

ADDRESS: 700-02 AND 704 CHESTNUT ST

Proposal: Demolish building, construct addition

Review Requested: In Concept

Owner: 700 Chestnut Street Associates

Applicant: Herb Schultz, Studio HS4

History: 1922; Washington Square Building; Magaziner, Eberhard & Harris

Individual Designation: None

District Designation: Chestnut Street East Historic District, Contributing, 11/12/2021

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

OVERVIEW: This application proposes the in-concept approval of the demolition of the building at 704 Chestnut Street and the construction of an addition to the building at 700-02 Chestnut Street. Currently, both buildings, at 700-02 and 704 Chestnut Street, are classified as contributing to the Chestnut Street East Historic District. In parallel with this application, the applicant is requesting that the Committee on Historic Designation and Historical Commission reclassify the property at 704 Chestnut Street as non-contributing to the historic district. If the Historical Commission declines to reclassify 704 Chestnut Street as non-contributing, then it cannot approve the demolition without a finding that the demolition is necessary in the public interest or that the building has no feasible reuse. The Architectural Committee should craft a recommendation for both scenarios, with the property at 704 Chestnut Street classified as contributing and non-contributing.

The addition would be constructed at 704 Chestnut Street and would extend onto the six-story historic building at 700-02 Chestnut Street. The addition would be 13 stories tall, with seven new stories on the six-story historic building. The historic building is 76'-4" tall to the roof. The enlarged building would be 160'-3" to the roof and 171'-7" to the top of the mechanical penthouse.

The nomination with inventory for the Chestnut Street East Historic District can be found at this link: <https://www.phila.gov/media/20220112162008/Historic-District-Chestnut-St-East-Commercial.pdf>

The application proposing the reclassification of the property at 704 Chestnut Street can be found at this link: <https://www.phila.gov/media/20220714080821/704-Chestnut-St-reclassification.pdf>

SCOPE OF WORK

- Demolish the three-story building at 704 Chestnut Street;
- Construct an addition to the building at 700-02 Chestnut Street.

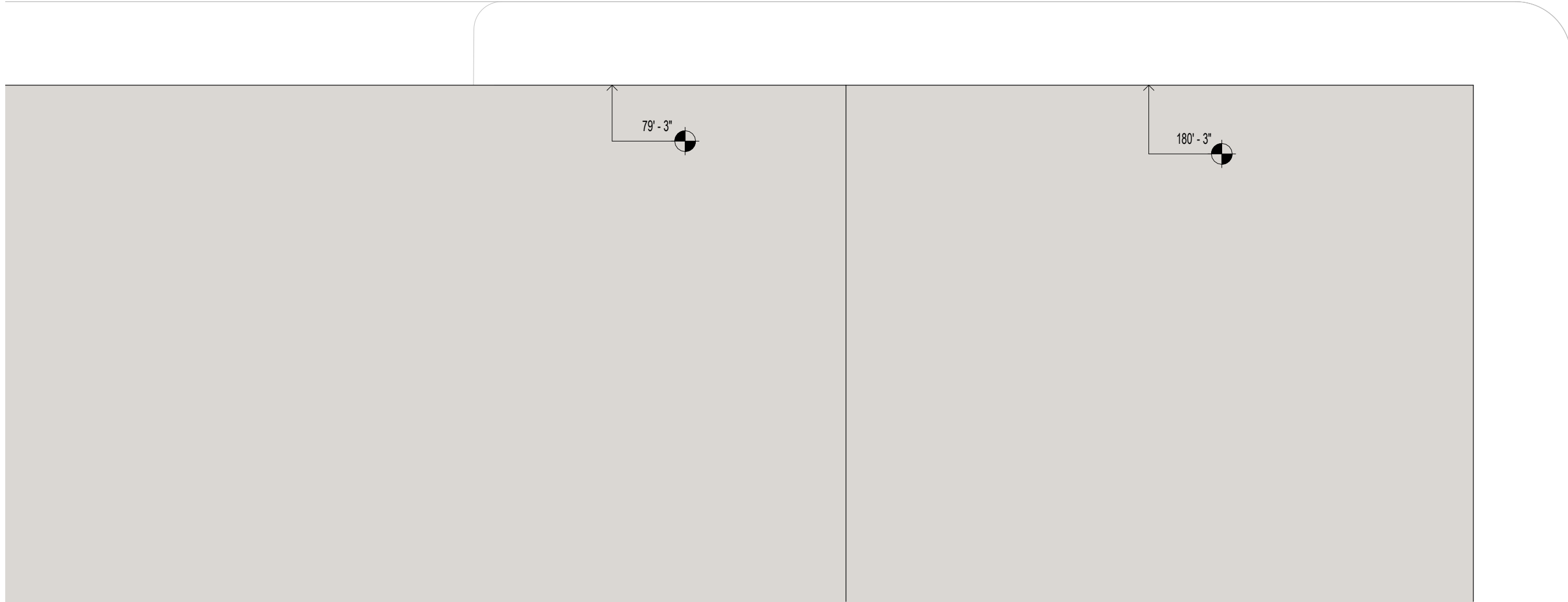
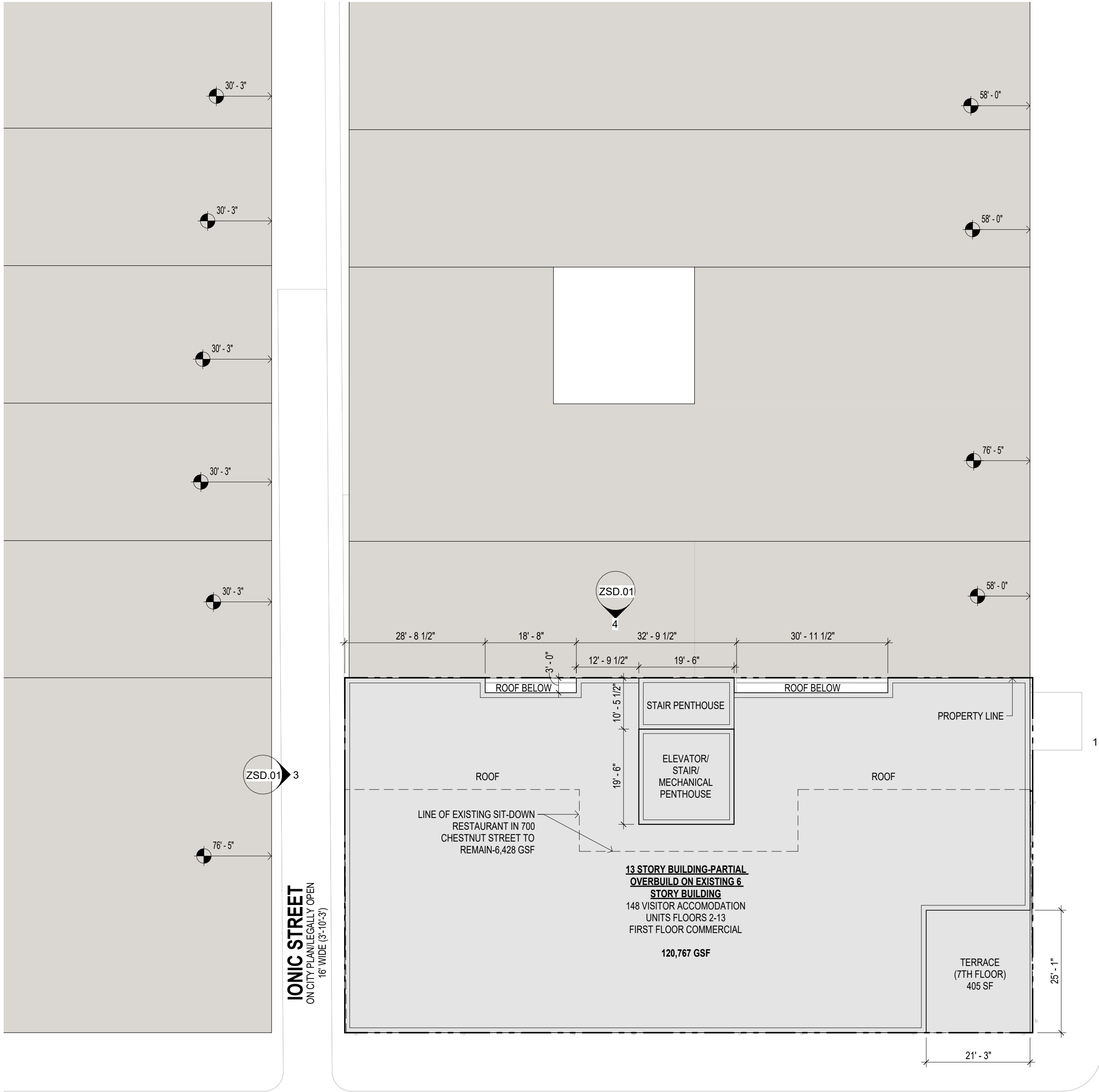
STANDARDS FOR REVIEW:

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 will not destroy historic materials, features, and spatial relationships that characterize the property. The new works shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*
 - If the building at 704 Chestnut Street is classified as contributing, the demolition of the building will destroy historic materials and features, and therefore will not satisfy Standard 9.

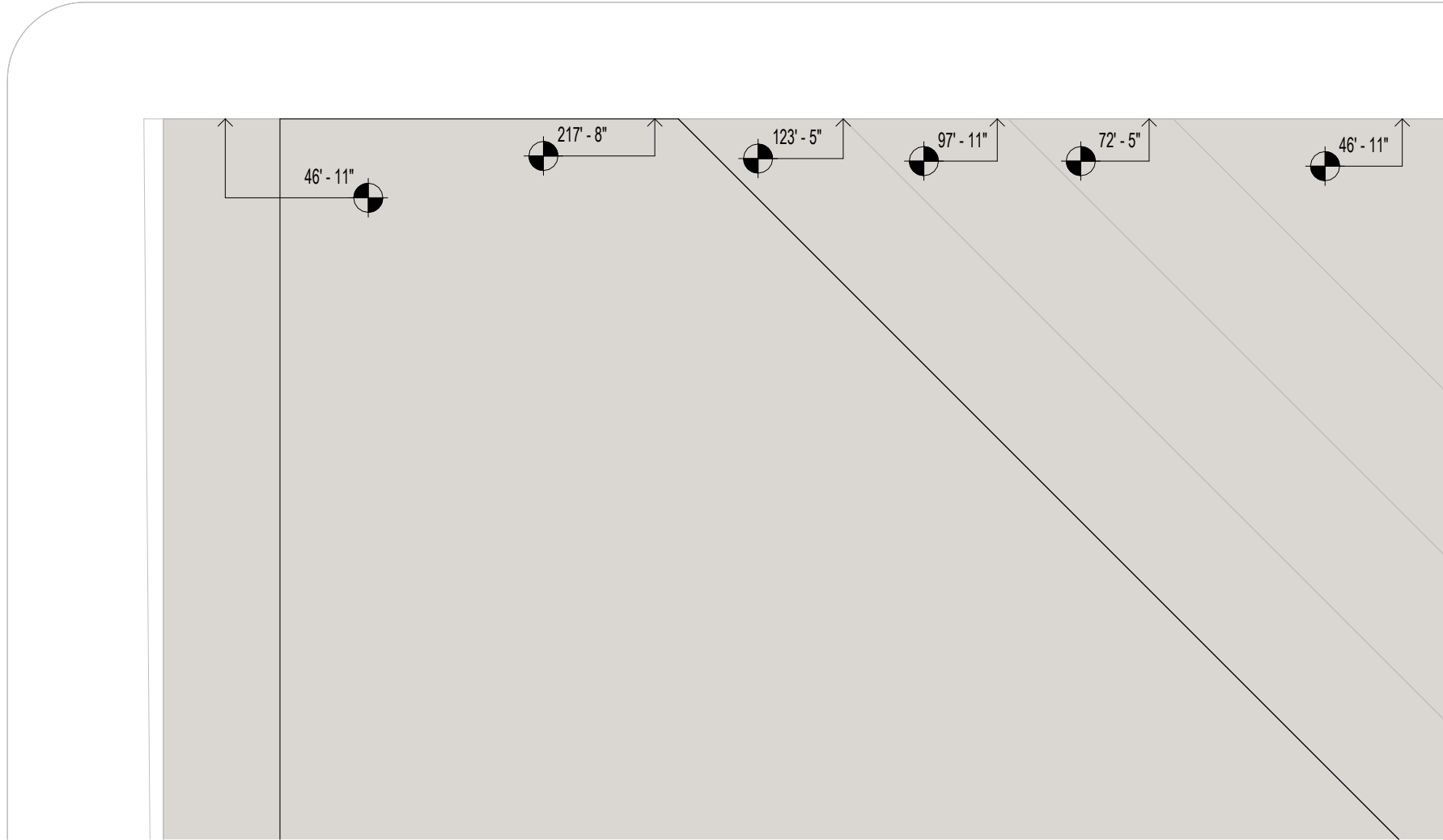
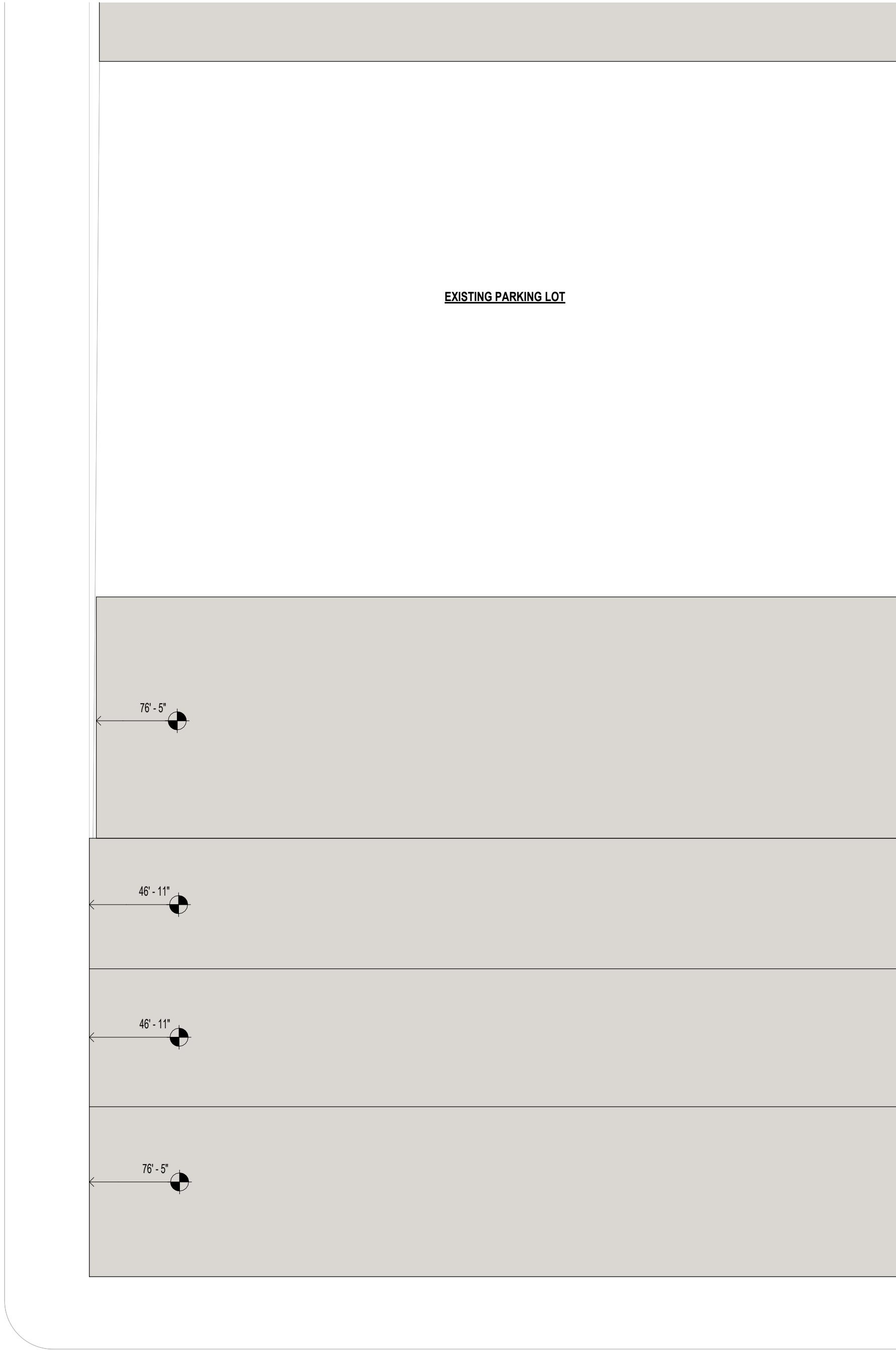
- If the addition is constructed, it will not be compatible with the historic materials, features, size, scale and proportion, and massing of the building at 700-02 Chestnut Street or the historic district as a whole and therefore will not protect the integrity of the property and its environment, and will not satisfy Standard 9.
- *Section 14-1005(6)(d): Restrictions on Demolition No building permit shall be issued for the demolition of a historic building ... or of a building ... located within a historic district that contributes, in the Historical Commission's opinion, to the character of the district, unless the Historical Commission finds that issuance of the building permit is necessary in the public interest, or unless the Historical Commission finds that the building ... cannot be used for any purpose for which it is or may be reasonably adapted.*
 - If the building at 704 Chestnut Street is classified as contributing, the demolition of the building cannot be approved in satisfaction of Section 14-1005(6)(d) of the historic preservation ordinance unless the Historical Commission finds that issuance of the building permit is necessary in the public interest, or unless the Historical Commission finds that the building ... cannot be used for any purpose for which it is or may be reasonably adapted.

STAFF RECOMMENDATION: The staff recommends denial of the in-concept application, pursuant to Standard 9 and, depending on the outcome of the reclassification review, Section 1401005(6)(d) of the Philadelphia Code, the prohibitions against demolition.



1 SHT-SITE PLAN
1/16" = 1'-0"

CHESTNUT STREET
ON CITY PLAN LEGALLY OPEN
50' WIDE (12'-26'-12')
SUBJECT TO BULK AND MASSING REQUIREMENTS



STUDIO
HS4
ARCHITECTURE | DESIGN | DEVELOPMENT
575 NORTH MIDDLETOWN RD
MEDA, PA 19063 215.995.4008

PROJECT NAME

700 CHESTNUT STREET
PHILADELPHIA, PENNSYLVANIA

PROJECT TEAM

OWNER
HIGHTOP REAL ESTATE
448 NORTH 10TH STREET, SUITE 303
PHILADELPHIA, PENNSYLVANIA

STRUCTURAL

SYSTEMS

CIVIL ENGINEER

CONTRACTOR ACKNOWLEDGEMENT:

By using or agreeing to use any of the information set forth on the project drawing and specifications, each contractor, subcontractor and/ or supplier acknowledges that:
(a) it has thoroughly reviewed all of the project drawings, specifications and existing conditions to obtain the information necessary for performance of it's work scope;
(b) it has verified that the information used is accurate and complete;
(c) it will report any inaccurate or incomplete information to the project architect immediately upon becoming aware of the error or omission; and
(d) it will look solely to the party it has a contract with to recover economic losses or damages which are caused or alleged to have been caused by errors or omissions in the information used.

Note:
All contractors and subcontractors shall be responsible for reviewing all drawings and all sections of the specifications for coordination of their work. Any discrepancies in their respective trades shall be reported to the architect prior to finalizing their bids.

SEAL:

REVISIONS

NO.	DATE	ISSUE

DRAWING TITLE

SITE PLAN

SCALE: 1/16" = 1'-0"

DRAWN BY: Author

DATE: 04/05/22

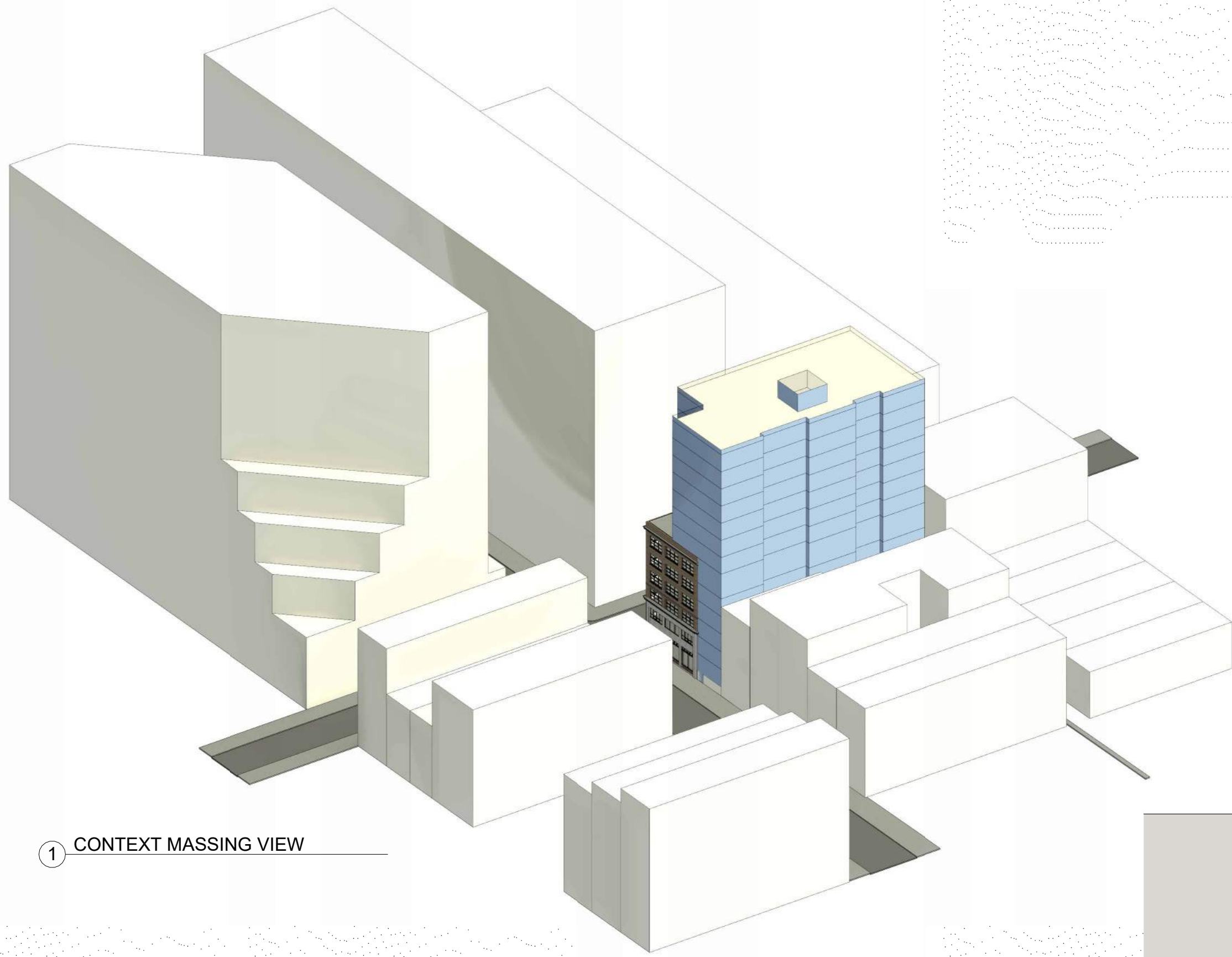
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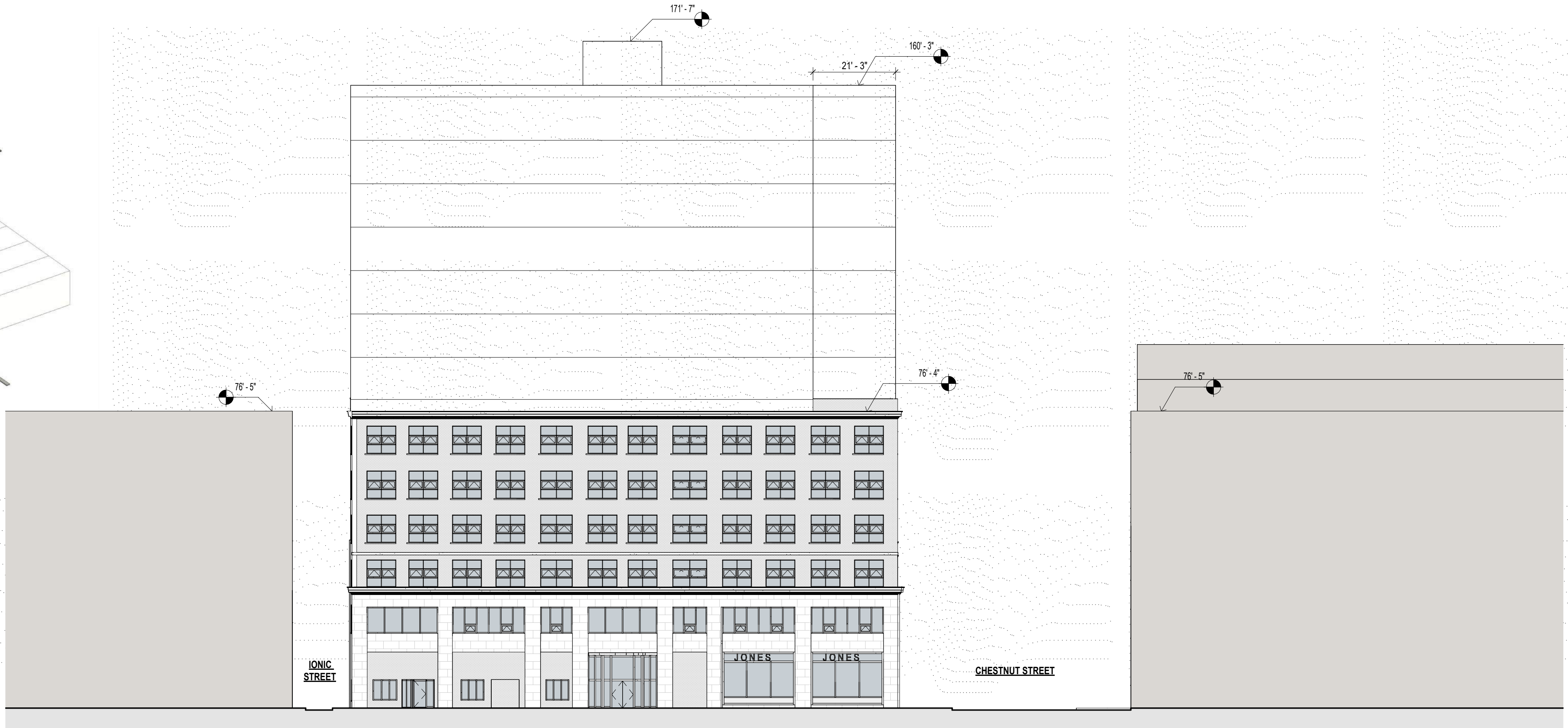
H100

PROJECT NO.

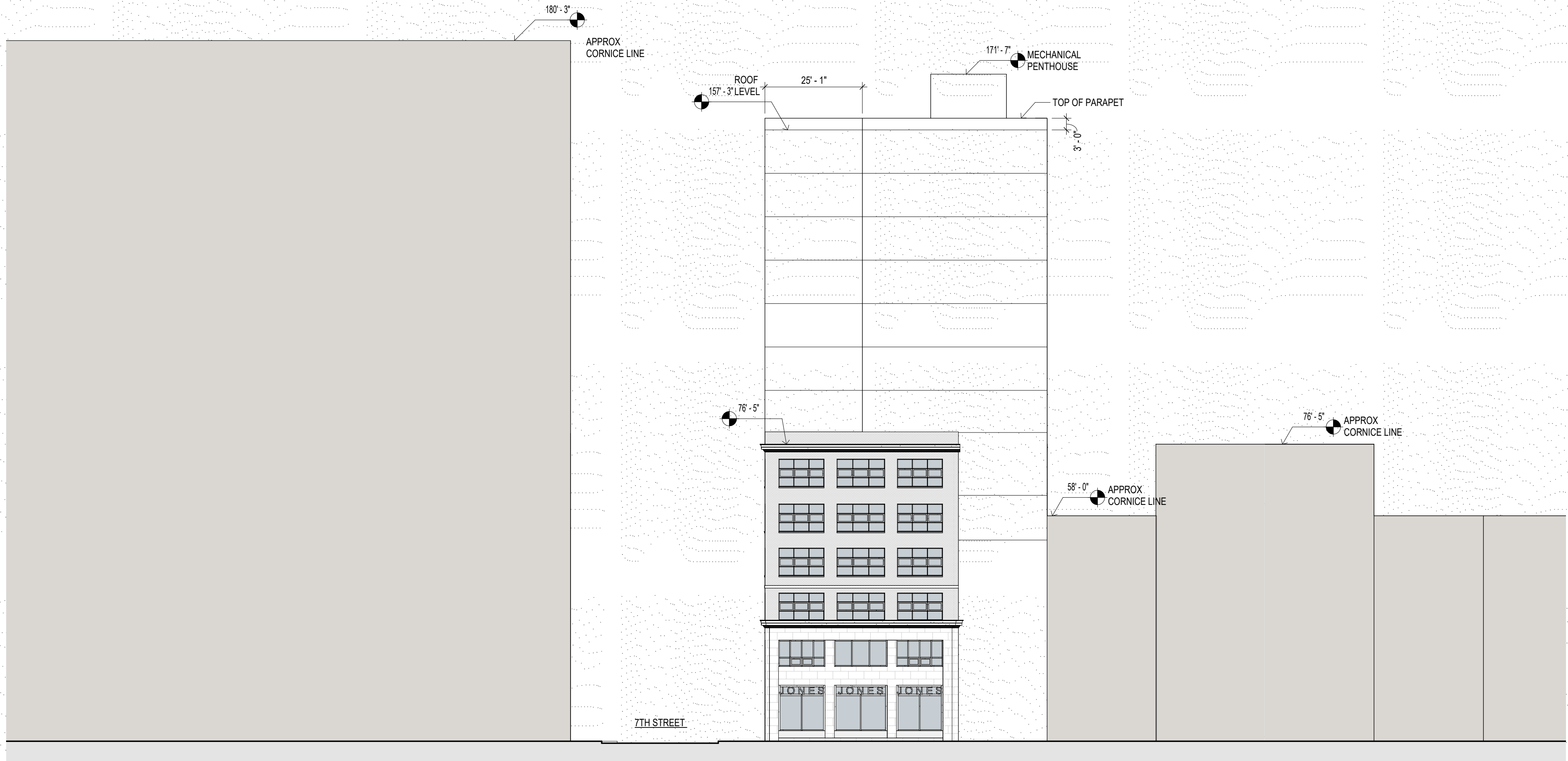
2036



1 CONTEXT MASSING VIEW



3 SITE SECTION THRU 7TH STREET
1" = 20'-0"



2 SITE SECTION THRU CHESTNUT
1" = 20'-0"

STUDIO
HS4

ARCHITECTURE | DESIGN | DEVELOPMENT
575 NORTH MIDDLETOWN RD
MEDLA, PA 19063 215.995.4308

PROJECT NAME

700 CHESTNUT STREET
PHILADELPHIA, PENNSYLVANIA

PROJECT TEAM

OWNER
HIGHTOP REAL ESTATE
448 NORTH 10TH STREET, SUITE 303
PHILADELPHIA, PENNSYLVANIA

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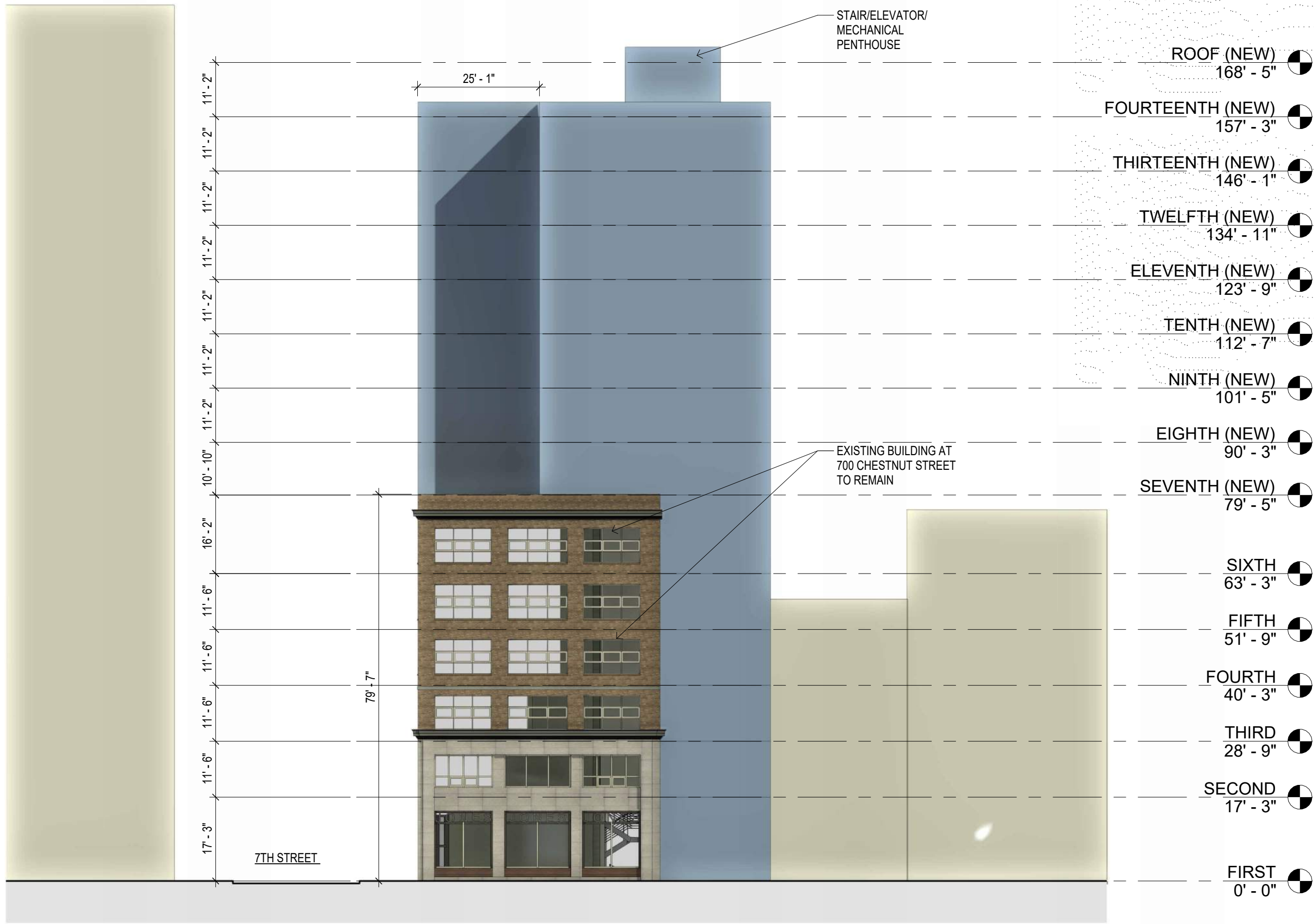
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MASSING
VIEW & SITE
SECTIONS

SCALE:	1" = 20'-0"	DRAWN BY:	Author
DATE:	04/05/22	CHECKED BY:	Checker

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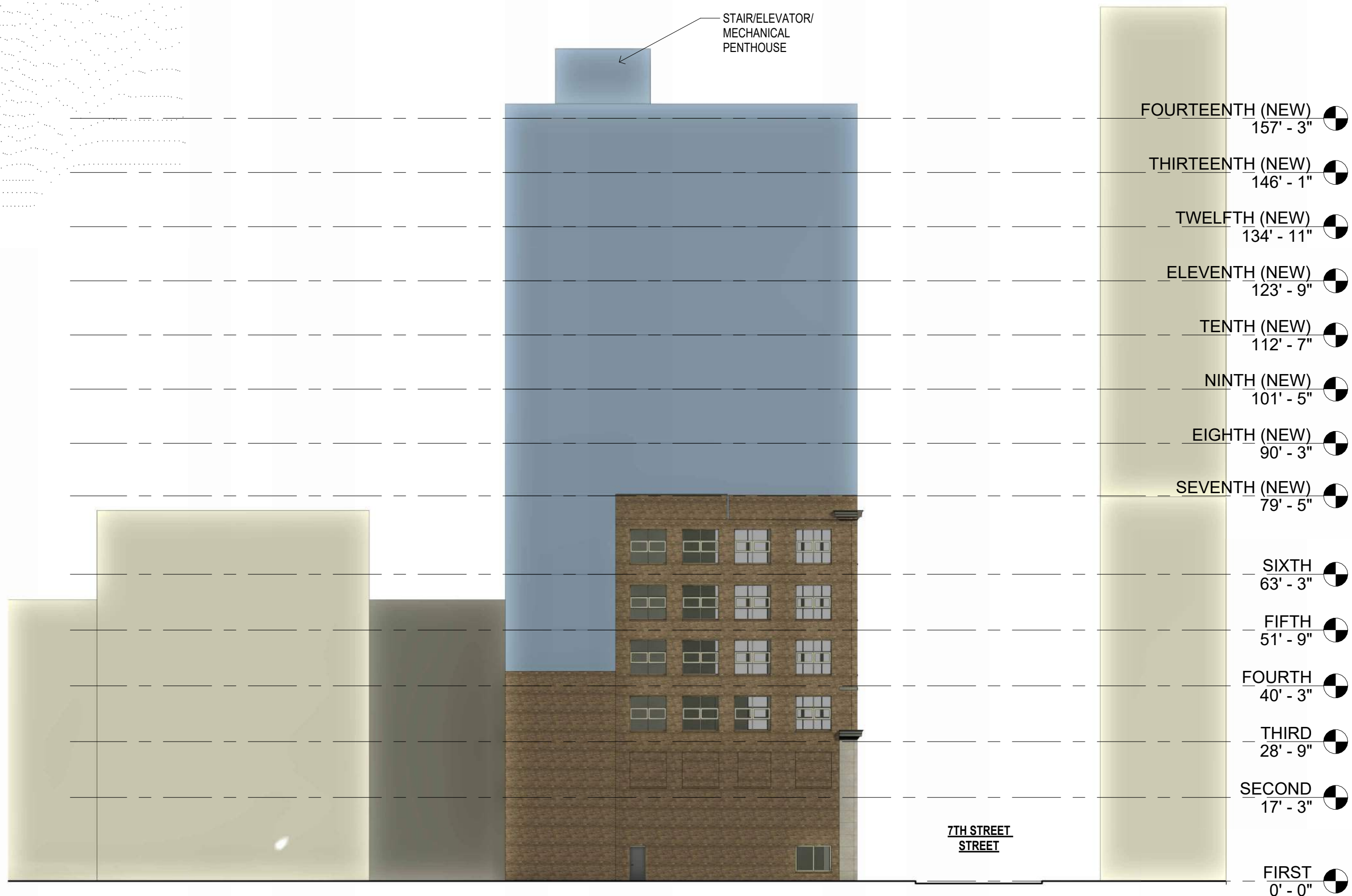
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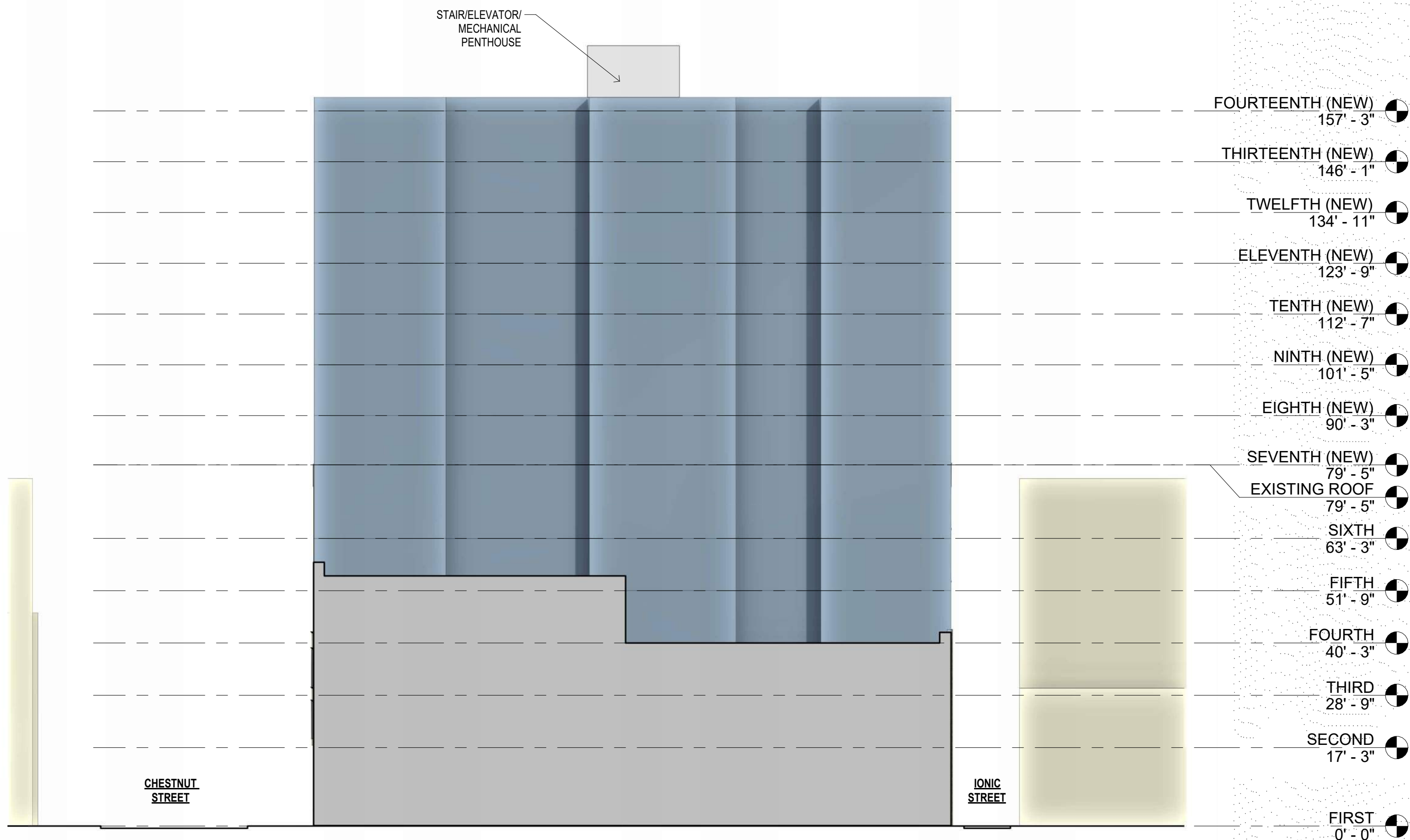
① HIST-ELEV-NORTH
1" = 20'-0"



② HIST-ELEV-EAST
1" = 20'-0"



④ HIST-ELEV-SOUTH
1" = 20'-0"



③ HIST-ELEV-WEST
1" = 20'-0"

STUDIO HS4

ARCHITECTURE | DESIGN | DEVELOPMENT

575 NORTH MIDDLETOWN RD
MEDA, PA 19063 215.995.4068

PROJECT NAME

700 CHESTNUT STREET
PHILADELPHIA, PENNSYLVANIA

PROJECT TEAM

OWNER
HIGHTOP REAL ESTATE
448 NORTH 10TH STREET, SUITE 303
PHILADELPHIA, PENNSYLVANIA

STRUCTURAL

SYSTEMS

CIVIL ENGINEER

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NO.	DATE	ISSUE

DRAWING TITLE

PROPOSED
NEW
ELEVATIONS

SCALE: 1" = 20'-0" DRAWN BY: Author

DATE: 04/05/22 CHECKED BY: Checker

SHEET NO.

H102

PROJECT NO. 2036



1 VIEW OF 700 CHESTNUT LOOKING SOUTH



2 VIEW OF 700 CHESTNUT FROM ADJACENT CORNER



3 VIEW OF 700 CHESTNUT AT IONIC STREET

STUDIO
HS4
ARCHITECTURE | DESIGN | DEVELOPMENT
575 NORTH MIDDLETOWN RD
MEDIA, PA 19063 215.995.4068

PROJECT NAME
700 CHESTNUT STREET
PHILADELPHIA, PENNSYLVANIA

PROJECT TEAM
OWNER
HIGHTOP REAL ESTATE
448 NORTH 10TH STREET, SUITE 303
PHILADELPHIA, PENNSYLVANIA

STRUCTURAL

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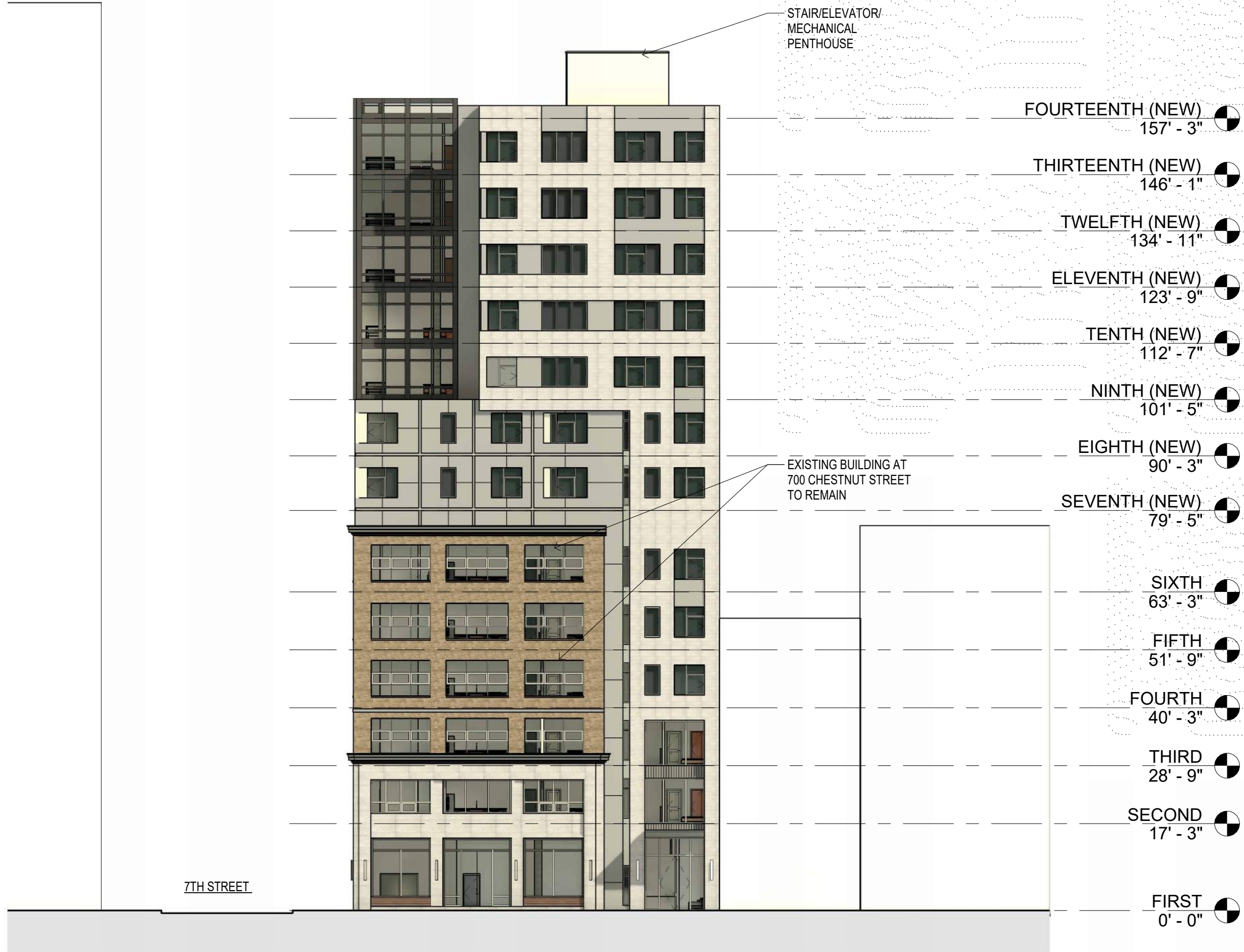
VIEWS OF
EXISTING

SCALE:	DRAWN BY:	Author
DATE:	04/05/22	CHECKED BY: Checker

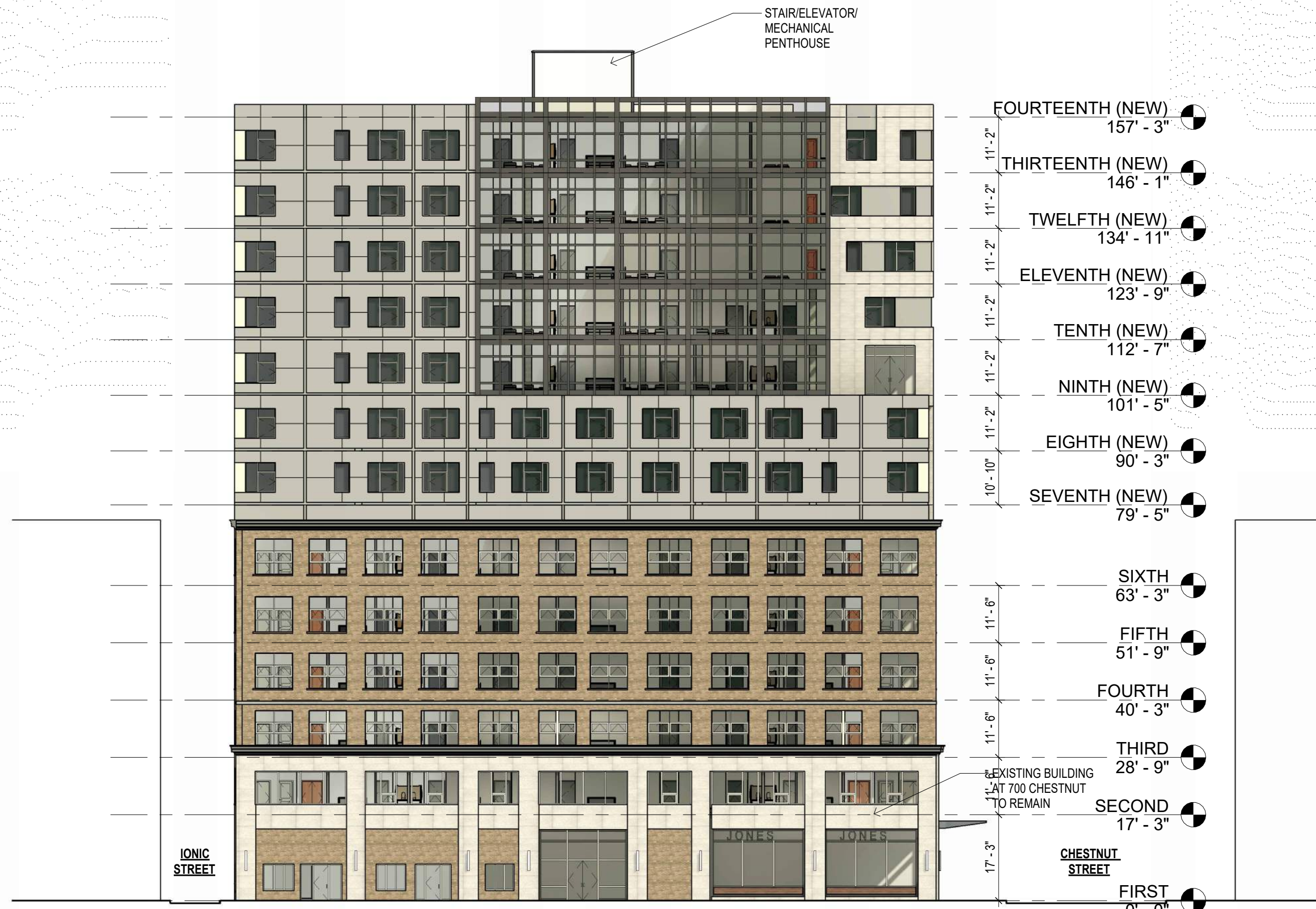
SHEET NO.

H103

PROJECT NO. 2036



② CDR-ELEV-NORTH
1" = 20'-0"



① CDR-ELEV-EAST
1" = 20'-0"



③ CDR-ELEV-SOUTH
1" = 20'-0"



④ CDR-ELEV-WEST
1" = 20'-0"

STUDIO
HS4

ARCHITECTURE | DESIGN | DEVELOPMENT

575 NORTH MIDDLETOWN RD
MEDIA, PA 19063 215.995.4088

PROJECT NAME

700 CHESTNUT STREET
PHILADELPHIA, PENNSYLVANIA

PROJECT TEAM

OWNER
HIGHTOP REAL ESTATE
448 NORTH 10TH STREET, SUITE 303
PHILADELPHIA, PENNSYLVANIA

STRUCTURAL

SYSTEMS

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REVISIONS

NO.	DATE	ISSUE

DRAWING TITLE

PROPOSED
ELEVATION
FINISHES

SCALE:	1" = 20'-0"	DRAWN BY:	Author
DATE:	06/13/22	CHECKED BY:	Checker

SHEET NO.

H102A

PROJECT NO.

2036

July 11, 2022
David Brown
Cooke Brown
7 East Skippack Avenue
Suite 310
Broad Axe, Pennsylvania 19002

Re: Structural Assessment for Existing building at 704 Chestnut Street

Dear David,

I am currently designing a new mixed-use project at 700-02 and 704 Chestnut Street. The properties are located in an Historic District. As such, our conceptual design plan involves maintaining the existing exterior envelopes of the buildings, with new construction built above the existing rooflines.

We are planning on implementing new floor plans that encompass both buildings with corridors connecting each side. Unfortunately, the floor elevations of each building are not the same; the second floor of 704 Chestnut is approximately 24" lower than 700 Chestnut and the third floor of 704 Chestnut is approximately 30" lower than 700 Chestnut. In order to meet ADA compliance, I need to provide an accessible route throughout each floor. This requires that I provide a contiguous walking path. The vertical distance is great enough that interior ramping at these floors is not workable. As such, I will need to demolish the existing second floor and third floor of 704 Chestnut and install new floors that align with the elevations of 700 Chestnut.

I'd like for you to assess the structural impacts of removing the existing floor framing while keeping the front and rear facades as well as the roof (we will need to install new structural elements for the overbuild that bypass the roof membrane.)

If your assessment finds that this is not feasible, I would like to review the impacts of removing the floor systems as well as the rear façade and roof while keeping the front façade in place.

Please call me should you have any questions.

Sincerely,



Herb Schultz IV, AIA LEED AP
Principal, Studio HS4, LLC



David J. Brown, P.E., *Vice President*
Joseph W. Cooke, P.E., *Founder/Associate*
215.654.0105
www.cookebrown.com
7 East Skippack Pike, Suite 310
Broad Axe, PA 19002

July 13, 2022

Studio HS4
575 North Middletown Rd
Media, PA 19063
Attn: Mr. Herb Schultz

**Ref: Existing Building Structural Evaluation
704 Chestnut St, Philadelphia, PA
#22062**

Dear Mr. Schultz:

At your request, Cooke Brown visited the existing building at 704 Chestnut Street in Philadelphia, Pennsylvania. The purpose of our visit was to evaluate the existing structure and the effects of proposed renovations.

The renovations that are proposed are described in your letter dated July 11, 2022.

The primary renovations that are proposed are related to modifying the existing structure by removing and relocating the existing 2nd and 3rd floors while maintaining the exterior building envelope. The structural impacts of that proposed change are as follows.

- The existing front façade of the building is a primarily windows with some wood framing. It is supported by and integrated into the current floor framing. If the existing 2nd and 3rd floors will be removed, this façade will be completely unsupported and unstable.
- The rear façade of the building is constructed of brick masonry. It is dependent on bracing by the floor system at each level for lateral stability. If the 2nd and 3rd floor will be removed, this wall will be unstable.
- The existing roof structure is supported by the walls which are on and/or adjoin the property lines to the adjacent buildings. The stability of the roof structure in the case that the 2nd and 3rd floors are removed is dependent on the stability of those walls. The wall on the west side of the property is a party wall shared with 706 Chestnut. Additional field verification will be required to determine if the connection to 706 Chestnut is sufficient to maintain bracing of this wall prior to floor demolition. The wall on the east side of the property adjoins the neighboring building 700-702 Chestnut. This wall is primarily supported by 704

Chestnut, and is not sufficiently supported by the adjacent building, therefore removal of the floors would result on this wall being unbraced and unstable.

Based on the above, it is our professional opinion that the 2nd and 3rd floor framing of 704 Chestnut cannot be removed without creating structurally unstable conditions for three of the four exterior walls (North, South, East) and for the roof. Some additional work may be required to improve the connections of the West wall to the neighboring building.

In addition to the above, you asked us to review the impact of removing the floor systems along with the rear façade and roof while maintaining the front façade in place.

The facade in question is shown in Image 1.



Image 1

We noted the following:

- The Chestnut façade at the ground floor level consists of storefront windows with stud framing. This is the Las Vegas Lounge area. All evidence indicates that all of the original façade elements have been removed at this level. The framing that is now present does not have any inherent self-supporting ability, and it will be unsupported if the floor structure behind is demolished.

- The Chestnut façade at the 2nd and 3rd levels consists primarily of windows, with wood framing at the window jams. There is a narrow band of brick at each side of the façade. This façade also does not have any inherent self-supporting ability and will be unsupported if the floor/roof structure is demolished.

The most important initial conclusion is that the façade will not be capable of supporting itself after the demolition of the floors and roof. If the floors and roof were to be removed, the façade would collapse. Therefore, the option of demolishing the interior of the building and leaving the façade unsupported is ruled out.

The next steps in our analysis are to review the option of preserving the façade using temporary bracing. To study this, we will first review the feasibility of supporting the façade by temporary bracing, and then review the risks and costs associated with this approach.

The primary challenge with using temporary bracing for this façade is that it is not currently capable of carrying its own self weight. From what we were able to observe, it appears that the façade is supported separately at each level by the existing floors. Therefore, any temporary support system would not only be providing lateral bracing but would also need to be able to carry the weight of the wall system. The normal way that this would be accomplished would be with a needle beam temporary lintel approach. This approach however is not practical since the façade mostly consists of only windows. Removal of the windows in order to allow for support of the façade would in reality be a removal the majority of the façade itself. Other than the windows there are only the jamb posts, and these cannot be cut to create access holes without compromising the integrity of the structure. The brick piers on the sides do not support the window wall system, so they are not available to use for this purpose. The only approach to bracing would be to use the window openings, and therefore the windows would have to be removed. Once it is given that the windows would have to be removed, a method could be developed to temporarily support the remaining elements. The normal method for this is to use a scaffolding system that is capable of supporting itself and the façade for gravity and lateral forces. Such a system is typically a custom fabricated steel structure which requires new foundations to be created in the sidewalk for support.

There are multiple levels of risks associated with the approach of using temporary bracing to support the façade. The individual items are as follows:

- It may be found in the course of the work that portions of the façade are in a deteriorated condition that makes the use of the temporary shoring system unfeasible. We believe that this could be a significant issue at 704 Chestnut St due to the renovations that were done at the Las Vegas Lounge façade. We also observed some areas where cracks are present between the brick portions of the wall and the party walls.

- Potential for damage to the façade during the process is a concern. This risk would be less of a concern if the existing façade was constructed of more durable materials such as brick or stone masonry, but for this structure the materials being supported will only be wood with small areas of brick. Damage is a significant possibility in the process of removing the windows and from exposure of the structure to the elements during the project.
- There is some potential risk to the adjacent properties from this approach. Attempting to brace an existing structure of this type creates a situation where at some point through the process the existing façade could be found to be unstable, and the bracing could not be achieved. Should such a situation occur, it would become necessary to demolish the façade immediately as a matter of public safety. This would not allow for the careful demolition process that would normally be pursued to protect the adjacent structures.
- The construction of a temporary shoring system will be a major project, and it will have a large impact on the usability of the pedestrian sidewalk for the duration of the project. This may have a negative impact on access and usability of adjacent buildings and on the flow of traffic in the area.

Based on the above, it is our professional opinion that the option of keeping this façade is structural unwise and impractical. We do not recommend this option due to risks associated with bracing the façade, in combination with the fact that the windows, which make up the majority of the façade, will have to be removed anyway. We do not recommend pursuing such a bracing project when only a small fraction of the existing elements would be able to be saved, and there is a significant likelihood that even those elements will be found to be in a deteriorated condition once the project is underway.

The above reflects our professional opinion based on the information available to us at this time. If any new information becomes available, please provide it to us so that we have the opportunity to revise our report and recommendations.

Please contact the undersigned for any additional items related to this matter.

Sincerely,



David J. Brown, P.E.
Vice President

