



02 June 2022

Historical Commission of Philadelphia
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Philadelphia, PA 19102
suhvhuydwlrqCsk@jry

ALMA **architecture llc**
441 N. 5th Street Suite #204
Philadelphia, PA 19123
t. 215.564.1202

Property: 3701-17 Chestnut St. Philadelphia, PA

Owner: CSC Co-Living
6 St. Johns Lane, New York, NY 10013

**Re: Design Team's Responses to the Historical Commission
Architectural Committee Recommendations**

We would like to first thank the architectural committee and the historical commission for their time in the betterment of our project at 3701 Chestnut Street. The Historical Commission Architectural Committee provided guidance for our project last month on May 24. The committee voted to approve the design in concept with recommendations. Most of the recommendations are listed below along with the design team responses.

Chestnut Street metal facade panels color. The Architectural Committee felt the metal panels presented were too dark and would like to see them lighter in tone. The design team changed the design, so the metal panels are lighter in tone as shown in the enclosed revised rendered images.

Chestnut Street Main Retail Entrance. The Architectural Committee recommended that the main entry point into the retail space be oriented towards Chestnut Street instead of the IHP plaza. The design team relocated the main entry to Chestnut Street as shown in the revised plan & rendered images.

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Lower glass box steps back from Chestnut Street. The Architectural Committee suggested to provide more space at the retail entry from the Chestnut Street sidewalk so that the lower glass box steps back from the property line. We have revised the design by pushing the lower glass box back 3ft from the property line to allow pedestrians room at the proposed Chestnut Street entrance as shown in the enclosed revised plan & rendered images.

Chestnut Street metal façade panels are broken down in scale. The Architectural Committee advised that the metal panel walls along Chestnut Street were massive and should be further articulated to break down the façade's scale. The design team revised the elevation by breaking down the large panels into smaller sections with a reveal to create a rhythm in the façade. Then, punched window openings were added in the exterior wall to introduce smaller scale elements. The punched windows are proportional in size to the window mullion divisions in the larger Chestnut Street curtain walls. These changes are shown in the enclosed revised plan & rendered images.

The green roof on the existing IHP awning. The Architectural Committee was not ready to approve plantings on the existing awning without additional details. The design team revised the project and removed the green roof on the existing awning as shown in the enclosed revised rendered courtyard image at this time.

Existing Site Plan. The Architectural Committee requested the design team add an existing conditions site plan so the Board can better understand the scope of the changes being proposed. The design team added an existing site plan to the presentation.

Not attaching to IHP. The Architectural Committee suggested the proposed addition not attached to the existing IHP structure. The design team explained that a portion of the existing building's first floor will be used by the retailer. This allows for loading access to be kept on Ludlow Street, away from Chestnut St. The design team explained that no portion of the existing structure will be demolished so that someday, if desired, the proposed retail addition can be removed leaving the existing structure intact.



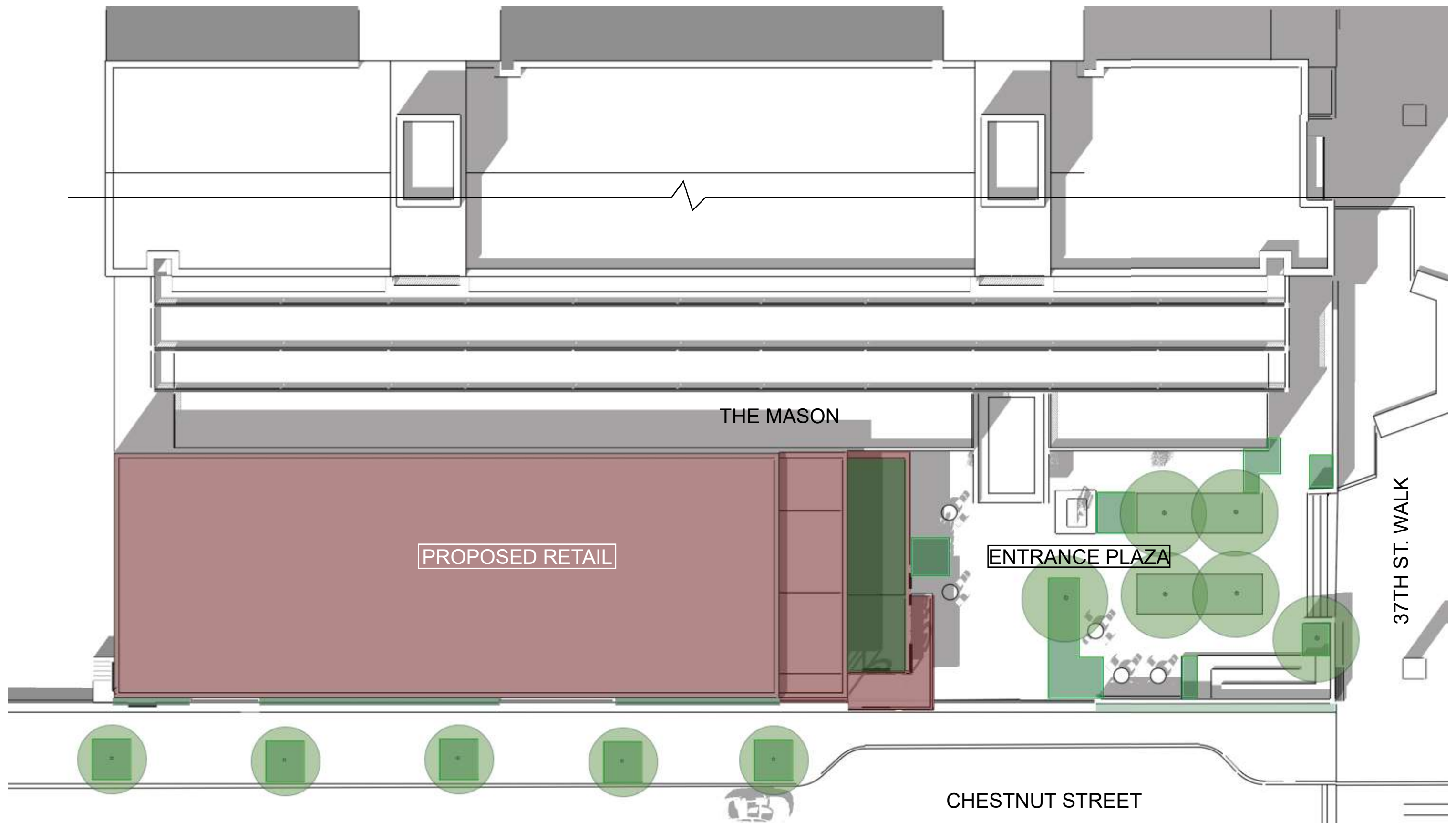
Too much glass on east facade. The Architectural Committee had concerns regarding the continuous glass curtain wall along the plaza. The design team has kept this façade as glass, as the intent is to create a lantern effect to help illuminate the existing plaza and be easily seen beyond the preserved concrete site walls. This glass wall will also allow for visibility between activated areas, provide a contrasting aesthetic to the adjacent heavy masonry building, and to create an inviting façade oriented towards the 37th Street Walkway pedestrian path.

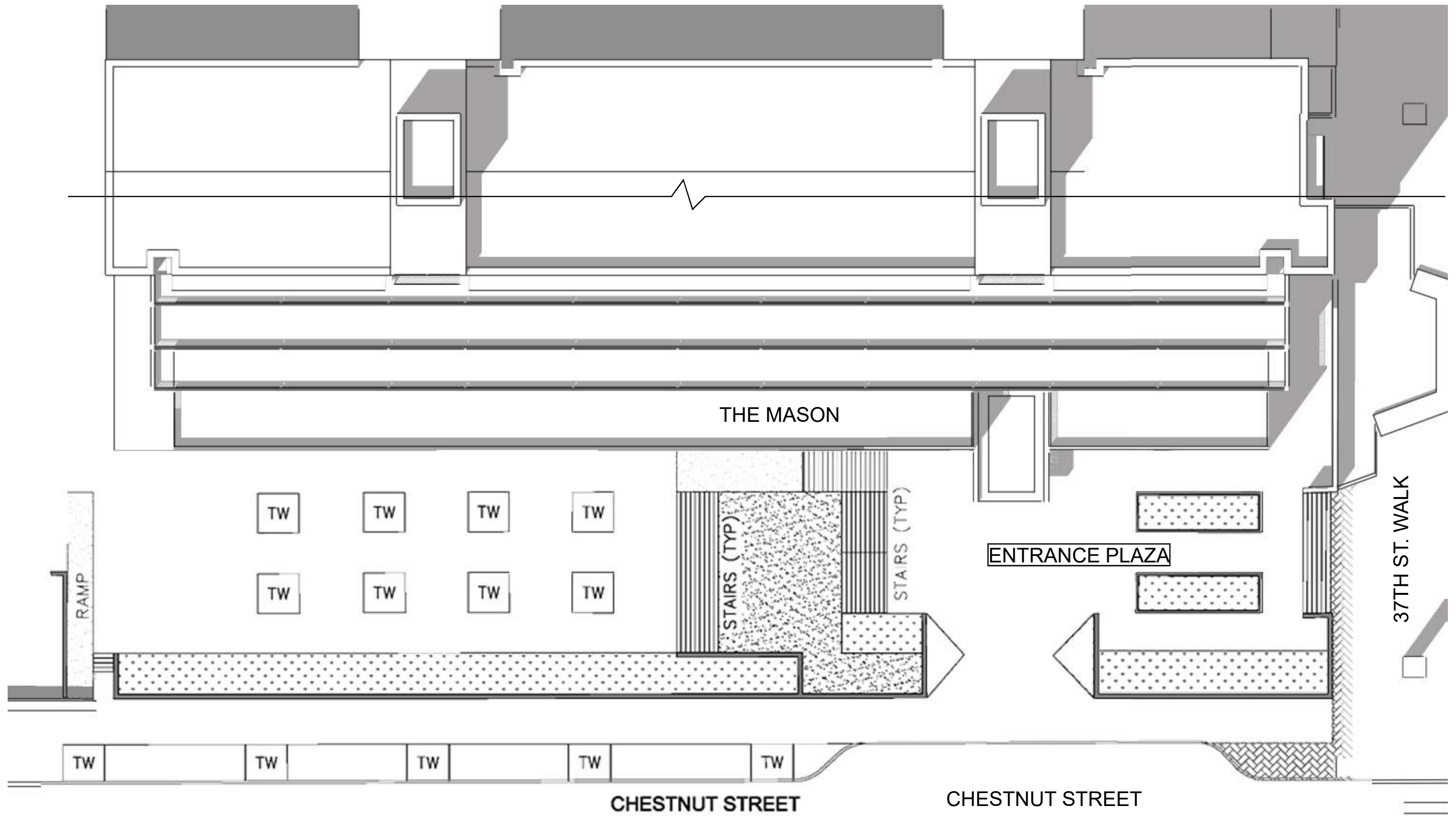
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Sincerely,

A handwritten signature in blue ink, consisting of a stylized 'M' followed by several loops and a long horizontal stroke.

Mathew Huffman, AIA
ALMA architecture llc











1 Panel



Inspiration

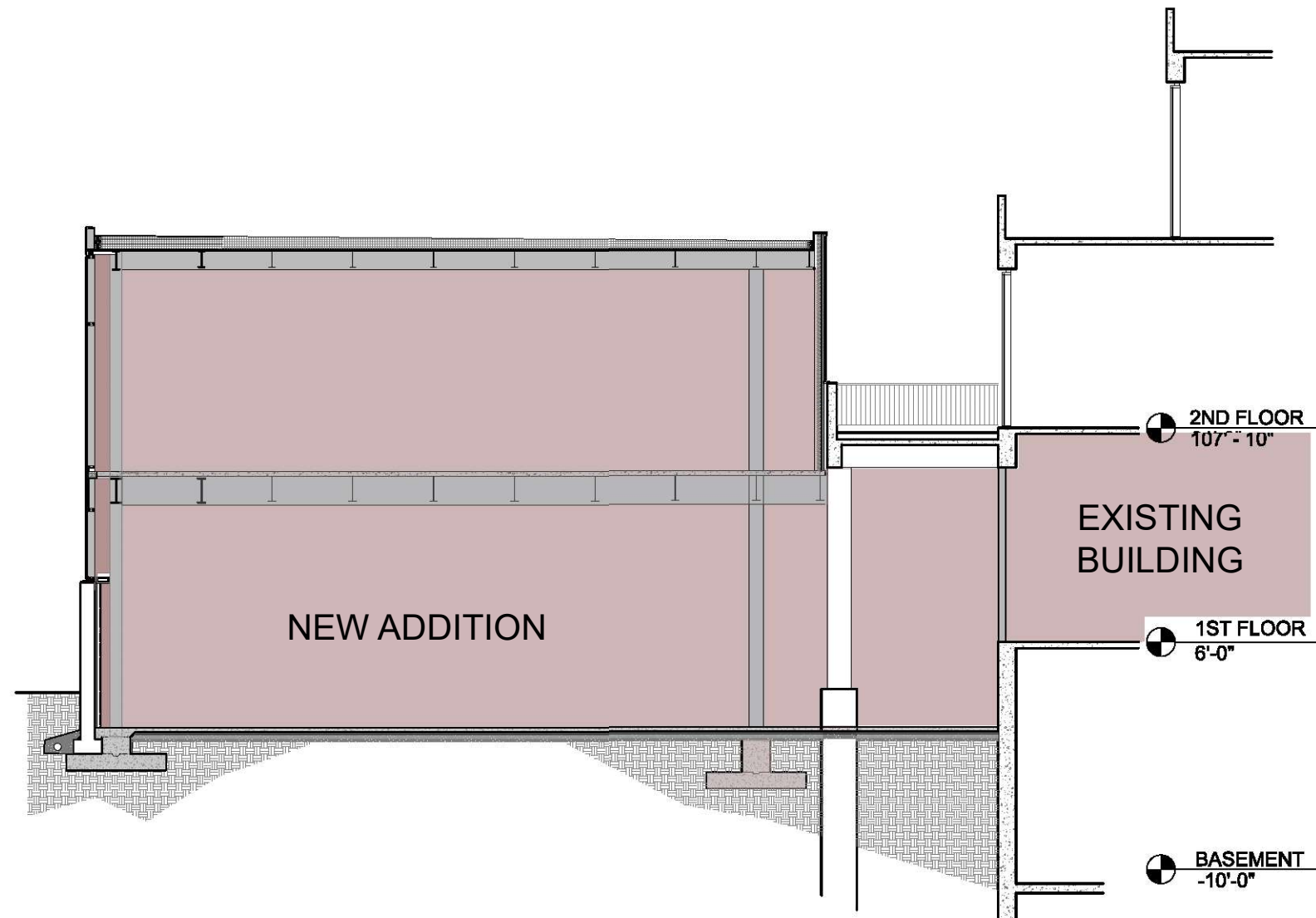




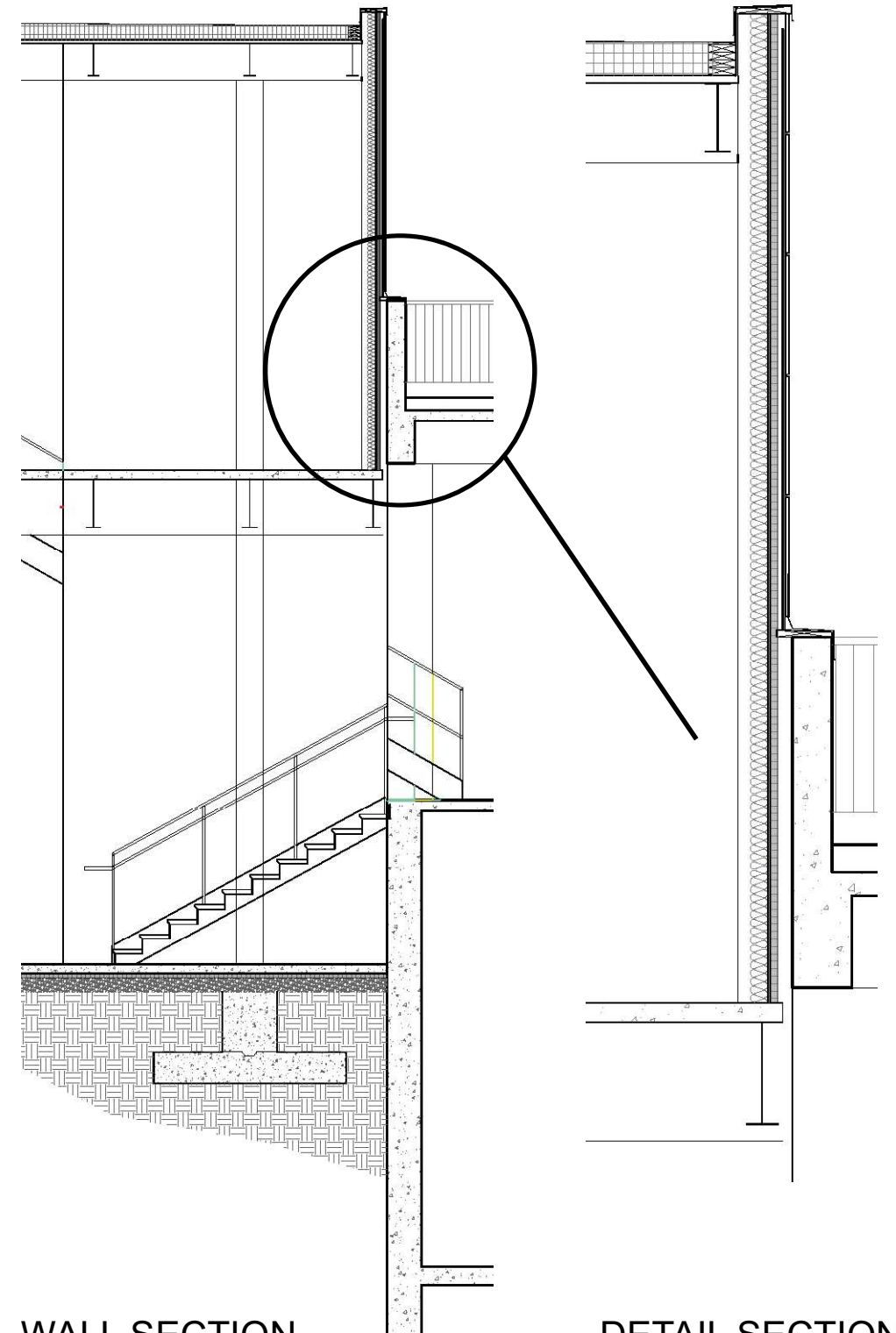
Roof - T.O. Slab
34'-0"

Level 2 - T.O. Slab
18'-0"

Level 1 - T.O. Slab
0'-0"



BUILDING SECTION



WALL SECTION

DETAIL SECTION