



AMBIT ARCHITECTURE

412 S. 2nd Street

Philadelphia, PA 19147

October 1, 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 brick sill pieces. The building has a 2'-0" 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.

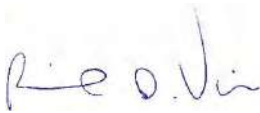
The revisions made after the most recent Architectural Committee meeting are:

1. Windows are smaller and there are more vertical "bays"
2. Horizontal brick bands are placed at all floor lines
3. Horizontal brick band at the 7th floor is deeper to create a pronounced shadow line
4. Window color is now dark
5. The north stair tower no longer goes to roof.

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".

Rich Villa

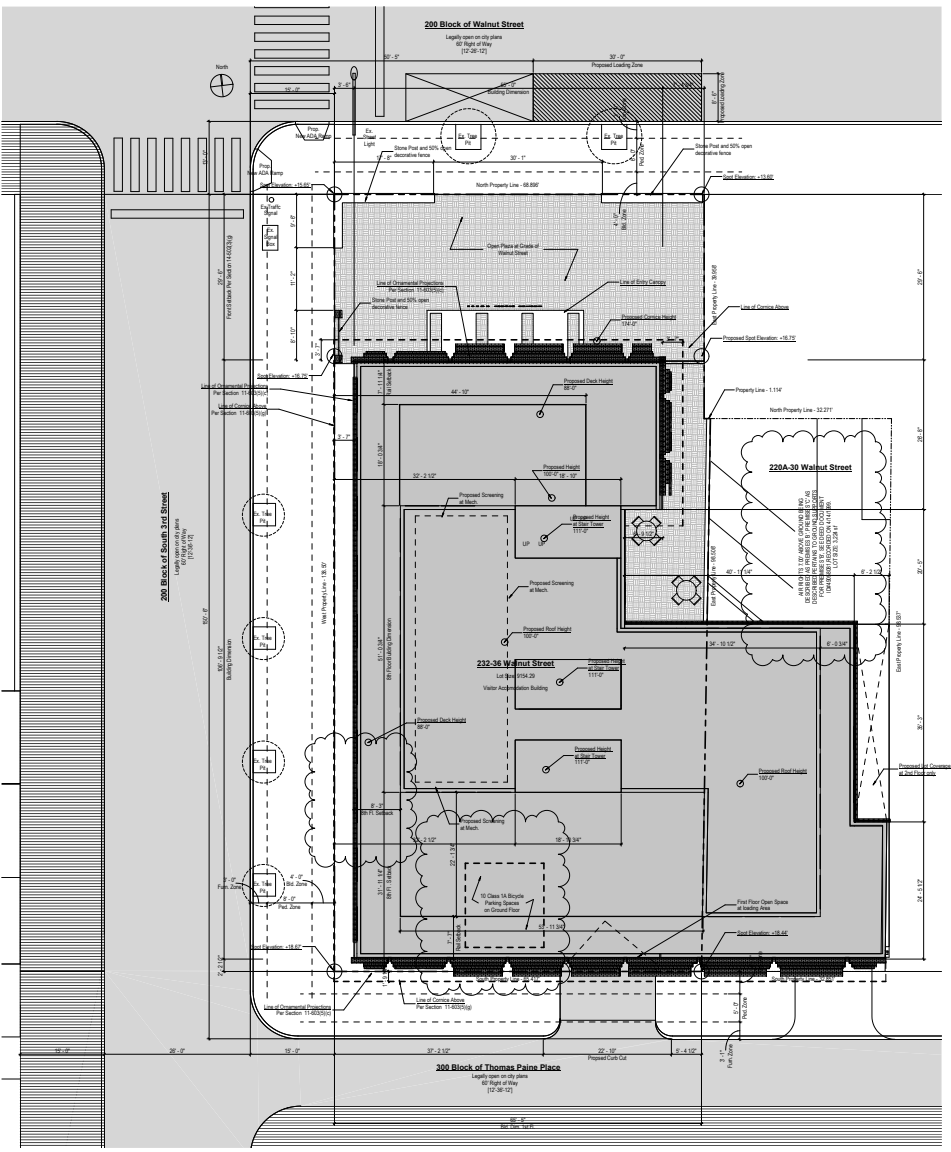
Partner, Ambit Architecture

**PROJECT SUMMARY: 232-36 Walnut Street
and Air Rights to 222A-30 Walnut Street**

232-36 Walnut St	USE	232-36 Walnut St	222A-30 Walnut St
232-36 Walnut St			
LOT AREA: 10,144.25 SF			
BASEMENT	BACK OF HOUSE	6588 (not counted as FAR)	1981.81
GROUND FLOOR	VISITOR ACCOMMODATIONS, ENTRY, VACANT COMMERCIAL, BACK OF HOUSE	6190	1941.2
2ND FLOOR	VISITOR ACCOMMODATIONS	6190	1941.2
3RD FLOOR	VISITOR ACCOMMODATIONS	6190	1941.2
4TH FLOOR	VISITOR ACCOMMODATIONS	6190	1941.2
5TH FLOOR	VISITOR ACCOMMODATIONS	6190	1941.2
6TH FLOOR	VISITOR ACCOMMODATIONS	6190	1941.2
7TH FLOOR	VISITOR ACCOMMODATIONS	6190	1941.2
8TH FLOOR	VISITOR ACCOMMODATIONS	6190	1941.2
9TH FLOOR	VISITOR ACCOMMODATIONS	6190	1941.2
10TH FLOOR	VISITOR ACCOMMODATIONS	6190	1941.2
11TH FLOOR	VISITOR ACCOMMODATIONS	6190	1941.2
12TH FLOOR	VISITOR ACCOMMODATIONS	6190	1941.2
13TH FLOOR	VISITOR ACCOMMODATIONS	6190	1941.2
14TH FLOOR	VISITOR ACCOMMODATIONS	6190	1941.2
15TH FLOOR	VISITOR ACCOMMODATIONS	6190	1941.2
16TH FLOOR	VISITOR ACCOMMODATIONS	6190	1941.2
17TH FLOOR	VISITOR ACCOMMODATIONS	6190	1941.2
18TH FLOOR	VISITOR ACCOMMODATIONS	6190	1941.2
19TH FLOOR	VISITOR ACCOMMODATIONS	6190	1941.2
20TH FLOOR	VISITOR ACCOMMODATIONS	6190	1941.2
21TH FLOOR	VISITOR ACCOMMODATIONS	6190	1941.2
22TH FLOOR	VISITOR ACCOMMODATIONS	6190	1941.2
23TH FLOOR	VISITOR ACCOMMODATIONS	6190	1941.2
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25TH FLOOR	VISITOR ACCOMMODATIONS	6190	1941.2
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99TH FLOOR	VISITOR ACCOMMODATIONS	6190	1941.2
100TH FLOOR	VISITOR ACCOMMODATIONS	6190	1941.2

Walnut Street Hotel

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



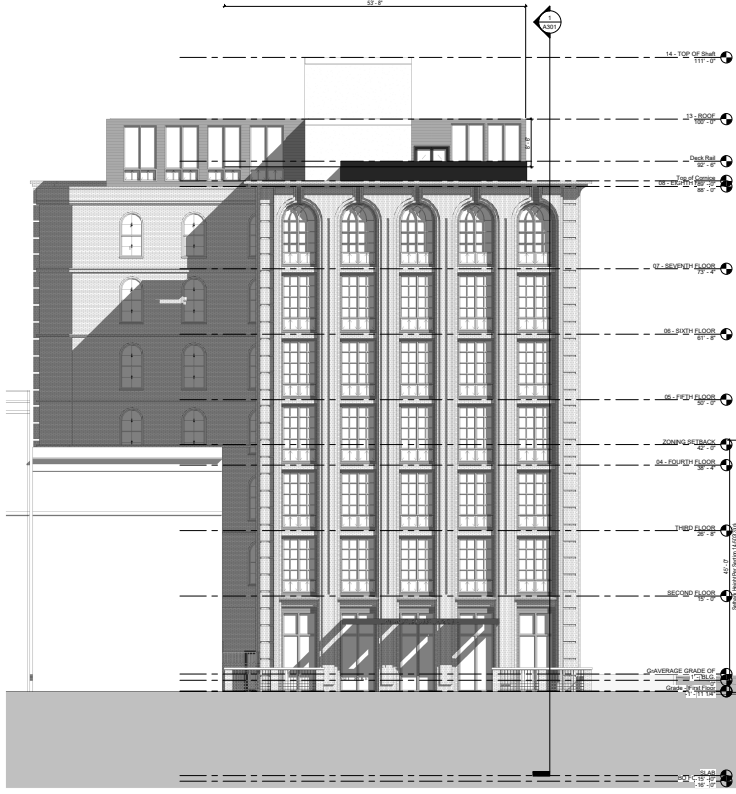
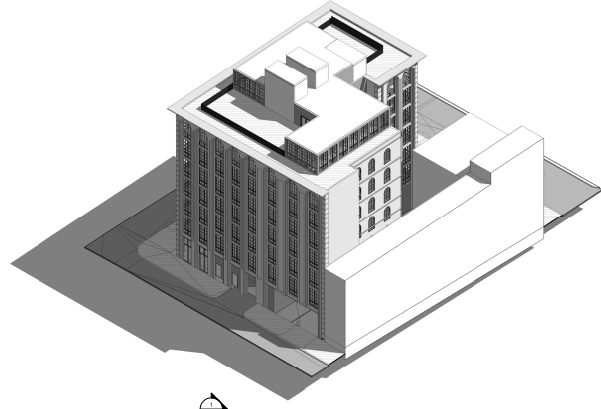
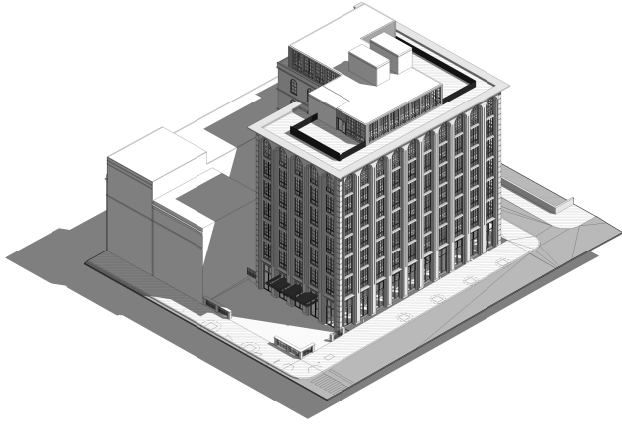
ZONING PLAN
1/8" = 1'-0"

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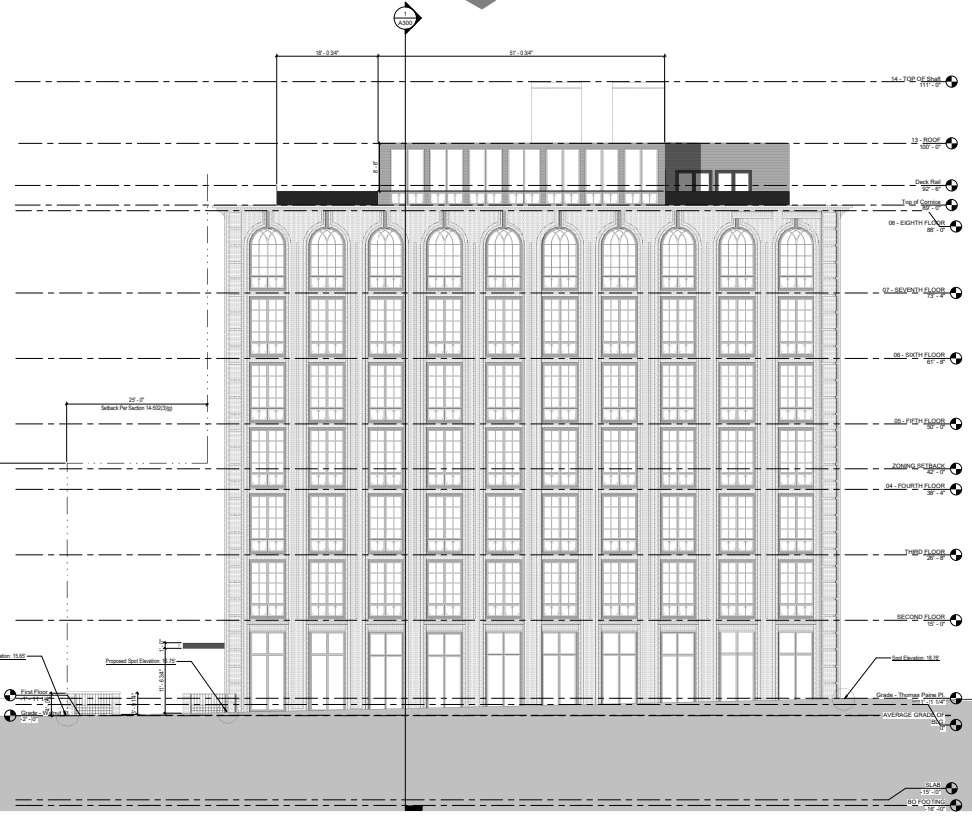
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Hotel and Event Space:
232-36 Walnut Street

Z1



2 Zoning Elevation - North (Walnut Street)
1/8" = 1'-0"



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

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NO.	REVISION	DATE
1	ISSUED FOR PERMIT	08/14/2018
2	REVISED PER COMMENTS	08/14/2018
3	REVISED PER COMMENTS	08/14/2018
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100	REVISED PER COMMENTS	08/14/2018

Hotel and Event Space:
232-36 Walnut Street

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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Hotel and Event Space:
232-36 Walnut Street

Context - Keystone Detail from former building on site



Context - Arch Window decoration from 5th and Chestnut



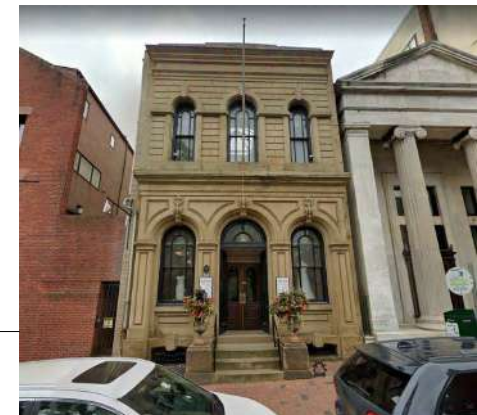
Context - Quoin Corner from Former Building on Site



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

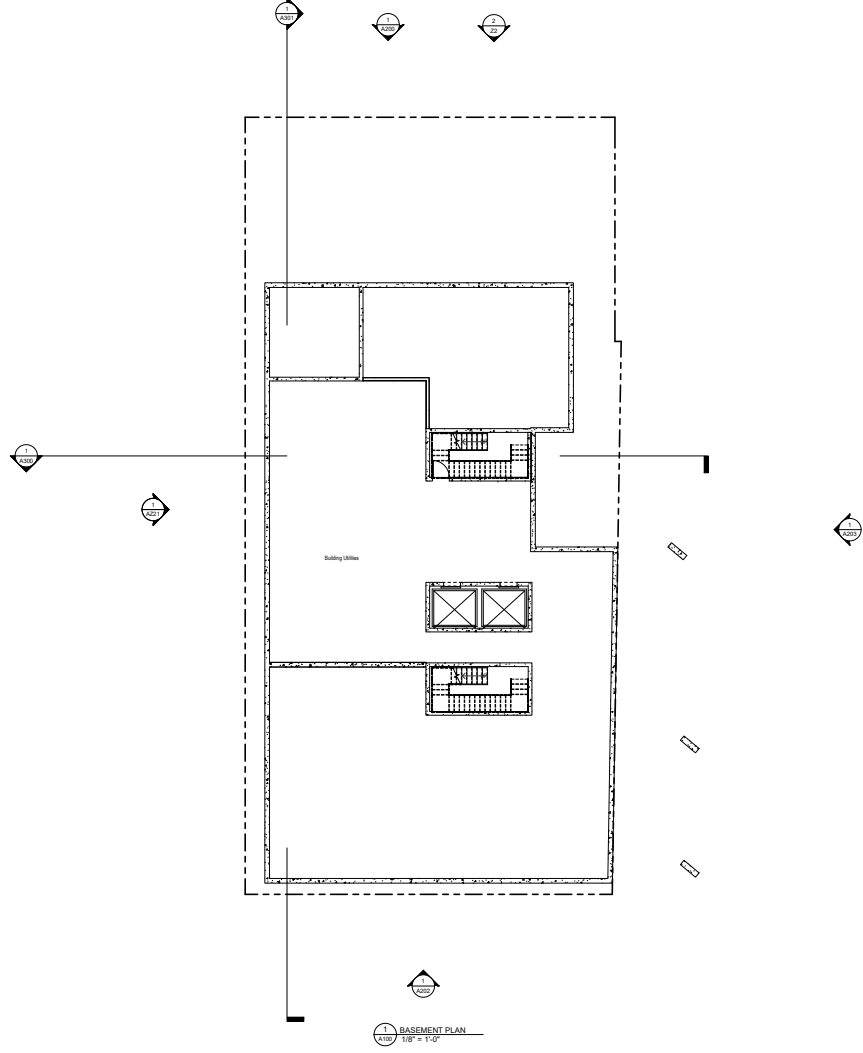
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Hotel and Event Space:
232-36 Walnut Street



A100

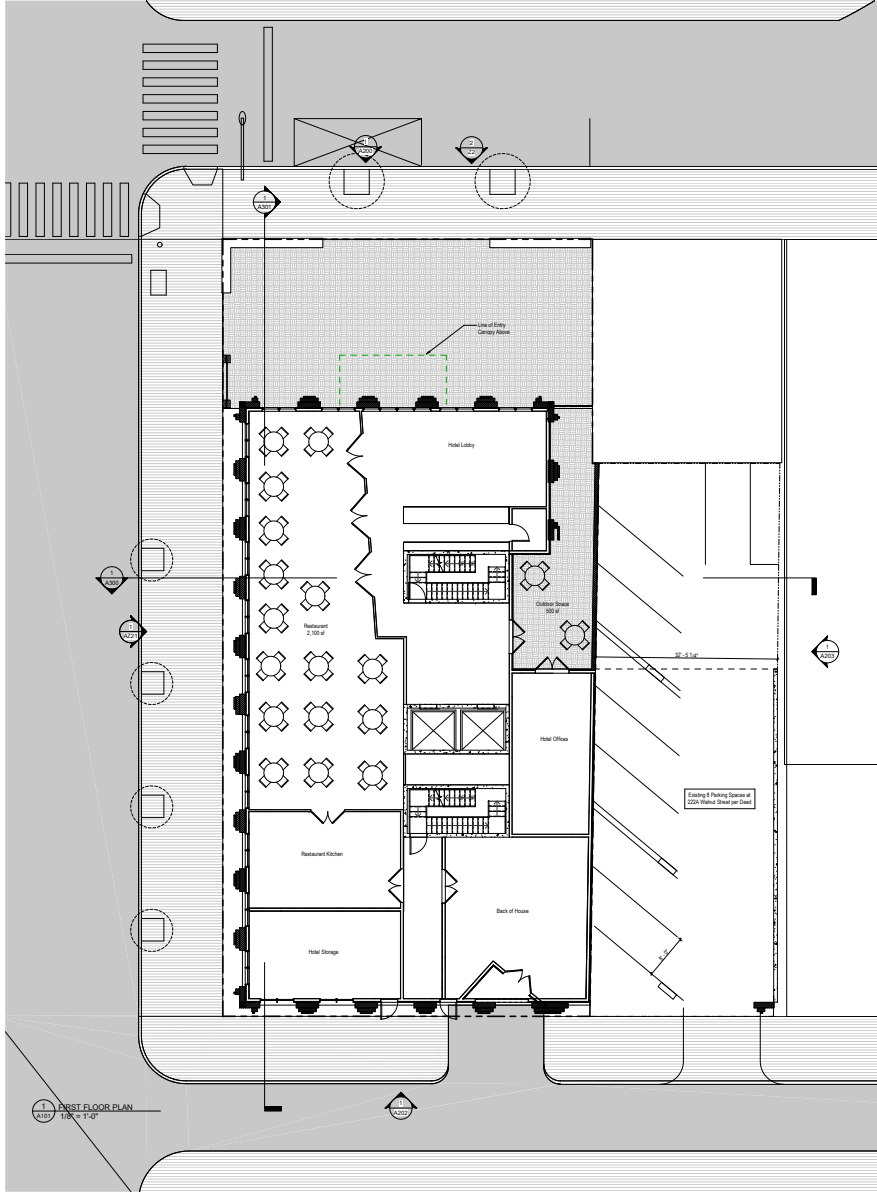
Hotel and Event Space:
232-36 Waihi Street



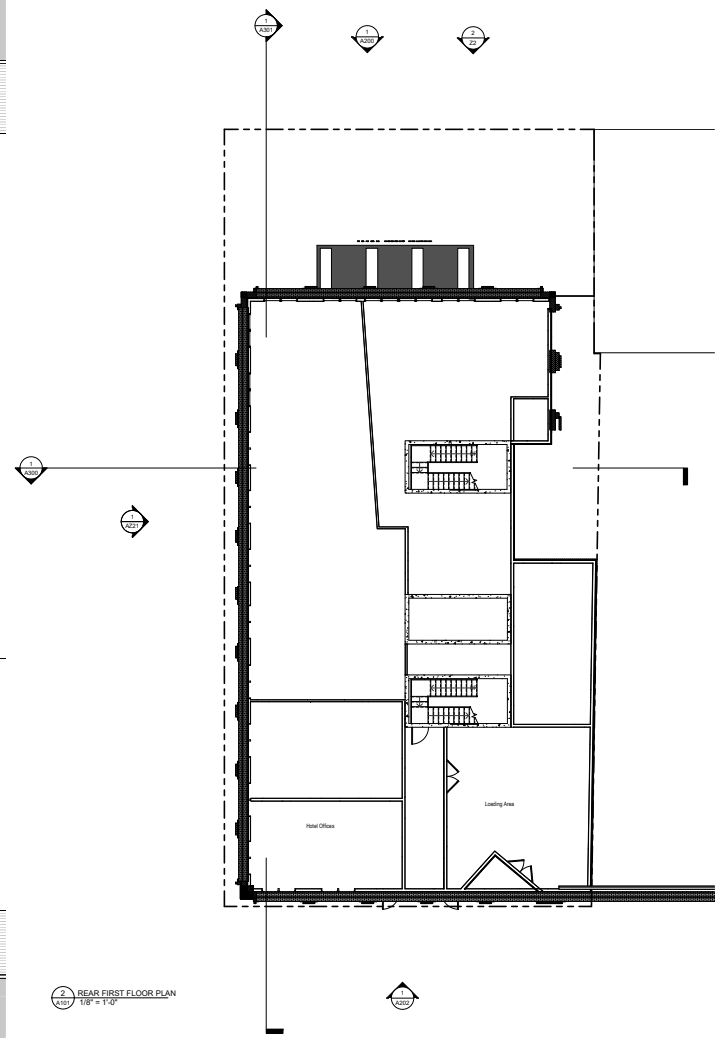
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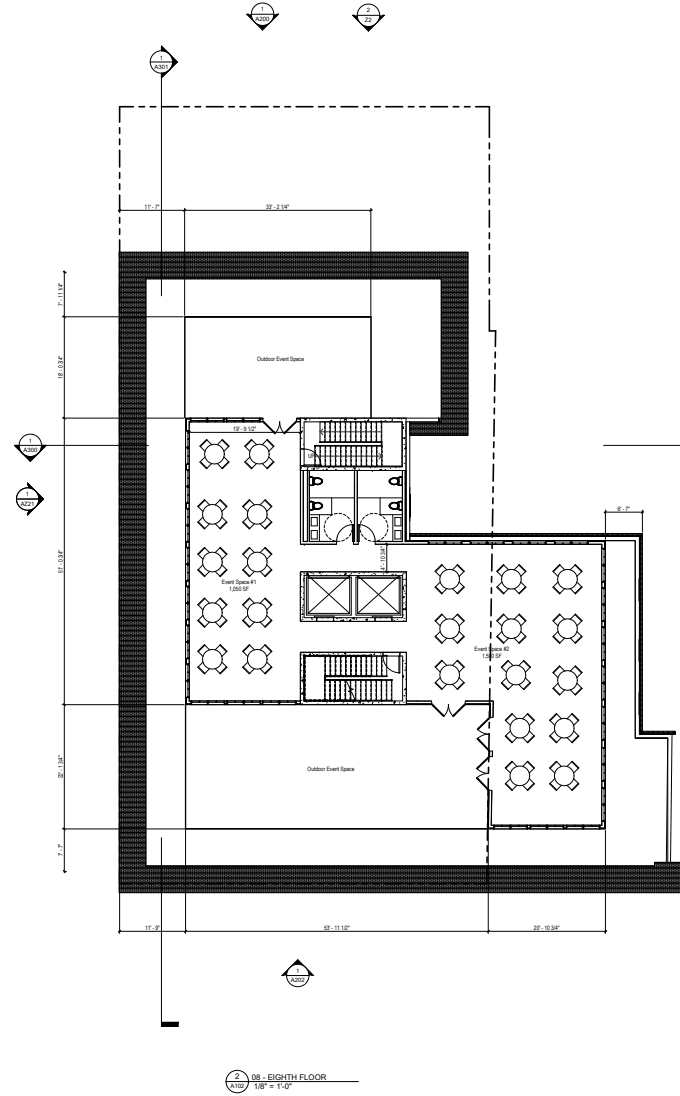
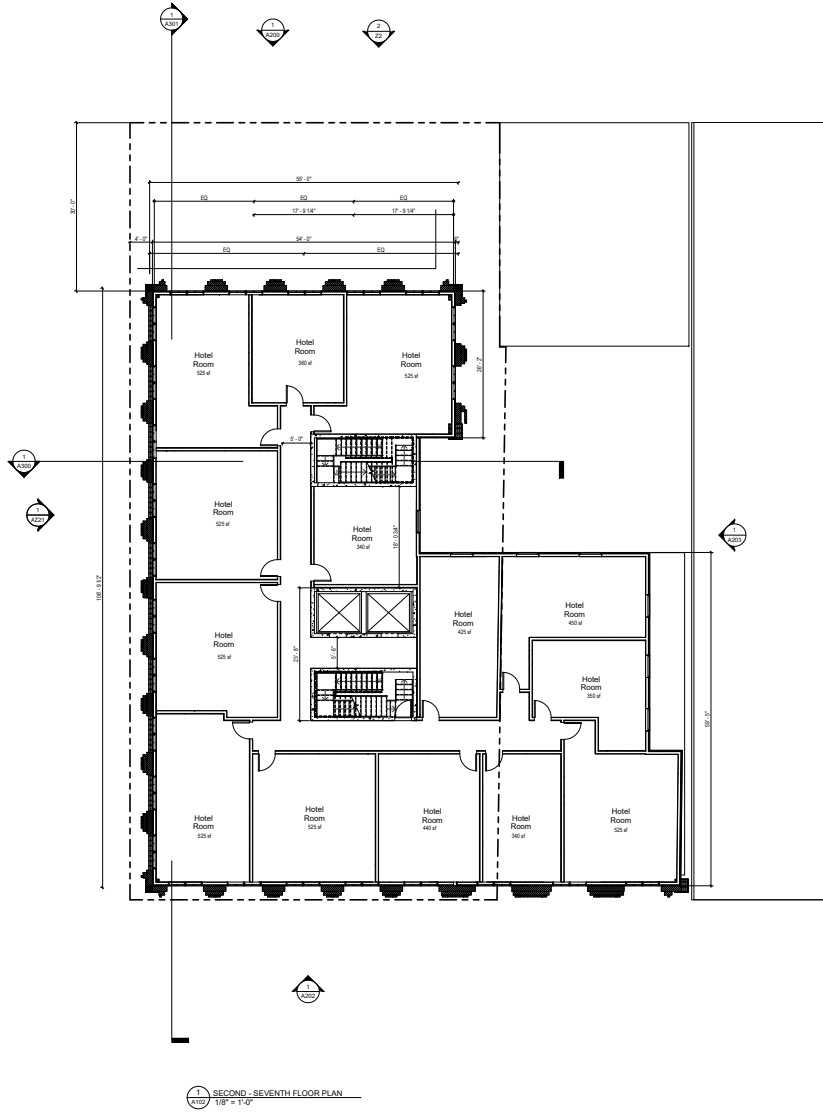
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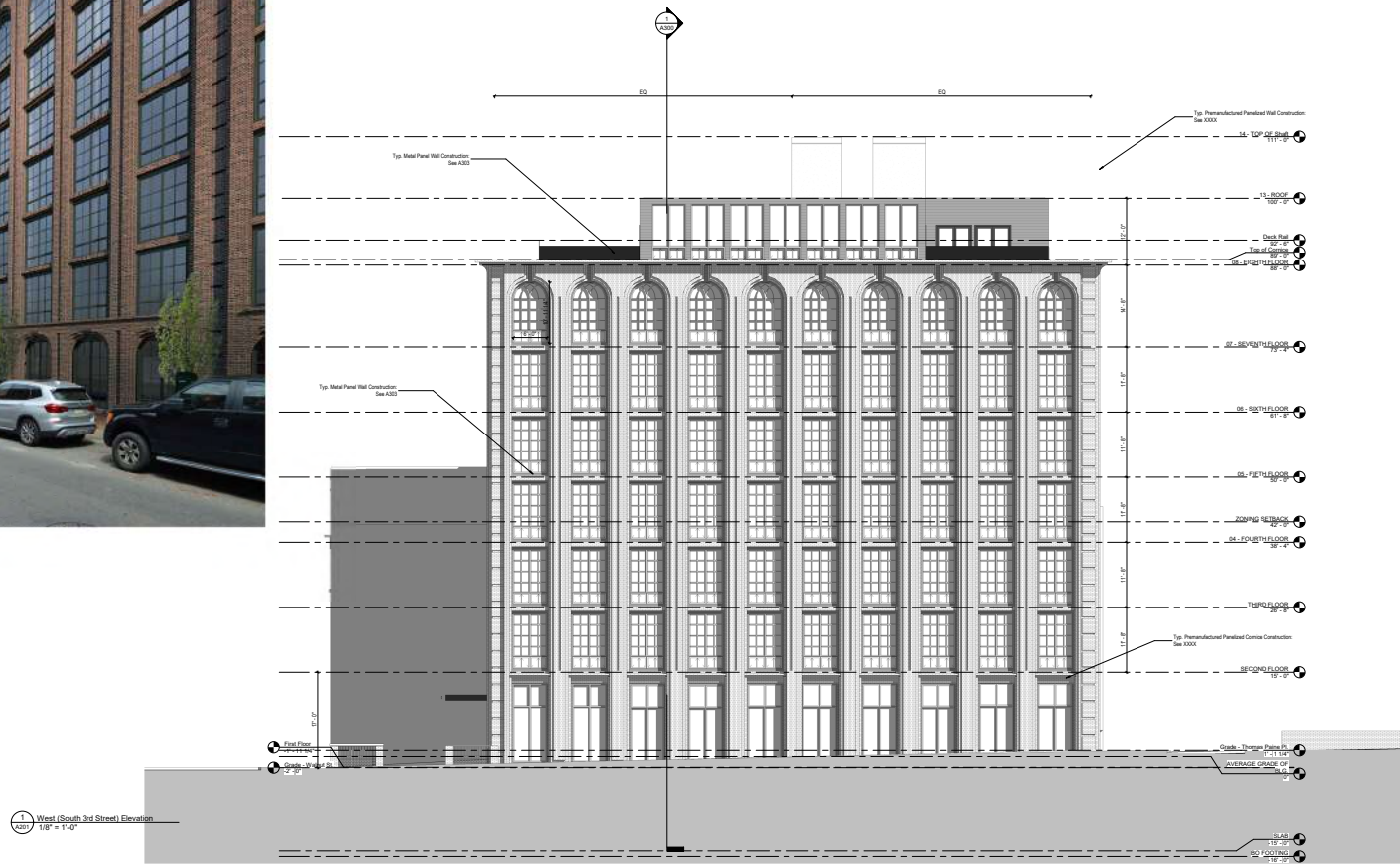


1 FIRST FLOOR PLAN
1/8" = 1'-0"



2 REAR FIRST FLOOR PLAN
1/8" = 1'-0"





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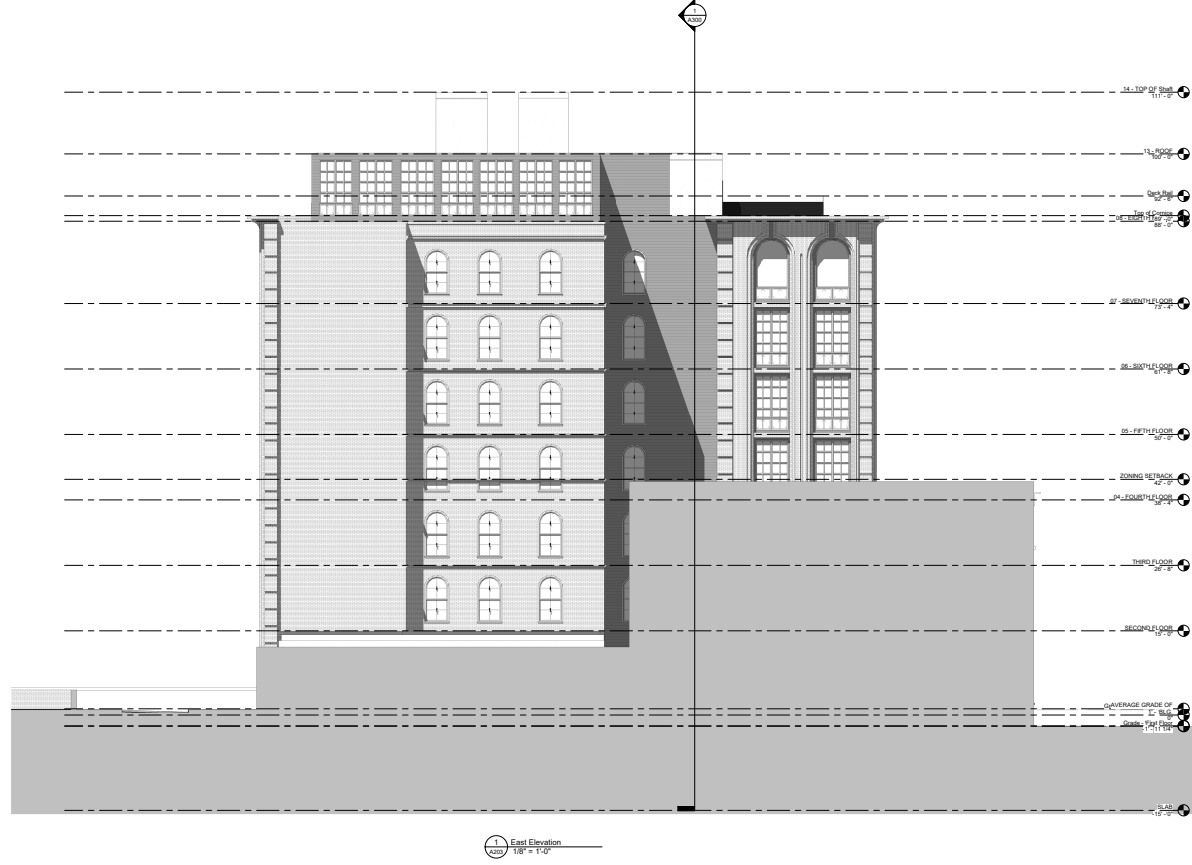


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4	SA. 30	105,107.32
1	SA. 30	2,000.00
2	SA. 30	10,000.00

Hotel and Event Space:
232-36 Walnut Street

A201



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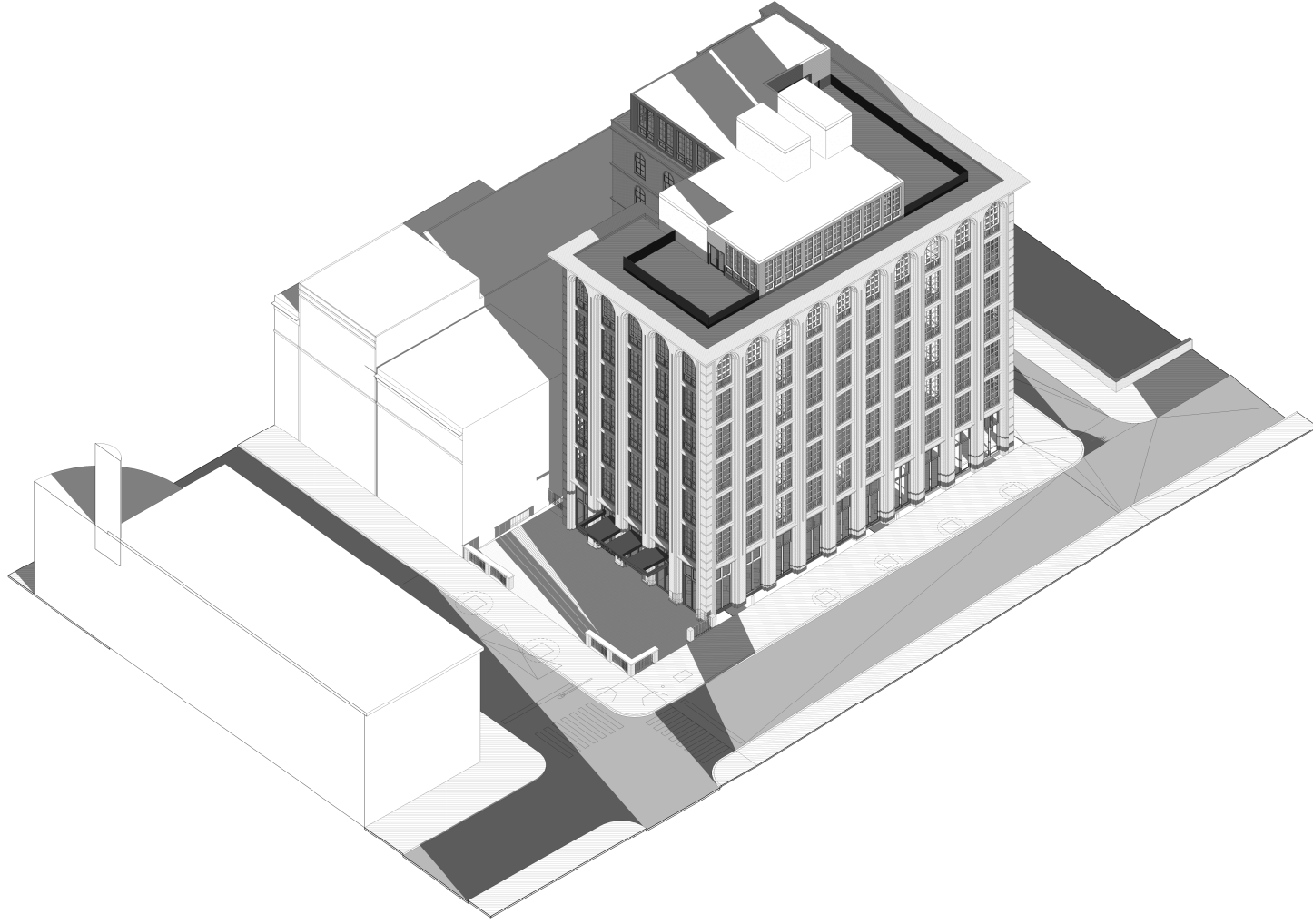


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Hotel and Event Space:
232-36 Walnut Street

A203



Hotel and Event Space:
232-36 Walnut Street

A204



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View From Walnut Street Looking South



View From 3rd Street Looking to Walnut Street

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Hotel and Event Space:
232-36 Walnut Street

A205



View From 3rd Street Looking South



View From 3rd Street Looking North

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Hotel and Event Space:
232-36 Walnut Street

A206



View From Dock Street Looking Southwest



View From Walnut Street Looking East

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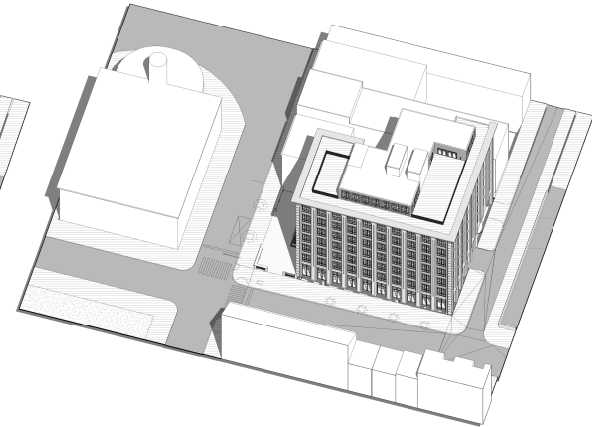
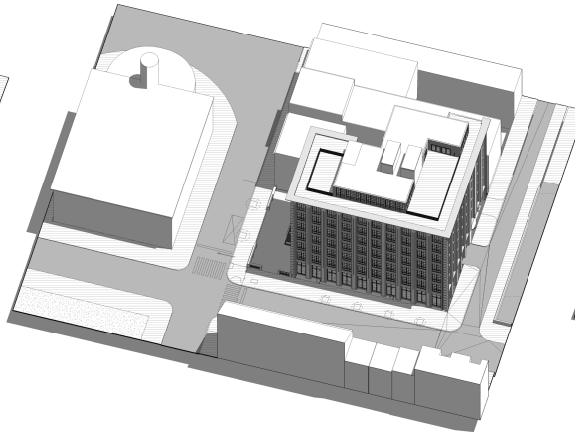
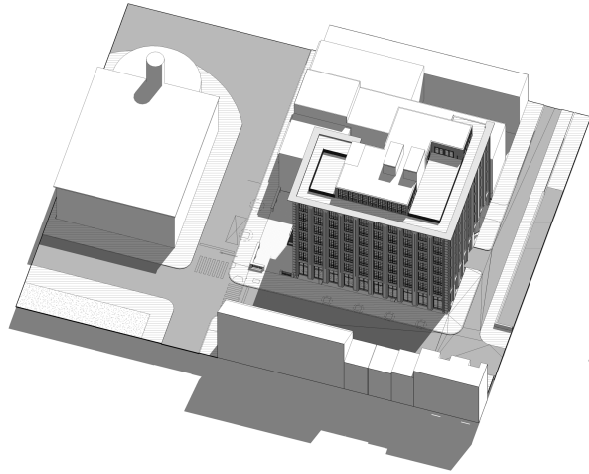


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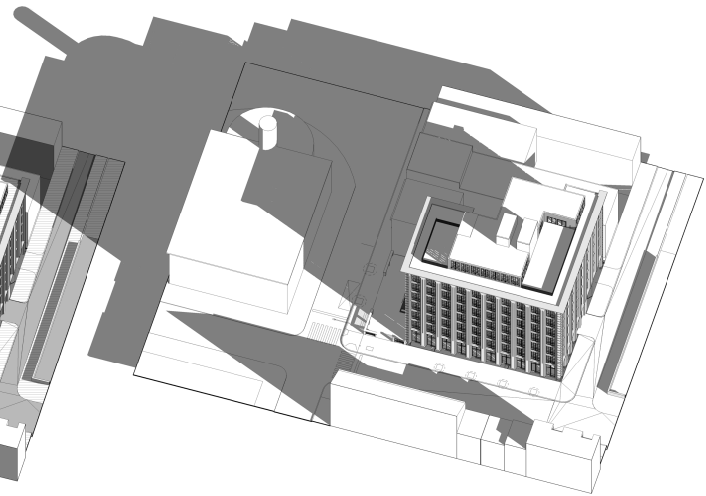
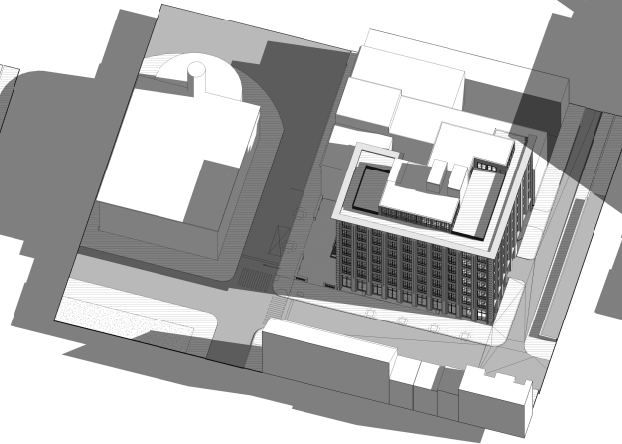
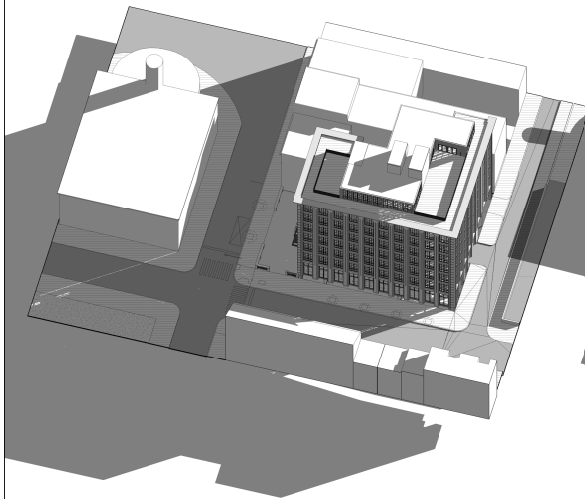


Hotel and Event Space:
232-36 Walnut Street

A207



Sun Study on June 21st



Sun Study on December 21st

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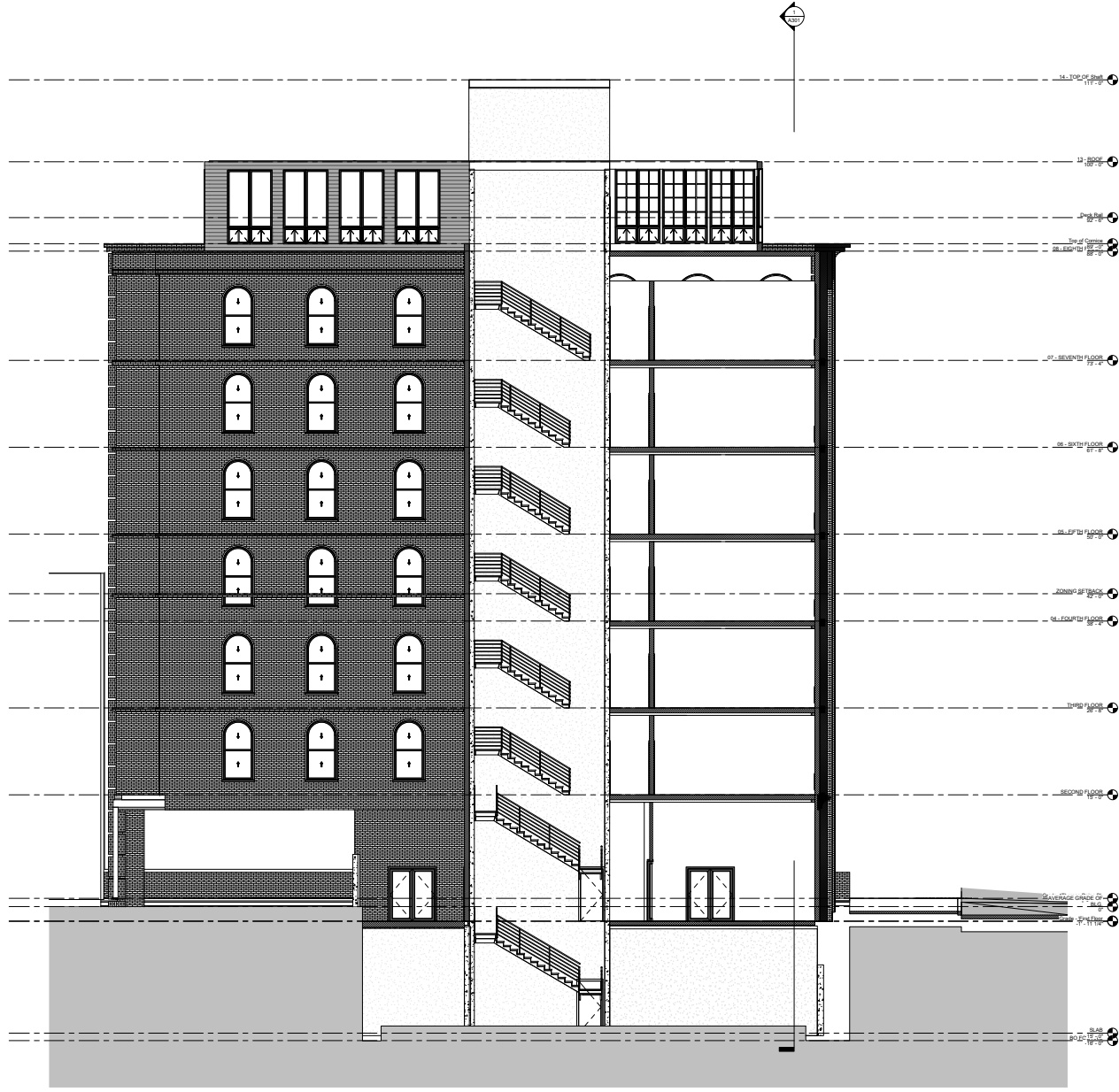


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Hotel and Event Space:
232-36 Walnut Street

A208



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

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14	13	12	11	10	9	8	7	6	5	4	3	2	1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14
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Hotel and Event Space:
 232-36 Walnut Street

A300