

**ADDRESS: 2204 WALNUT ST**

Proposal: Construct 10-story building

Review Requested: Final Approval

Owner: Flamingo Bay Investments LLC

Applicant: Sergio Coscia, Coscia Moos Architecture

History: 1870; Furness & Hewitt; Refaced c. 1960

Individual Designation: None

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

Staff Contact: Allyson Mehley, [allyson.mehley@phila.gov](mailto:allyson.mehley@phila.gov)

**OVERVIEW:** The application proposes to demolish a non-contributing building and construct a 10-story, mixed-use, commercial, and residential building at 2204 Walnut Street in the Rittenhouse Fidler Historic District. The overall height of the building would be 117 feet. The upper stories would be set back 10'-2" from the lower front façade at the fifth floor and an additional 5'-3" at the seventh floor. Floors one through six will be clad in a buff color brick and floors seven through ten will be glass reinforced cement panels in a similar color.

In 2019, the Historical Commission approved a two-story rooftop and rear addition for the existing four-story building. The addition would have been set back from the front façade. Renderings of the project are included below.

In May 2022, the Historical Commission reviewed an application proposing the demolition of the existing building on the property and the construction of a new building. While the demolition was approved, the Historical Commission voted to deny the new building for the following reasons:

- The historic buildings in the immediate area of 2204 Walnut Street are between three and five stories in height. At 10 stories and 117 feet tall, the proposed building is too tall and therefore not compatible with the streetscape or historic district.
- The colors of the historic buildings in the Rittenhouse-Fidler Residential Historic District are typically muted earth tones. The proposed building is white. The color of the proposed building is too bright.

Since the last review, the color of the proposed building has been adjusted and is now more of an earth tone like the extant building. The design of the upper stories has been revised, but the building's height has not changed. The party walls have been articulated.

**SCOPE OF WORK:**

- Demolish non-contributing building.
- Construct 10-story building.

**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 that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*
  - At 10 stories and 117 feet tall, the proposed building is not compatible with the streetscape or historic district. The historic buildings in the immediate area are

between three and five stories in height. The application does not comply with Standard 9. The height of the proposed building should be reduced to a maximum of six stories, with the upper two stories set back from the front façade.

**STAFF RECOMMENDATION:** Approval of the demolition but denial of the new construction, pursuant to Standard 9.



1 EXISTING RENDERING LOOKING SOUTHWEST



2 PROPOSED RENDERING LOOKING SOUTHWEST



3 EXISTING RENDERING LOOKING NORTHEAST



4 PROPOSED RENDERING LOOKING NORTHEAST

Renderings of the redevelopment project approved by the Historical Commission in 2019.

# CosciaMoos

07/12/2022

Philadelphia Historical Commission  
1515 Arch Street  
13<sup>th</sup> Floor  
Philadelphia PA 19102

RE: 2204 Walnut Street

Dear Philadelphia Historical Commission,

Please see attached revised presentation for review and approval of a proposed new development at 2204 Walnut Street. The equitable owner is Flamingo Bay Investments and the applicant is Sergio Coscia (Coscia Moos Architecture).

When 2204 Walnut Street was last presented to the Commission the demolition of the existing building was approved, but the design of the new structure was not. Since that meeting, revisions have been made to the exterior of the building to address some of the comments from the Commission members. The following items have been changed:

- The brick color was reselected to be more in keeping with the existing brick. The selected brick is a near identical match to what is currently on the site. The color of the building is now more earth toned as requested.
- The design of the upper stories has been adjusted based on comments during the meetings. The brick façade now extends to the 6<sup>th</sup> floor, with glass fiber reinforced cement panels on levels 7-10. The façade on levels 7-10 was further articulated to make it more cohesive with levels 1-6 and the party walls on either side of the building have been given texture to help soften the uninterrupted wall expanse.

We feel that the new design is in keeping with the Rittenhouse-Fitler Historic District for the following reasons:

- The base of the building maintains a consistent street façade with the adjacent buildings, respecting the existing street wall created by the neighboring properties. The overall height of the first four-stories (54'-6") matches the adjacent buildings and the scale of the windows is more in keeping with a residential use than the 1938 façade.
- The Rittenhouse-Fitler district is significant because it is a series of streetscapes that give the area a unique sense of time and place. A new façade at 2204 Walnut will enhance the sense of place on this block, by adding a distinct 21<sup>st</sup> Century building to the streetscape. The 2200 block of Walnut Street has two facades that are of similar styles to 2204 Walnut; 2202 Walnut and 2216 Walnut. The new façade at 2204 Walnut will allow 2202 Walnut and 2216 Walnut to stand out more.
- To maintain the street façade, the building sets back 10'-2" from the front façade (11'-3" from the property line) at Fifth Floor. At the seventh floor the building sets back an additional 5'-3" (15'-5" from the front façade). At the 10<sup>th</sup> floor, the building is 15'-0" wide along the Walnut Façade is setback an additional 13'-5" (29'-0" from the front façade), the bulk of the 10<sup>th</sup> floor is to the rear of the building.

- The 10-story height is in keeping with The Roosevelt at 2220 Walnut as well as Walnut Plaza at 2135 Walnut which is 12 stories. It will not significantly change the character of the block at Walnut Street or in the rear alley.
- The project returns the building to Residential use which is more in keeping with the Rittenhouse-Fitler district, ground floor commercial will continue to activate the street front.

Please feel free to contact us if you have any questions.

All the Best,

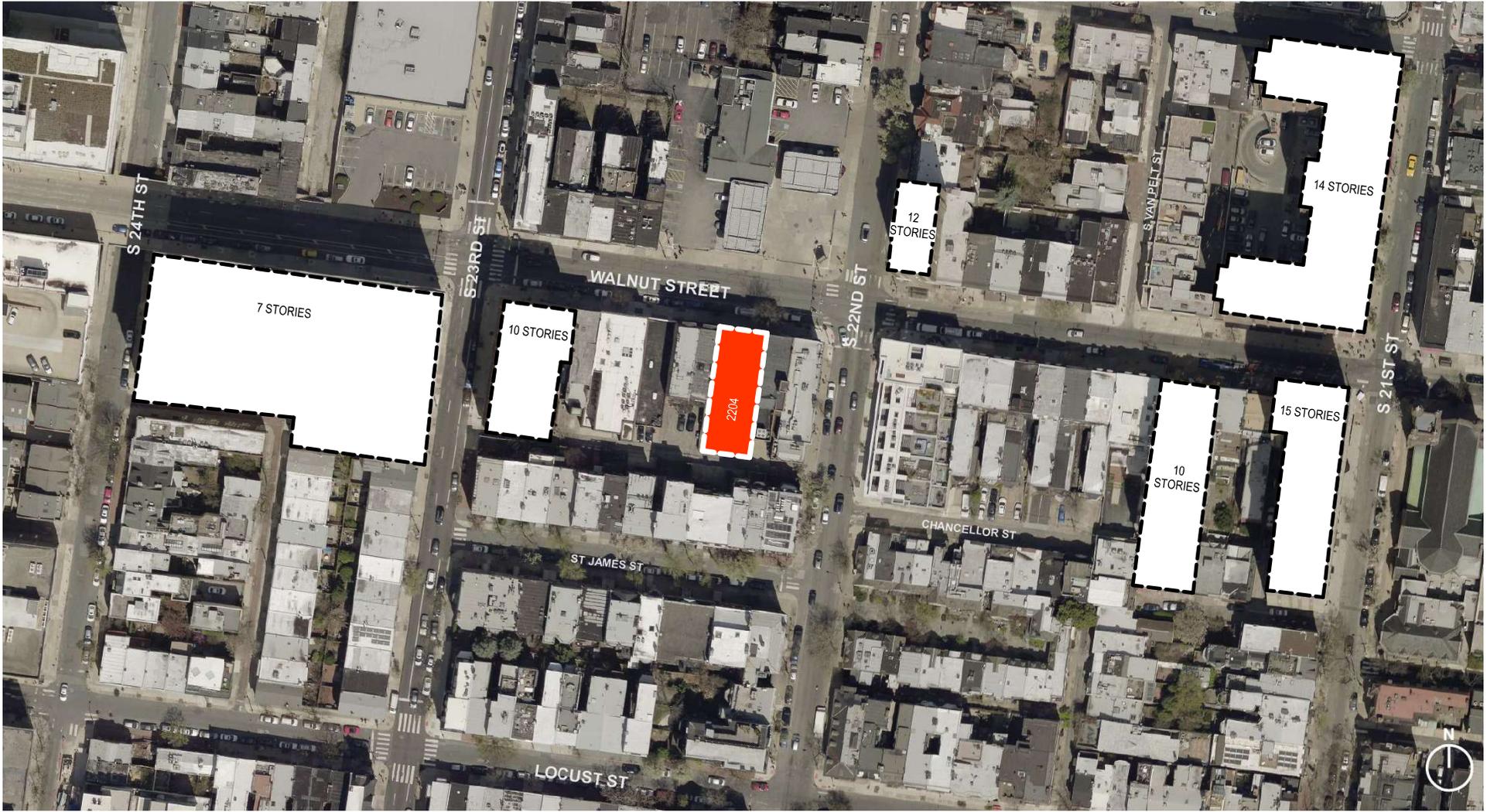
A handwritten signature in black ink, appearing to read 'Sergio'.

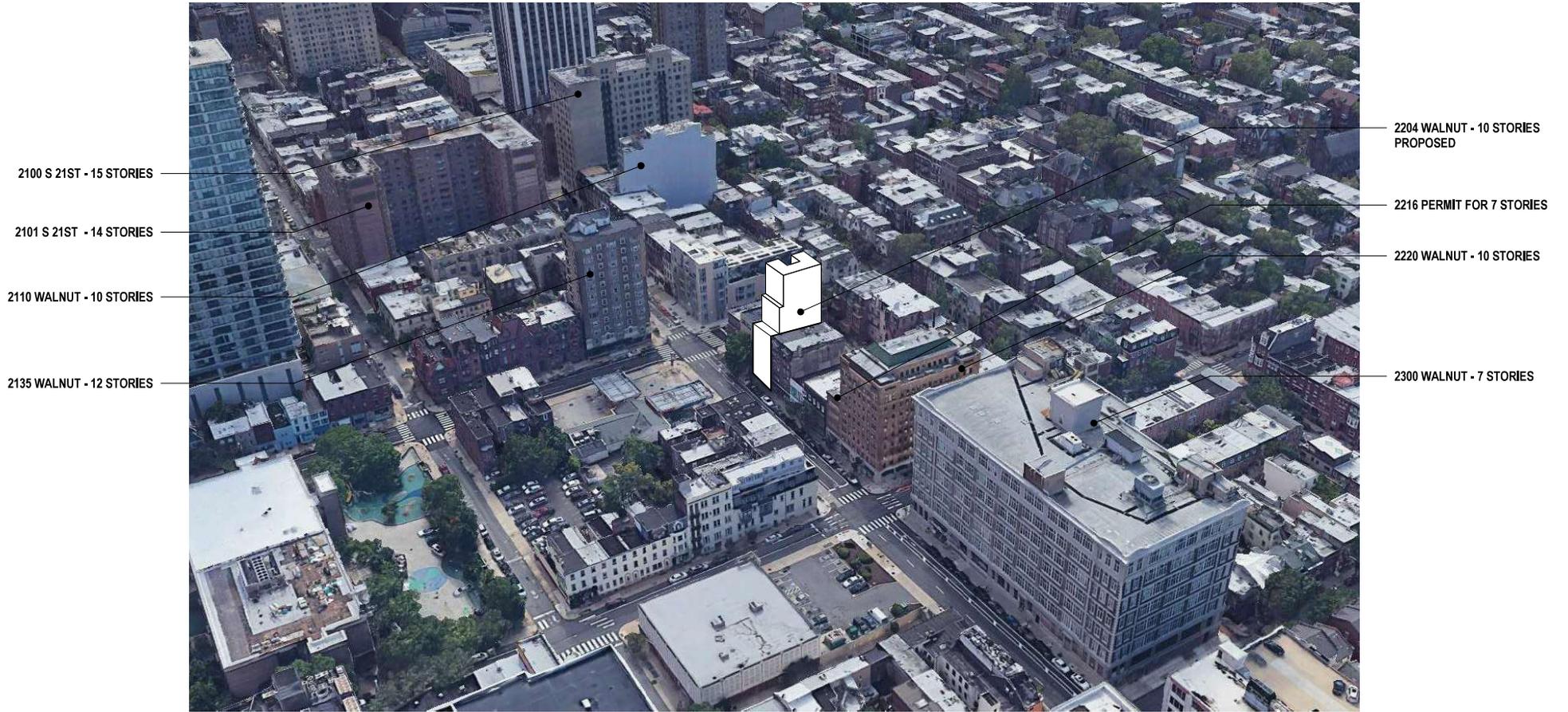
Sergio Coscia, AIA  
Principal

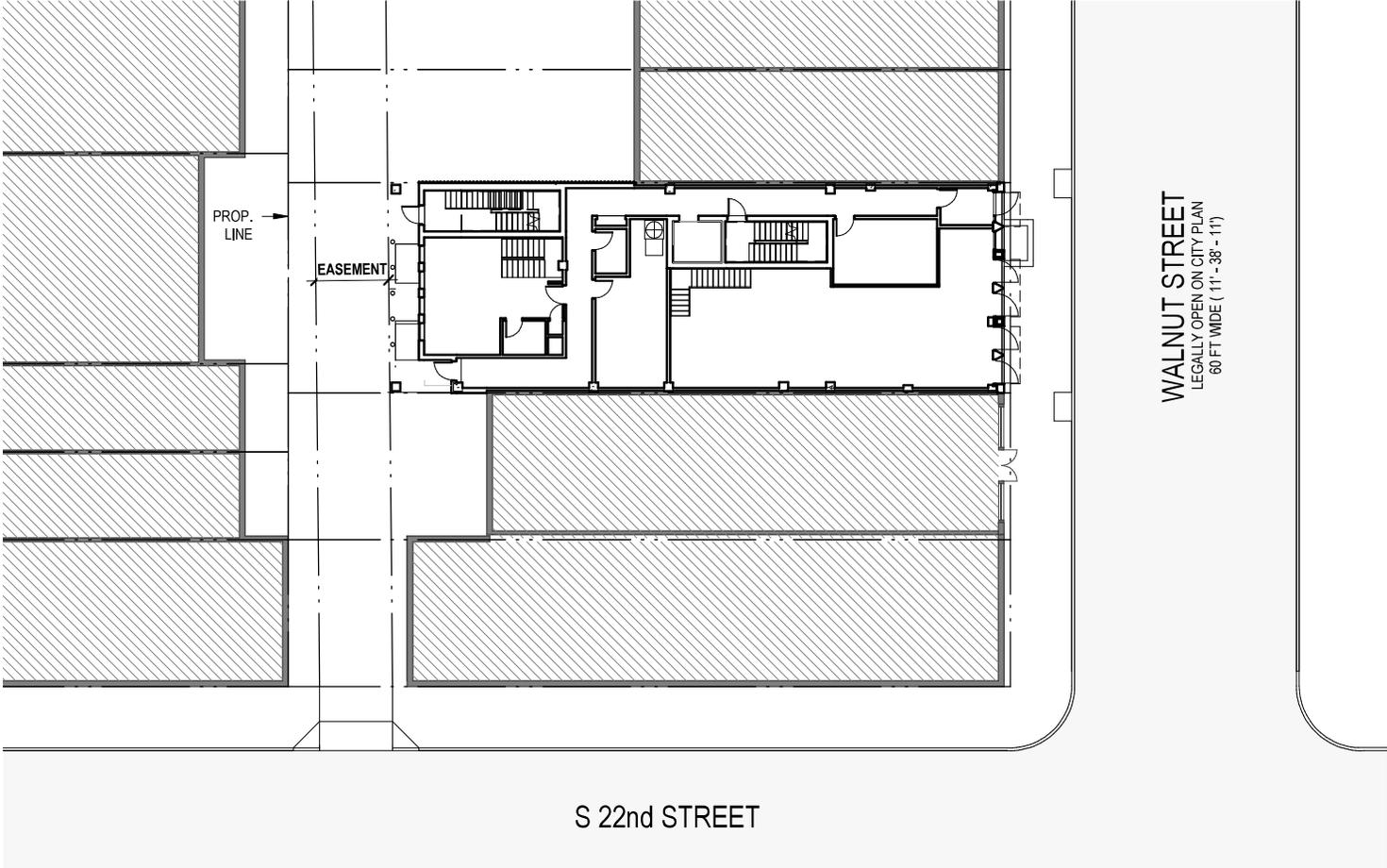


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A



B



C



D



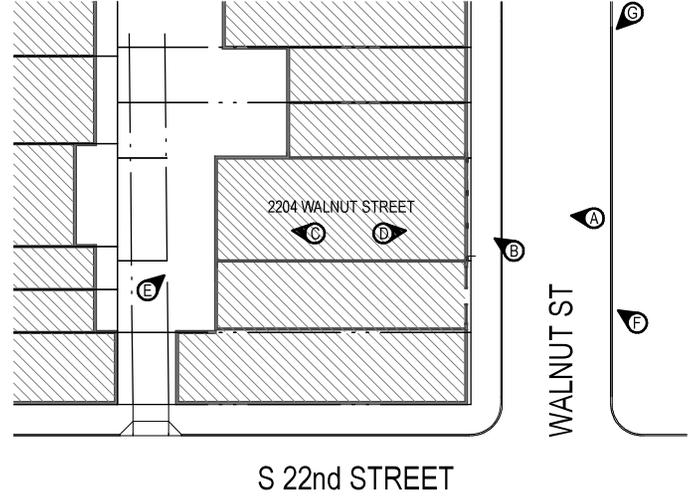
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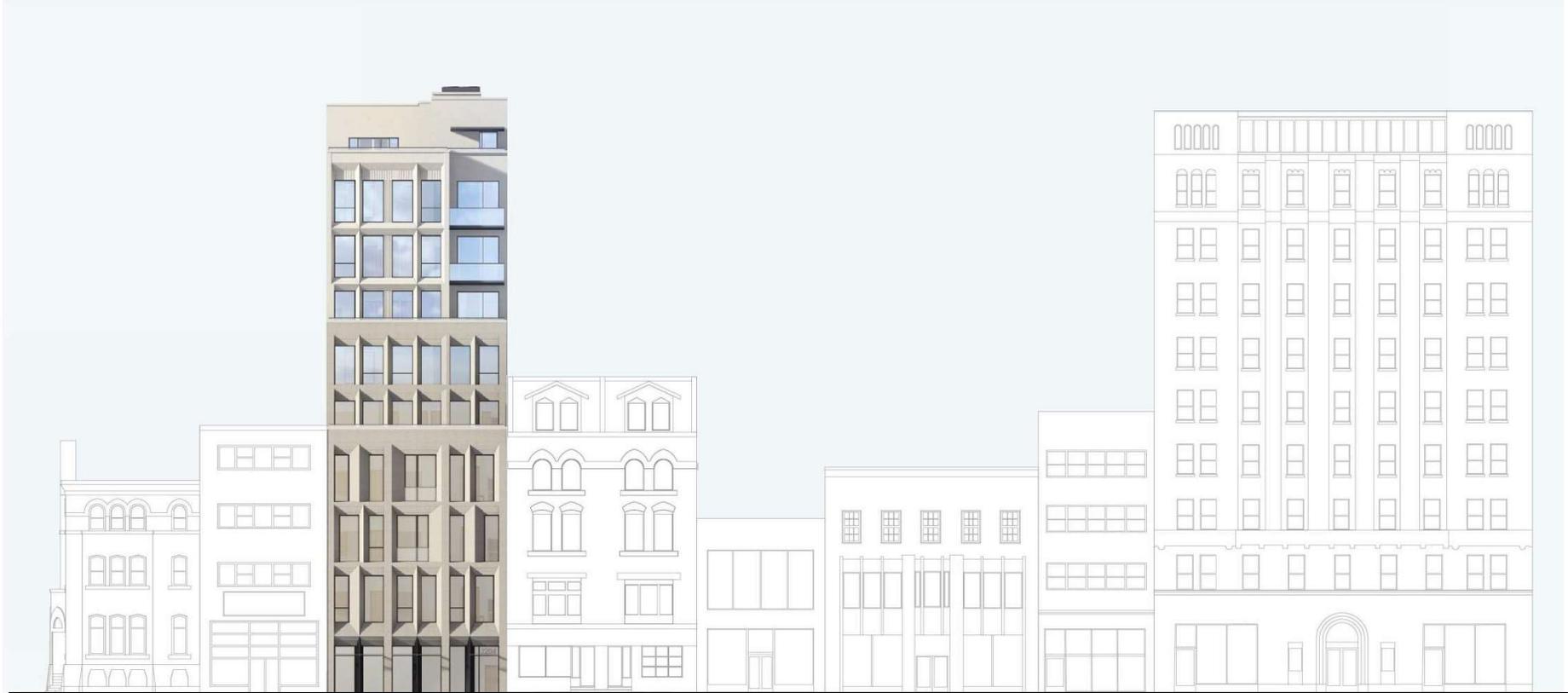
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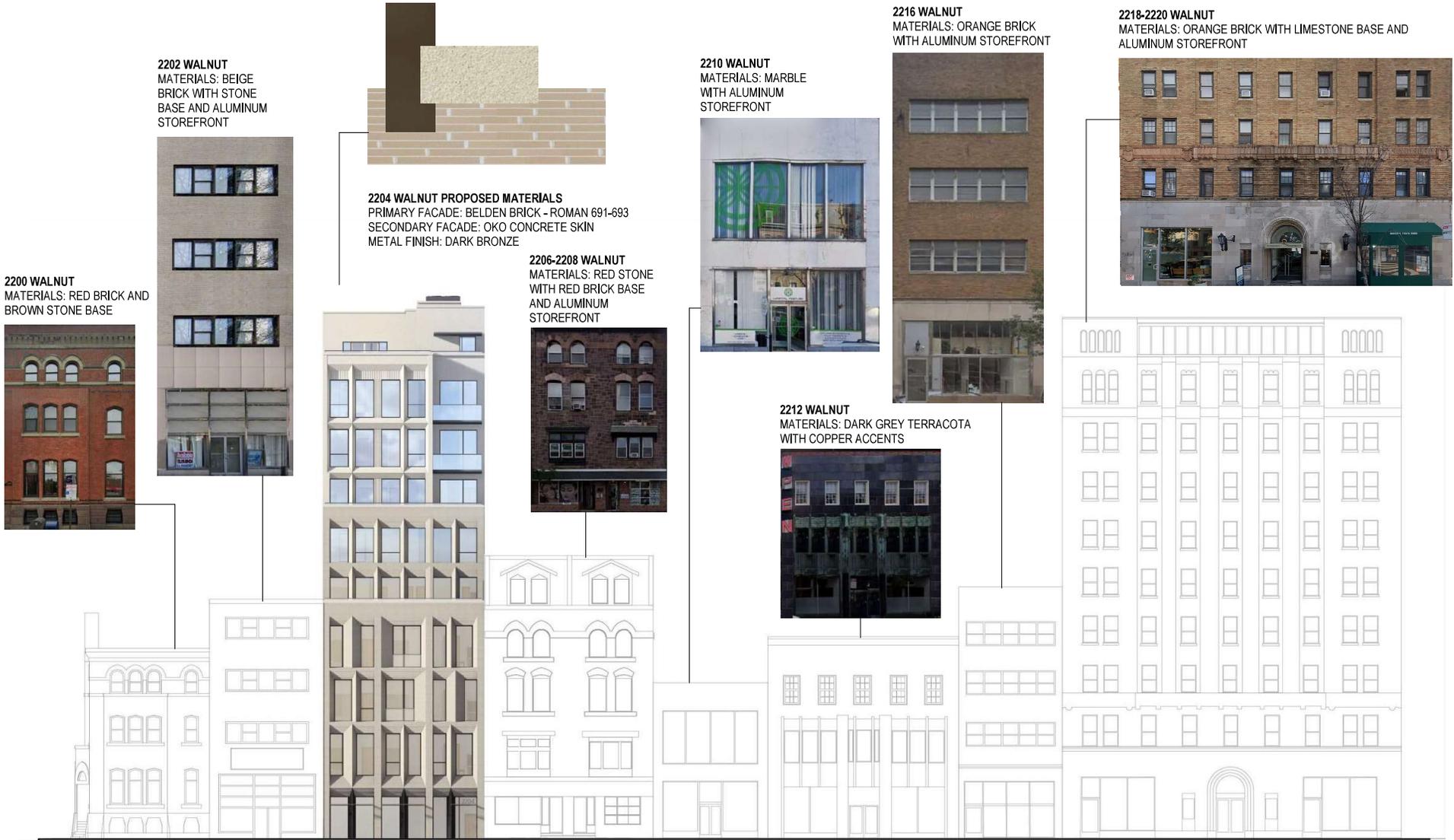


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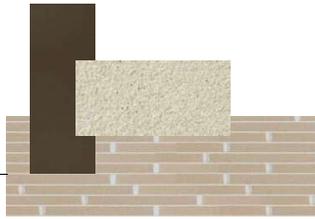


- ◆ 11 - ROOF LEVEL  
117' - 0"
- ◆ 10 - TENTH FLOOR  
106' - 0"
- ◆ 09 - NINTH FLOOR  
95' - 0"
- ◆ 08 - EIGHTH FLOOR  
84' - 0"
- ◆ 07 - SEVENTH FLOOR  
73' - 0"
- ◆ 06 - SIXTH FLOOR  
62' - 0"
- ◆ 05 - FIFTH FLOOR  
51' - 0"
- ◆ 04 - FOURTH FLOOR  
39' - 0"
- ◆ 03 - THIRD FLOOR  
27' - 0"
- ◆ 02 - SECOND FLOOR  
15' - 0"
- ◆ 01 - FIRST FLOOR  
0' - 0"





**2202 WALNUT**  
MATERIALS: BEIGE BRICK WITH STONE BASE AND ALUMINUM STOREFRONT



**2204 WALNUT PROPOSED MATERIALS**  
PRIMARY FACADE: BELDEN BRICK - ROMAN 691-693  
SECONDARY FACADE: OKO CONCRETE SKIN  
METAL FINISH: DARK BRONZE

**2206-2208 WALNUT**  
MATERIALS: RED STONE WITH RED BRICK BASE AND ALUMINUM STOREFRONT



**2210 WALNUT**  
MATERIALS: MARBLE WITH ALUMINUM STOREFRONT



**2216 WALNUT**  
MATERIALS: ORANGE BRICK WITH ALUMINUM STOREFRONT



**2212 WALNUT**  
MATERIALS: DARK GREY TERRACOTTA WITH COPPER ACCENTS



**2218-2220 WALNUT**  
MATERIALS: ORANGE BRICK WITH LIMESTONE BASE AND ALUMINUM STOREFRONT

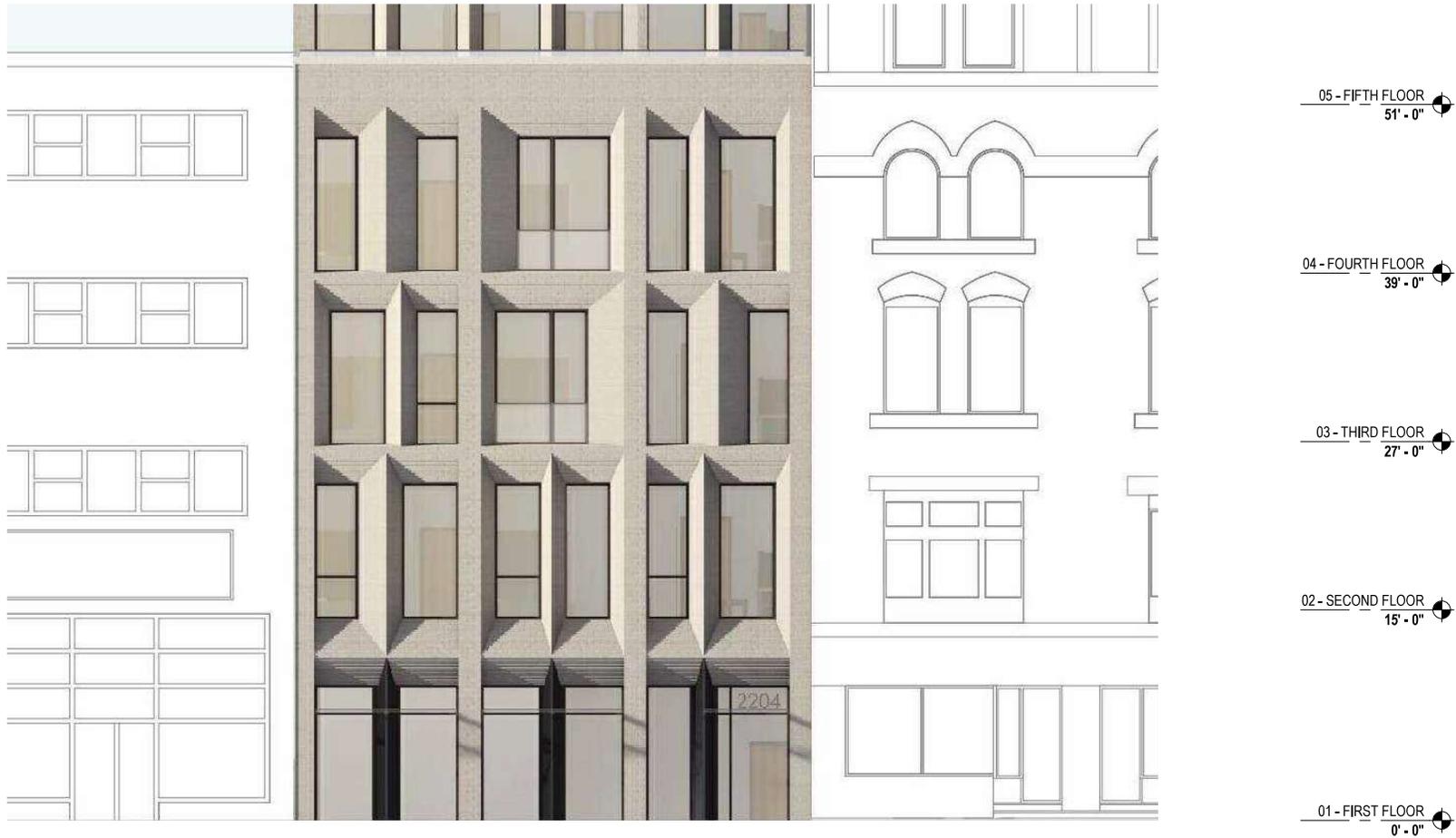


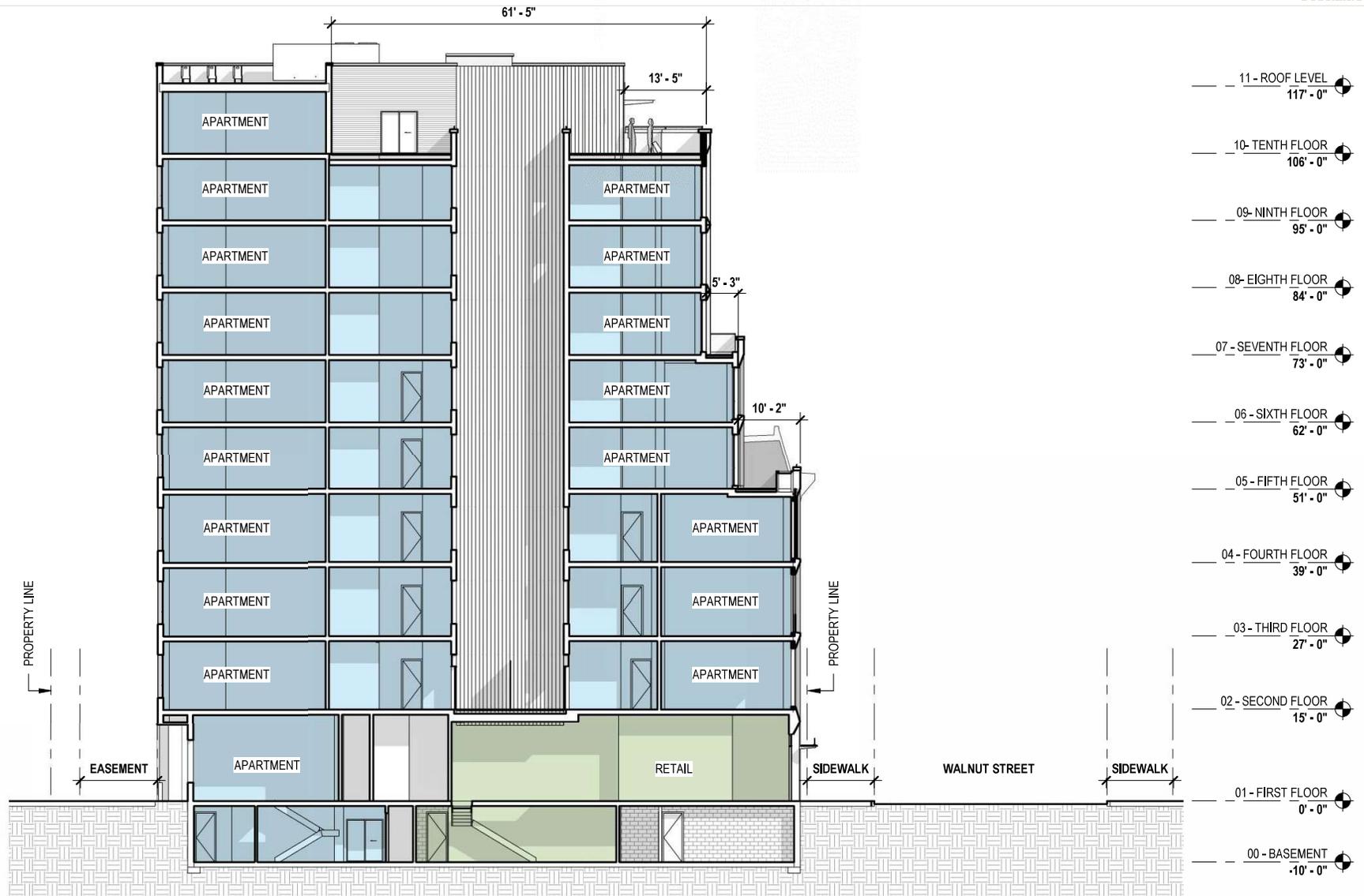
**2200 WALNUT**  
MATERIALS: RED BRICK AND BROWN STONE BASE

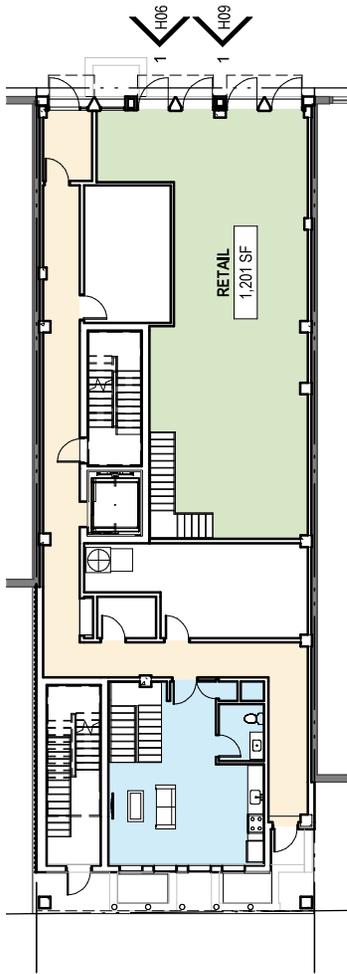




- — 11 - ROOF LEVEL  
117' - 0"
- — 10 - TENTH FLOOR  
106' - 0"
- — 09 - NINTH FLOOR  
95' - 0"
- — 08 - EIGHTH FLOOR  
84' - 0"
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- — 06 - SIXTH FLOOR  
62' - 0"
- — 05 - FIFTH FLOOR  
51' - 0"
- — 04 - FOURTH FLOOR  
39' - 0"
- — 03 - THIRD FLOOR  
27' - 0"
- — 02 - SECOND FLOOR  
15' - 0"
- — 01 - FIRST FLOOR  
0' - 0"
- — 00 - BASEMENT  
-10' - 0"



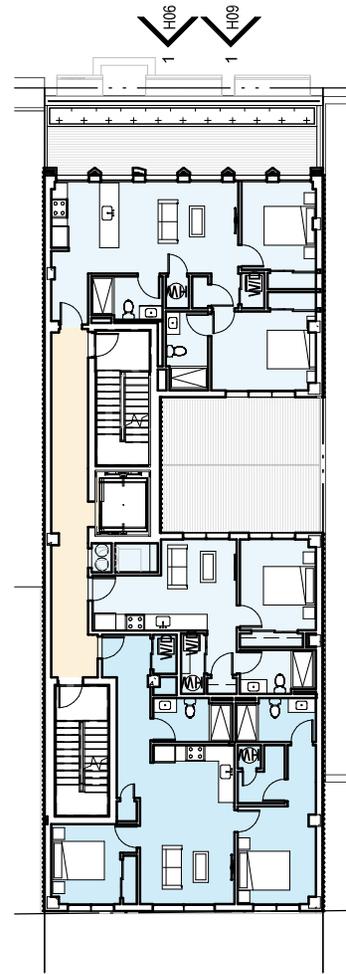




FLOOR PLAN - GROUND FLOOR

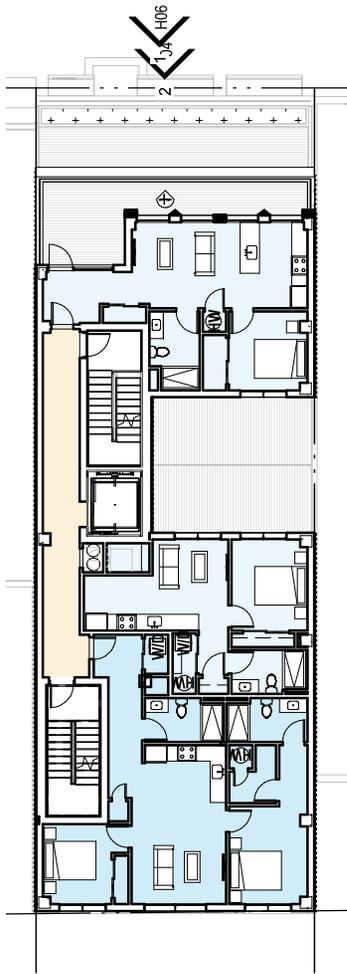


FLOOR PLAN - LVLS 2-4

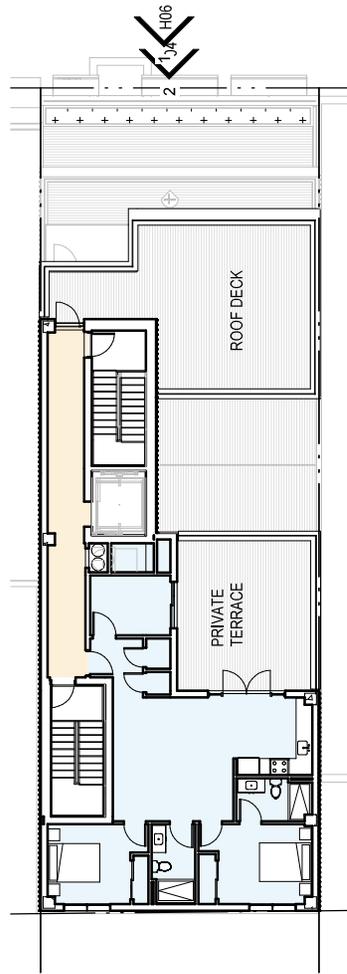


FLOOR PLAN - LVLS 5-6

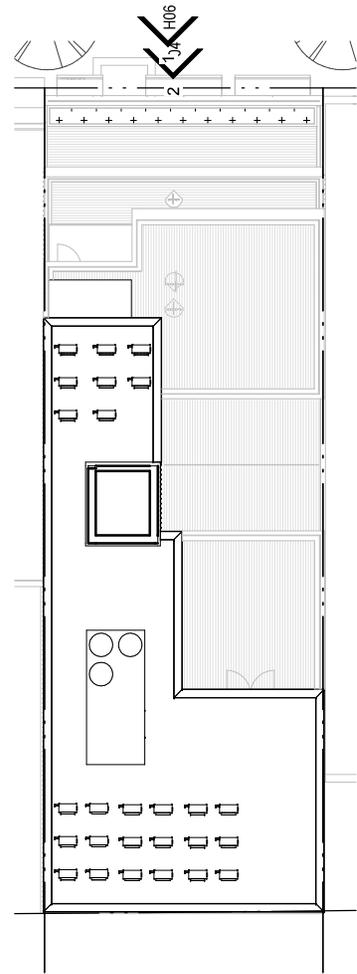




FLOOR PLAN - LVLS 7-9



FLOOR PLAN - LVL 10



ROOF PLAN





2204 WALNUT STREET

CONTEXT PERSPECTIVE



2204 WALNUT STREET



WALNUT STREET PERSPECTIVE WEST



2204 WALNUT STREET

WALNUT STREET DETAIL PERSPECTIVE

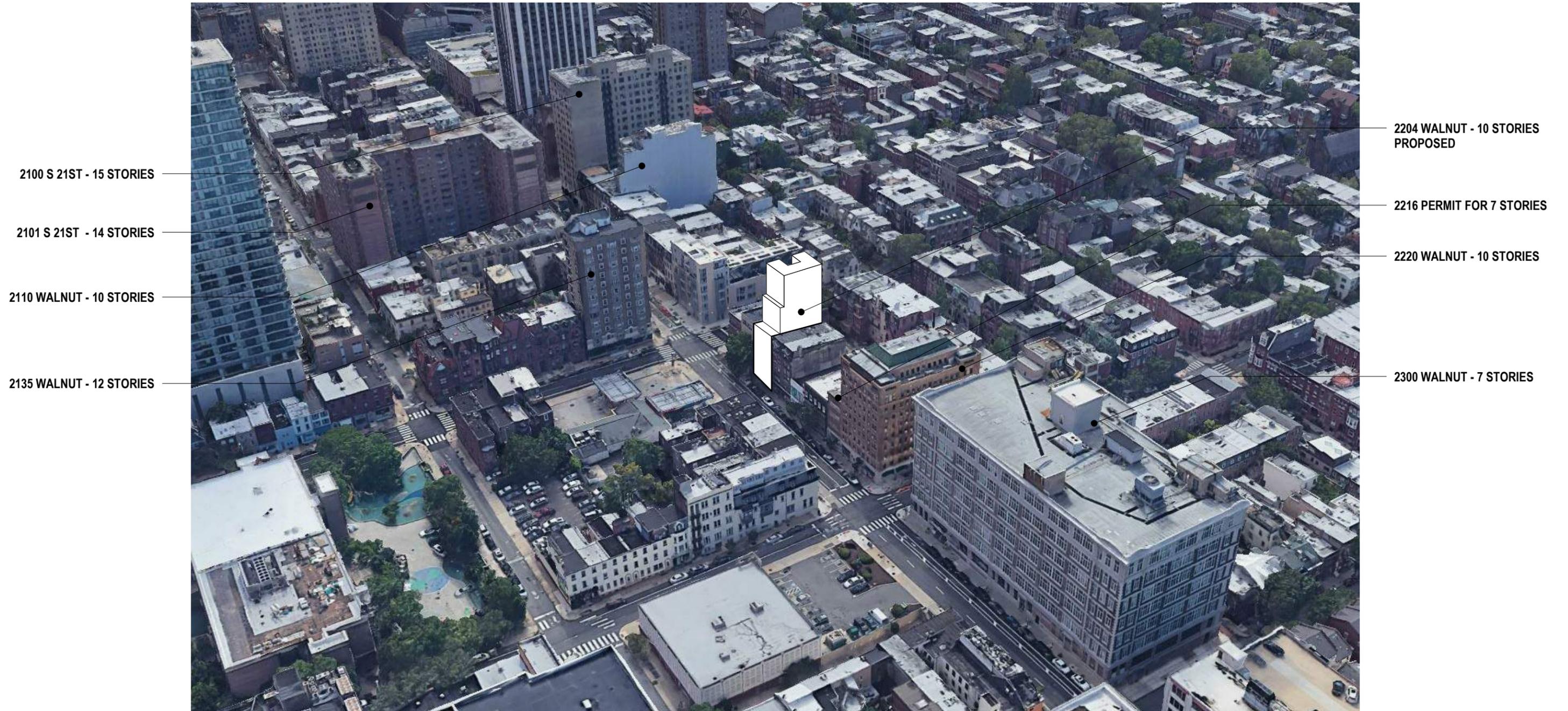
2204 Walnut St -  
Application and minutes for  
April/May 2022 submission

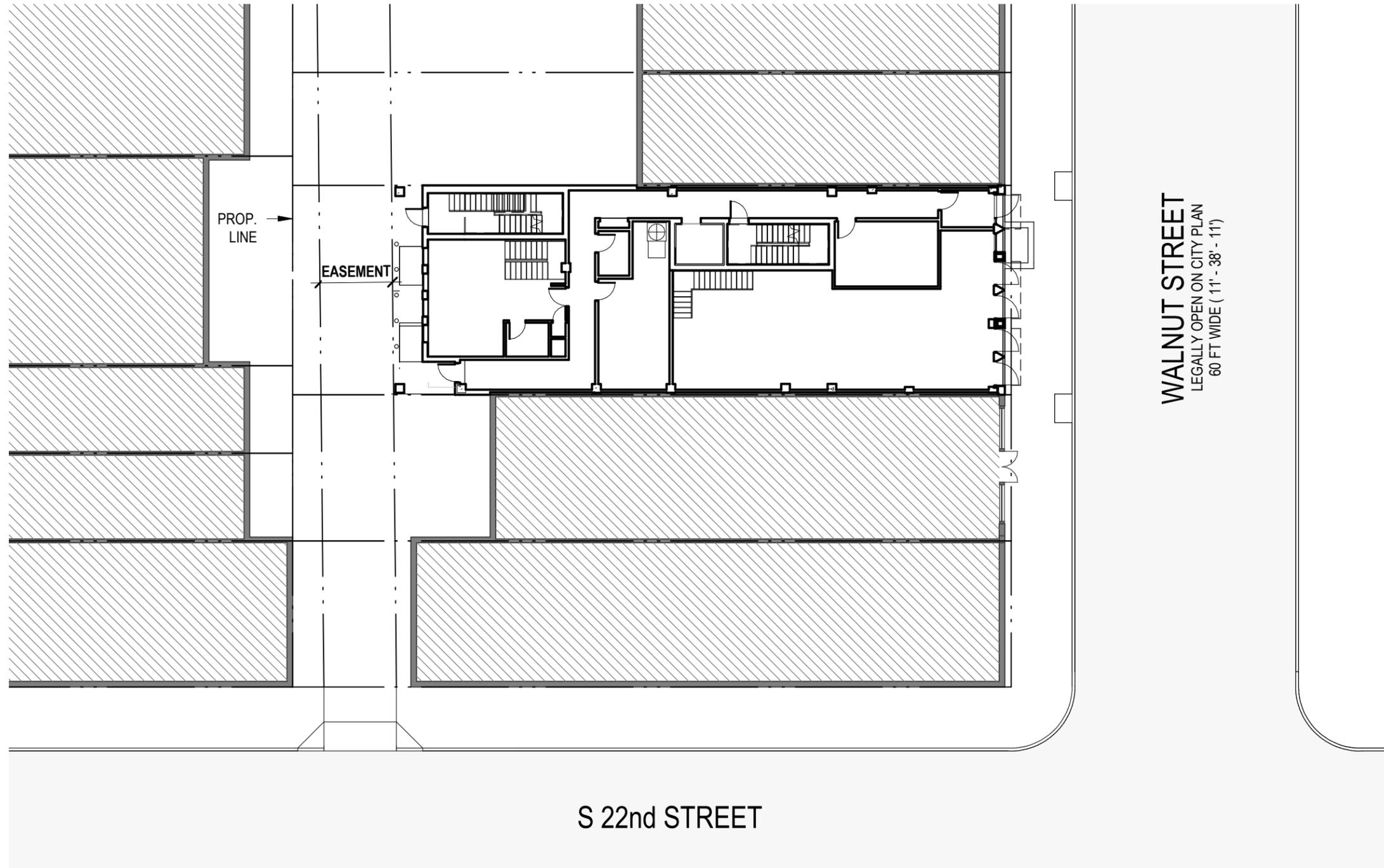


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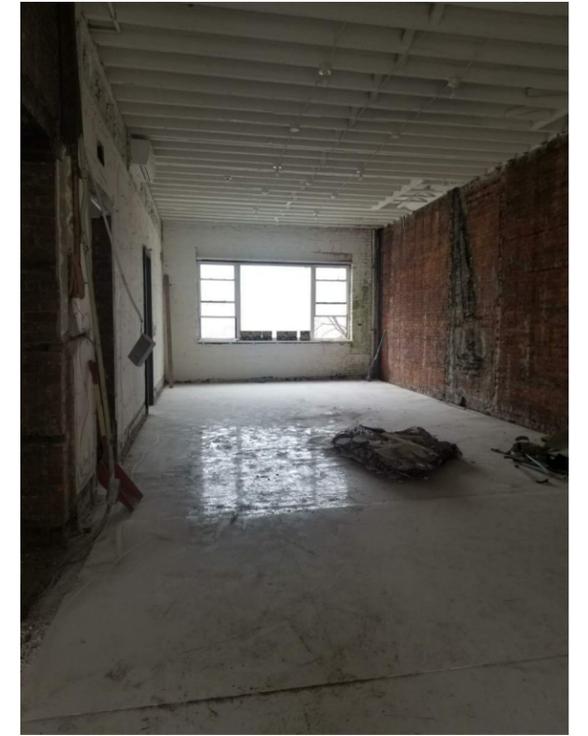
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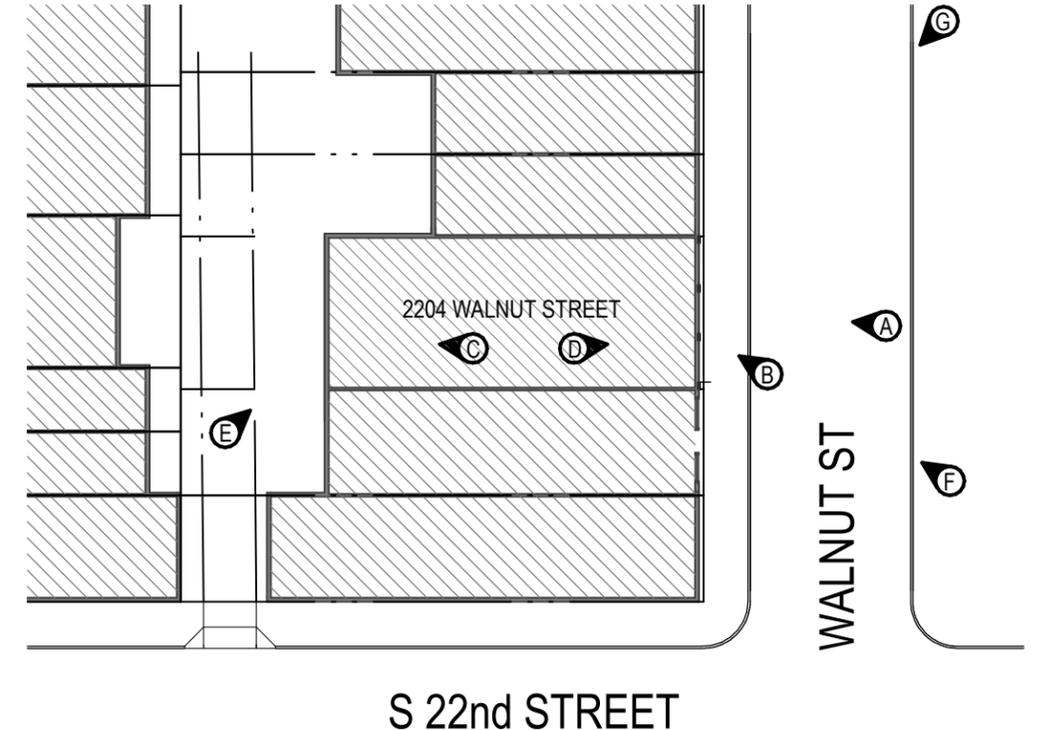
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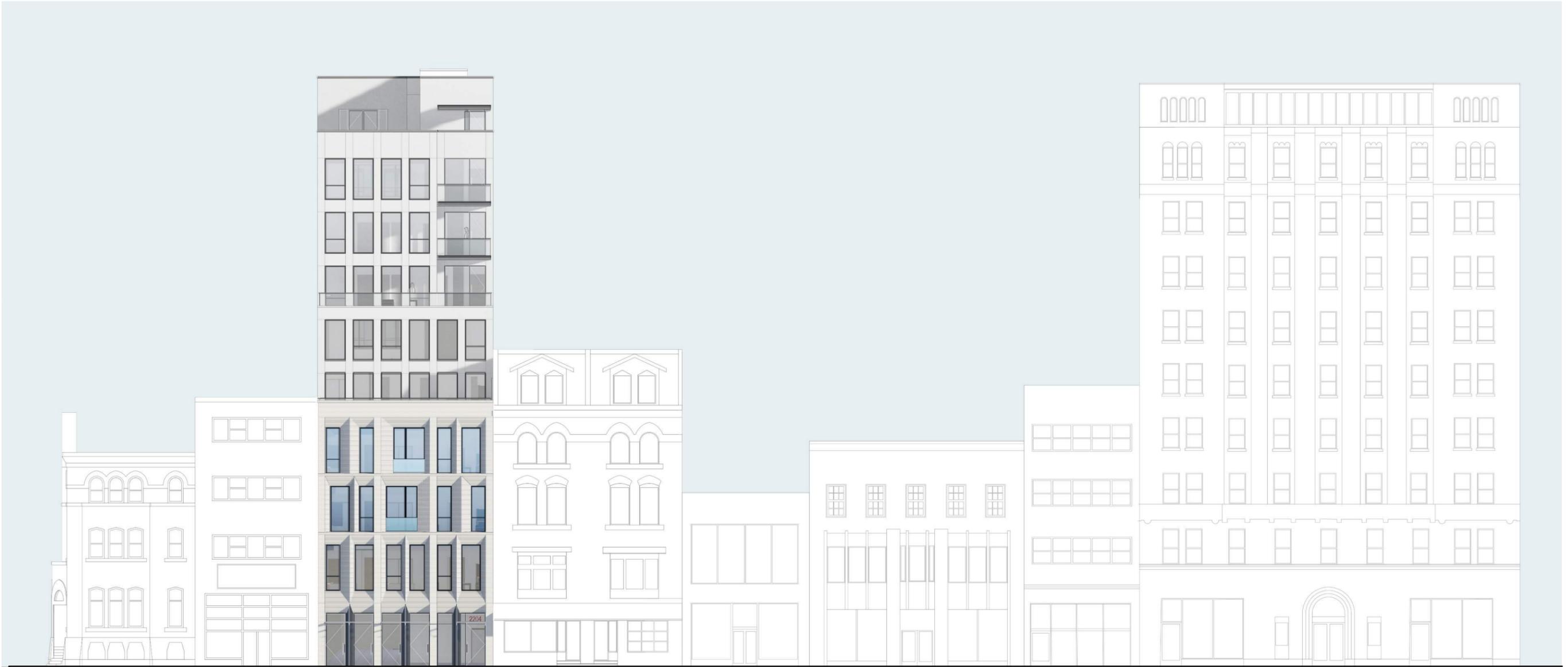
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- 02 - SECOND FLOOR  
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- 01 - FIRST FLOOR  
0' - 0"



**2202 WALNUT**  
MATERIALS: BEIGE BRICK WITH  
STONE BASE AND ALUMINUM  
STOREFRONT



**2200 WALNUT**  
MATERIALS: RED BRICK AND  
BROWN STONE BASE



**2204 WALNUT PROPOSED MATERIALS**  
PRIMARY FACADE: GLEN GERY - COLUMBIA ROMAN MAXIMUS  
SECONDARY FACADE: OKO CONCRETE SKIN  
METAL FINISH: DARK BRONZE

**2206 -2208 WALNUT**  
MATERIALS: RED STONE WITH  
RED BRICK BASE AND  
ALUMINUM STOREFRONT



**2210 WALNUT**  
MATERIALS: MARBLE WITH  
ALUMINUM STOREFRONT



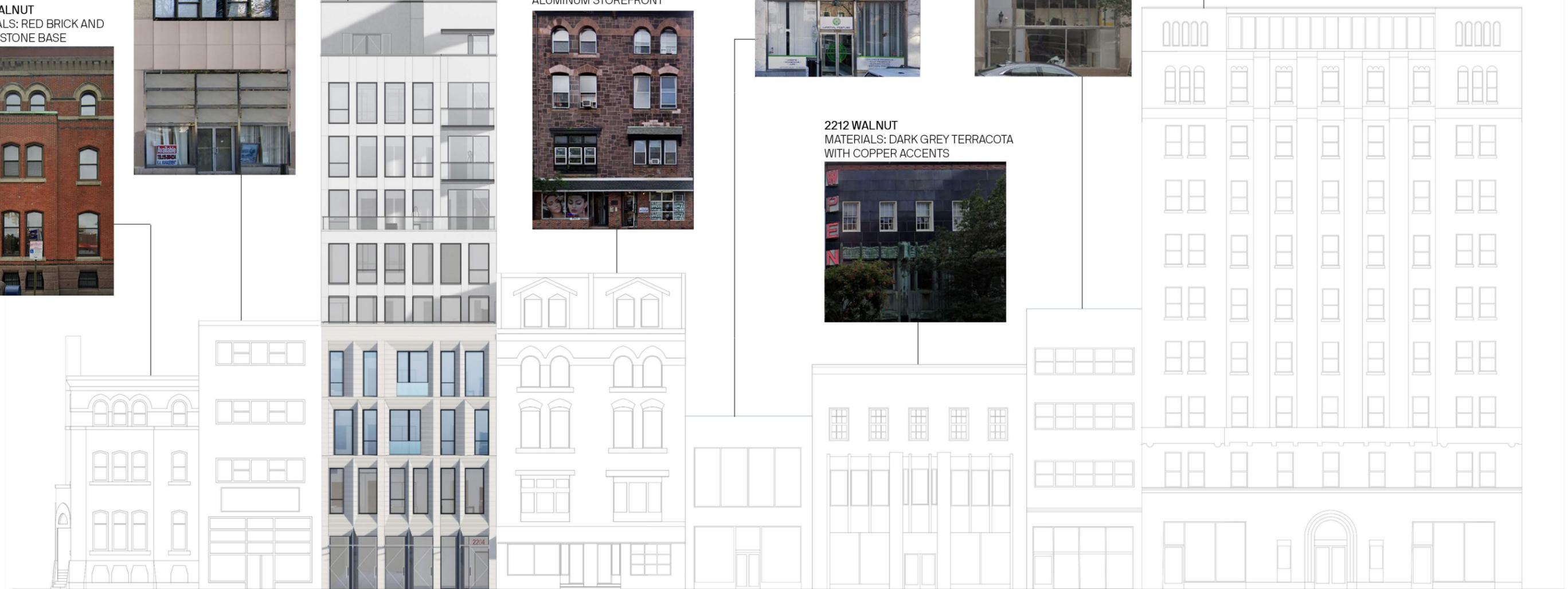
**2216 WALNUT**  
MATERIALS: ORANGE BRICK  
WITH ALUMINUM STOREFRONT

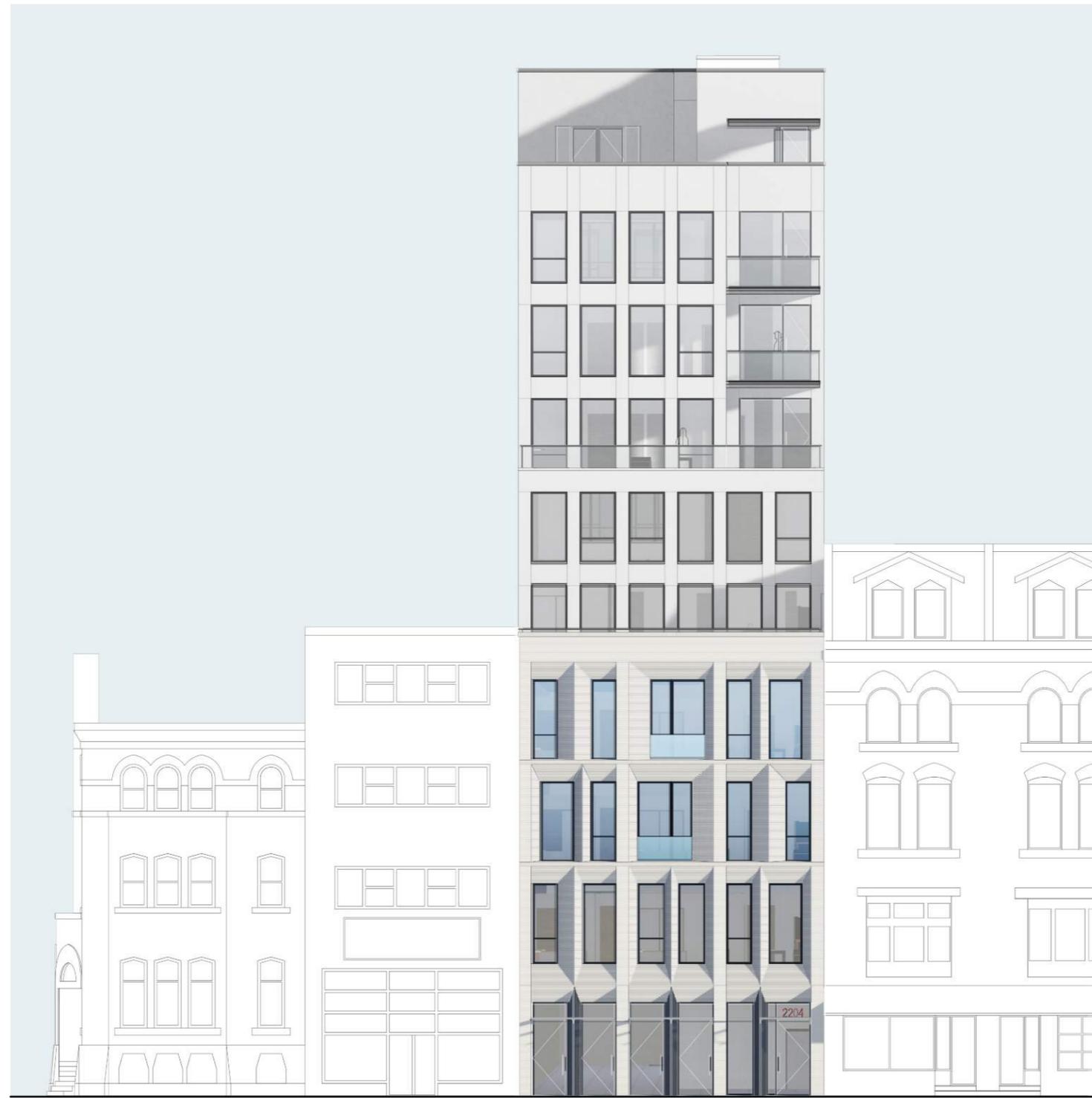


**2212 WALNUT**  
MATERIALS: DARK GREY TERRACOTA  
WITH COPPER ACCENTS

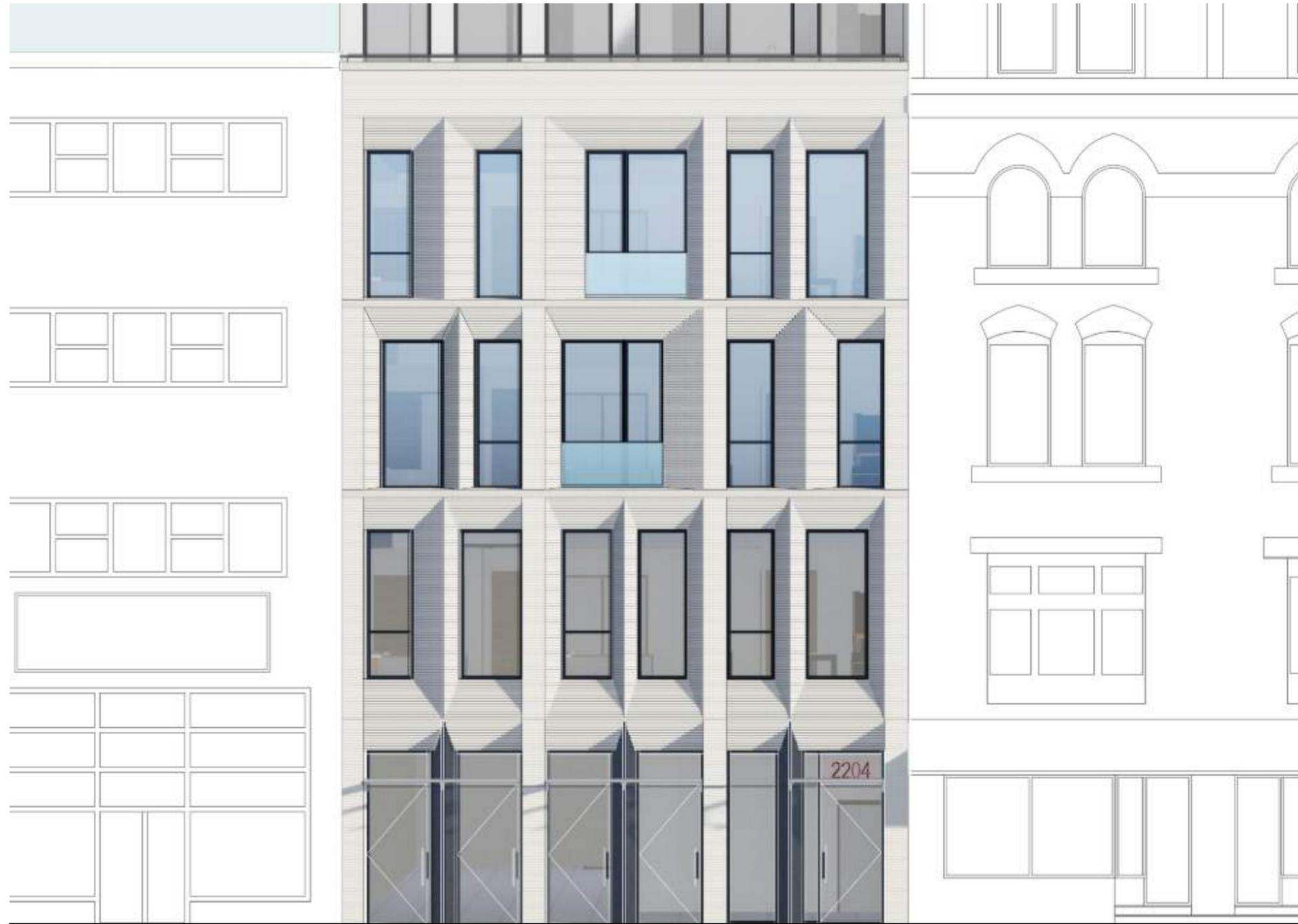


**2218 -2220 WALNUT**  
MATERIALS: ORANGE BRICK WITH LIMESTONE BASE AND ALUMINUM STOREFRONT





- — 11 - ROOF LEVEL 117' - 0"
- — 10- TENTH FLOOR 106' - 0"
- — 09- NINTH FLOOR 95' - 0"
- — 08- EIGHTH FLOOR 84' - 0"
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- — 05 - FIFTH FLOOR 51' - 0"
- — 04 - FOURTH FLOOR 39' - 0"
- — 03 - THIRD FLOOR 27' - 0"
- — 02 - SECOND FLOOR 15' - 0"
- — 01 - FIRST FLOOR 0' - 0"



05 - FIFTH FLOOR  
51' - 0"

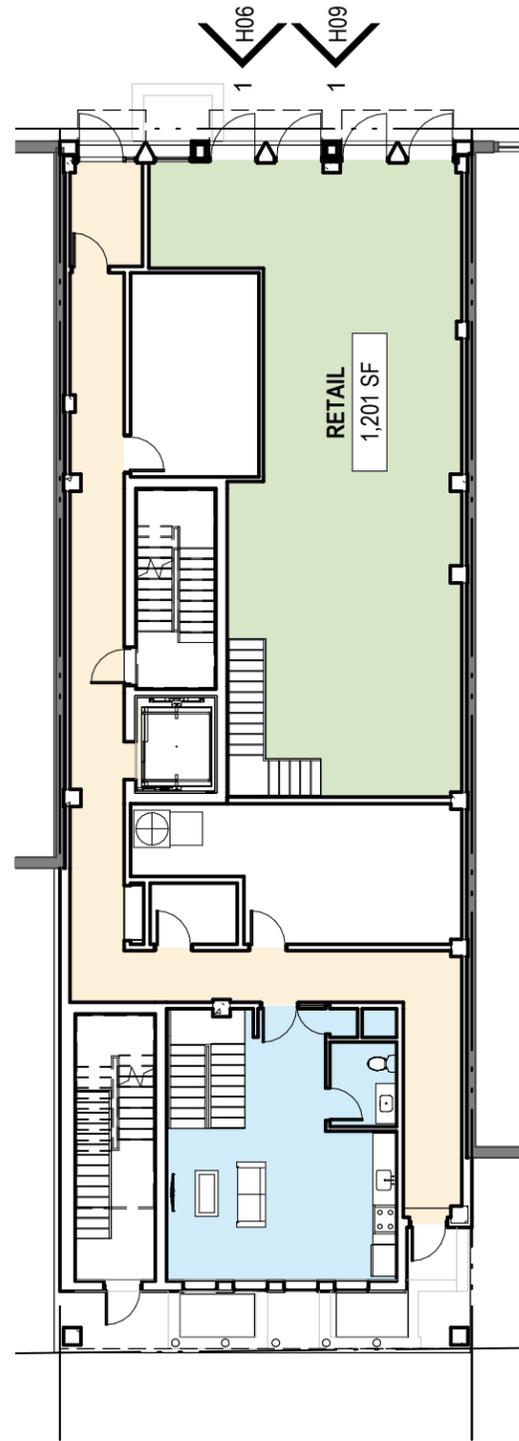
04 - FOURTH FLOOR  
39' - 0"

03 - THIRD FLOOR  
27' - 0"

02 - SECOND FLOOR  
15' - 0"

01 - FIRST FLOOR  
0' - 0"

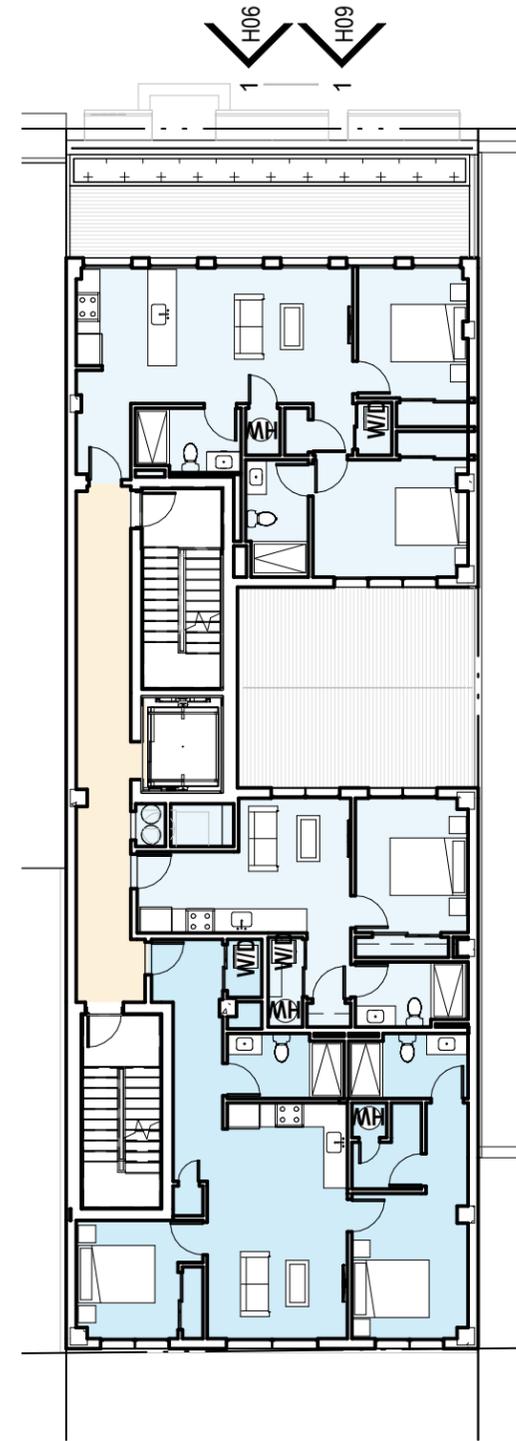




FLOOR PLAN - GROUND FLOOR

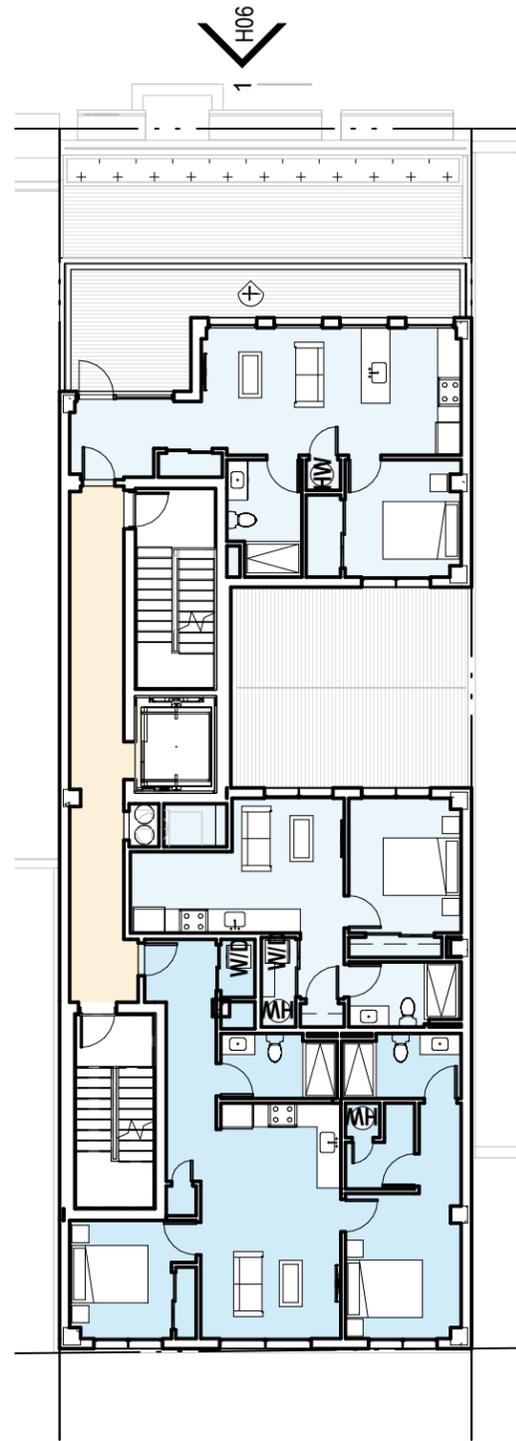


FLOOR PLAN - LVLS 2-4

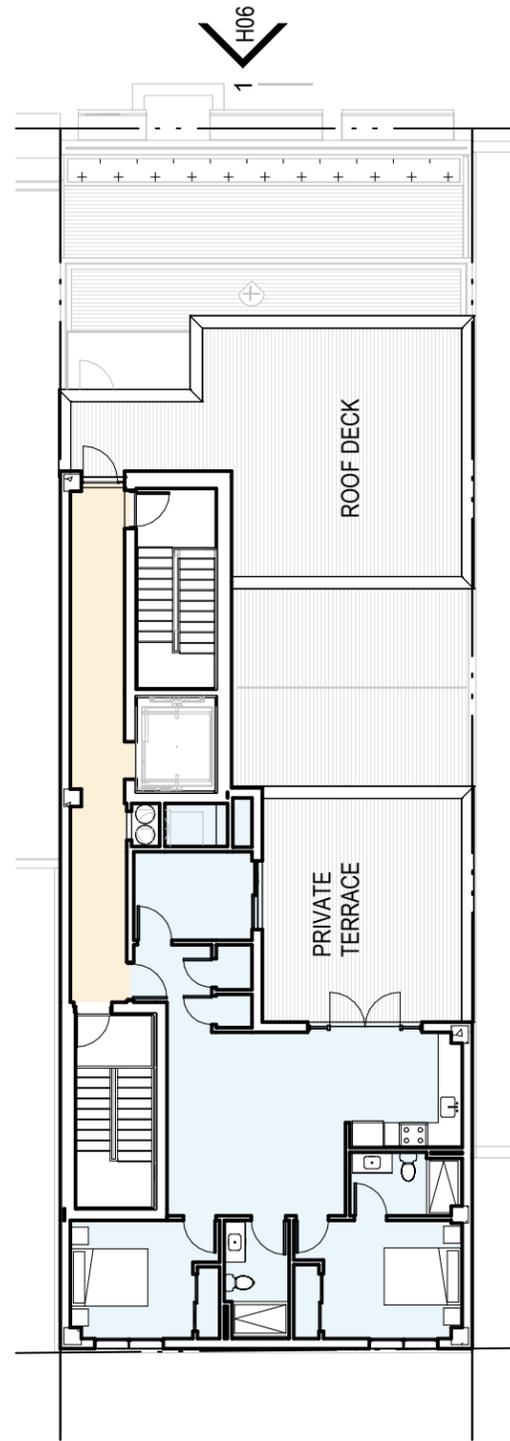


FLOOR PLAN - LVLS 5-6

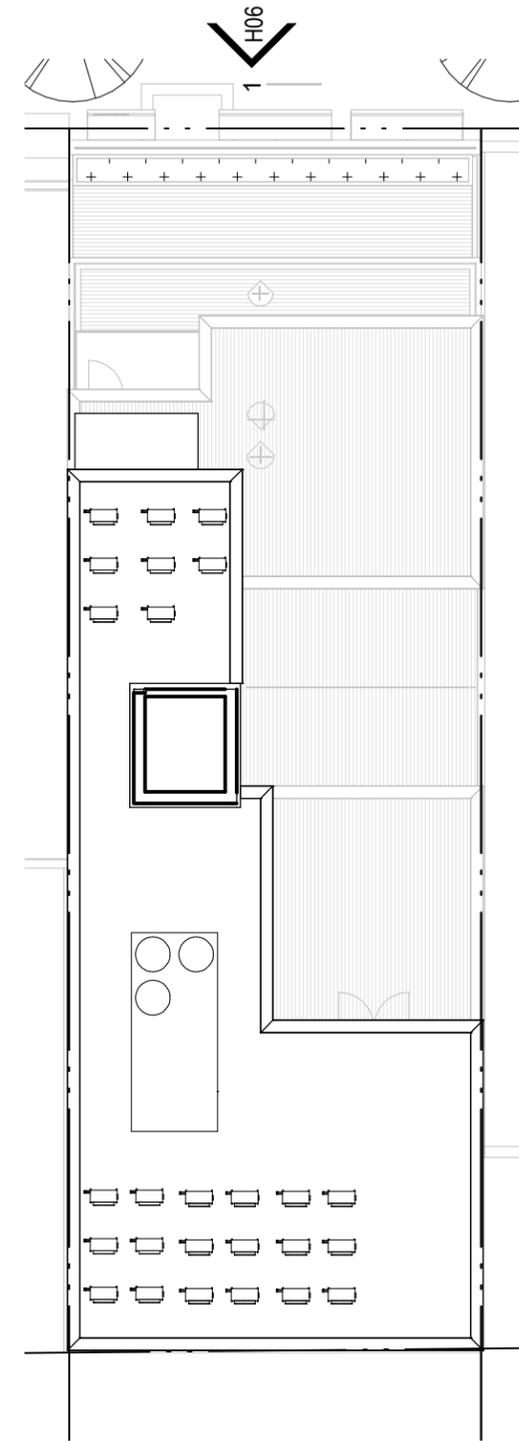




FLOOR PLAN - LVLS 7-9



FLOOR PLAN - LVL 10



ROOF PLAN









5/2/2022 11:21:57 AM

**MEETING OF THE ARCHITECTURAL COMMITTEE  
OF THE PHILADELPHIA HISTORICAL COMMISSION**

**TUESDAY, 26 APRIL 2022  
REMOTE MEETING ON ZOOM  
DAN MCCOUBREY, CHAIR**

**CALL TO ORDER**

**START TIME IN AUDIO RECORDING:** 00:00:00

The Chair called the meeting to order at 9:00 a.m. The following Committee members joined him:

<b>Committee Member</b>	<b>Present</b>	<b>Absent</b>	<b>Comment</b>
Dan McCoubrey, FAIA, LEED AP BD+C, Chair	X		
John Cluver, AIA, LEED AP	X		
Rudy D'Alessandro	X		
Justin Detwiler	X		
Nan Gutterman, FAIA	X		
Allison Lukachik	X		
Amy Stein, AIA, LEED AP	X		

Owing to public health concerns surrounding the COVID-19 virus, all Commissioners, staff, applicants, and public attendees participated in the meeting remotely via Zoom video and audio-conferencing software.

The following staff members were present:

- Jon Farnham, Executive Director
- Kim Chantry, Historic Preservation Planner III
- Laura DiPasquale, Historic Preservation Planner II
- Shannon Garrison, Historic Preservation Planner I
- Meredith Keller, Historic Preservation Planner II
- Allyson Mehley, Historic Preservation Planner II
- Megan Cross Schmitt, Historic Preservation Planner II

The following persons were present:

- Job Itzkowitz, Old City District
- Logan Dry, KCA Design Associates
- Jordan Donaldson
- Doug Bomar
- Matthew Dunphy
- Jay Farrell
- Rachael Pritzker
- Susan Wetherill
- Michael Caine
- Julian Hinson
- Patrick Grossi, Preservation Alliance
- Hal Schirmer
- Steve Black

**ADDRESS: 2204 WALNUT ST**

Proposal: Demolish non-contributing building and construct 10-story building

Review Requested: Final Approval

Owner: Flamingo Bay Investments

Applicant: Sergio Coscia, Coscia Moos Architecture

History: 1871; John Ashhurst House; Furness & Hewitt; New front façade in 1938 for Anthracite Industries, Inc., George W. Neff, architect

District Designation: Rittenhouse Fidler Historic District, Non-contributing, 2/8/1995

Staff Contact: Jon Farnham, jon.farnham@phila.gov

**OVERVIEW:** The application proposes to demolish the building at 2204 Walnut Street, which is classified as non-contributing to the Rittenhouse-Fidler Residential Historic District, and construct a 10-story, mixed-use, commercial and residential building in its place. The overall height of the building would be 117 feet. The upper stories would be set back 10'-2" from the lower front façade at the fifth floor and an additional 5'-3" at the seventh floor. No cladding or other materials are identified in the application.

In 2019, the Historical Commission approved a two-story rooftop and rear addition for the existing four-story building. The addition would have been set back from the front façade. Renderings of the project are included below.

**SCOPE OF WORK:**

- Demolish non-contributing building; and,
- Construct 10-story building.

**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 that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*
  - The existing building is classified as non-contributing to the Rittenhouse-Fidler Residential Historic District. The existing building is not considered historic fabric and therefore its demolition complies with Standard 9.
  - At 10 stories and 117 feet tall, the proposed building is not compatible with the streetscape or historic district. The historic buildings in the immediate area are between three and five stories in height. The application does not comply with Standard 9. The height of the proposed building should be reduced to a maximum of six stories, with the upper two stories set back from the front façade.

**STAFF RECOMMENDATION:** Approval of the demolition but denial of the new construction, pursuant to Standard 9.

**START TIME OF DISCUSSION IN ZOOM RECORDING:** 00:03:40

**PRESENTERS:**

- Mr. Farnham presented the application to the Architectural Committee.
- Architect Jessica Vitali represented the application.

**ARCHITECTURAL COMMITTEE, 26 APRIL 2022**

**PHILADELPHIA HISTORICAL COMMISSION, PRESERVATION@PHILA.GOV**

**PHILADELPHIA'S PRINCIPAL PUBLIC STEWARD OF HISTORIC RESOURCES**

#### **DISCUSSION:**

- Ms. Vitali showed a presentation with information about the site and proposed building. She pointed out several tall buildings in the area as well as the gas station directly across the street. She showed a site plan. She showed photographs of the existing building, which will be demolished. She stated that she reviewed the Rittenhouse-Fitler Historic District nomination to inform her design. She stated that she is proposing a 10-story, 177-foot-tall building, which matches the height of the Roosevelt at the corner of 23<sup>rd</sup> and Walnut Streets. She stated that the existing cornice line at the fourth story will be maintained. She showed images of the main façade materials. She displayed renderings of the front façade and pointed out that the floor levels match those of the neighboring buildings. She showed a section drawing that indicated the setbacks at the upper levels. She pointed out that the setback allows the adjacent mansard to remain independent. The first floor will include a retail and residential unit and the upper floors will include residential units. Ms. Vitali displayed renderings of the building in the streetscape and stated that its height is compatible with its surroundings. She stated that the design is of a high quality, in keeping with the historic district.
- Ms. Stein stated that taller buildings are usually found on corners, not mid-block like this site. She stated that the two stories that were approved for addition to the existing four-story building were compatible, but 10 stories in the midst of four and five-story buildings is not. She stated that the proposed structure is a building on a building. She concluded that it is too tall.
- Mr. D'Alessandro agreed with Ms. Stein and stated that the massing of the proposed building is inappropriate for the historic district. It is too tall and thin.
- Mr. Detwiler stated that he agreed with Ms. Stein. He also noted that the building looks like two buildings, one on top of the other. The upper and lower sections of the building are unrelated.
- Mr. Cluver stated that the vocabulary of the first four floors of the building is unlike anything in the historic district.
- Mr. Detwiler stated that the windows at the first four floors are very large and set back from the façade in chamfered surrounds, unlike anything else in the area. The ratio of glass to masonry is not typical of the historic district. He added that the penthouse area is too tall, making the building look very tall.
- Mr. McCoubey stated that the three-story building at the corner of 22<sup>nd</sup> and Walnut makes this site very visible from the street. The east party wall will look massive from the street. He suggested pushing the upper stores back farther from the front façade, making the upper part of the structure look like a different building in the distance. He suggested differentiating the upper and lower floors more. He stated that the proposed building is too tall. Six stories might be appropriate.
- Mr. Cluver stated that the very light color stands out. He suggested a less bright color.
  - Mr. Detweiler advised against a dark grey, which is currently in style.
  - Mr. McCoubrey also objected to the bright white of the lower façade.
- Mr. McCoubrey stated that the balconies are not characteristic of the historic district.

#### **PUBLIC COMMENT:**

- David Traub of Save Our Sites stated that his organization does not oppose this project. He noted, however, that he finds that the design does not fit into the historic

district. He objected to the color of the proposed building. He stated that the building is too tall and the setbacks are too small.

- Paul Steinke of the Preservation Alliance stated that his organization does not oppose this project. He stated that the Historical Commission approved a very similar building at 2110 Walnut Street. He suggested more unity between the upper and lower sections of the building. He concluded that the proposed building “makes sense” on the street and within the historic district.

**ARCHITECTURAL COMMITTEE FINDINGS & CONCLUSIONS:**

The Architectural Committee found that:

- The existing building at the site is classified as non-contributing to the Rittenhouse-Fitler Residential Historic District.
- Owing to its non-contributing classification, the existing building may be demolished without a finding of necessity in the public interest or financial hardship.
- The buildings on the block are primarily four and five stories in height.
- Taller buildings in the area are usually found at the corners, not mid block.

The Architectural Committee concluded that:

- At 10 stories and 117 feet tall, the proposed building is not compatible with the streetscape or historic district. The application does not comply with Standard 9.
- With a reduction in height, additional setbacks, and other design modifications as discussed during the review, the application may be revised to comply with Standard 9.

**ARCHITECTURAL COMMITTEE RECOMMENDATION:** The Architectural Committee voted to recommend approval of the demolition of the non-contributing building but denial of the proposed building, pursuant to Standard 9.

<b>ITEM: 2204 Walnut St</b>					
<b>MOTION: Denial</b>					
<b>MOVED BY: Detweiler</b>					
<b>SECONDED BY: Gutterman</b>					
<b>VOTE</b>					
Committee Member	Yes	No	Abstain	Recuse	Absent
Dan McCoubrey	X				
John Cluver	X				
Rudy D’Alessandro	X				
Justin Detwiler	X				
Nan Gutterman	X				
Allison Lukachik	X				
Amy Stein	X				
Total	7				

**THE MINUTES OF THE 717<sup>TH</sup> STATED MEETING OF THE  
PHILADELPHIA HISTORICAL COMMISSION**

**FRIDAY, 13 MAY 2022, 9:00 A.M.  
REMOTE MEETING ON ZOOM  
ROBERT THOMAS, CHAIR**

**CALL TO ORDER**

**START TIME IN ZOOM RECORDING: 00:00:00**

Mr. Thomas, the Chair, called the meeting to order at 9:00 a.m. and announced the presence of a quorum. The following Commissioners joined him:

Commissioner	Present	Absent	Comment
Robert Thomas, AIA, Chair (Architectural Historian)	X		
Donna Carney (Philadelphia City Planning Commission)	X		
Emily Cooperman, Ph.D., Committee on Historic Designation Chair (Historian)	X		
Mark Dodds (Department of Planning and Development)	X*		Arrived at 9:20
Kelly Edwards, MUP (Real Estate Developer)	X		
Patrick O'Donnell (Department of Public Property)	X		
Sara Lepori (Commerce Department)	X		
John P. Lech (Department of Licenses & Inspections)	X		
John Mattioni, Esq.	X		
Dan McCoubrey, AIA, LEED AP BD+C, Architectural Committee Chair (Architect)	X		
Stephanie Michel (Community Organization)		X	
Jessica Sánchez, Esq. (City Council President)	X		
Kimberly Washington, Esq. (Community Development Corporation)	X		

The meeting was held remotely via Zoom video and audio-conferencing software.

The following staff members were present:

- Jonathan Farnham, Executive Director
- Kim Chantry, Historic Preservation Planner III
- Laura DiPasquale, Historic Preservation Planner II
- Shannon Garrison, Historic Preservation Planner II
- Meredith Keller, Historic Preservation Planner II
- Allyson Mehley, Historic Preservation Planner II
- Leonard Reuter, Esq., Law Department
- Megan Cross Schmitt, Historic Preservation Planner II

The following persons attended the online meeting:

- Paul Steinke, Preservation Alliance
- Hal Schirmer
- J. M. Duffin
- Steven Peitzman

**ADDRESS: 2204 WALNUT ST**

Proposal: Demolish non-contributing building and construct 10-story building

Review Requested: Final Approval

Owner: Flamingo Bay Investments

Applicant: Sergio Coscia, Coscia Moos Architecture

History: 1871; John Ashhurst House; Furness & Hewitt; New front façade in 1938 for Anthracite Industries, Inc., George W. Neff, architect

District Designation: Rittenhouse Fidler Historic District, Non-contributing, 2/8/1995

Staff Contact: Jon Farnham, jon.farnham@phila.gov

**OVERVIEW:** The application proposes to demolish the building at 2204 Walnut Street, which is classified as non-contributing to the Rittenhouse-Fidler Residential Historic District, and construct a 10-story, mixed-use, commercial and residential building in its place. The overall height of the building would be 117 feet. The upper stories would be set back 10'-2" from the lower front façade at the fifth floor and an additional 5'-3" at the seventh floor. No cladding or other materials are identified in the application.

In 2019, the Historical Commission approved a two-story rooftop and rear addition for the existing four-story building. The addition would have been set back from the front façade. Renderings of the project are included below.

**SCOPE OF WORK:**

- Demolish non-contributing building; and,
- Construct 10-story building.

**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 that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*
  - The existing building is classified as non-contributing to the Rittenhouse-Fidler Residential Historic District. The existing building is not considered historic fabric and therefore its demolition complies with Standard 9.
  - At 10 stories and 117 feet tall, the proposed building is not compatible with the streetscape or historic district. The historic buildings in the immediate area are between three and five stories in height. The application does not comply with Standard 9. The height of the proposed building should be reduced to a maximum of six stories, with the upper two stories set back from the front façade.

**STAFF RECOMMENDATION:** Approval of the demolition but denial of the new construction, pursuant to Standard 9.

**ARCHITECTURAL COMMITTEE RECOMMENDATION:** The Architectural Committee voted to recommend approval of the demolition of the non-contributing building but denial of the proposed building, pursuant to Standard 9.

**START TIME OF DISCUSSION IN ZOOM RECORDING:** 00:09:15

**PRESENTERS:**

- Mr. Farnham presented the application to the Historical Commission.
- Architect Jessica Vitali represented the application.

**DISCUSSION:**

- Ms. Vitali presented the application to the Historical Commission. She described the surrounding neighborhood and pointed out several tall buildings in the area. She displayed the plans of the proposed building as well as photographs of the existing building. She explained that they designed the building to be compatible with the historic district as defined in the nomination. She described the buildings on the 2200 block of Walnut Street. She described the proposed building. She stated that the building will include a retail unit at the first floor and residential units above. She showed numerous renderings of the building and explained why she considers the high-quality design to be compatible with the historic district.
- Mr. McCoubrey stated that the Architectural Committee concluded that the proposed building is too tall for the location in the historic district. He stated that a six-story building might be appropriate. He also noted that the white color of the building might be too bright and should be toned down.
- Ms. Cooperman stated that the proposed building would be intrusive, owing to its height and color. It would not satisfy the Secretary of the Interior's Standards.
- Mr. McCoubrey stated that taller buildings are typically found on corners, not mid-block.
- Mr. O'Donnell asked about the zoning height limit for this location.
  - Ms. Vitali stated that buildings at this location are restricted by FAR but not by height.
- Mr. Thomas stated that he liked many aspects of the design including the fenestration and the cornice line above the fourth floor but agreed with his colleagues about the color and height.
- Ms. Edwards stated that she finds the color appropriate for the varied block with a gas station.
- Mr. Mattioni stated that he considers the proposed building to be appropriate for the historic district. He stated that he likes the setbacks.

**PUBLIC COMMENT:**

- David Traub of Save Our Sites stated that the height should be reduced, and the color of the exterior changed to an earth tone.
- Jim Duffin of the Center City Residents Association stated that the scale of the building is "jarring," and the color is inappropriate.
- Steven Peitzman stated that the white color is "out of place." He asked why there are no windows on the sides of the proposed building.
  - Mr. Thomas stated that the building code does not typically allow windows on property lines.
- Hal Schirmer suggested setbacks on the sides from the property lines. He suggested a one or two-foot setbacks.
  - Ms. Kelly and Mr. Thomas stated that Mr. Schirmer's proposed setbacks were not sufficient and would not meet the building and fire codes.

**HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:**

The Historical Commission found that:

- The existing building is classified as non-contributing to the Rittenhouse-Fitler Residential Historic District. The existing building is not considered historic fabric.
- The historic buildings in the immediate area of 2204 Walnut Street are between three and five stories in height.
- The colors of the historic buildings in the Rittenhouse-Fitler Residential Historic District are typically muted earth tones. The proposed building is white.

The Historical Commission concluded that:

- The demolition of existing non-contributing building complies with Standard 9.
- At 10 stories and 117 feet tall, the proposed building is too tall and therefore not compatible with the streetscape or historic district. The application does not comply with Standard 9.
- The color of the proposed building is too bright. The application does not comply with Standard 9.

**ACTION:** Mr. McCoubrey moved to approve the demolition of the non-contributing building but deny the construction of the proposed building, pursuant to Standard 9. Ms. Cooperman seconded the motion, which passed by a vote of 7 to 4.

<b>ITEM: 2204 Walnut St</b>					
<b>MOTION: Approval of demolition, denial of new construction</b>					
<b>MOVED BY: McCoubrey</b>					
<b>SECONDED BY: Cooperman</b>					
<b>VOTE</b>					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Carney (PCPC)	X				
Cooperman	X				
Dodds (DPD)					X
Edwards		X			
O'Donnell (DPP)		X			
Lepori (Commerce)	X				
Lech (L&I)		X			
Mattioni		X			
McCoubrey	X				
Michel					X
Sánchez (Council)	X				
Washington	X				
Total	7	4			2