

ADDRESS: 220-60 S 33RD ST

Proposal: Repair, renovate, and construct rear addition to the Morgan Building (Weitzman Hall)

Review Requested: Final Approval

Owner: University of Pennsylvania

Applicant: Ke Feng, Office of the University Architect

History: 1892; Foulke & Long Institute for Orphan Girls of Soldiers and Firemen; Morgan and Music Buildings, University of Pennsylvania; Cope & Stewardson, architects

Individual Designation: 10/11/1989

District Designation: None

Staff Contact: Alex Till, alexander.till@phila.gov

BACKGROUND:

This application proposes to construct a four-story addition at the rear of Weitzman Hall at 220-60 S 33rd St, a three-story brick academic building with a hipped roof located on the University of Pennsylvania's campus. The building, historically called the Morgan Building, is individually designated on the Philadelphia Register of Historic Places. The building was designed by architects Cope & Stewardson and constructed in 1892. It has been owned by the University since 1900 and is currently used as an academic building for the Fine Arts Department. The proposed addition will be four stories tall, and it will be aligned with the peak of the historic building's roof. The addition will be connected to the historic block by a mostly glass connector portion that will partially enclose the building's east façade, which will be restored and become an interior element to the overall building. Existing widow openings on the east façade will be modified to serve as doorways into the addition and a portion of the roof on the same elevation will be removed inside the connector space. The addition will be clad in grey brick and terra cotta. The addition will provide needed accessibility to the building, which it currently lacks. The application also proposes exterior restoration work to the historic building, which can be reviewed by the staff.

SCOPE OF WORK:

- Construct a four-story addition on the east façade of the building.
- Alter the east façade window openings and roof to accommodate connection to the addition.

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 proposed addition is differentiated from and compatible with the historic building in massing, size, scale, and most architectural features. While the proposed cladding materials of brick and terra cotta are appropriate, the colors of the materials of the addition may be too dark for the historic building and its red brick surroundings. The proposed addition would meet Standard 9 with an adjustment to the color.
- *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 would be unimpaired.*

- The proposed new addition meets Standard 10. It can be easily removed if needed in the future without impairing the historic integrity of the property.

STAFF RECOMMENDATION: The staff recommends approval, provided that the colors of the cladding materials are adjusted, with the staff to review details, pursuant to Standards 9 and 10.

IMAGES:

Figure 1: 1895, Philadelphia Atlas, G. W. Bromley. Property highlighted in red



Figure 2: View of front (west) façade of 220-60 S. 33rd Street from 33rd Street.



Figure 3: View of southwest corner of 220-60 S. 33rd Street from 33rd Street.



Figure 4: Aerial view of 220-60 S. 33rd Street looking north.



KIERANTIMBERLAKE

BILLIE FAIRCLOTH FAIA
STEPHEN KIERAN FAIA
RICHARD MAIMON FAIA
JASON SMITH FAIA
JAMES TIMBERLAKE FAIA

09 June 2023

ELI ALLEN AIA
CHRISTOPHER CONNOCK
ANDREW CRONIN AIA
MARK DAVIS AIA
DAVID FEASTER AIA
JAZZ GRAVES AIA
LAURENT HEDQUIST AIA
RICHARD HODGE AIA
JON McCANDLISH AIA
BRENDAN MILLER AIA
JOHANN MORDHORST AIA
FATIMA OLIVIERI-MARTÍNEZ AIA
TIM PETERS AIA
MARILIA RODRIGUES AIA
COOPER SCHILLING AIA
RYAN WELCH
ZINAT YUSUFZAI AIA

Philadelphia Historical Commission
1515 Arch Street, 13th Floor
Philadelphia, PA 19102
215.686.7660

RE: 220-60 S 33rd Street (aka 221 S. 34th St), Philadelphia, PA 19104

To Whom It May Concern:

This letter is intended to introduce exterior renovations and an addition being proposed at 221 S. 34th Street for Stuart Weitzman Hall (SWH) on the University of Pennsylvania's campus in Philadelphia. The existing building, formerly known as Morgan Building, is a 17,750sf building designed by Cope and Stewardson in 1890 as part of a pair of buildings built for the Foulke and Long Institute for Orphan Girls of Soldiers and Firemen. The former Morgan Building is located within Penn's Historic Campus at the intersection of S 34th Street and Smith Walk and is currently used as Fine Arts academics program by the Weitzman School of Design (WSoD). With a 21,380 SF addition along the east face, the new SWH will continue to be used for the Fine Arts program but will also serve the WSoD through much needed faculty offices, fabrication shop, classrooms, exhibition spaces and open design studios. This application requests approval of the proposed design depicted in the attached documentation.

The SWH project addresses the growing School's needs which are currently met by a patchwork of decentralized spaces spread across campus. It is acknowledged that the existing facilities do not meet the needs of faculty and students, nor are they representative of the School's contributions and status in the arts and design fields. With immediate adjacency to the Fisher Fine Arts Library, Meyerson Hall, and Stuart Weitzman Plaza, the SWH renovation and addition will breathe new life into the historic Morgan Hall building through modernization and rehabilitation of the existing building, expansion of its footprint via a four-story addition, and collocation of design and arts programs under one roof. With the renovation, the addition will also provide much needed accessibility, code compliance, and bathroom access throughout the building.

CONTEXT

An Italian Renaissance style, the former Morgan Building faces west across 34th Street towards Meyerson Hall and the Central Green of the University of Pennsylvania's campus. Built as the administrative building for Foulke and Long Institute, the brick, wood and terracotta materiality of the Morgan Building and its sister structure the Lerner Center (formerly known as the Music Building) compliment those of the neighboring Fisher Fine Arts Library by Frank Furness. The former Morgan Building contributes to the University of Pennsylvania Campus National Historic District. Under the University of Pennsylvania's ownership since 1900, the building has served numerous uses including a physics laboratory and nursing school. With each transformation the interior of the building has been significantly altered while the façade has remained largely intact.

In 2010, the Music Building underwent a renovation and addition project which added a similar-sized addition to its east façade. At that time, an above-grade connection between Morgan and the Music Building was demolished, replaced by a pedestrian path and alumni fountain. The renovation of and addition to Morgan extends the work begun in 2010 and completes the building program on this part of campus.

ARCHITECTS RESEARCHERS

841 NORTH AMERICAN STREET
PHILADELPHIA PA 19123
UNITED STATES

V +1 215 922 6600
F +1 215 922 4680

KIERANTIMBERLAKE.COM

09 June 2023

Page 2 of 3

RENOVATION

The team has partnered with Preservation Design Partnership Architects on the preservation and restoration scope. The Historic Preservation design approach and recommended treatments for the existing exterior building envelope are framed by the Secretary of the Interior's Standards for the Treatment of Historic Properties. The renovation will address the Historic Preservation scope at the existing exterior building envelope including:

- Masonry (Brick & Terracotta)
- Windows
- Doors
- Wood Architectural Trim
- Roofing

The scope of restoration work will address ongoing material deterioration issues, restore masonry and terracotta, and improve the thermal performance of windows and doors to preserve this significant historic resource. A full replacement of the current asphaltic roof with a slate roof will align with the original construction as well as full restoration of the historic brick, terracotta, woodwork and stone façades. Throughout the years many of the original 101 windows have been sealed shut, blocked or had mechanical vents or window units installed. The renovation scope includes full replacement of the windows with high-performance and historically sensitive windows to give renewed life to the building.

As part of the proposed project, the interior of Morgan will be fully upgraded to meet code and address accessibility issues which will be largely achieved through the east addition. Note that the interior spaces of Morgan do not have historic designation and thus are not part of the documentation included in this proposal.

Exterior elements will also be upgraded to meet code, taking into consideration the sensitivity towards the historic façade. Originally intended to be occupied, the second-floor porch along S 34th Street is currently unused due to its lack of accessibility and code compliance. Through this project, the team proposes to install a glass guard set back from the historic brick guardrail that will provide the required 42" code required height while minimizing visibility along the façade. Along with repair to the porch floor assembly and adjacent window and doors, the proposed will allow the porch to finally become a code-compliant and accessible amenity for the building. The glass guard is shown on the elevation drawings that are part of this package.

Incorporated into the proposed façade work, an existing aluminum sign that sits below the second-floor porch will be removed and replaced with a new sign. This sign which identifies the building as 'STUART WEIZTMAN HALL' will be replaced with a sign that can be removed to minimize any connection / impact to the existing façade. Additionally, the material type and tone of the replacement will align with the existing brick and terracotta.

ADDITION

Consideration of the building's exterior historic status has been taken into account with the placement of the four-story addition and the means by which it meets the historic façade. To support Morgan Building with the needed accessible entries, circulation, restrooms and program, the four-story addition has been sited along the east-façade where there is currently an accessible ramp, mechanical exhaust and sloped lawn facing a pedestrian walk. Taking cues from the Music Building (Lerner Center) renovation in 2010, the addition height aligns with the top of the Morgan roof eave. Similar to Lerner Center, the addition meets the existing building through an 11'-0" glass connector and utilizes window openings as opportunities for passage between the renovation and the addition. The connector will create a new accessible entry along Smith Walk, and the interior floor elevations will align, providing full accessibility to Morgan for the first time in its history.

ARCHITECTS
RESEARCHERS

841 NORTH AMERICAN STREET
PHILADELPHIA PA 19123
UNITED STATES

V +1 215 922 6600
F +1 215 922 4680

KIERANTIMBERLAKE.COM

KIERANTIMBERLAKE

09 June 2023

Page 3 of 3

Demolition of the east façade is minimized by the light touch of the connector as seen on the attached demolition elevations. The east façade will be restored and become an interior element within the overall building. The addition will add an elevator, two code compliant stairs, and fully accessible bathrooms on all floors to ensure that Morgan can support the Weitzman School of Design for generations to come.

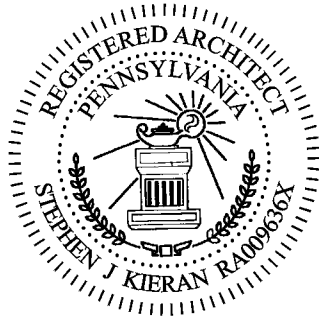
Exterior materials for the addition are sensitive to the site's context, extending the brick and terracotta languages in a contemporary way. Brick volumes wrap around high-performance glazing that provides daylight into the addition's fine arts and open studio spaces. Terracotta cladding below the glazing engages the terracotta language of Morgan as well as the adjacent addition to Lerner. The tonality of the materials has been refined and reviewed with the University to ensure that it considers and complements the varying tones of the adjacent buildings.

Representing the Weitzman School of Design's most significant building project in 55 years, SWH will bring renewed energy to this part of campus and will expand the use and vibrancy of the former Morgan Building while serving the current and future needs of the WSoD.

On behalf of Steve Kieran, FAIA please contact me at this office should you have questions or require additional information.

Respectfully,

Fátima Olivieri-Martinez, AIA
Principal



ARCHITECTS
RESEARCHERS

841 NORTH AMERICAN STREET
PHILADELPHIA PA 19123
UNITED STATES

V +1 215 922 6600
F +1 215 922 4680

KIERANTIMBERLAKE.COM



STUART WEITZMAN HALL RENOVATION & ADDITION

WEITZMAN SCHOOL OF DESIGN

Philadelphia Historic Commission – Architectural Committee Review
9 June 2023



KIERANTIMBERLAKE



West Elevation of Stuart Weitzman Hall, December 2021

Existing Building Description

Weitzman Hall (formerly Morgan Building) is a rectangular plan, three-story masonry building that faces west along South 34th Street between Walnut Street and Spruce Street. The Italianate red brick and terra cotta building features a low hipped roof and deep overhanging eaves. Below the eaves on all four sides of the building are exposed rafter tails and large, ornamental wood brackets.

The West Elevation along S 34th Street is the primary façade and features a projecting central brick entrance porch that is capped by recessed balconies at the Second and Third Floors. The porch structures have accents of terracotta and the openings are ornamented with wood pilasters and lintels. The recessed front entrance is framed by a large Romanesque brick arch, which is repeated in the arched head of the decorative entrance doors and sidelights.

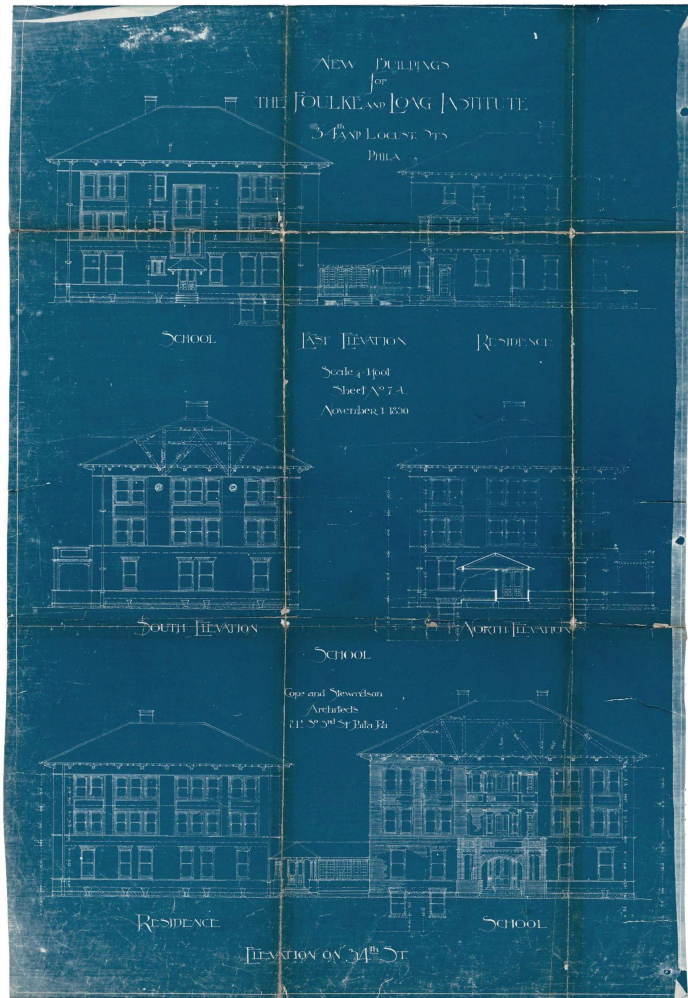
All four elevations feature large one-over-one double hung windows. The windows at the Second and Third Floors are grouped in pairs and tripartites, which are framed by ornamental terra cotta moldings matching the color of the brick. Red terra cotta was also used for the continuous belt courses at the First and Second Floor window sills and at the base of the brick cornice. The horizontal belt courses are a decorative feature employed by the architect to create a vertical emphasis on the Second and Third Floors.



History & Context



CAMPUS SITE PLAN
STUART WEITZMAN HALL RENOVATION & ADDITION



Original Cope & Stewardson Blueprints, ca. 1890.

Historical Timeline

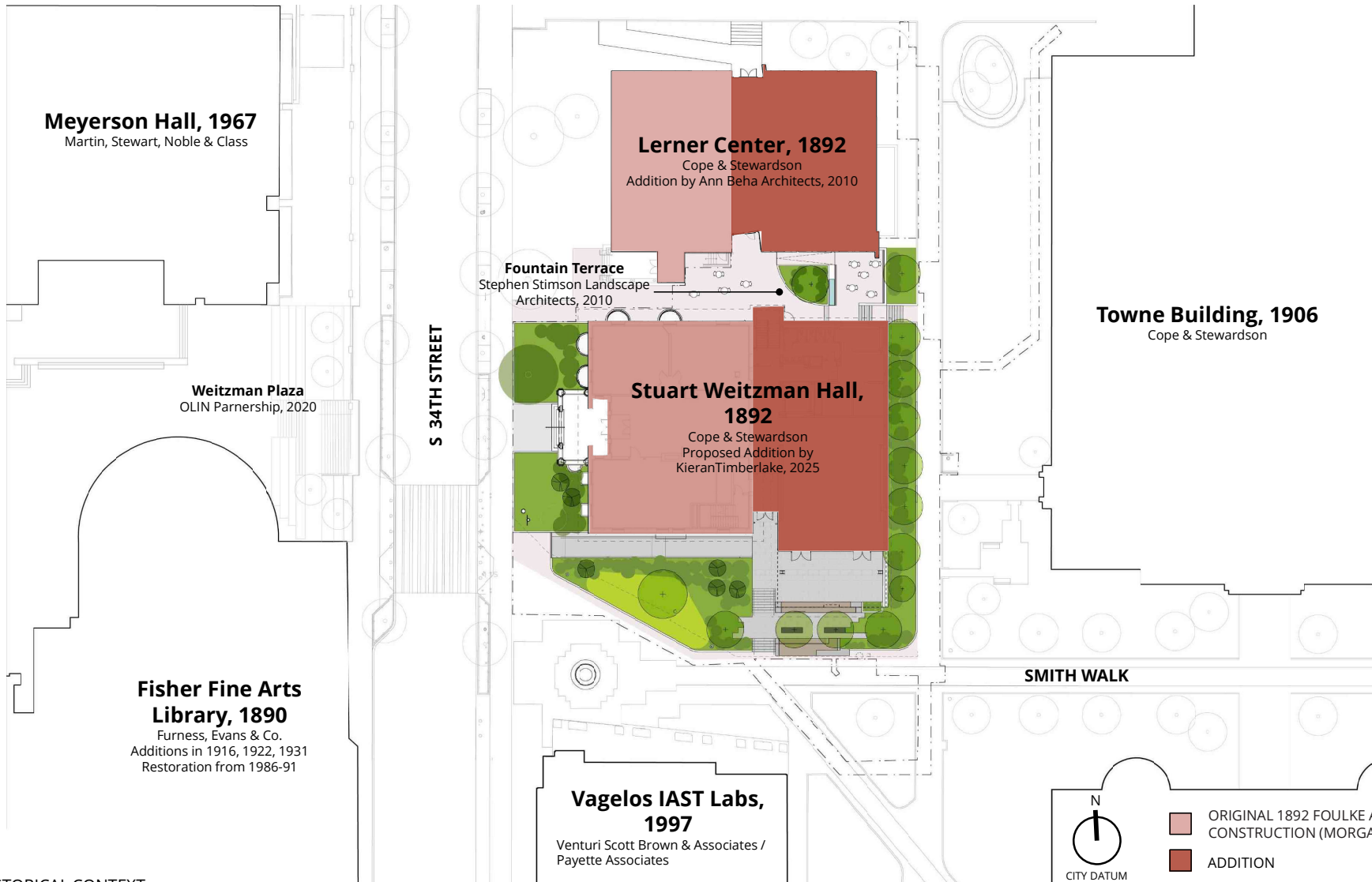
- 1890** Building designed by Cope & Stewardson for the Foulke and Long Institute
- 1892** Construction completed
- 1900** Building acquired by the University of Pennsylvania
- 1900-50s** Building used as Randal Morgan Laboratory of Physics
- 1950s-70s** Building used by the School of Nursing
- 1978** Campus Historic District added to the National Register of Historic Places
- 1989** Morgan Building designated on the Philadelphia Register of Historic Places
- 1999-Now** Building used by the Fine Arts department
- 1995** Neighboring Smith Hall demolished and Vagelos Labs constructed
Agreement for precinct cultural awareness and SHPO review signed between Philadelphia Historical Commission and the University of Pennsylvania
- 2009** Above grade connector between buildings demolished as part of Lerner Center project
- 2010** Addition completed on adjacent Lerner Center
- 2010** Moderate preservation work completed on Morgan Building as part of Lerner Center project



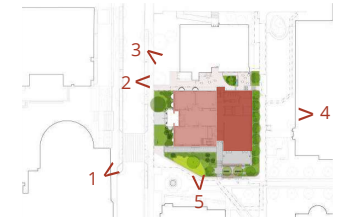
Morgan Building, ca. 1901.



Department of Physics staff and students on the front steps, ca. 1908.



SITE PLAN HISTORICAL CONTEXT
STUART WEITZMAN HALL RENOVATION & ADDITION



1. Aerial showing West and South Elevations from Fisher Fine Arts Library, December 2021
2. West Elevations of Lerner Center (left) and Stuart Weitzman Hall (right) from 34th Street, March 2023
3. North Elevation from 34th Street, April 2023
4. East Elevation from Towne Building, March 2023
5. South Elevation from Smith Walk, March 2023



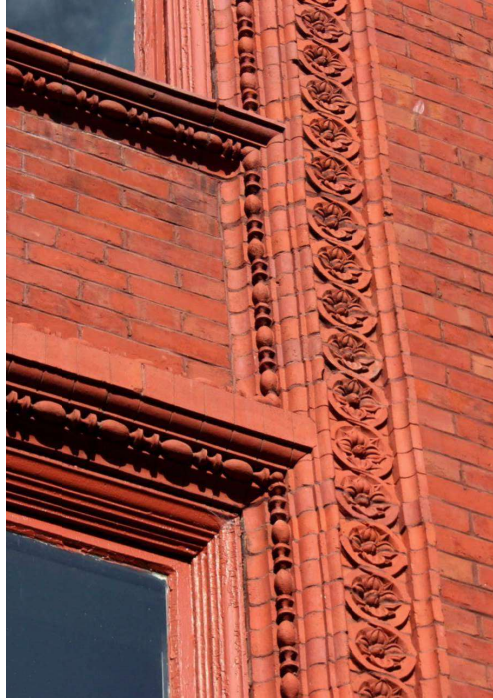
BUILDING FAÇADE PHOTOGRAPHS
STUART WEITZMAN HALL RENOVATION & ADDITION



Historic Preservation



BRICK



TERRACOTTA
ORNAMENTATION, SILLS,
AND BANDING



RUBBLESTONE FOUNDATION AND
BLUESTONE WATERTABLE



WOOD BRACKETS, SOFFIT, AND TRIM

HISTORIC PRESERVATION SCOPE OF WORK

Select restoration and replacement of below building elements:

Roof Replacement

New slate tile roof to match original material

Window Replacement

New high-performance double-glazed windows, profiles and glazing sightline dimensions to imitate existing frames

Brick Masonry

Replacement, repointing, cleaning, and repair of deteriorated and damaged bricks

Terracotta

Repair, replacement, and cleaning of deteriorated and damaged belt coursing, sill coursing, and ornamental units

Bluestone Water Table

Repairs, replacement, and cleaning of bluestone

Rubblestone Foundation

Cleaning and repointing of rubblestone units

Wood Restoration

Paint removal, repair, replacement and repainting of exposed rafter tails, rafter beams, ornamental cornice brackets, and soffit





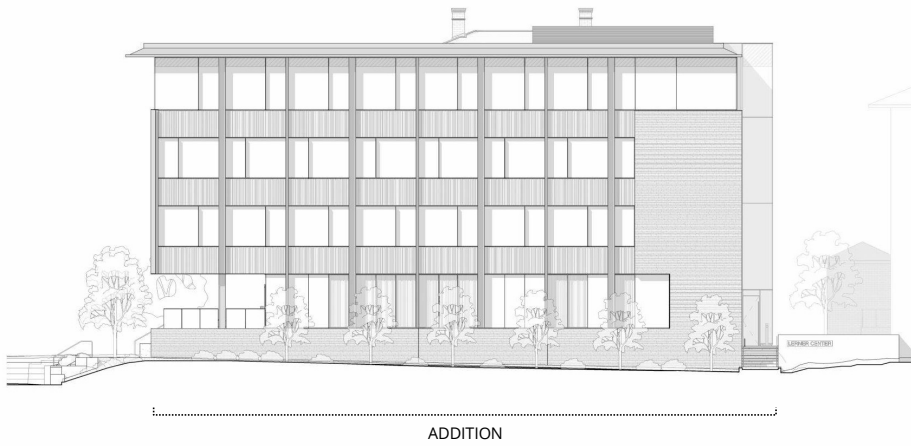
Building Addition



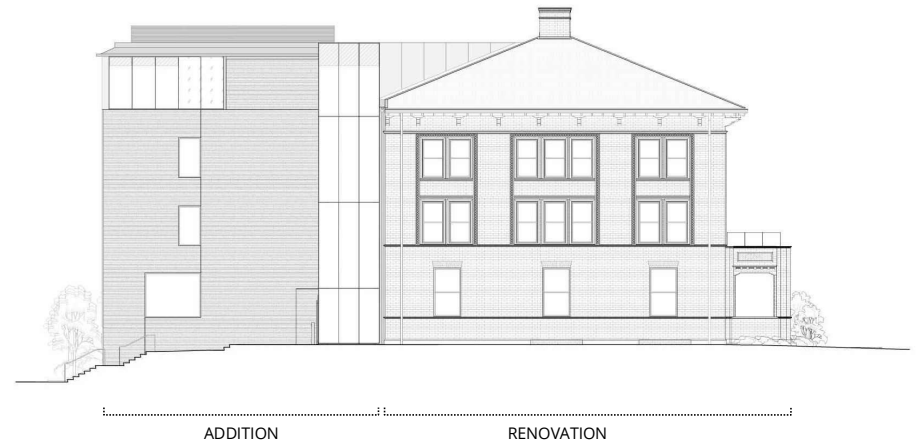
SOUTH ELEVATION



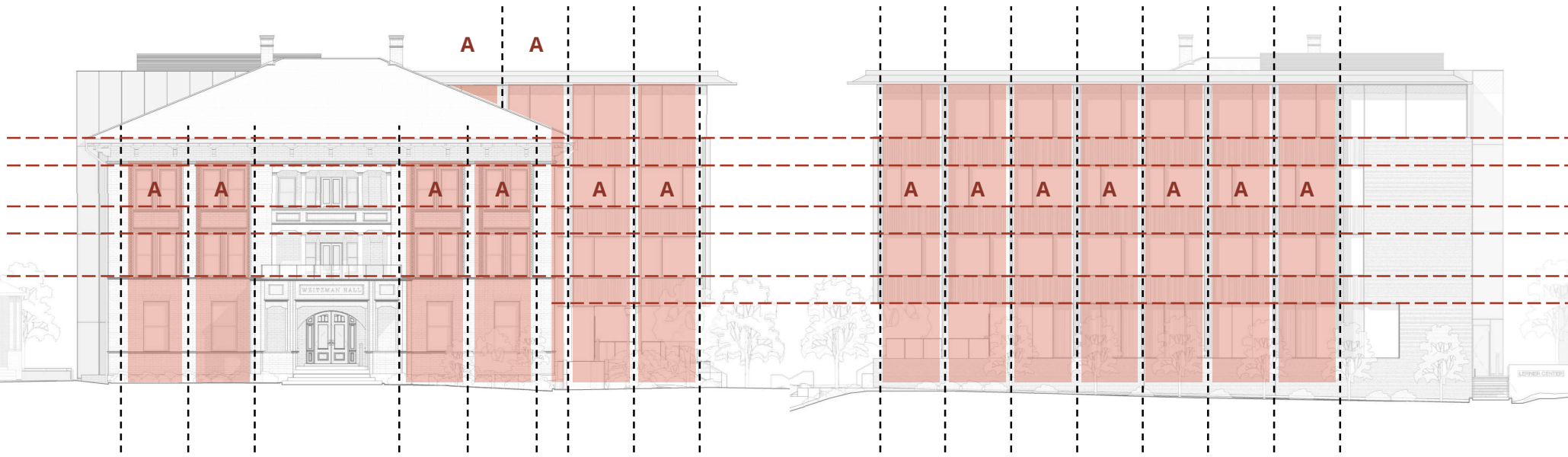
WEST ELEVATION



EAST ELEVATION



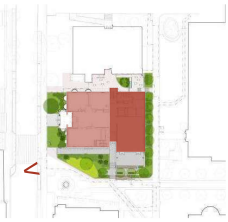
NORTH ELEVATION



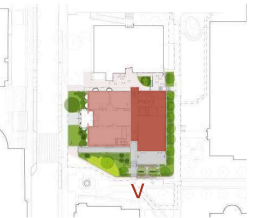
WEST ELEVATION

EAST ELEVATION

The design for the contemporary addition relates to the historic building both materially and proportionally. The horizontal bands of the new façade reference the historic spandrels and correspond to the horizontal lines of the building’s string courses, cornices, and window extents. Furthermore, the vertical proportions created by the terracotta framed windows on the historic façade are repeated in the increments between vertical fins on the addition. This considerate continuation of horizontal and vertical lines creates an underlying visual continuity between old and new.



VIEW FROM 34TH STREET LOOKING NORTHEAST
STUART WEITZMAN HALL RENOVATION & ADDITION

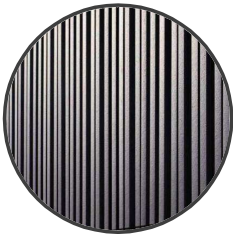


SOUTH ENTRY SETBACK AT EXISTING BUILDING
STUART WEITZMAN HALL RENOVATION & ADDITION

**SOFFIT, COPING,
AND FASCIA**
Profiled Decorative
Metal



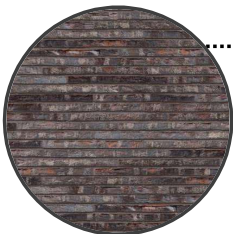
SPANDREL
Profiled Terracotta
Panels



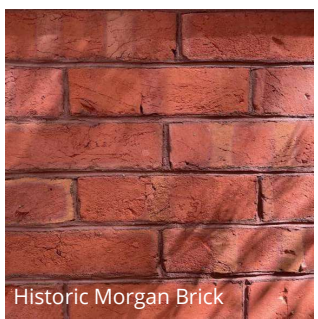
METAL AND GLASS
Curtain Wall
Assembly with
Decorative Metal



BRICK
Long-Format Brick



RENOVATION



Historic Morgan Brick

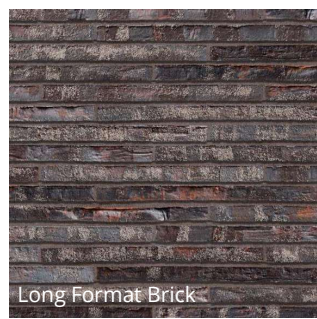


New Slate Tile Roof on
Historic Building



Historic Wood
Painted Forest Green

ADDITION



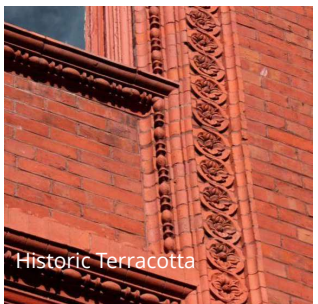
Long Format Brick



Historic Bluestone
Water table



Decorative Metal
Warm Gray w/ Mica Finish



Historic Terracotta



Terracotta
Gray Smooth

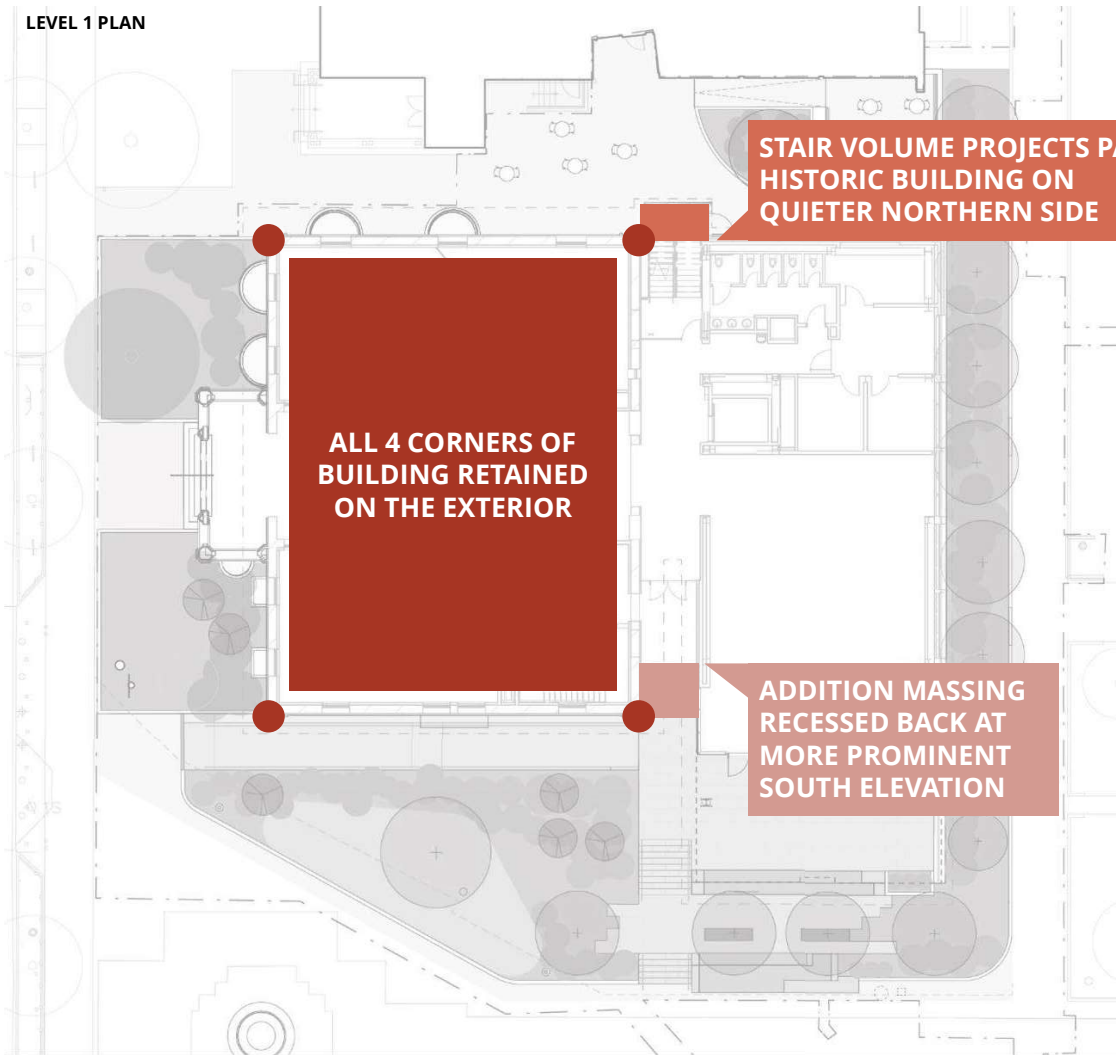


Connection to Historic Building

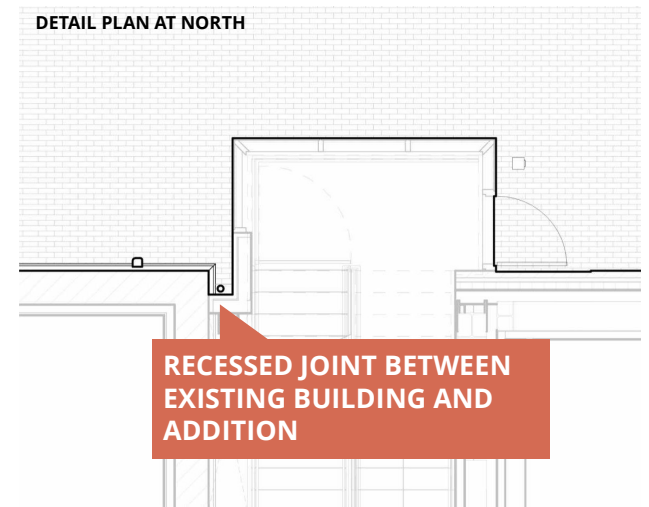
Taking cues from the Music Building (Lerner Center) renovation in 2010, the addition height aligns with the top of the Morgan roof eave. Similar to Lerner Center, the addition meets the existing building through an 11'-0" glass connector and utilizes window openings as opportunities for passage between the renovation and the addition. The connector will create a new accessible entry along Smith Walk, and the interior floor elevations will align, providing full accessibility to Morgan for the first time in its history.

Demolition of the east façade is minimized by the light touch of the connector as seen on the enclosed views. The east façade will be restored and become an interior element within the overall building. The addition will add an elevator, two code compliant stairs, and fully accessible bathrooms on all floors to ensure that Morgan can support the Weitzman School of Design for generations to come.

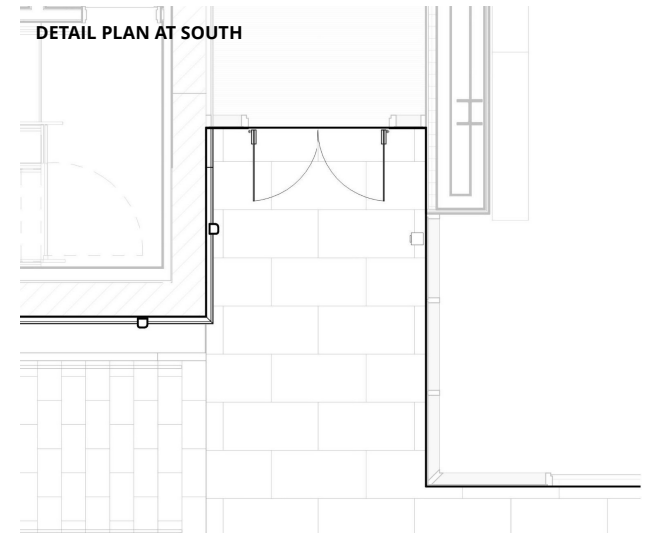
LEVEL 1 PLAN

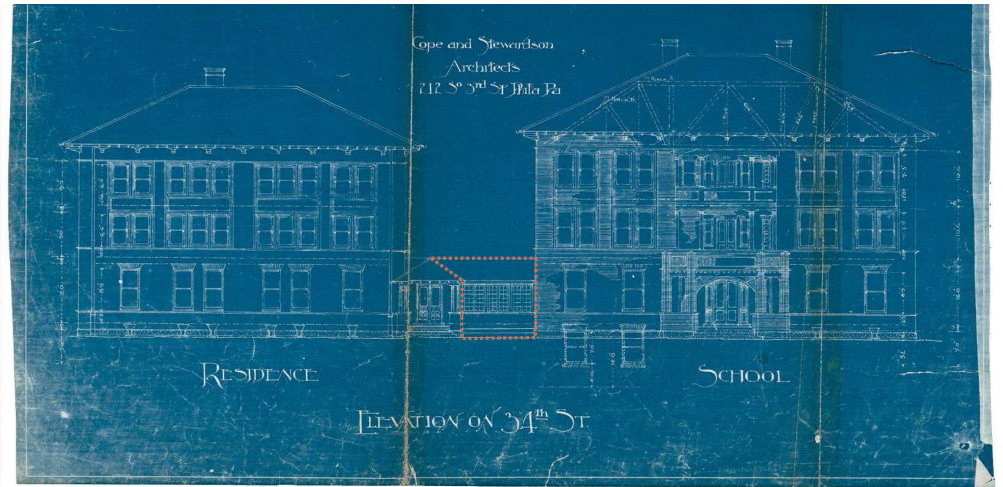


DETAIL PLAN AT NORTH

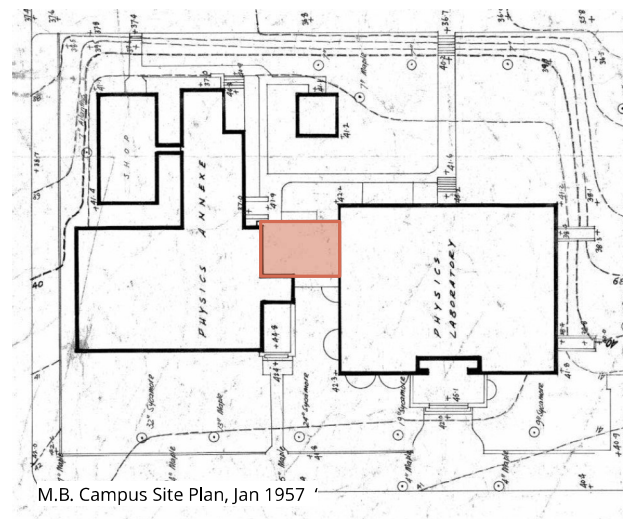


DETAIL PLAN AT SOUTH





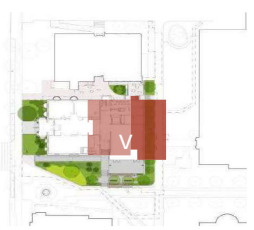
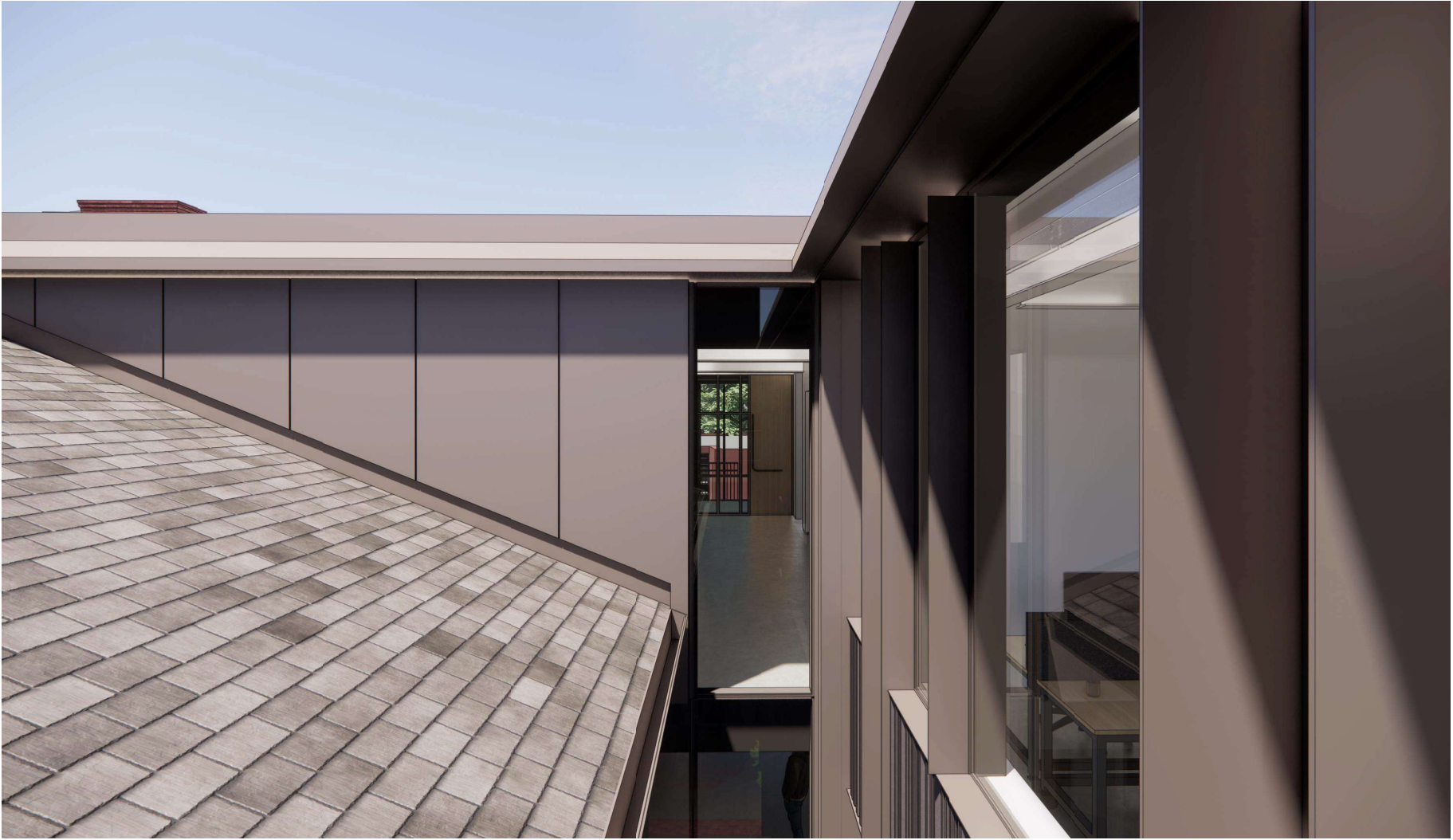
34th Street Elevation, Cope & Stewardson, ca. 1890



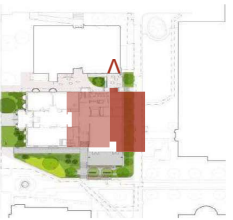
Lerner Porch with Connection on Right



SECTION THROUGH ADDITION EAST ELEVATION OF HISTORIC BUILDING
STUART WEITZMAN HALL RENOVATION & ADDITION



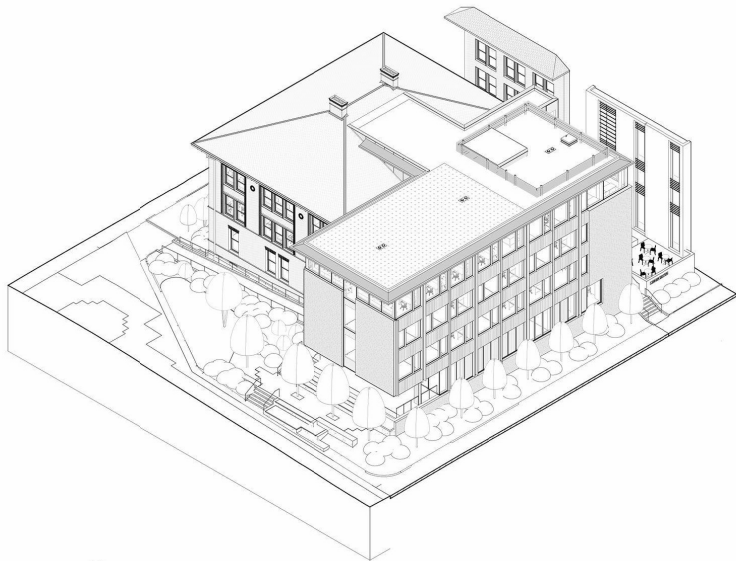
ROOF CONNECTION SOUTH SIDE
STUART WEITZMAN HALL RENOVATION & ADDITION



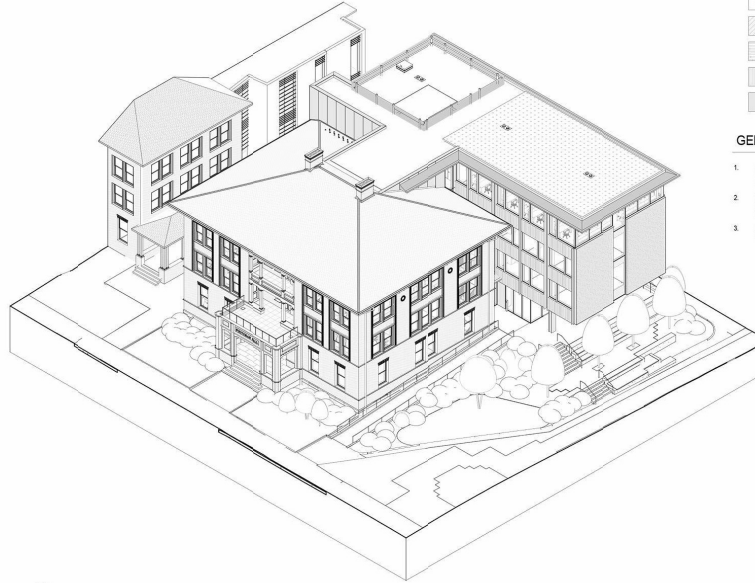
ROOF CONNECTION NORTH SIDE
STUART WEITZMAN HALL RENOVATION & ADDITION



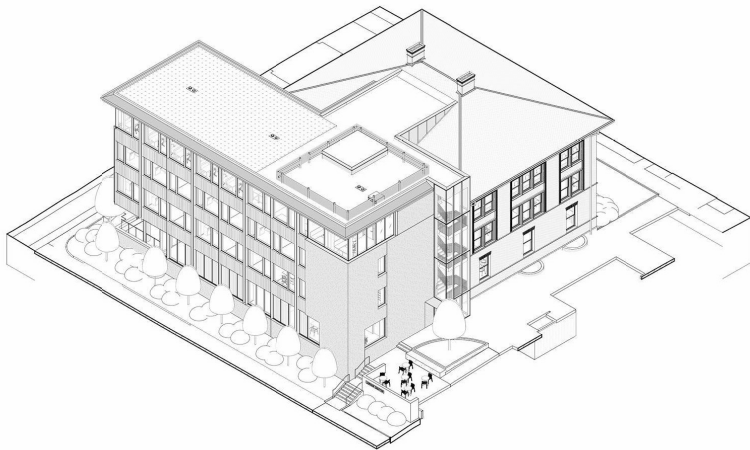
NORTH ELEVATION
STUART WEITZMAN HALL RENOVATION & ADDITION



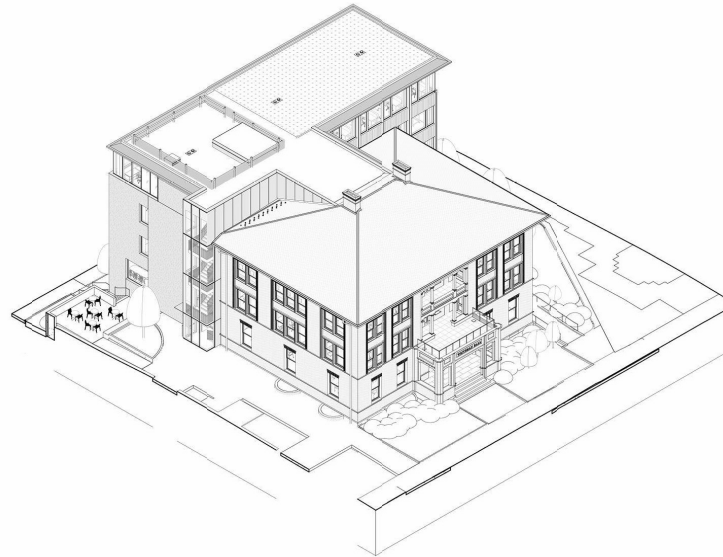
12 BUILDING AXON - FROM SOUTHEAST
A-404



2 BUILDING AXON - FROM SOUTHWEST
A-404



13 BUILDING AXON - FROM NORTHEAST
A-404



4 BUILDING AXON - FROM NORTHWEST
A-404

EXTERIOR ELEVATION LEGEND

- VISION GLASS PANEL
4-SIDED STRUCTURAL SILICONE GLAZED SYSTEM W/LOW IRON GLAZING
800. REFERENCE PRELIMINARY SPECIFICATIONS
- SHADOW BOX
FINISHED ALUM PANEL BEHIND LOW IRON GLAZING
- FASCIA PANEL
FINISHED ANGLE ALUM FASCIA BEHIND LOW IRON GLAZING
- BRICK (W-1)
LONG FORMAT THROUGH BODY GRAY BRICK
500. REFERENCE DSG, PHILADELPHIA
- TERRACOTTA SPANDREL (W-2)
PROFILED TERRACOTTA PANEL
- FINISH METAL (W-3)
ALUMINUM W/ CUSTOM COLOR FLUOROPOLYMER MCA FINISH

GENERAL EXTERIOR ELEVATION NOTES

1. REPLACE ALL WINDOWS SHOWN IN EXISTING BUILDING WITH NEW FIXED HIGH PERFORMANCE DOUBLE-GLAZED ALUMINUM WINDOWS. REFERENCE HP-SERIES DRAWINGS & SPECIFICATIONS FOR ADDITIONAL INFORMATION.
2. REFERENCE HISTORIC PRESERVATION DRAWINGS AND PRELIMINARY SPECIFICATIONS FOR SCOPE OF EXISTING MASONRY REPAIR, REPLACEMENT, AND CLEANING, AS WELL AS WINDOW REPLACEMENTS AND WOOD RESTORATION.
3. REFERENCE PRELIMINARY SPECIFICATIONS FOR ADDITIONAL INFORMATION ON FACADE COMPONENTS.

ARCHITECT
KIERANTIMBERLAKE
841 NORTH AMERICAN STREET
PHILADELPHIA, PA 19123
P. 215-622-4800
www.kierantimberlake.com

MEP/FP
BURO HAPPOLD
100 BROADWAY, FLOOR 17
NEW YORK, NY 10005
burohappold.com

STRUCTURAL ENGINEER
LEIRA
40 WALL STREET, FLOOR 23
NEW YORK, NY 10005
leira.com

LANDSCAPE ARCHITECT
PORT URBANISM
1315 WALNUT STREET, SUITE 1108
PHILADELPHIA, PA 19107
porturbanism.com

CIVIL ENGINEER
LANGAN
1518 MARKET STREET, SUITE 3300
PHILADELPHIA, PA 19103
langan.com

SECURITY, AV & IT INFRASTRUCTURE
SHEN MILSCOM & WILKE
1220 NORTH FLORISSA STREET, SUITE 360
ARLINGTON, VA 22201
smw.com

CHILLED WATER & STEAM
TREFZ ENGINEERING
601 DREXLER ROAD, SUITE 275
HORSHAM, PA 19044
trefz.com

HISTORIC PRESERVATION ARCHITECTURE
PRESERVATION DESIGN PARTNERSHIP
10 SHAIRS LANE, SUITE 101
PHILADELPHIA, PA 19104
pdpartnership.com

VERTICAL TRANSPORTATION
VDA
221 LAUREL ROAD, SUITE 100
WYOMING, NJ 08043
vda.com

PROJECT NO.: KT 942

STUART WEITZMAN HALL

UNIVERSITY OF PENNSYLVANIA

220-60 S 33RD ST PHILADELPHIA, PENNSYLVANIA 19104



REVISIONS	NO.	DATE	DESCRIPTION

50% DESIGN DEVELOPMENT

NOT FOR CONSTRUCTION

DATE: 31 MAY 2023
DRAWN BY: TP
CHECKED BY: AL, FO

BUILDING AXONS

A-404