

ADDRESS: 2112 WALNUT ST

Proposal: Demolish rear of building; construct 12-story addition

Review Requested: Final Approval

Owner: Bruce and Lisa Ginsberg

Applicant: Eric Leighton, cbp Architects

History: 1870

Individual Designation: None

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

Staff Contact: Laura DiPasquale, laura.dipasquale@phila.gov, 215-686-7660

OVERVIEW: This application proposes to demolish the majority of the four-story Second Empire brownstone building at 2112 Walnut Street and to construct a 12-story addition behind the remaining front portion of the historic building. The proposal would leave the front façade and portions of the exterior side party walls in place, but remove the entirety of the rear as well as the roof and most interior floors. The fourth-floor front mansard of the existing building would become a screen wall to an open patio behind. No information is provided in the application about the treatment of the existing front façade, windows, or doors. The addition, which would feature setbacks at the 9th and 12th floors and would be clad in glass curtain walls and metal panels. The existing building is 53 feet tall; the addition would be about 174 feet tall. Renderings provided in the submission demonstrate that the addition would be highly visible from Walnut Street, and it would also be visible from Chancellor Street, a small street with several historic carriage houses that dead-ends at this property.

The application resembles a project on the neighboring properties at 2108 and 2110 Walnut Street that was approved by the Historical Commission in 2016. However, there are notable differences between the projects. The adjacent parcel at 2110 Walnut Street was a vacant lot at the time of designation, and the overbuild on the historic building at 2108 Walnut was shown as being limited to four-stories and being set back to the point of being inconspicuous from the public right-of-way. The proposed addition for 2112 Walnut Street would be set closer to the front façade than 2108 Walnut Street and would extend three stories taller than the addition at 2110.

SCOPE OF WORK:

- Demolish majority of existing building
- Construct 12-story addition

STANDARDS FOR REVIEW:

The Secretary of the Interior's Standards for the Treatment of Historic Properties and Guidelines include:

- *Standard 9: New addition, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will 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.*
 - The proposed project demolishes over half of the historic building, destroying historic materials. The new work will be overly differentiated from the old and incompatible with the historic materials, features, size, scale and proportion, and massing, failing to protect the integrity of the property and its environment. The proposed application fails to satisfy Standard 9.

- *Standard 10: New additions and adjacent or related new construction shall 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.*
 - If removed in the future, the form and integrity of the historic property would be impaired, as only the front façade would remain. The application fails to satisfy Standard 10.
- *Roofs Guideline | Recommended: Designing rooftop additions, elevator or stair towers, decks or terraces, dormers, or skylights when required by a new or continuing use so that they are inconspicuous and minimally visible on the site and from the public right-of-way and do not damage or obscure character-defining historic features.*
 - The proposed addition would be highly conspicuous and visible on the site and from the public right-of-way. The application fails to satisfy the Roofs Guideline.
- *14-1005(6)(d) Restrictions on Demolition. No building permit shall be issued for the demolition of a historic building, structure, site, or object, or of a building, structure, site, or object 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, structure, site, or object cannot be used for any purpose for which it is or may be reasonably adapted. In order to show that building, structure, site, or object cannot be used for any purpose for which it is or may be reasonably adapted, the owner must demonstrate that the sale of the property is impracticable, that commercial rental cannot provide a reasonable rate of return, and that other potential uses of the property are foreclosed.*
- *14-203(88) Demolition or Demolish. The razing or destruction, whether entirely or in significant part, of a building, structure, site, or object. Demolition includes the removal of a building, structure, site, or object from its site or the removal or destruction of the façade or surface.*
 - Section 14-1005(6)(d) prohibits the Historical Commission from approving a demolition, the razing or destruction of a building entirely or in significant part, unless it finds that the demolition is necessary in the public interest or that the building cannot be used for any purpose for which it may be reasonably adapted. The proposed work constitutes a demolition in the legal sense. The application does not demonstrate that the demolition qualifies for the public interest or inability to reuse exception. The application must be denied.

STAFF RECOMMENDATION: Denial, pursuant to Standards 9, 10, the Roofs Guideline, and Section 14-1005(6)(d) of the Philadelphia Code, the prohibition against demolition.



August 8, 2023

Dr. Jonathan E. Farnham, Ph.D.
Executive Director
City of Philadelphia Historical Commission
1515 Arch St, 13th Floor
Philadelphia, PA 19102

RE: Proposed Mixed-Use Development at 2112 Walnut Street

Dear Dr. Farnham:

This proposal for final Historical Commission review is for 2112 Walnut Street and its development into 10 condominium units. The site is located in the Rittenhouse-Fitler Historic District of Philadelphia with frontage on Walnut Street, zoned RMX-3. The parcel contains one building that is not individually designated on the Philadelphia Register of Historic Places. The building fronting Walnut Street is a 3 ½-story brownstone rowhome.

The proposed 37,516 GSF as of right development with a calculated FAR of 36,330 GSF is a thirteen-story building containing ten condominiums ranging from 900 – 4,350 square feet with full floor and bi-level units. The project will be a combination of new construction and alteration of the existing structure. We propose removing a non-historic one-story addition at the back of the building and the rear wall of the existing building. The existing front façade facing Walnut Street will be preserved and restored. Behind the mansard roof will be an open roof deck area.

New construction features a façade generally matching the materials and aligning of floor levels with the adjacent structure at 2110 Walnut Street. Setbacks occur at various levels above in order to recede the façade from the street, respect the historic structures, and to provide terraces. The building mass is further broken down with carved-out balconies and a light well. See the attached graphics package for additional information about the building mass and articulation.

Sixteen parking spaces will be provided within the building, with access from Chancellor Street across an existing easement of 2114 Walnut. Other elements at the ground floor include a retail space facing Walnut Street.

After reviewing this information booklet, please do not hesitate to contact us with any questions or should you require additional information, which we will make every attempt to promptly provide. We look forward to presenting our proposal to the Architectural Committee at their 22 August meeting and the Historical Commission at their September 8th meeting, Thank you.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Nick Connolly', is written over a light blue horizontal line.

Nicholas Connolly, R.A.
Cc: Tim Shaaban, Eri Leighton, File



Construction Permit Application

Use this application to obtain permits for a residential or commercial construction proposal and/or excavation projects.
Mechanical / Fuel Gas, Electrical, Plumbing, and Fire Suppression trade details are found on page 2.

Property Information

Identify the location of work for the permit(s).

1

If the activity will take place in a specific building, tenant space, floor level, or suite, note that detail in the 'Specific Location' field. If applicable, list PR#.

Parcel Address: _____

Specific Location: _____

Check box if this application is part of a project and provide the project number: **PR-20** - _____

Applicant Information

Identify how you are associated with the property.

2

Licensed professionals include design professionals, attorneys, and expeditors. A tradesperson must have an active Philadelphia license for their trade or hold a PA Home Improvement Contractor Registration.

I am the: Property Owner Tenant Equitable Owner Licensed Professional or Tradesperson

Name: _____ Company: _____

Address: _____

Email: _____ Phone No.: _____

Property owner Information

Identify the deeded property owner.

If there was a recent change of ownership, documentation such as a deed or settlement sheet is required.

*If the property owner is a 'company', identify the contact information for any natural person with more than 49% equity interest in the property. If no individual has such an interest, provide contact information of at least two (2) natural persons with the largest equity interest in the property.

3

The property owner is a/an: Individual Company*

Owner (1)

Name: _____ Check box if new owner is being listed

Address: _____

Owner (2)

Name: _____

Address: _____

Design Professional in Responsible Charge

Identify the PA-licensed design professional who is legally responsible.

4

Name: _____ Firm: _____

PA License No.: _____ Phila. Commercial Activity License No.: _____

Email: _____ Phone No.: _____

Project Scope

Use this section to provide project details; all fields are mandatory.

(a) Choose the proposed occupancy of the entire building. If not one-or-two-family, provide a description of group(s) per code.

(b) Identify if the project will be new construction, an addition, interior/exterior alterations, excavation or shell.

(c) List the site area that will be disturbed by construction, if any. Enter 'zero' if no disturbance.

(d) Note the new floor area created, including basements, cellars, and occupiable roofs. Where existing areas will be altered, list those areas separately.

(e) State the number of new or affected stories.

(f) Provide a detailed description of the work proposed (use separate sheet if needed).

(g) Select all conditions that apply to this project (if any).

* Provide the associated Streets Review number if "Project Impacts Streets / Right-of-Way" is selected.

** If 'Yes' is selected, an Owners' Acknowledgement of Receipt form must be provided for each affected property.

5

(a) **Occupancy** Single-Family Two-Family Other, please describe: _____

(b) **Scope of Work** New Construction Excavation Addition / Alteration Shell (No Fit Out) - *Option for Commercial Permits Only*

(c) **Earth Disturbance** Area of Earth Disturbance: _____ (Sq. Ft.)

(d) **Building Floor Areas** New Floor Area: _____ (Sq. Ft.) Existing Altered Area: _____ (Sq. Ft.)

(e) **Number of Stories** _____

(f) **Description of Work** _____

(g) Project Conditions

- New High Rise Green Roof Included Initial Fit-out of Newly Constructed Space
 Modular Construction Façade Work Project Impacts Streets/Right-of-Way*
 Project Impacts Adjacent Property**

* Provide the associated **Streets Review** number for this project, if applicable: **SR-20** _____

** This project includes work described below: Yes No

- Excavation work more than 5 feet below adjacent grade and within 10 feet of an adjacent building or structure.
- Excavation or construction work where historic structure is within 90 feet on the same or adjacent parcel.
- Structural alterations of a historic structure (excluding one-or-two family dwelling).
- Modifications to a party wall, including joist replacement, and additions.
- Severing of structural roof or wall covering spanning properties.



Department of Licenses and Inspections CITY OF PHILADELPHIA

Job Number: (for office use only)

Project Details, Other Permits & Contractor Information

Use this section to provide project details, pre-requisite approvals and applicable contractor information.

(a) Choose all disciplines of work for which permits are being requested.

- If 'Building' is not requested, provide the number of the associated permit that was previously issued (where applicable).
If a Zoning Permit was issued for this work, provide the related Zoning Permit number.

(b) Identify the general contractor and estimated cost of building construction.

(c) Identify the licensed excavation contractor and estimated cost of excavation work.

(d) Identify the mechanical contractor, estimated cost of mechanical work, equipment type, and quantity as:

- Number of registers/diffusers (separate new / relocated)
Number of appliances
Number of Type I / Type II kitchen hoods

Where fuel gas work is included, note the estimated cost of fuel gas work.

(e) Identify the licensed electrical contractor, estimated cost of electrical work, and a registered third-party electrical inspection agency.

(f) Identify the registered master plumber, estimated cost of plumbing work, number of fixtures, and check location of work as:

- Interior
Exterior Drainage and/or Water Distribution

(g) Identify the licensed fire suppression contractor, estimated cost of fire suppression work, and number of devices:

- Sprinkler Heads (separate new / relocated quantities)
Standpipes
Fire Pumps
Stand-alone Backflow Prevention Devices
Kitchen Extinguishing Systems
Hydrants

*ROUGH-IN NOTICE: If you are seeking a rough-in permit, an application for plan review must be submitted already.

(h) Provide the total improvement cost for residential (including multi-family) alterations and additions.

Check the box if your project is excluded from real estate tax exemption and exempt from Development Impact Tax.

(a) Check all that apply:

- Building, Excavation, Mechanical & Fuel Gas, Electrical, Plumbing, Fire Suppression

Provide the associated Construction Permit number, if applicable: RP or CP - 20 -

Provide the associated Zoning Permit number for this construction, if applicable: ZP - 20 -

Note: Trades listed below (d, e, f, and g) are mandatory for all residential new construction jobs.

(b) General Building Construction Contractor Information

Name: Cost of Building Work: \$

License Number: Phone:

(c) Excavation Work & Contractor Information

Name: Cost of Excavation Work: \$

License Number: Phone:

(d) Mechanical / Fuel Gas Work & Contractor Information

Name: Cost of Mechanical Work: \$

License Number: Cost of Fuel Gas Work: \$

Equipment Types: Registers / Diffusers, Appliances, Hoods, Phone:

Equipment Details & Quantities:

(e) Electrical Work & Contractor Information New Installation, Alteration, *Rough-In

Name: Cost of Electrical Work: \$

License Number: Phone:

Third Party Inspection Agency Name:

(f) Plumbing Work & Contractor Information New Installation, Alteration, *Rough-In

Name: Cost of Plumbing Work: \$

License Number: Phone:

Number of Fixtures:

Check one: Interior Work, Exterior Building Drainage, Exterior Water Distribution: line size: (in.)

(g) Fire Suppression Work & Contractor Information New Installation, Alteration, *Rough-In

Name: Cost of Fire Supp. Work: \$

License Number: Phone:

Sprinkler Heads: Standpipes: Fire Pumps:

Commercial Kitchen Systems: Backflow Devices: Hydrants:

(h) Total Improvement Cost: \$ (The total improvement cost must also include the cost of all electrical, plumbing, mechanical, fire suppression systems work, and interior finishes)

Check box if your project is excluded from real estate tax exemption and exempt from Development Impact Tax (Review OPA's website for tax abatement information at: https://www.phila.gov/services/property-lots-housing/property-taxes/get-real-estate-tax-relief/get-a-property-tax-abatement/)

Declaration & Signature

All provisions of the Philadelphia Code and other City ordinances will be complied with, whether specified herein or not. Plans approved by the Department form a part of this application. I hereby certify that the statements contained herein are true and correct to the best of my knowledge and belief. I further certify that I am authorized by the owner to make the foregoing application, and that, before I accept my permit for which this application is made, the owner shall be made aware of all conditions of the permit. I understand that if I knowingly make any false statements herein, I am subject to such penalties as may be prescribed by law or ordinance, inclusive of the penalties contained in 18 Pa. C.S. § 4904.

Applicant Signature: Date:



EXISTING CONDITIONS SITE PHOTOS

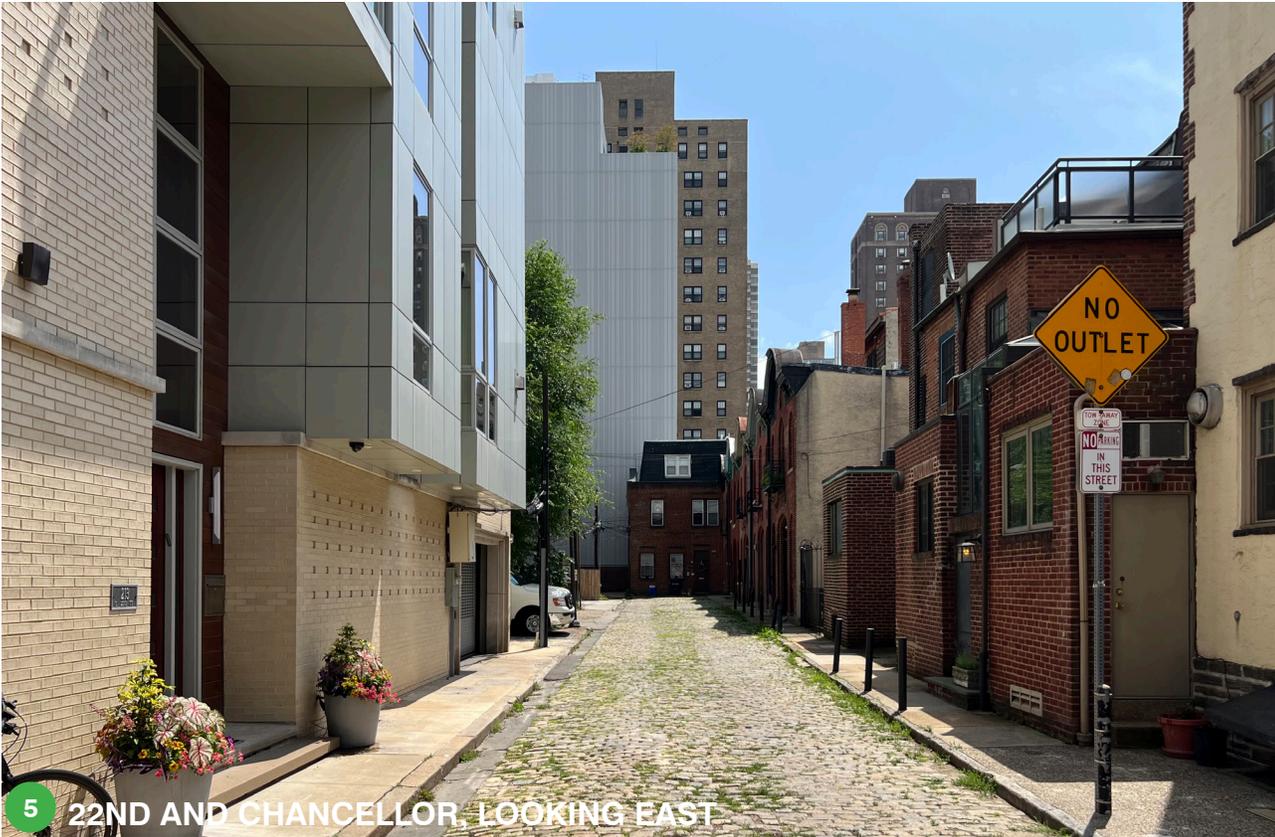




EXISTING CONDITIONS SITE PHOTOS



EXISTING CONDITIONS SITE PHOTOS



EXISTING CONDITIONS SITE PHOTOS



EXISTING CONDITIONS SITE PHOTOS



9 CHANCELLOR LOOKING EAST

EXISTING CONDITIONS SITE PHOTOS

WALNUT STREET

22ND STREET

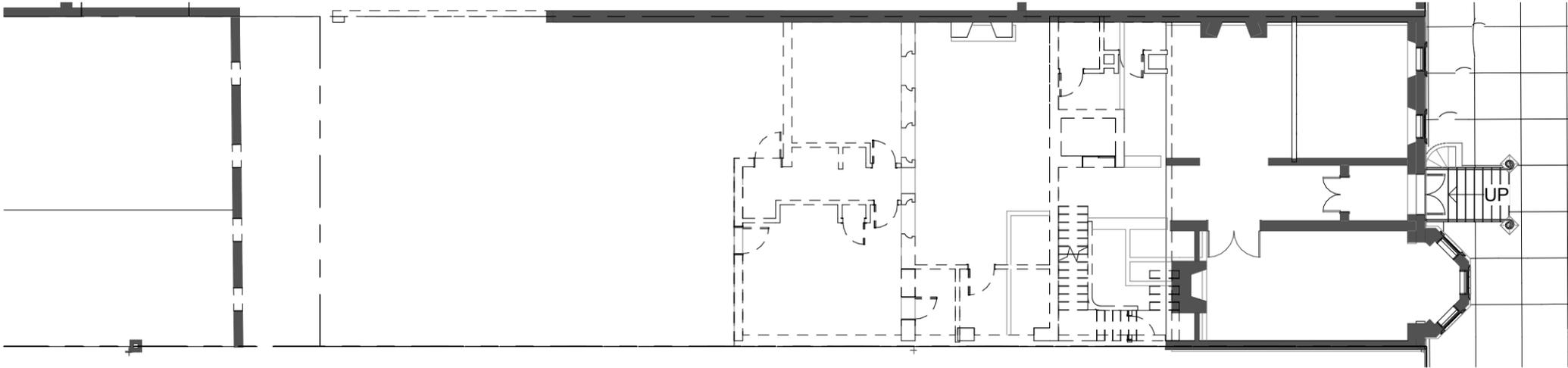
21ST STREET

CHANCELLOR STREET

SHEET #	SHEET NAME
AS101	ARCHITECTURAL SITE PLAN
AD101	CELLAR & FIRST FLOOR REMOVAL PLAN
AD102	SECOND & THIRD FLOOR REMOVAL PLAN
AD103	FOURTH & ROOF REMOVAL PLAN
A001	3D VIEWS
A002	3D VIEWS
A006	PERSPECTIVE VIEW LOOKING EAST
A007	PERSPECTIVE VIEW LOOKING WEST
A101	CELLAR AND FIRST FLOOR PLANS
A102	SECOND AND THIRD FLOOR PLANS
A103	FOURTH AND FIFTH FLOOR PLANS
A104	SIXTH AND SEVENTH FLOOR PLANS
A105	EIGHTH AND NINTH FLOOR PLANS
A106	TENTH AND ELEVENTH FLOOR PLANS
A107	TWELFTH AND THIRTEENTH FLOOR PLANS
A108	MECHANICAL ROOF PLAN
A201	NORTH & WEST ELEVATION
A202	SOUTH & EAST ELEVATIONS
A301	BUILDING SECTION
A302	EXISTING BUILDING SECTION LOOKING EAST
A303	NORTH-SOUTH BUILDING SECTION
A401	MATERIALS PALETTE

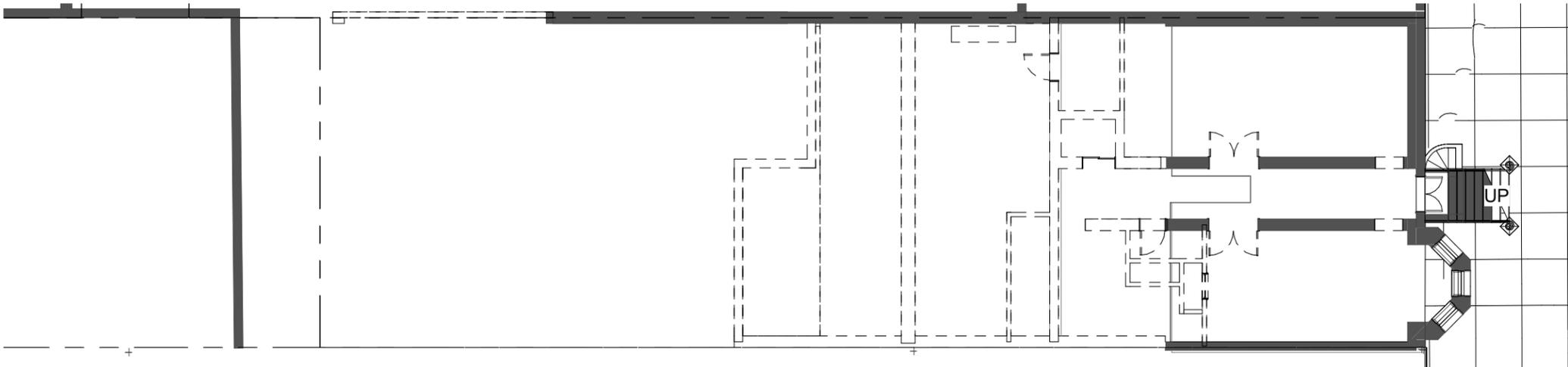


Exterior walls Remaining: 3184.1 SF
Exterior walls Removed: 1023.0 SF



FIRST FLOOR

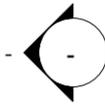
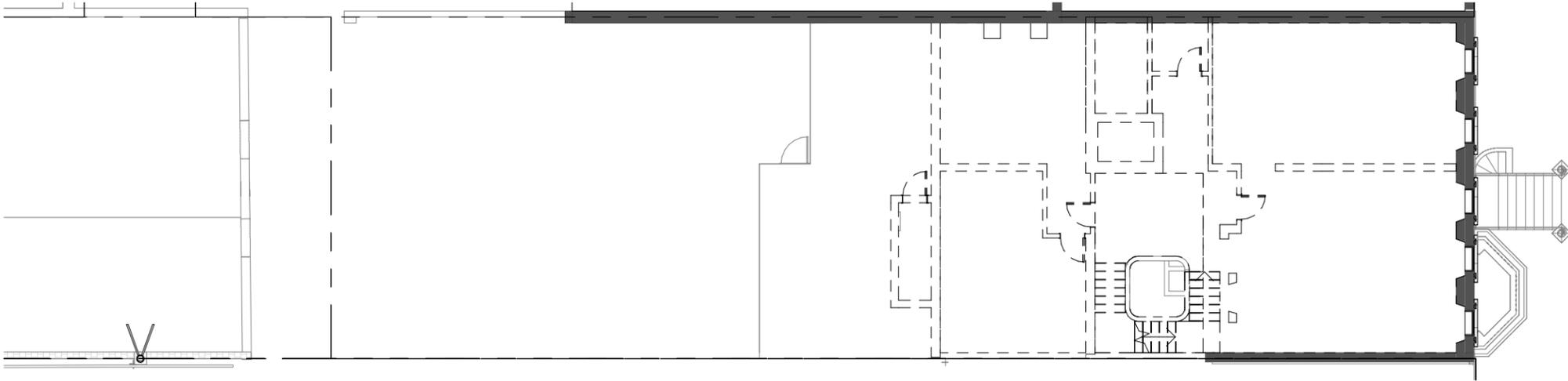
Exterior walls Remaining: 1919.7 SF
Exterior walls Removed: 616.8 SF



CELLAR

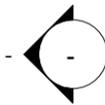
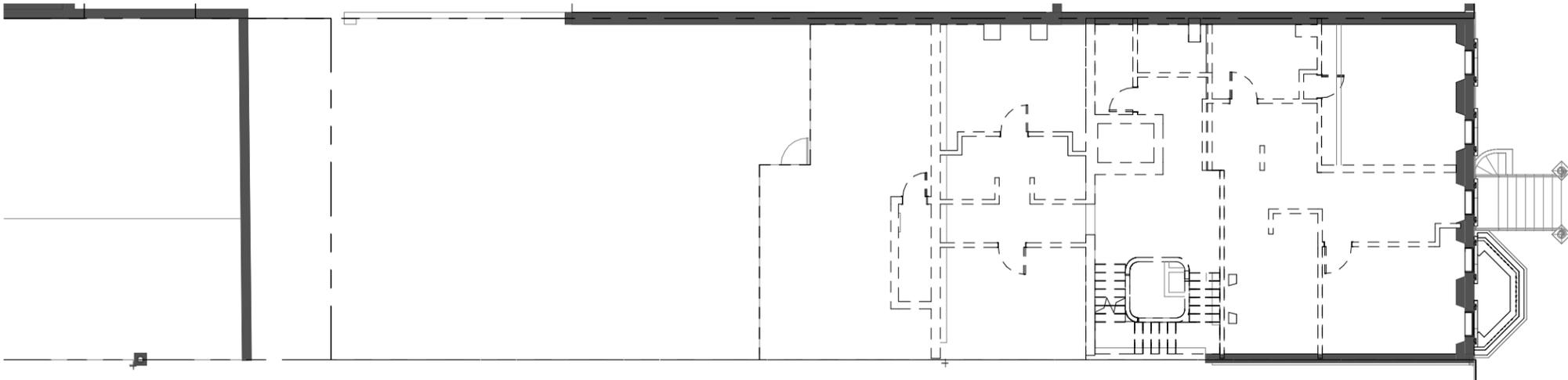
Total Exterior walls Remaining: 10190.1 SF (74.38%)
Total Exterior walls Removed: 3509.7 SF (25.62%)

Exterior walls Remaining: 1997.6 SF
Exterior walls Removed: 909.4 SF

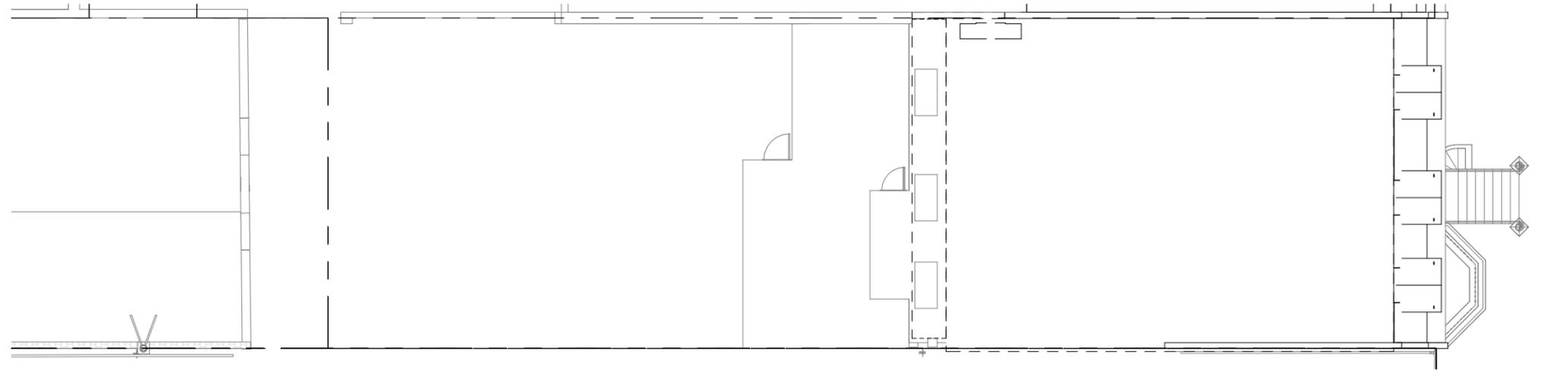


THIRD FLOOR

Exterior walls Remaining: 2088.6 SF
Exterior walls Removed: 960.5 SF

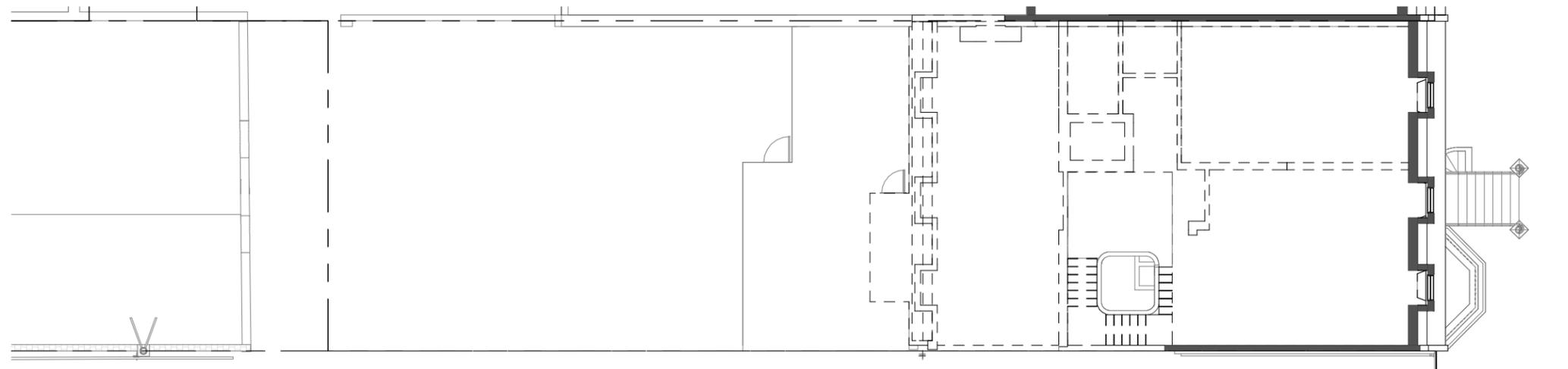


SECOND FLOOR

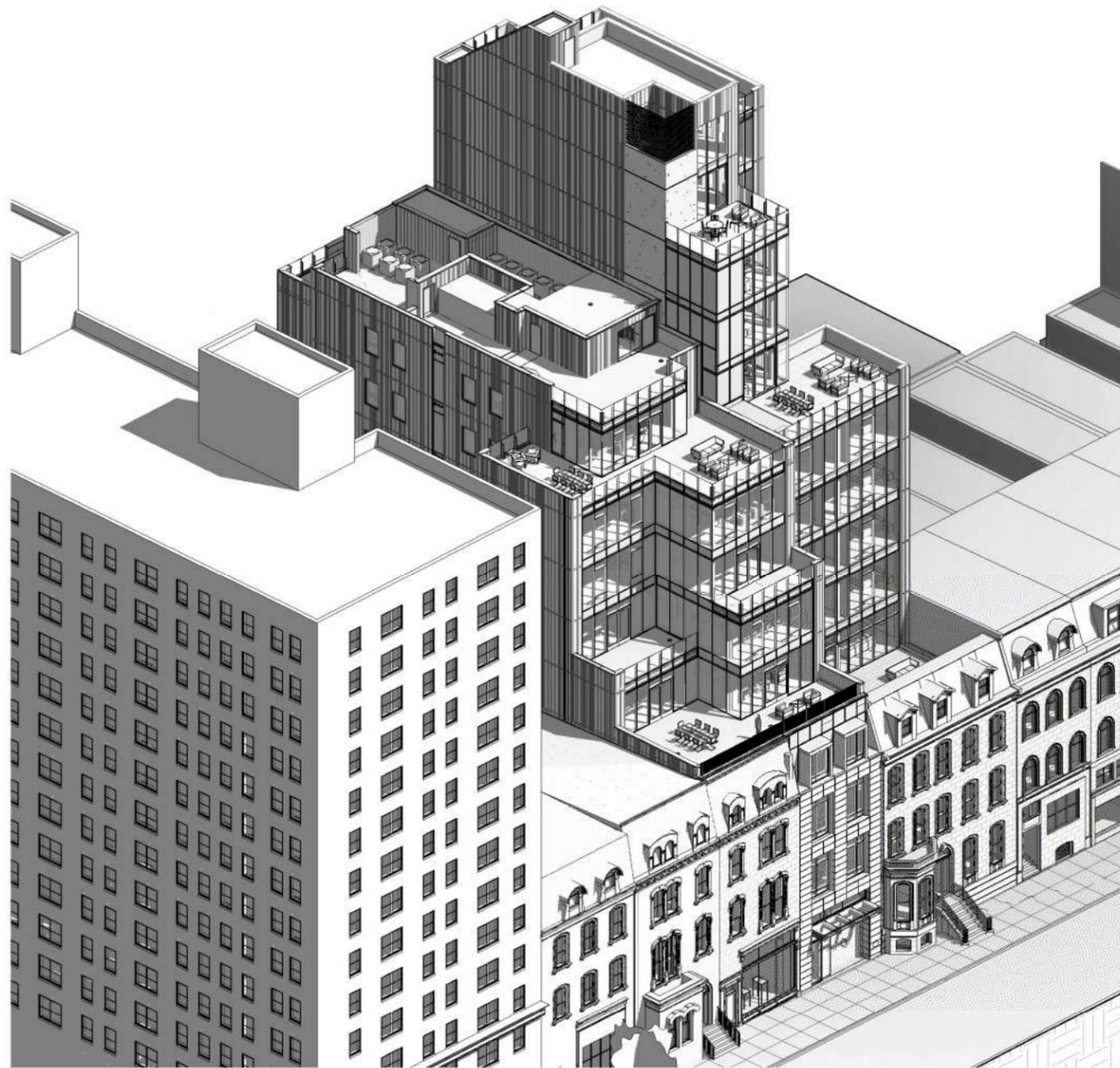


ROOF

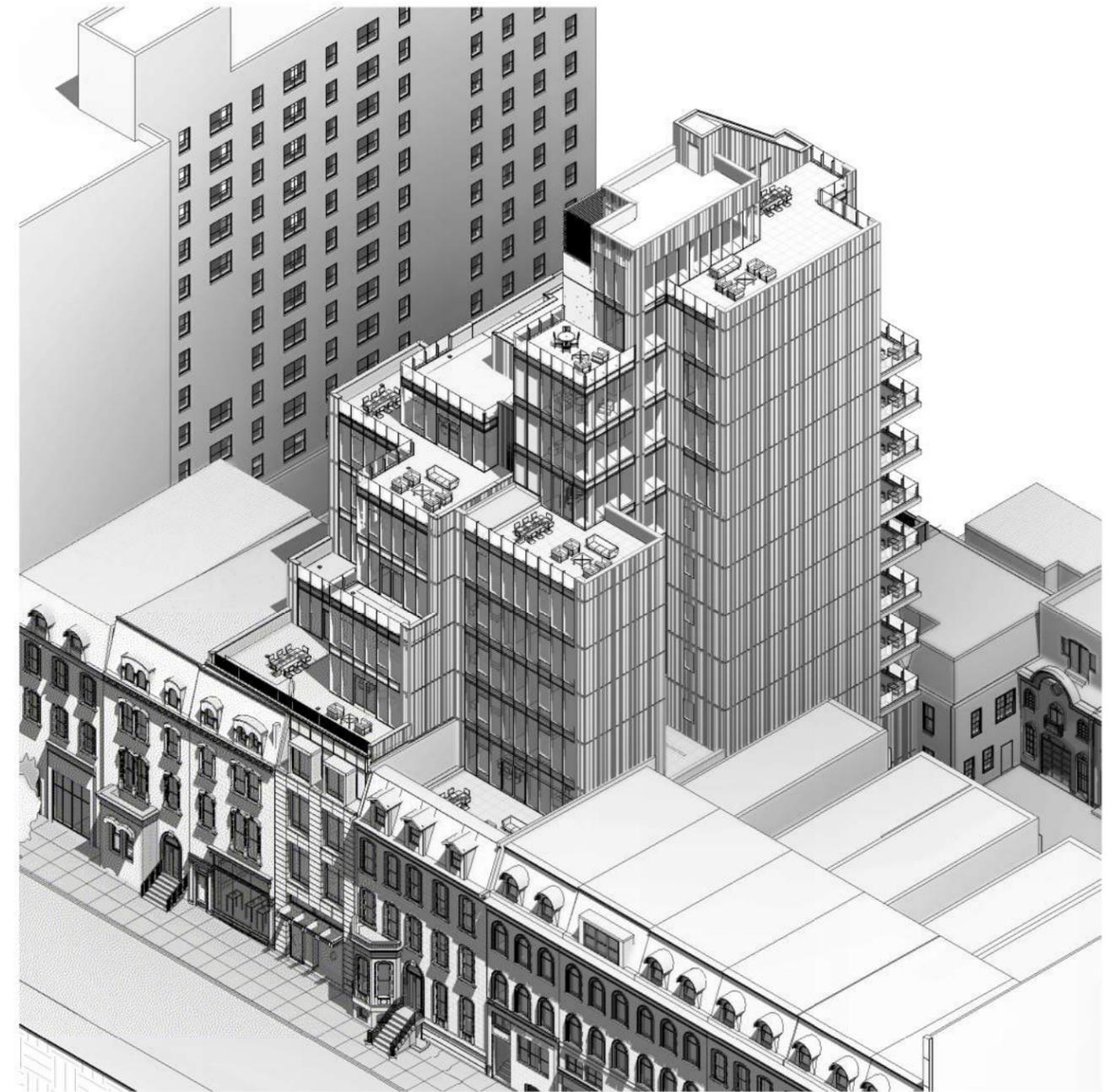
Exterior walls Remaining: 754.5 SF
 Exterior walls Removed: 245.5 SF



FOURTH FLOOR



AERIAL VIEW FROM NORTHEAST



AERIAL VIEW FROM NORTHWEST



URBAN SPACE DEVELOPMENT
1315 Walnut Street, Suite 1325
Philadelphia, PA 19107

3D VIEWS
08.08.2023

A001 | 2112 Walnut Street
Philadelphia, PA 19103





AERIAL VIEW FROM SOUTHWEST



AERIAL VIEW FROM SOUTHEAST



URBAN SPACE DEVELOPMENT
1315 Walnut Street, Suite 1325
Philadelphia, PA 19107

3D VIEWS
08.08.2023

A002 | 2112 Walnut Street
Philadelphia, PA 19103





URBAN SPACE DEVELOPMENT
1315 Walnut Street, Suite 1325
Philadelphia, PA 19107

PERSPECTIVE VIEW LOOKING EAST
08.08.2023

A006 | 2112 Walnut Street
Philadelphia, PA 19103



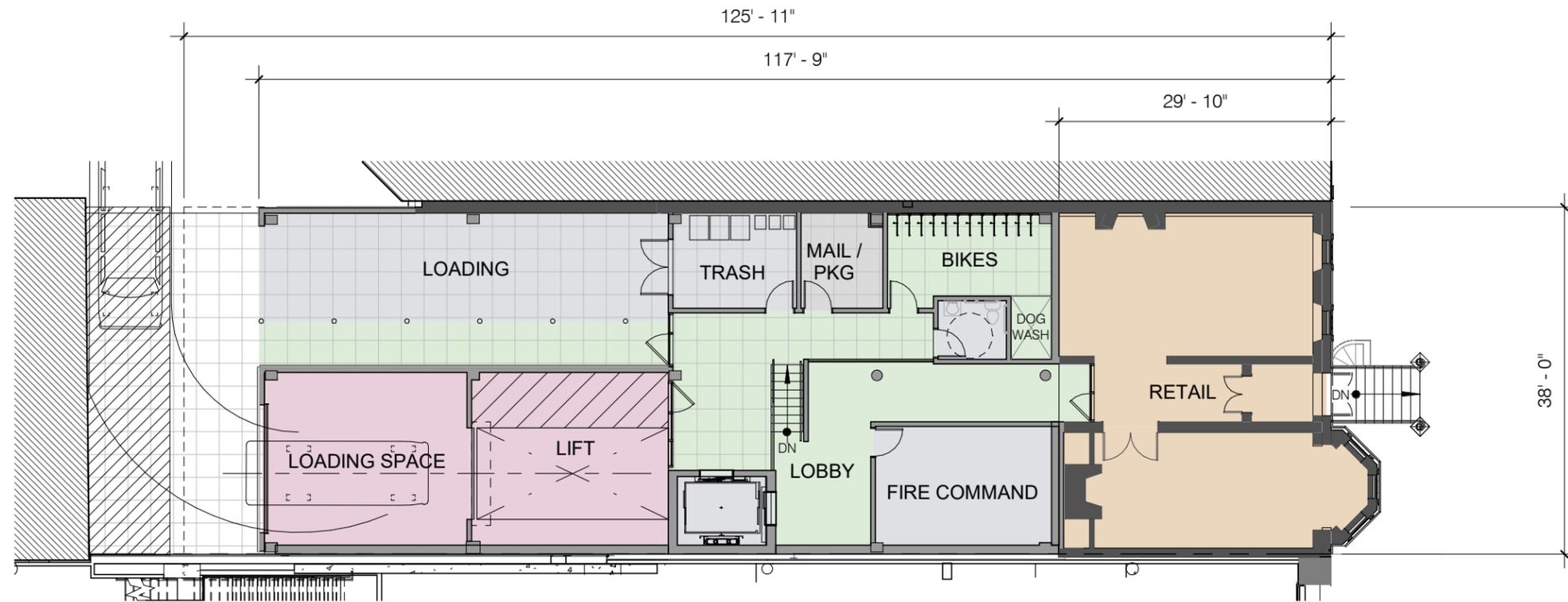


URBAN SPACE DEVELOPMENT
1315 Walnut Street, Suite 1325
Philadelphia, PA 19107

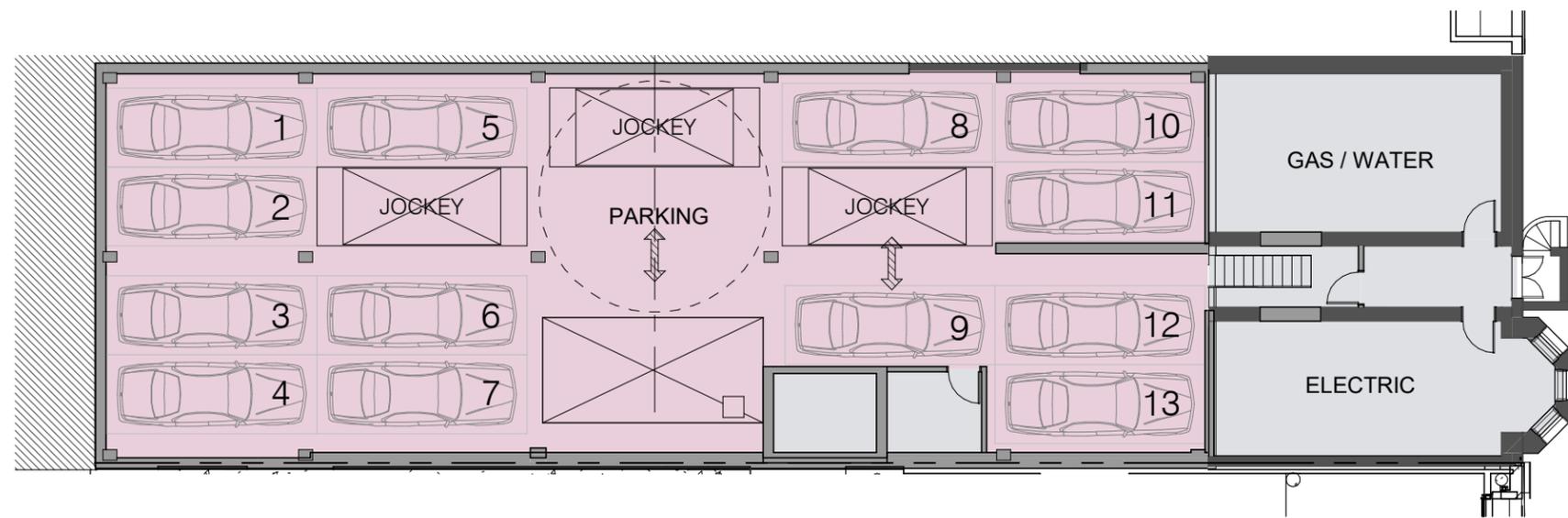
PERSPECTIVE VIEW LOOKING WEST
08.08.2023

A007 | 2112 Walnut Street
Philadelphia, PA 19103



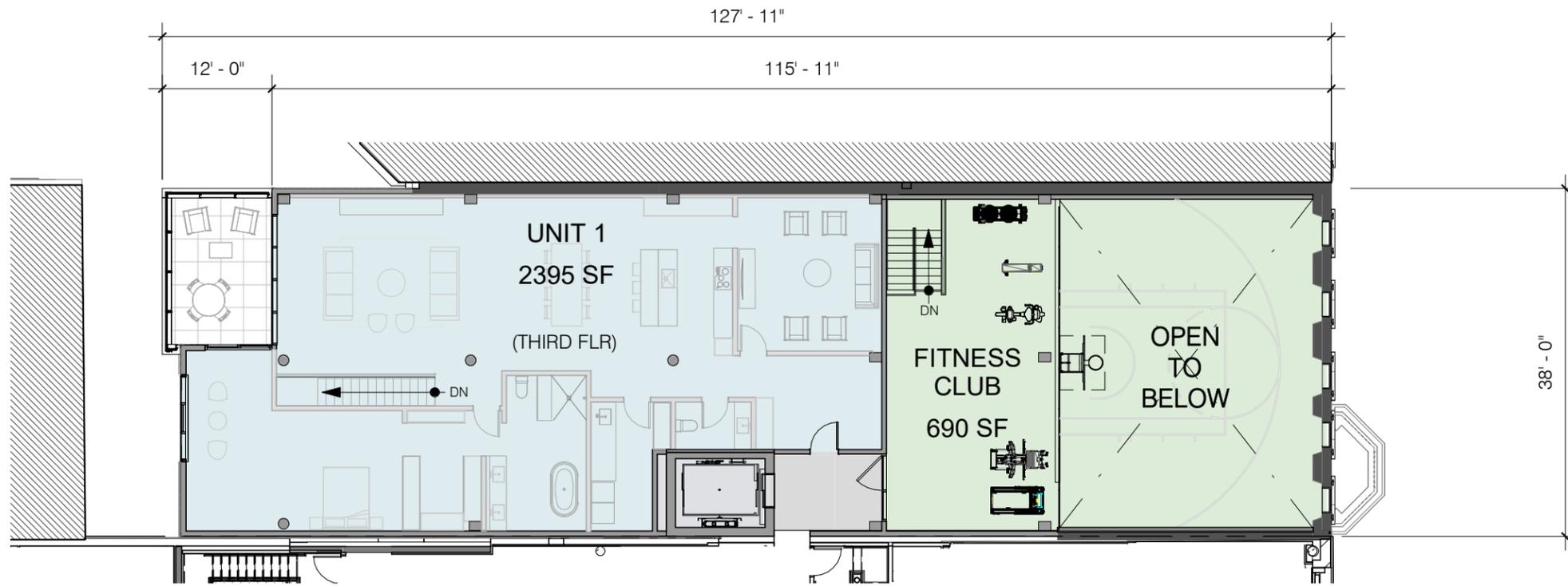


FIRST FLOOR PLAN

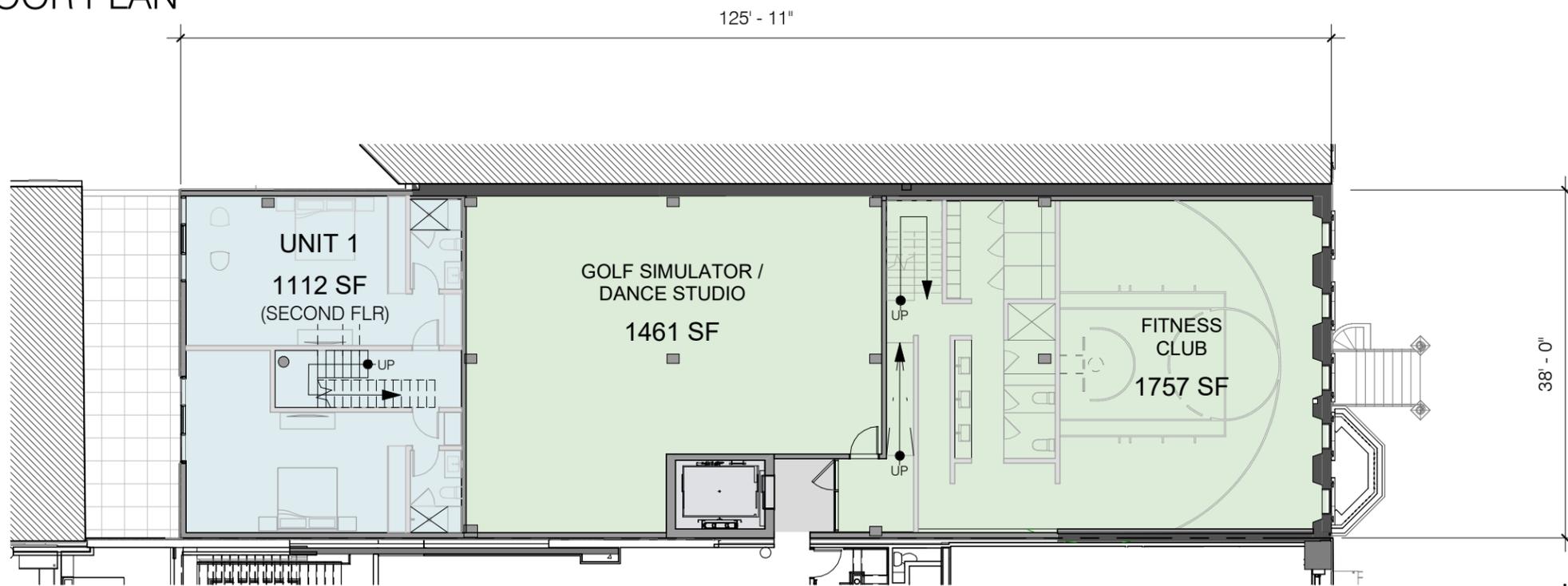


CELLAR FLOOR PLAN

- LEGEND**
- AMENITIES
 - COMMON
 - PARKING
 - RESIDENTIAL
 - RETAIL
 - VEHICULAR ACCESS



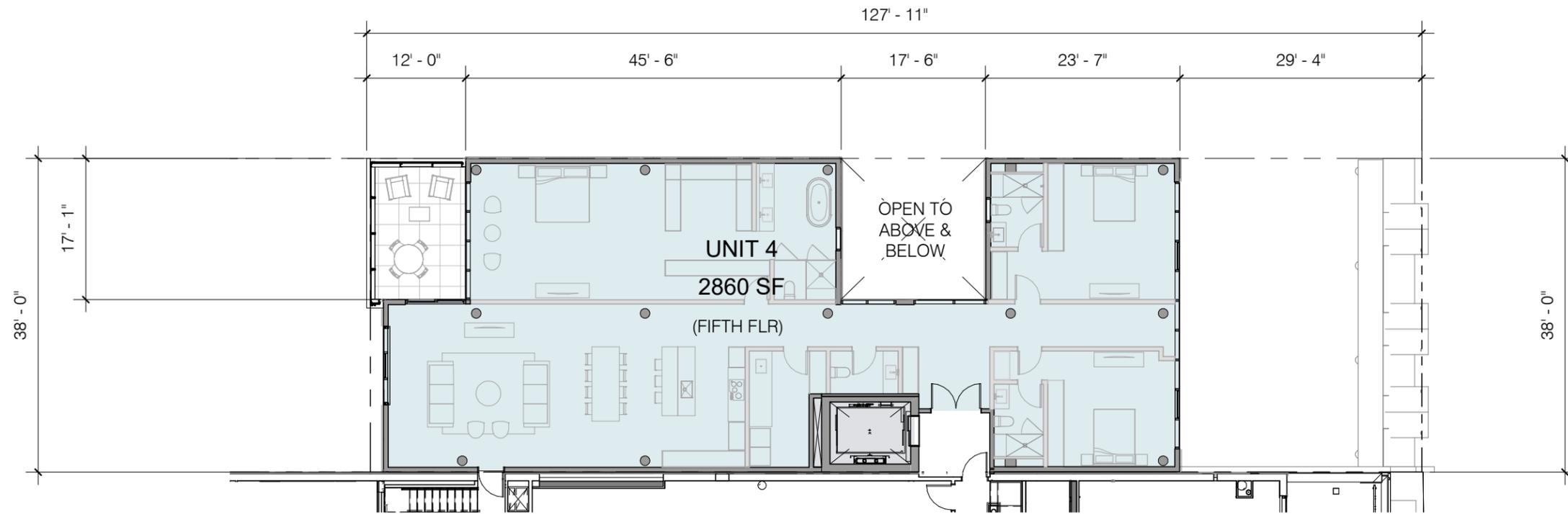
THIRD FLOOR PLAN



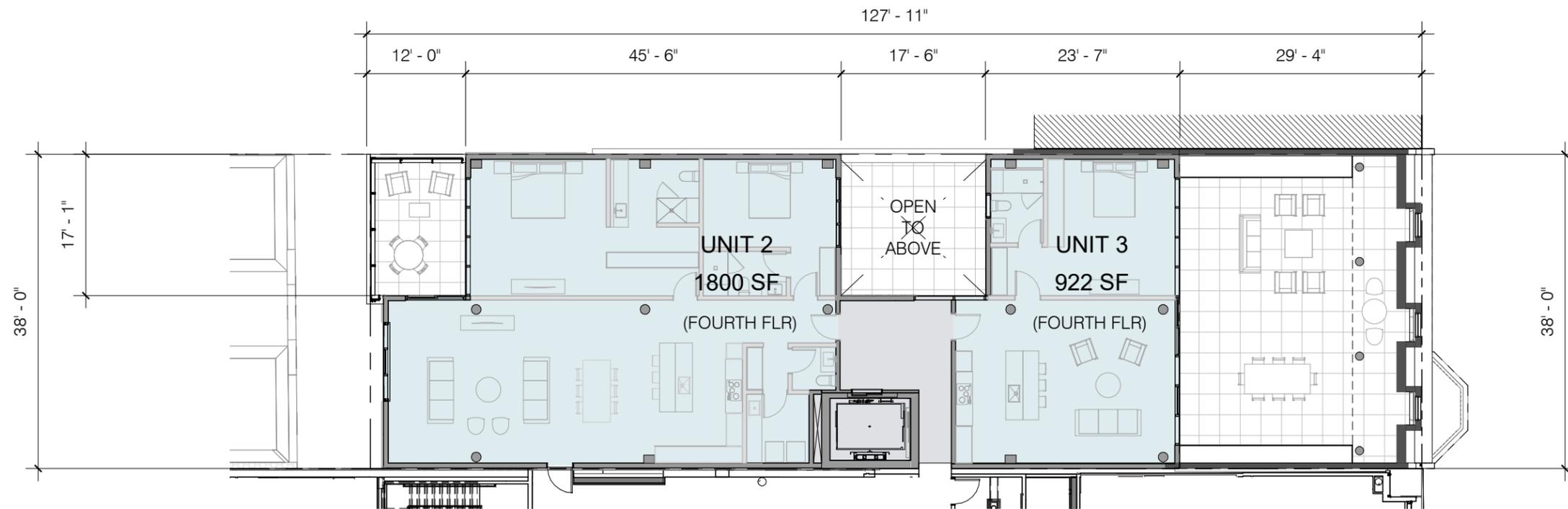
SECOND FLOOR PLAN

LEGEND

- | | |
|---|--|
| AMENITIES | RESIDENTIAL |
| COMMON | RETAIL |
| PARKING | VEHICULAR ACCESS |



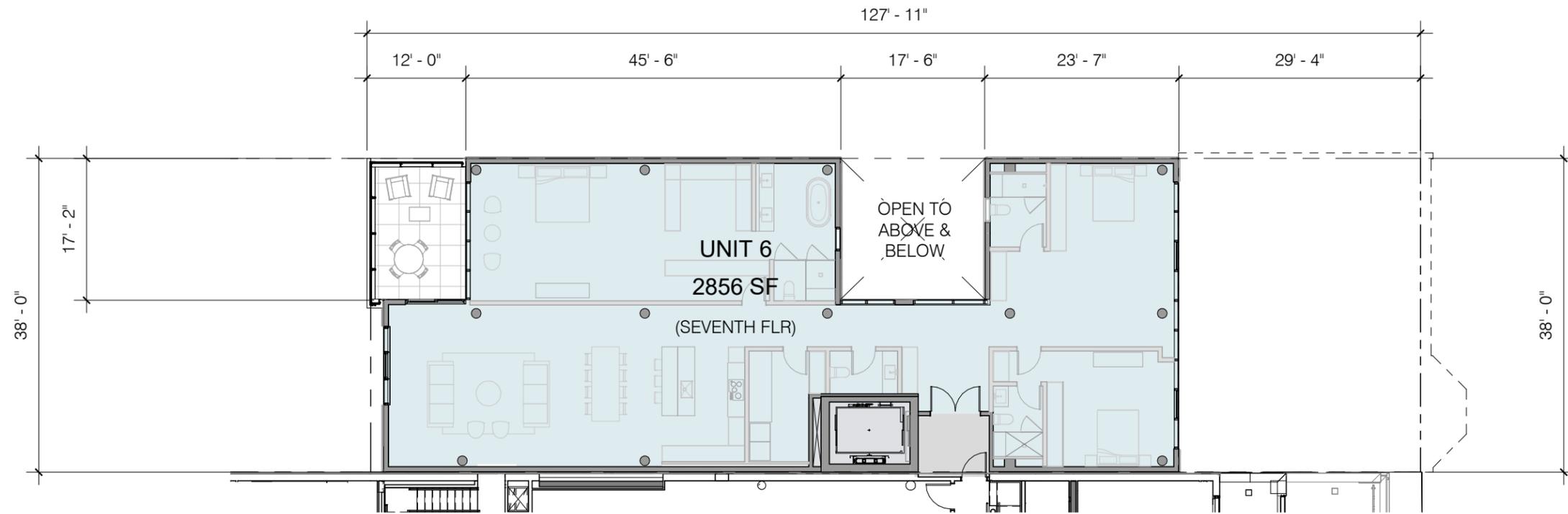
FIFTH FLOOR PLAN



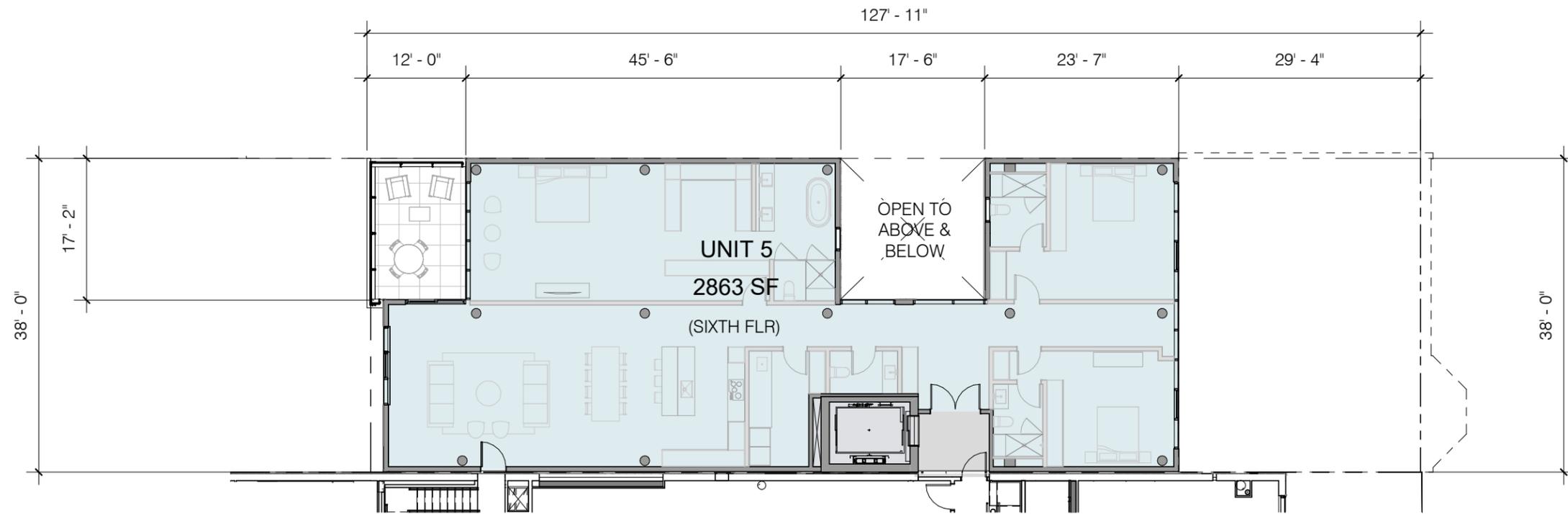
FOURTH FLOOR PLAN

LEGEND

- AMENITIES
- COMMON
- PARKING
- RESIDENTIAL
- RETAIL
- VEHICULAR ACCESS



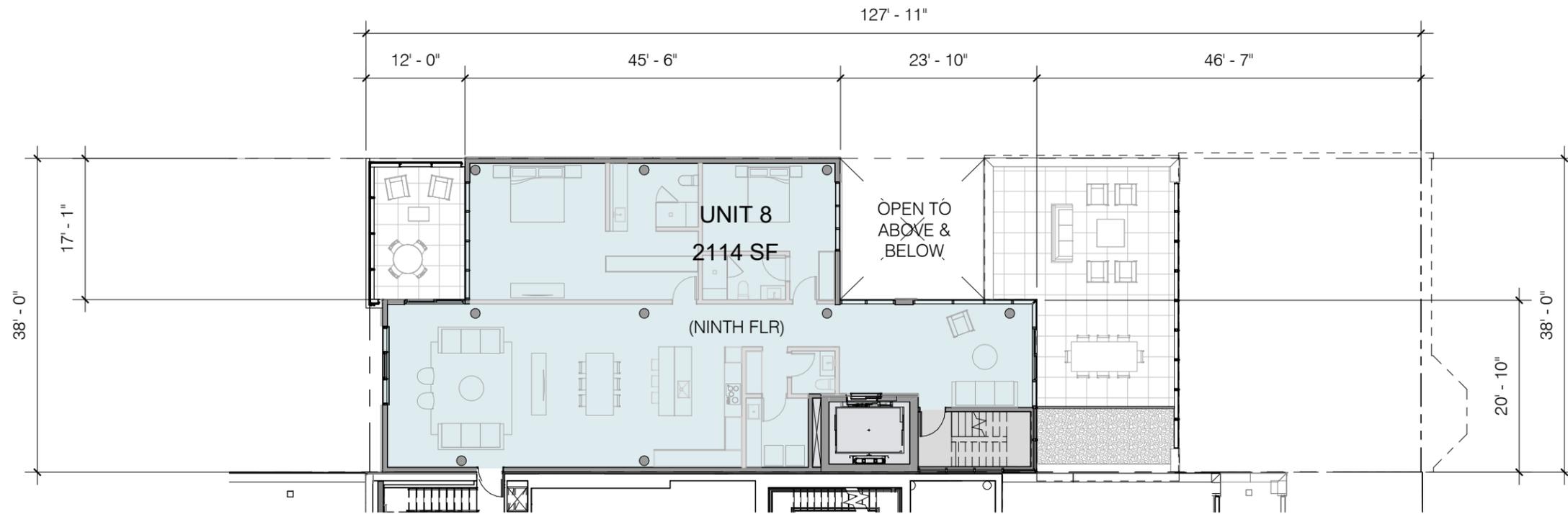
SEVENTH FLOOR PLAN



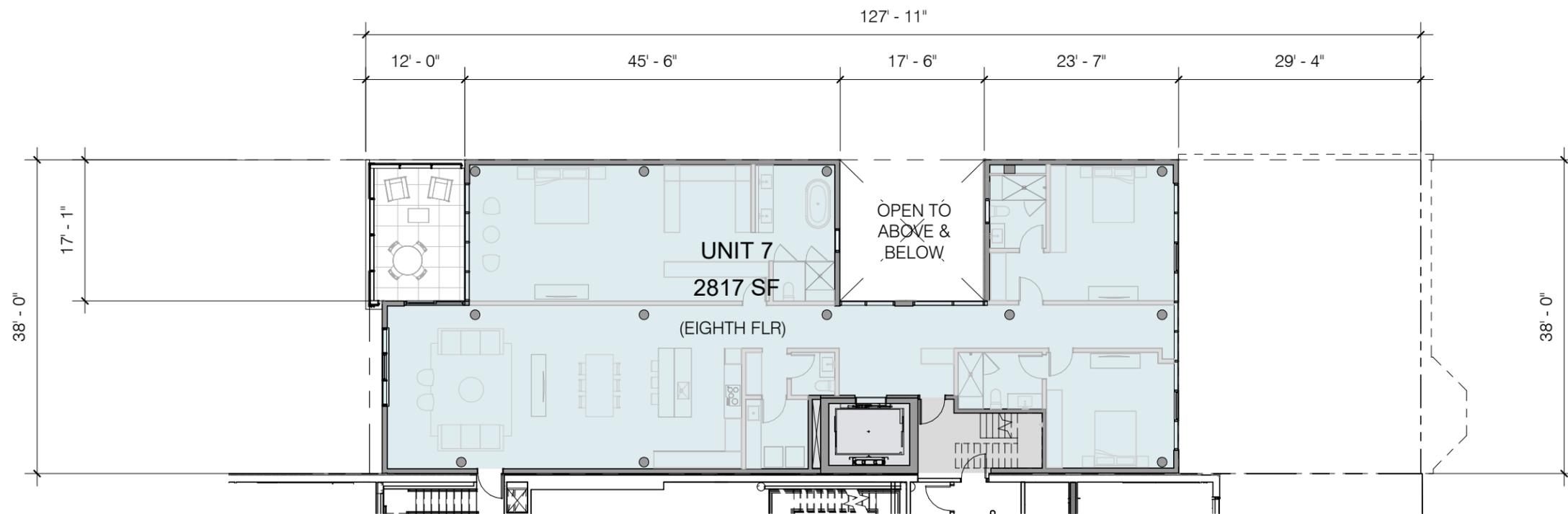
SIXTH FLOOR PLAN

LEGEND

- AMENITIES
- RESIDENTIAL
- COMMON
- RETAIL
- PARKING
- VEHICULAR ACCESS



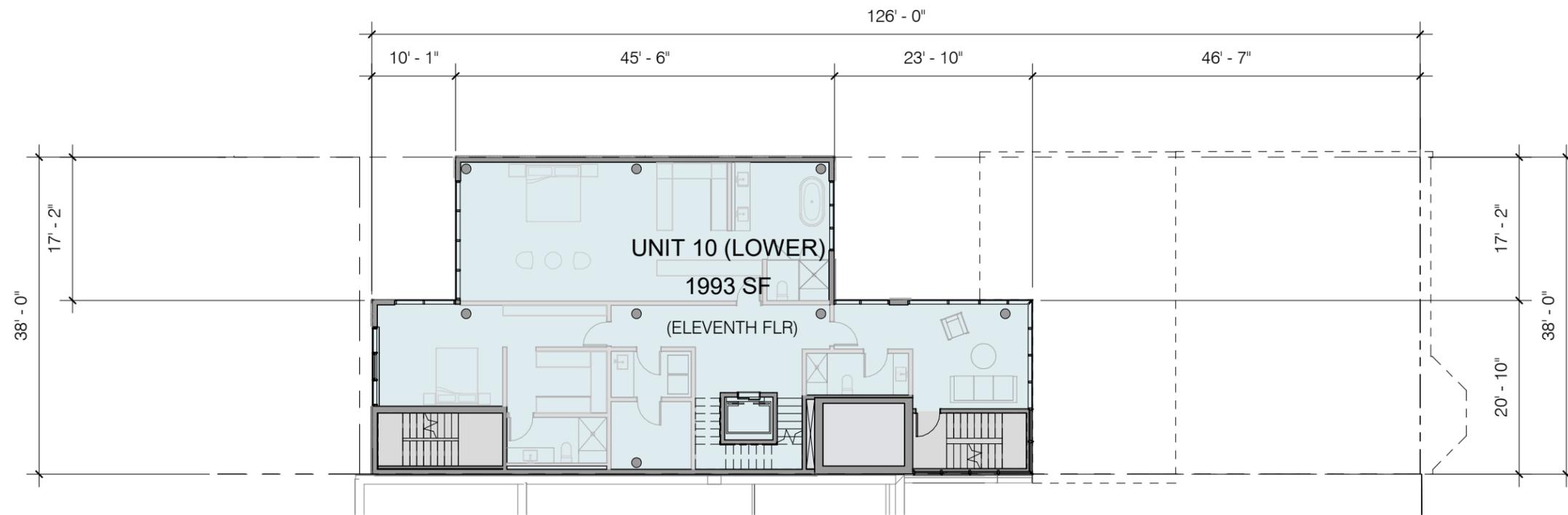
NINTH FLOOR PLAN



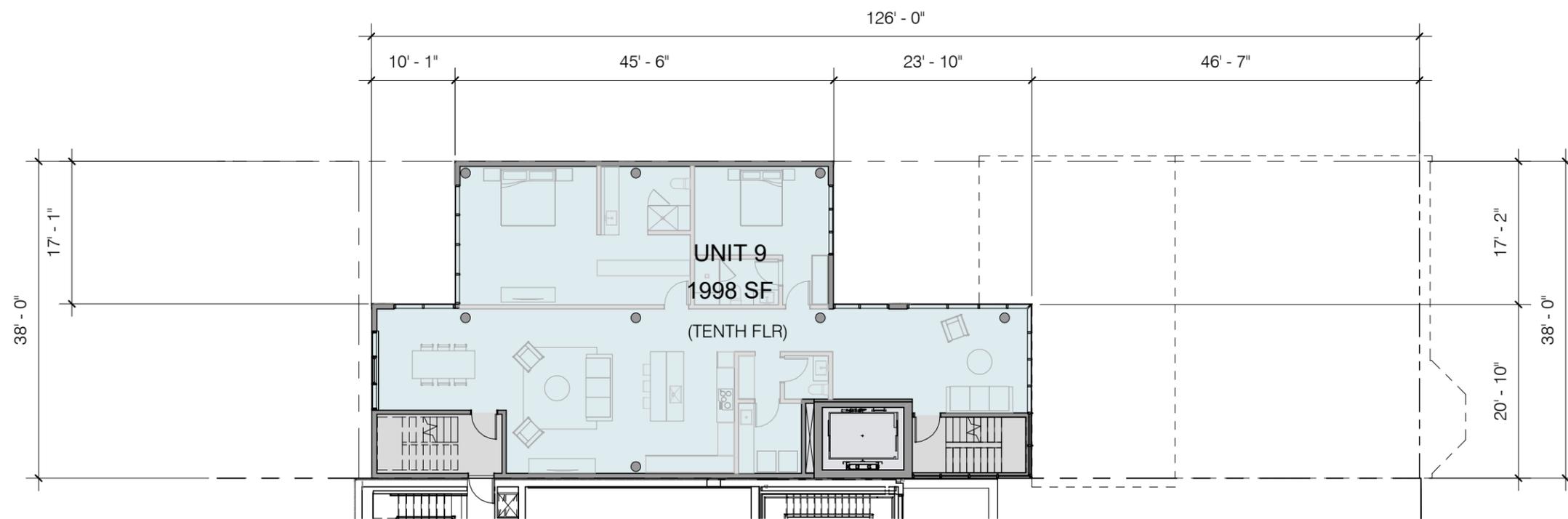
EIGHTH FLOOR PLAN

LEGEND

- | | |
|---|--|
|  AMENITIES |  RESIDENTIAL |
|  COMMON |  RETAIL |
|  PARKING |  VEHICULAR ACCESS |



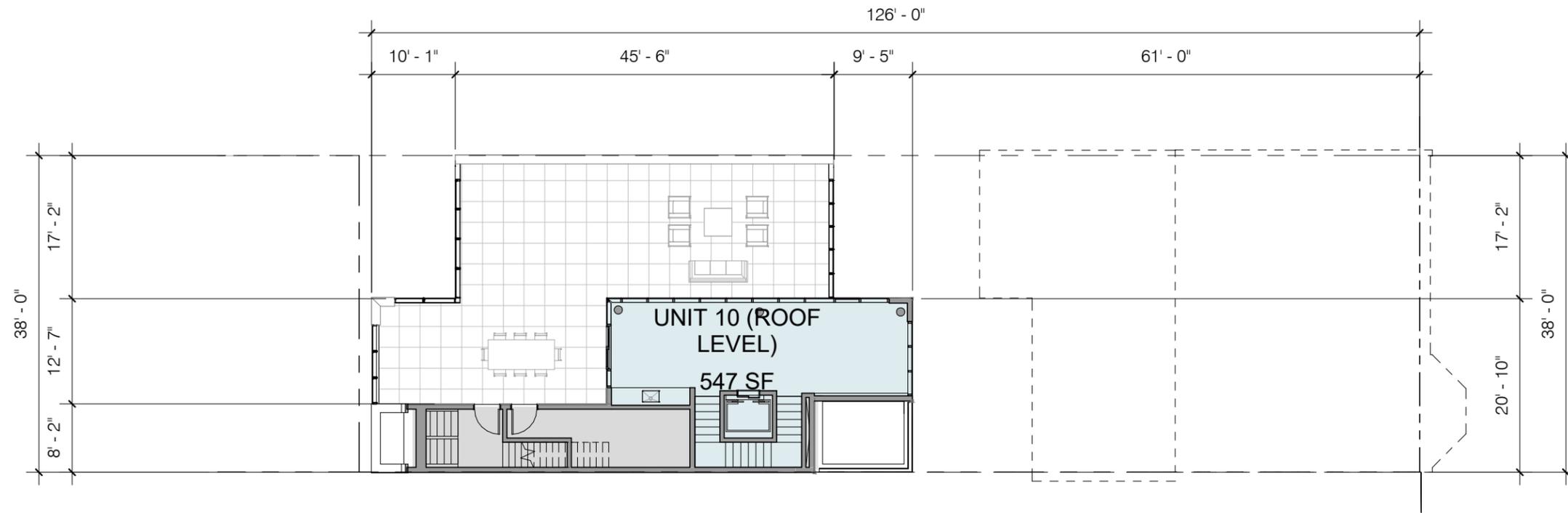
ELEVENTH FLOOR PLAN



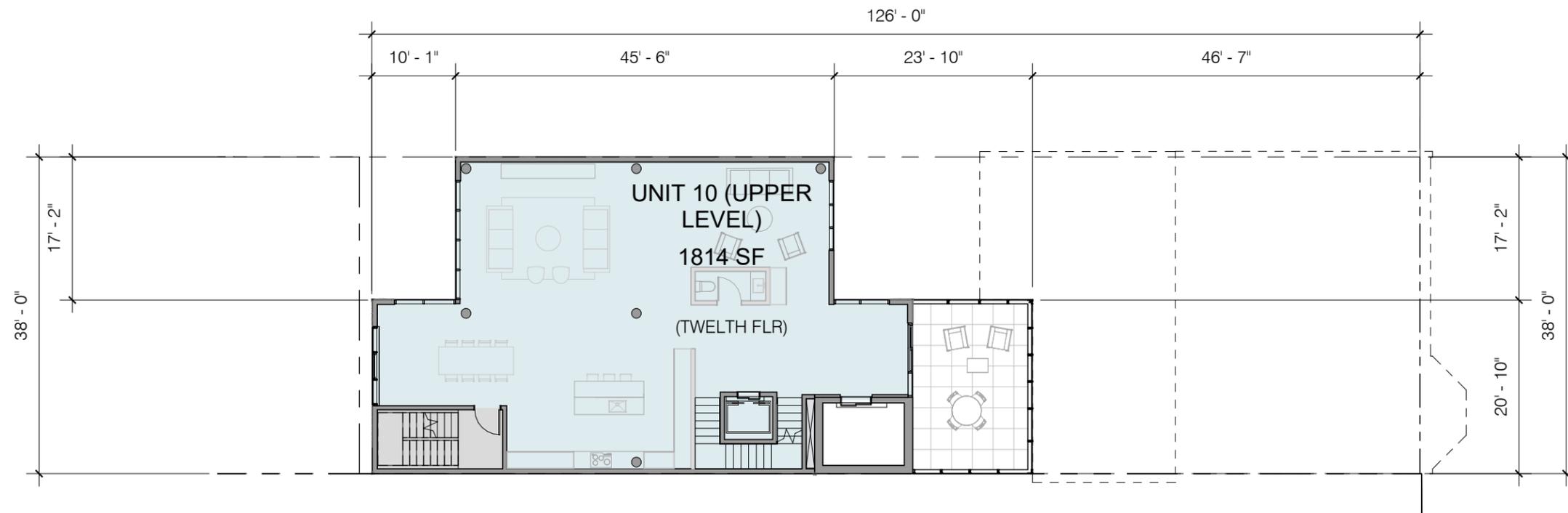
TENTH FLOOR PLAN

LEGEND

- AMENITIES
- RESIDENTIAL
- COMMON
- RETAIL
- PARKING
- VEHICULAR ACCESS



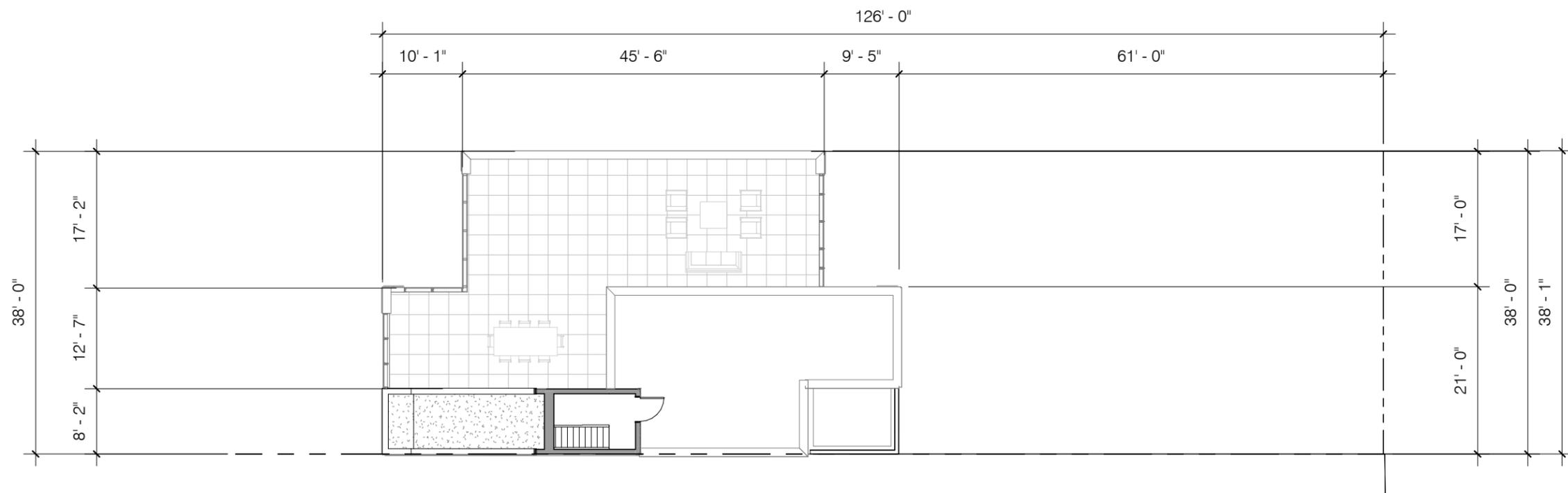
THIRTEENTH FLOOR PLAN



TWELFTH FLOOR PLAN

LEGEND

- | | |
|---|--|
| AMENITIES | RESIDENTIAL |
| COMMON | RETAIL |
| PARKING | VEHICULAR ACCESS |



MECHANICAL ROOF PLAN

LEGEND

- | | |
|---|--|
| AMENITIES | RESIDENTIAL |
| COMMON | RETAIL |
| PARKING | VEHICULAR ACCESS |



URBAN SPACE DEVELOPMENT
1315 Walnut Street, Suite 1325
Philadelphia, PA 19107



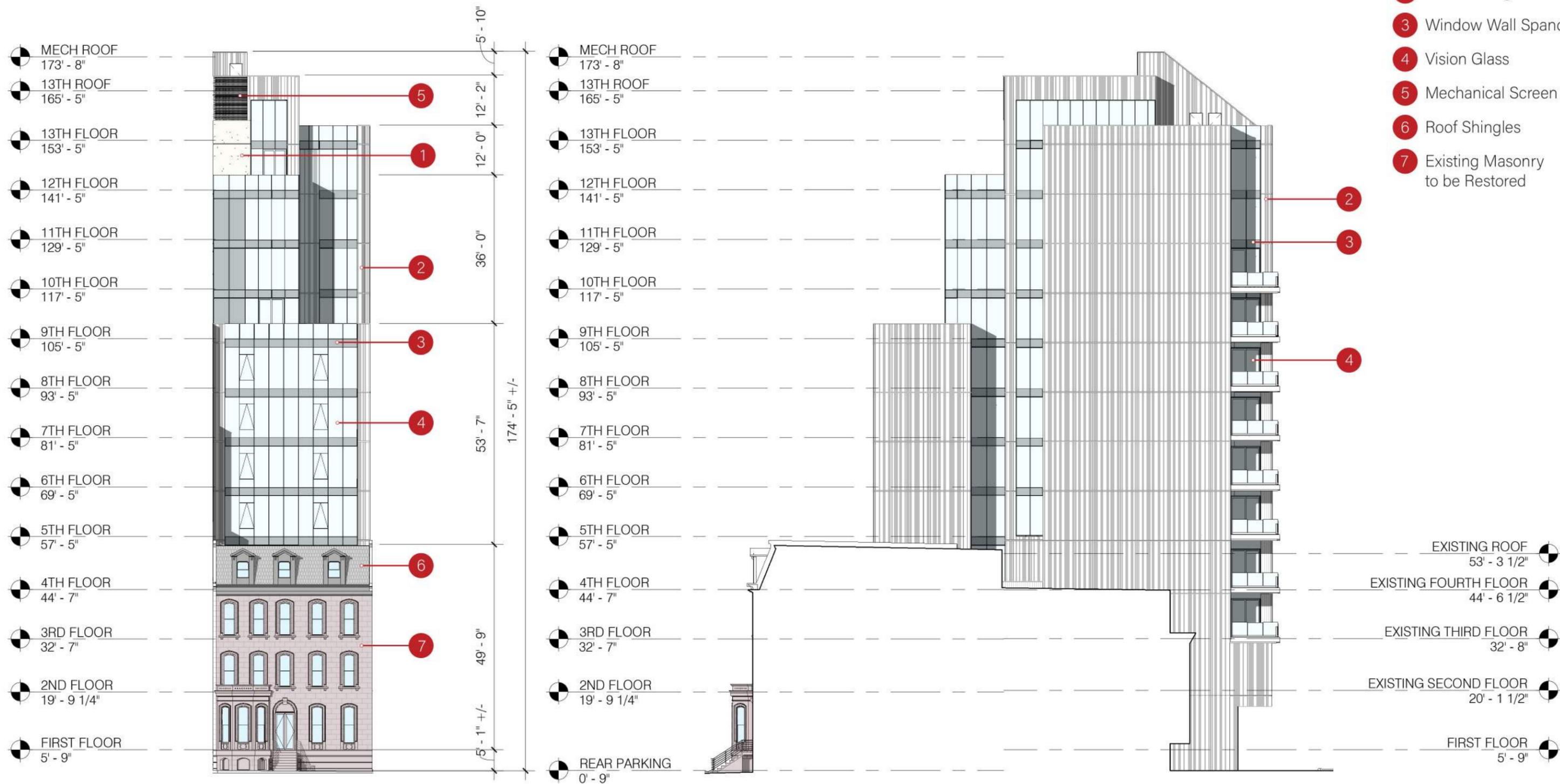
MECHANICAL ROOF PLAN
08.11.2023

A108 | 2112 Walnut Street
Philadelphia, PA 19103



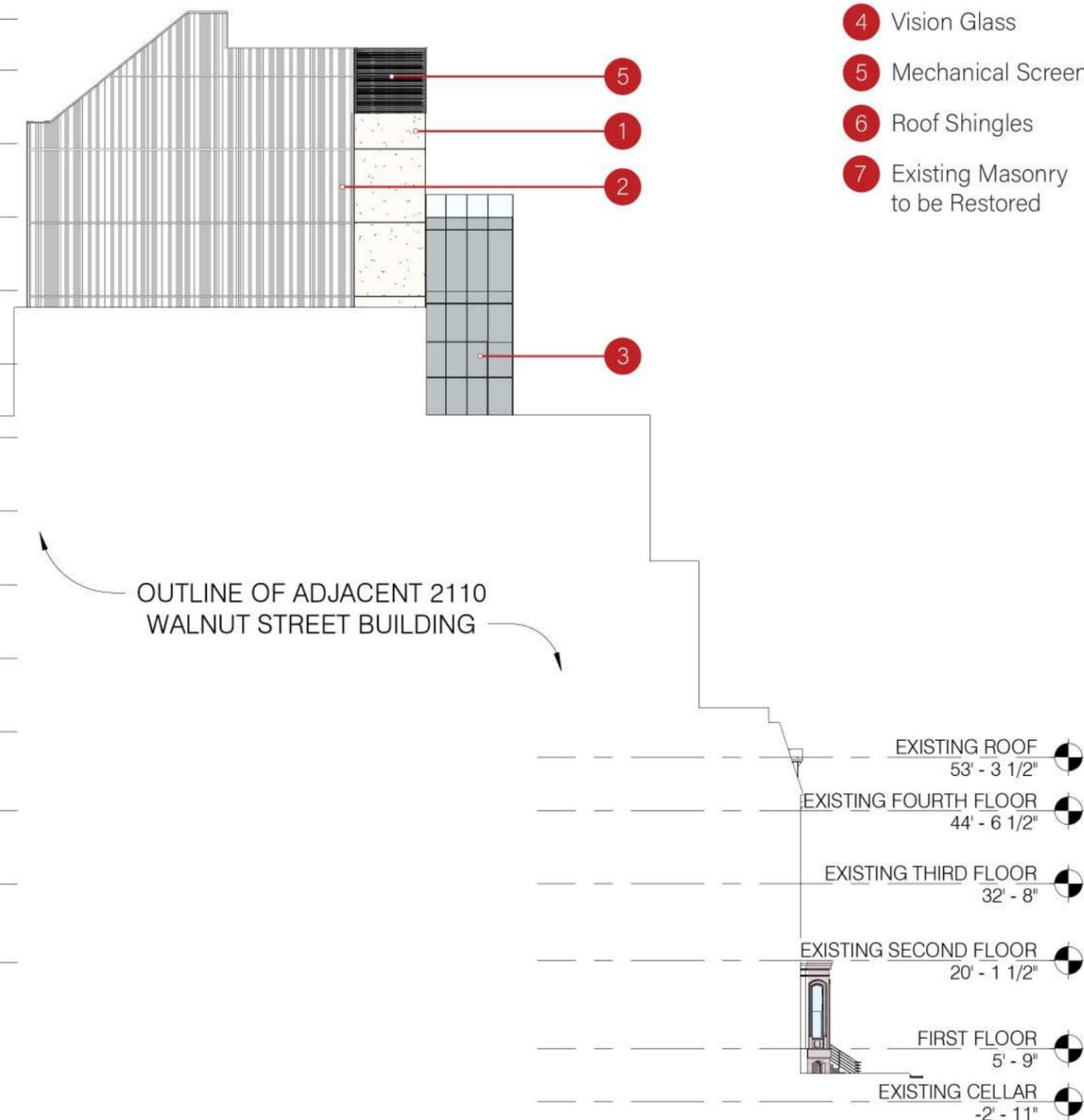
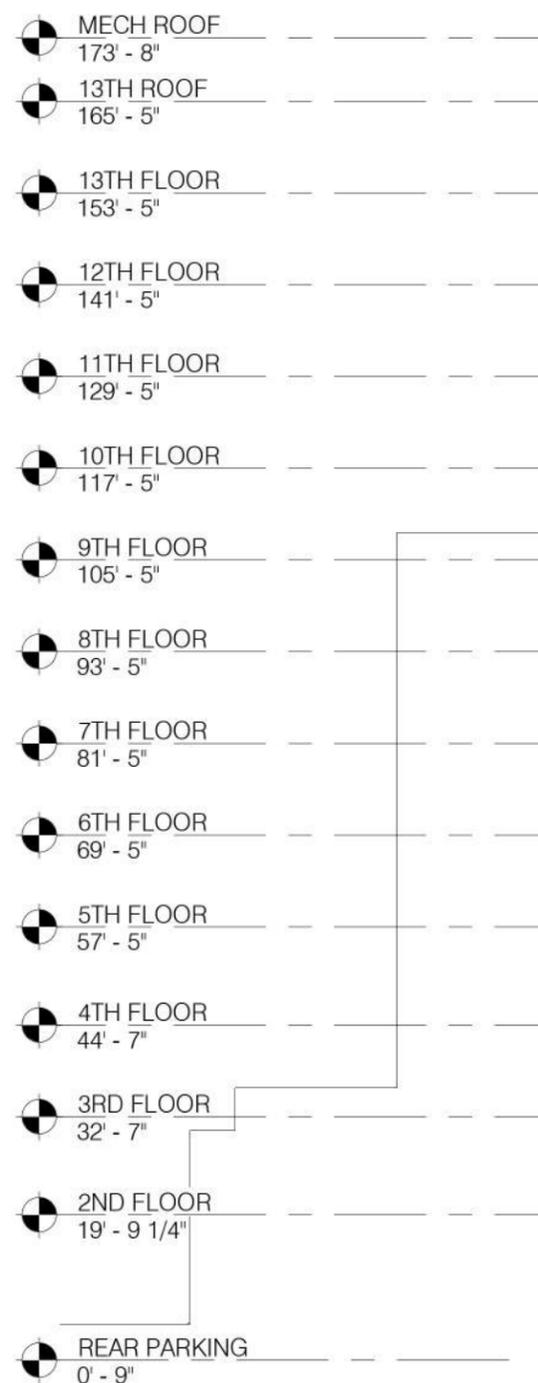
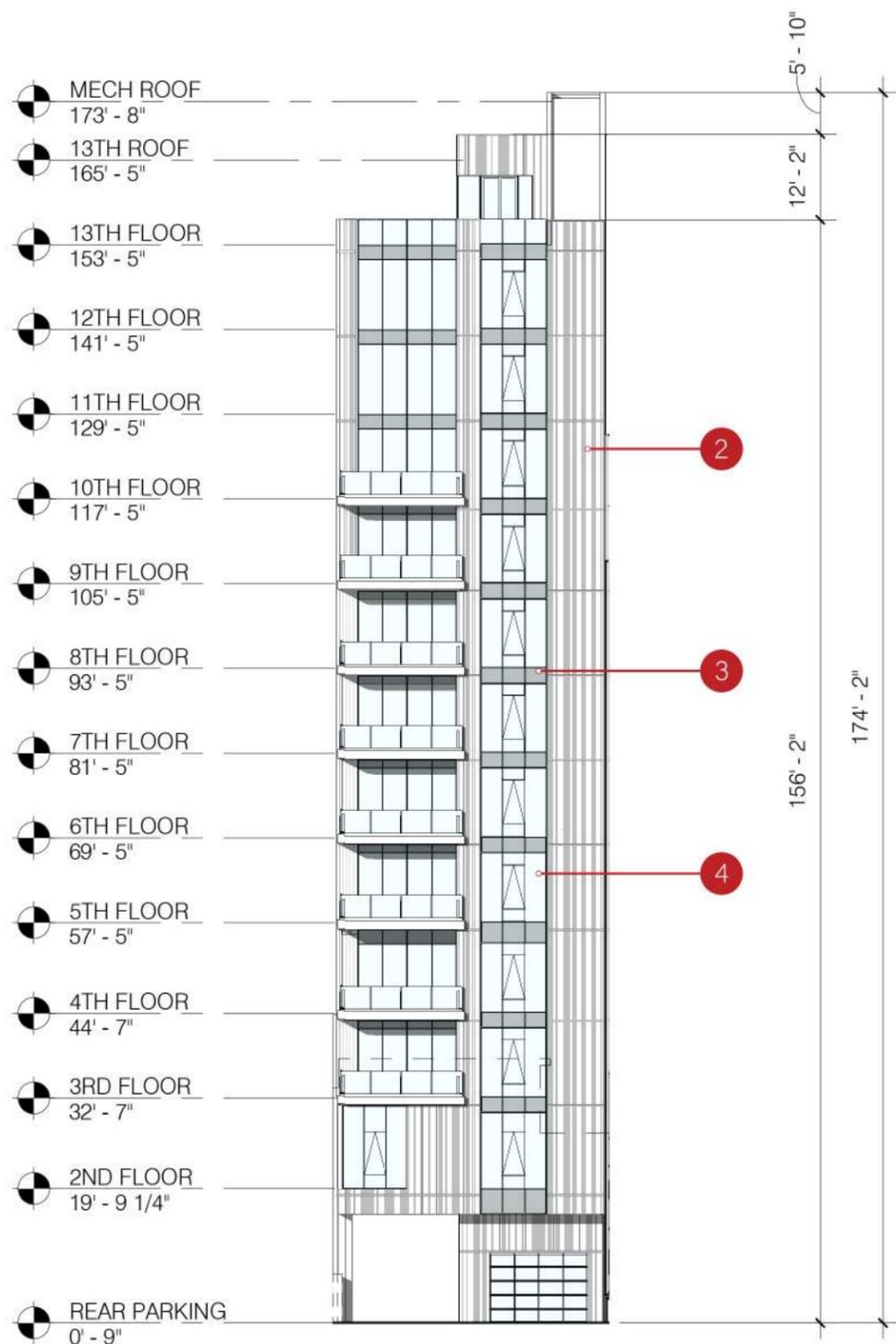
Material Legend

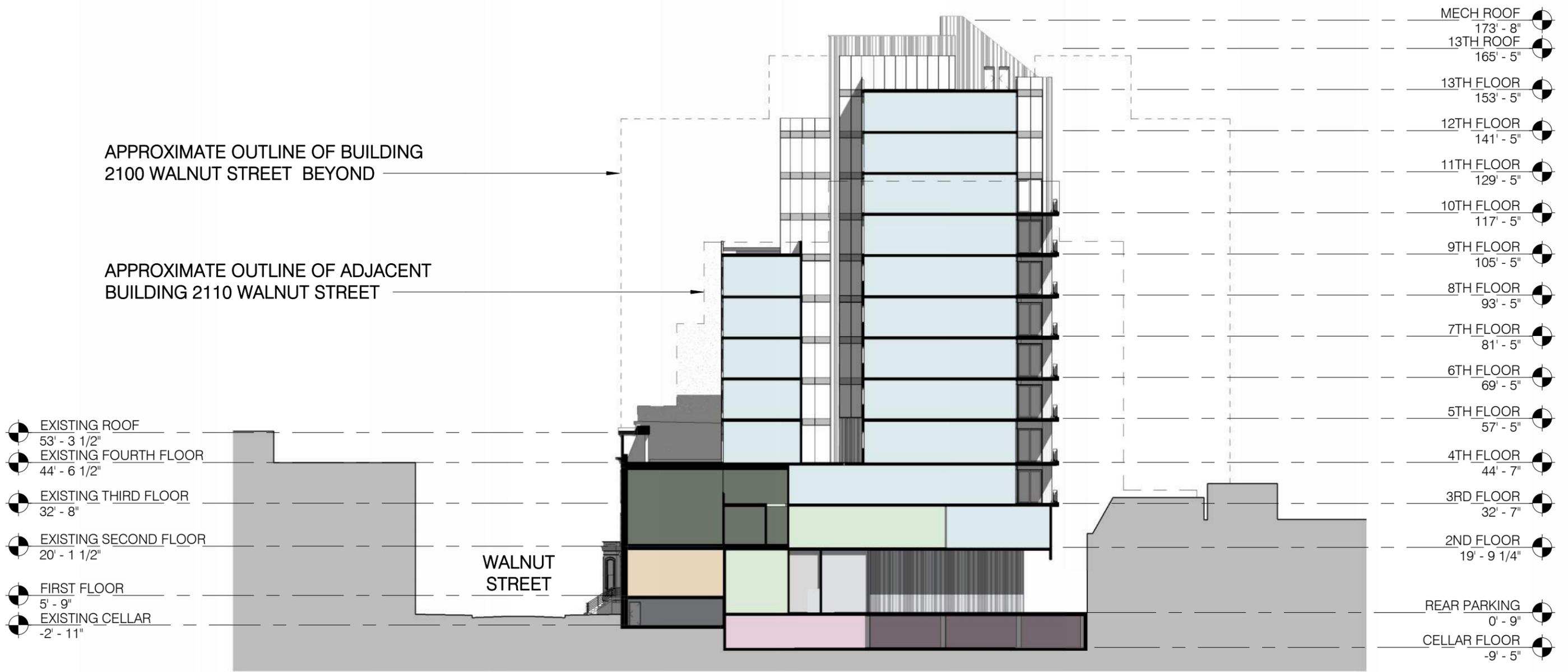
- 1 Elastometric Coating
- 2 Metal Siding
- 3 Window Wall Spandrel
- 4 Vision Glass
- 5 Mechanical Screen
- 6 Roof Shingles
- 7 Existing Masonry to be Restored



Material Legend

- 1 Elastometric Coating
- 2 Metal Siding
- 3 Window Wall Spandrel
- 4 Vision Glass
- 5 Mechanical Screen
- 6 Roof Shingles
- 7 Existing Masonry to be Restored





EXISTING ROOF
53' - 3 1/2"

EXISTING FOURTH FLOOR
44' - 6 1/2"

EXISTING THIRD FLOOR
32' - 8"

EXISTING SECOND FLOOR
20' - 1 1/2"

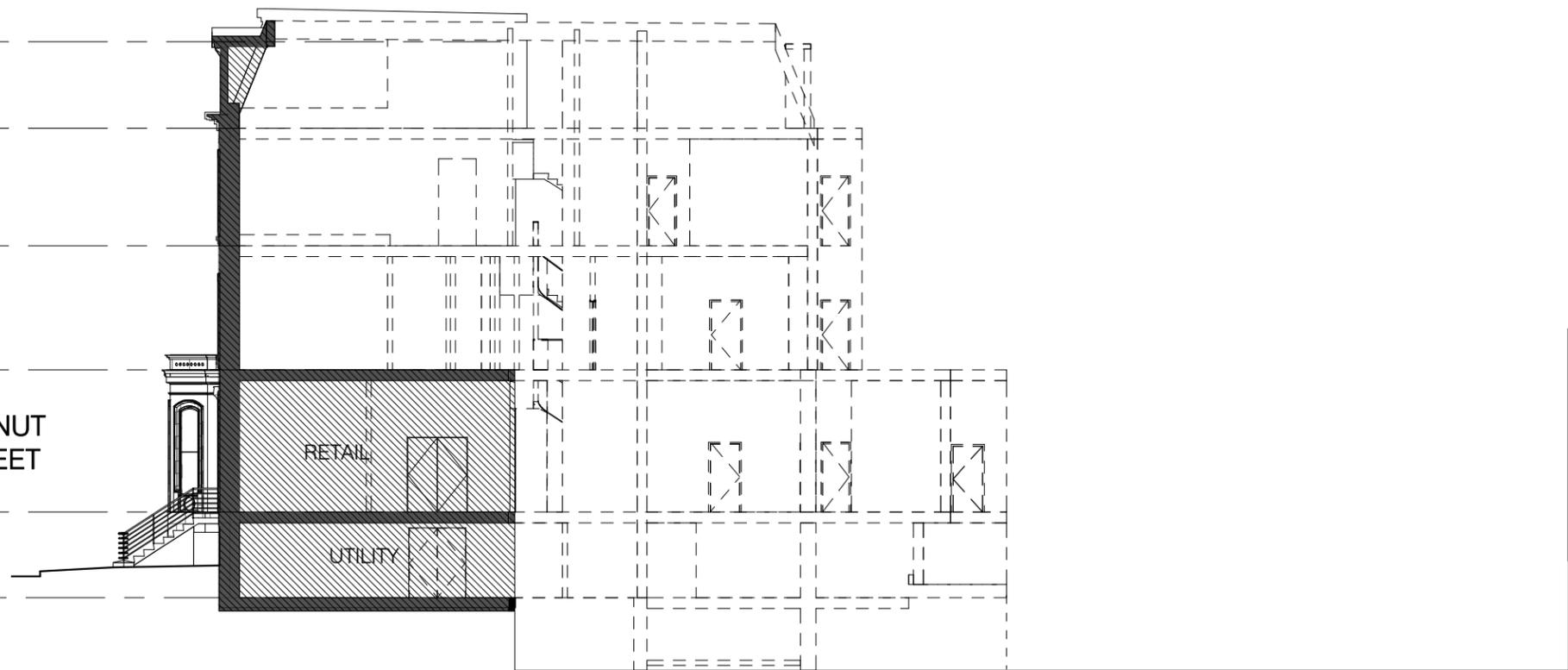
FIRST FLOOR
5' - 9"

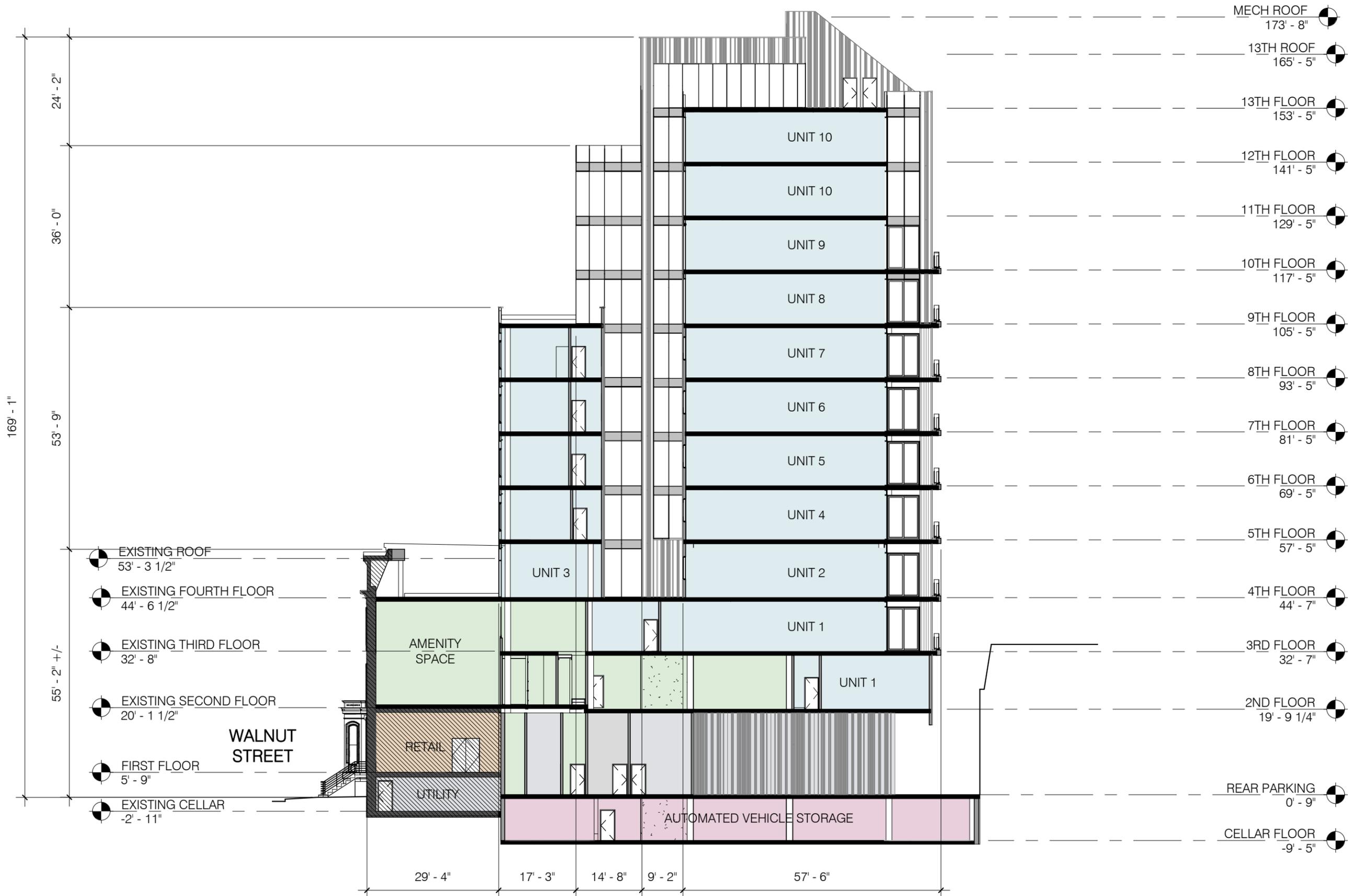
EXISTING CELLAR
-2' - 11"

WALNUT STREET

RETAIL

UTILITY







1 Elastometric Coating



2 Metal Siding



3 4 Window Wall System with Spandrel



5 Mechanical Screen



6 Roof Shingles



7 Existing Masonry to be Restored



URBAN SPACE DEVELOPMENT
1315 Walnut Street, Suite 1325
Philadelphia, PA 19107

MATERIALS PALETTE
08.11.2023

A401 | 2112 Walnut Street
Philadelphia, PA 19103

