

**ADDRESS: 1919 WALNUT ST**

Proposal: Paint brownstone façade

Review: Final Review

Owner: 1919 Walnut Street Associates

Applicant: John Sofio, Built, Inc.

History: 1870

Individual Designation: None.

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

Staff Contact: Josh Schroeder, [joshua.schroeder@phila.gov](mailto:joshua.schroeder@phila.gov)

**BACKGROUND:**

This application proposes to paint front façade features of 1919 Walnut Street, a contributing property in the Rittenhouse-Fitler Historic District. The applicant proposes to apply Sherwin Williams Charcoal Blue paint to the building's brownstone base as well as to the steps, windows, and cornice. No changes are proposed to the brick façade on the second and third stories nor the slate on the mansard roof. The brownstone appears to have been painted brown prior to designation of the property. The original steps were removed without the Historical Commission's approval by a previous owner but were stuccoed and painted to match the surrounding brownstone in 2012 to bring the property back into compliance.

**SCOPE OF WORK:**

- Repaint brownstone and other painted features of front façade with Sherwin Williams Charcoal Blue paint.

**STANDARDS FOR REVIEW:**

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

- *Standard 2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alterations of features, spaces and spatial relationships that characterize a property will be avoided.*
  - The brownstone of the front façade is currently a historically appropriate color; repainting the brownstone and front steps blue would alter the building's historic appearance and would not satisfy Standard 2.
- *Standard 6: Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires the replacement of a distinctive feature, the new features will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*
  - Repainting brownstone in a dark blue color does not match the historic appearance of brownstone, and therefore this application fails to satisfy Standard 6.

**STAFF RECOMMENDATION:** Denial of repainting of brownstone and other masonry in Charcoal Blue, but approval of painting any wood features, pursuant to Standards 2 and 6.



Built PA, Inc.

Tuesday, September 16, 2025

Delivery via E-Mail

Philadelphia Historical Commission

RE: 1919 Walnut Street Repainting Walnut Street Façade Trims

Property Owner:  
1919 Walnut Street Associates  
430 Devereux Dr., Villanova PA 19085

To Whom it May Concern,

We are proposing to re-paint the front façade existing painted surfaces (windows, trims, cornice etc.) on Walnut Street, only. The brick and slate will remain as-is. The current trim is already painted a different color than the surrounding brownstones. This is part of a re-branding effort for our client, Hydration Spa, who is moving into the space. Our client focuses on spa treatment therapies to help with injury recovery and this re-branding and color palette is focused at bringing a 'refreshed' feel to the business and property elevation specifically.

We look forward to your feedback and review

Sincerely,

A handwritten signature in black ink, appearing to read "John Sofio", is positioned above a horizontal line.

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John Sofio  
Principal  
Built PA, Inc





existing slate to remain as-is

existing brick to remain as-is

repaint all existing painted facade surfaces floors 1-4  
SW 2739 Charcoal Blue

Google





SW 2739

# Charcoal Blue

FULL DETAILS 

Indulge your dramatic side with this dark, almost black shade of navy. Makes an elegant backdrop for wood, leather and metallic furnishings.

Get this color in a:



Color Sample



Paint Sample



Interior Paint



Exterior Paint







