

ADDRESS: 1435-41 WALNUT ST

Proposal: Cut window sills; install new windows

Review Requested: Final Approval

Owner: ADR Drexel, L.P.

Applicant: Matthew McClure, Ballard Spahr

History: 1927; Drexel Co. Building; Day & Klauder

Individual Designation: 2/23/1971, 8/2/1973

District Designation: None

Staff Contact: Jon Farnham, jon.farnham@phila.gov

OVERVIEW: In September 2021, the Historical Commission denied an application to enlarge some window openings and install larger windows in the former Drexel Bank building at the northeast corner of 15th and Walnut Streets. The owner filed an appeal of the denial at the Board of License & Inspection Review. Rather than move forward with the appeal hearing, the appellant and the Law Department agreed to remand the matter to the Historical Commission for a second review. For various reasons, the remand review before the Historical Commission was delayed but is now moving forward.

The building at 1435-41 Walnut Street was designed by the architectural firm of Day & Klauder and constructed in 1927 for Drexel & Company, a private banking house. The design for the building was drawn from the Renaissance palazzos of Florence, Italy. A once-grand banking hall occupies the first floor. The banking hall has been alternatively vacant and underutilized for many years. The application claims that the chronic vacancy of what should be prime commercial space on the Walnut Street shopping corridor results from the lack of visibility from the street into the space. The first-floor window sills are between 88 and 99 inches above the sidewalk, several feet above eye level. The application asserts that the windows must be enlarged to make the first-floor interior space attractive to retail tenants. The application includes architectural drawings as well as an analysis of the building and its leasing difficulties by an expert in the marketing of retail space. The report explains why the window sills must be lowered and how other jurisdictions have allowed for such changes to historic buildings.

The application proposes to remove the masonry panels below seven of the first-floor windows on Walnut and 15th Streets and install mullions and glazing in place of the panels to allow for views from the street into the interior space. The Moravian Street windows would not be altered. The easternmost opening on Walnut Street is already altered; it was cut down for a doorway many years ago. After the stone panels below the windows are removed, new pieces of matching stone will be inserted at the jambs and new sills to square the openings and then the new openings will be glazed, with the new window systems fitting below the decorative historic windows. Non-historic storm windows will be removed. The removed stone panels will be stored for potential reinstallation at a later date.

Drexel & Co. opened its banking hall at 15th and Walnut Streets on 7 November 1927. Despite the Stock Market Crash and the Glass-Steagall Act of 1933, which separated commercial and investment banking, Drexel & Co. survived the Great Depression, albeit with several reorganizations. Drexel & Co. sold the property to 1435 Walnut Street Corporation in 1938, but continued to occupy the building under a lease. In 1943, when the First National Bank of Philadelphia purchased the property, Drexel & Co. removed from the building at 15th and Walnut. Interestingly, Drexel and First National swapped quarters, with Drexel & Co. moving to First National's former offices at 1500 Walnut Street and First National moving into the Florentine palace. First National merged with the First Pennsylvania Bank & Trust Co. and then sold the property to Bankers Securities Corporation, Albert M. Greenfield's parent company, in 1957. It appears that Bankers Securities Corp. never occupied the building and the main banking room remained vacant for decades, from 1957 to 1987. In 1979, developer Jay Nathan and partners obtained the property and set out to rehabilitate it with new retail and restaurant spaces in the banking hall and offices above. They inserted a series of freestanding mezzanines

in the banking hall, while trying to maintain the historic features and finishes. At the time, while reporting on the rehabilitation, the *Inquirer* noted that “the building has long been a white elephant largely because its ornate main banking floor, with its 35-foot ceiling, has been considered difficult to use economically.” While the offices on the upper floors rented, the banking floor remained vacant until 1987, when Dimensions, a men’s clothing store, moved into the space. Murray Korn’s Dimensions did not last long, declaring bankruptcy in 1991. In 1987, Nathan and his partners sold the property to a British investment company. Bally’s Health and Tennis Corporation leased the banking hall in 1994 for use as a fitness center, which opened in 1995. Bally’s sold to LA Fitness in 2011. LA Fitness closed its 1435 Walnut Street location in 2015, after the space was rented to another gym operator. However, the new fitness center scheduled for the space in 2015 defaulted on its lease and the banking hall has been vacant since that time. In summary, the first-floor space was used as a banking hall from 1927 to 1957, was vacant from 1957 to 1987, was used as a clothing store from 1987 to 1991, was vacant from 1991 to 1994, was used as a gym, albeit not the highest and best use for the historic interior on the city’s premier shopping corridor, from 1994 to 2015, and has been vacant since. The freestanding mezzanine levels in the banking hall were removed a few years ago, but the space remains vacant.

The remanded application that is provided to the Historical Commission for the June 2025 review includes a new cover letter from the applicant as well as architectural drawings and a report from a retail consultant. Also included for the Historical Commission’s benefit is the record of the original review that was sent to the Board of License & Inspection Review for the appeal hearing. It includes the original and revised application materials, public comment, Architectural Committee and Historical Commission meeting minutes, links to video recordings of the reviews, and the final decision letter.

SCOPE OF WORK:

- Lower window sills and add glazing in seven window openings.

STANDARDS FOR REVIEW:

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

- *Standard 9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*
 - The removal of the stone panels and addition of glazing does not comply with a strict reading of Standard 9, but will have minimal impact on the historic integrity of the property and should be approved to ensure that the important historic building is self-sustaining and to allow for the restoration and public appreciation of the significant interior space.
- *Standard 10: New additions or adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be impaired.*
 - The work will comply with Standard 10, provided the stone panels are carefully removed and safely stored for potential reinstallation in the future.

STAFF RECOMMENDATION: Approval, with the staff to review window and stone shop drawings and stone samples, provided the stone panels are carefully removed and safely stored for potential reinstallation in the future.

1435-41 WALNUT STREET

**APPLICATION MATERIALS SUBMITTED BY
APPLICANT FOR REMAND REVIEW
IN JUNE 2025**

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April 24, 2025

Via E-mail (Jon.Farnham@phila.gov)

Jonathan E. Farnham, Ph. D.
Executive Director
Philadelphia Historical Commission
One Parkway, 13th Floor
1515 Arch Street
Philadelphia, PA 19102

Re: Reconsideration 1435-41 Walnut Street, Philadelphia, PA -- Application for Final
 Approval

Dear Dr. Farnham:

We represent ADR Drexel, L.P. (the “Owner”) as the owner of 1435-41 Walnut Street commonly known as the Drexel Building (the “Building”). Please accept this letter and enclosures as an application for final approval of alterations to the Building pursuant to Section 7 of the Philadelphia Historical Commission’s Rules and Regulations (collectively, this “Application”).

This Application is on a stipulated remand from the Board of License and Inspection Review (the “BLIR”), following a denial by the Commission in September 2021.

As detailed on the plans and photographs attached to this letter as Exhibit “A”, this Application proposes to alter: (i) three (3) windows along the Building’s Walnut Street façade; and (ii) four (4) windows along the Building’s S. 15th Street façade. No changes are proposed along the Moravian Street façade. The proposed alterations involve lowering each window sill by approximately 4 feet 4 ³/₄ inches in order to allow pedestrians along Walnut and S. 15th Streets to look into the Building’s ground floor space, which has remained vacant since 2014.

The Building

The Building was built in 1927. It was designed by Day & Klauder for the Philadelphia private banking firm of Drexel & Co. For their client, Day & Klauder patterned the Palazzo Strozzi in Florence – a 15th century palace built for Filippo Strozzi the Elder. The 20th century Building, however, was built to house Drexel & Co.’s private banking business as its

headquarters – then headed by Edward T. Stotesbury. Historic and current photos of the Building are included in the materials attached to this letter as Exhibit “A”.

Drexel & Co.’s Renaissance palazzo was designed to demonstrate the financial strength of its occupants and was meant only to welcome a relatively short list of very wealthy private banking clients to its grand ground floor banking room. Once inside the banking room, Drexel & Co.’s clients were surrounded by marble wainscoting below a paneled and coffered Renaissance ceiling roughly 40 feet tall. Historic and current photos of the banking room and its ceiling are attached to this letter as Exhibit “A”.

From outside the Building along Walnut and S. 15th Streets, one thing is clear: the activities inside the banking room were designed to be private and completely invisible to pedestrians. Although the ground floor façade contains 12 windows approximately 23 feet over the Walnut, S. 15th and Moravian Streets sidewalks, each window sill is located nearly 8 feet above the abutting sidewalk. Moreover, the interior ground floor is almost 4 feet above grade -- a condition that enables the Building’s banking room occupants to look out onto the street, but for no one on the street below to look in.

The Building’s Chronic Vacancy

Of its 98-year history, the first floor of the Building has sat vacant for 41 of those years. Drexel & Co. occupied the Building from 1927 until 1943, when Drexel & Co. sold the Building to a local bank, the First National Bank of Philadelphia which occupied the first floor of the Building from 1943 through 1957. That occupancy ended in 1957 when First National Bank sold the Building to Bankers Securities Corporation, after which it sat vacant for thirty (30) years until 1987.

In 1979, developer Jason Nathan purchased the Building and embarked on converting the Building to Class B commercial office and retail use. With the goal of converting the banking room to retail use, Mr. Nathan installed a labyrinth of mezzanine structures and stair towers -- almost cocooning the ornate walls and grand ceiling -- to create more rentable floor area. Although Mr. Nathan’s improvements were heralded at the time as an alternative to the Building’s demolition, the improvements would be considered quite historically unsympathetic by today’s standards. In any event, the interior alterations provided the Building with the necessary reprieve – at least momentarily. The banking room’s first retail tenant was a high end men’s clothier in 1987 (Dimensions), followed by Bally’s Gym in

1994, and last, L.A. Fitness in 2011, which went dark in 2014. For the last eleven years, the ground floor banking room (along with its large mezzanines) have remained empty.¹

The Necessary Alterations

For much of the Building's nearly 100-year history, the grandeur of the banking room has been walled off from public view: first, as an exclusive private room; then as decades' vacant space; then as a make-shift men's clothier and gym space covered by the mezzanine and stair labyrinth; and now as years' vacant once again. As has been established with the passage of time and the Owner's numerous conversations with prospective tenants, the Building's 15th century Florentine palazzo window design has proven itself to be the primary impediment to the adaptive reuse of the banking room for retail use.

This Application proposes architecturally sensitive changes to three (3) Walnut Street and four (4) S. 15th Street windows, to enable pedestrians to view into the windows and the inside space -- thereby making the former banking room space suitable for a modern retail tenant. The adaptive retail reuse of the banking room has the potential to democratize this grand space -- opening up the space to retail use so members of the public can experience what Drexel & Co.'s elite banking clients experienced in the room -- the decorative walls and ornate ceiling of Philadelphia's palazzo. Without such modest window alterations, the space will continue to be vacant (and closed) retail space, which neither contributes to the City's tax base nor Philadelphians' understanding of the Building's history.

Prior Review and Findings

The Application was first considered by the Commission staff, Architectural Committee, and Historical Commission in 2021. At that time, the Historical Commission was presented with the following evidence and information:

- Staff Recommendation: Recommendation by Commission staff for **approval** of the alternations as originally submitted, finding that the alterations to the first floor windows would have “minimal impact on the historic integrity of the property” and that the alterations “should be approved to ensure that the important historic building is self-sustaining and to allow for the restoration and public appreciation of the significant interior space.”

¹ Although the Building is over 98 years old, based upon our review of the public records, the banking room was only used as an actual “banking room” for 17 years -- from 1927 to 1930 and then from 1943 to 1957.

- Architectural Committee Findings and Conclusion:
 - Findings by the Architectural Committee, including that (i) the Application can be reviewed as a standard alteration application and does not require review by the Committee on Financial Hardship; (ii) the Secretary of the Interior's Standards indicate that the "Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility; (iii) the banking hall has been vacant and underutilized for decades; (iv) visibility into the banking hall from the street would make the space more desirable to retail tenants; and (v) the windows are character defining features.²
 - Conclusion by the Architectural Committee (although it recommended denial of the Application *as submitted*) that the Application could satisfy the Secretary of Interior's Standards if the number of window openings to be altered was reduced from the original number of seven (7) windows, the mullions or transom bars between the new windows were aligned with the historic window sills, and the stone panels were carefully removed and stored for potential reinstallation.
- September 2021 Presentation to the Commission
 - The Application adhered to the Committee's recommendation to align the mullion bars of the new windows with the sill of the historic windows and the Owner agreed to store any components removed in the alteration for future potential reinstallation.³
 - Testimony from the Owner's architectural team demonstrating that (i) pedestrians cannot see into the first floor windows as they currently exist; (ii) the windows panels could be removed easily and cleanly and would be completely reversible;
 - Testimony from the Riddle Company, a real estate and economic development marketing firm, explaining the importance of visibility into a store for potential retail operators;

² Minutes of the Philadelphia Architectural Committee, August 24, 2025, page 7.

³ While a revised 2021 presentation to the Commission contemplated altering fewer than seven (7) windows, the Owner seeks to alter all seven (7) windows in the current application.

- Testimony and supporting documents from the Owner's representative showing that in 2014 LA Fitness paid roughly \$270 per square foot in rent and that the property was being marketed in 2021 for \$192 per square foot.
- Additional testimony from the Owner's representative regarding efforts to market the property, including working with commercial brokers and showing the space to dozens of potential tenants such as restaurants, fitness centers, and hard and soft retailers. The Owner's representative further testified regarding the feedback from potential tenants who explicitly cited the lack of street-level visibility as the primary issue with the space.

Procedural Background

This Application is on stipulated remand from the BLIR. On appeal of the September 2021 denial by the Commission, counsel for the City and Commission agreed to a remand on the basis that there was a failure to address the Arch Committee's recommendations as required by law.

In its denial of the revised Application at the September 2021 Historical Commission meeting, the Commission failed to consider, or even discuss, the supporting recommendation of the staff, the recommendations of the Architectural Committee, or the Secretary of Interior's standards for alterations. On appeal of the Commission's denial, the BLIR remanded the Application for reconsideration to consider the factors above in its decision.

This Application has further been updated to reflect the most current condition of the Building and the Owner's leasing efforts since 2021.

Owner's Efforts Since 2021

Since the Commission's September 2021 denial of the Application, the Owner has incurred significant costs to restore the Building's ground floor space. Specifically, the Owner has spent nearly **\$1.2 million dollars** to remove the non-historic internal mezzanines to open up the former banking room and allow views of the Building's magnificent first floor ceiling for the first time in decades. Simultaneously, the Owner has decreased asking rent for the ground floor space by more than 40%.

Despite the Owner's considerable efforts to attract a tenant, the first floor space remains vacant while potential tenants have continued to express a need to lower the windows and increase visibility into the Building.

Jonathan E. Farnham, Ph. D.
April 24, 2025
Page 6

The Application Materials

Constituting the Application, we enclose the following materials in accordance with Section 7.2 of the Commission's Rules and Regulations:

1. building permit application (in concept);
2. architectural plans of the proposed alterations prepared by Cecil Baker Partners and Voith & MacTavish Architects LLP;
3. exterior photographs of the Building (historic conditions) as contained in item 2. above;
4. exterior photographs of the Building (current conditions) as contained in item 2. above;
5. interior photographs of the Building's banking room (historic conditions) as contained in item 2. above;
6. interior photographs of the Building's banking room (2021 conditions) as contained in item 2. above;
7. interior photographs of the Building's banking room (current conditions) as contained in the attached supplement; and
8. report of Catherine J. Timko, The Riddle Company;

We look forward to working with the Commission on this Application. If you have any questions or require further information, please do not hesitate to contact us. We greatly appreciate your attention to this matter.

Best regards.

Very truly yours,



Matthew N. McClure

MNM/sab
Enclosures

Jonathan E. Farnham, Ph. D.
April 24, 2025
Page 7

cc: Ms. Arielle Kerstein
John H. Cluver AIA
Meredith S. Trego, Esquire

THE DREXEL BUILDING • EXTERIOR ALTERATIONS

1435-41 WALNUT STREET



LOCATION MAP



THE DREXEL BUILDING, 15TH AND WALNUT, PROPOSED GROUND FLOOR WINDOW ALTERATIONS



THE DREXEL BUILDING, 15TH AND MORAVIAN, CIRCA 1928



THE DREXEL BUILDING, 15TH AND WALNUT, CIRCA 1925-28



THE DREXEL BUILDING, 15TH AND WALNUT, 2018

PHILADELPHIA, PENNSYLVANIA

DRAWING SHEET LIST	
Sheet Number	Sheet Name
CS.1	COVER SHEET
CS.2	ABBREVIATIONS & SYMBOLS
EX1.1	EXISTING GROUND FLOOR PLAN
EX1.2	EXISTING ELEVATIONS
EX1.3	EXISTING SITE CONDITIONS
EX1.4	EXISTING INTERIOR CONDITIONS
EX1.5	EXISTING INTERIOR CONDITIONS
A1.1	FLOOR PLAN (PROPOSED)
A2.1	ELEVATIONS (PROPOSED)

ARCHITECTURAL GENERAL NOTES:

1. THE GENERAL CONTRACTOR (GC) IS RESPONSIBLE FOR VERIFICATION OF ALL DIMENSIONS, CONFIRMATION OF ALL SUCH DIMENSIONS AGAINST ACTUAL SITE CONDITIONS, AND COORDINATION OF ALL WORK AND RELATED TRADES. THE GC SHALL NOTIFY CECIL BAKER + PARTNERS (CBP) OF ANY INTERFERENCE OF MECHANICAL, ELECTRICAL, PLUMBING OR FIRE PROTECTION WITH THE ARCHITECTURAL WORK, AND OF ANY CONFLICT BETWEEN DIMENSIONS AND SITE CONDITIONS PRIOR TO PROCEEDING WITH WORK OR PROCURING MATERIALS. THE GC MUST NOTIFY CBP OF ANY CHANGES PRIOR TO COMMENCEMENT OF THE CONSTRUCTION. THE GC IS RESPONSIBLE FOR NOTIFYING CBP OF ANY INCONSISTENCIES IN THESE PLANS. THE GC IS RESPONSIBLE FOR NOTIFYING CBP OF ANY INCONSISTENCIES BETWEEN THESE DRAWINGS AND ANY GOVERNING BUILDING CODES OR ORDINANCES.
2. THE TERM 'FURNISH' SHALL MEAN TO PURCHASE AND SUPPLY TO THE JOB-SITE. THE TERM 'INSTALL' SHALL MEAN TO FIX IN POSITION AND CONNECT FOR USE. THE TERM 'PROVIDE' SHALL MEAN TO FURNISH AND INSTALL.
3. THE CONTRACTOR SHALL COORDINATE HIS/HER WORK WITH ALL OTHER TRADES AND EXISTING CONDITIONS, INCLUDING PRODUCTION SCHEDULES PRIOR TO FABRICATION, PURCHASE, AND/OR INSTALLATION OF WORK. THE CONTRACTOR SHALL EXAMINE THE SITE AND VERIFY EXISTING CONDITIONS WITH RESPECT TO THE DRAWINGS AND SPECIFICATIONS PRIOR TO PROCEEDING WITH ANY WORK. ANY QUESTIONS AND/OR DISCREPANCIES THAT MAY ARISE SHALL BE REPORTED TO THE OWNER OR REPRESENTATIVE FOR RESOLUTION.
4. EXAMINE THE AREA OF WORK PRIOR TO AND DURING CONSTRUCTION TO INSURE THAT ITEMS, SYSTEMS, AND UTILITIES TO BE REMOVED OR MODIFIED HAVE BEEN IDENTIFIED AND SCHEDULED. EXISTING CONDITIONS HAVE BEEN ACCURATELY NOTED, AND THAT ANY HAZARDS OR IMPACT TO OWNERS OPERATIONS THAT MAY RESULT HAVE BEEN ADDRESSED WITH THE OWNER'S REPRESENTATIVE. IF THE CONTRACTOR ENCOUNTERS WHAT APPEARS TO BE A HAZARDOUS CONDITION OR QUESTIONABLE MATERIALS, HE/SHE SHALL DISCONTINUE WORK IMMEDIATELY AND CONTACT THE OWNER'S REPRESENTATIVE.
5. ALL WORK SHALL BE PERFORMED BY QUALIFIED PERSONNEL OR SPECIALTY CONTRACTORS IN A CLEAN AND WORKMANLIKE MANNER AND COMPLY WITH ALL APPLICABLE REGULATORY REQUIREMENTS DURING THE WORK AND FOR DISPOSAL OF DISCARDED MATERIALS. CARE SHALL BE EXERCISED TO MINIMIZE ANY INCONVENIENCE OR DISTURBANCE TO OTHER AREAS OF THE BUILDING WHICH ARE TO REMAIN IN OPERATION. NOTIFY OWNERS REPRESENTATIVE IN ADVANCE OF ALL ANTICIPATED DISRUPTIONS TO OPERATIONS. ISOLATE WORK AREAS BY MEANS OF TEMPORARY PARTITIONS AND/OR TARPS TO KEEP DUST AND DIRT WITHIN THE CONSTRUCTION AREA.
6. THE CONTRACTOR SHALL DEMOLISH, CUT AND REMOVE CONSTRUCTION ONLY TO THE EXTENT REQUIRED BY NEW CONSTRUCTION AND AS INDICATED, EXCEPT FOR ITEMS OR MATERIALS INDICATED TO BE REUSED, SALVAGED, REINSTALLED, OR OTHERWISE INDICATED TO REMAIN THE OWNER'S PROPERTY. USE METHODS AND TOOLS REQUIRED TO COMPLETE WORK IN A NEAT, EFFICIENT AND SAFE MANNER WITH MINIMAL IMPACT TO OWNERS OPERATION AND WITHIN LIMITATIONS OF GOVERNING REGULATIONS.
7. RESTORE FINISHES OF PATCHED AREAS AND EXTEND FINISH RESTORATION INTO ADJOINING CONSTRUCTION AS REQUIRED TO ELIMINATE EVIDENCE OF PATCHING AND REFINISHING. RESTORE ALL PATCHED AREAS BACK TO ORIGINAL CONDITION, INCLUDING MAINTAINING ANY RATINGS THAT MAY APPLY.
8. CLEAN THE JOB SITE DAILY AND REMOVE FROM THE WORK AREA ANY DIRT AND DEBRIS CAUSED BY THE PERFORMANCE OF THE WORK INCLUDED IN THIS CONTRACT.
9. UPON THE COMPLETION OF ALL WORK OR ANY SEPARATE PARTS OF THE WORK, THE CONTRACTOR SHALL REMOVE FROM THE WORK AREA ALL EVIDENCE OF DIRT, REFUSE, STAINS, OR OTHER FOREIGN MATTER. ALL SURFACES SHALL BE FREE FROM DUST AND THE BUILDING SHALL BE LEFT HABITABLE AND READY FOR OCCUPANCY.
10. 3D VIEWS CONTAINED IN THIS DRAWING SET ARE FOR REFERENCE ONLY. ALL INFORMATION IN PLANS, ELEVATIONS, SECTIONS, DETAILS AND SCHEDULES TAKES PRECEDENCE OVER 3D VIEWS.
11. UNLESS OTHERWISE NOTED, ALL WORK SHALL BE CONSIDERED AS PART OF THE BASE BID.
12. DIMENSIONS SHOWN ARE FROM FACE OF FINISHED WALL UNLESS NOTED OTHERWISE.

cecil baker + partners
ARCHITECTS

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Philadelphia, PA 19106
p: (215) 928-0202

Owner
ADR Drexel LP
1435 Walnut Street, #41
Philadelphia, PA 19102

REVISIONS

No.	Date	Description

Project Phase:

CONSTRUCTION DOCUMENTS

Project Name:

The Drexel Building
1435-41 Walnut Street
Philadelphia, PA 19102

Exterior Alterations

Drawing Title:

COVER SHEET

Project Number:	21827.00
Date:	08/30/2021
Drawn By:	Author
Checked By:	Checker

CS.1

Scale:	1 1/2" = 1'-0"
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THE DREXEL BUILDING • EXTERIOR ALTERATIONS

1435-41 WALNUT STREET

PHILADELPHIA, PENNSYLVANIA



THE DREXEL BUILDING, 15TH AND WALNUT
PROPOSED GROUND FLOOR WINDOW ALTERATIONS

ARCHITECTURAL ABBREVIATIONS:

@	At	GA	Gauge	R/A	Return air
ABV	Above	GALV	Galvanized	R&S	Rod and shell
ADJ	Adjacent	GC	General contractor	REBAR	Reinforcing bar
AFF	Above finish floor	GL	Glass	REC	Recessed
ALT	Alternate	GWB	Gypsum wall board	RECEP	Receptacle
ALUM	Aluminum	GWT	Granite wall tile	REF	Refer, Reference
ARCH	Architectural,	GYP	Gypsum	REFRIG	Refrigerator
	Architect			REINF	Reinforcement, Reinforced
ASBLY	Assembly	HC	Hollow core	REQD	Required
		HD	Head	REV	Revision
BD	Board	HDW	Hardware	RM	Room
BKSPL	Backsplash	HM	Hollow metal	RO	Rough opening
BLKG	Blocking	HVAC	Heating, ventilation, and air conditioning		
BEL	Below			S/A	Supply air
BM	Beam			SAB	Sound attenuation
B.O.	Bottom of	I/O	In lieu of	SC	Solid core
BOTT	Bottom	INCL	Include, Including	SCHED	Schedule
BS	Both sides	INSL	Insulation, Insulated,	SDSPL	Sidesplash
BTWN	Between	INT	Insulating	SHLVS	Shelves
			Interior	SHT	Sheet
				SHTHG	Sheathing
CAB	Centerline	JST	Joist	SIM	Similar
CLG	Cabinet(s)	JT	Joint	SPEC	Specification
CL	Ceiling			SF	Square feet
CLR	Clear	LAV	Lavatory	SSTL/SS	Stainless Steel
COL	Column	LTG	Lighting	STAG	Staggered
CONC	Concrete			STD	Standard
CONST	Construction			STL	Steel
CONT	Continuous	MATL	Material	STOR	Storage
CPT	Carpet	MAX	Maximum	STRUC	Structural
CFT	Ceramic Floor Tile	MFR	Manufacturer	SURF	Surface
CWT	Ceramic Wall Tile	MIN	Minimum	SYST	System
CTR	Counter	MO	Masonry opening		
		MR	Moisture resistant	TEL	Telephone
		MTD	Mounted	TELCOM	Telecommunications
		MTL	Metal	TG	Transfer Grille
DIFF	Diffuser			THD	Threshold
DIM	Dimension	N	North	TPD	Toilet paper dispenser
DN	Down	NAT	Natural	TSL	Top of slab
DTL	Detail	NIC	Not in contract	T.O.	Top of
DWG	Drawing	NO	Number	TWP	Top of waterproofing
D	Dryer	NOM	Nominal	TYP	Typical
		NTS	Not to scale		
EA	Each			VAR	Varies
ELEV	Elevation	OC	On center	VCT	Vinyl composition tile
ELEC	Electrical	OCC	Occupant, Occupancy	VERT	Vertical
EQ	Equal	OPG	Opening	VES	Vinyl edge strip
EQPT	Equipment	OPP	Opposite	VIF	Verify in field
EXH	Exhaust			UNO	Unless noted otherwise
EXST	Existing	PFT	Porcelain Floor Tile		
EXT	Exterior	PLBG	Plumbing	W/	With
		PLYWD	Plywood	W/O	Without
FF	Finish Floor	PMT	Pre-molded filler	WC	Water closet
FEC	Fire Extinguisher Cabinet	PNL	Panel	WD	Wood
FIN	Finish	PNT/PTD	Paint/Painted	WDW	Window
FIXT	Fixture	PR	Pair	WO	Window opening
FLR	Floor	PRTN	Partition	WP	Work point
FLUOR	Fluorescent			W	Washer
FO	Face of				
FRMG	Framing				
FRP	Fiberglass				
	Reinforced Panel				
FT	Feet				
FUR	Furring, Furred				

ARCHITECTURAL SYMBOLS:

---	DIMENSION TO CENTERLINE		BATT INSULATION
---	DIMENSION STRING		ROUGH LUMBER OR SAWN LUMBER
	ELEVATION NAME ELEVATION HEIGHT		PLYWOOD
	ROOM NAME 000		FINISHED WOOD
	0000		GWB, MRGWB OR CEMENT BOARD
	1 ELEVATION NUMBER		MDF
	ARROW INDICATES DIRECTION OF CUTTING PLANE		CONCRETE
	THICK LINE INDICATES DIRECTION OF CUTTING PLANE		BRICK MASONRY
	INDICATES DETAIL NUMBER		CMU
	SHEET NO WHERE ELEVATION IS DRAWN		INSULATION - RIGID
	WALL TYPE SYMBOL		INSULATION - SPRAY FOAM
	STOREFRONT/CURTAINWALL TYPE SYMBOL		METAL - STEEL
	WINDOW TYPE SYMBOL		
	ITEMS TO BE DEMOLISHED		
	EXISTING CONSTRUCTION		
	NEW CONSTRUCTION		

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ARCHITECTS

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REVISIONS

No.	Date	Description

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1435-41 Walnut Street
Philadelphia, PA 19102

Exterior Alterations

Drawing Title:

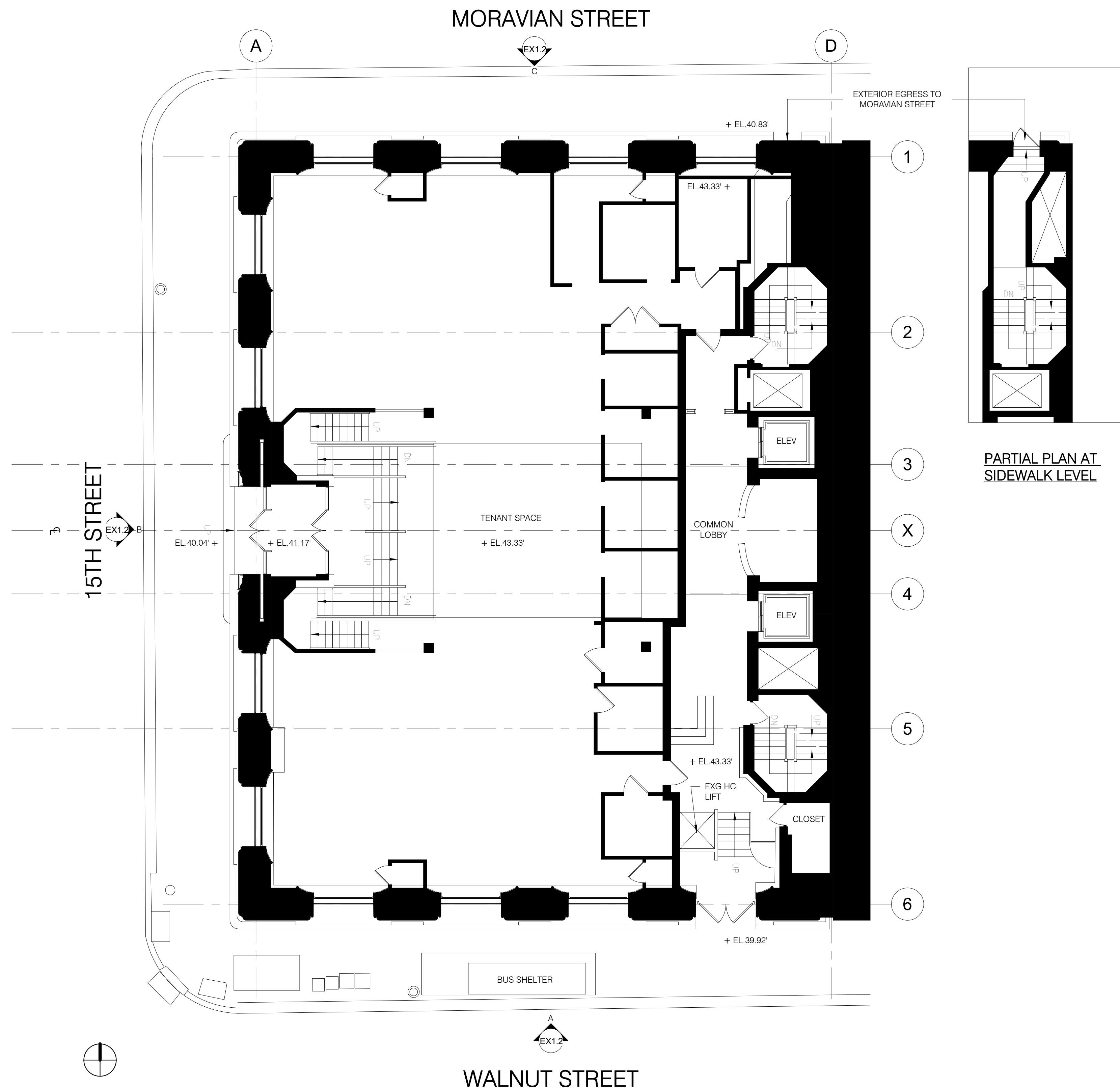
ABBREVIATIONS & SYMBOLS

Project Number:	21827.00
Date:	08/30/2021
Drawn By:	WDK
Checked By:	WDK

CS.2

Scale: 1 1/2" = 1'-0"

7/30/2021 2:48:03 PM



① EXISTING GROUND FLOOR PLAN
1/8" = 1'-0"

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ARCHITECTS

234 Market Street, Fourth Floor
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Owner
ADR Drexel LP
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Project Name:

The Drexel Building
1435-41 Walnut Street
Philadelphia, PA 19102

Exterior Alterations

Drawing Title:

EXISTING GROUND
FLOOR PLAN

Project Number: 21827.00

Date: 08/30/2021

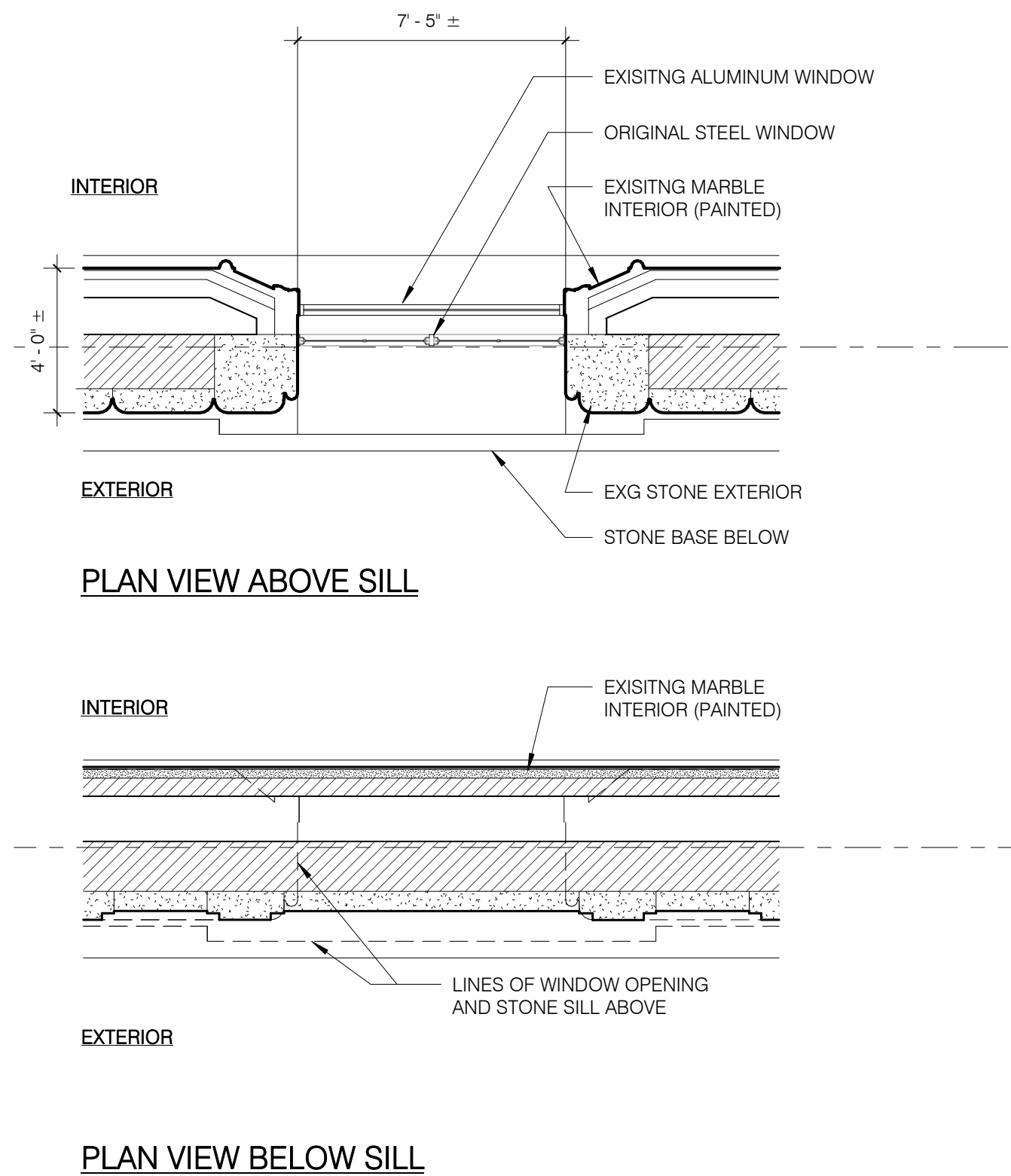
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Checked By: WDK

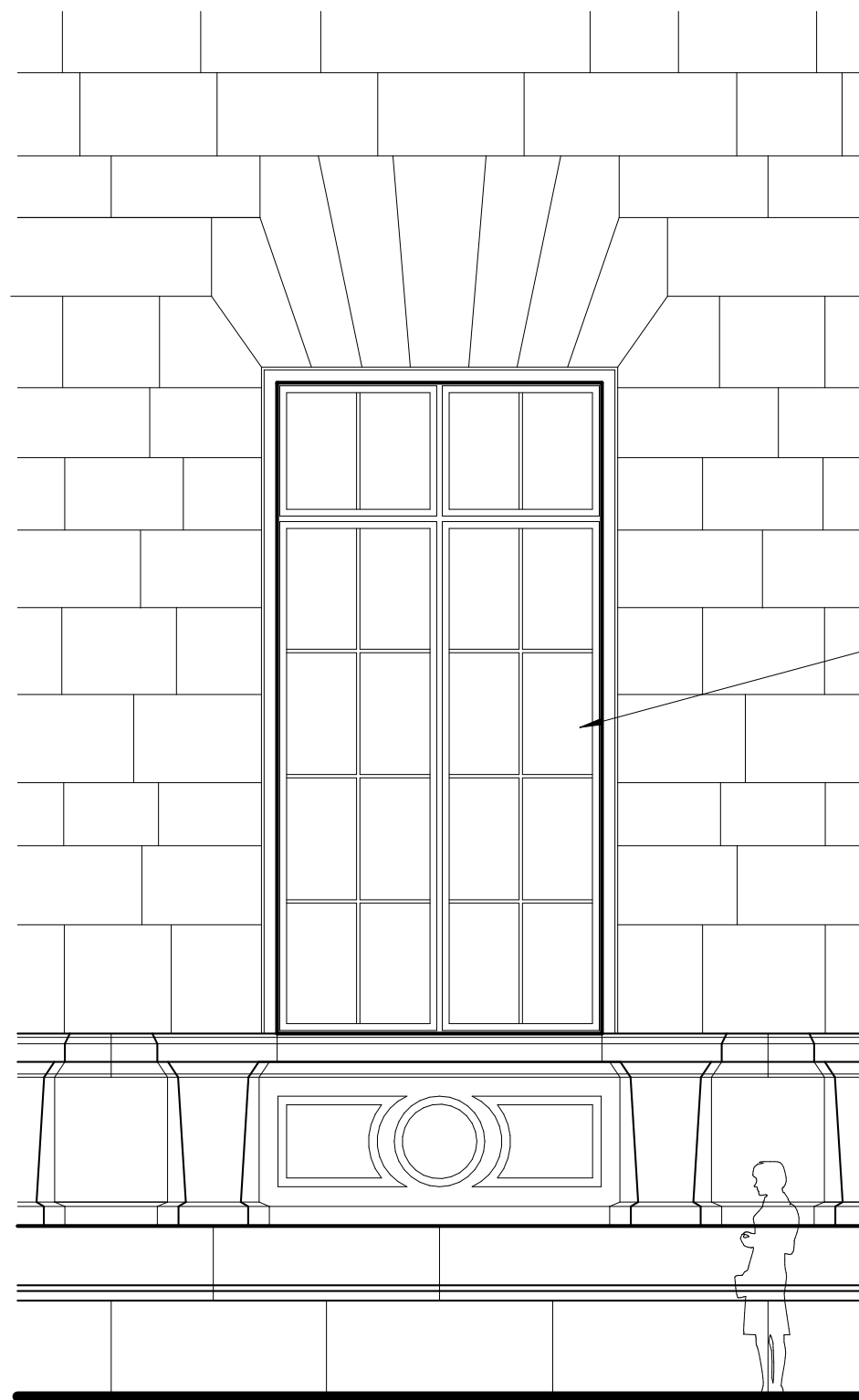
EX1.1

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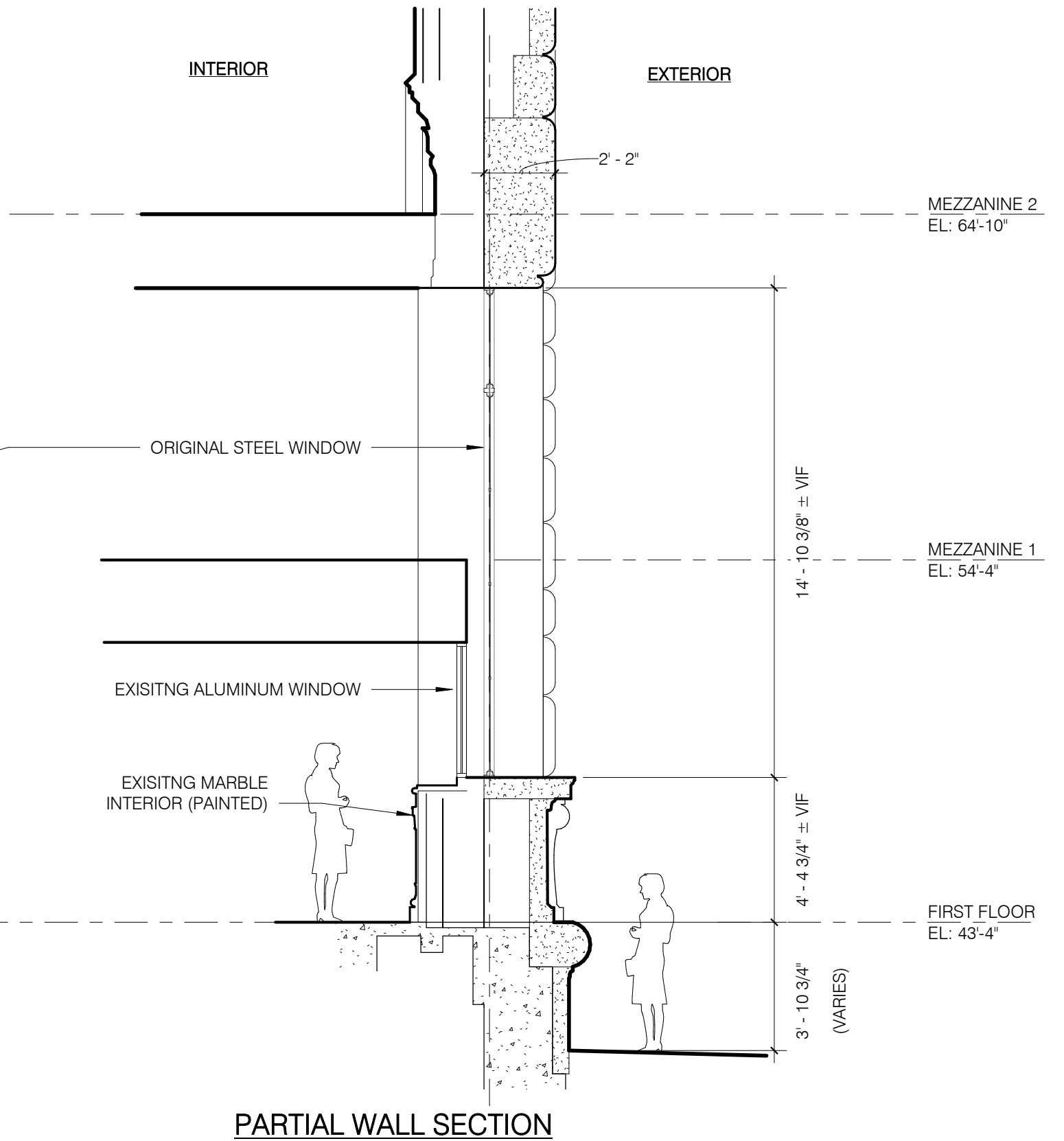
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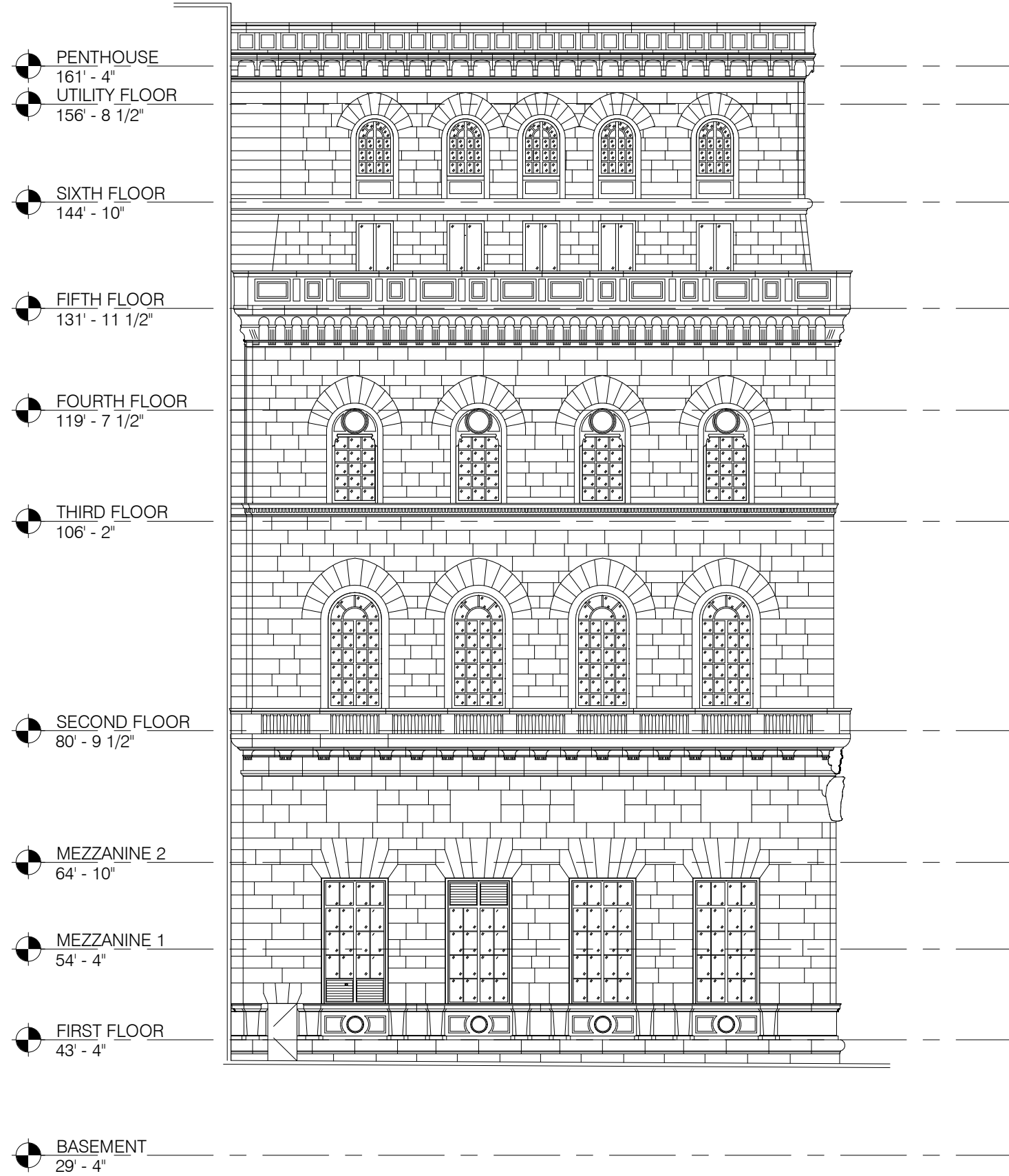
4 TYPICAL WINDOW ENLARGED VIEWS - EXG
1/4" = 1'-0"



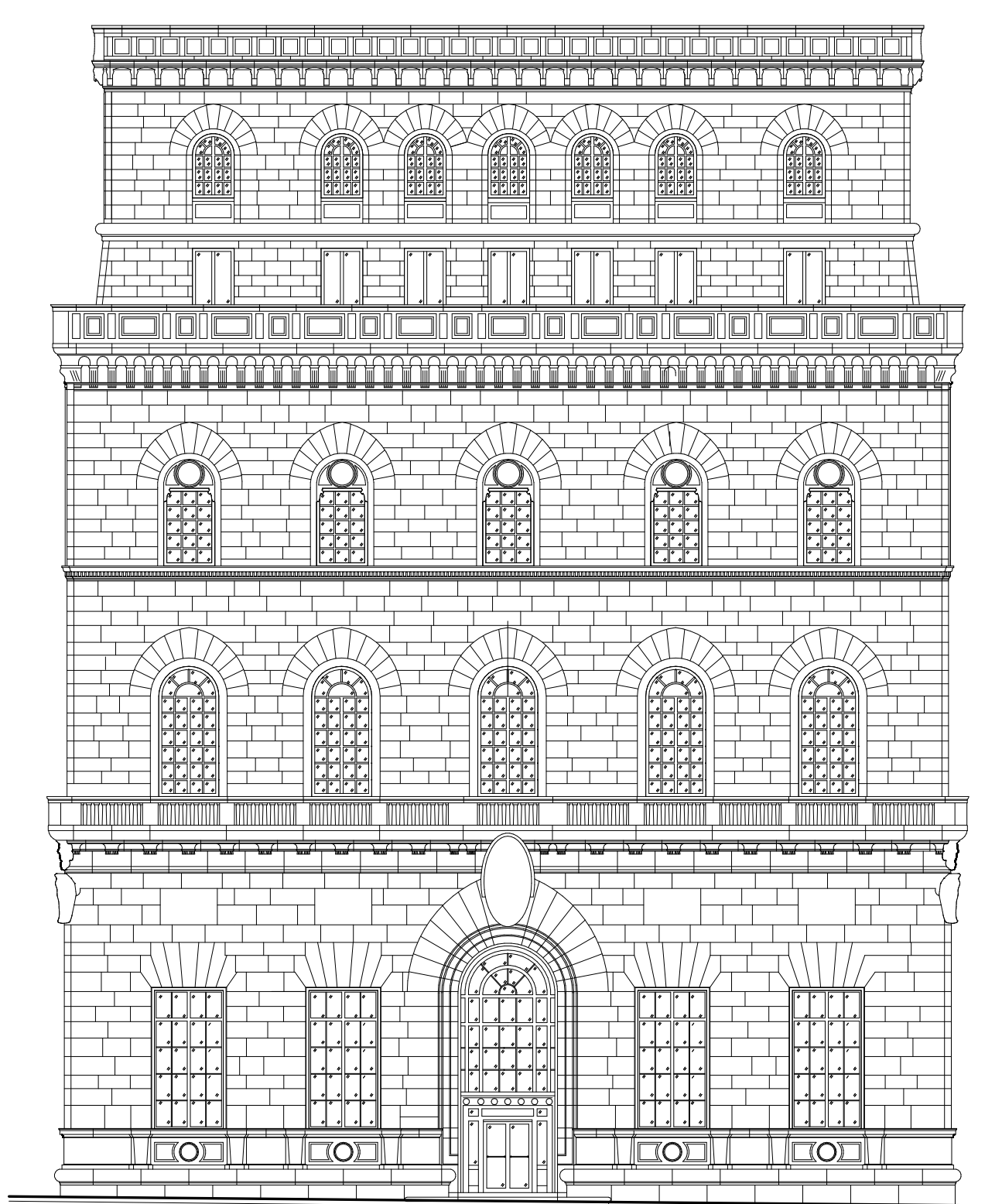
PARTIAL EXTERIOR ELEVATION



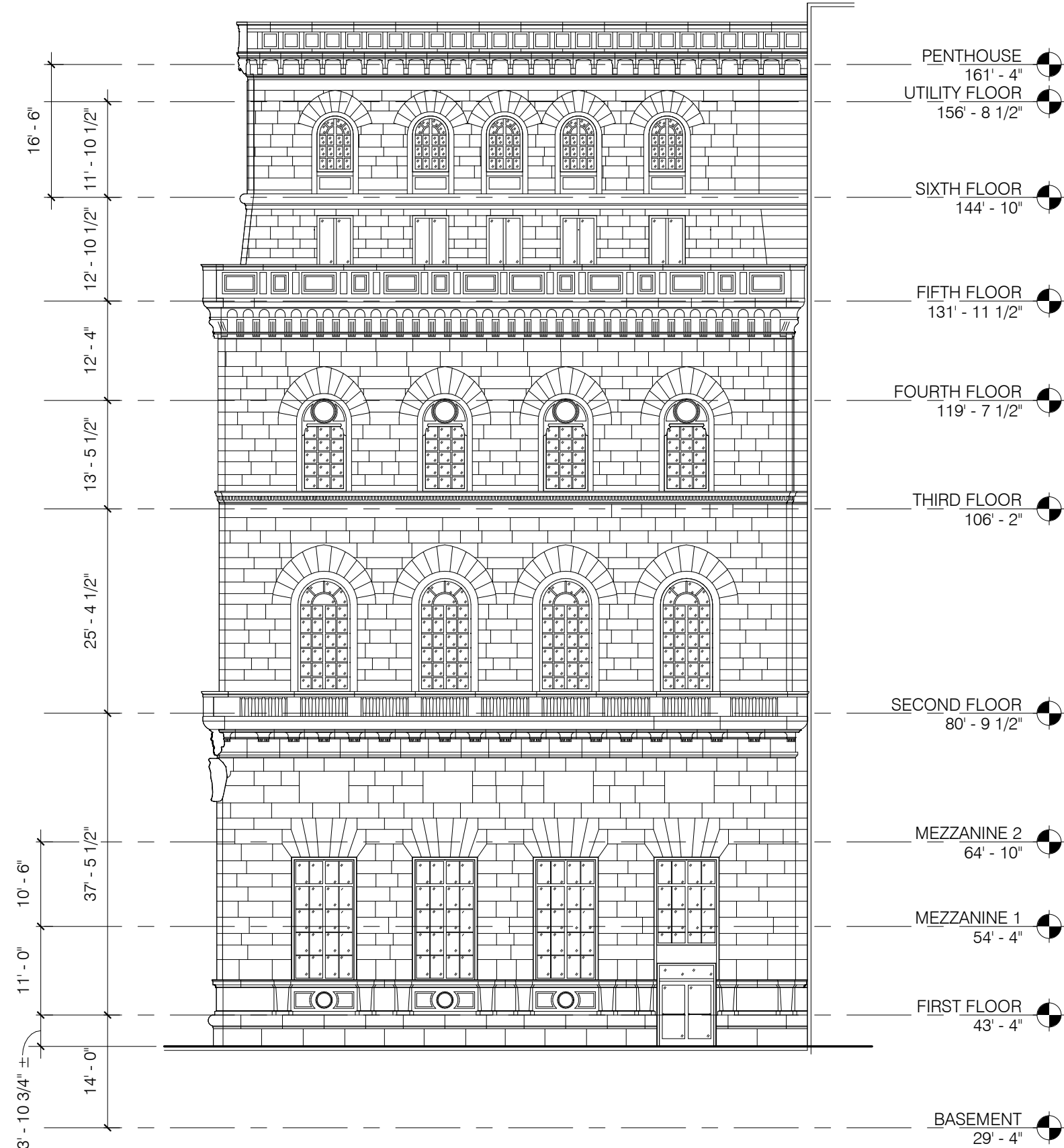
PARTIAL WALL SECTION



C MORAVIAN STREET ELEVATION (NORTH)
1/16" = 1'-0"



B 15TH STREET ELEVATION (WEST)
1/16" = 1'-0"



A WALNUT STREET ELEVATION (SOUTH)
1/16" = 1'-0"

cecil baker + partners
ARCHITECTS

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Owner
ADR Drexel LP
1435 Walnut Street, #41
Philadelphia, PA 19102

REVISIONS

No.	Date	Description

Project Phase:

CONSTRUCTION
DOCUMENTS

Project Name:

The Drexel Building
1435-41 Walnut Street
Philadelphia, PA 19102

Exterior Alterations

Drawing Title:

EXISTING ELEVATIONS

Project Number: 21827.00

Date: 08/30/2021

Drawn By: WDK

Checked By: WDK

EX1.2

Scale: As indicated

7/30/2021 2:48:05 PM



9 LOOKING SOUTH DOWN 15TH STREET (UNION LEAGUE AT LEFT)



10 LOOKING SOUTH TO CORNER OF 15TH AND MORAVIAN



11 MORAVIAN STREET PARTIAL FACADE - FIRE EGRESS AT LEFT



12 LOOKING WEST TO 15TH ST ALONG MORAVIAN ST



6 LOOKING SOUTHEAST FROM 15TH ST; MORAVIAN AT LEFT AND WALNUT AT RIGHT



7 MAIN ENTRY ON 15TH STREET



8 ALONG 15TH ST FACADE



KEY MAP



1 LOOKING AT NORTHEAST CORNER OF 15TH AND WALNUT



2 LOOKING ALONG WALNUT ST FACADE



3 FACADE DETAIL ON WALNUT STREET



4 WALNUT STREET FACADE



5 LOOKING NORTHWEST AT WALNUT STREET FACADE

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REVISIONS

No.	Date	Description

Project Phase:

CONSTRUCTION
DOCUMENTS

Project Name:

The Drexel Building
1435-41 Walnut Street
Philadelphia, PA 19102

Exterior Alterations

Drawing Title:

EXISTING SITE
CONDITIONS

Project Number: 21827.00

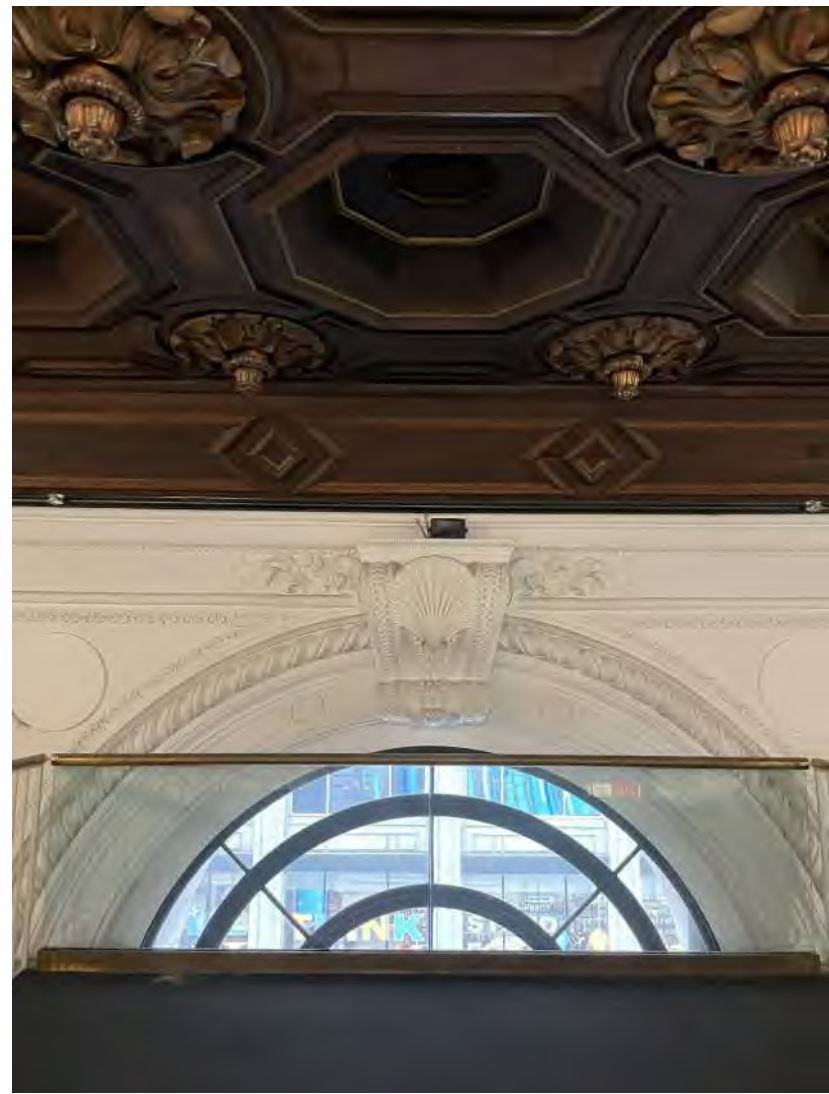
Date: 08/30/2021

Drawn By: Author

Checked By: Checker

EX1.3

Scale:



1 15TH ST ENTRY ARCH TOP VIEWED FROM MEZZANINE 2 (2021)



3 15TH ST ENTRY ARCH TOP VIEWED FROM MEZZANINE 2 (2021)



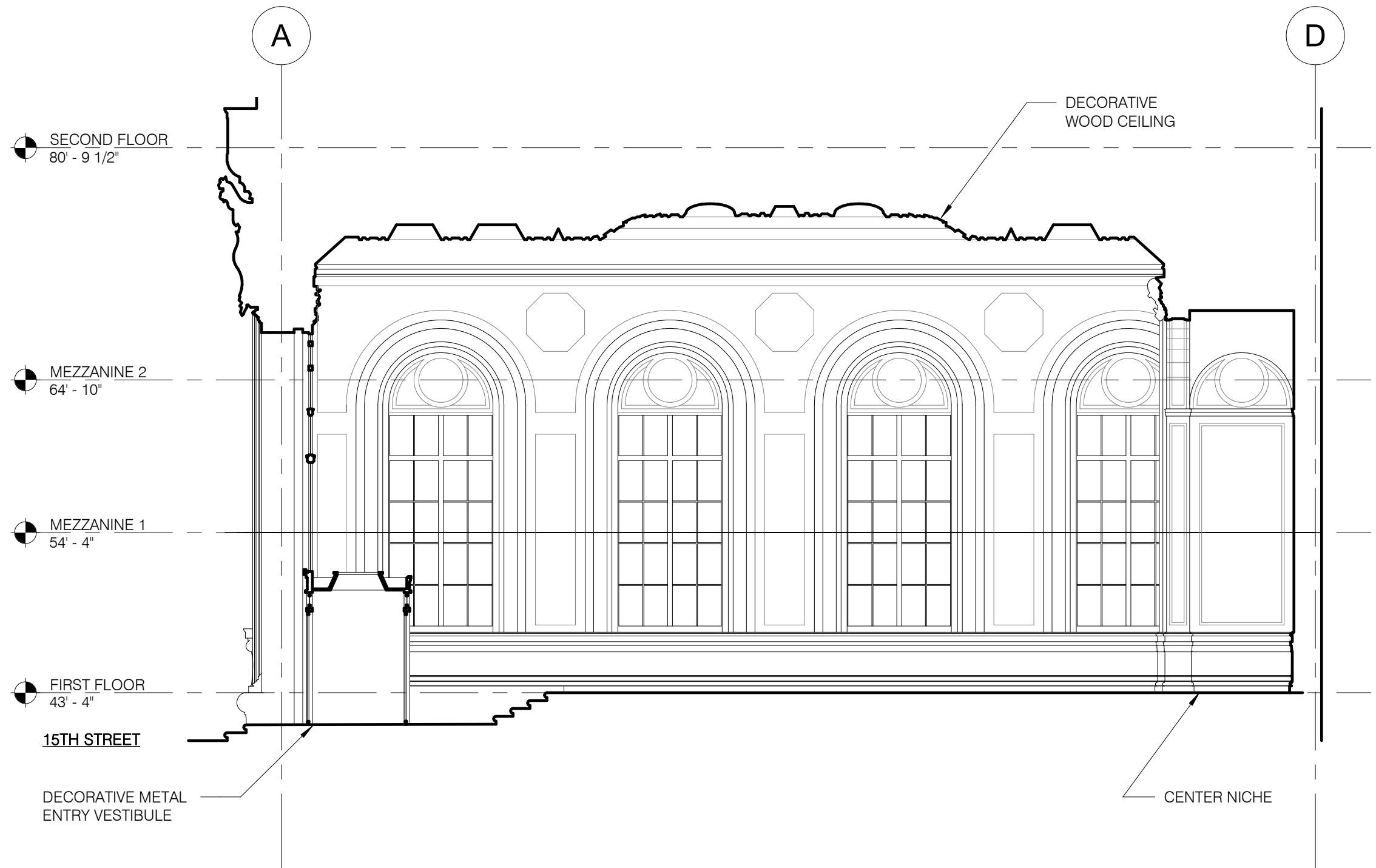
4 DECORATIVE METAL VESITBULE FROM FIRST FLOOR (2021)



2 15TH STREET ENTRANCE INTERIOR VIEW CIRCA 1928



5 15TH STREET ENTRANCE WITH EXISTING MEZZININES INTERIOR VIEW FROM FIRST FLOOR (2021)



1 PARTIAL W-E SECTION - FORMER BANKING HALL
1/8" = 1'-0" (COMMON LOBBY / MEZZANINE ADDITIONS NOT SHOWN)



6 STONE FIREPLACE MANTEL CIRCA 1928



7 STONE FIREPLACE MANTEL (2021) (surrounding wall is original marble painted)



8 STONE ROUND TOP OF TYP. WINDOW VIEWED ON MEZZANINE 2 (2021)



9 UPPER PORTION OF TYPICAL WINDOW AT MEZZANINE 1 (2021)



10 LOWER PORTION OF TYPICAL WINDOW AT FIRST FLOOR (2021)

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1435 Walnut Street, #41
Philadelphia, PA 19102

REVISIONS		
No.	Date	Description

Project Phase:
CONSTRUCTION DOCUMENTS

Project Name:
The Drexel Building
1435-41 Walnut Street
Philadelphia, PA 19102

Exterior Alterations

Drawing Title:
EXISTING INTERIOR CONDITIONS

Project Number: 21827.00
Date: 08/30/2021
Drawn By: WDK
Checked By: WDK

Scale: 1/8" = 1'-0"



1 MARBLE FONT IN COMMON LOBBY (2021)



2 MARBLE FONT CIRCA 1928



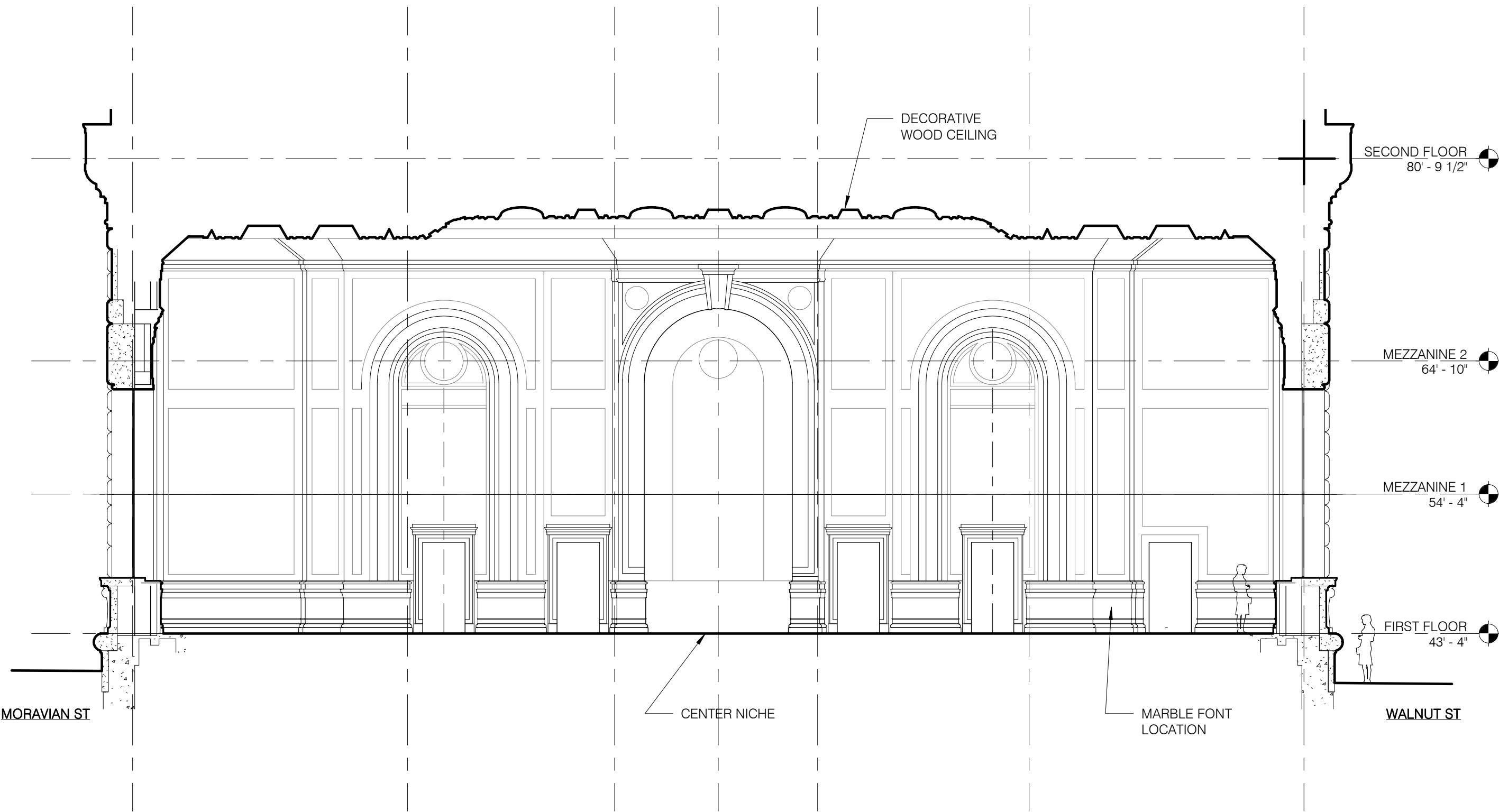
3 DECORATIVE CEILING DETAIL (2021)



4 DECORATIVE CEILING FROM MEZZANINE 2 (2021)



5 CENTER NICHE IN COMMON LOBBY (2021)



1 PARTIAL N-S BUILDING SECTION - FORMER BANKING HALL
1/8" = 1'-0"

(COMMON LOBBY / MEZZANINE ADDITIONS NOT SHOWN)



6 CENTER NICHE VIEWED FROM 15TH STREET ENTRANCE
CIRCA 1928

cecil baker + partners
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Philadelphia, PA 19102

REVISIONS

No.	Date	Description

Project Phase:

CONSTRUCTION
DOCUMENTS

Project Name:

The Drexel Building
1435-41 Walnut Street
Philadelphia, PA 19102

Exterior Alterations

Drawing Title:

EXISTING INTERIOR
CONDITIONS

Project Number: 21827.00

Date: 08/30/2021

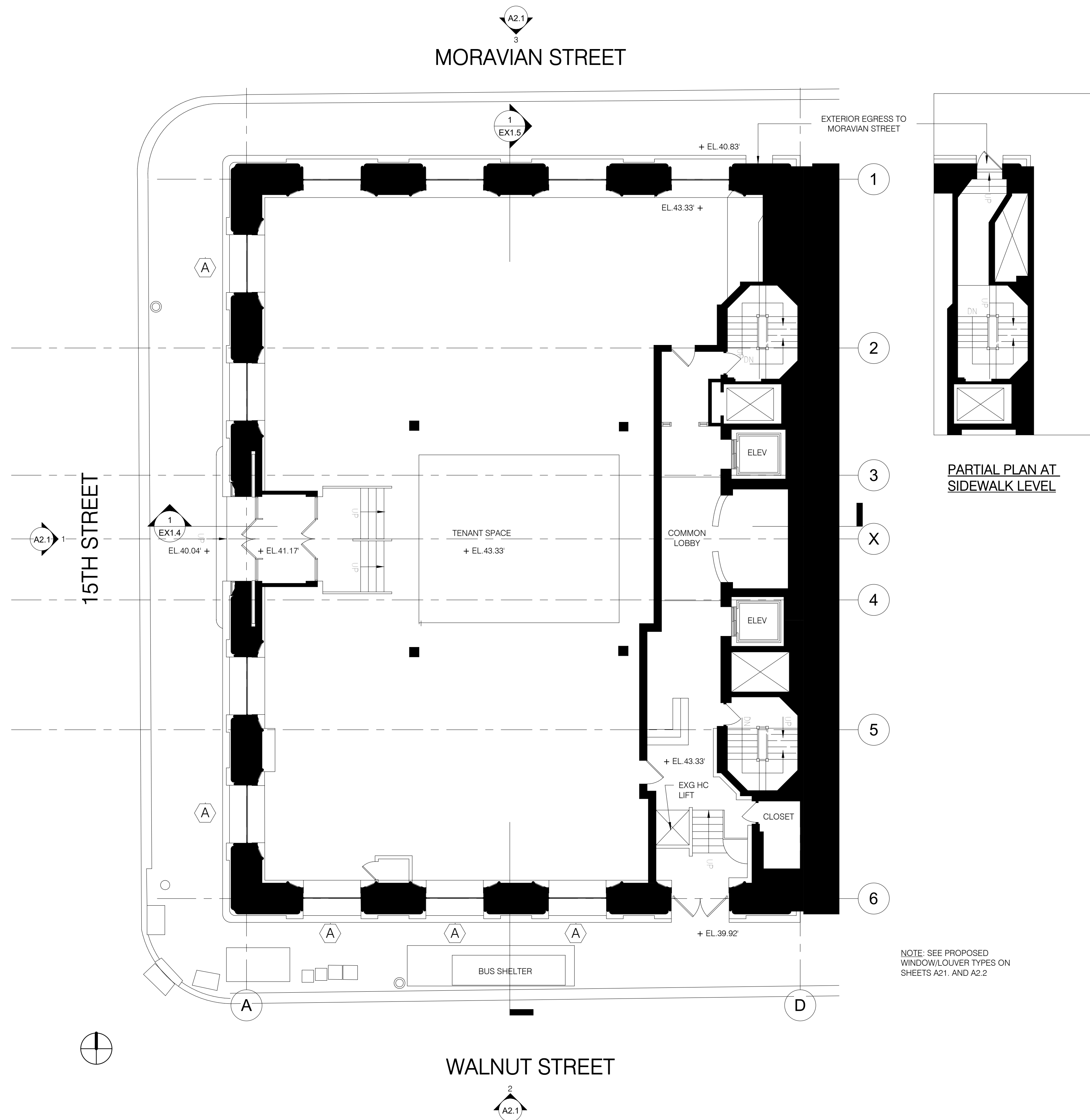
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Checked By: WDK

EX1.5

Scale: 1/8" = 1'-0"

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1 PLAN-01 FIRST FLOOR
1/8" = 1'-0"

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REVISIONS

No.	Date	Description

Project Phase:
CONSTRUCTION
DOCUMENTS

Project Name:
The Drexel Building
1435-41 Walnut Street
Philadelphia, PA 19102

Exterior Alterations

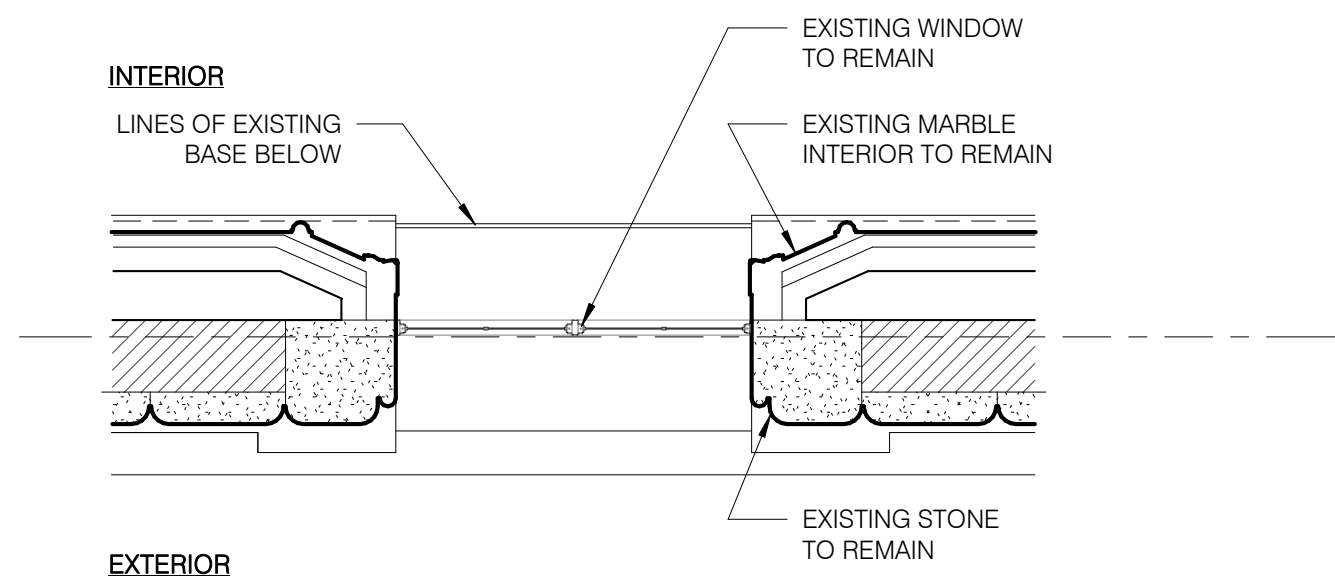
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FLOOR PLAN
(PROPOSED)

Project Number:	21827.00
Date:	08/30/2021
Drawn By:	WDK
Checked By:	WDK

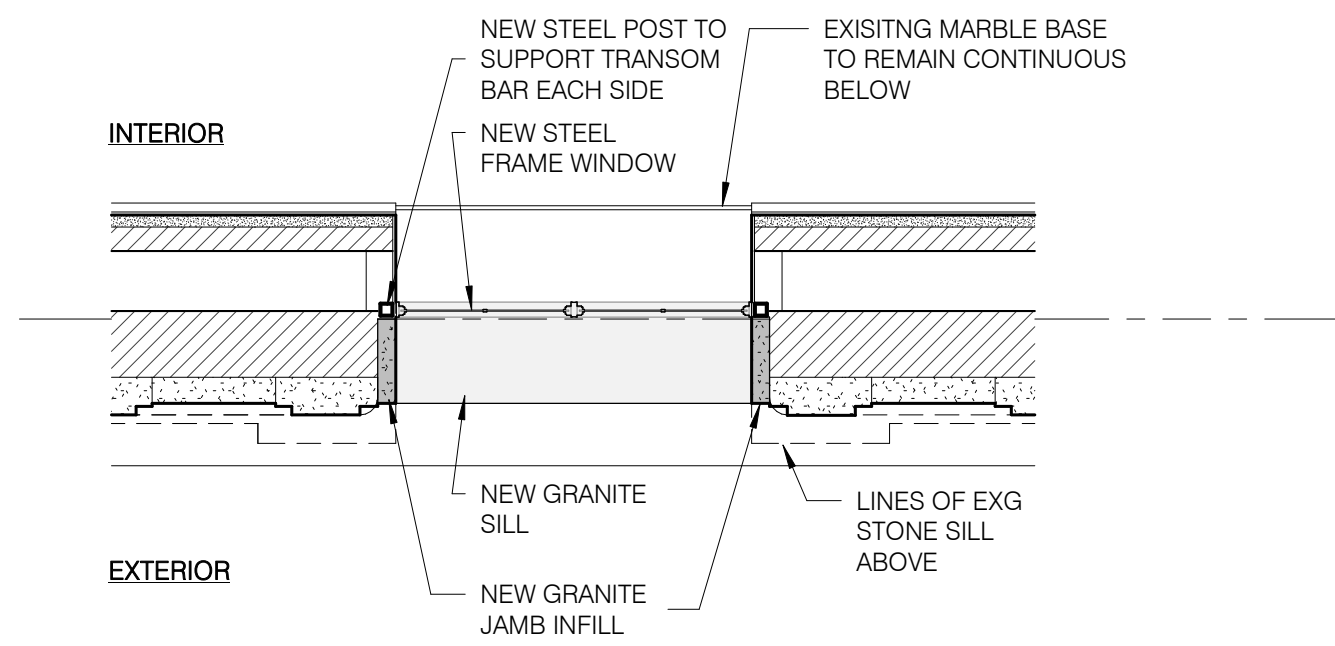
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Scale:	1/8" = 1'-0"
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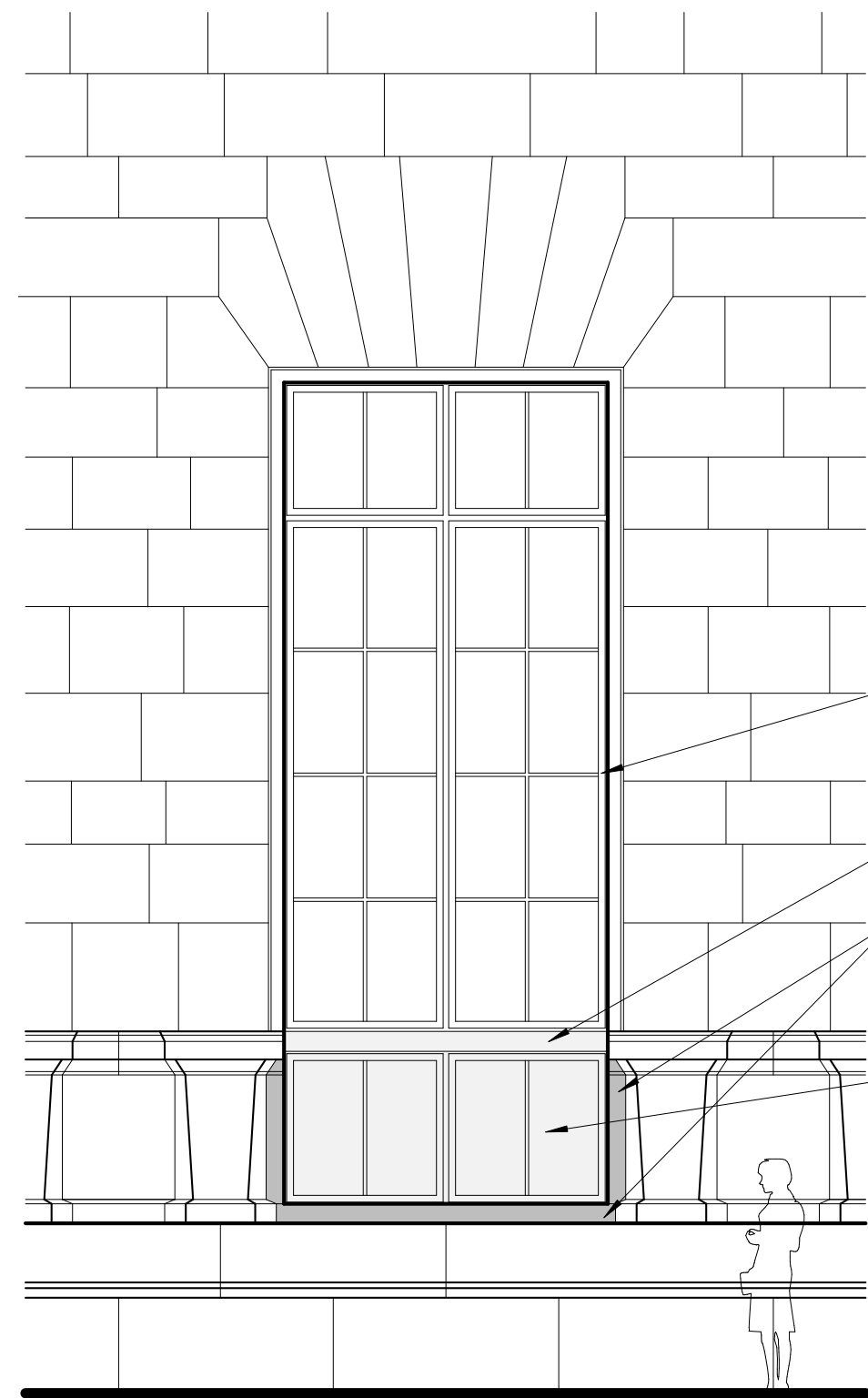
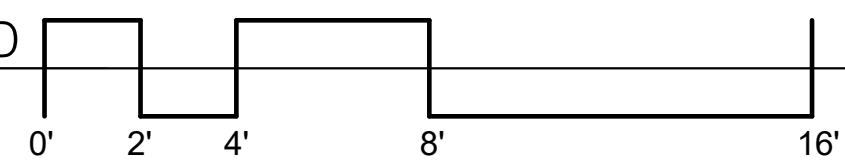


PLAN VIEW AT EXISTING WINDOW

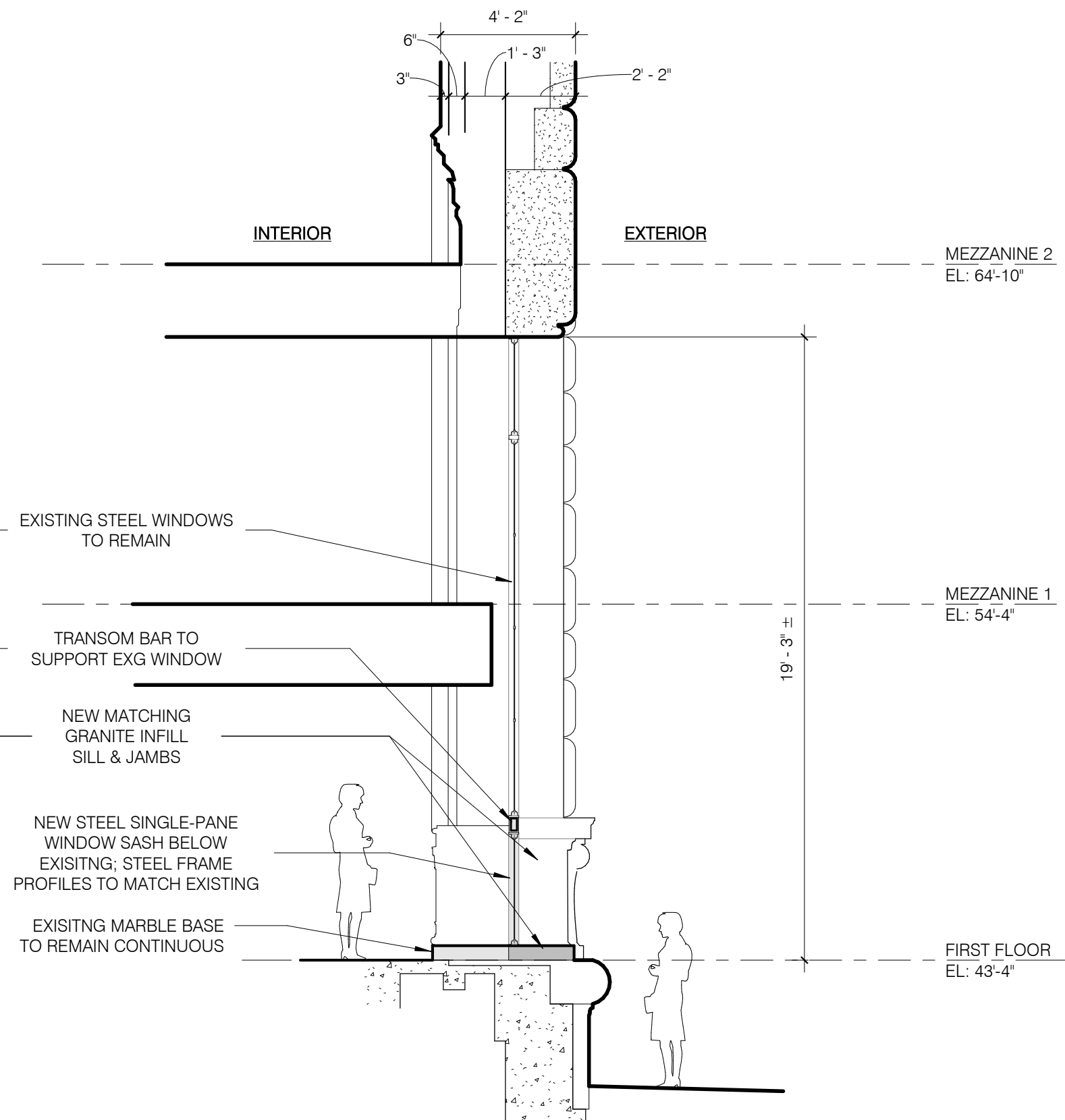


PLAN VIEW AT NEW WINDOW BELOW

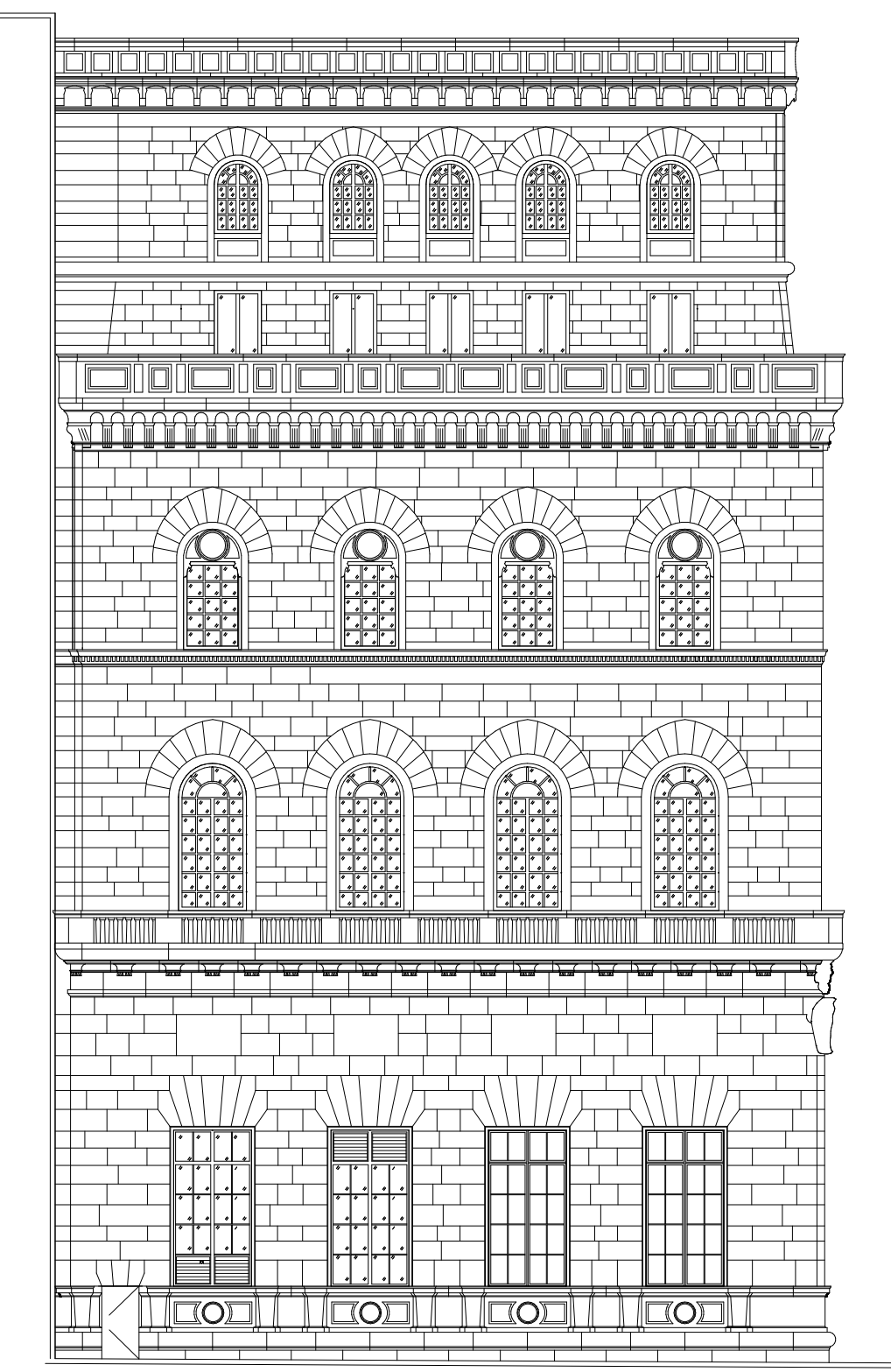
④ TYPICAL WINDOW 'A' ENLARGED VIEWS - ALTERED
1/4" = 1'-0"



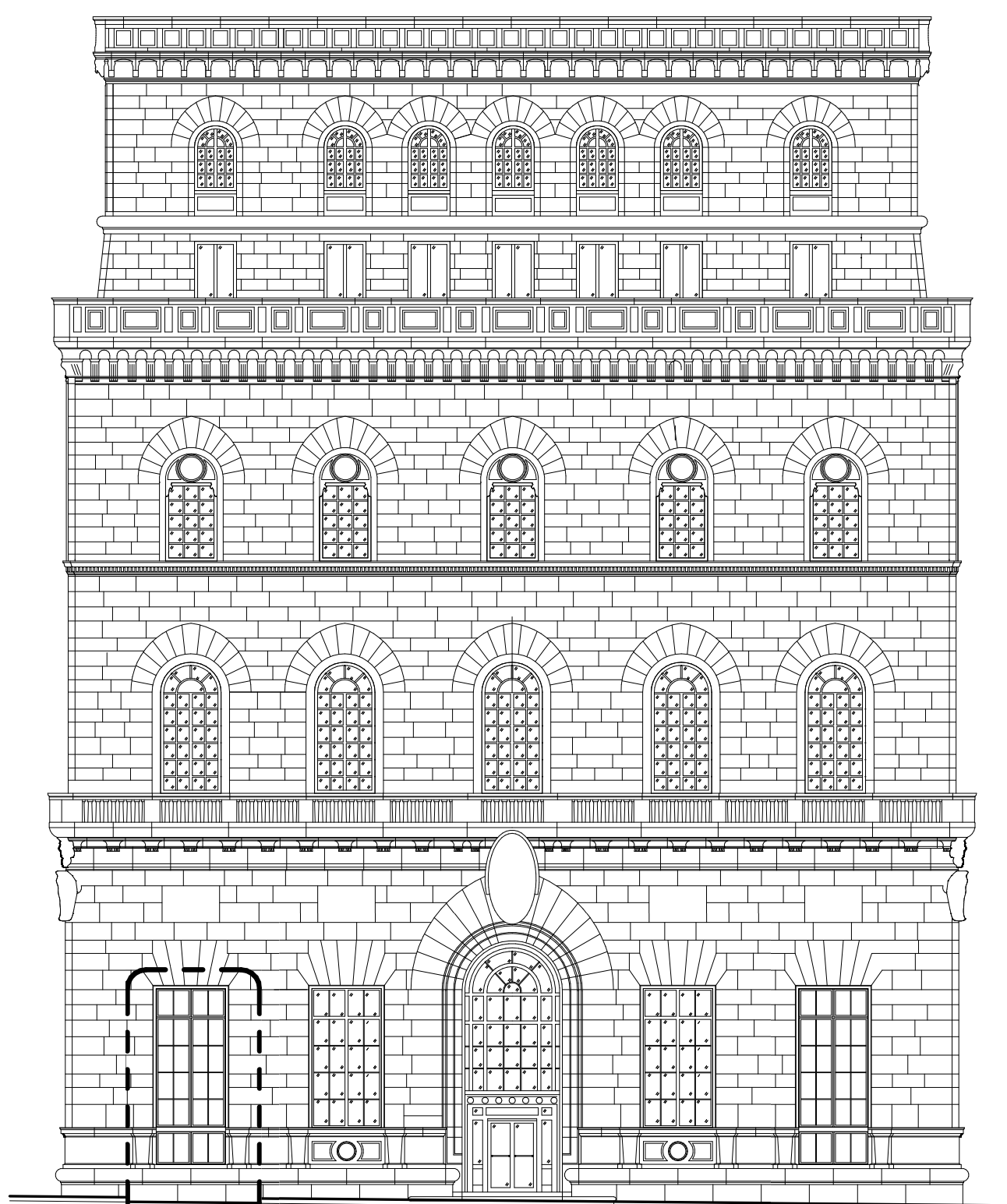
PARTIAL EXTERIOR ELEVATION A



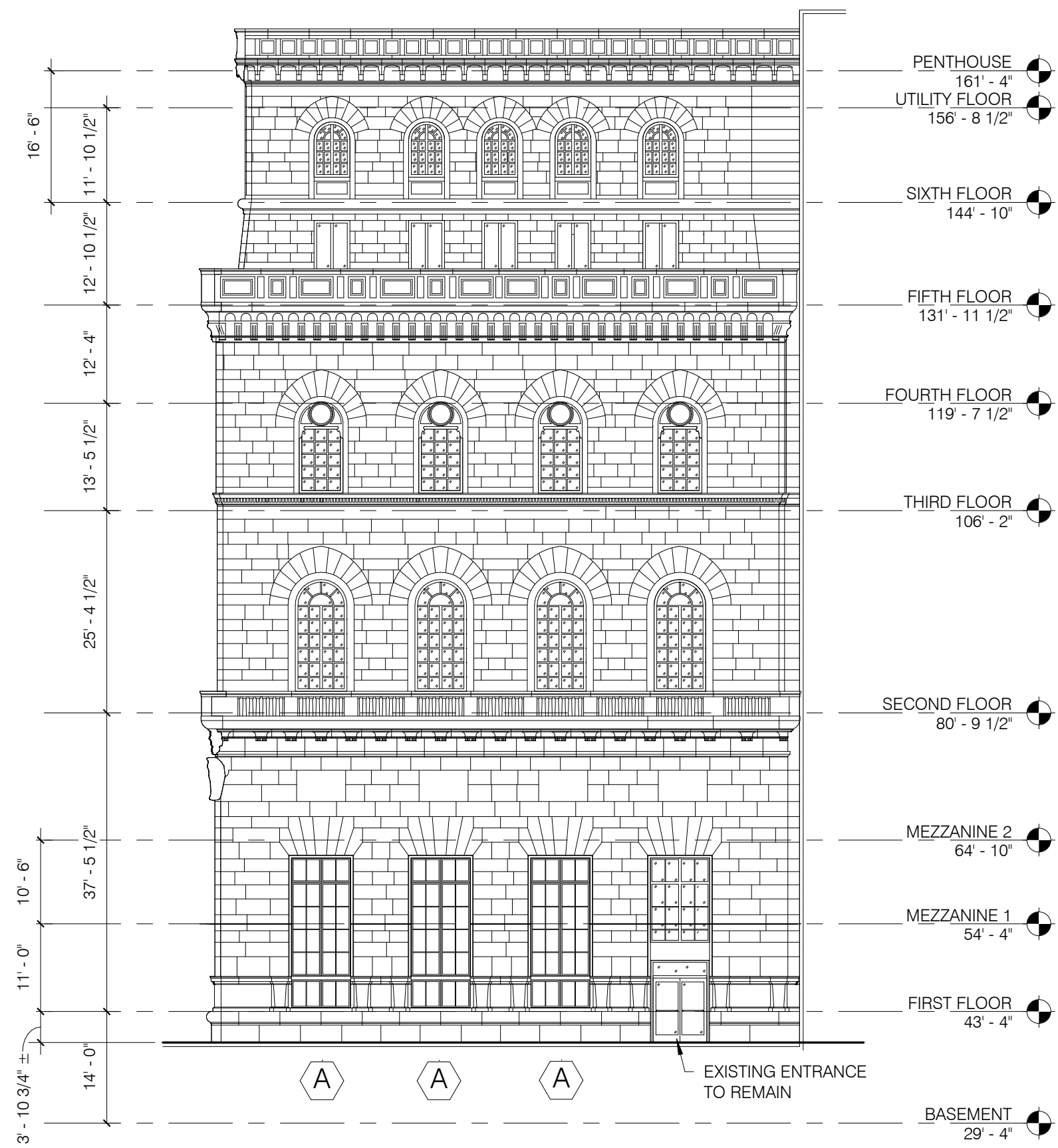
PARTIAL WALL SECTION



③ MORAVIAN STREET ELEVATION (NORTH)
1/16" = 1'-0"



① 15TH STREET ELEVATION (WEST)
1/16" = 1'-0"



② WALNUT STREET ELEVATION (SOUTH)
1/16" = 1'-0"

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REVISIONS

No.	Date	Description
1	08/19/21	Revision 1

Project Phase:

CONSTRUCTION
DOCUMENTS

Project Name:

The Drexel Building
1435-41 Walnut Street
Philadelphia, PA 19102

Exterior Alterations

Drawing Title:

ELEVATIONS
(PROPOSED)

Project Number: 21827.00

Date: 08/30/2021

Drawn By: WDK

Checked By: WDK

A2.1

Scale: As indicated

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WALNUT STREET FACADE



LOOKING AT NORTHEAST CORNER OF 15TH AND WALNUT



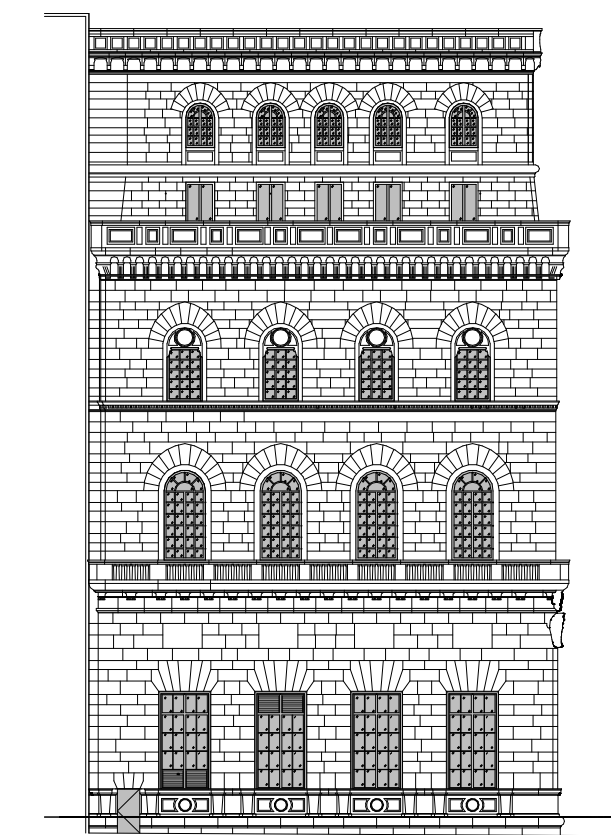
LOOKING NORTHWEST AT WALNUT STREET FACADE



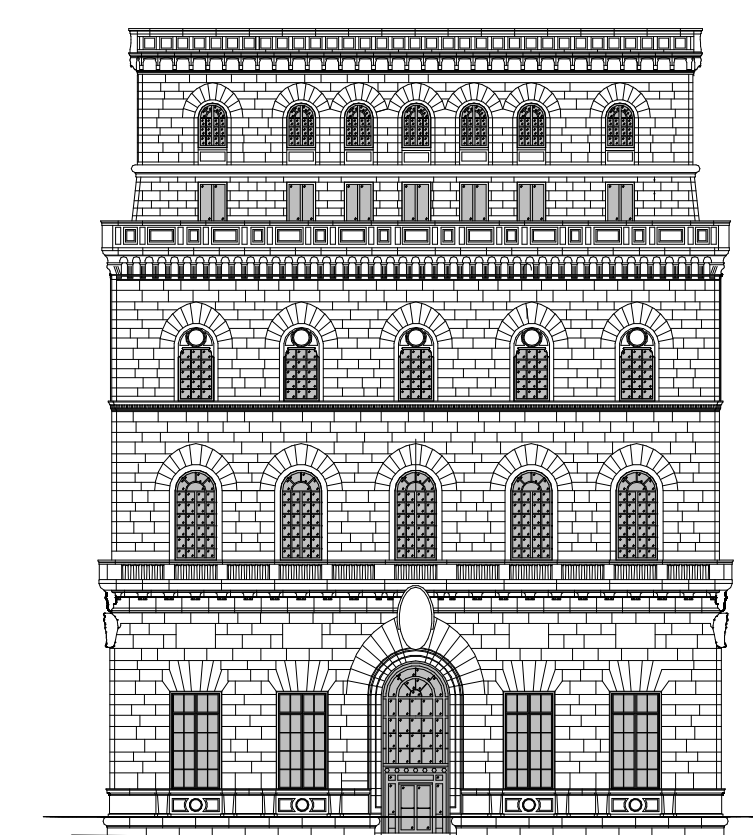
LOOKING SOUTH DOWN 15TH STREET (UNION LEAGUE AT LEFT)



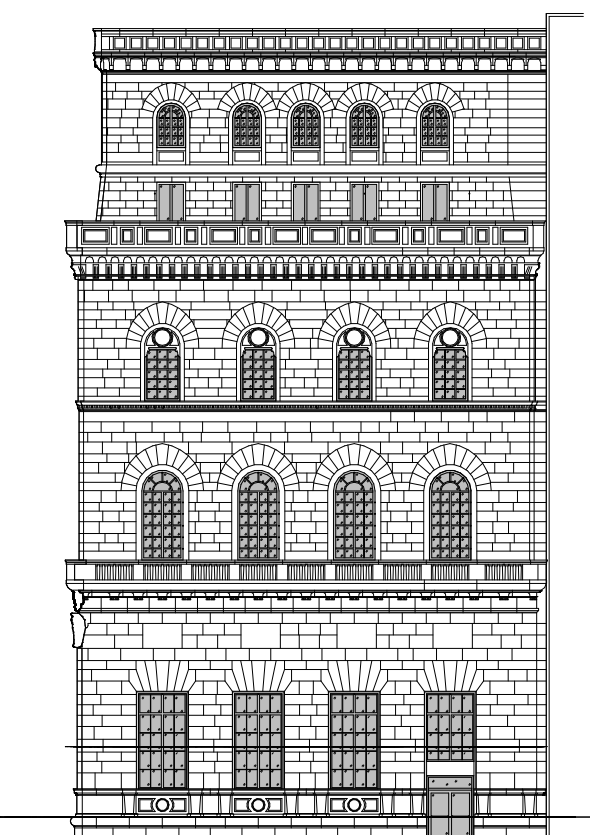
LOOKING SOUTH TO CORNER OF 15TH AND MORAVIAN



X.N MORAVIAN STREET



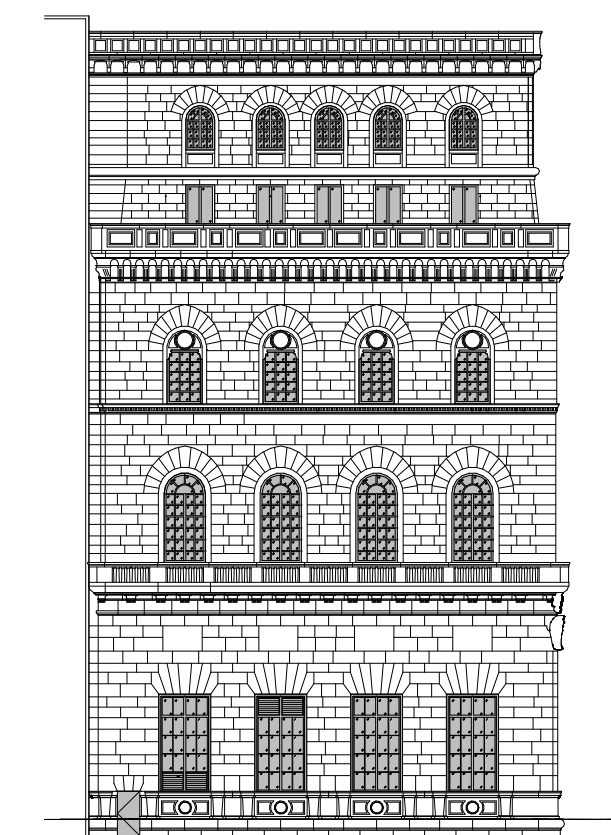
X.W 15TH STREET



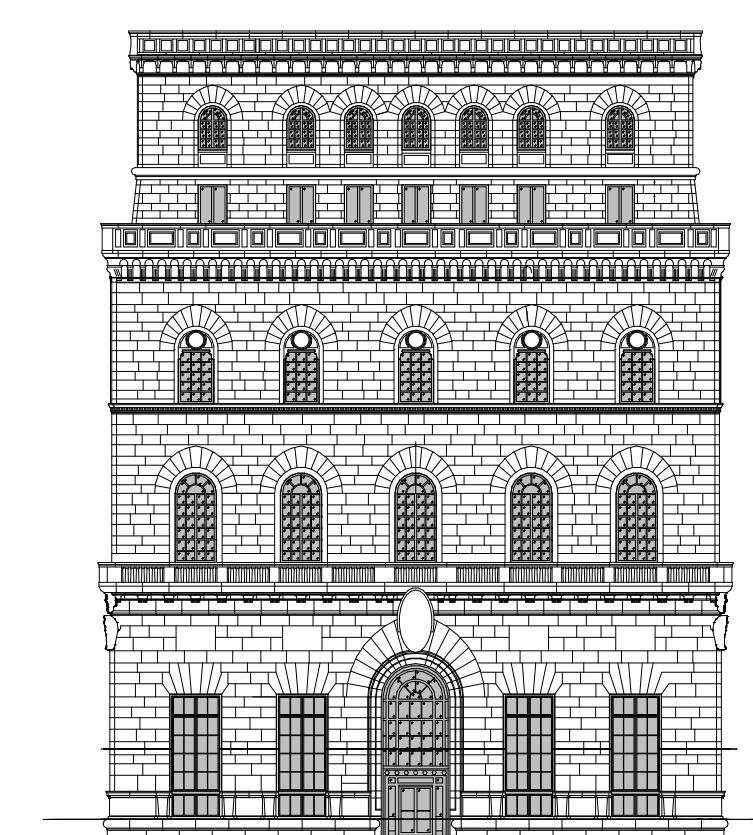
X.S WALNUT STREET

ALL BUILDING FACADES UNCHANGED;
11 ORIGINAL DECORATIVE GRANITE SILL PANELS

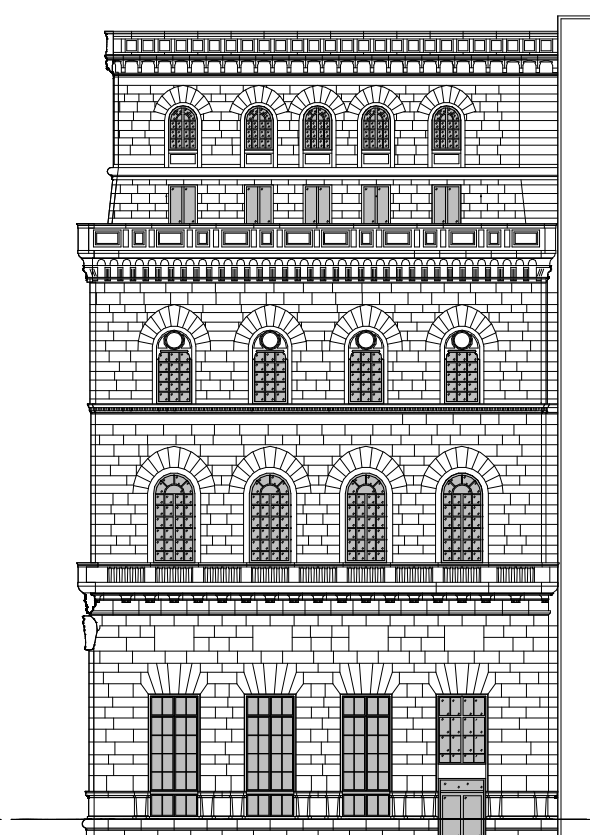
EXISTING CONDITIONS



1.N MORAVIAN STREET



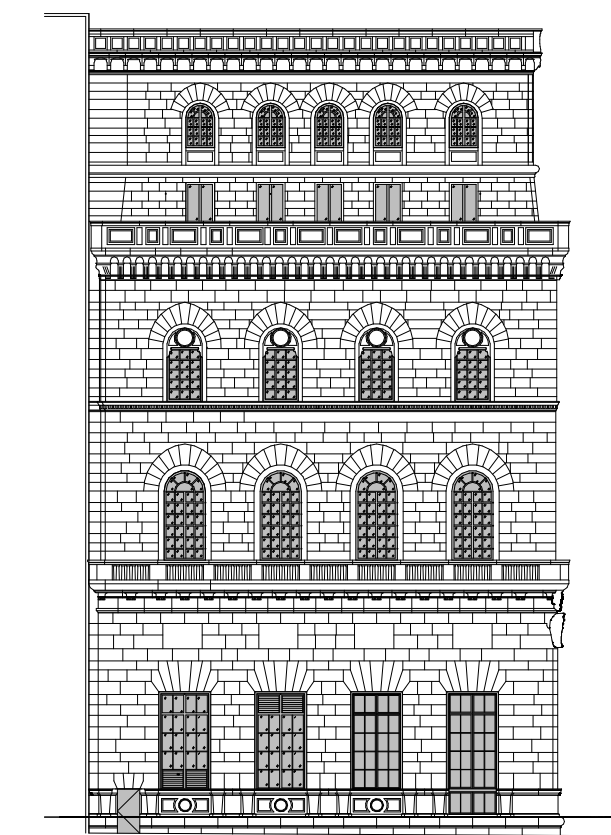
1.W 15TH STREET



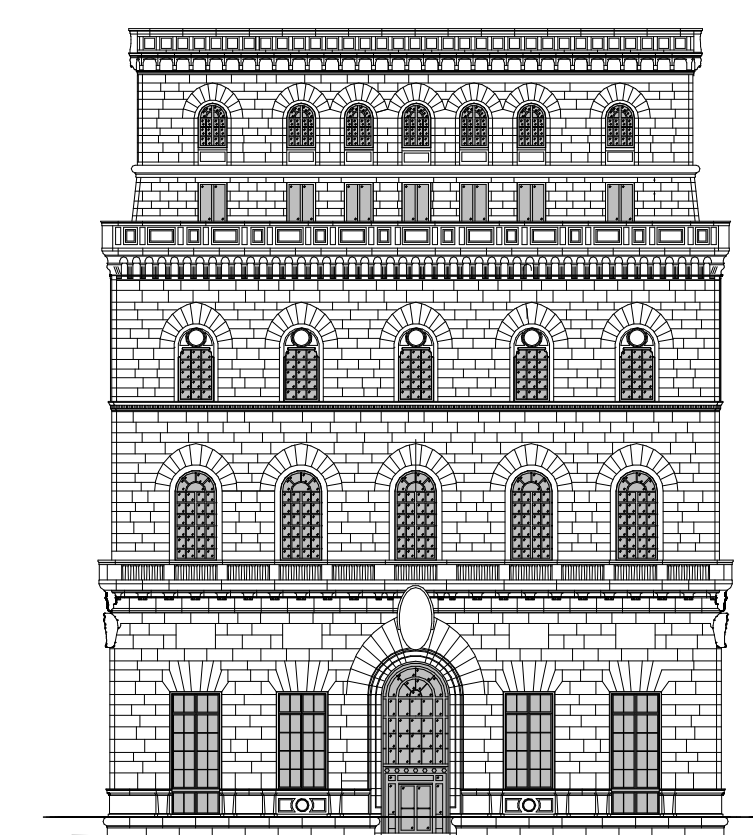
1.S WALNUT STREET

PROPOSED ALTERATION OF 7 WINDOWS & SILLS.
• NONE ON MORAVIAN STREET
• 4 ON 15TH STREET (ALL)
• 3 ON WALNUT STREET (ALL)

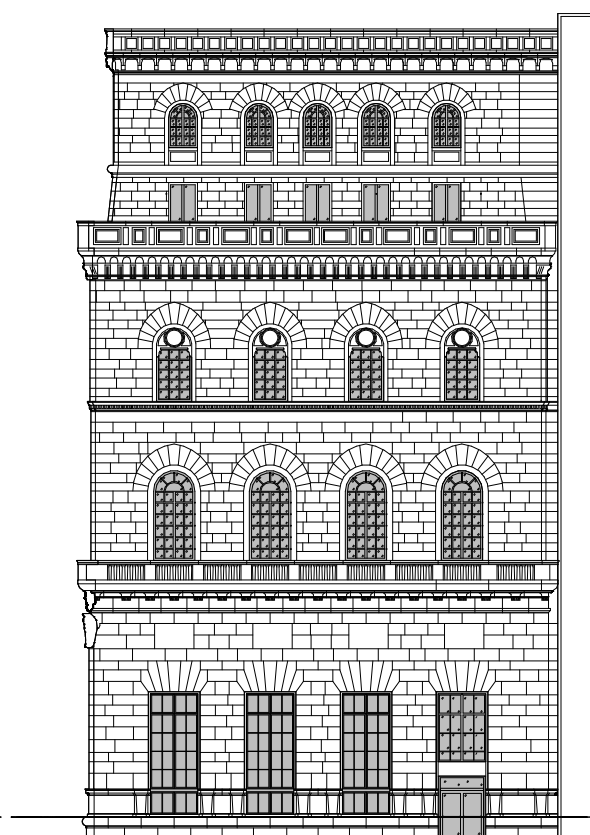
PROPOSED ALTERATIONS



2.N MORAVIAN STREET



2.W 15TH STREET



2.S WALNUT STREET

PROPOSED ALTERATION OF 6 WINDOWS & SILLS.
• 1 ON MORAVIAN STREET AT CORNER
• 2 ON 15TH STREET AT CORNERS
• 3 ON WALNUT STREET (ALL)

ALTERNATIVE PROPOSAL



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Owner
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1435 Walnut Street, #41
Philadelphia, PA 19102

REVISIONS

No.	Date	Description
2	08/25/21	PHC Revision

Project Phase:

DESIGN REVIEW DOCUMENTS

Project Name:

The Drexel Building
1435-41 Walnut Street
Philadelphia, PA 19102

Exterior Alterations

Drawing Title:

ELEVATIONS ANALYSIS
EXISTING AND
ALTERATIONS
PROPOSAL OPTIONS

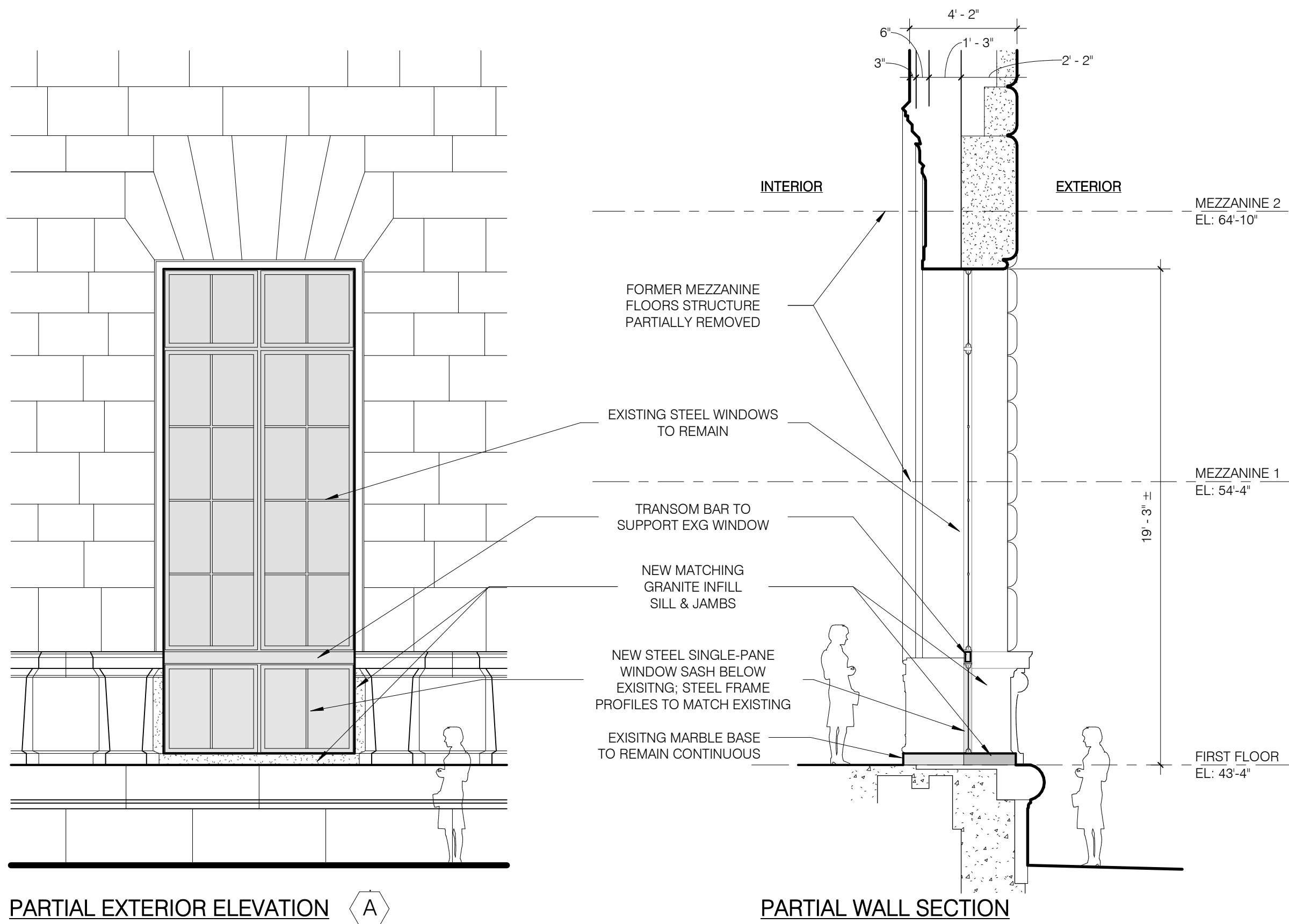
Project Number:	21827.00
Date:	02/05/2025
Drawn By:	Author
Checked By:	Checker

HC1.1

Scale: 1" = 30'-0"



WALNUT STREET WINDOWS FROM INTERIOR (2025)



PARTIAL EXTERIOR ELEVATION A
① TYPICAL WINDOW 'A' ENLARGED VIEWS - PROPOSED ALTERATION
1/4" = 1'-0"



VENT DETAIL BETWEEN WINDOW ARCHES (2025)



INTERIOR VIEW LOOKING WEST - HISTORIC VESTIBULE AT CENTER AND ORNATE WOOD CEILING AT TOP (2025)



INTERIOR VIEW LOOKING NORTHWEST (2025)



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Philadelphia, PA 19102

REVISIONS		
No.	Date	Description

Project Phase:
**DESIGN REVIEW
DOCUMENTS**

Project Name:
The Drexel Building
1435-41 Walnut Street
Philadelphia, PA 19102

Exterior Alterations

Drawing Title:
**PROPOSED
ALTERATION DETAIL &
EXG CONDITIONS
PHOTOS**

Project Number:	21827.00
Date:	02/05/2025
Drawn By:	wdk
Checked By:	WDK

HC1.2

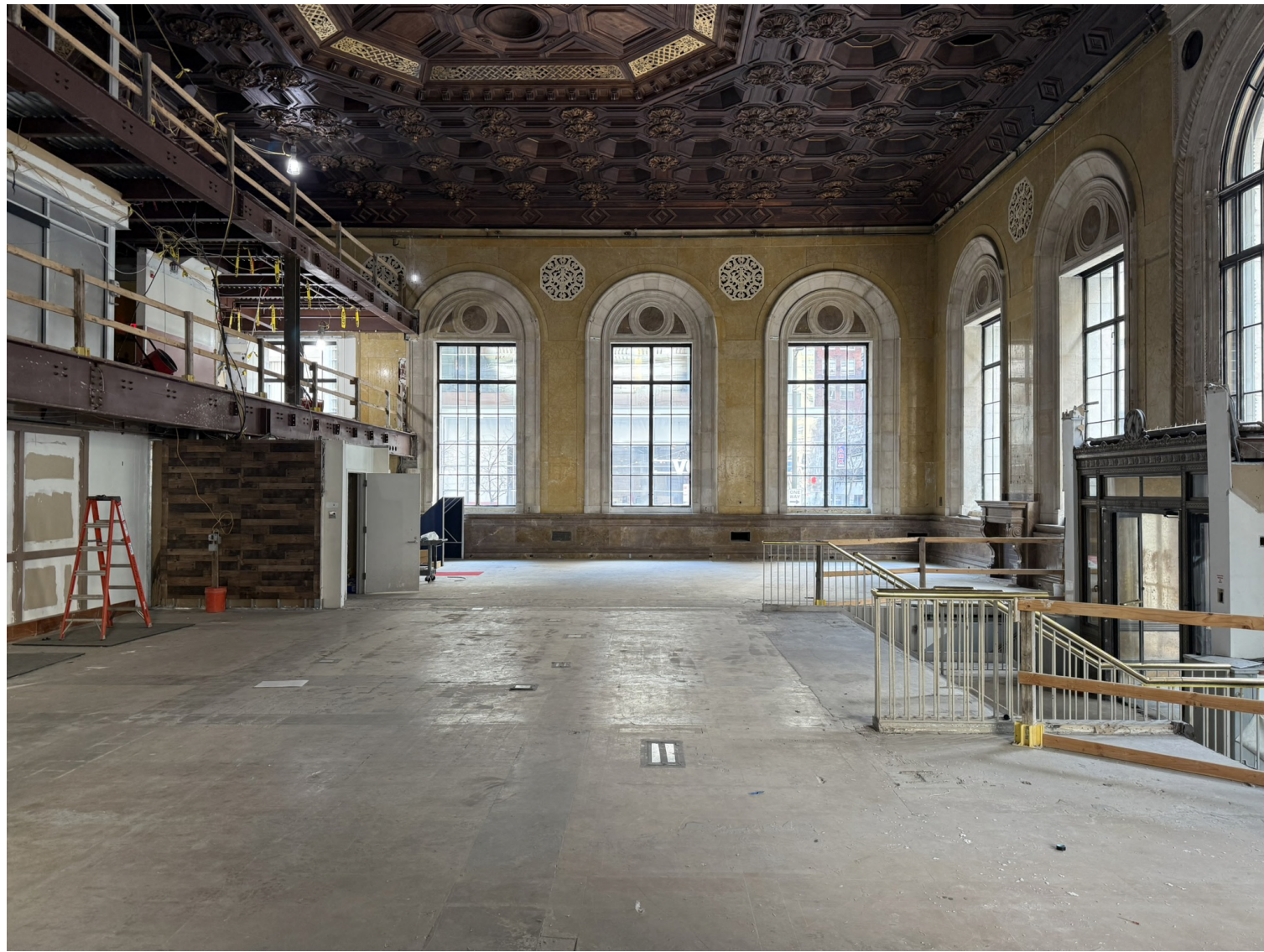
Scale: 1/4" = 1'-0"



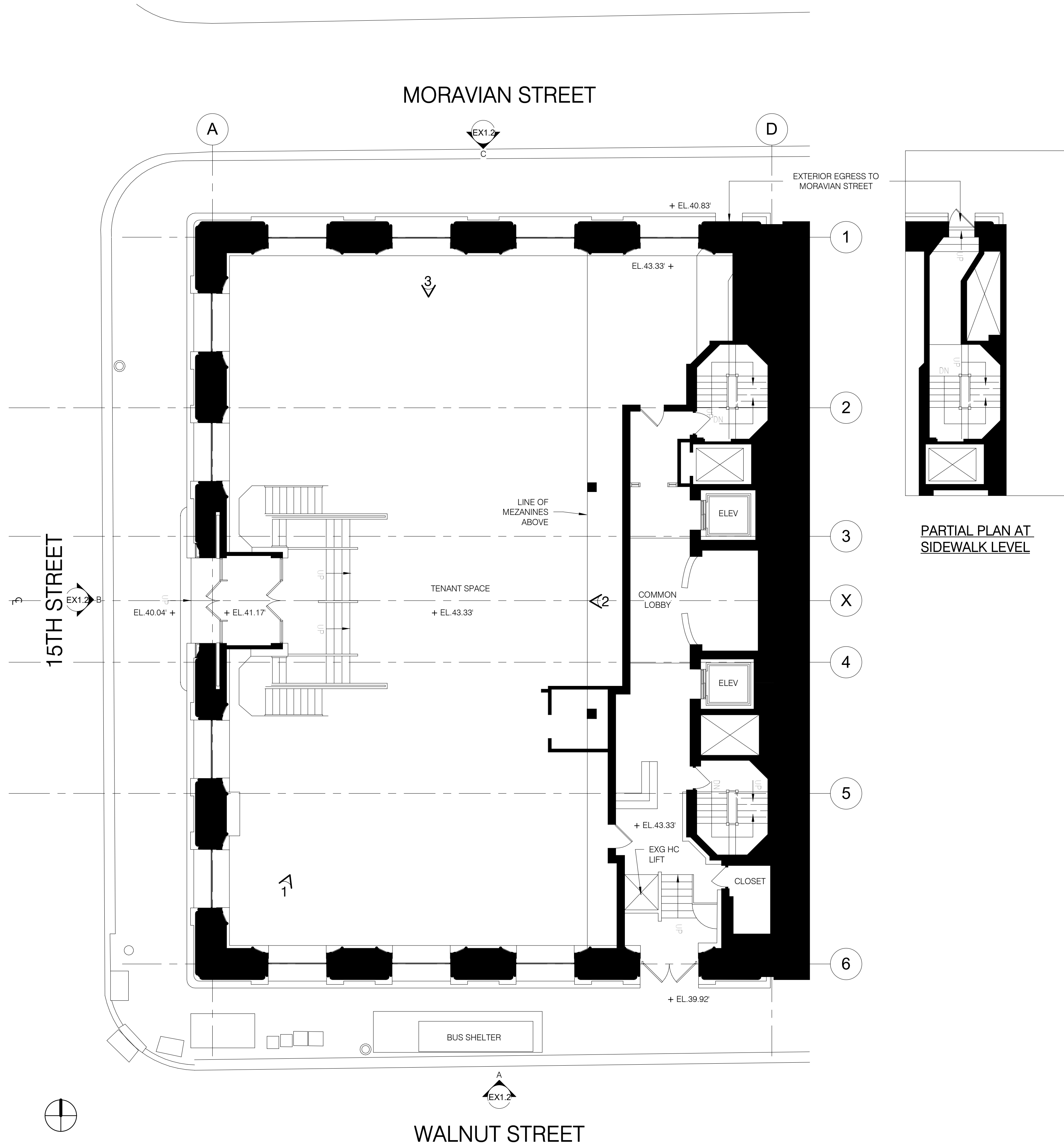
1 INTERIOR VIEW LOOKING NORTHEAST
(2025)



2 INTERIOR VIEW LOOKING WEST AT 15TH STREET ENTRY VESTIBULE
(2025)



3 INTERIOR VIEW LOOKING SOUTH TO WALNUT STREET WINDOWS
(2025)



1 EXISTING GROUND FLOOR PLAN
1/8" = 1'-0"

cbp
ARCHITECTS

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REVISIONS

No.	Date	Description

Project Phase:

DESIGN REVIEW
DOCUMENTS

Project Name:

The Drexel Building
1435-41 Walnut Street
Philadelphia, PA 19102

Exterior Alterations

Drawing Title:

2025 EXISTING
INTERIOR CONDITIONS

Project Number: 21827.00

Date: 02/05/2025

Drawn By: Author

Checked By: Checker

HC1.3

Scale: 1/8" = 1'-0"

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The Drexel Building & Retail

August 6, 2021



THE
RIDDLE COMPANY
Strategy | Implementation | Impact

Key Factors for Retail Site Selection

Much research has been done on what criteria retailers classify as a “must” and what is classified as a “want” in selecting a site.¹ Once they have narrowed the search down to a market/city the “musts” and “wants” that are the most common are: size of the site, visibility and maximum street frontage, traffic counts, signage, parking, co-tenancy and proximity to other draws like restaurants and entertainment.

Windows and visibility are ranked by retail brokers, retail site selectors and investors as one of the top five elements for what makes a great retail space --others include location/market, parking, adjacent tenants, and floor plan.

Why is Visibility so Important?

The retail storefront and window displays are a lifeline for most retailers. Storefront windows are the first impression of any retail business. Windows and the visibility they afford are one of the most effective marketing tools that a retailer has. The ultimate window is poised to capture attention of both vehicular and pedestrian traffic.

With good visibility, a retailer can boost the quality of retail merchandising, and therefore are more likely to engage with consumers and maximize sales. With the advent of online shopping and competition, it is even more important for high street retailers to have strong window displays.

Most people experience buildings at the ground floor level. Visibility is critical especially when your retail store is located on a busy street. For best results, windows need to be designed so merchandise and displays have site lines to the eyes of both pedestrians and drivers. This increases the likelihood that the display captures attention and draws customers in. Retail traffic foot traffic is critical to a retailer's success – store windows drive traffic.

This is equally important to attract the attention of pedestrian and vehicular traffic. For a building such as the Drexel Building – the windows are too high to peer in. Even if the windows as they are today back lit, they would be invisible to those passing the building heading south on 15th Street (in vehicle or walking on the east side of street) or driving west bound or walking on the north side of Walnut Street.

Storefront Windows are Critical to Retail Success.

According to research from the National Retail Federation, the ICSC (former International Council of Shopping Centers) and the International Downtown Association, a well-placed and visible retail window can have a dramatic impact on sales – anywhere from 10% to upward of 40%. The higher percentage is attributed to retailers that optimize retail window displays with frequent shifts in visual merchandising, even digital marketing. Those with no visibility often fail.

¹ ULI, ICSC, NRF, IEDC, National Mainstreet Center

According to John Williams, ICSC Trustee, Educator, “getting the retail design correct, including the storefront and visibility can impact same store sales, sales per square foot, average units/sales per transaction, sales per employee, inventory turnover and even retail leasing.”²

Barrier to The Drexel Building

The retail space of the Drexel Building has been vacant for years including for the duration of time I consulted with the Center City District (CCD) on retail marketing and attraction (2008 – 2020). The primary retail space including the ground floor and mezzanine spaces is 16,663 SF (24,032 SF with basement and subbasement) it is one of the larger spaces available in Center City. Its location on one of the most prominent corners in Center City lends it to a great location, one that boasts some of the highest pedestrian counts in the retail core (between 6-8K weekdays, higher on weekends).³ However it is missing a critical element: street frontage and visibility.

This site has been marketed by many over the years, including me and my client on behalf of the CCD and the Philadelphia Retail Marketing Alliance. Specifically, this space was presented to potential tenants seeking space in Center City including on Walnut Street (home goods, general apparel stores, entertainment and food uses). The lack of visibility is one of the top reasons tenants and their representatives advised this site wasn’t suitable.

Many retailers have minimum requirements for frontage and exposure. The ground floor of the first floor space is elevated, and the windowsills are nearly 8 plus feet above grade, (90-96 inches on 15th St.; 96-99 on Walnut St; 88 on Moravian). This is easily two feet above the average pedestrians’ head, two to three feet above a site line. This does not meet most retailers’ frontage requirements including for site lines and visibility into the space.

Historic Attributes and Challenges

The allure of an historic building is strong. A renovated historic space conveys a unique degree of character, a memorable and defining sense of place that more modern facilities cannot. However, some present unique challenges including a lack of useable and visible storefront.

Store windows are a key mechanism in any retailer’s toolbox. Evermore important with the advent of online commerce. To that end, private retail property owners and governing bodies have established guidelines to assure and preserve their presence and prominence, including the National Main Street Center.

² *Getting Retail Right*, Retail Publication, Training Document (ICSC, IDA) Author - John Williams

³ Pre-covid numbers: source Center City District

The National Main Street Center was established as a program of the National Trust for Historic Preservation in 1980 as a way to address the myriad issues facing older and historic downtowns during that time, including rising vacancy and deteriorating properties. They have established language for façade guidelines around the preservation and maintenance of storefronts and store windows, including in historic buildings. The development of storefront guidelines was linked to the desire to increase commercial visibility and merchandise display possibilities to strengthen retail businesses. Many downtowns and neighborhood business district retail plans embrace and adopt these guidelines to address storefronts, including historic ones.

An interesting example of such a set of guidelines addressing storefront windows can be found in Boston, in the BACK BAY ARCHITECTURAL DISTRICT COMMERCIAL GUIDELINES (below). Back Bay is a neighborhood near Copley Square and the Boston Common Garden. These guidelines cover the Commercial District which includes Newbury Street⁴, Boylston Street, Massachusetts Avenue and the commercially zoned segments of the district's cross streets. Their guidelines strive to honor the historic integrity of the buildings but also acknowledge the need at times to make adjustments to accommodate needs of retailers.

GUIDELINES FOR EXTERIOR DESIGN

Façade Changes

Retention of historic façades is generally encouraged, except as specified in these guidelines. The covering or removal of original façade elements (columns, pilasters, fenestration, arches, lintels, decorative features) is generally discouraged except as discussed elsewhere in these guidelines.

Display Windows: *It is intended that the original rhythm of bays, entrances, fenestration, and decorative elements be retained.*

Original façades: ***The first floor windows may be elongated, generally by lowering their sills. It may be appropriate to widen window openings if this can be done without removing original decorative elements. Basement windows may be enlarged, but they should align with, and in no case exceed the size of the first-floor windows. Basement walls should be masonry to match existing stonework as closely as possible. Glass should be mounted in the same plane as the original glass.***

⁴ Boston's High Street, similar mix of retail and cost to Walnut Street.

Locally, DVRPC advocates for storefront windows and their role in merchandising for retail in its report *Revitalizing Downtown Retail Districts*, following the protocol of **National Main Street that “window displays should allow the indoor activity to be seen from the street.”**

According to the National Park Service⁵ *“The storefront is the most important architectural feature of many historic commercial buildings.* It also plays a crucial role in a store's advertising and merchandising strategy to draw customers and increase business. Not surprisingly, then, the storefront has become the feature most commonly altered in a historic commercial building. In the process, these alterations may have completely changed or destroyed a building's distinguishing architectural features that make up its historic character. As more and more people come to recognize and appreciate the architectural heritage of America's downtowns, however, a growing interest can be seen in preserving the historic character of commercial buildings. The sensitive rehabilitation of storefronts can result not only in increased business for the owner but can also provide evidence that downtown revitalization efforts are succeeding.”

Examples of Adapted Retail Spaces

There are a number of examples where store fronts have been augmented to accommodate retail and others where the tenants had to capture space next door to gain frontage,

- Heinen’s Grocer took over an old bank building in downtown Cleveland. To gain the frontage and visibility they required they took over a rise building next door; punched through walls to get a contiguous space and enhanced the windows to establish a storefront.
- Trader Joes in Brooklyn Heights took a former bank building with windows well above the street. They secured the space next door; punched thru the wall and built out their required frontage.
- Restoration Hardware in NYC took over an old warehouse building in the meat packing district. They punched out windows to gain ground floor visibility on multiple sides and adapted the upper levels in a manner that was commensurate with other buildings in the district.
- Giant Food took a foot hold in an historic market in DC. They renovated two sides to gain frontage and visibility, maintaining the original entry way and signage as a design element and, closing off one entire side, but leaving the original window frame visible. It is the largest full service grocer in DC and the best performing Giant in the chain.
- Union Market in DC – is a former wholesale warehouse in an historic district in DC. Edens purchased the site, which housed several distribution companies and renovated it into a combination food hall and retail space. While the buildings tenure is different – a mere two story with bay doors; the renovation permitted a linear series of expanded and consistent store front windows at street level to enable visibility in and out.
- Ponce City Market is an adaptively reused former Sears Warehouse building (historic) in the Old Fourth Ward Neighborhood in Atlanta. The developer, Jamestown renovated the 400,000 SF building to accommodate a mix of retail and food related tenants. The renovation including the

⁵ NPS Guidelines for Facades

addition of and punching out of windows on the ground floor as well as new entryways to enhance visibility and accessibility, including from pedestrians and bikers on the Beltline.

In Conclusion

Enhancing the view corridor from the street is critical and essential to improve the probability that the landlord can secure a retail tenant for this prominent space.

The lack of visibility into the first floor from both Walnut and 15th Streets is a real impediment, an obstacle that retailers are unwilling to take on. Perhaps more so now, in this uncertain retail environment due to the pandemic.

Visibility is one of the fundamental elements in every retailer's toolbox.

This space has been vacant for much of the time I have consulted with the Center City District on retail attraction, and for many years before that.

One of the top reasons for this is the lack of visibility!

Background

The Riddle Company

The Riddle Company (TRC) is a Washington, DC based consulting firm that specializes in real estate and economic development marketing. The firm develops and implements data driven strategies to support business attraction and economic investment for public and private clients. Consulting services include retail and real estate market analyses, strategic market planning and positioning, downtown and neighborhood planning, business recruitment and related communications, with a focus on retail marketing and attraction. TRC has consulted with the Philadelphia Center City District since 2008. The consulting relationship launched with a retail market study of downtown Philadelphia and grew into retail marketing and recruitment. TRC's work on retail for CCD resulted in many regional and national retail tenants locating in Center and several major wins including the first two Targets, Bloomingdales, and Marshall's.

Catherine Timko, Principal and CEO,

Catherine has more than 25 years of experience in economic and real estate marketing. More than just promises of success, Catherine delivers demonstrated success in positioning communities and local economies to effectively compete. Her work is transformative, influencing the restructuring of

community economies, consumer and market perception and resulting in significant new investment. She has developed a reputation for her analytical approach and ability to connect communities, capital and companies. Catherine has completed retail marketing analyses and attraction assignments for almost every major market on the east coast including Boston, Newark, Philadelphia, Baltimore, Washington, and Miami. This has resulted in the attraction of more than 350 businesses and over 7 million square feet of new retail, including the first new Bloomingdales Outlet in Philadelphia, DC USA a 1.2 million square foot mixed-use project in DC, and the first two full service grocers in Newark including Whole Foods. She has continuously supported several communities on retail attraction for more than three years (Atlanta, DC, Philadelphia, Stafford County VA).

Catherine She is widely published on issues related to real estate and economic development and business attraction. Catherine is a frequent presenter on best practices and has been a guest lecturer at several masters programs in real estate including at the University of Pennsylvania, Rutgers Business School and the University of Maryland. Catherine has a degree in Urban Studies from the graduate schools of Economics, Sociology, Geography and Political Science from the University of Delaware. She serves as the Senior Advisor for Retail to Econsult Solutions, advising on retail, commercial revitalization, and downtown development projects. Catherine is the former Dean for Economic Development for ICSC Institute for Shopping Centers and is centrally active in many industry organizations including DCBIA, IDA, IEDC, ICSC, and ULI.



Application for Construction Permit

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

Address Identify the location of work for the permit(s). If the activity will take place in a specific building, tenant space, floor level, or suite, note that detail in the 'Specific Location' field. If applicable, list PR #.	1	1435-41 Walnut Street <u>Parcel Address</u> <u>Specific Location</u> <input type="checkbox"/> Check box if this application is part of a project and provide project number: PR- 2 0
Applicant Identify how you are associated with the property. 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.	2	I am the: <input type="checkbox"/> Property Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Equitable Owner <input checked="" type="checkbox"/> Licensed Professional or Tradesperson Matthew N. McClure, Esquire Ballard Spahr LLP <u>Name</u> <u>Company</u> 1735 Market Street, 51st Floor, Philadelphia, PA 19103 <u>Address</u> McClure@ballardspahr.com 2 1 5 8 6 4 8 7 7 1 <u>Email</u> <u>Phone</u>
Property Owner Identify the deeded property owner. If there was a recent change of ownership, documentation such as a deed or settlement sheet will be required.	3	ADR Drexel, L. P. <input type="checkbox"/> Check box if new owner is being listed <u>Name</u> 1435 Walnut Street, #41, Philadelphia, Pennsylvania 19102 <u>Address</u> <u>Email</u> <u>Phone</u>
Design Professional in Responsible Charge Identify the PA- licensed design professional who is legally responsible.	4	W. Daniel Kayser Cecil Baker and Partners <u>Name</u> <u>Firm</u> <u>PA License #</u> <u>Phila. Commercial Activity License #</u> <u>Email</u> <u>Phone</u>
Project Scope Use this section to provide project details; all fields are mandatory. (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, or interior/exterior alterations. (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. (g) Select all conditions that apply to this project (if any).	5	(a) Occupancy <input type="checkbox"/> Single-Family <input type="checkbox"/> Two-Family <input checked="" type="checkbox"/> Other, please describe: Commercial uses (b) Scope of Work <input type="checkbox"/> New Construction <input checked="" type="checkbox"/> Addition and/or Alteration <input type="checkbox"/> Shell (No Fit Out) – Option for Commercial Permits Only (c) Earth Disturbance 0 <u>Area of Earth Disturbance</u> (Sq. Ft.) (d) Building Floor Areas 0 0 <u>New Floor Area</u> (Sq. Ft.) <u>Existing Altered Area</u> (Sq. Ft.) (e) Number of Stories 7 (f) Description of Work The alteration of three (3) windows along Walnut Street and two (2) windows along S. 15th Street. Each window sill will be lowered by approximately four (4) feet and five (5) inches. (g) Project Conditions <input type="checkbox"/> Project Impacts Street/Right-of-Way <input type="checkbox"/> New High Rise <input type="checkbox"/> Green Roof Included <input type="checkbox"/> Modular Construction <input checked="" type="checkbox"/> Façade Work <input type="checkbox"/> Initial Fit Out of Newly Constructed Space



Department of Licenses and Inspections

CITY OF PHILADELPHIA

DO NOT MAIL THIS APPLICATION

Job Number: (for office use only)

(PERMIT TYPE PREFIX – YEAR – NUMBER)

Project Details & Contractor Information

(a) Select 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 permit number.

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

(c) 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.

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

(e) 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

(f) 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.

(a) Check all that apply:

- ☒ Building ☐ Mechanical & Fuel Gas ☐ Electrical ☐ Plumbing ☐ Fire Suppression

Note: Trades listed below are mandatory for all residential new construction jobs.

RP or CP- 2 0 | | - | | | | | | | | | |

Provide the associated Zoning Permit number for this construction, if applicable: ZP- 2 0 | | - | | | | | | | | | |

(b) General Building Construction Contractor Information

Name _____ Cost of Building Work \$ _____

License Number _____ Phone | | | | | | | | | |

(c) 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 Detail & Quantities _____

(d) Electrical Work & Contractor Information

- ☐ New Installation ☐ Alteration ☐ *Rough-In

Name _____ Cost of Electrical Work \$ _____

License Number _____ Phone | | | | | | | | | |

Third-Party Inspection Agency Name _____

(e) 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.)

(f) 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: _____

Declaration & Signature

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 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: _____ /s/ Matthew N. McClure Date: February 3, 2025 _____

1435-41 WALNUT STREET

**BLIR RECORD OF THE HISTORICAL
COMMISSION'S REVIEW IN 2021**

PHILADELPHIA HISTORICAL COMMISSION

RECORD OF THE APPLICATION REVIEW FOR 1435-41 WALNUT ST

Click on Exhibit Number to Go to Exhibit in Record

EXHIBITS

1. Cover letter from attorney Matt McClure submitting application for 1435-41 Walnut St to the Historical Commission, 13 August 2021.
2. Building permit application form for the 1435-41 Walnut St application, 6 August 2021.
3. Architectural plans accompanying the building permit application, Cecil Baker + Partners, Architects, 30 July 2021.
4. Retail report by Catherine Timko, Riddle Company, submitted with the building permit application, 6 August 2021.
5. Letter from John Cluver announcing his recusal from the Architectural Committee's review of the application, 19 August 2021.
6. Letter from Paul Steinke of the Preservation Alliance opposing the application, 18 August 2021.
7. Email from Jon Farnham, executive director of the Historical Commission, to the Architectural Committee on the Steinke letter, 20 August 2021.
8. Historical Commission staff overview provided to the Architectural Committee, 17 August 2021.
9. Meeting minute of Architectural Committee's review of the application, 24 August 2021.
10. Link to video recording of Architectural Committee meeting, 24 August 2021 (start time in recording 00:02:25): https://dpd-public-meetings.s3.amazonaws.com/PHC/Architectural_Aug242021.mp4
11. Revised architectural plans, Cecil Baker + Partners, Architects, 30 August 2021.
12. Historical Commission staff overview provided to the Historical Commission, 3 September 2021.
13. Powerpoint presentation summarizing the retail report by Catherine Timko, Riddle Company, 10 September 2021.
14. Meeting minute of Historical Commission's review of the application, 10 September 2021.
15. Link to video recording of Historical Commission meeting, 10 September 2021 (start time in recording 00:10:05): https://dpd-public-meetings.s3.amazonaws.com/PHC/PHC_Sept102021.mp4
16. Decision letter from the Historical Commission to the applicant, 17 September 2021.

PHILADELPHIA HISTORICAL COMMISSION
RECORD OF THE APPLICATION REVIEW FOR 1435-41 WALNUT ST

EXHIBIT 1

1735 Market Street, 51st Floor
Philadelphia, PA 19103-7599
TEL 215.665.8500
FAX 215.864.8999
www.ballardspahr.com

Matthew N. McClure
Tel: 215.864.8771
Fax: 215.864.8999
mcclure@ballardspahr.com

August 13, 2021

Via E-mail (Jon.Farnham@phila.gov)

Jonathan E. Farnham, Ph. D.
Executive Director
Philadelphia Historical Commission
One Parkway, 13th Floor
1515 Arch Street
Philadelphia, PA 19102

Re: 1435-41 Walnut Street, Philadelphia, PA -- Application for Final Approval

Dear Dr. Farnham:

We represent ADR Drexel, L.P. (the “Owner”) as the owner of 1435-41 Walnut Street commonly known as the Drexel Building (the “Building”). The Building is individually designated. Please accept this letter and enclosures as an application for final approval of alterations to the Building pursuant to Section 7 of the Philadelphia Historical Commission’s Rules and Regulations (collectively, this “Application”). At the recommendation of staff, we are revising our application from August 6, 2021 to be for final approval instead of conceptual approval.

As detailed on the plans and photographs attached to this letter as Exhibit “A”, this Application proposes to alter: (i) three (3) windows along the Building’s Walnut Street façade; and (ii) four (4) windows along the Building’s S. 15th Street façade. No changes are proposed along the Moravian Street façade. The proposed alterations involve lowering each window sill by approximately 4 feet 4 ³/₄ inches in order to allow pedestrians along Walnut and S. 15th Streets to look into the Building’s long since vacant ground floor space.

The Building

The Building was built in 1927. It was designed by Day & Klauder for the Philadelphia private banking firm of Drexel & Co. For their client, Day & Klauder patterned the Palazzo Strozzi in Florence – a 15th century palace built for Filippo Strozzi the Elder. The 20th century Building, however, was built to house Drexel & Co.’s private banking business as its headquarters – then headed by Edward T. Stotesbury. Historic and current photos of the Building are attached to this letter as Exhibit “A”.

Drexel & Co.'s Renaissance palazzo was designed to demonstrate the financial strength of its occupants and was meant only to welcome a relatively short list of very wealthy private banking clients to its grand ground floor banking room. Once inside the banking room, Drexel & Co.'s clients were surrounded by marble wainscoting below a paneled and coffered Renaissance ceiling roughly 40 feet tall. Historic and current photos of the banking room and its ceiling are attached to this letter as Exhibit "A".

From outside the Building along Walnut and S. 15th Streets, one thing is clear: the activities inside the banking room were designed to be private and completely invisible to pedestrians. Although the ground floor façade contains 12 windows approximately 23 feet over the Walnut, S. 15th and Moravian Streets sidewalks, each window sill is located nearly 8 feet above the abutting sidewalk. Moreover, the interior ground floor is almost 4 feet above grade -- a condition that enables the Building's banking room occupants to look out onto the street, but for no one on the street below to look in.

The Building's Chronic Vacancy

Shortly after occupying the Building, Drexel & Co. went out of business in 1930. Thereafter the Building was sold to a local bank – First National Bank of Philadelphia which operated in the building from 1943 through 1957. That occupancy ended with the Building's complete vacancy in 1957 – which lasted nearly 25 years until developer Jason Nathan purchased the Building and from 1980 through 1984 embarked on converting the Building to Class B commercial office and retail use. With the goal of converting the banking room to retail use, Mr. Nathan installed a labyrinth of mezzanine structures and stair towers -- almost cocooning the ornate walls and grand ceiling -- to create more rentable floor area. Although Mr. Nathan's improvements were heralded at the time as an alternative to the Building's demolition, the improvements would be considered quite historically unsympathetic by today's standards. In any event, the interior alterations provided the Building with the necessary reprieve – at least momentarily. The Building's first retail tenant was a high end men's clothier (Dimensions), followed by Bally's Gym, and last, L.A. Fitness which went dark in 2014. For the last seven years, the ground floor banking room (along with its large mezzanines) has been vacant.¹

The Necessary Alterations

For much of the Building's 94-year history, the grandeur of the banking room has been walled off from public view: first, as an exclusive private room; then as decades' vacant space; then as a make-shift men's clothier and gym space covered by the mezzanine and stair

¹ Although the Building is over 94 years old, based upon our review of the public records, the banking room was only used as an actual "banking room" for 17 years – from 1927 to 1930 and then from 1943 to 1957.

labyrinth; and now as years' vacant once again. As has been established with the passage of time and the Owner's numerous conversations with prospective tenants, the Building's 15th century Florentine palazzo window design has proven itself to be the primary impediment to the adaptive reuse of the banking room for retail use.

This Application proposes architecturally sensitive changes to the Walnut and S. 15th Street windows, to enable pedestrians to view the windows and the inside space -- thereby making the former banking room space suitable for a modern retail tenant. The adaptive retail reuse of the banking room has the potential to democratize this grand space -- opening up the space to retail use so members of the public can experience what Drexel & Co.'s elite banking clients experienced in the room -- the decorative walls and ornate ceiling of Philadelphia's palazzo. Without such modest window alterations, the space will continue to be vacant (and closed) retail space, which neither contributes to the City's tax base nor Philadelphians' understanding of the Building's history.

The Application Materials

Constituting the Application, we enclose the following materials in accordance with Section 7.2 of the Commission's Rules and Regulations:

1. building permit application (in concept);
2. architectural plans of the proposed alterations prepared by Cecil Baker Partners and Voith & MacTavish Architects LLP;
3. exterior photographs of the Building (historic conditions) as contained in item 2. above;
4. exterior photographs of the Building (current conditions) as contained in item 2. above;
5. interior photographs of the Building's banking room (historic conditions) as contained in item 2. above;
6. interior photographs of the Building's banking room (current conditions) as contained in item 2. above; and
7. report of Catherine J. Timko, The Riddle Company;

We look forward to working with the Commission, its Architectural Committee and staff on this Application. Kindly place this Application on the Architectural Committee's agenda for its August 24, 2021 meeting.

Jonathan E. Farnham, Ph. D.
August 13, 2021
Page 4

If you have any questions or require further information, please do not hesitate to contact us.
We greatly appreciate your attention to this matter.

Best regards.

Very truly yours,

/S/

Matthew N. McClure

MNM/mpg
Enclosures

cc: Ms. Arielle Kerstein
Cecil Baker, AIA
John H. Cluver AIA
Ms. Catherine J. Timko
Devon Beverly, Esquire

PHILADELPHIA HISTORICAL COMMISSION
RECORD OF THE APPLICATION REVIEW FOR 1435-41 WALNUT ST

EXHIBIT 2



Application for Construction Permit

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

Address Identify the location of work for the permit(s). If the activity will take place in a specific building, tenant space, floor level, or suite, note that detail in the 'Specific Location' field. If applicable, list PR #.	1	1435-41 Walnut Street <u>Parcel Address</u> <u>Specific Location</u> <input type="checkbox"/> Check box if this application is part of a project and provide project number: PR- 2 0 -
Applicant Identify how you are associated with the property. 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.	2	I am the: <input type="checkbox"/> Property Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Equitable Owner <input checked="" type="checkbox"/> Licensed Professional or Tradesperson Matthew N. McClure, Esquire Ballard Spahr LLP <u>Name</u> <u>Company</u> 1735 Market Street, 51st Floor, Philadelphia, PA 19103 <u>Address</u> McClure@ballardspahr.com 2 1 5 8 6 4 8 7 7 1 <u>Email</u> <u>Phone</u>
Property Owner Identify the deeded property owner. If there was a recent change of ownership, documentation such as a deed or settlement sheet will be required.	3	ADR Drexel, L. P. <input type="checkbox"/> Check box if new owner is being listed <u>Name</u> 1435 Walnut Street, #41, Philadelphia, Pennsylvania 19102 <u>Address</u> <u>Email</u> <u>Phone</u>
Design Professional in Responsible Charge Identify the PA- licensed design professional who is legally responsible.	4	W. Daniel Kayser Cecil Baker and Partners <u>Name</u> <u>Firm</u> <u>PA License #</u> <u>Phila. Commercial Activity License #</u> <u>Email</u> <u>Phone</u>
Project Scope Use this section to provide project details; all fields are mandatory. (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, or interior/exterior alterations. (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. (g) Select all conditions that apply to this project (if any).	5	(a) Occupancy <input type="checkbox"/> Single-Family <input type="checkbox"/> Two-Family <input checked="" type="checkbox"/> Other, please describe: Commercial uses (b) Scope of Work <input type="checkbox"/> New Construction <input checked="" type="checkbox"/> Addition and/or Alteration <input type="checkbox"/> Shell (No Fit Out) – Option for Commercial Permits Only (c) Earth Disturbance 0 <u>Area of Earth Disturbance</u> (Sq. Ft.) (d) Building Floor Areas 0 0 <u>New Floor Area</u> (Sq. Ft.) <u>Existing Altered Area</u> (Sq. Ft.) (e) Number of Stories 7 (f) Description of Work The alteration of three (3) windows along Walnut Street and four (4) windows along S. 15th Street. Each window sill will be lowered by approximately four (4) feet and five (5) inches. (g) Project Conditions <input type="checkbox"/> Project Impacts Street/Right-of-Way <input type="checkbox"/> New High Rise <input type="checkbox"/> Green Roof Included <input type="checkbox"/> Modular Construction <input checked="" type="checkbox"/> Façade Work <input type="checkbox"/> Initial Fit Out of Newly Constructed Space



Department of Licenses and Inspections

CITY OF PHILADELPHIA

DO NOT MAIL THIS APPLICATION

Job Number: (for office use only)

(PERMIT TYPE PREFIX – YEAR – NUMBER)

Project Details & Contractor Information

(a) Select 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 permit number.

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

(c) 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.

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

(e) 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

(f) 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.

(a) Check all that apply:

- ☒ Building ☐ Mechanical & Fuel Gas ☐ Electrical ☐ Plumbing ☐ Fire Suppression

Note: Trades listed below are mandatory for all residential new construction jobs.

RP or CP- 2 0 | | - | | | | | | | | | |

Provide the associated Zoning Permit number for this construction, if applicable: ZP- 2 0 | | - | | | | | | | | | |

(b) General Building Construction Contractor Information

Name _____ Cost of Building Work \$ _____

License Number _____ Phone | | | | | | | | | |

(c) 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 Detail & Quantities _____

(d) Electrical Work & Contractor Information

- ☐ New Installation ☐ Alteration ☐ *Rough-In

Name _____ Cost of Electrical Work \$ _____

License Number _____ Phone | | | | | | | | | |

Third-Party Inspection Agency Name _____

(e) 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.)

(f) 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: _____

Declaration & Signature

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 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: /s/ Matthew N. McClure

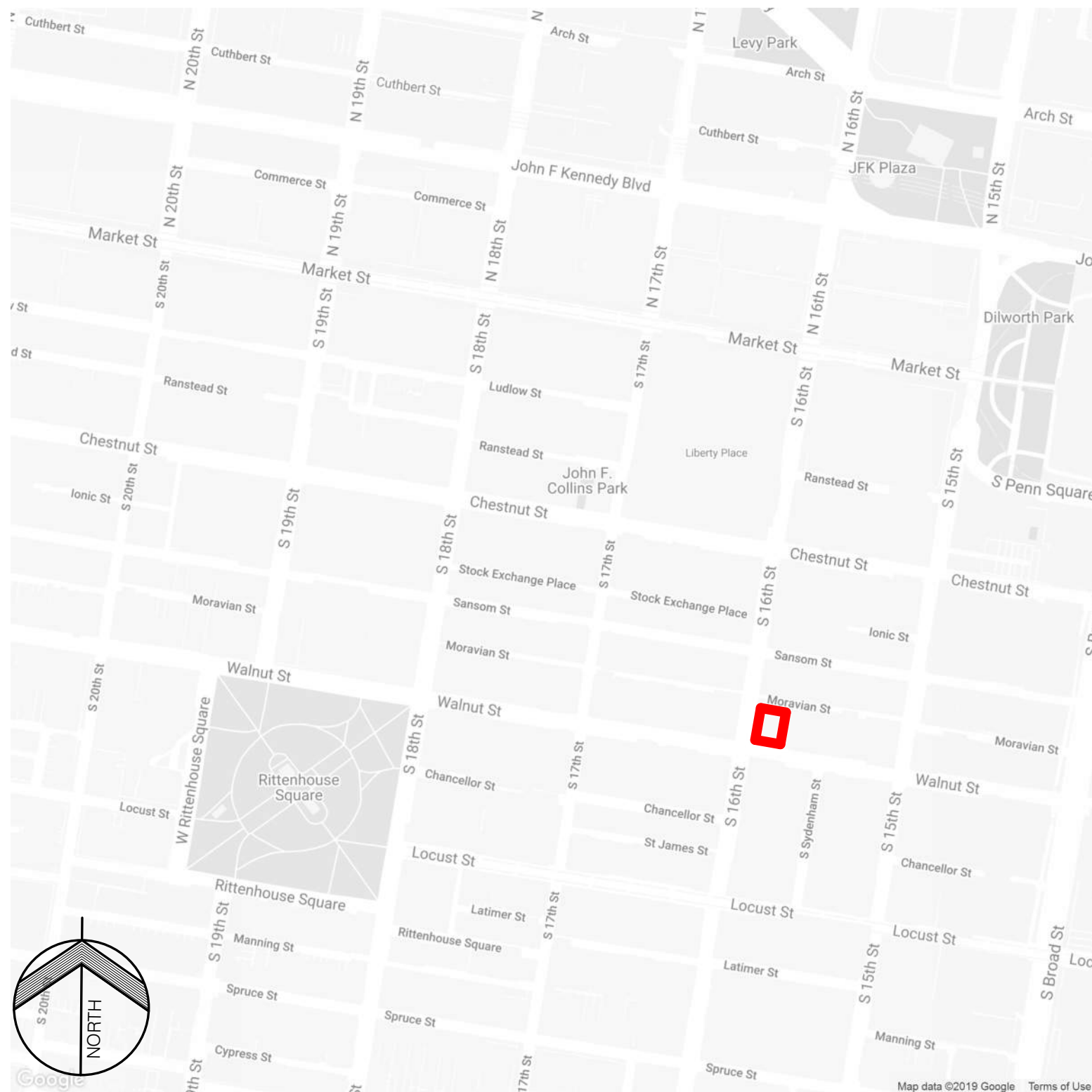
Date: 08 / 06 / 2021

PHILADELPHIA HISTORICAL COMMISSION
RECORD OF THE APPLICATION REVIEW FOR 1435-41 WALNUT ST

EXHIBIT 3

THE DREXEL BUILDING • EXTERIOR ALTERATIONS

1435-41 WALNUT STREET



LOCATION MAP



THE DREXEL BUILDING, 15TH AND WALNUT, PROPOSED GROUND FLOOR WINDOW ALTERATIONS



THE DREXEL BUILDING, 15TH AND MORAVIAN, CIRCA 1928



THE DREXEL BUILDING, 15TH AND WALNUT, CIRCA 1925-28



THE DREXEL BUILDING, 15TH AND WALNUT, 2018

PHILADELPHIA, PENNSYLVANIA

DRAWING SHEET LIST	
Sheet Number	Sheet Name
CS.1	COVER SHEET
CS.2	ABBREVIATIONS & SYMBOLS
EX1.1	EXISTING GROUND FLOOR PLAN
EX1.2	EXISTING ELEVATIONS
EX1.3	EXISTING SITE CONDITIONS
EX1.4	EXISTING INTERIOR CONDITIONS
EX1.5	EXISTING INTERIOR CONDITIONS
A1.1	FLOOR PLAN (PROPOSED)
A2.1	ELEVATIONS (PROPOSED)

ARCHITECTURAL GENERAL NOTES:

1. THE GENERAL CONTRACTOR (GC) IS RESPONSIBLE FOR VERIFICATION OF ALL DIMENSIONS, CONFIRMATION OF ALL SUCH DIMENSIONS AGAINST ACTUAL SITE CONDITIONS, AND COORDINATION OF ALL WORK AND RELATED TRADES. THE GC SHALL NOTIFY CECIL BAKER + PARTNERS (CBP) OF ANY INTERFERENCE OF MECHANICAL, ELECTRICAL, PLUMBING OR FIRE PROTECTION WITH THE ARCHITECTURAL WORK, AND OF ANY CONFLICT BETWEEN DIMENSIONS AND SITE CONDITIONS PRIOR TO PROCEEDING WITH WORK OR PROCURING MATERIALS. THE GC MUST NOTIFY CBP OF ANY CHANGES PRIOR TO COMMENCEMENT OF THE CONSTRUCTION. THE GC IS RESPONSIBLE FOR NOTIFYING CBP OF ANY INCONSISTENCIES IN THESE PLANS. THE GC IS RESPONSIBLE FOR NOTIFYING CBP OF ANY INCONSISTENCIES BETWEEN THESE DRAWINGS AND ANY GOVERNING BUILDING CODES OR ORDINANCES.
2. THE TERM 'FURNISH' SHALL MEAN TO PURCHASE AND SUPPLY TO THE JOB-SITE. THE TERM 'INSTALL' SHALL MEAN TO FIX IN POSITION AND CONNECT FOR USE. THE TERM 'PROVIDE' SHALL MEAN TO FURNISH AND INSTALL.
3. THE CONTRACTOR SHALL COORDINATE HIS/HER WORK WITH ALL OTHER TRADES AND EXISTING CONDITIONS, INCLUDING PRODUCTION SCHEDULES PRIOR TO FABRICATION, PURCHASE, AND/OR INSTALLATION OF WORK. THE CONTRACTOR SHALL EXAMINE THE SITE AND VERIFY EXISTING CONDITIONS WITH RESPECT TO THE DRAWINGS AND SPECIFICATIONS PRIOR TO PROCEEDING WITH ANY WORK. ANY QUESTIONS AND/OR DISCREPANCIES THAT MAY ARISE SHALL BE REPORTED TO THE OWNER OR REPRESENTATIVE FOR RESOLUTION.
4. EXAMINE THE AREA OF WORK PRIOR TO AND DURING CONSTRUCTION TO INSURE THAT ITEMS, SYSTEMS, AND UTILITIES TO BE REMOVED OR MODIFIED HAVE BEEN IDENTIFIED AND SCHEDULED. EXISTING CONDITIONS HAVE BEEN ACCURATELY NOTED, AND THAT ANY HAZARDS OR IMPACT TO OWNERS OPERATIONS THAT MAY RESULT HAVE BEEN ADDRESSED WITH THE OWNER'S REPRESENTATIVE. IF THE CONTRACTOR ENCOUNTERS WHAT APPEARS TO BE A HAZARDOUS CONDITION OR QUESTIONABLE MATERIALS, HE/SHE SHALL DISCONTINUE WORK IMMEDIATELY AND CONTACT THE OWNER'S REPRESENTATIVE.
5. ALL WORK SHALL BE PERFORMED BY QUALIFIED PERSONNEL OR SPECIALTY CONTRACTORS IN A CLEAN AND WORKMANLIKE MANNER AND COMPLY WITH ALL APPLICABLE REGULATORY REQUIREMENTS DURING THE WORK AND FOR DISPOSAL OF DISCARDED MATERIALS. CARE SHALL BE EXERCISED TO MINIMIZE ANY INCONVENIENCE OR DISTURBANCE TO OTHER AREAS OF THE BUILDING WHICH ARE TO REMAIN IN OPERATION. NOTIFY OWNERS REPRESENTATIVE IN ADVANCE OF ALL ANTICIPATED DISRUPTIONS TO OPERATIONS. ISOLATE WORK AREAS BY MEANS OF TEMPORARY PARTITIONS AND/OR TARPS TO KEEP DUST AND DIRT WITHIN THE CONSTRUCTION AREA.
6. THE CONTRACTOR SHALL DEMOLISH, CUT AND REMOVE CONSTRUCTION ONLY TO THE EXTENT REQUIRED BY NEW CONSTRUCTION AND AS INDICATED, EXCEPT FOR ITEMS OR MATERIALS INDICATED TO BE REUSED, SALVAGED, REINSTALLED, OR OTHERWISE INDICATED TO REMAIN THE OWNER'S PROPERTY. USE METHODS AND TOOLS REQUIRED TO COMPLETE WORK IN A NEAT, EFFICIENT AND SAFE MANNER WITH MINIMAL IMPACT TO OWNERS OPERATION AND WITHIN LIMITATIONS OF GOVERNING REGULATIONS.
7. RESTORE FINISHES OF PATCHED AREAS AND EXTEND FINISH RESTORATION INTO ADJOINING CONSTRUCTION AS REQUIRED TO ELIMINATE EVIDENCE OF PATCHING AND REFINISHING. RESTORE ALL PATCHED AREAS BACK TO ORIGINAL CONDITION, INCLUDING MAINTAINING ANY RATINGS THAT MAY APPLY.
8. CLEAN THE JOB SITE DAILY AND REMOVE FROM THE WORK AREA ANY DIRT AND DEBRIS CAUSED BY THE PERFORMANCE OF THE WORK INCLUDED IN THIS CONTRACT.
9. UPON THE COMPLETION OF ALL WORK OR ANY SEPARATE PARTS OF THE WORK, THE CONTRACTOR SHALL REMOVE FROM THE WORK AREA ALL EVIDENCE OF DIRT, REFUSE, STAINS, OR OTHER FOREIGN MATTER. ALL SURFACES SHALL BE FREE FROM DUST AND THE BUILDING SHALL BE LEFT HABITABLE AND READY FOR OCCUPANCY.
10. 3D VIEWS CONTAINED IN THIS DRAWING SET ARE FOR REFERENCE ONLY. ALL INFORMATION IN PLANS, ELEVATIONS, SECTIONS, DETAILS AND SCHEDULES TAKES PRECEDENCE OVER 3D VIEWS.
11. UNLESS OTHERWISE NOTED, ALL WORK SHALL BE CONSIDERED AS PART OF THE BASE BID.
12. DIMENSIONS SHOWN ARE FROM FACE OF FINISHED WALL UNLESS NOTED OTHERWISE.

cecil baker + partners
ARCHITECTS

234 Market Street, Fourth Floor
Philadelphia, PA 19106
p: (215) 928-0202

Owner
ADR Drexel LP
1435 Walnut Street, #41
Philadelphia, PA 19102

REVISIONS

No.	Date	Description

Project Phase:

CONSTRUCTION DOCUMENTS

Project Name:

The Drexel Building
1435-41 Walnut Street
Philadelphia, PA 19102

Exterior Alterations

Drawing Title:

COVER SHEET

Project Number:	21827.00
Date:	07/30/2021
Drawn By:	Author
Checked By:	Checker

CS.1

Scale:	1 1/2" = 1'-0"
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THE DREXEL BUILDING • EXTERIOR ALTERATIONS

1435-41 WALNUT STREET

PHILADELPHIA, PENNSYLVANIA



THE DREXEL BUILDING, 15TH AND WALNUT
PROPOSED GROUND FLOOR WINDOW ALTERATIONS

ARCHITECTURAL ABBREVIATIONS:

@	At	GA	Gauge	R/A	Return air
ABV	Above	GALV	Galvanized	R&S	Rod and shell
ADJ	Adjacent	GC	General contractor	REBAR	Reinforcing bar
AFF	Above finish floor	GL	Glass	REC	Recessed
ALT	Alternate	GWB	Gypsum wall board	RECEP	Receptacle
ALUM	Aluminum	GWT	Granite wall tile	REF	Refer, Reference
ARCH	Architectural, Architect	GYP	Gypsum	REFRIG	Refrigerator
ASBLY	Assembly	HC	Hollow core	REINF	Reinforcement, Reinforced
BD	Board	HD	Head	REQD	Required
BKSPL	Backsplash	HDW	Hardware	REV	Revision
BLKG	Blocking	HM	Hollow metal	RM	Room
BEL	Below	HVAC	Heating, ventilation, and air conditioning	RO	Rough opening
BM	Beam			S/A	Supply air
B.O.	Bottom of	I/O	In lieu of	SAB	Sound attenuation
BOTT	Bottom	INCL	Include, Including	SC	Solid core
BS	Both sides	INSL	Insulation, Insulated,	SCHED	Schedule
BTWN	Between	INT	Insulating, Interior	SDSPL	Sidesplash
				SHLVS	Shelves
				SHT	Sheet
				SHTHG	Sheathing
CAB	Centerline	JST	Joist	SIM	Similar
CLG	Cabinet(s)	JT	Joint	SPEC	Specification
CL	Ceiling			SF	Square feet
CLR	Clear	LAV	Lavatory	SSTL/SS	Stainless Steel
COL	Column	LTG	Lighting	STAG	Staggered
CONC	Concrete			STD	Standard
CONST	Construction	MATL	Material	STL	Steel
CONT	Continuous	MAX	Maximum	STOR	Storage
CPT	Carpet	MFR	Manufacturer	STRUC	Structural
CFT	Ceramic Floor Tile	MIN	Minimum	SURF	Surface
CWT	Ceramic Wall Tile	MO	Masonry opening	SYST	System
CTR	Counter	MR	Moisture resistant		
		MTD	Mounted	TEL	Telephone
DIFF	Diffuser	MTL	Metal	TELCOM	Telecommunications
DIM	Dimension			TG	Transfer Grille
DN	Down	N	North	THD	Threshold
DTL	Detail	NAT	Natural	TPD	Toilet paper dispenser
DWG	Drawing	NIC	Not in contract	TSL	Top of slab
D	Dryer	NO	Number	T.O.	Top of
		NOM	Nominal	TWP	Top of waterproofing
		NTS	Not to scale	TYP	Typical
EA	Each				
ELEV	Elevation	OC	On center	VAR	Varies
ELEC	Electrical	OCC	Occupant, Occupancy	VCT	Vinyl composition tile
EQ	Equal	OPG	Opening	VERT	Vertical
EQPT	Equipment	OPP	Opposite	VES	Vinyl edge strip
EXH	Exhaust			VIF	Verify in field
EXST	Existing	PFT	Porcelain Floor Tile	UNO	Unless noted otherwise
EXT	Exterior	PLBG	Plumbing		
		PLYWD	Plywood	W/	With
FEC	Fire Extinguisher Cabinet	PMT	Pre-molded filler	W/O	Without
FIN	Finish	PNL	Panel	WC	Water closet
FIXT	Fixture	PNT/PTD	Paint/Painted	WD	Wood
FLR	Floor	PR	Pair	WDW	Window
FLUOR	Fluorescent	PRTN	Partition	WO	Window opening
FO	Face of			WP	Work point
FRMG	Framing			W	Washer
FRP	Fiberglass				
FT	Feet				
FUR	Furring, Furred				

ARCHITECTURAL SYMBOLS:

---	DIMENSION TO CENTERLINE		BATT INSULATION
---	DIMENSION STRING		ROUGH LUMBER OR SAWN LUMBER
	ELEVATION NAME ELEVATION HEIGHT		PLYWOOD
	ROOM NAME 000		FINISHED WOOD
	0000		GWB, MRGWB OR CEMENT BOARD
	1		MDF
	ELEVATION NUMBER ARROW INDICATES DIRECTION OF CUTTING PLANE		CONCRETE
	THICK LINE INDICATES DIRECTION OF CUTTING PLANE		BRICK MASONRY
	INDICATES DETAIL NUMBER		CMU
	SHEET NO WHERE ELEVATION IS DRAWN		INSULATION - RIGID
X	WALL TYPE SYMBOL		INSULATION - SPRAY FOAM
	STOREFRONT/CURTAINWALL TYPE SYMBOL		METAL - STEEL
	WINDOW TYPE SYMBOL		
	ITEMS TO BE DEMOLISHED		
	EXISTING CONSTRUCTION		
	NEW CONSTRUCTION		

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Owner
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1435 Walnut Street, #41
Philadelphia, PA 19102

REVISIONS

No.	Date	Description

Project Phase:

CONSTRUCTION DOCUMENTS

Project Name:

The Drexel Building
1435-41 Walnut Street
Philadelphia, PA 19102

Exterior Alterations

Drawing Title:

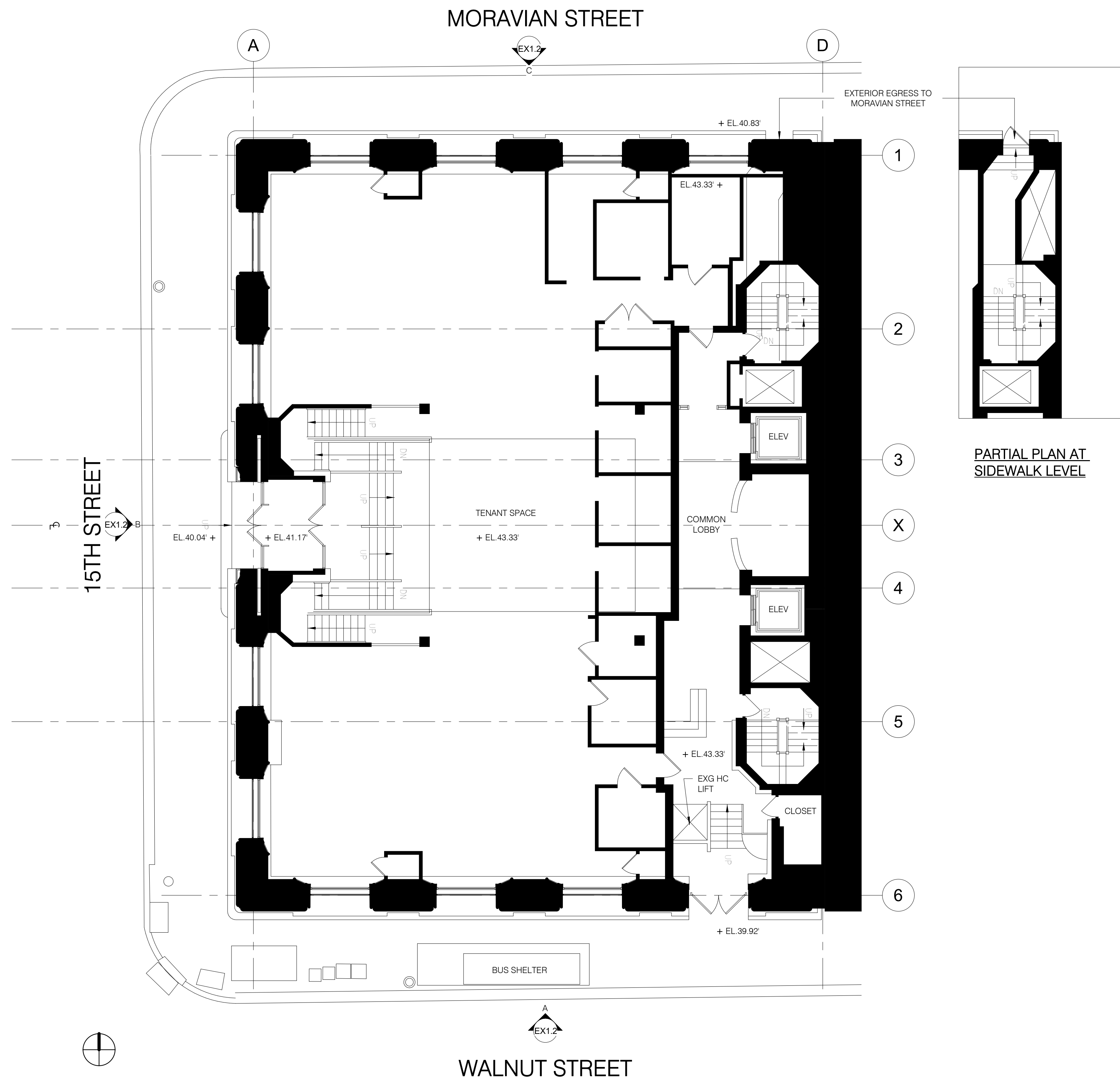
ABBREVIATIONS & SYMBOLS

Project Number:	21827.00
Date:	07/30/2021
Drawn By:	WDK
Checked By:	WDK

CS.2

Scale: 1 1/2" = 1'-0"

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① EXISTING GROUND FLOOR PLAN
1/8" = 1'-0"

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REVISIONS

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Project Phase:

CONSTRUCTION
DOCUMENTS

Project Name:

The Drexel Building
1435-41 Walnut Street
Philadelphia, PA 19102

Exterior Alterations

Drawing Title:

EXISTING GROUND
FLOOR PLAN

Project Number: 21827.00

Date: 07/30/2021

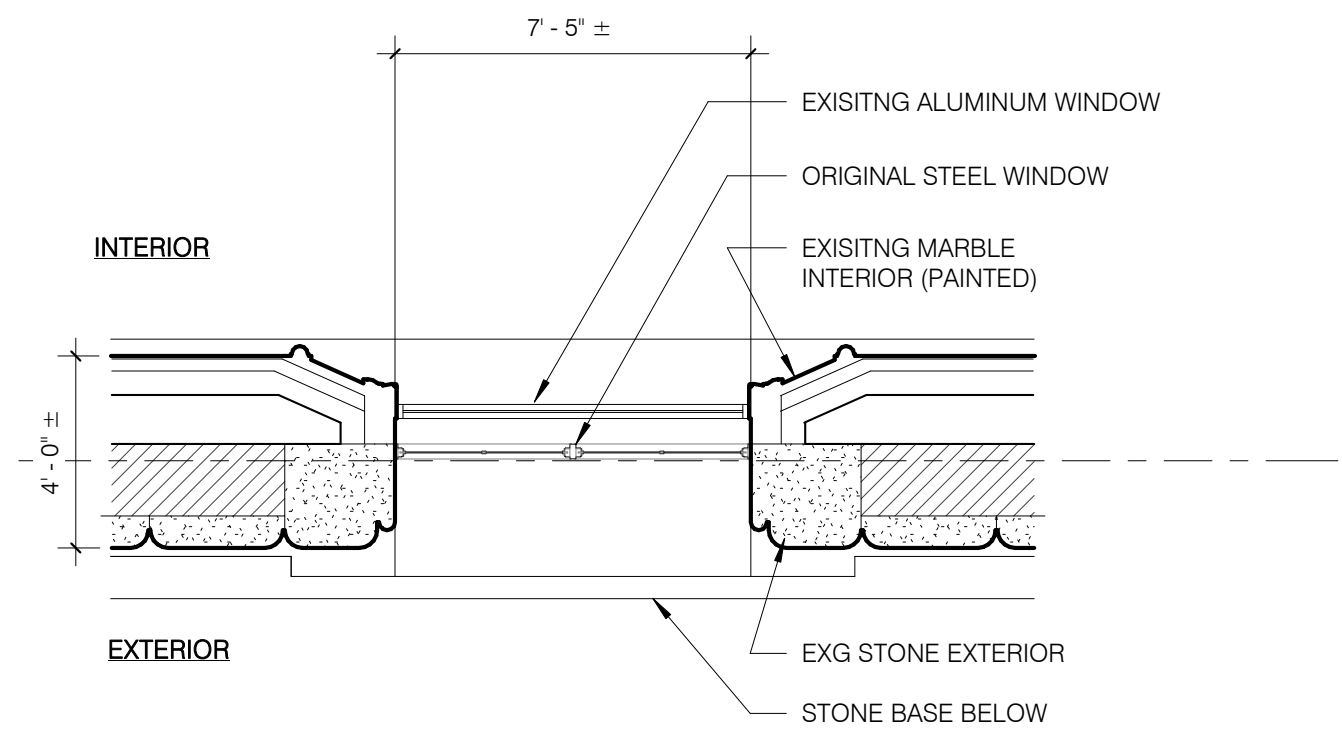
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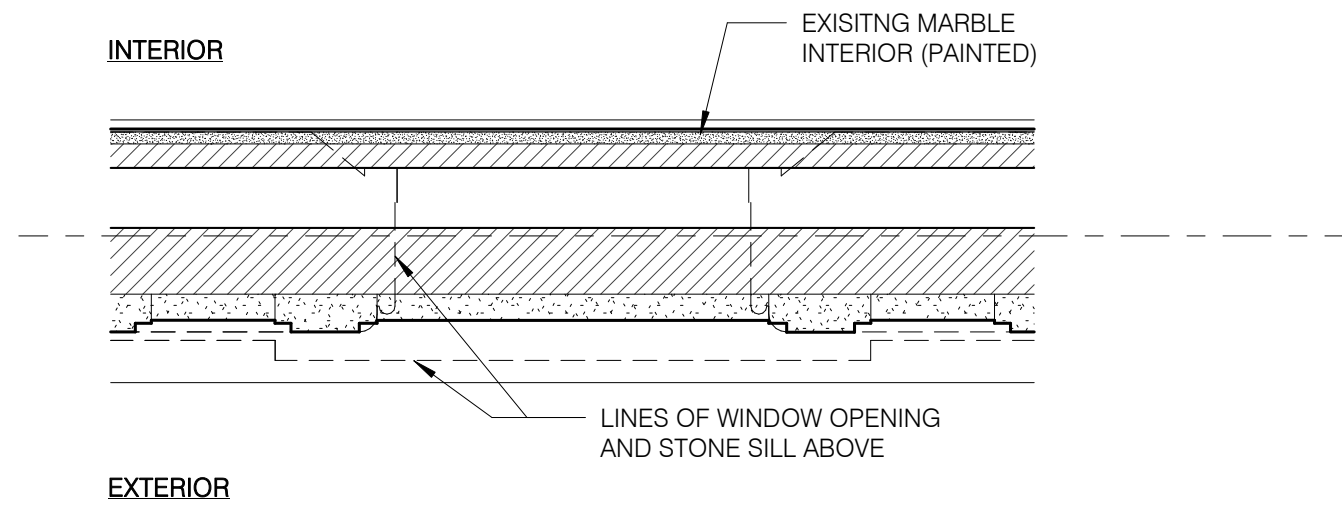
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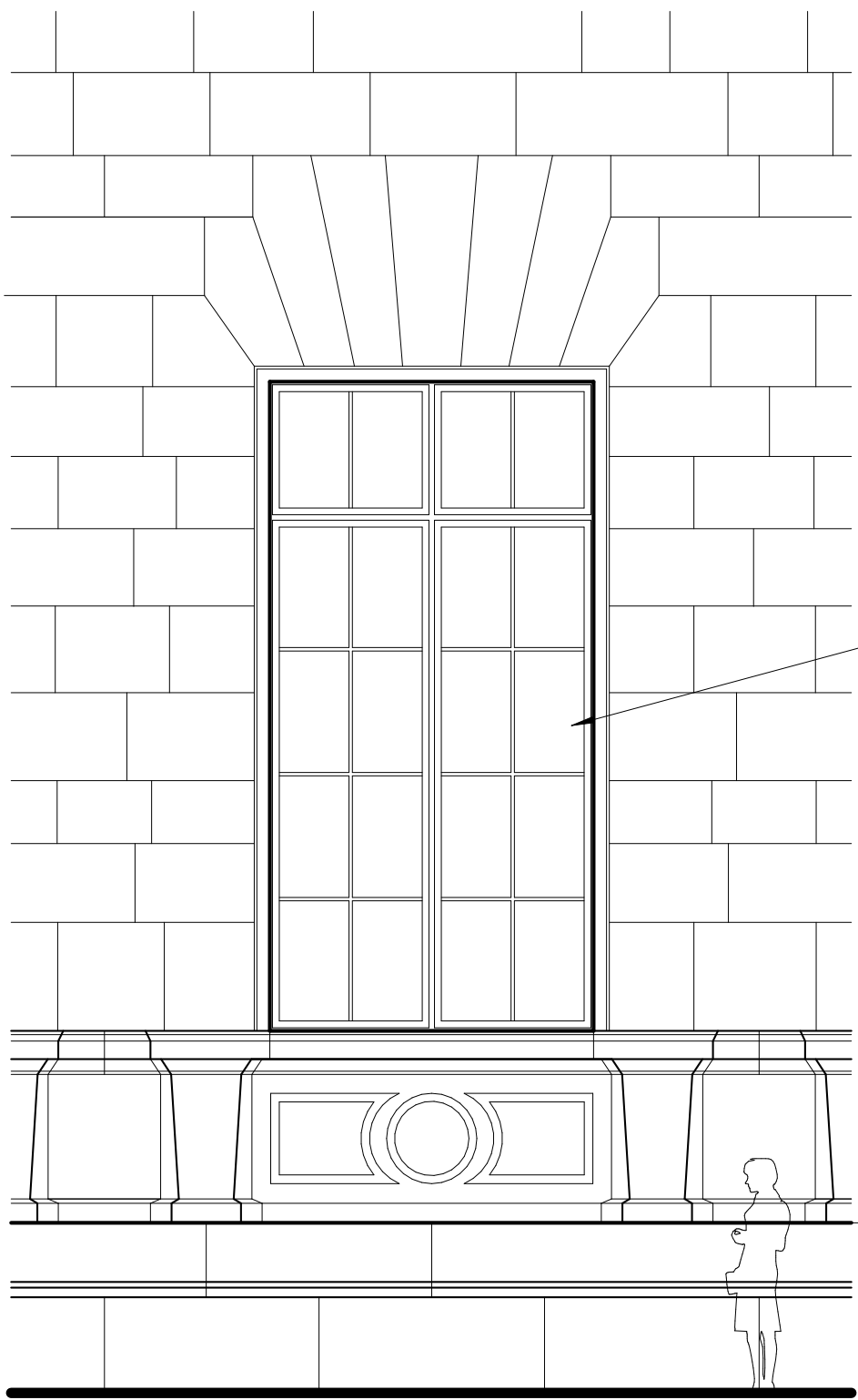
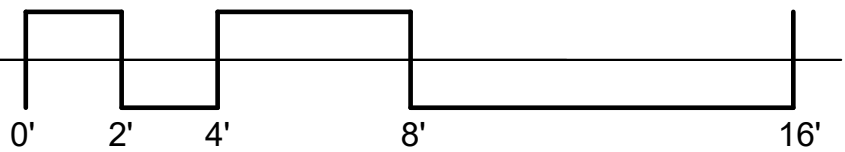
PLAN VIEW ABOVE SILL



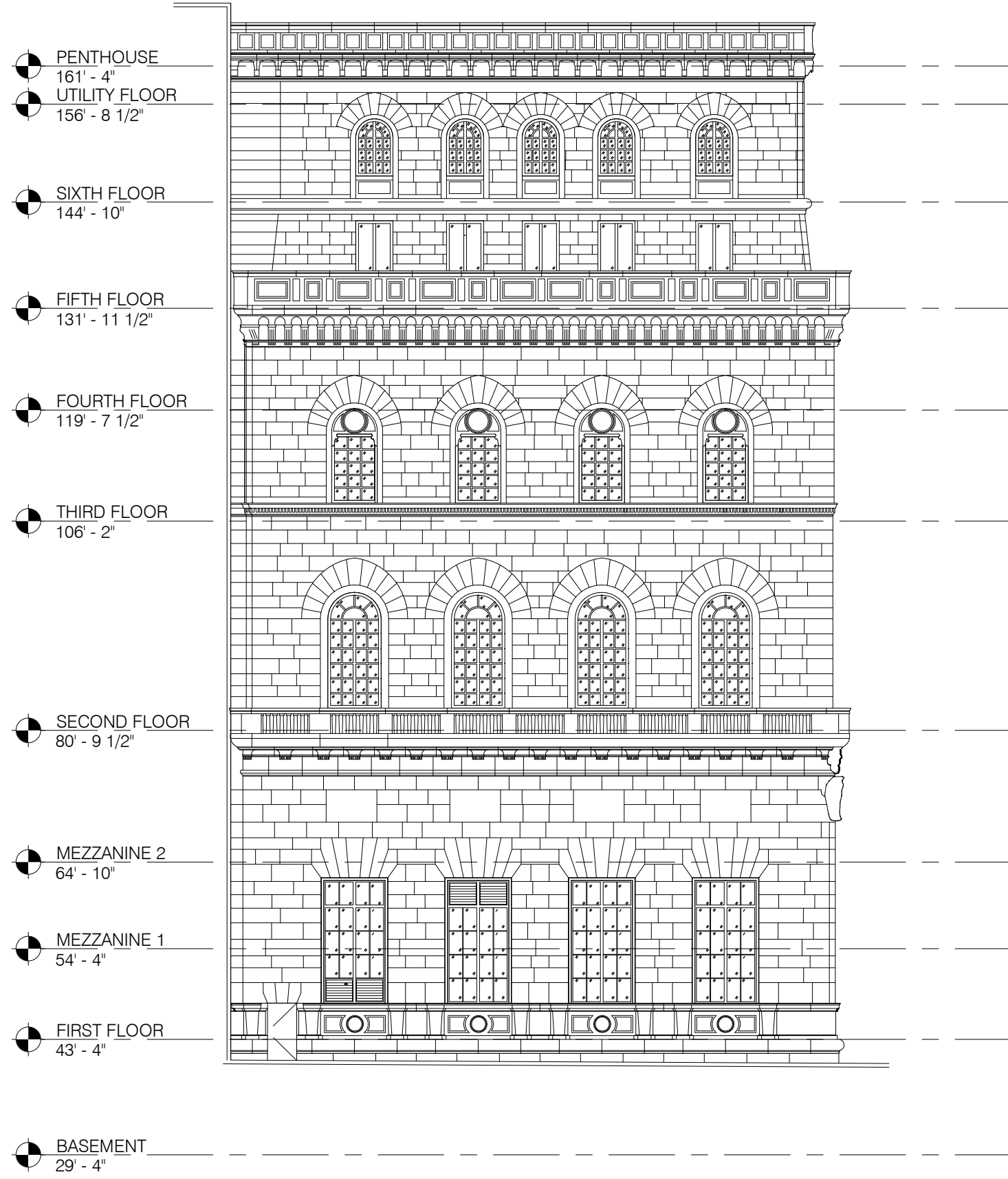
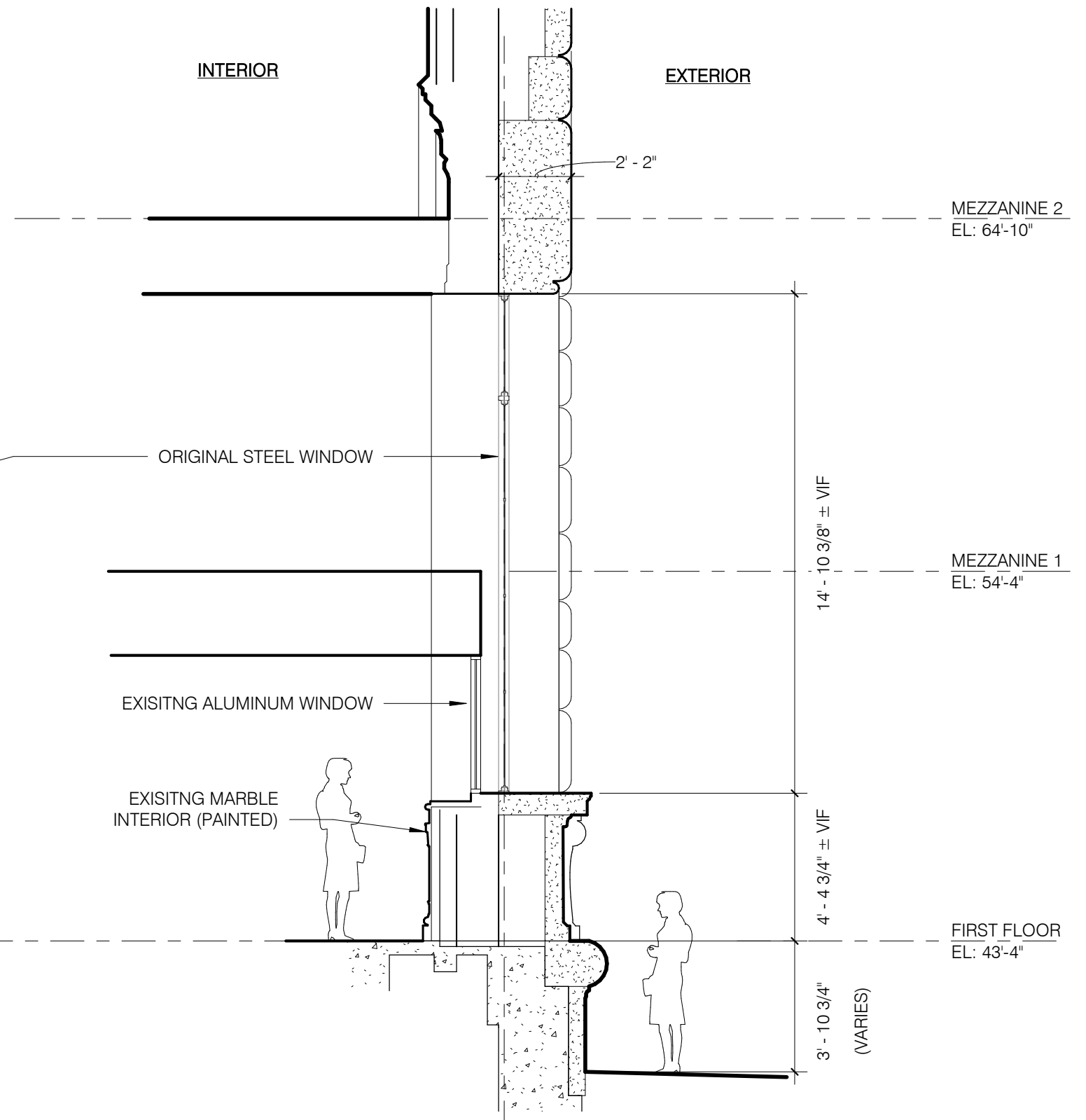
PLAN VIEW BELOW SILL

4 TYPICAL WINDOW ENLARGED VIEWS - EXG
1/4" = 1'-0"

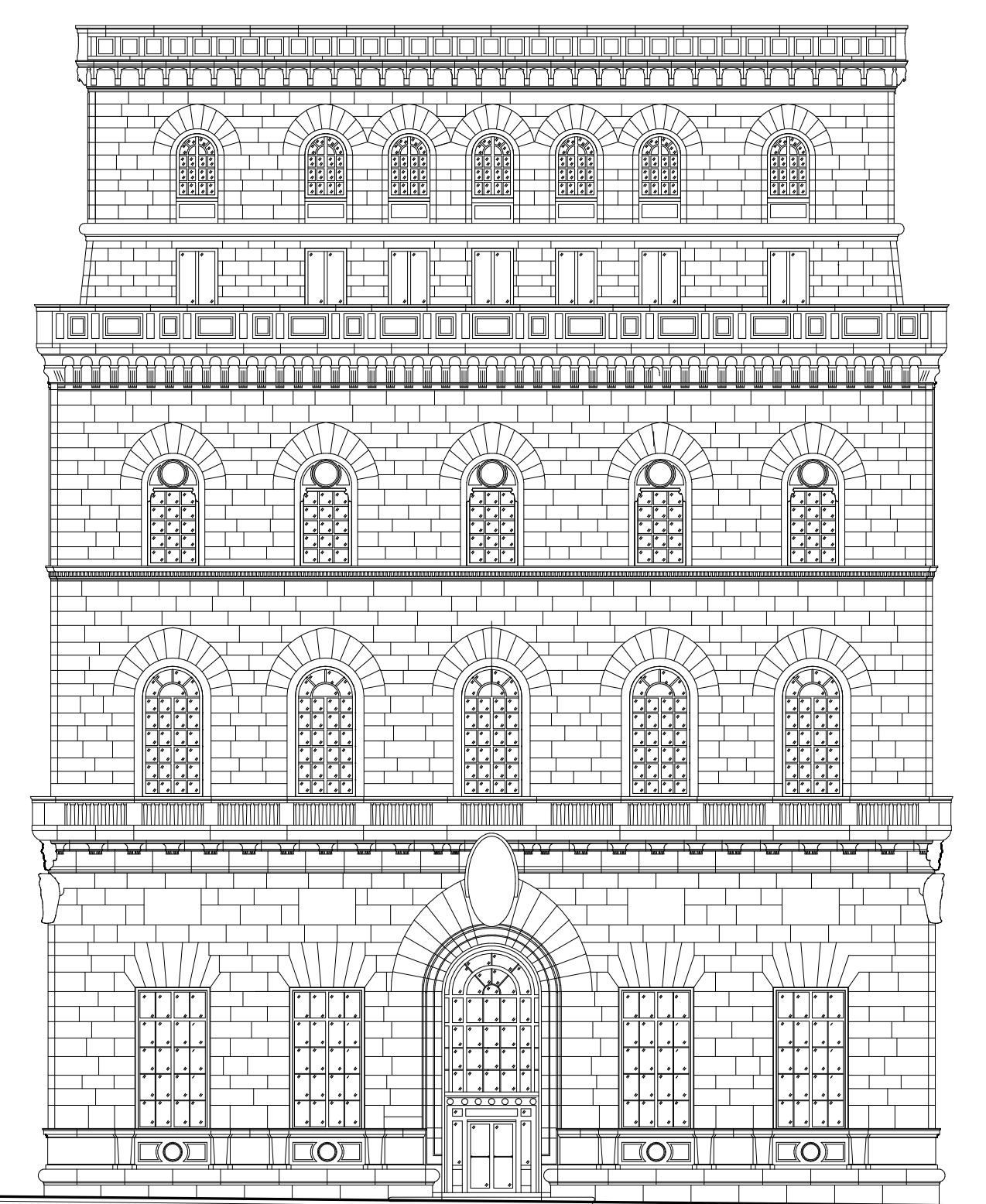
PARTIAL EXTERIOR ELEVATION



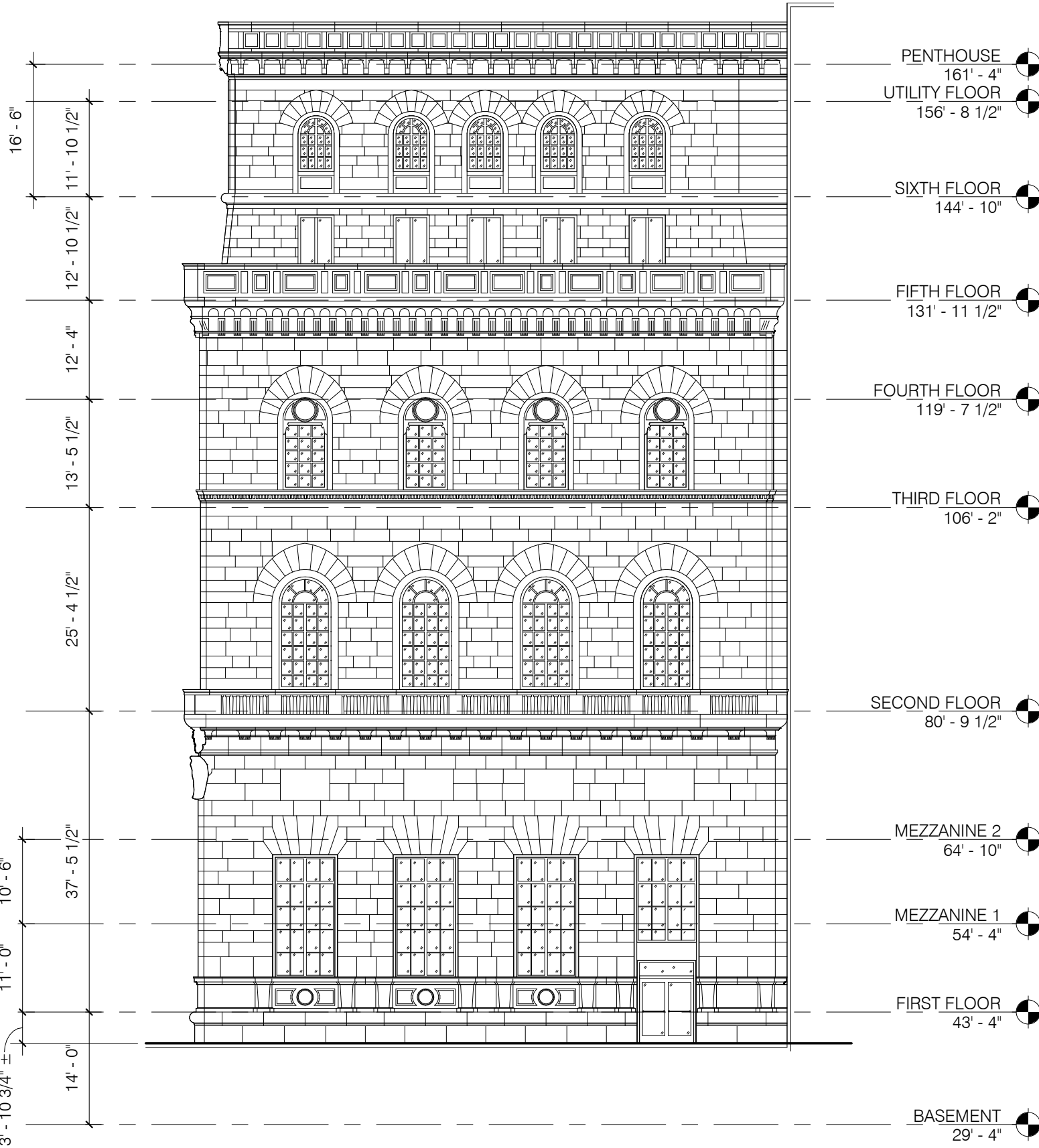
PARTIAL WALL SECTION



C MORAVIAN STREET ELEVATION (NORTH)
1/16" = 1'-0"



B 15TH STREET ELEVATION (WEST)
1/16" = 1'-0"



A WALNUT STREET ELEVATION (SOUTH)
1/16" = 1'-0"

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REVISIONS

No.	Date	Description

Project Phase:

CONSTRUCTION
DOCUMENTS

Project Name:

The Drexel Building
1435-41 Walnut Street
Philadelphia, PA 19102

Exterior Alterations

Drawing Title:

EXISTING ELEVATIONS

Project Number: 21827.00

Date: 07/30/2021

Drawn By: WDK

Checked By: WDK

EX1.2

Scale: As indicated

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9 LOOKING SOUTH DOWN 15TH STREET (UNION LEAGUE AT LEFT)



10 LOOKING SOUTH TO CORNER OF 15TH AND MORAVIAN



11 MORAVIAN STREET PARTIAL FACADE - FIRE EGRESS AT LEFT



12 LOOKING WEST TO 15TH ST ALONG MORAVIAN ST



6 LOOKING SOUTHEAST FROM 15TH ST; MORAVIAN AT LEFT AND WALNUT AT RIGHT



7 MAIN ENTRY ON 15TH STREET



8 ALONG 15TH ST FACADE



KEY MAP



1 LOOKING AT NORTHEAST CORNER OF 15TH AND WALNUT



2 LOOKING ALONG WALNUT ST FACADE



3 FACADE DETAIL ON WALNUT STREET



4 WALNUT STREET FACADE



5 LOOKING NORTHWEST AT WALNUT STREET FACADE

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Project Phase:

CONSTRUCTION
DOCUMENTS

Project Name:

The Drexel Building
1435-41 Walnut Street
Philadelphia, PA 19102

Exterior Alterations

Drawing Title:

EXISTING SITE
CONDITIONS

Project Number: 21827.00

Date: 07/30/2021

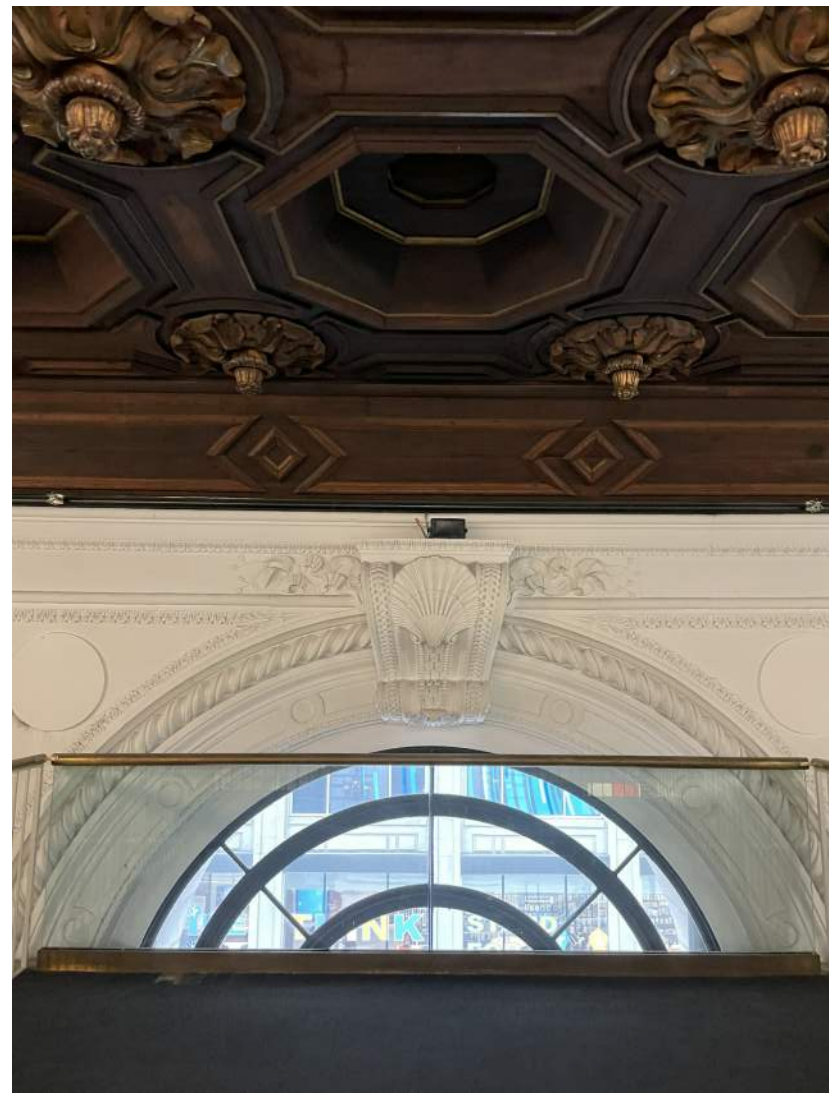
Drawn By: Author

Checked By: Checker

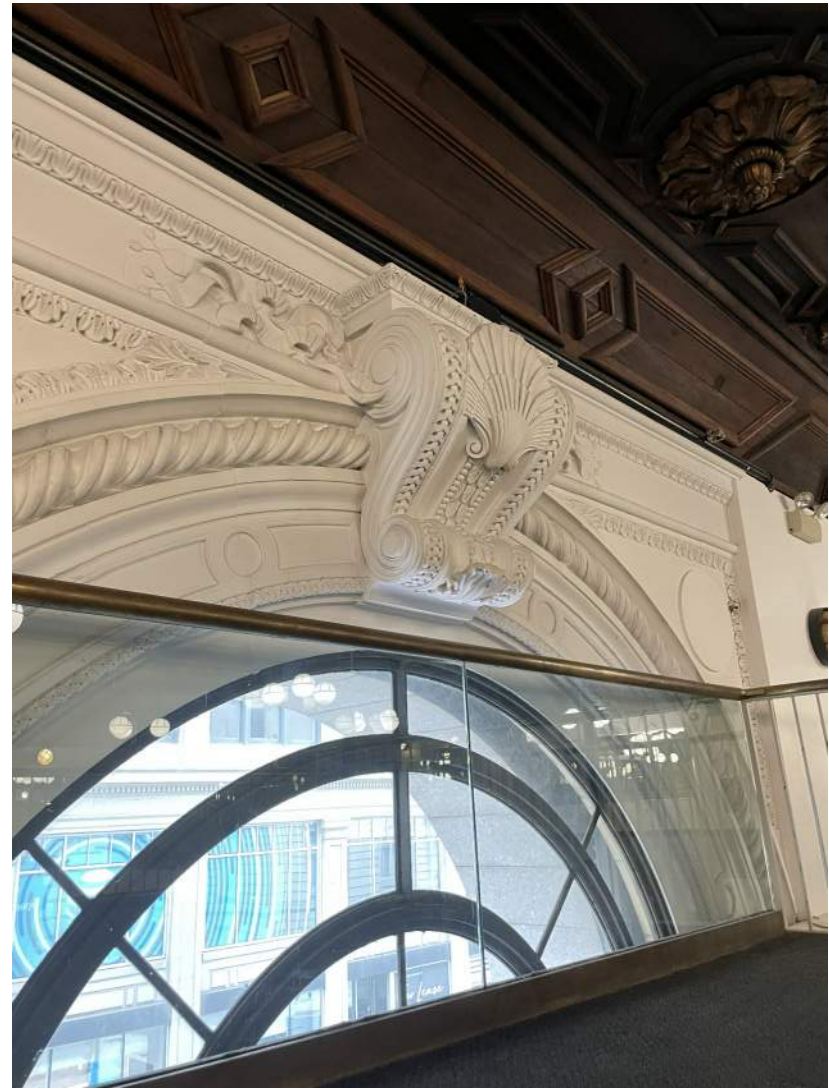
EX1.3

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1 15TH ST ENTRY ARCH TOP VIEWED FROM MEZZANINE 2 (2021)



3 15TH ST ENTRY ARCH TOP VIEWED FROM MEZZANINE 2 (2021)



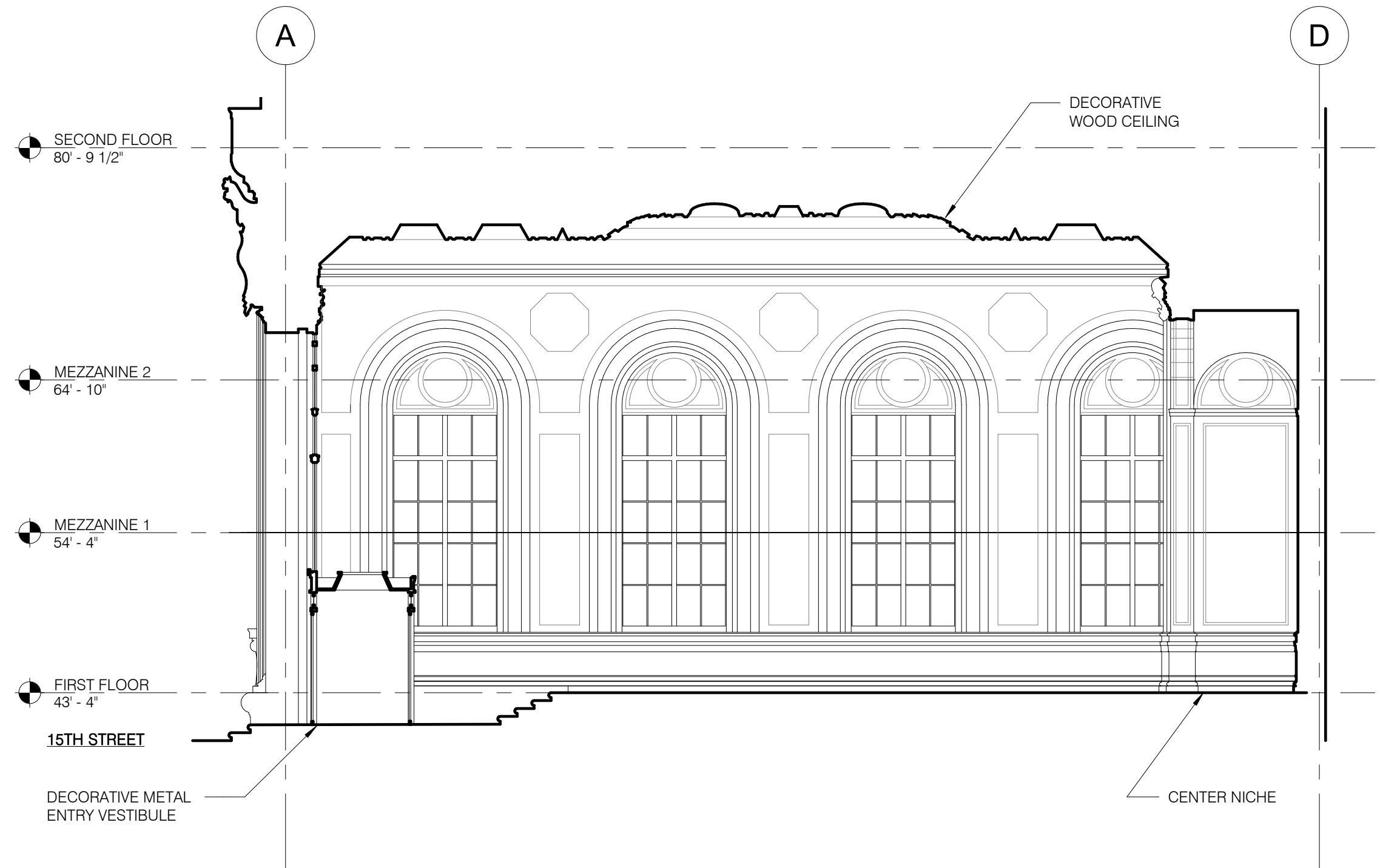
4 DECORATIVE METAL VESITBULE FROM FIRST FLOOR (2021)



2 15TH STREET ENTRANCE INTERIOR VIEW CIRCA 1928



5 15TH STREET ENTRANCE WITH EXISTING MEZZININES INTERIOR VIEW FROM FIRST FLOOR (2021)



1 PARTIAL W-E SECTION - FORMER BANKING HALL
1/8" = 1'-0"

(COMMON LOBBY / MEZZANINE ADDITIONS NOT SHOWN)



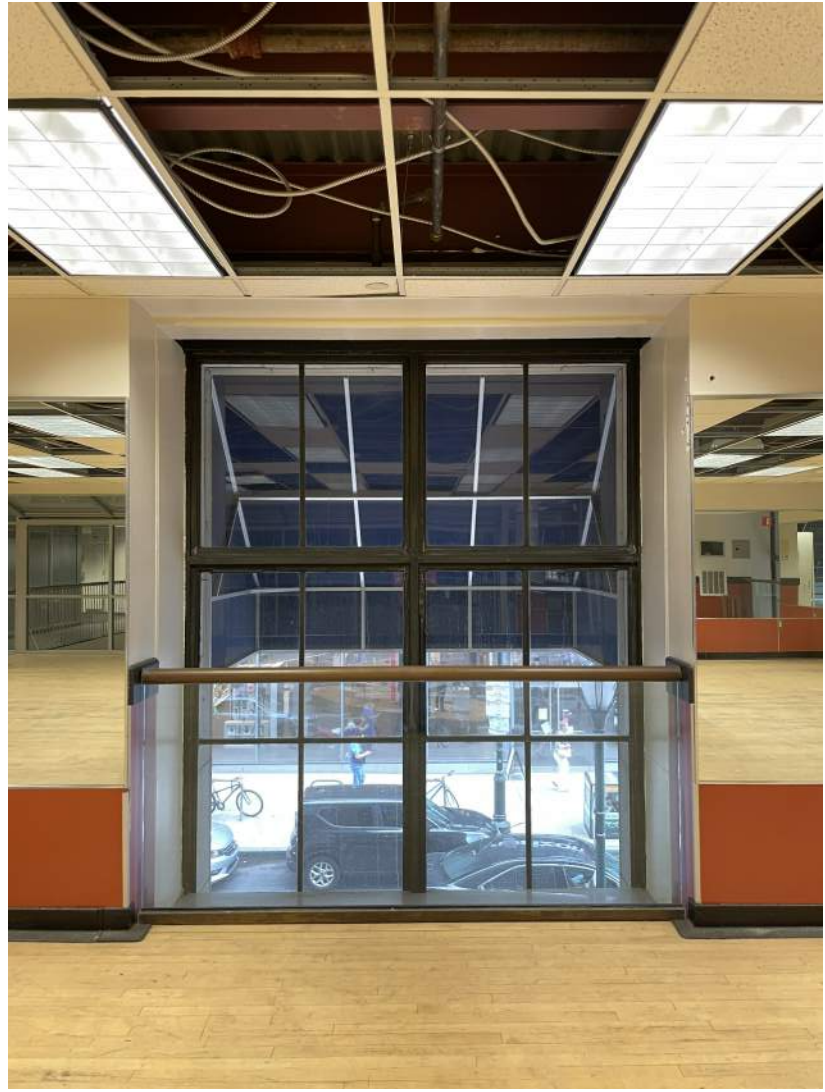
6 STONE FIREPLACE MANTEL CIRCA 1928



7 STONE FIREPLACE MANTEL (2021)
(surrounding wall is original marble painted)



8 STONE ROUND TOP OF TYP. WINDOW VIEWED ON MEZZANINE 2 (2021)



9 UPPER PORTION OF TYPICAL WINDOW AT MEZZANINE 1 (2021)



10 LOWER PORTION OF TYPICAL WINDOW AT FIRST FLOOR (2021)

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REVISIONS		
No.	Date	Description

Project Phase:
CONSTRUCTION DOCUMENTS

Project Name:
The Drexel Building
1435-41 Walnut Street
Philadelphia, PA 19102

Exterior Alterations

Drawing Title:
EXISTING INTERIOR CONDITIONS

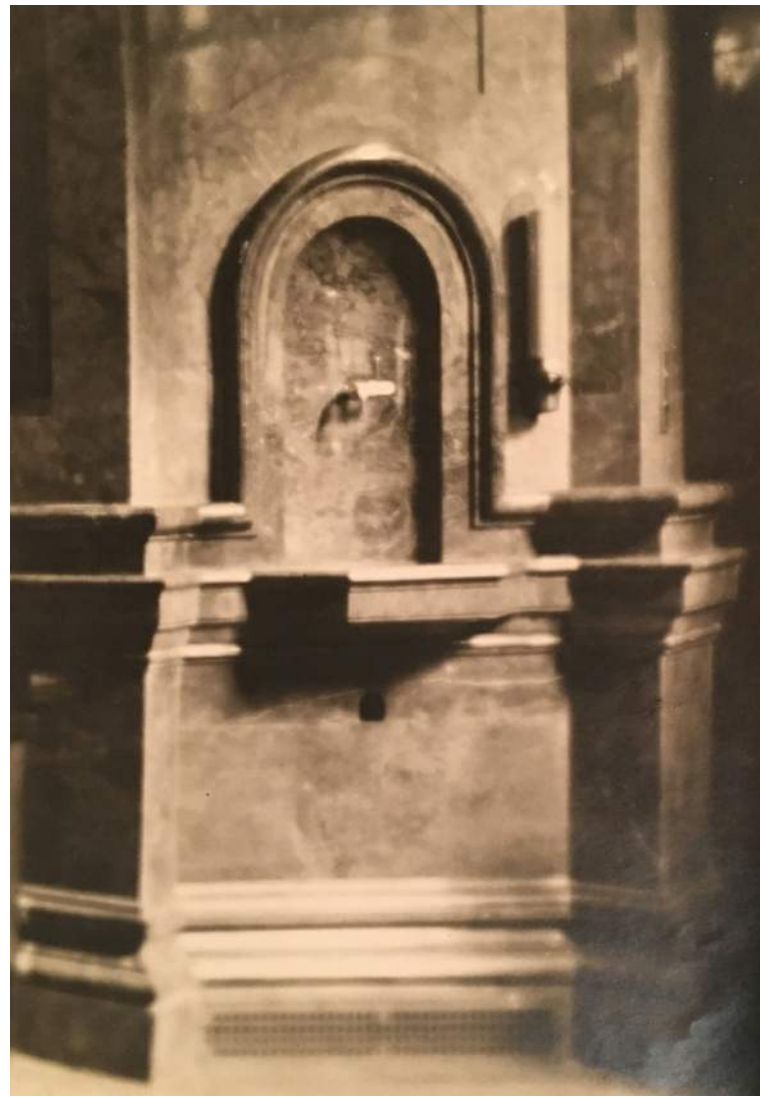
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Date: 07/30/2021
Drawn By: WDK
Checked By: WDK

Scale: 1/8" = 1'-0"

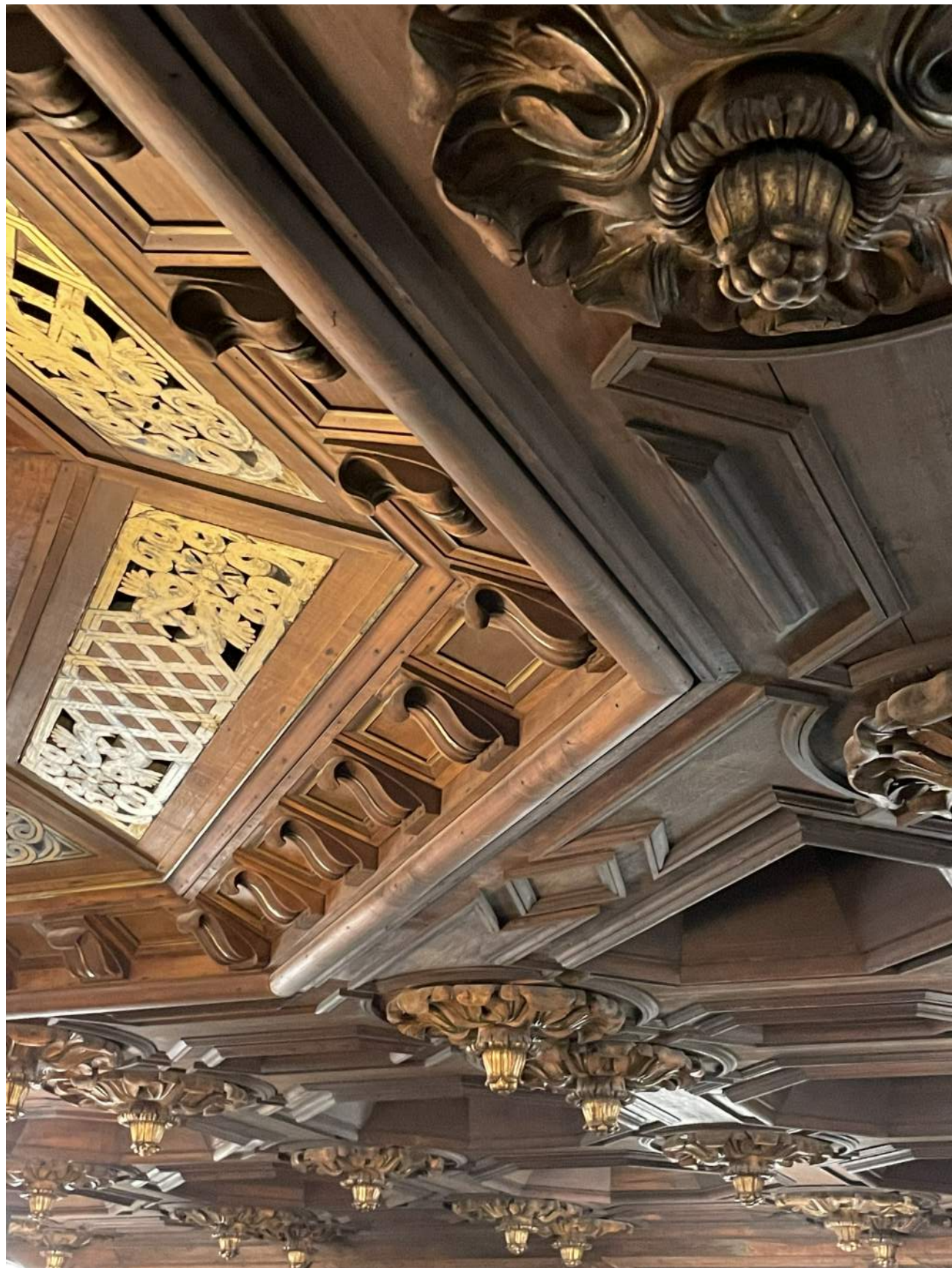
EX1.4



1 MARBLE FONT IN COMMON LOBBY (2021)



2 MARBLE FONT CIRCA 1928



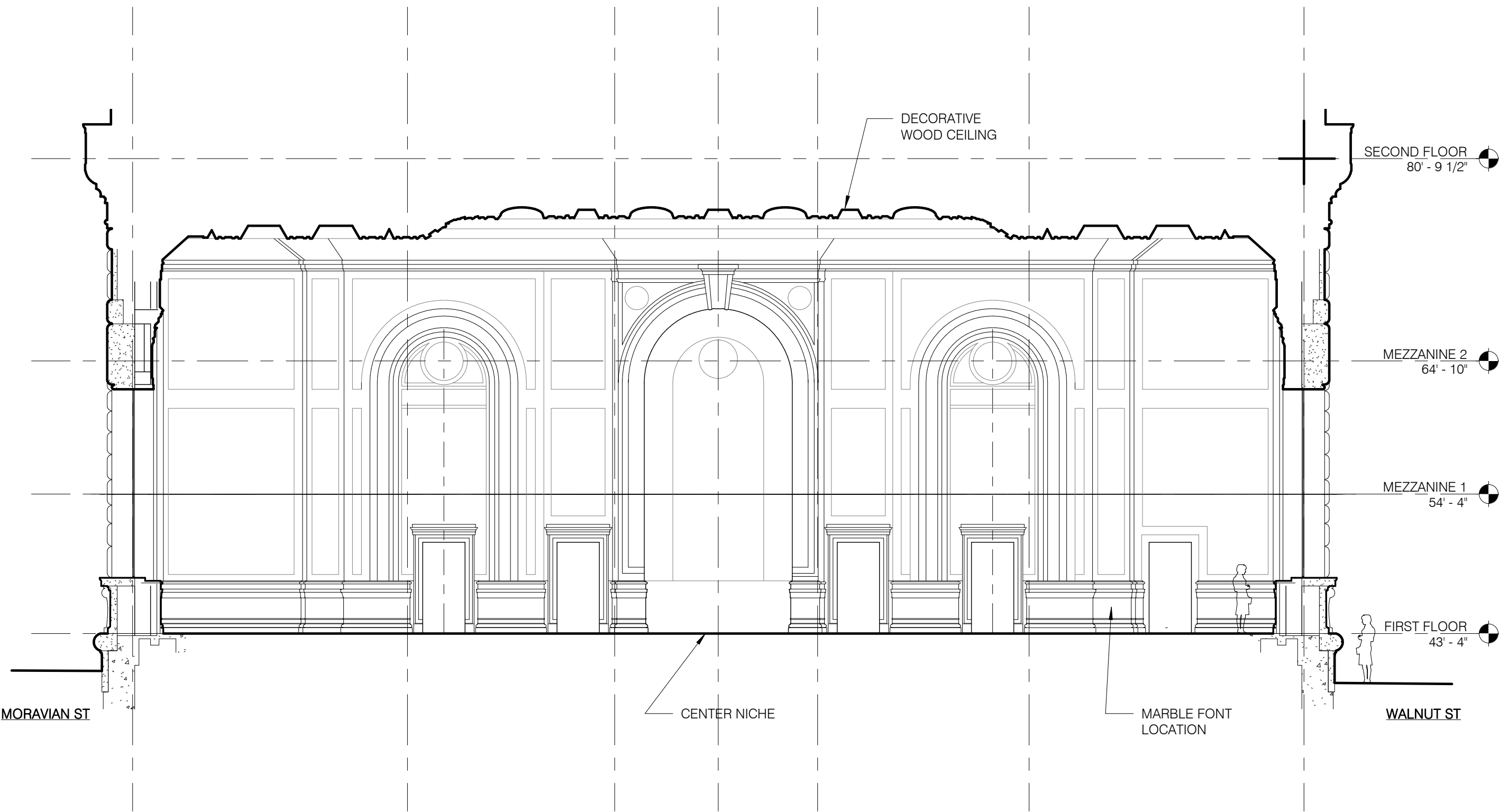
3 DECORATIVE CEILING DETAIL (2021)



4 DECORATIVE CEILING FROM MEZZANINE 2 (2021)

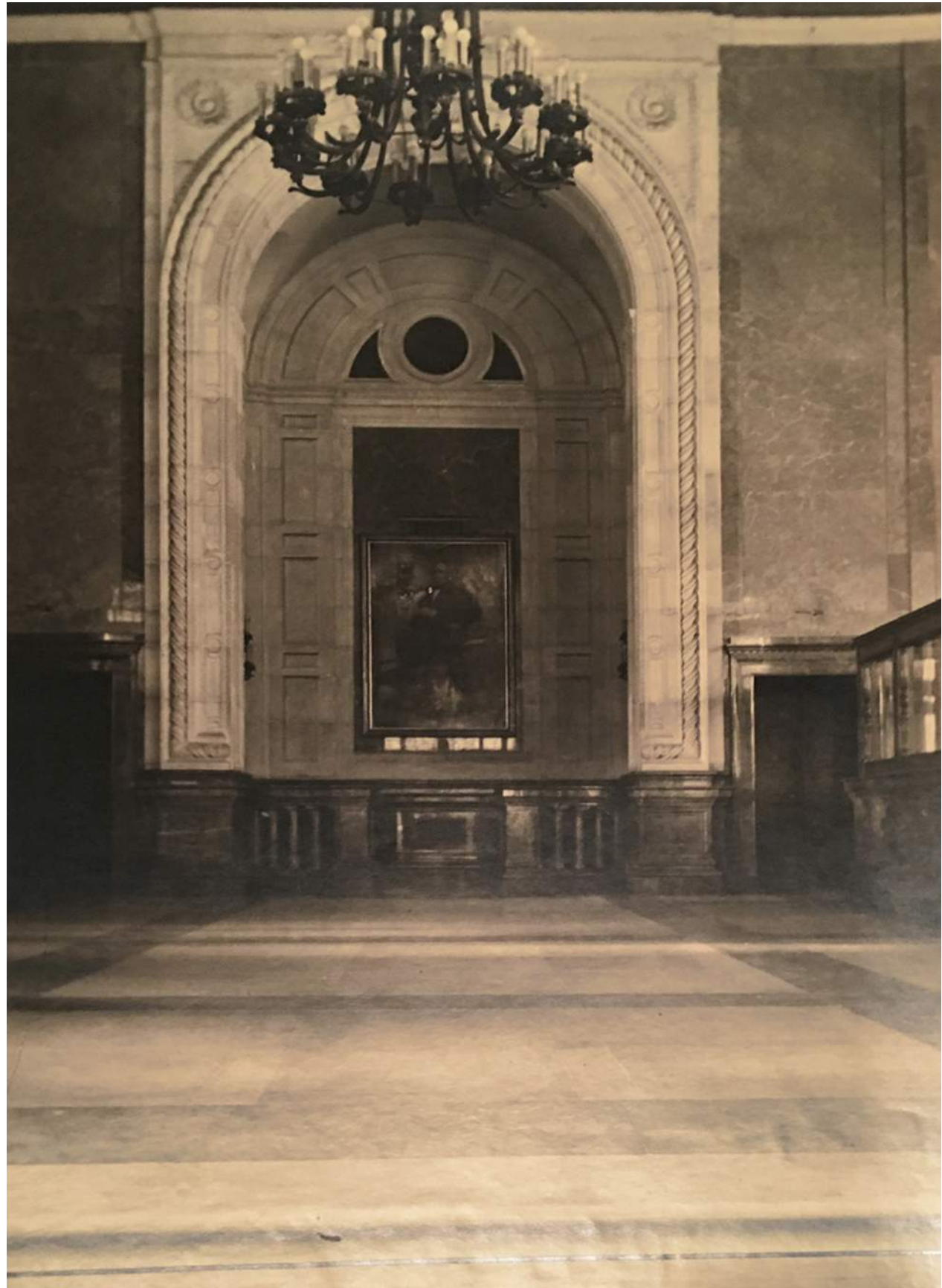


5 CENTER NICHE IN COMMON LOBBY (2021)



1 PARTIAL N-S BUILDING SECTION - FORMER BANKING HALL
1/8" = 1'-0"

(COMMON LOBBY / MEZZANINE ADDITIONS NOT SHOWN)



6 CENTER NICHE VIEWED FROM 15TH STREET ENTRANCE
CIRCA 1928

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REVISIONS

No.	Date	Description

Project Phase:

CONSTRUCTION
DOCUMENTS

Project Name:

The Drexel Building
1435-41 Walnut Street
Philadelphia, PA 19102

Exterior Alterations

Drawing Title:

EXISTING INTERIOR
CONDITIONS

Project Number: 21827.00

Date: 07/30/2021

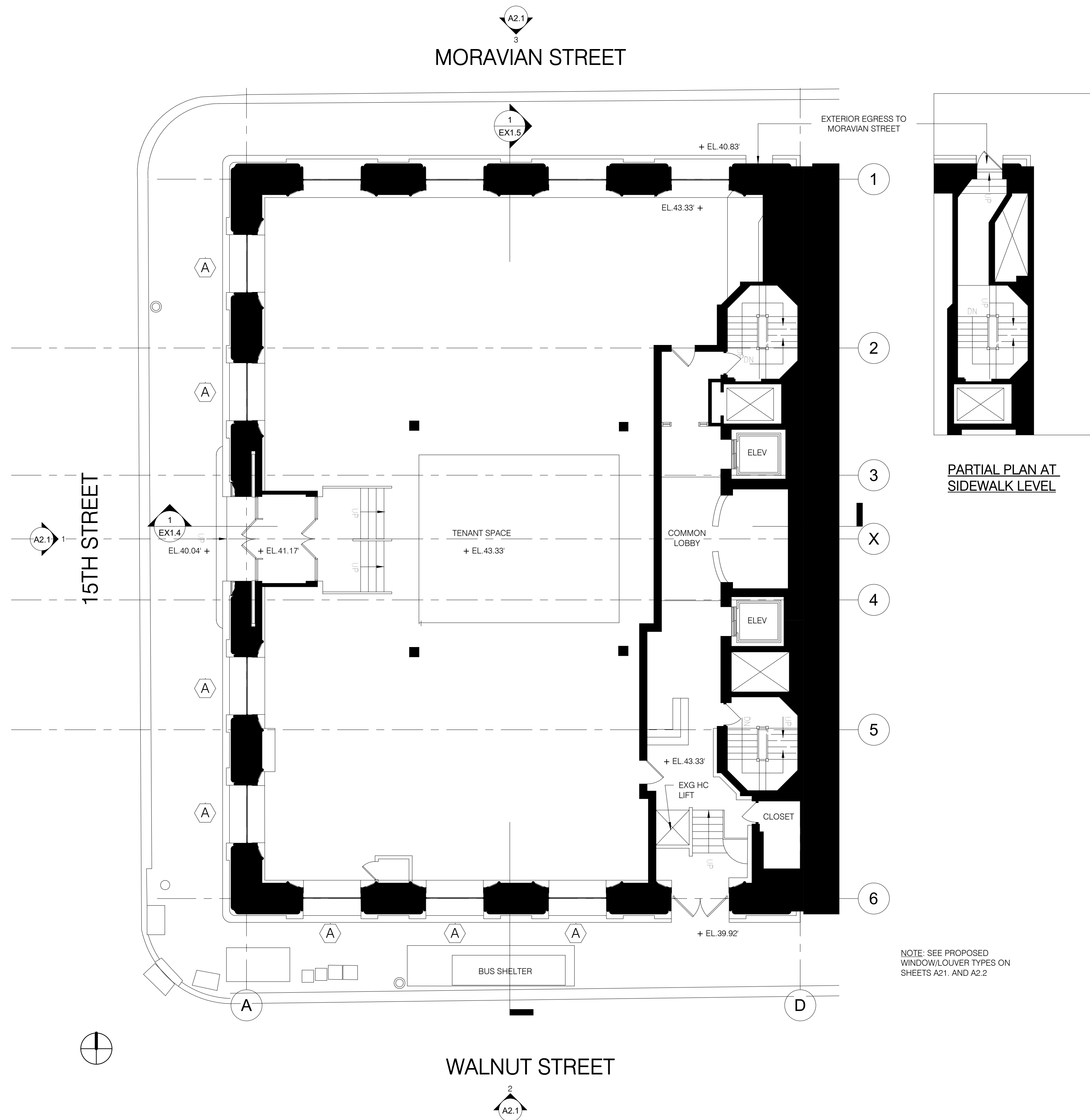
Drawn By: WDK

Checked By: WDK

EX1.5

Scale: 1/8" = 1'-0"

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1 PLAN-01 FIRST FLOOR
1/8" = 1'-0"

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REVISIONS

No.	Date	Description

Project Phase:
CONSTRUCTION
DOCUMENTS

Project Name:
The Drexel Building
1435-41 Walnut Street
Philadelphia, PA 19102

Exterior Alterations

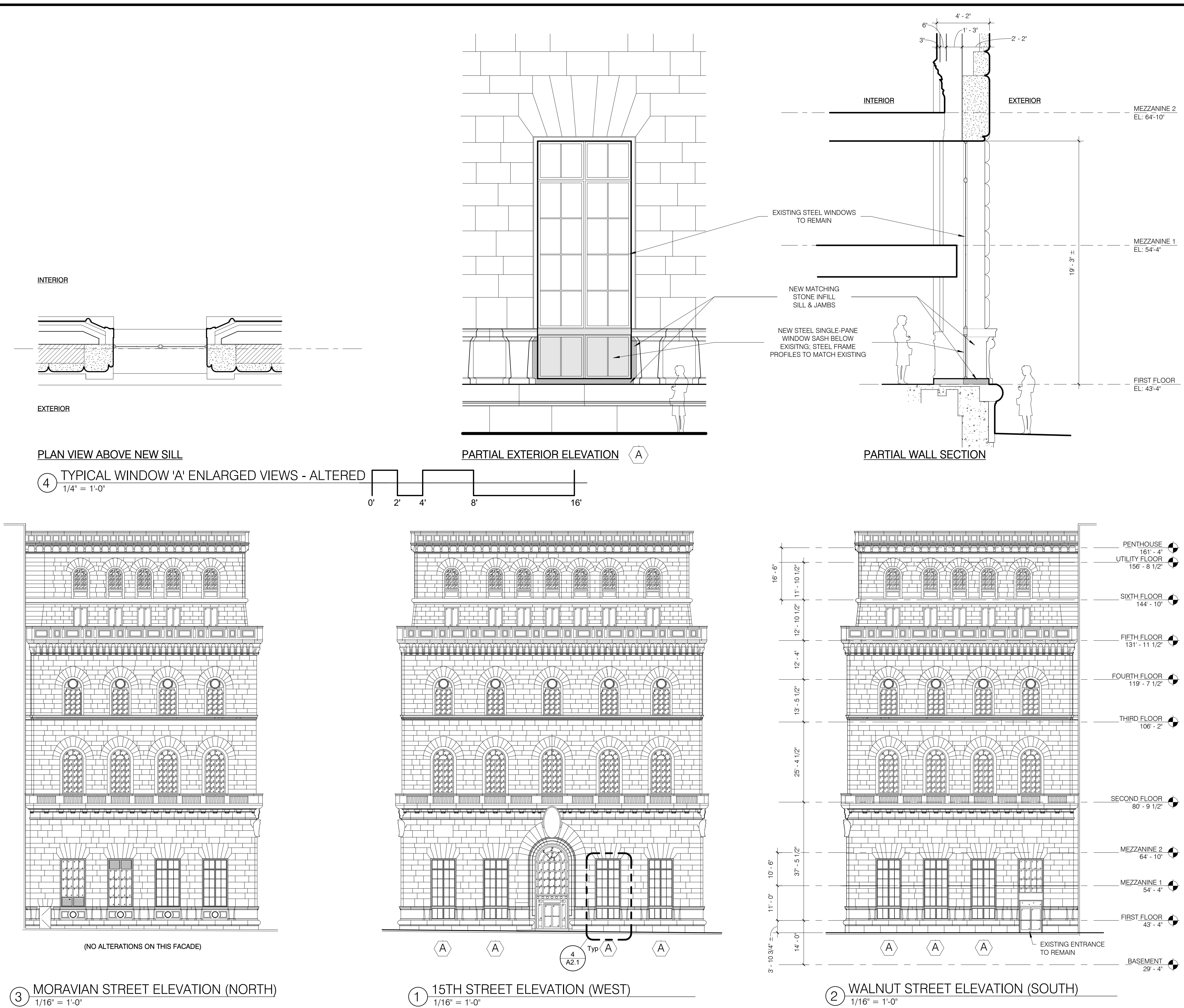
Drawing Title:
FLOOR PLAN
(PROPOSED)

Project Number:	21827.00
Date:	07/30/2021
Drawn By:	WDK
Checked By:	WDK

A1.1

Scale:	1/8" = 1'-0"
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Philadelphia, PA 19102

REVISIONS		
No.	Date	Description

Project Phase:
CONSTRUCTION DOCUMENTS

Project Name:
The Drexel Building
1435-41 Walnut Street
Philadelphia, PA 19102

Exterior Alterations

Drawing Title:
ELEVATIONS (PROPOSED)

Project Number:	21827.00
Date:	07/30/2021
Drawn By:	WDK
Checked By:	WDK

A2.1
Scale: As indicated

7/30/2021 2:48:02 PM

PHILADELPHIA HISTORICAL COMMISSION
RECORD OF THE APPLICATION REVIEW FOR 1435-41 WALNUT ST

EXHIBIT 4

The Drexel Building & Retail

August 6, 2021



Key Factors for Retail Site Selection

Much research has been done on what criteria retailers classify as a “must” and what is classified as a “want” in selecting a site.¹ Once they have narrowed the search down to a market/city the “musts” and “wants” that are the most common are: size of the site, visibility and maximum street frontage, traffic counts, signage, parking, co-tenancy and proximity to other draws like restaurants and entertainment.

Windows and visibility are ranked by retail brokers, retail site selectors and investors as one of the top five elements for what makes a great retail space --others include location/market, parking, adjacent tenants, and floor plan.

Why is Visibility so Important?

The retail storefront and window displays are a lifeline for most retailers. Storefront windows are the first impression of any retail business. Windows and the visibility they afford are one of the most effective marketing tools that a retailer has. The ultimate window is poised to capture attention of both vehicular and pedestrian traffic.

With good visibility, a retailer can boost the quality of retail merchandising, and therefore are more likely to engage with consumers and maximize sales. With the advent of online shopping and competition, it is even more important for high street retailers to have strong window displays.

Most people experience buildings at the ground floor level. Visibility is critical especially when your retail store is located on a busy street. For best results, windows need to be designed so merchandise and displays have site lines to the eyes of both pedestrians and drivers. This increases the likelihood that the display captures attention and draws customers in. Retail traffic foot traffic is critical to a retailer’s success – store windows drive traffic.

This is equally important to attract the attention of pedestrian and vehicular traffic. For a building such as the Drexel Building – the windows are too high to peer in. Even if the windows as they are today back lit, they would be invisible to those passing the building heading south on 15th Street (in vehicle or walking on the east side of street) or driving west bound or walking on the north side of Walnut Street.

Storefront Windows are Critical to Retail Success.

According to research from the National Retail Federation, the ICSC (former International Council of Shopping Centers) and the International Downtown Association, a well-placed and visible retail window can have a dramatic impact on sales – anywhere from 10% to upward of 40%. The higher percentage is attributed to retailers that optimize retail window displays with frequent shifts in visual merchandising, even digital marketing. Those with no visibility often fail.

¹ ULI, ICSC, NRF, IEDC, National Mainstreet Center

According to John Williams, ICSC Trustee, Educator, “getting the retail design correct, including the storefront and visibility can impact same store sales, sales per square foot, average units/sales per transaction, sales per employee, inventory turnover and even retail leasing.”²

Barrier to The Drexel Building

The retail space of the Drexel Building has been vacant for years including for the duration of time I consulted with the Center City District (CCD) on retail marketing and attraction (2008 – 2020). The primary retail space including the ground floor and mezzanine spaces is 16,663 SF (24,032 SF with basement and subbasement) it is one of the larger spaces available in Center City. Its location on one of the most prominent corners in Center City lends it to a great location, one that boasts some of the highest pedestrian counts in the retail core (between 6-8K weekdays, higher on weekends).³ However it is missing a critical element: street frontage and visibility.

This site has been marketed by many over the years, including me and my client on behalf of the CCD and the Philadelphia Retail Marketing Alliance. Specifically, this space was presented to potential tenants seeking space in Center City including on Walnut Street (home goods, general apparel stores, entertainment and food uses). The lack of visibility is one of the top reasons tenants and their representatives advised this site wasn’t suitable.

Many retailers have minimum requirements for frontage and exposure. The ground floor of the first floor space is elevated, and the windowsills are nearly 8 plus feet above grade, (90-96 inches on 15th St.; 96-99 on Walnut St; 88 on Moravian). This is easily two feet above the average pedestrians’ head, two to three feet above a site line. This does not meet most retailers’ frontage requirements including for site lines and visibility into the space.

Historic Attributes and Challenges

The allure of an historic building is strong. A renovated historic space conveys a unique degree of character, a memorable and defining sense of place that more modern facilities cannot. However, some present unique challenges including a lack of useable and visible storefront.

Store windows are a key mechanism in any retailer’s toolbox. Evermore important with the advent of online commerce. To that end, private retail property owners and governing bodies have established guidelines to assure and preserve their presence and prominence, including the National Main Street Center.

² *Getting Retail Right*, Retail Publication, Training Document (ICSC, IDA) Author - John Williams

³ Pre-covid numbers: source Center City District

The National Main Street Center was established as a program of the National Trust for Historic Preservation in 1980 as a way to address the myriad issues facing older and historic downtowns during that time, including rising vacancy and deteriorating properties. They have established language for façade guidelines around the preservation and maintenance of storefronts and store windows, including in historic buildings. The development of storefront guidelines was linked to the desire to increase commercial visibility and merchandise display possibilities to strengthen retail businesses. Many downtowns and neighborhood business district retail plans embrace and adopt these guidelines to address storefronts, including historic ones.

An interesting example of such a set of guidelines addressing storefront windows can be found in Boston, in the BACK BAY ARCHITECTURAL DISTRICT COMMERCIAL GUIDELINES (below). Back Bay is a neighborhood near Copley Square and the Boston Common Garden. These guidelines cover the Commercial District which includes Newbury Street⁴, Boylston Street, Massachusetts Avenue and the commercially zoned segments of the district's cross streets. Their guidelines strive to honor the historic integrity of the buildings but also acknowledge the need at times to make adjustments to accommodate needs of retailers.

GUIDELINES FOR EXTERIOR DESIGN

Façade Changes

Retention of historic façades is generally encouraged, except as specified in these guidelines. The covering or removal of original façade elements (columns, pilasters, fenestration, arches, lintels, decorative features) is generally discouraged except as discussed elsewhere in these guidelines.

Display Windows: *It is intended that the original rhythm of bays, entrances, fenestration, and decorative elements be retained.*

Original façades: ***The first floor windows may be elongated, generally by lowering their sills. It may be appropriate to widen window openings if this can be done without removing original decorative elements. Basement windows may be enlarged, but they should align with, and in no case exceed the size of the first-floor windows. Basement walls should be masonry to match existing stonework as closely as possible. Glass should be mounted in the same plane as the original glass.***

⁴ Boston's High Street, similar mix of retail and cost to Walnut Street.

Locally, DVRPC advocates for storefront windows and their role in merchandising for retail in its report *Revitalizing Downtown Retail Districts*, following the protocol of **National Main Street that “window displays should allow the indoor activity to be seen from the street.”**

According to the National Park Service⁵ *“The storefront is the most important architectural feature of many historic commercial buildings.* It also plays a crucial role in a store's advertising and merchandising strategy to draw customers and increase business. Not surprisingly, then, the storefront has become the feature most commonly altered in a historic commercial building. In the process, these alterations may have completely changed or destroyed a building's distinguishing architectural features that make up its historic character. As more and more people come to recognize and appreciate the architectural heritage of America's downtowns, however, a growing interest can be seen in preserving the historic character of commercial buildings. The sensitive rehabilitation of storefronts can result not only in increased business for the owner but can also provide evidence that downtown revitalization efforts are succeeding.”

Examples of Adapted Retail Spaces

There are a number of examples where store fronts have been augmented to accommodate retail and others where the tenants had to capture space next door to gain frontage,

- Heinen’s Grocer took over an old bank building in downtown Cleveland. To gain the frontage and visibility they required they took over a rise building next door; punched through walls to get a contiguous space and enhanced the windows to establish a storefront.
- Trader Joes in Brooklyn Heights took a former bank building with windows well above the street. They secured the space next door; punched thru the wall and built out their required frontage.
- Restoration Hardware in NYC took over an old warehouse building in the meat packing district. They punched out windows to gain ground floor visibility on multiple sides and adapted the upper levels in a manner that was commensurate with other buildings in the district.
- Giant Food took a foot hold in an historic market in DC. They renovated two sides to gain frontage and visibility, maintaining the original entry way and signage as a design element and, closing off one entire side, but leaving the original window frame visible. It is the largest full service grocer in DC and the best performing Giant in the chain.
- Union Market in DC – is a former wholesale warehouse in an historic district in DC. Edens purchased the site, which housed several distribution companies and renovated it into a combination food hall and retail space. While the buildings tenure is different – a mere two story with bay doors; the renovation permitted a linear series of expanded and consistent store front windows at street level to enable visibility in and out.
- Ponce City Market is an adaptively reused former Sears Warehouse building (historic) in the Old Fourth Ward Neighborhood in Atlanta. The developer, Jamestown renovated the 400,000 SF building to accommodate a mix of retail and food related tenants. The renovation including the

⁵ NPS Guidelines for Facades

addition of and punching out of windows on the ground floor as well as new entryways to enhance visibility and accessibility, including from pedestrians and bikers on the Beltline.

In Conclusion

Enhancing the view corridor from the street is critical and essential to improve the probability that the landlord can secure a retail tenant for this prominent space.

The lack of visibility into the first floor from both Walnut and 15th Streets is a real impediment, an obstacle that retailers are unwilling to take on. Perhaps more so now, in this uncertain retail environment due to the pandemic.

Visibility is one of the fundamental elements in every retailer's toolbox.

This space has been vacant for much of the time I have consulted with the Center City District on retail attraction, and for many years before that.

One of the top reasons for this is the lack of visibility!

Background

The Riddle Company

The Riddle Company (TRC) is a Washington, DC based consulting firm that specializes in real estate and economic development marketing. The firm develops and implements data driven strategies to support business attraction and economic investment for public and private clients. Consulting services include retail and real estate market analyses, strategic market planning and positioning, downtown and neighborhood planning, business recruitment and related communications, with a focus on retail marketing and attraction. TRC has consulted with the Philadelphia Center City District since 2008. The consulting relationship launched with a retail market study of downtown Philadelphia and grew into retail marketing and recruitment. TRC's work on retail for CCD resulted in many regional and national retail tenants locating in Center and several major wins including the first two Targets, Bloomingdales, and Marshall's.

Catherine Timko, Principal and CEO,

Catherine has more than 25 years of experience in economic and real estate marketing. More than just promises of success, Catherine delivers demonstrated success in positioning communities and local economies to effectively compete. Her work is transformative, influencing the restructuring of

community economies, consumer and market perception and resulting in significant new investment. She has developed a reputation for her analytical approach and ability to connect communities, capital and companies. Catherine has completed retail marketing analyses and attraction assignments for almost every major market on the east coast including Boston, Newark, Philadelphia, Baltimore, Washington, and Miami. This has resulted in the attraction of more than 350 businesses and over 7 million square feet of new retail, including the first new Bloomingdales Outlet in Philadelphia, DC USA a 1.2 million square foot mixed-use project in DC, and the first two full service grocers in Newark including Whole Foods. She has continuously supported several communities on on retail attraction for more than three years (Atlanta, DC, Philadelphia, Stafford County VA).

Catherine She is widely published on issues related to real estate and economic development and business attraction. Catherine is a frequent presenter on best practices and has been a guest lecturer at several masters programs in real estate including at the University of Pennsylvania, Rutgers Business School and the University of Maryland. Catherine has a degree in Urban Studies from the graduate schools of Economics, Sociology, Geography and Political Science from the University of Delaware. She serves as the Senior Advisor for Retail to Econsult Solutions, advising on retail, commercial revitalization, and downtown development projects. Catherine is the former Dean for Economic Development for ICSC Institute for Shopping Centers and is centrally active in many industry organizations including DCBIA, IDA, IEDC, ICSC, and ULI.

PHILADELPHIA HISTORICAL COMMISSION
RECORD OF THE APPLICATION REVIEW FOR 1435-41 WALNUT ST

EXHIBIT 5



VOITH & MACTAVISH ARCHITECTS LLP
Architecture, Preservation, Planning, Landscape, & Interiors
2401 Walnut Street, 6th floor, Philadelphia PA 19103, 215-545-4544, voithandmactavish.com

August 19, 2021

Jonathan E. Farnham, Ph. D.
Executive Director
Philadelphia Historical Commission
One Parkway, 13th floor
1515 Arch Street
Philadelphia, PA 19102

RE: 1435-41 Walnut Street
Disqualification from Project Review

Dear Dr. Farnham,

As required by City Code § 20-608(1)(c), I am sending you this letter to notify you that my architectural firm, Voith & Mactavish Architects, LLP, has a financial interest in a project at the above stated property. As such, I am disqualifying myself from the review of this project as a member of the Architectural Committee of the Philadelphia Historical Commission.

Sincerely,

A handwritten signature in black ink that reads 'John H. Cluver'. The signature is fluid and cursive, with the first name 'John' being the most prominent.

John H. Cluver, AIA, LEED AP
Partner and Director of Historic Preservation

cc: City of Philadelphia Board of Ethics

PHILADELPHIA HISTORICAL COMMISSION
RECORD OF THE APPLICATION REVIEW FOR 1435-41 WALNUT ST

EXHIBIT 6



PRESERVATION ALLIANCE

for greater philadelphia

1996 **25** 2021

August 18, 2021

Jonathan Farnham
Executive Director
Philadelphia Historical Commission
1515 Arch Street, 13th Floor
Philadelphia, PA 19102

Re: 1435-41 Walnut Street, aka The Drexel Co. Building

Dear Dr. Farnham,

The Preservation Alliance urges denial of the current application before the Historical Commission to enlarge seven window openings at the above-referenced property.

The Drexel Co. Building has stood proudly for nearly a century as one of Philadelphia's premiere architectural landmarks of the commercial variety. The building was listed on the Philadelphia Register of Historic Places in 1971. In 1980 the building was individually listed on the National Register of Historic Places.

The National Register nomination (excerpt attached) argues that "The Drexel Company building is a significant architectural achievement, a major urban landmark that focuses and organizes perception in the city, a monument to Philadelphia's most important financial organization in the late 19th and early 20th centuries...For all these reasons, and more, the building holds an extraordinary attractive power...For the Drexel Company, the architects achieved a building of great power that impresses itself on its region – not with the violent individualism of the high Victorian, or the great height of the New York 1920s, instead the forcefulness comes from the interplay of abstract architectural qualities, scale and mass, ruled by proportion." Elsewhere the nomination asserts "This is a building with a capital B, architecture in the grand manner all too rare in Philadelphia. It is this quality that makes it the focus of its corner and gives it its urbanistic role."

Clearly, we must be very careful in sanctioning alterations to such an important and prominent architectural landmark. The application before the Commission today proposes changes that will significantly alter the appearance of the Drexel Co. building, most likely permanently.

We have three primary objections to the current proposal. For starters, the application strives to make an argument of economic necessity for the proposed alterations. An application based primarily on economics should be considered by the Committee on Financial Hardship.

Secondly, in its recommendation of approval, the staff of the Historical Commission has clearly exceeded its authority. The staff's approval is primarily based on their acceptance of the

applicant's economic arguments, for which they have neither the expertise nor the authority. To repeat, such arguments are rightly made via the financial hardship process.

Finally, we question the validity of the claim that Drexel Co.'s former banking hall has failed to attract a tenant due to the configuration of the building's lower level windows.

South Fifteenth Street in Center City is a veritable "Bankers Row" of grand, architect-designed banking halls built during the first half of the 20th century. In fact, there are four such banking halls within a single block, including the ornate hall at Drexel Co. Three of the four have long been successfully repurposed for restaurant use despite similar window configurations, including one that did previously enlarge its window openings, only to close them back up upon securing its current tenant.

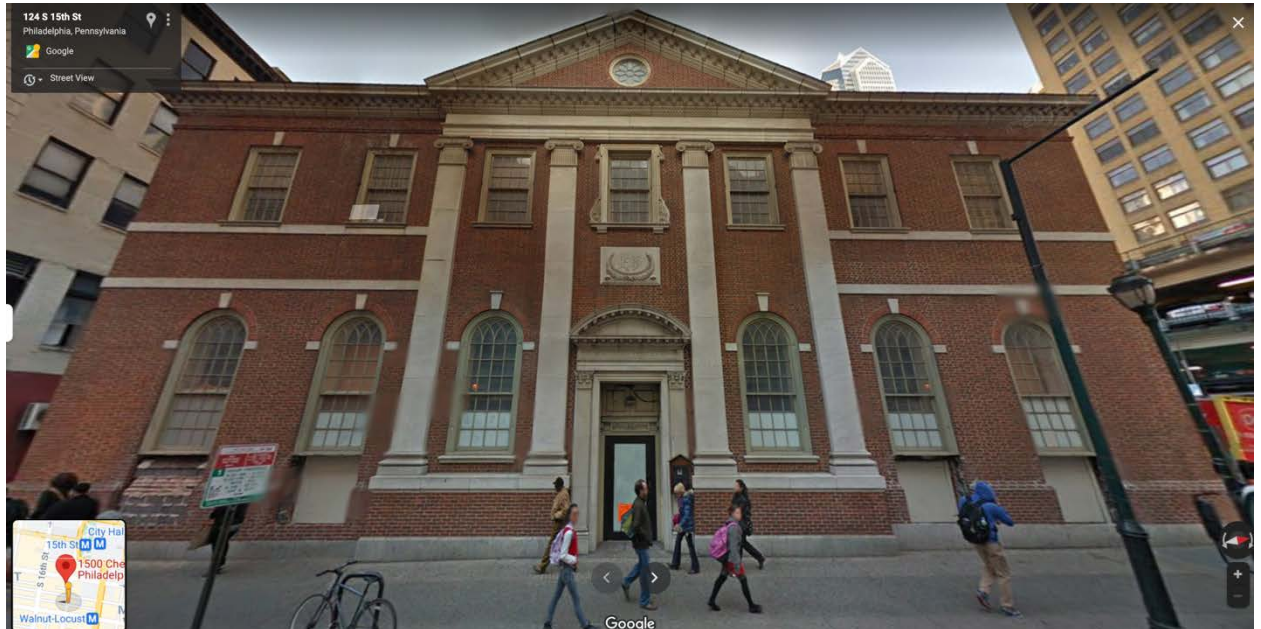
Here are three examples, each within a single block of the Drexel Co. building (unless otherwise noted, all images via Google StreetView):

- 1) The Packard Building (1924, Ritter & Shay architects), 111 S. 15th Street @ Chestnut: Del Frisco's restaurant has occupied the former banking hall of this high-rise tower since 2008, despite the fact that the windows along the 15th Street façade are set *even higher off the sidewalk* than those of Drexel Co., at a height of approximately 10 feet (as compared to 8 feet at Drexel Co.). In addition, like Drexel Co., the banking floor now serving as the dining room sits upon a raised podium set well above sidewalk level.

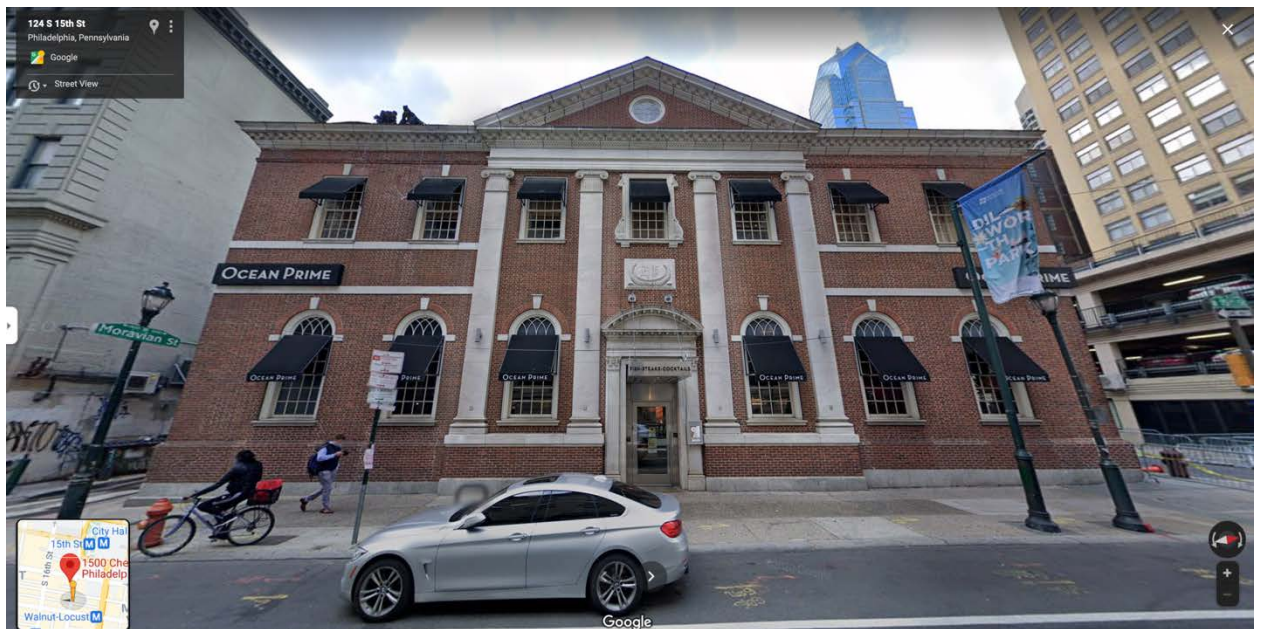


PACKARD BUILDING/DEL FRISCO'S

- 2) Real Estate Trust Company building (1947, Sydney E. Martin, architect), 130 S. 15th Street: Prior to Ocean Prime restaurant's opening in 2013, the ground floor windows of this building were enlarged by removing several feet of original brick: four windows along S. 15th Street and two facing Sansom Street. Later, before the restaurant opened, these enlargements were reversed and filled in, using similar color brick to match. To this day the scars beneath each of the windows are easily visible where work was done.



130 S. 15TH STREET, MARCH 2012: LOWER LEVEL WINDOW OPENINGS UNDERGOING ENLARGEMENT

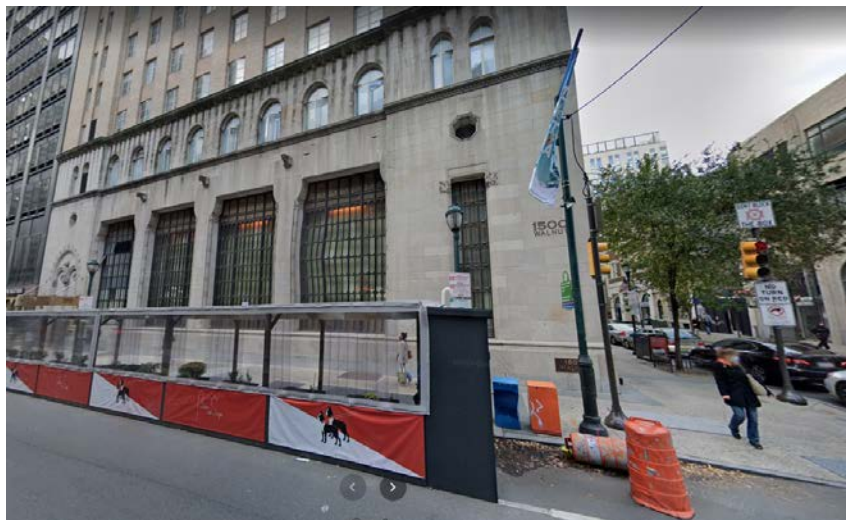


130 S. 15TH STREET, NOVEMBER 2020: WINDOW OPENINGS CLOSED BACK UP



130 S. 15TH STREET. DETAIL OF CLOSED UP WINDOW OPENING SHOWING SCARRING FROM REVERSED ENLARGEMENT. PHOTO BY PAUL STEINKE, 8/17/21.

- 3) First National Bank of Philadelphia building (1927, Ritter & Shay architects) 1500 Walnut Street: Butcher & Singer restaurant opened in 2008 in the former banking hall of this high-rise Art Deco office tower. While the building's windows are positioned closer to the sidewalk than at Drexel Co. (which sits diagonally across the street), the restaurant keeps the windows covered at all times with louvred interior shades. Visibility from the street is clearly not a high priority for Butcher & Singer.



1500 WALNUT STREET SHOWING LOUVERED SHADES AT BUTCHER & SINGER RESTAURANT.

The Drexel Co. application frankly overplays the issue of visibility. Each of the buildings described above, including Drexel Co., share a significant architectural feature: a grand and heavily ornamented main entrance that heralds each building's presence. In the three examples above, these monumental entrances call attention to the restaurant tenants inside. The same is clearly possible with Drexel Co., the only one of the four that has eluded the grasp of a high-end restaurant tenant in recent decades.

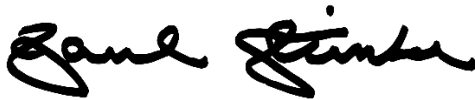
As this letter demonstrates, windows have evidently not been a problem for the other three buildings in attracting and retaining their retail tenants.

The proposed alterations to the Drexel Co. building strike us as especially short-sighted right now. Downtown retail leasing has been hampered by the ongoing Covid-19 pandemic, causing sharply increased retail vacancy rates across Center City. For example, each of the four corners of the Broad and Walnut Streets intersection are currently vacant.

There is no guarantee that the proposed Drexel Co. alterations will succeed in delivering a tenant. But the changes being proposed will likely be permanent, despite being technically reversible.

The Preservation Alliance stands firm in its belief that adaptive re-use is essential to breathing new life into historic buildings. However, it should not come at the expense of significant architectural fabric or detail, as confirmed by Standard 9 of the Secretary of the Interior's Standards for Rehabilitation. The proposed window enlargement scheme constitutes the loss of significant architectural fabric and should be denied.

Sincerely,

A handwritten signature in black ink, appearing to read "Paul Steinke". The signature is fluid and cursive, with a large initial "P" and a stylized "S".

Paul Steinke
Executive Director

Encl. National Register of Historic Places Inventory – Nomination Form for 1427-35 Walnut Street, Philadelphia, PA (excerpt)

3 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW				
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION	
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE	
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input checked="" type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE	
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN	
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER	
<input type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION	
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)	
		<input type="checkbox"/> INVENTION			

SPECIFIC DATES 1925-1927; 1943

BUILDER/ARCHITECT Day & Klauder, Architects
Doyle & Co., Contractor

STATEMENT OF SIGNIFICANCE

The Drexel Company building is a significant architectural achievement, a major urban landmark that focuses and organizes perception in the city, a monument to Philadelphia's most important financial organization in the late 19th and early 20th century, and a memorial to financier E. T. Stotesbury, who directed the company in the early 20th century and established standards for luxurious living and working conditions worthy of the greatest captains of finance. For all of these reasons, and more, the building holds an extraordinary attractive power.

The architectural solutions of the Renaissance Palazzo recall Florentine bankers and by extension drapes the Drexel Company with their mantle. This was a standard design approach in the late 1920's. In this instance it is given special force by Stotesbury's lifestyle which emulated the Medici - but it also has architectural merit as the work of one of Philadelphia's greatest eclectic firms, that of Day and Klauder. That office had already established a reputation for monumental and accurately detailed buildings that had retained much of the freedom and vigor of the turn of the century designers. Private commissions for great city and country mansions were gained from a broad spectrum of the city's elite, Samuel Bodine (banking), William Warden (Standard Oil), E. T. Stotesbury (finance), John Frederick Lewis (law), Samuel Wetherill, and others used Day's talents.

Those same connections brought the firm prestigious commissions for public institutions - churches, clubs, academic buildings, notably dormitories at Princeton, Wellesley, and the main campus of the University of Delaware which gave the office a national reputation.

For the Drexel Company, the architects achieved a building of great power that impresses itself on its region - not with the violent individualism of the high Victorian, or the great height of the New York 1920's, instead the forcefulness comes from the interplay of abstract architectural qualities, scale and mass, ruled by proportion. The scale is most apparent in the immense windows and doors, and the grand story height brought into focus by two carefully scaled elements - the blocks of stone whose volume is emphasized by the deeply cut coursing, and the curved watertable - too tall to sit on - that projects from the building's base.

The immensity is reinforced by the subordination of all detail to mass. Each stone block and each detail terminate in a curving transition to a new plane that emphasizes the volume. There are no doubts about weight and solidity.

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input checked="" type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		DATE _____

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Drexel Bank is the most assertive building in its quadrant of the city, a massive and solid Renaissance palazzo that recalls by association, the Florentine bankers of the 15th century. Its exterior is skillfully handled to belie its six stories and penthouse, appearing instead as a three story building, in the manner of the Renaissance prototype.

The two principal facades, extend 96'4" on 15th Street, and 73'0 3/4" on Walnut Street with the principal entrance to the banking room opening on 15th Street, through an immense round headed portal. Following the Renaissance model, the architects, Day and Klauder of Philadelphia organized the facade in three distinct layers; a massive basement story, sitting on a heavy watertable, and surmounted by a balustraded cornice; the second floor and third floors are set back slightly, and are divided by a dentilled band. The principal mass is then surmounted by a heavy modillioned cornice and parapet which screens the set back stories above.

The material of the exterior is principally a light gray, Cape Ann type granite, which is laid up in immense ashlar blocks, slightly rusticated on the surface, and with strongly indented joints in the manner of the Strozzi Palace. The basement level is perceptibly darker - to set off the upper levels. Of note is the use of alternate blocks of lighter toned stone around the windows and door, adding interest to the lower facade, and recalling in a much diminished manner the exuberant polychromy of commercial architecture of the late 19th and early 20th century. Openings are square headed on the first floor - with the exception of the gigantic portal, and round headed on the second and third floors, though the lunettes of the upper windows are filled in by stone tympana. An enlarged corner bead at the corners of the facade further emphasize the mass of this overwhelming masonry pile.

Decorative relief is limited to twelve low relief zodiac roundels in rectangular panels above the twelve windows of the first floor, and shields above the main doorway, and at the corners of the facade. Two further decorative elements remain to be noted - the splendid wrought iron lamps, by the noted iron worker Samuel Yellin and the teak doors with elaborate hammered metal hinges, escutcheons, and the like. It is their richness, in contrast to the stark mass of the building that emphasizes the entrance.

The interior continued the theme of the exterior, but with significant modifications - some occasioned by contemporary interests, others by the desire for a grandeur not provided in interior apartments of the 15th century. Of particular note is the first floor banking room, a magnificent space, wainscotted in marble, and surmounted by a paneled and coffered Renaissance ceiling. Gilded work highlights this plastic and impressive ceiling. The effect is like the jewel encrusted interior of a treasure chest.

Above, the private offices and investment rooms, continue the theme of unrestrained luxury. Most striking was the light court of the partners office level on the top

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

FOR NPS USE ONLY

RECEIVED

DATE ENTERED

CONTINUATION SHEET

ITEM NUMBER 6

PAGE 1

Philadelphia City Certification
2 November 1978 County
Philadelphia Historical Commission
City Hall Annex
Philadelphia, Pennsylvania

Item Number 7 Description - Physical Appearance (continued)

floor. There all the pleasures demanded by the lords of finance were available, accessible by private elevators. Each office had its own fireplace - that worked, and was decorated with Yellin designed metal work. Office windows were similarly framed with Yellin iron valances, hammered and encrusted. Of particular note is the paneling material of the upper walls - oak from the Argonne forest that was killed by the battle, and seasoned in place until it was cut and sold by the French. The traces of bullets can still be seen in the panels.

Item Number 8 Significance (continued)

This is building with a capital B, architecture in the grand manner all too rare in Philadelphia. It is this quality that makes it the focus of its corner and gives it its urbanistic role.

It is equally important as a monument to commerce and the financial giants that made Philadelphia a national force to be reckoned with at the end of the 19th and early 20th century. The Drexel Company was founded in the middle of the 19th century. By 1893, when Anthony Drexel, the founder's son, died, the Drexel Company was allied with the house of Morgan, and had a reputation for integrity and creative visions that was unmatched. E. T. Stotesbury's stewardship, as head of the firm was equally rewarding, and the private banking house of Drexel Company continued to play a major national and international role until the Depression.

The company was dissolved in the 1930's, when changes in tax law made it impossible to retain business capital through succeeding generations. At the same time changes in interstate banking law made it impossible for the Philadelphia based Drexel Bank to continue its relationship with the New York Morgan Company. This resulted in the sale of the building to a local bank. Though empty for a generation, it has retained the major elements - and remains a heroic tribute to the vision of its designers and its owners.

PHILADELPHIA HISTORICAL COMMISSION
RECORD OF THE APPLICATION REVIEW FOR 1435-41 WALNUT ST

EXHIBIT 7

Architectural Committee meeting, Tuesday, August 24, 2021

Jon Farnham <Jon.Farnham@phila.gov>

Fri 8/20/2021 12:57 PM

To: Allison Lukachik <ALukachik@keasthood.com>; Amy Stein <astein@mgapartners.com>; Dan McCoubrey <mccoubrey@vsba.com>; gutterman@vitetta.com <gutterman@vitetta.com>; Justin Detwiler <jdetwiler@johnmilnerarch.com>; Rudy DAlessandro <r.dogrun@hotmail.com>

Bcc: Leonard Reuter <Leonard.Reuter@Phila.gov>

 2 attachments (883 KB)

Ltr to PHC re-Drexel Co. building window enlargement.pdf; National Register nomination, 1427-35 Walnut St (excerpt).pdf;

Committee members:

Please find attached a letter from the Preservation Alliance regarding the application for 1435-41 Walnut Street, which includes an excerpt from the National Register nomination for the building in a separate pdf file. The application is included on the agenda of the Architectural Committee's meeting for Tuesday, August 24. Owing to two untenable claims tendered in the letter, I am obligated to respond.

First, the letter asserts that the application should be reviewed by the Committee on Financial Hardship. While the Historical Commission could choose to refer the application to the Committee on Financial Hardship, it is not obligated to do so and has not done so in similar circumstances in the past. All applications are based, at least in part, on financial considerations, but only applications that claim that a building cannot be reasonably adapted for a new use must follow the financial hardship route. These are typically applications for complete demolition. This application proposes what the Historical Commission might consider a reasonable adaptation and the Commission can therefore review it as a simple alteration application while complying with all applicable law and regulation. Any assertion that this application must be forwarded to the Committee on Financial Hardship is incorrect.

Second, the letter asserts that the staff has exceeded its authority by merely making a recommendation on this application. The claim is incorrect. The staff is required by the Rules & Regulations to make a recommendation, whether this application is treated as an ordinary alteration application or is treated as a financial hardship application. Section 6.10.d of the Rules & Regulations stipulates that the staff "shall" forward recommendations to the Architectural Committee for all applications it reviews. Section 9.5.c of the Rules & Regulations stipulates that the staff "shall" forward recommendations on financial hardship applications to both committees and "may also enter a recommendation directly to the Commission." The staff did not exceed its authority by providing a recommendation to the Architectural Committee; it satisfied a requirement of the Rules & Regulations by providing the recommendation.

While the staff has recommended that the Architectural Committee approve this application, it has no interest in the approval or denial of this particular application. It does, however, have an interest in protecting its authority to make recommendations to the Historical Commission and its advisory committees, and in protecting the Historical Commission's discretion to treat applications like this one as alteration or financial hardship applications. The Architectural Committee should judge the application on its merits.

I deliberately excluded John Cluver from this email because he will be recusing from this matter.

Please let me know if you have any questions.

Jon

Jonathan E. Farnham, Ph.D.
Executive Director
Philadelphia Historical Commission
Working Remotely

PHILADELPHIA HISTORICAL COMMISSION
RECORD OF THE APPLICATION REVIEW FOR 1435-41 WALNUT ST

EXHIBIT 8

ADDRESS: 1435-41 WALNUT ST

Proposal: Cut window sills; install new windows

Review Requested: Final Approval

Owner: ADR Drexel, L.P.

Applicant: Matthew McClure, Ballard Spahr

History: 1927; Drexel Co. Building; Day & Klauder

Individual Designation: 2/23/1971, 8/2/1973

District Designation: None

Staff Contact: Jon Farnham, jon.farnham@phila.gov

OVERVIEW: The building at 1435-41 Walnut Street was designed by the architectural firm of Day & Klauder and constructed in 1927 for Drexel & Company, a private banking house. The design for the building was drawn from the Renaissance palazzos of Florence, Italy. A once-grand banking hall occupies the first floor. The banking hall has been underutilized and vacant for many years. The application claims that the chronic vacancy of what should be prime commercial space on the Walnut Street shopping corridor results from the lack of visibility from the street into the space. The first-floor window sills are between 88 and 99 inches above the sidewalk, several feet above eye level. The application asserts that the windows must be enlarged to make the first-floor interior space attractive to retail tenants. The application includes architectural drawings as well as an analysis of the building and its leasing difficulties by an expert in the marketing of retail space. The report explains why the window sills must be lowered and how other jurisdictions have allowed for such changes to historic buildings.

The application proposes to remove the masonry panels below seven of the first-floor windows and install mullions and glazing in place of the panels to allow for views from the street into the interior space. The windows that would be changed are located on Walnut and 15th Streets. The Moravian Street windows would not be altered. The easternmost opening on Walnut Street is already altered; it was cut down for a doorway many years ago. After the stone panels below the windows are removed, new pieces of matching stone would be inserted at the jambs and new sills to square the openings and then the new openings would be glazed, with the new window systems fitting below the decorative historic windows. Non-historic storm windows would also be removed.

Drexel & Co. opened its banking hall at 15th and Walnut Streets on 7 November 1927. Despite the Stock Market Crash and the Glass-Steagall Act of 1933, which separated commercial and investment banking, Drexel & Co. survived the Great Depression, albeit with several reorganizations. Drexel & Co. sold the property to 1435 Walnut Street Corporation in 1938, but continued to occupy the building under a lease. In 1943, when the First National Bank of Philadelphia purchased the property, Drexel & Co. removed from the building at 15th and Walnut. Interestingly, Drexel and First National swapped quarters, with Drexel & Co. moving to First National's former offices at 1500 Walnut Street and First National moving into the Florentine palace. First National merged with the First Pennsylvania Bank & Trust Co. and then sold the property to Bankers Securities Corporation, Albert M. Greenfield's parent company, in 1957. It appears that Bankers Securities Corp. never occupied the building and the main banking room remained vacant for decades, from 1957 to 1987. In 1979, developer Jay Nathan and partners obtained the property and set out to rehabilitate it with new retail and restaurant spaces in the banking hall and offices above. They inserted a series of freestanding mezzanines in the banking hall, while trying to maintain the historic features and finishes. At the time, while reporting on the rehabilitation, the *Inquirer* noted that "the building has long been a white elephant largely because its ornate main banking floor, with its 35-foot ceiling, has been considered difficult to use economically." While the offices rented, the banking floor remained

vacant until 1987, when Dimensions, a men's clothing store, moved into the space. Murray Korn's Dimensions did not last long, declaring bankruptcy in 1991. In 1987, Nathan and his partners sold the property to a British investment company. Bally's Health and Tennis Corporation leased the banking hall in 1994 for use as a fitness center, which opened in 1995. Bally's sold to LA Fitness in 2011. LA Fitness closed its 1435 Walnut location in 2015, after the space was rented to another gym operator. However, the new fitness center scheduled for the space in 2015 defaulted on its lease and the banking hall has been vacant since that time. In summary, the first-floor space was used as a banking hall from 1927 to 1957, was vacant from 1957 to 1987, was used as a clothing store from 1987 to 1991, was vacant from 1991 to 1994, was used as a gym, albeit not the highest and best use for the historic interior on the city's premier shopping corridor, from 1994 to 2015, and has been vacant since.

SCOPE OF WORK:

- Lower window sills and add glazing in seven openings.

STANDARDS FOR REVIEW:

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

- *Standard 9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*
 - The removal of the stone panels and addition of glazing does not comply with a strict reading of Standard 9, but will have minimal impact on the historic integrity of the property and should be approved to ensure that the important historic building is self-sustaining and to allow for the restoration and public appreciation of the significant interior space.
- *Standard 10: New additions or adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be impaired.*
 - The work will comply with Standard 10, provided the stone panels are carefully removed and safely stored for potential reinstallation in the future.

STAFF RECOMMENDATION: Approval, with the staff to review window and stone shop drawings and stone samples, provided the stone panels are carefully removed and safely stored for potential reinstallation in the future.

PHILADELPHIA HISTORICAL COMMISSION
RECORD OF THE APPLICATION REVIEW FOR 1435-41 WALNUT ST

EXHIBIT 9

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

**TUESDAY, 24 AUGUST 2021
REMOTE MEETING ON ZOOM
DAN MCCOUBREY, CHAIR**

CALL TO ORDER

START TIME IN AUDIO RECORDING: 00:00:00

The Chair called the meeting to order at 9:00 a.m. The following Committee members joined him:

Committee Member	Present	Absent	Comment
Dan McCoubrey, FAIA, LEED AP BD+C, Chair	X		
John Cluver, AIA, LEED AP	X		
Rudy D'Alessandro	X		*left meeting at 11:01 a.m.
Justin Detwiler	X		
Nan Gutterman, FAIA	X		
Allison Lukachik	X		
Amy Stein, AIA, LEED AP		X	

Owing to public health concerns surrounding the COVID-19 virus, all Commissioners, staff, applicants, and public attendees participated in the meeting remotely via Zoom video and audio-conferencing software.

The following staff members were present:

Jon Farnham, Executive Director
Laura DiPasquale, Historic Preservation Planner II
Meredith Keller, Historic Preservation Planner II
Allyson Mehley, Historic Preservation Planner II
Megan Cross Schmitt, Historic Preservation Planner II

The following persons were present:

Patrick Grossi, Preservation Alliance
Carolina Pena
Allison Weiss
Inga Saffron
S. Litvinović
Devon Beverly
German Yakubov
Matthew McCarty
Dan Kayser
Alex Canady
Matthew McClure, Esq., Ballard Spahr
Jeremy Avellino
Brian Zoubek
Shimi Zakin

Gabriel Gottlieb
Dennis Carlisle
Jessica Radomski
Tim Lux
Jordan Mrazik
Erion Peshkepia
Sam Katovitch
Catherine Timko
Jackie Llewellyn, TierView Development
Sara Pochedly
Yoav Shiffman
Russell Fulton
Cassie Howard
Sara Chafi
Arielle Kerstein
Bujar Gjoka
Paige Jaffe
Paul Steinke, Preservation Alliance
Randy Baron

AGENDA

ADDRESS: 1435-41 WALNUT ST

Proposal: Cut window sills; install new windows
Review Requested: Final Approval
Owner: ADR Drexel, L.P.
Applicant: Matthew McClure, Ballard Spahr
History: 1927; Drexel Co. Building; Day & Klauder
Individual Designation: 2/23/1971, 8/2/1973
District Designation: None
Staff Contact: Jon Farnham, jon.farnham@phila.gov

OVERVIEW: The building at 1435-41 Walnut Street was designed by the architectural firm of Day & Klauder and constructed in 1927 for Drexel & Company, a private banking house. The design for the building was drawn from the Renaissance palazzos of Florence, Italy. A once-grand banking hall occupies the first floor. The banking hall has been alternatively vacant and underutilized for many years. The application claims that the chronic vacancy of what should be prime commercial space on the Walnut Street shopping corridor results from the lack of visibility from the street into the space. The first-floor window sills are between 88 and 99 inches above the sidewalk, several feet above eye level. The application asserts that the windows must be enlarged to make the first-floor interior space attractive to retail tenants. The application includes architectural drawings as well as an analysis of the building and its leasing difficulties by an expert in the marketing of retail space. The report explains why the window sills must be lowered and how other jurisdictions have allowed for such changes to historic buildings.

The application proposes to remove the masonry panels below seven of the first-floor windows and install mullions and glazing in place of the panels to allow for views from the street into the interior space. The windows that would be changed are located on Walnut and 15th Streets. The Moravian Street windows would not be altered. The easternmost opening on Walnut Street is already altered; it was cut down for a doorway many years ago. After the stone panels below

ARCHITECTURAL COMMITTEE, 24 AUGUST 2021

2

PHILADELPHIA HISTORICAL COMMISSION, PRESERVATION@PHILA.GOV

PHILADELPHIA'S PRINCIPAL PUBLIC STEWARD OF HISTORIC RESOURCES

the windows are removed, new pieces of matching stone would be inserted at the jambs and new sills to square the openings and then the new openings would be glazed, with the new window systems fitting below the decorative historic windows. Non-historic storm windows would also be removed.

Drexel & Co. opened its banking hall at 15th and Walnut Streets on 7 November 1927. Despite the Stock Market Crash and the Glass-Steagall Act of 1933, which separated commercial and investment banking, Drexel & Co. survived the Great Depression, albeit with several reorganizations. Drexel & Co. sold the property to 1435 Walnut Street Corporation in 1938, but continued to occupy the building under a lease. In 1943, when the First National Bank of Philadelphia purchased the property, Drexel & Co. removed from the building at 15th and Walnut. Interestingly, Drexel and First National swapped quarters, with Drexel & Co. moving to First National's former offices at 1500 Walnut Street and First National moving into the Florentine palace. First National merged with the First Pennsylvania Bank & Trust Co. and then sold the property to Bankers Securities Corporation, Albert M. Greenfield's parent company, in 1957. It appears that Bankers Securities Corp. never occupied the building and the main banking room remained vacant for decades, from 1957 to 1987. In 1979, developer Jay Nathan and partners obtained the property and set out to rehabilitate it with new retail and restaurant spaces in the banking hall and offices above. They inserted a series of freestanding mezzanines in the banking hall, while trying to maintain the historic features and finishes. At the time, while reporting on the rehabilitation, the *Inquirer* noted that "the building has long been a white elephant largely because its ornate main banking floor, with its 35-foot ceiling, has been considered difficult to use economically." While the offices rented, the banking floor remained vacant until 1987, when Dimensions, a men's clothing store, moved into the space. Murray Korn's Dimensions did not last long, declaring bankruptcy in 1991. In 1987, Nathan and his partners sold the property to a British investment company. Bally's Health and Tennis Corporation leased the banking hall in 1994 for use as a fitness center, which opened in 1995. Bally's sold to LA Fitness in 2011. LA Fitness closed its 1435 Walnut location in 2015, after the space was rented to another gym operator. However, the new fitness center scheduled for the space in 2015 defaulted on its lease and the banking hall has been vacant since that time. In summary, the first-floor space was used as a banking hall from 1927 to 1957, was vacant from 1957 to 1987, was used as a clothing store from 1987 to 1991, was vacant from 1991 to 1994, was used as a gym, albeit not the highest and best use for the historic interior on the city's premier shopping corridor, from 1994 to 2015, and has been vacant since.

SCOPE OF WORK:

- Lower window sills and add glazing in seven openings.

STANDARDS FOR REVIEW:

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

- *Standard 9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*
 - The removal of the stone panels and addition of glazing does not comply with a strict reading of Standard 9, but will have minimal impact on the historic integrity of the property and should be approved to ensure that the important historic building is self-sustaining and to allow for the restoration and public appreciation of the significant interior space.

- *Standard 10: New additions or adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be impaired.*
 - The work will comply with Standard 10, provided the stone panels are carefully removed and safely stored for potential reinstallation in the future.

STAFF RECOMMENDATION: Approval, with the staff to review window and stone shop drawings and stone samples, provided the stone panels are carefully removed and safely stored for potential reinstallation in the future.

START TIME OF DISCUSSION IN ZOOM RECORDING: 00:02:25

RECUSALS:

- Messrs. Cluver and Detwiler recused owing to their firms' involvements with the property.

PRESENTERS:

- Mr. Farnham presented the application to the Architectural Committee.
- Attorneys Matthew McClure and Devon Beverly, architects Daniel Kayser and Matthew McCarty, and consultants Catherine Timko and Paige Jaffe, and owner's representative Arielle Kerstein represented the application.

DISCUSSION:

- Mr. McClure introduced the team. He noted that the Secretary of the Interior's Standards and Guidelines themselves indicate that the "Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility." Mr. McClure stated that the chronic difficulties of reusing this space are well documented and confirmed by the staff. He stated that the space is difficult to reuse for retail. Restaurant use is not feasible because the floor space is only about 5,000 sf and a conversion for restaurant use would cost \$12 million. Restaurateurs have looked at the space and passed on it. The owner of the property owns several other properties that house restaurants and is adept at attracting restaurant tenants, but has not been able to find one for this space. The architects have proposed minor changes to the windows. The proposed changes are driven by best practices and retail research by the Riddle Group. The owner's representative can address attempts to lease the space. The retail consultants can address the offers made to rent the space, which were below market rates.
- Mr. McCoubrey asked that the architects answer questions from the Committee rather than make a full presentation on the proposal.
- Ms. Gutterman asked if the owner has a tenant for the space.
 - Mr. McClure responded that his client does not have a tenant for the space yet.
- Ms. Gutterman stated that the Banana Republic at Broad and Walnut also had windows with high sills but managed to display its wares. She asked if the number of windows proposed for alteration could be reduced. She stated that she was under some time pressure today, and therefore the applicants should present their case quickly.
 - Mr. McClure stated that Ms. Timko could answer the question.
 - Ms. Timko stated that the Banana Republic window sills are lower than the Drexel building window sills and pedestrians can see into the windows. She also

noted that Broad Street is much wider and has two-way traffic, unlike 15th and Walnut Streets.

- Mr. McCoubrey asked if they could change the Walnut Street façade and leave the 15th Street façade unchanged. He suggested that they could add an entrance into the retail space from Walnut Street.
 - Ms. Timko stated that it would not be possible to add an entrance on Walnut because of the location of the floor plate.
 - Mr. McClure explained that the current entrance on Walnut, which was added in the 1980s, enters into an elevator lobby that is many feet below the level of the banking hall. The entrance could not be used to access the banking hall.
- Mr. McCoubrey asked if the sills could be left in place and windows inserted below them, where the panels are located.
 - The architects objected to the suggestion for several reasons including the inability to support the sills with the panels removed and the visual disruptions the sills would cause. They noted that the proposed mullions would maintain the lines of the sills.
 - Mr. McCoubrey noted that the mullion is slightly above the sill.
 - The architects stated that that could be adjusted, but they located it to preserve the historic pane size of the glass in the new windows.
- Mr. D'Alessandro stated that there are several restaurants in Philadelphia that do not have views from the outside in.
 - Mr. McClure responded that neither the current nor the former owners were successful in converting the space to a restaurant. It would be too expensive for the square footage of restaurant space that would result. He stated that his retail real estate expert can testify that they have not been able to lease the space because it is too expensive to use for a restaurant and lacks visibility in for a retail tenant. He stated that they can feasibly adapt the space for a retail tenant if they can alter the window openings. He concluded that he agrees that a great restaurant does not require visibility into the space.
- Mr. D'Alessandro asked if they needed the windows for the display of wares.
 - Mr. McClure responded that his consultants can explain why visibility into a retail space is important. He again asked if they could testify.
 - Ms. Gutterman stated that the consultants already submitted materials and did not need to testify.
 - Mr. McClure disagreed and stated that they did not explain why a restaurant would be infeasible in their submitted materials.
 - Ms. Gutterman responded that how the interior is used is irrelevant to the Historical Commission, which only has jurisdiction over the exterior.
 - Mr. McClure disagreed and stated that the Standards require reviewers to take into account technical feasibility and market conditions when considering rehabilitation proposals.
- Ms. Lukachik asked Mr. McClure's team to respond to the suggestion of modifying fewer windows. She asked if there is a middle ground.
 - Mr. McClure stated that his team had concluded that they needed additional visibility on both Walnut Street, the main shopping street, and 15th Street, where the entrance is located.
 - Ms. Gutterman injected that he should accept one window on Walnut and two on 15th Street.
 - Ms. Timko stated that she worked for the Commerce Department and the Center City District on retail attraction for more than 10 years and presented this site as

a premier retail site. She stated that retailers put this space on their short lists because of square footage and then rejected it when they saw it because of the lack of visibility into the space from the street. She offered examples and noted that Crate & Barrel rejected the space because of visibility and then located across the street, where they have very large storefront windows. She stated that storefront windows are critical. If a customer cannot see in, the retailer cannot advertise to them.

- Ms. Gutterman said that there is much vacant retail space along Walnut Street since the unrest last spring. She objected to approving this proposal, positing that the work would be done but no one would lease it anyway. They would go elsewhere, she contended.
 - Mr. McClure asserted that the shopping district will rebound. He stated that the difficulties leasing the space predate the events of the last year including the pandemic. He stated that the owner of the property has been discussing this alteration with the staff for a few years.
 - Ms. Timko stated that the 5,000 sf footprint is very desirable, but the lack of visibility is not.
- Mr. McCoubrey asked the applicants to find a way to retain a few of the windows in their original condition, and only alter some of them. He stated that altering some but not all of the windows would be acceptable.
 - Mr. D'Alessandro agreed. He also suggested retain the sills and installing windows below the sills.
 - Mr. McCoubrey stated that he had originally made the suggestion to keep the sills, but had changed his mind.
- Mr. Farnham stated that he twice met on site to discuss this project with the owner and architects prior to the pandemic and the civil unrest. This project is not in response to either of those events.

PUBLIC COMMENT:

- Paul Steinke of the Preservation Alliance stated that his organization opposes the application. He stated that this application should be reviewed by the Committee on Financial Hardship. He called attention to his letter to the Architectural Committee. He stated that the building is important and should be treated as such. He said that historic buildings should not be altered based on anecdotal evidence. He offered stories about nearby buildings that have retail and restaurant tenants, some with little or no visibility into the space. He noted that no tenant has been secured. He asked the Committee to recommend denial of the application.

ADDITIONAL DISCUSSION:

- Mr. McClure rebutted Mr. Steinke's claims. He stated that he does, in fact, have evidence regarding tenants considering and rejecting the space owing to visibility. He stated that he is happy to produce that evidence, but the Committee has not given him an opportunity yet. Reacting to Mr. Steinke's anecdotes about restaurants, Mr. McClure stated that his team addressed the restaurant question and is happy to address it at the Historical Commission meeting. He rejected Mr. Steinke's call for a financial hardship application, saying that every alteration application has some financial aspect to it, and the Standards themselves tell reviewers to consider financial feasibility. He stated that, if Mr. Steinke's hardship standard was applied as he suggested, every application would be a hardship application.

ARCHITECTURAL COMMITTEE FINDINGS & CONCLUSIONS:

The Architectural Committee found that:

- The application can be reviewed as a standard alteration application. It does not need to be referred to the Committee on Financial Hardship.
- The Secretary of the Interior's Standards indicate that the "Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility."
- The banking hall has been vacant and underutilized for decades.
- Visibility into the banking hall from the street would make the space more desirable to retail tenants.
- The windows are character-defining features.

The Architectural Committee concluded that:

- The application can satisfy the Secretary of the Interior's Standards, provided that the number of window openings that are modified is reduced from the seven proposed, the mullions or transom bars between the historic and new windows are aligned with the historic window sills, and the stone panels are carefully removed and stored for potential reinstallation.

ARCHITECTURAL COMMITTEE RECOMMENDATION: The Architectural Committee voted to recommend denial of the application as submitted, with the suggestion of reducing the number of window openings proposed for alteration to maintain more historic fabric.

ITEM: 1435-41 WALNUT ST					
MOTION: Denial as proposed, with the suggestion to reduce the number of openings altered					
MOVED BY: Gutterman					
SECONDED BY: Lukachik					
VOTE					
Committee Member	Yes	No	Abstain	Recuse	Absent
Dan McCoubrey	X				
John Cluver				X	
Rudy D'Alessandro	X				
Justin Detwiler				X	
Nan Gutterman	X				
Allison Lukachik	X				
Amy Stein					X
Total	4			2	1

ADDRESS: 3322 WILLITS RD

Proposal: Construct stairtower and elevator addition

Review Requested: Final Approval

Owner: Shqipes E. Bijte

Applicant: Bujar Gjoka

History: 1794; Lower Dublin Academy

Individual Designation: 10/14/2016

District Designation: None

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

BACKGROUND:

This application proposes to construct a stairtower and elevator addition on the rear of the former Lower Dublin Academy building, as well as to replace windows and doors. The building was under renovation when it was gutted by arson in 2006, and has subsequently sat vacant. The building has been at risk and renovating and occupying it is the best way to ensure that it survives. This application proposes to rehabilitate it for single-family use.

The addition for the stair and elevator would be constructed at the rear of the building, where a non-historic dormer has already disrupted the cornice and roofline. The addition would be clad in stucco.

The application also proposes to install several windows and doors, many of which are currently missing. The application also proposes to repair some existing windows. Vinyl windows installed recently in one of the wings should be removed and replaced. The application does not provide door or window schedules, but historic photographs offer a guide to the appropriate window configuration. While no details are provided for the windows and doors, but the staff can work with the applicant to ensure that appropriate units are specified and installed.

SCOPE OF WORK:

- Rehabilitate building
- Construct rear addition
- Replace windows and doors

STANDARDS FOR REVIEW:

- *Standard 6: Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*
 - The application calls for window and door replacement, but details of those elements are not provided. Numerous historic photographs exist showing the original configuration. To comply with this Standard, the windows and doors must replicate the appearances of the historic windows and doors. The staff can work with the applicant on the details.
- *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.*

- The proposed addition is compatible with the size, scale, proportion, massing, materials and features of the historic building. It will be differentiated from the old, and calls for minimal removal of historic fabric. It will be located at the rear, where a large non-historic dormer already impacts the cornice and roof.

STAFF RECOMMENDATION: Approval, provided the windows and doors approximate the historic appearance, with the staff to review details, especially window and door details, pursuant to Standards 6 and 9.

START TIME OF DISCUSSION IN ZOOM RECORDING: 00:39:00

PRESENTERS:

- Ms. DiPasquale presented the application to the Architectural Committee.
- Bujar Gjoka and Erion Peshkepia represented the application.

DISCUSSION:

- Ms. DiPasquale noted that the applicants had emailed some window and door information to her just prior to the meeting, indicating that the proposed windows would be Anderson 400 Series white vinyl with a six-over-six configuration.
- Mr. Gjoka explained that he is chairman of the Albanian American Association, which purchased the property in July 2018. He detailed the poor condition of the building, noting that it had been partially burned and heavily damaged when they purchased it, and that they conducted make-safe repairs to secure the property.
- The Committee members questioned the size of and need for the proposed addition.
 - Mr. Peshkepia responded they are planning to keep the existing windows in the house and to construct a stair in rear of the building. He noted that they are proposing to have an ADA elevator and 42 inch wide stair in order to provide access for elderly people.
 - Ms. Gutterman asked why a stair cannot be included on the interior of the building to reduce the size of the addition.
 - Mr. Peshkepia responded that they want the stair to go to the basement, but if it is located in the middle of the main block, the basement will lose functionality. He noted that the main idea was to create a hall and lobby, and to save the library, trim work, and other features.
 - Ms. Gutterman questioned whether a stair was originally located in the entrance hall.
 - Mr. Peshkepia responded affirmatively, but noted that it was damaged by the fire, and there is only a construction stair currently.
 - Mr. Detwiler agreed with Ms. Gutterman's suggestion to locate the stair within the house, noting that moving the stair back into main block of house may be problematic from a plan layout in the basement, but that there are ways to work around it.
- Mr. Detwiler expressed concern over the size of the addition, noting that the application proposes a commercial-size ADA elevator for a single-family residence. He noted that the building code does not require the elevator to be as large as it is proposed. A smaller elevator will still be able to accommodate a wheel chair. He noted that the stair and elevator are designed for a commercial application, when they should be more residential and refined in scale and detail.
 - Mr. McCoubrey agreed, noting that a 42 inch wide stair is much wider than necessary.

- Mr. Peshkepia responded that they can reduce the stair and elevator.
- Ms. Gutterman suggested that they could still have an outside stair to the basement but then limit addition to the elevator.
- Mr. Cluver questioned whether the pitch of the roof of the addition can be the same as the existing rear dormer.
 - Mr. Peshkepia responded that the height is the same but not the pitch.
 - Mr. Cluver noted that a more residential-scale stair and elevator may be able to more closely approximate the size of the existing dormer.
- Mr. Cluver noted that the relationship between the existing and proposed is not clear.
 - Mr. McCoubrey agreed, noting that several of the existing windows on the rear façade are not shown in the elevation drawings.
- Mr. McCoubrey opined that the long and linear addition is impacting the building to the maximum, and suggested that an addition extend out from the existing building but not across it. He suggested staying away from existing masonry as much as possible.
 - Mr. Detwiler agreed, suggesting that the applicants maintain as much of the rear elevation as possible, including preserving window locations. He agreed that a narrower but deeper addition would help. In general, he expressed concerns about the level of refined detail on all of the work, but noted that the staff can work with the applicants to make the application as sensitive and finely detailed as possible. He suggested that a building of this significance deserves the right windows and details.
- Mr. Cluver opined that stucco cladding for the addition would be okay but noted that it should be cement based, not acrylic, and should have texture to hold its own against the stone building. He noted he is ecstatic that the owners are putting this effort into this building.
 - Mr. Detwiler agreed that the investment in this building is much appreciated, but also opined that it would also be appropriate to clad the addition in wood siding, which may be more affordable.
 - Mr. McCoubrey agreed, suggesting that the addition should look like a frame construction rear wing, which is also less expensive and easier to achieve.
- Mr. Peshkepia addressed the windows. He noted that they are proposing to keep the existing light blue aluminum clad windows where they are present, and to install Andersen 400 series vinyl windows with the same configuration for the openings where no windows exist. He noted that they installed some windows on northeast side to protect the interior of the building. For the main door, they are proposing to install a system that resembles that seen in a 1975 photograph.
 - Ms. Gutterman noted that the Historical Commission does not typically allow vinyl windows on primary or visible facades, and questioned whether the staff supported the installation of vinyl windows.
 - Ms. DiPasquale responded that the staff supports the use of aluminum-clad, not not vinyl, windows that otherwise replicate the configuration of the historic windows. She noted that the material difference would not be noticeable from the public right-of-way since the building is set so far back from the street.
 - Mr. Detwiler noted that the Historical Commission is usually less concerned about the color than the detailing and materials.
 - Mr. Peshkepia noted that approximately half of the windows are already existing, so they want to match the existing color.

PUBLIC COMMENT:

- Randal Baron commended the applicants for working to restore the valuable building. He agreed with the staff recommendation, noting that it is an important eighteenth-century building, not many of which exist in the northeast, and was built as a school, so it is a larger scale than most eighteenth-century buildings. He opined that the staff's comments about the windows are important, noting that the 12-over-12 windows are what indicates it is an eighteenth-century building and not a Colonial Revival building. He argued that six-over-six vinyl clad windows should be rejected as a possibility. He noted that the elevation drawings of the rear show six-over-one windows, which is more Colonial Revival, but that there seems to be a lot of confusion over what is actually proposed. He suggested that, at least for the main façade, the windows should be 12-over-12 with plank frames, which would have been structural frames, and can be reproduced by many window companies. He opined that it would be important for the Architectural Committee's recommendation to support the staff in saying that, for the front façade, the windows should be historically accurate.

ARCHITECTURAL COMMITTEE FINDINGS & CONCLUSIONS:

The Architectural Committee found that:

- The building was in poor condition when the current owners purchased it.
- The front façade originally featured 12-over-12 wood windows with plank frames.

The Architectural Committee concluded that:

- The existing aluminum-clad windows accurately reflect the historic configuration and details, but the proposed white vinyl six-over-six windows do not.
- A rear addition in the proposed location could be appropriate, but the proposed stair and elevator are overly large and should be reduced in scale and, if possible, oriented away from the building, rather than along the façade.
- The new addition could be clad in cement-based stucco or wood frame with clapboard siding of wood or fiber cement.
- The application materials are inconsistent, and the drawings do not accurately reflect all of the existing window openings.
- The applicants should work with the staff on window and door details.
- The application calls for window and door replacement, which has verbally confirmed to be six-over-six vinyl windows, which do not replicate the appearance of the historic windows, and therefore fails to satisfy Standard 6.
- The proposed addition is overly large and is not compatible with the size and scale of the historic building, therefore failing to satisfy Standard 9.

ARCHITECTURAL COMMITTEE RECOMMENDATION: The Architectural Committee voted to recommend denial as presented, owing to the size of addition and the use of vinyl windows, but approval of a revised application with a smaller addition and the appropriate windows, with the staff to review details, pursuant to Standards 6 and 9.

ITEM: 3322 WILLITS RD MOTION: Denial as proposed, but approval of a revised application, with conditions MOVED BY: Gutterman SECONDED BY: Detwiler					
VOTE					
Committee Member	Yes	No	Abstain	Recuse	Absent
Dan McCoubrey	X				
John Cluver	X				
Rudy D'Alessandro	X				
Justin Detwiler	X				
Nan Gutterman	X				
Allison Lukachik	X				
Amy Stein					X
Total	6				1

ADDRESS: 862-72 N 41ST ST

Proposal: Construct buildings; demolish portion of site wall

Review Requested: Final Approval

Owner: Friends Rehabilitation Center/41 BROWN LLC

Applicant: German Yakubov, Haverford Square Properties

History: 1899; Allen B. Rorke House

Individual Designation: 5/12/2017

District Designation: None

Staff Contact: Meredith Keller, meredith.keller@phila.gov

OVERVIEW: The property at 862-72 N. 41st Street consists of what was historically a large single-family stone residence, known as the Allen B. Rorke Mansion, a side yard, and a rear carriage house. The rear carriage house that fronts Palm Street is non-contributing. When the property was designated in 2017, the mansion was exposed to the elements with large holes in the roof, a missing porch, and missing windows. It was in extreme disrepair from decades of neglect.

To enable the restoration of the historic mansion, this application proposes to construct two new buildings on the property. The first building would be constructed to replace the non-contributing carriage house at the rear and would have a frontage on Palm Street. The second building would be constructed on Ogden Street and would share a party wall with an existing, undesignated rowhouse. While the building would be constructed in the side yard, it would be located at the rear of the mansion and would not obstruct views of the historic house. Both buildings would be four stories in height with brick cladding at the front façade, and each with one pilot house and roof deck. A small portion of the stone wall would be demolished along Ogden Street to allow for the construction of the rowhouse.

SCOPE OF WORK:

- Construct four-story rowhouse with roof deck and pilot house in side yard fronting Ogden Street;
- Construct four-story building with roof deck and pilot house at rear of property fronting Palm Street; and
- Demolish portion of historic stone wall.

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12

STANDARDS FOR REVIEW:

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

- *Standard 9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*
 - The proposed buildings would be four stories in height and clad in brick where highly visible from the public right-of-way. The buildings would be compatible in massing, size, and scale. The application satisfies Standard 9.
 - The new building fronting Ogden Street would result in the select demolition of the historic stone wall. However, the applicant has provided plans to recreate the missing iron railings that once existed between the stone piers. The loss would be minor and would allow for the restoration of the remainder of the wall. The work complies with Standard 9.
- Guidelines for New Exterior Additions to Historic Buildings and Related New Construction:
 - *Recommended: Designing new construction on a historic site or in a historic setting that it is compatible but differentiated from the historic building or buildings.*
 - *Recommended: Considering the design for related new construction in terms of its relationship to the historic building as well as the historic district and setting.*
 - *Not Recommended: Adding new construction that results in the diminution or loss of the historic character of the building, including its design, materials, location, or setting.*
 - The buildings would be differentiated from the historic building and would be compatible with the immediate context in material, massing, size, and scale.
 - The two buildings would be located on the periphery of the property. Neither building would obstruct the views of the historic building or intrude on the side yard, and a buffer would remain around the historic building. The work complies with this guideline.

STAFF RECOMMENDATION: Approval, with the staff to review details, pursuant to Standard 9 and the Guidelines for New Exterior Additions to Historic Buildings and Related New Construction.

START TIME OF DISCUSSION IN ZOOM RECORDING: 01:01:45

PRESENTERS:

- Ms. Keller presented the application to the Architectural Committee.
- Owner and developer German Yakubov represented the application.

DISCUSSION:

- Mr. Yakubov explained that he purchased the property early last week after being under contract for several months. During that time, he continued, the historic building received a new roof. He added that he is looking to maximize the current zoning, which allows for 22 units, and elaborated that he obtained zoning approval to convert the mansion into six units. The building's reconstruction, which includes reconstructing the porch and replacing windows, would be a huge investment, he added. He noted that the property is not in Center City and is instead in a historically economically depressed neighborhood. He stated that the design of the proposed

buildings would mimic the appearance of the adjacent Ogden Street rowhouses with brick, two-over-two windows, quoins, and a cornice. A portion of the stone wall, he continued, would need to be demolished to allow for the construction of the Ogden Street building, primarily because the building needs an ADA accessible entrance. He contended that the design allows for the easiest and most economical way to provide accessibility.

- Mr. Cluver commented that the Architectural Committee received renderings the previous day that are very different in character from the drawings that were provided as part of the application. He asked whether the Committee should comment on the renderings or drawings.
 - Mr. Yakubov answered that the Committee should comment on the renderings, explaining that he was under a deadline to submit the application and subsequently received feedback on the proposed designs. That feedback, he continued, resulted in the design represented in the renderings. He suggested that the plans could be modified before the Historical Commission meeting.
- Mr. Cluver observed that the renderings have no notes on materials like cladding. He questioned whether the cornice is intended to be brick or another material.
 - Mr. Yakubov responded that it would be a zinc or metal cornice to match the adjacent rowhouse.
- Mr. Detwiler asked whether the footprint remains the same as what is shown in plan.
 - Mr. Yakubov affirmed that the footprint, elevations, and schematics have not been changed from the initial submission, but that the material and window configurations would match what is presented in the renderings.
- Mr. Detwiler questioned why the first and second floors are so tight.
 - Mr. Yakubov clarified that the first floor is below grade and is at basement level, so the windows are higher to avoid installing window wells at the front façade. He added that the windows could be modified to allow for more equal spacing.
- Mr. Detwiler observed that the floor levels do not align with the adjacent rowhouse. He then commented that he would prefer that the basement windows be shorter and that the windows of the three upper stories be the same height. He then opined that the relationship of the cornice on the proposed building relative to the neighbor is problematic. He asked that the cornices either align or that the cornice of the new building be higher.
 - Mr. Cluver agreed, adding that his first preference would be to align the cornices but stated that adding a little height to the proposed building to separate the cornices would be acceptable.
- Mr. Cluver suggested introducing a water table, such as a stone base, and noted that it is a common feature of buildings that have high basement windows. A base, he continued, would distinguish the ground level from the upper floors and would be appropriate.
 - Mr. McCoubrey suggested relating the height of the base to the existing masonry wall.
- Ms. Gutterman asked how close the side of the proposed building is to the main house, noting that the basement stairs of the historic building intersect the new construction.
 - Mr. Yakubov answered that the stairs would be reconfigured, and there is approximately eight feet between the proposed and existing buildings. He elaborated that there are eight units in each building and that they are as small as they can be. The reason to have such small units, he continued, is to avoid butchering the mansion's interior by increasing the number of units inside.

- Ms. Lukachik questioned whether the restoration of the historic building is part of the application.
 - Mr. Yakubov stated that the staff has approved the restoration work and that that scope is underway.
- Mr. McCoubrey asked for clarification on the design of the Palm Street building's front elevation.
 - Mr. Yakubov responded that it will be identical to the Ogden Street elevation, though the first floor would be at grade, so an entryway would be located at the front façade. He then affirmed that there would be two windows per floor.
 - The Committee requested that the building have a base and the door have a surround.
- Ms. Gutterman questioned whether the primary elevation would align with the neighboring building, despite the neighboring building having a porch, or whether the proposal is to extend the house to the property line. She noted that the site plan shows the building extending beyond the adjacent rowhouse, adding that there is a discrepancy between the rendering and plan.
 - Mr. Yakubov clarified that the rendering is incorrect and that the building would extend beyond the adjacent rowhouse, adding that the stone wall currently extends along the property line.
 - Ms. Gutterman stated that the siting is problematic, contending that the building would be incompatible with the scale of the street. She added that the rendering is misleading.
 - Mr. Yakubov agreed, stating that the discrepancy was unintentional. He added that the site plan is accurate.
- Mr. Cluver stated that the Architectural Committee seems to agree with the general concept of the proposed new construction, but that there is enough inconsistency in the application that he is apprehensive in recommending approval.
 - Ms. Gutterman commented that she is also concerned about having the building extend beyond the row, adding that it would look like the first house in the row where the porch was enclosed.
 - Others agreed.
- Ms. Gutterman asked where the mechanical equipment would be located.
 - Mr. Yakubov answered that it would be on the roof and would be set back at least five feet, so it would not be visible from the street.
- Ms. Gutterman asked whether there are railings for the roof decks or if the parapets are high enough to eliminate the need for railings.
 - Mr. Yakubov stated that the parapets on the sides are high enough that railings are not necessary and that the decks would be set back from the front so that the railings are not visible.
- Mr. Detwiler agreed with Mr. Cluver that he finds the general concept to be acceptable but that the details and discrepancies in plans would prevent him from recommending approval.
- Mr. Cluver stated that he would recommend that the Ogden Street building align with the adjacent rowhouse.
- Mr. Detwiler questioned whether the wall could remain in place if the building is set back.
 - Mr. Yakubov responded that the basement windows would look out to the wall. He then argued that there is no space at the rear to set back the building. He added that the initial plan was to keep as much of the wall as possible. He then noted that the adjacent rowhouses are not designated.

- Mr. Farnham stated that the Standards require that decks and other rooftop additions on historic buildings be inconspicuous, but that the Standards do not have any such requirements for decks or rooftop additions on new construction or non-historic buildings. Decks on non-historic buildings may be conspicuous from the street and still satisfy the Standards. He then commented that this property is individually designated and is not in a historic district. From a strictly legal standpoint, he continued, the Historical Commission would have a difficult time justifying in court its attempts to preserve nearby properties or streetscapes that are not designated. He stated that the Architectural Committee should concentrate its efforts on evaluating the effects of the proposed new construction on the designated resource, the historic house in this case, and not the effects of the new construction on nearby, but undesignated buildings.

PUBLIC COMMENT:

- Paul Steinke of the Preservation Alliance supported the application.

ARCHITECTURAL COMMITTEE FINDINGS & CONCLUSIONS:

The Architectural Committee found that:

- The drawings and renderings provided include inconsistent information.
 - The site plans show that the Ogden Street building would be constructed to the property line where it fronts the street, while the renderings show the building setback and in line with the adjacent rowhouses.
- The Palm Street building would be constructed in the location of the existing non-contributing carriage house at the rear of the property.
- The Ogden Street building would be constructed in the side yard of the property and would attach to the party wall of a non-designated rowhouse.
 - The building would be constructed proud of the adjacent row of non-designated buildings and would not be set back to align with the row of buildings.

The Architectural Committee concluded that:

- The proposed buildings are appropriate in massing, size, scale, and material. However, owing to discrepancies in the documentation provided, the plans and renderings should be revised to accurately reflect the proposed construction.
- The location of the proposed buildings is appropriate, and neither building would encroach on the historic property.
- The Ogden Street building should align with the non-designated rowhouses to preserve the streetscape, even if the rowhouses are not designated.

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

ITEM: 862-72 N 41ST ST MOTION: Denial MOVED BY: Gutterman SECONDED BY: Detwiler					
VOTE					
Committee Member	Yes	No	Abstain	Recuse	Absent
Dan McCoubrey	X				
John Cluver	X				
Rudy D'Alessandro	X				
Justin Detwiler	X				
Nan Gutterman	X				
Allison Lukachik	X				
Amy Stein					X
Total	6				1

ADDRESS: 7208-10 GERMANTOWN AVE AND 16 NIPPON ST

Proposal: Construct additions

Review Requested: Final Approval

Owner: TVC PA 7208 Germantown Avenue LLC/Tierview Development

Applicant: Jeremy Avelino

History: 1928; Mt. Airy National Bank; Norman Hulme

Individual Designation: None

District Designation: 7208-10 Germantown Ave, Central Mt Airy Historic District, Contributing, 7/9/2021; 16 Nippon St, not designated

Staff Contact: Kim Chantry, kim.chantry@phila.gov

OVERVIEW: The property at 7208-10 Germantown Avenue was designated as a contributing resource in the Central Mt. Airy Commercial Historic District in July 2021. The property was recently consolidated with a vacant lot at 16 Nippon Street, which is located outside the district boundary. The Central Mt. Airy Commercial Historic District does not include any properties on Nippon Street and was established to regulate proposed changes to the buildings fronting Germantown Avenue on the 7100 and 7200 blocks of the street. The Philadelphia City Planning Commission nominated the Central Mt. Airy Commercial Historic District at the same time it was working with City Council to upzone the area. The City Planning Commission's goal with the joint zoning and preservation program was to encourage greater density along the Germantown Avenue commercial corridor, to provide a customer base for businesses along the corridor, without encouraging the demolition of historic buildings.

This application proposes to construct a five-story building on the vacant Nippon Street parcel and a two-story addition at the rear of the historic building at 7208-10 Germantown Avenue. The addition would be located behind the gable of the historic structure and would be inconspicuous from the public right-of-way. The addition would be clad in fiber cement lap siding and would connect to the Nippon Street building, which would be clad in fiber cement shingle siding. Removals of material from the historic building would be limited to a portion of the rear brick wall, part of the brick parapet, and three openings punched through the north wall. The application also proposes to replace windows and doors and to restore the stone facades and roof of the historic building.

ARCHITECTURAL COMMITTEE, 24 AUGUST 2021

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17

SCOPE OF WORK:

- Construct five-story building on vacant Nippon Street parcel;
- Construct two-story addition behind gable of historic building;
- Replace windows and doors; and
- Restore stone façade and slate roof.

STANDARDS FOR REVIEW:

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

- *Standard 9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*
 - Most of the massing of the proposed addition would be located on the vacant, undesignated Nippon Street lot. The two-story addition on the historic structure would be set back from the gable roof and would not destroy any historic materials that characterize the property. The work is compatible in massing, size, and scale and complies with Standard 9.
 - The application proposes to install aluminum clad windows to match the historic windows. This work satisfies Standard 9.
- *Standard 10: New additions or adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be impaired.*
 - The proposed additions would require minimal removals of materials from the historic structure. The removal that is proposed is limited to the brick walls at the side and rear of the building, facing Nippon Street. If the additions were to be removed in the future, the essential form and integrity of the historic property would be left unimpaired. The work complies with Standard 10.

STAFF RECOMMENDATION: Approval, with the staff to review details, pursuant to Standards 9 and 10.

START TIME OF DISCUSSION IN ZOOM RECORDING: 01:26:00

PRESENTERS:

- Ms. Keller presented the application to the Architectural Committee.
- Architects Jeremy Avellino and Jordan Mrazik represented the application.

DISCUSSION:

- Mr. Mrazik stated that his team had been in contact with Historical Commission's staff months prior to the official designation of the historic district. He explained that the design intent is to respect the historic façade on Germantown Avenue, which is also the goal of the historic district.
- Mr. Cluver asked how the five stories relates to other buildings in the vicinity.
 - Mr. Mrazik responded that buildings along Germantown Avenue are typically three to five stories, and noted that the zoning for the project is by-right.
- Mr. McCoubrey opined that five stories is too large for the surrounding context. He stated that Nippon Street has buildings that are two or three stories in height. He stated that he could support a one-story addition rather than a two-story addition. He

stated that this will appear to loom over other buildings in the district in terms of its size.

- Mr. Cluver commented that the scale of the Nippon Street windows is too large.
- Mr. Detwiler commented that all of the design choices for the Nippon Street addition make it appear large, including oversized windows, uninterrupted materials, lack of a cornice line, and flat facades.
- The staff again noted that Nippon Street is outside the historic district. The Central Mt. Airy Historic District was designated to protect the historic streetscape along Germantown Avenue.
- Mr. Detwiler observed that this addition will be visible from E. Mt. Airy Avenue.
 - Mr. Mrazik responded that they can provide a rendering of that view for review by the Historical Commission.
- Mr. Detwiler asked about the windows on the historic building.
 - Mr. Mrazik responded that they are keeping all windows intact on the front façade, but will be fixing some in place rather than having the windows be operable. On the side façade, a few windows need to be modified to account for a floor infill. He explained that it is currently a double-height space, and the intent is to provide double-hung windows above that will look compatible, and then a large awning window below with spandrel infill between the two.
 - Mr. Detwiler observed that the lite pattern changes with the window modification. He suggested that the pane configuration and size be more similar.
 - Mr. Avellino asked about making the windows on the second floor smaller and infilling between top and bottom windows with Wissahickon schist.
 - Mr. Detwiler responded that it is preferred to not change the masonry opening, but use dark windows and infill panels.
- Mr. D'Alessandro asked about the structural support for the mezzanine.
 - Mr. Mrazik responded that this is actually a steel-frame building with columns embedded, and they are working with a structural engineer to calculate the capacity of the existing beams and add reinforcement as required.

PUBLIC COMMENT:

- Randal Baron commented that it is important to retain the framework of the transom over the door on the front façade. He disagreed with the Architectural Committee's assertion that the pane size should be uniform.

ARCHITECTURAL COMMITTEE FINDINGS & CONCLUSIONS:

The Architectural Committee found that:

- Most of the massing of the proposed addition would be located on the vacant, Nippon Street lot, which is outside the historic district and not designated.
- A rendering of the building with the proposed addition as seen from E. Mount Airy Avenue should be provided to the Historical Commission.

The Architectural Committee concluded that:

- The application proposes to install aluminum clad windows to match the historic windows. This work satisfies Standard 9.
- The addition on the vacant, undesignated Nippon Street lot will not be compatible with the buildings and streetscape along Nippon Street, which is outside the historic district.
- The two-story addition on the historic structure would be set back from the gable roof but may be conspicuous from E. Mt. Airy Avenue and other vantage points, and

therefore may be incompatible with the historic building frontage in massing, size, and scale, and therefore may not satisfy Standard 9. The Historical Commission should review a rendering of this view.

ARCHITECTURAL COMMITTEE RECOMMENDATION: The Architectural Committee voted to recommend denial, pursuant to Standard 9.

ITEM: 7208-10 GERMANTOWN AVE and 16 NIPPON ST					
MOTION: Denial					
MOVED BY: Cluver					
SECONDED BY: Detwiler					
VOTE					
Committee Member	Yes	No	Abstain	Recuse	Absent
Dan McCoubrey	X				
John Cluver	X				
Rudy D'Alessandro	X				
Justin Detwiler	X				
Nan Gutterman	X				
Allison Lukachik	X				
Amy Stein					X
Total	6				1

ADDRESS: 415 S 17TH ST

Proposal: Construct rooftop addition with roof deck

Review Requested: Final Approval

Owner: 415 S 17th St LLC

Applicant: Ian Toner, Toner Architects

History: 1865, The Disorderly House of Elizabeth Roberts

Individual Designation: None

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

Staff Contact: Megan Cross Schmitt, megan.schmitt@phila.gov

OVERVIEW: The property at 415 S. 17th Street is a contributing resource in the Rittenhouse-Fitler Historic District situated at the corner of 17th and Waverly Streets. The district inventory states that this two-story Italianate-style building was constructed about 1865. This application proposes to construct a rooftop addition with a roof deck.

SCOPE OF WORK:

- Construct one-story rooftop addition;
- Construct roof deck;
- Repair existing cornice as needed.

STANDARDS FOR REVIEW:

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

- *Standard 9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

ARCHITECTURAL COMMITTEE, 24 AUGUST 2021

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20

- Conceptually, a third-story rooftop addition is acceptable for this building. The use of a mansard fits into the context of the historic district and the proposed use of synthetic slate roofing is also compatible. This aspect of the proposal satisfies Standard 9.
- The details of the windows proposed at the third-story addition should be reconsidered to better integrate into the design of the designated building.
- The proposed roof deck would be accessed by a highly visible metal spiral stair. The mansard roof is awkwardly interrupted by this spiral stair on the north or Waverly Street elevation. Owing to its corner location, a roof deck on this building will likely be highly visible from the public right-of-way. As currently designed, the stair to the roof deck or the deck itself are not inconspicuous. This aspect of the work does not satisfy Standard 9.
- *Standard 10: New additions or adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be impaired.*
 - No demolition to any significant features is proposed with this application. One existing door on the north or Waverly Street elevation is proposed to be filled in and a new door opening is proposed. The work complies with Standard 10.

STAFF RECOMMENDATION: Denial of the roof deck as proposed, and approval of the third-story addition, provided that the mansard roof extends the full length of the building, with the staff to review details, pursuant to Standards 9 and 10.

START TIME OF DISCUSSION IN ZOOM RECORDING: 01:46:20

PRESENTERS:

- Ms. Schmitt presented the application to the Architectural Committee.
- Architects Sam Katovitch and Ian Toner represented the application.

DISCUSSION:

- Mr. Cluver remarked that the spiral stair appeared too conspicuous. He asked if the applicant would consider extending the mansard to enclose the stair and make it less visible.
- Ms. Gutterman commented that, owing to the location of the property on a corner, she was concerned about the visibility of the roof deck and railing in addition to the stair. She added that there were some buildings that could not accommodate roof decks, owing to their locations and the subject property might be one of them.
 - The applicant responded that the railing was set back five feet from the edge of the roof.
- Ms. Gutterman said that she was concerned about the sizes of the windows at the mansard because they did not look right proportionally.
- Mr. Detwiler objected to the panels proposed underneath the mansard windows. He suggested that the applicant study some of the adjacent buildings for the appropriate relationship between a dormer and a mansard. Mr. Detwiler commented that the curve of the mansard was too dramatic and also required further study.
- Mr. Detwiler asked the applicant to speak to the scope of the window replacement in more detail.
 - The applicant said that the existing windows were double-hung windows with various pane configurations. He noted that they were open to using whatever pane configuration that the Historical Commission deemed appropriate. The

applicant also said that, in prior conversations with the staff, it was suggested that the window openings at the front façade be restored to a configuration closer to what would have been there in the past.

- Mr. Detwiler asked if the staff knew what the original pane configuration of the windows was.
 - o Ms. Schmitt responded that she did not have that information.
 - o Mr. Farnham told Mr. Detwiler that the staff had done extensive research to understand what the building looked like historically, but found no conclusive information. Mr. Farnham explained that the existing window and door openings resulted from many alterations over many years. The building was used as a tavern and likely had storefront windows at one time.
- Mr. McCoubrey commented that he agreed that an addition using a mansard was appropriate for the subject property, owing to its context. However, a roof deck and stair was not appropriate on this corner site.
 - o The applicant asked whether a roof deck could be contemplated if the access stair was not visible from the public right-of-way or was the issue with the roof deck itself.
 - o Ms. Gutterman responded that the roof deck itself was a problem. Mr. McCoubrey and Mr. Detwiler agreed.
- The applicant asked if there was a specific mansard design they should consider.
 - o Mr. Detwiler and Ms. Gutterman suggested that the applicant look at neighboring examples. Mr. Cluver added that it was important for the applicants to show what they were referencing in the re-design of the mansard.
 - o Mr. McCoubrey and Mr. Detwiler agreed that the use of a mansard for the addition was the appropriate choice. However, some of the details needed to be refined.
 - o Ms. Gutterman suggested that the applicants look at some of their previous approvals of mansards on Van Pelt Street.
 - o Ms. Gutterman said that she was concerned about the size of the windows at the mansard.

PUBLIC COMMENT:

- None.

ARCHITECTURAL COMMITTEE FINDINGS & CONCLUSIONS:

The Architectural Committee found that:

- The property is located at a street corner and two facades are highly visible from the public right-of-way.

The Architectural Committee concluded that:

- Owing to the corner location of the building, any roof deck and access stair will be highly conspicuous and therefore is unlikely to satisfy Standard 9 or the Roofs Guideline.
- The design of the mansard, including the proportion of the dormers, the truncated length of the mansard, and its severe curve are not compatible with the surrounding context and fail to satisfy Standard 9.

ARCHITECTURAL COMMITTEE RECOMMENDATION: The Architectural Committee voted to recommend denial, pursuant to Standards 9 and 10.

ITEM: 415 S 17TH ST MOTION: Deny MOVED BY: Gutterman SECONDED BY: D'Alessandro					
VOTE					
Committee Member	Yes	No	Abstain	Recuse	Absent
Dan McCoubrey	X				
John Cluver	X				
Rudy D'Alessandro	X				
Justin Detwiler	X				
Nan Gutterman	X				
Allison Lukachik	X				
Amy Stein					X
Total	6				1

Mr. D'Alessandro excused himself from the meeting at 11:01 a.m.

ADDRESS: 223-25 MARKET ST

Proposal: Construct three-story addition on existing two-story building

Review Requested: Final Approval

Owner: American Investment Associates, LP

Applicant: Snežana Litvinovi, Atrium Design Group

History: 1960; second story and rear added, 2001

Individual Designation: None

District Designation: Old City Historic District, Non-contributing, 12/12/2003

Staff Contact: Megan Cross Schmitt, megan.schmitt@phila.gov

BACKGROUND:

The two-story, two-bay, brick-clad building at 223-25 Market Street is non-contributing structure in the Old City Historic District. This application proposes to construct a three-story addition on top of the existing structure. The building fronts Market Street and has a secondary façade that fronts Church Street to the north. An extremely narrow private alley named W. Grishom Alley runs north – south between Market and Church Streets to the east of the subject property.

Earlier versions of the design were reviewed by the Architectural Committee in July and the Historical Commission in August 2021. After the July meeting of the Architectural Committee, the applicant revised the application to take into account the Committee's guidance. At its meeting on August 13, the Historical Commission reviewed and then denied the revised design. The Historical Commission directed the applicant to make two changes to the design reviewed and denied on August 13. First, the Commission directed the applicant to clad the Market Street façade of the addition in brick. Second, the Commission directed the applicant to reduce extent of the projection of the cornice at the top of the Market Street façade. The revised application implements the Commission's two directives.

SCOPE OF WORK:

- Construct three-story addition on existing two-story building:
 - Construct roof deck with pilot houses/roof access;

ARCHITECTURAL COMMITTEE, 24 AUGUST 2021

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PHILADELPHIA'S PRINCIPAL PUBLIC STEWARD OF HISTORIC RESOURCES

23

- At the Market Street or primary façade, new brick cladding to match existing will be used at the new, upper floors;
- A stone cornice, reduced in height and depth from previously proposed designs, is proposed for the Market Street façade;
- Metal cladding is proposed for the new floors at the secondary facades of Church Street and W. Grishom Alley; the existing first and second stories on Church Street will receive a brick cladding to match the brick seen on the Market Street façade.

STANDARDS FOR REVIEW:

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

- *Standard 9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*
 - The proposed three-story addition would not adversely impact any historically significant architectural features at the subject property because the subject property is classified as non-contributing, and therefore inherently has no significant features. The proposed addition will be differentiated from but compatible with the historic district in massing, size, scale, and architectural features and therefore satisfies Standard 9.
- Guidelines for New Exterior Additions to Historic Buildings and Related New Construction:
 - *Recommended: Designing new construction on a historic site or in a historic setting that it is compatible but differentiated from the historic building or buildings.*
 - *Recommended: Considering the design for related new construction in terms of its relationship to the historic building as well as the historic district and setting.*
 - *Not Recommended: Adding new construction that results in the diminution or loss of the historic character of the building, including its design, materials, location, or setting.*
 - The massing, size and scale of the proposed addition are compatible with but differentiated from the buildings in the historic district.
 - The use of brick cladding at the Market Street façade helps the design to fit into the context of its surroundings, as does the stone cornice.

STAFF RECOMMENDATION: Approval, pursuant to Standard 9 and the Guidelines for New Exterior Additions to Historic Buildings and Related New Construction.

START TIME OF DISCUSSION IN ZOOM RECORDING: 02:01:54

PRESENTERS:

- Ms. Schmitt presented the application to the Architectural Committee.
- Architects Shimi Zakin and Snežana Litvinovi of Atrium Design Group represented the application.

DISCUSSION:

- Ms. Gutterman told the applicant that the Architectural typically recommends denial of glass railings and asked whether metal railings had been considered for the balconies facing Market Street.
 - The applicants observed that the building is classified as non-contributing in the historic district and responded that, because the glass railing was located behind the planters at the second story, they would not be visible from the street.
- Ms. Gutterman disagreed with the applicants and said the glass railings would definitely be visible from the street. She asked the applicants if a glass railing was also proposed at the roof deck and if the deck would be set back five feet from the front façade.
 - The applicants responded that no glass railing was proposed for the roof deck and that the deck was already set back more than five feet from the front facade.
- Ms. Gutterman asked the applicants if mechanical equipment would be located on the roof.
 - The applicants responded that there would be mechanical equipment located on the roof but the units were small and would not be visible from the public right-of-way.
- Mr. Detwiler noted that there was no rendering of the west elevation.
 - The applicants responded that the west elevation would be clad in the same material as the east elevation and said that there would not be any windows along it.
- Mr. Detwiler suggested that the applicants provide an elevation of the west façade to the Historical Commission because it may be important to see how the panels and joints are laid out.
- Mr. Detwiler asked the applicants for more information about the band seen in the rendering that ran along the top of the front façade, turning the corners on to the side elevations.
 - The applicants responded that this detail would be made of limestone and was intended to make a smoother transition between the brick at the front façade and the metal at the side elevations.
- Mr. Cluver asked for further information about the cornice details and the planes of the various decorative features.
 - The applicants responded that the same stone was proposed for several of the details on the front façade, including the window sills and headers, the Juliet balconies, and the planters. They stated that this stone would match the existing stone elements found at the ground floor.
- Ms. Gutterman and Mr. Detwiler asked for additional information about the joint pattern for the limestone band.
 - The applicants responded that they could clarify the location of the joints before the Historical Commission meeting.
- Mr. Detwiler suggested that the applicants study the width of the limestone band so that it does not end up appearing too narrow. Ms. Gutterman remarked that traditional quoins stagger up the side of a building.
 - The applicants responded that they did not want the limestone to stagger.
- Ms. Gutterman commented that, as designed, the limestone band looked like a poor attempt to cover up the fact that the brick façade was a veneer and that the brick did not turn the corner on to the side elevations, which she found inappropriate.
 - The applicants disagreed with the characterization and said that the limestone band was an architectural feature of the design.

- Mr. Cluver asked about material proposed for the side elevations.
 - o The applicants responded they were proposing standing seam metal.
- Mr. Cluver stated that the materials for the project needed to be noted on the application and the relationship between the brick façade, limestone band, and standing seam metal needed to be detailed. Mr. Detwiler added that architectural drawings with dimensions should also be created for the side elevations.
 - o The applicants agreed to provide more detail.

PUBLIC COMMENT:

- None.

ARCHITECTURAL COMMITTEE FINDINGS & CONCLUSIONS:

The Architectural Committee found that:

- Additional details are needed about the dimensions and joint pattern of the limestone/cast stone band;
- Additional details are needed about the intersection of the the brick at the façade, the stone band, and the standing seam metal panes at the side, including colors and joint patterns.

The Architectural Committee concluded that:

- The overall massing, size and scale of the proposed additional floors were appropriate to the context of the historic district, satisfying Standard 9 and the Guidelines for New Exterior Additions to Historic Buildings and Related New Construction;
- The glass railing proposed for the balcony should be changed to metal to be appropriate to the historic district;
- No significant architectural features of the existing building would be adversely impacted by the additional floors, satisfying Standard 9 and the Guidelines for New Exterior Additions to Historic Buildings and Related New Construction.

ARCHITECTURAL COMMITTEE RECOMMENDATION: The Architectural Committee voted to recommend approval, provided the glass railing is changed to metal; and additional details are provided for the cast stone band, the materials proposed for the side elevations, and the patterning of the joints, with the staff to review details, pursuant to Standard 9 and the Guidelines for New Exterior Additions to Historic Buildings and Related New Construction.

ITEM: 223-25 MARKET ST					
MOTION: Approve with conditions					
MOVED BY: Cluver					
SECONDED BY: Gutterman					
VOTE					
Committee Member	Yes	No	Abstain	Recuse	Absent
Dan McCoubrey	X				
John Cluver	X				
Rudy D'Alessandro					X
Justin Detwiler	X				
Nan Gutterman		X			
Allison Lukachik	X				
Amy Stein					X
Total	4	1			2

ARCHITECTURAL COMMITTEE, 24 AUGUST 2021

26

PHILADELPHIA HISTORICAL COMMISSION, PRESERVATION@PHILA.GOV

PHILADELPHIA'S PRINCIPAL PUBLIC STEWARD OF HISTORIC RESOURCES

ADDRESS: 1026 ARCH STREET

Proposal: Construct additions

Review Requested: Review In Concept

Owner: 1028 Arch LP

Applicant: Carolina Pena, Parallel Architecture Studio, LLC

History: 1879; Board of Church Extension of the Methodist Episcopal Church; Benjamin D. Price

Individual Designation: 7/14/2017

District Designation: None

Staff Contact: Allyson.Mehley@phila.gov

BACKGROUND:

This in-concept application proposes the construction of a five-story building with mezzanine at 1026 and 1028 Arch Street. The property at 1026 Arch Street is designated. The property at 1028 Arch Street is not designated. Although not clear from the application materials, it appears that all but the front façade of the designated building at 1026 Arch Street would be demolished and the new five-story building constructed behind the historic façade. A rendering of the front from the northwest appears to show that the new building would emerge from directly behind the historic façade, with no setback. The rear elevation shows an entirely new façade, without a trace of the historic rear façade. A rendering from the southeast appears to show an entirely new building at the side and rear. Without a site plan, roof plan, demolition plan, section, or side elevation, it is impossible to determine how much of the old building would be retained and how much would be demolished. The application references a two-story addition on the historic building, but only calls out the retention of the front façade, indicating that the remainder of the historic building may be demolished and replaced with new construction.

SCOPE OF WORK:

- Construct addition or new building behind front facade.

STANDARDS FOR REVIEW:

Section 14-1005(6)(d) of the historic preservation ordinance prohibits the Historical Commission from approving demolitions except in two narrow instances:

- *No building permit shall be issued for the demolition of a historic building ... unless the Historical Commission finds that issuance of the building permit is necessary in the public interest, or unless the Historical Commission finds that the building ... cannot be used for any purpose for which it is or may be reasonably adapted.*
 - The application materials appear to indicate that all but the front façade of the historic building will be razed and removed, which constitutes a demolition in the eyes of the preservation ordinance, and is therefore prohibited unless the Historical Commission finds that the demolition is necessary in the public interest or the building cannot be reasonably adapted. No such claims are made.

Section 7.2 of the Historical Commission's Rules & Regulations define the submission requirements for in-concept applications.

- *Section 7.2.e: For applications proposing work to designated exteriors, a legible, dimensioned, accurately-scaled plot or site plan.*
 - No plot or site plan is provided.
- *Section 7.2.g: Legible, dimensioned, accurately-scaled drawings of the proposed alterations. If demolition is proposed, the area(s) of demolition must be clearly delineated on the drawings. Detailed drawings are not required, but the drawings must convey the concept.*
 - No demolition plan is provided. The submission is incomplete.

ARCHITECTURAL COMMITTEE, 24 AUGUST 2021

PHILADELPHIA HISTORICAL COMMISSION, PRESERVATION@PHILA.GOV

PHILADELPHIA'S PRINCIPAL PUBLIC STEWARD OF HISTORIC RESOURCES

27

STAFF RECOMMENDATION: Denial, pursuant to Section 14-1005(6)(d) of the historic preservation ordinance, the demolition prohibition, and owing to incompleteness.

START TIME OF DISCUSSION IN ZOOM RECORDING: 02:21:30

PRESENTERS:

- Ms. Mehley presented the application to the Architectural Committee.
- Architect Carolina Pena represented the application.

DISCUSSION:

- Ms. Pena stated that the intent is not to demolish the historic building. She explained they will be renovating the front of 1028 Arch Street. Ms. Pena explained that they will be adding to the top of 1026. In the rear, they are proposing to redo the facade but not completely demolish it. She said that, because the application is being presented as an in-concept review, they are open to hearing the Committee's comments and plan to revise the proposal after the meeting, once she talks to her client.
- Ms. Gutterman asked if they are proposing to feed new structure through the existing building to support the two-story addition on the historic building. She contended that it is difficult to understand what they are trying to do without any floor plans.
- Ms. Pena stated that the building is intended to be a hotel. She explained that the plan is to level off the floors of 1028 Arch Street to match the floors of 1026 Arch Street. Ms. Pena continued that they will basically leave the shell of all four walls in place and then add on the top. Ms. Pena said the floors and walls of 1026 Arch Street will remain in place.
- Mr. McCoubrey asked if their proposal calls for the two-story addition on 1026 Arch Street to come all the way out to the front facade of the designated building.
 - Ms. Pena said the front wall of the two-story addition will be right behind the front façade.
- Ms. Lukachik said she assumes that there is some level of demolition to the existing historic building walls necessary in the current plan to tie the two buildings together at the new levels. Ms. Lukachik commented that having the demolition plans are important because it is hard to imagine what is going to happen. She continued that she cannot imagine the historic building's walls are going to stay intact.
 - Ms. Pena said that they can provide floor plans and demolition plans when they submit a revised application to the Architectural Committee.
- Mr. Cluver pointed out that the applicant is proposing a two-story overbuild for the entire building footprint. He noted that it is going to be right on top of 1026 Arch Street building and in the same plane as the building's front façade. Mr. Cluver stated that building an addition in the same plane as the front façade is not acceptable. Mr. McCoubrey said the front of the addition should be set back so that it is inconspicuous from across the street.
- Mr. Detwiler said that the overbuild should be set back. He added that he was not sure what the setback should be, but it should be at least six feet.
 - Mr. McCoubrey contended that it should be a bigger setback than six feet. Ms. Gutterman interjected that it should be more like a 26-foot set back.
- Mr. Cluver commented that, while this is being called a five-story building, he pointed out that there is a significant overbuild on the roof for stairs, elevators, and more. He

continued that this fact reinforces the importance of the floor plans and more information to help the Architectural Committee understand the proposal.

- Mr. Detwiler asked the Committee members to opine on the proposed rear facade.
 - Ms. Gutterman replied that entire proposal is incompatible with the historic building. She added that they need more information about the proposed materials and the detailing.
- Mr. Cluver opined that he cannot recommend approval of this in-concept application. Mr. McCoubrey agreed.
- Mr. McCoubrey commented on the black color of the material used in the design. He noted the color makes the addition highly visible and is not appropriate. Mr. McCoubrey recommended a color that would have less contrast with its surroundings.
- Ms. Gutterman said the applicant should look at the design of the windows in relation to the other buildings in the neighborhood. She added that the elevation of the non-historic building as well as the overbuild is not in keeping with the sort of character defining features of the neighborhood, even if 1026 Arch Street is an individually listed property.
 - Ms. Pena responded that their intent was to avoid mimicking the existing façade, making the addition totally different. She commented that perhaps they went too far.
- Mr. McCoubrey said he would take issue with use of white as well as the black.
 - Ms. Pena asked if the Architectural Committee had color suggestions.
 - Mr. McCoubrey responded that it should be more harmonious with the surrounding buildings. Mr. Detwiler suggested looking around the neighborhood at the existing materials. He said that something in a lighter color like a sandstone or silvery tone is better than black.

PUBLIC COMMENT:

- None.

ARCHITECTURAL COMMITTEE FINDINGS & CONCLUSIONS:

The Architectural Committee found that:

- The applicant should provide demolition plans and floor plans, which are necessary to assessing the full scope of the project.

The Architectural Committee concluded that:

- The application materials appear to indicate that all but the front façade of the historic building will be demolished and removed, which constitutes a demolition in the eyes of the preservation ordinance and is therefore prohibited unless the Historical Commission finds that the demolition is necessary in the public interest or the building cannot be reasonably adapted. As no such claims are made, the application does not satisfy Section 14-1005(6)(d) of the historic preservation ordinance.
- No plot or site plan is provided, therefore the application does not satisfy Section 7.2.e of the Historical Commission Rules & Regulations for in-concept applications.
- No demolition plan is provided, therefore the application does not satisfy Section 7.2.g of the Historical Commission Rules & Regulations for in-concept applications as the submission is incomplete.

- For an overbuild to satisfy the Standard 9 and the Roofs Guideline, it must be set back substantially from the front façade so that it is inconspicuous from the public right-of-way.
- For an overbuild to satisfy the Standard 9, its materials and color scheme should be compatible with yet differentiated from the historic building, rather than merely contrasting with it.

ARCHITECTURAL COMMITTEE RECOMMENDATION: The Architectural Committee voted to recommend denial, pursuant to Section 14-1005(6)(d) of the historic preservation ordinance, the demolition prohibition, and owing to incompleteness.

ITEM: 1026 ARCH ST MOTION: Denial MOVED BY: Gutterman SECONDED BY: Cluver					
VOTE					
Committee Member	Yes	No	Abstain	Recuse	Absent
Dan McCoubrey	X				
John Cluver	X				
Rudy D'Alessandro					X
Justin Detwiler	X				
Nan Gutterman	X				
Allison Lukachik	X				
Amy Stein					X
Total	6				2

ADJOURNMENT

START TIME OF DISCUSSION IN AUDIO RECORDING: 00:00:00

ACTION: The Architectural Committee adjourned at 11:32 a.m.

PLEASE NOTE:

- Minutes of the Architectural Committee are presented in action format. Additional information is available in the audio recording for this meeting. The start time for each agenda item in the recording is noted.
- Application materials and staff overviews are available on the Historical Commission's website, www.phila.gov/historical.

PHILADELPHIA HISTORICAL COMMISSION
RECORD OF THE APPLICATION REVIEW FOR 1435-41 WALNUT ST

EXHIBIT 10

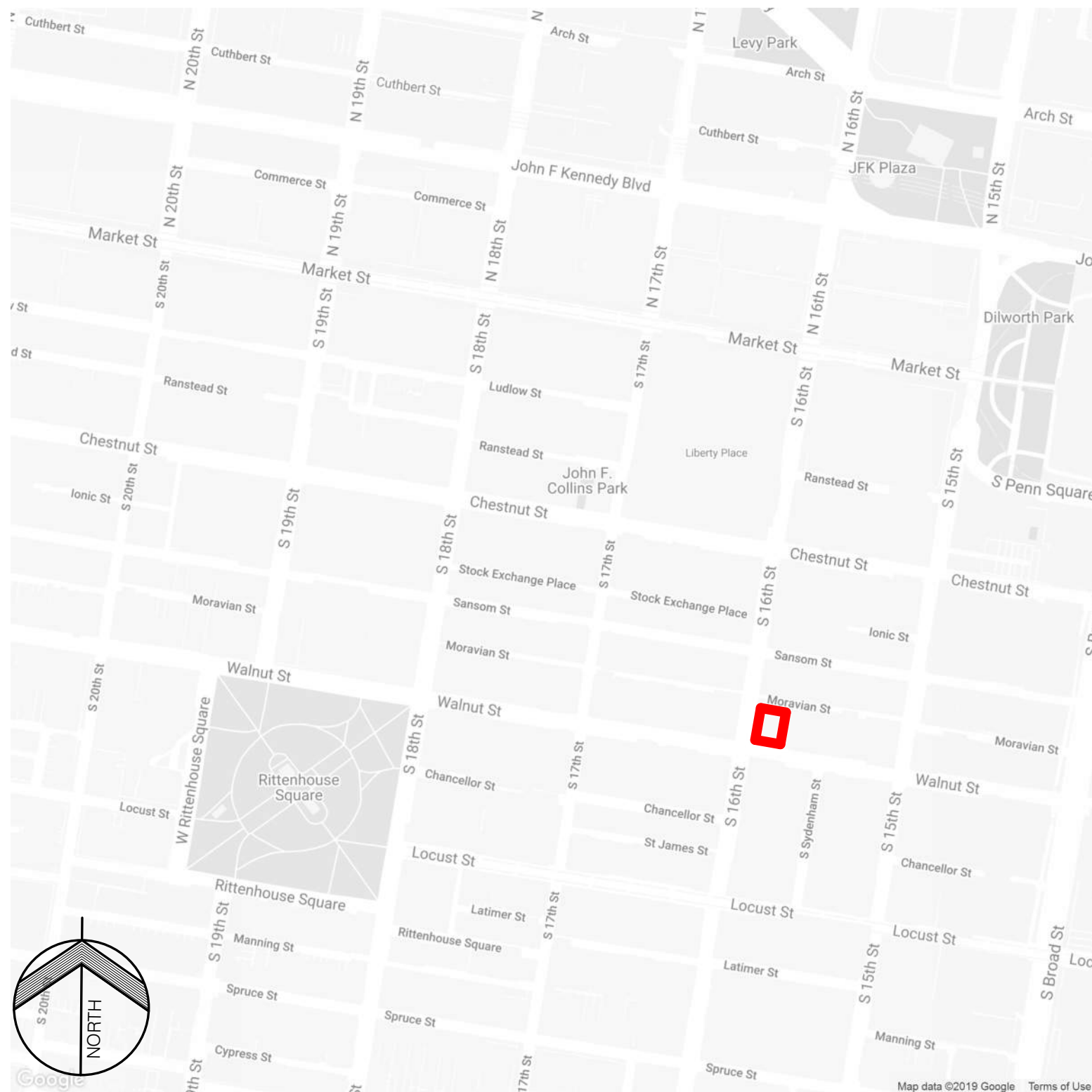
Link to video recording of Architectural Committee meeting, 24 August 2021 (start time in recording 00:02:25): https://dpd-public-meetings.s3.amazonaws.com/PHC/Architectural_Aug242021.mp4

PHILADELPHIA HISTORICAL COMMISSION
RECORD OF THE APPLICATION REVIEW FOR 1435-41 WALNUT ST

EXHIBIT 11

THE DREXEL BUILDING • EXTERIOR ALTERATIONS

1435-41 WALNUT STREET



LOCATION MAP



THE DREXEL BUILDING, 15TH AND WALNUT, PROPOSED GROUND FLOOR WINDOW ALTERATIONS



THE DREXEL BUILDING, 15TH AND MORAVIAN, CIRCA 1928



THE DREXEL BUILDING, 15TH AND WALNUT, CIRCA 1925-28



THE DREXEL BUILDING, 15TH AND WALNUT, 2018

PHILADELPHIA, PENNSYLVANIA

DRAWING SHEET LIST	
Sheet Number	Sheet Name
CS.1	COVER SHEET
CS.2	ABBREVIATIONS & SYMBOLS
EX1.1	EXISTING GROUND FLOOR PLAN
EX1.2	EXISTING ELEVATIONS
EX1.3	EXISTING SITE CONDITIONS
EX1.4	EXISTING INTERIOR CONDITIONS
EX1.5	EXISTING INTERIOR CONDITIONS
A1.1	FLOOR PLAN (PROPOSED)
A2.1	ELEVATIONS (PROPOSED)

ARCHITECTURAL GENERAL NOTES:

1. THE GENERAL CONTRACTOR (GC) IS RESPONSIBLE FOR VERIFICATION OF ALL DIMENSIONS, CONFIRMATION OF ALL SUCH DIMENSIONS AGAINST ACTUAL SITE CONDITIONS, AND COORDINATION OF ALL WORK AND RELATED TRADES. THE GC SHALL NOTIFY CECIL BAKER + PARTNERS (CBP) OF ANY INTERFERENCE OF MECHANICAL, ELECTRICAL, PLUMBING OR FIRE PROTECTION WITH THE ARCHITECTURAL WORK, AND OF ANY CONFLICT BETWEEN DIMENSIONS AND SITE CONDITIONS PRIOR TO PROCEEDING WITH WORK OR PROCURING MATERIALS. THE GC MUST NOTIFY CBP OF ANY CHANGES PRIOR TO COMMENCEMENT OF THE CONSTRUCTION. THE GC IS RESPONSIBLE FOR NOTIFYING CBP OF ANY INCONSISTENCIES IN THESE PLANS. THE GC IS RESPONSIBLE FOR NOTIFYING CBP OF ANY INCONSISTENCIES BETWEEN THESE DRAWINGS AND ANY GOVERNING BUILDING CODES OR ORDINANCES.
2. THE TERM 'FURNISH' SHALL MEAN TO PURCHASE AND SUPPLY TO THE JOB-SITE. THE TERM 'INSTALL' SHALL MEAN TO FIX IN POSITION AND CONNECT FOR USE. THE TERM 'PROVIDE' SHALL MEAN TO FURNISH AND INSTALL.
3. THE CONTRACTOR SHALL COORDINATE HIS/HER WORK WITH ALL OTHER TRADES AND EXISTING CONDITIONS, INCLUDING PRODUCTION SCHEDULES PRIOR TO FABRICATION, PURCHASE, AND/OR INSTALLATION OF WORK. THE CONTRACTOR SHALL EXAMINE THE SITE AND VERIFY EXISTING CONDITIONS WITH RESPECT TO THE DRAWINGS AND SPECIFICATIONS PRIOR TO PROCEEDING WITH ANY WORK. ANY QUESTIONS AND/OR DISCREPANCIES THAT MAY ARISE SHALL BE REPORTED TO THE OWNER OR REPRESENTATIVE FOR RESOLUTION.
4. EXAMINE THE AREA OF WORK PRIOR TO AND DURING CONSTRUCTION TO INSURE THAT ITEMS, SYSTEMS, AND UTILITIES TO BE REMOVED OR MODIFIED HAVE BEEN IDENTIFIED AND SCHEDULED. EXISTING CONDITIONS HAVE BEEN ACCURATELY NOTED, AND THAT ANY HAZARDS OR IMPACT TO OWNERS OPERATIONS THAT MAY RESULT HAVE BEEN ADDRESSED WITH THE OWNER'S REPRESENTATIVE. IF THE CONTRACTOR ENCOUNTERS WHAT APPEARS TO BE A HAZARDOUS CONDITION OR QUESTIONABLE MATERIALS, HE/SHE SHALL DISCONTINUE WORK IMMEDIATELY AND CONTACT THE OWNER'S REPRESENTATIVE.
5. ALL WORK SHALL BE PERFORMED BY QUALIFIED PERSONNEL OR SPECIALTY CONTRACTORS IN A CLEAN AND WORKMANLIKE MANNER AND COMPLY WITH ALL APPLICABLE REGULATORY REQUIREMENTS DURING THE WORK AND FOR DISPOSAL OF DISCARDED MATERIALS. CARE SHALL BE EXERCISED TO MINIMIZE ANY INCONVENIENCE OR DISTURBANCE TO OTHER AREAS OF THE BUILDING WHICH ARE TO REMAIN IN OPERATION. NOTIFY OWNERS REPRESENTATIVE IN ADVANCE OF ALL ANTICIPATED DISRUPTIONS TO OPERATIONS. ISOLATE WORK AREAS BY MEANS OF TEMPORARY PARTITIONS AND/OR TARPS TO KEEP DUST AND DIRT WITHIN THE CONSTRUCTION AREA.
6. THE CONTRACTOR SHALL DEMOLISH, CUT AND REMOVE CONSTRUCTION ONLY TO THE EXTENT REQUIRED BY NEW CONSTRUCTION AND AS INDICATED, EXCEPT FOR ITEMS OR MATERIALS INDICATED TO BE REUSED, SALVAGED, REINSTALLED, OR OTHERWISE INDICATED TO REMAIN THE OWNER'S PROPERTY. USE METHODS AND TOOLS REQUIRED TO COMPLETE WORK IN A NEAT, EFFICIENT AND SAFE MANNER WITH MINIMAL IMPACT TO OWNERS OPERATION AND WITHIN LIMITATIONS OF GOVERNING REGULATIONS.
7. RESTORE FINISHES OF PATCHED AREAS AND EXTEND FINISH RESTORATION INTO ADJOINING CONSTRUCTION AS REQUIRED TO ELIMINATE EVIDENCE OF PATCHING AND REFINISHING. RESTORE ALL PATCHED AREAS BACK TO ORIGINAL CONDITION, INCLUDING MAINTAINING ANY RATINGS THAT MAY APPLY.
8. CLEAN THE JOB SITE DAILY AND REMOVE FROM THE WORK AREA ANY DIRT AND DEBRIS CAUSED BY THE PERFORMANCE OF THE WORK INCLUDED IN THIS CONTRACT.
9. UPON THE COMPLETION OF ALL WORK OR ANY SEPARATE PARTS OF THE WORK, THE CONTRACTOR SHALL REMOVE FROM THE WORK AREA ALL EVIDENCE OF DIRT, REFUSE, STAINS, OR OTHER FOREIGN MATTER. ALL SURFACES SHALL BE FREE FROM DUST AND THE BUILDING SHALL BE LEFT HABITABLE AND READY FOR OCCUPANCY.
10. 3D VIEWS CONTAINED IN THIS DRAWING SET ARE FOR REFERENCE ONLY. ALL INFORMATION IN PLANS, ELEVATIONS, SECTIONS, DETAILS AND SCHEDULES TAKES PRECEDENCE OVER 3D VIEWS.
11. UNLESS OTHERWISE NOTED, ALL WORK SHALL BE CONSIDERED AS PART OF THE BASE BID.
12. DIMENSIONS SHOWN ARE FROM FACE OF FINISHED WALL UNLESS NOTED OTHERWISE.

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ARCHITECTS

234 Market Street, Fourth Floor
Philadelphia, PA 19106
p: (215) 928-0202

Owner
ADR Drexel LP
1435 Walnut Street, #41
Philadelphia, PA 19102

REVISIONS

No.	Date	Description

Project Phase:

CONSTRUCTION DOCUMENTS

Project Name:

The Drexel Building
1435-41 Walnut Street
Philadelphia, PA 19102

Exterior Alterations

Drawing Title:

COVER SHEET

Project Number:	21827.00
Date:	08/30/2021
Drawn By:	Author
Checked By:	Checker

CS.1

Scale:	1 1/2" = 1'-0"
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7/30/2021 2:48:03 PM

THE DREXEL BUILDING • EXTERIOR ALTERATIONS

1435-41 WALNUT STREET

PHILADELPHIA, PENNSYLVANIA



THE DREXEL BUILDING, 15TH AND WALNUT
PROPOSED GROUND FLOOR WINDOW ALTERATIONS

ARCHITECTURAL ABBREVIATIONS:

@	At	GA	Gauge	R/A	Return air
ABV	Above	GALV	Galvanized	R&S	Rod and shell
ADJ	Adjacent	GC	General contractor	REBAR	Reinforcing bar
AFF	Above finish floor	GL	Glass	REC	Recessed
ALT	Alternate	GWB	Gypsum wall board	RECEP	Receptacle
ALUM	Aluminum	GWT	Granite wall tile	REF	Refer, Reference
ARCH	Architectural, Architect	GYP	Gypsum	REFRIG	Refrigerator
ASBLY	Assembly	HC	Hollow core	REINF	Reinforcement, Reinforced
BD	Board	HD	Head	REQD	Required
BKSPL	Backsplash	HDW	Hardware	REV	Revision
BLKG	Blocking	HM	Hollow metal	RM	Room
BEL	Below	HVAC	Heating, ventilation, and air conditioning	RO	Rough opening
BM	Beam			S/A	Supply air
B.O.	Bottom of	I/O	In lieu of	SAB	Sound attenuation
BOT	Bottom	INCL	Include, Including	SC	Solid core
BS	Both sides	INSL	Insulation, Insulated,	SCHED	Schedule
BTWN	Between	INT	Insulating, Insulated, Interior	SDSPL	Sidesplash
				SHLVS	Shelves
				SHT	Sheet
				SHTHG	Sheathing
CAB	Centerline	JST	Joist	SIM	Similar
CLG	Cabinet(s)	JT	Joint	SPEC	Specification
CL	Ceiling			SF	Square feet
CLR	Clear	LAV	Lavatory	SSTL/SS	Stainless Steel
COL	Column	LTG	Lighting	STAG	Staggered
CONC	Concrete			STD	Standard
CONST	Construction	MATL	Material	STL	Steel
CONT	Continuous	MAX	Maximum	STOR	Storage
CPT	Carpet	MFR	Manufacturer	STRUC	Structural
CFT	Ceramic Floor Tile	MIN	Minimum	SURF	Surface
CWT	Ceramic Wall Tile	MO	Masonry opening	SYST	System
CTR	Counter	MR	Moisture resistant		
		MTD	Mounted	TEL	Telephone
DIFF	Diffuser	MTL	Metal	TELCOM	Telecommunications
DIM	Dimension			TG	Transfer Grille
DN	Down	N	North	THD	Threshold
DTL	Detail	NAT	Natural	TPD	Toilet paper dispenser
DWG	Drawing	NIC	Not in contract	TSL	Top of slab
D	Dryer	NO	Number	T.O.	Top of
		NOM	Nominal	TWP	Top of waterproofing
		NTS	Not to scale	TYP	Typical
EA	Each			VAR	Varies
ELEV	Elevation	OC	On center	VCT	Vinyl composition tile
ELEC	Electrical	OCC	Occupant, Occupancy	VERT	Vertical
EQ	Equal	OPG	Opening	VES	Vinyl edge strip
EQPT	Equipment	OPP	Opposite	VIF	Verify in field
EXH	Exhaust			UNO	Unless noted otherwise
EXST	Existing	PFT	Porcelain Floor Tile		
EXT	Exterior	PLBG	Plumbing		
		PLYWD	Plywood		
FF	Finish Floor	PMT	Pre-molded filler		
FEC	Fire Extinguisher Cabinet	PNL	Panel	W/	With
FIN	Finish	PNT/PTD	Paint/Painted	W/O	Without
FIXT	Fixture	PR	Pair	WC	Water closet
FLR	Floor	PRTN	Partition	WD	Wood
FLUOR	Fluorescent			WDW	Window
FO	Face of			WO	Window opening
FRMG	Framing			WP	Work point
FRP	Fiberglass Reinforced Panel			W	Washer
FT	Feet				
FUR	Furring, Furred				

ARCHITECTURAL SYMBOLS:

---	DIMENSION TO CENTERLINE		BATT INSULATION
---	DIMENSION STRING		ROUGH LUMBER OR SAWN LUMBER
	ELEVATION NAME ELEVATION HEIGHT		PLYWOOD
	ROOM NAME 000		FINISHED WOOD
	0000		GWB, MRGWB OR CEMENT BOARD
	ELEVATION NUMBER		MDF
	ARROW INDICATES DIRECTION OF CUTTING PLANE		CONCRETE
	THICK LINE INDICATES DIRECTION OF CUTTING PLANE		BRICK MASONRY
	INDICATES DETAIL NUMBER		CMU
	SHEET NO WHERE ELEVATION IS DRAWN		INSULATION - RIGID
	WALL TYPE SYMBOL		INSULATION - SPRAY FOAM
	STOREFRONT/CURTAINWALL TYPE SYMBOL		METAL - STEEL
	WINDOW TYPE SYMBOL		
	ITEMS TO BE DEMOLISHED		
	EXISTING CONSTRUCTION		
	NEW CONSTRUCTION		

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Exterior Alterations

Drawing Title:

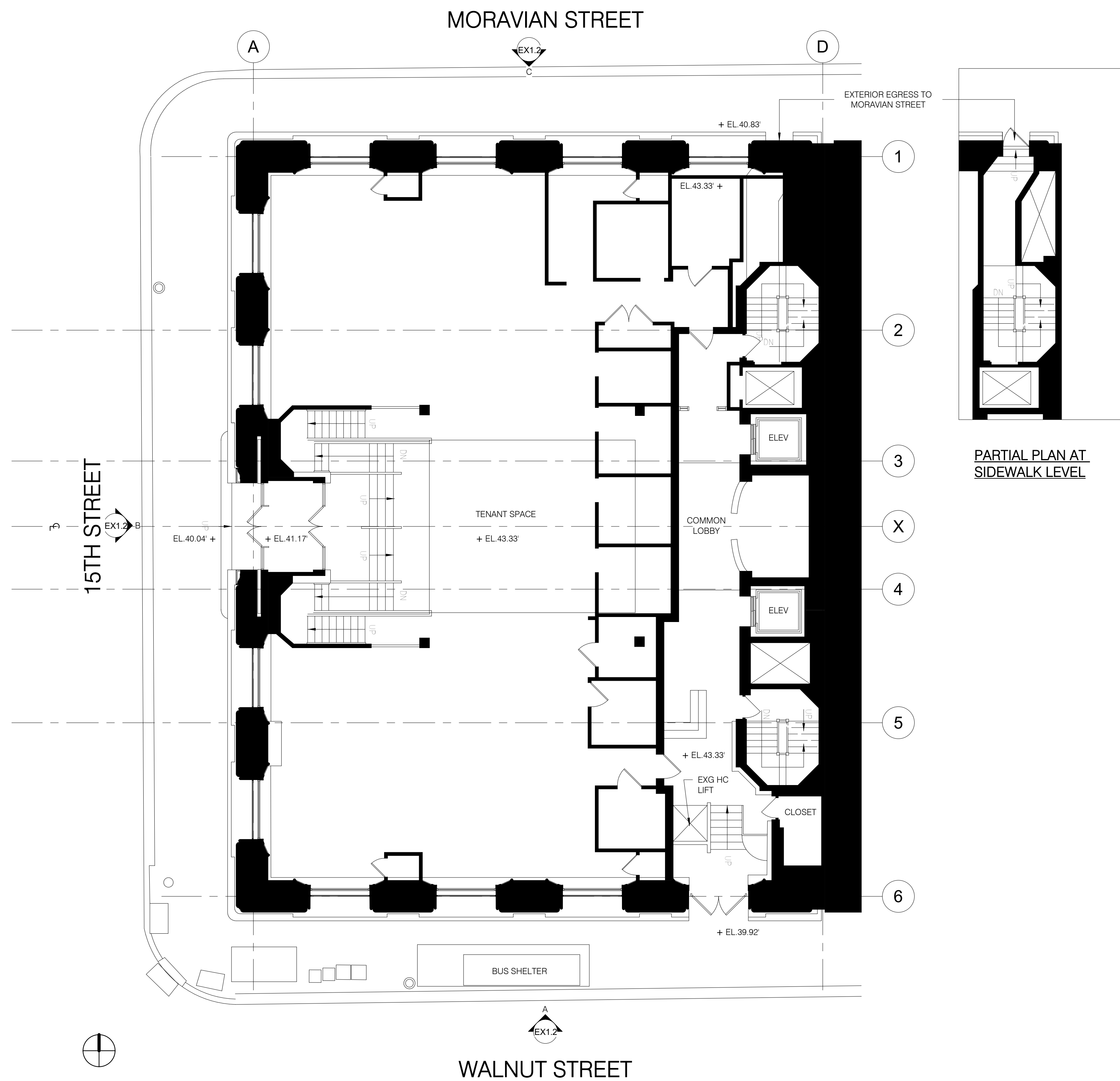
ABBREVIATIONS & SYMBOLS

Project Number:	21827.00
Date:	08/30/2021
Drawn By:	WDK
Checked By:	WDK

CS.2

Scale:	1 1/2" = 1'-0"
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7/30/2021 2:48:03 PM



cecil baker + partners
ARCHITECTS

234 Market Street, Fourth Floor
Philadelphia, PA 19106
p: (215) 928-0202

Owner
ADR Drexel LP
1435 Walnut Street, #41
Philadelphia, PA 19102

REVISIONS		
No.	Date	Description

Project Phase:
CONSTRUCTION DOCUMENTS

Project Name:
The Drexel Building
1435-41 Walnut Street
Philadelphia, PA 19102

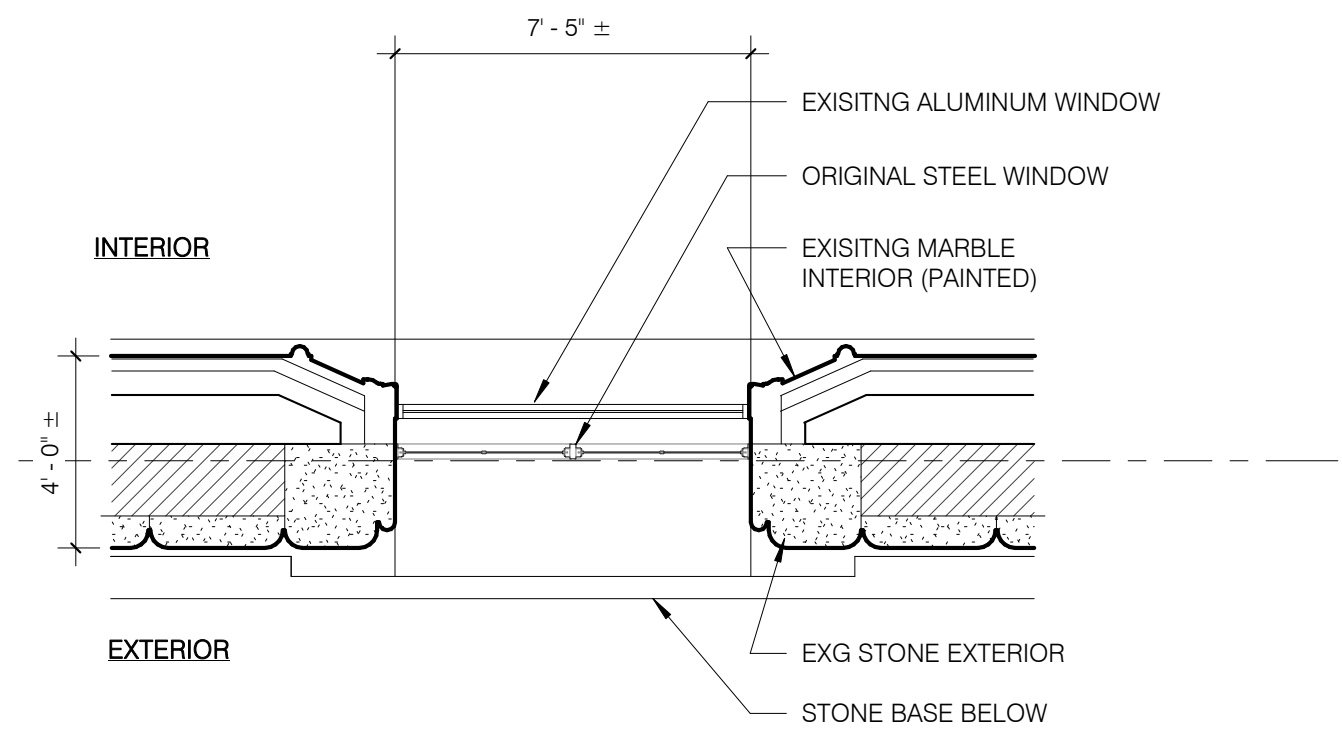
Exterior Alterations

Drawing Title:
EXISTING GROUND FLOOR PLAN

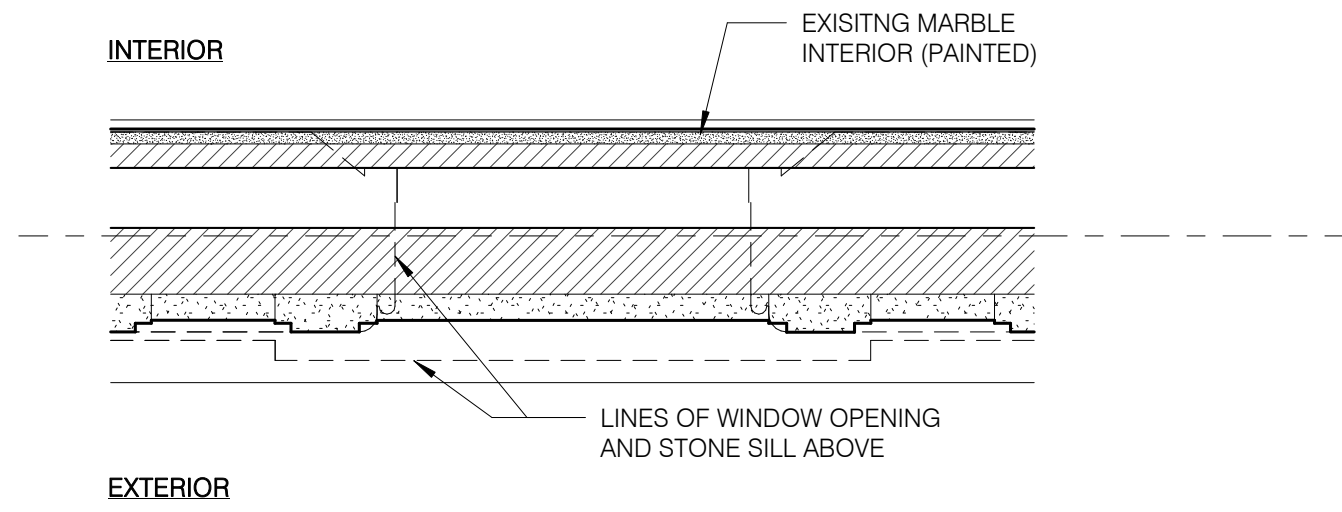
Project Number:	21827.00
Date:	08/30/2021
Drawn By:	WDK
Checked By:	WDK

EX1.1
Scale: 1/8" = 1'-0"

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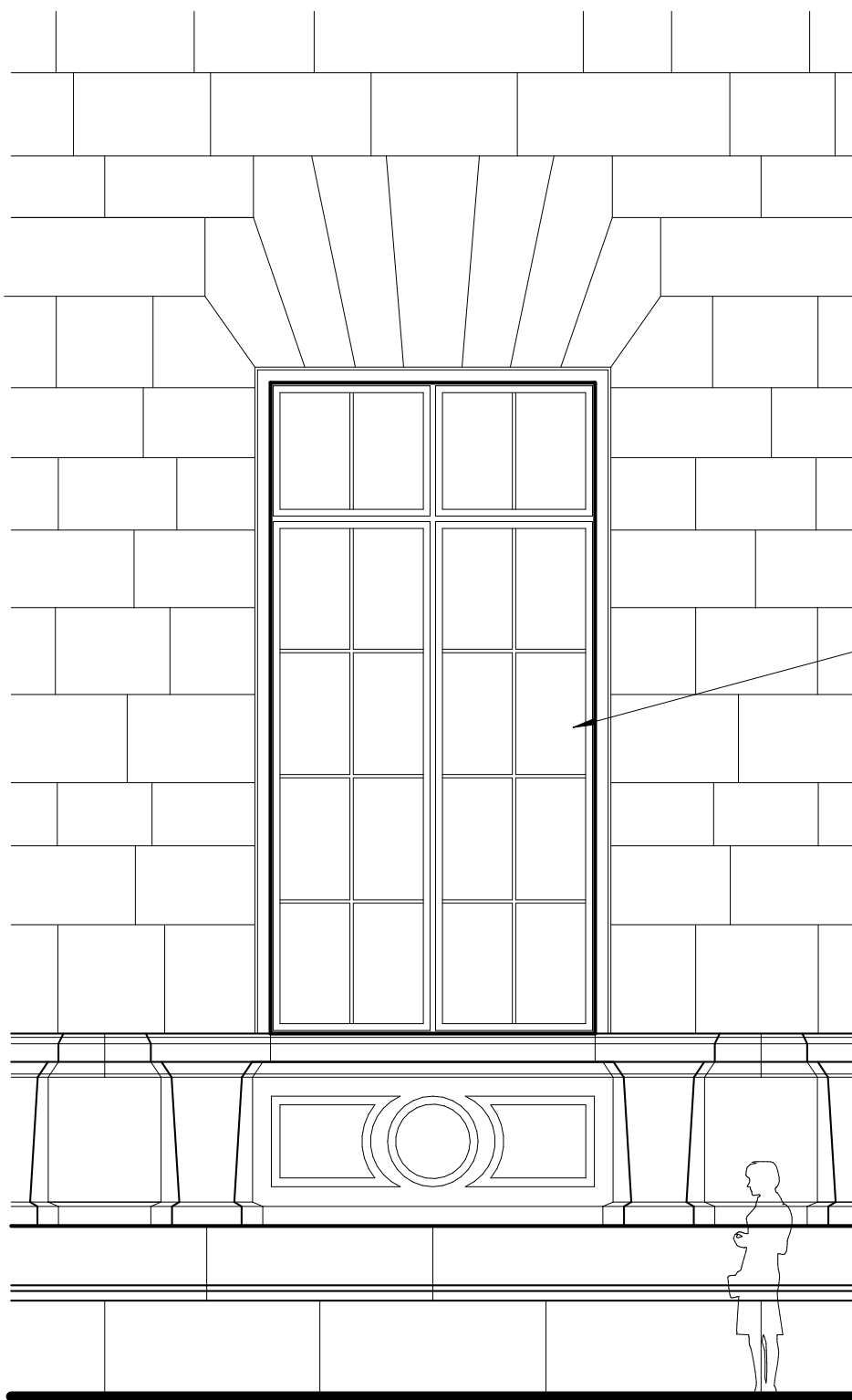
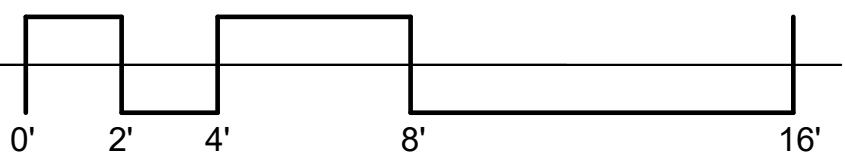
PLAN VIEW ABOVE SILL



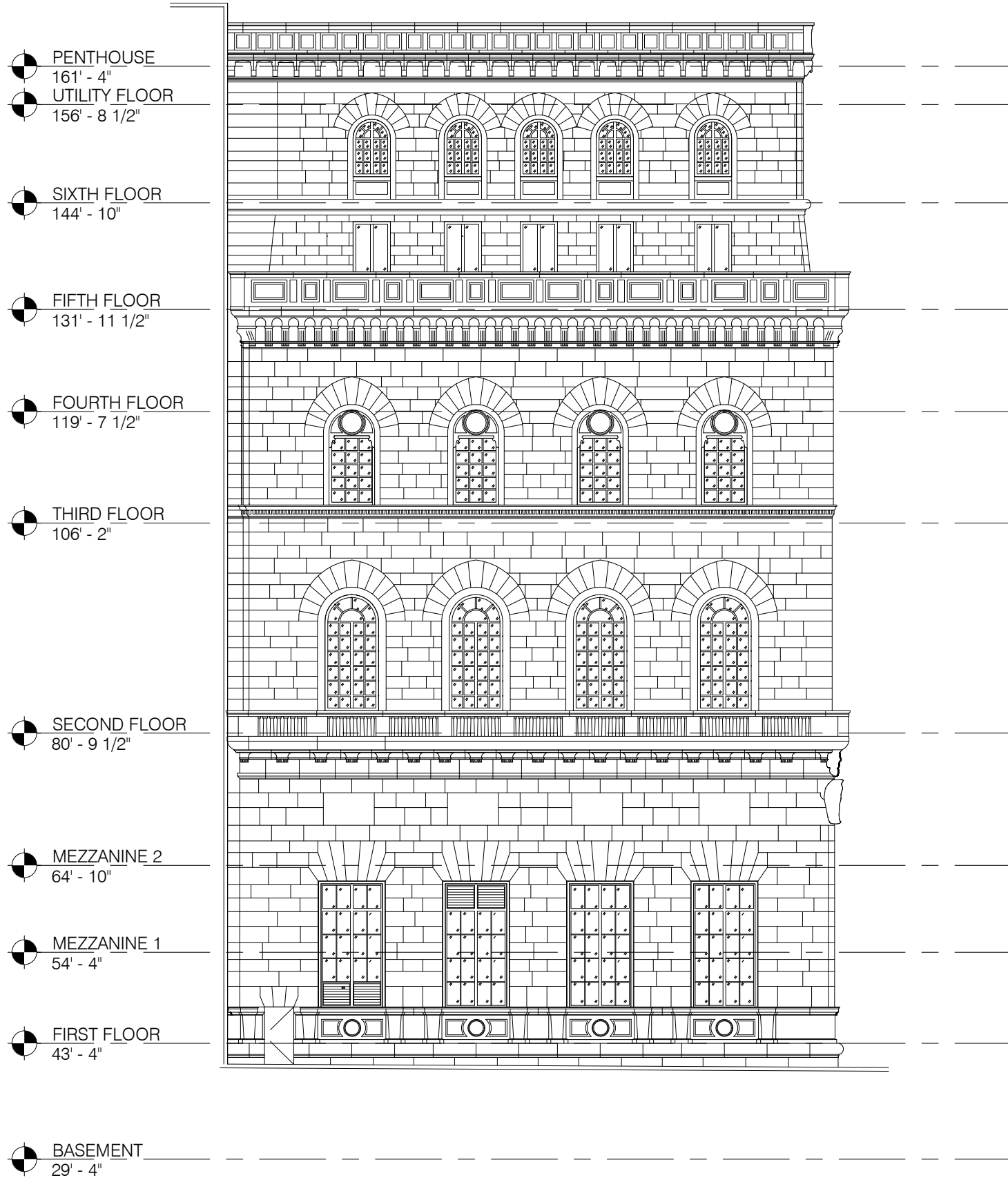
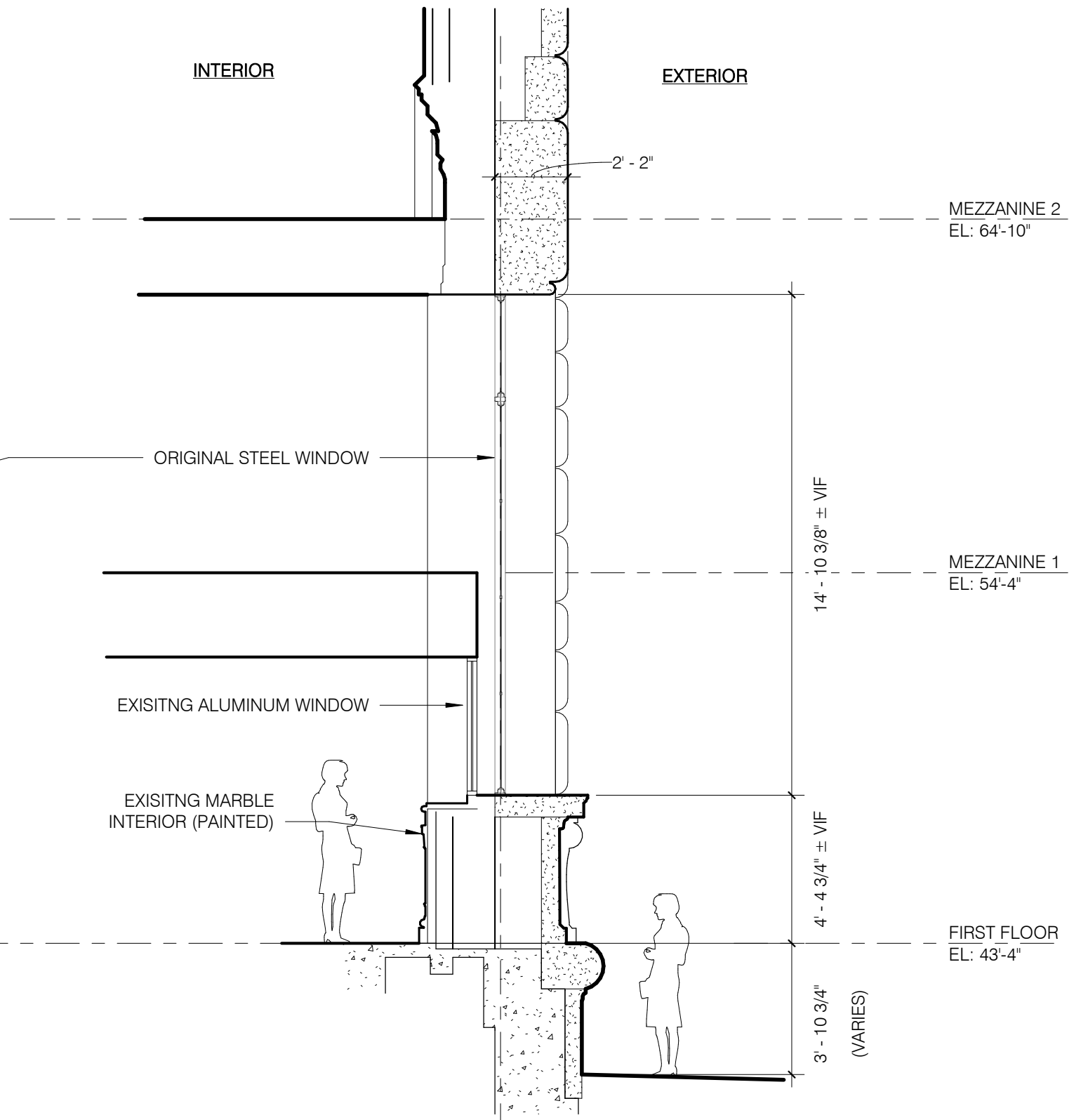
PLAN VIEW BELOW SILL

4 TYPICAL WINDOW ENLARGED VIEWS - EXG
1/4" = 1'-0"

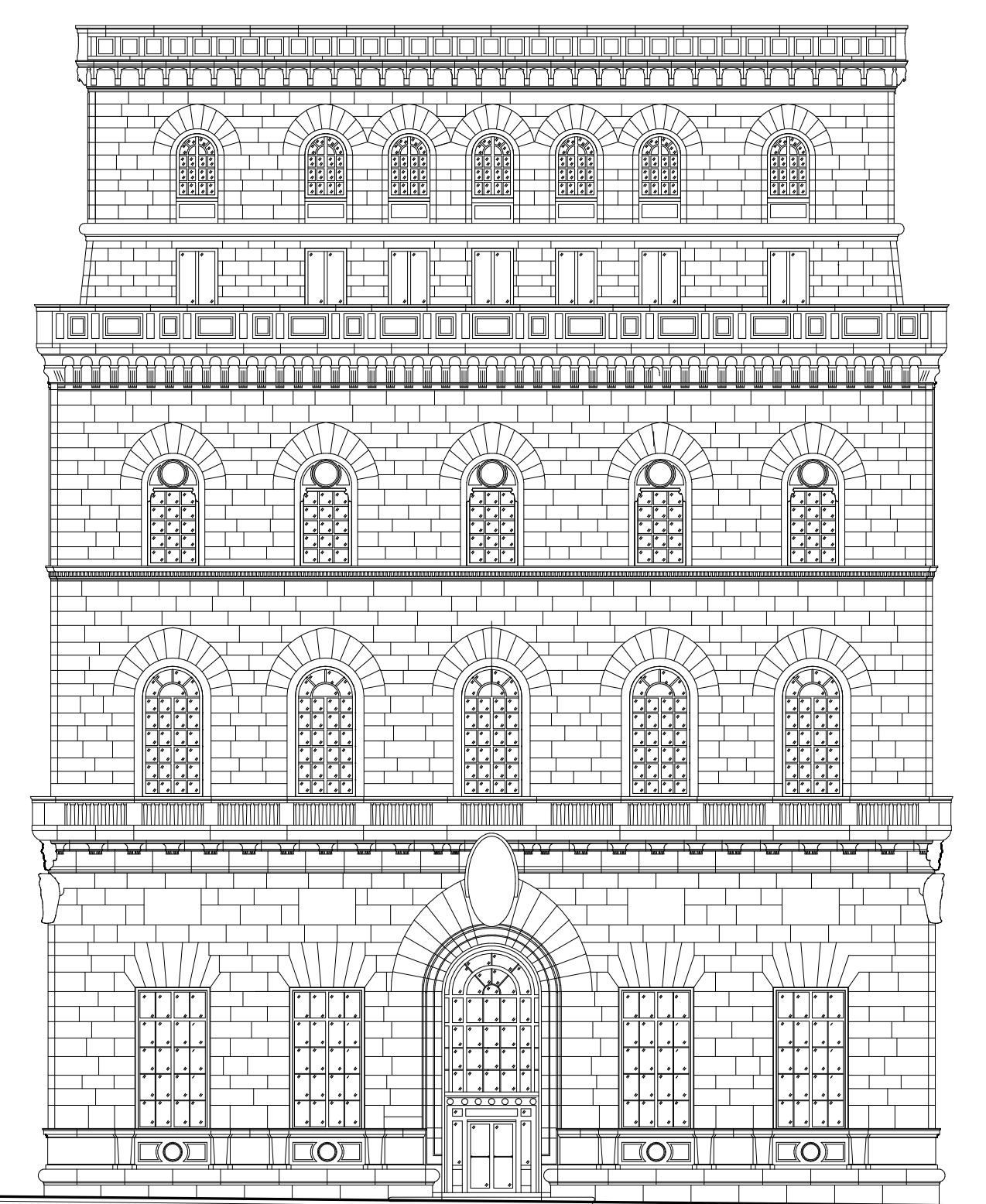
PARTIAL EXTERIOR ELEVATION



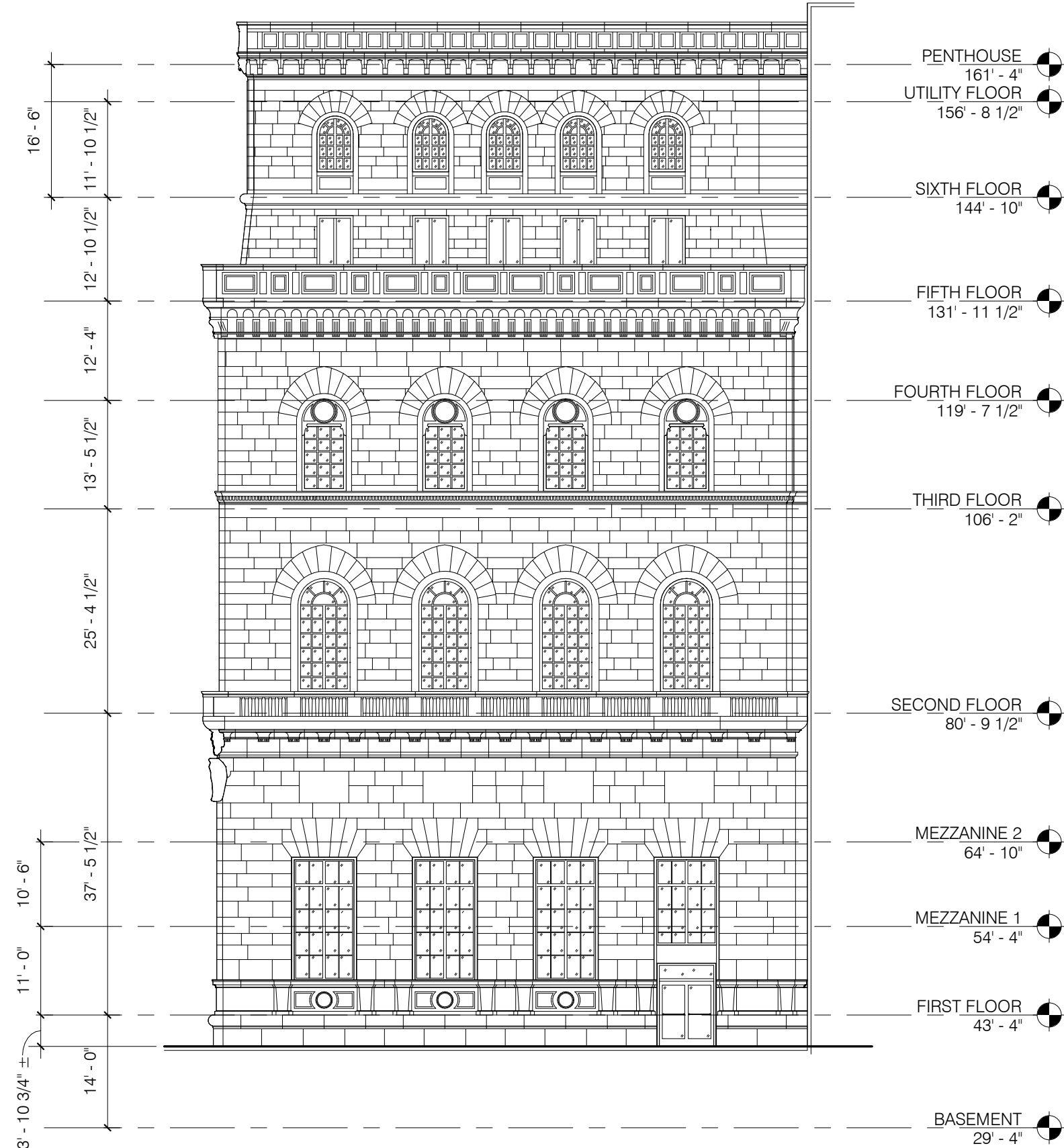
PARTIAL WALL SECTION



C MORAVIAN STREET ELEVATION (NORTH)
1/16" = 1'-0"



B 15TH STREET ELEVATION (WEST)
1/16" = 1'-0"



A WALNUT STREET ELEVATION (SOUTH)
1/16" = 1'-0"

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Philadelphia, PA 19102

REVISIONS

No.	Date	Description

Project Phase:

CONSTRUCTION
DOCUMENTS

Project Name:

The Drexel Building
1435-41 Walnut Street
Philadelphia, PA 19102

Exterior Alterations

Drawing Title:

EXISTING ELEVATIONS

Project Number: 21827.00

Date: 08/30/2021

Drawn By: WDK

Checked By: WDK

EX1.2

Scale: As indicated

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9 LOOKING SOUTH DOWN 15TH STREET (UNION LEAGUE AT LEFT)



10 LOOKING SOUTH TO CORNER OF 15TH AND MORAVIAN



11 MORAVIAN STREET PARTIAL FACADE - FIRE EGRESS AT LEFT



12 LOOKING WEST TO 15TH ST ALONG MORAVIAN ST



6 LOOKING SOUTHEAST FROM 15TH ST; MORAVIAN AT LEFT AND WALNUT AT RIGHT



7 MAIN ENTRY ON 15TH STREET



8 ALONG 15TH ST FACADE



KEY MAP



1 LOOKING AT NORTHEAST CORNER OF 15TH AND WALNUT



2 LOOKING ALONG WALNUT ST FACADE



3 FACADE DETAIL ON WALNUT STREET



4 WALNUT STREET FACADE



5 LOOKING NORTHWEST AT WALNUT STREET FACADE

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Philadelphia, PA 19102

REVISIONS

No.	Date	Description

Project Phase:

CONSTRUCTION
DOCUMENTS

Project Name:

The Drexel Building
1435-41 Walnut Street
Philadelphia, PA 19102

Exterior Alterations

Drawing Title:

EXISTING SITE
CONDITIONS

Project Number: 21827.00

Date: 08/30/2021

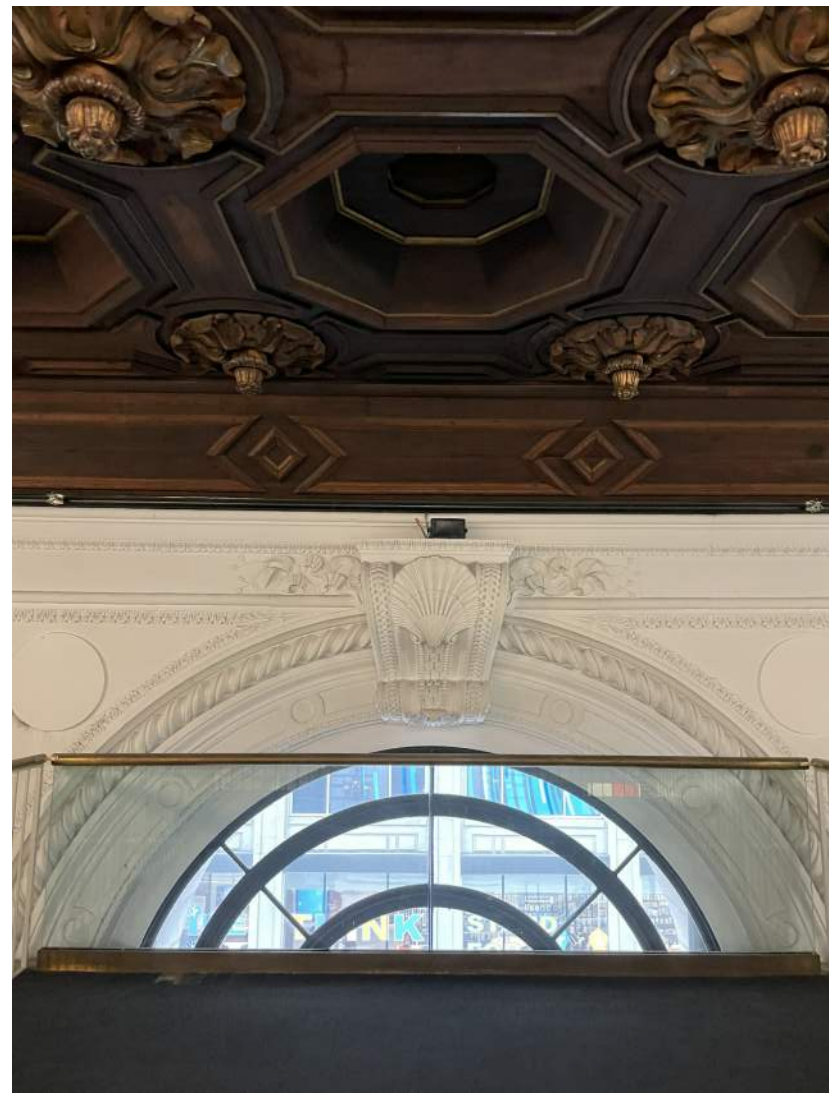
Drawn By: Author

Checked By: Checker

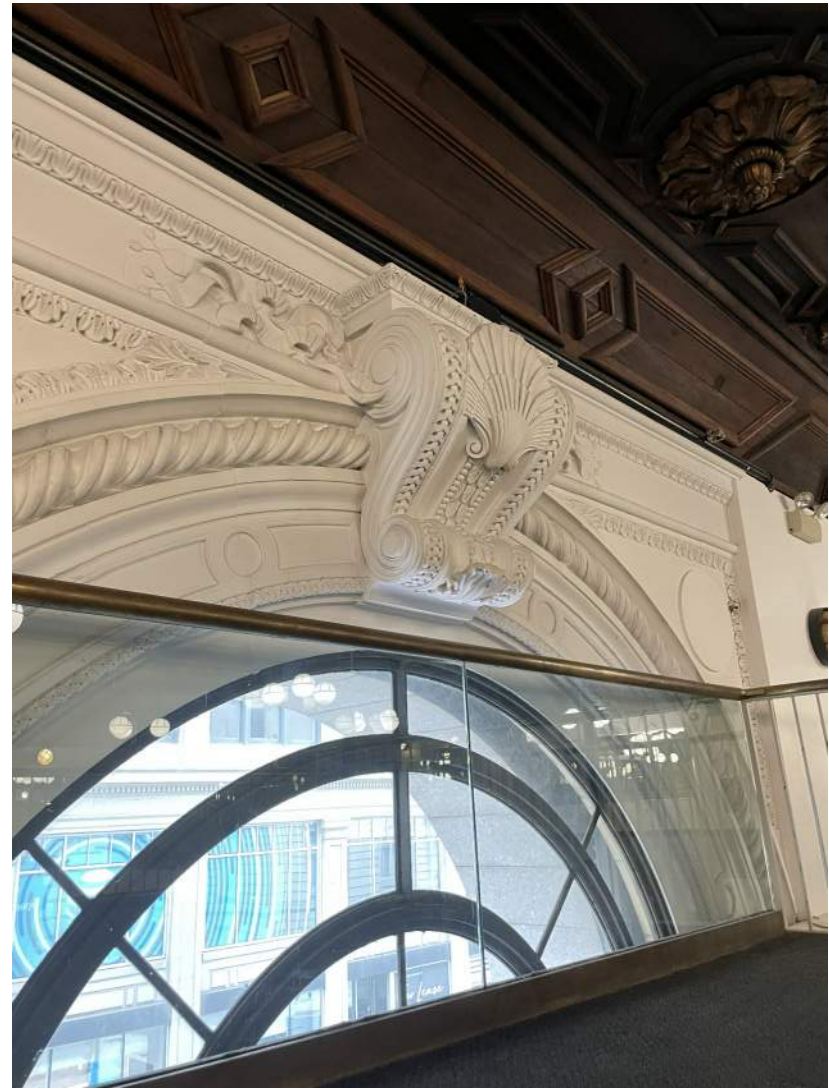
EX1.3

Scale:

7/30/2021 2:48:06 PM



1 15TH ST ENTRY ARCH TOP VIEWED FROM MEZZANINE 2 (2021)



3 15TH ST ENTRY ARCH TOP VIEWED FROM MEZZANINE 2 (2021)



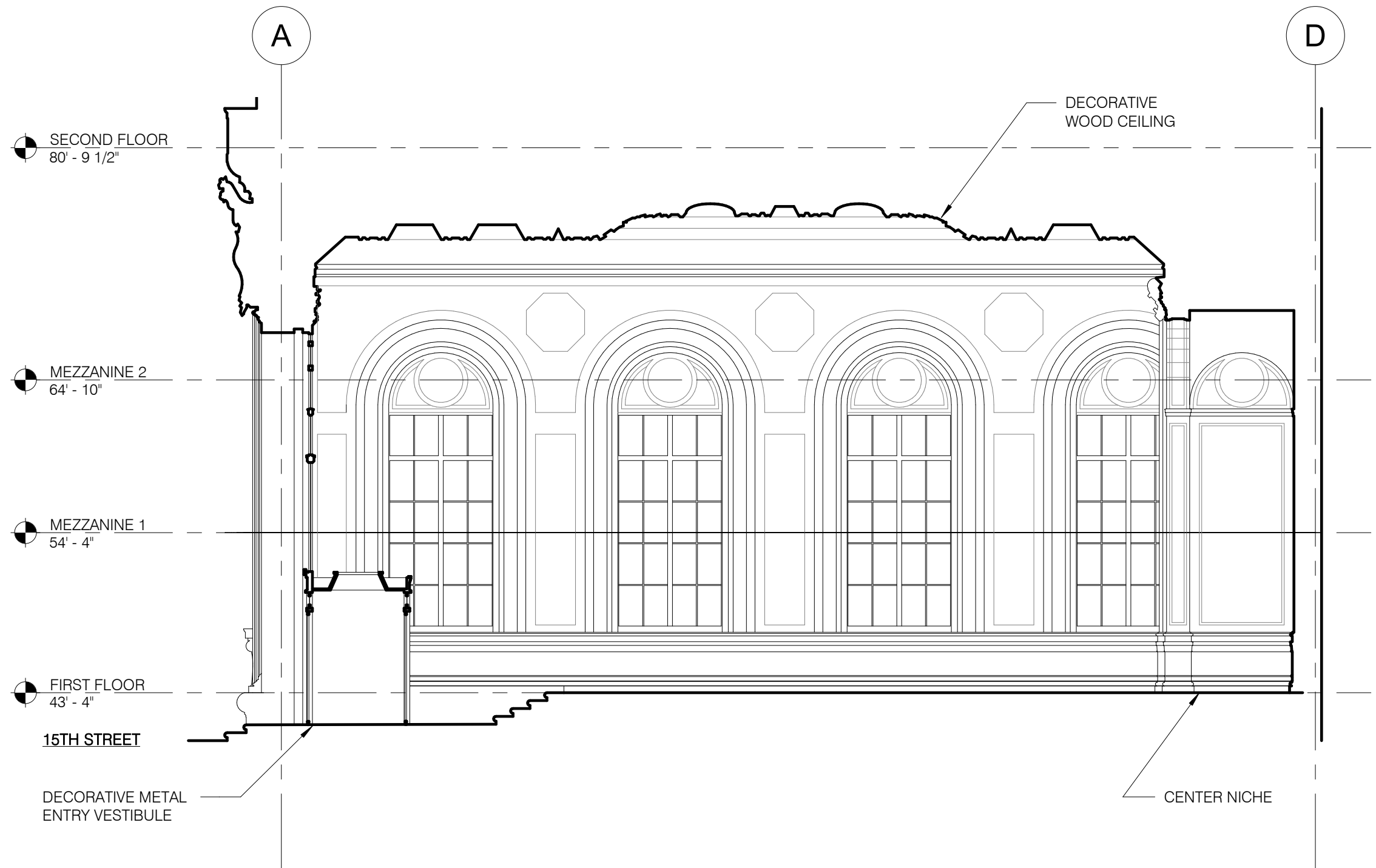
4 DECORATIVE METAL VESITBULE FROM FIRST FLOOR (2021)



2 15TH STREET ENTRANCE INTERIOR VIEW CIRCA 1928



5 15TH STREET ENTRANCE WITH EXISTING MEZZININES INTERIOR VIEW FROM FIRST FLOOR (2021)



1 PARTIAL W-E SECTION - FORMER BANKING HALL
1/8" = 1'-0"

(COMMON LOBBY / MEZZANINE ADDITIONS NOT SHOWN)



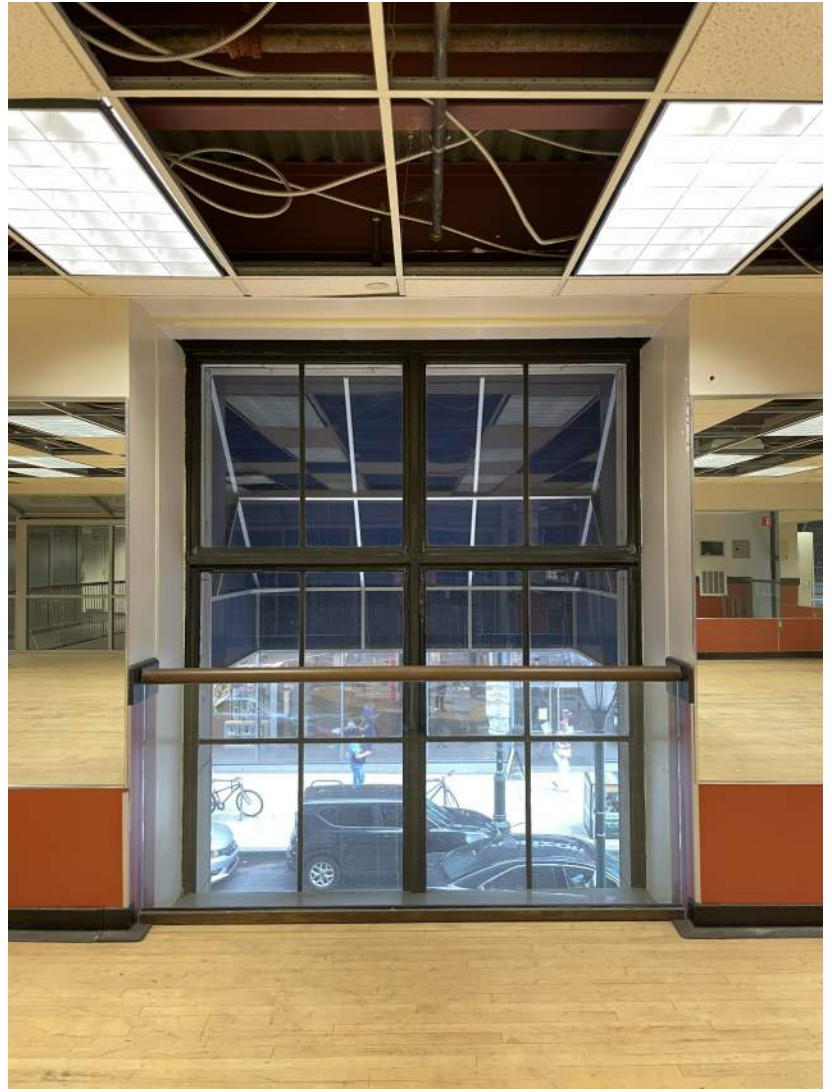
6 STONE FIREPLACE MANTEL CIRCA 1928



7 STONE FIREPLACE MANTEL (2021)
(surrounding wall is original marble painted)



8 STONE ROUND TOP OF TYP. WINDOW VIEWED ON MEZZANINE 2 (2021)



9 UPPER PORTION OF TYPICAL WINDOW AT MEZZANINE 1 (2021)



10 LOWER PORTION OF TYPICAL WINDOW AT FIRST FLOOR (2021)

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1435 Walnut Street, #41
Philadelphia, PA 19102

REVISIONS		
No.	Date	Description

Project Phase:
CONSTRUCTION DOCUMENTS

Project Name:
The Drexel Building
1435-41 Walnut Street
Philadelphia, PA 19102

Exterior Alterations

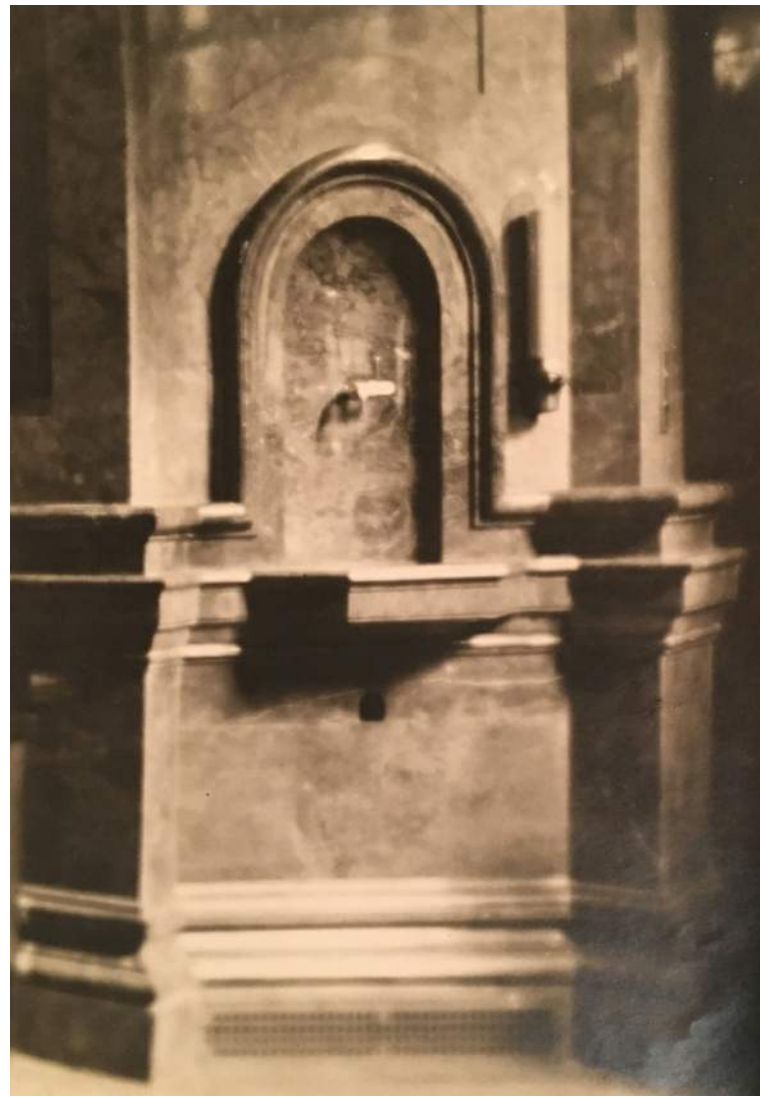
Drawing Title:
EXISTING INTERIOR CONDITIONS

Project Number: 21827.00
Date: 08/30/2021
Drawn By: WDK
Checked By: WDK

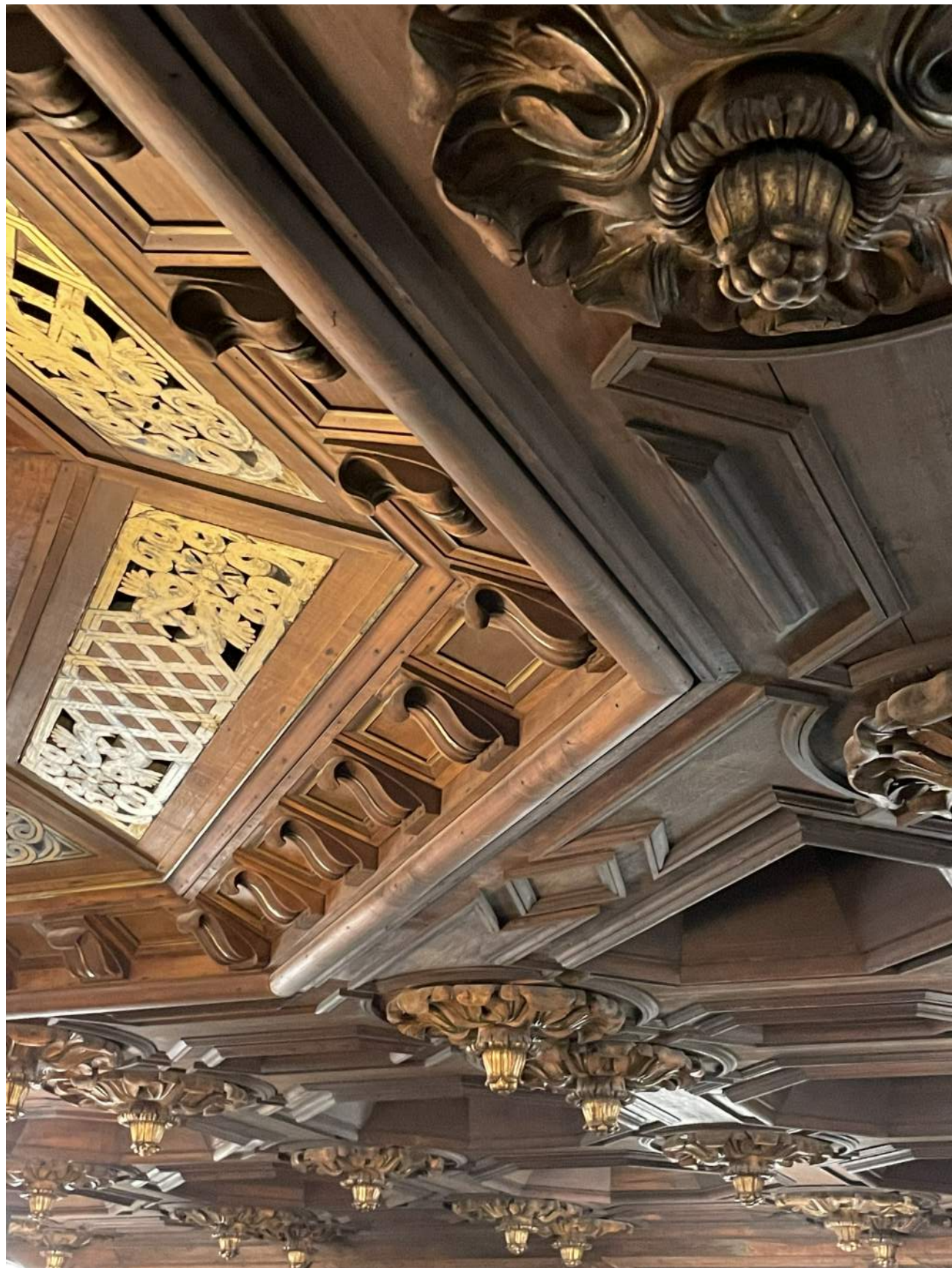
EX1.4
Scale: 1/8" = 1'-0"



1 MARBLE FONT IN COMMON LOBBY (2021)



2 MARBLE FONT CIRCA 1928



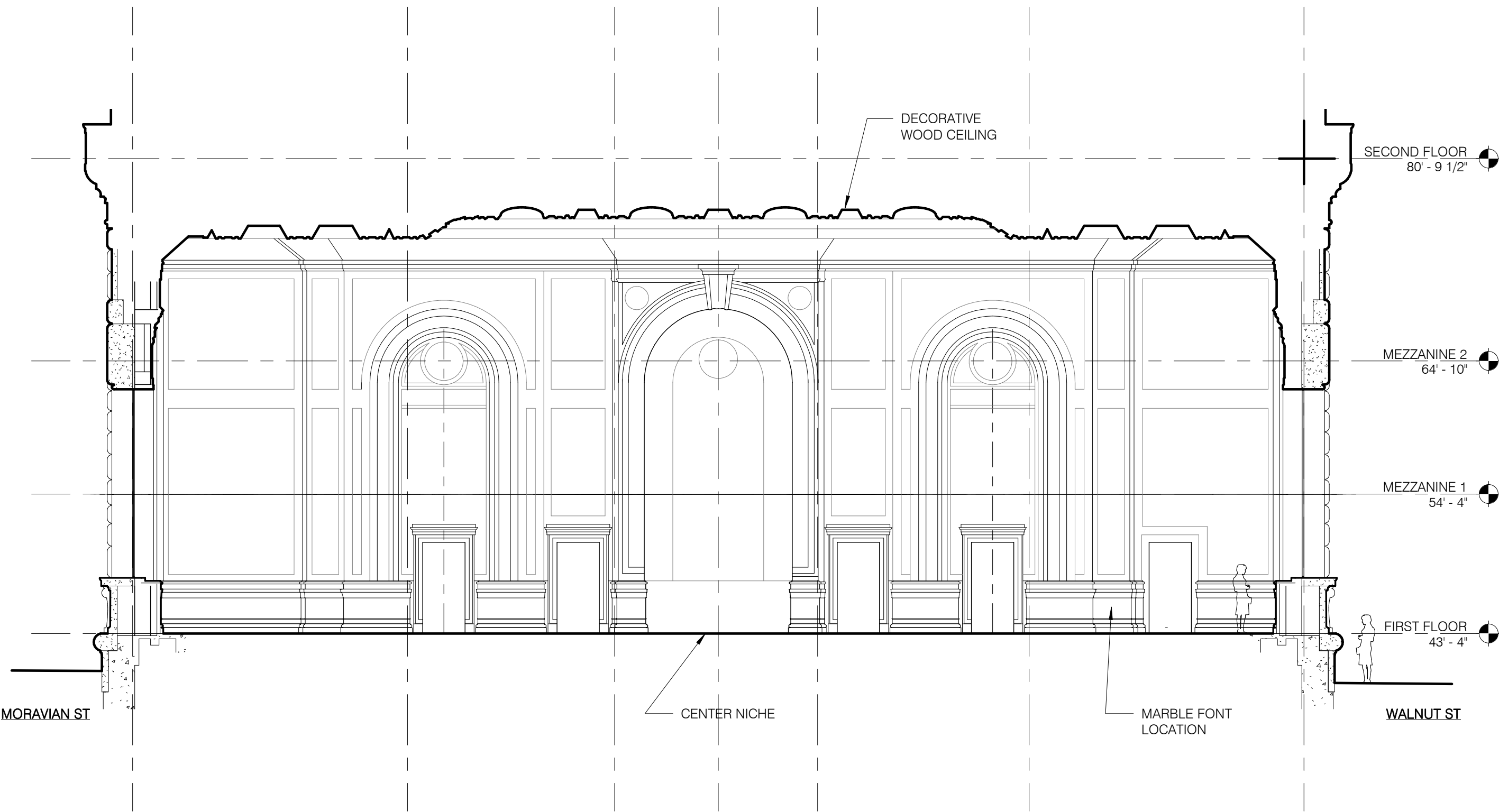
3 DECORATIVE CEILING DETAIL (2021)



4 DECORATIVE CEILING FROM MEZZANINE 2 (2021)

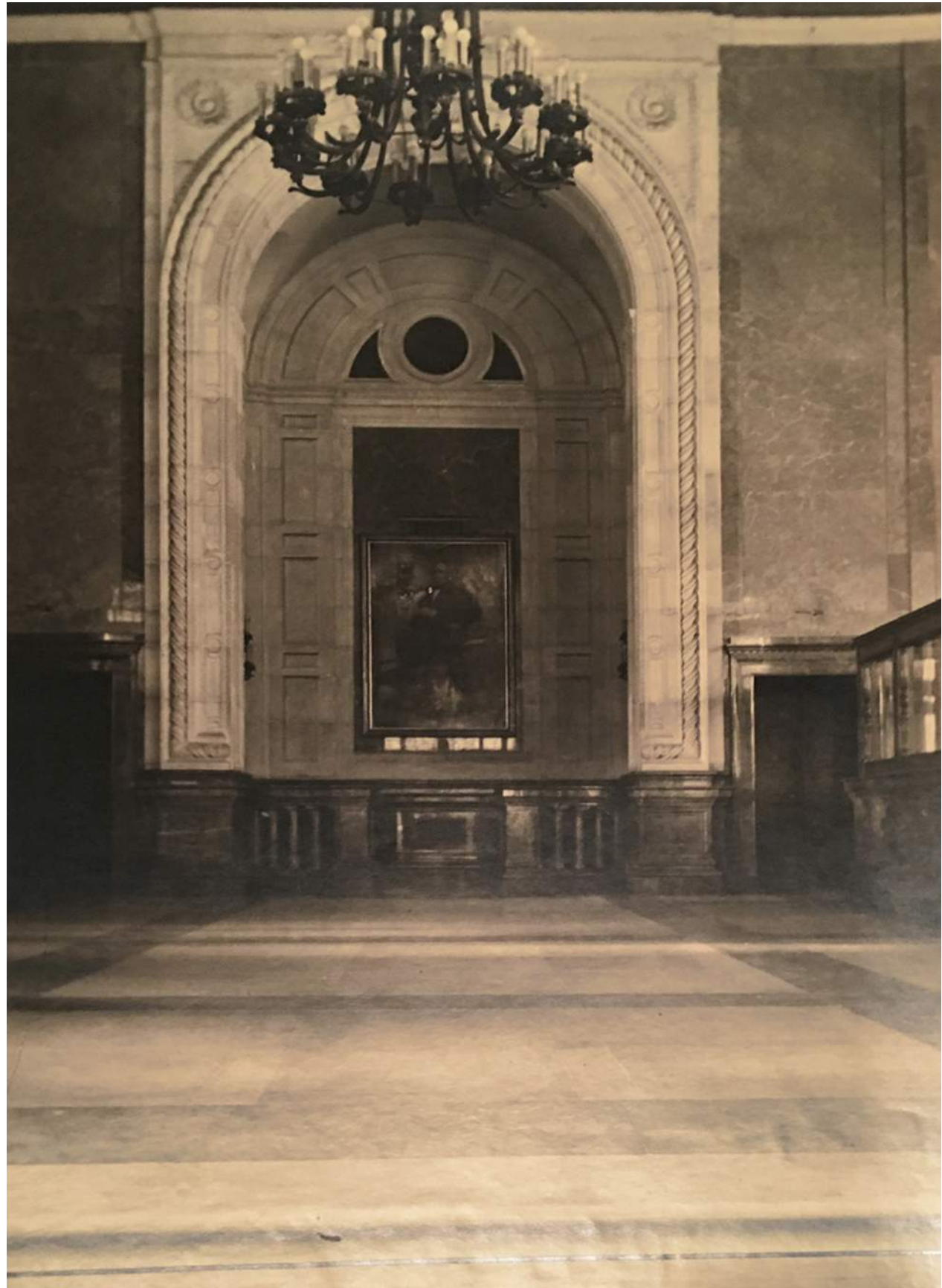


5 CENTER NICHE IN COMMON LOBBY (2021)



1 PARTIAL N-S BUILDING SECTION - FORMER BANKING HALL
1/8" = 1'-0"

(COMMON LOBBY / MEZZANINE ADDITIONS NOT SHOWN)



6 CENTER NICHE VIEWED FROM 15TH STREET ENTRANCE
CIRCA 1928

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1435 Walnut Street, #41
Philadelphia, PA 19102

REVISIONS

No.	Date	Description

Project Phase:

CONSTRUCTION
DOCUMENTS

Project Name:

The Drexel Building
1435-41 Walnut Street
Philadelphia, PA 19102

Exterior Alterations

Drawing Title:

EXISTING INTERIOR
CONDITIONS

Project Number: 21827.00

Date: 08/30/2021

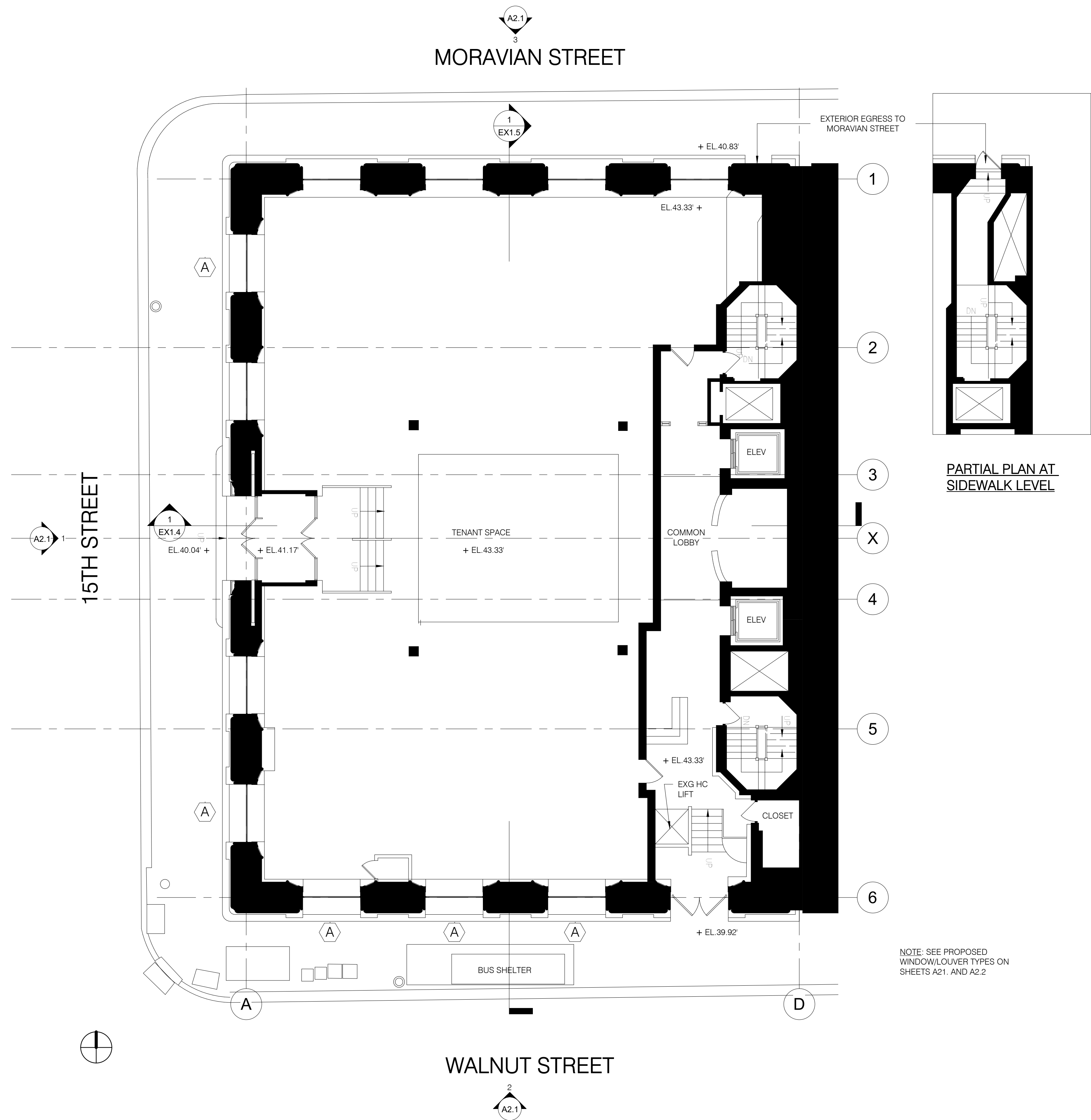
Drawn By: WDK

Checked By: WDK

EX1.5

Scale: 1/8" = 1'-0"

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1 PLAN-01 FIRST FLOOR
1/8" = 1'-0"

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Philadelphia, PA 19102

REVISIONS		
No.	Date	Description

Project Phase:
CONSTRUCTION DOCUMENTS

Project Name:
The Drexel Building
1435-41 Walnut Street
Philadelphia, PA 19102

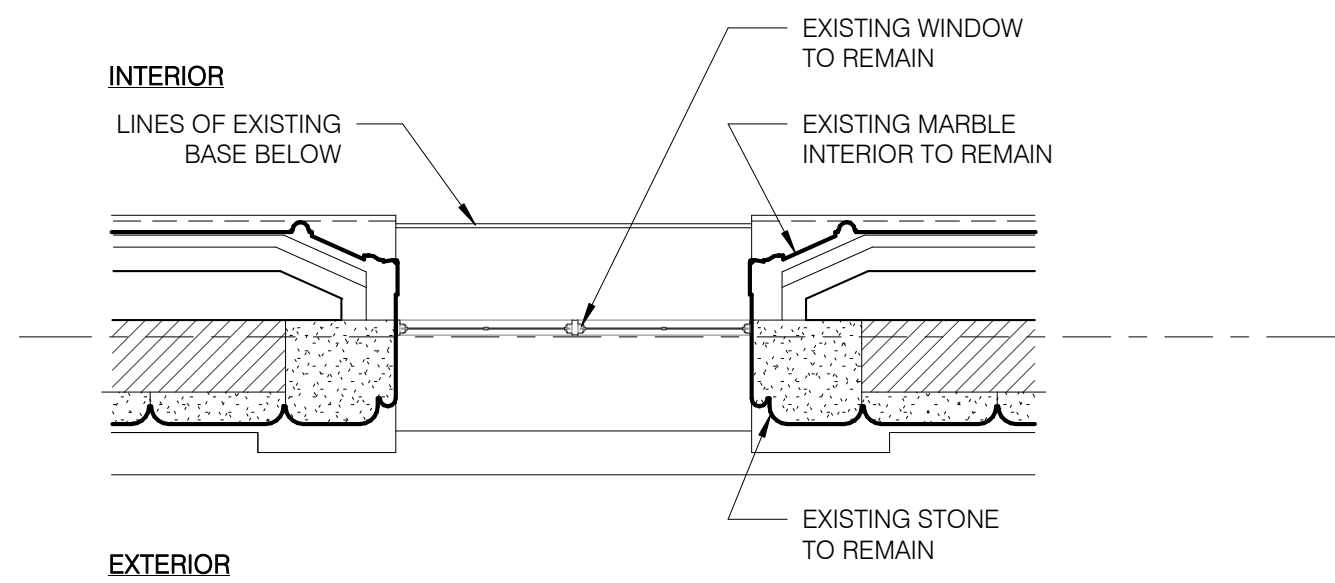
Exterior Alterations

Drawing Title:
FLOOR PLAN (PROPOSED)

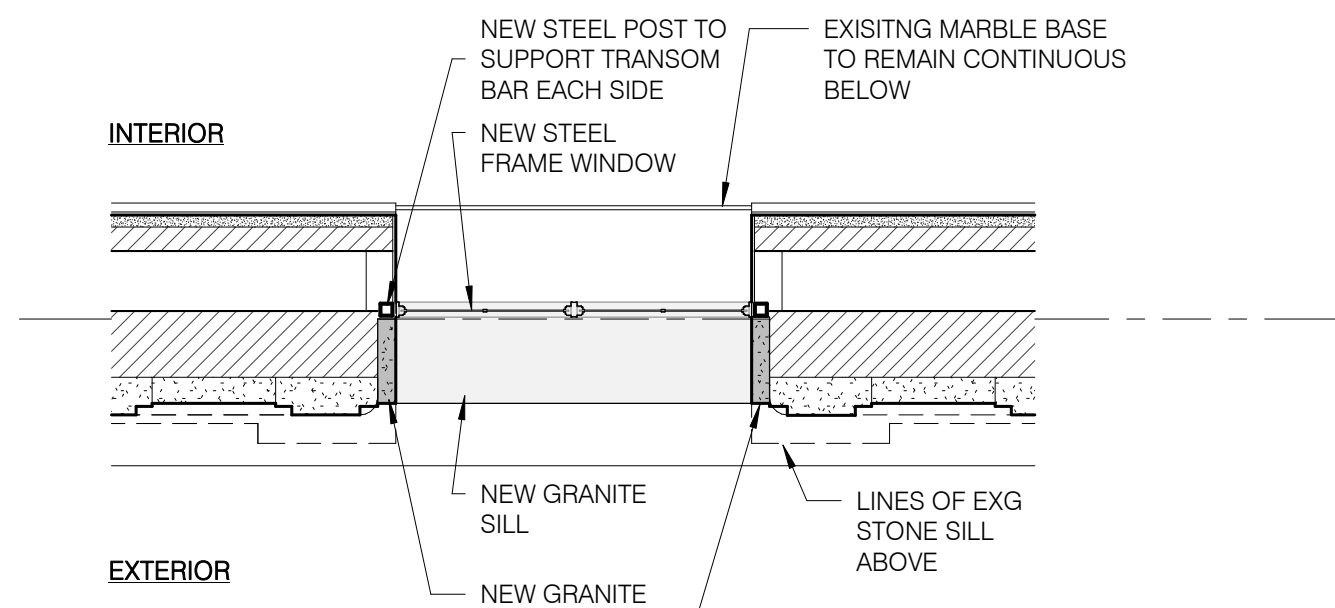
Project Number:	21827.00
Date:	08/30/2021
Drawn By:	WDK
Checked By:	WDK

A1.1
Scale: 1/8" = 1'-0"

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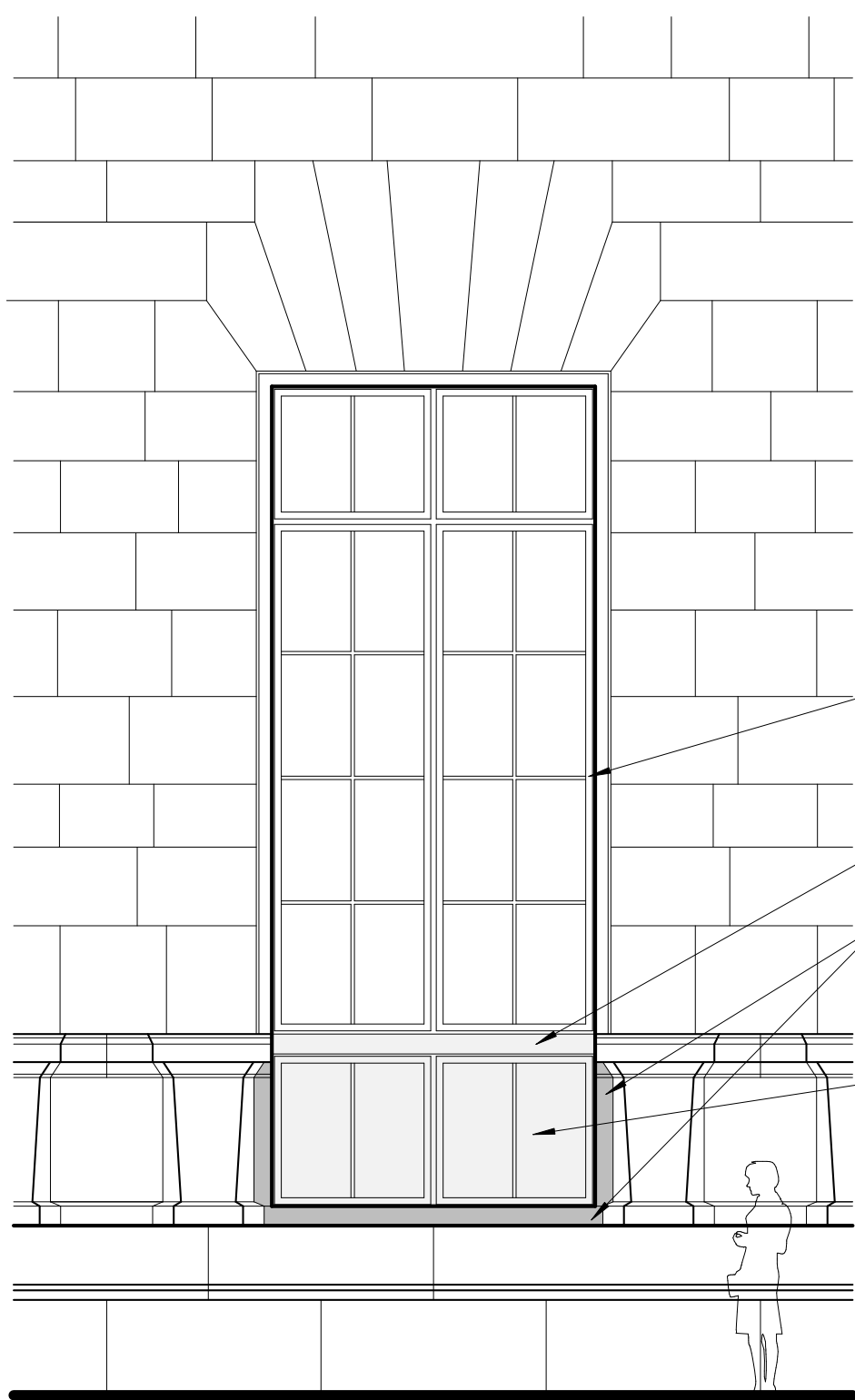
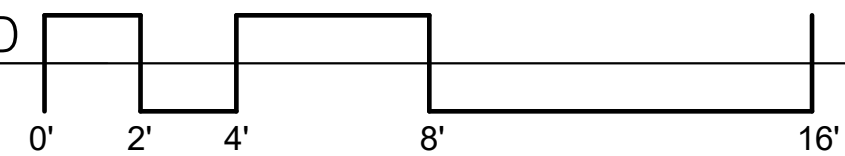


PLAN VIEW AT EXISTING WINDOW

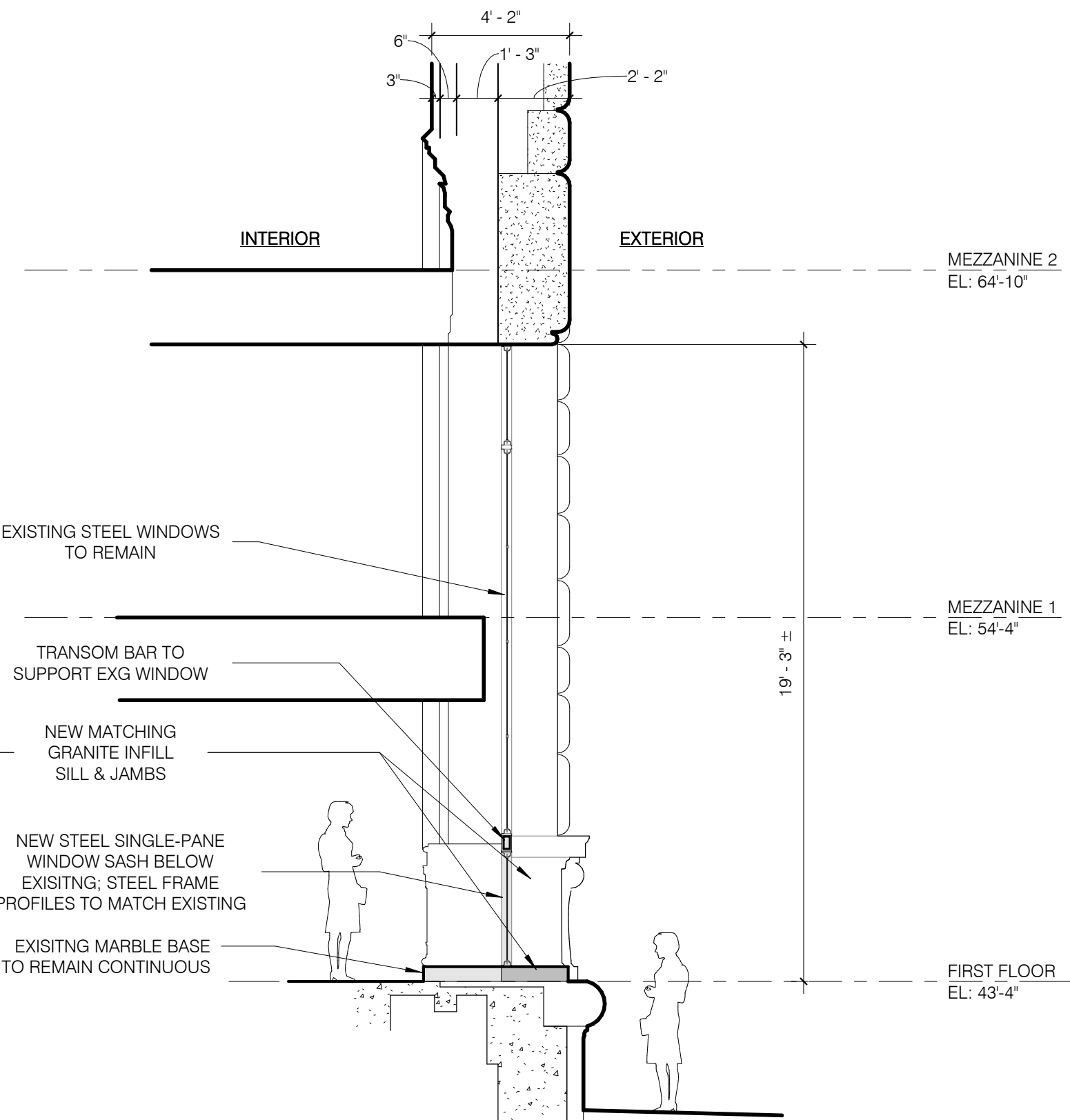


PLAN VIEW AT NEW WINDOW BELOW

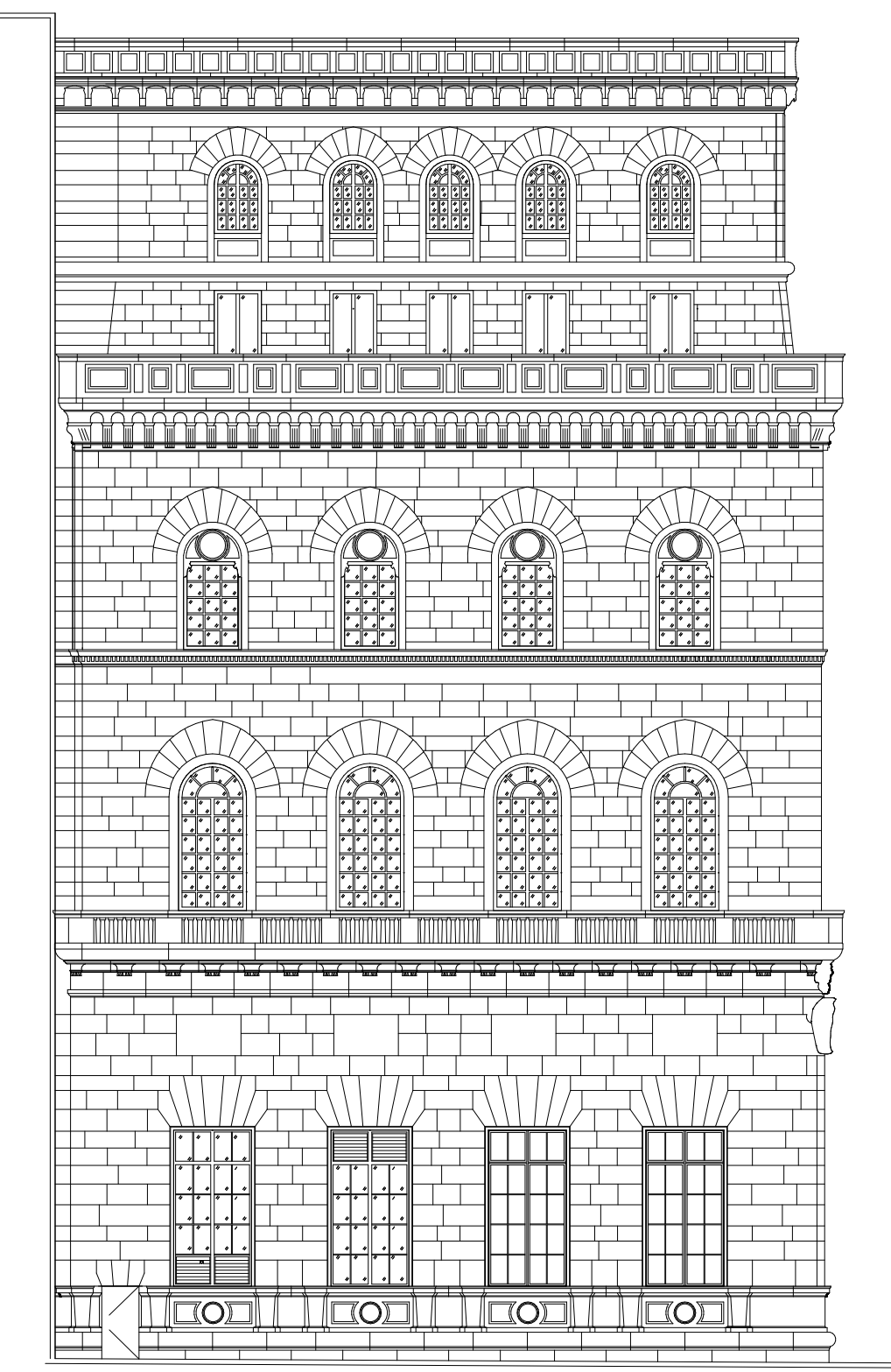
④ TYPICAL WINDOW 'A' ENLARGED VIEWS - ALTERED
1/4" = 1'-0"



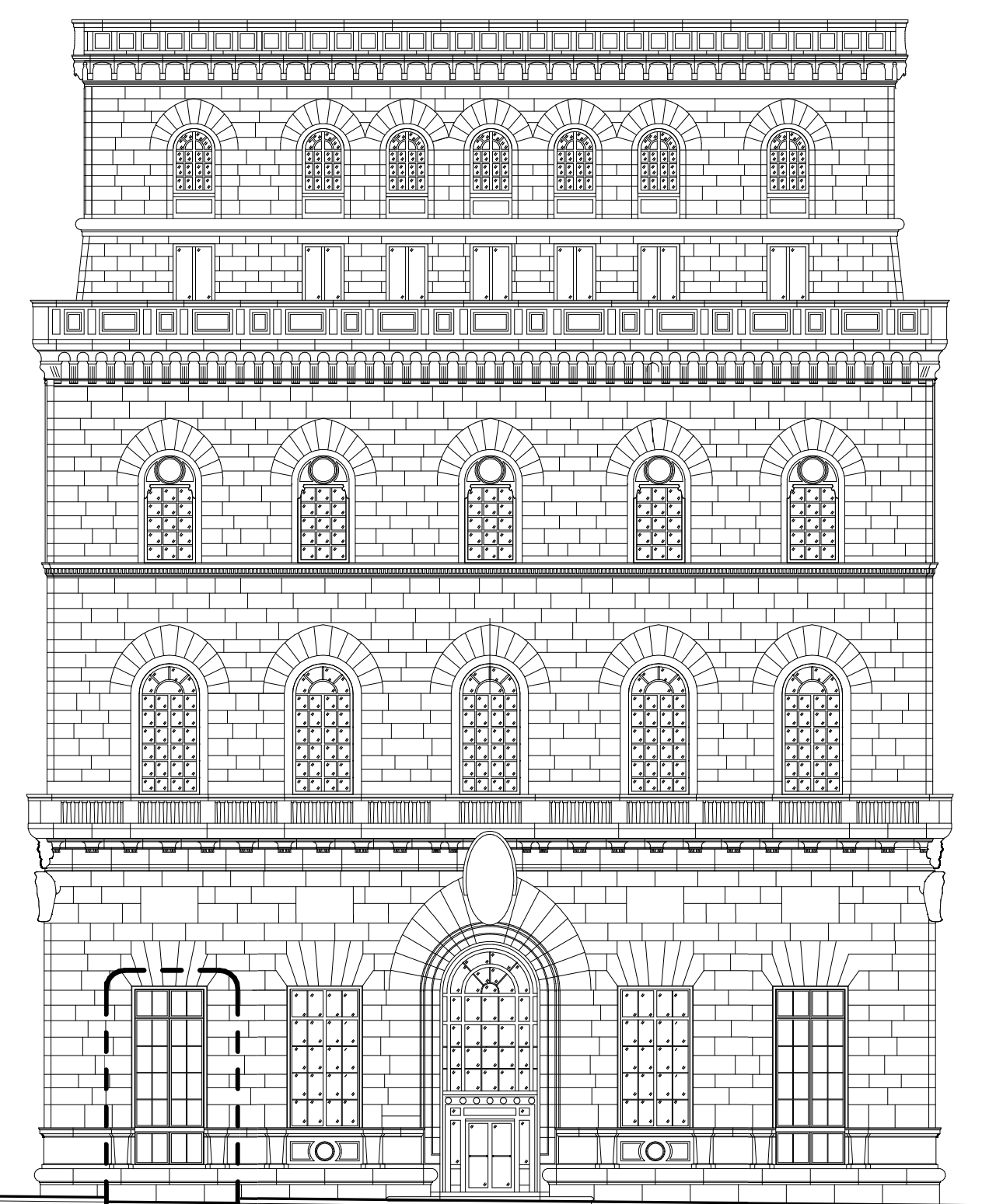
PARTIAL EXTERIOR ELEVATION A



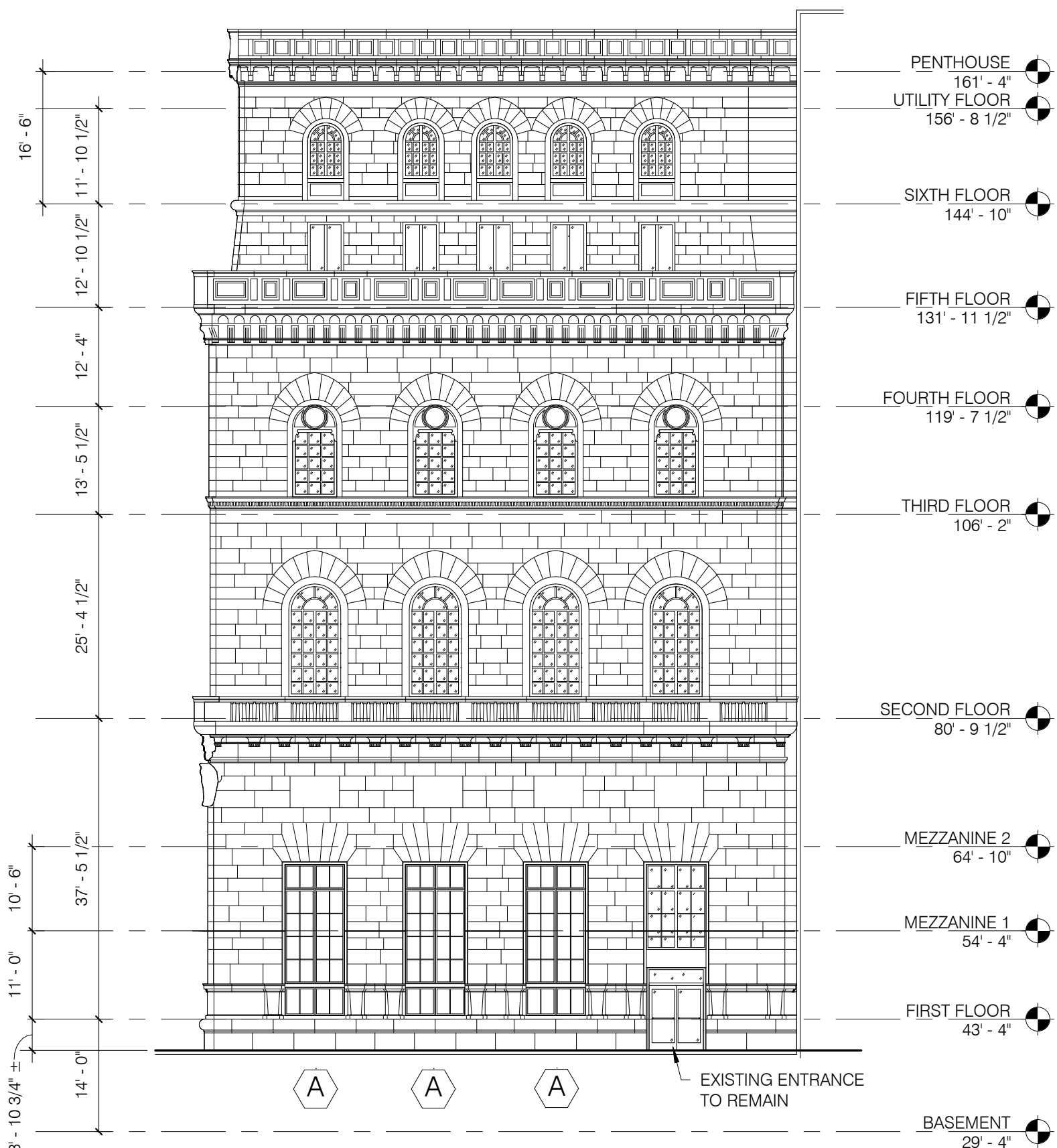
PARTIAL WALL SECTION



③ MORAVIAN STREET ELEVATION (NORTH)
1/16" = 1'-0"



① 15TH STREET ELEVATION (WEST)
1/16" = 1'-0"



② WALNUT STREET ELEVATION (SOUTH)
1/16" = 1'-0"

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Philadelphia, PA 19106
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Owner
ADR Drexel LP
1435 Walnut Street, #41
Philadelphia, PA 19102

REVISIONS

No.	Date	Description
1	08/19/21	Revision 1

Project Phase:

CONSTRUCTION
DOCUMENTS

Project Name:

The Drexel Building
1435-41 Walnut Street
Philadelphia, PA 19102

Exterior Alterations

Drawing Title:

ELEVATIONS
(PROPOSED)

Project Number: 21827.00

Date: 08/30/2021

Drawn By: WDK

Checked By: WDK

A2.1

Scale: As indicated

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PHILADELPHIA HISTORICAL COMMISSION
RECORD OF THE APPLICATION REVIEW FOR 1435-41 WALNUT ST

EXHIBIT 12

ADDRESS: 1435-41 WALNUT ST

Proposal: Cut window sills; install new windows

Review Requested: Final Approval

Owner: ADR Drexel, L.P.

Applicant: Matthew McClure, Ballard Spahr

History: 1927; Drexel Co. Building; Day & Klauder

Individual Designation: 2/23/1971, 8/2/1973

District Designation: None

Staff Contact: Jon Farnham, jon.farnham@phila.gov

OVERVIEW: The building at 1435-41 Walnut Street was designed by the architectural firm of Day & Klauder and constructed in 1927 for Drexel & Company, a private banking house. The design for the building was drawn from the Renaissance palazzos of Florence, Italy. A once-grand banking hall occupies the first floor. The banking hall has been alternatively vacant and underutilized for many years. The application claims that the chronic vacancy of what should be prime commercial space on the Walnut Street shopping corridor results from the lack of visibility from the street into the space. The first-floor window sills are between 88 and 99 inches above the sidewalk, several feet above eye level. The application asserts that the windows must be enlarged to make the first-floor interior space attractive to retail tenants. The application includes architectural drawings as well as an analysis of the building and its leasing difficulties by an expert in the marketing of retail space. The report explains why the window sills must be lowered and how other jurisdictions have allowed for such changes to historic buildings.

The application proposes to remove the masonry panels below first-floor windows on Walnut and 15th Streets and install mullions and glazing in place of the panels to allow for views from the street into the interior space. The Moravian Street windows would not be altered. The original application, which was reviewed by the Architectural Committee, proposed altering seven windows, three on Walnut and four on S. 15th Street. In response to the Architectural Committee recommendation to reduce the number of alterations, the revised application proposes altering five windows, three on Walnut and two on S. 15th Street. With the revision, the windows flanking the entrance on S. 15th Street would not be altered. The easternmost opening on Walnut Street is already altered; it was cut down for a doorway many years ago. After the stone panels below the windows are removed, new pieces of matching stone would be inserted at the jambs and new sills to square the openings and then the new openings would be glazed, with the new window systems fitting below the decorative historic windows. Non-historic storm windows would also be removed.

Drexel & Co. opened its banking hall at 15th and Walnut Streets on 7 November 1927. Despite the Stock Market Crash and the Glass-Steagall Act of 1933, which separated commercial and investment banking, Drexel & Co. survived the Great Depression, albeit with several reorganizations. Drexel & Co. sold the property to 1435 Walnut Street Corporation in 1938, but continued to occupy the building under a lease. In 1943, when the First National Bank of Philadelphia purchased the property, Drexel & Co. removed from the building at 15th and Walnut. Interestingly, Drexel and First National swapped quarters, with Drexel & Co. moving to First National's former offices at 1500 Walnut Street and First National moving into the Florentine palace. First National merged with the First Pennsylvania Bank & Trust Co. and then sold the property to Bankers Securities Corporation, Albert M. Greenfield's parent company, in 1957. It appears that Bankers Securities Corp. never occupied the building and the main banking room remained vacant for decades, from 1957 to 1987. In 1979, developer Jay Nathan and partners obtained the property and set out to rehabilitate it with new retail and restaurant spaces in the banking hall and offices above. They inserted a series of freestanding mezzanines

in the banking hall, while trying to maintain the historic features and finishes. At the time, while reporting on the rehabilitation, the *Inquirer* noted that “the building has long been a white elephant largely because its ornate main banking floor, with its 35-foot ceiling, has been considered difficult to use economically.” While the offices rented, the banking floor remained vacant until 1987, when Dimensions, a men’s clothing store, moved into the space. Murray Korn’s Dimensions did not last long, declaring bankruptcy in 1991. In 1987, Nathan and his partners sold the property to a British investment company. Bally’s Health and Tennis Corporation leased the banking hall in 1994 for use as a fitness center, which opened in 1995. Bally’s sold to LA Fitness in 2011. LA Fitness closed its 1435 Walnut location in 2015, after the space was rented to another gym operator. However, the new fitness center scheduled for the space in 2015 defaulted on its lease and the banking hall has been vacant since that time. In summary, the first-floor space was used as a banking hall from 1927 to 1957, was vacant from 1957 to 1987, was used as a clothing store from 1987 to 1991, was vacant from 1991 to 1994, was used as a gym, albeit not the highest and best use for the historic interior on the city’s premier shopping corridor, from 1994 to 2015, and has been vacant since.

The Preservation Alliance has submitted a letter regarding the application for 1435-41 Walnut Street. Two claims in the letter are untenable. First, the letter asserts that the application should be reviewed by the Committee on Financial Hardship. While the Historical Commission could choose to refer the application to the Committee on Financial Hardship, it is not obligated to do so and has not done so in similar circumstances in the past. All applications are based, at least in part, on financial considerations, but only applications that claim that a building cannot be reasonably adapted for a new use must follow the financial hardship route. These are typically applications for complete demolition. This application proposes what the Historical Commission might consider a reasonable adaptation and the Commission can therefore review it as a simple alteration application while complying with all applicable law and regulation. Any assertion that this application must be forwarded to the Committee on Financial Hardship is incorrect. Second, the letter asserts that the staff has exceeded its authority by merely making a recommendation on this application. The claim is incorrect. The staff is required by the Rules & Regulations to make a recommendation, whether this application is treated as an ordinary alteration application or a financial hardship application. Section 6.10.d of the Rules & Regulations stipulates that the staff “shall” forward recommendations to the Architectural Committee for all applications it reviews. Section 9.5.c of the Rules & Regulations stipulates that the staff “shall” forward recommendations on financial hardship applications to both committees and “may also enter a recommendation directly to the Commission.” The staff did not exceed its authority by providing a recommendation; it satisfied a requirement of the Rules & Regulations.

SCOPE OF WORK:

- Lower window sills and add glazing in five openings. The application originally proposed altering seven openings, but has been revised to five.

STANDARDS FOR REVIEW:

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

- *Standard 9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*
 - The removal of the stone panels and addition of glazing does not comply with a strict reading of Standard 9, but will have minimal impact on the historic integrity of the property and should be approved to ensure that the important historic

building is self-sustaining and to allow for the restoration and public appreciation of the significant interior space.

- *Standard 10: New additions or adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be impaired.*
 - The work will comply with Standard 10, provided the stone panels are carefully removed and safely stored for potential reinstallation in the future.

STAFF RECOMMENDATION: Approval, with the staff to review window and stone shop drawings and stone samples, provided the stone panels are carefully removed and safely stored for potential reinstallation in the future.

PHILADELPHIA HISTORICAL COMMISSION
RECORD OF THE APPLICATION REVIEW FOR 1435-41 WALNUT ST

EXHIBIT 13

THE DREXEL BUILDING – A RETAIL PERSPECTIVE

**709TH STATED MEETING OF THE
PHILADELPHIA HISTORICAL COMMISSION**

FRIDAY, 10 SEPTEMBER 2021, 9:00 A.M.

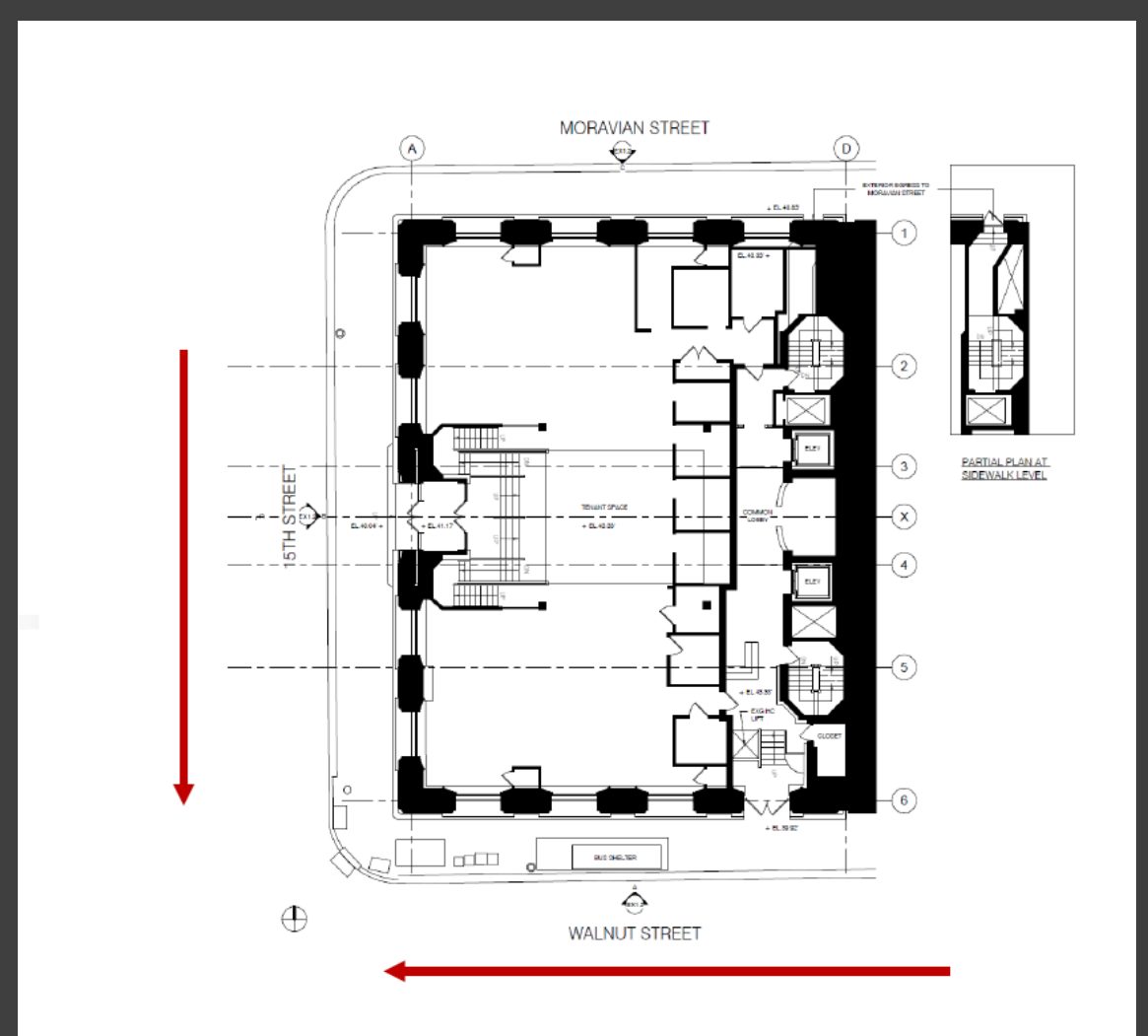
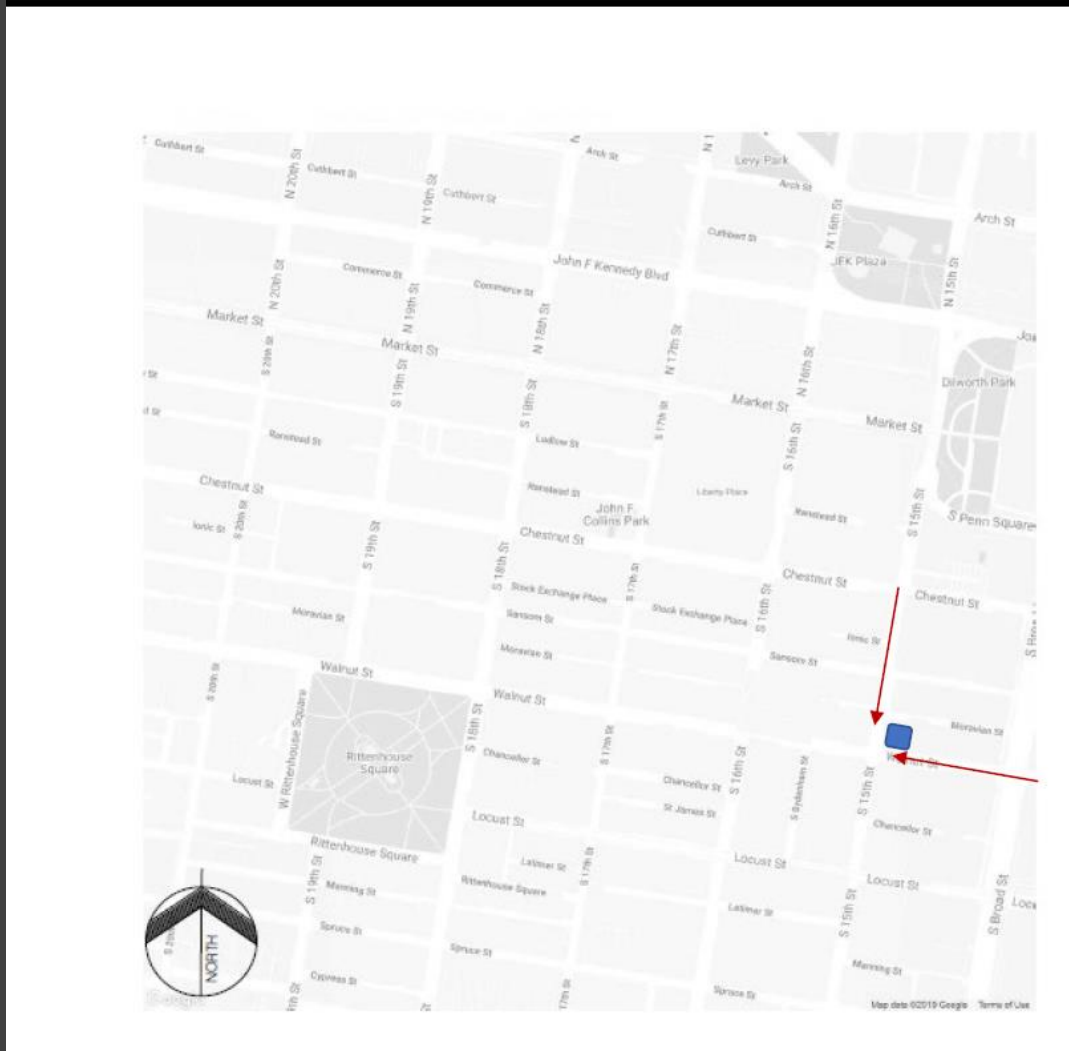


The Riddle Company is a Washington, DC based consulting firm that specializes in real estate and economic development marketing. We develop and implement data driven strategies to support business attraction and economic investment for public and private clients. Founded in 1991, The Riddle Company has established a diverse portfolio of private and public clients including real estate development and brokerage companies, economic and downtown development organizations, and cities and states, including the Center City District.

Catherine Timko, principal of The Riddle Company, has been consulting with CCD since 2010 on retail attraction. TRC completed a comprehensive retail market analysis and strategy for the Center City District in 2009. The study was used to develop the metric framework that became the foundation for messaging and business attraction. Our work resulted in the formation of the Philadelphia Retail Marketing Alliance, the *Be In On It* campaign and over 650,000 SF of net new retail including Target and Bloomingdales.



STOREFRONT
WINDOWS ARE
CRITICAL FOR
SUCCESS



VISIBILITY IS PARAMOUNT

KEY FACTORS FOR RETAIL SITE SELECTION

- **Size of the site**
- **Visibility**
- **Maximum street frontage**
- **Traffic counts**
- **Signage**
- **Parking**
- **Co-tenancy**

PHILADELPHIA HISTORICAL COMMISSION
RECORD OF THE APPLICATION REVIEW FOR 1435-41 WALNUT ST

EXHIBIT 14

**THE MINUTES OF THE 709TH STATED MEETING OF THE
PHILADELPHIA HISTORICAL COMMISSION**

**FRIDAY, 10 SEPTEMBER 2021
REMOTE MEETING ON ZOOM
ROBERT THOMAS, CHAIR**

CALL TO ORDER

START TIME IN ZOOM RECORDING: 00:00:00

Mr. Thomas, the Chair, called the meeting to order at 9:00 a.m. and announced the presence of a quorum. The following Commissioners joined him:

Commissioner	Present	Absent	Comment
Robert Thomas, AIA, Chair	X		
Donna Carney (Philadelphia City Planning Commission)		X	
Emily Cooperman, Ph.D., Committee on Historic Designation Chair	X		
Mark Dodds (Department of Planning & Development)	X		
Kelly Edwards, MUP	X		
Steven Hartner (Department of Public Property)	X		
Sara Lepori (Commerce Department)	X		
Josh Lippert (Department of Licenses & Inspections)	X		
John Mattioni, Esq.	X		
Dan McCoubrey, AIA, LEED AP BD+C, Architectural Committee Chair	X		
Jessica Sánchez, Esq. (City Council President)	X		
Kimberly Washington, Esq.	X		

Owing to public health concerns surrounding the COVID-19 virus, all Commissioners, staff, applicants, and public attendees participated in the meeting remotely via Zoom video and audio-conferencing software.

The following staff members were present:

Jonathan Farnham, Executive Director
Kim Chantry, Historic Preservation Planner III
Laura DiPasquale, Historic Preservation Planner II
Meredith Keller, Historic Preservation Planner II
Allyson Mehley, Historic Preservation Planner II
Leonard Reuter, Esq., Law Department
Megan Cross Schmitt, Historic Preservation Planner II

The following persons attended the online meeting:

Oscar Beisert, Keeping Society
Arielle Kerstein
Michael Ramos
Jay Farrell
Sophie Dong
Faye Messner
Mary McGettigan
Justin Detwiler
Paige Jaffe
David Traub, Save Our Sites
Patrick Grossi, Preservation Alliance
Matthew McClure, Esq., Ballard Spahr
Scott Gerlica
Dennis Carlisle
Steven Peitzman
Nora Okoro
Devon Beverly
Sam Katovitch
Brian Zoubek
Shimi Zakin
Kevin Brett
Michael Phillips, Esq., Khelr Harrison
Yoav Shiffman
J.M. Duffin
Jordan Mrazik
Dan Kayser
Lynette Illen
Sammy Purnell
Allan Domb
Jenn Patrino
Jeremy Avellino
Scott Shinton
Tim Lux
German Yakubov
Nancy Pontone
Matthew McCarty
Jackie, Tierview Development
Sara Chafi
Allison Weiss
Alex Balloon, Tacony CDC
Snezana Litvinovic
Catherine Timko
Arden Jordan
Kevin McMahon
Susan Wetherill
Paul Steinke, Preservation Alliance
Sara Pochedly
David Hollenberg

ADOPTION OF MINUTES, 708TH STATED MEETING, 13 AUGUST 2021

START TIME IN ZOOM RECORDING: 00:04:18

DISCUSSION:

- Mr. Thomas asked the Commissioners, staff, and members of the public if they had any additions or corrections to the minutes of the preceding meeting of the Historical Commission, the 708th Stated Meeting, held 13 August 2021. No corrections were offered.

ACTION: Ms. Edwards moved to adopt the minutes of the 708th Stated Meeting of the Philadelphia Historical Commission, held 13 August 2021. Mr. Mattioni seconded the motion, which was adopted by unanimous consent.

ITEM: Adoption of the Minutes of the 708th Meeting					
MOTION: Adoption of minutes					
MOVED BY: Edwards					
SECONDED BY: Mattioni					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Carney (PCPC)					X
Cooperman	X				
Dodds (DPD)	X				
Edwards	X				
Hartner (DPP)	X				
Lepori (Commerce)	X				
Lippert (L&I)	X				
Mattioni	X				
McCoubrey	X				
Sánchez (Council)	X				
Washington	X				
Total	11				1

REQUEST FOR CONTINUANCE

ADDRESS: 6901 GERMANTOWN AVE

Proposal: Construct multifamily building in side yard

Review Requested: Final Approval

Owner: Dennis M. McCarthy and John V. Miglionico

Applicant: Lea Litvin, LO Design

History: 1798; Joseph Gorgas House; porch added, 1860

Individual Designation: 5/28/1957

District Designation: None

Staff Contact: Meredith Keller, meredith.keller@phila.gov

BACKGROUND:

The property at 6901 Germantown Avenue includes a late-eighteenth-century stone structure, the Joseph Gorgas House, located at the corner of Germantown Avenue and Gorgas Lane,

and a large parking lot at the side and rear. The property's large open space historically functioned as a side and rear yard. Aside from a wood-frame shed or stable building at the rear of the stone house, historic maps show that no other structures existed on the site. This application proposes to construct a three-story, multi-unit building on the site of the parking lot. The new building would have frontages on Germantown Avenue and Gorgas Lane, would be clad in stone and blackened cedar siding, and would feature large dormers with terraces and a standing seam metal roof.

SCOPE OF WORK:

- Construct three-story, multi-unit building in location of existing parking lot.

STANDARDS FOR REVIEW:

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

- *Standard 9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*
 - The proposed three-story building would be differentiated from the historic building, though it would not be compatible. While the standing seam metal roof and stone cladding reflect the materials of the historic building and surrounding context, the blackened cedar siding, the dominant material of the new construction, would not be compatible. The proposed building is too large in massing, size, and scale and should be reduced to more closely match the massing of the historic building.
 - *Guidelines for New Exterior Additions to Historic Buildings and Related New Construction:*
 - *Recommended: Designing new construction on a historic site or in a historic setting that it is compatible but differentiated from the historic building or buildings.*
 - *Recommended: Considering the design for related new construction in terms of its relationship to the historic building as well as the historic district and setting.*
 - *Not Recommended: Adding new construction that results in the diminution or loss of the historic character of the building, including its design, materials, location, or setting.*
 - The first-story wall fronting Germantown Avenue, the primary façade of the building, would be clad in stone with one door centered on the elevation. It would include no other fenestration. The lack of fenestration at this façade would adversely impact the historic streetscape, a main commercial corridor through Northwest Philadelphia, and should be modified to include punched window openings.
 - Owing to the massing, size, and scale of the new construction and its siting around the building, the new construction would result in the diminution of the historic character of the building.

STAFF RECOMMENDATION: Denial, pursuant to Standard 9 and the Guidelines for New Exterior Additions to Historic Buildings and Related New Construction.

ARCHITECTURAL COMMITTEE RECOMMENDATION: The Architectural Committee voted to recommend denial, pursuant to Standard 9 and the Guidelines for New Exterior Additions to Historic Buildings and Related New Construction.

START TIME OF DISCUSSION IN ZOOM RECORDING: 00:04:55

DISCUSSION:

- Mr. Farnham presented the continuance request to the Historical Commission, explaining that the staff had already granted one continuance for the review of the building permit application and was prohibited from granting additional continuances by the Rules & Regulations. He suggested that the rule made little sense and should be amended at some later point.
- Mr. Thomas asked the Commissioners for comments on the continuance request. None were offered.

PUBLIC COMMENT:

- None.

ACTION: Mr. Mattioni moved to continue the review of the application for 6901 Germantown Avenue for one month, to the Historical Commission's meeting on 8 October 2021. Mr. Hartner seconded the motion, which was adopted by unanimous consent.

ITEM: Continue review of application for 6901 Germantown Avenue for one month					
MOTION: Approval					
Moved BY: Mattioni					
SECONDED BY: Hartner					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Carney (PCPC)					X
Cooperman	X				
Dodds (DPD)	X				
Edwards	X				
Hartner (DPP)	X				
Lepori (Commerce)	X				
Lippert (L&I)	X				
Mattioni	X				
McCoubrey	X				
Sánchez (Council)	X				
Washington	X				
Total	11				1

REPORT OF THE ARCHITECTURAL COMMITTEE, 24 AUGUST 2021

CONSENT AGENDA

START TIME OF DISCUSSION IN ZOOM RECORDING: 00:09:15

DISCUSSION:

- Mr. Thomas asked the Commissioners, staff, and public for comments on the Consent Agenda. None were offered.

PUBLIC COMMENT:

- None.

ACTION: Mr. Thomas moved to adopt the recommendation of the Architectural Committee for the application for 223-25 Market Street. Mr. McCoubrey seconded the motion, which was adopted by unanimous consent.

ITEM: Consent Agenda					
MOTION: Approval					
MOVED BY: Thomas					
SECONDED BY: McCoubrey					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Carney (PCPC)					X
Cooperman	X				
Dodds (DPD)	X				
Edwards	X				
Hartner (DPP)	X				
Lepori (Commerce)	X				
Lippert (L&I)	X				
Mattioni	X				
McCoubrey	X				
Sánchez (Council)	X				
Washington	X				
Total	11				1

AGENDA

ADDRESS: 1435-41 WALNUT ST

Proposal: Cut window sills; install new windows

Review Requested: Final Approval

Owner: ADR Drexel, L.P.

Applicant: Matthew McClure, Ballard Spahr

History: 1927; Drexel Co. Building; Day & Klauder

Individual Designation: 2/23/1971, 8/2/1973

District Designation: None

Staff Contact: Jon Farnham, jon.farnham@phila.gov

OVERVIEW: The building at 1435-41 Walnut Street was constructed in 1927 for Drexel & Company, a private banking house. The design for the building was drawn from the Renaissance palaces of Florence, Italy. A once-grand banking hall occupies the first floor. The banking hall has been alternatively vacant and underutilized for many years. The application claims that the chronic vacancy of the commercial space on the Walnut Street shopping corridor results from the lack of visibility from the street into the space. The first-floor window sills are between 88 and 99 inches above the sidewalk, several feet above eye level. The application asserts that the windows must be enlarged to make the first-floor interior space attractive to retail tenants. The application includes an analysis of the building and its leasing difficulties by an expert in the marketing of retail space.

The application proposes to remove the masonry panels below first-floor windows on Walnut and 15th Streets and install mullions and glazing in place of the panels to allow for views from the street into the interior space. The Moravian Street windows would not be altered. The original application, which was reviewed by the Architectural Committee, proposed altering seven windows, three on Walnut and four on S. 15th Street. In response to the Architectural Committee recommendation to reduce the number of alterations, the revised application proposes altering five windows, three on Walnut and two on S. 15th Street. With the revision, the windows flanking the entrance on S. 15th Street would not be altered. The easternmost opening on Walnut Street is already altered; it was cut down for a doorway many years ago. After the stone panels below the windows are removed, the new openings would be glazed, with the new window systems fitting below the decorative historic windows.

Drexel & Co. opened its banking hall at 15th and Walnut Streets on 7 November 1927. Despite the Stock Market Crash and the Glass-Steagall Act of 1933, which separated commercial and investment banking, Drexel & Co. survived the Great Depression, albeit with several reorganizations. Drexel & Co. sold the property to 1435 Walnut Street Corporation in 1938, but continued to occupy the building under a lease. In 1943, when the First National Bank of Philadelphia purchased the property, Drexel & Co. removed from the building at 15th and Walnut. Interestingly, Drexel and First National swapped quarters, with Drexel & Co. moving to First National's former offices at 1500 Walnut Street and First National moving into the Florentine palace. First National merged with the First Pennsylvania Bank & Trust Co. and then sold the property to Bankers Securities Corporation, Albert M. Greenfield's parent company, in 1957. It appears that Bankers Securities Corp. never occupied the building and the main banking room remained vacant for decades, from 1957 to 1987. In 1979, developer Jay Nathan and partners obtained the property and set out to rehabilitate it with new retail and restaurant spaces in the banking hall and offices above. They inserted a series of freestanding mezzanines in the banking hall, while trying to maintain the historic features and finishes. At the time, while reporting on the rehabilitation, the *Inquirer* noted that "the building has long been a white

elephant largely because its ornate main banking floor, with its 35-foot ceiling, has been considered difficult to use economically.” While the offices rented, the banking floor remained vacant until 1987, when Dimensions, a men’s clothing store, moved into the space. Murray Korn’s Dimensions did not last long, declaring bankruptcy in 1991. In 1987, Nathan and his partners sold the property to a British investment company. Bally’s Health and Tennis Corporation leased the banking hall in 1994 for use as a fitness center, which opened in 1995. Bally’s sold to LA Fitness in 2011. LA Fitness closed its 1435 Walnut location in 2015, after the space was rented to another gym operator. However, the new fitness center scheduled for the space in 2015 defaulted on its lease and the banking hall has been vacant since that time. In summary, the first-floor space was used as a banking hall from 1927 to 1957, was vacant from 1957 to 1987, was used as a clothing store from 1987 to 1991, was vacant from 1991 to 1994, was used as a gym, albeit not the highest and best use for the historic interior on the city’s premier shopping corridor, from 1994 to 2015, and has been vacant since.

SCOPE OF WORK:

- Lower window sills and add glazing in five openings.

STANDARDS FOR REVIEW:

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

- *Standard 9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*
 - The removal of the stone panels and addition of glazing does not comply with a strict reading of Standard 9, but will have minimal impact on the historic integrity of the property and should be approved to ensure that the important historic building is self-sustaining and to allow for the restoration and public appreciation of the significant interior space.
- *Standard 10: New additions or adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be impaired.*
 - The work will comply with Standard 10, provided the stone panels are carefully removed and safely stored for potential reinstallation in the future.

STAFF RECOMMENDATION: Approval, with the staff to review window and stone shop drawings and stone samples, provided the stone panels are carefully removed and safely stored for potential reinstallation in the future.

ARCHITECTURAL COMMITTEE RECOMMENDATION: The Architectural Committee voted to recommend denial of the application as submitted, with the suggestion of reducing the number of window openings proposed for alteration to maintain more historic fabric.

START TIME OF DISCUSSION IN ZOOM RECORDING: 00:10:05

RECUSAL:

- Mr. Thomas recused. Ms. Washington assumed the chair.

PRESENTERS:

- Mr. Farnham presented the application to the Historical Commission.

- Attorneys Matt McClure and Devon Beverly, architects Dan Kayser and Matthew McCarty, retail consultants Catherine Timko and Paige Jaffe, and property owner's representative Arielle Kerstein represented the application.

DISCUSSION:

- Mr. McClure introduced his team. He thanked the Architectural Committee for the rigor it applied to its review. He stated that in response to the Committee's recommendation, they have reduced the number of windows proposed for alteration from seven to five. He discussed the chronic vacancy of the ground floor and the challenges to adapt it for new uses. He stated that earlier efforts to convert the space to retail use have failed. He stated that a restaurant use is not feasible. The space is too small, only about 5,000 square feet, and the costs for the conversion would be too high, about \$12 million. The nearby buildings that have been converted for restaurant use have much more space for tables. Mr. McClure discussed the Secretary of the Interior's Standards. He noted that the preamble in the Standards indicates that the Standards should be applied taking into account the economic and technical feasibility of each project. The Standards also acknowledge that historic buildings must be altered for new uses.
- Mr. Kayser explained the architectural aspects of the project. He displayed the architectural plans and discussed the proposal. He displayed photographs showing the height of the window sills relative to the height of pedestrians on the sidewalk. He stated that pedestrians cannot see into the first-floor windows. He displayed photographs of the interior. He discussed the revised plan to alter two windows on S. 15th Street and three on Walnut Street. He displayed drawings of the work with details showing the removal of the stone and the addition of a steel support and new windows. He stated that any new stone inserted at the openings would match the existing stone.
- Mr. McCarty stated that the historic building was constructed in such a way to allow for the panels below the windows to be removed very easily and cleanly. He stated that the work is entirely reversible; the stone panels could be reinserted later. He stated that the stonework is a like a puzzle, with the pieces easily removed and reinserted. He stated that they decided not to retain the sill in place, as some on the Architectural Committee had suggested, because it would block views into the space and would cause unnecessary modifications. He confirmed that any new steel supports would be hidden behind the stone and any new stone would match the existing exactly.
- Mr. McCoubrey asked if all of the stone pieces would be removed intact and saved.
 - Mr. McCarty stated that all stone pieces would be removed cleanly along the joint lines, without damage, and saved.
- Ms. Timko introduced herself and stated that her firm, the Riddle Company, does real estate and economic development marketing. She stated that she is a city planner and is a specialist in retail development. She stated that she developed a downtown marketing and retail strategy for the Center City District in 2009. She stated that it focused on finding national and anchor tenants for retail spaces. She stated that she was hired in 2010 to implement the strategy with a focus on retail marketing and attraction. She stated that she has worked in retail attraction for cities across the country. She noted that she worked on plans for attracting retail to Chestnut and Walnut Streets. She explained that national retailers looked at the first-floor space at 1435-41 Walnut Street, including Balducci's, and rejected it because pedestrians cannot see in. She stated that pedestrians want to be able to see into

- the store to see the merchandise as well as understand the type of experience that they might have in the store. She stated that she discussed the property with Crate and Barrel, but it rejected it because of the lack of sightlines into the store. Crate and Barrel leased space directly across the street, in a new building with very large display windows at the street. She stated that the storefront is the retailer's lifeline. Retailers with low visibility will fail. She stated that successful retailers know exactly what they need including what they need with storefront visibility. She explained that the corner at S. 15th and Walnut has one of the highest pedestrian counts in the city, but those pedestrians cannot see into the space. She stated that the site is limited with regard to vehicular traffic because both streets are one-way streets. She concluded that the height of the window sills makes this space unattractive to retailers because potential customers cannot see in. She summarized the site selection factors that retailers use. She stated that the size of the space is the most important factor; visibility is next. The visibility is paramount.
- Ms. Kerstein stated that she is the director of marketing and commercial real estate at Allan Domb Real Estate. She stated that she has been involved with trying to lease the retail space in question. She stated that the company purchased the building in 2005. She stated that the last tenant, LA Fitness, was paying \$1.4 million in rent annually, or \$270 per square foot. The mezzanines and basements were included for no additional rent. She stated that they are now marketing the property for \$1 million annually or \$192 per square foot. She stated that they have shown the space to dozens of potential tenants and have marketed it to hundreds, but no one has been interested. She stated that they have marketed to restaurants, fitness centers, and hard and soft retailers, and have also worked with commercial brokers throughout the region. She stated that they entered into negotiations with about 10 potential tenants, all at rates below \$1 million, but were not successful. Potential tenants all wanted large contributions from the owner for rehabilitation. She listed several restauranteurs with whom they have negotiated. No deals have come to fruition. She stated that restaurant deals are cost prohibitive for both the restauranteur and landlord. The floor plate is too small to support the costs. A restaurant conversion would cost more than \$12 million. Ms. Kerstein stated that her real estate company is involved with more than 70 restaurants, so they know the business well. Gyms are not interested in the space because they require a pool. She listed several retailers who rejected the space because of the lack of street-level visibility. She stated that they revised their application based on the Architectural Committee's recommendation. She stated that they need to undertake the work now to attract a tenant. She concluded that the market has spoken on this building; it will not lease the space without visibility into the space.
 - Ms. Jaffe stated that she is a managing director at the Philadelphia office of JLL, a commercial real estate broker. She stated that she specializes in retail leases on Walnut and Chestnut Streets. She stated that comparable spaces along Walnut between Broad and 18th Streets, the prime retail area, all receive more than \$200 per square foot, up to about \$250 per square foot. The rent under consideration at the building in question is low and is not preventing the space from being leased. She stated that the cost to convert the space to a restaurant is too high, given the revenue the space could generate. Soft and hard goods retails require visibility into the space. Visibility is the number one criterion for a potential tenant.
 - Mr. Hartner asked why the consultants have concentrated on retail uses for the space. He asked about other potential uses.
 - Mr. McClure responded that they have considered retail, gym, and restaurant use. The space is not conducive to office use. He stated that the Planning

Commission and Commerce Department want to see an active use in the space. The zoning code would require an active use if you were to construct a new building at this site.

- Mr. McClure stated that they have not taken this application lightly. The first-floor space has been vacant and underutilized for decades. The alterations proposed are minor in nature and can allow this space to be adaptively reused. The Standards promote the rehabilitation of buildings to meet new challenges in the marketplace.
- Mr. McCoubrey noted that a restaurant use would not require the alterations to the sills.
- Ms. Washington observed that the applicants have accounted for a diversity of potential tenants including retail, restaurant, gym, and office.

PUBLIC COMMENT:

- Oscar Beisert stated that he supports altering buildings for new uses, but observed that this is one of the city's finest buildings. He stated that the applicants have a lack of vision. He stated that the owner is a City Councilperson and should have taken steps to activate the alley running along the north side of the building. He stated that it is just a "trash alley." He stated that this building requires "thinking outside of the box." He noted that malls do not have windows, yet they seem to work. He stated that the Historical Commission should not be "giving all kinds of allowances" for an important building like this one. He concluded by asking for "more creativity."
- Paul Steinke of the Preservation Alliance suffered from technical difficulties, but was eventually able to make a statement. He stated that the owner, Allen Domb, is a powerful man. He stated that he has studied this question for three years and has toured the property. He stated that the building is very significant. He noted that there is no tenant for the space and suggested that an eventual tenant may not want the windows altered. He stated that the building is based on a Florentine palace design. He noted that other similar buildings in the area are occupied. He said that altering some windows, but not all of them, "makes a mockery of the palazzo design." He again noted that nearby buildings with sills high above the street are occupied. He also noted the former Banana Republic store, with its windows high above the sidewalk. He acknowledged that the store has closed. Mr. Steinke stated that "then another one is two blocks away at 16th and Locust. A contributing building to the Rittenhouse Fidler Historic District, with a ground-floor retail space occupied by a men's apparel retailer called Suitsupply that has limited window visibility, including large window boxes with plantings. You really can't see into that space. It's not on Walnut. It's on Locust. Much less prestigious shopping street. Much lower pedestrian traffic. I'm sure Ms. Timko would agree with that, yet a hard goods retailer, Suitsupply, selling men's apparel and accessories has been there since 2013. So I think the proof that the building is not at fault is really easily visible in a short walk from this location." He also discussed Ocean Prime, across the street. There, the window sills were lowered and then raised again. He opposed the application. He stated that the likely use for this building is restaurant or hospitality use. To really review this application, the Historical Commission should consider information like rental rates and tenant allowances, like the information that was presented by Ms. Jaffe earlier. He stated that the Committee on Financial Hardship should review this application. He concluded that altering these windows would be like "gouging the eyes out of an old master." He stated that, if a tenant says that they want the windows opened up, then that would be a different story. However, at this time, no tenant has asked to alter the windows.

- David Traub of Save Our Sites stated that he opposes the application. He said that the building is very significant. He stated that the base is very important for Italian palazzo buildings. The panels under the windows are important. He suggested that the building should be used as an art gallery. There are too many clothing stores in the area, he asserted.
- Steven Peitzman stated that he was a faculty member at the Drexel University College of Medicine, but has no connection to the Drexel Building. He stated that there is no evidence that the businesses that have occupied the space failed because of windows. He offered his thoughts on what retailers and restaurateurs need in terms of space to be successful. He stated that visibility from automobiles should be disregarded because the city should be more walkable. He suggested an “academic or out-of-the-box tenant.” He stated that the owner should accept the vacancy until a tenant is found. He stated that his sister lives on 15th Street, so he has walked by the building.

ADDITIONAL DISCUSSION:

- Mr. McClure asked Ms. Jaffe to discuss the Banana Republic situation.
 - Ms. Jaffe stated that the Banana Republic at 1401 Walnut Street closed in the spring of 2021 and is not seeking a new location because the store’s sales performance was not “stellar.” She stated that retail is always changing. It is not static. She also stated that the claim that Walnut Street retail is in decline is not correct. While there are vacant stores along the stretch of Walnut, there is a story behind each one of them, and in general retail is thriving along the corridor. She listed several companies that have recently signed leases. Retailers continue to want brick-and-mortar locations.
 - Mr. McClure stated that the property at 1601 Locust Street, which Mr. Steinke discussed, has much lower sill heights than the building in question. He stated that the sills are about five feet above the sidewalk, which is much lower. He asked Ms. Jaffe to comment.
 - Ms. Jaffe stated that the Suitsupply company is looking for new space with improved visibility and façade frontage despite having term left on its lease. She added that there are not many restaurants on the Broad to 18th corridor on Walnut because the real estate is too expensive. She stated that the highest and best use for the Drexel Building is hard or soft retail.
 - Mr. McClure asked Ms. Jaffe to discuss Del Frisco’s, which Mr. Steinke mentioned.
 - Ms. Jaffe stated that restaurant planners estimate how many seats that can fit in the space and how many times they can turn the tables, and from that calculate how much revenue they can generate with a pro forma. Once they have an estimate, they can determine how much rent they can pay. They also calculate how much improvements will cost. On Walnut Street, landlords are willing to pay from \$0 to \$100 per square foot in tenant improvements. Restaurants cannot be built for \$100 per square foot, so restaurants tend to locate elsewhere, not on Walnut Street. She stated that Butcher & Singer had an advantage because the space was already converted for restaurant use. Alma de Cuba, the other restaurant on the Broad to 18th Street corridor is closed and rumored to not be reopening. She concluded that Walnut Street does not attract restaurants because of the economics.
- Mr. McClure stated that they have been considering this problem for several years, long before the onset of the pandemic. There have been numerous attempts to reuse

this space over many decades and those attempts have failed. The problems are not with this current owner or with this current economic situation, but are chronic, extending back decades. Mr. McClure stated that this application is tailored to address the fundamental problem. He also stated that the interior is architecturally significant and will be brought back to life for the public if the change can be made. He stated that he is asking for a tradeoff, a minor, reversible change to the exterior to make the grand interior available to the public, and to activate one of the most important corridors in the city.

- Ms. Edwards stated that the company that she works for has made changes to historic buildings, but never before there is a signed lease, showing a financial commitment from a tenant. She also suggested destination retail, which does not rely on passers-by. She also suggested awnings and signage to call attention to the building. She stated that, after looking closely at the stone, she disagrees with the applicant's architects and contends that the stone would be damaged when the sections are removed to enlarge the windows.
- Mr. Mattioni stated that the building is stunning. He stated that the proposed alteration is significant. He stated that he cannot support the proposed changes at this time.
- Ms. Cooperman stated that the panels slated for removal are right at eye level. She stated that the members of the public have proven that there are other alternatives than removing the panels. She stated that the panels are an important part of the experience of the building.
- Mr. McCoubrey stated that any work should await the demands or particular needs of a tenant. He suggested that removing the panels on the Walnut Street facade might be acceptable because it is the side façade, not the front façade.
- Ms. Lepori suggested that all windows on each façade should be the same size. If windows are enlarged, the entire façade's windows should be altered.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The property at 1435-41 Walnut Street is individually listed on the Philadelphia and National Registers of Historic Places.
- The first-floor interior space, a grand banking hall, has suffered several periods of vacancy dating back to 1957. The space is currently vacant and a new tenant has not been identified, despite marketing efforts.
- The window sills in question are between 88 and 99 inches above the sidewalk.
- The building is a significant example of the Renaissance or Florentine Palazzo Style of architecture.

The Historical Commission concluded that:

- The proposed alteration should not be approved without a tenant who demonstrates a need for the alteration.

ACTION: Ms. Cooperman moved to deny the application. Mr. Lippert seconded the motion, which passed by unanimous consent.

ITEM: 1435-41 Walnut St MOTION: Denial MOVED BY: Cooperman SECONDED BY: Lippert					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair				X	
Carney (PCPC)					X
Cooperman	X				
Dodds (DPD)	X				
Edwards	X				
Hartner (DPP)	X				
Lepori (Commerce)	X				
Lippert (L&I)	X				
Mattioni	X				
McCoubrey	X				
Sánchez (Council)	X				
Washington	X				
Total	10			1	1

ADDRESS: 3322 WILLITS RD

Proposal: Construct stairtower and elevator addition

Review Requested: Final Approval

Owner: Shqipes E. Bijte

Applicant: Bujar Gjoka

History: 1794; Lower Dublin Academy

Individual Designation: 10/14/2016

District Designation: None

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

BACKGROUND:

This application proposes to construct a stairtower and elevator addition on the rear of the former Lower Dublin Academy building, as well as to replace windows and doors. The building was under renovation when it was gutted by arson in 2006, and has subsequently sat vacant. The building has been at risk and renovating and occupying it is the best way to ensure that it survives. This application proposes to rehabilitate it for single-family use.

The addition for the stair and elevator would be constructed at the rear of the building, where a non-historic dormer has already disrupted the cornice and roofline. The addition would be clad in stucco.

The application also proposes to install several windows and doors, many of which are currently missing. The application also proposes to repair some existing windows. Vinyl windows installed recently in one of the wings should be removed and replaced. The application does not provide door or window schedules, but historic photographs offer a guide to the appropriate window

configuration. While no details are provided for the windows and doors, but the staff can work with the applicant to ensure that appropriate units are specified and installed.

SCOPE OF WORK:

- Rehabilitate building
- Construct rear addition
- Replace windows and doors

STANDARDS FOR REVIEW:

- *Standard 6: Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*
 - The application calls for window and door replacement, but details of those elements are not provided. Numerous historic photographs exist showing the original configuration. To comply with this Standard, the windows and doors must replicate the appearances of the historic windows and doors. The staff can work with the applicant on the details.
- *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.*
 - The proposed addition is compatible with the size, scale, proportion, massing, materials and features of the historic building. It will be differentiated from the old, and calls for minimal removal of historic fabric. It will be located at the rear, where a large non-historic dormer already impacts the cornice and roof.

STAFF RECOMMENDATION: Approval, provided the windows and doors approximate the historic appearance, with the staff to review details, especially window and door details, pursuant to Standards 6 and 9.

ARCHITECTURAL COMMITTEE RECOMMENDATION: The Architectural Committee voted to recommend denial as presented, owing to the size of addition and the use of vinyl windows, but approval of a revised application with a smaller addition and the appropriate windows, with the staff to review details, pursuant to Standards 6 and 9.

START TIME OF DISCUSSION IN ZOOM RECORDING: 01:43:55

PRESENTERS:

- Ms. Chantry explained that the applicants had just withdrawn the application by email with the intention of resubmitting for review at the following meeting.

ADDRESS: 862-72 N 41ST ST

Proposal: Construct buildings; demolish portion of site wall

Review Requested: Final Approval

Owner: Friends Rehabilitation Center/41 BROWN LLC

Applicant: German Yakubov, Haverford Square Properties

History: 1899; Allen B. Rorke House

Individual Designation: 5/12/2017

District Designation: None

Staff Contact: Meredith Keller, meredith.keller@phila.gov

OVERVIEW: The property at 862-72 N. 41st Street consists of what was historically a large single-family stone residence, known as the Allen B. Rorke Mansion, a side yard, and a rear carriage house. The rear carriage house that fronts Palm Street is non-contributing. When the property was designated in 2017, the mansion was exposed to the elements with large holes in the roof, a missing porch, and missing windows. It was in extreme disrepair from decades of neglect.

To enable the restoration of the historic mansion, this application proposes to construct two new buildings on the property. The first building would be constructed to replace the non-contributing carriage house at the rear and would have a frontage on Palm Street. The second building would be constructed on Ogden Street and would share a party wall with an existing, undesignated rowhouse. While the building would be constructed in the side yard, it would be located at the rear of the mansion and would not obstruct views of the historic house. Both buildings would be four stories in height with brick cladding at the front façade, and each with one pilot house and roof deck. A small portion of the stone wall would be demolished along Ogden Street to allow for the construction of the rowhouse.

SCOPE OF WORK:

- Construct four-story rowhouse with roof deck and pilot house in side yard fronting Ogden Street;
- Construct four-story building with roof deck and pilot house at rear of property fronting Palm Street; and
- Demolish portion of historic stone wall.

STANDARDS FOR REVIEW:

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

- *Standard 9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*
 - The proposed buildings would be four stories in height and clad in brick where highly visible from the public right-of-way. The buildings would be compatible in massing, size, and scale. The application satisfies Standard 9.
 - The new building fronting Ogden Street would result in the select demolition of the historic stone wall. However, the applicant has provided plans to recreate the missing iron railings that once existed between the stone piers. The loss would be minor and would allow for the restoration of the remainder of the wall. The work complies with Standard 9.

- Guidelines for New Exterior Additions to Historic Buildings and Related New Construction:
 - *Recommended: Designing new construction on a historic site or in a historic setting that it is compatible but differentiated from the historic building or buildings.*
 - *Recommended: Considering the design for related new construction in terms of its relationship to the historic building as well as the historic district and setting.*
 - *Not Recommended: Adding new construction that results in the diminution or loss of the historic character of the building, including its design, materials, location, or setting.*
 - The buildings would be differentiated from the historic building and would be compatible with the immediate context in material, massing, size, and scale.
 - The two buildings would be located on the periphery of the property. Neither building would obstruct the views of the historic building nor intrude on the side yard; a buffer would remain around the historic building. The work complies with this guideline.

STAFF RECOMMENDATION: Approval, with the staff to review details, pursuant to Standard 9 and the Guidelines for New Exterior Additions to Historic Buildings and Related New Construction.

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

START TIME OF DISCUSSION IN ZOOM RECORDING: 01:44:35

RECUSALS:

- Mr. Mattioni recused.

PRESENTERS:

- Ms. Keller presented the application to the Historical Commission.
- Owner and developer German Yakubov represented the application.

PUBLIC COMMENT:

- Oscar Beisert supported the application.
- Paul Steinke supported the application.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The applicant submitted a revised application, which now proposes to construct one building, a combination of the two proposed earlier. The application reviewed by the Architectural Committee proposed two separate buildings, with one fronting Ogden Street and the other fronting Palm Street. The massing, size, and scale of the new single building remains largely unchanged from the massing, size, and scale of the two buildings. Under the revised proposal, the building will be set back from the streets and will have an ell shape.
- The historic stone wall once had granite globes above each pier. The globes all are now missing. The applicant intends to install globe lights to replace the granite features.

- The new construction is necessary to offset the cost of renovating the historic stone house.

The Historical Commission concluded that:

- The proposed building is appropriate in massing, size, scale, and material. The work complies with Standard 9.
- The proposed building would be differentiated from the historic and would be constructed on the property's periphery. It would not obstruct views of the historic house. The work complies with the Guidelines for New Exterior Additions to Historic Buildings and Related New Construction.

ACTION: Mr. McCoubrey moved to approve the revised application, provided dark sky lighting is used on the stone wall only where needed, with the staff to review details, pursuant to Standard 9 and the Guidelines for New Exterior Additions to Historic Buildings and Related New Construction. Ms. Edwards seconded the motion, which passed by unanimous consent.

ITEM: 862-72 N 41st St					
MOTION: Approval					
MOVED BY: McCoubrey					
SECONDED BY: Edwards					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Carney (PCPC)					X
Cooperman	X				
Dodds (DPD)	X				
Edwards	X				
Hartner (DPP)	X				
Lepori (Commerce)	X				
Lippert (L&I)	X				
Mattioni				X	
McCoubrey	X				
Sánchez (Council)	X				
Washington	X				
Total	10			1	1

ADDRESS: 7208-10 GERMANTOWN AVE AND 16 NIPPON ST

Proposal: Construct additions

Review Requested: Final Approval

Owner: TVC PA 7208 Germantown Avenue LLC/Tierview Development

Applicant: Jeremy Avelino

History: 1928; Mt. Airy National Bank; Norman Hulme

Individual Designation: None

District Designation: 7208-10 Germantown Ave, Central Mt Airy Historic District, Contributing, 7/9/2021; 16 Nippon St, not designated

Staff Contact: Kim Chantry, kim.chantry@phila.gov

OVERVIEW: The property at 7208-10 Germantown Avenue was designated as a contributing resource in the Central Mt. Airy Commercial Historic District in July 2021. The property was recently consolidated with a vacant lot at 16 Nippon Street, which is located outside the district boundary. The Central Mt. Airy Commercial Historic District does not include any properties on Nippon Street and was established to regulate proposed changes to the buildings fronting Germantown Avenue on the 7100 and 7200 blocks of the street. The Philadelphia City Planning Commission nominated the Central Mt. Airy Commercial Historic District at the same time it was working with City Council to upzone the area. The City Planning Commission's goal with the joint zoning and preservation program was to encourage greater density along the Germantown Avenue commercial corridor, to provide a customer base for businesses along the corridor, without encouraging the demolition of historic buildings.

This application proposes to construct a five-story building on the vacant Nippon Street parcel and a two-story addition at the rear of the historic building at 7208-10 Germantown Avenue. The addition would be located behind the gable of the historic structure and would be inconspicuous from the public right-of-way. The addition would be clad in fiber cement lap siding and would connect to the Nippon Street building, which would be clad in fiber cement shingle siding. Removals of material from the historic building would be limited to a portion of the rear brick wall, part of the brick parapet, and three openings punched through the north wall. The application also proposes to replace windows and doors and to restore the stone facades and roof of the historic building.

SCOPE OF WORK:

- Construct five-story building on vacant Nippon Street parcel;
- Construct two-story addition behind gable of historic building;
- Replace windows and doors; and
- Restore stone façade and slate roof.

STANDARDS FOR REVIEW:

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

- *Standard 9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*
 - Most of the massing of the proposed addition would be located on the vacant, undesignated Nippon Street lot. The two-story addition on the historic structure would be set back from the gable roof and would not destroy any historic

materials that characterize the property. The work is compatible in massing, size, and scale and complies with Standard 9.

- The application proposes to install aluminum clad windows to match the historic windows. This work satisfies Standard 9.
- *Standard 10: New additions or adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be impaired.*
 - The proposed additions would require minimal removals of materials from the historic structure. The removal that is proposed is limited to the brick walls at the side and rear of the building, facing Nippon Street. If the additions were to be removed in the future, the essential form and integrity of the historic property would be left unimpaired. The work complies with Standard 10.

STAFF RECOMMENDATION: Approval, with the staff to review details, pursuant to Standards 9 and 10.

ARCHITECTURAL COMMITTEE RECOMMENDATION: The Architectural Committee voted to recommend denial, pursuant to Standard 9.

START TIME OF DISCUSSION IN ZOOM RECORDING: 02:01:20

PRESENTERS:

- Ms. Chantry presented the application to the Historical Commission.
- Attorney Michael Phillips, architects Jeremy Avellino and Jordan Mrazik, and property owner Jenn Patrino represented the application.

PUBLIC COMMENT:

- Oscar Beisert supported the application.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The application was revised to reflect comments from the Architectural Committee.
- The parapet height has been reduced at the front of the massing, but would benefit from a reduction in height or a change to a 42-inch railing in lieu of a parapet where the additions connect.

The Historical Commission concluded that:

- Most of the massing of the proposed addition would be located on the vacant, undesignated Nippon Street lot. The two-story addition on the historic structure would be set back from the gable roof and would not destroy any historic materials that characterize the property. The work is compatible in massing, size, and scale and complies with Standard 9.
- The proposed additions would require minimal removals of materials from the historic structure. The removal that is proposed is limited to the brick walls at the side and rear of the building, facing Nippon Street. If the additions were to be removed in the future, the essential form and integrity of the historic property would be left unimpaired. The work complies with Standard 10.

ACTION: Mr. McCoubrey moved to approve the revised application, provided the side parapet is replaced with a railing, with the staff to review details, pursuant to Standards 9 and 10. Ms. Washington seconded the motion, which passed by unanimous consent.

ITEM: 7208-10 Germantown Ave. and 16 Nippon St.					
MOTION: Approval					
MOVED BY: McCoubrey					
SECONDED BY: Washington					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Carney (PCPC)					X
Cooperman	X				
Dodds (DPD)	X				
Edwards	X				
Hartner (DPP)	X				
Lepori (Commerce)	X				
Lippert (L&I)	X				
Mattioni	X				
McCoubrey	X				
Sánchez (Council)	X				
Washington	X				
Total	11				1

ADDRESS: 415 S 17TH ST

Proposal: Construct rooftop addition with roof deck

Review Requested: Final Approval

Owner: 415 S 17th St LLC

Applicant: Ian Toner, Toner Architects

History: 1865, The Disorderly House of Elizabeth Roberts

Individual Designation: None

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

Staff Contact: Megan Cross Schmitt, megan.schmitt@phila.gov

OVERVIEW: The property at 415 S. 17th Street is a contributing resource in the Rittenhouse-Fitler Historic District situated at the corner of 17th and Waverly Streets. The district inventory states that this two-story Italianate-style building was constructed about 1865. This application proposes to construct a rooftop addition with a roof deck.

SCOPE OF WORK:

- Construct one-story rooftop addition;
- Construct roof deck;
- Repair existing cornice as needed.

STANDARDS FOR REVIEW:

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

- *Standard 9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*
 - Conceptually, a third-story rooftop addition is acceptable for this building. The use of a mansard fits into the context of the historic district and the proposed use of synthetic slate roofing is also compatible. This aspect of the proposal satisfies Standard 9.
 - The details of the windows proposed at the third-story addition should be reconsidered to better integrate into the design of the designated building.
 - The proposed roof deck would be accessed by a highly visible metal spiral stair. The mansard roof is awkwardly interrupted by this spiral stair on the north or Waverly Street elevation. Owing to its corner location, a roof deck on this building will likely be highly visible from the public right-of-way. As currently designed, the stair to the roof deck or the deck itself are not inconspicuous. This aspect of the work does not satisfy Standard 9.
- *Standard 10: New additions or adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be impaired.*
 - No demolition to any significant features is proposed with this application. One existing door on the north or Waverly Street elevation is proposed to be filled in and a new door opening is proposed. The work complies with Standard 10.

STAFF RECOMMENDATION: Denial of the roof deck as proposed, and approval of the third-story addition, provided that the mansard roof extends the full length of the building, with the staff to review details, pursuant to Standards 9 and 10.

ARCHITECTURAL COMMITTEE RECOMMENDATION: The Architectural Committee voted to recommend denial, pursuant to Standards 9 and 10.

START TIME OF DISCUSSION IN ZOOM RECORDING: 02:19:40

PRESENTERS:

- Ms. Schmitt presented the application to the Historical Commission.
- Architect Sam Katovich of Toner Architects represented the application.

PUBLIC COMMENT: None.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- Mansards were historically used to create an additional story which can be seen in other nearby buildings as well as throughout the historic district.
- The revised design reflects the Architectural Committee's recommendations regarding the visibility of the roof deck

The Historical Commission concluded that:

- The redesigned mansard and windows, and the relocated deck, are appropriate for the context of the subject property's immediate surroundings as well as the district, satisfying Standard 9.
- No demolition to any significant features is proposed with this application, pursuant to Standard 10.

ACTION: Mr. McCoubrey moved to approve the revised application, with the staff to review details, pursuant to Standards 9 and 10. Ms. Edwards seconded the motion, which passed by unanimous consent.

ITEM: 415 S 17th St MOTION: Approval MOVED BY: McCoubrey SECONDED BY: Edwards					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Carney (PCPC)					X
Cooperman	X				
Dodds (DPD)	X				
Edwards	X				
Hartner (DPP)	X				
Lepori (Commerce)	X				
Lippert (L&I)	X				
Mattioni	X				
McCoubrey	X				
Sánchez (Council)	X				
Washington	X				
Total	11				1

ADDRESS: 223-25 MARKET ST

Proposal: Construct three-story addition on existing two-story building

Review Requested: Final Approval

Owner: American Investment Associates, LP

Applicant: Snežana Litvinovi, Atrium Design Group

History: 1960; second story and rear added, 2001

Individual Designation: None

District Designation: Old City Historic District, Non-contributing, 12/12/2003

Staff Contact: Megan Cross Schmitt, megan.schmitt@phila.gov

BACKGROUND:

The two-story, two-bay, brick-clad building at 223-25 Market Street is non-contributing structure in the Old City Historic District. This application proposes to construct a three-story addition on top of the existing structure. The building fronts Market Street and has a secondary façade that fronts Church Street to the north. An extremely narrow private alley named W. Grishom Alley runs north – south between Market and Church Streets to the east of the subject property.

Earlier versions of the design were reviewed by the Architectural Committee in July and the Historical Commission in August 2021. After the July meeting of the Architectural Committee, the applicant revised the application to take into account the Committee's guidance. At its meeting on August 13, the Historical Commission reviewed and then denied the revised design. The Historical Commission directed the applicant to make two changes to the design reviewed and denied on August 13. First, the Commission directed the applicant to clad the Market Street façade of the addition in brick. Second, the Commission directed the applicant to reduce extent of the projection of the cornice at the top of the Market Street façade. The revised application implements the Commission's two directives.

SCOPE OF WORK:

- Construct three-story addition on existing two-story building:
 - Construct roof deck with pilot houses/roof access;
 - At the Market Street or primary façade, new brick cladding to match existing will be used at the new, upper floors;
 - A stone cornice, reduced in height and depth from previously proposed designs, is proposed for the Market Street façade;
 - Metal cladding is proposed for the new floors at the secondary facades of Church Street and W. Grishom Alley; the existing first and second stories on Church Street will receive a brick cladding to match the brick seen on the Market Street façade.

STANDARDS FOR REVIEW:

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

- *Standard 9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*
 - The proposed three-story addition would not adversely impact any historically significant architectural features at the subject property because the subject property is classified as non-contributing, and therefore inherently has no significant features. The proposed addition will be differentiated from but compatible with the historic district in massing, size, scale, and architectural features and therefore satisfies Standard 9.
- Guidelines for New Exterior Additions to Historic Buildings and Related New Construction:
 - *Recommended: Designing new construction on a historic site or in a historic setting that it is compatible but differentiated from the historic building or buildings.*
 - *Recommended: Considering the design for related new construction in terms of its relationship to the historic building as well as the historic district and setting.*
 - *Not Recommended: Adding new construction that results in the diminution or loss of the historic character of the building, including its design, materials, location, or setting.*
 - The massing, size and scale of the proposed addition are compatible with but differentiated from the buildings in the historic district.
 - The use of brick cladding at the Market Street façade helps the design to fit into the context of its surroundings, as does the stone cornice.

STAFF RECOMMENDATION: Approval, pursuant to Standard 9 and the Guidelines for New Exterior Additions to Historic Buildings and Related New Construction.

ARCHITECTURAL COMMITTEE RECOMMENDATION: The Architectural Committee voted to recommend approval, provided the glass railing is changed to metal; and additional details are provided for the cast stone band, the materials proposed for the side elevations, and the patterning of the joints, with the staff to review details, pursuant to Standard 9 and the Guidelines for New Exterior Additions to Historic Buildings and Related New Construction.

ACTION: See Consent Agenda.

OLD BUSINESS

ADDRESS: 3615-35 CHESTNUT ST

Name of Resource: Ralston House

Proposed Action: Amend boundary

Property Owner: Ralston House

Applicant: Michael Phillips, Esq., Klehr Harrison

Staff Contact: Jon Farnham, jon.farnham@phila.gov

OVERVIEW: This application proposes to amend the boundary of the designation of Ralston House at 3615-35 Chestnut Street, removing an area that includes a surface parking lot and some lawn at the western edge of the site. The property includes a U-shaped historic building that faces Chestnut and backs up to Ludlow Street, a lawn between the building and Chestnut Street, and a parking lot at the west accessed from Ludlow. Most of the land proposed for removal was not historically associated with the designated property.

The original site plan submitted by the applicant for review by the Committee on Historic Designation proposed the removal of a piece of land running from Chestnut Street to Ludlow Street, leaving a buffer of 5 feet between the westernmost edge of the historic building and the proposed boundary of the designation. A revised site plan submitted by the applicant in response to the review by the Committee on Historic Designation proposed the removal of a piece of land running from Chestnut Street to Ludlow Street, leaving a buffer of 8 feet between the westernmost edge of the historic building and the proposed boundary of the designation. The Historical Commission reviewed the revised proposal at its August 2021 meeting. At that meeting, the applicant offered to revise his request again, and proposed a new western boundary to the designation that follows the contour of the historic building at a line 20 feet west of the building. The Historical Commission decided that it needed to see the new proposed boundary drawn on a site plan and also needed additional information about the historic building and its grounds. The applicant has submitted a new site plan along with a new cover letter and several photographs, both current and older, for review at the September 2021 meeting of the Historical Commission. The staff has written a brief report on the property with historic photographs and maps for the Commission's consideration.

STAFF RECOMMENDATION: Approval of the proposed amendment to the boundary of the designation of 3615-35 Chestnut Street, with the revised 20-foot buffer between the historic building and new boundary of the designation at the west, owing to the fact that almost all of the land to be excluded from the designation was not historically associated with Ralston House, is currently used as a surface parking lot, and has no known historical significance.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the Historical Commission amend the boundary of the property at 3615-35 Chestnut Street, shifting the western boundary of the designated area to the eastern edge of the paved area of the parking lot, thereby retaining a buffer between the western façade of the historic building and the western boundary line.

START TIME OF DISCUSSION IN ZOOM RECORDING: 02:39:50

PRESENTERS:

- Mr. Farnham presented the application to the Historical Commission.
- Attorney Michael Phillips and property representative Lynette Killen represented the application.

DISCUSSION:

- Mr. Phillips showed photographs of the area to the west of the historic building to demonstrate that the sidewalks and other features to the west of the building date to around 2010 and are therefore not historically significant. He stated that he wanted to engage in a conversation with the Historical Commission before subdividing the property. He stated that they are proposing a 20-foot buffer between the historic building and any new construction. He stated that they want flexibility in the future to redevelop the unused part of the property to support the non-profit mission and the preservation of the historic building. He said that Ms. Killen can speak to the mission of the organization.
- Mr. McCoubrey asked why they would amend the boundary without knowing how the land would be redeveloped. He also stated that the historic space is also significant.
- Mr. Thomas noted that the application proposes no redevelopment. He stated that the buffer between the historic building and the boundary of the designation should relate to the new construction. A new tall building would have an adverse impact on the historic building. He observed that the people living in the historic building would suffer with a tall building to the west. He suggested that a 40-foot buffer would be adequate, but a 20-foot buffer would not.
- Mr. Phillips noted that only the building was originally designated. Mr. Phillips offered to give the Historical Commission review-and-comment jurisdiction over any new development on any part of the loft, provided the Historical Commission accepted the 20-foot line that he is proposing.
- Ms. Killen introduced herself as the director of the Ralston Center and stated that the center is a non-profit organization that provides services to older Philadelphians. She corrected Mr. Thomas, stating that no one has lived in the building since the middle of the 1980s. The building now houses office and clinic space and the clinics are located on the first floor of the eastern portion of the building. She stated that the organization has survived for 204 years because it is forward thinking. She stated that the board of the organization has no plans to redevelop the land at this time but would like to know that it can be redeveloped so that it can plan strategically. Ms. Killen stated that she and her board would like the Historical Commission to approve their proposed boundary that would be 20 feet away from the building because the land to the west has no historic value and the main focal point of the site, the circular walk leading to the front entrance, will be maintained. She stated that the land is needed to help support the charitable mission of the organization. She stated that the organization has a fiduciary responsibility to serve its constituents. There is a greater demand for elder services in Philadelphia and the

- vacant lot would be used to fund that mission. She stated that the organization needs to take advantage of its assets to provide the best services that it can.
- Ms. Cooperman stated that this area was developed as a suburban area. Light and air are essential characteristics of the site.
 - Mr. Thomas stated that he would like to see the design for the new building before allow it to encroach within 20 feet of the building.
 - Mr. Phillips stated that the zoning code would likely only require an eight or 10-foot setback. He noted that they are suggesting 20 feet.

PUBLIC COMMENT:

- Mary McGettigan stated that she represents West Philly Plan and Preserve. She stated that four buildings with about 1,000 rental units are proposed on this section of Chestnut Street. She said that the Commissioners would be “appalled at the low quality of the architecture and design.” “It’s really a shame.” She stated that the Historical Commission should retain complete control over the site.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The western boundary of the original 3615 Chestnut Street property was located approximately 60 feet west of the main section of the historic building.
- The Historical Commission determined in 1990 that it did not have jurisdiction over the land associated with 3635 Chestnut Street.
- The parking lot, sidewalks, and landscape features to the west of the historic building are not original, but were added in the late twentieth and early twenty-first centuries.

The Historical Commission concluded that:

- The western boundary recommended by the Committee on Historic Designation would establish a buffer of approximately 40 feet between the historic building and any new building constructed to the west. That buffer would be sufficient to protect the historic character of the site, which was suburban.

ACTION: Ms. Cooperman moved to adopt the Committee on Historic Designation’s recommendation and amend the boundary of the property at 3615-35 Chestnut Street, shifting the western boundary of the designated area to the eastern edge of the paved area of the parking lot, thereby retaining a buffer of approximately 40 feet between the western façade of the historic building and the western boundary line. Mr. Hartner seconded the motion, which passed unanimously.

ITEM: 3615-35 Chestnut Street MOTION: Amend boundary MOVED BY: Cooperman SECONDED BY: Hartner					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Carney (PCPC)					X
Cooperman	X				
Dodds (DPD)	X				
Edwards	X				
Hartner (DPP)	X				
Lepori (Commerce)	X				
Lippert (L&I)	X				
Mattioni	X				
McCoubrey	X				
Sánchez (Council)	X				
Washington	X				
Total	11				1

COMMENT ON NATIONAL REGISTER NOMINATIONS

ADDRESS: 231-53 CHURCH LN

Name of Resource: Germantown Fireproof Storage Warehouse

Proposed Action: Comment on National Register nomination

Property Owner: McFarland Landscape Services, Inc.

Nominator: Logan I. Ferguson, Powers & Co.

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

ADDRESS: 3111 W ALLEGHENY AVE

Name of Resource: Reyburn Manufacturing Company

Proposed Action: Comment on National Register nomination

Property Owner: Pep Boys

Nominator: Logan I. Ferguson, Powers & Co.

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

START TIME OF DISCUSSION IN ZOOM RECORDING: 03:21:30

PRESENTERS:

- Ms. Mehley presented the National Register nominations to the Historical Commission.

PUBLIC COMMENT:

- Jim Duffin supported the nomination for 231-53 Church Lane. He pointed out that the local designation began as a University of Pennsylvania Preservation Program student project, and it most likely contributed to this National Register nomination.

DISCUSSION:

- The Commissioners supported the nominations for listing 231-53 Church Lane and 3111 W Allegheny Avenue on the National Register of Historic Places.

ADJOURNMENT

START TIME OF DISCUSSION IN ZOOM RECORDING: 03:26:50

ACTION: At 12:28 p.m., Mr. Mattioni moved to adjourn. Mr. McCoubrey seconded the motion, which was adopted by unanimous consent.

ITEM: Adjournment					
MOTION: Adjourn					
MOVED BY: Mattioni					
SECONDED BY: McCoubrey					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Carney (PCPC)					X
Cooperman	X				
Dodds (DPD)	X				
Edwards	X				
Hartner (DPP)	X				
Lepori (Commerce)	X				
Lippert (L&I)	X				
Mattioni	X				
McCoubrey	X				
Sánchez (Council)	X				
Washington	X				
Total	12				1

PLEASE NOTE:

- Minutes of the Philadelphia Historical Commission are presented in action format. Additional information is available in the video recording for this meeting. The start time for each agenda item in the recording is noted.
- Application materials and staff overviews are available on the Historical Commission's website, www.phila.gov/historical.

PHILADELPHIA HISTORICAL COMMISSION
RECORD OF THE APPLICATION REVIEW FOR 1435-41 WALNUT ST

EXHIBIT 15

Link to video recording of Historical Commission meeting, 10 September 2021 (start time in recording 00:10:05): https://dpd-public-meetings.s3.amazonaws.com/PHC/PHC_Sept102021.mp4

PHILADELPHIA HISTORICAL COMMISSION
RECORD OF THE APPLICATION REVIEW FOR 1435-41 WALNUT ST

EXHIBIT 16



CITY OF PHILADELPHIA

PHILADELPHIA HISTORICAL
COMMISSION

1515 Arch Street, 13th Floor
Philadelphia, Pennsylvania 19102
Tel: 215.686.7660

Robert Thomas, AIA
Chair

Jonathan E. Farnham, Ph.D.
Executive Director

17 September 2021

Matthew McClure, Esq.
Ballard Spahr
1735 Market Street, 51st Floor
Philadelphia, PA 19103

Re: 1435-41 WALNUT ST; Cut window sills; install new windows

Dear Mr. McClure:

On 10 September 2021, the Philadelphia Historical Commission reviewed your application for 1435-41 WALNUT ST and its Architectural Committee's report and recommendation of 24 August 2021. At that time, the Historical Commission voted to deny the application.

You have the right to appeal the Historical Commission's decision, pursuant to Section 14-1008 of the Philadelphia Code, which reads:

Appeals. Any person aggrieved by the issuance or denial of any permit reviewed by the Commission may appeal such action to the Board of License and Inspection Review. Such appeal must be filed within 30 days of the date of receipt of notification of the Commission's action. The Board of License and Inspection Review shall give written notice of any such appeal to the Commission within three days of the filing of the appeal.

Information about the Board of License and Inspection Review is available online at this link:

<https://www.phila.gov/departments/board-of-license-and-inspection-review/>

If you have any questions regarding the review or appeal processes, please do not hesitate to contact the staff of the Philadelphia Historical Commission at preservation@phila.gov.

Yours truly,

Jonathan E. Farnham, Ph.D.
Executive Director