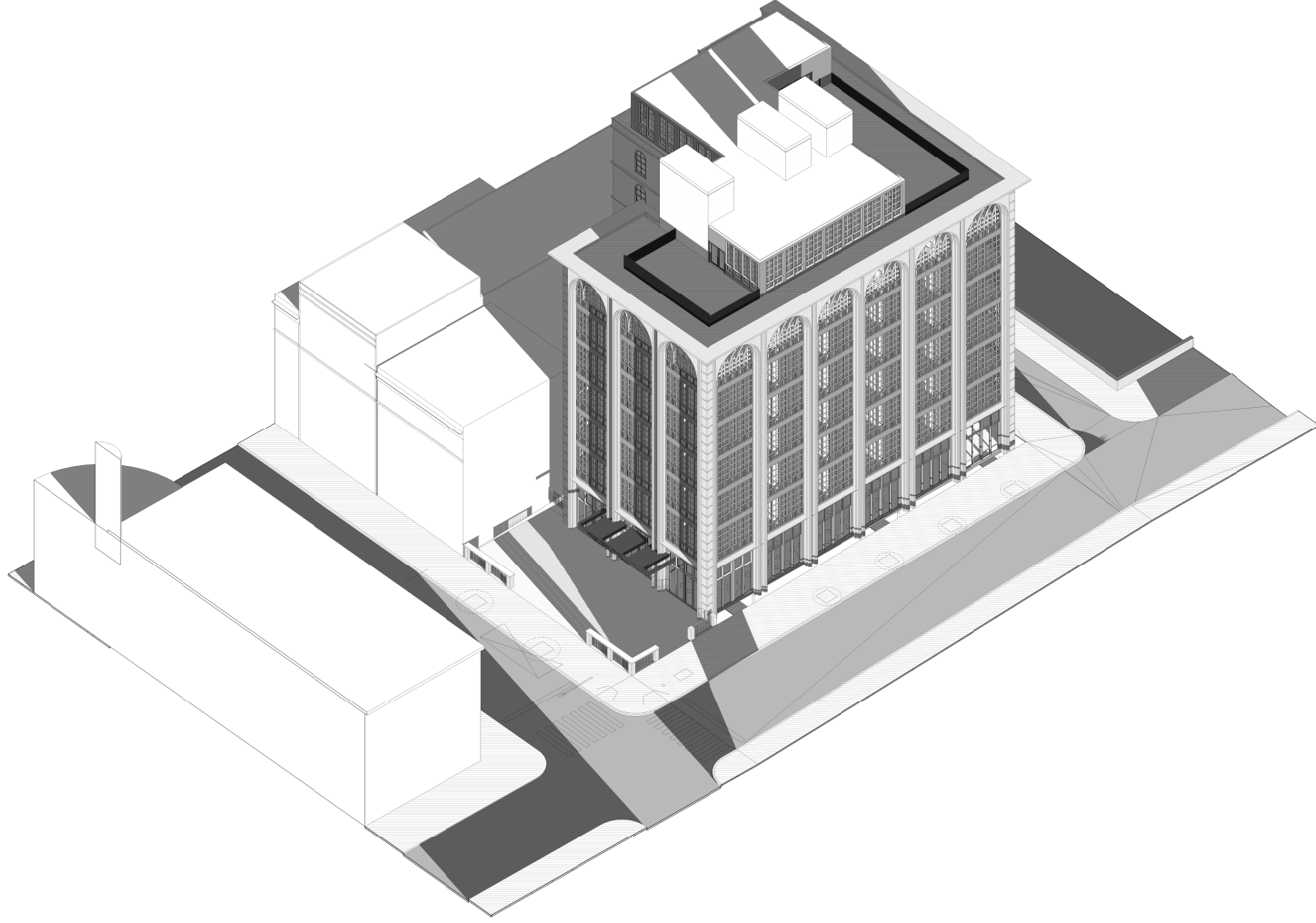


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Hotel and Event Space:
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A203





View From Walnut Street Looking South



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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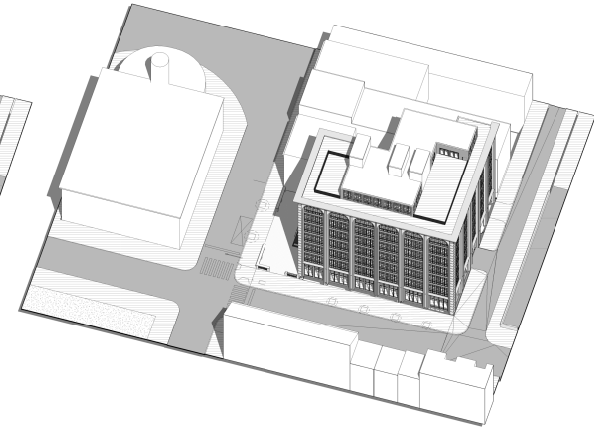
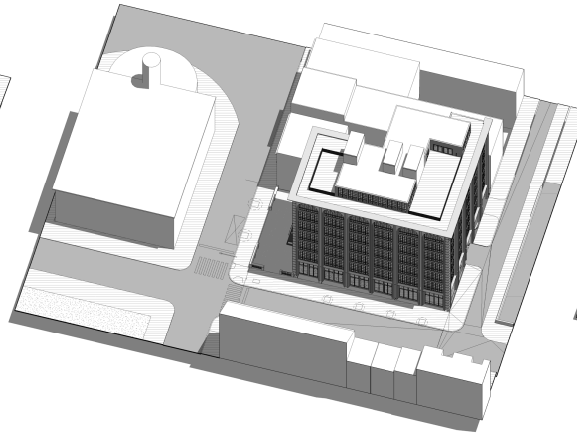
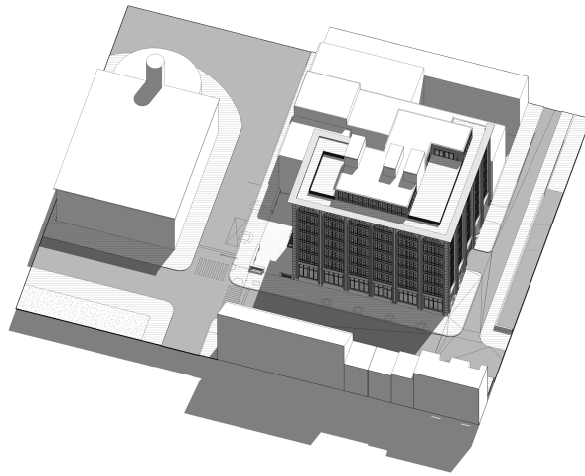


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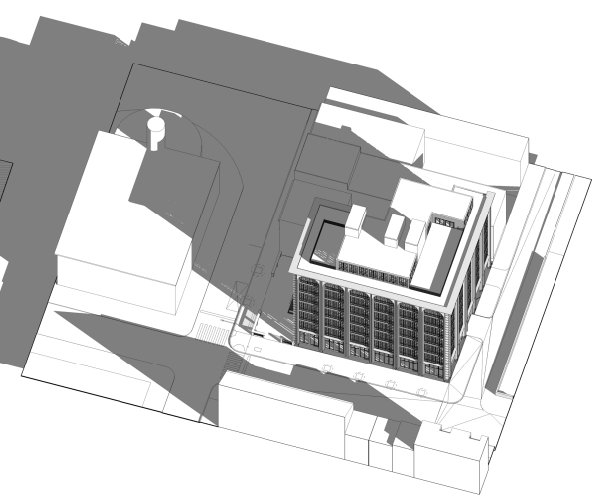
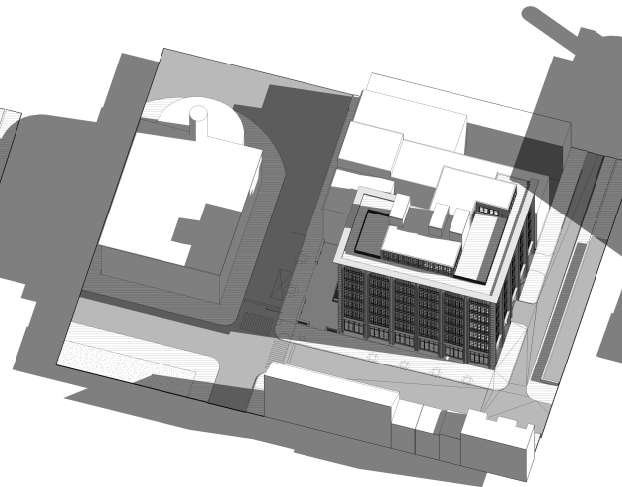
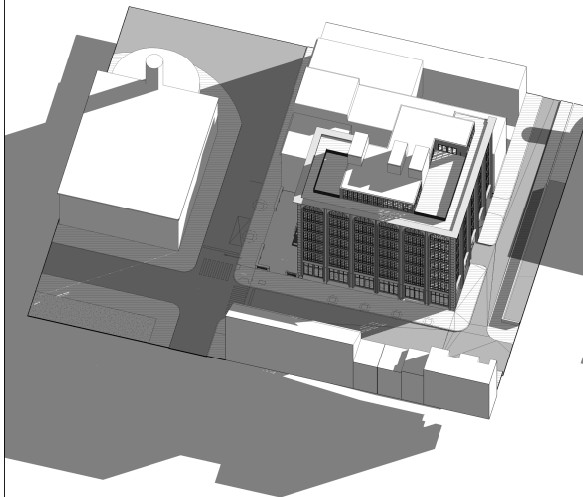


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Sun Study on June 21st



Sun Study on December 21st

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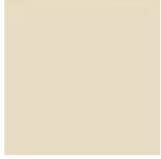


Hotel and Event Space:
232-36 Walnut Street

A208



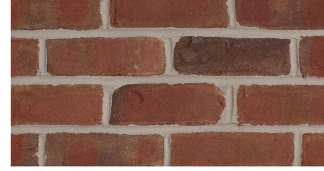
Metall Panel - Color to match Sherwin Williams Antique White



Steel and Glass Entrance Canopy



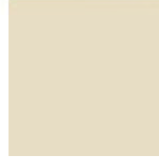
Subject Matter Photos



Glenn - Scotch Handmade Brick



Window "to-view" Window



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