

ADDRESS: 241-43 CHESTNUT ST

Proposal: Construct roof deck and pilot house

Review Requested: Final Approval

Owner: Steven Gelbart

Applicant: Douglas Seiler, Seiler + Drury Architecture

History: Borie Brothers Bank

Individual Designation: 11/4/1976

District Designation: Old City Historic District, 12/12/2003

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

BACKGROUND:

This application proposes a roof deck and pilot house at 241 Chestnut Street.

A roof deck located on the adjacent building, 239 Chestnut Street (image shown on A0.0), was approved by the Architectural Committee and Historical Commission in 2006. The building and deck were demolished due to a fire in 2018.

SCOPE OF WORK:

- Construct roof deck and pilot house.

STANDARDS FOR REVIEW:

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

- *Roofs Guideline | Recommended: Designing rooftop additions, elevator or stair towers, decks or terraces, dormers, or skylights when required by a new or continuing use so that they are inconspicuous and minimally visible on the site and from the public right-of-way and do not damage or obscure character-defining historic features.*
 - The overall location and dimensions of the deck area are appropriate. The application's renderings show the proposed pilot house to be partially visible from specific locations. Reducing the overall size of the pilot house, which is larger than the minimum needed, would render the deck and pilot house inconspicuous and minimally visible from the public right-of-way and thereby in compliance with this guideline and the Standards.

STAFF RECOMMENDATION: Approval, provided the overall mass of the pilot house is reduced, with the staff to review details, pursuant to the Roofs Guideline.

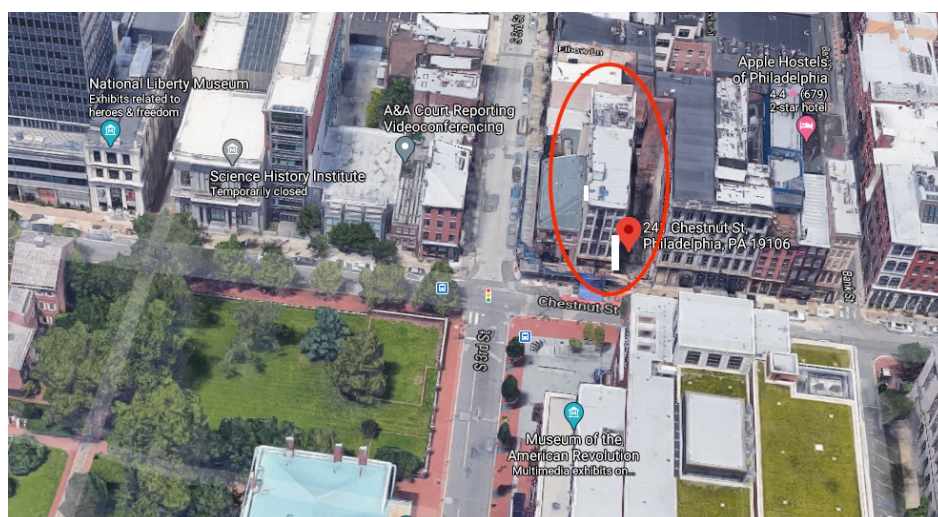


Figure 1: Aerial showing 241 Chestnut St.



April 13, 2021

Allyson Mehley
Philadelphia Historical Commission
1515 Arch Street, 13th Floor
Philadelphia, Pennsylvania 19102

Re: 241-243 Chestnut Street, Philadelphia, PA

Dear Allyson,

This application involves the proposed use of the roof at 241 Chestnut Street as a private residential-use roof deck. The area will be part of the sixth floor condominium (Unit G) which had a roof deck located on 239 Chestnut Street's roof that was removed as part of the Make-safe and Make-ready (shell rebuild) plans, necessitated by an arson fire at 239 Chestnut Street in early 2018. The deck on 239 had an easement with 239, that had been recorded with the city and it is our understanding that the owner of the deck at that time submitted documents and drawings as required for the deck to be fully-compliant with City ordinances.

The deck on the roof of 239 Chestnut Street was accessed from the 241 Chestnut Street roof by way of a large hinged roof hatch with stairs that led to the top floor unit of 241 below. At the time of the fire, there were some accessory features on the 241 roof related to the use of the 239 deck, but these have since been removed. I do not know if these features were constructed with City approval.

In 2019, the condominium association for the 241 Chestnut Street building applied to The Historic Commission to remove the upper portion of the existing elevator penthouse, because it was structurally unsound. That work was approved by the Commission and the repairs have been completed.

The proposed scope of work consists of a new porcelain paver deck on the 241 roof, to be accessed by a "pilot house" constructed at the north/east end of the proposed deck. The deck is proposed to step to lower the height of the railing on the Chestnut street side of the project. The new deck surface will be supported by pedestals which will be installed above the existing roof plane. There will be four beams spanning the width of the building to be located below the roof. The deck and pilot house are set back 10' from the west façade of the 241 building and approximately 20' from the face of the cornice to the south. The deck's railing will be of painted steel balusters with cable system and its top will be a lower



than the top of the revised elevator shaft. The exact height will be determined by the detail at the roof edge of the pilot house. The walls of the pilot house will be of stucco.

Every effort has been made to keep the height of the deck and pilot house as low as possible, with a 7'4" ceiling inside the pilot house. The height of the pilot house above the roof deck will be approximately 9'-5". The pilot house is proposed to be 218 gsf, with the roof deck at 420 sq. feet. in area.

Sincerely,

A handwritten signature in black ink, appearing to read "D. Seiler". The signature is fluid and cursive, with the first name "D." and the last name "Seiler" clearly distinguishable.

Douglas E. Seiler, AIA, LEED AP
President



Application for Construction Permit

Use this application to obtain permits for a residential or commercial construction proposal.
Mechanical / Fuel Gas, Electrical, Plumbing, and Fire Suppression trade details are found on page 2.

Address

Identify the location of work for the permit(s).

If the activity will take place in a specific building, tenant space, floor level, or suite, note that detail in the 'Specific Location' field. If applicable, list PR #.

1

Parcel Address **241-243 Chestnut Street**

Specific Location **Unit G**

☐ Check box if this application is part of a project and provide project number: **PR-2 | 0 | | | | | | | |**

Applicant

Identify how you are associated with the property.

Licensed professionals include design professionals, attorneys, and expeditors. A tradesperson must have an active Philadelphia license for their trade or hold a PA Home Improvement Contractor Registration.

2

I am the: ☐ Property Owner ☐ Tenant ☐ Equitable Owner ☒ Licensed Professional or Tradesperson

Name **Douglas Seiler** Company **Seiler + Drury Architecture**

Address **420 DeKalb Street, Norristown PA 19401**

Email **dseiler@sdarc.com** Phone **6 | 1 | 0 | 2 | 7 | 2 | 4 | 8 | 0 | 9 |**

Property Owner

Identify the deeded property owner.

If there was a recent change of ownership, documentation such as a deed or settlement sheet will be required.

3

Name **Dr. Steven Gelbart, DDS**

☐ Check box if new owner is being listed

Address **241 Chestnut Street**

Email **stevengelbart@fastmail.net** Phone **2 | 0 | 3 | 2 | 4 | 9 | 4 | 5 | 3 | 9 |**

Design Professional in Responsible Charge

Identify the PA-licensed design professional who is legally responsible.

4

Name **Douglas Seiler** Firm **Seiler + Drury Architecture**

PA License # **RA0110288X** Phila. Commercial Activity License # **122145**

Email **dseiler@sdarc.com** Phone **6 | 1 | 0 | 2 | 7 | 2 | 4 | 8 | 0 | 9 |**

Project Scope

Use this section to provide project details; all fields are mandatory.

(a) Choose the proposed occupancy of the entire building. If not one- or two-family, provide a description of group(s) per code.

(b) Identify if the project will be new construction, an addition, or interior/exterior alterations.

(c) List the site area that will be disturbed by construction, if any. Enter 'zero' if no disturbance.

(d) Note the new floor area created, including basements, cellars, and occupiable roofs. Where existing areas will be altered, list those areas separately.

(e) State the number of new or affected stories.

(f) Provide a detailed description of the work proposed.

(g) Select all conditions that apply to this project (if any).

5

(a) Occupancy

☐ Single-Family ☐ Two-Family ☒ Other, please describe: **A-3_Restaurant 1st and 2nd flrs, R-2_2nd thru 6th**

(b) Scope of Work

☐ New Construction ☒ Addition and/or Alteration ☐ Shell (No Fit Out) – Option for Commercial Permits Only

(c) Earth Disturbance

Area of Earth Disturbance **0** (Sq. Ft.)

(d) Building Floor Areas

New Floor Area **632** (Sq. Ft.) Existing Altered Area **2,234** (Sq. Ft.)

(e) Number of Stories **1**

(f) Description of Work **New pilot house and roof deck. 6th floor interior renovation because it was damaged by prior fire**

(g) Project Conditions

☐ Project Impacts Street/Right-of-Way ☐ New High Rise ☐ Green Roof Included
☐ Modular Construction ☐ Façade Work ☐ Initial Fit Out of Newly Constructed Space



Department of Licenses and Inspections

CITY OF PHILADELPHIA

DO NOT MAIL THIS APPLICATION

Job Number: (for office use only)

(PERMIT TYPE PREFIX – YEAR – NUMBER)

Project Details & Contractor Information

(a) Select all disciplines of work for which permits are being requested. If 'Building' is not requested, provide the number of the associated permit that was previously issued (where applicable). If a Zoning Permit was issued for this work, provide the related permit number.

(b) Identify the general contractor and estimated cost of building construction.

(c) Identify the mechanical contractor, estimated cost of mechanical work, equipment type, and quantity as:

- Number of registers/diffusers (separate new/relocated)
- Number of appliances
- Number of Type I / Type II kitchen hoods

Where fuel gas work is included, note the estimated cost of fuel gas work.

(d) Identify the licensed electrical contractor, estimated cost of electrical work, and a registered third-party electrical inspection agency.

(e) Identify the registered master plumber, estimated cost of plumbing work, number of fixtures, and check location of work as:

- Interior
- Exterior Drainage and/or Water Distribution

(f) Identify the licensed fire suppression contractor, estimated cost of fire suppression work, and number of devices:

- Sprinkler Heads (separate new/relocated quantities)
- Standpipes
- Fire Pumps
- Stand-alone Backflow Prevention Devices
- Kitchen Extinguishing Systems
- Hydrants

*ROUGH-IN NOTICE: If you are seeking a rough-in permit, an application for plan review must be submitted already.

6

(a) Check all that apply:

- ☒ Building ☐ Mechanical & Fuel Gas ☐ Electrical ☐ Plumbing ☐ Fire Suppression

Note: Trades listed below are mandatory for all residential new construction jobs.

RP or CP- 2 0 | | - | | | | | | | | | |

Provide the associated Zoning Permit number for this construction, if applicable: ZP- 2 0 | | - | | | | | | | | | |

(b) General Building Construction Contractor Information

Name _____ Cost of Building Work \$ _____

License Number _____ Phone | | | | | | | | | |

(c) Mechanical/Fuel Gas Work & Contractor Information

Name _____ Cost of Mechanical Work \$ _____

License Number _____ Cost of Fuel Gas Work \$ _____

Equipment Types: ☐ Registers / Diffusers ☐ Appliances ☐ Hoods Phone | | | | | | | | | |

Equipment Detail & Quantities _____

(d) Electrical Work & Contractor Information

- ☐ New Installation ☐ Alteration ☐ *Rough-In

Name _____ Cost of Electrical Work \$ _____

License Number _____ Phone | | | | | | | | | |

Third-Party Inspection Agency Name _____

(e) Plumbing Work & Contractor Information

- ☐ New Installation ☐ Alteration ☐ *Rough-In

Name _____ Cost of Plumbing Work \$ _____

License Number _____ Phone | | | | | | | | | |

Number of Fixtures _____

Check one: ☐ Interior Work ☐ Exterior Building Drainage

☐ Exterior Water Distribution: line size _____ (in.)

(f) Fire Suppression Work & Contractor Information

- ☐ New Installation ☐ Alteration ☐ *Rough-In

Name _____ Cost of Fire Supp. Work \$ _____

License Number _____ Phone | | | | | | | | | |

Sprinkler Heads: _____ Standpipes: _____ Fire Pumps: _____

Commercial Kitchen Systems: _____ Backflow Devices: _____ Hydrants: _____

Declaration & Signature

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 statements herein, I am subject to such penalties as may be prescribed by law or ordinance, inclusive of the penalties contained in 18 Pa. C.S. § 4904.

Applicant Signature: TJ Jib Date: 3 / 8 / 2021



Board of Directors

Jennifer Nagle, Chair
*Independence Visitor Center
Corporation*

Patrick Shillenn, Vice-Chair
*Creative Consultant/Experiential
EP*

Donn Clendenon, Secretary
Clendenon Properties

Timothy Snowden, Treasurer
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Kathryn Bittner
Bryn Mawr Trust

Danielle DelRe
Brulee Catering

Jonathan Dubrow
Coldwell Banker Commercial

Richard Goldberg
Old City resident

Valerie Lyons
Weber Gallagher

Donal McCoy
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Hon. Mark Squilla *
Philadelphia City Council

Cynthia MacLeod **
*Independence National Historical
Park*

*** Ex-officio ** Liaison**

Job Itzkowitz
Executive Director

April 14, 2021

Philadelphia Historical Commission
1515 Arch Street
Philadelphia, PA 19102
RE: 241 Chestnut Street

Dear Commissioners and staff,

On April 7th, 2021, Dr. Stephen Gelbart presented a proposal to add a roofdeck to 241 Chestnut Street to the Old City District's Economic Development Committee. The Committee unanimously voted to support Dr. Gelbart's proposal. Due to time constraints, the proposal was not presented to the Board of Directors, though I have no reason to believe that a vote of the full board would yield a different result.

Thank you,

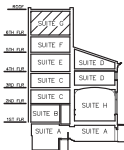
A handwritten signature in blue ink, appearing to read "Job Itzkowitz".

Job Itzkowitz
Executive Director
Old City District



LOCATION A - VIEW FROM 3RD STREET POST FIRE (2018)

SECTION KEY MAP



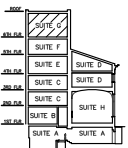
PROJECT NAME:
PROPOSED ROOF DECK &
PILOT HOUSE AT:
UNIT G
241 CHESTNUT ST
PHILADELPHIA

ROOFTOP DECK PHOTO

DATE: 4/12/2021
PROJECT NO: 1810.2
SKETCH NO:

A0.0

SECTION KEY MAP



PROJECT NAME:
**PROPOSED ROOF DECK &
PILOT HOUSE AT:**
UNIT G
241 CHESTNUT ST
PHILADELPHIA

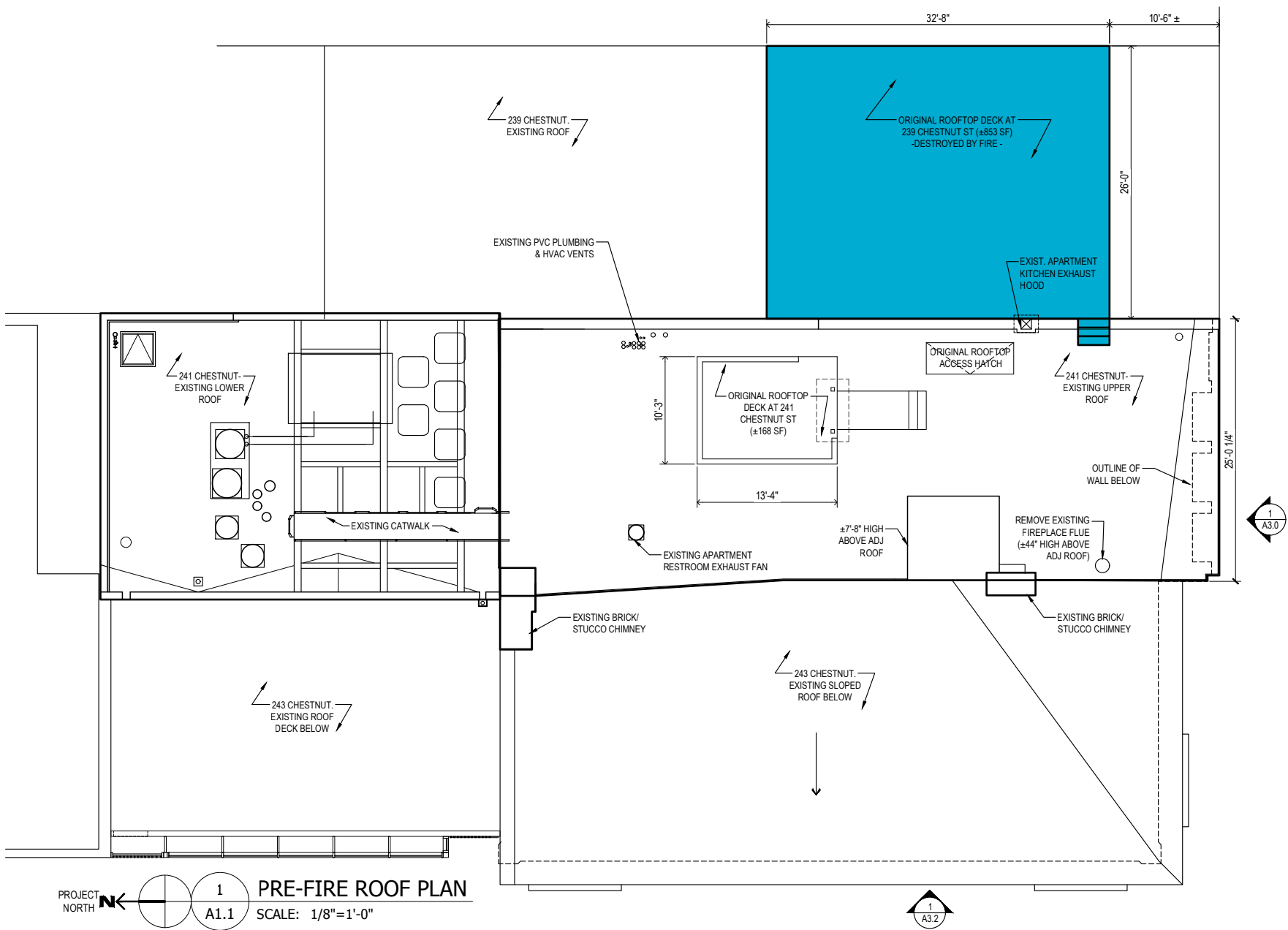
EXISTING ROOF PLAN

DATE: 4/12/21

PROJECT NO: 1810.2

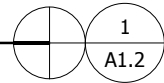
SKETCH NO:

A1.1



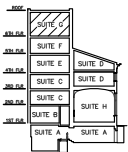
PROPOSED ROOF PLAN

A1.2



SCALE: 1/8"=1'-0"

SECTION KEY MAP



PROJECT NAME:
**PROPOSED ROOF DECK &
PILOT HOUSE AT:**
UNIT G
241 CHESTNUT ST
PHILADELPHIA

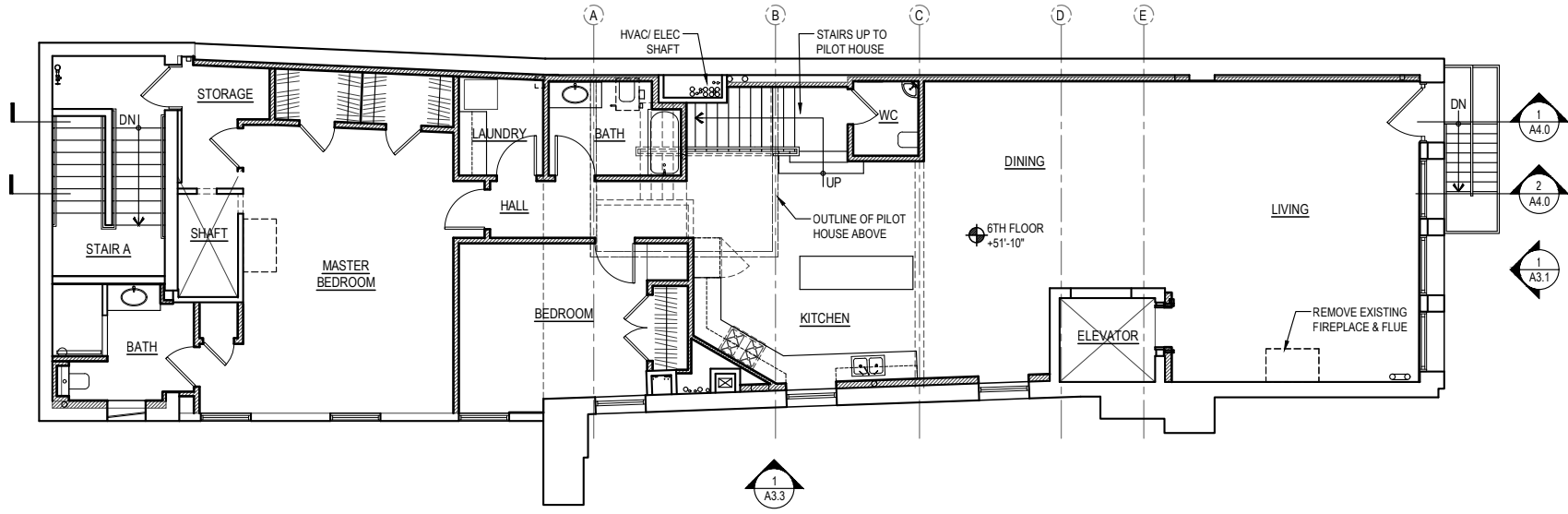
OVERALL SIXTH FLOOR PLAN


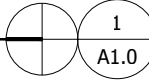
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PROJECT NO: 1810.2

SKETCH NO:

A1.0

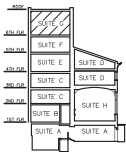


PROJECT NORTH   **OVERALL SIXTH FLOOR PLAN**
SCALE: 1/8"=1'-0"



EXISTING VIEW SOUTH FROM UPPER ROOF OF 242 CHESTNUT STREET

SECTION KEY MAP



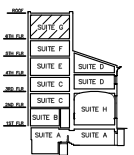
PROJECT NAME:
**PROPOSED ROOF DECK &
PILOT HOUSE AT:**
UNIT G
241 CHESTNUT ST
PHILADELPHIA

EXISTING ROOF

DATE: 4/12/2021
PROJECT NO: 1810.2
SKETCH NO:

A0.1

SECTION KEY MAP



PROJECT NAME:
**PROPOSED ROOF DECK &
PILOT HOUSE AT:**
UNIT G
241 CHESTNUT ST
PHILADELPHIA

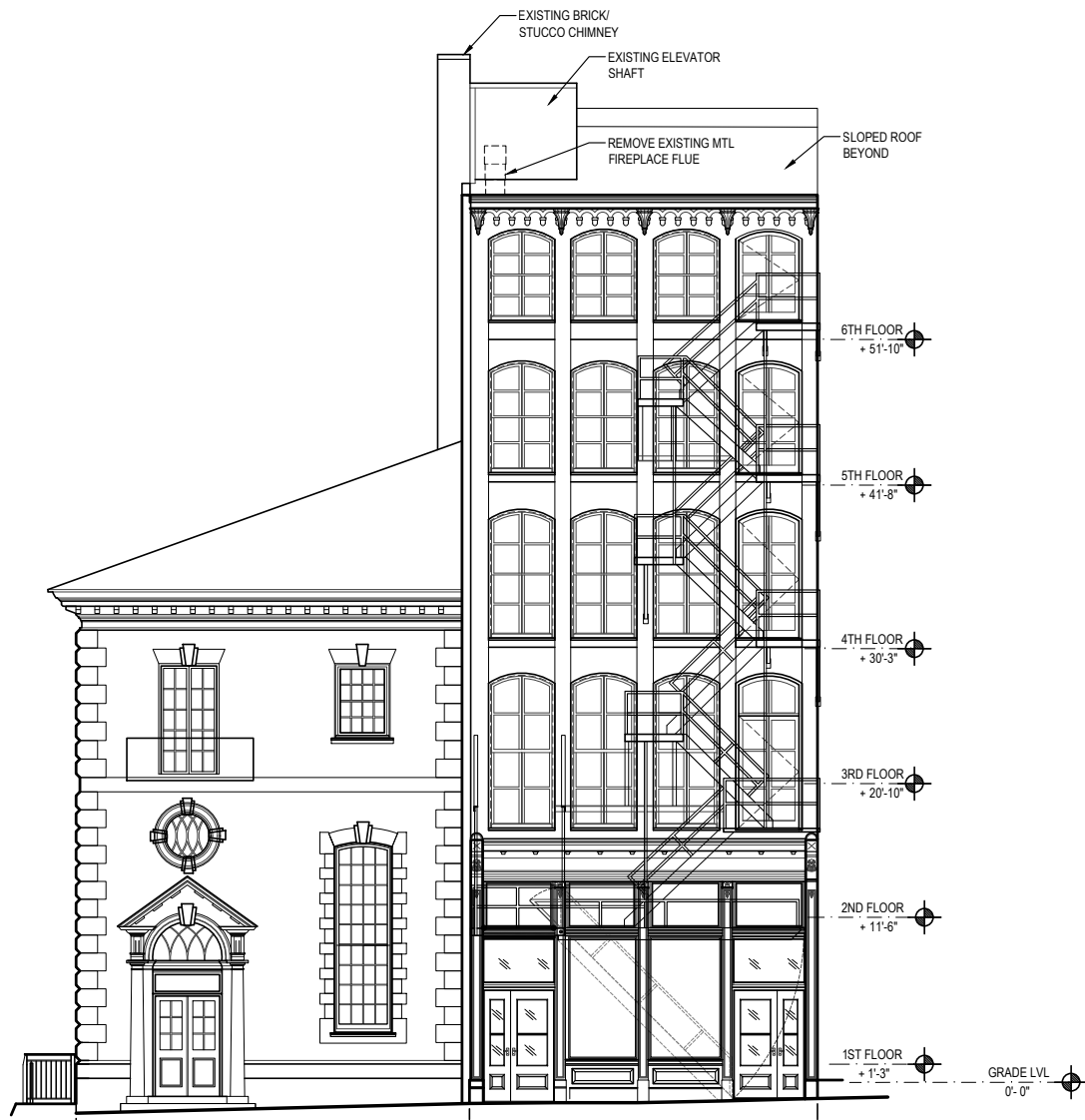
EXISTING BUILDING
ELEVATION

DATE: 4/12/21

PROJECT NO: 1810.2

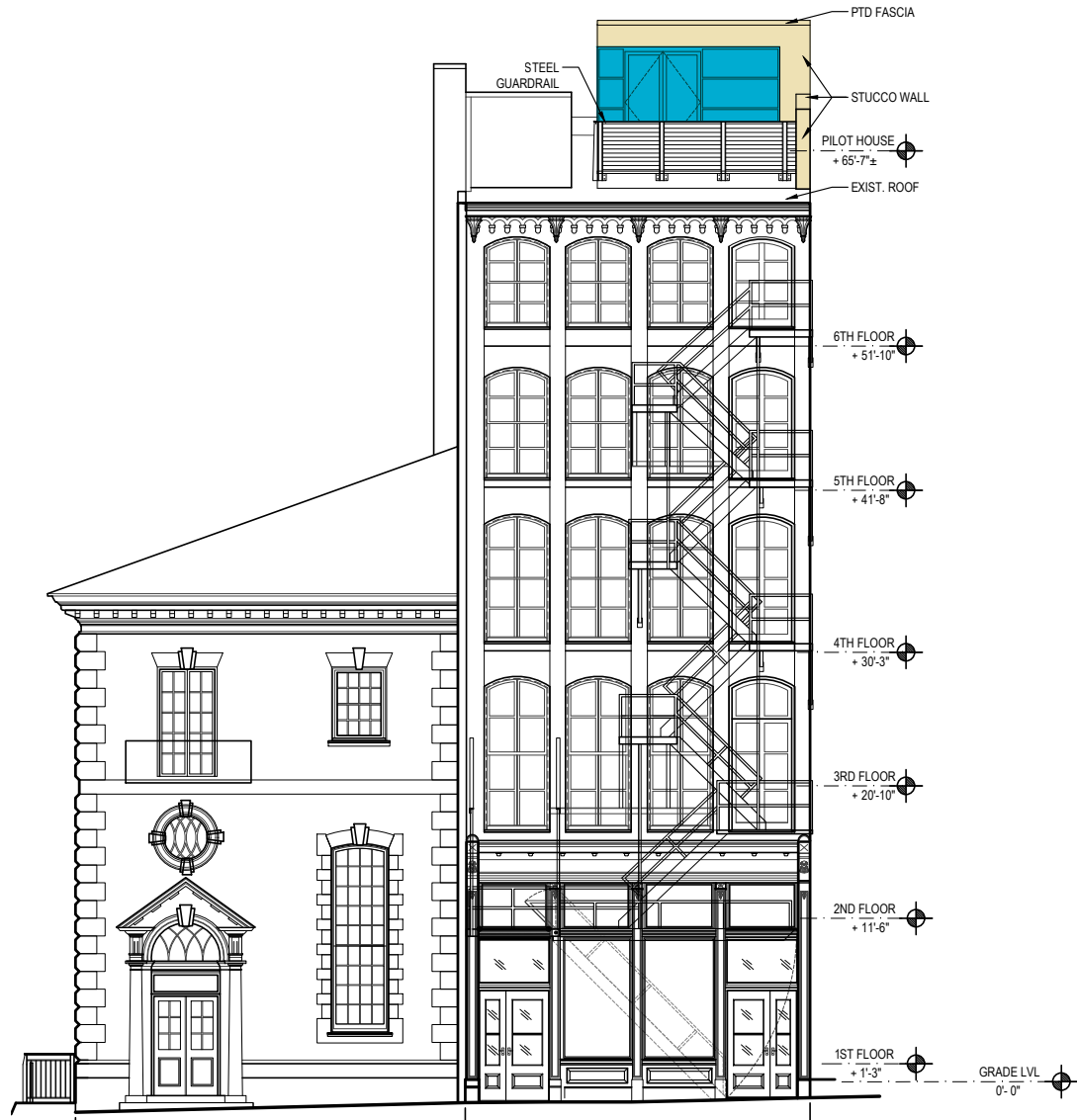
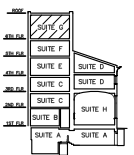
SKETCH NO:

A3.0



1 EXISTING FRONT ELEVATION (SOUTH)
A3.0 SCALE: 1/8"=1'-0"

SECTION KEY MAP



1 PROPOSED FRONT ELEVATION (SOUTH)
A3.1 SCALE: 1/8"=1'-0"

PROJECT NAME:
PROPOSED ROOF DECK &
PILOT HOUSE AT:
UNIT G
241 CHESTNUT ST
PHILADELPHIA

PROPOSED BUILDING
ELEVATION

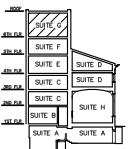
DATE: 4/12/21

PROJECT NO: 1810.2

SKETCH NO:

A3.1

SECTION KEY MAP



PROJECT NAME:
**PROPOSED ROOF DECK &
PILOT HOUSE AT:**
UNIT G
241 CHESTNUT ST
PHILADELPHIA

EXISTING BUILDING
ELEVATION

DATE: 4/12/21

PROJECT NO: 1810.2

SKETCH NO:

A3.2



1

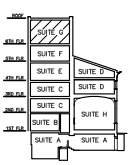
EXISTING SIDE ELEVATION (WEST)

A3.2 SCALE: 1/8"=1'-0"



**SEILER +
DRURY**
ARCHITECTURE

SECTION KEY MAP



PROJECT NAME:
**PROPOSED ROOF DECK &
PILOT HOUSE AT:**
UNIT G
241 CHESTNUT ST
PHILADELPHIA

**PROPOSED BUILDING
ELEVATION**

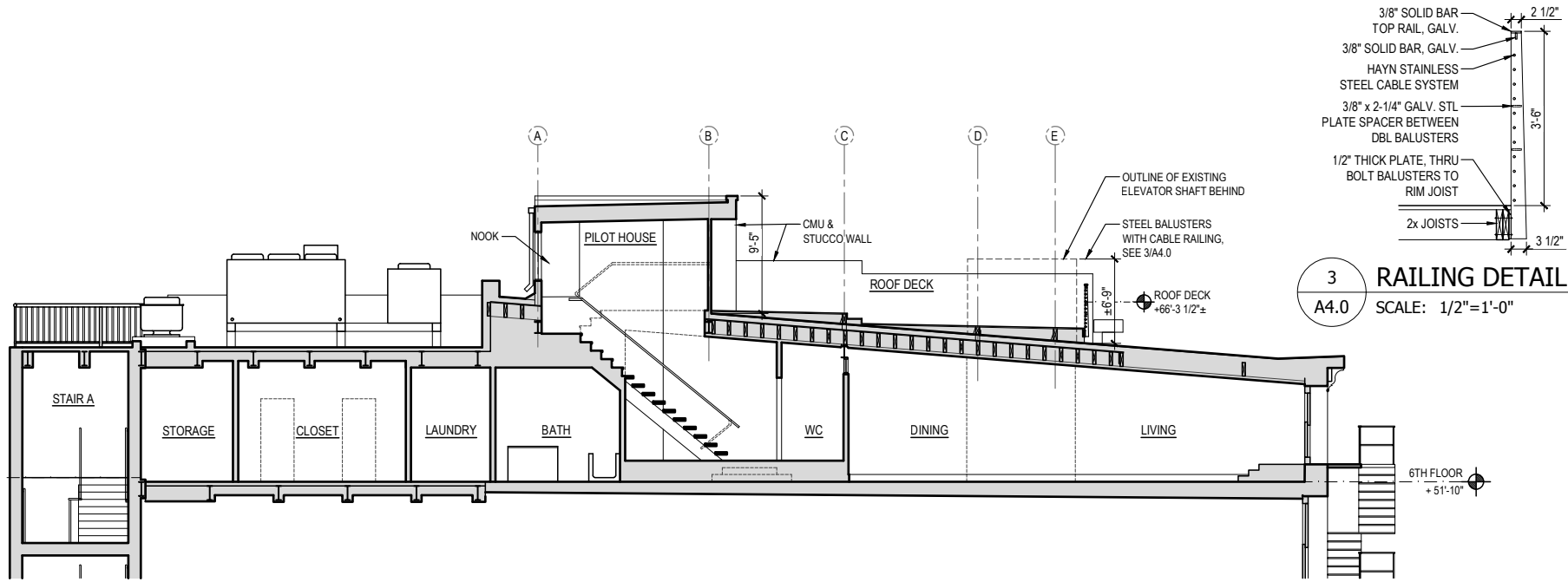
DATE: 4/12/21

PROJECT NO: 1810.2

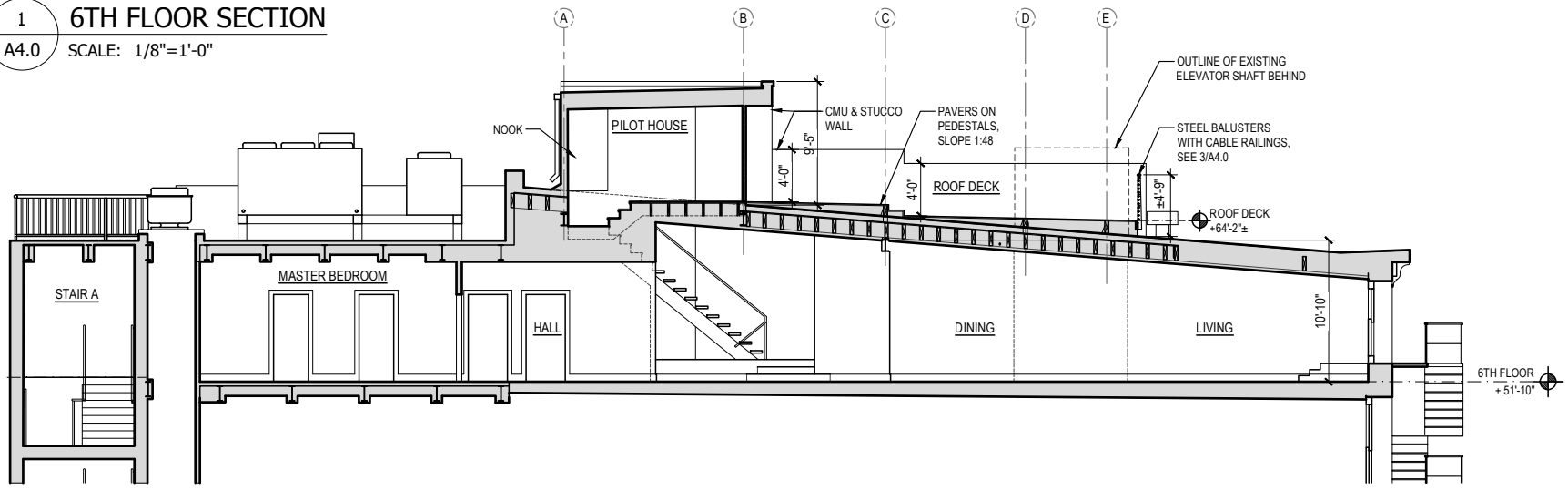
SKETCH NO:

A3.3

1 **PROPOSED SIDE ELEVATION (WEST)**
A3.3 SCALE: 1/8"=1'-0"



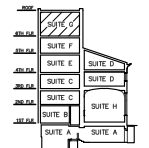
1 6TH FLOOR SECTION
A4.0 SCALE: 1/8"=1'-0"



2 6TH FLOOR SECTION
A4.0 SCALE: 1/8"=1'-0"

SEILER + DRURY
ARCHITECTURE

SECTION KEY MAP



LOCATION H HISTORICAL VIEW FROM 3RD STREET PRIOR TO FIRE

PROPOSED ROOF DECK &
PILOT HOUSE AT:

UNIT G
241 CHESTNUT ST
PHILADELPHIA

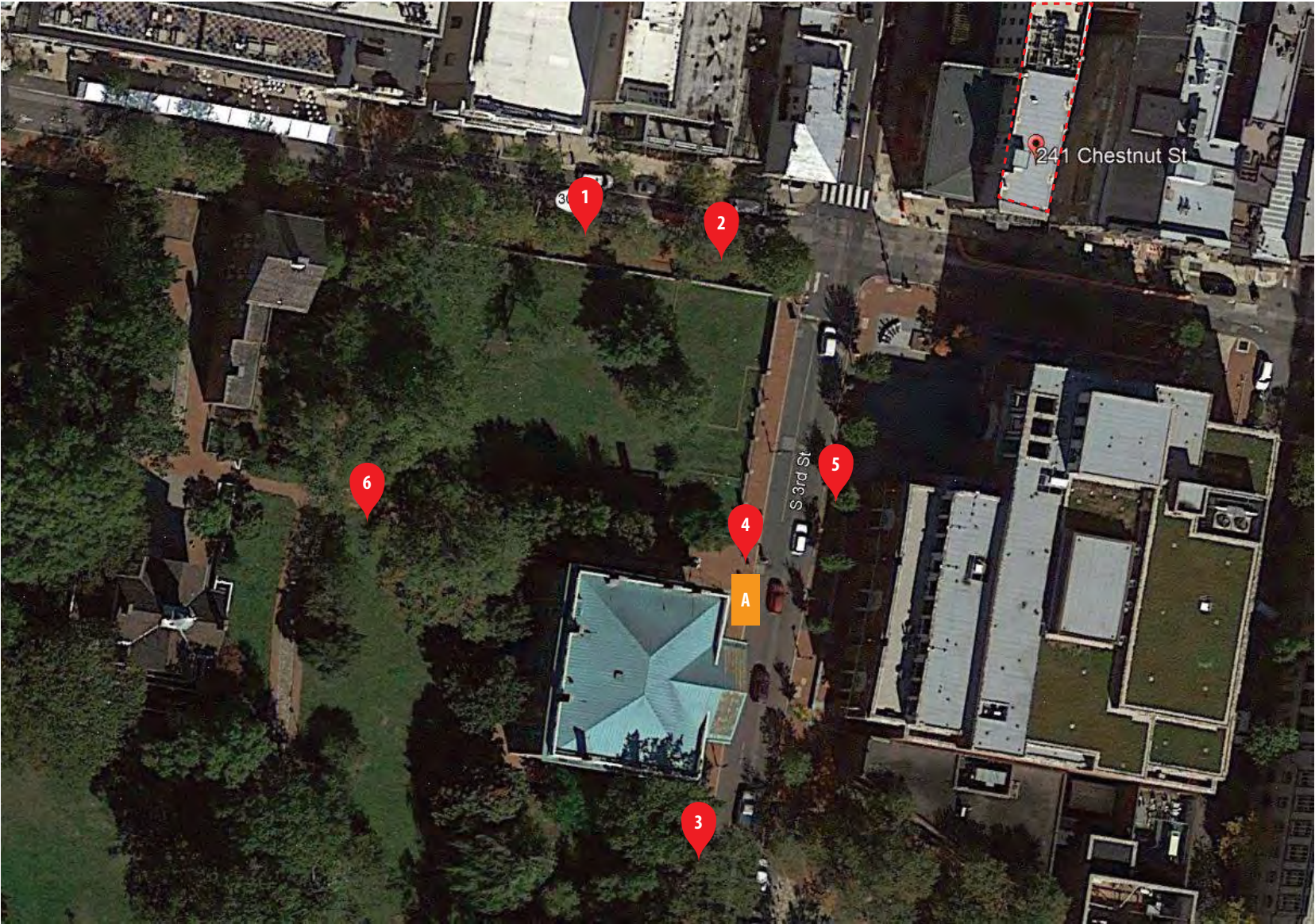
BUILDING SECTIONS

DATE: 4/12/21

PROJECT NO: 1810.2

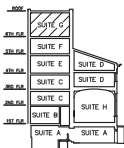
SKETCH NO:

A4.0



MAP OF RENDERING LOCATIONS

SECTION KEY MAP



Lorem ipsum

PROJECT NAME:
PROPOSED ROOF DECK &
PILOT HOUSE AT:
UNIT G
241 CHESTNUT ST
PHILADELPHIA

MAP OF RENDERING
LOCATIONS

DATE: 4/12/2021

PROJECT NO: 1810.2

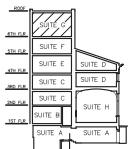
SKETCH NO:

A5.0



LOCATION 1 - VIEW FROM CHESTNUT STREET

SECTION KEY MAP



PROJECT NAME:
**PROPOSED ROOF DECK &
PILOT HOUSE AT:**
UNIT G
241 CHESTNUT ST
PHILADELPHIA

RENDERING

DATE: 4/12/2021

PROJECT NO: 1810.2

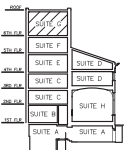
SKETCH NO:

A5.1



LOCATION 2- VIEW FROM CHESTNUT STREET

SECTION KEY MAP



PROJECT NAME:
**PROPOSED ROOF DECK &
PILOT HOUSE AT:**
UNIT G
241 CHESTNUT ST
PHILADELPHIA

RENDERING

DATE: 4/12/2021

PROJECT NO: 1810.2

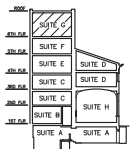
SKETCH NO:

A5.2



LOCATION 3 - VIEW FROM 3RD STREET

SECTION KEY MAP



PROJECT NAME:
**PROPOSED ROOF DECK &
PILOT HOUSE AT:**
UNIT G
241 CHESTNUT ST
PHILADELPHIA

RENDERING

DATE: 4/12/2021

PROJECT NO: 1810.2

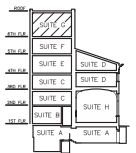
SKETCH NO:

A5.3



LOCATION 4 - VIEW FROM PEDESTRIAN PATH AT 3RD STREET

SECTION KEY MAP



PROJECT NAME:
**PROPOSED ROOF DECK &
PILOT HOUSE AT:**
UNIT G
241 CHESTNUT ST
PHILADELPHIA

RENDERING

DATE: 4/12/2021

PROJECT NO: 1810.2

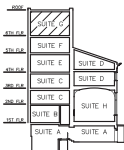
SKETCH NO:

A5.4



LOCATION 5 - VIEW FROM 3RD STREET

SECTION KEY MAP



PROJECT NAME:
PROPOSED ROOF DECK &
PILOT HOUSE AT:
UNIT G
241 CHESTNUT ST
PHILADELPHIA

RENDERING

DATE: 4/12/2021

PROJECT NO: 1810.2

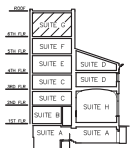
SKETCH NO:

A5.5



LOCATION 6 - VIEW FROM PEDESTRIAN PATH

SECTION KEY MAP



PROJECT NAME:
**PROPOSED ROOF DECK &
PILOT HOUSE AT:**
UNIT G
241 CHESTNUT ST
PHILADELPHIA

RENDERING

DATE: 4/12/2021

PROJECT NO: 1810.2

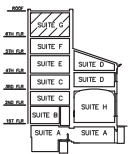
SKETCH NO:

A5.6

- FULL OBSTRUCTION BY BUILDINGS
- OBSTRUCTION BY VEGETATION
- VIEW OF PILOT HOUSE
- BUILDINGS
- 4' VISIBILITY



SECTION KEY MAP



PROJECT NAME:
**PROPOSED ROOF DECK &
PILOT HOUSE AT:**
UNIT G
241 CHESTNUT ST
PHILADELPHIA

PILOT HOUSE
SIGHTLINES DIAGRAM

DATE: 4/12/2021

PROJECT NO: 1810.2

SKETCH NO:

A5.7