

**PUBLIC COMMENT RECEIVED
FOR 2112 WALNUT ST
(Revised application)**

Opposition to 2112 Walnut Street Plans

Michael Toledano <michaelstoledano@gmail.com>

Fri 12/1/2023 11:29 AM

To:preservation <preservation@Phila.gov>

External Email Notice. This email comes from outside of City government. Do not click on links or open attachments unless you recognize the sender.

Dear Chair and Members of the Preservation and Historical Commissions,

I oppose the project at 2112 Walnut Street as it is proposed. This monstrosity is totally out of character with the existing structures in the neighborhood and the Historical District. What is the point of having a historical district if any type of building, however architecturally different from its neighbors, can be built?

Furthermore the developer's planned easement on Chancellor street for construction and access to the building's parking garage is poorly conceived. This is a privately accessed drive for access by property owners. It is a narrow, cobblestone alleyway made with Belgian Blocks that is the definition of an iconic historical location in the city. It was never made for heavy duty construction trucks to drive on it and which will destroy the street. I can't imagine you'd let crane's and cement mixers drive down Elfreth's Alley to build an expensive condo building at the end of the block.

Chancellor street is already degrading due to the current traffic patterns. It is a quiet, small, dead-end street with no through traffic that has to accommodate over 24 cars. It is OFTEN blocked. People park illegally here as it stands today. I already have to ask people to move their cars due to traffic/parking issues at least once a week. There are already major access issues.

Oftentimes, the narrow passage of the alley means that the garbage trucks do not come to pick up trash, so the street is lined with old garbage piles and recycling bins. Please do not increase the amount of traffic, people, trash, and general usage of this tiny historical alley that is already at its limit.

I plan to attend the Dec 8th Zoom meeting and explain my opposition in person. In the meantime, please place a copy of this letter in the record. Thank you for your consideration,
Michael Toledano, resident at 207 S 22nd Street (parking access on Chancellor)

2112 Walnut Street

Glenn Goodhart <goodhartglenn@gmail.com>

Fri 12/1/2023 4:35 PM

To:preservation <preservation@Phila.gov>

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To the Chair and Members of the Philadelphia Historical Commission

We are new owners of 2110 Walnut Street and part of our property is the restored Frank Furness carriage house at 2108 Walnut Street. We chose this property vs. other condominium buildings due to the historical nature of our property and the beautiful historical neighborhood. We join the other carriage house property residents on Chancellor Street, the English Village residents, and the 2110 Walnut Street residents in strongly objecting to the destruction of a beautiful and well maintained property at 2112 Walnut Street. The 2112 Walnut Street project was not disclosed to us and if it had been we would most likely not have purchased our property.

The description (3 or more years of construction) of said project will destroy the historical nature of the 2100 Block of Walnut Street and Chancellor Street and create a traffic and parking nightmare for the Chancellor Street residents and Walnut Street residents and merchants.

We vehemently oppose the proposed development (destruction) of 2112 Walnut Street.

Respectfully submitted,

Monica S. Goodhart

monicagoodhart@gmail.com

Glenn P. Goodhart

goodhartglenn@gmail.com

2110 Walnut Street, Unit 202

Philadelphia, Pa. 19103

November 28, 2023

Via Electronic Mail:

preservation@phila.gov

Chair and Members of the Historical Commission
Philadelphia Historical Commission
One Parkway, 13th Floor
1515 Arch Street
Philadelphia, PA 19102

Re: 2112 Walnut Street

To the Chair and Members of the Philadelphia Historical Commission:

As a resident of the neighborhood in the immediate vicinity of 2112 Walnut Street, I am writing this letter in opposition to the plan of development for the subject property which is currently in use and which is listed as Contributing to the Rittenhouse Fittler Historical District.

Many of my neighbors have expressed concern over the project which includes significant demolition of the existing structure and a large and oppressive overbuild/addition of approximately 13 stories which, as your Staff and Architectural Review Committee have observed, will be improperly conspicuous and out of character with the original structure and the Historical District.

Additionally, there is grave concern about the likely impact of such an imposing new structure on Chancellor Street to the rear of the property. The Street is now a private drive for access by property owners adjoining on either side. The Street is made of Belgian Blocks and is known as an iconic historical location with handsome adjoining structures, including former stables. The new construction will attempt to access its accessory parking via an easement on 2114 Walnut in order to reach Chancellor Street. This will cause traffic and other concerns and place an undue burden on what is now a private drive.

Another concern is the impact of the demolition and new construction on the adjoining properties. The loss of light and air, the danger of structural damage, and the other impacts from a project out of scale with the District, will all be harmful. This is all the more troubling as the existing building is fine for the current office use or conversion to apartments or condos and there is no reasonable basis for approval of the project.

I plan to attend the Zoom hearing on December 8th at 9:00 a.m. and state my objections on the record of the proceedings. In the interim, please place a copy of this letter in the record.

Respectfully submitted,

"....." Julia Feng

Address"....." 2122 chancellor & 2130 st james st.

Email"....." Jules6985@yahoo.com

My husband and I have lived in the area since 2010. First on chancellor and then on st james where we are raising our two daughters. We don't believe the proposed building at 2112 walnut fits into the historic district and is out of character with the surrounding neighborhood. I know construction disruption of our daily lives is of no concern here but the damage to the private historic street should be as it is unable to sustain heavy construction vehicles in and out and if damages were to occur then who would be liable. We strongly oppose this project as do most of our neighbors.

Steve and Julia Woerheide

2112 Walnut Street

Joan F <jzfinger@gmail.com>

Sun 12/3/2023 11:03 PM

To:preservation <preservation@Phila.gov>

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Attention: Historical Commission Members

My name is Joan Finger. I own and live in the carriage house at 2120 Chancellor Street, which is behind the proposed condominium development at 2112 Walnut Street. I have lived continuously at the Chancellor Street address since 1981. The 5 carriage houses on the street are included in the Rittenhouse Historic Preservation District and as such they are a window into our early city architecture, before motor vehicles. My carriage house still has the heavy wooden timbers on the floor where the horses were stabled and the large paving blocks where the carriage rolled in. This is a unique and intimate community. The Belgian block street is well maintained. Chancellor Street is not a through street and does not function as a 2-way thoroughfare. Additionally, the houses are set close to the street as the sidewalk is very narrow.

I am strongly opposed to the proposed condominium project. It is so far out of scale with the entire block and surrounding neighborhood which includes English Village. This project would destroy the historic integrity and function of this small street. This is a residential street. Not only would the front of 2112 Walnut St. be marred by a 10 to 13 story tower rising above it, but in order to preserve that facade, the parking garage attached to the back of that building would forever change the Chancellor Street environment. Chancellor would become a major, two-way thoroughfare, a glorified driveway in service to that condominium. All of their garbage and recycling would be accessed from Chancellor St. We are not now an alley where trash bins sit on the pavement waiting for private hawlers, but that is what we would become. I cannot see the benefit of preserving the facade of one building at the expense of a functioning, livable and walkable historic community. We are really beautiful and I would like Chancellor Street to stay that way.

Thank you for considering my opinion on this matter.

Sincerely,

Joan Finger

2120 Chancellor Street

215-287-2074

jzfinger@gmail.com

November 28, 2023

Via Electronic Mail:

preservation@phila.gov

Chair and Members of the Historical Commission
Philadelphia Historical Commission
One Parkway, 13th Floor
1515 Arch Street
Philadelphia, PA 19102

Re: 2112 Walnut Street

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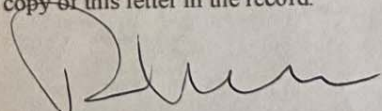
Additionally, there is grave concern about the likely impact of such an imposing new structure on Chancellor Street to the rear of the property. The Street is now a private drive for access by property owners adjoining on either side. The Street is made of Belgian Blocks and is known as an iconic historical location with handsome adjoining structures, including former stables. The new construction will attempt to access its accessory parking via an easement on 2114 Walnut in order to reach Chancellor Street. This will cause traffic and other concerns and place an undue burden on what is now a private drive.

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I plan to attend the Zoom hearing on December 8th at 9:00 a.m. and state my objections on the record of the proceedings. In the interim, please place a copy of this letter in the record.

Respectfully submitted,

"....."
Address"....."
Email"....."


RALPH WOERHEIDE
2116 CHANCELLOR ST.
PHILADELPHIA, PA 19103
REW1006@COMCAST.NET

December 4, 2023

Chair and Members of the Historical Commission
Philadelphia Historical Commission
One Parkway, 13th Floor
1515 Arch Street
Philadelphia, PA 19102

RE: 2112 Walnut Street

To the Chair and Members of the Philadelphia Historical Commission:

My name is Ralph Woerheide. I own 2116 Chancellor Street which is an 1800 historic carriage house. I have owned the property since 2015. My property deed states that my property line extends 12 feet north from my building structure which ends near the middle of historic Chancellor Street and contains my water, electric and gas services. My carriage house has survived 143 years with no structural damage to the foundation or brick façade. I strongly object to the 2112 Walnut Street Project and the total negative impact it will have on my historic property. Construction traffic, vibration and construction dust and fumes will undoubtedly affect the historic cobblestone Chancellor Street, and my peaceful enjoyment of my historic property. Chancellor Street was designed for horse and carriage traffic. The construction traffic needed to build such a large, out of character building a mere 50 feet from my front door will greatly surpass the designed weight and vibration limits the cobblestone street can withstand. Damage to the cobblestone street will also damage my underground utility services and possibly the structure of my carriage house.

I do believe the Historical Commission was created to preserve and protect the historic buildings and structures which is fabric of Philadelphia's past, including my 1880 carriage house. I appeal to the Historic Commission to recognize the need to protect our street and carriage houses from damage resulting from a grossly out of character proposed 2112 Walnut Project.

If 2112 Walnut Project is approved, will you then approve similar buildings for 2114, 2116, 2118, 2120 Walnut? I certainly believe the money grab has to be stopped here by protecting historic properties and not allowing manipulation and out of character structures greatly deviating from the historic quality we need to protect.

Respectfully,

Ralph Woerheide

2116 Chancellor Street, Philadelphia, PA

Email: rew1006@comcast.net

Proposed 2112 Walnut Street Project

Bendesky, Larry <lbendesky@smbb.com>

Mon 12/4/2023 1:06 PM

To: Tim Shaaban <tshaaban@urbanspacedev.com>

Cc: Laura Dipasquale <Laura.Dipasquale@Phila.gov>; Rick Gross <president@phillyccra.org>; Carl Primavera <CPrimavera@klehr.com>

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Tim,

On behalf of the majority of the residents of the English Village, many representatives of the 2100 block of Chancellor Street, representatives of the Walnut Estates, and all the non-developer owners of 2110 Walnut Street (collectively, the “Neighbor Group”), we acknowledge receipt of your revised development plan dated November 13, 2023 (the “Revised Development Plan”) for your proposed project at 2112 Walnut Street (the “Project”) and the corresponding draft of the Memorandum of Understanding (the “MOU”).

The Neighbor Group has reviewed the Revised Development Plan and the MOU and has met as a group to discuss them. At our meeting, and in numerous follow up conversations, the Neighbor Group unanimously agreed that:

1. We are strongly opposed to the Project, the Revised Development Plan, and any other development of similar scope as it is (a) inconsistent with the nature of the neighborhood and (b) involves too much demolition of the beautiful existing structure.
2. Your project does not benefit the neighborhood in any way; certainly not in any material way that would justify the scope of your project and the extent of demolition. Unlike other recent projects on the 2100 block of Walnut Street which eliminated vacant lots and/or deteriorating structures, your Project provides none of those benefits. To the contrary, 2112 Walnut Street is a beautiful brownstone that has been in continuous use as an office for a well-respected law firm for many years. There is no reason to alter this property materially or add a massive structure on top of and behind it.
3. 2112 Walnut Street should be marketed “as is” just like the beautiful brownstone at 2200 Walnut Street which recently went on the market for \$3.3M. The owners of that property responsibly renovated/updated the inside, and restored the outside. It is being marketed as an office building and NOT as a major redevelopment opportunity.
4. Your proposed Project will:
 - a. Further damage the historic and very delicate Belgian stone on the 2100 block of Chancellor Street;
 - b. Materially increase traffic on Chancellor Street;
 - c. Fundamentally change the nature of the quaint, historic block of 2100 Chancellor Street and English Village;
 - d. Cast massive shadows over the neighborhood; and
 - e. Result in three or more years of excessive noise, vibrations, dust, and other disturbances.
5. The cumulative effect of your Project, when taken together with your previous development at 2110 Walnut Street, would fundamentally change the nature of the block and will set a dangerous and unacceptable precedent for other brownstone overbuilds. Your project would destroy the historic nature of the block.

6. There are already more than 130 new, high-end condominium units on the market today including three at your project at 2110 Walnut Street (five years after it opened) and two or three at your project on the 2200 block of Chestnut Street (several years after it opened). If this Project were to proceed, these new units would likely remain unsold and vacant for many years as the City's excess inventory of high-end condos slowly gets absorbed. Simply put, there is no likely near-term or medium-term benefit to the block, the neighborhood or the City, which would justify the damage this Project would impose as discussed above. The unnecessary scale and out-of-character nature of this proposed Project is being driven entirely by the desire to maximize the value of the property.

Based on the foregoing:

- a. the Neighbor Group will strongly oppose the Project at the December 8 Historic Commission meeting;
- b. contrary to your assertions at the prior Historic Commission meeting, we emphatically state that there is no agreement in principle with the Neighbor Group for the Project or any iteration thereof; and
- c. at this time, we see no reason to continue conversations with you and your development team with regard to your Project.

Sincerely,

Julia Feng and Stephen Woerheide, 2130 St. James Pl. and 2122 Chancellor St.

Jacalyn and Wayne Pollock, 2144 St. James Pl.

Caryl and Dennis Cogan, 2132 St. James Pl.

Joanna Bisgaier and David Hill, 2131 St. James Pl.

Barbara Kretchmar, 2140 St. James Pl.

L. Michael and Heather Ascher, 2137 S. James Pl.

Esther Cheung and Craig Brody, 2138 St. James Pl.

Andy Wood and Deborah Raksany, 2128 St. James Pl.

David Brown and Elsbeth Brown Parr, 2126 and 2127 St. James Pl.

Joan Finger, 2120 Chancellor St.

Ralph Woerheide, 2116 Chancellor St.

Yvonne Cook and Jules Zacher, 2133 Chancellor St.

Wes Wyatt and Jill Deuel, 2114 Chancellor St.

Tim and Anne Mahoney, 209 S. 22nd St.

Harvey and Lisa Ostroff, 213 S. 22nd St.

Larry and Lori Bendesky, 2110 Walnut St.

Susan and Glenn Blumenfeld, 2110 Walnut St.

Kristie and Ryan Breen, 2110 Walnut St.

Monica and Glenn Goodhart, 2110 Walnut St.

JP Iberti and Leilani Schlottfeldt, 2110 Walnut St.

Andrew Voudouris, 2110 Walnut St.

Larry Bendesky, Esquire

Managing Shareholder



One Liberty Place, 1650 Market Street, 52nd Floor

Philadelphia, PA 19103

215-575-2952 (office) | 610-639-3221 (cell)

lbendesky@smbb.com | www.smbb.com



DIRECT DIAL NUMBER:
(215) 575-7052

Meredith Ferleger
mferleger@dilworthlaw.com

December 6, 2023

Via Electronic Mail: jonathan.farnham@phila.gov
Philadelphia Historical Commission
c/o Jonathan E. Farnham, Ph.D., Executive Director
One Parkway, 13th Floor
1515 Arch Street
Philadelphia, PA 19102

Re: 2112 Walnut Street

Dear Dr. Farnham,

Due to the significant misrepresentations and prejudicial inferences contained in Mr. Bendesky's e-mail, sent on behalf of himself and a group of neighbors to Ms. DiPasquale on December 4, 2023, we are compelled to respond. As the Commission is aware, this project was scheduled to be heard at two (2) prior Commission listings following the September 26, 2022 ARC meeting. It was first scheduled for October 13, 2023 but was continued to allow the Applicant time to engage with community members on concerns raised in emails and comments to the ARC, which was the first the Applicant learned of any issues, and to thoroughly review the proposal to assess whether there were any reasonable modifications that would address neighbor feedback. As I indicated in my e-mail of October 12, the Applicant was initially met with stanch refusal by neighbors to engage in any conversation whatsoever.

Fortunately, a local RCO leader graciously intervened and was able to arrange an in-person discussion between concerned community members and the Developer. A copy of the invitation to that meeting was sent to your attention for inclusion in the Commission's records on October 25, 2023. An e-mail from Mr. Gross recounting the community engagement is attached to this letter as Exhibit "A". The meeting occurred on November 6, 2023 at 7pm at the offices of Center City Residents' Association. The Applicant was initially encouraged by the thoughtful discussion that occurred at the meeting, which concluded with a mutual understanding that the Developer would work to provide a draft Memorandum of Understanding documenting the Developer's commitment to substantially addressing many of the community's concerns discussed at the meeting. Because of the proximity of community discussions to the next PHC meeting date, the Applicant again requested a continuance of the November 10, 2023 PHC meeting to allow follow-

1500 Market Street, Suite 3500E • Philadelphia, PA 19102-2101 • 215-575-7000 • Fax: 215-754-4603
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www.dilworthlaw.com

up from the November 6 meeting. A November 8, 2023 letter requesting a continuance confirmed the Applicant's dual commitment to continue discussions with the neighbors and to revise the project to reflect design and massing considerations. Despite contentions contained in Mr. Bendesky's e-mail, the Applicant meaningfully fulfilled both of those commitments, as described below.

As is evident from the updated plan submission set provided to the Commission on November 30, 2023, the project has been considerably revised, which is summarized in the CBP Architect's cover letter. Of particular note, the building was reduced by two (2) full stories, with an even larger front setback and further reduction at the North façade, and most of the existing brownstone structure will be retained. The overall project GFA has also been reduced by roughly 7,000sf. Mr. Bendesky's statement that the project "involves too much demolition of the beautiful existing structure" patently mischaracterizes the actual proposed modification to the existing structure, which involves inconsequential less than 10% removal of predominantly non-character defining features of the existing structure.

Furthermore, the draft Memorandum of Understanding substantially addressed many of Mr. Bendesky's supposed project harms, including the following main points:

- commitment to build a project no larger than the revised project submitted to PHC, with relevant portions of the PHC submission serving as an exhibit to the MOU;
- limitation to no more than ten (10) vehicle parking spaces, which is only several additional spaces more than were historically used and accommodated in the rear of this property;
- commitment to exclusively use Walnut Street for project construction, except where absolutely infeasible;
- commitment to not only restore any damage that occurs to Chancellor Street but to also advocate for its comprehensive restoration, as noted below;
- commitment to notify neighbors prior to any use of Chancellor Street;
- commitment to avoid any impairment of neighbor's ability to ingress or egress from their properties on Chancellor Street and reimbursement for any costs incurred if a temporary impairment occurs;
- agreement to facilitate, if possible, the full restoration of Chancellor Street and a significant monetary commitment towards the restoration goal; and
- confirmation that all trash/recycling will be exclusively stored within the building;

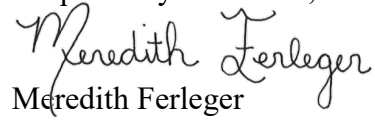
Finally, although Mr. Bendesky and the neighbors are entitled to their opinions relative to the project "benefit", their preferred use of the property, and the market for new condominium units, none of those emotion driven positions weigh on the Commission's review of the proposal. The Developer is disappointed the neighbor group were not willing to meaningfully engage following his considerable project concessions but he remains open and willing to consider future discussions.

2112 Walnut Street

Page 3

We look forward to presenting this project to the PHC on Friday, December 8, 2023.

Respectfully submitted,

A handwritten signature in cursive script that reads "Meredith Ferleger". The signature is written in black ink and is positioned above the printed name.

Meredith Ferleger

cc: Carl S. Primavera (via electronic mail: CPrimavera@klehr.com)
Laura DiPasquale (via electronic mail: laura.dipasquale@phila.gov)

2112 Walnut Street

Page 4

Exhibit "A"
E-mail from Rick Gross of CCRA

Ferleger, Meredith

From: Tim Shaaban <tshaaban@urbanspacedev.com>
Sent: Tuesday, December 5, 2023 11:19 AM
To: Ferleger, Meredith
Subject: Fwd: Proposed 2112 Walnut Street Project

FilingDate: 12/5/2023 12:42:00 PM

This message is from an external sender.

Tim Shaaban

USD | URBANSPACEDEVELOPMENT

1315 Walnut Street
Suite 1325
Philadelphia, PA 19107

T 215 238 7460
F 215 974 7460
M 215 715 9312

Sent from my iPhone

Begin forwarded message:

From: president@phillyccra.org
Date: December 5, 2023 at 4:59:46 PM GMT+1
To: Tim Shaaban <tshaaban@urbanspacedev.com>
Cc: Paul Steinke <psteinke@preservationalliance.com>
Subject: RE: Proposed 2112 Walnut Street Project

Tim,

This email will confirm that CCRA convened a meeting with your team and near neighbors under our Near Neighbors Mediation Program to attempt to arrive at a solution to the many concerns which had been raised about the 2112 Walnut Street project. I acted personally as CCRA's mediator and invited the Preservation Alliance to participate which it did. At the conclusion of that meeting, you offered to revise your plans and prepare an agreement addressing the concerns that were aired. The neighbors agreed to review that proposal without committing to support it in advance. You prepared a proposal and revised it after reviewing it with me. I then sent it to them.

As we now know that proposal was not accepted by the neighbors and they remain opposed to the project. The mediation program has concluded without any agreement between the parties.

I hope this clarifies the situation.

Rick

December 4, 2023

To the Chair and Members of the Philadelphia Historical Commission,

My husband and I have owned a home in the English Village since 1987. We would like to state our vehement opposition to the proposed overbuild of 2112 Walnut Street. We are in full agreement with the reasons for opposition outlined by the Historical Commission staff, the Architectural Committee, and in the letter by attorney Carl Primavera and the written testimony by Janice Woodcock. We would also like to emphasize one additional, important reason for opposition to this project.

The rear of our home is on the 2100 block of Chancellor Street, which is a quaint Belgian block paved driveway protected by Philadelphia's *Historic Street Paving Thematic District*. This street was designed to support horse-drawn carriages as evidenced by the historic stables that line its south side and now serve as single-family houses. Beneath the street are aged and sensitive utility lines, including the water main which ruptured this past summer and is still covered by two "temporary" steel plates.

The proposed project would use Chancellor Street for heavy construction vehicles for an extended time and for access to the eight resident parking spaces which would utilize a narrow easement that runs across the rear of 2114 Walnut Street. We are greatly concerned about the damage this unintended heavy usage would inflict on the street's historic materials, its underlying foundations and the sensitive utility lines below. We urge you for all the reasons mentioned by the many concerned citizens to protect our city's historic resources and reject this project.

Sincerely,
Heather Ascher
2137 St. James Street

November 28, 2023

Via Electronic Mail:

preservation@phila.gov

Chair and Members of the Historical Commission
Philadelphia Historical Commission
One Parkway, 13th Floor
1515 Arch Street
Philadelphia, PA 19102

Re: 2112 Walnut Street

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Another concern is the impact of the demolition and new construction on the adjoining properties. The loss of light and air, the danger of structural damage, and the other impacts from a project out of scale with the District, will all be harmful. This is all the more troubling as the existing building is fine for the current office use or conversion to apartments or condos and there is no reasonable basis for approval of the project.

While we do not plan to attend the Zoom hearing on December 8th at 9:00 a.m., please place a copy of this letter in the record.

Respectfully submitted,

Esther Cheung & Craig Brody
2138 St. James Pl
cheune3@gmail.com; cbrody@outlook.com

Re: Opposition to Proposed New Construction at 2112 Walnut Street

Jacalyn Price Pollock <jacipollock@gmail.com>

Tue 12/5/2023 10:09 PM

To: preservation <preservation@Phila.gov>; Laura Dipasquale <Laura.Dipasquale@Phila.gov>

 1 attachments (2 MB)

B2S-Greenfield neighbors.heic;

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Hello Laura and the Historic Commission,

This letter is an updated record of my opposition to the proposed new “overbuild project” located at 2112 Walnut Street being developed by the Astoban Development.

Prior to highlighting my objections with the project it is important to note that: when asking for a continuance last month, the developer-Tim Shabaan, misrepresented the meeting that he and my neighbors had with CCRA. My neighbors, on both Chancellor Street and St. James Place, do not approve of this proposed project. We explained to Shabaan and his team that we take issue with the size, scale, design, materials, and construction. Existing homeowners have not come to an agreement with this developer. Shabaan, his team, or legal representative stating otherwise is false and/or intentionally misleading.

How will my family be personally impacted by this project:

1. Chancellor Street is very narrow. There is not enough room to allow for 2 way traffic. I have tandem parked my car on Chancellor Street for 18 years. Already it is difficult to maneuver cars with unplowed streets and delivery vehicles. Given the Philadelphia approved construction hours of 7am-6pm, it would make it nearly impossible for us to access our vehicle during those hours. This will not allow myself or my neighbors to use their cars for: work, school, medical appointments, etc. During Astoban Development's last project they blocked our side of Chancellor Street on multiple occasions (in addition to the other side that is entered on 21st street) and prevented me from transporting my children to Swim Meets and other events. While I love walking, it is hard to walk to a swim meet in New Jersey.
2. After the construction project is complete, there will be increased traffic on Chancellor street with the new parking garage servicing this project. Again, a narrow, uneven historic Belgium block private street that is not snow plowed by the city. Not only is this street not meant to support construction vehicles, but the increase in cars will create a logistical nightmare for all of us that already negotiate tandem parking on Chancellor street. In the 18 years that I have parked on Chancellor street I have never seen more than 6 cars parked at 2112 Walnut Street - which currently is used as a law firm.
3. When we moved and restored our home starting in 2005 we were young and idealistic about what it would take to restore a historic home. Now, we have 2 school-aged children who walk with their neighbors to Greenfield Elementary school. 20 children from 3 small streets (St. James, Chancellor and Van Pelt) are already impacted by the ongoing construction on 22nd street and would be impacted by the increase of construction and large vehicles for this project. We all look out for the safety of our children, as do our neighbors, but we cannot guarantee that large construction vehicles or high rise condo owners will be as aware of our children and their safety.

What are my objections to this project as an Architect with 20 years of experience working in Philadelphia:

1. The current historic structure at 2112 Walnut Street is actively operating as a Law Office. This is a beautiful building that can be used in its current state, or approved upon and restored. It does not require a new tower in order to be a usable building. The current building could become new private offices, or be repurposed in a different way. The new proposed tower is out of scale and does not relate material wise to the existing facade. Only after several iterations has there been any attempt by the developer to add any articulation, and the design has a focus on balconies and outdoor space for the new owners which is out of character for buildings on this block of Walnut street.
2. This new tower, next door to Astoban's previous project at 2110 Walnut would change the overall look and feel of this block. Do we want to open the floodgates and have Walnut and other streets become a row of soaring glass structures akin to Market Street? How does this help maintain the look and feel of this historic district and neighborhood? Are we as a city going to prioritize new construction over those of us who have and continue to maintain our historic properties? The proposed tower is not consistent with the nature of this block, and will create a wall of glass towering above and dwarfing nearby historic homes.
3. The only option for ADA accessible access to this project at 2112 Walnut is through Chancellor Street. As mentioned previously, Chancellor Street is a privately maintained street, made of Belguim block, whose owners' property lines end in the middle of the street. These historic carriage homes do not have a consistent sidewalk or path directly in front of them, meaning that this new proposed property would be treacherous to get to with a wheelchair, walker, or other ADA device. Chancellor street cannot be altered to allow for better ADA accessibility- materials for the street are protected by Philadelphia's *Historic Street Paving Thematic District*.
4. There is a strong possibility that the proposed new below grade parking, new structural core and columns and parking turntable will damage the existing historic property at 2112 Walnut street. I am not speaking of the small addition that is already on the property- rather speculating that the vibrations of the digging, the reinforcement of the new steel structure, and the load of the turntable may create harm to the historic facade. I question if this is an intentional move- along the lines of "ask for forgiveness rather than for permission?" The architects at CBP do not have a preservationist on staff, they have failed to provide a parking study or drawings by a structural engineer.
5. There has not been a shade study done to show the impact on these homes, or the neighboring English Village. Already the existing tower looms large in the views of our historic homes. The increase of traffic to this small, dead-end street, which is not wide enough for 2-way traffic and already has tandem parking spots, would be a logistical nightmare for these owners, several of whom work in the medical profession and require access to their vehicles. The new proposed tower at 2112 Walnut Street would dwarf the Historic Carriage homes that have been maintained by their current owners, per the rules of the historic commission. If this project is approved it would prioritize the potential future residents (with tax abatements) on the proposed tower, over the current homeowners who have dutifully maintained Chancellor street. Are we as a city going to prioritize new construction over those of us who have and continue to maintain our historic properties? Honestly it is both lazy and arrogant to not produce a proper shade study, or structural study for the proposed below grade parking, especially when these 2 topics have been pointed out multiple times.

There are different motivators at stake here: The CCRA is pro-developer and wants to encourage growth, The Historic Commission wants to preserve what makes Rittenhouse Square special, and my neighbors want to enjoy living in our unique historic homes and contribute to the neighborhood. My family and the 20+ surrounding homes on Chancellor street and the homes in the English Village that back to Chancellor Street, will personally be impacted both by the years of construction and the additional cars on Chancellor street after the project is over and the developer moves on to his next venture.

Thank you for your thoughtful review of this matter,
Jacalyn Pollock
2144 St. James Place

2112 Walnut Proposed Demolition & Development Opposition

Shannon P. <shanrpete@gmail.com>

Wed 12/6/2023 12:52 PM

To: preservation <preservation@Phila.gov>

External Email Notice. This email comes from outside of City government. Do not click on links or open attachments unless you recognize the sender.

Dear Historic Commission,

I am reaching out in opposition of the proposed 13 story building and parking to be done at 2112 Walnut, with significant impacts to the Chancellor street block behind it. I am a renter of three years at the 2112 Chancellor St property that is directly behind the current 2112 Walnut street building and parking lot, with a direct view onto the block to observe the already congested and often blocked thoroughfare and parking situation.

While I am not an owner like many who have reached out, as a current and past resident on this historic block, I am strongly opposed to the damage, safety concerns and devaluation of property and historical value that this building will cause. Since I am not an owner, I had no notification of this proposal until an old renter from the property brought it to my attention. I have since reviewed tenants and owners of the historical carriage houses [thoughts on this development](#). I am in complete agreement with their sentiments that both the process of construction, the future inflow of more traffic and congestion and the general eyesore of a 13 story building towering over the small carriage houses and block will be of significant detriment to the current residences on the Walnut, Chancellor and 22nd St blocks as well as those who have the current reserved parking spaces. These property owners have taken significant time and due diligence to uphold their properties to the standards of the Historic Commission out of duty and out of love of the neighborhood. The devaluation of those properties and interference in daily life that this proposal will cause should have been decided on with consultation to the actual neighbors it impacts.

As a renter, if this project goes through, I have the ability to limit my time remaining on the block. However, that is not the case for many neighbors on this strip, many of which I have noted to be families. Speaking directly to the 2112 Chancellor property, the blueprints for the project show a direct impact to the quality of living for any residents current or future at 2112. Even ignoring the amount of time with direct construction sounds and traffic next to your residence, the layout of the future proposed property directly looks into the windows and cuts off the natural light to more than half of the rooms across all three units. The living room's in these units already do not receive natural light, but with a 13 story building overshadowing the side of the property, all but the front bedrooms will also lose any sunlight they currently receive and privacy will be completely diminished.

I have been proud to call 2112 home and delighted to share the street with the upstanding neighbors we have resided near for the past few years. Philadelphia does not need another luxury multi-story giant to push out residents and upend historic buildings and neighborhoods that many have worked hard to preserve. While I recognize the importance of development in helping a city to build and flourish, as important is maintaining the safety and beauty of the city's history and its residents' contributions to such. I also recognize the development of maintaining affordable and accommodating housing, rather than knocking down available space for luxury after luxury residential accommodations.

As is clear, I strongly oppose both the building proposal and the parking/traffic proposal that come with it due to its effect on the maintenance of the Chancellor/St.James block behind it. Myself and other current and previous residents of 2112 Chancellor reject this build as it is proposed.

Thank you,
Shannon
Resident of Chancellor Street

2112 Walnut St proposed project

Jill Deuel <deuel3535@aol.com>

Thu 12/7/2023 12:00 PM

To: Laura Dipasquale <Laura.Dipasquale@Phila.gov>; preservation <preservation@Phila.gov>

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To the members of PHC,

We are writing to oppose the 2112 Walnut project.

We have great concerns about this project mostly due to its proposed height, size, mass. Even with the recent height reduction we have great concerns of the construction that would take place. I would request more transparency regarding the excavation for the underground (now back up to 10 cars from recently 8) automated vehicle storage. My limited research shows you'd need 7+ft per car level..assuming they'd need 2 levels which is well over 14 ft excavation all within 30 ft of our home. It's a pretty good assumption that all that work would take place from Chancellor Street, a st built for horse and buggy not heavy equipment.

We are concerned as well about the materials they may use....more metal? All metal turned in different directions..? Could brick at least be used if this gets approved...?

We are concerned with our impending loss of privacy, with balconies looming down on us, the loss of sunlight and loss of visual sky to our north. It IS emotional to us in the neighborhood. How can it not be?! This is our home, our neighborhood, our safe place-for us at 2114 Chancellor for 23yrs now. This will affect our health with constant noise and dust, possible power outages and damage to our home(s). We know you have to address the Standards in question. One of them being does it affect the public right of way...we hope you consider more than just the view from Walnut st and see how it'll affect the surrounding neighbors of Van Pelt St, English Village and beyond.

Respectfully,

Jill Deuel

Wes Wyatt, owner 2114 Chancellor St

[Sent from AOL on Android](#)

**EARLIER PUBLIC COMMENT FOR
2112 WALNUT ST APPLICATION**

2112 Walnut Street

rabanth@aol.com <rabanth@aol.com>

Tue 9/19/2023 8:36 PM

To: preservation <preservation@Phila.gov>; Paul Steinke <psteinke@preservationalliance.com>

External Email Notice. This email comes from outside of City government. Do not click on links or open attachments unless you recognize the sender.

Dear members of the Architecture Committee and Historical Commission,

I am writing to address the proposal for 2112 Walnut Street. I agree with the staff that the proposal does not currently meet the Secretary of the Interior Standards. Not only is there an unprecedented amount of demolition of visible historic fabric but the new construction would loom massively over Walnut Street and the wonderful carriage streets behind. The construction next door at 2110 Walnut was approved by the Commission because it was largely new construction on a vacant lot. This project should use the standard for building on an historic building which says that the scale and massing should be compatible with the existing building. This developer did this very successfully at a project on the 100 block of Arch Street in Old City where a number of floors were added on top of the rear of an historic building without being visible from Arch Street. Thank you
Randal Baron



**KLEHR HARRISON
HARVEY BRANZBURG LLP**

Carl S. Primavera
Direct Dial: 215-569-1663
Email: CPrimavera@klehr.com

September 22, 2023

Via Electronic Mail:

laura.dipasquale@phila.gov

Philadelphia Historical Commission
c/o Laura DiPasquale, Historical Preservation Supervisor
One Parkway, 13th Floor
1515 Arch Street
Philadelphia, PA 19102

Re: 2112 Walnut Street

Dear Ms. DiPasquale:

As you know, I represent a group of unit owners residing in residential condominiums at 2108-2110 Walnut Street. They are vigorously opposed to the application submitted by the owners and applicants regarding the property at 2112 Walnut Street for proposed demolition of a significant portion of the existing structure and a 13 story new addition. The property is contributing in the Rittenhouse Fitler Historic District.

The matter is scheduled for a hearing before the Architectural Review Committee on September 26, 2023 at 9:25 a.m. We have received and reviewed Staff Comments which recommend Denial under various Standards, Guidelines, and Sections of the Preservation Ordinance. We will not repeat them but are in agreement with that Recommendation. We believe that:

1. The application should be submitted to the Hardship Committee for review. The structure is currently occupied as an office and there has been no suggestion that it is not suitable for continued use or adaptive reuse without the proposed significant demolition and new construction.

2. The proposed new addition is not consistent with the character of the Historic District. The proposed 13 story new tower is out of scale with the District and the existing structure of the property and it is highly conspicuous from the public right of way. This creates an adverse impact to the District.



September 22, 2023
Page 2

3. The application is negatively impactful to the structures on both Walnut and Chancellor Streets. The oversized planned addition and number of units will dramatically overburden Chancellor Street and the structures to the south in both scale and activity. The same is true for Walnut Street properties. It is important to note that the same developers proposing this application built and sold the units which my clients own. There was no disclosure to them that the expensive units they purchased would be impaired by the same developers building next door to them. This also raises concerns over the logistical challenges presented by this plan. The tight alignment of structures and streets will create many potentially dangerous and disruptive conditions.

We look forward to attending the zoom hearing on the 26th and appreciate your placing this letter into the record of the proceedings.

Very truly yours,

Carl S. Primavera

CSP:kmm

cc: Meredith Ferleger, Esquire (via electronic mail: mferleger@dilworthlaw.com)

Re: 2112 Walnut St. Proposed Demolition & Development

Jaimie Drumm <jaimie@msreco.com>

Fri 9/22/2023 2:43 PM

To: preservation <preservation@Phila.gov>

External Email Notice. This email comes from outside of City government. Do not click on links or open attachments unless you recognize the sender.

To: Members of the Historical Commission

From: David Singer

I am writing in protest of the 2112 project. The demolition of the rear of the building simply for profit is not a good enough reason. The massive high rise that would loom over Walnut St., Chancellor St. and the English Village townhouses would create an unpleasant environment for all who live under it. The current building at 2112 Walnut St. is perfectly acceptable for a new user.

Sincerely,

David Singer

--

Jaimie Drumm
Asset Management
Michael Singer Inc.
P: (215)925-8683
C: (215)987-8922

2112 walnut opposition

Julia Feng <jules6985@icloud.com>

Sun 9/24/2023 4:30 PM

To: Laura Dipasquale <Laura.Dipasquale@Phila.gov>

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Hi Laura

We are the owners of 2122 chancellor st and wanted to let you know that we are opposed to the building at 2112 walnut. The renderings show the major access point being chancellor st and our street is too small to accommodate the large number and size of construction vehicles. The cobblestone st is historic as well as the carriage homes. I am concerned about the damage it will cause to our street and to the structure of our home.

We as well as our neighbors were never notified of this hearing. I'm sure you will be receiving emails of them opposing too.

Julia Feng/Stephen Woerheide

2122 chancellor st

570-614-8807

2112 walnut st

Lisa Ostroff <lisaostroff@gmail.com>

Sun 9/24/2023 12:05 PM

To: Laura Dipasquale <Laura.Dipasquale@Phila.gov>

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I oppose the construction of the 13 story building proposed for 2112 walnut st. As a resident living at 22nd and chancellor st the proposal of access to parking on chancellor st would severely ruin the historic cobblestone street. It is a dead end street and the additional traffic would make it unsafe.

Lisa Ostroff

Fwd: 2112 Walnut Street

Heather Ascher <ascherheather@gmail.com>

Sun 9/24/2023 6:00 PM

To:Laura Dipasquale <Laura.Dipasquale@Phila.gov>

Cc:Michael Ascher <ham.ascher@gmail.com>

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Dear Ms. DiPasquale:

I am addressing the proposal to build a thirteen story high-rise residential building at 2112 Walnut Street.

My wife and I reside at 2137 Saint James Street and have ownership interest in two streets on the Historical Commission's Register of Historic Streets. Of interest at this time is the Belgian block street on the south side of our property.

We are opposed to this project for the following reasons:

First, it violates the nature of the adjacent buildings even, and including, the unfortunate already disproportionate building adjacent to the east of the focal lot. In fact, it has been the understanding of residents that buildings are not to be erected higher than six stories on the south side of Walnut Street.

Second, the company that built the the residences at 2110 Walnut Street, Aston Investments, first attempted to run heavy equipment over the 2100 block of Chancellor St. This is a historically protected Belgian block street which was not originally built to sustain such traffic. Before these workers were rebuffed, their equipment damaged a portion of the street for which residents were promised a repair; years later the promise of the repair remains unfulfilled.

If the parking entrance to 2112 Walnut Street is to be on Chancellor Street, this will result in additional damage and deterioration to a uniquely well-preserved Belgian block street. In addition, there will be uncharacteristic noise and vehicular activity on a dead-end street populated by small, single-family homes. Any usage of Chancellor Street for either construction or subsequent occupancy (parking, trash set out, garage entry) is not acceptable. Related to this concern would be trash collection and pickup. Trash bins on Chancellor Street would be detrimental to residents in adjacent homes and would place the entire area in an objectionable, unhealthy climate. Again, heavy trash trucks navigating the narrow Chancellor Street would pose a problem for residents and the street itself.

Third, windows and balconies overlooking the homes on Chancellor Street will preclude the privacy that the enclave has heretofore enjoyed. Additionally, a

thirteen story building to the east of this area will place these structures in an environment devoid of sun until noon, an arrangement that is unfavorable when compared to the present circumstances.

There are a number of negative implications and precedents that can be avoided by rejection of this zoning variance which is in place to protect residents.

L. Michael Ascher, Ph. D.

Professor

Department of Psychiatry

Temple Health Sciences Center

Residence: 2137 Saint James Street

Opposition to 2112 Walnut Street

Keren Veisblatt Toledano <kveisblatt@gmail.com>

Sun 9/24/2023 12:27 PM

To: Laura Dipasquale <Laura.Dipasquale@Phila.gov>; preservation <preservation@Phila.gov>

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Dear Laura and Members of the Preservation and Historical Commissions,

I oppose the project plans at 2112 Walnut Street as it is proposed today. The addition of 16 parking spots on a narrow, cobblestone alleyway on Chancellor Street is unsafe. The street is already degrading due to the current traffic patterns. It is a quiet, small, dead-end street with no through traffic that has to accommodate over 24 cars. It is OFTEN blocked. There are already close calls between cars on such a narrow street which cannot accommodate two way traffic. There are already major access and quality of life issues. The entrance for the project should be on Walnut Street which is a main corridor for pedestrian and car traffic. Walnut Street is maintained for high levels of traffic unlike Chancellor.

As it is, the city does not care for the street. We pick up debris and trash on our own and WE are the ones that pay for the snow removal and sometimes trash removal. Oftentimes, the narrow passage of the alley means that the garbage trucks do not come to pick up trash, so the street is lined with old garbage piles and recycling bins. Please reconsider using this space as parking access. It will lead to degradation of the historic alleyway and it will be unsafe.

Thank you,

Keren Veisblatt Toledano, resident at 207 S 22nd Street (parking access on Chancellor)

Opposition to 2112 Walnut Street

Harvey Ostroff <harveyostroff@gmail.com>

Sun 9/24/2023 12:50 PM

To: Laura Dipasquale <Laura.Dipasquale@Phila.gov>

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I am opposed to the project at 2112 Walnut Street as proposed for the following reasons:

A 13 story building is totally out of character and scale to the near historic buildings

16 additional vehicles going down a historic street will further damage the cobblestone which was to be repaired by the developer/builder during the last project and is now involved with this one.

Balconies which protrude and allow residents to look down on adjacent properties will interfere with the privacy of near neighbors

Heavy construction equipment which will be needed to build a 13-story building using a residential historic access road (Chancellor) will damage the historic cobblestone and potentially crack the historic adjacent properties' interior/exterior walls, pavements and associated masonry work

I respectfully remain,

Harvey Ostroff

Sent from my iPhone

Opposition to 2112 Walnut Street Plans

Michael Toledano <michaelstoledano@gmail.com>

Sun 9/24/2023 12:19 PM

To: Laura Dipasquale <Laura.Dipasquale@Phila.gov>

External Email Notice. This email comes from outside of City government. Do not click on links or open attachments unless you recognize the sender.

Dear Laura and Members of the Preservation and Historical Commissions,

I oppose the project at 2112 Walnut Street as it is proposed today. The addition of 16 parking spots on a narrow, cobblestone alleyway on Chancellor Street is poorly conceived. The street is already degrading due to the current traffic patterns. It is a quiet, small, dead-end street with no through traffic that has to accommodate over 24 cars. It is OFTEN blocked. People park illegally here as it stands today. I already have to ask people to move their cars due to traffic/parking issues at least once a week. There are already major access issues.

Furthermore, the city does not care for the street. We pick up debris, trash, leaves on our own and WE are the ones that pay for the snow removal and sometimes trash removal. Oftentimes, the narrow passage of the alley means that the garbage trucks do not come to pick up trash, so the street is lined with old garbage piles and recycling bins. Please do not increase the amount of traffic, people, trash, and general usage of this tiny historical alley that is already at its limit.

Thank you for your consideration,

Michael Toledano, resident at 207 S 22nd Street (parking access on Chancellor)

I am the owner of 2116 Chancellor Street, one of 5 historical carriage houses on Chancellor Street. The 2112 Walnut Street project was just brought to my attention 2 days ago. I was definitely not notified by the owner or developer about construction of a large 13 story building, 2112 Walnut Street project, which will greatly affect my property, which is located approximately 50 feet from the proposed construction site. Chancellor Street is a very narrow cobblestone street, very uneven and receives no maintenance from the city. It is hard to imagine how this tiny residential dead-end street will be able to function during construction. Has anyone studied the impact construction traffic will have on this already congested street with parking spots behind walnut street buildings and garages in the historical carriage houses? Residents depend on their timely access to this tiny street to drive to work, drop off their children at school, etc. Construction traffic will have a huge impact on the way Chancellor Street will function.

The construction equipment needed to build a 13-story building is very upscale, large and heavy. This heavy equipment movement over this small historical cobblestone street far exceeds the intended load capacity it can support. Overtaxing this cobblestone street may lead to sewer collapse, underground utility damage, and most importantly damage to the sound structure of the 5 historic carriage houses which have stood undamaged on this small cobblestone street since 1880. Can we allow a project to overstress an 1880 passage way that was designed to support horses and carriages, not the type of major heavy construction equipment necessary to build the 2112 Walnut project. Who will be responsible for damages if cracks begin to appear in my historic carriage house? These historic buildings need to be preserved and protected from projects like this which might cause irreparable damage to their existence.

The similar building 2110 Walnut Street, has a vehicle entrance on Walnut Street and therefore does not impact their neighbors, unlike the 2112 Walnut project, which will greatly impact all their Chancellor Street neighbors. It appears that 100% of their vehicle traffic will use Chancellor Street (construction and post construction traffic).

The dramatic change in traffic pattern on Chancellor Street due to construction and everyday usage of 2112 Walnut project should formally be presented to those folks it will impact most, namely the residents who live on Chancellor Street.

My carriage house has only one entrance which is directly onto Chancellor Street, a mere 50 feet from the proposed construction site. I do not have the ability to use my back door (there is no back access possible for my carriage house). We need to be told the full scope of the 2122 Walnut Street project and how it will impact our immediate neighborhood of Chancellor Street both during and after construction. A good neighbor is considerate of his neighbors. I hope this 2112 Walnut project will demonstrate neighborly consideration to the impact this development will have on their neighbors, or will all considerations and approvals be based on rich folks getting richer?

If they leave the Walnut façade intact, all the demolition and deep foundation digging and soil removal will be down Chancellor Street. We are going to get trampled, and our

air quality will be degraded by construction dust and equipment and truck exhaust fumes.

We need time to study the impact to local residents since none of the local residents have been notified by the owner or developer of the 2114 Walnut project.

Please delay approval of the 2112 Walnut project until the owner and developer can communicate with our neighborhood (Chancellor Street residents) and explain what will be done on our street and how this construction will impact the daily lives on the street. Explain in detail construction plans, traffic patterns during construction and after construction, when construction will begin, how long it will be under construction and anticipated completion date. We are asking for communication and transparency.

Thank you for your attention to this very important matter affecting all Chancellor Street residents.

Respectfully,

Ralph Woerheide

2116 Chancellor Street

Philadelphia, PA 19103

Email: ralphwoerheide5@gmail.com

Cell phone: 708-250-7207

Proposal: Demolish 2112 Walnut St.; Construct 13 story addition

Joan F <jzfinger@gmail.com>

Mon 9/25/2023 4:16 AM

To: Laura Dipasquale <Laura.Dipasquale@Phila.gov>; preservation <preservation@Phila.gov>

External Email Notice. This email comes from outside of City government. Do not click on links or open attachments unless you recognize the sender.

My name is Joan Finger. I own the carriage house at 2120 Chancellor Street which is behind the proposed construction. I read about the proposal above on August 30th in the Inquirer, but was not informed of this architectural review until today. This despite the fact that this construction would directly impact my home. I thought all property owners who are directly affected by proposed construction would be contacted in a timely manner. This is clearly not timely and it seems that the participants planned it this way to minimize community involvement. My concern is not just the inconvenience of construction. More importantly, I am concerned with the continued use of Chancellor Street as a major thoroughfare between 22nd Street and the rear of 2112 Walnut Street, which will be the only driveway entrance in and out of this 13 story building.

Interestingly, this building historically did not have a driveway entrance to Chancellor Street. There was only a walkway to the backyard of that property. Directly behind that property is a parking space attached to 2112 Chancellor Street which fronts the dead end of Chancellor Street. When the lawyers first purchased 2112 Walnut Street, they paved the back garden to make parking. However, the entrance to that parking area diagonally crossed both the land for the parking space at 2112 Chancellor as well as the back corner of the property at 2114 Walnut Street. At that corner was a tree belonging to 2114 Walnut Street. The space between the corner of the building at 2112 Chancellor and the tree at 2114 Walnut was so narrow that the lawyers sheared off their side view mirrors on their cars at least twice. In their anger, they had the tree removed without consulting the owner at 2114 Walnut Street. I understand there was a financial settlement for the abrupt tree removal.

My concern is that a 13 story building needs adequate driveway entrance and exit for a substantial number of cars. How can a driveway of that size be carved out of a space not much wider than a car? Chancellor Street should not be their driveway. 2112 Walnut Street does not own property on Chancellor Street. There are a number of new condo developments on Walnut Street with entrance and exit ramps directly on Walnut Street. There is adequate precedent for these structures. Additionally, the fronts of these developments are not all historically correct. There are modern buildings fronting Walnut Street. They are lovely and contribute to the streetscape even with their driveway ramps. There is the Wanamaker House and there is also one at 2110 Walnut Street, directly next to the proposed building. Interestingly, that building went up with a driveway entrance on Walnut. They had an original driveway entrance on Chancellor Street, but did not use that for their parking garage. They use Walnut Street.

I see no significant reason to save the facade of a building on Walnut Street at the expense of a whole community of 1870 carriage houses. There are 5 carriage houses/residences to be exact and we cannot change our windows and doors without consulting the Architectural Committee of the Philadelphia Historical Commission. In fact, a recent request to add a 3rd floor with a setback to preserve the front of the carriage house on Chancellor Street was rejected even though my house already had the same 3rd floor addition. Had the commission consulted me, I would have approved

my neighbor's addition. Meanwhile, you are considering destroying the whole appearance and function of Chancellor Street for this project that has inadequate driveway access to and from Chancellor Street. We have a well maintained cobblestone street. It's beautiful. The construction will destroy it. My guess is that if this project goes through, the cobblestone street will be paved. Bravo for the Historical Commission. If you are willing to destroy our neighborhood, why did you include us in the Rittenhouse Fidler Historic District? Ah, but I guess the appearance of Walnut Street is more important than a viable 1870 carriage house neighborhood on Chancellor Street.

Clearly, I oppose this project at 2112 Walnut Street if it means that the only entrance and exit to that building will be from Chancellor Street.

Please call if you have any questions or if you wish to discuss alternatives.

Please let me know that my letter was received and that my opposition to this project was recorded.

Thank you,

Joan Finger

2120 Chancellor Street

Philadelphia, PA 19103

215-287-2074

jzfinger@gmail.com

Opposition to Proposed New Construction at 2112 Walnut Street

Jacalyn Price Pollock <jacipollock@gmail.com>

Mon 9/25/2023 10:01 AM

To: Laura Dipasquale <Laura.Dipasquale@Phila.gov>

External Email Notice. This email comes from outside of City government. Do not click on links or open attachments unless you recognize the sender.

This letter serves as my strong opposition to the proposed project at 2112 Walnut Street. The demolition of the majority of an existing 4-story Second Empire brownstone building on Walnut street (Currently serving as a law firm by building owners Lisa and Bruce Ginsberg) that was built in 1870.

I vehemently oppose the proposed parking for this project and the impact that the additional vehicles (construction vehicles, delivery vehicles and condo owners) would contribute to the further demise of Chancellor Street.

My objections to this new project at 2122 Walnut Street are 3 fold:

1. No impact study to historic cobblestone street on Chancellor Street which is currently maintained by owners. This street is not snow plowed by the city and all repair work to the street has been managed by current owners.
2. Impact of Infrastructure under the street based on weight of construction vehicles and materials. Much like St. James Place street, which runs parallel to Chancellor street, the existing stone street has not been maintained by the city. In addition to impacting the stones, the lines running below such as Water, PGW, etc are in fear of being damaged by construction vehicles carrying the steel beams required for such a large project.
3. There has not been a Traffic study for Chancellor Street, a dead end street that is too narrow for traditional 2-way traffic. The increase in cars in this proposal, coupled with the mention of retail (which would require delivery,) The requirement of this many units to have private trash removal, and the change of public parking on 22nd several years ago to the east side of 22nd street, creating a blind right turn onto 22nd depending on how cars are parked.

In addition to these parking related objections- I have objections rooted in the preservation of Architecture and the guidelines for demolishing historic properties in Philadelphia. There is not a preservationist on staff at CBP architects, the former Cecil Baker firm, and this team of designers is more focused on "building something cool" than thoughtfully responding to the materials of the existing building facade or the building proportions. Rather than highlight and celebrate the historic building facade this project is related to, they have chosen to focus on and mimic aspects of the building next door. Perhaps "jumping on the bandwagon" to seek approval for an even bigger glass box overbuild? 2112 Walnut Street is located on the Walnut street side directly next to 2108-2110 Walnut Street, but this building existing site conditions vary wildly from that project (which included a flat surface parking lot with curb cut on Walnut Street for fill in) references to that property's retail front omit that it is ground level retail vs the proposed 2nd floor, non accessible, retail proposed in this project. The adjacent property to the one in question with stepped back new construction from this façade utilized exterior materials that have as much grace to them as that of a shipping container, meaning none.

Let's stop giving deference to the idea of "signature architects."

The idea that Cecil Baker's status as an architect was to Philadelphia was on par with his one time mentor Louis Kahn, or other famed architects, is either an indication of Philadelphia's own desperation to elevate their design scene or indicative of the lack of current design talent we have in Philadelphia. For as many supporters of Baker's, there were in fact critics of his work. By approving this overbuild the historic commission is implying that CBP architects and developers have the Historic Commission in their "pocket" and are able to: sachet past the committee and seek approval under the guise of development, while skirting the rules of preservation, lining their pockets by seeking out tax abatement, and creating over-density on a small historic street.

Lastly, on a personal note, I have owned a home in what is referred to as the "English Village" for almost 2 decades. I have parked my car on Chancellor Street for the past 18 years and have experienced first hand the issues highlighted above. As an architect myself, I understand both the need for growth and changes as well as the need to protect and preserve. The negative impact that this project will have on my family and my neighbors is why I strongly object to this project moving forward.

Thoughtfully,

Jacalyn Price Pollock

--

Jacalyn Pollock
2144 St. James Place
Philadelphia, PA 19103
215.219.1656

"It is nice to be important, but it is more important to be nice."

2112 Walnut St proposed project

Jill Deuel <deuel3535@aol.com>

Mon 9/25/2023 11:32 AM

To: Laura Dipasquale <Laura.Dipasquale@Phila.gov>

External Email Notice. This email comes from outside of City government. Do not click on links or open attachments unless you recognize the sender.

Good morning Laura,

Im writing to address the Architectural Committee and Historical Commission regarding the proposed 2112 Walnut St project thats on the agenda for "final approval" Sept 26.

Firstly, Its disturbing that we learned about this project through a published article Aug 24, 2023 in the Philadelphia Inquirer. Secondly, the article stated how 'they' were in discussions with neighbors regarding it...untrue, not ALL neighbors...not us and a few others. Maybe from the Walnut st side everything will appear fine with the intention of keeping the historical facade intact but not everything from the back elevation will be fine. We on Chancellor st will be most directly affected as homes are 3-4 stories max.

We as home owners on the private Chancellor St that sits behind the proposed building at 2112 Walnut St have great concerns about how this will directly impact us and all residences on Chancellor St. We will lose more skyline, lose privacy from all the proposed balconies and windows that will hover directly over us at 13+ stories, there will be added noise and added traffic to the st. Beyond the change of ambiance and character of our residential 1800s built cottage home lined street HOW is all this construction and all that comes with it going to happen?? All down our private Chancellor St?? There are 5 residences with indoor parking garages and 12 open air parking spaces on this St. How will this impact us? Will our real-estate value go down while our taxes keep rising...?! The back elevation would be all steel and glass, nothing historic about it.

We would like to oppose this build as it is currently presented.

Thank you all for your time and consideration

Jill/Wes

Residents/homeowners on Chancellor St



Opposition to 2112 Walnut Development

Tim Mahoney <tjmahoney7390@me.com>

Mon 9/25/2023 4:09 PM

To:Laura Dipasquale <Laura.Dipasquale@Phila.gov>

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Ms. DiPasquale,

I am in firm opposition to the applicant's proposal to place a 13 story ultra-modern residential tower in our historic neighborhood.

As a developer as well as a neighbor, I believe I can speak with authority why this project should not be allowed to proceed in this current proposal. My concerns - in no particular order - are as follows:

1. A 13 story ultra-modern glass building is grossly out of scale and character with the surrounding neighborhood of predominantly 4 story brownstones which line both sides of the 2100 block of Walnut Street. This construct of glass box upon box is an inelegant way for the developers to provide maximum views for the future residents but it is highly intrusive to our privacy and unsightly to every neighbor to the immediate South. This architecturally uninspired building will loom over the historic restored carriage homes on Chancellor Street including the recently constructed Walnut Estates townhomes where we have a home.
2. Chancellor Street is a tiny, narrow cobblestone dead-end street lined with a handful of fragile 130 year old restored carriage homes and the rear yards of the roughly 100 year old properties lining the south side of Walnut Street. The developer of the adjacent residential tower, whom I understand to be involved in this project, was obligated to restore the Belgian blocks on our street post completion of his prior project but has failed his obligation to do so. We can only assume his past failures will haunt us in the future if this project is allowed to move forward. Moreover, this project will require construction deliveries, concrete mixers and other heavy construction equipment to traverse our short stretch of Chancellor for a duration of up to 2 years, and possibly longer. The road was never designed to withstand that activity, nor can the adjacent properties structurally withstand the vibrations from the heavy equipment.
3. The intrusion of construction vehicles on Chancellor for the 2 +/- years of the development period will create unreasonable daily blockages to our Chancellor Street garage entrance and for our neighbors access to and use and enjoyment of their residences in our already congested alleyway. Access on our street is already a problem due to commercial vehicles and parking violators blocking the street. Do not make it worse by approving the application. Post-completion we will have 16 additional vehicles and substantially more daily vehicle trips than that on our tiny street. It simply will be too much throughput for this stretch of Chancellor.
4. The new 13 story building will cast long shadows on our properties and darken a currently bright and open skyline.

Please consider the impact of this out-of-scale, and out-of-character project on our small, intimate neighborhood and require this developer to reduce the building's mass, height and scale to something more consistent with the adjacent condo project. This is simply a density grab to maximize profits at our expense.

Tim Mahoney
209 S. 22nd St
Philadelphia PA 19103
610.608.7979 (cell)
tjmahoney7390@me.com

Re: Proposal: Demolish 2112 Walnut St.; Construct 13 story addition

Joan Finger <jzfinger@gmail.com>

Tue 10/10/2023 5:23 PM

To: Laura Dipasquale <Laura.Dipasquale@Phila.gov>

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Laura, I understand that this project, with minimal changes, is again coming up for "final architectural review" on 10/13/2023. The proposal only references maintaining historical preservation on Walnut Street. There is no reference to the historical significance of the Chancellor Street carriage houses or the cobblestone street, except as a driveway to their building. As I understand it, the easement is an 8 foot opening. How will the demolition and excavation for a 13 story building, including earth movers, be carried out through this 8 foot opening without destroying the whole of Chancellor Street? If you look at the pictures, Chancellor Street is beautiful and the integrity of these properties and their neighborhood is what should be protected. This proposed new structure does not contribute to the historical appearance of the neighborhood. It makes a back alley of a beautiful cobblestone row of carriage house.

Please resubmit my previous letter with my current comments.

Thank you,

Joan Finger

215-287-2074

jzfinger@gmail.com

On Sep 25, 2023, at 9:04 AM, Laura Dipasquale <Laura.Dipasquale@phila.gov> wrote:

Ms. Finger,

Thank you for your email. Your comments will be included in the materials distributed to the Committee and Commission members and made part of the public record for the project.

You are also welcome and encouraged to participate in the public comment portion of the project reviews at the public meetings of the Architectural Committee and Historical Commission. The first review of 2112 Walnut Street is scheduled to begin at 9:25am tomorrow, Tuesday 9/26 via Zoom. It will not begin before that, but may begin slightly after, depending on how long the review ahead runs. The agenda is available here: <https://www.phila.gov/media/20230922104321/Architectural-Comm-agenda-20230926.pdf>. Instructions for how to participate are available here: <https://www.phila.gov/media/20230919110736/AC-734-Sept-2023-FAQ.pdf>

If you are not already signed up to receive email notifications of our meeting agendas and materials, you may do so [here](#).

Please let me know if you have any questions.

Fwd: 2112-Walnut-St-revised (1).pdf

Joan Finger <jzfinger@gmail.com>

Wed 10/11/2023 7:22 AM

To: Laura Dipasquale <Laura.Dipasquale@Phila.gov>

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I have forwarded the letter below to the Architectural Committee for the Historical Commission.
Joan Finger

Begin forwarded message:

From: Harvey Ostroff <harveyostroff@gmail.com>

Date: October 10, 2023 at 9:02:49 PM EDT

To: Jill Deuel <deuel3535@aol.com>

Cc: tjmahoney7390@me.com, rabanth@aol.com, CPrimavera@klehr.com, jaimie@msreco.com, jules6985@icloud.com, lisaostroff@gmail.com, ascherheather@gmail.com, ham.ascher@gmail.com, kveisblatt@gmail.com, michaelstoledano@gmail.com, jzfinger@gmail.com, jacipollock@gmail.com, ralphwoerhide5@gmail.com

Subject: Re: 2112-Walnut-St-revised (1).pdf

Some of the revisions are vague. There still is nothing addressing how out of place the proposed project will be facing the village and our historic Chancellor Street. The builder & developer (I believe the same as your building) committed to repair any damage done to the historic Belgian street blocks and three years later that hasn't happened. The same builders discussed and insinuated that extremely heavy equipment wouldn't be moved down Chancellor St. but rather approach the building via Walnut Street and that didn't happen. If I recall the heavy equipment and deliveries were brought in early on a Saturday or Sunday morning and 2112's parking lot was utilized by the crane company until the corrugated siding was completed (several weeks at a minimum). Witnessed by their actions not a group that can be trusted. If this project is to be approved, for whatever reason I trust that every detail that was promised be spelled out with great detail and significant penalties levied upon the builders, developers, architects and land owners which would include project stoppage without court intervention.

Since I am away until 10/18, I have very limited access to electronics and would appreciate my thoughts contained in this email being shared with whomever might find it applicable to rejection of the proposed project at 2112 Walnut Street as presented.

Sent from my iPhone

On Oct 10, 2023, at 11:37 AM, Jill Deuel <deuel3535@aol.com> wrote:

2112 walnut st

rabanth@aol.com <rabanth@aol.com>

Wed 10/11/2023 1:00 AM

To:preservation <preservation@Phila.gov>

External Email Notice. This email comes from outside of City government. Do not click on links or open attachments unless you recognize the sender.

Dear Commissioners,

I am writing to oppose this project as it still does not meet the most basic of the Secretary Standards regarding massing. It will ruin the very important streetscapes to the south on Chancellor and Van Pelt and will demolish most of an historic building with no showing of hardship or public interest. An approval will render the preservation law toothless and I believe threaten the city's Certified Local Government status. This status has brought millions of dollars to the city.

Randal Baron

Fwd: 2112-Walnut-St-revised (1).pdf

Joan Finger <jzfinger@gmail.com>

Wed 10/11/2023 1:33 PM

To: Laura Dipasquale <Laura.Dipasquale@Phila.gov>

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Again, I am forwarding another neighbors objection to this proposed project.
Joan Finger

Begin forwarded message:

From: Tim Mahoney <tjmahoney7390@me.com>

Date: October 11, 2023 at 12:25:15 PM EDT

To: Jill Deuel <deuel3535@aol.com>

Cc: rabanth@aol.com, CPrimavera@klehr.com, jaimie@msreco.com, jules6985@icloud.com, lisaostroff@gmail.com, ascherheather@gmail.com, ham.ascher@gmail.com, kveisblatt@gmail.com, michaelstoledano@gmail.com, jzfinger@gmail.com, jacipollock@gmail.com, ralphwoerhide5@gmail.com, Harvey Ostroff <harveyostroff@gmail.com>

Subject: Re: 2112-Walnut-St-revised (1).pdf

Jill,

I reviewed the revised plans forwarded by my neighbor, Harvey Ostroff, and I fail to see how these revisions mitigate any of the objections raised by the directly adjacent neighbors in Astroban's last project, or which I addressed in my letter to the Historical Commission.

The massing is still too tall, too obnoxious, and will leave an even more hideous blank wall facing our homes than the developer's previous unsightly aluminum can siding. Saving the majority of the brownstone isn't the problem, and that seems to be all they changed.

This project is simply inappropriate for this neighborhood and will loom large over the Street and its neighbors. The terraces and windows will be invasive and take our privacy away in our Walnut Estates homes. Most importantly, this project will require significant construction activity on our little Belgian block section of Chancellor Street. Cranes, dump trucks, cement pumpers and cement mixers will be a constant problem for 2 years or more as the majority of the machinery will be forced to come in on Chancellor and not Walnut Street. Access to our garage is already challenging with the current level of activity on Chancellor, but this will make it unworkable and have a huge negative impact on our property values.

Finally, this developer has failed in his promise to repair Chancellor from his prior project and cannot be trusted. Past actions speak volumes.

Tim Mahoney
209 S. 22nd St
Philadelphia, PA 19103
610.608.7979 (cell)
tjmahoney7390@me.com

Opposition to Proposed New Structure at 2112 Walnut St

Stefanie Morrison <stefmorrison1@gmail.com>

Wed 10/11/2023 8:56 PM

To: preservation <preservation@Phila.gov>

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Hello Philadelphia Historical Commission,

My name is Stefanie Morrison (resident of 2112 Chancellor St), and I am writing to strongly condemn the proposed condominium complex at 2112 Walnut St. I am writing from the perspectives of both a concerned resident, as well as an individual who believes strongly in the preservation of our history. Firstly, as a resident, I am incredibly concerned about the influx of traffic that will be present on Chancellor St during construction, and, most notably, after. This is a very narrow and uneven cobblestone street that, in its current state, cannot support more than one or two cars traversing it at a time. To substantially increase the amount of automobiles would be absolutely detrimental to the physical integrity of the street itself, as well as the thematic integrity of the neighborhood. The construction process involved in the erection of this building would also be incredibly damaging, as the noise pollution would be unbearable and the amount of particulate matter that would be present in the air (and unable to circulate due to being trapped in by the surrounding buildings) would make Chancellor St downright uninhabitable. As a resident of 2112 Chancellor, it is also quite plain from the architectural diagrams that the first level of condominium balconies would directly face our bedroom windows, providing uninterrupted access to our private activities.

This is all to say nothing of the proposed building itself, which would be an affront to the surrounding areas and indeed to the city at large. Conversely, I am also troubled by the careless attitude that this developer has to the brownstone around which they want to build these condominiums. Simply "setting back" the bulk of the building from Walnut St does nothing to hide it from the similarly historic surrounding areas. The intrinsic character of this area of Philadelphia would be irreparably destroyed, along with the thriving community that resides on Chancellor St.

To damage a structure of such character (as in the case of the current 2112 Walnut) and pervert it for a self-serving goal does nothing to protect the long-storied traditions of our great city. I would also like to point out that the developer declined to advise residents of this plan in an incredible show of disrespect and callousness to the area in which they wish to construct. I found out, seemingly alongside everyone else, by reading the Inquirer. My sincere hope is that the Commission disregards this proposed development.

Very respectfully,

Stefanie Morrison
2112 Chancellor St

Opposition to Proposed New Structure at 2112 Walnut Street

Maxwell Homans <maxwellhomans@gmail.com>

Wed 10/11/2023 8:58 PM

To:preservation <preservation@Phila.gov>

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Dear Philadelphia Historical Commission,

Here's the one you see, and you seek, Maxwell Homans, who is known throughout Chancellor Street for his room with a view of the little cobblestone way: to whom, wise reader, you may grant, while he still feels, among the living of 2112 Chancellor, what few renters merit in their golden years, a lease worth renewing.

Please do not approve the building permit for 2112 Walnut Street.

Best,

Maxwell Homans, with help from Martial

2112 Chancellor St,
Floor 2
Philadelphia, PA 19103



VIA ELECTRONIC MAIL (preservation@phila.gov)

Philadelphia Historic Commission

1515 Arch St.

13th Floor

Philadelphia, PA 19102

**Re: October 13, 2023 Commission Meeting
 2112 Walnut Street Demolition Proposal**

Dear Honorable Commission Members:

We represent JP Iberti and Leilani Schlottfeldt (together, the “Ibertis”) in connection with the Philadelphia Historical Commission’s review of the proposed—and massive—13-floor condominium complex to be housed at 2112 Walnut Street, Philadelphia, Pennsylvania (the “Historic Property”). The Ibertis own a property located at 2110 Walnut Street, and they have grave concerns about the proposal. We write on their behalf to oppose the demolition of the Historic Property, as it does not serve any public interest and will leave basically nothing of the Historic Property, a reality that the Architecture Committee observed just a few weeks ago.

As noted by the Commission’s staff, “[t]he application” from developers CPB Architects, Tim Shaaban, and Eri Leighton (together, “the Developers”) “does not demonstrate that the demolition qualifies for the public interest or inability to reuse exception[s].” *Seen* Architecture Committee Meeting, September 26, 2023 Meeting Minutes. We echo the Commission’s staff’s conclusion. We further echo one public commentor’s conclusion during the recent meeting of the Architectural Committee: there is simply “nothing thoughtful” about this project. *See* Architecture Meeting, September 26, 2023 *available at* https://dpd-public-meetings.s3.amazonaws.com/PHC/ArchitecturalCommittee_Sept262023.mp4 (comments by Jacklyn Pollack at 10:20 am).

Indeed, the proposed project is nothing more than the demolition of a historic property in a historic area of our city for, as one commentor recently noted, a “money grab” on the part of the Developers. *Id.* There is no question that this proposed project is essentially a full-scale demolition that would result in a new high-rise condo complex that strips the Historic Property of its character and history. This result is directly contrary to, *inter alia*, the standards associated with approving a demolition project like this one. *See* Section 14-1005(6)(d) (Restrictions on Demolition, including exemptions only in limited and documented circumstances such as the inability to use the property in its current condition and the *needs* of the *public*). *First*, the building is currently in use in its present state, as it houses law offices. *Id.* And, there is absolutely no evidence in the record that could support a finding that the overbuild and corresponding demolition is needed for the

“public interest.” *See id.* The undersigned is not aware of any evidence or even a cogent argument to support the idea that a 13-floor condominium complex, comprised of multi-million



dollar condos, is *necessary* for the *public's* interest. What's next, an even larger high rise that towers over the 2112 Walnut Street demolition?

In fact, the property adjacent to the proposed overbuild—2110 Walnut Street—was also a project completed by the same group of Developers. That building was completed years ago, but according to public listings by the Developers, there are still units for sale within the complex. See Astoban Properties, *Available Listings* <http://astobanproperties.com/for-sale/1> (listing units for \$3.5 and \$3.35 million, respectively). There is certainly no public need for more multi-million dollar condos when available ones exist next door, and have for some time. This is not a situation where the Developers are looking to build affordable housing for those in need of shelter. Instead, they are looking to build new condos that only a small percentage of the Philadelphia population could afford. We ask that the Commission put this question directly to the Developers on Friday – *why is the construction of multi-million dollar condos at the expense of a historic property necessary for the public interest, as opposed to just a “money grab” for private investors?*

Put simply, this project—as Committee Member Stein recognized during the September 26, 2023 meeting—will leave “basically nothing left” of the Historic Property. Indeed, during that recent Architecture Committee meeting, the Developers were asked questions about what would be left and what efforts would be made to preserve the character of the Historic Property. The Developers answered with equivocations, committed to “look into” certain ideas, and vaguely represented that they would consider some of the concerns that the Committee raised. These equivocations cannot serve as the basis to provide *final* approval to this project.

Finally, there are now significant concerns surrounding the conduct on the part of the Developers in identifying and proposing the renovation to/demolition of the Historic Property. While it is true that the Developers obtained the necessary approvals for the adjacent property of 2110 Walnut Street, that project was “totally different” as noted recently by a Architecture Committee member. See also Architecture Committee Meeting Minutes at 8-10 (identifying numerous ways in which the current proposal differs from the one approved at 2110 Walnut Street). The currently proposed and “totally different” project now threatens residents in the neighboring buildings because this new structure at 2112 Walnut will *tower over* the current structures, obstructing current views from numerous vantage points. None of this, to the undersigned's knowledge, was discussed with the current residents of 2110 Walnut Street when they chose to purchase properties from the Developers. The scope of the disclosures made by the Developers and timing of this newly proposed demolition project are being reviewed.

Respectfully,

A blue ink signature of Lance Rogers, written in a cursive style.

LANCE ROGERS

2112 Walnut St project

Jill Deuel <deuel3535@aol.com>

Thu 10/12/2023 11:02 AM

To: Laura Dipasquale <Laura.Dipasquale@Phila.gov>

External Email Notice. This email comes from outside of City government. Do not click on links or open attachments unless you recognize the sender.

Hi Laura,

I'm writing again to have this email(as well as my first I assume) submitted to the Historical Commission in advance of the Oct 13 mtg.

Again, we strongly object to the proposed overbuild bldg of 2112 Walnut st. It seems much talk is of how 'it won't impact the public right of way side that is Walnut St.' Their revisions can be seen as a blanket of the Architectural Commissions vote to deny. Making minor changes to try and satisfy. We neighbors/homeowners of our classified RSA-5 zoning district abutt right up to this proposed overbuild. Is there any height regulations that exist when abutting into a partially historical area...English Village...Van Pelt St...?

The proposed bldg will tower over our neighborhood, a deviation out of place for this neighborhood. Our small deadend PRIVATE Chancellor St will bare the brunt and possible damage physically and financially to our houses and street itself. It will affect us greatly. It will bring unreasonable hardship impacting our existing homes, garages, parking and street.

We greatly oppose as presented,
Jill/Wes
2114 Chancellor st

[Sent from AOL on Android](#)

Re: Opposition to Proposed New Construction at 2112 Walnut Street

Jacalyn Price Pollock <jacipollock@gmail.com>

Thu 10/12/2023 12:38 PM

To: preservation <preservation@Phila.gov>; Laura Dipasquale <Laura.Dipasquale@Phila.gov>

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Laura,

Please accept this letter, and my previous letter below, as my firm objection to the proposed project at 2112 Walnut street.

I am titling this letter "Variations on a Theme" as a nod to what all architects like to do— edit their work slightly and call it new. That is what CBP Architects is attempting to do with this "updated version" of their design for 2112 Walnut Street which is proposed as a Mixed-Used Development, but is in fact a soaring condo building directly next to a similar one by the same Developer: Tim Shaaban.

While the architects failed to address concerns of the Historic Commission at their earlier hearing, and instead insisted on walking all of us through the proposed floor plans, they are now attempting to placate the Historic Commission with updated plans to remove (as quoted directly from their letter) "only about 49%" of existing historic building... a number eerily close to 50%. This project has teetered on what is considered "demolition in significance" and the concepts of Demolition vs Alterations.

Rather than simply restate my earlier objection letter, attached at the bottom of this email, I will dive into what my neighbors and fellow architects on my street the "English Village block" of St. James Place and on neighboring Chancellor Street strongly object to with this "updated design" proposed by CBP on 10/5/2023.

It is the role of the Historic Commission to care about the facade on the Walnut Street side of 2112 Walnut (formerly Ginsburg Law Firm.) But, this project has an impact beyond the Walnut Street facade. The Chancellor block with its Historic Carriage Houses is not in need of gentrification- the idea that the historic commissions' sole purpose is maintaining the Walnut Street façade of this building while ignoring the current residents that live in these historic properties on Chancellor Street is absurd, insulting and short sighted. Those owners have maintained their properties, made their own improvements based on recommendations and approval of the Historic Commission, and have maintained the Belgian Block street of Chancellor on their own without city funds. How can you live in a city that claims to be proud of its history but it's so quick to prioritize new development- to not recognize the impact that another, larger, looming tower with balconies and additional cars would have on these existing historic properties? Let us not confuse the concepts of development and growth. If this project is approved there will be no guarantee that the construction work will not damage the historic street infrastructure, the Belgian Block street, or that this street will be maintained and repaired by the developer. The proposed tower will negatively impact the residents of: Chancellor Street, St. James Place, and Van Pelt.

In my former letter I addressed concerns over a lack of shade/shadow study, which is still not provided by CBP. This is intentional. The views from the Revit Model are intentionally misleading. Any architect in this city can tell you that the benefit of this technology is the ability to select view points and heights, allowing you to manipulate perspective and depth of shadow. What will the impact be on Chancellor street carriage homes? Will they lurk in the shadows of this new tower? CBP does not have a Preservationist on staff, and they do not provide which structural engineering firm has reviewed this new design.

The generic nature of the proposed tower design speaks volumes about this developer and his certainty that Philadelphia's hunger for growth will outweigh its ability to determine if the design of this project is appropriate and thoughtful. To double down on our previous objections to the materials used in the Party wall- the monolithic ribbed metal siding visible from Chancellor Street, St. James, and Van Pelt- "We don't live on a dock, and don't need our neighborhood littered with buildings resembling shipping containers." Let this developer explore Delaware Avenue if he is so excited by corrugated metal siding. Equally "exciting" in this design is the use of Spandrel glass, allowing this tower to resemble a commercial building on Market Street. What is next? Should other building owners follow suit and create a generic glass corridor on Walnut Street?

It is always easier to edit others' work than to start from scratch. In this case, the developer and architect are disappointed that those of us who are impacted by this project are able to see beyond the copy/paste approach and recognize this project for what it is.

I strongly object to this project and the impact it will have on the existing neighborhood.

Thank you,
Jacalyn Price Pollock
2144 St. James Place

On Mon, Sep 25, 2023 at 3:07 PM Jacalyn Pollock <jacipollock@gmail.com> wrote:

This letter serves as my strong opposition to the proposed project at 2112 Walnut Street. The demolition of the majority of an existing 4-story Second Empire brownstone building on Walnut street (Currently serving as a law firm by building owners Lisa and Bruce Ginsberg) that was built in 1870.

I vehemently oppose the proposed parking for this project and the impact that the additional vehicles (construction vehicles, delivery vehicles and condo owners) would contribute to the further demise of Chancellor Street.

My objections to this new project at 2122 Walnut Street are 3 fold:

1. No impact study to historic cobblestone street on Chancellor Street which is currently maintained by owners. This street is not snow plowed by the city and all repair work to the street has been managed by current owners.

2. Impact of Infrastructure under the street based on weight of construction vehicles and materials. Much like St. James Place street, which runs parallel to Chancellor street, the existing stone street has not been maintained by the city. In addition to impacting the stones, the lines running below such as Water, PGW, etc are in fear of being damaged by construction vehicles carrying the steel beams required for such a large project.

3. There has not been a Traffic study for Chancellor Street, a dead end street that is too narrow for traditional 2-way traffic. The increase in cars in this proposal, coupled with the mention of retail (which would require delivery,) The requirement of this many units to have private trash removal, and the change of public parking on 22nd several years ago to the east side of 22nd street, creating a blind right turn onto 22nd depending on how cars are parked.

In addition to these parking related objections- I have objections rooted in the preservation of Architecture and the guidelines for demolishing historic properties in Philadelphia. There is not a preservationist on staff at CBP architects, the former Cecil Baker firm, and this team of designers is more focused on "building something cool" than thoughtfully responding to the materials of the existing building facade or the building proportions. Rather than highlight and celebrate the historic building facade this project is related to, they have chosen to focus on and mimic aspects of the building next door. Perhaps "jumping on the bandwagon" to seek approval for an even bigger glass box overbuild? 2112 Walnut Street is located on the Walnut street side directly next to 2108-2110 Walnut Street, but this building existing site conditions vary wildly from that project (which included a flat surface parking lot with curb cut on Walnut Street for fill in) references to that property's retail front omit that it is ground level retail vs the proposed 2nd floor, non accessible, retail proposed in this project. The adjacent property to the one in question with stepped back new construction from this facade utilized exterior materials that have as much grace to them as that of a shipping container, meaning none.

Let's stop giving deference to the idea of "signature architects."

The idea that Cecil Baker's status as an architect was to Philadelphia was on par with his one time mentor Louis Kahn, or other famed architects, is either an indication of Philadelphia's own desperation to elevate their design scene or indicative of the lack of current design talent we have in Philadelphia. For as many supporters of Baker's, there were in fact critics of his work. By approving this overbuild the historic commission is implying that CBP architects and developers have the Historic Commission in their "pocket" and are able to: sachet past the committee and seek approval under the guise of development, while skirting the rules of preservation, lining their pockets by seeking out tax abatement, and creating over-density on a small historic street.

Lastly, on a personal note, I have owned a home in what is referred to as the "English Village" for almost 2 decades. I have parked my car on Chancellor Street for the past 18 years and have experienced first hand the issues highlighted above.

As an architect myself, I understand both the need for growth and changes as well as the need to protect and preserve. The negative impact that this project will have on my family and my neighbors is why I strongly object to this project moving forward.

Thoughtfully,
Jacalyn Price Pollock

--

Jacalyn Pollock
2144 St. James Place
Philadelphia, PA 19103
215.219.1656

"It is nice to be important, but it is more important to be nice."

Begin forwarded message:

From: Jacalyn Price Pollock <jacipollock@gmail.com>

Date: September 25, 2023 at 10:00:43 AM EDT

To: laura.dipasquale@phila.gov

Subject: Opposition to Proposed New Construction at 2112 Walnut Street

--

Jacalyn Pollock
2144 St. James Place
Philadelphia, PA 19103
215.219.1656

"It is nice to be important, but it is more important to be nice."

Save cute Chancellor! Oppose 2112 Walnut!

Joanna Bisgaier <jbisgaier@gmail.com>

Fri 10/13/2023 5:14 AM

To: Laura Dipasquale <Laura.Dipasquale@Phila.gov>

External Email Notice. This email comes from outside of City government. Do not click on links or open attachments unless you recognize the sender.

Dear Laura,

I live in the English Village and access my home from Chancellor Street. I strongly object to the proposed condo design at 2112 Walnut Street. Chancellor is NOT made for this much traffic and this craziness on the Walnut side will ruin this quant cobblestone street with old carriage houses. This is exactly what the Historic Commission was created to protect: the best parts of Philly, like little cobblestone streets with carriage houses. Please stand up and stop this nonsense. Thank you!

Joanna Bisgaier

2131 Saint James Street

Sent from my iPhone

Historic Commission Hearing on Friday, November 10, 2023 regarding Proposed development at 2112 Walnut Street

Glenn Blumenfeld <gblumenfeld@tactix.com>

Tue 11/7/2023 4:57 PM

To: preservation <preservation@Phila.gov>

Cc: Carl Primavera <CPrimavera@klehr.com>

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To Whom it May Concern:

I am writing to you in regards of the proposed development at 2112 Walnut Street by Astoban Development. I am a concerned neighbor who lives on the 2100 block of Walnut Street and believe the scope of this proposed development is inconsistent with the nature of the block and neighborhood and should not be allowed to proceed. This project should fail for the following reasons:

1. **There's Nothing Wrong with 2112 Walnut as it is Currently Used; It Is Already Commercially Viable without Expanding it.** The circumstances of this project are very different from those of the adjacent development at 2110 Walnut – a slightly smaller redevelopment that opened in 2018. 2110 Walnut Street made use of an abandoned lot and saved a decaying Frank Furness townhome—two major blights on the block. 2112 Walnut Street, on the other hand, is in very good shape and is currently functioning perfectly well as a law firm office for a very successful attorney and has been so for many years. There is no risk that this property will become a blight on the neighborhood if it is not turned into an 11-story condo project.
2. **Similar Townhomes Close by are Selling As Offices without Redeveloping.** A similar, very large brownstone just went up for sale on the SW corner of 22nd and Walnut Street and is being actively marketed for over \$2M as a potential office/headquarters (its current use). It is not being marketed as a redevelopment opportunity. Clearly the owner and their broker feel there is a vibrant market for this type of use. 2112 Walnut Street can be sold as an office building or can be converted into a single-family home or a multi-unit rental building without the need to triple its size and go 11 stories up.
3. **The Cumulative Effect of Two Large Projects Constitutes a Trend and Changes the Nature of the Block.** Having two new, large adjacent condominium projects in the middle of the block spanning almost 80 linear feet would completely change the look and feel of the entire block. One mid-rise building (2110 Walnut) is unique and barely noticeable from Walnut Street-- two becomes a trend. Where will it end? Is this block going go from a charming block of predominantly four-story brownstones to a block of mid-rise glass towers? I can't see how approving this project preserves the historic look and feel of the block or neighborhood.
4. **This Project Will Likely Remain Vacant for Years.** There are now over 120 new condominiums for sale in Center City in the \$2M+ range and they are not selling. If this project is allowed to be built, we are likely to have a vacant glass tower sitting on Walnut Street for years. The developer of 2112 Walnut still has three unsold units at 2110 Walnut Street five years after it opened (out of a total of 9 units) and another three still unsold units at its project on the 2200 block of Chestnut Street (out of five total units). While I understand that it is not the Commission's job to consider salability in its historic compatibility analysis, I do think that, when determining how flexible you want to be in allowing a very tall, modern building to be built on a block of old, four-story stone townhomes, there may be a subconscious tendency to balance the visual/aesthetic impact against the economic impact/benefit to the neighborhood. Having this large, hulking building sit vacant for years benefits no one.
5. **There is Not Sufficient Access to this Property.** The only vehicular access to this property is a very narrow right of way off of Chancellor Street. There is no way that construction vehicles or trash collection trucks will be able to enter this property through that narrow right of way. I'm not even sure the tiny right of way allows for commercial ingress/egress as opposed to cars. That means it's likely that commercial vehicles

will be stacked up on Chancellor Street both during the three-plus years of construction, and thereafter whenever trash is collected or work needs to be done on the building. This will create a lot of noise and disturbance for neighbors in perpetuity.

Thank you for your consideration.

Best,
Glenn Blumenfeld

Glenn Blumenfeld
W: 610 688 0042
M: 610 639 7035

TACTIX



Two Logan Square
100 N. 18th Street, Suite 520
Philadelphia, PA 19103



2112 Walnut Street - Proposed condo development

Joan F <jzfinger@gmail.com>

Thu 11/9/2023 12:37 AM

To:preservation <preservation@Phila.gov>

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I am strongly opposed to this building project. This will be a development for one brownstone on Walnut Street that will permanently disfigure the intimate and unique community of 6 carriage houses on Chancellor Street, a lovely cobblestone passageway that is currently not a through street. We have historic designation and yet this project violates the intention of that designation. All of Chancellor Street and English Village directly behind it consists of 2 and 3 story homes. This proposed project is way out of scale for this historic district. Should this project be approved, Chancellor Street becomes a glorified driveway for a large condominium with all their traffic, garbage and recycling accessed only through Chancellor Street. We become a back alley. How does a 13 story modern condominium maintain the historic appearance of a 4 story brownstone? Why would the Philadelphia Historical Commission approve a monstrosity that destroys the integrity of another historical community?

Please accept my comments for the meeting on Friday, November 10, 2023.

Joan Finger

jzfinger@gmail.com

215.287.2074



**KLEHR HARRISON
HARVEY BRANZBURG LLP**

Carl S. Primavera
Direct Dial: 215-569-1663
Email: CPrimavera@klehr.com

November 9, 2023

Via Electronic Mail:

preservation@phila.gov

Chair and Members of the Historical Commission
Philadelphia Historical Commission
One Parkway, 13th Floor
1515 Arch Street
Philadelphia, PA 19102

Re: 2112 Walnut Street

To the Chair and Members of the Philadelphia Historical Commission:

As stated in my prior correspondence to the Commission, I represent a group of unit owners/ residents of 2108-10 Walnut Street. These include (but are not limited to) Glenn and Susan Blumenfeld, Larry and Lori Bendesky, and JP Iberti and Leilani Schlottfeldt. They, along with other property owners in the immediate neighborhood, are opposing the proposed development at 2112 Walnut Street which is scheduled on your agenda for November 10th.

The subject property is located within the Rittenhouse Fidler Historic District which was created in 1995. The record of the proceedings indicate that the property at 2112 Walnut Street is a "3 1/2 story, 5 bay, 1870 imposing Second Empire double-width city house, center hall, brownstone with framed jambs, wood cornice, mansard roof, Contributing" to the District. The property has been used by the current owner as an office for many years and the developer has not suggested that the structure cannot continue to be used in this or another manner without the large scale "alterations and demolition" set forth in its plans.

As stated by your Staff, the proposal, among other things, 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 Staff, along with the Architectural Review Committee, recommended denial based on failure to comply with Standards of Review 9 and 10, as well as the Roofs Guideline, and sections 14-1005(6)(d) (Restrictions on Demolition) and 14-203(88) (Demolition or Demolish).



In response to these comments, the Developer has asserted that the approval years ago by the Commission for the adjoining property (developed by the same applicant) at 2108-10 (in which my clients reside) is a point in support of the project. This is not an appropriate argument as 2110 Walnut was a vacant lot at the time of the creation of the District. The Staff comments from both the proceedings at 2108-2110 Walnut Street (as well as those regarding the subject application) which should be part of your record, confirm the many differences between the completed project and the one now proposed. (For example, the current proposal is taller than the prior project and is far more conspicuous.).

My clients engaged Janice Woodcock, AIA, to review the Application and issue a report and opinion regarding the compliance of the proposed project with the relevant rules and regulations of the Commission. Her report is in your record and confirms that the proposal conflicts with Standards 9 and 10 in that it will "require the destruction of a significant portion of the interior floor and thereby destroy historic materials, features, and spatial relationships" and "alter the original structure such that if the addition were removed, the remaining existing structure would be significantly impaired as only the front of the building would remain ". In addition to the foregoing, it is her expert opinion (her C.V. is attached to her report) that the proposed development is not compatible with the character of the Historic District.

As a final point, and perhaps the most important, Ms. Woodcock agrees with your Staff and the Architectural Review Committee by finding that the partial demolition included in the proposal requires review and approval under the Hardship Criteria in your Ordinance. The Commission should not consider this project as currently designed without remanding it to the Hardship Committee to provide the developer with an opportunity to show that it is impractical and infeasible to use or develop the property without such significant demolition of the existing contributing structure.



November 9, 2023
Page 3

In conclusion, we look forward to providing testimony at your Commission meeting in opposition to the proposed development at 2112 Walnut Street.

Very truly yours,

Carl S. Primavera

CSP/kmm

Attachments (Report and C.V. of Janice Woodcock)

cc: Laura DiPasquale, Historical Preservation Supervisor

(via electronic mail: laura.dipasquale@phila.gov)

Meredith Ferleger, Esquire, Attorney for Application

(via electronic mail: mferleger@dilworthlaw.com)

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October 11, 2023

MEMORANDUM

Carl Primavera, Esq.
Klehr Harrison Harvey Branzburg LLP
1835 Market Street, 14th Floor
Philadelphia, PA 19103

RE: Proposed Condominium Project at 2112 Walnut Street

Per your request we have reviewed the application to partially demolish and construct an addition to the building located at 2112 Walnut Street.

The subject property contains a 3-1/2 story historic structure contributing to the Rittenhouse/Fitler Residential District. The District is a large area of Center City that has been protected since 1995 that, according to the nomination,

“ ... brings together the varying land uses characteristic of Philadelphia – rural farm, pre-industrial hand brick making, commercial and maritime trades...and, for the past century, a fashionable place to live.” (Nomination narrative P.1)

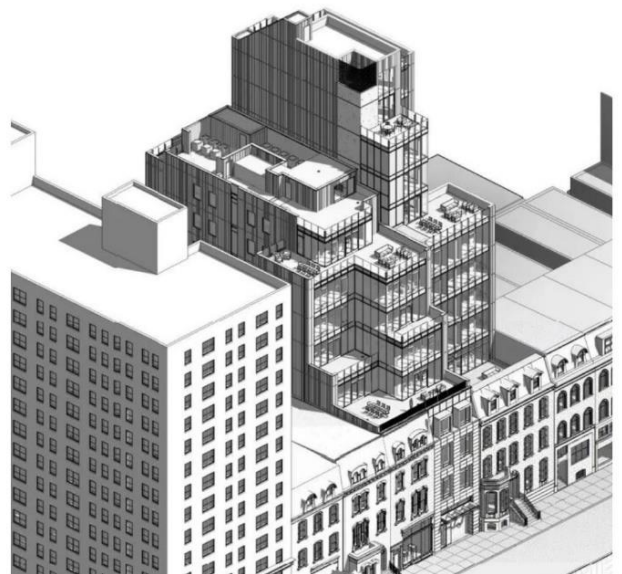
The historic building occupying the site at 2112 Walnut Street is described as:

“A 3-2/1 story, 5 bay, imposing c. 1879, Second Empire double width city house, center hall, brownstone with framed jambs, wood cornice, mansard roof – Contributing.” (Nomination narrative P.102)

The application to the PHC proposes to construct a 13 story, 165-foot addition rising behind the façade of the historic building, removing the rear addition, upper floors, and roof - leaving only the front façade, party walls, and original rooms at the ground floor.

The design is shown at right, with the neighboring project at 2110 Walnut shown adjacent for comparison. In the picture, top of this memo, the existing constructed project is visible behind 2010 Walnut. The 2110 project is three stories lower and built in front of a new building.

In the case of 2012 Walnut, the proposed addition is much higher, as seen in the rendering, and will be more visible from Walnut Street.





At its meeting on September 26th, the Architectural Committee rightly concurred with the staff evaluation of the proposal, denying approval according to the Secretary of Interiors Standards for the treatment of Historic properties.

Quoting the standards:

1. *The project is inconsistent with Standard 9 which states, "...exterior alterations or related new construction will not destroy historic materials, features, and spatial relationships.*
 - The project requires the destruction of a significant portion of the interior floor and thereby destroys historic materials, features, and spatial relationships.
2. *The project is inconsistent with Standard 10 for roof with Standard 10: New additions shall be ...constructed such that... if removed, the essential form... would be unimpaired.*
 - The addition to the building will alter the original structure such that if the addition were removed, the remaining existing structure would be significantly impaired as only the front of the building would remain.
3. Section 14-005(6)(d) of the Philadelphia Zoning Code protects contributing structures located within a historic district unless the project serves the public interest and is compatible with the character of the historic district.
 - This project is not compatible with the character of the historic district and is designed to benefit the owner of the property without providing a public benefit.
4. When buildings are slated for partial demolition, the rules of the PHC require review by the Hardship Committee (Philadelphia Historical Commission Rules and Regulations, Section 9.1). The Committee must consider whether the building could be reasonably be kept in service and requires the applicant to submit data on the amount paid for the property, assessed value of the land, and consideration by the owner as to profitable uses and adaptive uses of the property (Section 9.2a).
 - The owner has not submitted application materials to justify the partial demolition of the property to the Hardship Committee. The owner's architect has indicated during PHC testimony that the demolition of the building is required to provide lateral support for the tower. This justification does not fulfill the criteria put forth by the Hardship Committee for demolition. Additionally, it would not be possible to show that the building has no alternative use because the building is currently occupied.

In summary, this project does not comply with the PHC's criteria for alterations and additions. The most recent revisions to the applicant's plans do not materially or satisfactorily address the concerns expressed by the Commission staff or the Architectural Review Committee. This project remains out of scale with the surrounding historic buildings, has not undergone the required review by the PHC's Hardship Committee and therefore should not be approved by the PHC.

Prepared by:

Janice Woodcock, AIA
Woodcock Design

JANICE WOODCOCK, AIA, PRINCIPAL

2010-Present
2000-2004

Woodcock Design, Inc. – 18 Years as principal of architectural practice with extensive experience in planning, urban design and architecture for private and public sector clients; committed to design quality and client centered service. This private practice experience is enhanced by 5 years of public sector experience in leadership roles with the City of Philadelphia.



SELECTED PROJECTS

Arlen Specter Squash Center at Drexel University – National Headquarters for US Squash with 16 singles courts, two doubles courts, and two glass exhibition courts, with Team USA and tournament restrooms and locker rooms, event space, training room, and administrative offices, (with Van Potteiger Architects); Preservation Achievement Award, for the US Squash Association.

Frankford Friends School – Lower School Classroom Renovation, Adaptive Reuse of Annex, Classroom Renovation projects for Frankford Friends, multiple projects in existing historic buildings; repeat client, for the Frankford Friends School.

Lower 30th Street Bus Tunnel – Urban design, graphics and lighting study to relocate an existing bolt and mega bus stop to new space including adaptation of the Cira Parking Garage for covered waiting and creation of graphics, lighting and way finding to transform the street, for Brandywine Realty Trust.

Share Food Program Warehouse Renovations – RACP Funded roof replacement project, master planning for capital improvements including upgrades to offices, volunteer areas, loading facilities, and warehouse; life safety upgrades for sprinkler lighting and fire alarms; repeat client; for Share Food Program.

University of Pennsylvania Dental School Master Plan – 10 year master plan for the school including relocation and renovation to clinic space offices, labs and public areas; designed to improve public circulation, security, and patient experience, for the University of Pennsylvania Dental School (With BKP Architects).

Fabrika Dinner Theater – Adaptive Reuse of factory building for dinner theater including commercial kitchen, restrooms, dining room and articulating stage, for Bally, LLC.

2008-2010

Kieran Timberlake – Project Architect – Kimmel Center Master Plan, Morse and Stiles Dormitory Renovation, Library Renovation (renovation and restoration of a Louis Kahn building).

2006-2008

Philadelphia Planning Commission – Executive Director – Oversaw staff of 65, served on Mayor's Cabinet, Initiated the work of Philadelphia's zoning code rewrite, chaired the Zoning Code Commission, negotiated Plans of Development for 2 waterfront casino sites, chaired the Central Delaware Advisory Group for the Central Delaware Waterfront, initiated "Imagine Philadelphia" to prepare for the 2035 Comprehensive Plan

2004-2006

Capital Program Office – Fairmount Park Capital Projects Team – Project Director for Fairmount Park capital budget; Oversaw team of 10, directing design, inspection, and construction procurement, represented City on behalf of users, worked with City Council on recreation projects for constituents, oversaw grant requirements, quality control reviews for design and construction. Projects Included Rex Street Bridge Restoration, 100 Steps Restoration, The President's House, Belmont Mansion Restoration, Fairmount Water Works Restoration, Cobb's Creek Trail, Manayunk Canal Restoration, and Development of Waterfront Trail Guidelines

SECTION 4 - RESUME

1994–2000 Cecil Baker & Partners – Project Manager and Project Architect: Police Lab and Forensic Science Center, Inglis Gardens Accessible Housing, Addition to the Railroad Museum, Kol Emet Synagogue, Har Zion Synagogue Addition, “Turning on the Lights” study for Center City, Health Center 4 and 5 Renovation

EDUCATION AND CERTIFICATIONS

Master of Architecture, University of Washington College of Architecture and Urban Planning, Seattle, WA

Certificate in Urban Design, University of Washington, Seattle, WA

Bachelor of Arts, Sociology/Economics, Saint Lawrence University, NY

Registered Architect: PA, VA, NJ

NCARB Certificate, National Council of Architectural Registration Board

LEED – AP Certificate, US Green Building Council (Through 2010)

AICP Certificate (American Institute of Certified Planners –(Through 2006)

AWARDS AND HONORS

Preservation Achievement Award, Preservation Alliance, Arlen Specter US Squash Center, Woodcock Design, Inc.

Preservation Achievement Award, Preservation Alliance, Ajax Building/Fillmore Theater, Woodcock Design, Inc.

National Design Award, AIA's Top 10 Green Buildings, Police Lab and Forensic Science Center, City of Philadelphia; with Cecil Baker & Partners

Design Awards, AIA Philadelphia, and AIA Pennsylvania, “Turning on the Lights Upstairs,” Study for Converting Philadelphia's Vacant Commercial Buildings to Residential Use; for the Center City District; with with Cecil Baker & Partners

National Design Award, HUD Section 811 Housing, Inglis Gardens Accessible Housing, Philadelphia; with with Cecil Baker & Partners

Design Awards, AIA Philadelphia and AIA Pennsylvania, Addition to the Railroad Museum of Pennsylvania; with with Cecil Baker & Partners

AFFILIATIONS AND COMMUNITY SERVICE

Board Member, Carpenters' Company of the City and County of Philadelphia, Philadelphia, 2018–Present

Board Member, Christ Church Preservation Trust, Philadelphia, 2018–present

Board Member, Schuylkill River Parks Alliance, 2015–2022

Board Member, Preservation Alliance of Greater Philadelphia, DEI and Strategic Planning Chair, 2016 – 2022

Co-Chair, Center City Residents Association Zoning Committee, 2019–2022

Owners Rep, RCAP Oversight, Organ and Steeple Project, Christ Church Preservation Trust, 2019–21

Member, Zoning Remapping Task Force, Center City Residents Association, 2018–2022

Board Member, American Communities Trust and Baltimore Food Hub, Baltimore, MD; Secretary 2016–Present

Adjunct Instructor, Temple, Jefferson in Building Codes and Zoning Codes for Design Students, 2002–2012

Studio Critic, Temple, Jefferson, Moore College of Art, 2000–2021

Adjunct Instructor, Moore College of Art, Building Science and Materials, 2004

President, AIA, Philadelphia Chapter, President, 2001–2002; Board Member 1999–2003.

Board Member, Philadelphia Art Alliance, 2005–2013.

Board Member, The Neighborhood Center, Camden New Jersey, Master Plan, 2008, 2008–2010

Board Member, Delaware Valley Green Building Council, 2005–2008.

My name is Ralph Woerheide. I own 2116 Chancellor Street. My front doorstep is approximately 50 feet from the southwest corner of the proposed 2112 Walnut Street project. Also my property deed states that I own 12 feet extending north from the front facade of my 1880 historic carriage house, putting my property line at near the middle of the historic cobblestone Chancellor Street. I request that you protect our very historic cobblestone street, lined with 5 historic carriage houses built in 1880. They have survived in very undisturbed condition for over 140 years. It appears to me that the owners and developer of 2112 Walnut Street project are trying to defocus on damage they will cause to existing historic building and historic street just to put more money in their own pockets.

Please give attention to the large amount of construction damage that will occur to the existing historic carriage houses and street. My electric service, sewer line and gas service all lie underneath this cobblestone street and will definitely incur damage from construction traffic and vibration from construction. Also, the foundation structure of my historic carriage house will also certainly experience ground vibration damage.

Please give more consideration to our existing historical structures (carriage houses 2114, 2116, 2118, 2120, and 2122) and the historic cobblestone Chancellor Street, rather than to the owner and developer who are attempting to build an oversize building for our area, with no consideration for how they will impact their neighbors. But rather the owners and developer of 2112 Walnut Street appear to only be concerned with making more money for themselves.

I hope the historic commission doesn't cave in to the relentless push by the owners and developer to build something that will cause damage and distress to existing historic neighbors.

Respectfully,

Ralph Woerheide

2112 Walnut St proposed project

Jill Deuel <deuel3535@aol.com>

Thu 11/9/2023 11:58 AM

To: Laura Dipasquale <Laura.Dipasquale@Phila.gov>; preservation <preservation@Phila.gov>

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Dear members,

I'm writing again to oppose this 2112 Walnut st project as most recently presented. They turned some panels horizontally from the view looking east from 22nd st but it is still metal. It is still out of place, it does not respect the historic elements its surrounds. They may lower the height? But this overbuild would still tower over both streets of Walnut but especially Historic Chancellor Street. I'd like to offer/suggest that the "aerial view from southwest" (and southeast view) is very misleading, it can't possibly be a true rendering of the "10' distance" that the 1st floor unit will be in relation to the 2112 Chancellor St building it would abut. (Therefore closer to our home) We hope that the only regard is not just for the view from Walnut St. We on our private Chancellor St are very worried about, if approved, the possible damage construction could cause to our homes and the street itself and by extension the lowering of our property value with this overbuild towering over us.

Thank you for your time and consideration,

Jill Deuel

Wes Wyatt

2114 Chancellor St

[Sent from AOL on Android](#)

Re: Opposition to Proposed New Construction at 2112 Walnut Street

Jacalyn Price Pollock <jacipollock@gmail.com>

Thu 11/9/2023 11:53 AM

To: preservation <preservation@Phila.gov>; Laura Dipasquale <Laura.Dipasquale@Phila.gov>

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Hello Laura and the Historic Commission,

This, my 3rd official letter, will stand as my written opposition to the proposed new "overbuild project" located at 2112 Walnut Street being developed by Astoban Development. Prior to this project I have not personally worked with Astoban Development, though my neighbors and myself were personally impacted by their previous project at the adjacent property.

My concerns are related to: the existing historic structure at 2112 Walnut Street, the neighboring historic carriage homes on Chancellor Street, and the historic Belgium block private street known as Chancellor Street.

While I cannot undo other projects that are now built, it is important to note that this proposed tower is not consistent with the nature of this block, and will create a wall of glass towering above and dwarfing nearby historic homes.

MY OBJECTIONS ARE AS FOLLOWS:

1. The current historic structure at 2112 Walnut Street was operating as a Law Office until 2021. This is a beautiful building that can be used in its current state, or approved upon and restored. It does not require a new tower in order to be a usable building. The current building could become new private offices, or be repurposed in a different way. The new proposed tower is out of scale and does not relate material wise to the existing facade. Only after several iterations has there been any attempt by the developer to add any articulation, and the design has a focus on balconies and outdoor space for the new owners which is out of character for buildings on this block of Walnut street.
2. This new tower, next door to Astoban's previous project at 2110 Walnut would change the overall look and feel of this block. Do we want to open the floodgates and have Walnut and other streets become a row of soaring glass structures akin to Market Street? How does this help maintain the look and feel of this historic district and neighborhood?
3. The only option for ADA accessible access to this project at 2112 Walnut is through Chancellor Street. As mentioned previously, Chancellor Street is a privately maintained street, made of Belgium block, whose owners' property lines end in the middle of the street. These historic carriage homes do not have a consistent sidewalk or path directly in front of them, meaning that this new proposed property would be treacherous to get to with a wheelchair, walker, or other ADA device.
4. There is a strong possibility that the proposed new below grade parking, new structural core and columns and a parking turntable will damage the existing historic property at 2112 Walnut street. I am not speaking of the small addition that is already on the property- rather speculating that the vibrations of the digging, the reinforcement of the new steel structure, and the load of the turntable may create harm to the historic facade. I question if this is an intentional move- along the lines of "ask for forgiveness rather than for permission?" The architects at CBP do not have a preservationist on staff, they have failed to provide a parking study or drawings by a structural engineer.
5. The new proposed tower at 2112 Walnut Street would dwarf the Historic Carriage homes that have been maintained by their current owners, per the rules of the historic commission. There has not been a shade study done to show the impact on these homes, or the neighboring English Village. The increase of traffic to this small, dead-end street, which is not wide enough for 2-way traffic and already has tandem parking spots, would be a logistical nightmare for these owners, several of whom work in the medical profession and require access to their vehicles. If this project is approved it would prioritize the potential future residents on the proposed tower, over the current homeowners who have dutifully maintained Chancellor street.

On a personal note- this is a personal matter to me. I am not just speaking out against this project as someone who has worked as an architect and designer for 2 decades, but also as a homeowner on St. James Place. I live in the English Village and have tandem parked my car on Chancellor street for 18 years. I know the area and the issues very well. I worked with the historic commission on my own home when replacing my windows. Is the only solution for us current home owners to be in an agreement with a developer, knowing that I believe he will violate the agreement during construction whenever it suits him in an effort to complete the project? The infrastructure on Chancellor Street cannot support large construction vehicles. It can lead to collapse of sewage and water lines running below the 100+ year old Belgian Block.

My family and the 20+ surrounding homes on Chancellor street and the homes in the English Village that back to Chancellor Street, will personally be impacted both by the construction and the additional cars on Chancellor street after the project is over and the developer moves on to his next cash cow. Are we as a city going to prioritize new construction over those of us who have and continue to maintain our historic properties?

Thank you for your thoughtful review of this matter,
Jacalyn Pollock
2144 St. James Place

No. 2: 2112 Walnut Street Project

Heather Ascher <ascherheather@gmail.com>

Thu 11/9/2023 12:00 PM

To: preservation <preservation@Phila.gov>

Cc: Heather Ascher <ascherheather@gmail.com>

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In response to the developer's letter just now emailed.

>>

>> Language that pops out and could effect us from Chancellor Street usage:

>>

>> "Concerning the opposing end of Chancellor Street that leads from S. 22nd Street east to the back of 2112 Walnut Street, that section of the street was accessed only twice, once to deliver scaffolding and once to remove it; both times were subject to an individual agreement with the affected neighbor. Those two access occurrences, to our knowledge and with no communication to suggest otherwise, caused zero damage whatsoever to Chancellor Street."

>>

>> So who was the neighbor the Developer contacted. The section of Chancellor that leads from S. 22nd east towards "2112 Walnut" is privately owned-similar to the side of Chancellor that has access from 21st Street. Language in our deeds and as taxed by the City's Board of Revision of Taxes confirms this.

>>

>> No one contacted us or any of my five English Village neighbors who have deeded taxable interest in Chancellor Street. Permission was not sought or received from the most historically significant Carriage House owners. Ditto with the Walnut Estate owners.

>>

>> When trucks with panels arrived on a Sunday, I physically stood in the street and told them that we owned to the middle of the street and to keep out. They ignored my request and yet I live. They won that round, Who did they obtain private street permission and an easement from and why did they think that one person's permission for an easement that depended on the usage of a privately held historically certified Belgian block street was sufficient.

>>

>> They also refer to the easterly side of 2100 block of Chancellor for the 2110 project as being entirely private and our portion of that very same block as not. It's true that owners of that half have "private property-no trespassing" signage. Perhaps a simple solution would be in signage.

>>

>> Our concern is not only during the construction phase, but also routine, business as usual usage. A ten unit building requires private trash removal. Where and when will these noisy and heavy trucks remove trash? Where is the access to their loading dock and trash containers? Where will deliveries be made? Contractors for maintenance park? From an even worse case scenario, will they be using their incorrect perception of our "non private side of Chancellor that had someone's (easement) permission" to also support their adjacent 2110 property?

>>

>> Many people who live in the highest taxed Rittenhouse/Fitler section of the City with its numerous urban challenges live here because we find beauty its history as reflected by its architecture and public squares. Many are passionate about our community including neighbors, retailers and the arts.

>>

>> It would be helpful if the City's L & I and Zoning Committee would coordinate a plan with its Historical Commission to decide whether it is truly a sound vision to allow developers to use historically significant properties as a foundation for their occupancy challenged multi storied towers. Do land owners of historic streets have any rights to the usage of their historic streets other than paying taxes, lamping, street cleaning, grafitti and syringe removal, and their own crime prevention.

>>

>> Almost finally, the Historical Commission's code and jurisdiction that applies to property owners and residents most adversely effected by the 2112 Walnut Street Project plans are: 1. Our community is historically certified; 2. Our

specific homes are conforming and owners go to great efforts to obtain appreciated advice and approvals for facade maintenance and changes; 3. Our streets are within the HC's Register.

>

>> Really finally, for now, at a personal level, if the Historical Commission required acquisition of and investment in Vermont slates that required hand chiseling by roofer to preserve a uniform roof appearance in English Village, could similar attention and advice please be shared with the developer of the 2112 Georgian Roof Tower.

>

>> Thanks very much for your time, expertise and consideration.

>> Respectfully submitted,

>> Heather and L. Michael Ascher

> Stewards of a historic property and two historic streets

2112 Walnut Street Development, LLC

October 25, 2023

To:

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Tim Mahoney (tjmahoney7390@me.com)
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Dear Neighbors,

My name is Tim Shaaban, and I am one of the members of 2112 Walnut Street Development LLC, which proposes the new project at 2112 Walnut Street. The purpose of this letter is two-fold. First and foremost, in conjunction with recent discussions I've had with CCRA, we would like to invite you to a meeting on **November 1, 2023 at 7:00pm** to have a one-on-one discussion with our design team about the proposed project and provide you an opportunity to seek clarifications to questions and concerns raised in your numerous letters to the Historic Commission. The meeting will be held pursuant to CCRA's new Neighbor Mediation Program, whereby leader Richard Gross will oversee and conduct the meeting in an orderly fashion. **The meeting will be held at WeWork, located at 1900 Market Street, 8th Floor (CCRA Offices).**

Second, we apologize for not connecting sooner as we were not aware of any of your concerns prior to the Historic Committee meeting and only learned of your concerns at that time. We would also like the opportunity to clear the air surrounding some significant misrepresentations that have been made concerning Chancellor Street. We will be happy to expand on this during the meeting, but we've summarized the relevant history below. We were informed that some of you believe we reneged on promises made during the

2112 Walnut Street Development, LLC

construction of 2110 Walnut Street surrounding the Belgian block section of Chancellor Street. Those allegations are categorically not true.

The construction of 2110 Walnut Street was subject to an express, recorded Agreement with no less than five (5) neighbors on or around the portion of the 2100 block of Chancellor Street that extends from S. 21st Street west to its point of termination behind 2110 Walnut Street. The small section of Chancellor Street in question is entirely private and owned by the adjoining properties. Pursuant to the Agreement, we were required to and *did* provide advance notice to the neighbors prior to using that section of Chancellor Street for construction activities or deliveries due to the fact that the street was private. Over a two (2) year span from March of 2017 to March of 2019, we provided advance notice to each of the affected Chancellor Street neighbors to use the street a total of fourteen (14) times. No damage resulted to Chancellor Street, nor were we advised of any damage requiring correction. The street is currently in similar condition consistent with its pre-construction condition and was not deteriorated as a result of our construction activities. Conversely, it is our understanding that a nearby apartment complex regularly uses Chancellor Street for its service vehicles, which would be an understandable point of confusion if those service vehicles operated during the time that 2110 Walnut was under construction.

Concerning the opposing end of Chancellor Street that leads from S. 22nd Street east to the back of 2112 Walnut Street, that section of the street was accessed only twice, once to deliver scaffolding and once to remove it; both times were subject to an individual agreement with the affected neighbor. Those two access occurrences, to our knowledge and with no communication to suggest otherwise, caused zero damage whatsoever to Chancellor Street. Aside from this, we have no knowledge whatsoever of any issues that occurred during construction that were not immediately and satisfactorily resolved with the neighbors subject to the Agreement and others.

We are hopeful a face-to-face discussion will lend further clarity to both the prior construction and the proposed project at 2112 Walnut Street. We only had contact information for those listed above, so if we inadvertently excluded anyone, please forward this along.

Sincerely,



Tim Shaaban

cc: Laura Dipasquale (Laura.Dipasquale@Phila.gov)
Meredith Ferleger, Esq.
Richard Gross, CCRA (president@phillyccra.org)

RE: Historic Commission Hearing on Friday, November 10, 2023 regarding Proposed development at 2112 Walnut Street

Glenn Blumenfeld <gblumenfeld@tactix.com>

Fri 11/10/2023 1:23 PM

To: preservation <preservation@Phila.gov>

Cc: Carl Primavera <CPrimavera@klehr.com>; loribendesky@aol.com <loribendesky@aol.com>; lbendesky@smbb.com <lbendesky@smbb.com>; Susan Blumenfeld - Willig, Williams & Davidson (susanbblumenfeld@gmail.com) <susanbblumenfeld@gmail.com>; JP Iberti <jp@loftwater.com>; Kristie Breen <kristie.palmer9@gmail.com>; monicagoodhart@gmail.com <monicagoodhart@gmail.com>; andrew.voudouris@turn5.com <andrew.voudouris@turn5.com>; Jacalyn Pollock <jacipollock@gmail.com>

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I want to make it very clear to the Historic Commission that, despite the assertions of Tim Shabaan to the contrary at today's Hearing, the neighbors of 2112 Walnut Street have not agreed to anything as far as his proposed development and the majority of us believe that any overbuild of this property is both (1) inconsistent with the nature of the block and immediate neighborhood and (2) unnecessary because the property has been in continual use as a law office for a high end law firm for many years and doesn't need a major change to prevent blight on our block.

At the November 6 CCRA meeting with Astoban and about 10-15 neighbors, Tim Shabaan presented his current development plan to us, and he and the CCRA president told us there was significant risk that this plan could be approved by the Historic Commission. Despite this "risk", Tim said that (out of the goodness of his heart,) he would welcome the opportunity to work with us to present something less offensive. It was a scare tactic that some opposing neighbors reflexively said they would entertain primarily out of fear of the alternative. Our understanding is that, to date, the Review Committee has shared our opinion of the proposed development (i.e., it is both inconsistent with the historic nature of the block/neighborhood and unnecessary) and, while we understand that the Review Committee's recommendations are not binding on the Commission, the CCRA and Tim should have been more candid about the likely prospects of his current proposal. It would appear likely that he will need to make material changes to his plan in order to obtain a "go forward" recommendation from the Review Committee. While we are all reasonable people and willing to consider all options before making final decisions about this project, these decisions should be made of free will and not based on misinformation and artificially created duress.

On the walk back to their homes, many of those in attendance at the meeting were frustrated because they felt they were being pressured into something they didn't want and reiterated their opposition to a meaningful overbuild at 2112.

In sum, we strongly urge the Committee to base its decision here solely on the merits and failings of the proposed project and not on any incorrect belief that the neighbors are in any way satisfied with this proposal or have agreed to the revised development plan that will be submitted by Astoban. We do not want this project to be built and do not believe it should be granted approval for the reasons stated above and otherwise identified by the Review Committee to date.

Thank you again for your time and consideration.

Best,

Glenn Blumenfeld