

ADDRESS: 2112 WALNUT ST

Proposal: Construct six-story addition

Review Requested: Final Approval

Owner: Bruce and Lisa Ginsberg

Applicant: Eric Leighton, cbp Architects

History: 1870

Individual Designation: None

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

Staff Contact: Laura DiPasquale, laura.dipasquale@phila.gov

OVERVIEW: This application proposes to demolish portions of the four-story, Second Empire brownstone building at 2112 Walnut Street and to construct a six-story plus penthouse addition with setbacks. The historic building is 53 feet tall and the addition would be approximately 94 feet tall. The proposal would remove the entire rear mansard roof and portions of the rear wall and encapsulate the building in the addition. The addition would be clad in glass curtain walls and metal, fiber cement, or terra cotta panels. Decks with glass railings would be located on each floor. At the front mansard, dunnage and a deck railing would rise immediately behind the cornice line. The drawings lack details and clarity on these important elements. At the rear, a two-story brick portion of the addition with blank masonry openings topped with a one-story-tall vertical metal screen wall would provide access to the parking area from Chancellor Street.

The Architectural Committee and Historical Commission have reviewed a few iterations of additions for this property. Most recently, at its December 2023 meeting, the Historical Commission found that a proposed 11-story addition removed the same character-defining features of the rear mansard and bay window as the current proposal, and that the new construction was overly differentiated from the old and incompatible with the property and its environment.

SCOPE OF WORK:

- Construct 6-story addition

STANDARDS FOR REVIEW:

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

- *Standard 9: New addition, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment.*
 - The proposed project demolishes portions of the historic building, including the character-defining rear mansard and bay, destroying historic materials. The new work will be overly differentiated from the old and incompatible with the historic materials, features, size, scale and proportion, and massing, failing to protect the integrity of the property and its environment. The application fails to satisfy Standard 9.
- *Roofs Guideline | Recommended: Designing rooftop additions, elevator or stair towers, decks or terraces, dormers, or skylights when required by a new or continuing use so that they are inconspicuous and minimally visible on the site and from the public right-of-way and do not damage or obscure character-defining historic features.*
 - The proposed addition would be conspicuous and visible on the site and from public rights-of-way. The application fails to satisfy the Roofs Guideline.

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



February 5, 2024

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

RE: Proposed Mixed-Use Development at 2112 Walnut Street

Dear Dr. Farnham:

This letter, along with the accompanying building permit application and graphics, are submitted to secure a place on the Architectural Review Committee's Tuesday, February 20, 2024, agenda and subsequently the Historical Commission's Friday, March 8th agenda, for final review of the proposed development of the existing building at 2112 Walnut Street into a mixed-use high-end condominium with four dwelling units, accessory parking, and amenity spaces.

The site, located in the Rittenhouse-Fitler Historic District of Philadelphia, with frontage on Walnut Street, is zoned RMX-3. The proposed project is by-right for zoning purposes. The parcel contains one building, a 4-story plus cellar brownstone townhouse, that is not individually designated but is contributing to the district according to the Philadelphia Register of Historic Places. The parcel is bound to the east by the 2110 Walnut Street Condominium, to the west by an adjacent 4 story townhouse and to the south by an existing three-story carriage house accessed via Chancellor Street, which leads from 22nd Street with a dead end at the doorstep of this carriage house. Access to the rear of the 2112 parcel is via an easement from Chancellor Street across the rear of 2114 Walnut and the carriage house parcel to the south. The existing building is currently being used as professional offices, as it has for many decades, with paved parking for four vehicles in the rear area.

While the existing Walnut Street façade, although currently in need of restoration, remains in substantially original condition, the rear façade was previously altered by the modification of upper floor windows to fit hollow-metal exit doors, the addition of fire escapes, painted brick, asphalt shingles, modern siding and most significantly an addition with deck at the first floor. This proposal, in addition to restoring the Walnut Street façade, proposes to retain over 90% of the building envelope while removing selective rear elements and maintaining the existing masonry wall and windows, which will be encapsulated in the proposed addition to the south and above the existing building.

The addition will extend south to align with the southern extents of the repetitious rear wings of the neighboring townhouses to the west. Passage between the existing structure and addition will be through existing openings at the first floor, where the projecting bay is removed from the second and third floors and where the mansard is removed at the fourth floor. The existing front door on Walnut Street will be the primary entry to the condominium, while an accessible entry will be provided from the Chancellor Street side. This and the vehicle entry will be through a covered entry courtyard that will be created in the location of the existing parking lot. This entry court will be covered by the terrace of the second floor above. Vehicles will be stored at the cellar level, partially beneath the courtyard and in the existing building. The two-story overbuild carefully incorporates two setbacks from the existing

Walnut Street façade to minimize visual impact. These floors will extend south to the same plane as the rear addition. Small balconies are proposed in a slot between the top two floors and adjacent building at 2110 Walnut.

The existing first floor rooms will become commercial space and common amenity spaces and the existing staircase will provide access to each condominium and be supplemented, as the building code requires, by an additional egress stair in the addition. A new elevator will serve all dwelling units directly. The second, third and fourth floors will each contain a single dwelling unit of between 2700 and 3200 square feet. Outdoor terraces for these dwelling units will be on the south side of the building, with the most substantial at the second floor above the vehicle entry court. This terrace will be open to the sky while those at the third and fourth floors will be north of the plane established by the rear wings of adjacent buildings to the west. The fifth and sixth floors will contain a single multi-level dwelling unit of approximately 5,500 square feet. Access to the rooftop via an internal stair and elevator will be provided. In addition to the rooftop, outdoor areas for this dwelling unit will be on the setbacks facing Walnut Street.

To screen the rear entry court area from Chancellor Street neighbors, a two-story masonry wall is proposed at the property line between the 2112 and 2114 parcels. This wall, of red brick and matching the height of the adjacent carriage house, will be articulated with openings similar in scale and pattern to the adjacent carriage house. Above this wall, a screen wall, matching the height of the carriage house mansard will screen the neighbors' views onto the second-floor terrace and further integrate this part of the proposal into the context.

The proposed finish materials for the addition to the rear of the existing building is primarily red brick that is consistent in character with the surrounding Chancellor Street context. Punched windows, scaled to match the neighbors, will be modern metal and glass units in openings detailed with more traditional sills and heads. The screen wall at the second-floor terrace will be a metal or wood assembly of vertical elements, angled to diffuse direct views onto the terrace. The proposed materials for the overbuild floors include modern glass and metal window wall and guardrails at the north and south facing facades, giving the envelope a crystalline appearance so it further recedes against the sky. This material will wrap around the northwest and southwest corners, using spandrel glass as this is a rated party wall. The balance of the west facing wall will be clad in metal wall panels with joint articulations that resemble the joint pattern of the existing brownstone. See the attached graphics package for additional information about the building mass, articulation, and materials.

After reviewing our submission, please do not hesitate to contact us with any questions or should you require additional information, which we will make every attempt to promptly provide.

Sincerely,



Eric Leighton, AIA

Cc: Tim Shaaban, Meredith Ferleger, Nicholas Connolly, file



Construction Permit Application

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

Property Information

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

1

Parcel Address: 2112 Walnut Street

Specific Location: 2112 Walnut Street

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

Applicant Information

Identify how you are associated with the property.

2

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

Name: Eric Leighton Company: cbp Architects

Address: 234 Market Street, 4th floor

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

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

Property owner Information

Identify the deeded property owner.

3

The property owner is a/an: Individual Company*

Owner (1)

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

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

Owner (2)

Name: Lisa Ginsberg

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

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

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

Design Professional in Responsible Charge

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

4

Name: Eric Leighton Firm: cbp Architects

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

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

Project Scope

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

5

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

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

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

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

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

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

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

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

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

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

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

(c) **Earth Disturbance** Area of Earth Disturbance: 4,100 (Sq. Ft.)

(d) **Building Floor Areas** New Floor Area: 11,378 (Sq. Ft.) Existing Altered Area: 8,505 (Sq. Ft.)

(e) **Number of Stories** 6

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

Project will contain 4 dwelling units and accessory amenities and first floor commercial.

(g) Project Conditions

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

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

** This project includes work described below: Yes No

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



Department of Licenses and Inspections

CITY OF PHILADELPHIA

Job Number: (for office use only)

Project Details, Other Permits & Contractor Information

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

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

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

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

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

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

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

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

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

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

- Interior
- Exterior Drainage and/or Water Distribution

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

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

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

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

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

(a) Check all that apply:

- Building Excavation Mechanical & Fuel Gas Electrical Plumbing Fire Suppression

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

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

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

(b) General Building Construction Contractor Information

Name: TBD Cost of Building Work: \$ 7 Million

License Number: _____ Phone: _____

(c) Excavation Work & Contractor Information

Name: _____ Cost of Excavation Work: \$ _____

License Number: _____ Phone: _____

(d) Mechanical / Fuel Gas Work & Contractor Information

Name: _____ Cost of Mechanical Work: \$ _____

License Number: _____ Cost of Fuel Gas Work: \$ _____

Equipment Types: Registers / Diffusers Appliances Hoods Phone: _____

Equipment Details & Quantities: _____

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

Name: _____ Cost of Electrical Work: \$ _____

License Number: _____ Phone: _____

Third Party Inspection Agency Name: _____

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

Name: _____ Cost of Plumbing Work: \$ _____

License Number: _____ Phone: _____

Number of Fixtures: _____

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

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

Name: _____ Cost of Fire Supp. Work: \$ _____

License Number: _____ Phone: _____

Sprinkler Heads: _____ Standpipes: _____ Fire Pumps: _____

Commercial Kitchen Systems: _____ Backflow Devices: _____ Hydrants: _____

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

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

6

Declaration & Signature

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

Applicant Signature:  Date: 02 / 05 / 2024



EXISTING CONDITIONS SITE PHOTOS





EXISTING CONDITIONS SITE PHOTOS



EXISTING CONDITIONS SITE PHOTOS



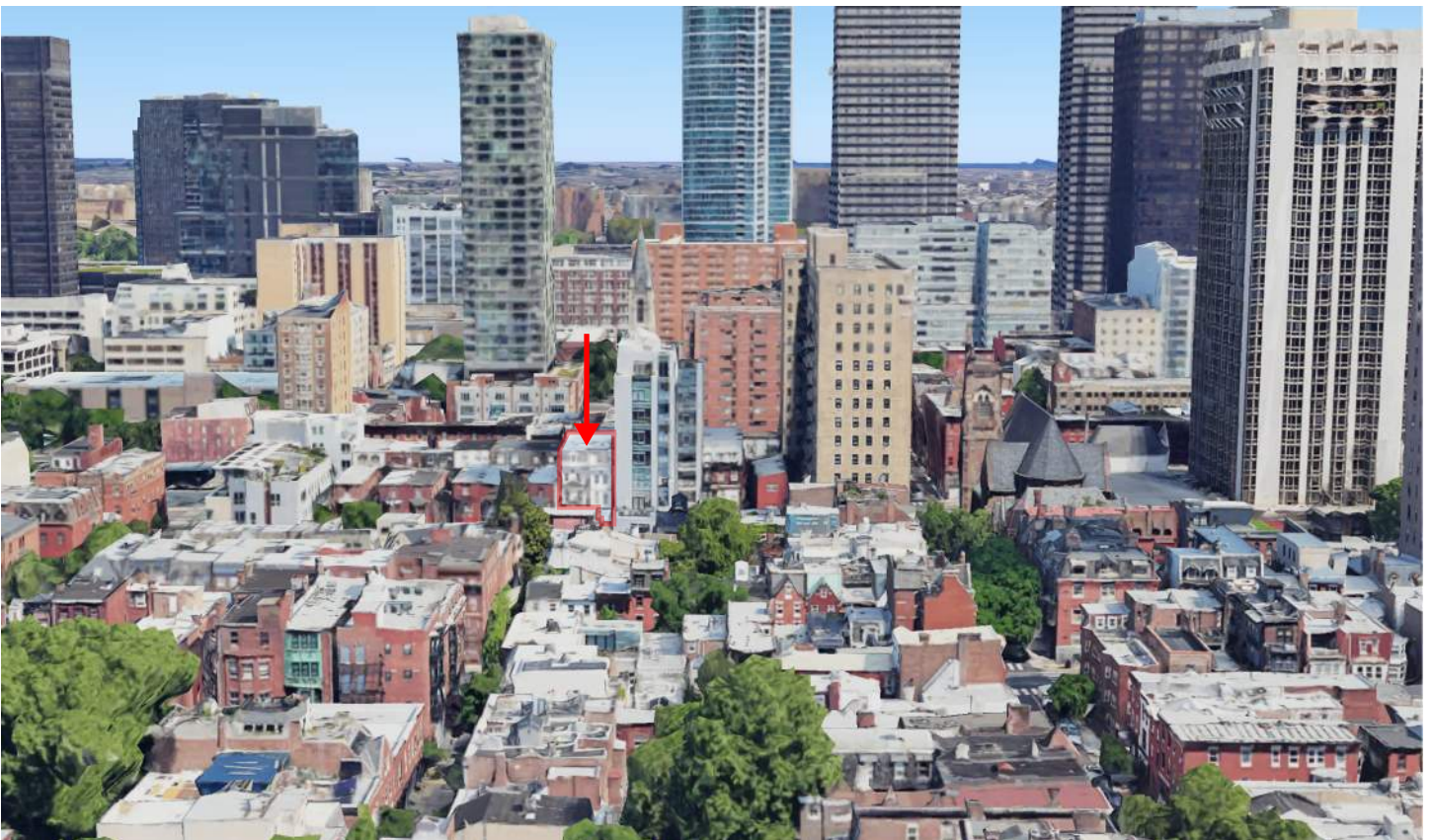
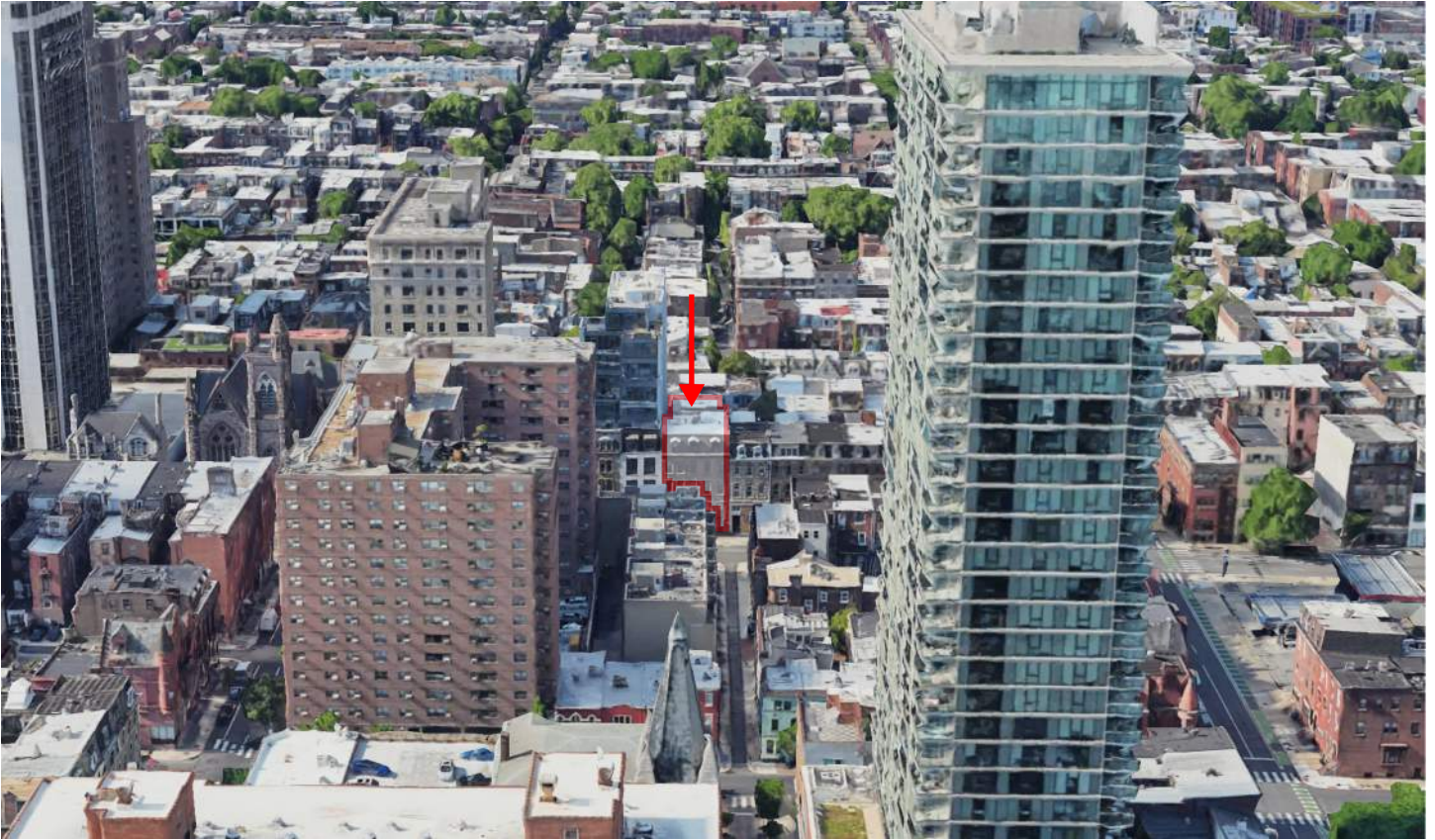
EXISTING CONDITIONS SITE PHOTOS



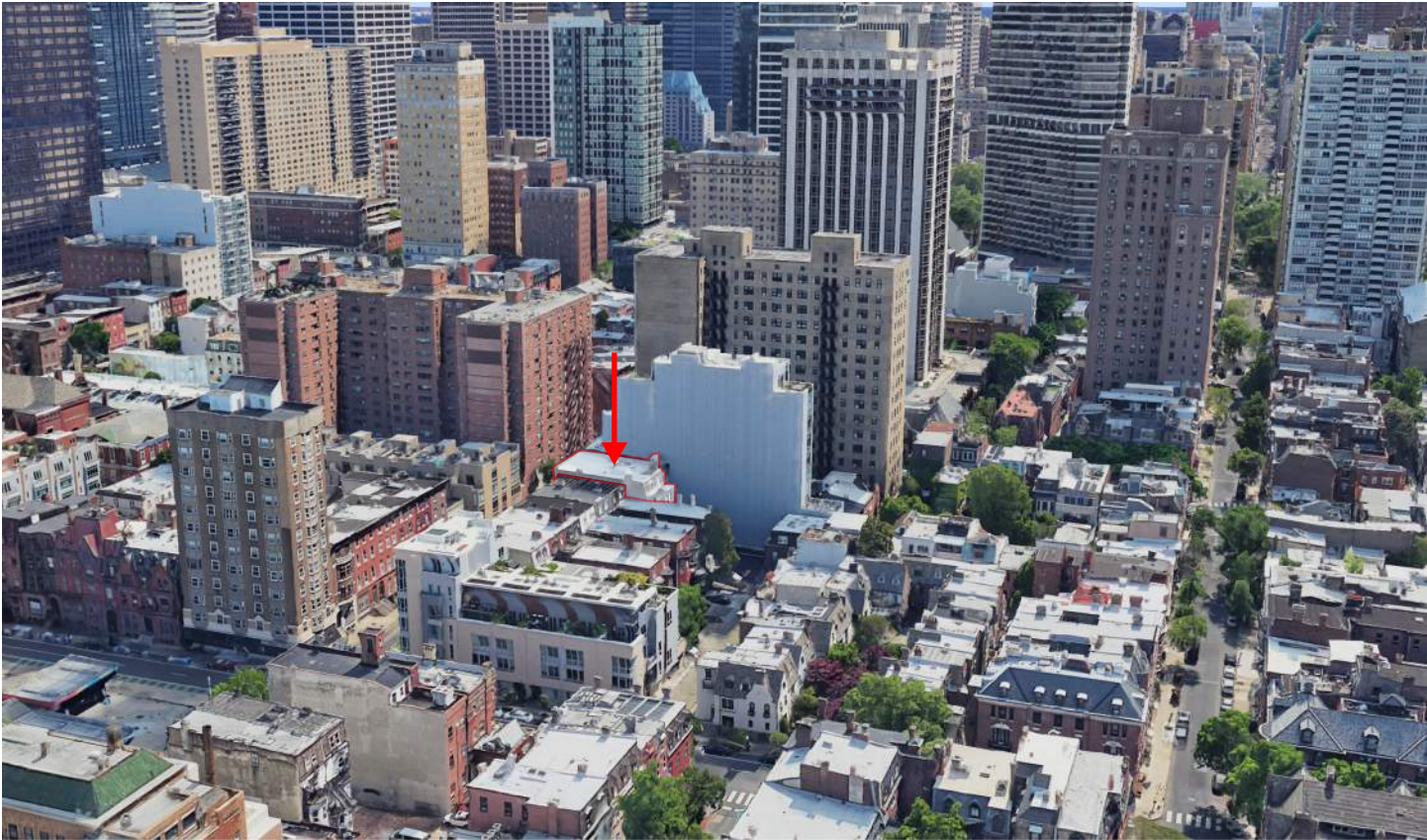
EXISTING CONDITIONS SITE PHOTOS



EXISTING CONDITIONS SITE PHOTOS



EXISTING CONDITIONS AERIALS



EXISTING CONDITIONS AERIALS







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

PERSPECTIVE VIEW LOOKING SOUTH FROM WALNUT STREET
FEBRUARY 5, 2024

A003 | 2112 Walnut Street
Philadelphia, PA 19103







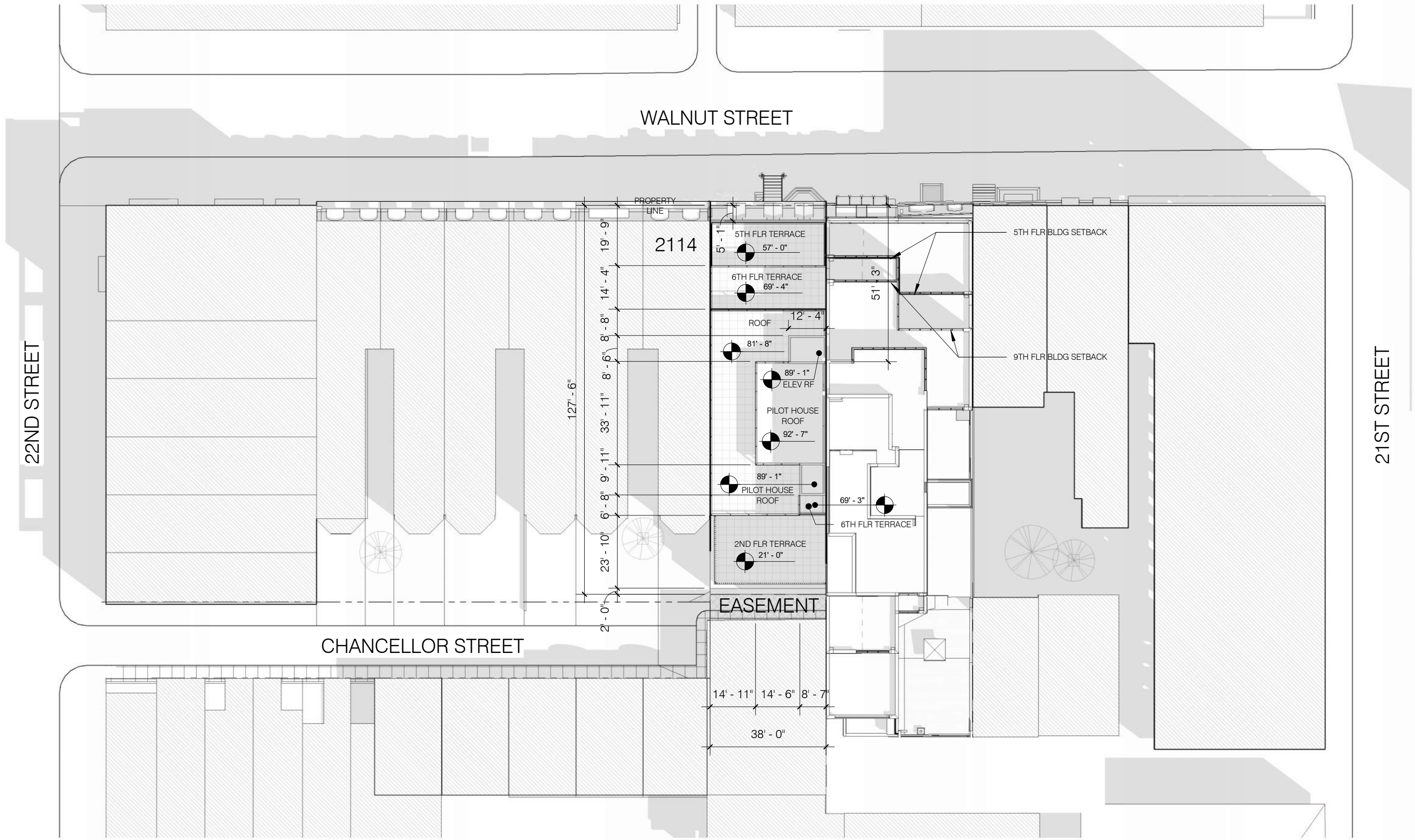
URBAN SPACE DEVELOPMENT
1315 Walnut Street, Suite 1325
Philadelphia, PA 19107

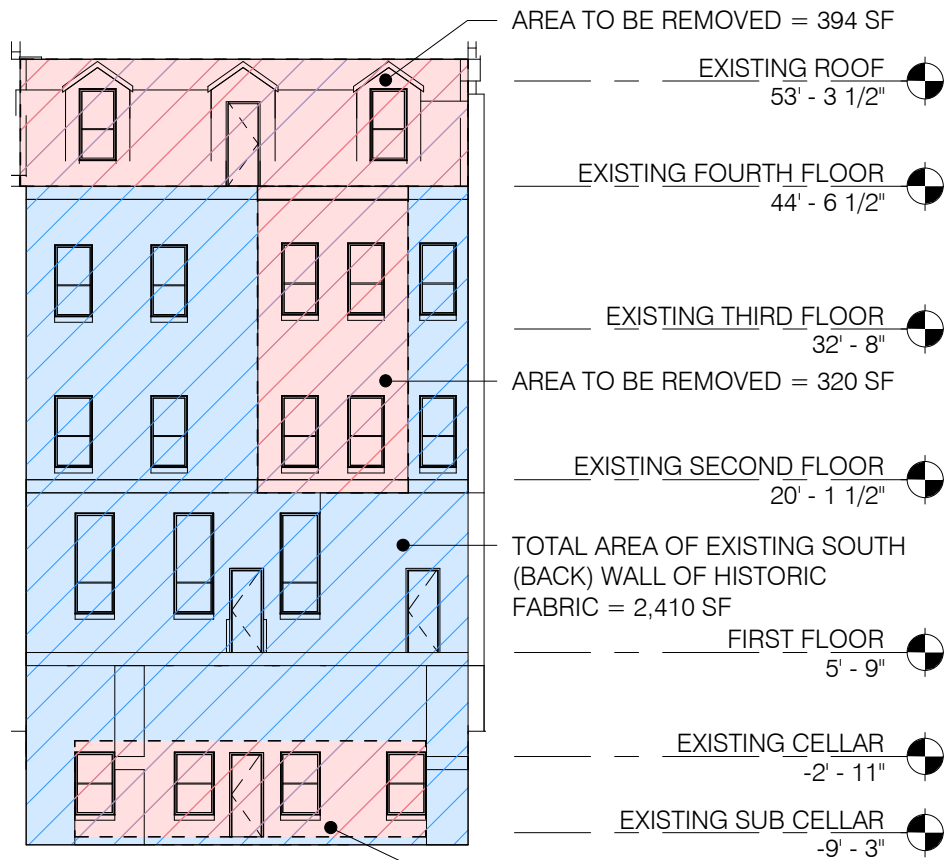
PERSPECTIVE VIEW FROM CHANCELLOR ST.
FEBRUARY 5, 2024

A005 | 2112 Walnut Street
Philadelphia, PA 19103



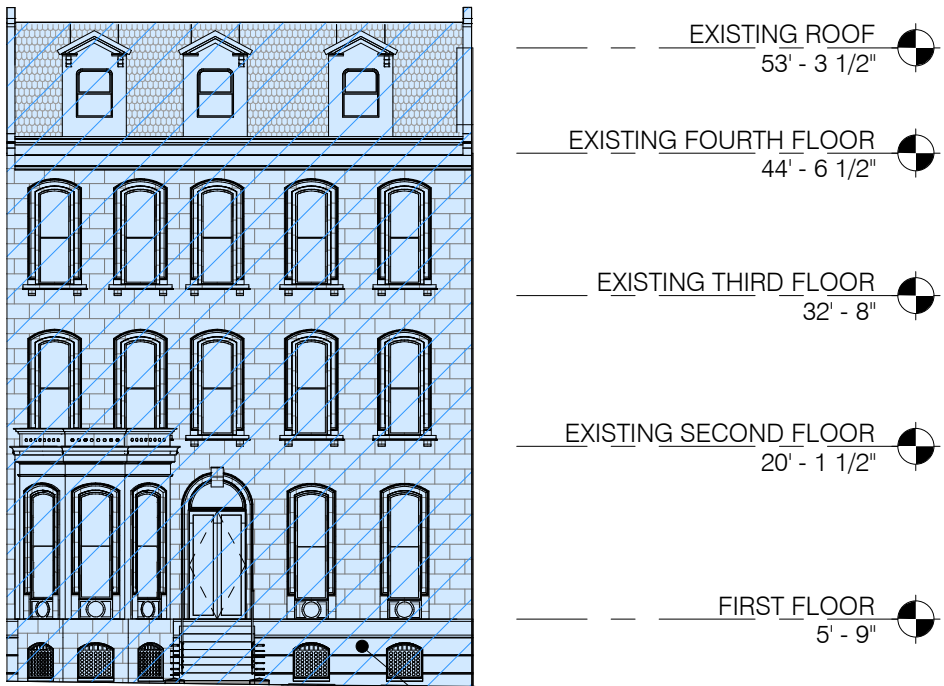






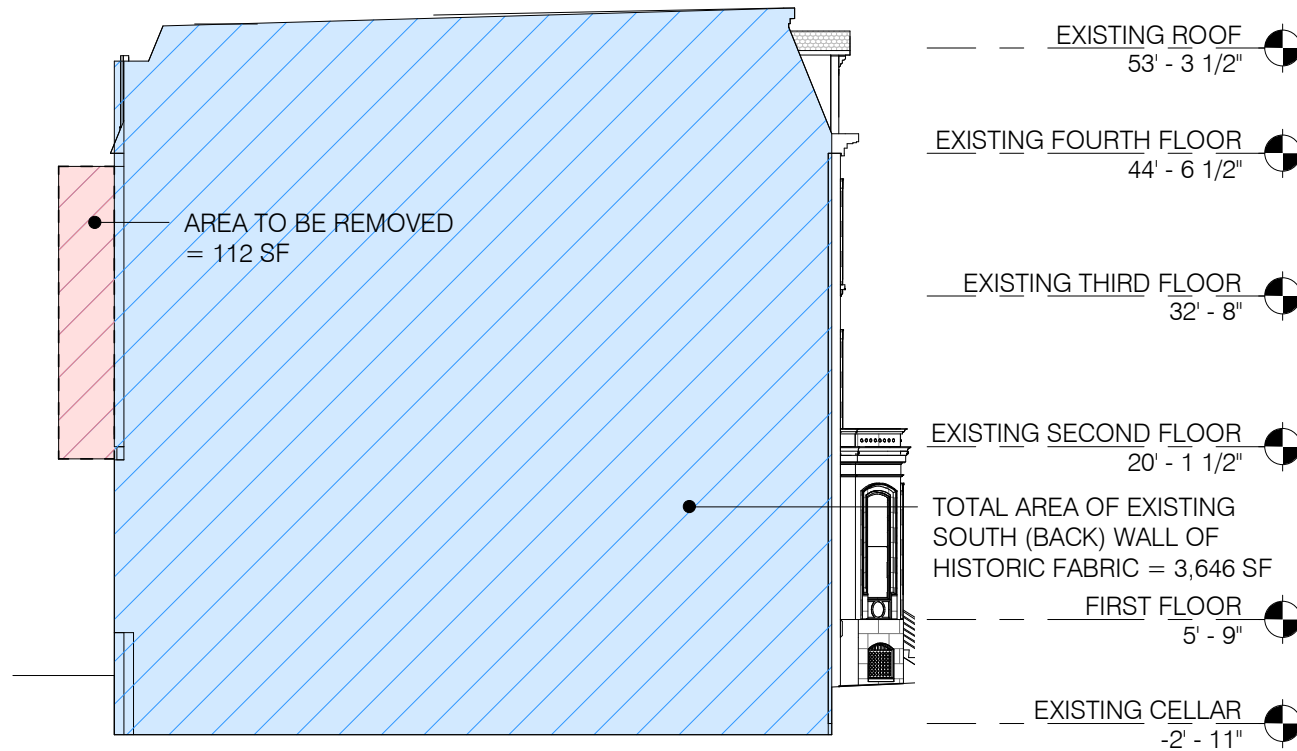
SOUTH

TOTAL AREA OF EXISTING SOUTH (BACK) WALL OF HISTORIC FABRIC = 234 SF

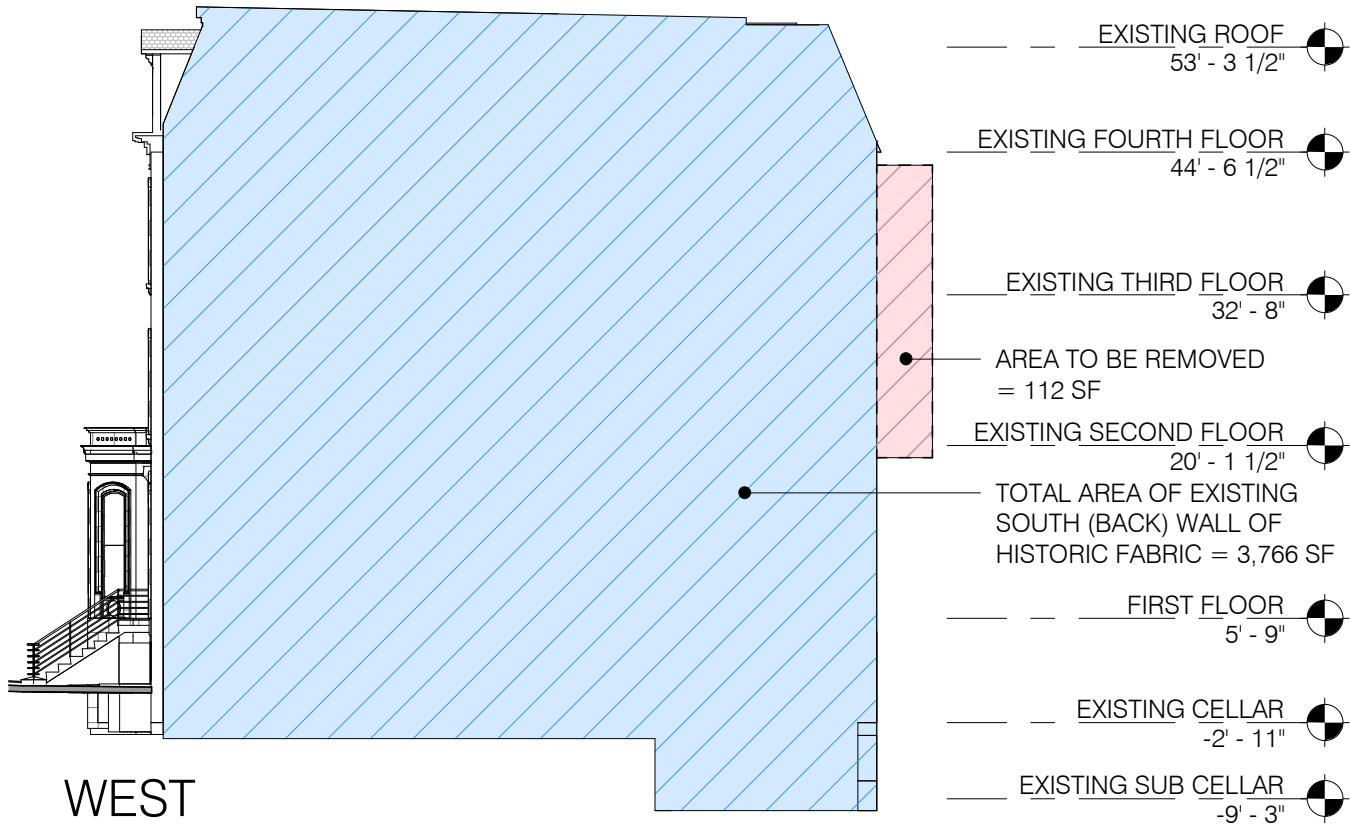


NORTH

TOTAL AREA OF EXISTING NORTH (FRONT) WALL OF HISTORIC FABRIC = 2,131 SF



EAST



WEST

HISTORICAL EXTERIOR WALL SF CALC		
EXISTING WALL SF		
EAST:	3,646	SF
WEST:	3,766	SF
NORTH:	2,131	SF
SOUTH:	2,410	SF
TOTAL:	11,953	SF
REMOVED WALL SF		
EAST:	112	SF
WEST:	112	SF
NORTH:	0	SF
SOUTH:	948	SF
TOTAL:	1,172	SF
CALC: 1,172 SF / 11,953 SF = 10.0%		
% AREA OF HISTORICAL WALL FABRIC TO BE REMOVED: 10.0%		

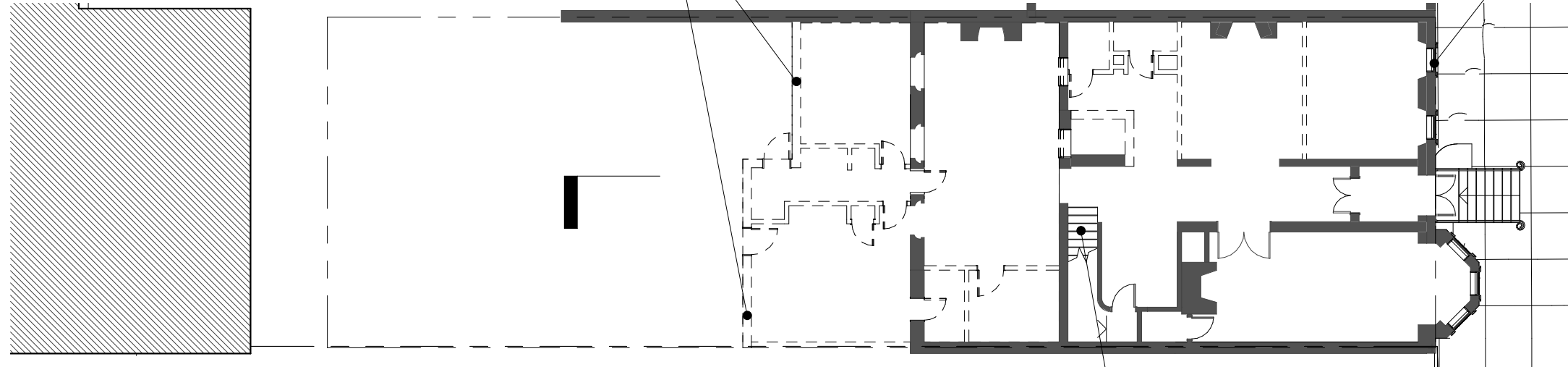
WALL AREA TO REMAIN

WALL AREA TO BE REMOVED

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

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

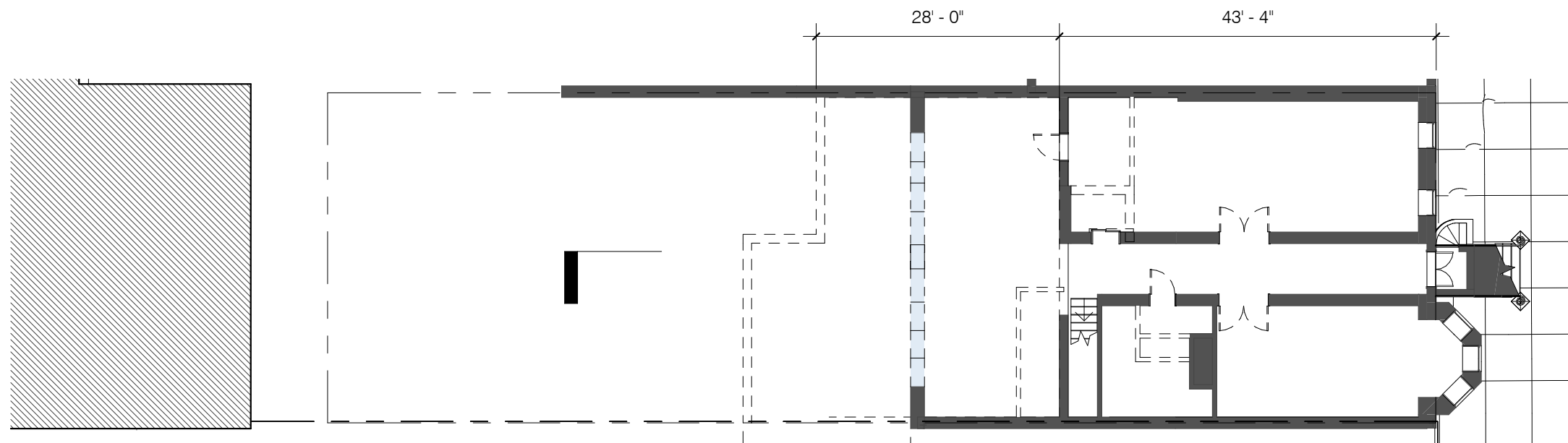
EXISTING WINDOWS TO BE REPLACED WITH HISTORICALLY ACCURATE CLAD UNITS - TYPICAL AT ALL WALNUT STREET WINDOWS



FIRST FLOOR

PREVIOUS
ADDITION

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

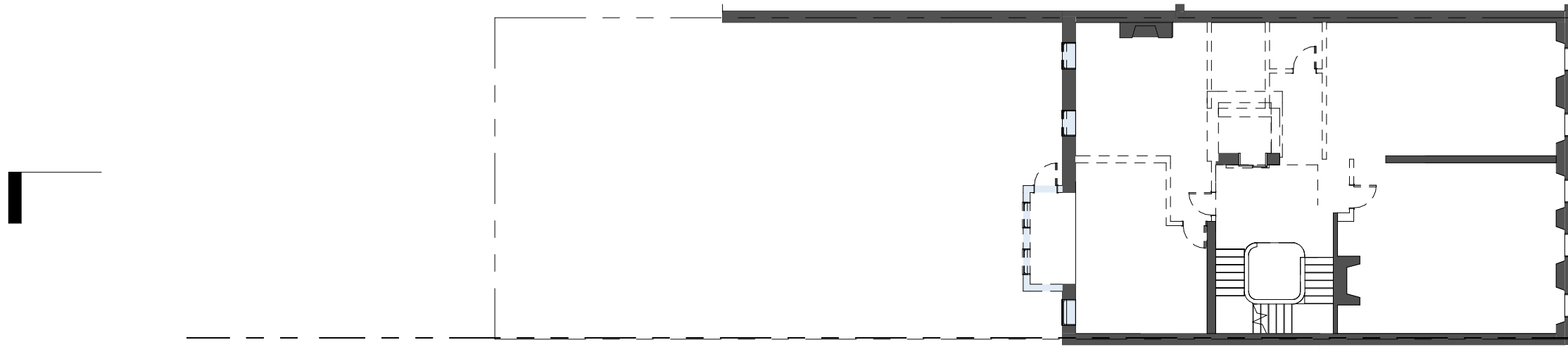


CELLAR

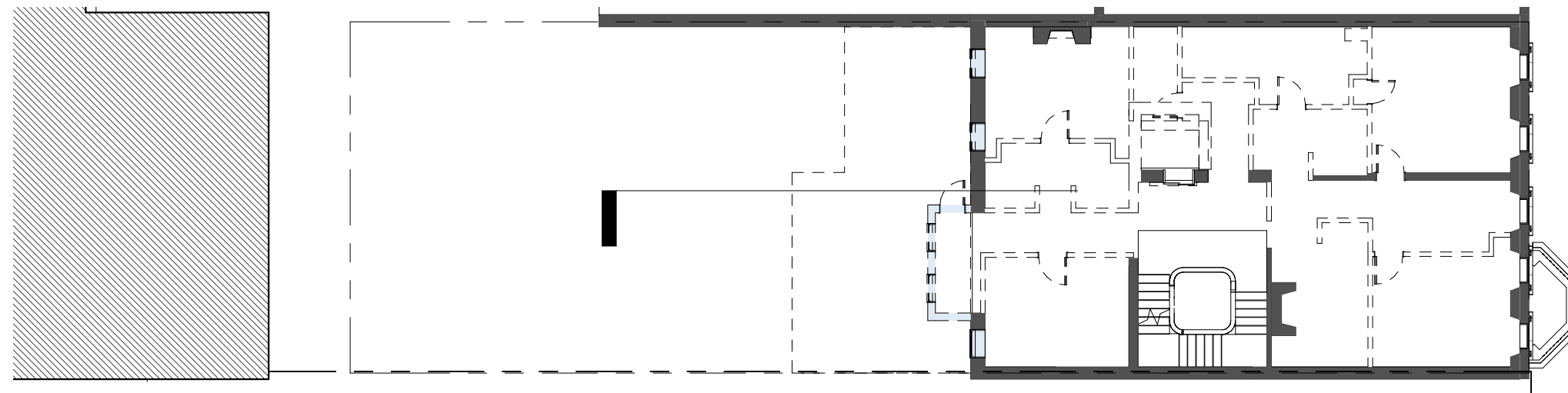
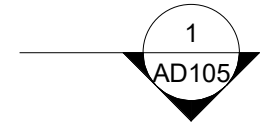
PREVIOUS
ADDITION

REMOVAL LEGEND

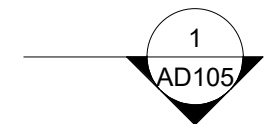
- EXISTING TO REMAIN
- EXISTING EXTERIOR FABRIC TO BE REMOVED



THIRD FLOOR

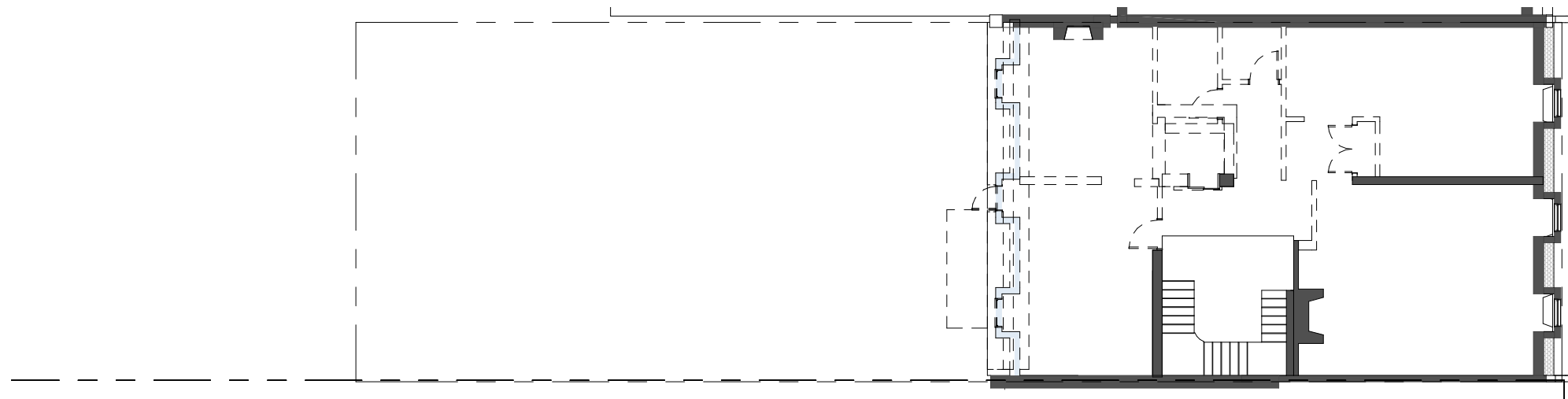


SECOND FLOOR

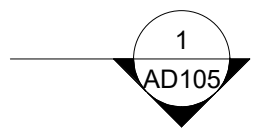


REMOVAL LEGEND

- EXISTING TO REMAIN
- EXISTING EXTERIOR FABRIC TO BE REMOVED

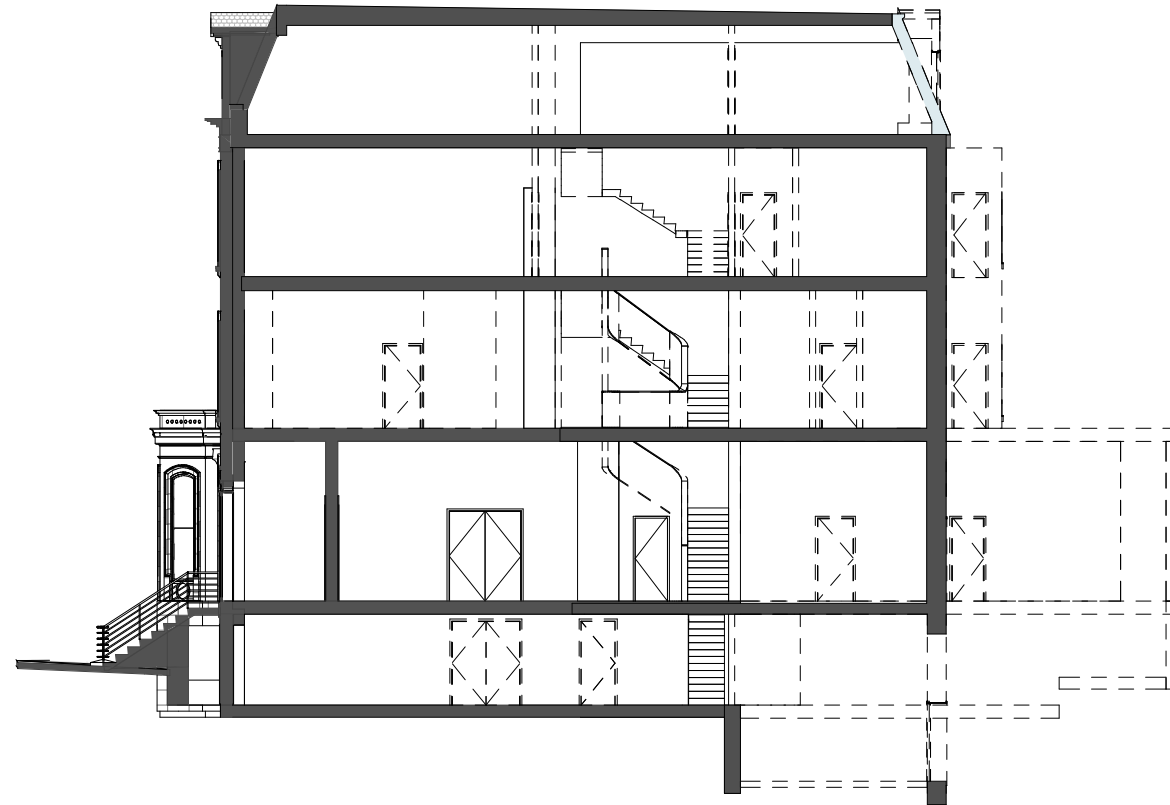


FOURTH FLOOR



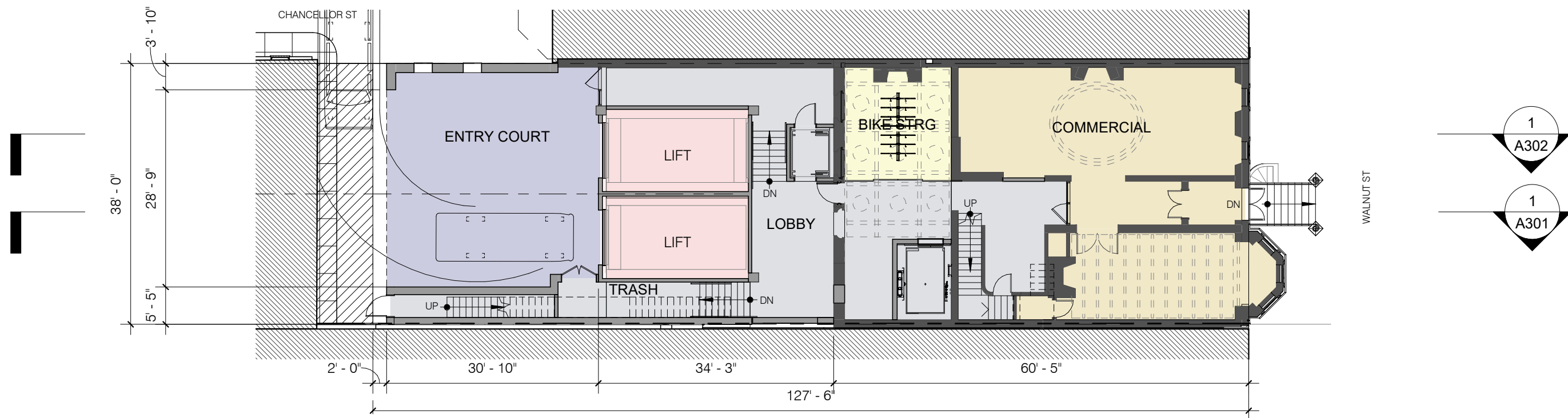
REMOVAL LEGEND

- EXISTING TO REMAIN
- EXISTING EXTERIOR FABRIC TO BE REMOVED

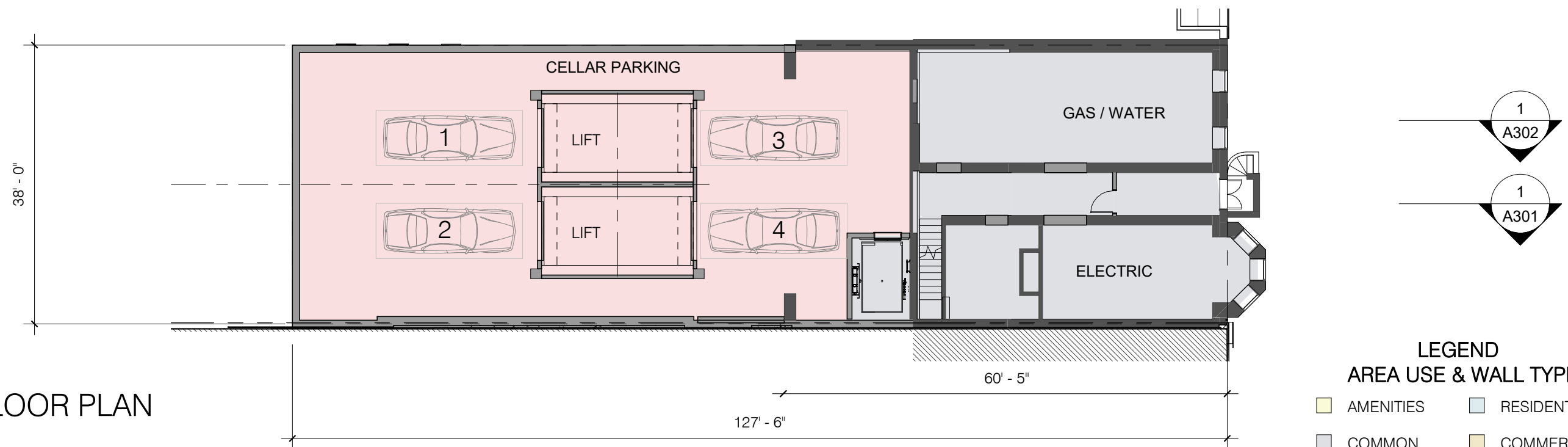


REMOVAL LEGEND

- EXISTING TO REMAIN
- EXISTING EXTERIOR FABRIC TO BE REMOVED

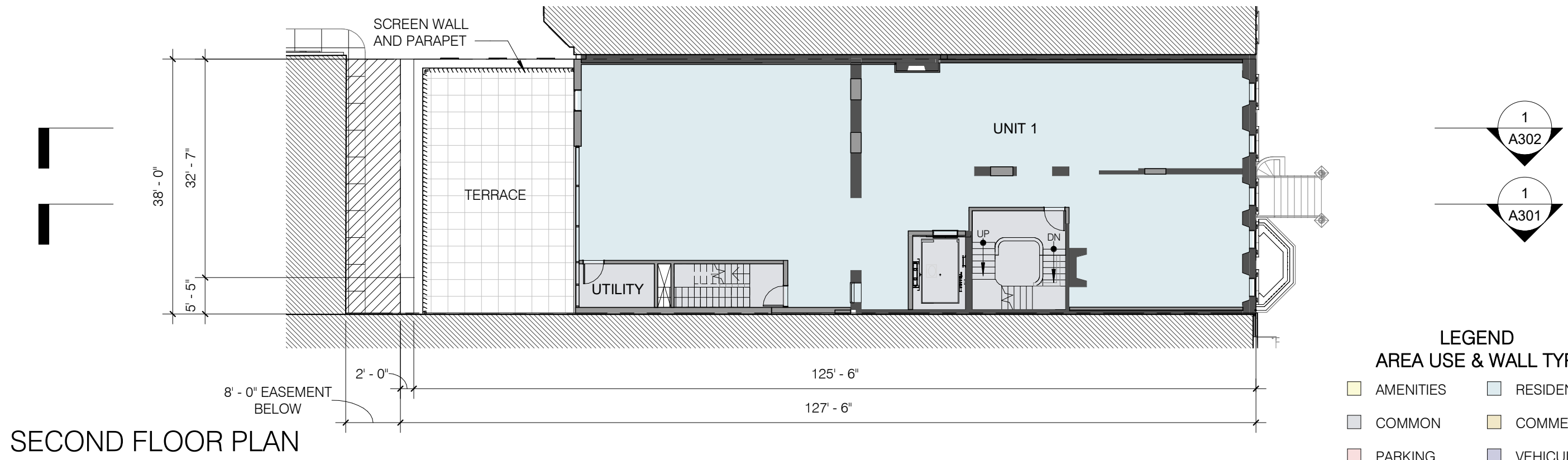
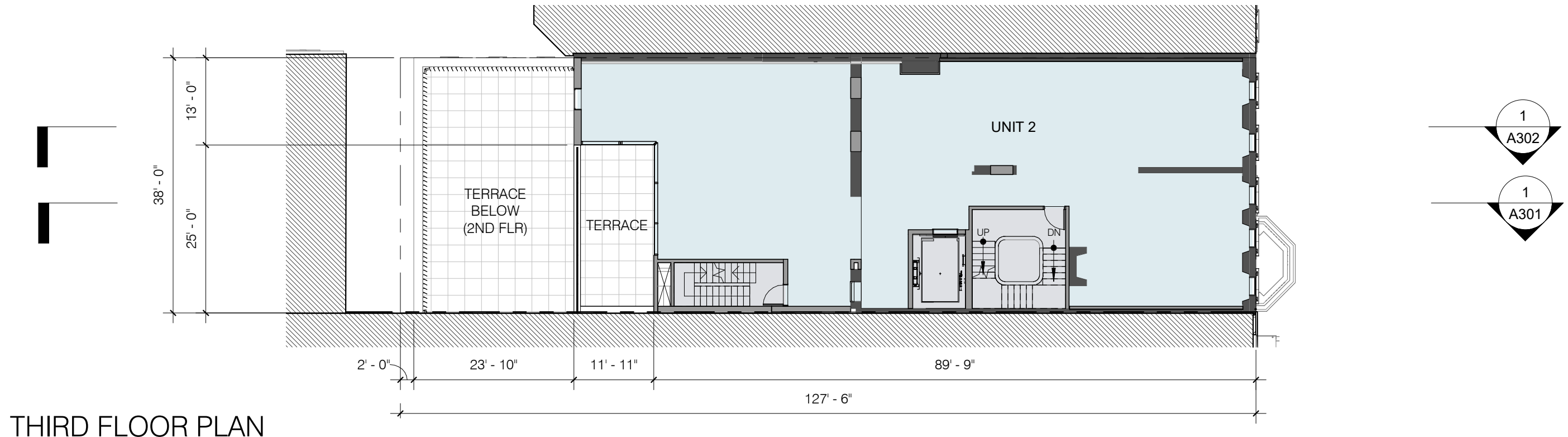


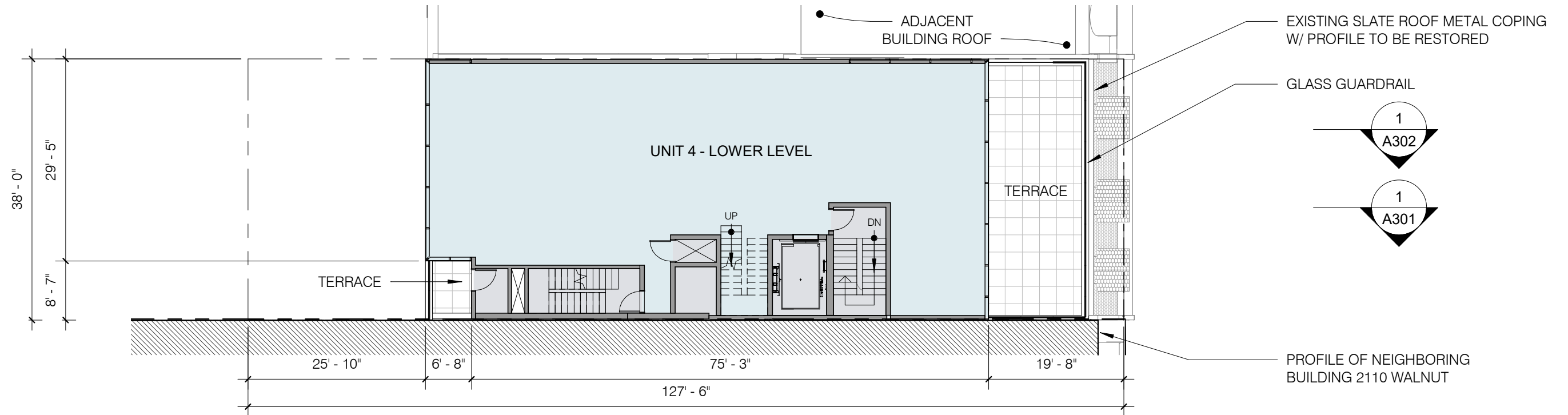
FIRST FLOOR PLAN



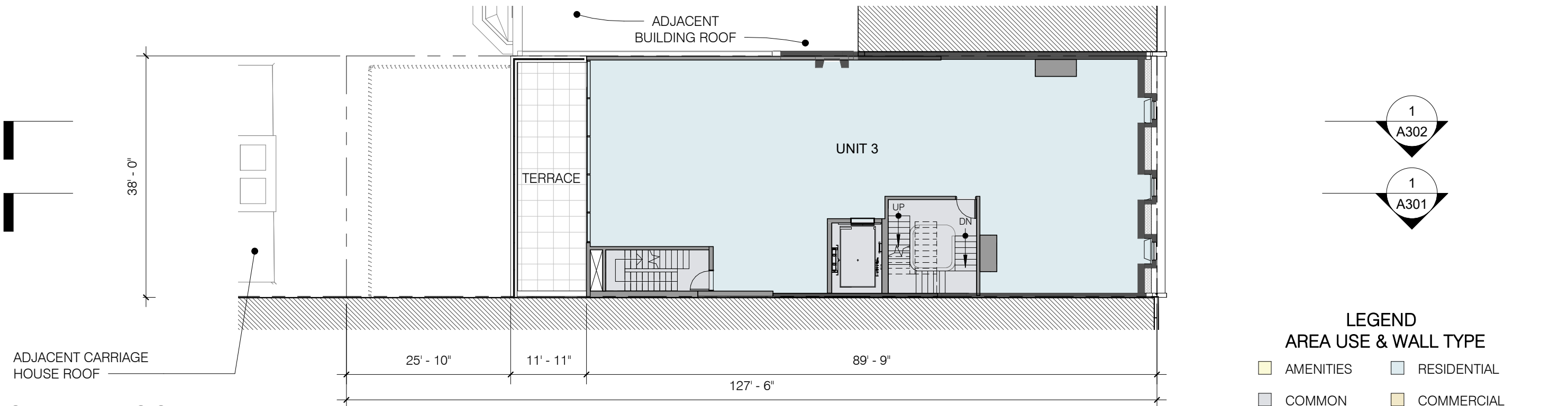
CELLAR FLOOR PLAN

- LEGEND**
AREA USE & WALL TYPE
- AMENITIES
 - RESIDENTIAL
 - COMMON
 - COMMERCIAL
 - PARKING
 - VEHICULAR ACCESS
 - EXISTING WALL
 - NEW CONSTRUCTION



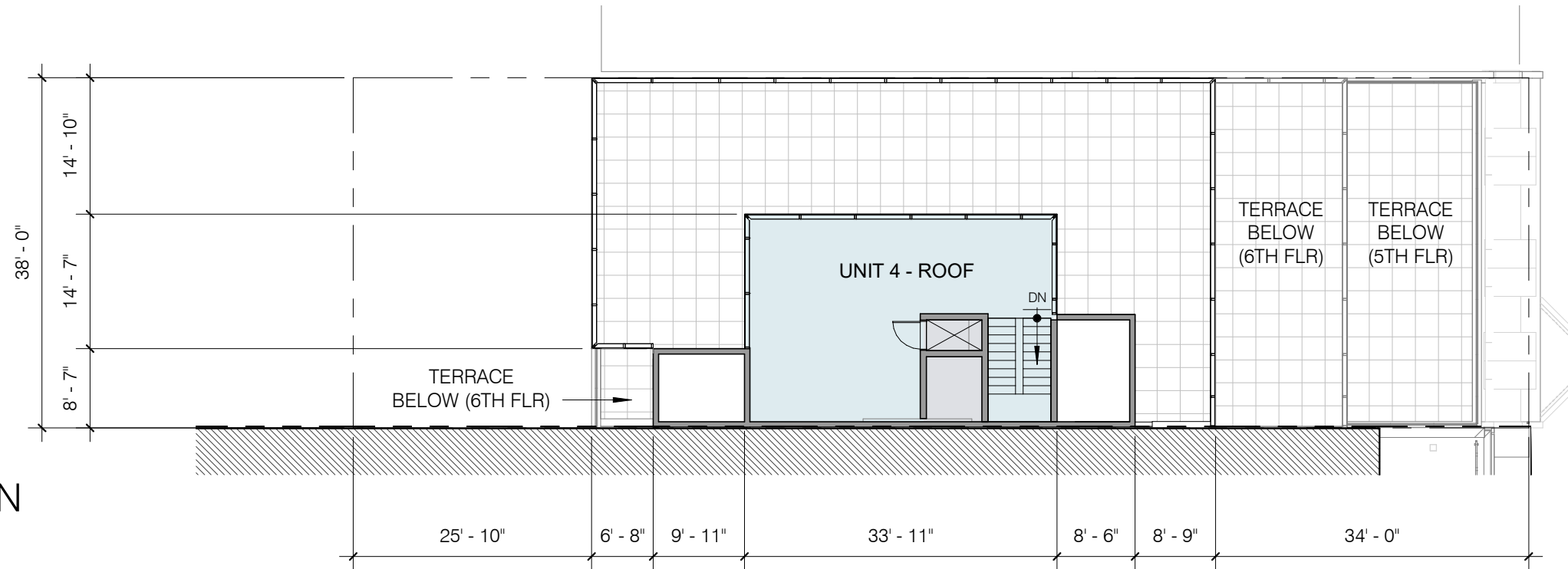


FIFTH FLOOR PLAN

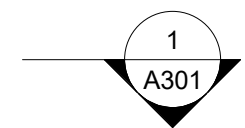
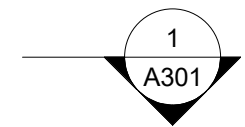
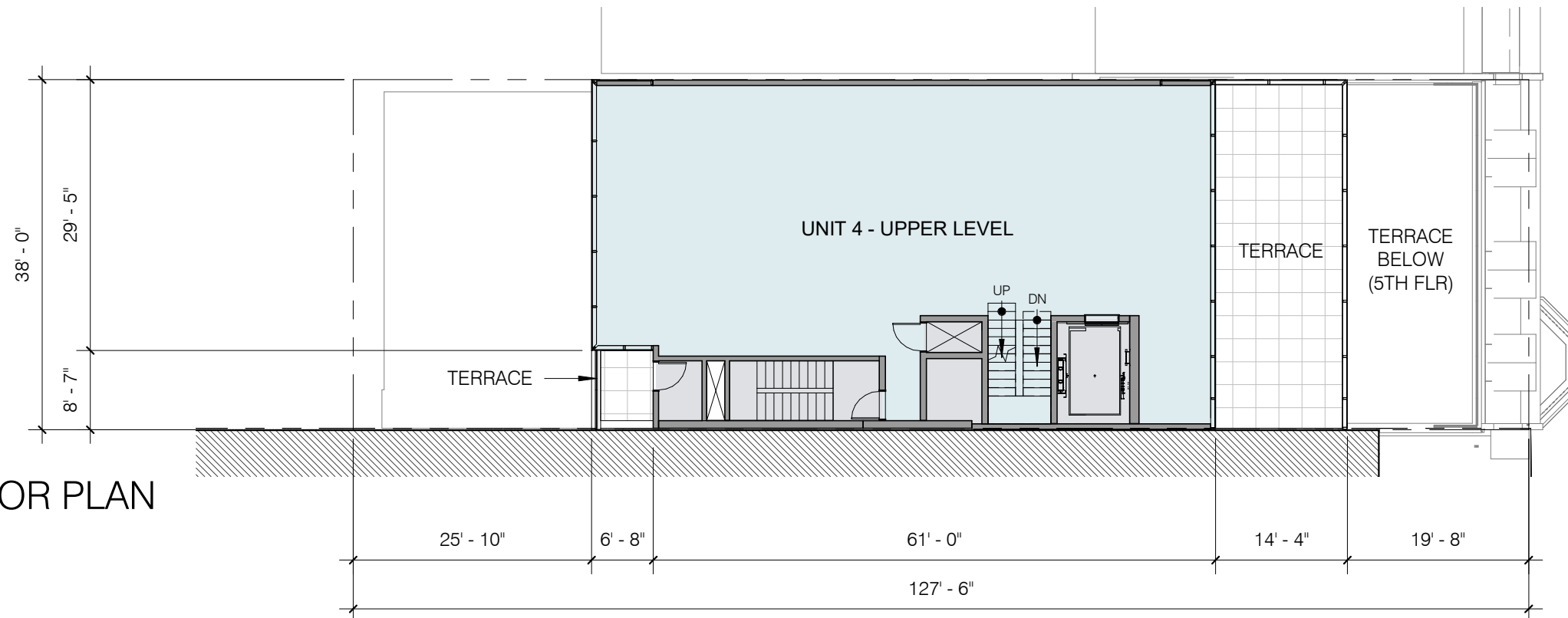


FOURTH FLOOR PLAN

ROOF PLAN



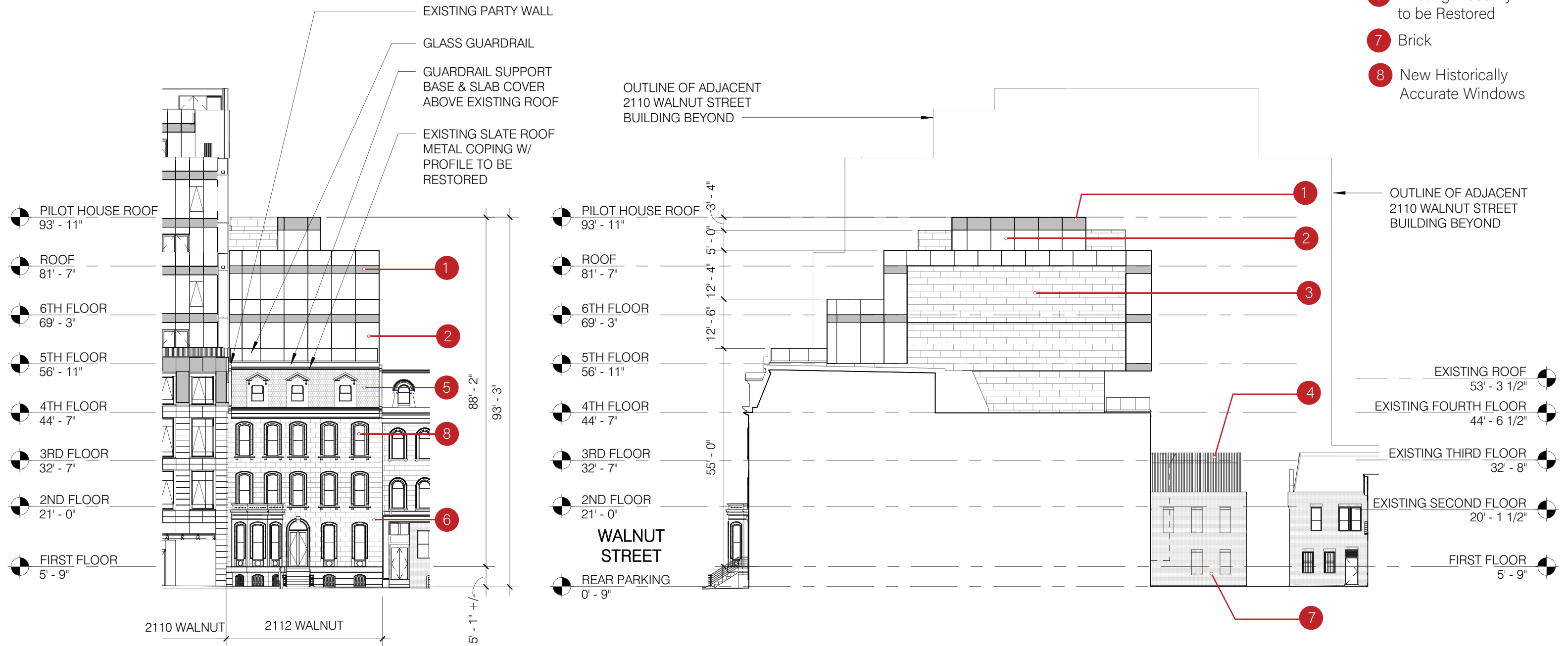
SIXTH FLOOR PLAN



- LEGEND**
AREA USE & WALL TYPE
- AMENITIES
 - RESIDENTIAL
 - COMMON
 - COMMERCIAL
 - PARKING
 - VEHICULAR ACCESS
 - EXISTING WALL
 - NEW CONSTRUCTION

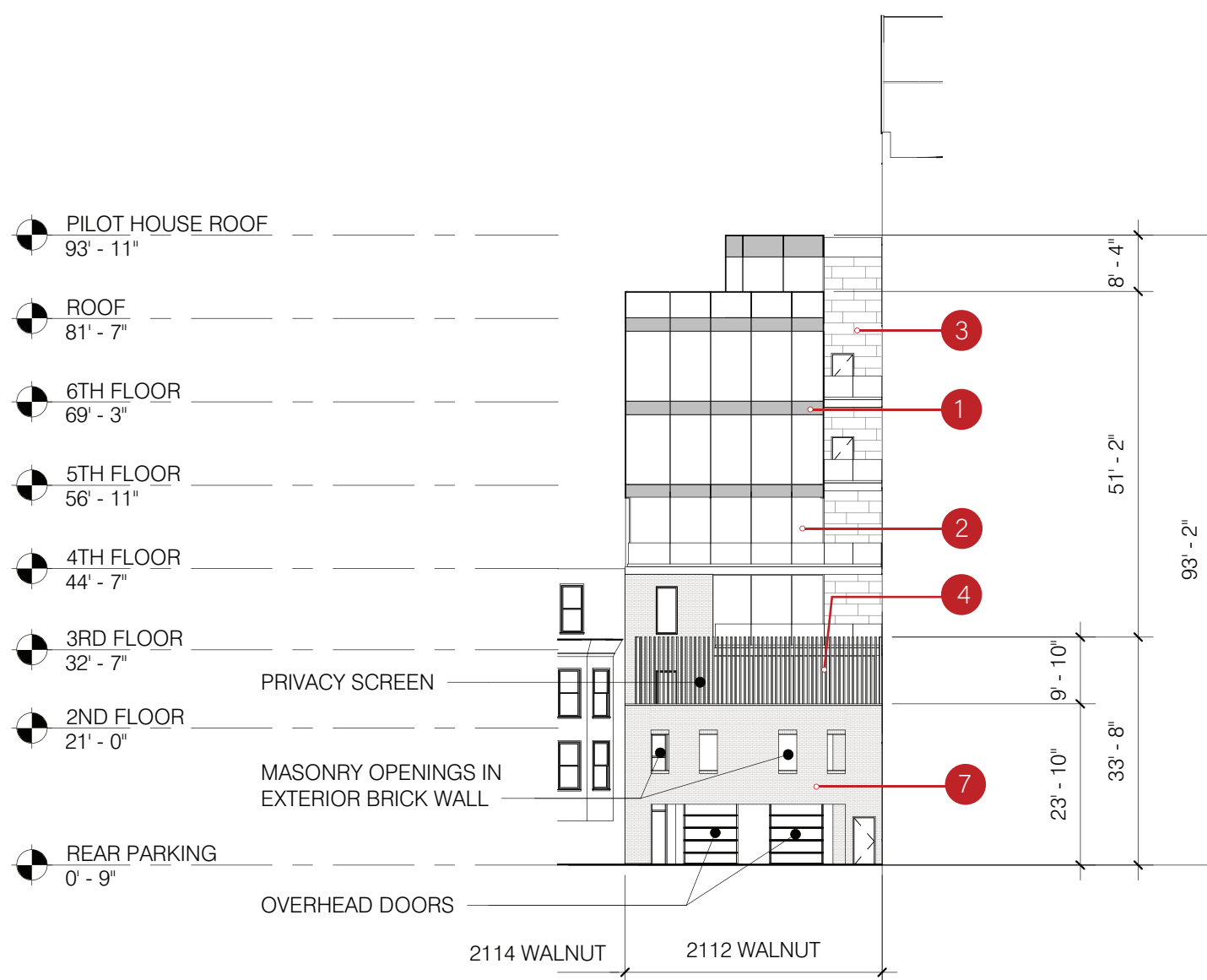
Material Legend

- 1 Window Wall Spandrel
- 2 Vision Glass
- 3 Metal, Fibercement or Terra cotta Panels
- 4 Screen Wall
- 5 Existing Slate Shingles to be Restored
- 6 Existing Masonry to be Restored
- 7 Brick
- 8 New Historically Accurate Windows



Material Legend

- 1 Window Wall Spandrel
- 2 Vision Glass
- 3 Metal, Fibercement or Terra cotta Panels
- 4 Screen Wall
- 5 Existing Slate Shingles to be Restored
- 6 Existing Masonry to be Restored
- 7 Brick
- 8 New Historically Accurate Windows



SOUTH ELEVATION
FEBRUARY 5, 2024

A202 | 2112 Walnut Street
Philadelphia, PA 19103



1 2 Window Wall System with Spandrel



3 Metal, Fibercement or Terra cotta Panels



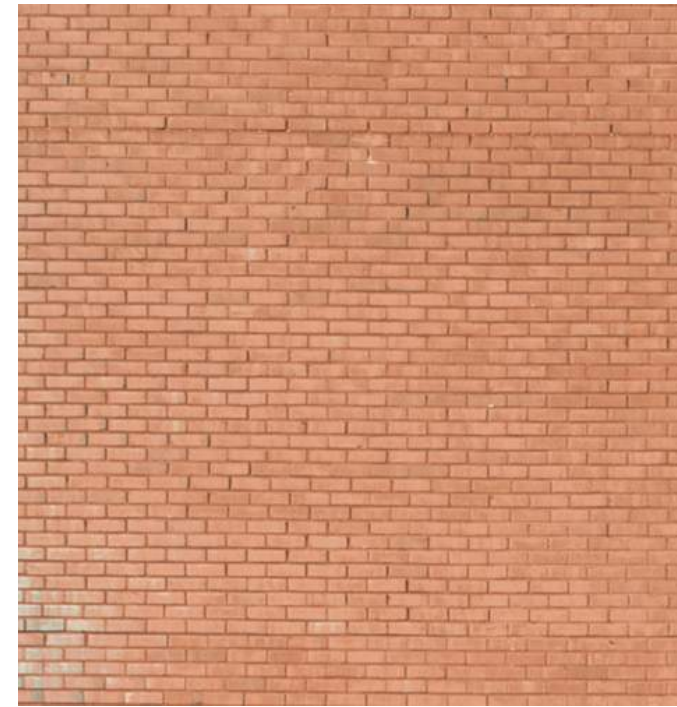
4 Screen Wall



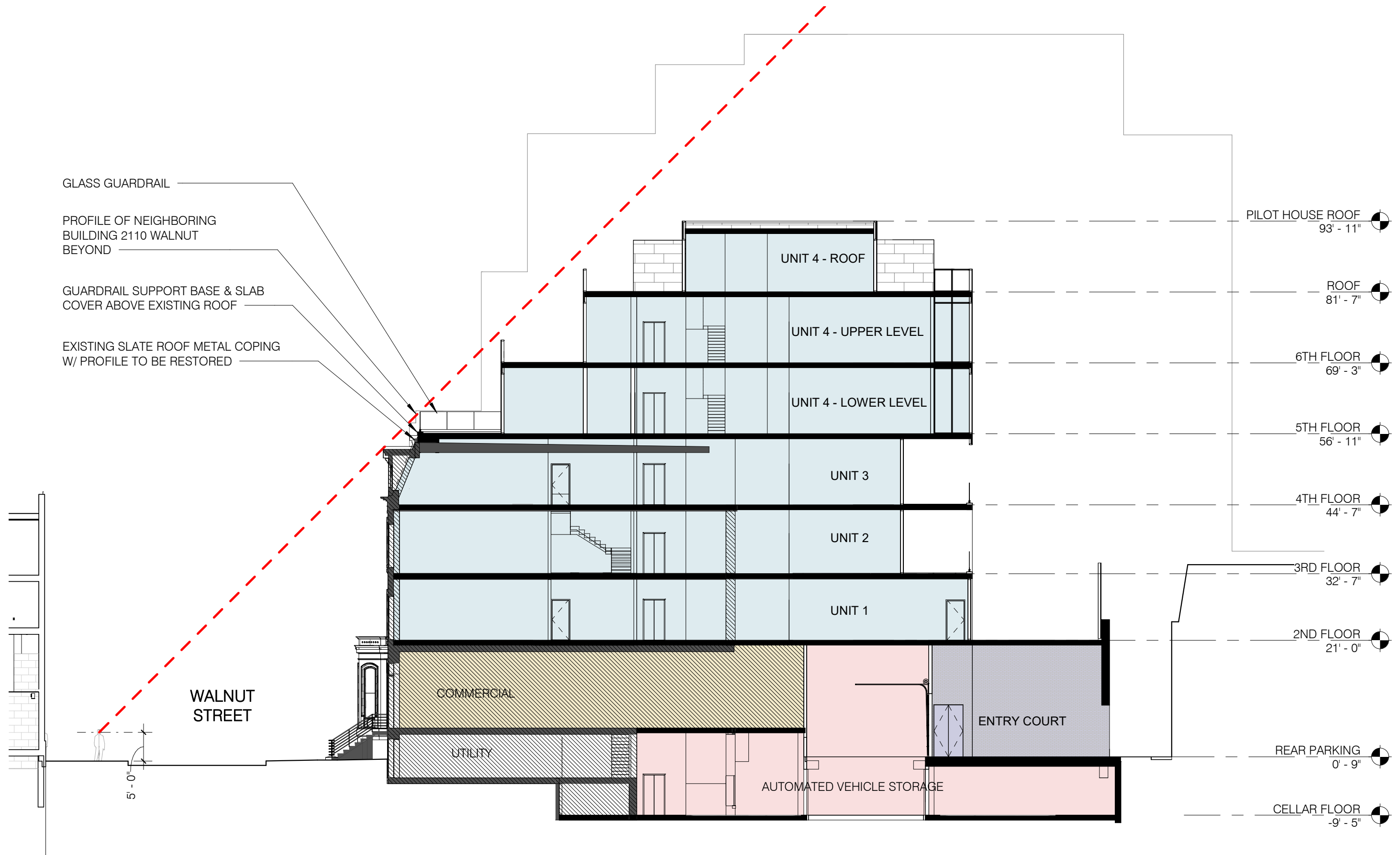
5 Existing Slate Shingles to be Restored



6 Existing Masonry to be Restored



7 Brick



PROFILE OF
09.18.23 SCHEME

PROFILE OF
11.30.23 SCHEME

PROFILE OF NEIGHBORING
BUILDING 2110 WALNUT
BEYOND

EXISTING FOURTH FLOOR
44' - 6 1/2"

EXISTING THIRD FLOOR
32' - 8"

EXISTING SECOND FLOOR
20' - 1 1/2"

FIRST FLOOR
5' - 9"

EXISTING CELLAR
-2' - 11"

PILOT HOUSE ROOF
93' - 11"

ROOF
81' - 7"

6TH FLOOR
69' - 3"

5TH FLOOR
56' - 11"

4TH FLOOR
44' - 7"

3RD FLOOR
32' - 7"

2ND FLOOR
21' - 0"

REAR PARKING
0' - 9"

CELLAR FLOOR
-9' - 5"

WALNUT
STREET

55' - 2" +/-

5' - 0"
60' - 0"

UNIT 4 - UPPER LEVEL

UNIT 4 - LOWER LEVEL

UNIT 3

UNIT 2

UNIT 1

RETAIL

UTILITY

AUTOMATED VEHICLE STORAGE