

ADDRESS: 2112 WALNUT ST

Proposal: Demolish rear of building; construct 11-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 portions of the four-story, 53-foot, Second Empire brownstone building at 2112 Walnut Street and to construct a 11-story, 141-foot tall addition. The proposal would remove portions of the roof, the entire rear mansard roof and portions of the rear wall and encapsulate the building in an 11-story addition. 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 reviewed a previous iteration of the design in September 2023, which called for a 12-story, 165-foot tall addition and demolition of considerable portions of the historic building. 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 height of the proposed addition was reduced and the demolition plans were also 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 11-story addition, which would remain highly conspicuous.

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 rear of 2108 Walnut Street was also not visible from any streets owing to the carriage house fronting Chancellor Street which was retained. Per cover letter from 2016 submission: “Note that the alteration to the existing rowhouse at 2108 Walnut features only one or two penetrations of the western wall, per floor. The rear bay of the rowhouse and non-historic one-story connector will be removed. The existing door and window openings in the rear will be extended for a new door and windows.”

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:

- Construct 11-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 portions of the historic building, including the character-defining rear mansard and bay, 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.

- *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.

STAFF RECOMMENDATION: Denial, pursuant to Standard 9 and the Roofs Guideline.



November 30, 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 revised proposal, for review at the Commission's upcoming meeting on Friday December 8, 2023, includes revisions to our original submission dated 08/08/2023, that was reviewed by the Architectural Committee and subsequently withdrawn from the Commission's schedule; to address some comments made, then subsequently a revised submission, submitted 11/2/2023, which was on the agenda of the 11/10/2023 Commission meeting where a continuance was granted. This letter describes the current scheme and revisions made in consideration of the staff review, comments heard at the Architectural Committee, and meetings since with neighbors, coordinated through the CCRA.

This proposal remains for final Historical Commission review for 2112 Walnut Street and its development into 10 condominium units. The site, located in the Rittenhouse-Fitler Historic District of Philadelphia, with frontage on Walnut Street, is zoned RMX-3. The parcel contains one building, a 4-story brownstone townhouse that is not individually designated but is contributing to the district, according to the Philadelphia Register of Historic Places.

The submission is revised, to the degree feasible, to reflect the staff review and concerns expressed by the Architectural Committee. Generally, the overall height has been reduced by two stories (nearly forty feet at the north façade) and most of the existing structure shall be maintained. The originally proposed 37,516 GSF as-of-right development has been reduced to a calculated FAR of 30,598 GSF. The proposal is now 11 stories vs. the original 13, and still contains ten condominium units ranging from 1400 – 4,000 square feet with partial-floor, full-floor, and bi-level units. The top, eleventh floor, is partially a rooftop mechanical area and a rooftop terrace. Access to the latter is through an enclosure that is less than 400 SF. The original overall height, to the highest point, is reduced by 24'-0", with an approximate 40'-0" reduction of the north façade facing Walnut Street.

The project proposal still consists of new construction on the open lot behind and partially above the existing structure, but with a fire separation between the two to allow the existing combustible construction to remain as part of the proposed structure. Thus, we now propose keeping a large percentage (over 90%) of the existing exterior walls, floors, and roof as-is in the existing 2112 brownstone. Diagrams are included which demonstrate this.

- Alterations of the existing floor structures will be to provide for a few structural columns to be threaded down to the ground.
- Areas of complete roof removal are limited to the rear mansard and a section behind the front mansard. The former, barely visible from public view is to facilitate creation of a full-floor dwelling unit and the latter is to open a proposed terrace at the 4th floor to the sky and provide an outdoor space that is not visible from the street and is below a terrace at the adjacent building. To the north and south of this open area we propose removing only the roof sheathing and preserving the existing joists as trellis elements above the terrace. Existing

bearing walls, chimneys and fireplaces will remain as features of this outdoor space. The remaining portion of the existing roof structure will remain part of the dwelling unit (the existing combustible roofing membrane will be removed entirely as it cannot remain encapsulated). 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.

- The existing front façade elements, including masonry, dormers, bay, windows, doors, and slate roof facing Walnut Street will be preserved and restored. We propose removing a non-historic one-story addition at the back of the building, the south facing bay and the exterior fire escapes. Removal of the two-story, framed bay at the second and third floors provides openings for passage between the existing and proposed structure without the need for removal of any masonry from the existing south wall. The bay, barely visible from the public way, is already compromised by the addition hollow metal egress doors. Masonry removal is limited and at the existing sub-cellar level that is currently not visible due to the existing one-story addition.

Interior partition removal is reduced to only non-historic partitions that were added over the years to construct the elevator hoistway, a toilet room core at each floor, and to subdivide the large rooms into smaller office spaces. The original load-bearing walls, one running in the east-west direction and the other in the north-south direction will remain except where previously modified, as they support the existing floor structures (also now to remain). Limited sections of each will be removed at the 4th floor where they are no longer needed to support the roof framing.

As previously indicated, we propose removal of the existing interior staircase above the 3rd floor ceiling to the degree it is structurally feasible. In addition to the ornate staircase, other interior elements intended for preservation to the degree possible are the entry vestibule, hall and the three rooms it connects on the first floor.

The proposed 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 ninth floor the building is further setback to recede the façade from the street. See the attached graphics package for additional information about the building mass, articulation, and materials.

Eight parking spaces (reduced from ten) are proposed within the building, at the cellar level via a vehicle lift. Access will be from Chancellor Street across an existing easement on 2114 Walnut, in the same fashion the existing surface parking is currently being accessed. 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 December 8th meeting.

Sincerely,



Eric Leighton, AIA

Cc: Tim Shaaban, Nicholas Connolly, 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

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

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: leighton@cbparchitects.com Phone No.: 215-928-0202

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.

Property owner Information

Identify the deeded property owner.

3

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

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.

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: leighton@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: 24,627 (Sq. Ft.) Existing Altered Area: 7,316 (Sq. Ft.)

(e) **Number of Stories** 11

(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 eleven 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.



Department of
Licenses and Inspections
CITY OF PHILADELPHIA

DO NOT MAIL THIS APPLICATION

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.

6

(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: TBD Cost of Building Work: \$ 12 Million

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

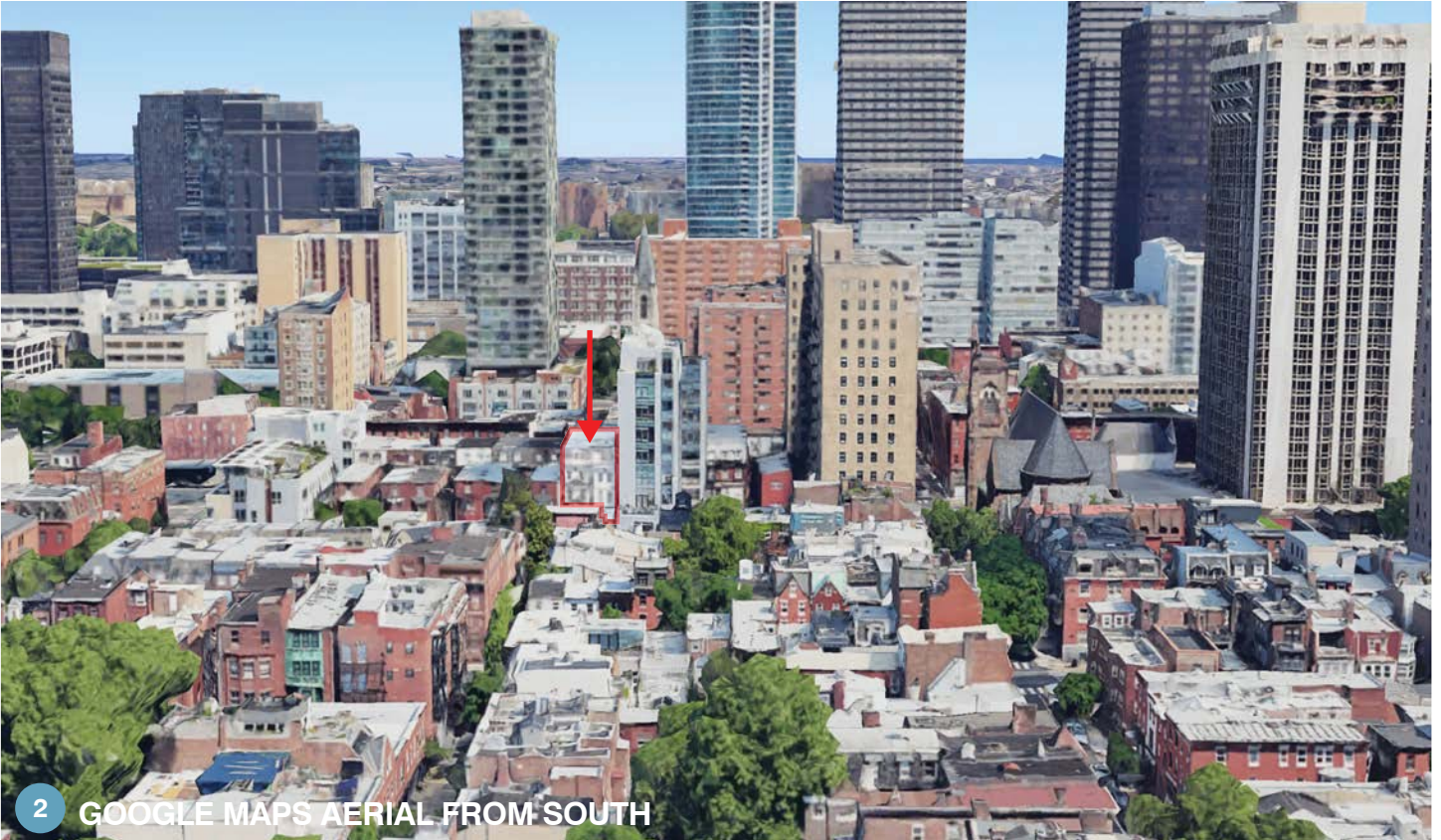
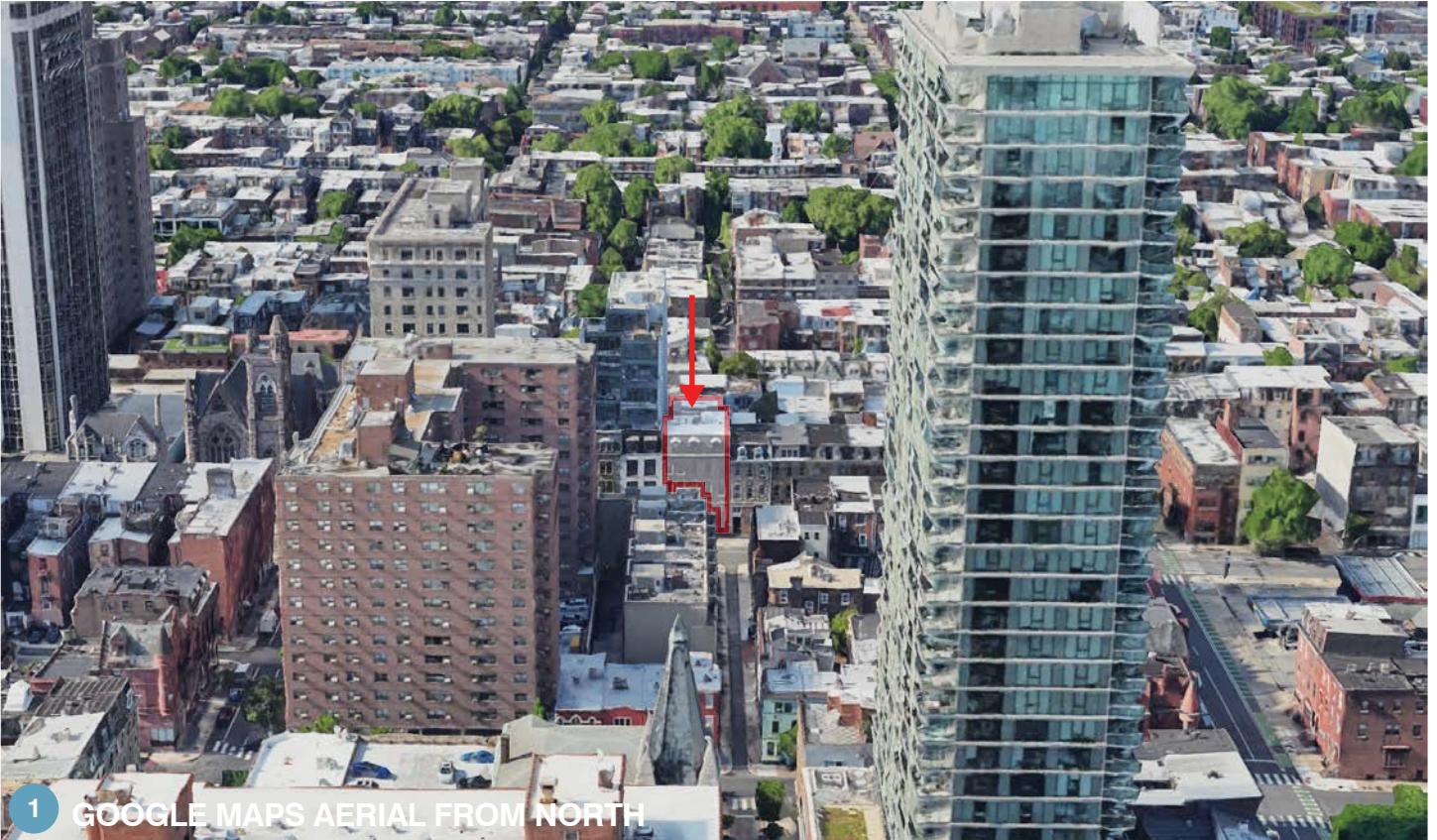
All provisions of the Philadelphia Code and other City ordinances will be complied with, whether specified herein or not. Plans approved by the Department form a part of this application. I hereby certify that the statements contained herein are true and correct to the best of my knowledge and belief. 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: 11 / 30 / 2023



EXISTING CONDITIONS KEY PLAN





EXISTING CONDITIONS AERIALS



EXISTING CONDITIONS AERIALS



EXISTING CONDITIONS SITE PHOTOS



EXISTING CONDITIONS SITE PHOTOS



5 22ND AND CHANCELLOR, LOOKING EAST



6 CHANCELLOR, LOOKING SE

EXISTING CONDITIONS SITE PHOTOS



EXISTING CONDITIONS SITE PHOTOS



EXISTING CONDITIONS SITE PHOTOS

2112 WALNUT STREET HISTORIC COMMISSION SUBMISSION

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

Level	Area
FIRST FLOOR	2218 SF
2ND FLOOR	4471 SF
3RD FLOOR	4420 SF
4TH FLOOR	2965 SF
5TH FLOOR	2852 SF
6TH FLOOR	2852 SF
7TH FLOOR	2852 SF
8TH FLOOR	2852 SF
9TH FLOOR	2742 SF
10TH FLOOR	1997 SF
11TH FLOOR	378 SF
Total	30598 SF

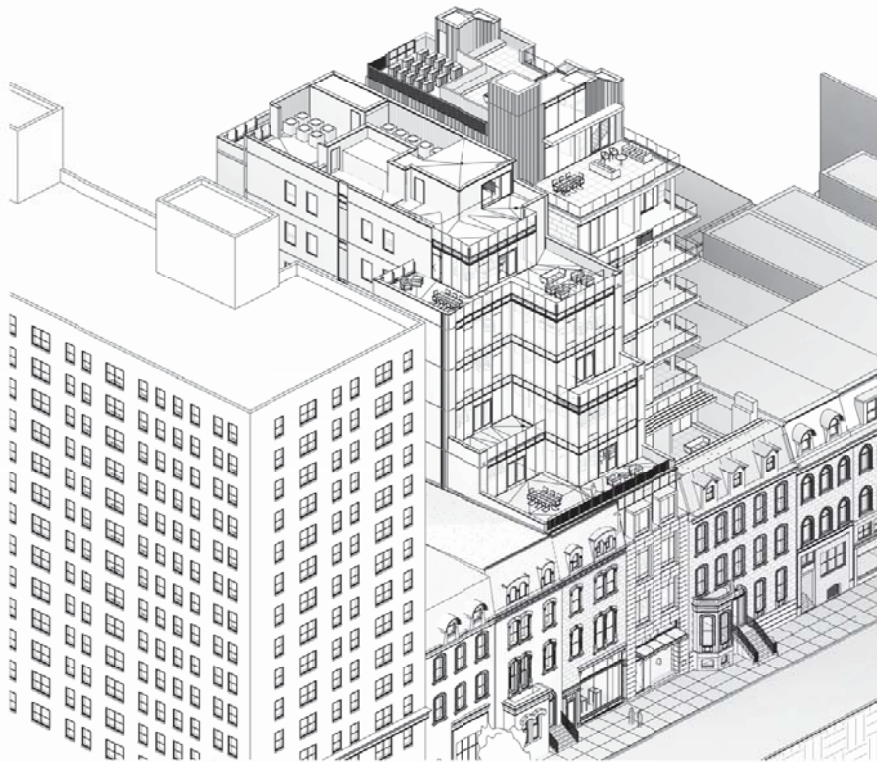


URBAN SPACE DEVELOPMENT
1315 Walnut Street, Suite 1325
Philadelphia, PA 19107

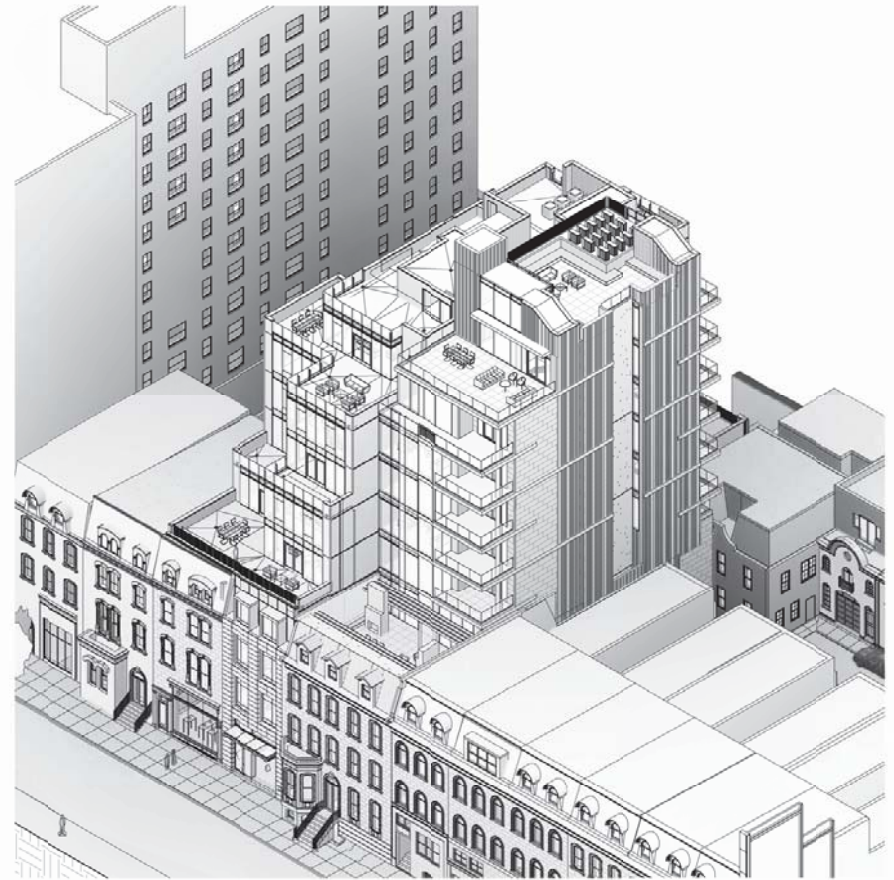
COVER SHEET
11.30.2023

G101 | 2112 Walnut Street
Philadelphia, PA 19103





AERIAL VIEW FROM NORTHEAST



AERIAL VIEW FROM NORTHWEST

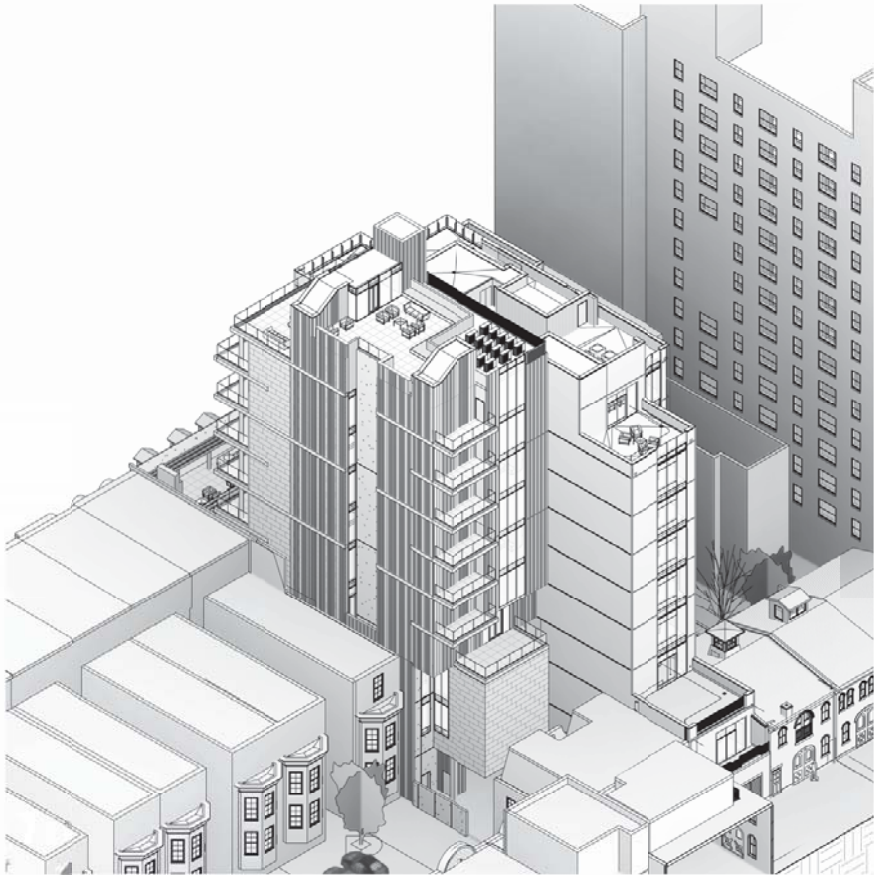


URBAN SPACE DEVELOPMENT
1315 Walnut Street, Suite 1325
Philadelphia, PA 19107

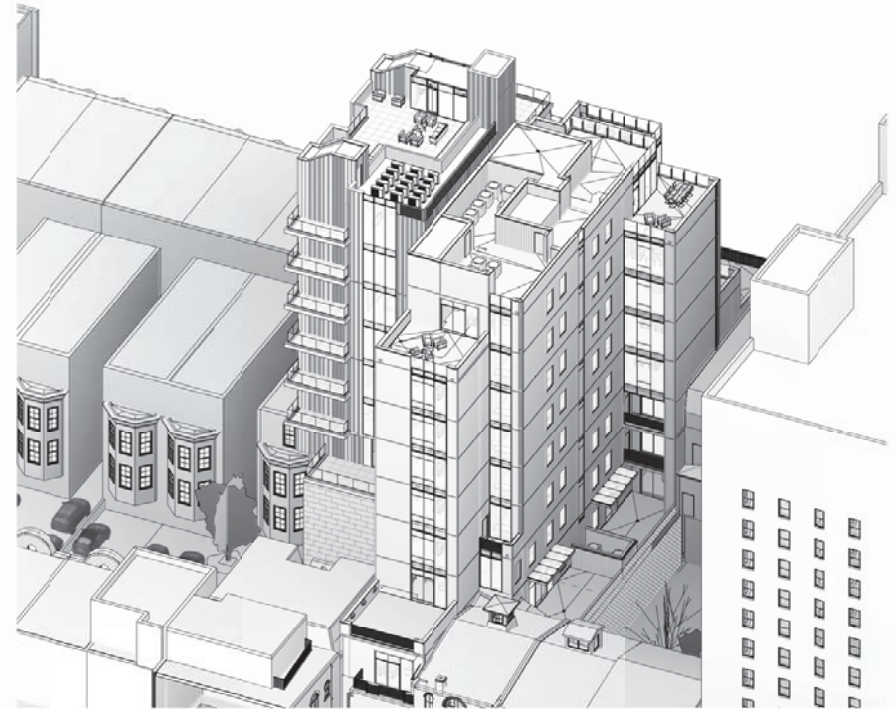
3D VIEWS
11.30.2023

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
11.30.2023

A002 | 2112 Walnut Street
Philadelphia, PA 19103





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

PERSPECTIVE VIEW FROM 21ST & WALNUT
11.30.2023

A003 | 2112 Walnut Street
Philadelphia, PA 19103





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

PERSPECTIVE VIEW LOOKING WEST
11.30.2023

A004 | 2112 Walnut Street
Philadelphia, PA 19103





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

PERSPECTIVE VIEW FROM 22ND & WALNUT
11.30.2023

A005 | 2112 Walnut Street
Philadelphia, PA 19103





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

PERSPECTIVE VIEW LOOKING EAST
11.30.2023

A006 | 2112 Walnut Street
Philadelphia, PA 19103



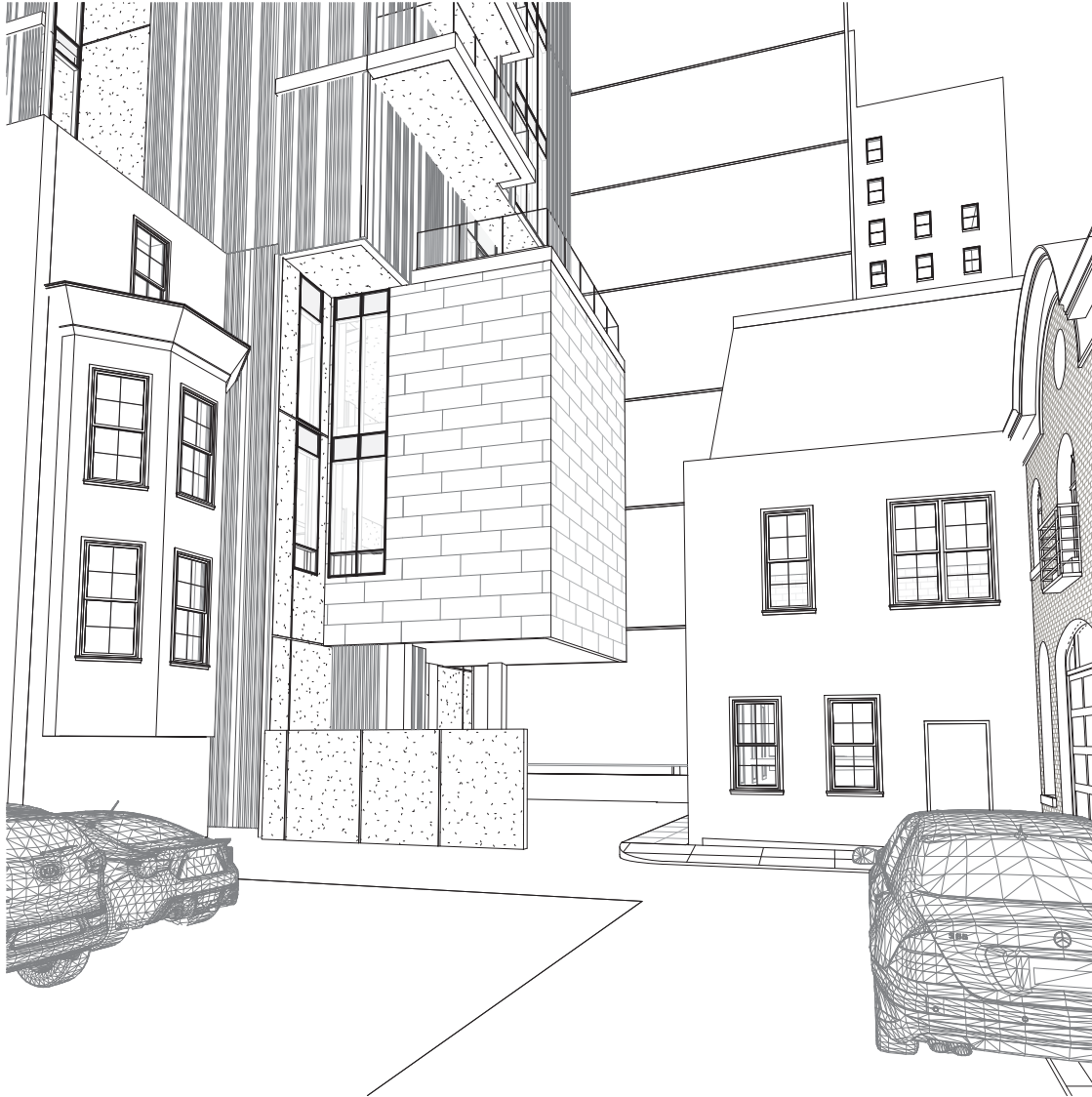


URBAN SPACE DEVELOPMENT
1315 Walnut Street, Suite 1325
Philadelphia, PA 19107

PERSPECTIVE VIEW FROM CHANCELLOR ST.
11.30.2023

A007 | 2112 Walnut Street
Philadelphia, PA 19103





PERSPECTIVE VIEW LOOKING AT REAR ENTRANCE
11.30.2023

A008 | 2112 Walnut Street
Philadelphia, PA 19103



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



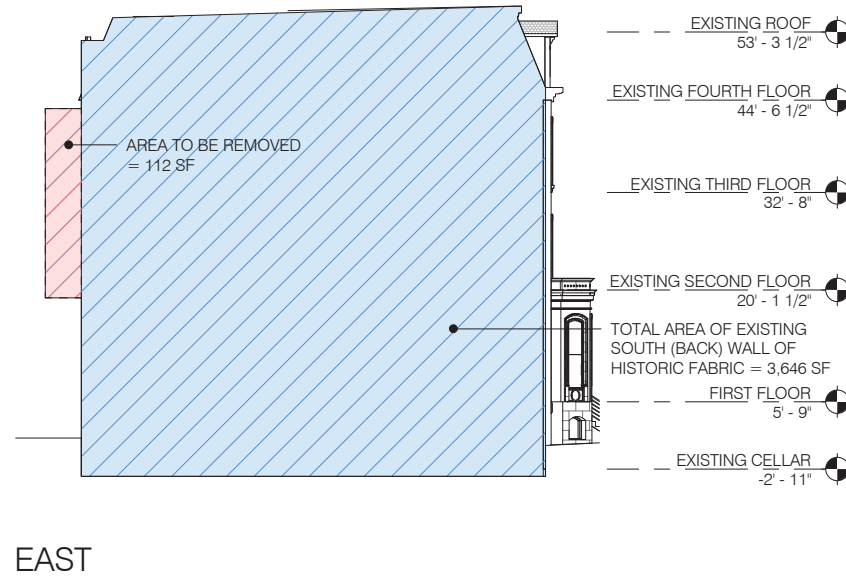
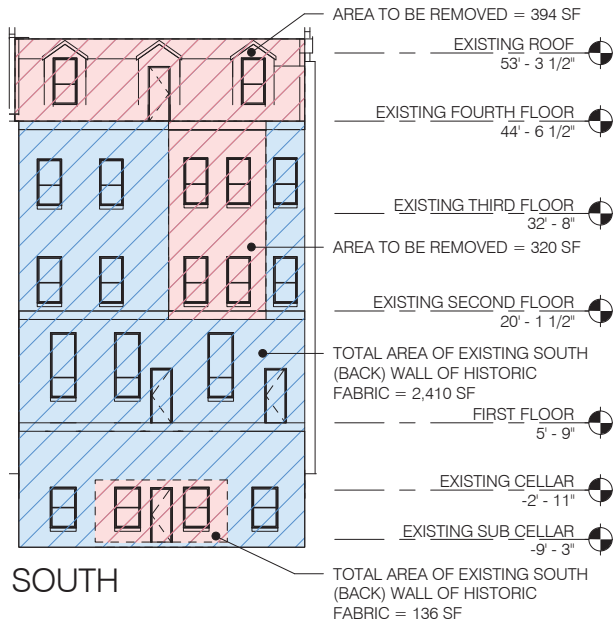


URBAN SPACE DEVELOPMENT
1315 Walnut Street, Suite 1325
Philadelphia, PA 19107

AERIAL VIEW LOOKING NE
11.30.2023

A009 | 2112 Walnut Street
Philadelphia, PA 19103



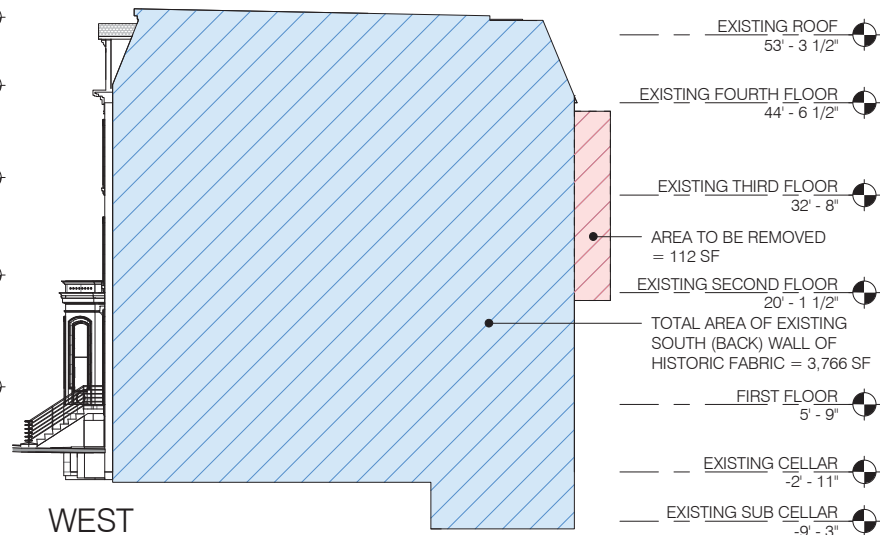
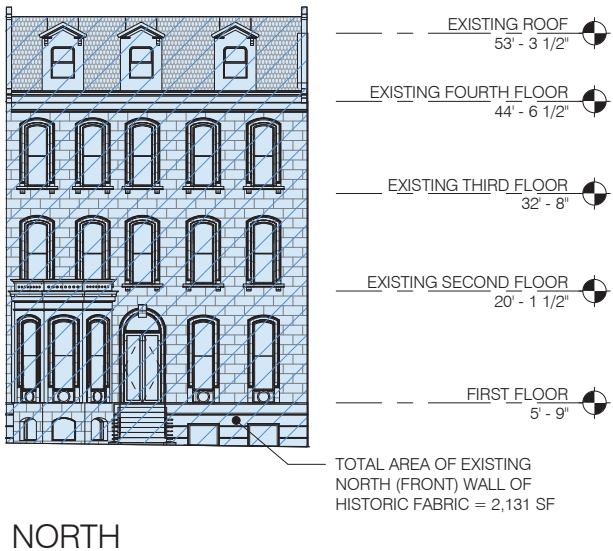


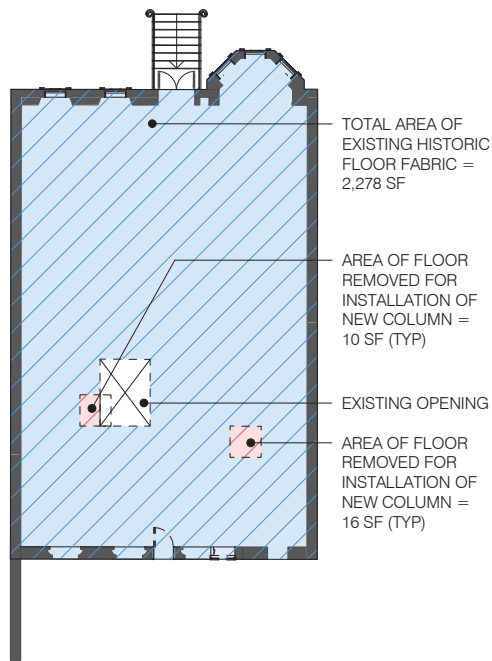
HISTORICAL EXTERIOR WALL SF CALC	
EXISTING WALL SF	
EAST:	3,646 SF
WEST:	3,766 SF
NORTH:	2,131 SF
SOUTH:	2,410 SF
TOTAL:	11,953 SF
REMOVED WALL SF	
EAST:	112 SF
WEST:	112 SF
NORTH:	0 SF
SOUTH:	850 SF
TOTAL:	1,074 SF
CALC: 1,074 SF / 11,953 SF = 9.0%	
% AREA OF HISTORICAL WALL FABRIC TO BE REMOVED: 9.0%	

 WALL AREA TO REMAIN

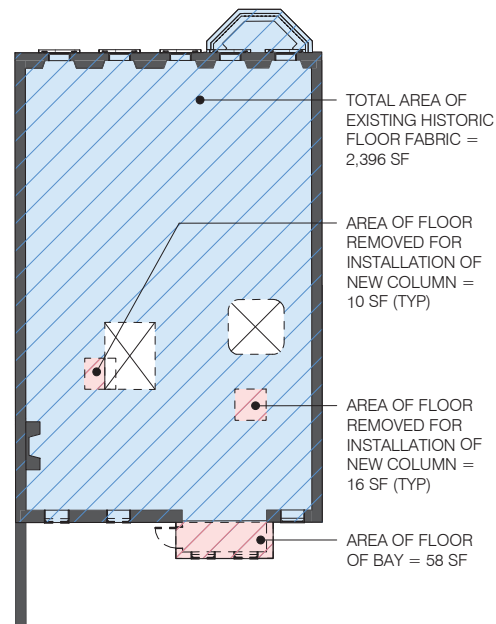
 WALL AREA TO BE REMOVED

EXISTING FIRE ESCAPES AND FIRST FLOOR NON-HISTORICAL ADDITION NOT SHOWN

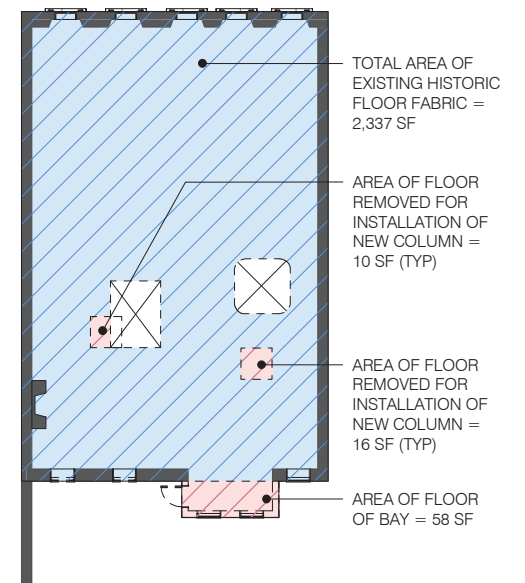




FIRST FLOOR

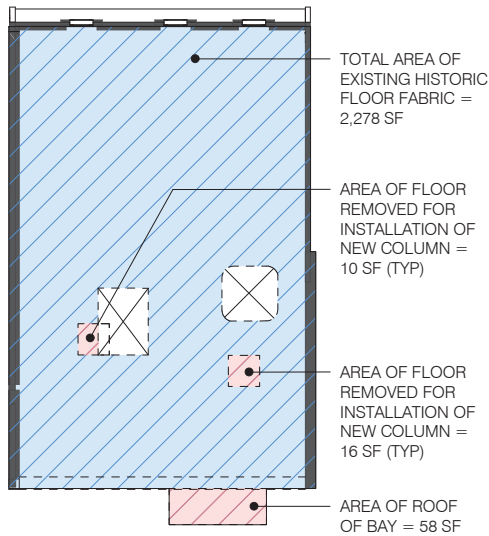


SECOND FLOOR

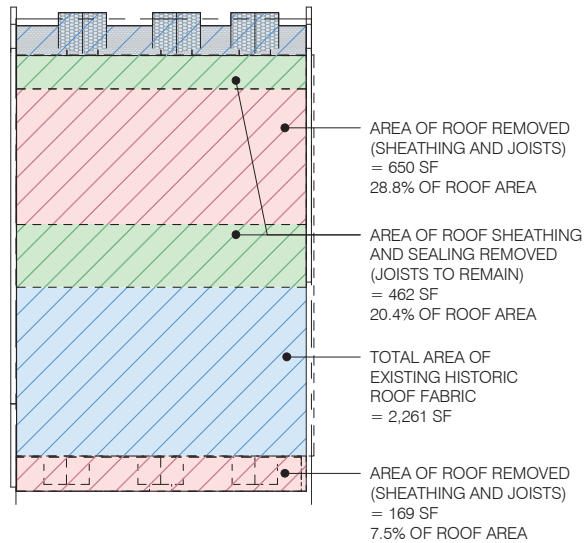


THIRD FLOOR

EXISTING FIRE ESCAPES AND FIRST FLOOR NON-HISTORICAL ADDITION NOT SHOWN






FOURTH FLOOR



ROOF

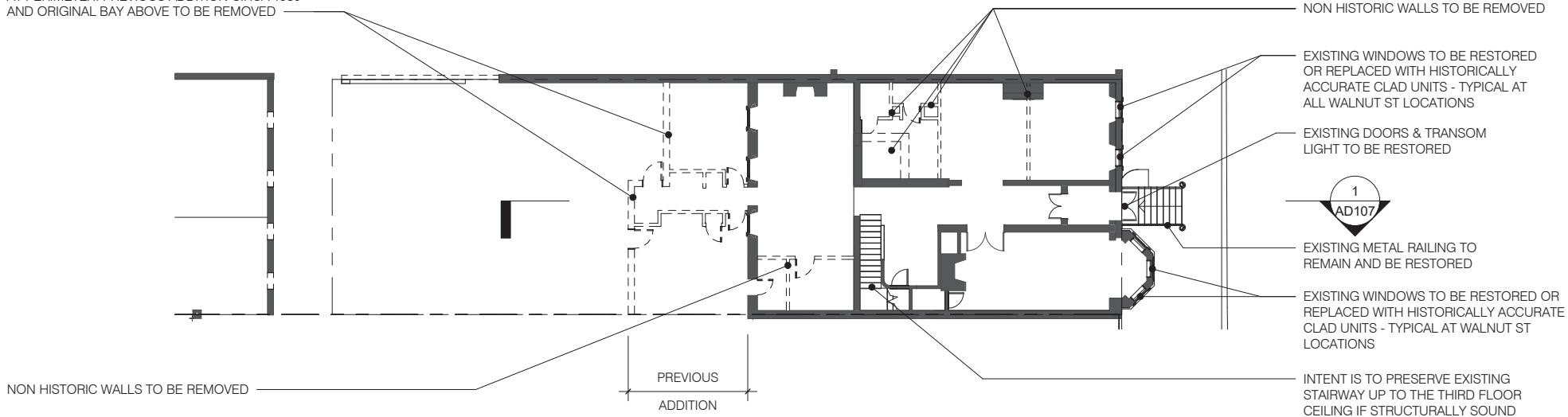
HISTORICAL FLOOR AND ROOF SF CALC		
EXISTING FLOOR AND ROOF SF		
FIRST:	2,376	SF
SECOND:	2,396	SF
THIRD:	2,337	SF
FOURTH:	2,278	SF
ROOF:	2,261	SF
TOTAL:	11,648	SF
REMOVED FLOOR AND ROOF SF		
FIRST:	26	SF
SECOND:	84	SF
THIRD:	84	SF
FOURTH:	84	SF
ROOF:	819*	SF
TOTAL:	1,097*	SF
CALC: 1,097* SF / 11,648 SF = 9.4%		
% AREA OF HISTORICAL ROOF/FLOOR FABRIC TO BE REMOVED: 9.4%		

-  FLOOR/ROOF AREA TO REMAIN
-  FLOOR/ROOF AREA TO BE REMOVED
-  SHEATHING AND SEALING OF ROOF TO BE REMOVED, JOISTS TO REMAIN. AREA DOES NOT COUNT TOWARDS REMOVED SF IN CALCULATION

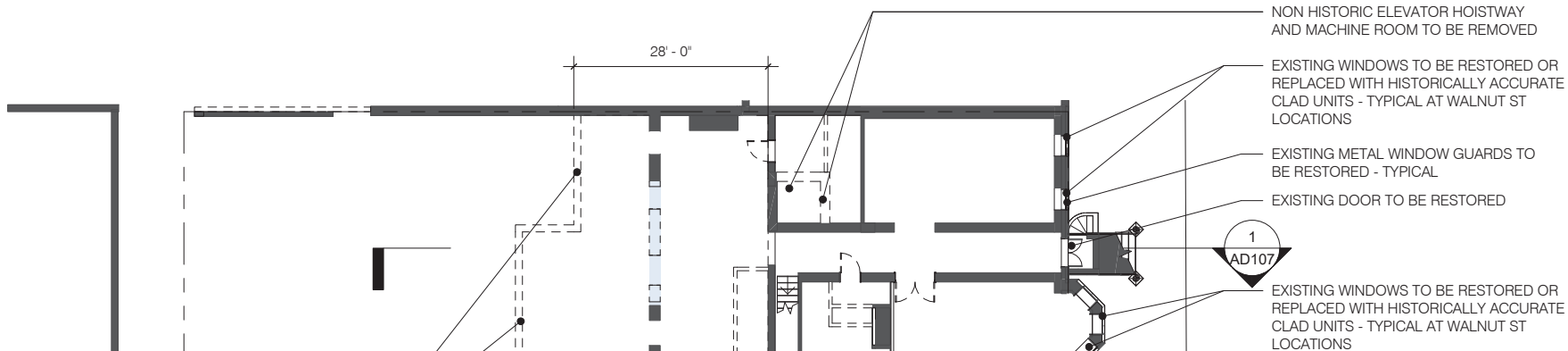
* CALCULATION EXCLUDES GREEN AREA AS "REMOVED"

EXISTING FIRE ESCAPES AND FIRST FLOOR NON-HISTORICAL ADDITION NOT SHOWN

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

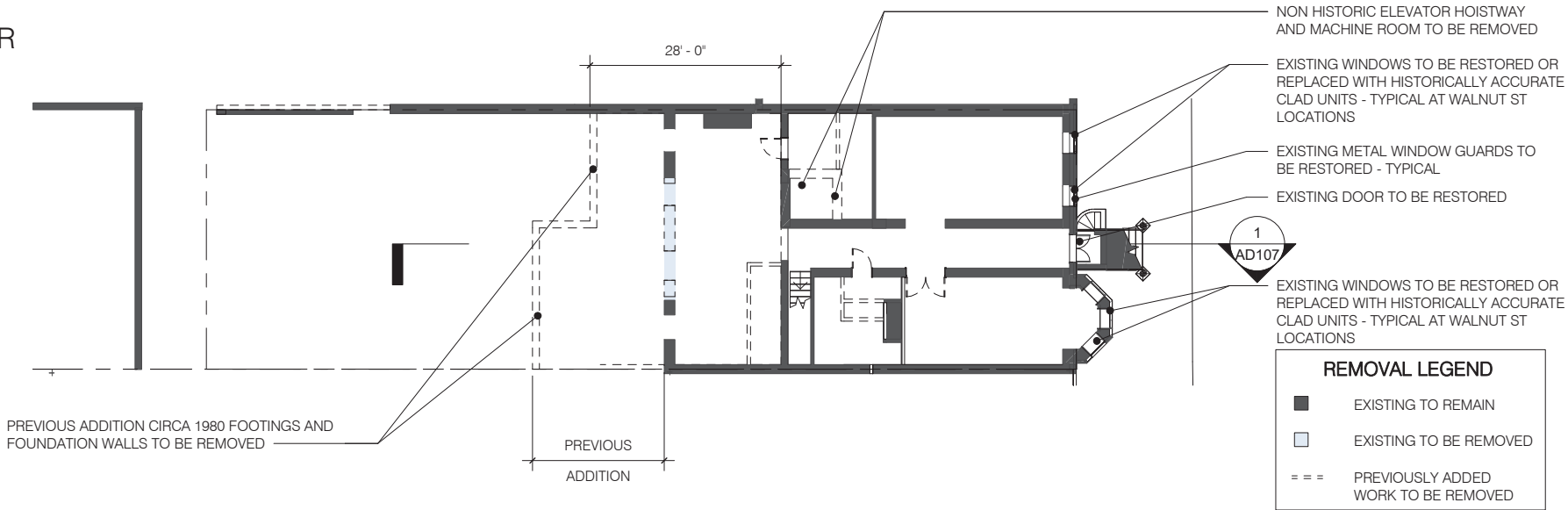


FIRST FLOOR



CELLAR

PREVIOUS ADDITION CIRCA 1980 FOOTINGS AND FOUNDATION WALLS TO BE REMOVED



REMOVAL LEGEND	
■	EXISTING TO REMAIN
■	EXISTING TO BE REMOVED
---	PREVIOUSLY ADDED WORK TO BE REMOVED

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

THIRD FLOOR

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)



REMOVAL LEGEND

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

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

ROOF OF NON-HISTORIC ADDITION TO BE REMOVED

SECOND FLOOR



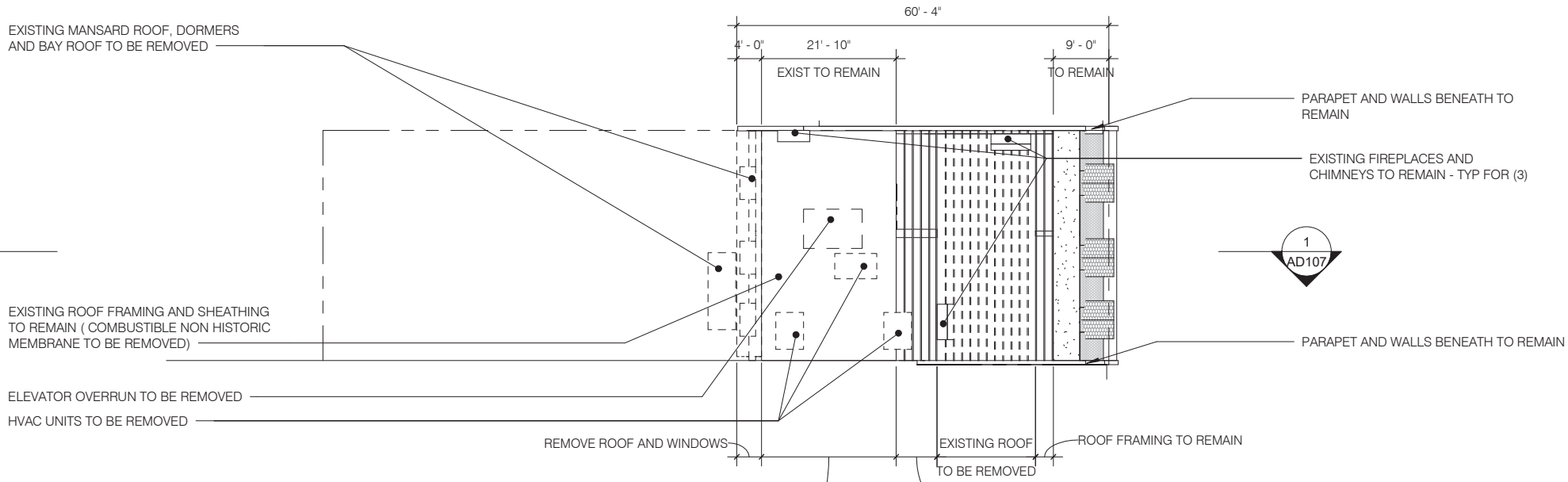
URBAN SPACE DEVELOPMENT
1315 Walnut Street, Suite 1325
Philadelphia, PA 19107



SECOND & THIRD FLOOR REMOVAL PLAN
11.30.2023

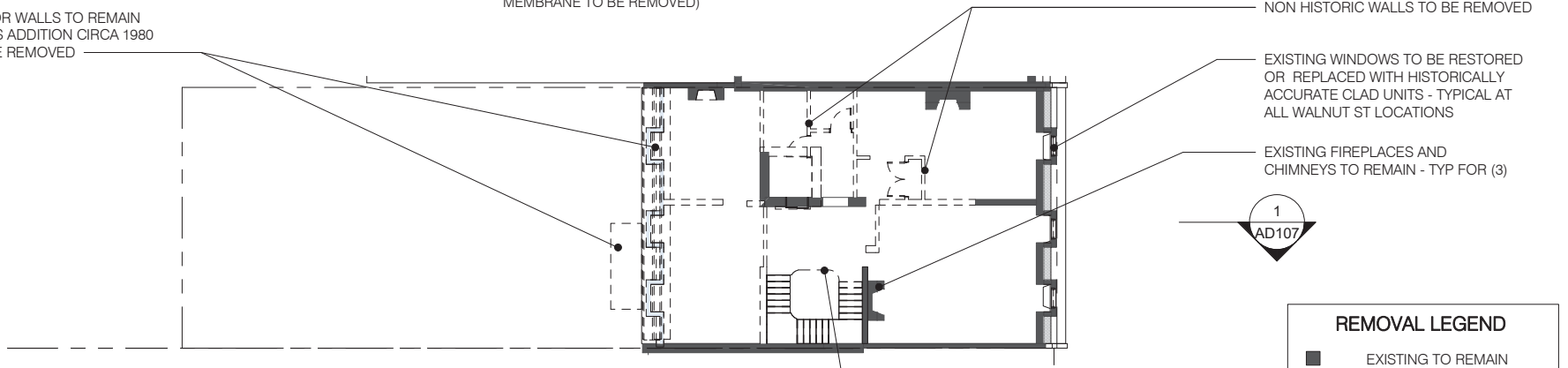
AD105 | 2112 Walnut Street
Philadelphia, PA 19103





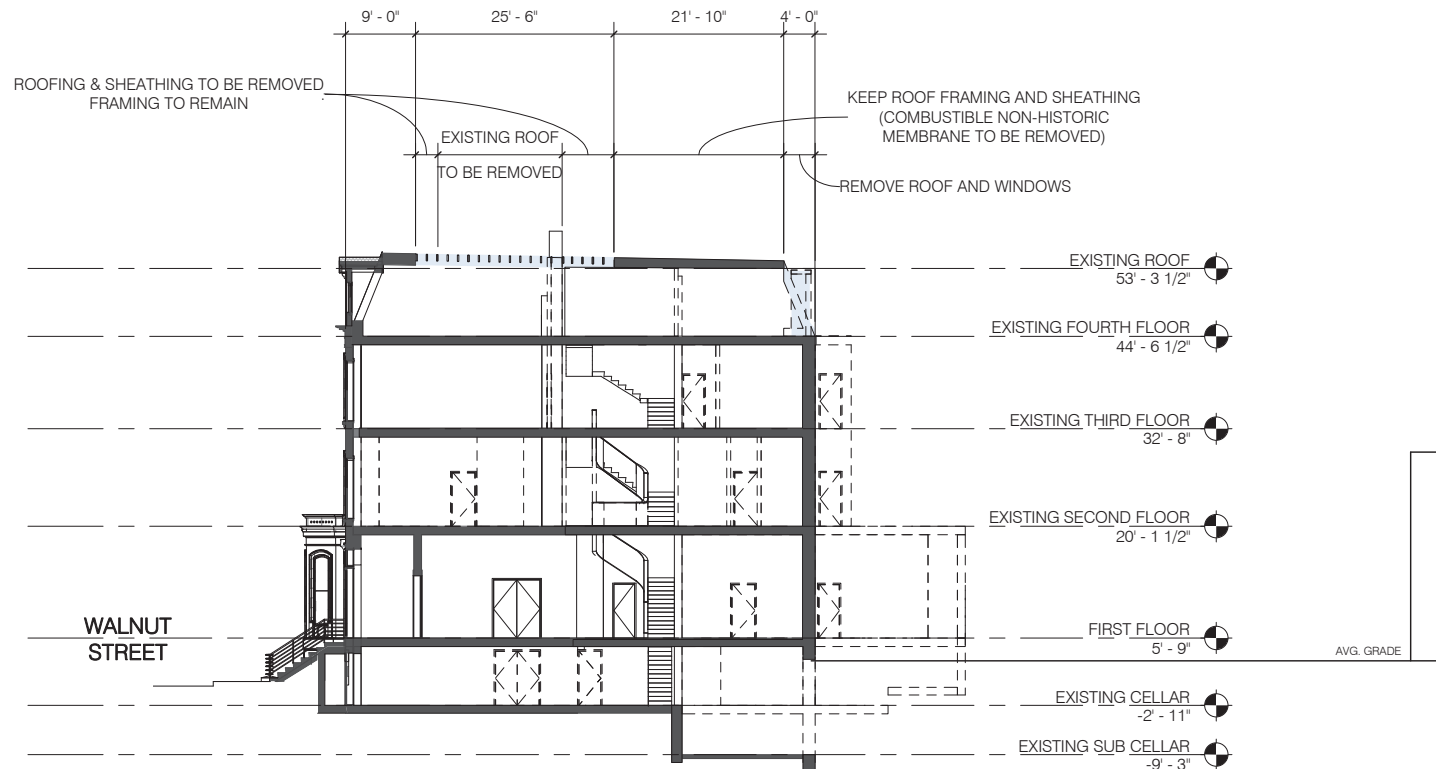
ROOF

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



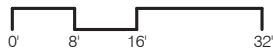
FOURTH FLOOR

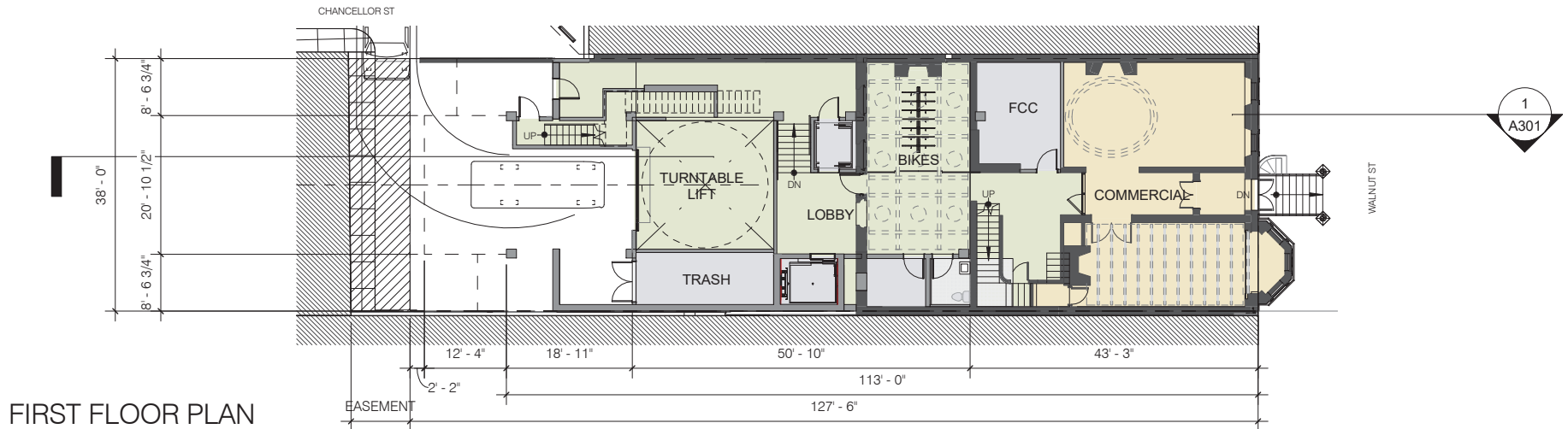
REMOVAL LEGEND	
■	EXISTING TO REMAIN
□	EXISTING TO BE REMOVED
===	PREVIOUSLY ADDED WORK TO BE REMOVED



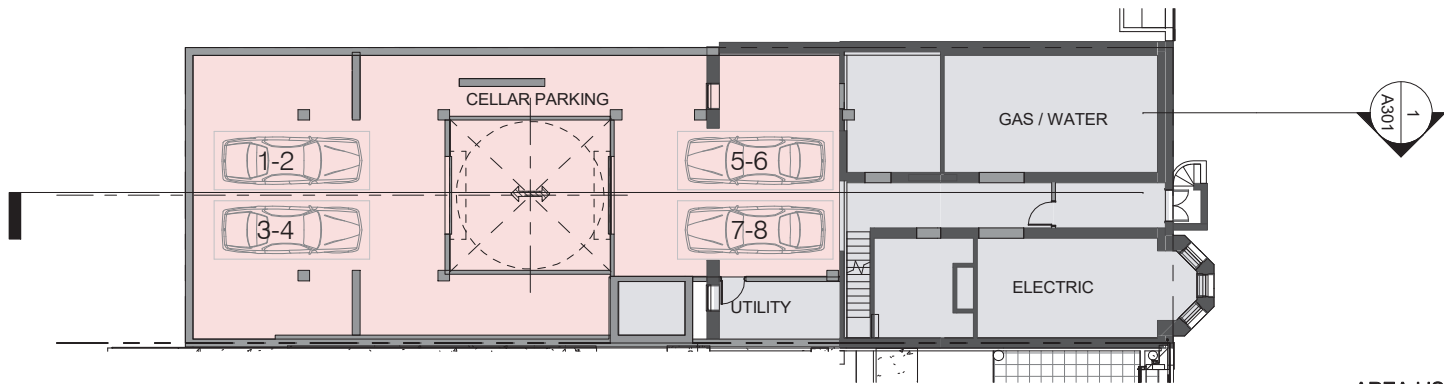
WALNUT STREET

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





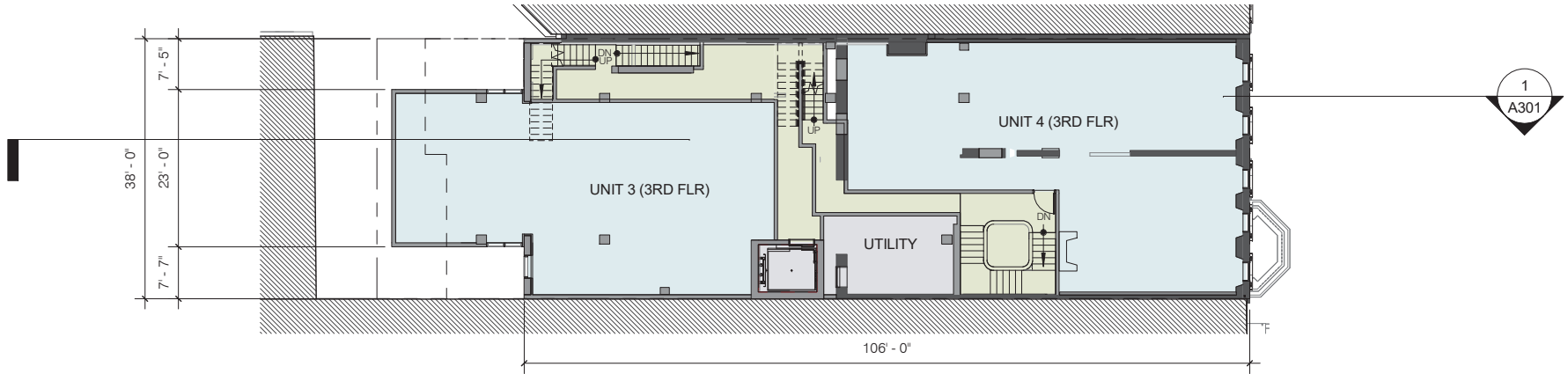
FIRST FLOOR PLAN



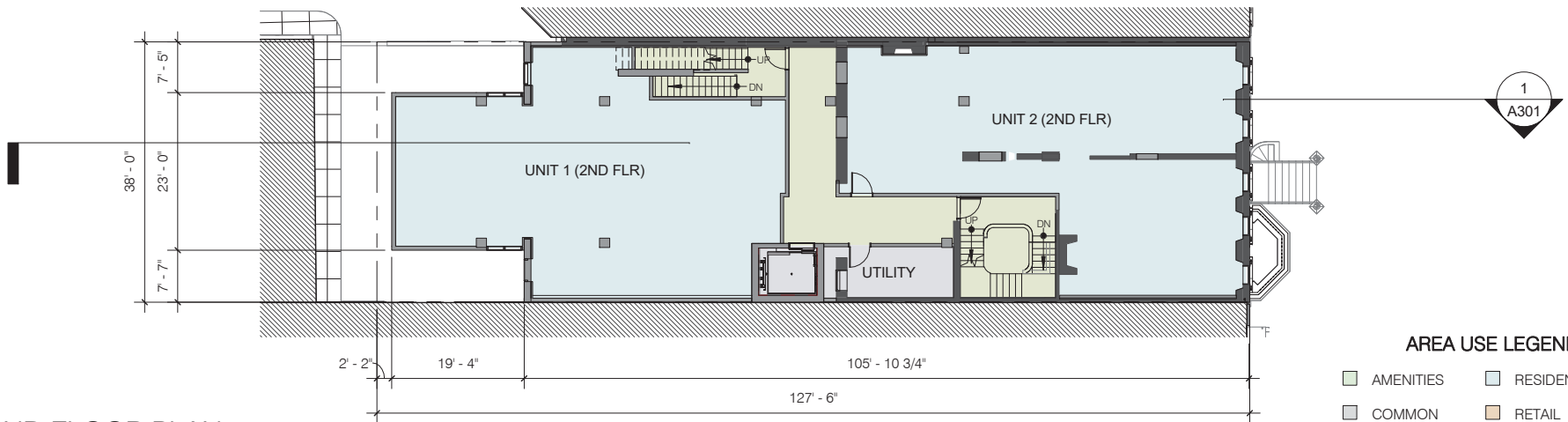
CELLAR FLOOR PLAN

AREA USE LEGEND

 AMENITIES	 RESIDENTIAL
 COMMON	 RETAIL
 PARKING	 VEHICULAR ACCESS



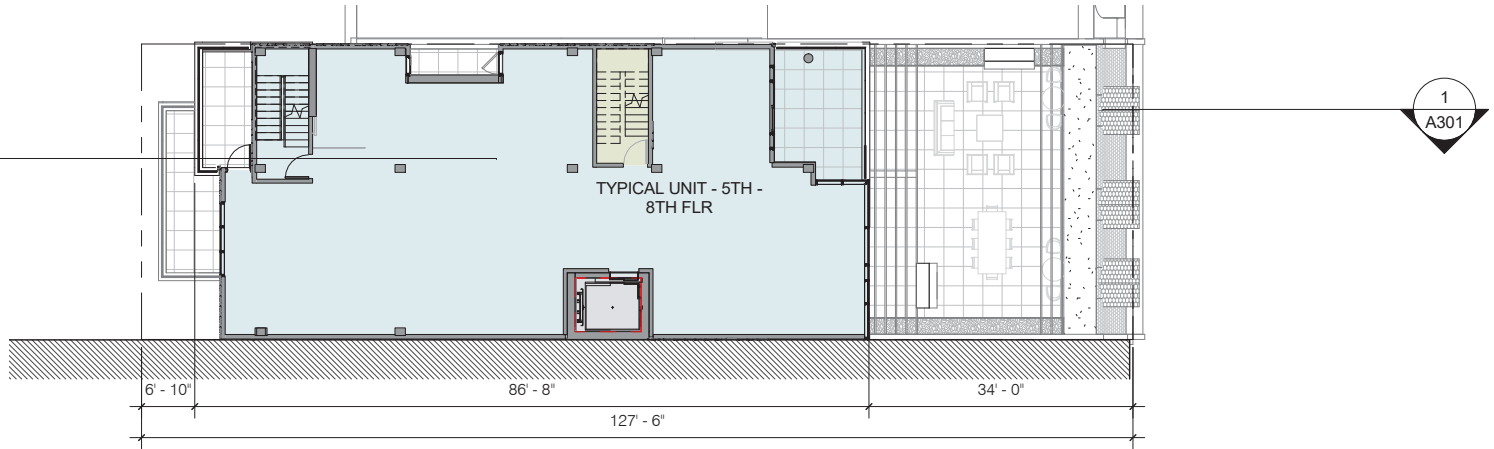
THIRD FLOOR PLAN



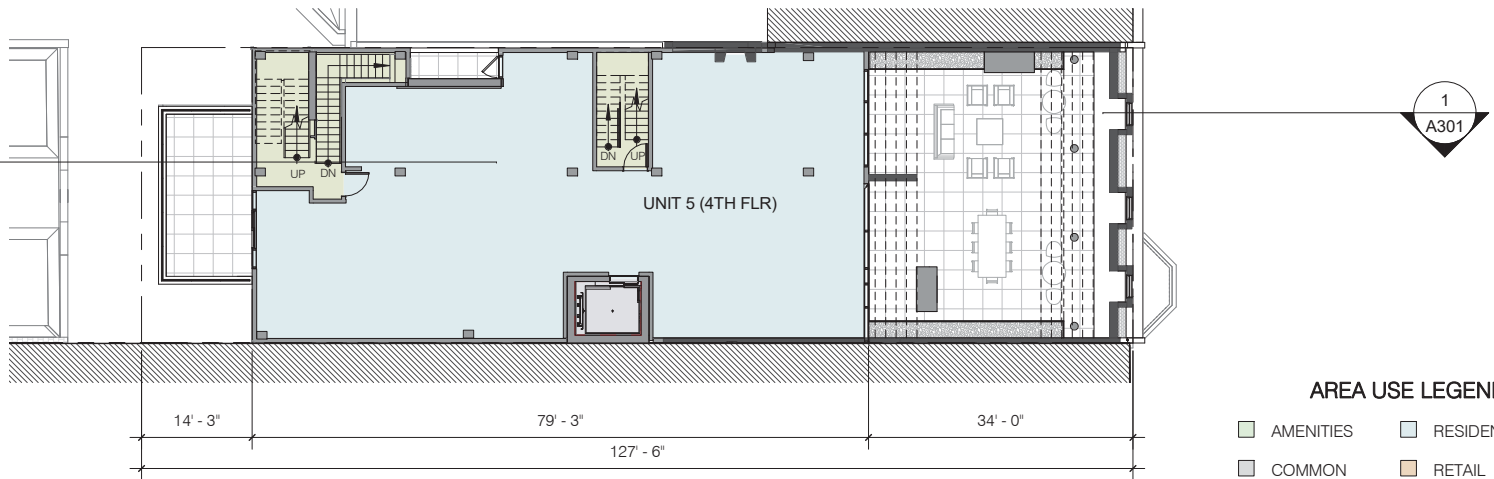
SECOND FLOOR PLAN

AREA USE LEGEND

 AMENITIES	 RESIDENTIAL
 COMMON	 RETAIL
 PARKING	 VEHICULAR ACCESS



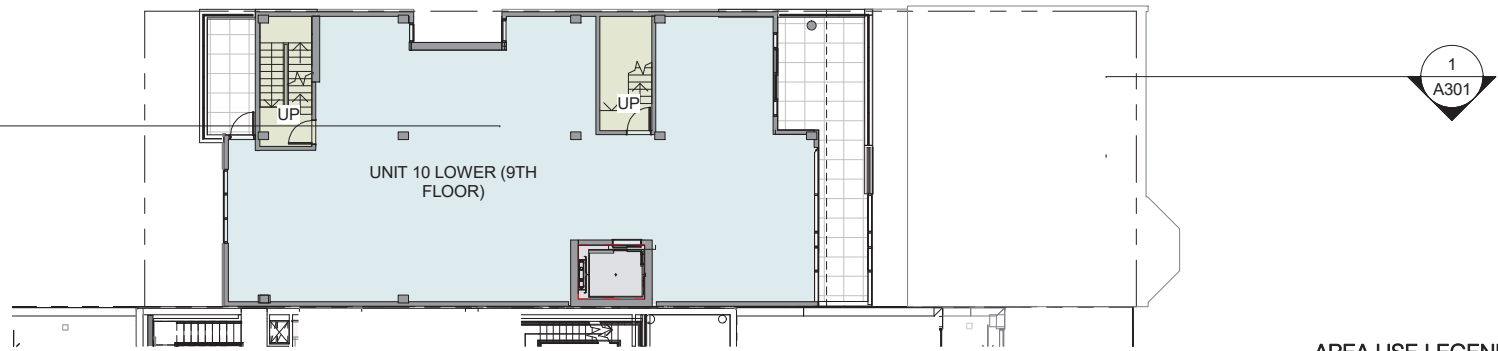
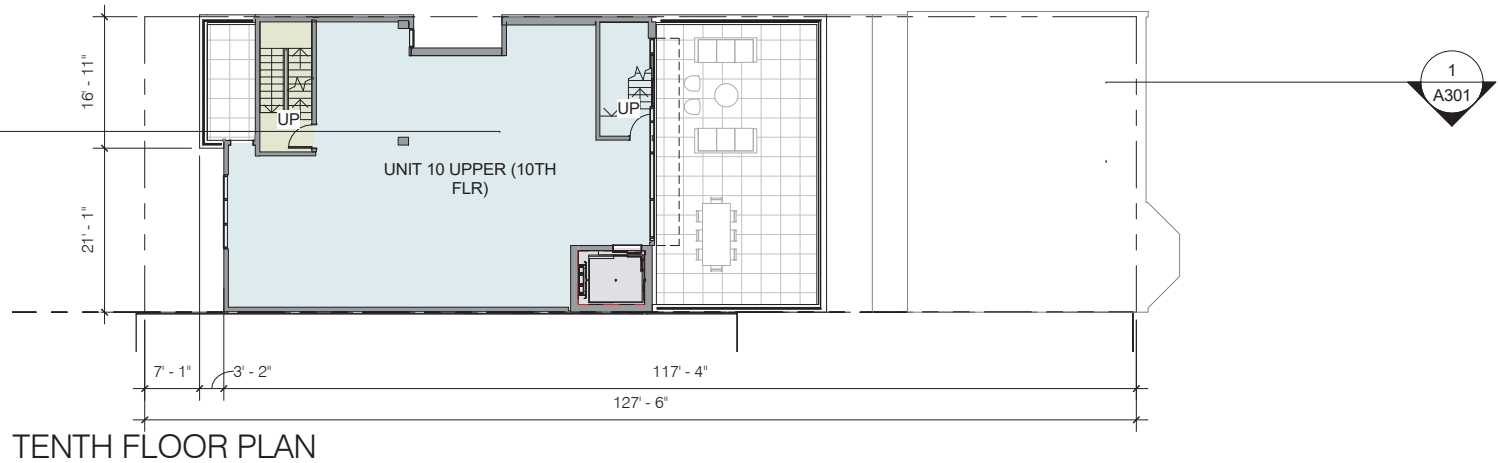
FIFTH - EIGHTH FLOOR PLAN









FOURTH FLOOR PLAN

AREA USE LEGEND

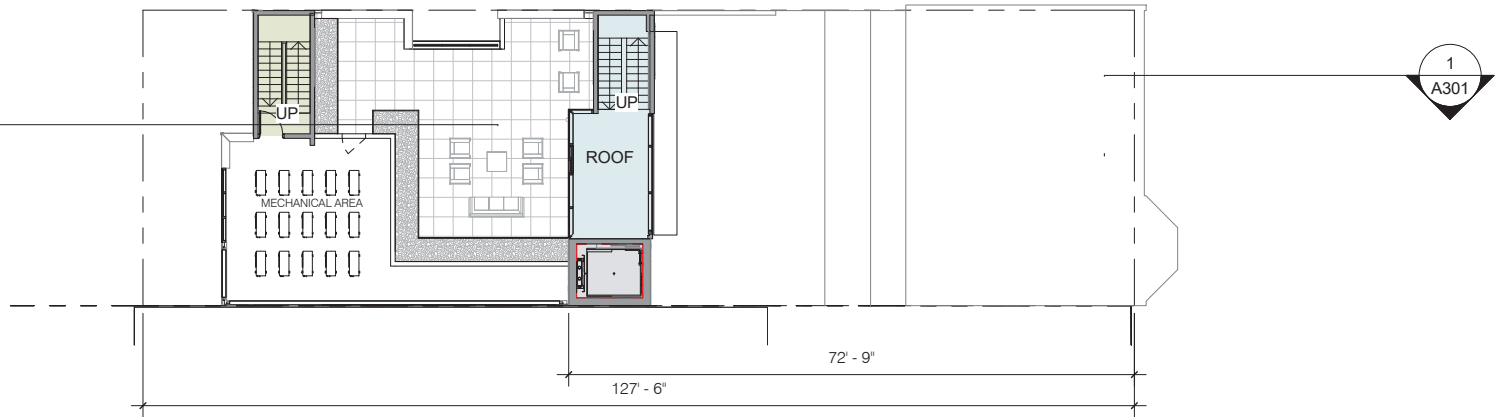
 AMENITIES	 RESIDENTIAL
 COMMON	 RETAIL
 PARKING	 VEHICULAR ACCESS



AREA USE LEGEND

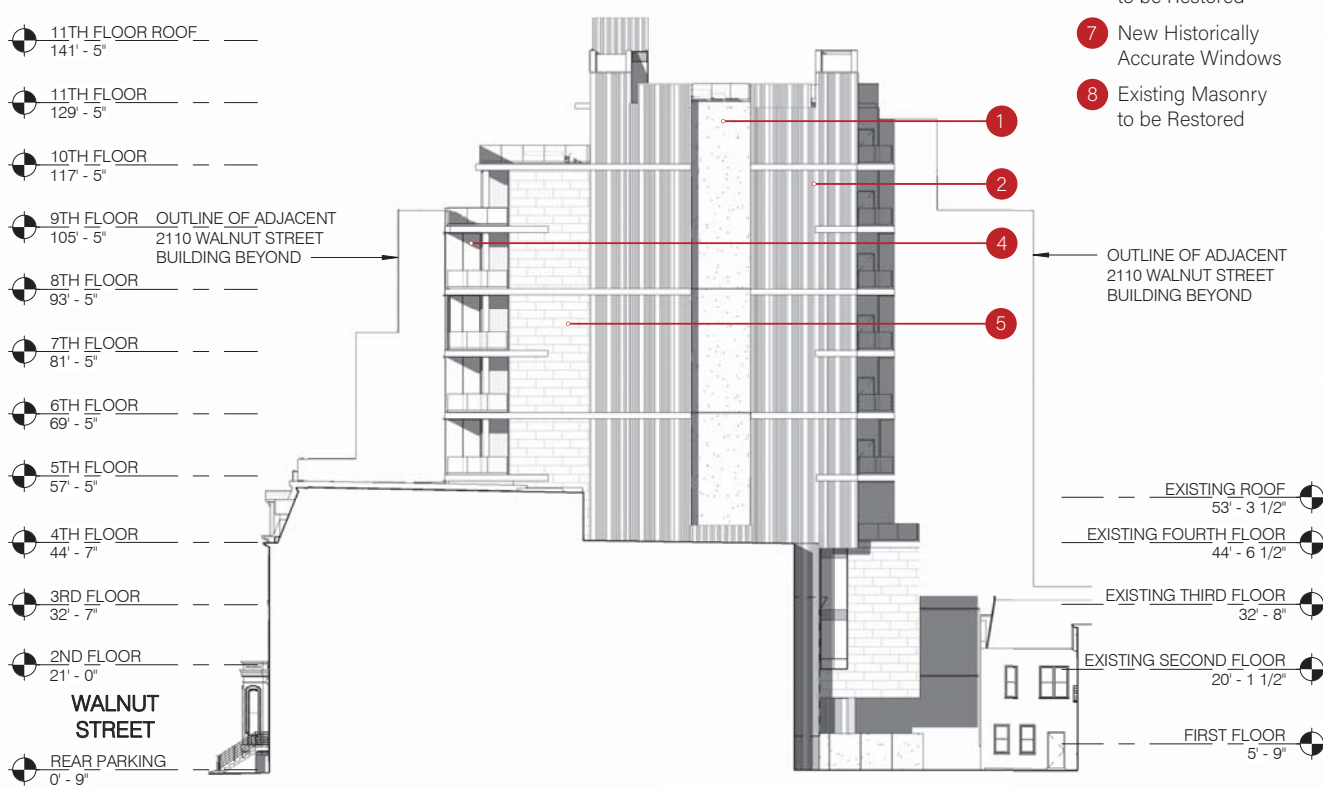
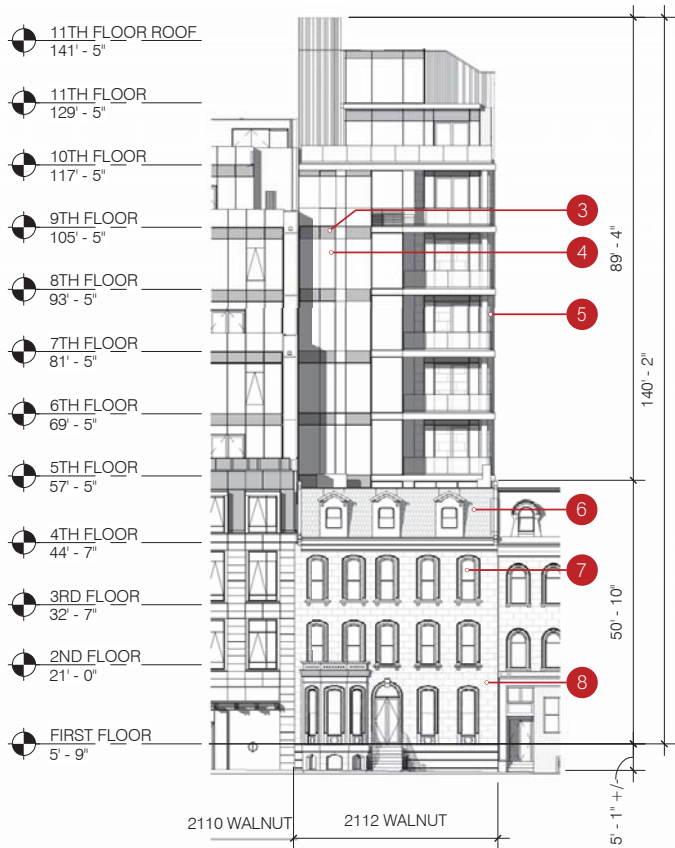
 AMENITIES	 RESIDENTIAL
 COMMON	 RETAIL
 PARKING	 VEHICULAR ACCESS

ROOF PLAN



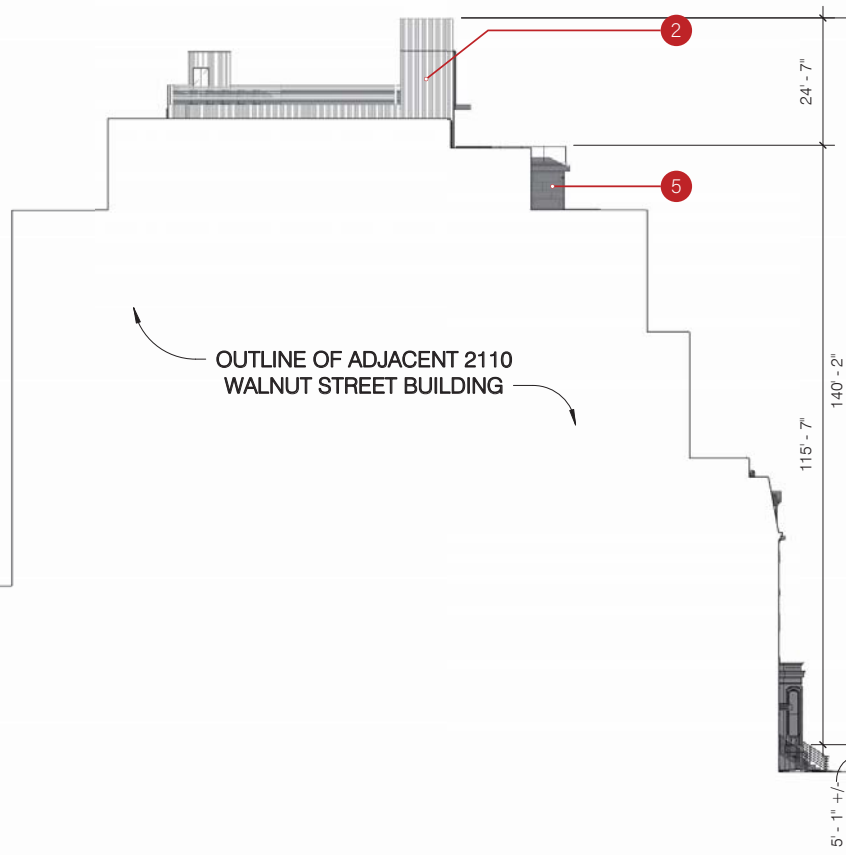
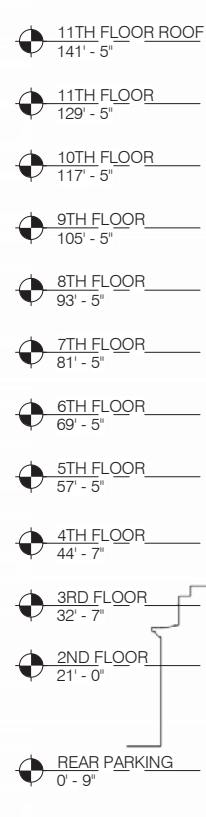
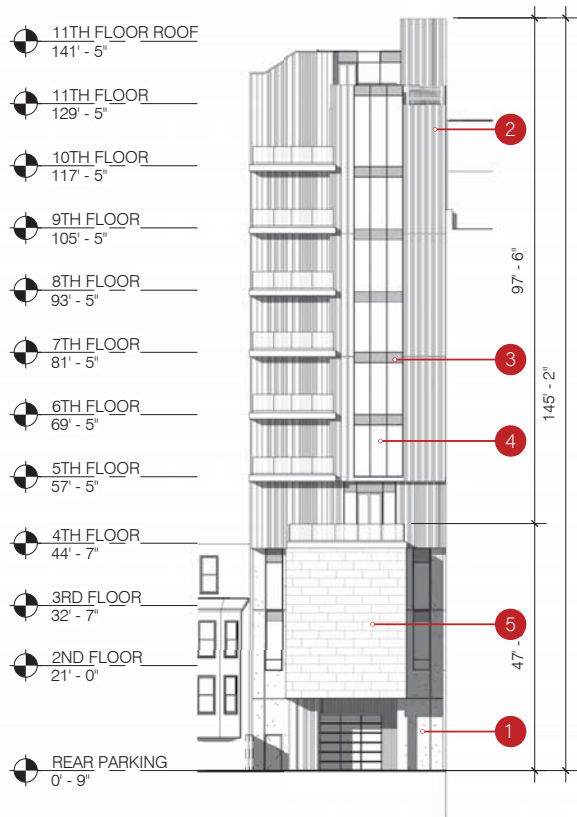
AREA USE LEGEND

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

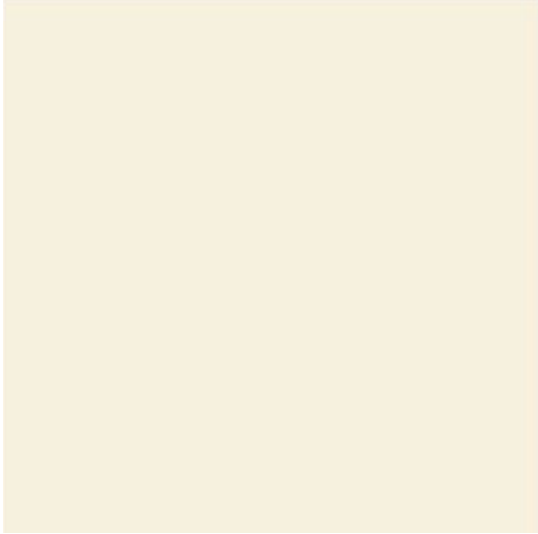


Material Legend

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



- Material Legend**
- 1 Elastometric Coating
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1 Elastomeric 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

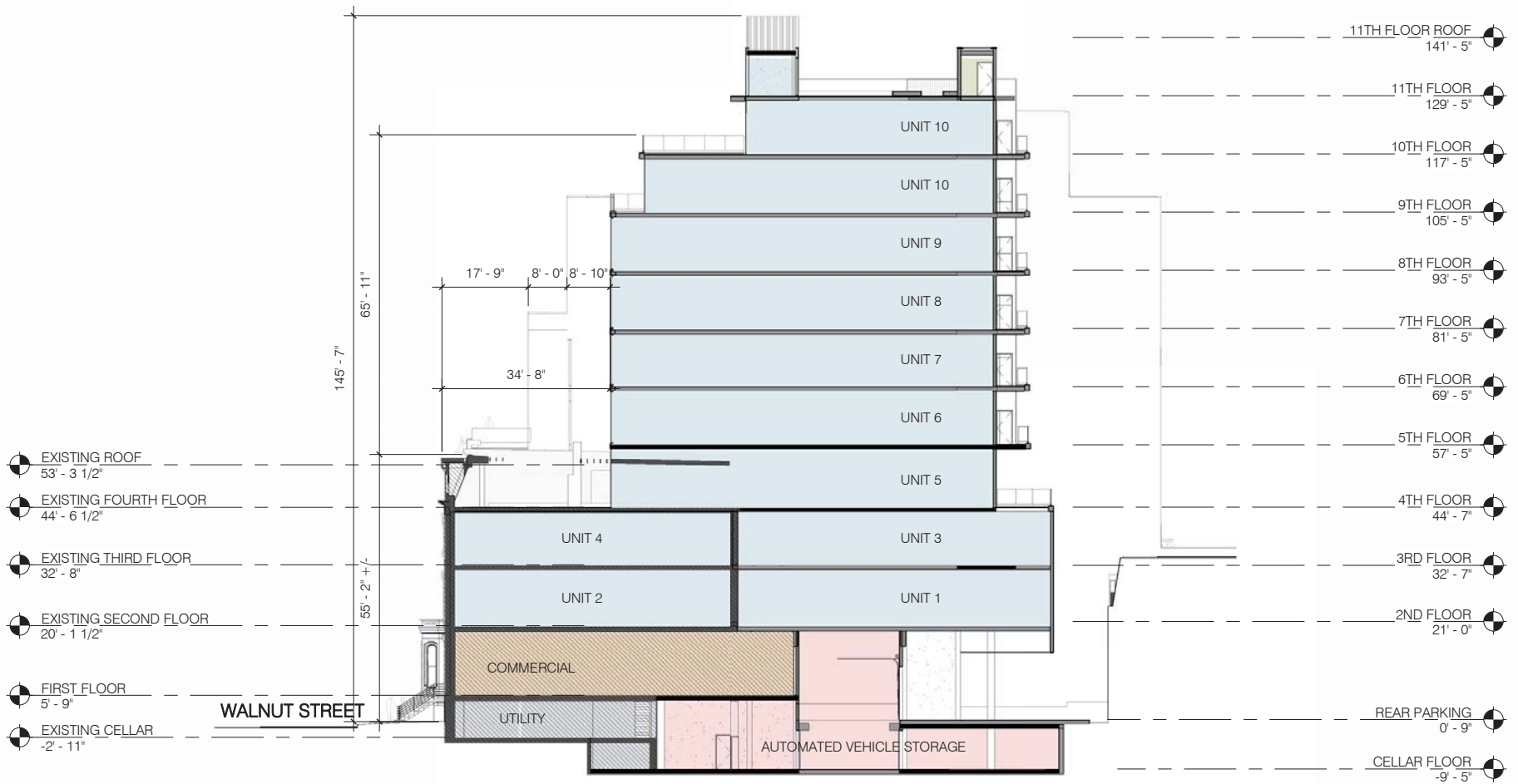


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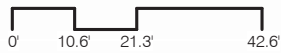
MATERIALS PALETTE
11.30.2023

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URBAN SPACE DEVELOPMENT
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Philadelphia, PA 19107



NORTH-SOUTH BUILDING SECTION
11.30.2023

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Philadelphia, PA 19103



PROFILE OF PREVIOUSLY PROPOSED TALLER SCHEME

