

**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, 53-foot, Second Empire brownstone building at 2112 Walnut Street and to construct a 12-story, 163-foot tall 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. The application provides little information on the treatment of the historic front façade, with the only notes being “existing masonry to be restored” and “roof shingles.” The addition would be clad in glass curtain walls and vertical metal siding and decks at each floor. Renderings provided in the submission demonstrate that the addition would be highly visible from Walnut Street, and it would also be highly visible from and extremely out of scale with Chancellor Street, a small street with several historic carriage houses that dead ends at this property.

The Architectural Committee voted to recommend denial, pursuant to Standards 9, 10 and the Roofs Guideline, which calls for additions to be inconspicuous from the public right-of-way, and Section 14-1005(6)(d) of the Philadelphia Code, the prohibition against demolition. Following the Architectural Committee, the application was revised to reduce the height of the pilot house, but no changes were made to the overall height or massing of the overbuild. The demolition plans were revised to show less interior demolition, but the roof, rear mansard, and rear bay are still proposed for removal and the full rear would be encapsulated by the 12-story addition.

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. Renderings in the application materials demonstrate that the proposed addition would be highly visible from multiple rights-of-way.

**STAFF RECOMMENDATION:** Denial, pursuant to Standards 9, 10, the Roofs Guideline.

**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 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, in that the historic building would be razed or destroyed in significant part. The application does not demonstrate that the demolition qualifies for the public interest or inability to reuse exception. The application must be denied.

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

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

**TUESDAY, 26 SEPTEMBER 2023  
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		Left at 9:48 am
Rudy D'Alessandro	X		
Justin Detwiler	X		Left at 10:56 am
Nan Gutterman, FAIA	X		Acting Chair
Allison Lukachik	X		
Amy Stein, AIA, LEED AP	X		

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

The following staff members were present:

Jonathan Farnham, Executive Director  
Laura DiPasquale, Historic Preservation Planner III  
Heather Hendrickson, Historic Preservation Planner I  
Ted Maust, Historic Preservation Planner I  
Allyson Mehley, Historic Preservation Planner II  
Dan Shachar-Krasnoff, Historic Preservation Planner II  
Alex Till, Historic Preservation Planner I

The following persons were present:

Alyson Ferguson  
Betty Mon  
Carl Primavera, Esq., Klehr Harrison  
Commissioner Cheryl Bettigole, Philadelphia Department of Public Health  
Chris Carickhoff  
David Lo  
Debra McCarty  
Dennis Carlisle  
Doug Seiler, Seiler+Drury Architecture  
Jacalyn Pollock  
Jake Blumgart  
Janice Woodcock, Woodcock Design  
Jay Farrell  
Joan Finger  
Joe Pyle, The Scattergood Foundation

- The Historical Commission granted in-concept approval of the massing, size, scale, and location of the new health center building, pursuant to Standard 9, at its July 2023 meeting.
- The massing, size, scale, and location of the building as currently proposed are identical to that approved in concept in July 2023.

The Architectural Committee concluded that:

- The “uninterrupted mass and scale” of the proposed health center building and its “extreme flat planes” are not compatible with the historic site.

**ARCHITECTURAL COMMITTEE RECOMMENDATION:** The Architectural Committee voted to recommend denial.

<b>ITEM: 4641 E ROOSEVELT BLVD</b>					
<b>MOTION: Denial</b>					
<b>MOVED BY: Cluver</b>					
<b>SECONDED BY: Detwiler</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	6				

Mr. Cluver excused himself from the meeting.

**ADDRESS: 2112 WALNUT ST**

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History: 1870

Individual Designation: None

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

Staff Contact: Laura DiPasquale, [laura.dipasquale@phila.gov](mailto:laura.dipasquale@phila.gov), 215-686-7660

**OVERVIEW:** This application proposes to demolish the majority of the four-story, 53-foot, Second Empire brownstone building at 2112 Walnut Street and to construct a 13-story, 165-foot tall 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. The application provides little information on the treatment of the historic front façade, with the only notes being “existing masonry to be restored” and “roof shingles.” The addition would be clad in glass curtain walls

**ARCHITECTURAL COMMITTEE, 26 SEPTEMBER 2023**

**PHILADELPHIA HISTORICAL COMMISSION, [PRESERVATION@PHILA.GOV](mailto:PRESERVATION@PHILA.GOV)**

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

and vertical metal siding and decks at each floor. Renderings provided in the submission demonstrate that the addition would be highly visible from Walnut Street, and it would also be highly visible from and extremely out of scale with 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 13-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 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.*

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  - 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, in that the historic building would be razed or destroyed in significant part. 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.

**START TIME OF DISCUSSION IN ZOOM RECORDING:** 00:45:25

**PRESENTERS:**

- Ms. DiPasquale presented the application to the Architectural Committee.
- Attorney Meredith Ferleger, architects Nicholas Connolly and Nancy Bastian, and developer Tim Shaaban represented the application.

**DISCUSSION:**

- Ms. Ferleger introduced the project team. She noted that the application was originally submitted in August but withdrawn for additional consideration.
- Ms. Bastian walked the Architectural Committee through the project, explaining that the existing building is 38 feet wide, by about 128 feet deep. The 2110 Walnut Street infill and overbuild project are located next door. She explained that 2112 Walnut Street is currently used as law offices, and they are proposing to return it to residential use. She noted that there is an older one-story addition on the rear of the property, and that the rear yard is used for parking. She explained that there would be a 12-story addition and eight-story overbuild, set back approximately 33 to 34 feet from the front property line, which is slightly further back than the new construction at 2110, which extends up at nine and 17-foot setbacks. She explained that the proposed addition is roughly in line with the setback of the addition at 2108 but is taller because the property is not as deep. She commented that they are proposing to maintain about 80% of exterior walls, including the side party walls, and are trying to incorporate some interior spaces into the design.
- Ms. Stein noted that the staff had three primary comments: the first, that the application constitutes a demolition. The second, the massing of the new addition exceeding that of the adjacent properties and being highly visible. And the third, the design of the addition itself. Ms. Stein argued that removing structural floors as well as the rear and roof at a contributing historic building is a demolition.
  - Ms. Bastian responded that the new floor assembly has to be created because the addition constitutes a high-rise building. She noted that they did something similar at 2108 Walnut.

- Ms. Gutterman responded that the addition at 2108 was smaller and less visible and opined that the current project creates a facadectomy.
- Ms. Gutterman explained at the Committee members have reviewed the application and asked the applicants to respond to the staff comments and recommendation.
  - Mr. Shaaban reiterated that the proposed project is similar to the project next door at 2108 and 2110 Walnut, which utilized an open lot for new construction and an overbuild on the historic building at 2108. He commented that the historic building at 2108 was treated similarly as is proposed for 2112 Walnut, with all interior floors removed and replaced with non-combustible material. He noted that 2112 also proposes to maintain the interior first floor and basement but to eliminating floor structures and interiors. He reiterated that it is taller but a smaller square footage than neighboring building.
- Ms. Bastian referred to the rendering on sheet A006, opining that that gives a good sense of the visibility from the street, and that it will rise 17 feet from the first setback of 2110.
- Ms. Bastian referred to the view from Chancellor Street and access to parking. She explained that the materials of the proposed addition will match those of the new construction at 2110 Walnut Street. She opined that they tried to set back the addition and salvage as much of the existing building as possible.
- Mr. D'Alessandro asked why they could not put a separation wall between the new and existing construction. He argued that there are ways to create fire protection without having to demolish so much of the existing building. He opined that the proposal constitutes too much demolition.
  - Mr. Shaaban responded that they would be happy to look into retaining as much as possible, but that they are driven by the Code and building standards.
  - Mr. Detwiler replied that the codes require such great interventions because the proposal is too much for the historic building.
- Mr. Detwiler referred to the photograph on page 9 showing the giant party wall with no articulation of 2110 Walnut Street from Chancellor and argued that it shows everything that is insensitive about a project like this. He opined that such a project would have a negative effect to the district. He explained that he understands the need to make a party wall solid but that there are ways to articulate it, and that designers should look at ways to better articulate party walls so they do not become massive billboards of material.
  - Ms. Ferleger opined that the portions of the building being altered are not visible from the public right-of-way and that most portions of the building proposed for removal are not part of the original historic fabric.
  - Mr. Detwiler disagreed, noting that the rear is visible from Chancellor Street.
  - Ms. Gutterman also disagreed, noting that they are proposing to remove floor structures and roof that support the front wall, which is in the public right-of-way.
  - Mr. Shaaban responded that it is an east-west structure, so the removal of the floors will not impact the front.
  - Mr. Shaaban responded that they were held to a party wall standard for 2110 Walnut Street but have provided some articulation for 2112 with setbacks articulation of wall on both sides that creates some differentiation, and that the western wall will have horizontal and vertical details. He explained that final materials will be addressed later.
  - Ms. Gutterman responded that their application is for final approval, so those details should already be worked out.

- Ms. Stein argued that the massing of the proposed addition is highly conspicuous from multiple rights-of-way and towers over the historic structure and district. She explained that the Secretary of the Interior’s Standards call for overbuilds to be as inconspicuous as possible. She noted that the adjacent one is visible, and this addition would be three stories taller and more visible. On that point alone, she argued, the design is not approvable because it is not inconspicuous. She explained that she cannot understand why the building must be this tall. She reiterated Mr. Detwiler’s point that, if this much demolition is necessary, the overbuild is simply too tall.
  - Ms. Bastian opined that they have pushed the massing back as far as they can. She explained that it would be slender and taller and acknowledged that it would be visible, but opined that it would have less massing towards Chancellor Street.
  - Ms. Ferleger responded that the property is not as deep as 2110 and 2108, so they have created more compressed taller and slender design.
  - The Committee members asserted that, if the lot is smaller, the addition should be smaller, not larger.
- Ms. Ferleger commented that there is an eight-foot easement behind the carriage house and a small easement through 2114 Walnut to allow parking access at the rear.
- Ms. Ferleger disagreed that the proposal constitutes a demolition, arguing that the court has made it clear that the preservation ordinance should be applied broadly.
- Mr. Shaaban stated that he has no intention of damaging the Belgian block historic paving along Chancellor Street.
- Mr. Detwiler reiterated that the rear of the building is visible from Chancellor Street and that, while the first floor may not be original fabric, the upper floors with the rear bay and mansard are original historic fabric that would be removed as part of the project.

**PUBLIC COMMENT:**

- Neighbor Jacalyn Pollock spoke in strong opposition. She explained that she lives in English Village on St. James Place and has rented a parking spot on Chancellor Street for many years. She explained that the new construction at 2110 Walnut Street has a negative impact on the area, and that the “shipping container party wall” is visible not just from Walnut and Chancellor Streets, but from English Village. She argued that just because something happened next door does not mean it should also be allowed to happen here. She contended that the project is insensitive to maintaining the historic infrastructure of Belgian block on the historically designated Chancellor Street. She opined that the proposed tandem parking is outrageous, and that there should be traffic studies and shade/shadow studies to show the impact of the proposed construction on the neighboring carriage houses. She argued that there is nothing thoughtful about the project, that it is disgusting from an architectural standpoint, has a negative impact on the neighbors, and is a money grab.
- Attorney Carl Primavera noted that he submitted a letter on behalf of unit owners in 2108 and 2110 that echo the comments from staff and the Committee. He recalled working on the overbuild project at the Curtis Institute project on Locust Street, which had to go through a public interest review to remove historic fabric and that the addition was made inconspicuous. He opined that the proposed project should go through the hardship process owing to the extent of demolition.
- Chancellor Street neighbor Joan Finger remarked on the horrible siding of 2110 Walnut Street. She also questioned the parking access for the 2112 Walnut project.



She argued that the proposal demolishes all but the façade of a historic building and replaces it with a brand-new building in a historic area. She stressed that the construction will negatively impact the character of the carriage-house block of Chancellor Street, towering over the district.

**ARCHITECTURAL COMMITTEE FINDINGS & CONCLUSIONS:**

The Architectural Committee found that:

- The existing building is a four-story rowhouse. The application proposes to construct a 12-story addition that is roughly three times the height of the existing building and would be highly visible from multiple rights-of-way.
- The application proposes to remove interior floors as well as the roof and rear wall and to replace all interior floor structures with non-combustible materials.
- The project proposes to demolish significant portions of the building, creating a facetedomy, and destroying historic materials.
- Except for the first-floor addition at the rear, the rear of the building appears to retain its historic features, including the bay window and mansard roof.
- The proposed overbuild is out of scale with the historic building and its context along both Walnut and Chancellor Streets.
- The proposed materials are incompatible with the historic district.
- The level of demolition required demonstrates that the project is incompatible with the historic building and its context.

The Architectural Committee concluded that:

- 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 application fails to satisfy Standard 9.
- 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.
- 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.
- 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, in that the historic building would be razed or destroyed in significant part. The application does not demonstrate that the demolition qualifies for the public interest or inability to reuse exception. The application must be denied.

**ARCHITECTURAL COMMITTEE RECOMMENDATION:** The Architectural Committee voted to recommend denial, pursuant to Standards 9, 10, the Roofs Guideline, and Section 14-1005(6)(d) of the Philadelphia Code, the prohibition against demolition.

<b>ITEM: 2112 WALNUT ST</b>					
<b>MOTION: Denial</b>					
<b>MOVED BY: Detwiler</b>					
<b>SECONDED BY: D'Alessandro</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	5				

**ADDRESS: 241-43 CHESTNUT ST, UNIT G**

Proposal: Construct rooftop pergola

Review Requested: Final Approval

Owner: Steven Gelbart

Applicant: Douglas Seiler, Seiler + Drury Architecture

History: 1856; Lewis Building; Stephen D. Button, architect

Individual Designation: 11/4/1976

District Designation: Old City Historic District, Significant, 12/12/2003

Staff Contact: Allyson Mehley, allyson.mehley@phila.gov

**BACKGROUND:**

This application proposes a rooftop pergola on the building at 241 Chestnut Street. The Historical Commission approved the roof deck and pilot house in 2021.

**SCOPE OF WORK:**

- Construct rooftop pergola.

**STANDARDS FOR REVIEW:**

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

- *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 rooftop pergola as currently proposed would be highly visible from the public right-of-way. The application photographs show the visibility of the building's roof area from Chestnut Street and Independence National Historical Park; therefore, the application fails to satisfy this guideline.

**STAFF RECOMMENDATION:** Denial, pursuant to Roofs Guideline.



November 2, 2023

Dr. Jonathan E. Farnham, Ph.D.  
Executive Director  
City of Philadelphia Historical Commission  
1515 Arch St, 13<sup>th</sup> 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 4-story brownstone rowhome. The proposed 37,516 GSF as-of-right development with a calculated FAR of 36,330 GSF is a twelve-story building containing ten condominiums ranging from 900 – 4,350 square feet with full floor and bi-level units. The top thirteenth floor is a rooftop deck accessed from the apartment below.

We have revised this submission to reflect comments from the architectural committee and the staff. The overall height has been reduced and most of the existing structure shall be maintained. The project will consist of new construction behind and above the existing structure with very minimal alteration of the existing floor structure to provide for some structural columns threaded down to the ground. We propose to preserve the existing exterior walls and most of the floor framing. The existing front façade masonry, dormers, bay, windows, doors and slate roofing facing Walnut Street will be preserved and restored. We propose to remove a non-historic one-story addition at the back of the building, the south facing bay and the exterior fire escapes. The existing roof is 2,302 SF inclusive of the front and rear mansards. The updated proposal is to remove the rear mansard which totals 149 SF (6%) and to remove 572 SF (25%) of decking and joists. This is a total of 31% of the existing roof to be removed. We propose removing only the decking (joists to remain as a trellis) over 361 SF (16%) of the roof area. The existing combustible roofing membrane will be removed entirely as it can not remain encapsulated in the addition. The area remaining behind the front mansard will receive a new membrane. Behind the existing restored mansard roof and dormers will be an open roof deck area. This deck is offset one floor below the 2110 terrace so that the roof deck is not visible from any vantage point on Walnut Street.

New construction features a façade generally matching the materials and aligning of floor levels with the adjacent structure at 2110 Walnut Street. The new construction is set further back than the adjacent 2110 project with outdoor terraces at each floor to further minimize the massing. At the twelfth floor the building is further setback in order to recede the façade from the street. See the attached graphics package for additional information about the building mass and articulation. Ten parking spaces will be provided within the building, with access from Chancellor Street across an existing easement of 2114 Walnut, currently accessing an existing parking lot. Other elements at the ground floor include a commercial 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 Historical Commission at their November 10th meeting.

Sincerely,

A handwritten signature in blue ink, appearing to read "Nick Connolly".

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: 2112 Walnut Street

Specific Location: 2112 Walnut Street

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: Eric Leighton Company: cbp Architects

Address: 234 Market Street, 4th floor

Email: eleighton@cbparchitects.com Phone No.: 215-928-0202

### Property owner Information

Identify the deeded property owner.

3

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.

The property owner is a/an:  Individual  Company\*

#### Owner (1)

Name: Bruce M Ginsberg  Check box if new owner is being listed

Address: #518, 190 Presidential Blvd., Bala Cynwyd, PA 19004

#### Owner (2)

Name: Lisa Ginsberg

Address: #518, 190 Presidential Blvd., Bala Cynwyd, PA 19004

### Design Professional in Responsible Charge

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

4

Name: Eric Leighton Firm: cbp Architects

PA License No.: RA016375 Phila. Commercial Activity License No.: 524605

Email: eleighton@cbparchitects.com Phone No.: 215-928-0202

### Project Scope

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

5

(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.

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

(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: 4,100 (Sq. Ft.)

(d) **Building Floor Areas** New Floor Area: 32,860 (Sq. Ft.) Existing Altered Area: 4,656 (Sq. Ft.)

(e) **Number of Stories** 13

(f) **Description of Work** Project consists of gut renovation of existing structure at 2112 Walnut. New construction will consist of cellar with automated vehicle storage and thirteen story building behind and above the existing structure.

First floor will have some retail with 10 dwelling units and amenity spaces on the floors above.

#### (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.





EXISTING CONDITIONS SITE PHOTOS





**EXISTING CONDITIONS SITE PHOTOS**





**EXISTING CONDITIONS SITE PHOTOS**



5 22ND AND CHANCELLOR, LOOKING EAST



6 CHANCELLOR, LOOKING SE

## EXISTING CONDITIONS SITE PHOTOS



7 CHANCELLOR AT THE BACK OF 2112 WALNUT, LOOKING NE

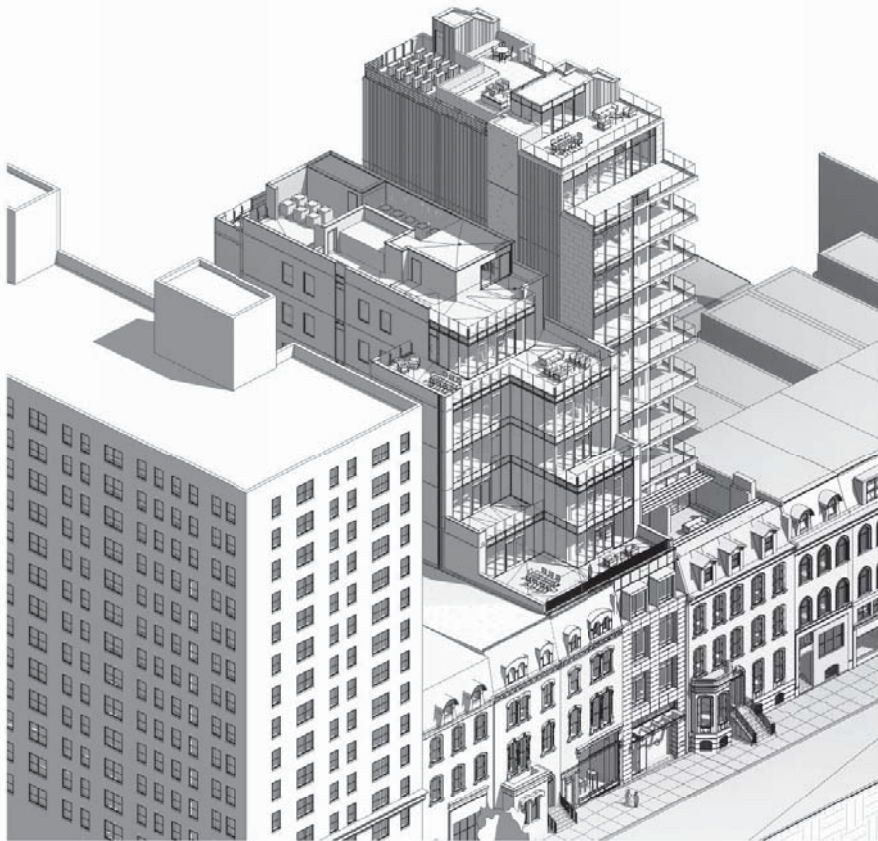


8 CHANCELLOR LOOKING NE

EXISTING CONDITIONS SITE PHOTOS



**EXISTING CONDITIONS SITE PHOTOS**



AERIAL VIEW FROM NORTHEAST



AERIAL VIEW FROM NORTHWEST



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

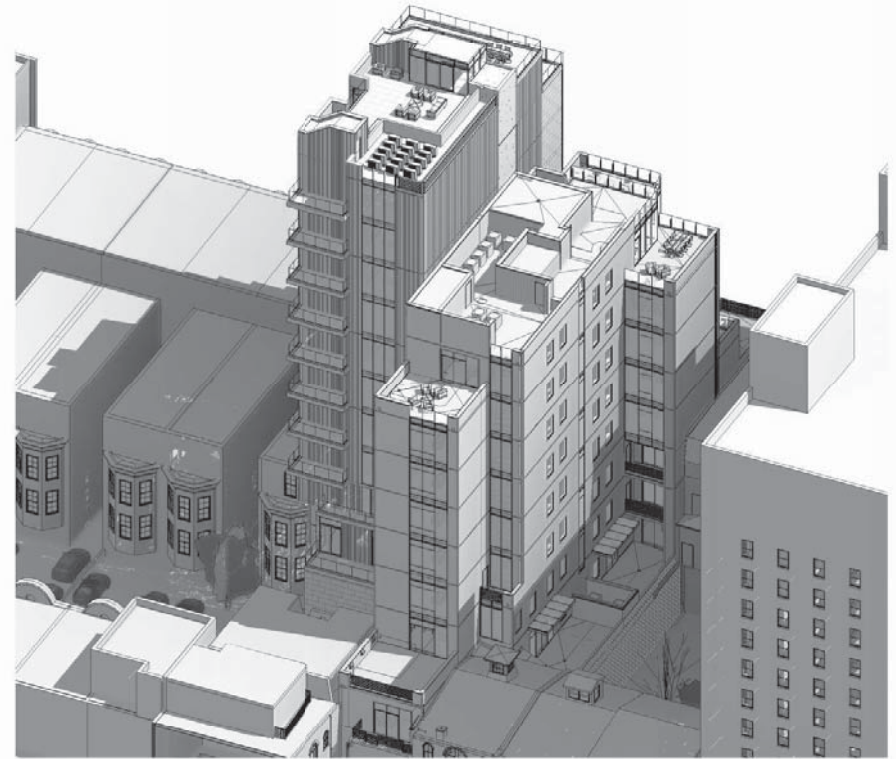
3D VIEWS  
11.02.2023

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  
11.02.2023

A002 | 2112 Walnut Street  
Philadelphia, PA 19103





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

PERSPECTIVE VIEW FROM 21ST & WALNUT  
11.02.2023

A003 | 2112 Walnut Street  
Philadelphia, PA 19103





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

PERSPECTIVE VIEW LOOKING WEST  
11.02.2023

A004 | 2112 Walnut Street  
Philadelphia, PA 19103







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

PERSPECTIVE VIEW FROM 22ND & WALNUT  
11.02.2023

A005 | 2112 Walnut Street  
Philadelphia, PA 19103





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

PERSPECTIVE VIEW LOOKING EAST  
11.02.2023

A006 | 2112 Walnut Street  
Philadelphia, PA 19103



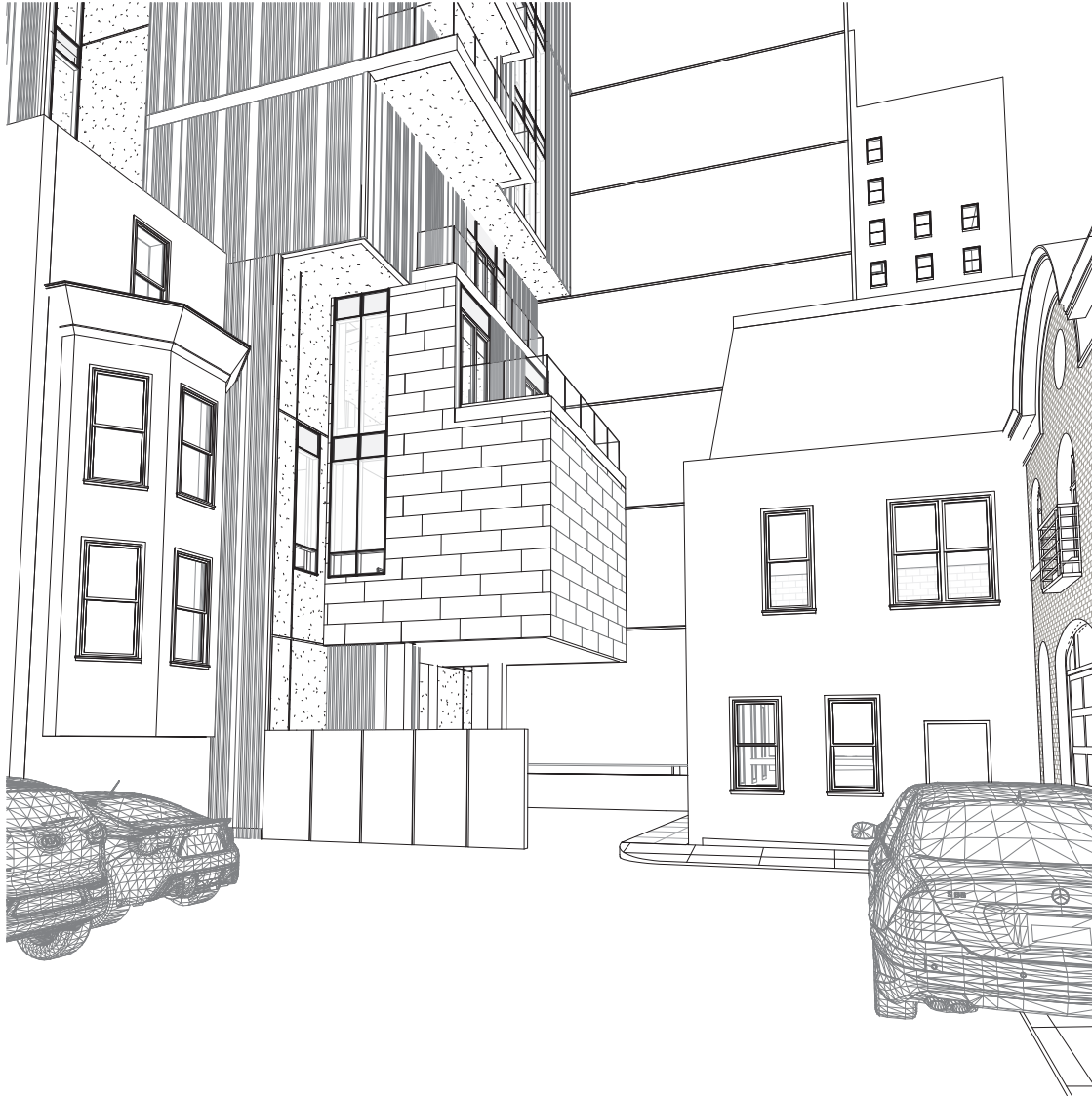


URBAN SPACE DEVELOPMENT  
1315 Walnut Street, Suite 1325  
Philadelphia, PA 19107

PERSPECTIVE VIEW FROM CHANCELLOR ST.  
11.02.2023

A007 | 2112 Walnut Street  
Philadelphia, PA 19103





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

PERSPECTIVE VIEW LOOKING AT REAR ENTRANCE  
11.02.2023

A008 | 2112 Walnut Street  
Philadelphia, PA 19103



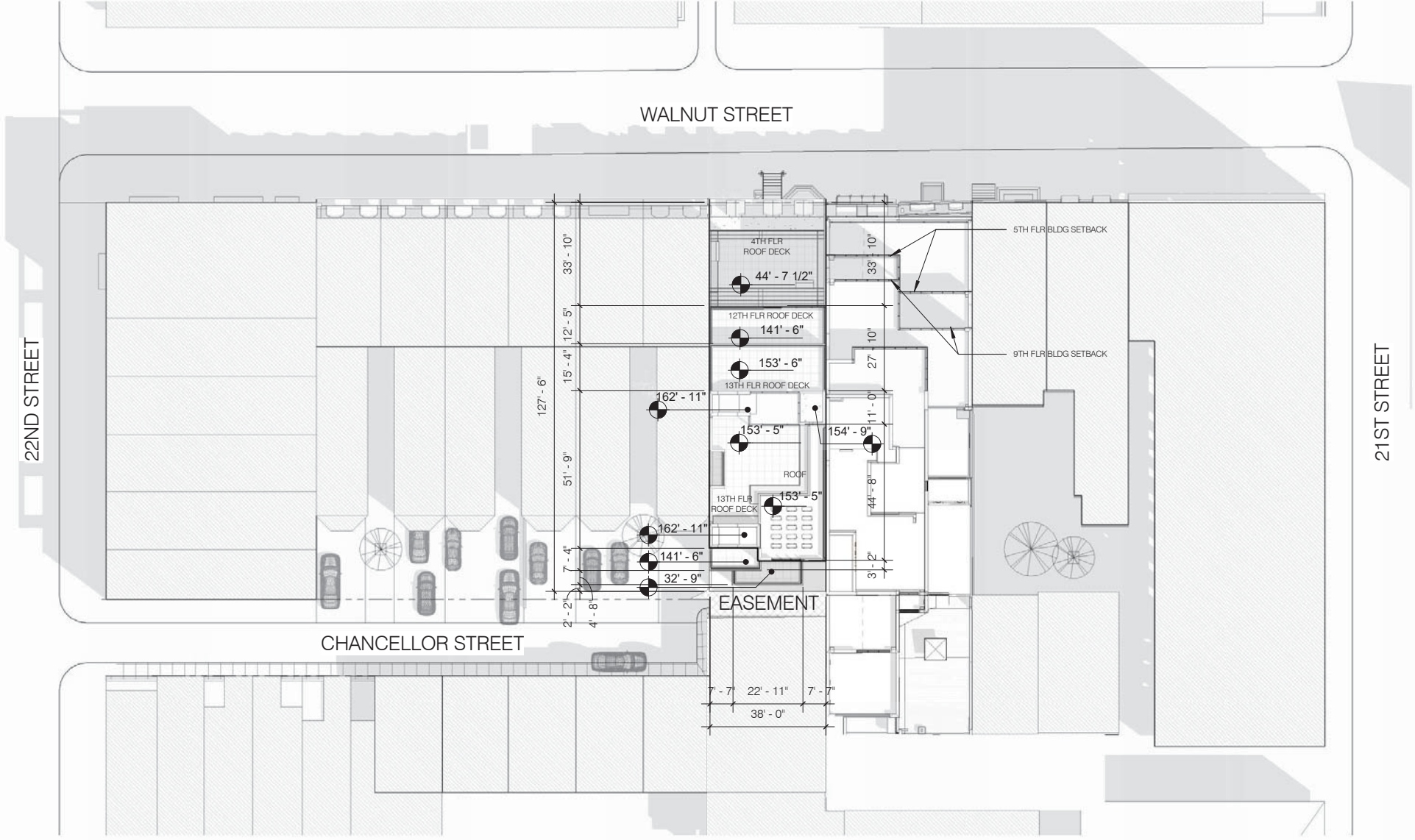


URBAN SPACE DEVELOPMENT  
1315 Walnut Street, Suite 1325  
Philadelphia, PA 19107

AERIAL VIEW LOOKING NE  
11.02.2023

A009 | 2112 Walnut Street  
Philadelphia, PA 19103





NOTE: ORIGINAL EXTERIOR WALLS TO REMAIN AT PERIMETER. PREVIOUS ADDITION CIRCA 1980 AND ORIGINAL BAY ABOVE TO BE REMOVED

NON HISTORIC WALLS TO BE REMOVED

EXISTING WINDOWS TO BE RESTORED OR REPLACED WITH HISTORICALLY ACCURATE CLAD UNITS - TYPICAL AT ALL WALNUT ST LOCATIONS

EXISTING DOORS & TRANSOM LIGHT TO BE RESTORED



EXISTING METAL RAILING TO REMAIN AND BE RESTORED

EXISTING WINDOWS TO BE RESTORED OR REPLACED WITH HISTORICALLY ACCURATE CLAD UNITS - TYPICAL AT WALNUT ST LOCATIONS

INTENT IS TO PRESERVE EXISTING STAIRWAY UP TO THE THIRD FLOOR CEILING IF STRUCTURALLY SOUND

NON HISTORIC WALLS TO BE REMOVED

PREVIOUS ADDITION

FIRST FLOOR

NON HISTORIC ELEVATOR HOISTWAY AND MACHINE ROOM TO BE REMOVED

EXISTING WINDOWS TO BE RESTORED OR REPLACED WITH HISTORICALLY ACCURATE CLAD UNITS - TYPICAL AT WALNUT ST LOCATIONS

EXISTING METAL WINDOW GUARDS TO BE RESTORED - TYPICAL

EXISTING DOOR TO BE RESTORED



EXISTING WINDOWS TO BE RESTORED OR REPLACED WITH HISTORICALLY ACCURATE CLAD UNITS - TYPICAL AT WALNUT ST LOCATIONS

REMOVAL LEGEND

- EXISTING TO REMAIN
- EXISTING TO BE REMOVED
- PREVIOUSLY ADDED WORK TO BE REMOVED

CELLAR

PREVIOUS ADDITION CIRCA 1980 FOOTINGS AND FOUNDATION WALLS TO BE REMOVED

PREVIOUS ADDITION

28' - 0"



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



CELLAR & FIRST FLOOR REMOVAL PLAN  
11.02.2023

AD101 | 2112 Walnut Street  
Philadelphia, PA 19103



REMOVE FIRE STAIR TYP ALL FLOORS

NOTE: ORIGINAL EXTERIOR WALLS TO REMAIN AT PERIMETER. PREVIOUS ADDITION CIRCA 1980 AND ORIGINAL BAY TO BE REMOVED

NON HISTORIC WALLS TO BE REMOVED

EXISTING WINDOWS TO BE RESTORED OR REPLACED WITH HISTORICALLY ACCURATE CLAD UNITS - TYPICAL AT ALL WALNUT ST LOCATIONS

EXISTING FIREPLACES AND CHIMNEYS TO REMAIN - TYP FOR (3)

INTENT IS TO PRESERVE EXISTING STAIRWAY UP TO THE THIRD FLOOR CEILING IF STRUCTURALLY SOUND

NON HISTORIC WALLS TO BE REMOVED

EXISTING WINDOWS TO BE RESTORED OR REPLACED WITH HISTORICALLY ACCURATE CLAD UNITS - TYPICAL AT ALL WALNUT ST LOCATIONS

EXISTING FIREPLACES AND CHIMNEYS TO REMAIN - TYP FOR (3)

INTENT IS TO PRESERVE EXISTING STAIRWAY UP TO THE THIRD FLOOR CEILING IF STRUCTURALLY SOUND

### THIRD FLOOR

NOTE: ORIGINAL EXTERIOR WALLS TO REMAIN AT PERIMETER. PREVIOUS ADDITION CIRCA 1980 AND ORIGINAL BAY TO BE REMOVED

ROOF OF NON-HISTORIC ADDITION TO BE REMOVED

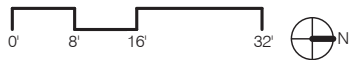
### SECOND FLOOR

#### REMOVAL LEGEND

- EXISTING TO REMAIN
- EXISTING TO BE REMOVED
- === PREVIOUSLY ADDED WORK TO BE REMOVED



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

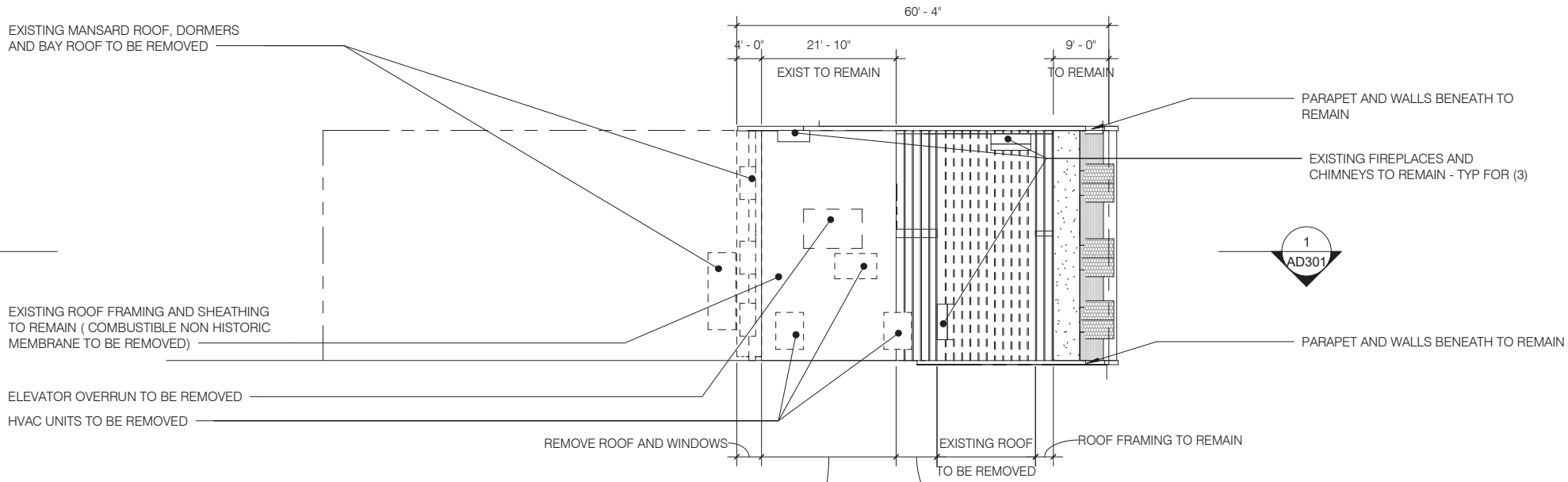


SECOND & THIRD FLOOR REMOVAL PLAN  
11.02.2023

AD102 | 2112 Walnut Street  
Philadelphia, PA 19103

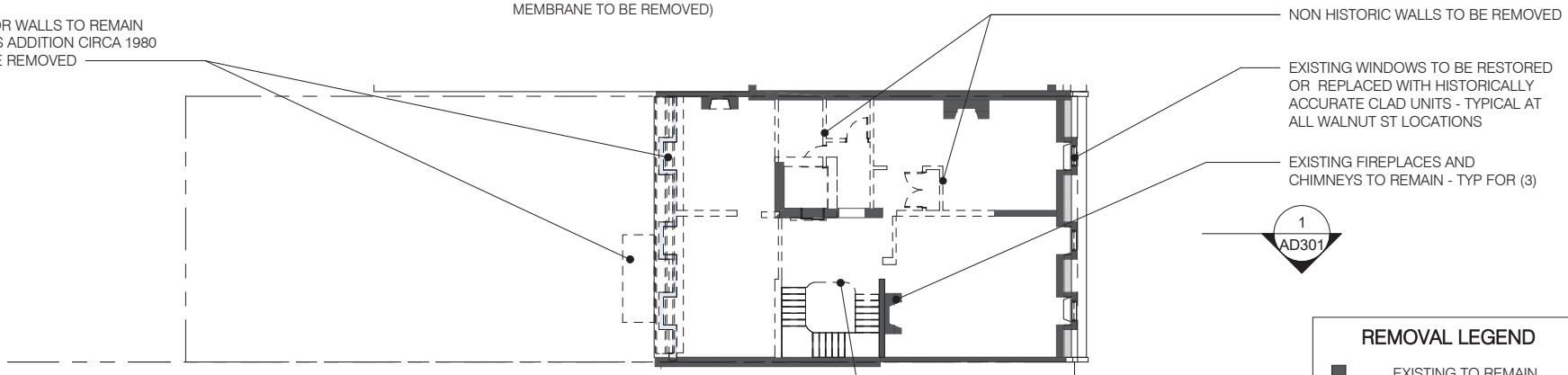






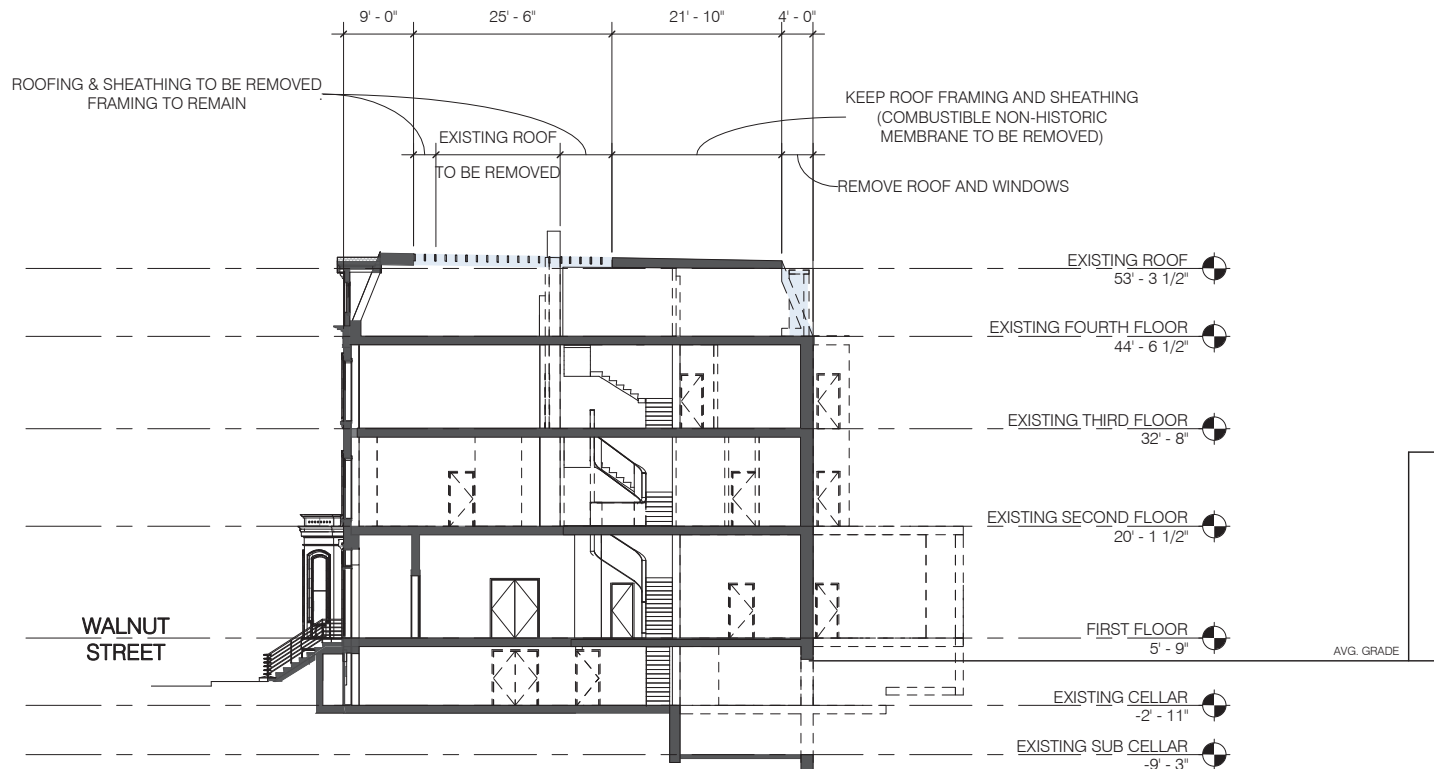
**ROOF**

NOTE: ORIGINAL EXTERIOR WALLS TO REMAIN AT PERIMETER. PREVIOUS ADDITION CIRCA 1980 AND ORIGINAL BAY TO BE REMOVED

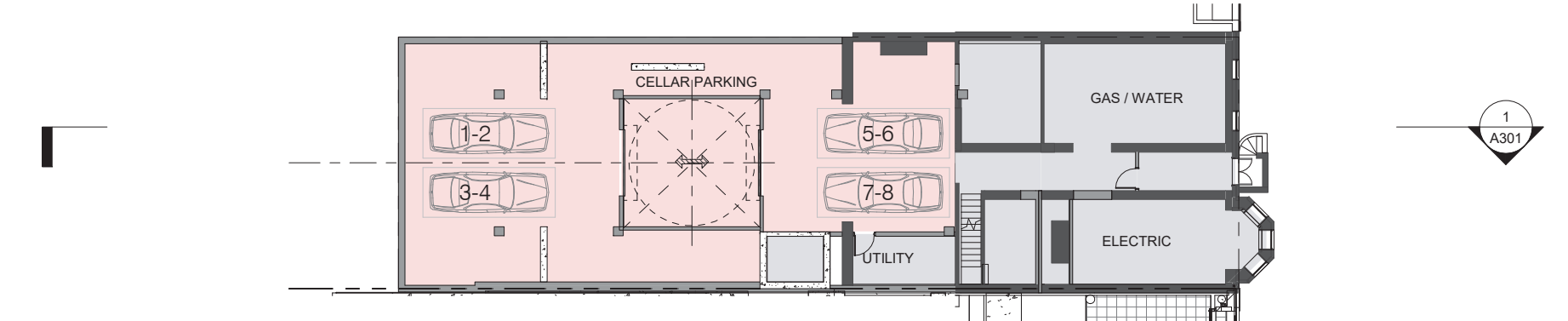
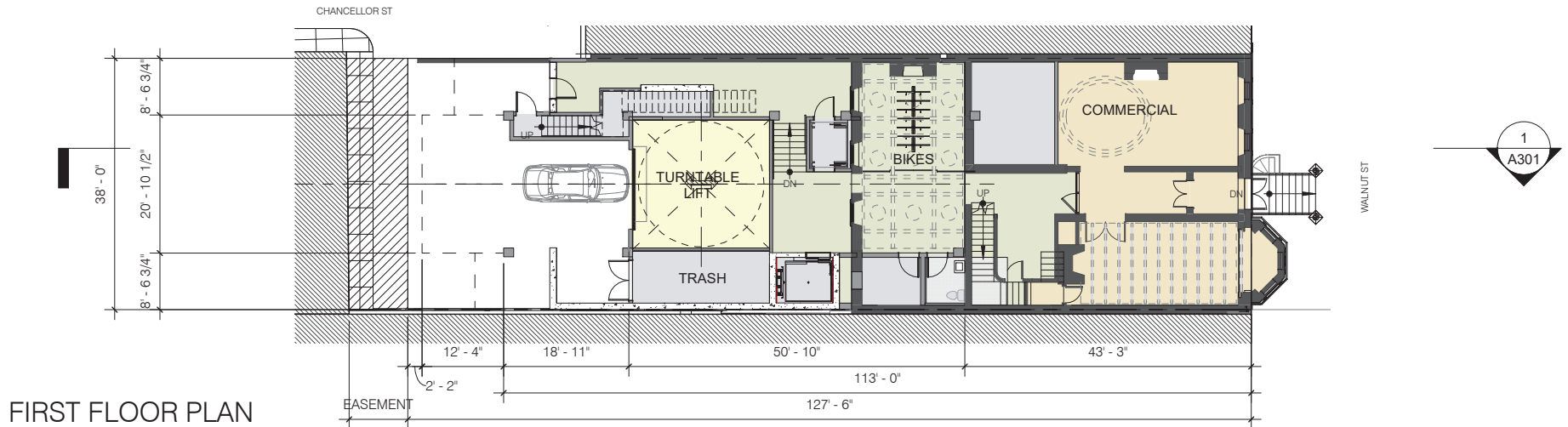


**FOURTH FLOOR**

REMOVAL LEGEND	
■	EXISTING TO REMAIN
□	EXISTING TO BE REMOVED
===	PREVIOUSLY ADDED WORK TO BE REMOVED

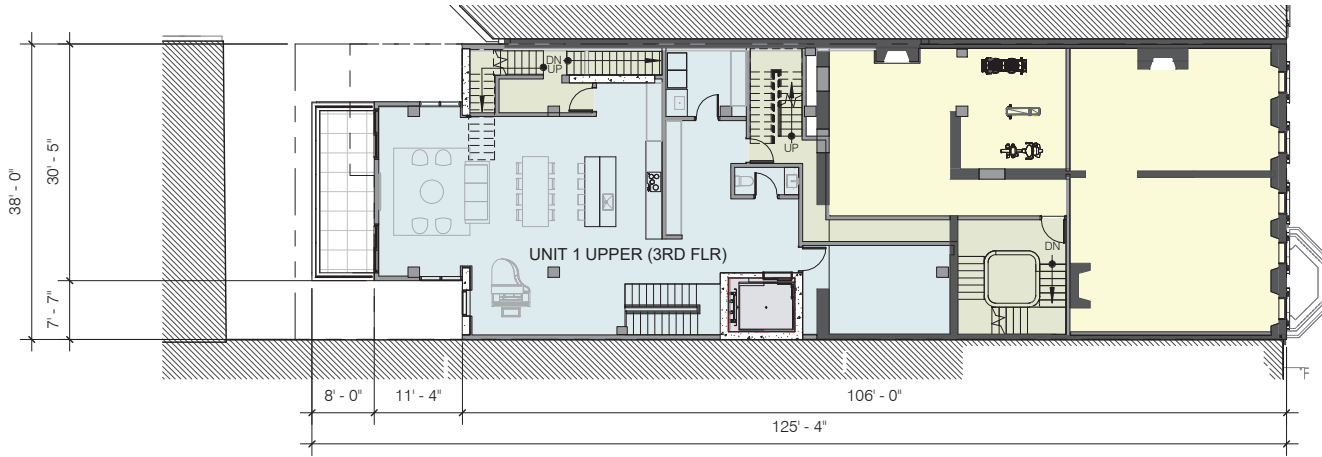


REMOVAL LEGEND	
■	EXISTING TO REMAIN
□	EXISTING TO BE REMOVED
===	PREVIOUSLY ADDED WORK TO BE REMOVED

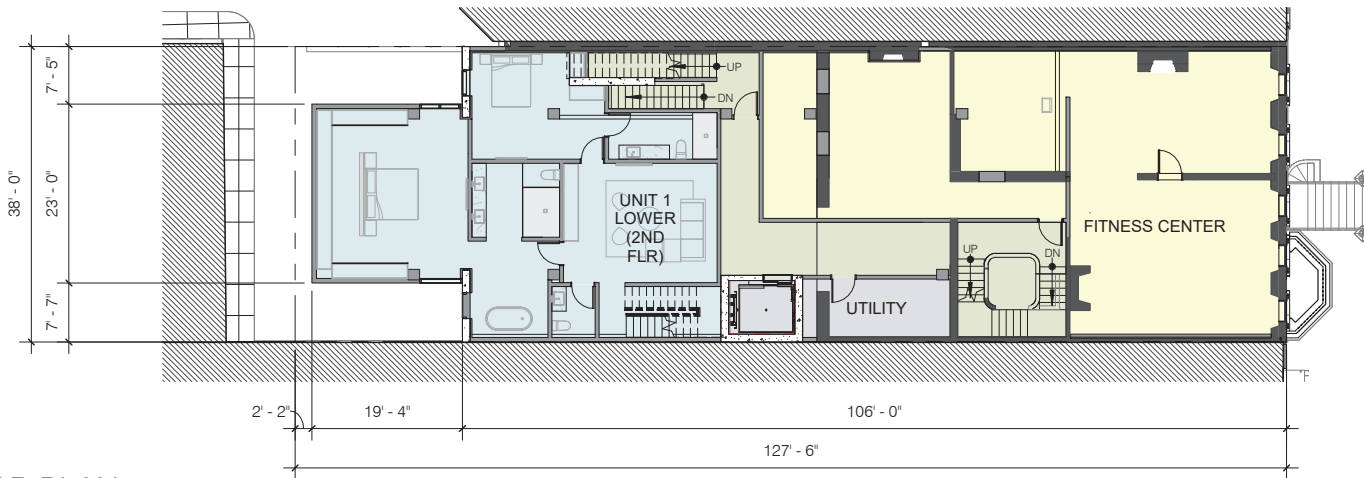


**AREA USE LEGEND**

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<span style="display:inline-block; width:10px; height:10px; background-color:#d3d3d3; border:1px solid black;"></span> COMMON	<span style="display:inline-block; width:10px; height:10px; background-color:#e6c08c; border:1px solid black;"></span> RETAIL
<span style="display:inline-block; width:10px; height:10px; background-color:#f08c8c; border:1px solid black;"></span> PARKING	<span style="display:inline-block; width:10px; height:10px; background-color:#c0c0c0; border:1px solid black;"></span> VEHICULAR ACCESS



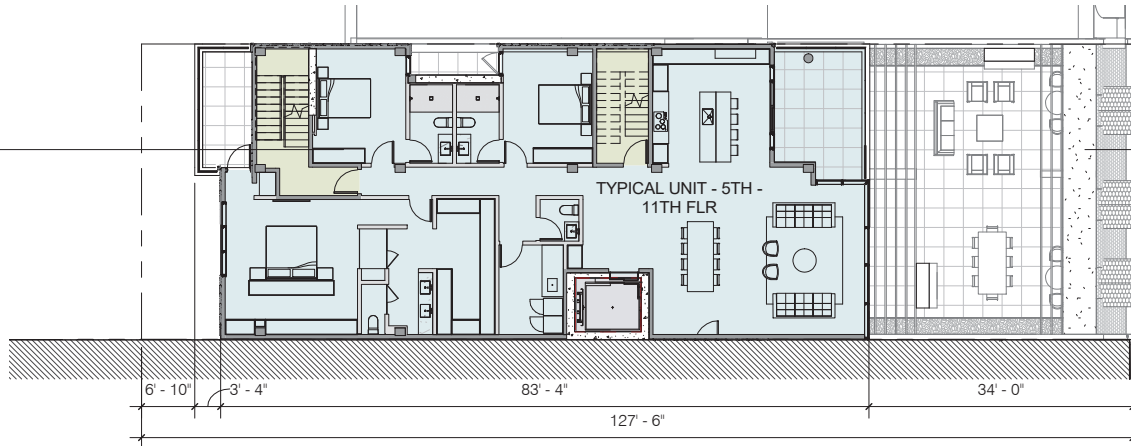
THIRD FLOOR PLAN



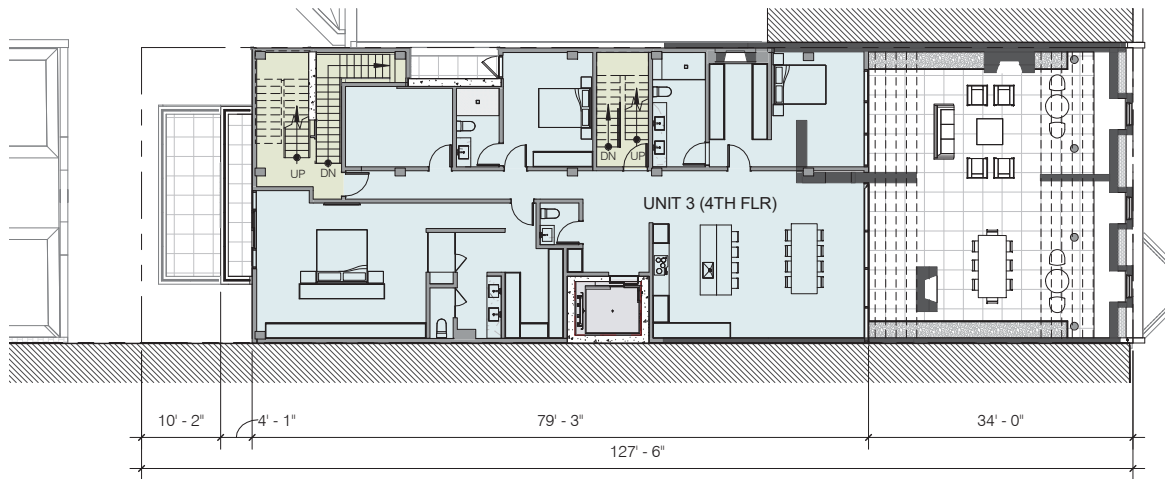
SECOND FLOOR PLAN

**AREA USE LEGEND**

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<span style="display:inline-block; width:15px; height:15px; background-color:#cccccc; border:1px solid black;"></span> COMMON	<span style="display:inline-block; width:15px; height:15px; background-color:#d2b48c; border:1px solid black;"></span> RETAIL
<span style="display:inline-block; width:15px; height:15px; background-color:#f0f0f0; border:1px solid black;"></span> PARKING	<span style="display:inline-block; width:15px; height:15px; background-color:#d3d3d3; border:1px solid black;"></span> VEHICULAR ACCESS



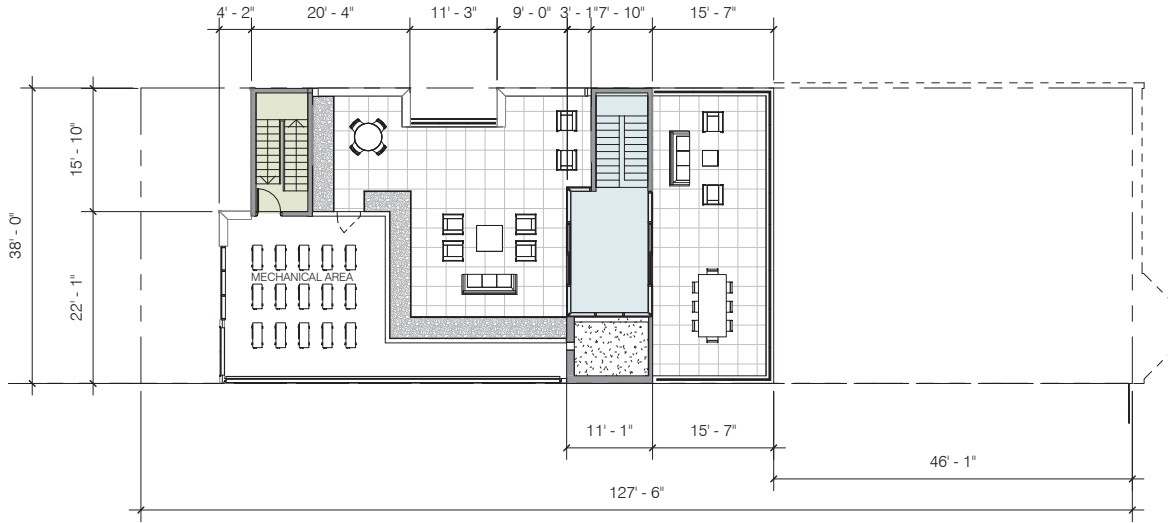
FIFTH - ELEVENTH FLOOR PLAN



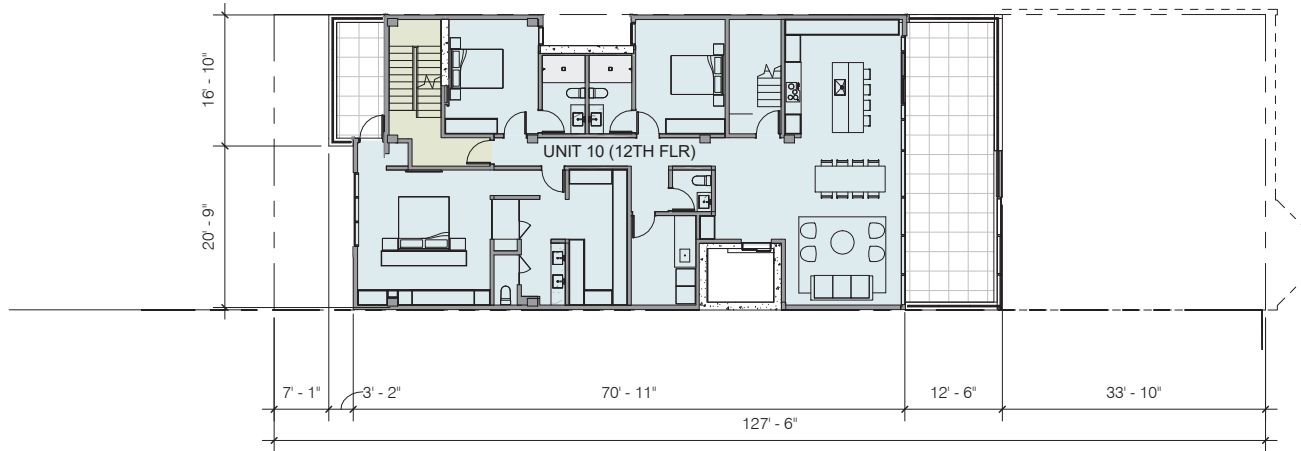
FOURTH FLOOR PLAN

**AREA USE LEGEND**

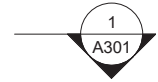
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<span style="display:inline-block; width:15px; height:15px; background-color:#f4cccc; border:1px solid #ccc; margin-right:5px;"></span> COMMON	<span style="display:inline-block; width:15px; height:15px; background-color:#f4cccc; border:1px solid #ccc; margin-right:5px;"></span> RETAIL
<span style="display:inline-block; width:15px; height:15px; background-color:#f4cccc; border:1px solid #ccc; margin-right:5px;"></span> PARKING	<span style="display:inline-block; width:15px; height:15px; background-color:#f4cccc; border:1px solid #ccc; margin-right:5px;"></span> VEHICULAR ACCESS



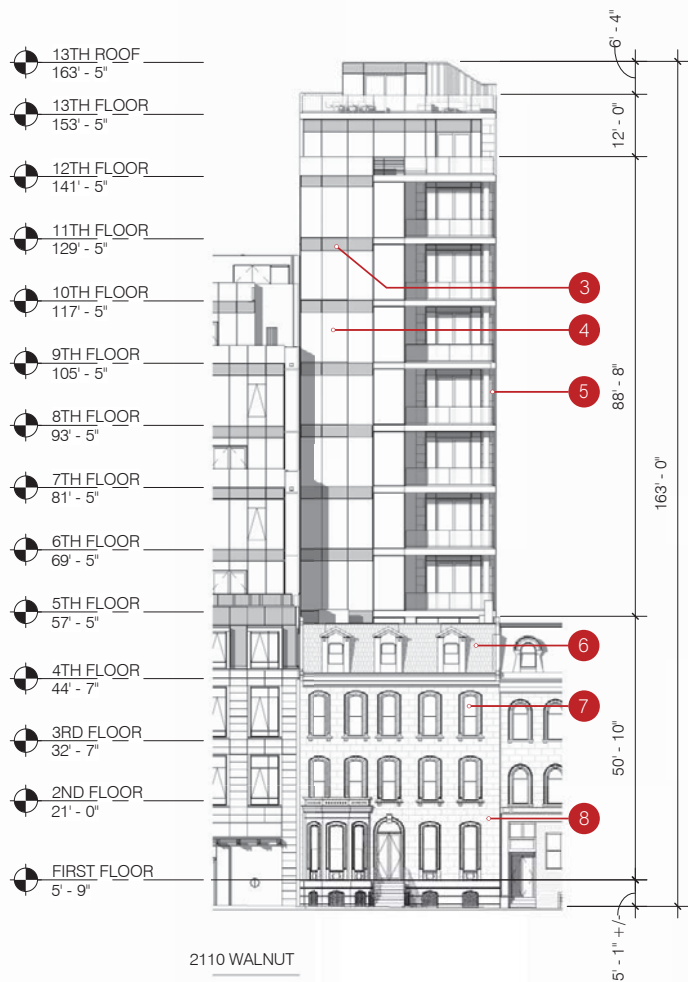
ROOF PLAN



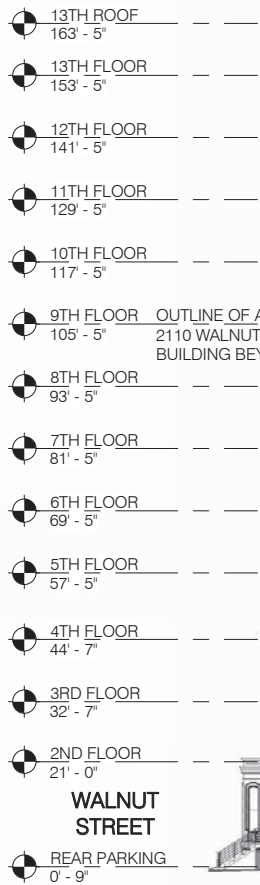
TWELFTH FLOOR PLAN



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



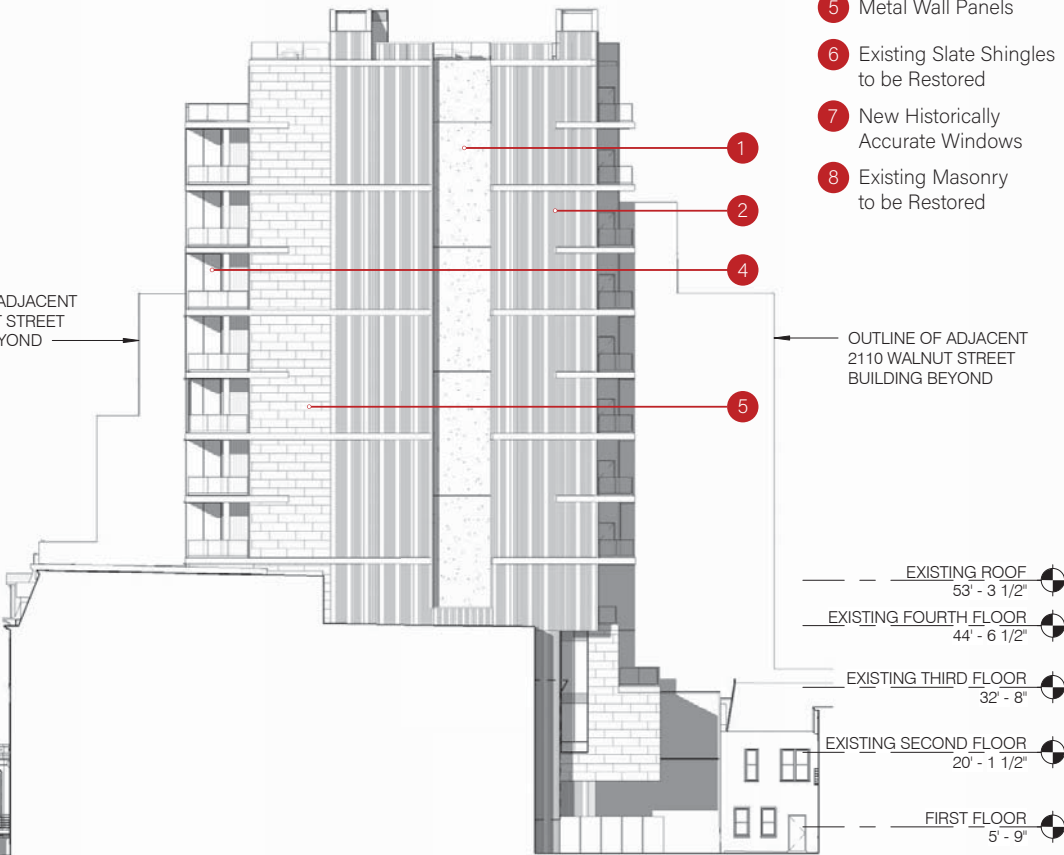
2110 WALNUT



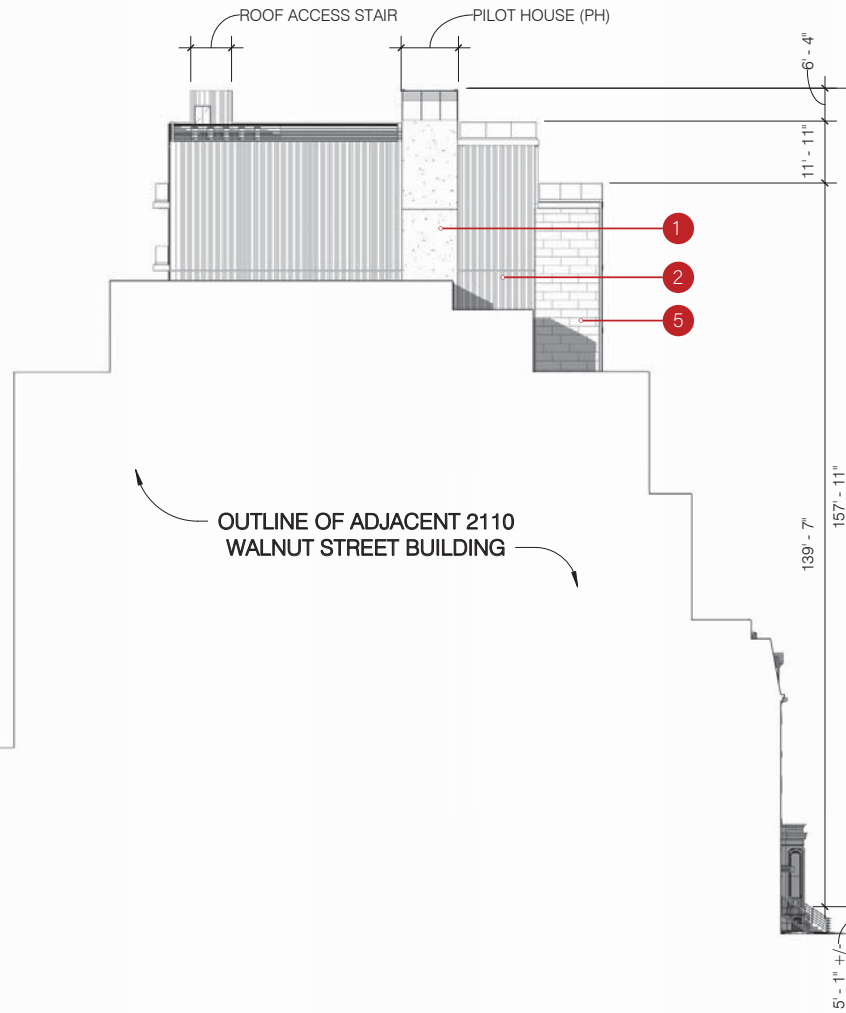
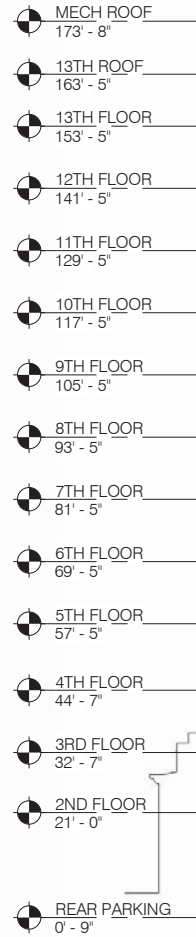
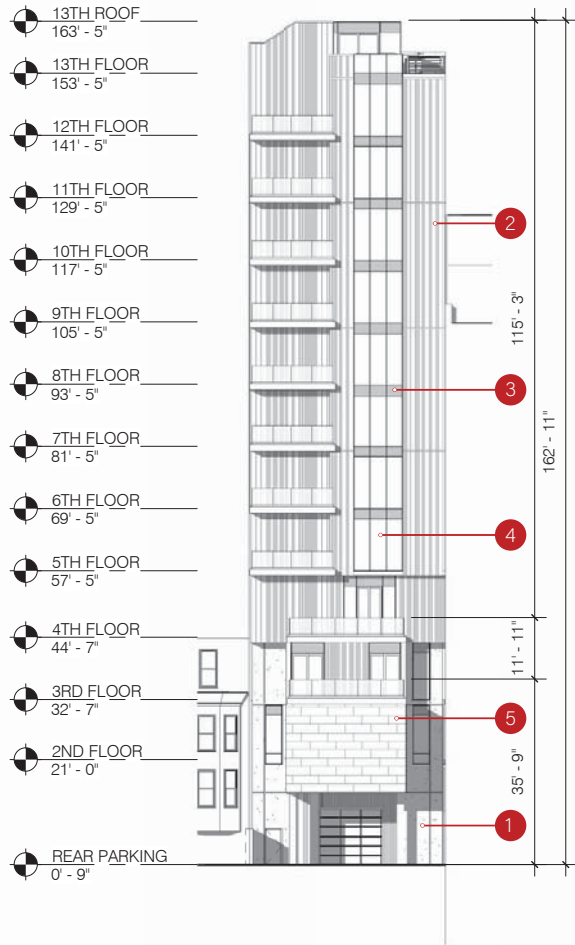
NORTH & WEST ELEVATION  
 11.02.2023

**Material Legend**

- 1 Elastometric Coating
- 2 Metal Siding
- 3 Window Wall Spandrel
- 4 Vision Glass
- 5 Metal Wall Panels
- 6 Existing Slate Shingles to be Restored
- 7 New Historically Accurate Windows
- 8 Existing Masonry to be Restored



A201 | 2112 Walnut Street  
 Philadelphia, PA 19103

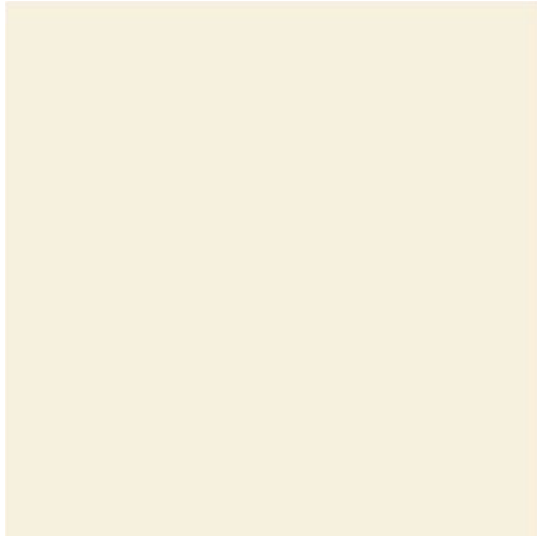


**Material Legend**

- 1 Elastometric Coating
- 2 Metal Siding
- 3 Window Wall Spandrel
- 4 Vision Glass
- 5 Metal Wall Panels
- 6 Existing Slate Shingles to be Restored
- 7 New Historically Accurate Windows
- 8 Existing Masonry to be Restored







1 Elastometric Coating



2 Metal Siding



3 4 Window Wall System with Spandrel



5 Metal Wall Panels



6 Existing Slate Shingles to be Restored



8 Existing Masonry to be Restored



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

MATERIALS PALETTE  
11.02.2023

A401 | 2112 Walnut Street  
Philadelphia, PA 19103



**\*\* SEPTEMBER 2023 AC SUBMISSION  
(duplicate intro slides removed)**



September 12, 2023

Dr. Jonathan E. Farnham, Ph.D.  
Executive Director  
City of Philadelphia Historical Commission  
1515 Arch St, 13<sup>th</sup> 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 8<sup>th</sup> meeting, Thank you.

Sincerely,

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

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

# 2112 WALNUT

2112 WALNUT STREET, PHILADELPHIA, PA 19103

NOTE: RMX-3 MAXIMUM FLOOR AREA RATIO WITHOUT LOW OR MODERATE INCOME BONUS IS 24,255 SF

MAX FAR WITH MODERATE INCOME BONUS IS 31,492 SF

MAX FAR WITH LOW INCOME BONUS IS 36,337 SF

TABLE OF GROSS FLOOR AREA	
Level	Area
Not Placed	Not Placed
Not Placed	Not Placed
FIRST FLOOR	2218 SF
2ND FLOOR	1855 SF
2ND FLOOR	2615 SF
3RD FLOOR	3190 SF
4TH FLOOR	2965 SF
5TH FLOOR	2933 SF
6TH FLOOR	2933 SF
7TH FLOOR	2933 SF
8TH FLOOR	2933 SF
9TH FLOOR	2933 SF
10TH FLOOR	2933 SF
11TH FLOOR	2933 SF
12TH FLOOR	2597 SF
Grand total: 15	35969 SF

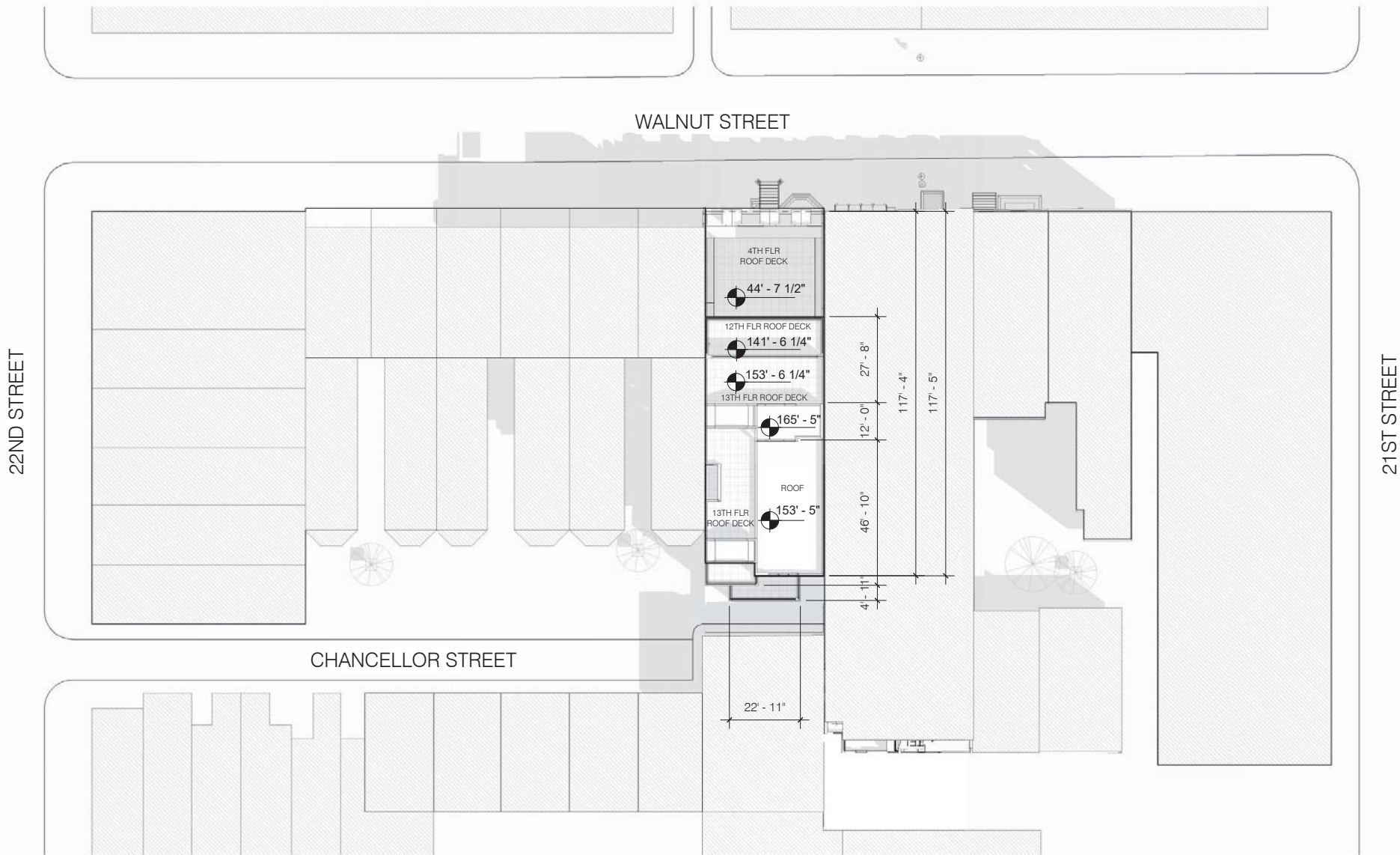


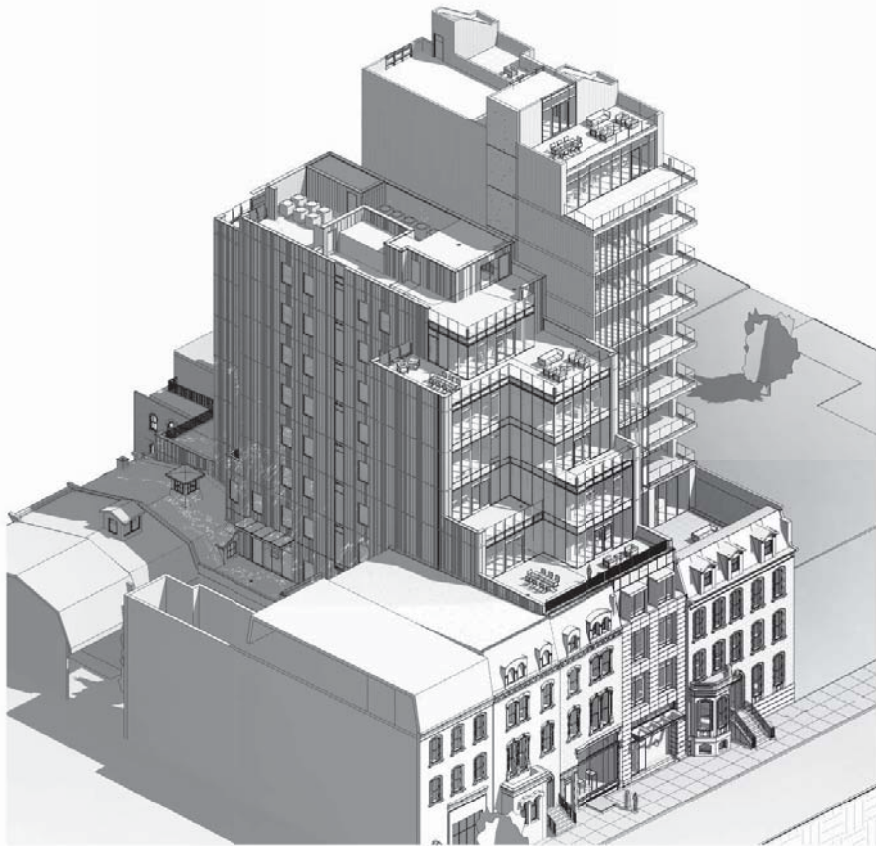
URBAN SPACE DEVELOPMENT  
1315 Walnut Street, Suite 1325  
Philadelphia, PA 19107

COVER SHEET  
09.18.2023

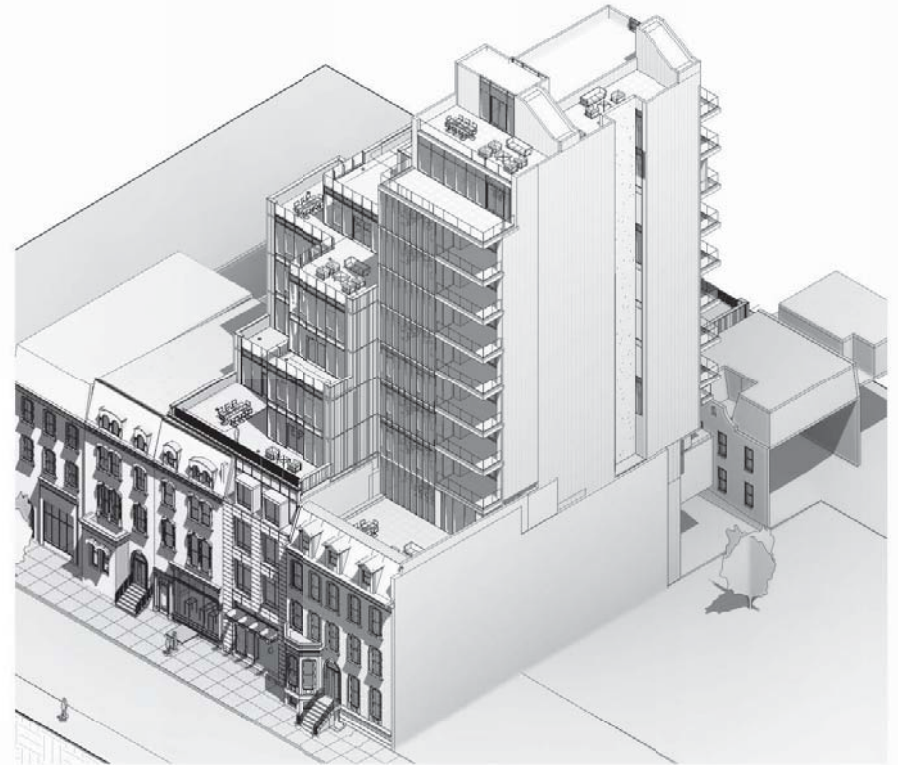
G101 | 2112 Walnut Street  
Philadelphia, PA 19103







AERIAL VIEW FROM NORTHEAST



AERIAL VIEW FROM NORTHWEST

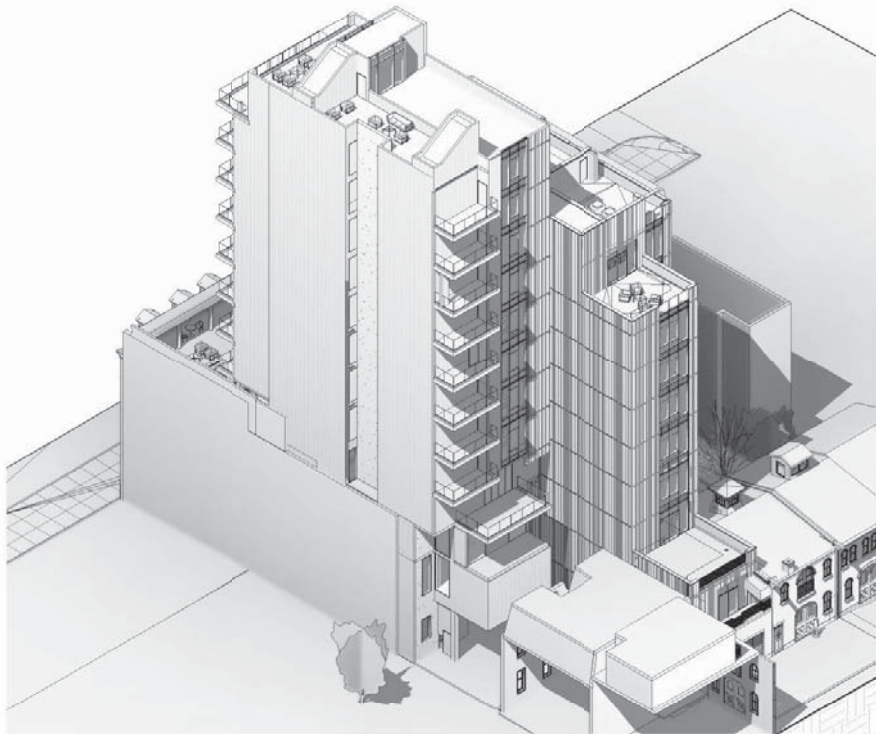


URBAN SPACE DEVELOPMENT  
1315 Walnut Street, Suite 1325  
Philadelphia, PA 19107

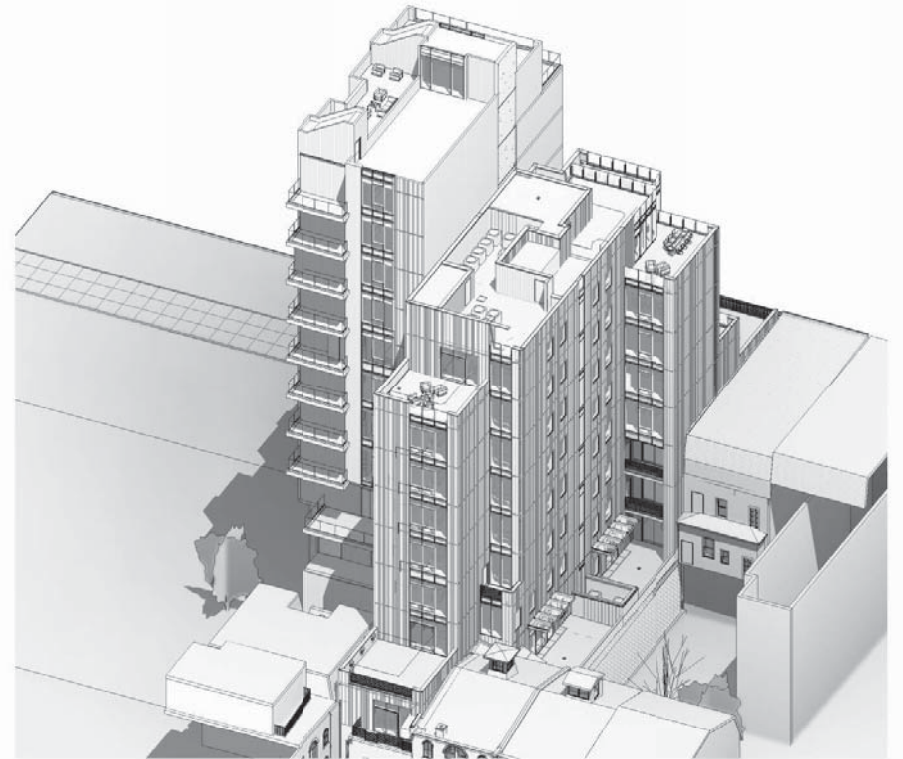
3D VIEWS  
09.18.2023

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  
09.18.2023

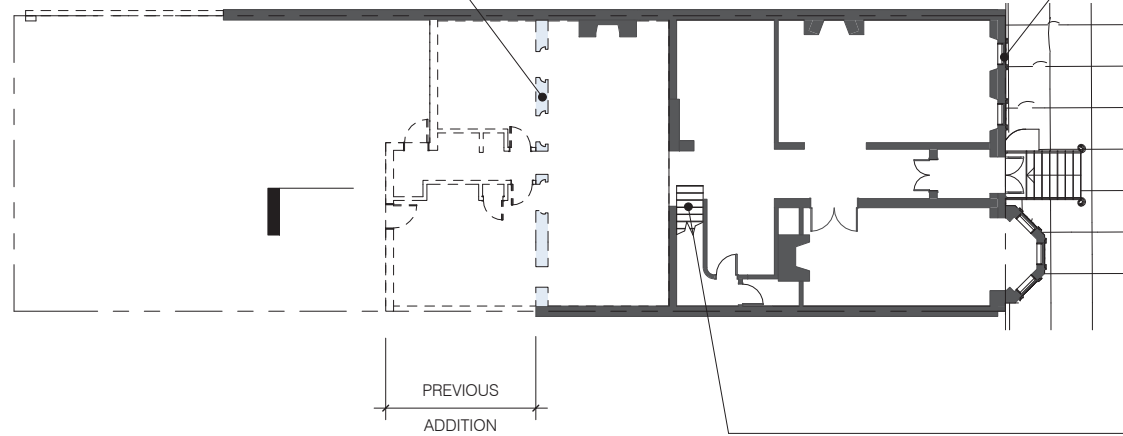
A002 | 2112 Walnut Street  
Philadelphia, PA 19103





NOTE: EXTERIOR WALLS TO REMAIN ON NORTH, EAST AND WEST SIDES. EXISTING HISTORIC SOUTH WALL TO BE REMOVED COMPRISING ABOUT 21% OF EXTERIOR WALLS.

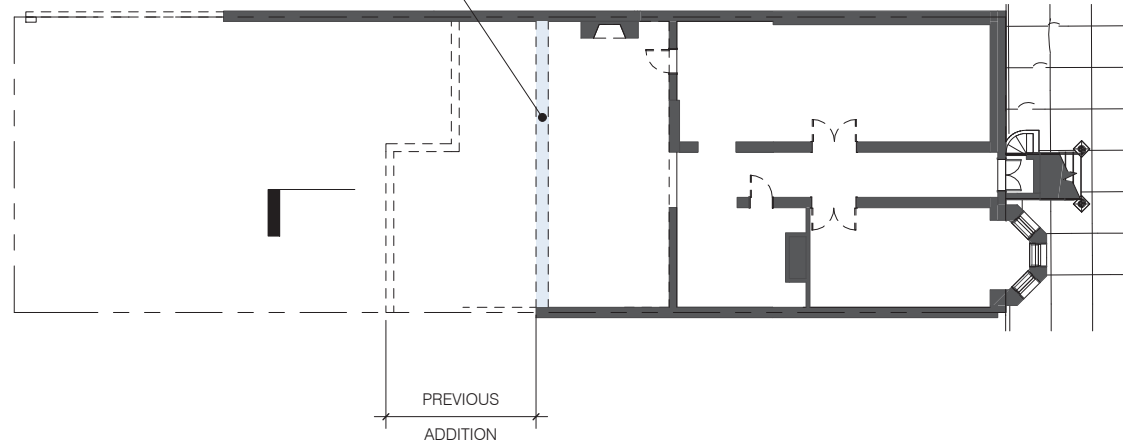
EXISTING WINDOWS TO BE REPLACED WITH HISTORICALLY ACCURATE CLAD UNITS - TYPICAL AT ALL WALNUT STREET WINDOWS



FIRST FLOOR

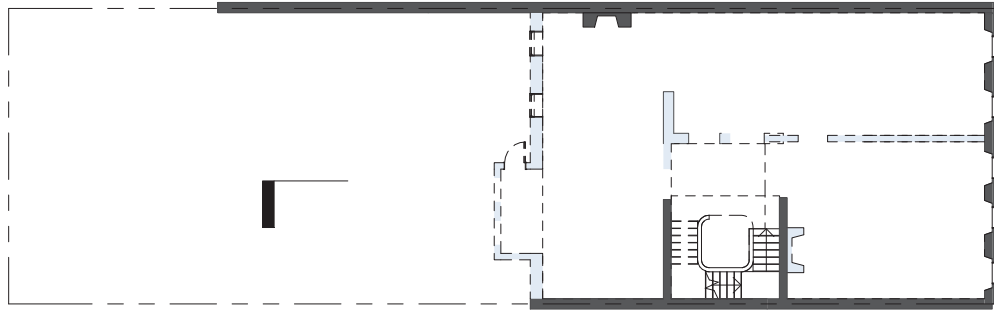
INTENT IS TO PRESERVE EXISTING STAIRWAY UP TO THE THIRD FLOOR CEILING IF STRUCTURALLY SOUND

NOTE: EXTERIOR WALLS TO REMAIN ON NORTH, EAST AND WEST SIDES. EXISTING HISTORIC SOUTH WALL TO BE REMOVED COMPRISING ABOUT 21% OF EXTERIOR WALLS.

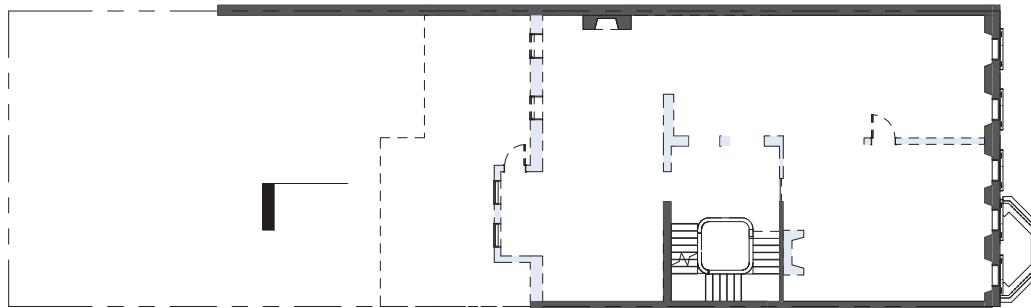
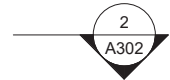


CELLAR

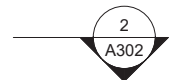
- REMOVAL LEGEND**
- EXISTING TO REMAIN
  - EXISTING TO BE REMOVED



THIRD FLOOR



SECOND FLOOR



**REMOVAL LEGEND**

- EXISTING TO REMAIN
- EXISTING TO BE REMOVED



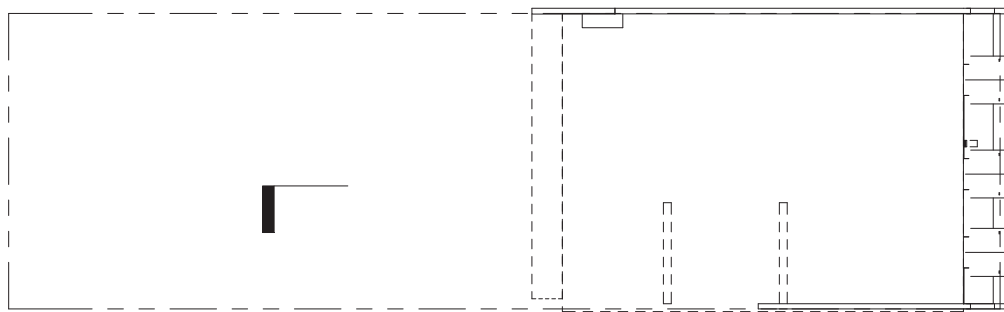
URBAN SPACE DEVELOPMENT  
1315 Walnut Street, Suite 1325  
Philadelphia, PA 19107



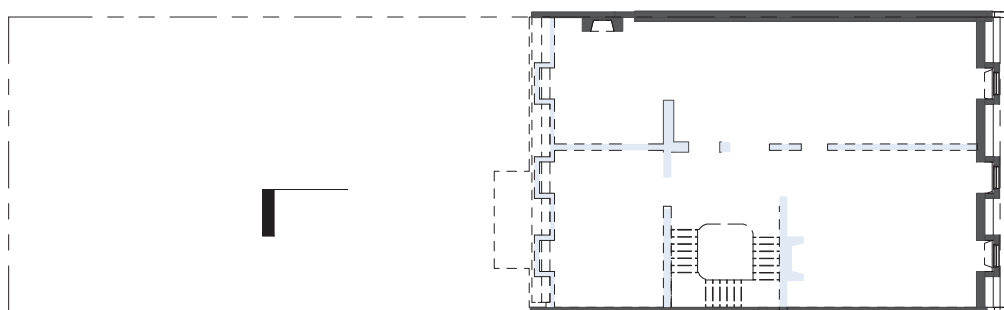
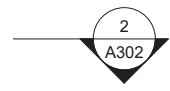
SECOND & THIRD FLOOR REMOVAL PLAN  
09.12.2023

AD102 | 2112 Walnut Street  
Philadelphia, PA 19103





ROOF

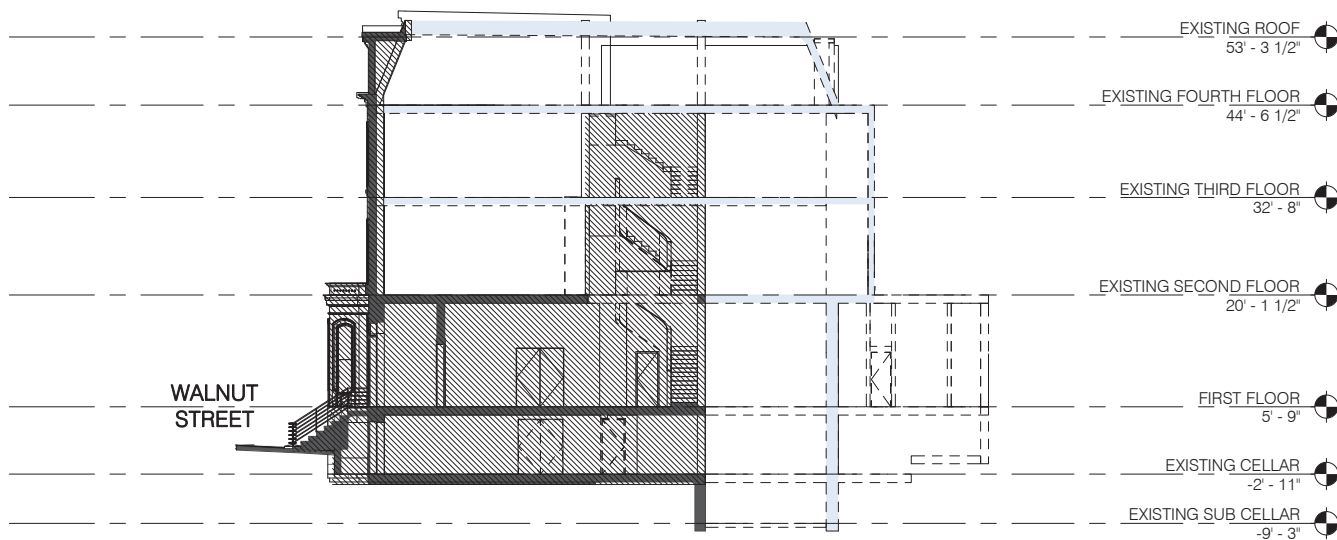


FOURTH FLOOR



**REMOVAL LEGEND**

- EXISTING TO REMAIN
- EXISTING TO BE REMOVED



**REMOVAL LEGEND**

- EXISTING TO REMAIN
- EXISTING TO BE REMOVED



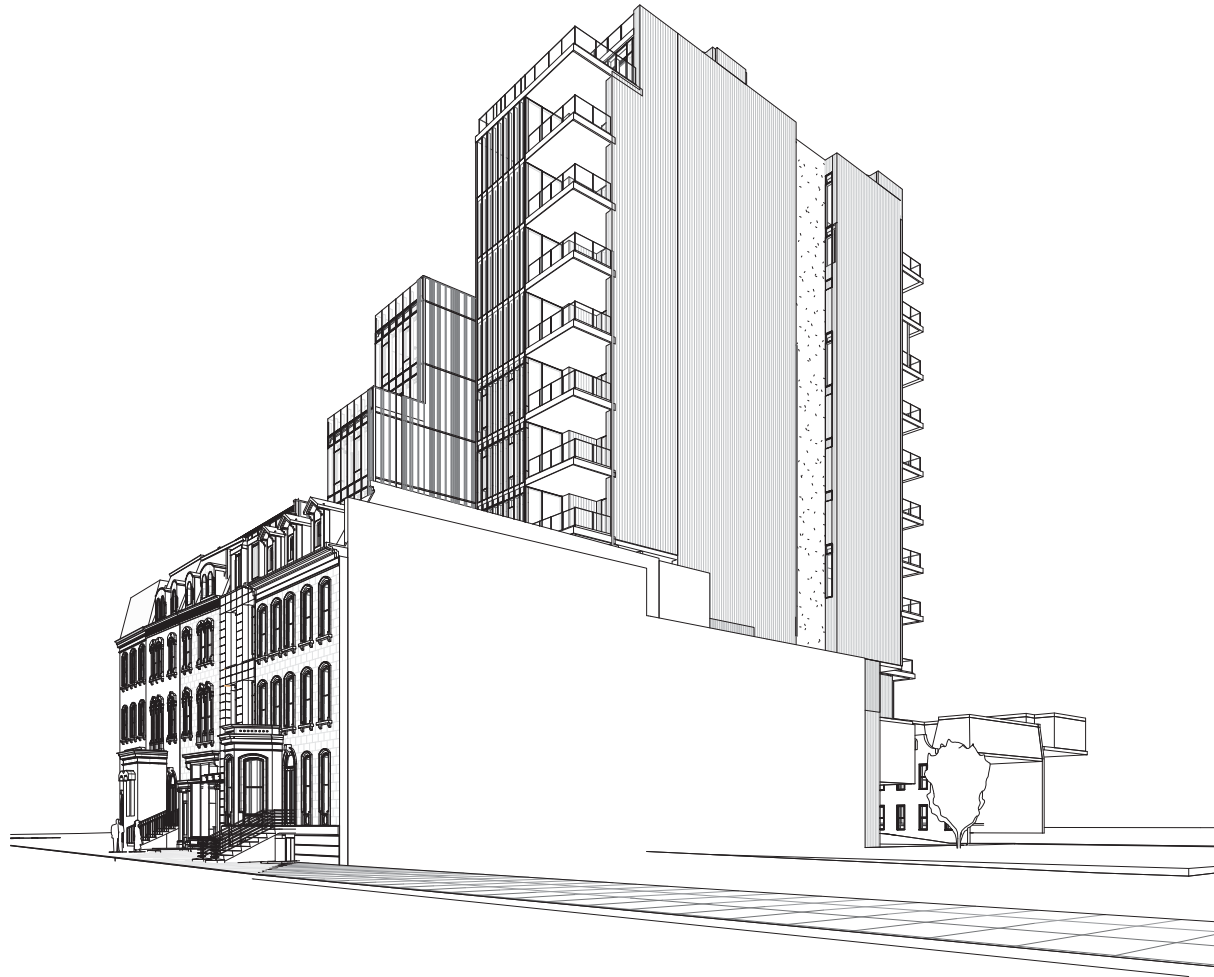
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EXISTING BUILDING SECTION LOOKING EAST  
09.12.2023

A302 | 2112 Walnut Street  
Philadelphia, PA 19103





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PERSPECTIVE VIEW LOOKING EAST  
09.18.2023

A006 | 2112 Walnut Street  
Philadelphia, PA 19103





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PERSPECTIVE VIEW LOOKING WEST  
09.18.2023

A007 | 2112 Walnut Street  
Philadelphia, PA 19103



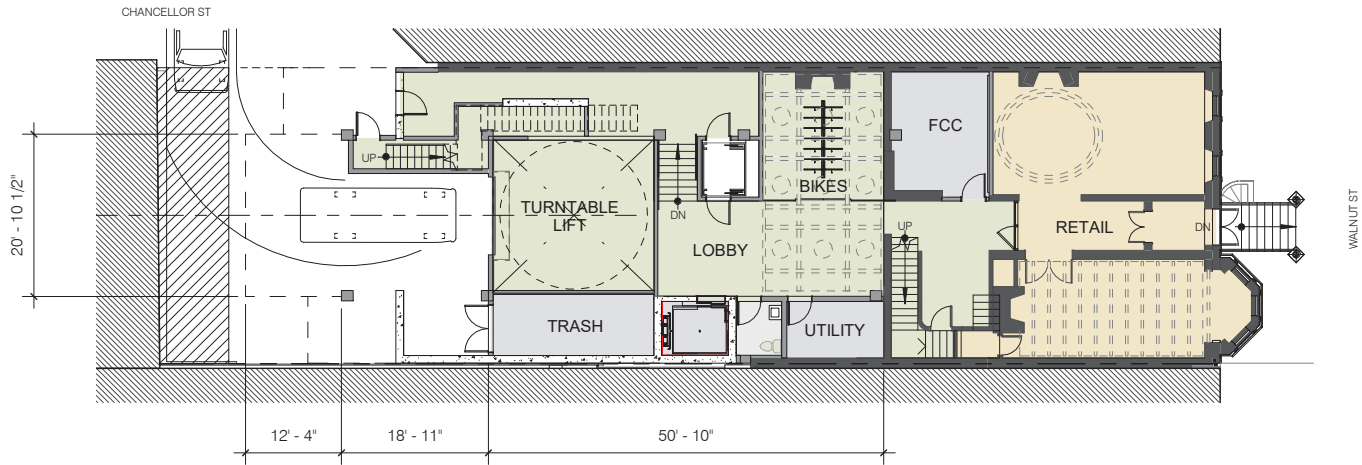


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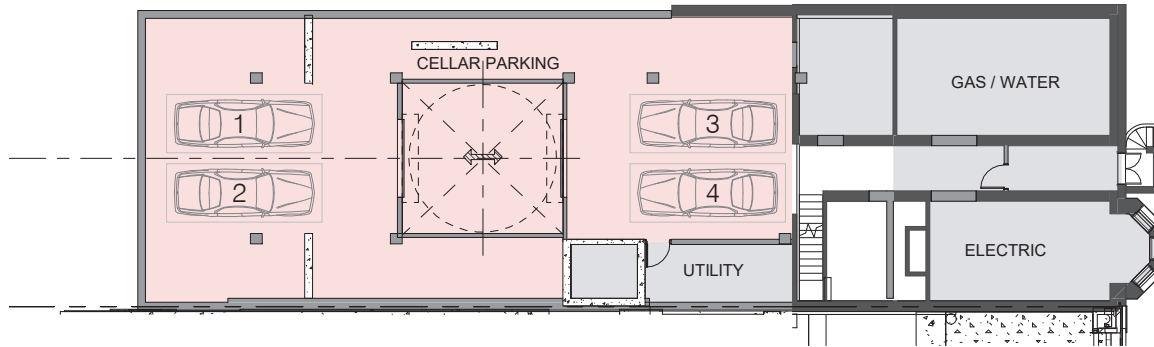
PERSPECTIVE VIEW LOOKING AT REAR ENTRANCE  
09.18.2023

A008 | 2112 Walnut Street  
Philadelphia, PA 19103



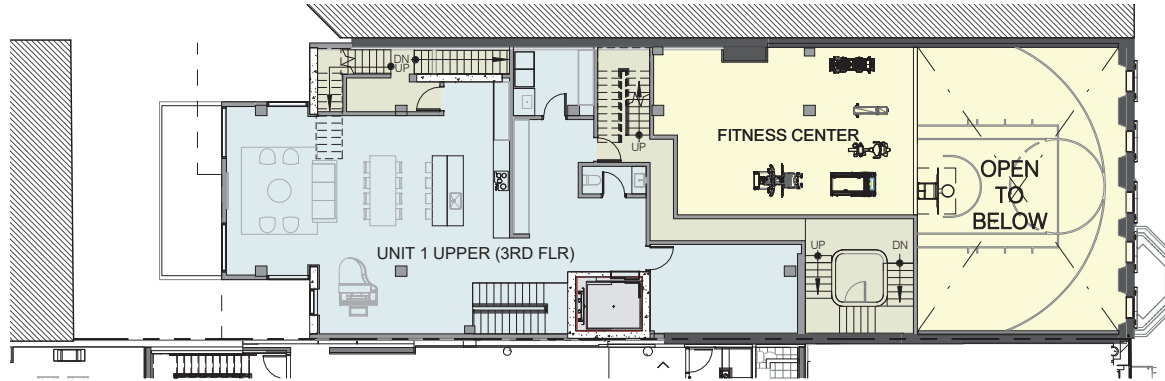


FIRST FLOOR PLAN

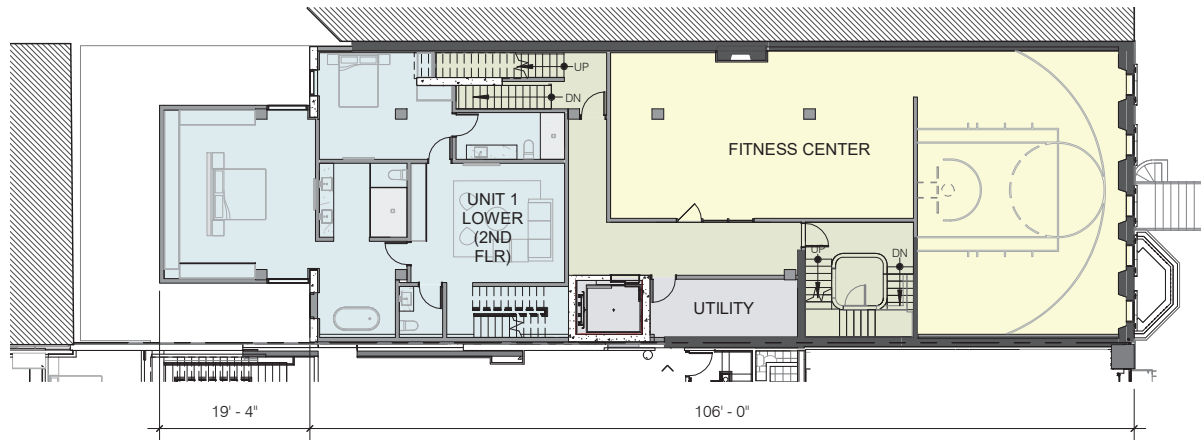


CELLAR FLOOR PLAN





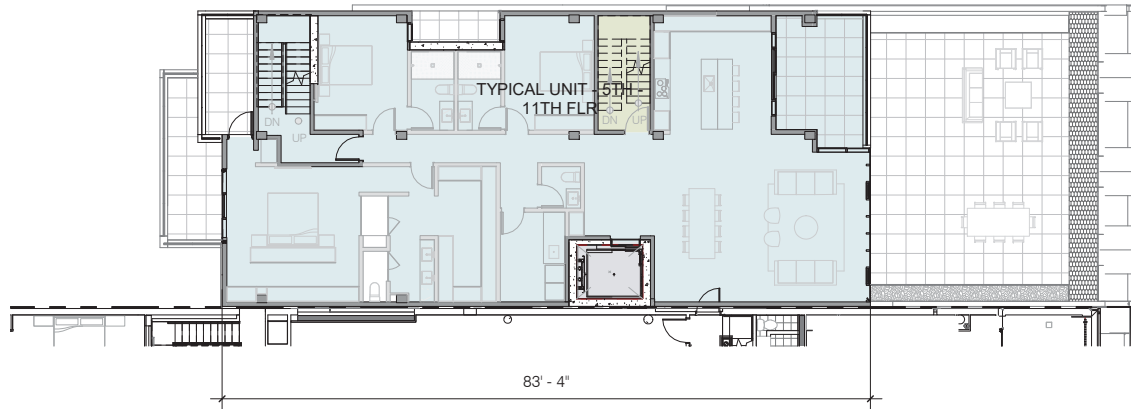
THIRD FLOOR PLAN



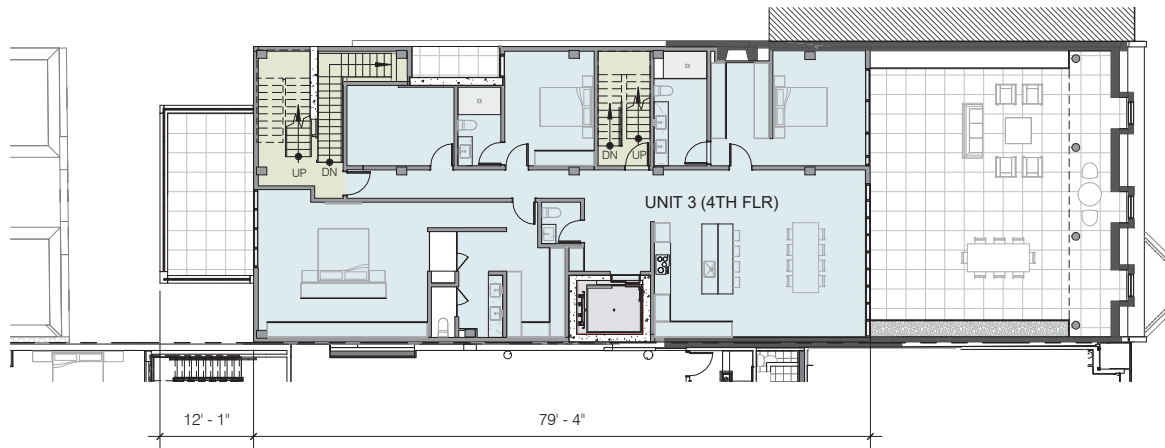
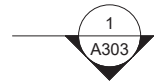
SECOND FLOOR PLAN

AREA USE LEGEND

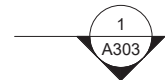
- AMENITIES
- RESIDENTIAL
- COMMON
- RETAIL
- PARKING
- VEHICULAR ACCESS



FIFTH - ELEVENTH FLOOR PLAN



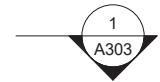
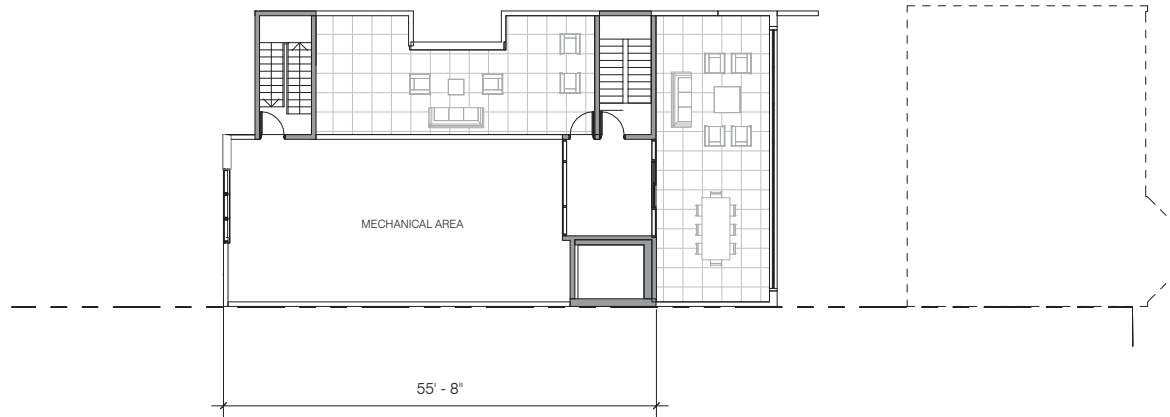
FOURTH FLOOR PLAN



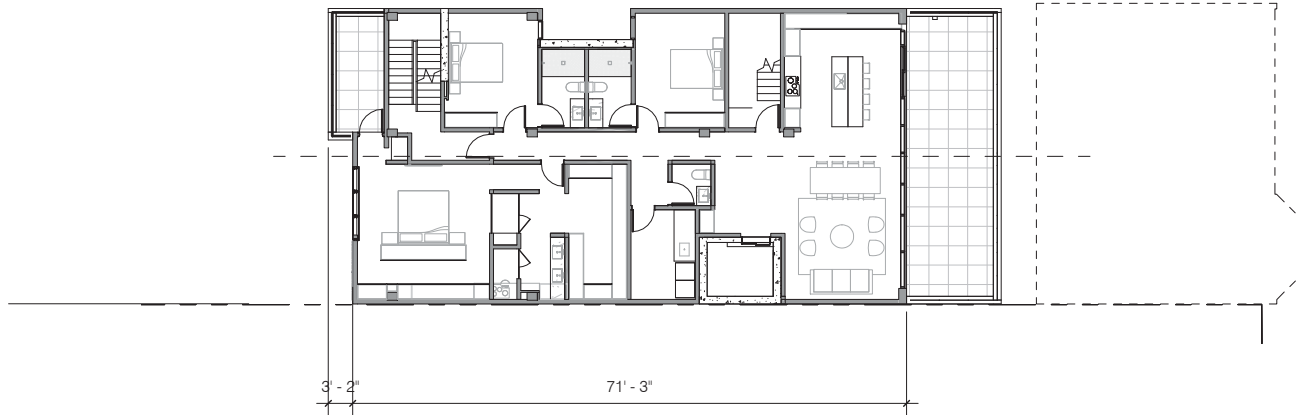
AREA USE LEGEND

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

ROOF PLAN



TWELFTH FLOOR PLAN

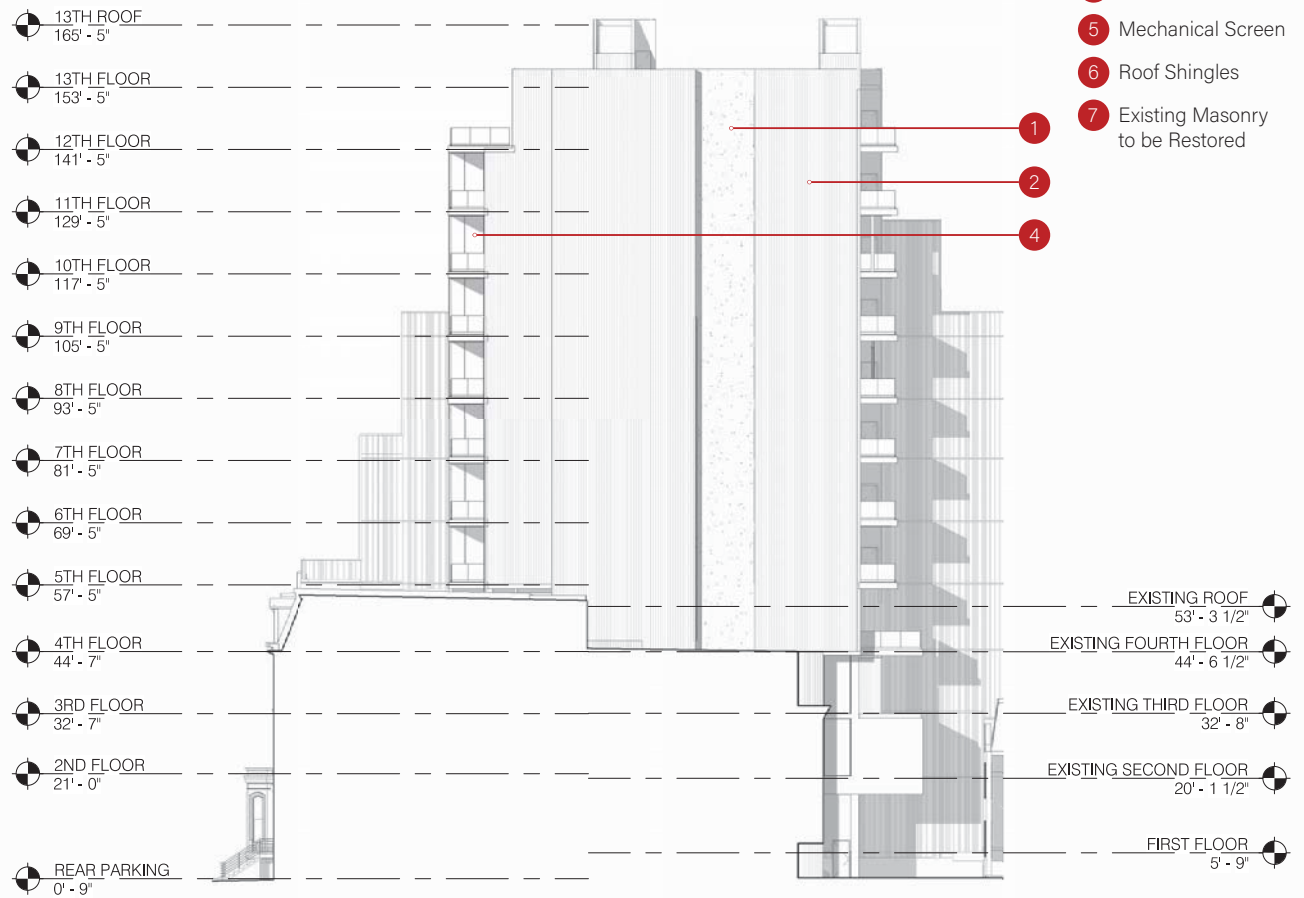
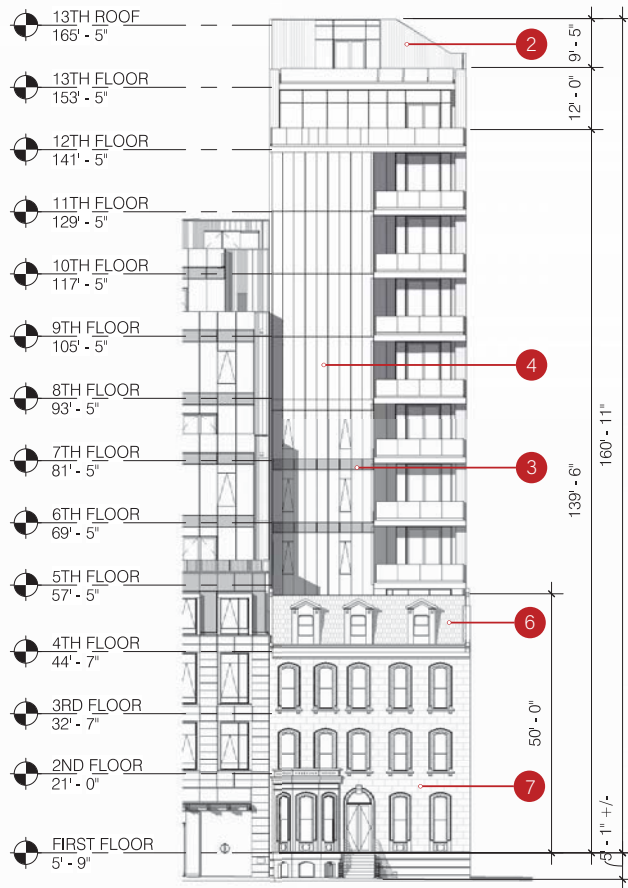


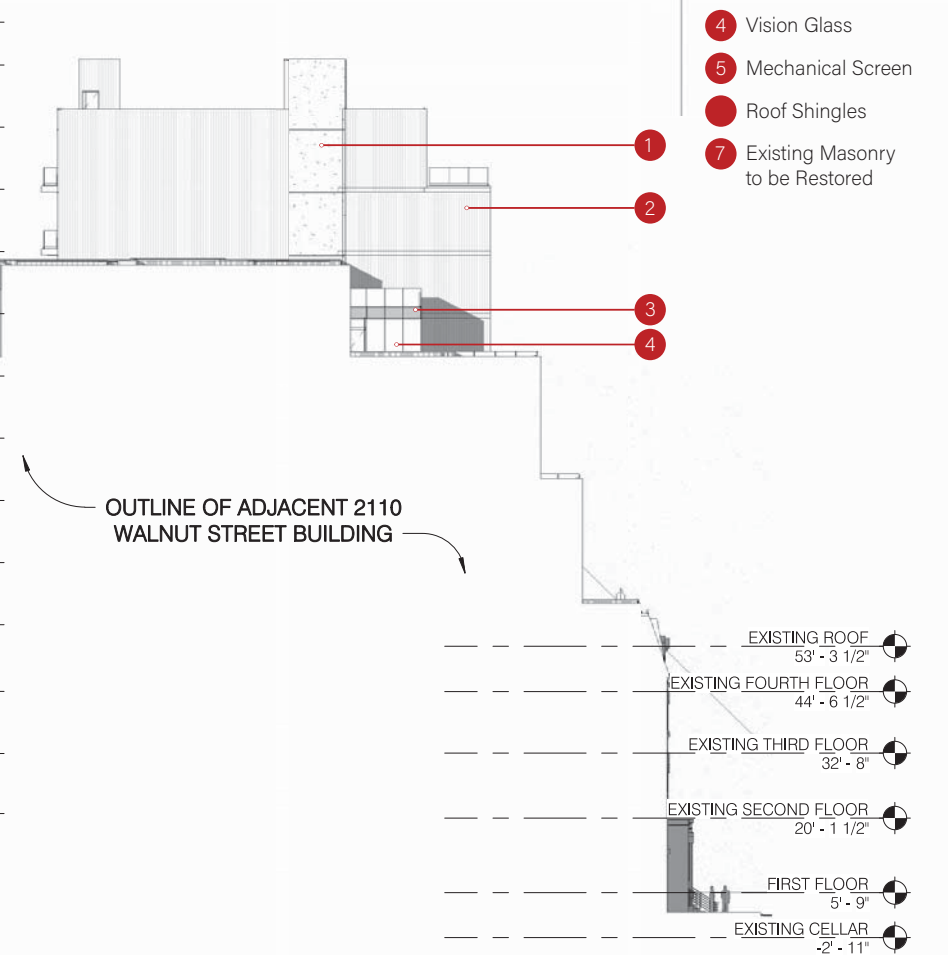
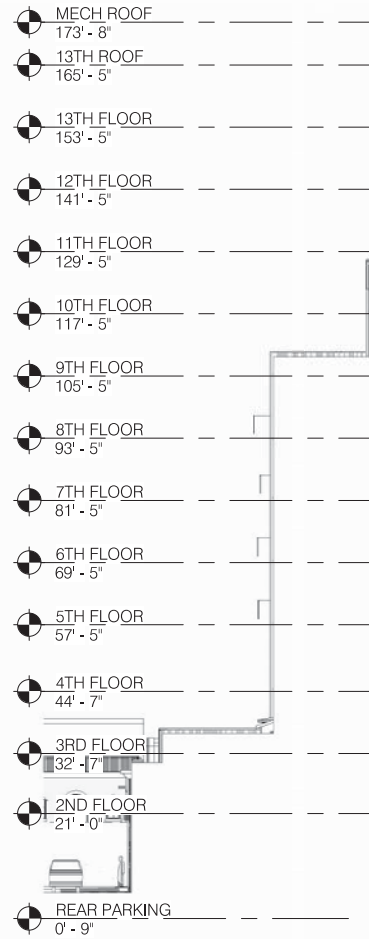
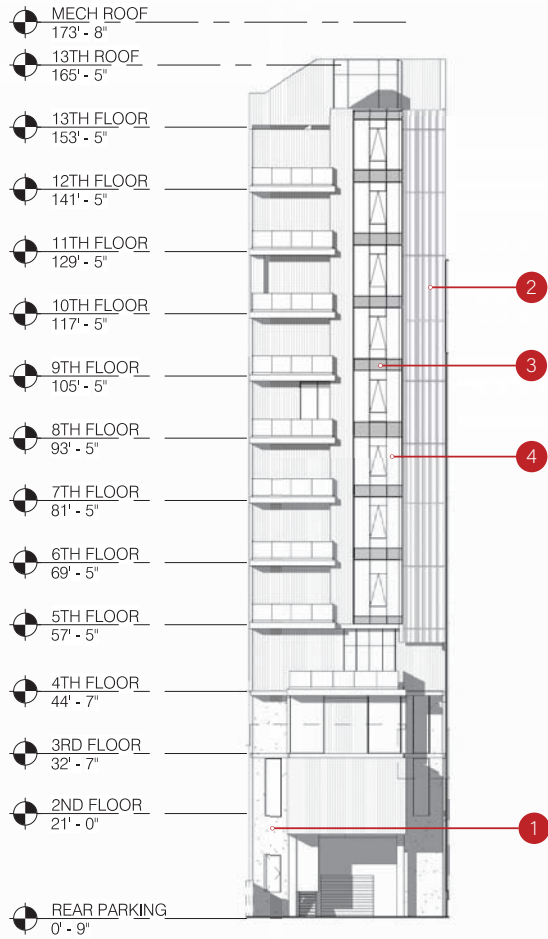
**AREA USE LEGEND**

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

**Material Legend**

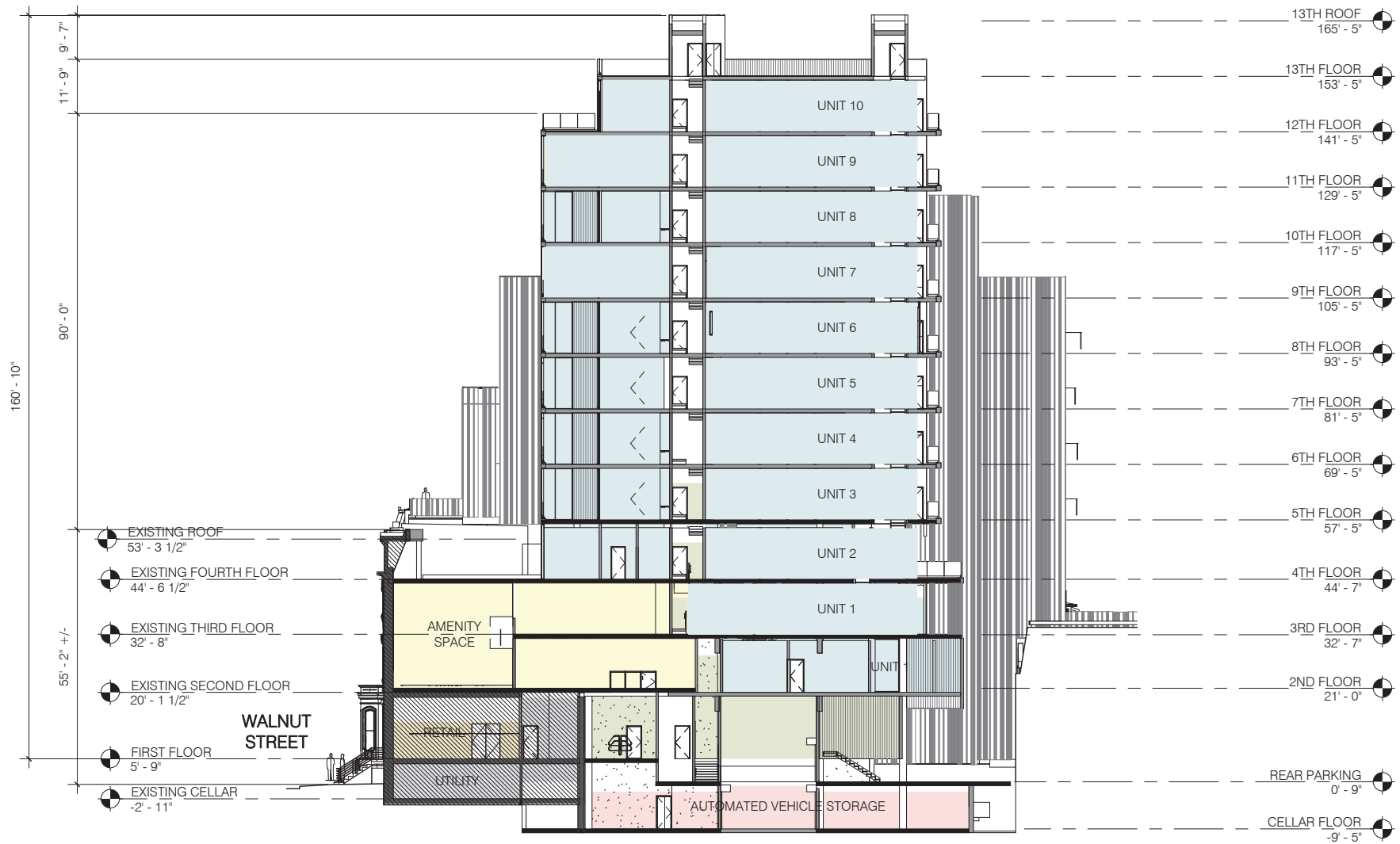
- 1 Elastometric Coating
- 2 Metal Siding
- 3 Window Wall Spandrel
- 4 Vision Glass
- 5 Mechanical Screen
- 6 Roof Shingles
- 7 Existing Masonry to be Restored

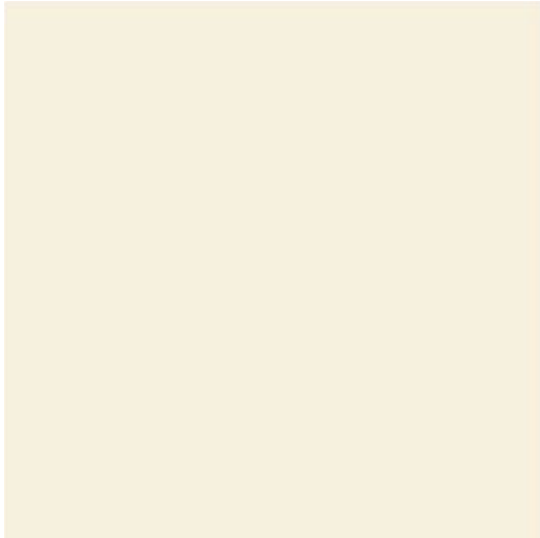




**Material Legend**

- 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





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



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MATERIALS PALETTE  
09.12.2023

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