

ADDRESS: 1805-09 WALNUT ST

Proposal: Replace storefront; install signage and awnings

Review Requested: Final Approval

Owner: 1805 Retail Partners LP

Applicant: Michael Palermo, Smallville Restaurant Associates LLC

History: 1924; Presbyterian Ministers Fund for Life Insurance, Alison Building

Individual Designation: None

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

Staff Contact: Heather Hendrickson, heather.hendrickson@phila.gov

BACKGROUND:

This application proposes to convert the first and second-floor retail space at 1805-09 Walnut Street into a new restaurant. The application proposes to demolish the existing metal and plate-glass storefronts and replace them with new wood and glass storefronts. At the base of the storefronts, historic decorative bronze panels would be replaced with stone plinths. The new fenestration above would feature four rows of horizontally oriented glazing. The lower two rows of glass would be fluted, with clear glass above. At the top of the storefront openings, historic arched metalwork transoms would be replaced by large back-painted glass signage panels. Three new retractable awnings are proposed across the four storefront openings. Above the awnings, the application proposes a face-lit sign with individual letters mounted on a painted steel channel. At the second floor, the existing metal casement windows would be rebuilt and refurbished.

SCOPE OF WORK

- Demolish existing metal and glass storefront, including historic metalwork
- Install wood and glass storefront.
- Install face-lit channel letter sign.
- Install retractable awnings.

STANDARDS FOR REVIEW:

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

- *Standard 2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.*
- *Standard 5: Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*
- *Standard 9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

STAFF RECOMMENDATION: Denial as proposed, but approval, provided the historic metal transoms and storefront bases are retained, pursuant to Standards 2, 5, and 9.



Figure 1. Existing conditions at 1805-09 Walnut Street, January 2024.



Figure 2. Proposed modifications at 1805-09 Walnut Street, Stokes Architecture + Design.

FEBRUARY 05, 2024

Philadelphia Historical Commission
1515 Arch Street 13th Floor
Philadelphia, PA 19102
(215) 686-0286

Re: 1805 Walnut St Facade

To whom it may concern,

Thank you for your review of this project. The Alison Building, at 1805 Walnut, is a storied building in Philadelphia with an interesting and layered history of its construction. We hope to add a new and lasting layer to the history of this building.

We are proposing a new restaurant at the Alison, with dining rooms on the first and second floor, overlooking Rittenhouse Square. The existing retail space presents distinct challenges that a restaurant is uniquely equipped to handle, keeping the vast space semi-public and allowing for a multi-level use. Seeking inspiration from mid-century Roman trattorias, a culture and style that is lively yet grounded in tradition we see this addition to Rittenhouse Square bringing a new life to the north side of the park. Similar to lively the 18th St. corridor this new restaurant will serve as a connector between the Walnut St commercial district to the east and the restaurants and residences to the west of the park.

While keeping the original architectural openings, the existing plate glass on the ground floor is not conducive to a restaurant use. At the first floor, we propose new wood, glass, and stone fenestration. The new fenestration will be anchored with a stone panel at the ground, fluted lower glass panels, and a back painted transom atop keeping close to the original transom line. All of this will be framed in rich natural wood frame, grounding the stones façade at a pedestrian scale. At the second floor dining the existing metal casement windows will be rebuilt and refurbished.

In addition to the new fenestration, we propose a new face-lit sign emitting a low warm glow. The sign acts as a unifying element across the segmented façade, originally used as individual storefronts. The individual letters will be mounted on a painted steel channel allowing for easy attachment at mortar joints in the façade. Below the sign are three proposed awnings. One at the main entrance and two spanning a proposed sidewalk seating area.

Our approach is to create a unifying façade that translates the warmth and excitement of the restaurant interior while respecting and adding to the layers of history on the square. We look forward to your comments and ensuing discussion.

Thank you,

Gregory Charnock

Project Manager
Stokes Architecture + Design



THE ALISON BUILDING

ORGANIZED 1717 THE PRESBYTERIAN MINISTERS FUND FOR LIFE INSURANCE INCORPORATED 1759

BORROMINI

TRATTORIA

BORROMINI

ROMA

RISTORANTE

ALISON BUILDING

ALISON BUILDING

APPLICATION FOR BUILDING PERMIT



CITY OF PHILADELPHIA
DEPARTMENT OF LICENSES AND INSPECTIONS
MUNICIPAL SERVICES BUILDING – CONCOURSE
1401 JOHN F. KENNEDY BOULEVARD
PHILADELPHIA, PA 19102

For more information visit us at www.phila.gov/li

APPLICATION # _____

(Please complete all information below and print clearly)

ADDRESS OF PROPOSED CONSTRUCTION:

1805 WALNUT ST

APPLICANT:

MICHAEL PALERMO

COMPANY NAME

SMALLVILLE RESTAURANT ASSOCIATES LLC

PHONE # (215) 806-2837

FAX #

APPLICANT'S ADDRESS:

134 MARKET ST

PHILADELPHIA PA 19108

LICENSE #

E-MAIL: michael.palermo@starr-restaurant.com

PROPERTY OWNER'S NAME:

1805 RETAIL PARTNERS LP

PROPERTY OWNER'S ADDRESS:

1845 WALNUT ST SUITE 2200, PHILADELPHIA PA 19103

PHONE #

FAX #

ARCHITECT/ENGINEER IN RESPONSIBLE CHARGE

RICHARD STOKES

ARCHITECT/ENGINEERING FIRM ADDRESS:

1700 SANSOM ST

ARCHITECT/ENGINEERING FIRM:

STOKES ARCHITECTURE + DESIGN

PHILADELPHIA PA 19103

PHONE # (412) 585-0198

FAX #

LICENSE #

E-MAIL:

CONTRACTOR:

HUNTER ROBERTS HOLDINGS LLC - JOHN COLT

CONTRACTING COMPANY ADDRESS:

501 NW GRAND BLVD - 6TH FLOOR

CONTRACTING COMPANY:

OKLAHOMA CITY, OK 73118

PHONE #

FAX #

LICENSE # 26101

E-MAIL:

jcolt@hrcg.com

USE OF BUILDING/SPACE

RESTAURANT

ESTIMATED COST OF WORK

\$ 250,000.00

BRIEF DESCRIPTION OF WORK:

DEMOLITION AND REPLACEMENT OF OF EXISTING METAL AND GLASS STOREFRONT WITH NEW WOOD AND GLASS STOREFRONT.

NEW FACELIT CHANNEL LETTER SIGNS

NEW AWNINGS

TOTAL AREA UNDERGOING CONSTRUCTION: _____ square feet

COMPLETE THESE ITEMS IF APPLICABLE TO THIS APPLICATION:

OF NEW SPRINKLER HEADS (suppression system permits only): 0

LOCATION OF SPRINKLERS: N/A

OF NEW REGISTERS/DIFFUSERS (hvac/ductwork permits only): 0

LOCATION OF STANDPIPES: FACADE

IS THIS APPLICATION IN RESPONSE TO A VIOLATION? NO YES

VIOLATION #: _____

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

APPLICANT'S SIGNATURE: Michael Palermo

DATE: 02 / 05 / 2024

PRE-REQUISITE APPROVALS FOR:

ADDRESS: 1805 WALNUT ST

APPLICATION #:

✓ IF REQ'D	AGENCY	INITIALS	DATE	REMARKS
X	ART COMMISSION 13 TH FLOOR – 1515 ARCH STREET			NEW SIGN
X	CITY PLANNING COMMISSION 13 TH FLOOR – 1515 ARCH STREET			NEW SIGN, HISTORIC BUILDING/DISTRICT
	FAIRMOUNT PARK COMMISSION <input type="checkbox"/> CITY <input type="checkbox"/> STATE AIR MANAGEMENT / HEALTH DEPT			
X	HISTORICAL COMMISSION 13 th FLOOR - 1515 ARCH STREET			HISTORIC BUILDING/DISTRICT
X	STREETS DEPARTMENT ROOM 940 – M.S.B.			NEW AWNINGS OVER SIDEWALK
	WATER DEPARTMENT 2 ND FLOOR –1101MARKET STREET			
	CONTRACTUAL SERVICES UNIT ROOM 1140 – M.S.B.			
X	ZONING			RECEIVED APPROVAL ZP-2024-000626

EXAMINER'S APPROVAL (OFFICE USE ONLY)

APPROVED USE OF BUILDING SPACE:

PERMIT TO READ:

CODE/EDITION USED FOR REVIEW:

WAS VIOLATION FOR WORK WITHOUT A PERMIT? NO YES (INSPECTION FEE MUST BE ADDED TO PERMIT FEE)

VIOLATION # _____

OTHER BUILDING PERMITS REQUIRED: FIRE SUPPRESSION HVAC/DUCT FUEL GAS

PLAN #	CONSTRUCTED AREA _____ SQ FT	<input type="checkbox"/> NEW CONSTRUCTION <input type="checkbox"/> ALTERATION	FEE ITEM	AMOUNT
			BLDG. PERMIT/C.O./L.O.	
			INSPECTION FEE	
CONSTRUCTION TYPE: _____	CO REQUIRED <input type="checkbox"/> NO <input type="checkbox"/> YES	NEW DWG UNITS:	WATER METERS	
			CONSTRUCTION WATER	
USE: _____	VARIANCES <input type="checkbox"/> NO <input type="checkbox"/> YES	PROJECT TYPE	TOTAL FEES	

This is to certify that I have examined the within detailed statement, together with a copy of the plans relating thereto, and find the same to be in accordance with the provisions of the law relating to buildings in the City of Philadelphia, that the same has been approved and entered into the records of this Department.

EXAMINER: _____ DATE APPROVED: _____

PERMIT # _____

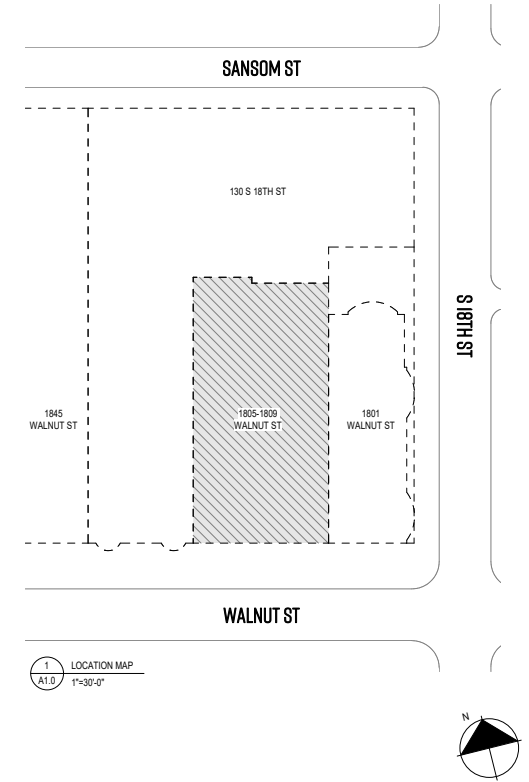
DATE ISSUED: _____

CHECK # _____

PROJECT RENDERING



LOCATION MAP



1 LOCATION MAP
A1.0 1"=30'-0"

DRAWING LIST:

- A1.0 COVER SHEET
- A1.1 NEW WORK PLANS
- A1.2 DEMOLITION PLAN & ELEVATION
- A1.3 EXTERIOR ELEVATION
- A1.4 SIDEWALK CAFE PLAN
- A1.5 DOOR & WINDOW DETAILS
- A1.6 EXTERIOR DETAILS

A1.0

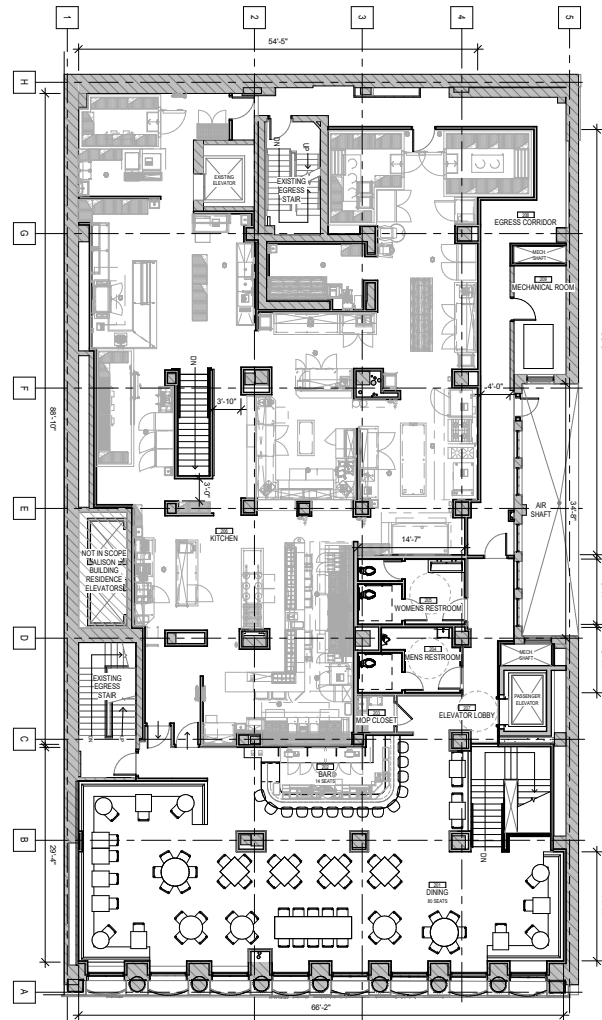
COVER SHEET

BORROMINI RESTAURANT - 1805 WALNUT ST

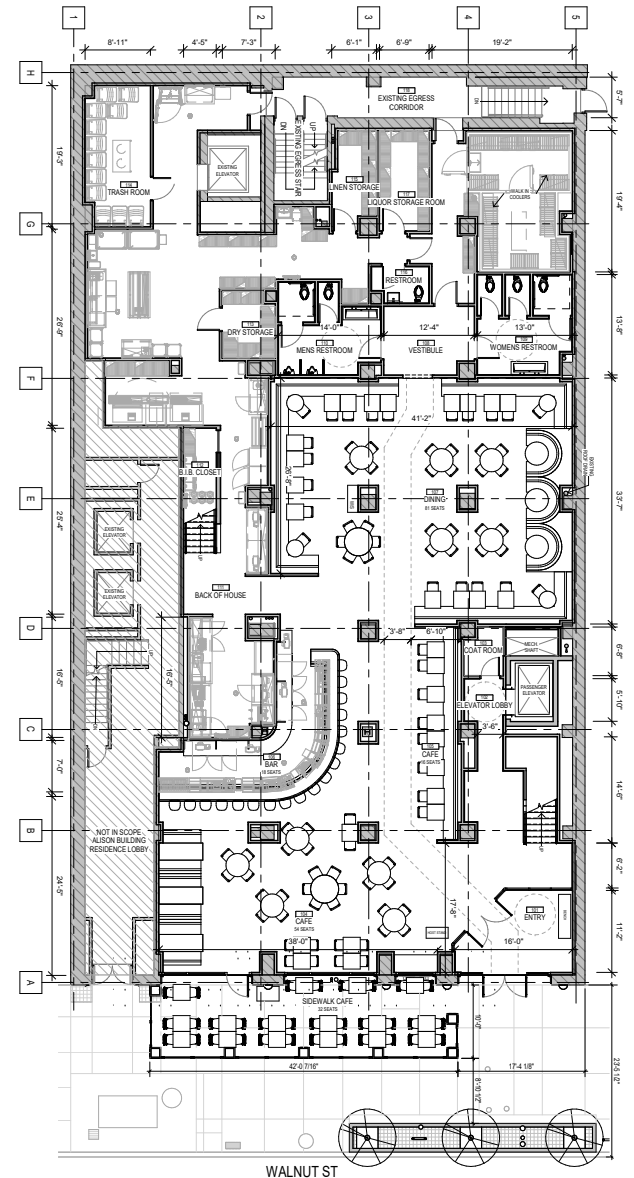
PHILADELPHIA HISTORICAL COMMISSION REVIEW

STOKES.
ARCHITECTURE + DESIGN
STOKESARCH.COM

STARR



2 NEW WORK PLAN - SECOND FLOOR
A1.1 1/8"=1'-0"



1 NEW WORK PLAN - FIRST FLOOR
A1.1 1/8"=1'-0"

A1.1 NEW WORK PLANS

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1 EXTERIOR ELEVATION
A1.3 3/8" = 1'-0"

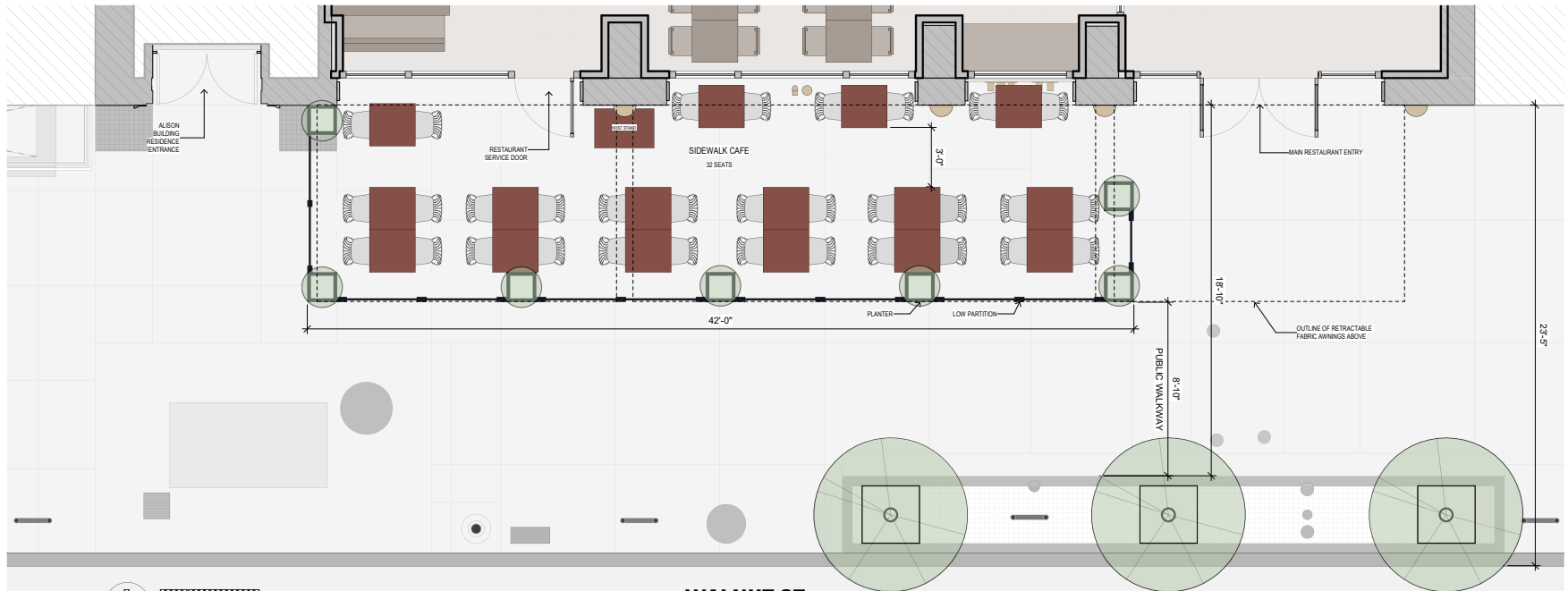
A1.3

EXTERIOR ELEVATION

BORROMINI RESTAURANT - 1805 WALNUT ST
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WALNUT ST

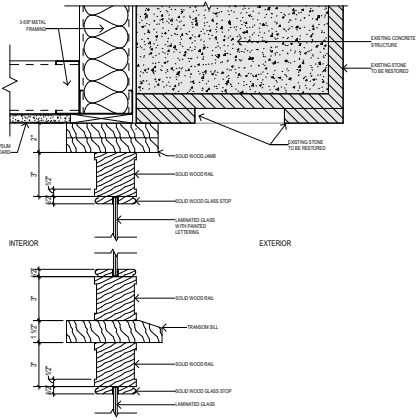
1
A1.4 SIDEWALK CAFE PLAN
3/8"=1'-0"



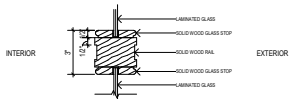
A1.4 SIDEWALK CAFE PLAN

BORROMINI RESTAURANT - 1805 WALNUT ST
PHILADELPHIA HISTORICAL COMMISSION REVIEW

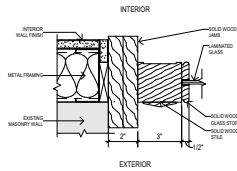




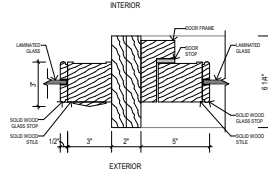
H1 TRANSOM DETAIL
A1.5
3" x 1-1/2"



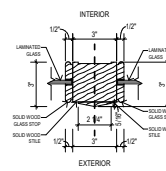
H2 TYPICAL HORIZONTAL MULLION
A1.5
3" x 1-1/2"



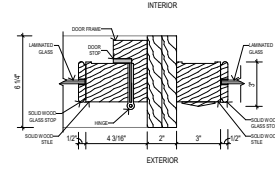
J5 WINDOW JAMB @ STONE WALL
A1.5
3" x 1-1/2"



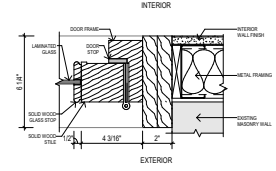
J4 DOOR JAMB @ WINDOW
A1.5
3" x 1-1/2"



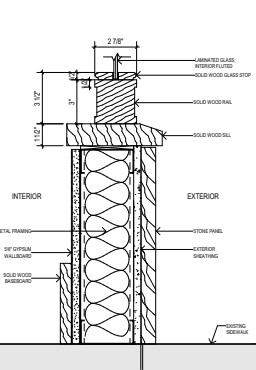
J3 VERTICAL WINDOW MUNTIN
A1.5
3" x 1-1/2"



J2 DOOR JAMB @ WINDOW
A1.5
3" x 1-1/2"



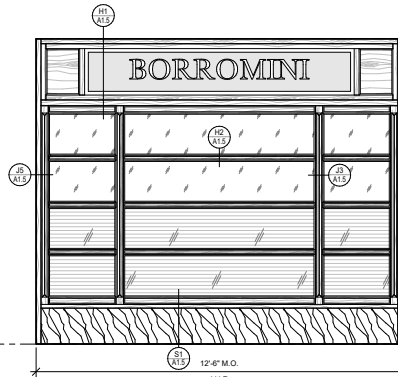
J1 DOOR JAMB @ STONE WALL
A1.5
3" x 1-1/2"



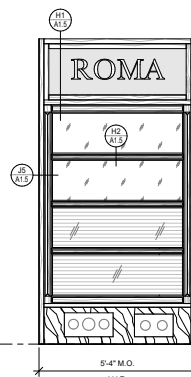
S1 WINDOW SILL @ STONE PANEL
A1.5
3" x 1-1/2"



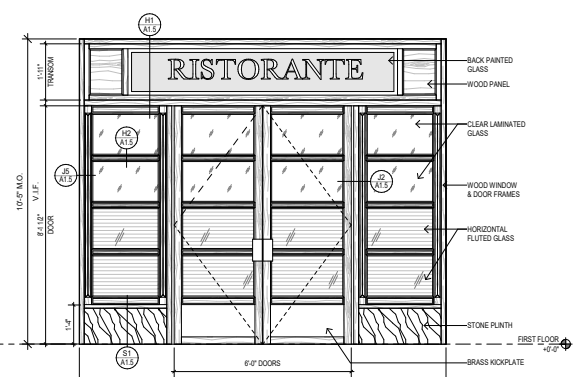
W4
SOLID WOOD DOORS & FIXED WINDOWS
WITH STONE BASE
CUSTOM BUILT



W5
SOLID WOOD FIXED WINDOWS
WITH STONE BASE
CUSTOM BUILT
RISON FLOOR MUNTIN PIVOT HINGE ON DOOR



W6
SOLID WOOD FIXED WINDOWS
WITH STONE BASE
CUSTOM BUILT



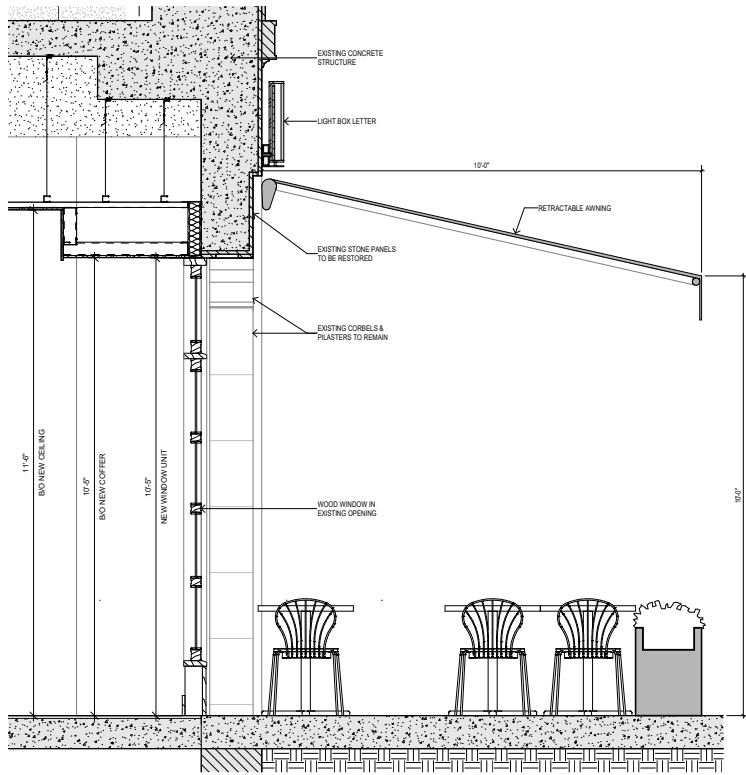
W7
SOLID WOOD DOORS & FIXED WINDOWS
WITH STONE BASE
CUSTOM BUILT
RISON FLOOR MUNTIN PIVOT HINGE ON DOORS

A1.5 WINDOW & DOOR DETAILS

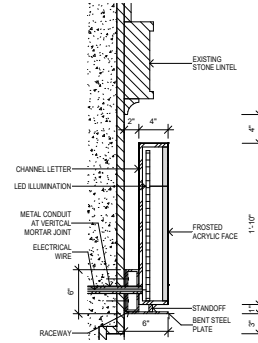
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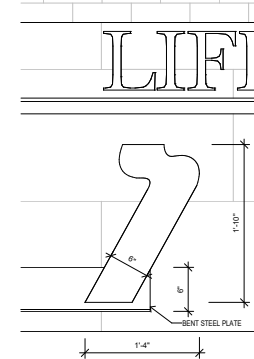
STARR



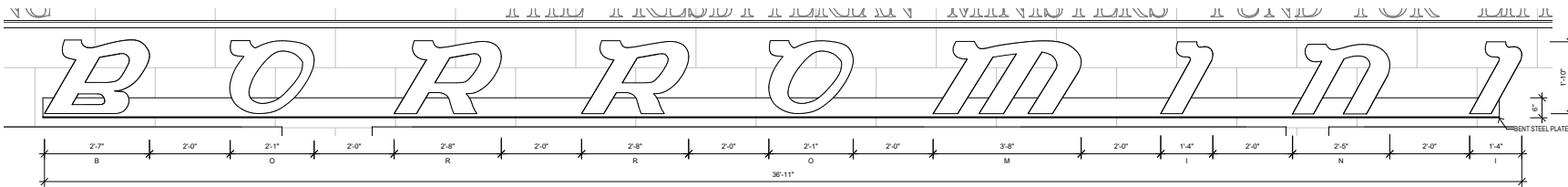
4 SECTION @ NEW WINDOW UNIT
A1.6 3/4" x 1'-0"



3 LIGHT BOX SECTION DETAIL
A1.6 1/2" x 5'-0"



2 LIGHT BOX ELEVATION DETAIL
A1.6 1/2" x 1'-0"



1 LIGHT BOX ENLARGED ELEVATION
A1.6 3/4" x 1'-0"

SIGN AREA:
 LIGHT BOX LETTERS: 38 SF
 HAND PAINTED LETTERS: 14 SF
 TOTAL: 60 SF

A1.6

EXTERIOR DETAILS

BORROMINI RESTAURANT - 1805 WALNUT ST
 PHILADELPHIA HISTORICAL COMMISSION REVIEW

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STARR

Existing Conditions



Barnes & Noble Booksellers

ALISON
BUILDING



is man's
greatest blessing

Barnes & Noble
Café
SERVING
STARBUCKS
COFFEE













THE ALLISON BUILDING

ORGANIZED BY THE PRESIDENTIAL HISTORICAL SOCIETY

RIGHT LANE
CROSSING AND
LEFT TURNING
ONLY
7:00-9:00
24-40
NO TURN

ALLISON BUILDING



THE PRESBYTERIAN MINISTERS' FUND FOR LIFE INSURANCE INCORPORATED 1750

[Blacked out sign above the entrance]

PUBLIC NOTICE OF APPLICATION
ALCOHOLIC BEVERAGES

UPTOWN
FINE
FIVE
[Handwritten graffiti]

Historic Documentation



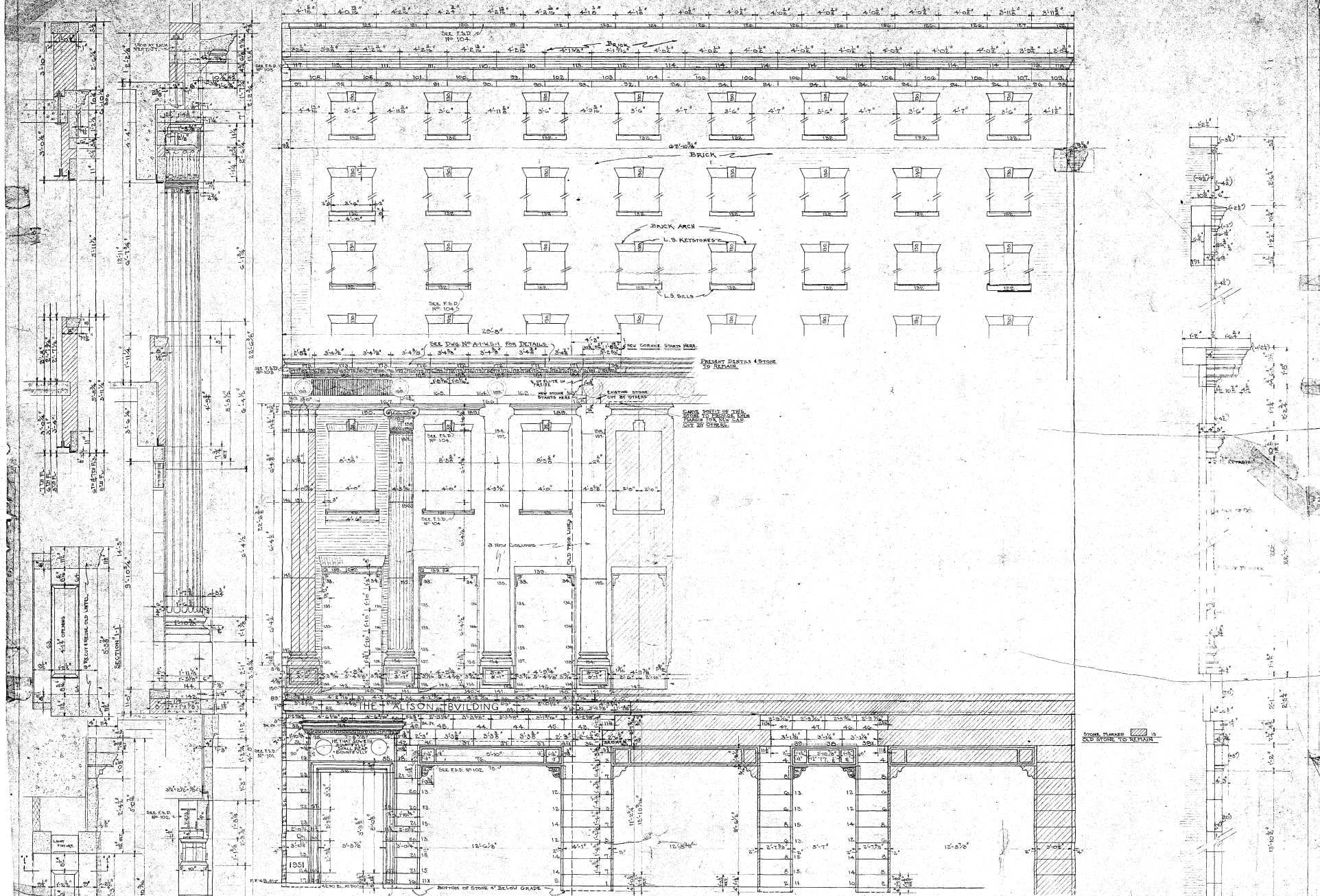
1885.

4-19-22.



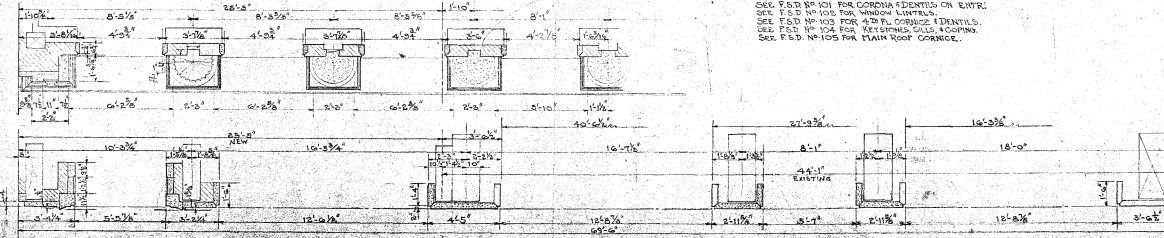
21844

10-8-1924



WALNUT ST ELEVATION

NOTES:
 SEE F.S.D. NO. 100 FOR FINISH STONES.
 SEE F.S.D. NO. 101 FOR CORONA IDENTIFIERS ON ENTRY.
 SEE F.S.D. NO. 102 FOR WINDOW LINTELS.
 SEE F.S.D. NO. 103 FOR ARCH CORONA IDENTIFIERS.
 SEE F.S.D. NO. 104 FOR REVESTMENT CALLS ACCORDING.
 SEE F.S.D. NO. 105 FOR PLAIN ROOF CORNICE.



1	ADDITION OF WEST RETURN	11-22-06
2	WIND. REV. & REPAIRING IDENTIFIERS	10-23-05
3	ARCH. CHANGES	9-28-05
NO.	REVISIONS	DATE

TYPE STONE: FRENCH LIMESTONE
 MONAHAN - MC CANN STONE CO. JOB No. 502
 NEW YORK - NEWARK - PHOENIX - NEWARK, N. J. INGN
 100 RED BANK AVE. NEWARK, N. J.
 NAME: THE ALLISON BLDG. ALTERATION
 LOCATION: 1600-22 WALNUT ST. PHILA., PA.
 ARCHT. CONSULT. SERVICE: SHAW-WALKER
 BULFINCH DOWN S. 115 G. LADY, PHILA., PA.
 PLATE WAS 3/24/05 MADE BY 3357V APPROVED



