

ADDRESS: 2129 CHESTNUT ST AND 15-19 S 22ND ST

Proposal: Create new doorways; regrade paths; install cooling tower

Review Requested: Final Approval

Owner: College of Physicians

Applicant: Catherine Broh, MGA Partners

History: 2129 Chestnut St: 1883; Church of New Jerusalem; Theophilus P. Chandler Jr., architect. 15-19 S 22nd St: 1907; College of Physicians; Cope & Stewardson, architects

Individual Designation: 2129 Chestnut St: 9/1/1983; 15-19 S 22nd St: None

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

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

OVERVIEW: This application proposes alterations to two adjacent historic buildings, both owned by the College of Physicians, to create an accessible path between the buildings. It proposes creating a new pedestrian doorway at each building and a path through the garden connecting the new doors. The new doorway in the College of Physicians building would replace a bay window. The new doorway at the former church building would be cut in the side facade. Contemporary glass canopies would be added above both doors.

The application also proposes adding a cooling tower along the rear or S. Van Pelt Street elevation of the College of Physicians building at 15-19 S. 22nd Street. The cooling tower would be screened within a louvered aluminum enclosure with room for an additional cooling tower to be installed in the future. The cooling tower would replace the many condensers that sit along the Ludlow Street elevation of the College of Physicians building.

SCOPE OF WORK:

- Create new doorways
- Regrade paths
- Install cooling tower

STANDARDS FOR REVIEW:

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

- *Standard 2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.*
 - Recommended: Finding solutions to meet accessibility requirements that minimize the impact of any necessary alteration on the historic building, its site, and setting, such as compatible ramps, paths, and lifts.
 - Recommended: Designing and constructing additional entrances or porches on secondary elevations when required for the new use in a manner that preserves the historic character of the building (i.e., ensuring that the new entrance or porch is clearly subordinate to historic primary entrances or porches)
- *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 works shall 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.*
 - Recommended: Installing a new mechanical system, if required, so that it results in the least alteration possible to the historic building and its character-defining features.

- Recommended: Placing air conditioning compressors in a location on a secondary elevation of the historic building that is not highly visible.

STAFF RECOMMENDATION: Approval, with the staff to review details, pursuant to Standards 2 and 9.

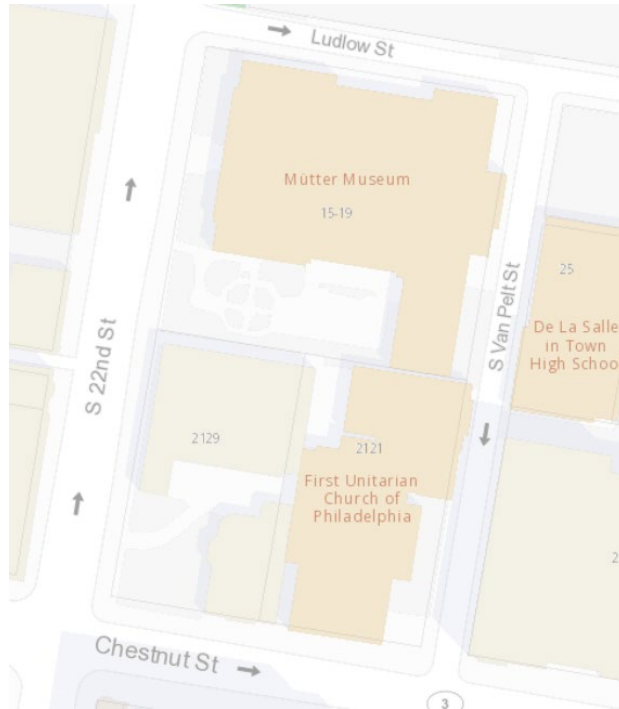


Figure 1: The subject properties are located adjacent to each other along S. 22nd Street, with frontages along Chestnut Street, Ludlow Street, and S. Van Pelt Street. The First Unitarian Church at the corner of Chestnut and S. Van Pelt Streets is not included in the project.

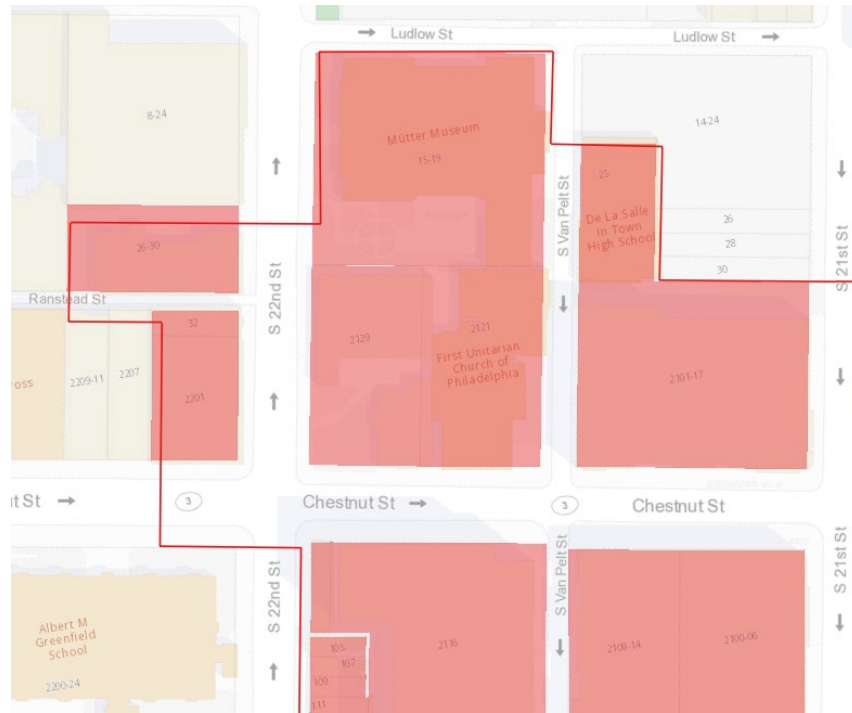


Figure 2: Subject properties within the Rittenhouse-Fitler Historic District (outlined in red).

The College of Physicians of Philadelphia | Campus Improvements

19 S 22nd Street + 2129 Chestnut Street



Architects

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Philadelphia

Pennsylvania 19106

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Amy Stein AIA

August 11, 2026

Dr. Jon Farnham
Philadelphia Historical Commission

Re: College of Physicians of Philadelphia | 19 S 22nd Street and 2129 Chestnut Street
Historical Commission Submission

Dear Dr. Farnham,

We are pleased to submit proposed renovations and alterations to the College of Physicians of Philadelphia’s buildings at 19 S 22nd Street and their newly acquired property next door at 2129 Chestnut Street, each listed on Philadelphia’s Register of Historic Places. The College of Physicians is a not-for-profit medical, educational and cultural institution with the vision of advancing the cause of health while upholding the ideals and heritage of medicine.

Project Background

This application seeks final approval for alterations to the College of Physicians of Philadelphia main building at 19 S. 22nd Street as well as to the adjacent property they own at 2129 Chestnut Street. The College’s main building, by architect Cope and Stewardson (1909), has had multiple additions and renovations to accommodate changing needs and growth. In 2022 the College purchased 2129 Chestnut Street, constructed as the Church of The New Jerusalem by architect Theophilus P. Chandler (1883), which had previously undergone significant renovations converting the sanctuary into professional offices.

This application proposes alterations to both buildings that steward their continued use as museum, lecture halls, library, garden and educational spaces with public-facing programs and events, including the Mutter Museum.

Scope of Work

The scope of work consists of select alterations and renovations to provide equitable accessible public entrances as well as infrastructure improvements that steward these structures for future generations. The College’s goals are to maintain the historic features of the buildings, modernize the buildings for occupancy, accessibility and code compliance. Much of the building’s interiors will remain, with select alterations focused on complying with code requirements for restroom facilities, catering and museum support spaces.

The exterior alterations for which we are seeking your approval today include:

- Modify an existing gate in the front fenceline for accessibility and egress compliance. Provide accessible entry on the south side of 19 S. 22nd Street from the courtyard. Provide accessible entry on the north side of 2129 Chestnut Street from the courtyard. Reconfigure and regrade a portion of the courtyard for accessible circulation between the buildings and within the courtyard.
- Replace stairs from the Unitarian Church rear yard into an existing alley to provide code compliant stairs. Regrade the alley and relocate cast in place concrete steps to facilitate the accessible entry into 2129 Chestnut. Repair and refurbish the base of the 2129 Chestnut where the alley is lowered in elevation.
- Add screened dunnage on the east side of the 19 S. 22nd Street property to accommodate two evaporative cooling tower units, one to be installed now to serve 2129 Chestnut Street and select renovations in 19. S 22nd Street, and one to be installed at a future date to facilitate replacement of aged AHU’s and condensing units located in north side yard.

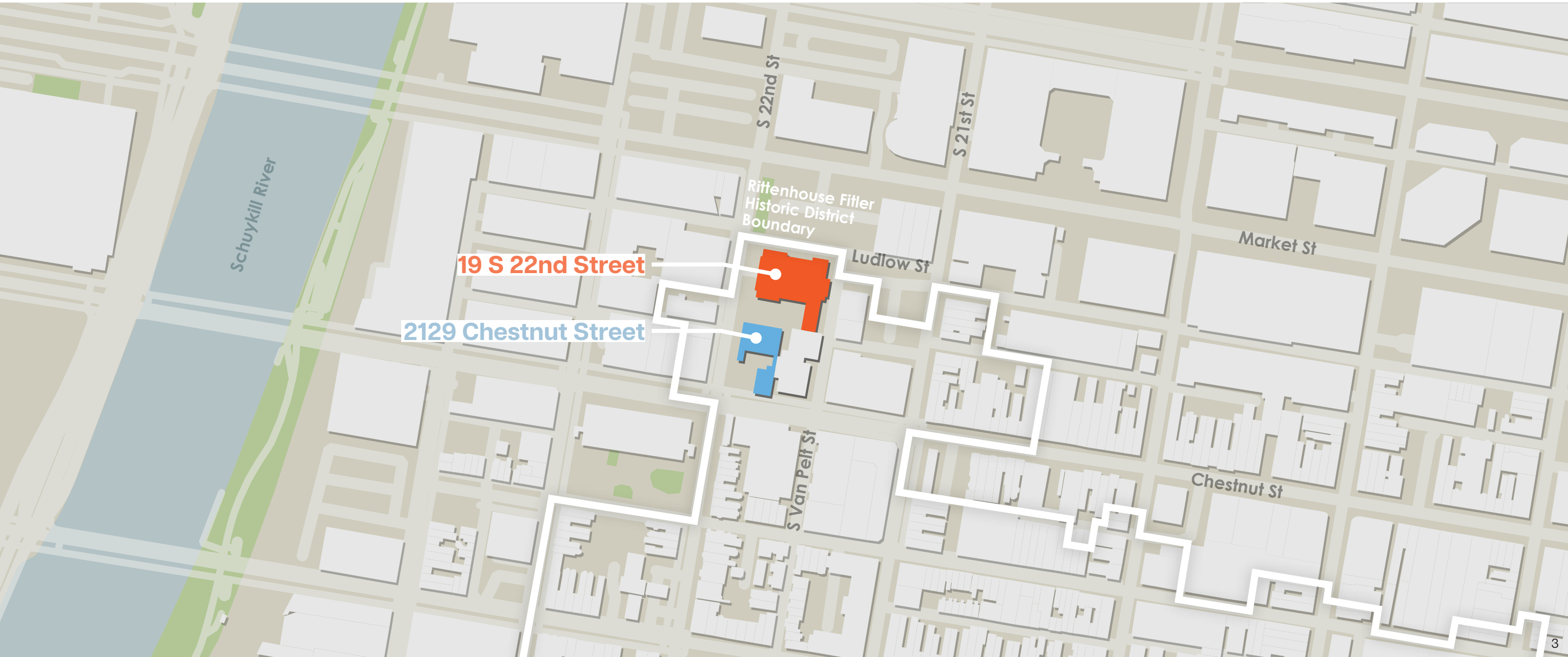
We look forward to meeting with the Historical Commission to review these proposed alterations that serve to steward prominent historic structures of The College of Physicians of Philadelphia.

Catherine Broh, AIA
Partner

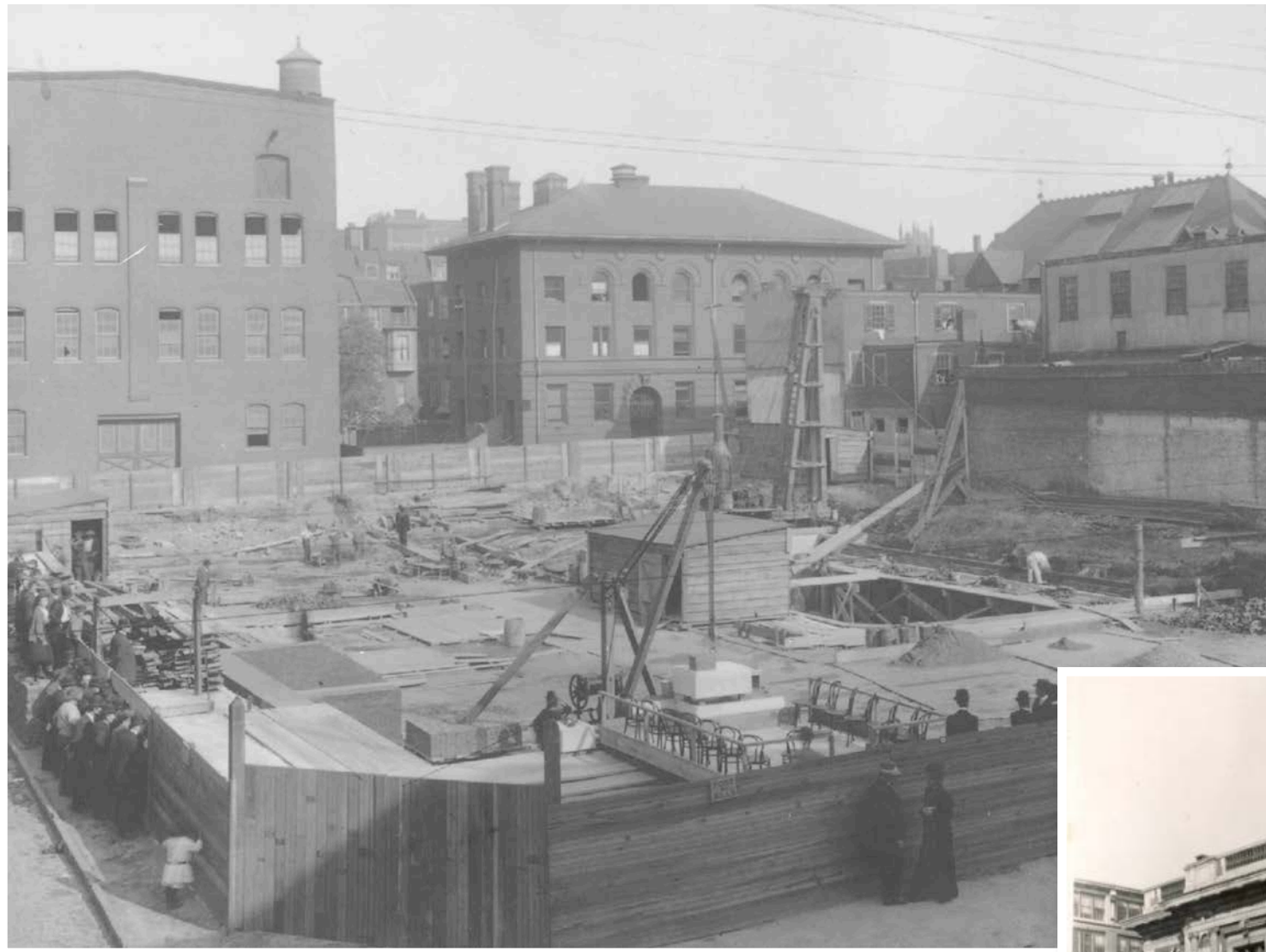


Building History **19 S 22nd Street** & **2129 Chestnut Street**
Site Location

The College of Physicians of Philadelphia owns and operates both 19 S 22nd Street and 2129 Chestnut Street.



Photos **19 S 22nd Street**
Historical Context



19 S 22nd Street Construction Site, 1908

**College of Physicians of
Philadelphia Building**

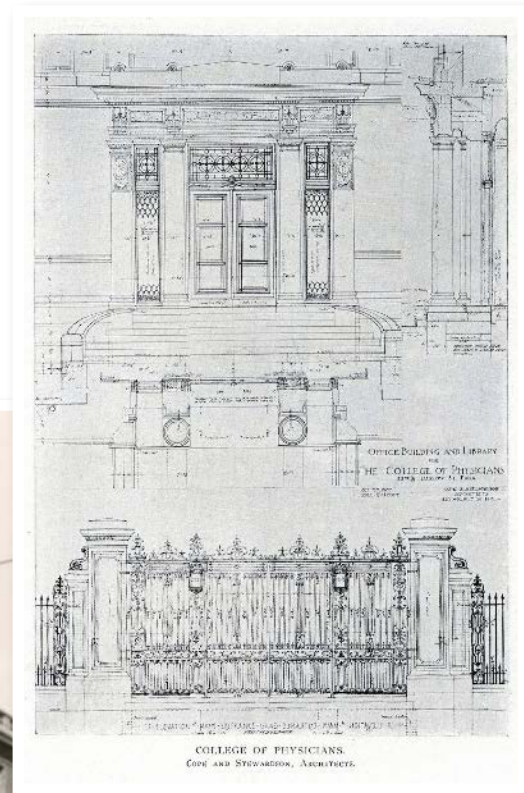
19 S 22nd Street

Designed by Cope & Stewardson
Constructed in 1909

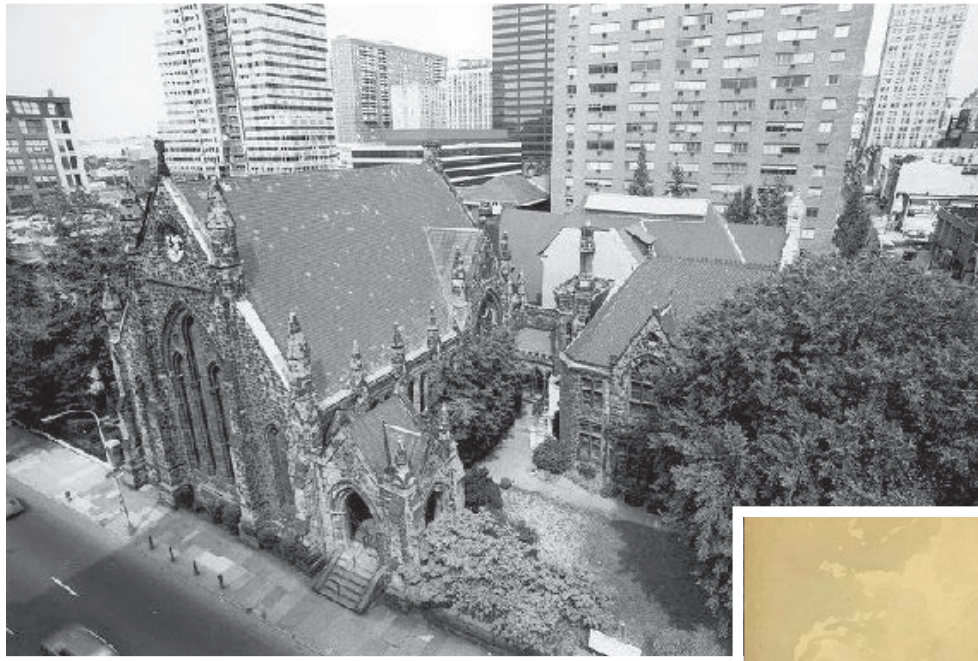
Southwest Corner,
Unknown Date



Architectural Detail Drawings - Front
Gate and Door, Cope & Stewardson



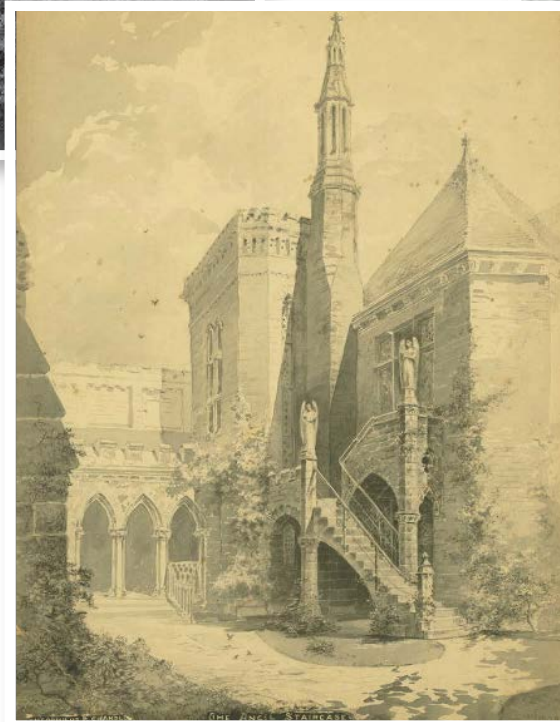
Historical Context



Aerial View of 2129 Chestnut, 1986

Church of the New Jerusalem and Parish House 2129 Chestnut Street

Designed by Theophilus P. Chandler,
Constructed in 1883



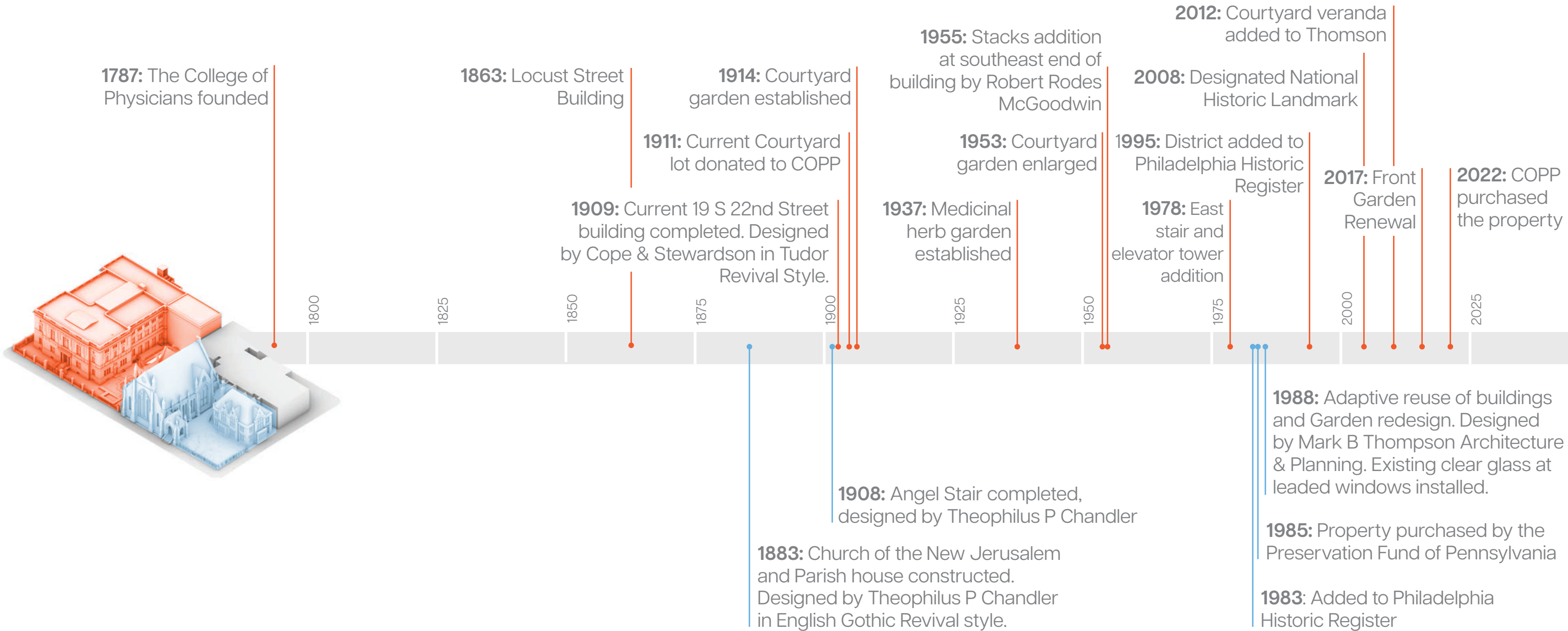
Parish House Angel Stair, Historic Drawing,
Unknown Date



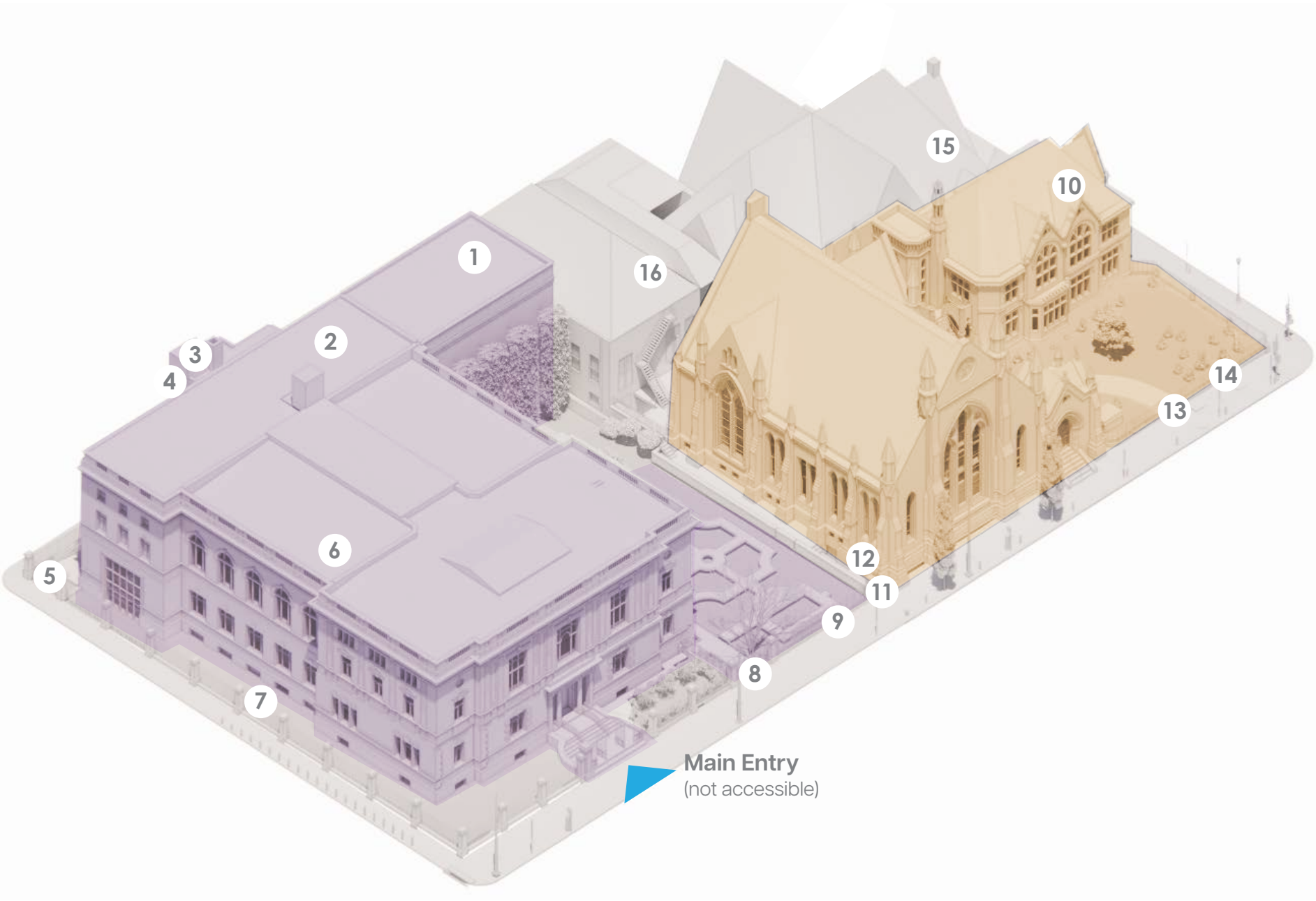
View of 2129 Chestnut from SW corner of
S 22nd Street and Chestnut Street,
ca. 1960

Building History 19 S 22nd Street & 2129 Chestnut Street

Timeline



Existing Conditions Overview



- 1 Stacks Addition, 1955**
7 story, 11,190 sf
Steel perimeter columns supporting exterior walls and concrete roof with load bearing steel library stacks system supporting concrete pan floors
- 2 19 S 22nd Street Library Stacks, 1908**
7 story, 13,310 sf
Load bearing masonry exterior walls with load bearing steel library shelving supporting structural glass
- 3 Elevator, Stair, Loading Dock and Utility Areaway Addition, 1978**
3 story with basement, 1,880 sf
Load bearing masonry and CMU interior with concrete floors
- 4 Accessible patron entry**
- 5 Existing gate to the loading ramp**
- 6 19 S 22nd Street, 1908**
3 story with basement and partial subbasement, 73,100 sf
Load bearing masonry with hollow tile terracotta flat arch floors
- 7 Side yard currently used for HVAC condenser units**
- 8 Existing gate for egress**
- 9 Existing wrought iron fence with brick and limestone pillars and brick and limestone base**

- 10 2129 Chestnut St, 1883**
is currently being renovated:
 - STEM education classrooms at lower level
 - Accessible garden of native medicinal plantings
 - Angel Stair rehabilitationSanctuary existing structure: steel columns and load bearing walls with open web steel joist framing and 3" concrete slab on metal deck.
- 11 Existing gate for egress**
- 12 Egress from offices**
- 13 Existing Gate**
- 14 Existing wrought iron fence with brick and limestone base**
- 15 First Unitarian Church**
- 16 First Unitarian Parish House**

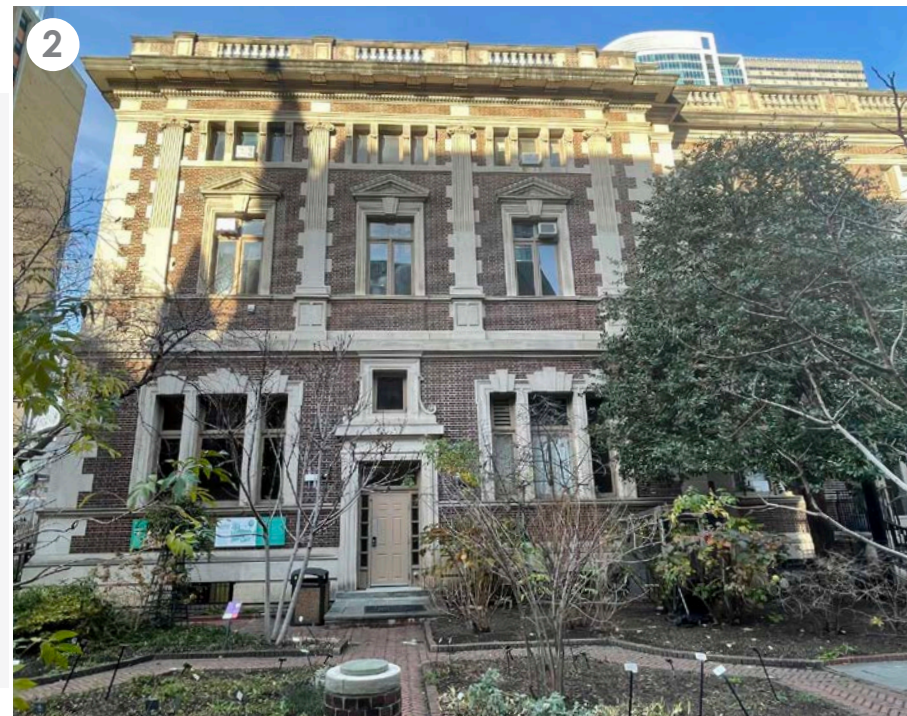
Existing Conditions



West Elevation,
along 22nd Street



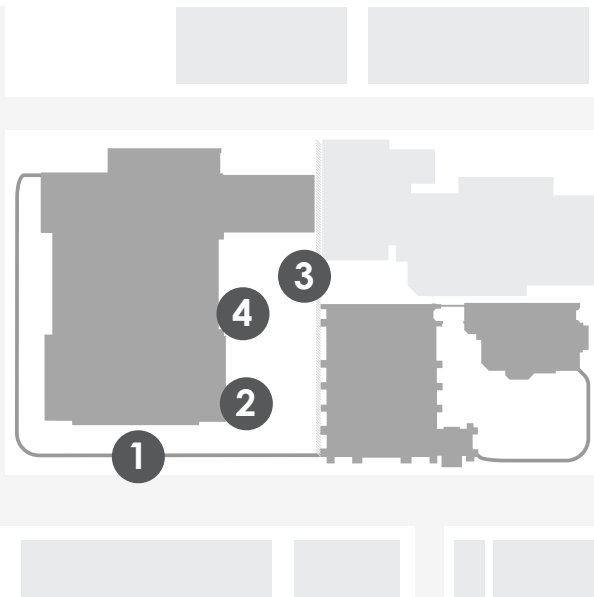
Courtyard view of
Stacks Addition



South Elevation,
West wing



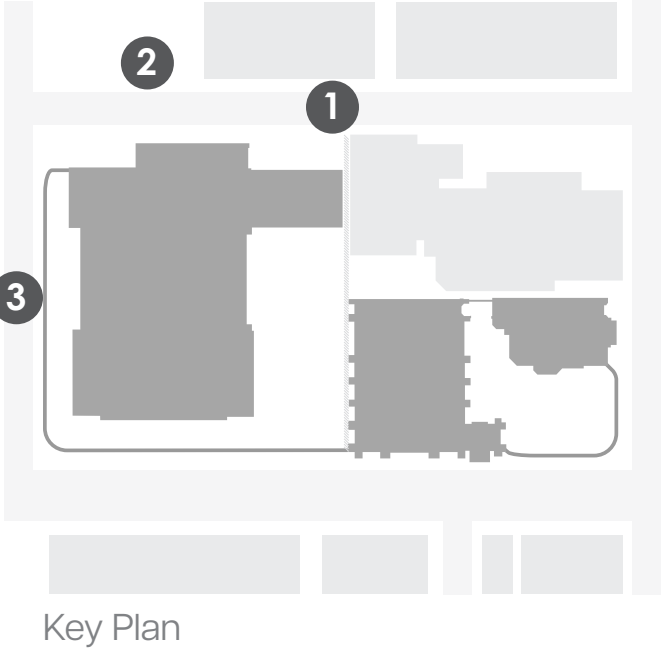
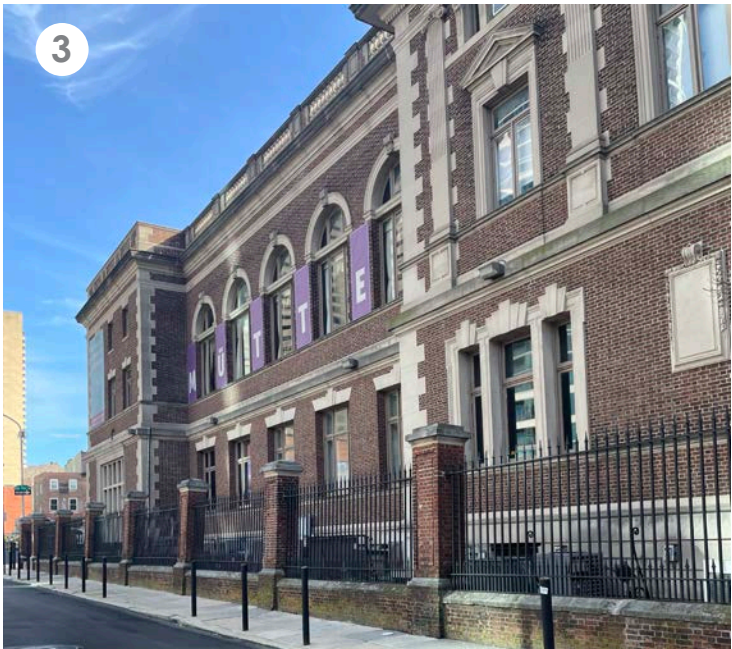
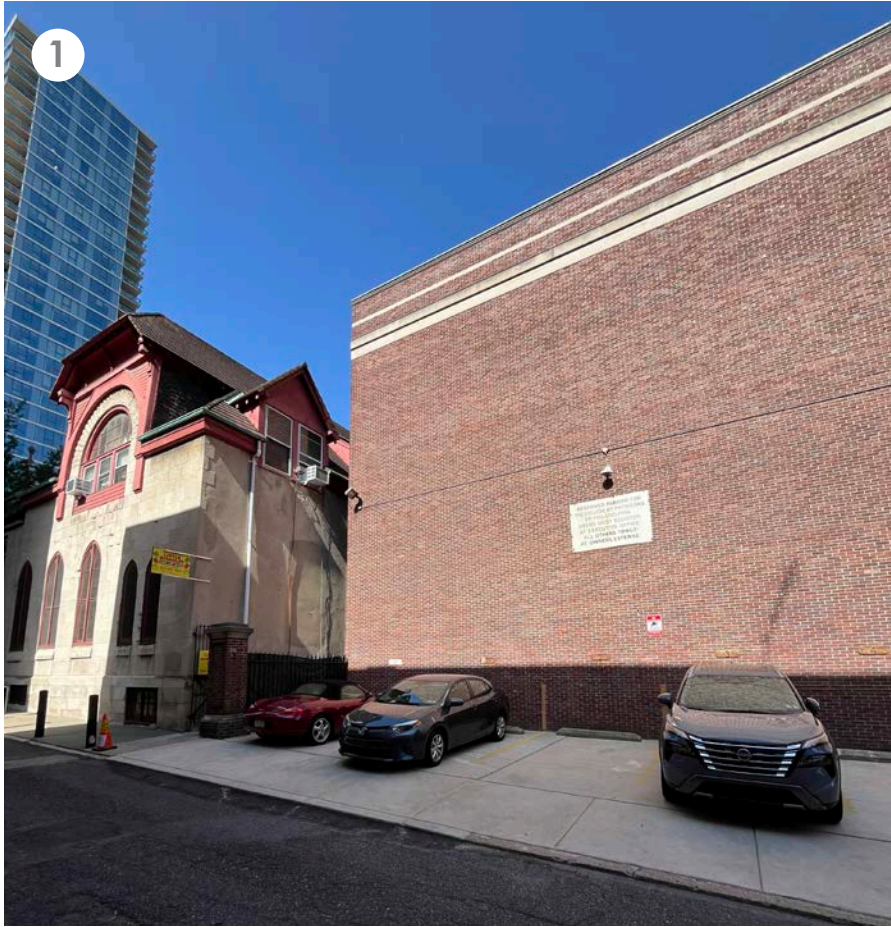
South Elevation,
outside Thomson



Key Plan

Photos 19 S 22nd Street

Existing Conditions

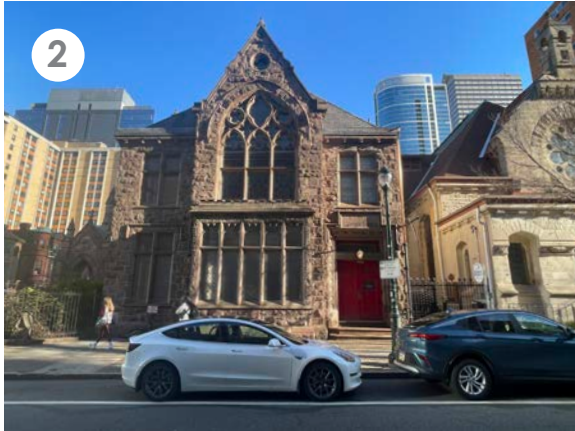
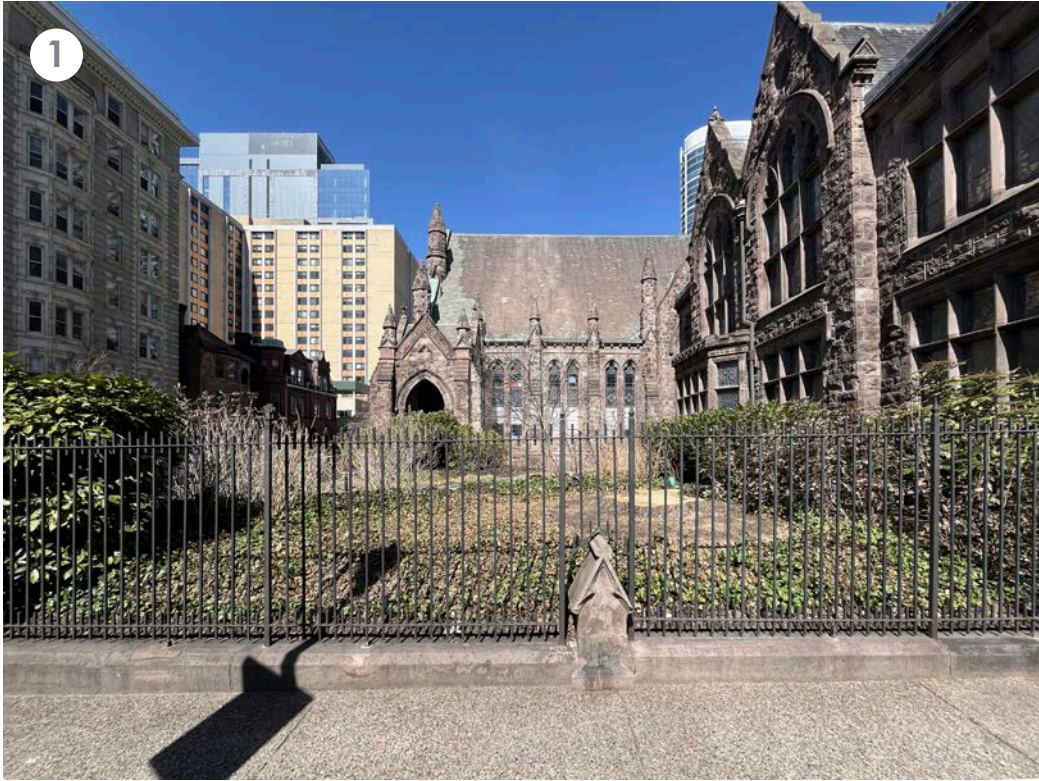


Key Plan

Photos 2129 Chestnut Street

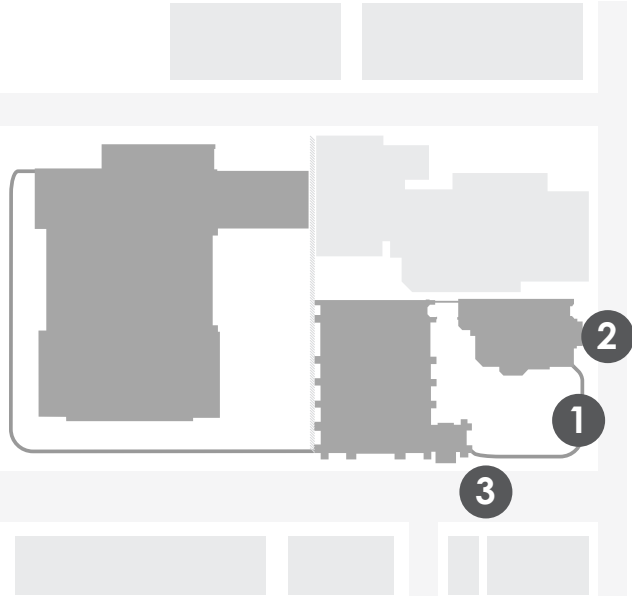
Existing Conditions

South Elevation,
facing Garden



South Elevation,
Parish House, along
Chestnut Street

West Elevation,
along 22nd Street



Key Plan

Photos 2129 Chestnut Street

Existing Conditions

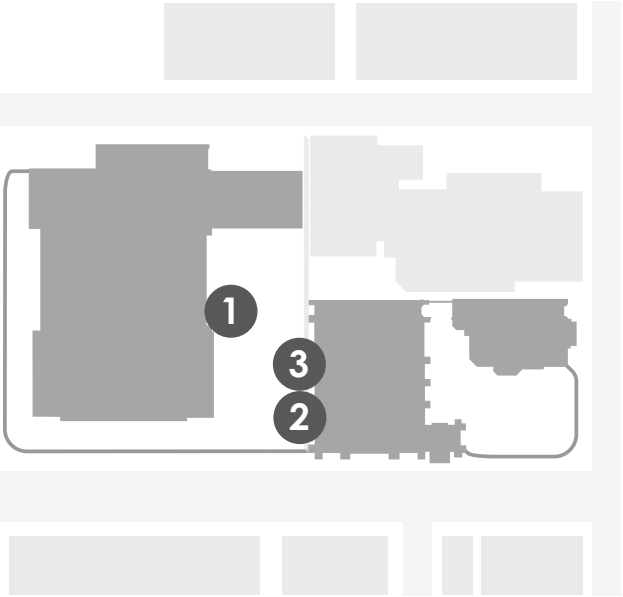
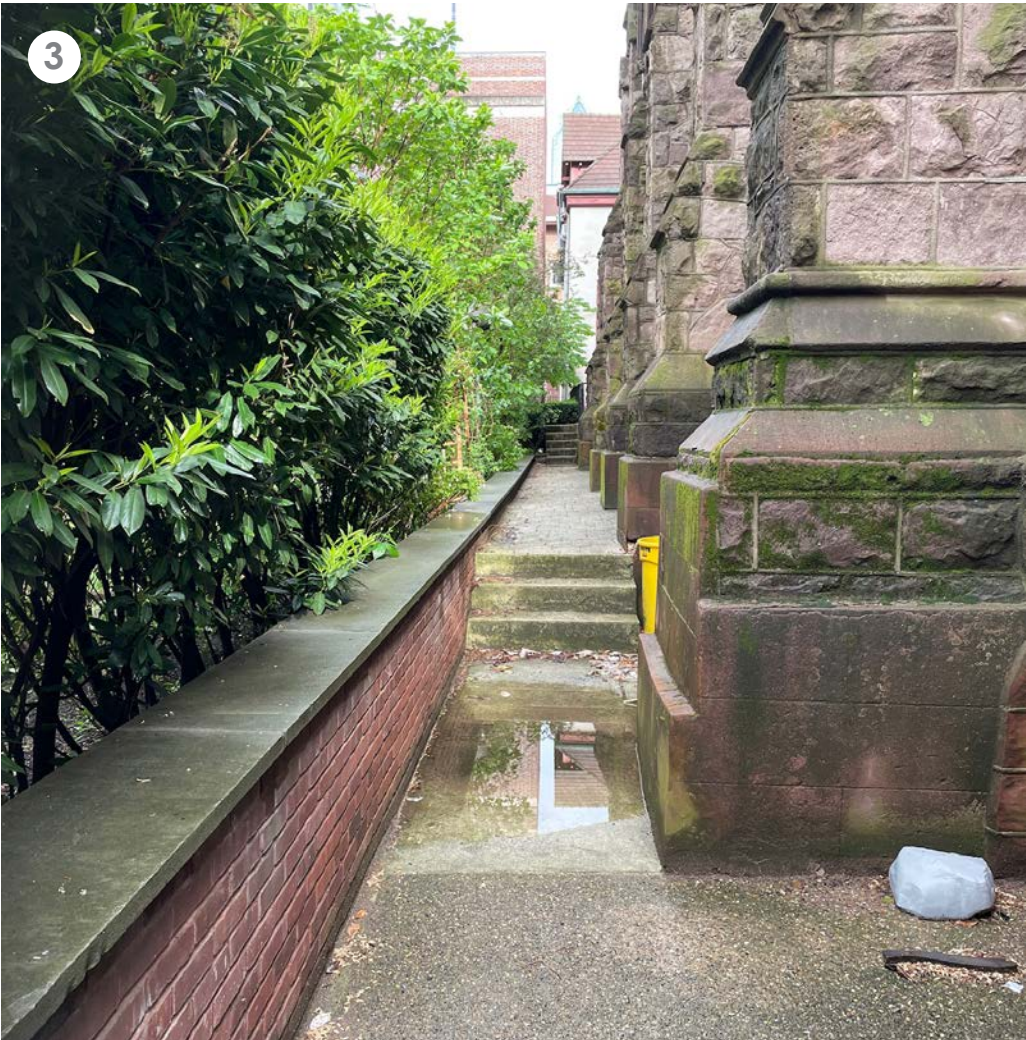
North Elevation,
facing Courtyard



Base of exterior walls at
location of future opening



View of Alley
from S 22nd St



Key Plan

Neighborhood Context

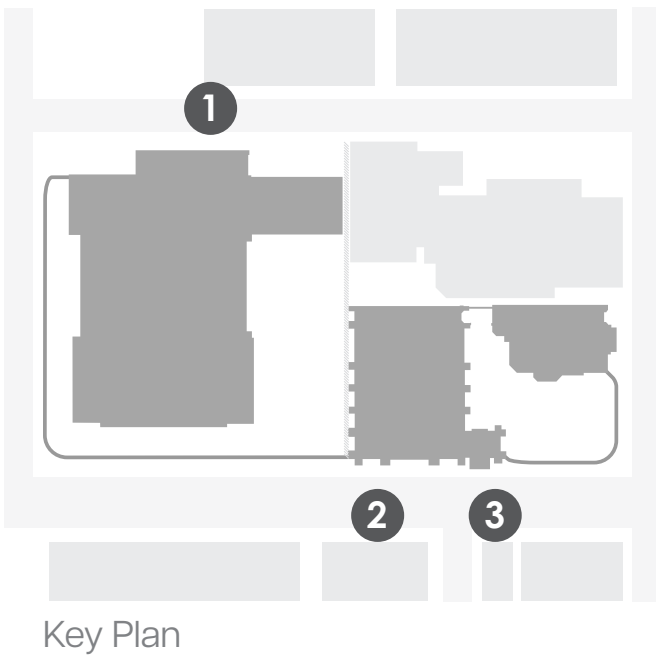
25 S Van Pelt St
Westray Ladd, 1894
Magaziner & Eberhard, 1939 Addition



**26 S 22nd Street,
Lewis Residence**
Hazlehurst & Huckel, 1894



**32 S 22nd Street,
St. Anthony Club | Delta Psi Fraternity**
Wilson Eyre Jr., 1888
Cope & Stewardson, Alterations, 1908



Key Plan

View of play yard from Alley



Van Pelt View from North



Photos **19 S 22nd Street**

First Unitarian Church Context



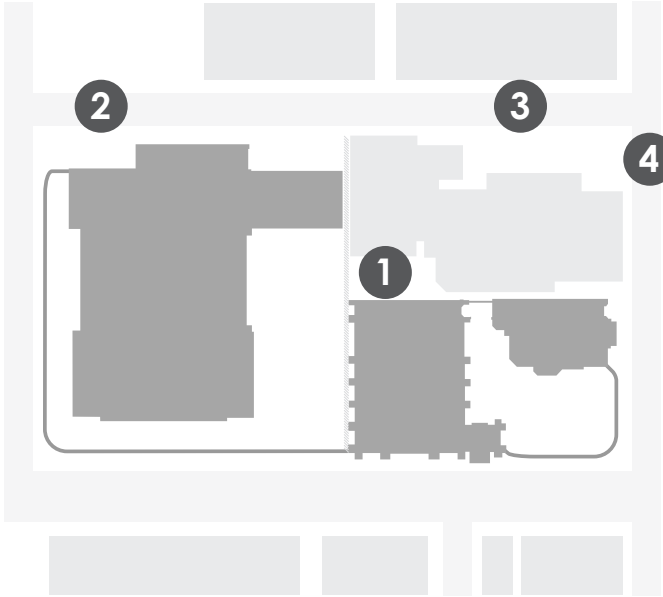
Van Pelt View from Chestnut St



View from Van Pelt St and Chestnut St

**2125 Chestnut Street,
First Unitarian Church &
Parish House**

Furness, Evans & Co, 1886

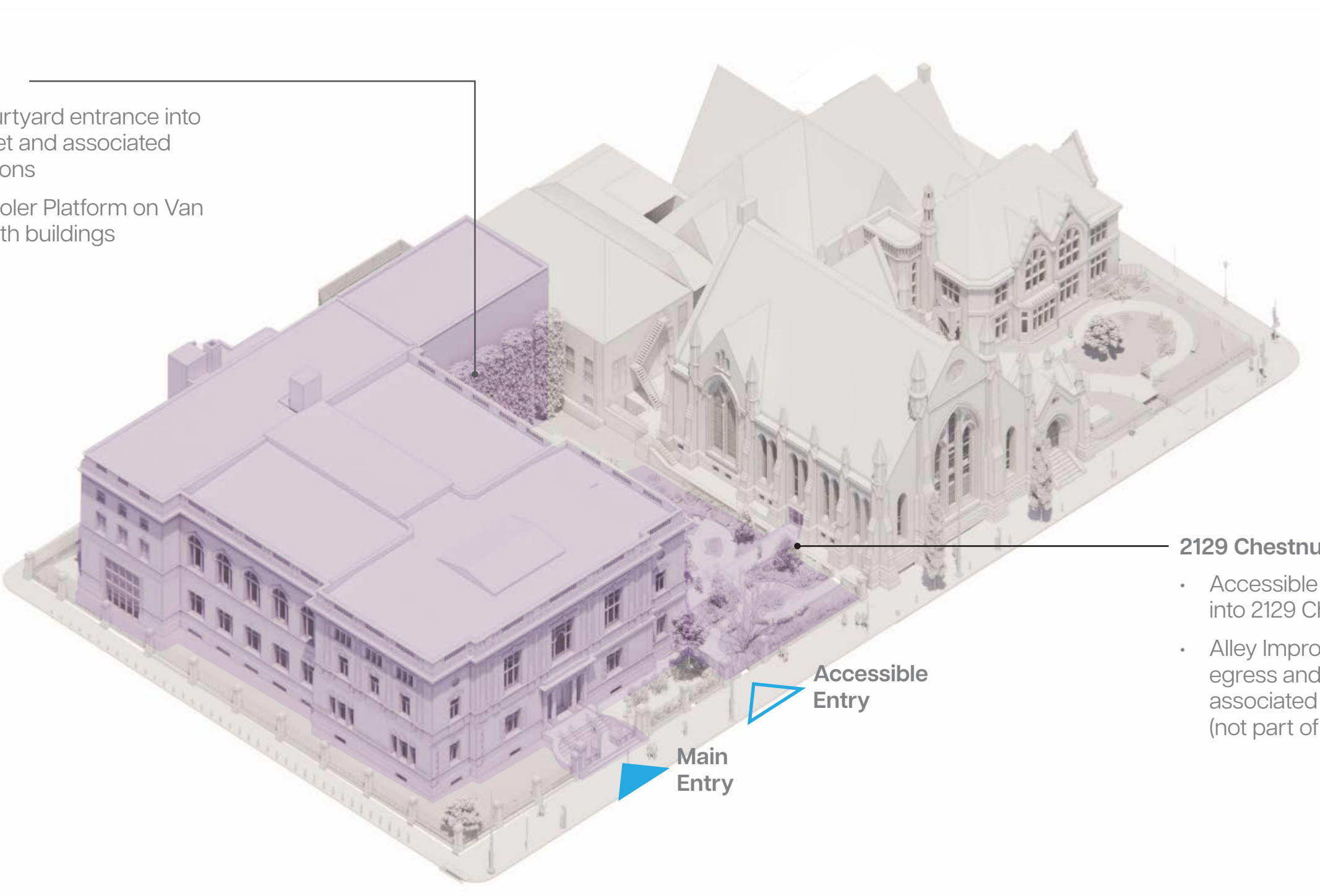


Key Plan

Proposed Work

19 S 22nd Street

- Accessible courtyard entrance into 19 S 22nd Street and associated gate modifications
- Evaporative cooler Platform on Van Pelt serving both buildings



2129 Chestnut Street

- Accessible Courtyard entrance into 2129 Chestnut St
- Alley Improvements to facilitate egress and access and associated gate modifications (not part of either property)

Existing Site Plan

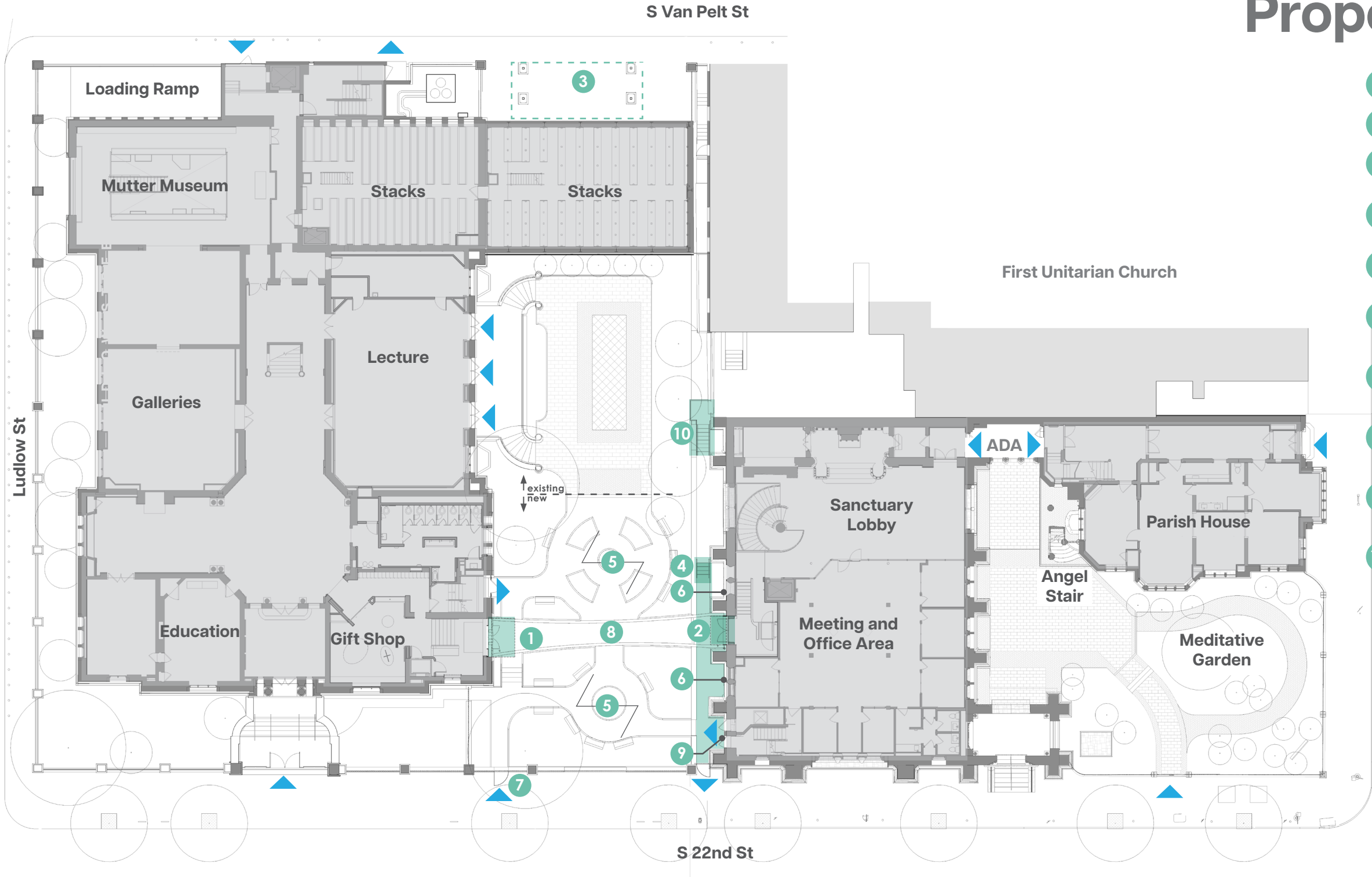


- 1 Remove window and masonry
- 2 Remove concrete site stair and landing
- 3 Remove segment of brick site wall
- 4 Remove garden paving and plantings
- 5 Protect and preserve fringe tree
- 6 Remove pavement and excavate landscape
- 7 Demolish pavement and excavate for new Evaporative Cooler platform and screen enclosure

Entrance/egress



Proposed Site Plan



- 1 Accessible entry into 19 S. 22nd St
- 2 Accessible entry into 2129 Chestnut St
- 3 Evaporative Cooler platform and screening
- 4 Alley stair relocation and reconstruction for egress and access
- 5 Regrading of garden for accessible entries
- 6 Additional louver and water table repairs at 2129 Chestnut St
- 7 Gate modification to reverse swing and add egress hardware
- 8 New courtyard, brick and bluestone paving and medicinal plantings
- 9 Cleaning paint primer off brownstone and repainting egress doors
- 10 New egress stair, landing and railing to First Unitarian Church play area

Entrance/egress



Accessible Courtyard Entry



View from S 22nd St into Garden

View of New Accessible Entry to 19 S 22nd St

Building Elevations

- Existing limestone window surround to remain and modified to enclose new opening
- New lintel made distinct from historic fabric - clad in painted aluminum plate
- Glass canopy has minimal impact on views of garden and visibility of historic facades



Existing - South Elevation



Proposed - South Elevation

Detail Elevations

- 1

Salvage top window frames and panes, to be refurbished and reinstalled
- 2

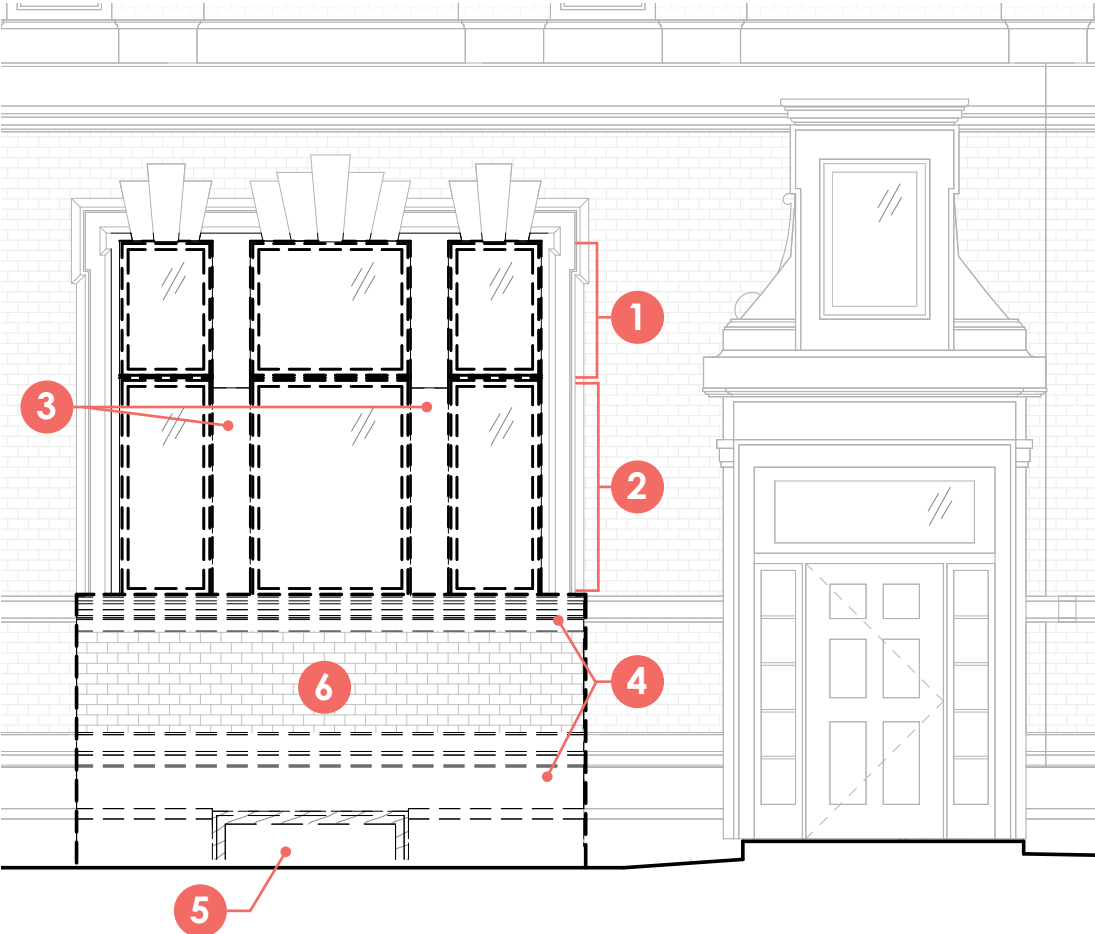
Bottom window frame and panes to be removed
- 3

Existing limestone window verticals to be removed, cut to length, and reinstalled above new lintel
- 4

Demo and salvage existing limestone
- 5

Remove basement window and grate
- 6

Demolish brick



Existing - South Elevation

- 7

Existing clerestory windows refurbished and reinstalled in-place
- 8

Glass canopy supported by painted metal outriggers, attached to new structural lintel and painted aluminum fascia
- 9

Wood-framed storefront and doors at new landing elevation - aligned to existing egress door sill elevation (to right)
- 10

New limestone jambs, profile and finish to match existing limestone jambs above
- 11

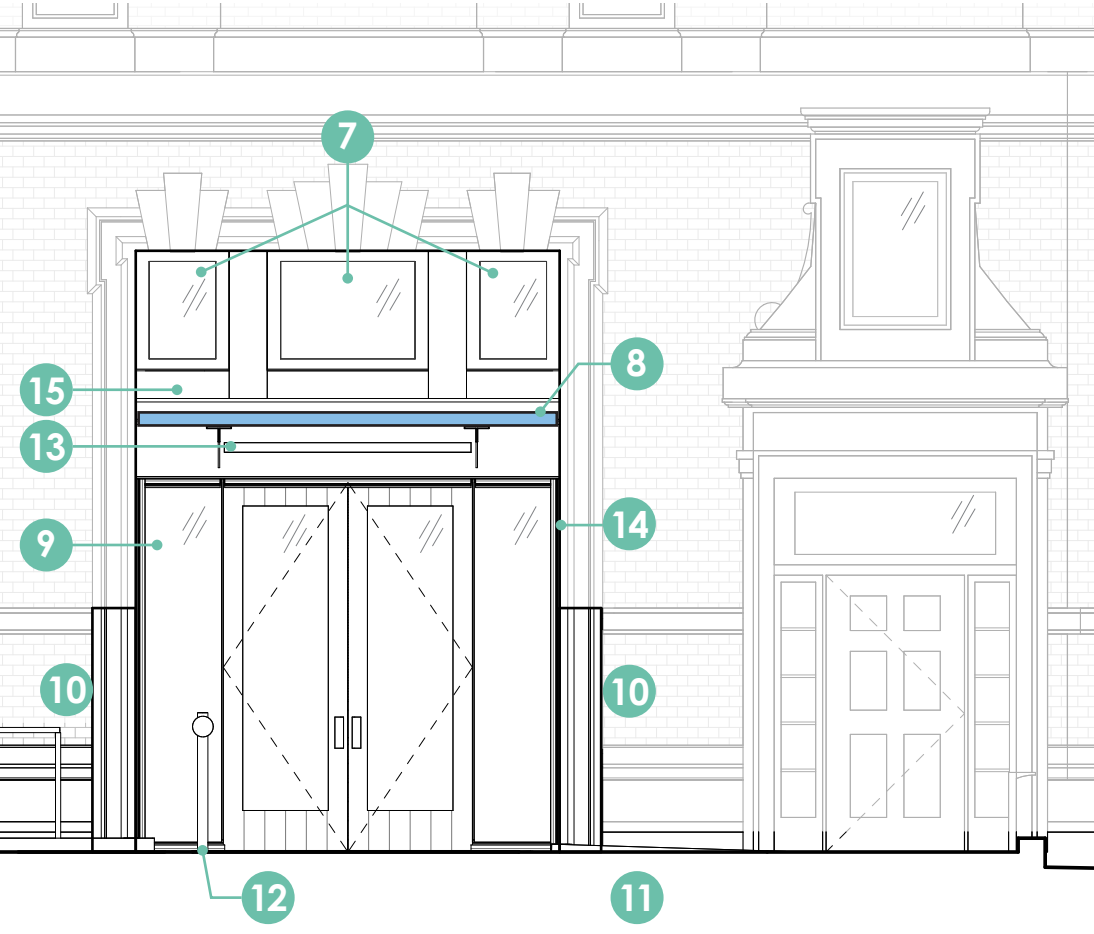
Re-graded courtyard
- 12

Accessible door operator button mounted on a stanchion
- 13

Linear overhead light fixture
- 14

Painted metal plate surround attached to limestone jambs
- 15

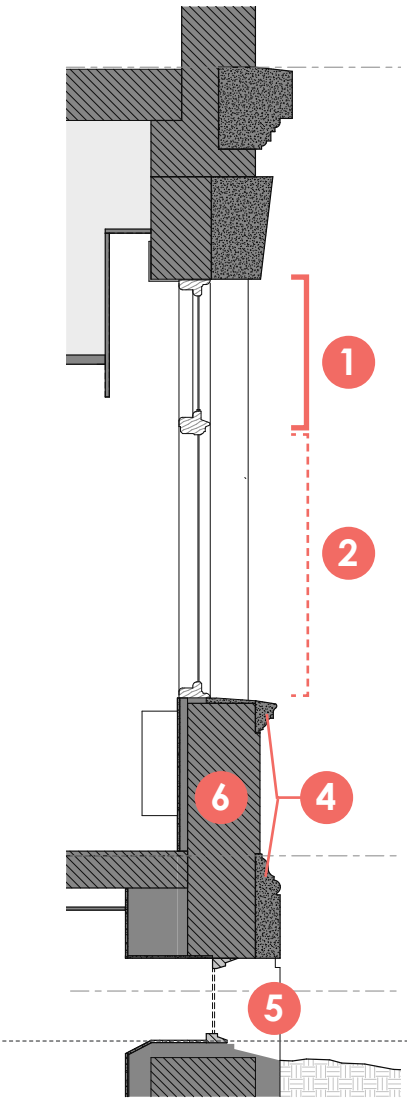
New steel lintels and limestone sill



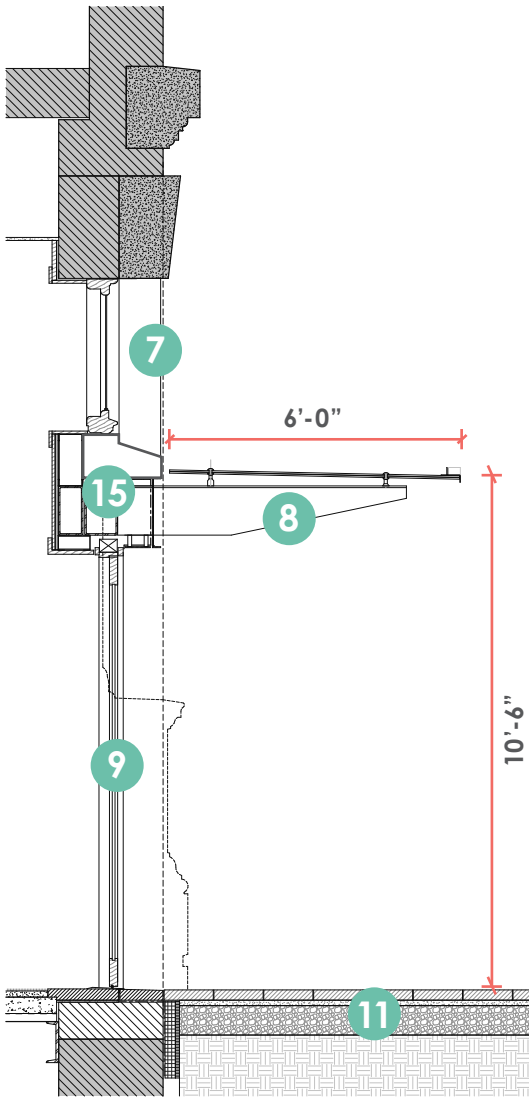
Proposed - South Elevation

Accessible Entry Building Openings - Details

- 1 Salvage top window frames and panes, to be refurbished and reinstalled
- 2 Bottom window frame and panes to be removed
- 3 Existing limestone window verticals to be removed, cut to length, and reinstalled above new lintel
- 4 Demo and salvage existing limestone
- 5 Remove basement window and grate
- 6 Demolish brick
- 7 Existing clerestory windows refurbished and reinstalled in-place
- 8 Glass canopy supported by painted metal outriggers, attached to new structural lintel and painted aluminum fascia
- 9 Wood-framed storefront and doors at new landing elevation - aligned to existing egress door sill elevation (to right)
- 10 New limestone jambs, profile and finish to match existing limestone jambs above
- 11 Re-graded courtyard
- 12 Accessible door operator button
- 13 Linear overhead light fixture
- 14 Painted metal plate surround attached to limestone jambs
- 15 New steel lintels and limestone sill



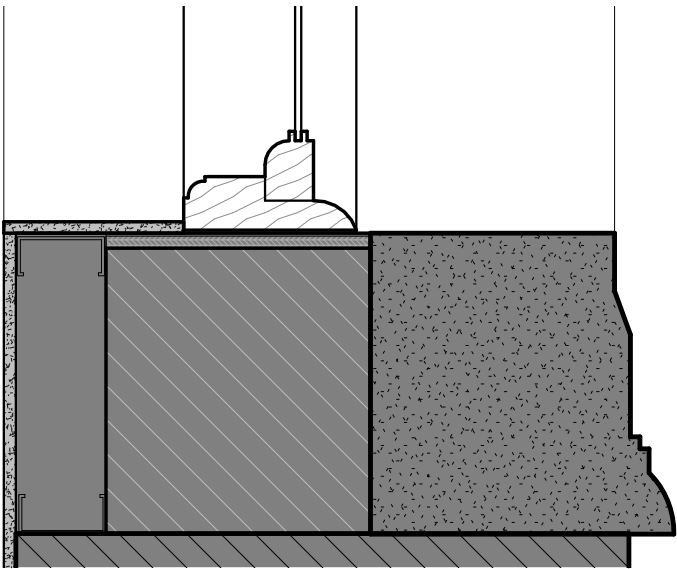
Existing Window Section Detail



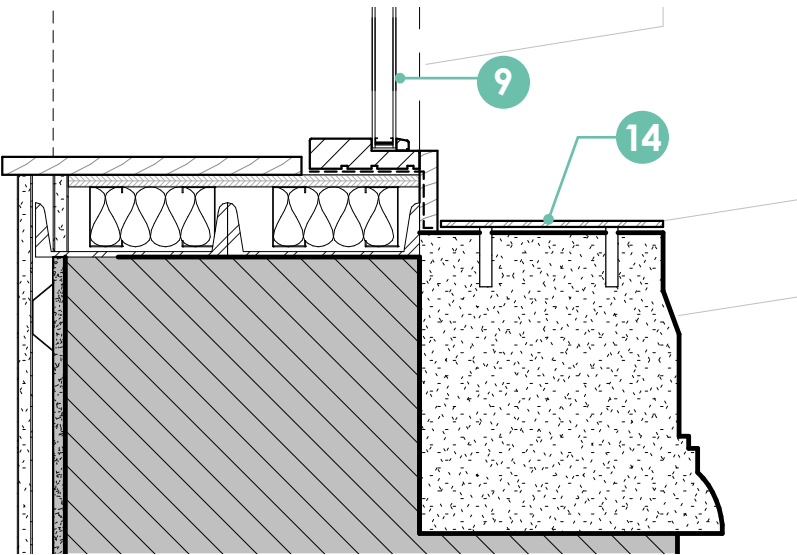
Proposed Opening Section Detail

*Final detail to be reviewed by Historic Commission staff

New storefront and doors set back within existing masonry wall in plane with existing clerestory windows above



Typical Existing Window Frame Profile



Proposed Existing Window Frame Profile

Accessible Courtyard Entry

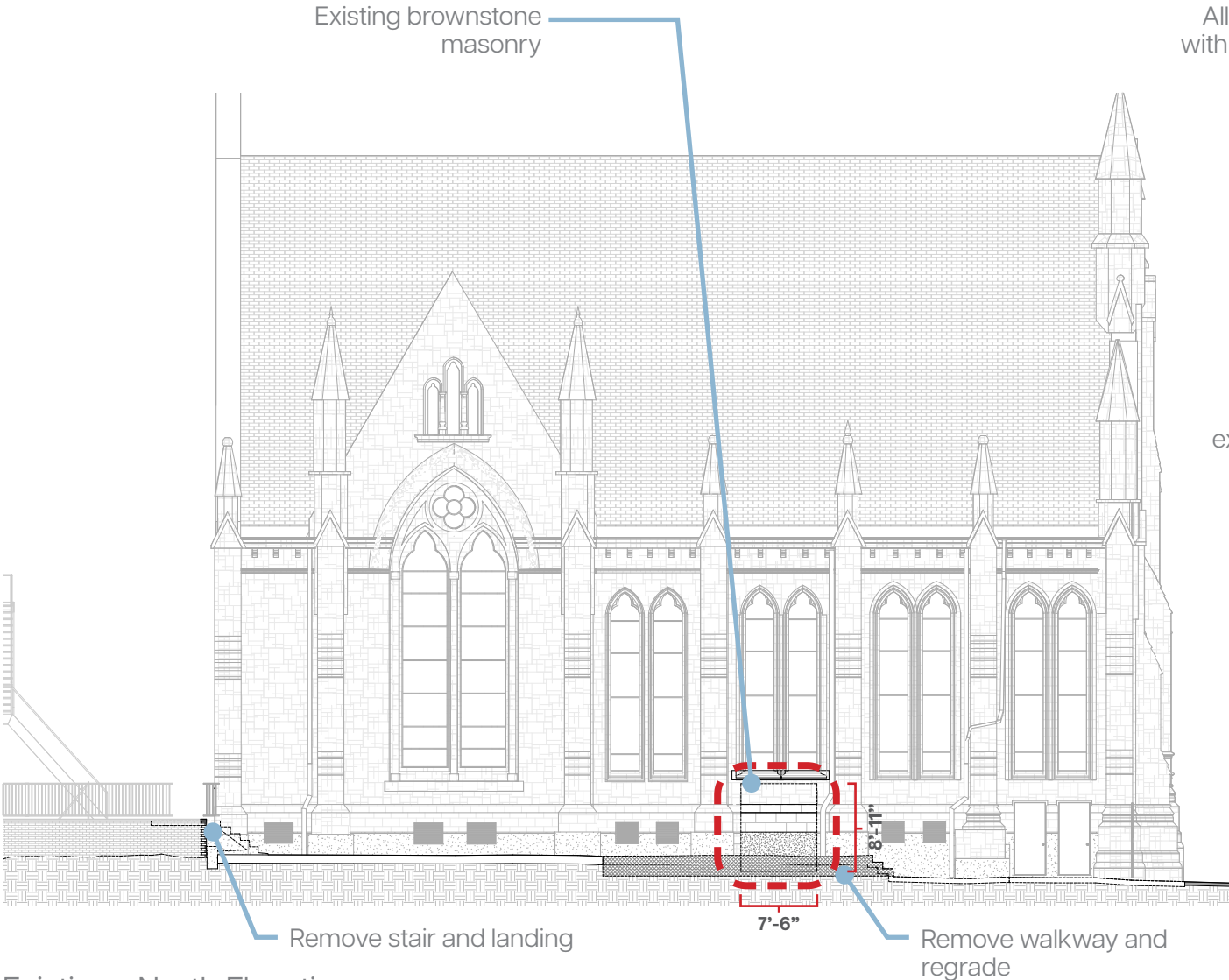


View from S 22nd St into Garden

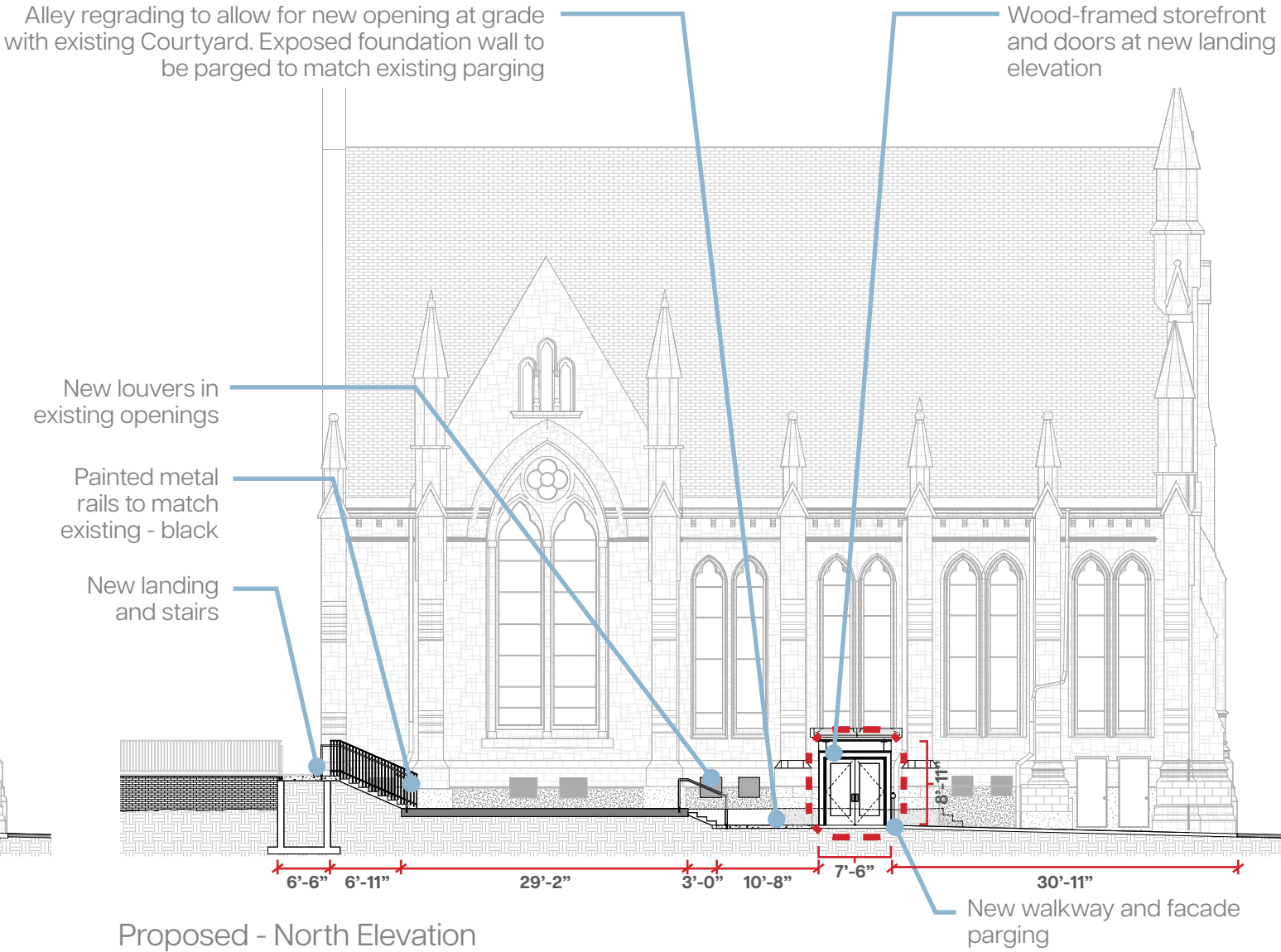
View of New Accessible Entry to 2129 Chestnut St

Building Elevations

- All glass of historic church window to remain - only portion of wall below to be demolished
- Windows supported by inserted lintel made distinct from historic fabric - clad in painted aluminum plate
- Glass canopy has minimal impact on views of garden and visibility of historic facades



Existing - North Elevation

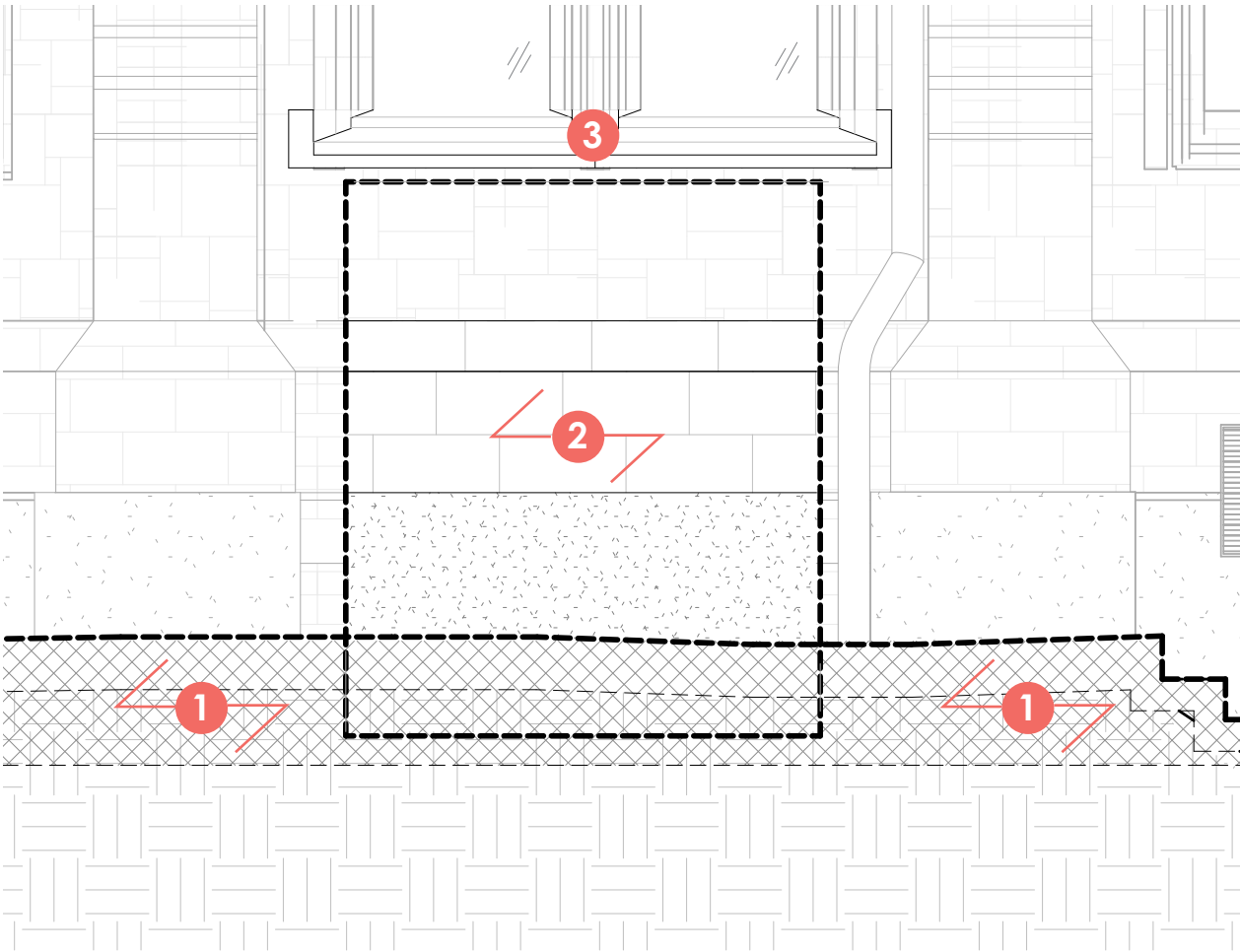


Proposed - North Elevation

2129 Chestnut Street

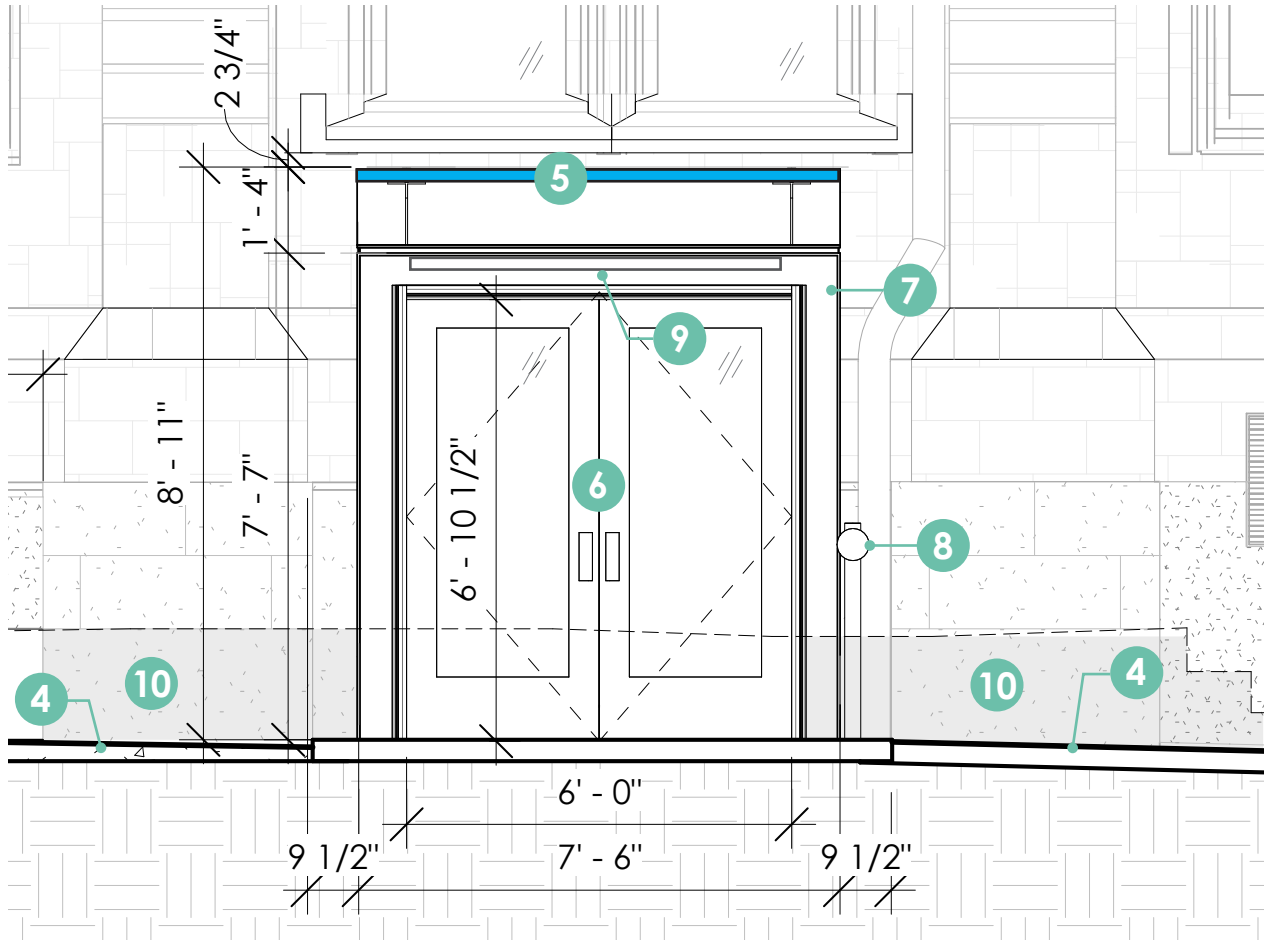
Detail Elevations

- 1 Demolish concrete paving and excavate to extent shown
- 2 Demolish and salvage stone at masonry wall, centered on masonry pillars, to extents shown
- 3 Protect sill stone and historic windows above



Existing - North Elevation

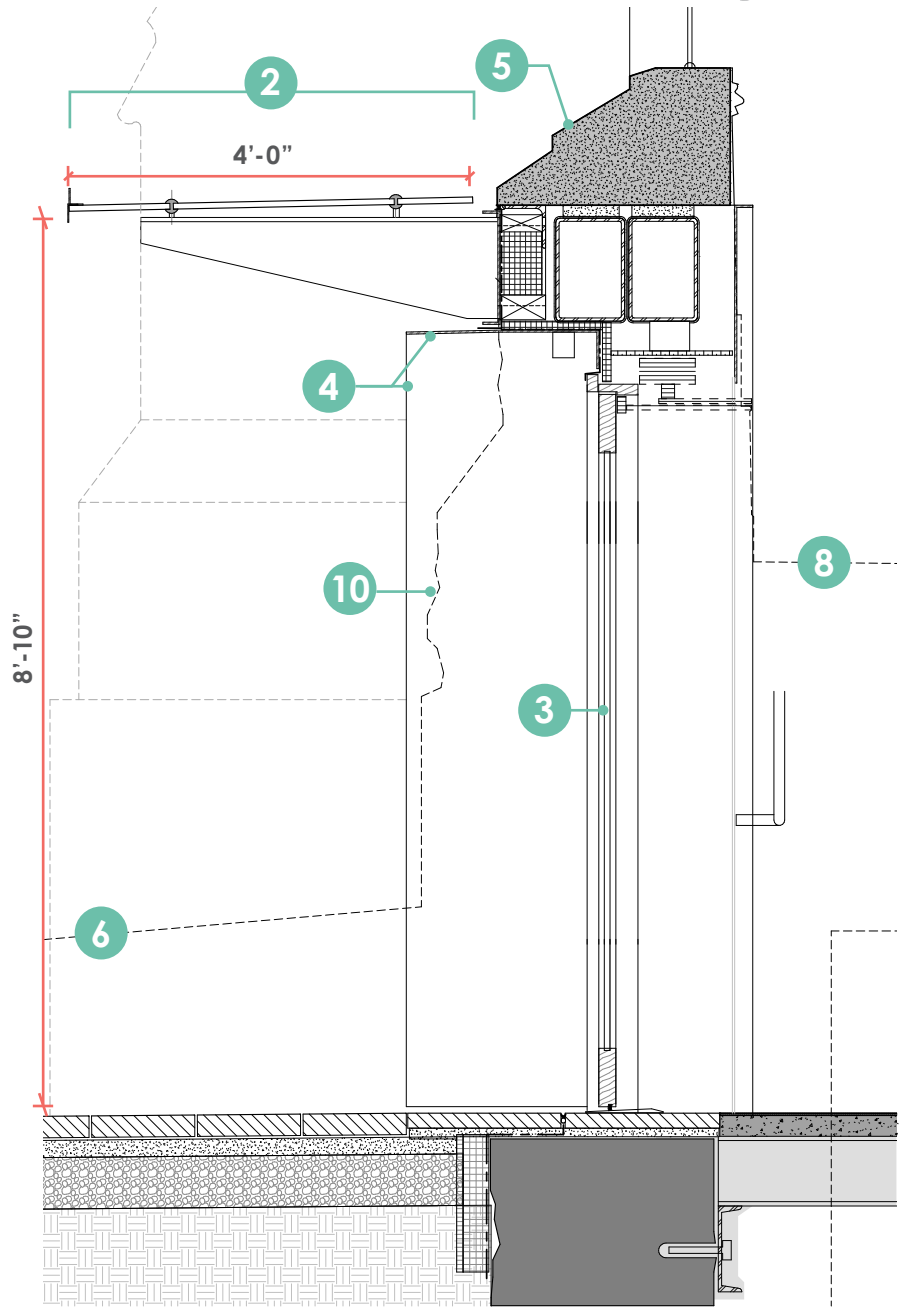
- 4 Alley regrading to allow for new opening at grade with existing Courtyard.
- 5 Glass canopy supported by painted metal outriggers, attached to new structural lintel and painted aluminum fascia
- 6 Wood-framed glass doors at new landing elevation
- 7 Painted metal plate surround, to cover new structure and make distinct new work from historic fabric
- 8 Accessible door operator button
- 9 Linear overhead light fixture
- 10 Exposed foundation wall to be parged to match existing parging.



Proposed - North Elevation

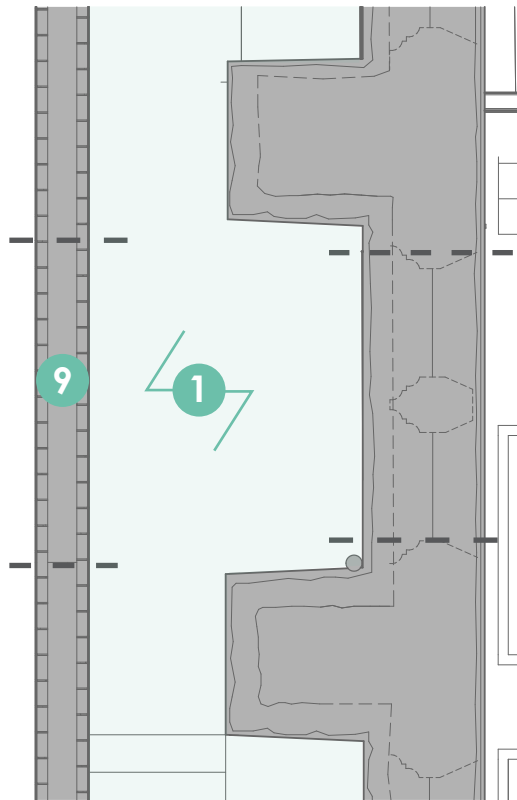
Accessible Entry Building Openings - Details

New storefront and doors set back within existing masonry wall and between buttressing



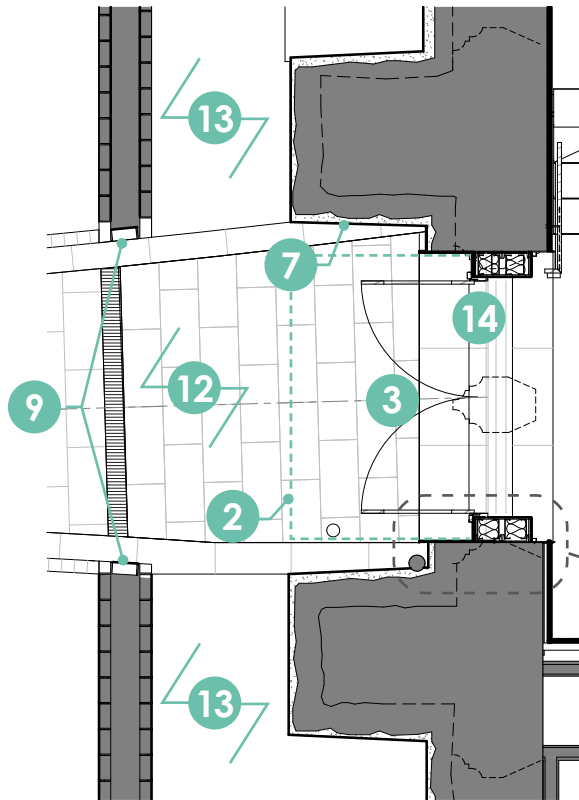
Existing Window Section Detail

- 1 Alley regrading to allow for new opening at grade with existing Courtyard.
- 2 Glass canopy supported by painted metal outriggers, attached to new structural lintel and painted aluminum fascia
- 3 Wood-framed glass doors at new landing elevation



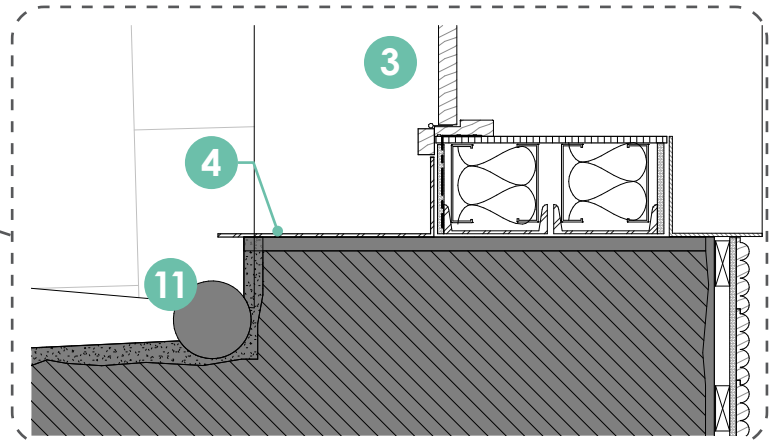
Existing

- 4 Painted metal plate surround to cover new structure and make distinct new work from historic fabric
- 5 Preserve and protect existing window and sillstone. Support with new steel lintels bearing on channels at jamb.
- 6 Existing elevation of alley
- 7 Exposed foundation wall to be parged to match existing parging.



Proposed

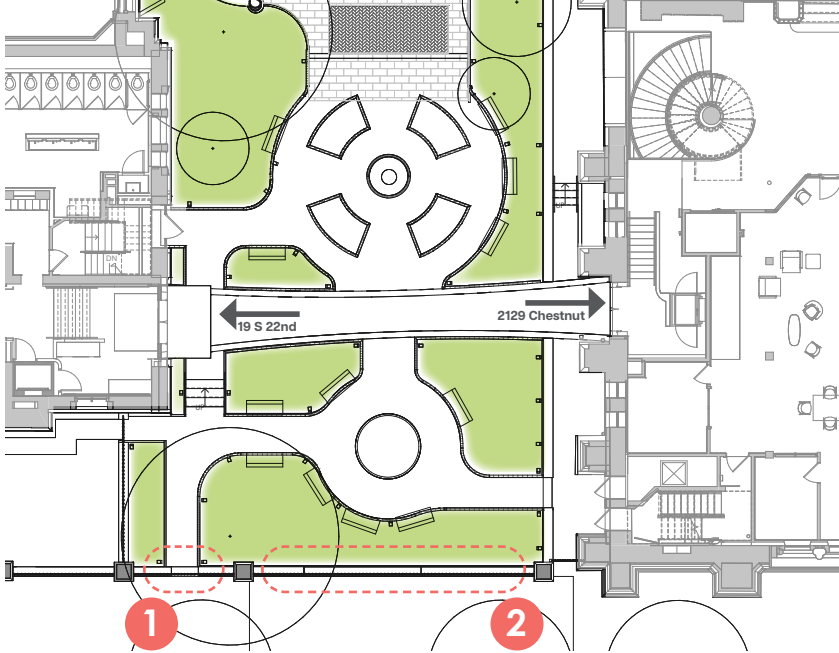
- 8 Existing elevation of first floor of 2129
- 9 Existing brick site wall to be partially demolished. Create new opening toward new entrance. Clad exposed ends with matching brick.
- 10 Line of existing masonry wall
- 11 Existing downspout to remain
- 12 New bluestone pavers and granite borders
- 13 New concrete pavement at regraded alley
- 14 Granite pavers at threshold of new door



Jamb Detail

Modification to Fence and Gate

- Minimize impact to historic fence by providing accessible entry via existing egress gate.
- Gate swing to be reversed. Egress hardware, signage and card reader to be added.
- Temporary removal of iron fence during construction, to be salvaged and reinstalled.



Accessible Entryway: Existing gate to remain with modifications - reverse swing, added panic hardware, key card access.

Painted metal plate with card reader and accessible entry signage.

Temporary removal of wrought iron fence between brick piers for construction load in, to be reinstalled after construction. Brick and stone base to be retained and protected throughout construction.



19 S 22nd Street & 2129 Chestnut Street

Material Palette



19 S 22nd Street brick, limestone, and wood framed windows with limestone window surrounds

Typical landscape brick paver in Courtyard



2129 Chestnut Street brownstone, pigmented concrete parging, and leaded glass windows

Cementitious parging to match existing



Louver at base to match existing



Painted wood window frames to match ex windows at 19 S. 22nd St.



New limestone to match existing



Warm Grey Kynar finished aluminum at jambs of new entry openings



Stained White Oak storefront window and doors at new wall openings



Translucent, fritted glass at entry canopies



Evaporative Cooler Location Considerations

An new evaporative cooler unit is needed to serve 2129 Chestnut Street and portions of 19 S. 22nd Street. A future unit will be needed for future HVAC equipment replacements which are at the end of their useful life. A closed loop heat / cooling exchange piping system will link the two buildings for efficiency and energy conservation. A single evaporative cooler is 22' 5" tall and has a footprint of 8' 7" x 8' 7". The installation of an evaporative cooler will allow for the condensing units positioned along Ludlow street to be removed over time. Multiple locations have been evaluated, and the most effective and least intrusive to the historical context is proposed at Van Pelt street.



Low Visibility



Avoid Interference
with Historical
Structures



Meet Code
Requirements



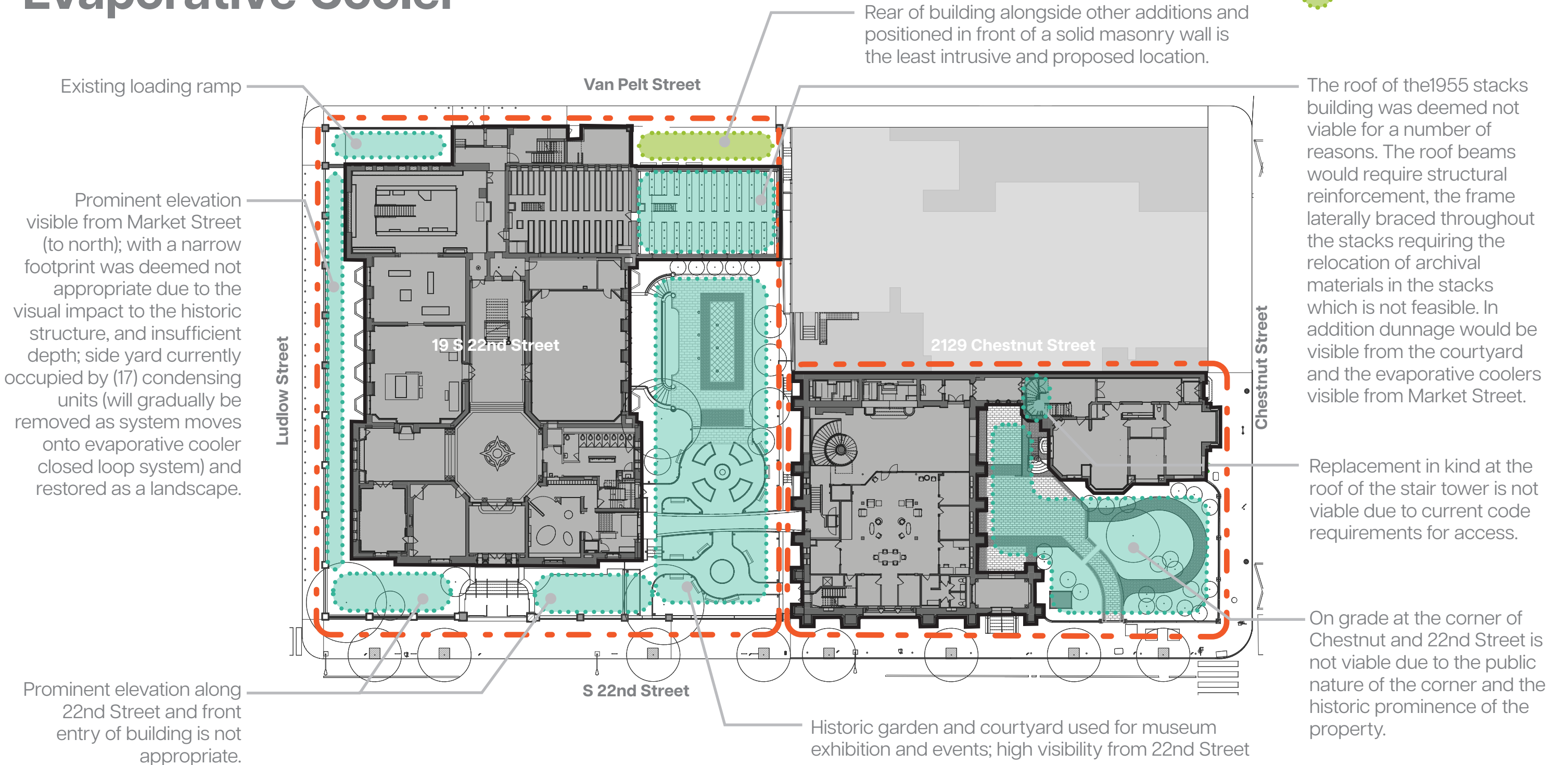
Meet Air Supply
Requirements



Provide
Appropriate
Structural Support

Evaporative Cooler

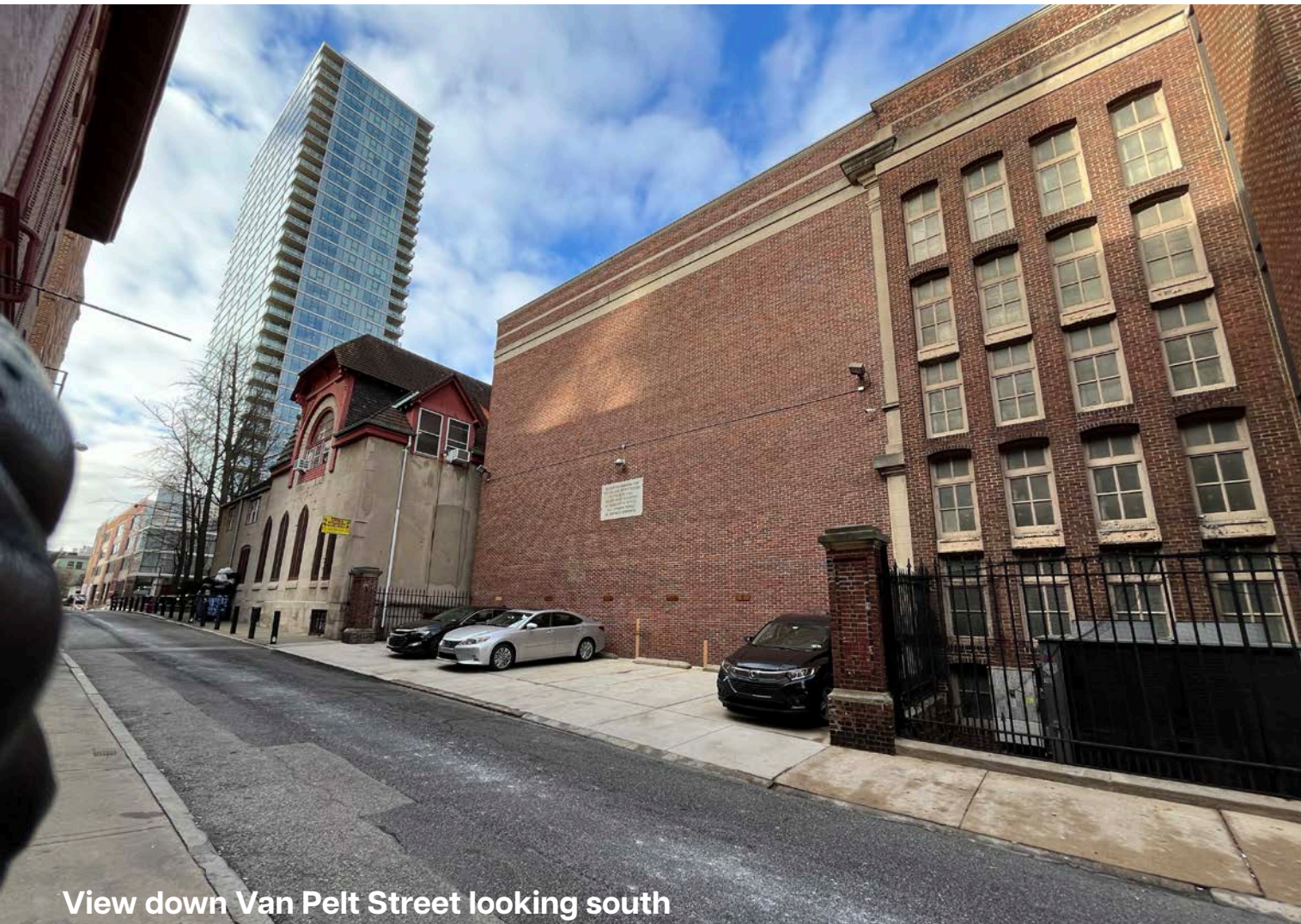
- Areas studied, but deemed not appropriate
- Recommended location



19 S 22nd Street

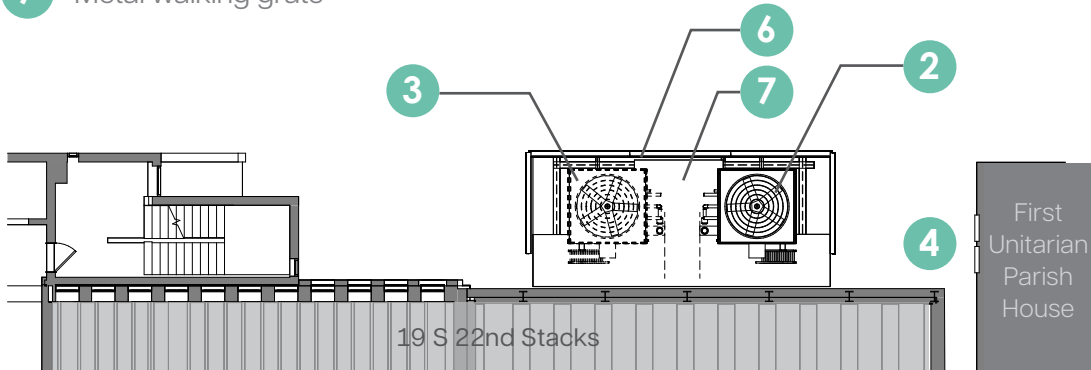
Closed Loop Evaporative Cooler

- Proposed replacement location atop raised dunnage with visual screening
- Estimated dunnage and screening size of 15'-5" wide x 35'-0" long x 26'-2" tall, raised from the ground by approx. 11'-0".
- Units raised on dunnage to direct humid discharge air away from building envelope

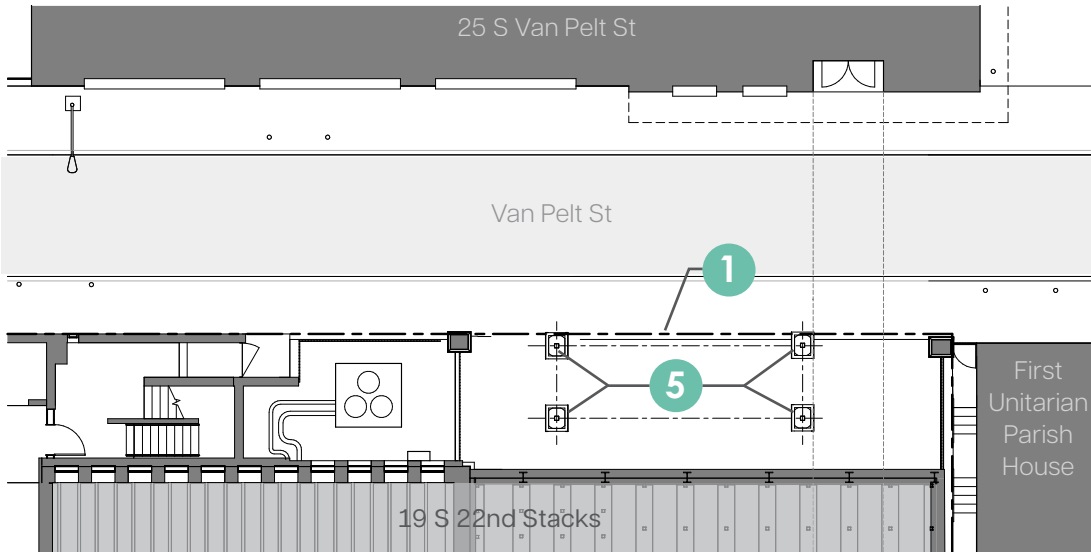


View down Van Pelt Street looking south

- 1 Property line
- 2 New cooling tower
- 3 Space reserved for future cooling tower
- 4 First Unitarian Church Parish House window
- 5 Painted steel column with metal and brick enclosure at ground
- 6 Aluminum Horizontal Louver Screen on steel bracing
- 7 Metal walking grate



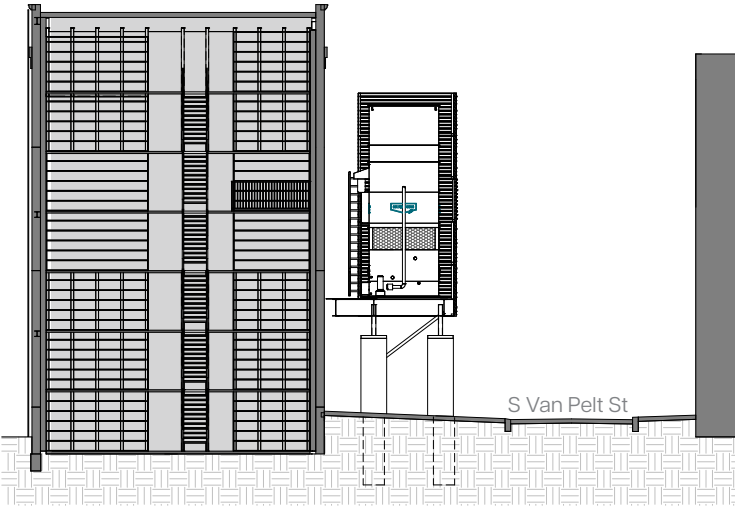
Dunnage Level Plan



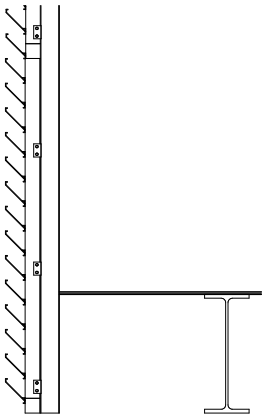
Street Level Plan

19 S 22nd Street

Closed Loop Evaporative Cooler



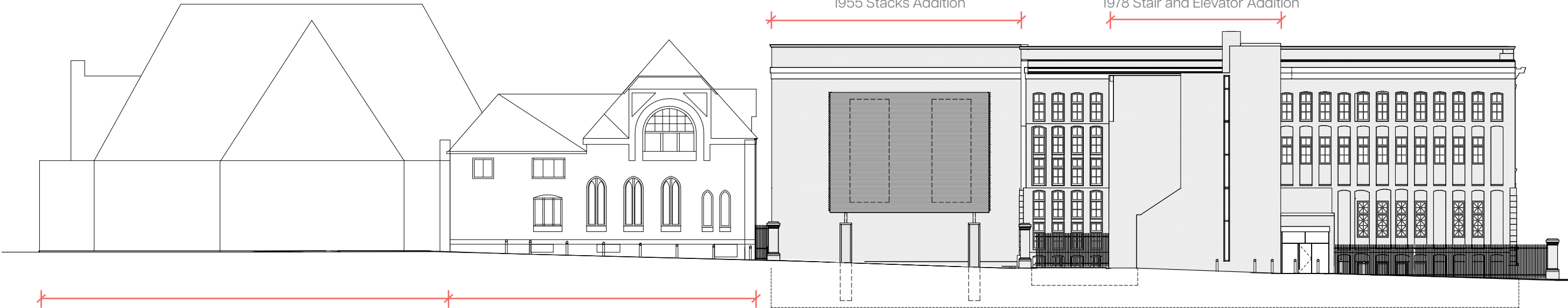
East-West Section Looking North



Aluminum Louver Screen Detail

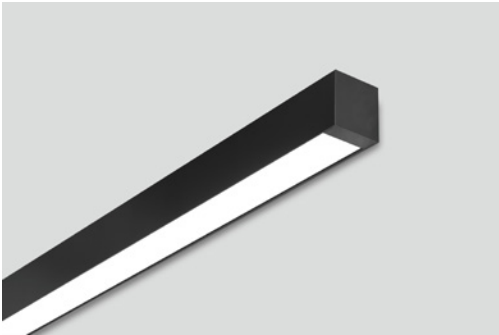
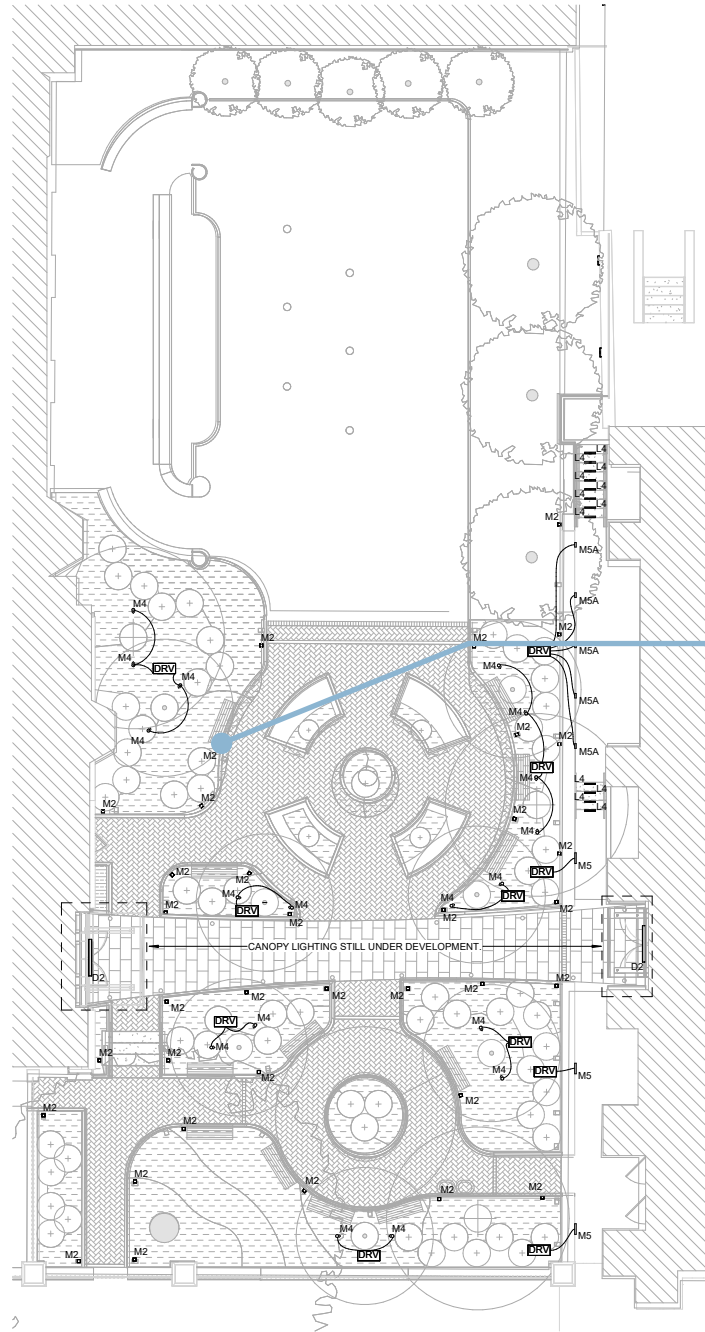


Proposed louver screen render



North Elevation - Proposed

Proposed Lighting Fixtures & Locations



Linear light fixture at new accessible entries - 19 S 22nd and 2129 Chestnut



Bollard light fixtures throughout Courtyard



Linear ledge lights along alley walkway



Integrated step-lights at new alley steps

Thank you

