

ADDRESS: 2008 WALNUT ST

Proposal: Construct seven-story building along Chancellor Street

Review Requested: Final Approval

Owner: Warren Lexton

Applicant: David Whipple, Assimilation Design Lab LLC

History: 1870

Individual Designation: None

District Designation: Rittenhouse Fidler Historic District, Contributing, 2/8/1995

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

BACKGROUND:

This application proposes to construct a seven-story building to be located on the vacant area at the rear of 2008 Walnut Street. The new construction would face Chancellor Street and would not connect to the historic building. As proposed, the building would be seven stories and contain 13 residential units. It would have a roof deck for residential use, on-site and off-site parking, and mechanical basement space. The proposed cladding materials are brick at the first three floors of the building and metal standing seam siding for the upper floors. The windows would be a black aluminum clad with simulated divided lites. It would have an open parking area at the first floor.

A new building of a similar scale stands adjacent to this property at 2010 Walnut Street. It was approved by the Historical Commission in 2016.

SCOPE OF WORK:

- Construct new seven-story building with roof deck.

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 shall not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and shall be compatible with the historic materials, features, size, scale, and proportion to protect the historic integrity of the property and its environment.*
 - Since Chancellor Street is primarily composed of low-scale buildings, the proposed new construction should be reduced in height or incorporate setbacks to meet Standard 9. Although the approved project at 2010 Walnut Street is seven floors, the top floor steps back to mitigate the appearance of height.
 - Screen or enclose the first-floor parking area to satisfy Standard 9.
- *Standard 10: New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment will be unimpaired.*
 - Since the new construction is separated from the historic building, the application satisfies Standard 10.

STAFF RECOMMENDATION: Denial, pursuant to Standard 9.

Date:
11 May 2021

Memo

Project Name: 2008 Walnut St

To:
Philadelphia Historic Commission
Philadelphia, PA

From:
David Whipple

Subject:
Historic Commission Review

PH:
FX:

Job No.:
433

Contents:

- This memo
- Building Permit App
- Historic Submission Package

Via:

Copy:
Yoav Shiffman

To Whom it May Concern

This submission is for the review of a proposed project at 2008 Walnut Street, for the lot area abutting Chancellor. The proposed project is for a 7 story apartment building with a total of 13 residential units. In addition to this, there will be a roof deck for residential use only, on-site and off-site parking, and mechanical basement space.

The design intention was to use some of the materials and elements that you can find on Chancellor Street, so that the proposed structure would fit within the context of that street. And also provide a design to fit within the skyline of adjacent structures at 2010 Walnut and 2017 Chancellor.

The proposed materials would be brick at the first 3 floors of the building, to hold the line of the residential scale of the structures on the opposite side of the street. Above that, the material would switch to a metal standing seam siding, vertical in orientation.

Windows would be a black aluminum clad with simulated divided lites, similar in layout and design to the windows found at 2017 Chancellor. We feel the warehouse look of the windows at 2017 Chancellor would work best with the design of the proposed structure at 2008 Walnut.

Black metal railings would be installed at the proposed balcony, similar in design to the railings seen at both 2017 Chancellor and 2006 Chancellor. The balconies, soffits, and walls at the balconies recessed would be clad in a composite wood product to match the ton of the wood seen at 2006 Chancellor and 2019 Chancellor.

Thank you.



David Whipple, AIA

APPLICATION FOR BUILDING PERMIT



CITY OF PHILADELPHIA
DEPARTMENT OF LICENSES AND INSPECTIONS
MUNICIPAL SERVICES BUILDING – CONCOURSE
1401 JOHN F. KENNEDY BOULEVARD
PHILADELPHIA, PA 19102

For more information visit us at www.phila.gov/li

APPLICATION # _____

(Please complete all information below and print clearly)

ADDRESS OF PROPOSED CONSTRUCTION:

2008 Walnut St

APPLICANT:

David Whipple

COMPANY NAME

Assimilation Design Lab LLC

PHONE # (267) 918-1354

FAX #

APPLICANT'S ADDRESS:

515 s 48th st

Philadelphia, PA 19143

LICENSE # 519043

E-MAIL: dfw@assimilationdesignlab.com

PROPERTY OWNER'S NAME:

Warren Lexton

PROPERTY OWNER'S ADDRESS:

19 S 21st St, Philadelphia PA

PHONE #

FAX #

ARCHITECT/ENGINEER IN RESPONSIBLE CHARGE

David Whipple

ARCHITECT/ENGINEERING FIRM ADDRESS:

515 S 48th St

ARCHITECT/ENGINEERING FIRM:

Assimilation Design Lab LLC

Philadelphia, Pa 19143

PHONE # (267) 918-1354

FAX #

LICENSE # 519043

E-MAIL: dfw@assimilationdesignlab.com

CONTRACTOR:

CONTRACTING COMPANY ADDRESS:

CONTRACTING COMPANY:

PHONE #

FAX #

LICENSE #

E-MAIL:

USE OF BUILDING/SPACE

Apartment building

ESTIMATED COST OF WORK

\$ 1,900,000.00

BRIEF DESCRIPTION OF WORK:

7 story apartment building with roof deck for residential use only and basement mechanical spaces.

Parking provided on site and off site. With 2 parking spaces on site.

13 total residential units in new structure.

TOTAL AREA UNDERGOING CONSTRUCTION: 12,109.00 square feet

COMPLETE THESE ITEMS IF APPLICABLE TO THIS APPLICATION:

OF NEW SPRINKLER HEADS (suppression system permits only): _____ LOCATION OF SPRINKLERS: _____

OF NEW REGISTERS/DIFFUSERS (hvac/ductwork permits only): _____ LOCATION OF STANDPIPES: _____

IS THIS APPLICATION IN RESPONSE TO A VIOLATION? NO YES VIOLATION #: _____

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 statement herein I am subject to such penalties as may be prescribed by law or ordinance.

APPLICANT'S SIGNATURE:

DATE: 05 / 11 / 2021

PRE-REQUISITE APPROVALS FOR:

ADDRESS:

APPLICATION #:

✓ IF REQ'D	AGENCY	INITIALS	DATE	REMARKS
	ART COMMISSION 13 TH FLOOR – 1515 ARCH STREET			
	CITY PLANNING COMMISSION 13 TH FLOOR – 1515 ARCH STREET			
	FAIRMOUNT PARK COMMISSION <input type="checkbox"/> CITY <input type="checkbox"/> STATE AIR MANAGEMENT / HEALTH DEPT			
	HISTORICAL COMMISSION ROOM 576 – CITY HALL			
	STREETS DEPARTMENT ROOM 940 – M.S.B.			
	WATER DEPARTMENT 2 ND FLOOR – 1101 MARKET STREET			
	CONTRACTUAL SERVICES UNIT ROOM 1140 – M.S.B.			
	ZONING			

EXAMINER'S APPROVAL (OFFICE USE ONLY)

APPROVED USE OF BUILDING SPACE:

PERMIT TO READ:

CODE/EDITION USED FOR REVIEW:

WAS VIOLATION FOR WORK WITHOUT A PERMIT? NO YES (INSPECTION FEE MUST BE ADDED TO PERMIT FEE)

VIOLATION # _____

OTHER BUILDING PERMITS REQUIRED: FIRE SUPPRESSION HVAC/DUCT FUEL GAS

PLAN #	CONSTRUCTED AREA _____ SQ FT	<input type="checkbox"/> NEW CONSTRUCTION <input type="checkbox"/> ALTERATION	FEE ITEM	AMOUNT
			BLDG. PERMIT/C.O./L.O.	
CONSTRUCTION TYPE: _____	CO REQUIRED <input type="checkbox"/> NO <input type="checkbox"/> YES	NEW DWG UNITS:	INSPECTION FEE	
			WATER METERS	
USE: _____	VARIANCES <input type="checkbox"/> NO <input type="checkbox"/> YES	PROJECT TYPE	CONSTRUCTION WATER	
			TOTAL FEES	

This is to certify that I have examined the within detailed statement, together with a copy of the plans relating thereto, and find the same to be in accordance with the provisions of the law relating to buildings in the City of Philadelphia, that the same has been approved and entered into the records of this Department.

EXAMINER: _____ DATE APPROVED: _____

PERMIT # _____

DATE ISSUED: _____

CHECK # _____



Chancellor Street
View 2008 Walnut St Lot



Chancellor Street
Looking West



S Woodstock St
Looking North Towards Chancellor St
And Lot



Chancellor Street
Looking East



S Woodstock St
Looking North Towards Chancellor St
And Lot



Chancellor Street
Looking East





2017 Chancellor St



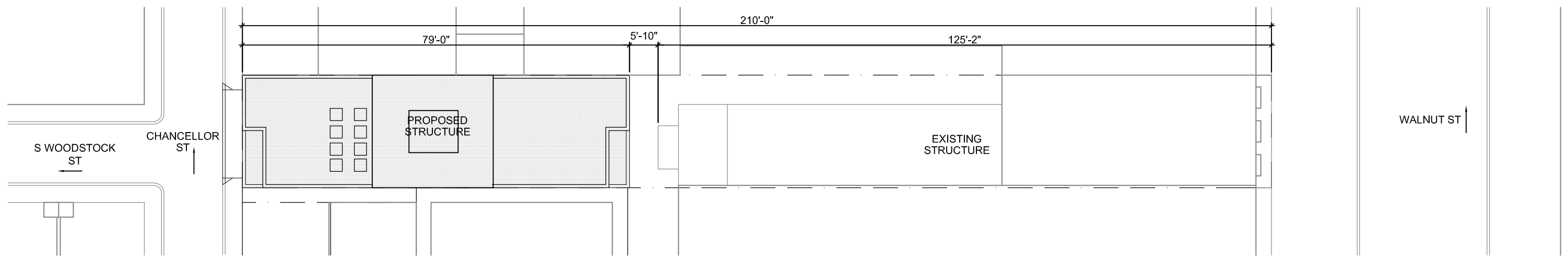
2019 Chancellor St

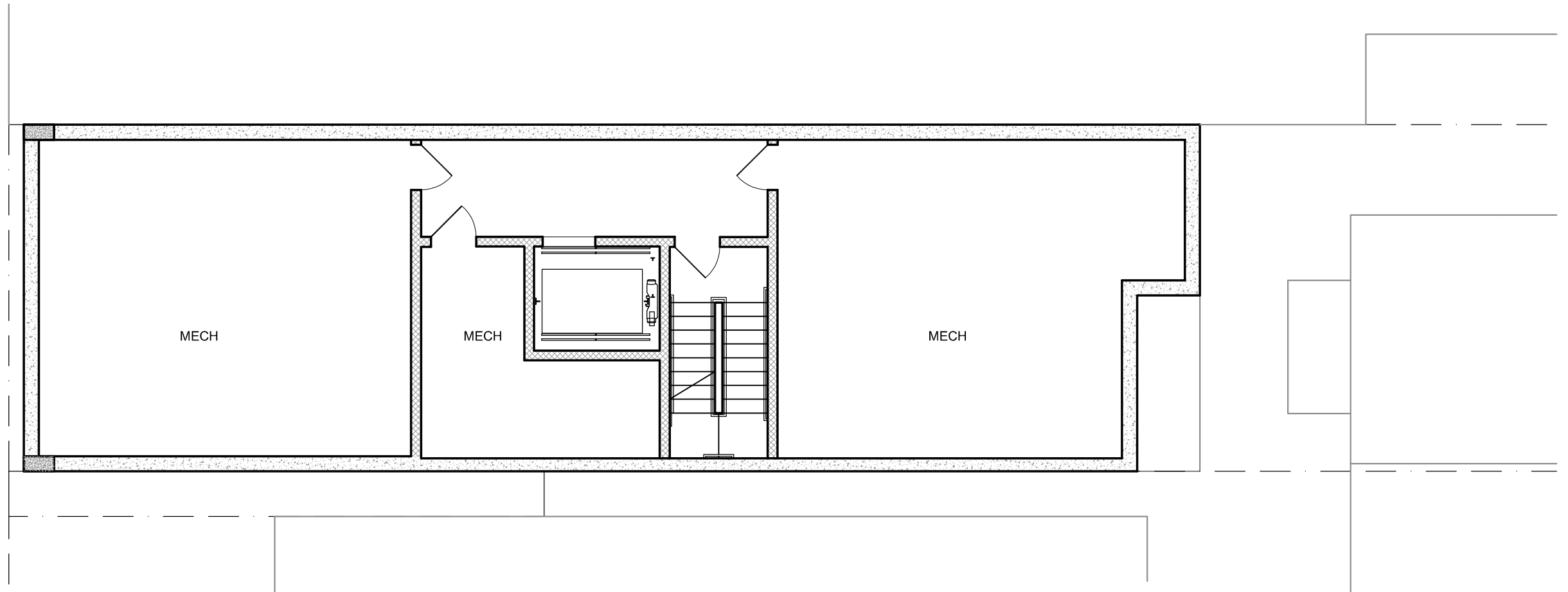


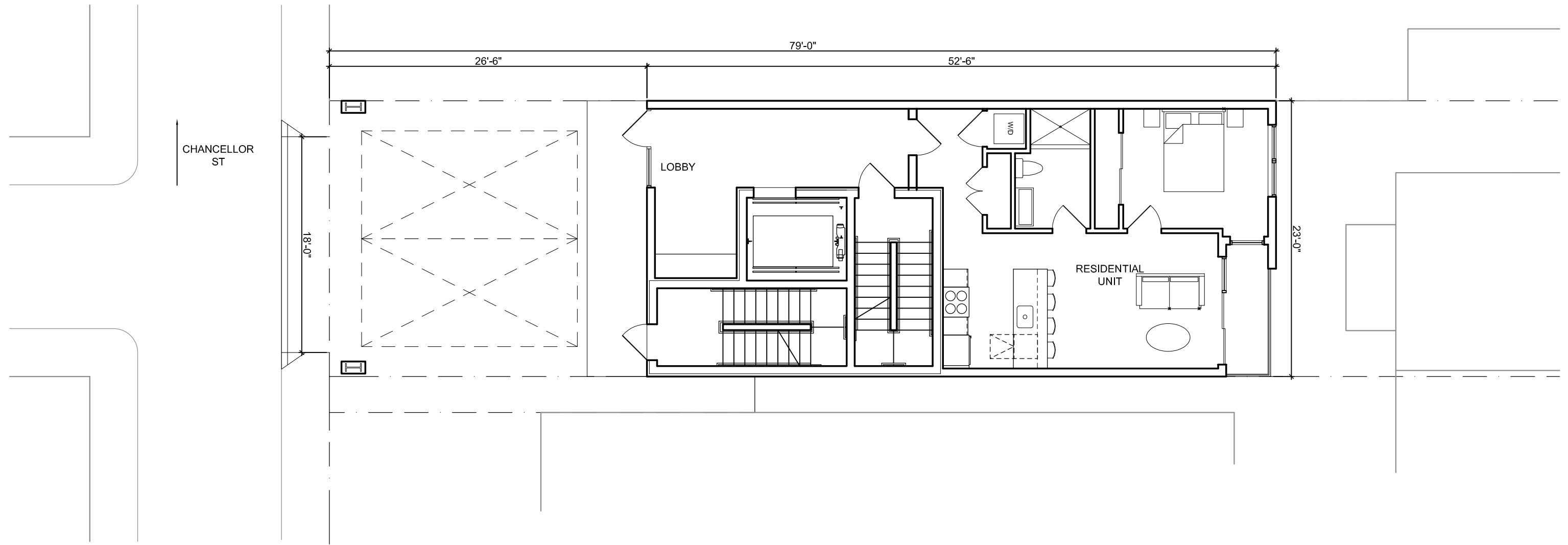
2014 Walnut St
Chancellor St View

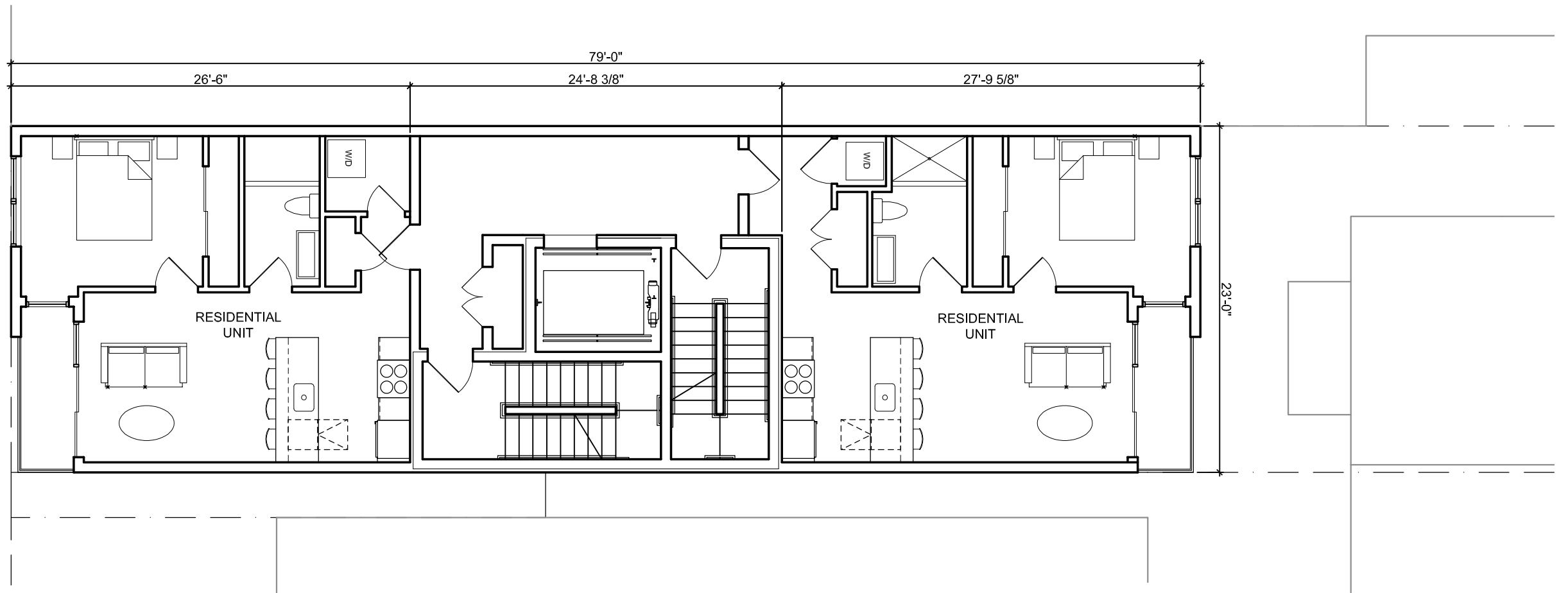


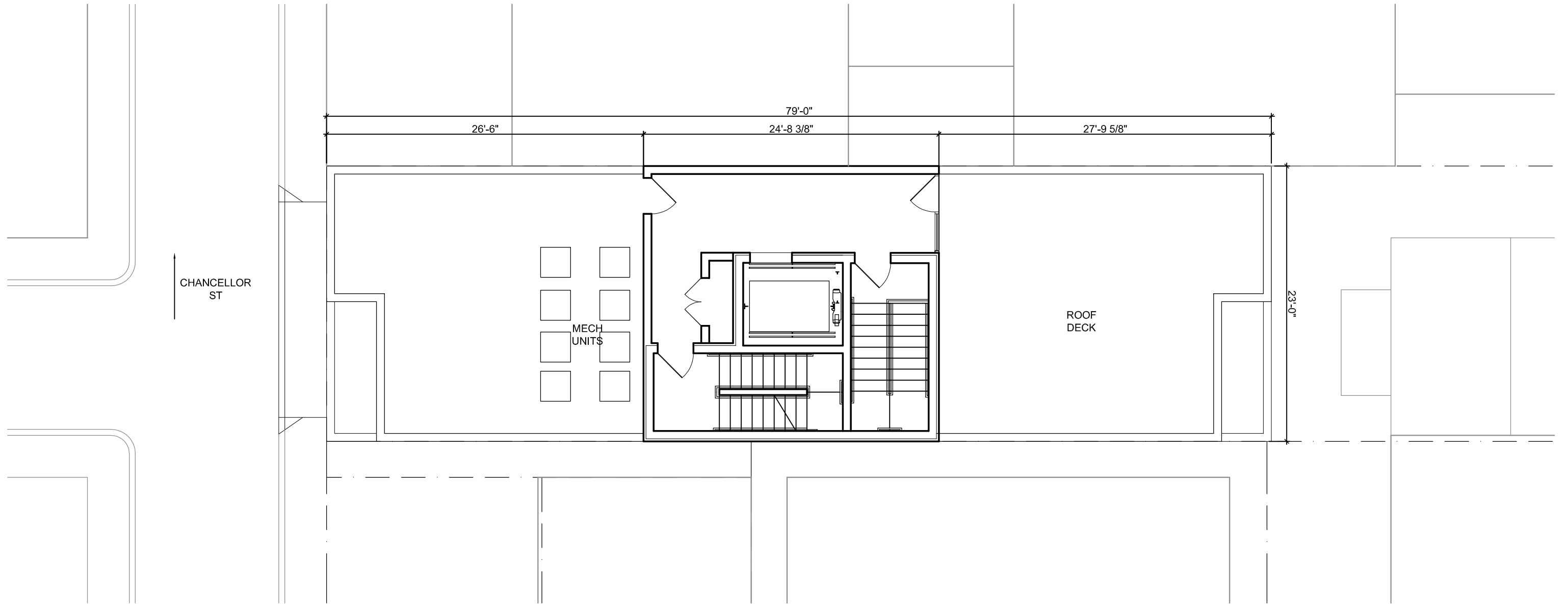
2006 Chancellor St

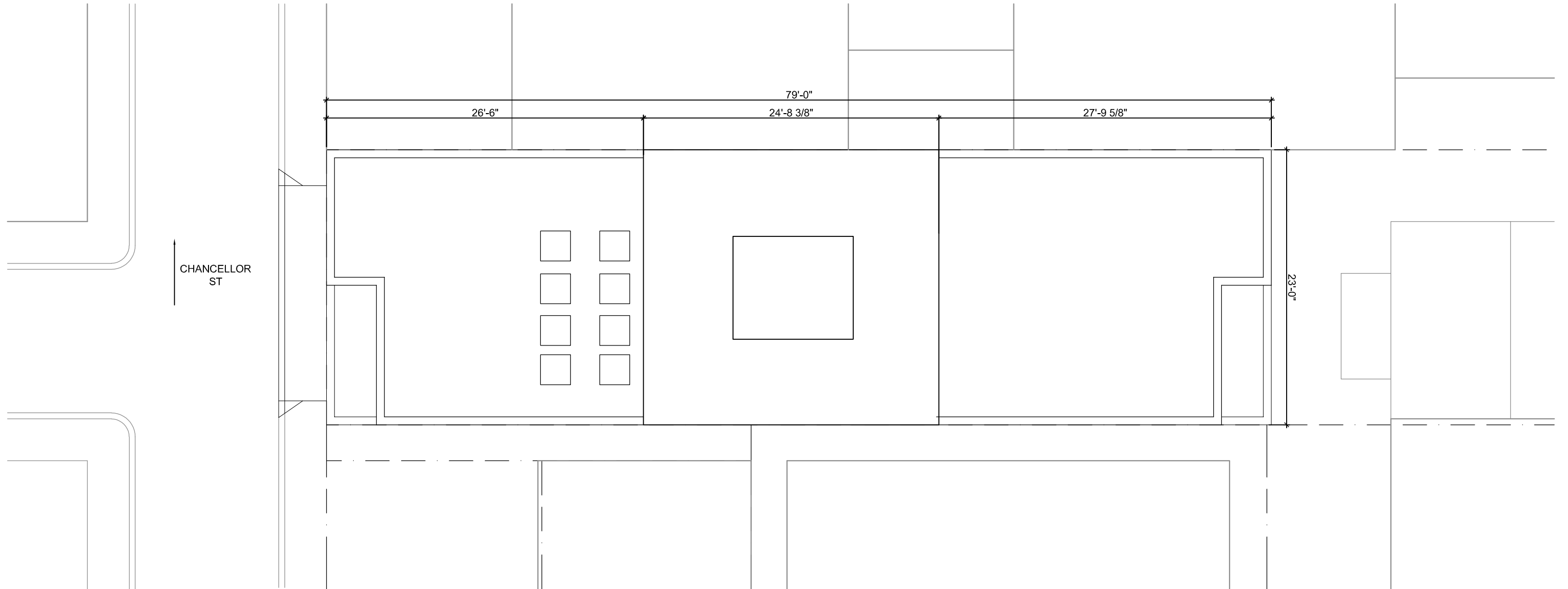






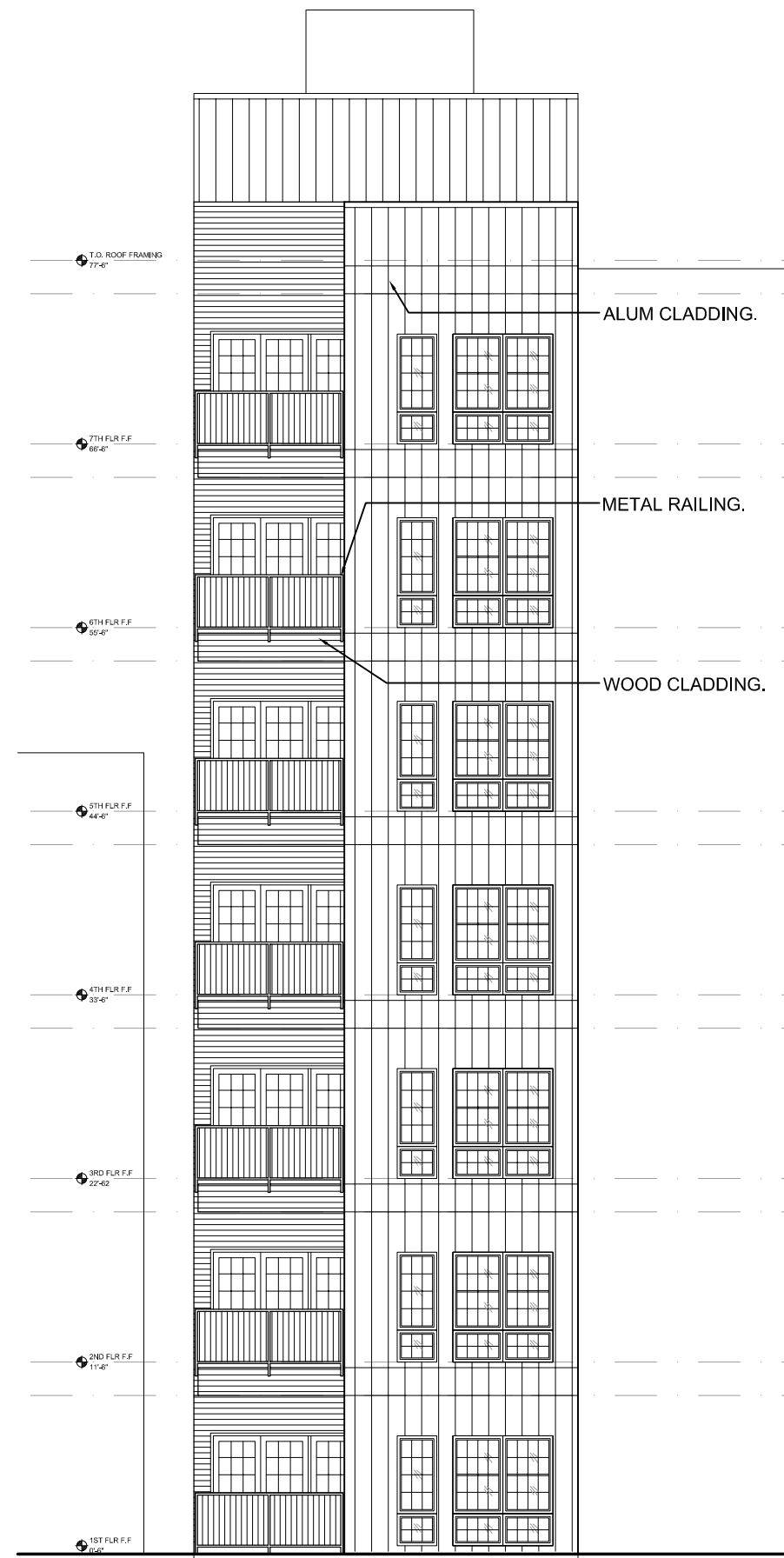








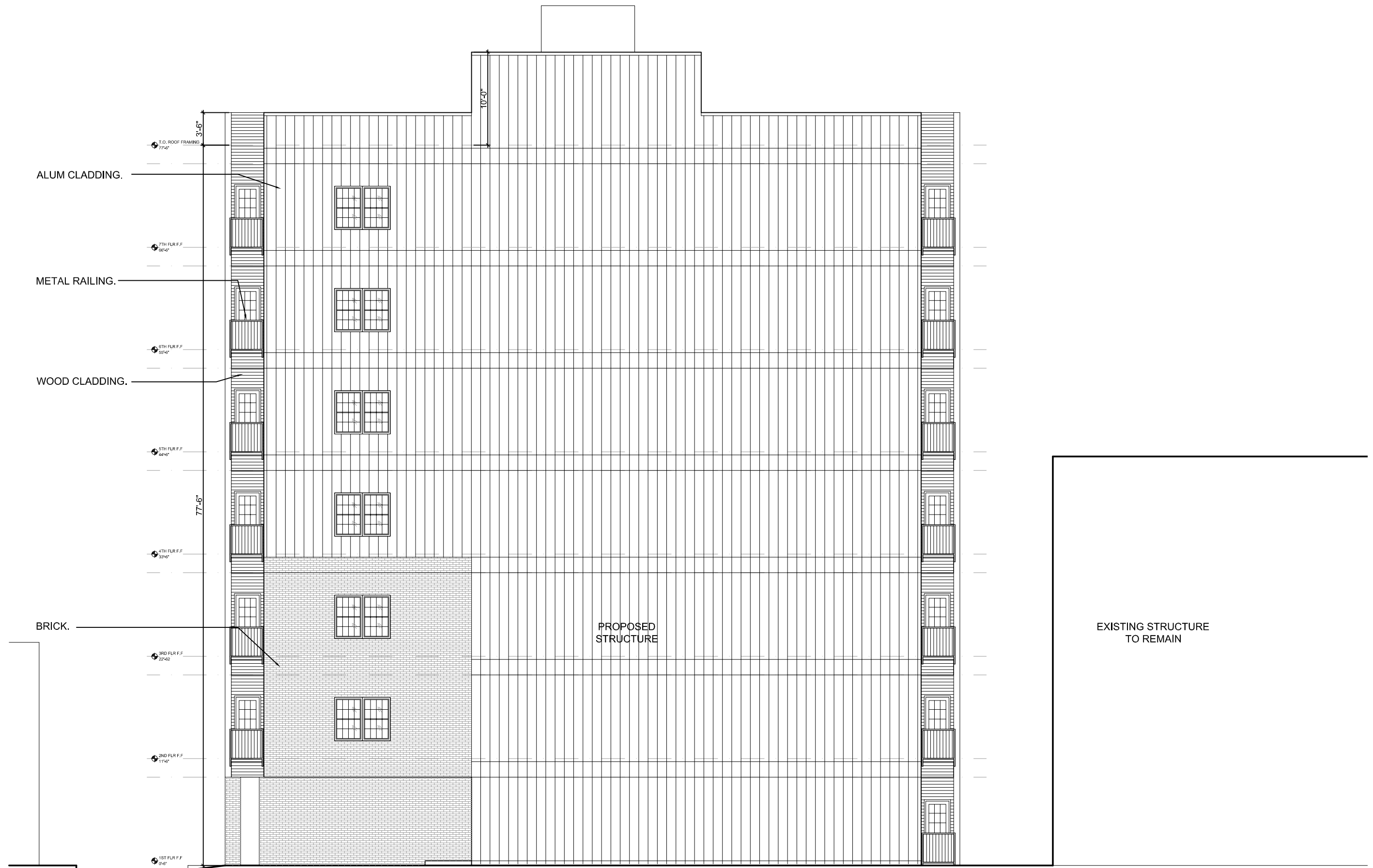
Proposed Front Elevation
(Chancellor St)



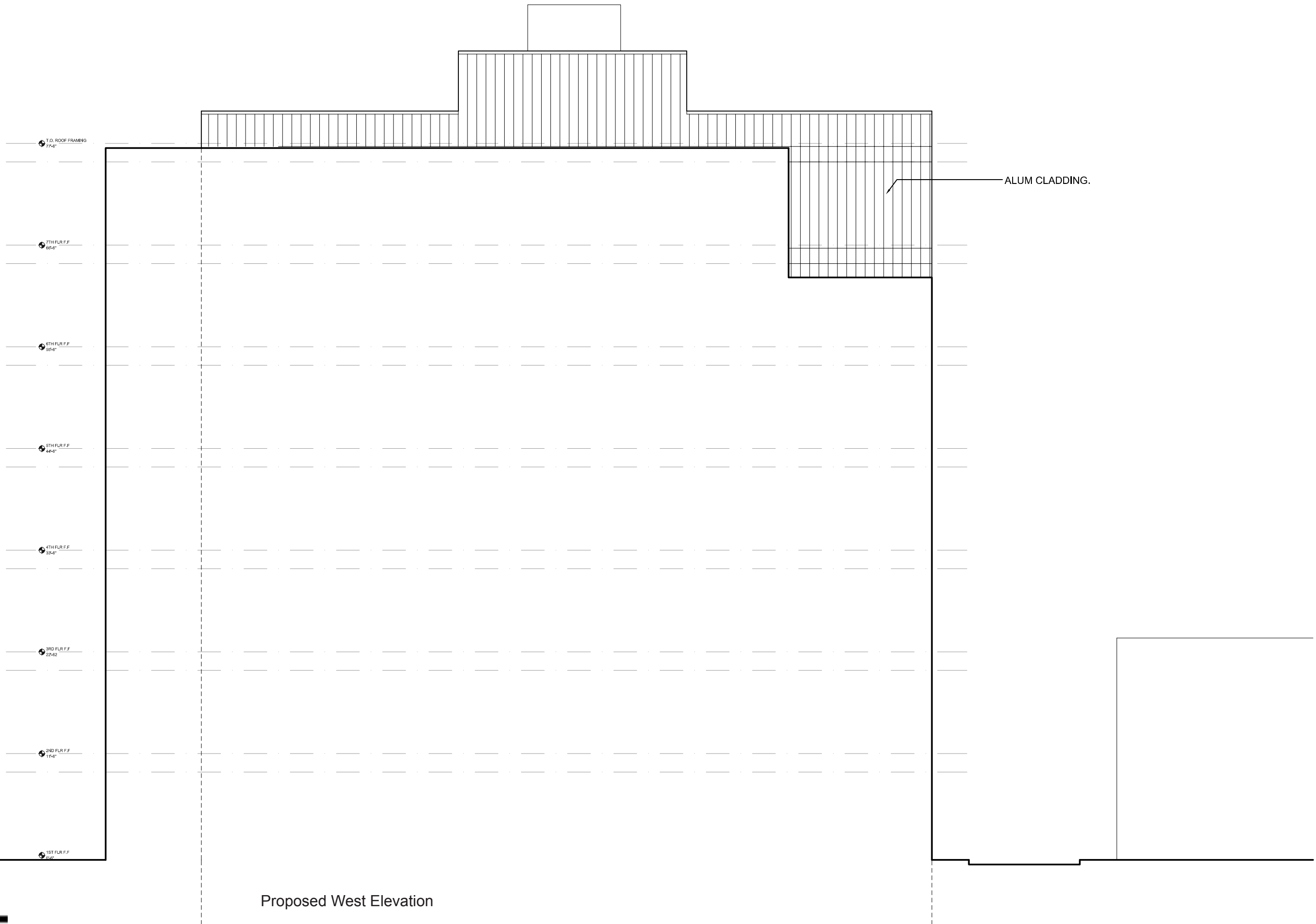
Rear Elevation

2008 Walnut St
Philadelphia PA

Proposed Elevations
Scale: 1:120
May 11, 2021



Proposed East Elevation



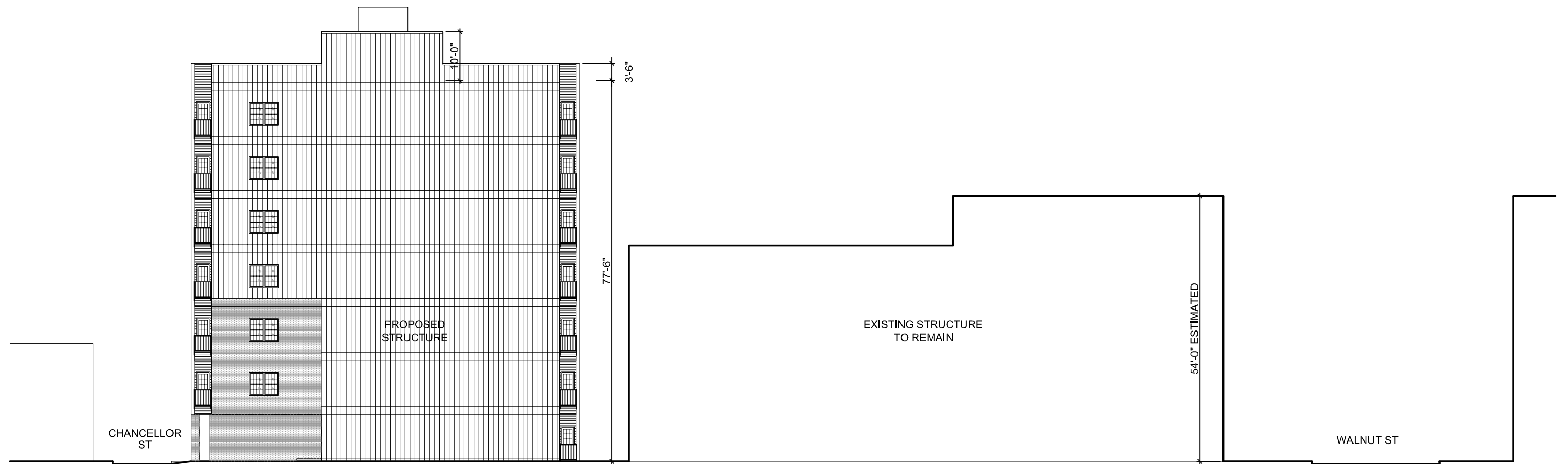
Proposed West Elevation

2008 Walnut St
Philadelphia PA

Proposed West Elevation

Scale: 1:120 May 11, 2021





Proposed East Elevation
Through Site





2008 Walnut St
Philadelphia PA