

Philadelphia Art Commission
One Parkway Building
1515 Arch St., 13th Floor
Philadelphia, PA 19102
artcommission@phila.gov



Art Commission Signage Review Cover Letter

Date: 8/19/26

Name of Business or Entity (to which the sign is accessory): Church of Scientology, Phila

Sign Location (Address): 1312 - 1316 Chestnut St. On Public Property? ☐ Yes ☒ No

Is this location in an Overlay Zoning District requiring Art Commission signage review?

☒ Yes (specify): Center City Commercial Arc ☐ No ☐ Unsure

Total Number of Signs: 3 Type(s) of Signs (check all that apply below):

☒ Wall ☐ Projecting/Blade ☐ Marquee ☐ Awning or Canopy ☐ Building ID (above 2nd story)

☒ Window ☐ Other: _____

Sign Details (if more than four (4), include details in *Additional Description* box below):

#	Sign Type	Dimensions	Mounting Height	Material(s)	Illumination (check if so)
1	Wall Sign	5'-6" x 1'-4"	10'-4"	Acrylic, internally lit	☒
2	Window Sign	2'-6" x 6"	~1'-0"	Decal on Glass	☐
3	Window Sign			Decal on Glass	☐
4					☐

Additional Description (optional) (details, background/context, purpose/need, specific requests, etc.):

Primary Contact for Art Commission

Communications:

Name: Michael Schade

Company: AOS Architects

Address: 1760 Market St., Ste 801

Email: [REDACTED]

Phone: [REDACTED]

Contact to Receive Art Commission

Decision (if different):

Name: _____

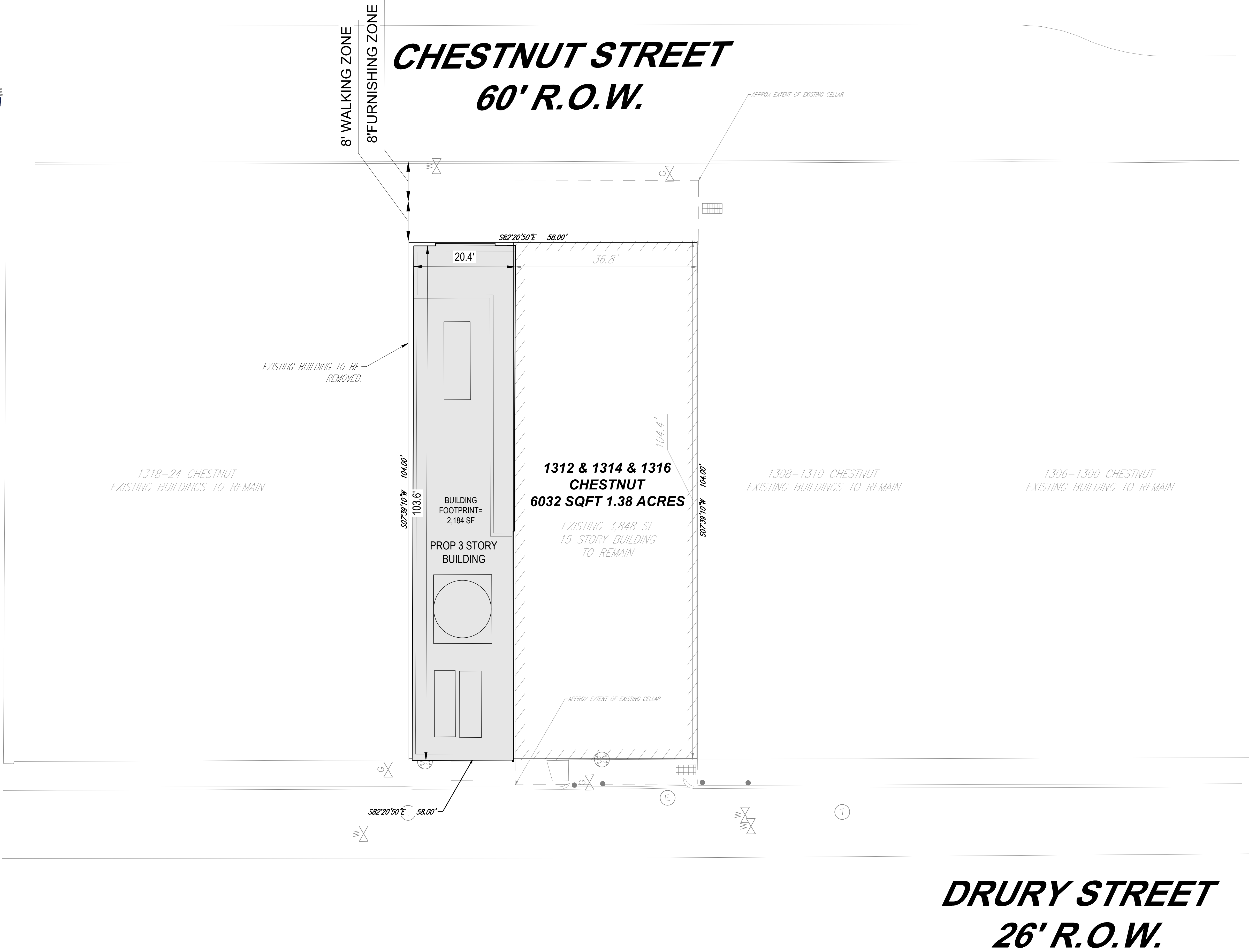
Company: _____

Address: _____

Email: _____

Phone: _____

SOUTH JUNIPER STREET
28' R.O.W.



MAP
SCALE: 1" = 1,000'
SOURCE: BING MAPS

PENNSYLVANIA SITE NOTES

- (Rev. 8/2024)
- ENGINEER:
MATTHEW KEARSE
MKEARSE@BOHLERENG.COM (267) 402-3400
BOHLER ENGINEERING
1515 MARKET STREET
PHILADELPHIA, PA 19102
 - PROPERTY OWNER:
CHURCH OF SCIENTOLOGY OF PENNSYLVANIA
1315 RACE STREET
PHILADELPHIA, PA 19107
 - EXISTING PROPERTY INFORMATION:
1312-1316 CHESTNUT STREET
CITY & COUNTY OF PHILADELPHIA
COMMONWEALTH OF PENNSYLVANIA
 - ZONING: CMX-CENTER CITY CORE COMMERCIAL MIXED-USE
 - APPLICANT/EQUITABLE OWNER:
CHURCH OF SCIENTOLOGY OF PENNSYLVANIA
1315 RACE STREET
PHILADELPHIA, PA 19107
 - BOHLER ENGINEERING PRIVILEGE NUMBER IS 650139
 - PLAN PREPARED AS PER INSTRUCTIONS OF CHURCH OF SCIENTOLOGY.
 - ELEVATIONS ARE BASED ON NGS BENCHMARK 4V2, AS MONUMENTED BY A 3.5 INCH BRASS DISK, WITH A PUBLISHED NAVD 88 ELEVATION OF 35.53.
 - ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE CITY OF PHILADELPHIA AND PHILADELPHIA WATER AND SEWER DEPARTMENT AND ZONING REQUIREMENTS IN THE PHILADELPHIA CODE.
 - THIS PLAN REFERENCES:
LIDAR SCAN, REVIT MODELING, SUE & TOPOGRAPHIC SURVEY
PREPARED BY JACOBS
6312 S. FIDDLERS GREEN CIRCLE, SUITE 300N
GREENWOOD VILLAGE, COLORADO 80111
(303) 771-0900
DATED: 2023-02-10
 - CHESTNUT STREET- HIGH VOLUME PEDESTRIAN WALKING ZONE:
REQUIRED= 28' WALKING ZONE: REQUIRED= 28' TOTAL SIDEWALK: REQUIRED= 28'
EXISTING= 8' EXISTING= 8' EXISTING= 16'
PROPOSED= 8' PROPOSED= 8' PROPOSED= 16'

ZONING TABLE		
ZONE: CMX-5 CENTER CITY CORE COMMERCIAL MIXED-USE		
PRIMARY USE: RELIGIOUS ASSEMBLY		
ACCESSORY AND INCIDENTAL USES:		
- AMENITY SPACE, CONFERENCE ROOMS, AND RELIGIOUS EDUCATION AND COUNSELING		
- OFFICE AND ADMINISTRATIVE USES		
- ARCHIVE STORAGE		
- TWO (2) BERTHING SUITES WITH COMMUNAL KITCHEN/BATH FACILITIES FOR VISITING CHURCH MEMBERS WITH NO FEES CHARGED		
- KITCHEN/CAFETERIA AREA FOR USE BY PARISHIONERS AND NOT OPEN TO THE PUBLIC		
- RETAIL SALES		
OPA: 771079602		
BULK REQUIREMENTS		
USE	REQUIRED	PROPOSED
MAX OCCUPIED AREA	100%	100%
MIN SIDE YARD WIDTH	0'	0'
MAX FLOOR AREA RATIO	1200%	917%*
OVERLAY DISTRICT- CTR		
HEIGHT	MIN 25'	54.56' **
BUILD- TO AREA	MIN 65% OF LOT FRONTAGE	100%
** EXISTING 19.5' BUILDING TO BE REMOVED AND REPLACED WITH 54.56' BUILDING. EXISTING 248' BUILDING TO REMAIN		

* BUILDING AREA		
LEVEL	GFA (PROPOSED BUILDING)	GFA (EXISTING BUILDING)
CELLAR 2	N/A	4,472 ¹
CELLAR 1	2,184	4,472 ¹
1	2,184	3,143 ²
2	2,184	2,123 ³
3	2,184	3,848
4	N/A	3,848
5	N/A	3,848
6	N/A	3,848
7	N/A	3,848
8	N/A	3,848
9	N/A	3,848
10	N/A	3,848
11	N/A	3,848
12	N/A	3,848
13	N/A	3,848
14	N/A	3,848
15	N/A	3,848
TOTAL GSF PROPOSED	6,552	55,290
TOTAL GSF + TOTAL LOT AREA= FAR 55,290 + 6,032= 9,166		
FAR	917%	
¹ PER PHILADELPHIA ZONING CODE CELLAR AREA DOES NOT CONTRIBUTE TO FLOOR AREA RATIO CALCULATIONS		
² PER PHILADELPHIA ZONING CODE 705 SF PUBLIC BOOKSTORE AREA DEDUCTED FROM GROSS FLOOR AREA		
³ PER PHILADELPHIA ZONING CODE 1,725 SF CAFÉ AREA DEDUCTED FROM GROSS FLOOR AREA		

AOS
ARCHITECTS

ATKIN OLSHIN SCHADE ARCHITECTS
1760 MARKET STREET
SUITE 801
PHILADELPHIA, PA 19103
215.925.7812

BOHLER

1515 MARKET STREET, SUITE 920
PHILADELPHIA, PA 19102
Phone: (267) 402-3400
www.BohlerEngineering.com

SITE CIVIL AND CONSULTING ENGINEERING, LAND SURVEYING, PROGRAM MANAGEMENT, LANDSCAPE ARCHITECTURE, SUSTAINABLE DESIGN, PERMITTING SERVICES, TRANSPORTATION SERVICES

THE INFORMATION, DESIGN AND CONCEPT OF THIS PLAN AND ANY IMPROVEMENTS AND SHALL NOT BE CONSIDERED AS A GUARANTEE FOR ANY PURPOSES WITHOUT PROPER WRITTEN AUTHORIZATION FROM BOHLER. ONLY APPROVED, SIGNED AND SEALED PLANS SHALL BE USED FOR CONSTRUCTION PURPOSES.

APPROVAL STAMP AREA

2026 AOS ARCHITECTS

CSI Philadelphia

PHILA ORG -
CUNNINGHAM
BUILDING

1312-1316 CHESTNUT STREET,
PHILADELPHIA, PA

CITY OF PHILADELPHIA
COMMERCIAL ACTIVITY LICENSE
NO. 651160

REVISIONS

ISSUE DATE DESCRIPTION

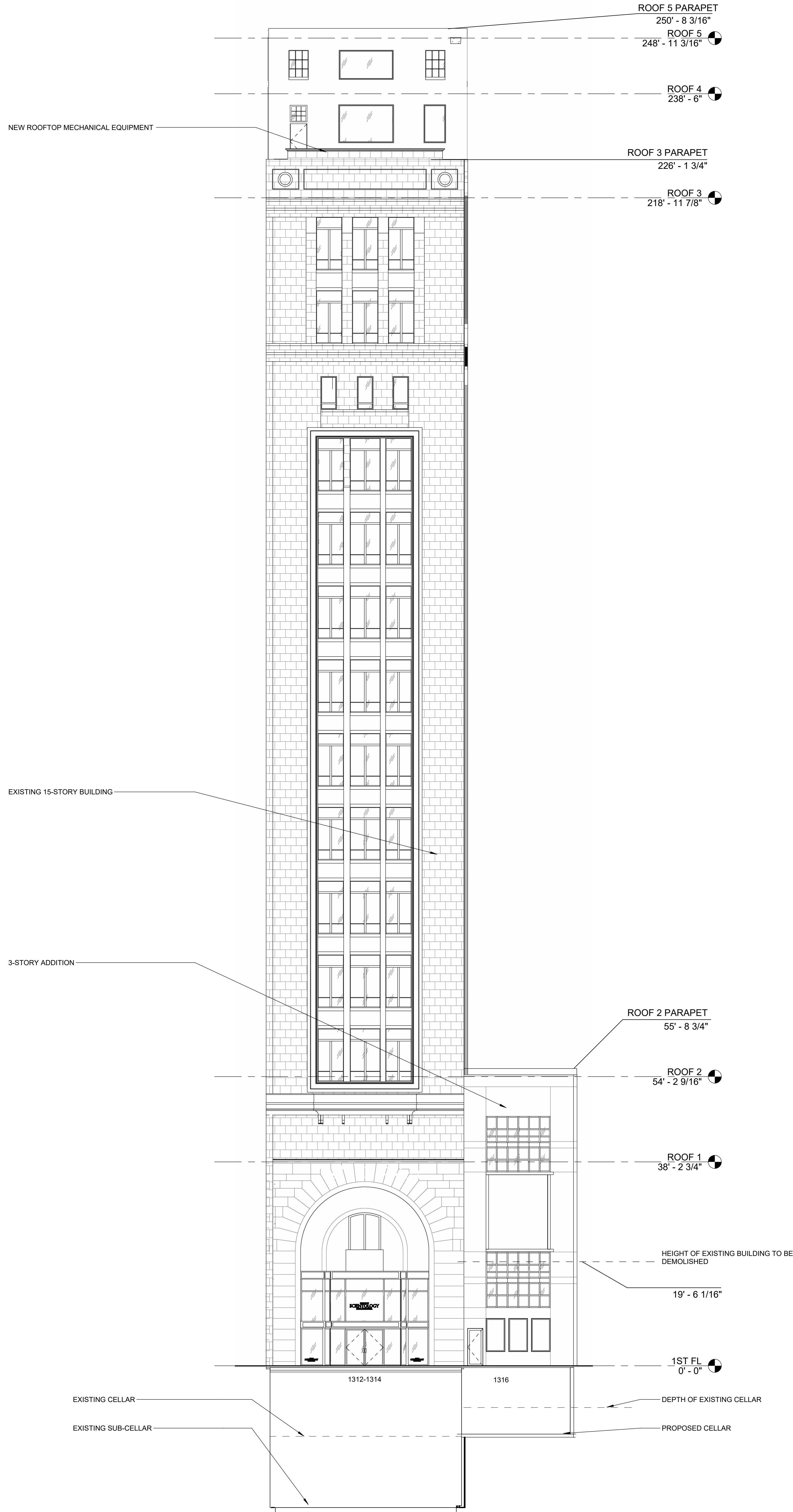
SITE PLAN

DATE
August 04, 2026

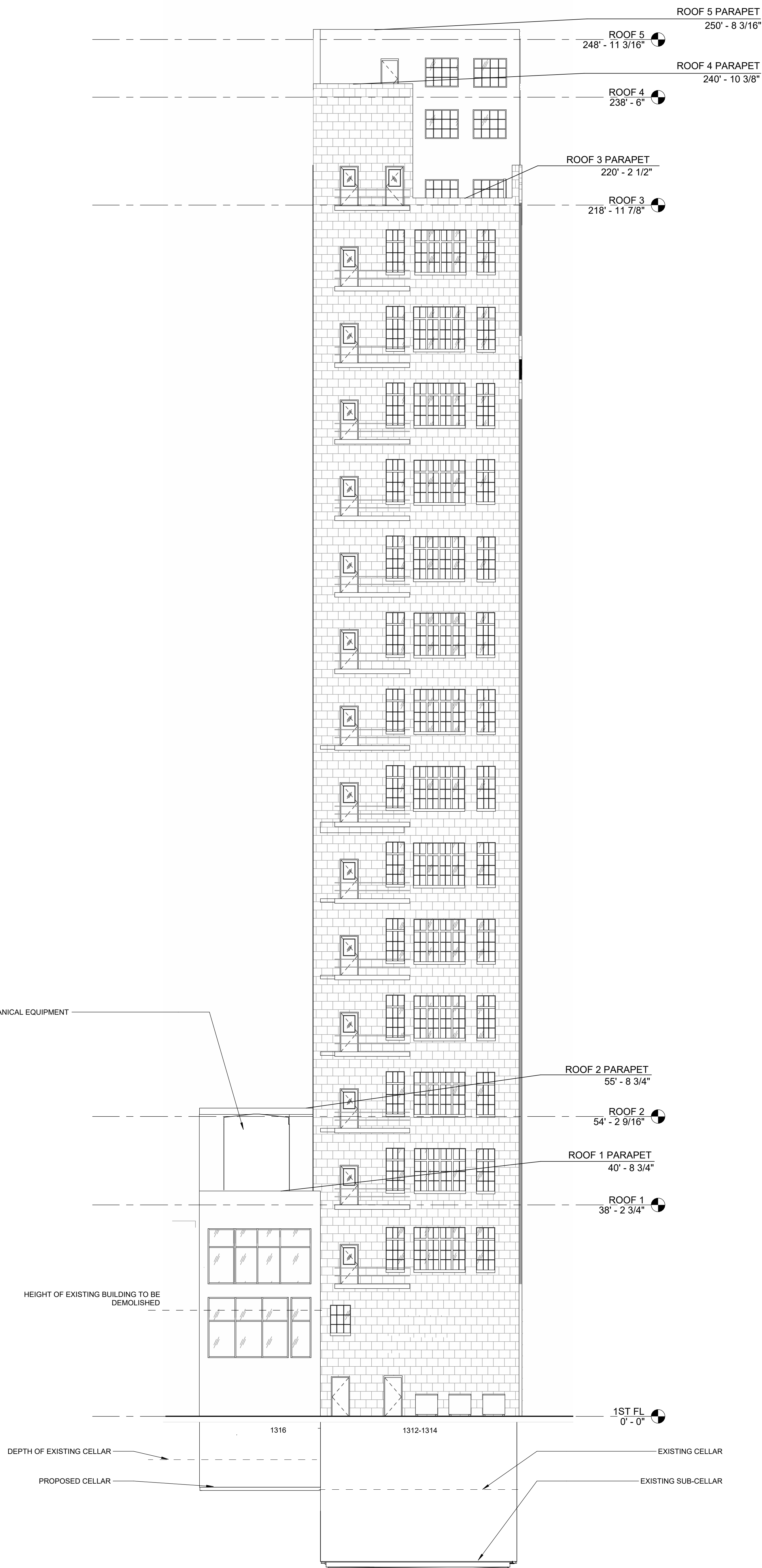
SCALE
1" = 10'-0"

DRAWN BY
Robert Tranter

Z-01



1 NORTH ELEVATION - CHESTNUT ST
[Z-02] SCALE: 1" = 10'-0"



2 SOUTH ELEVATION - DRURY ST
[Z-02] SCALE: 1" = 10'-0"

REVISIONS

ISSUE DATE DESCRIPTION

NORTH AND SOUTH
ELEVATIONS

DATE

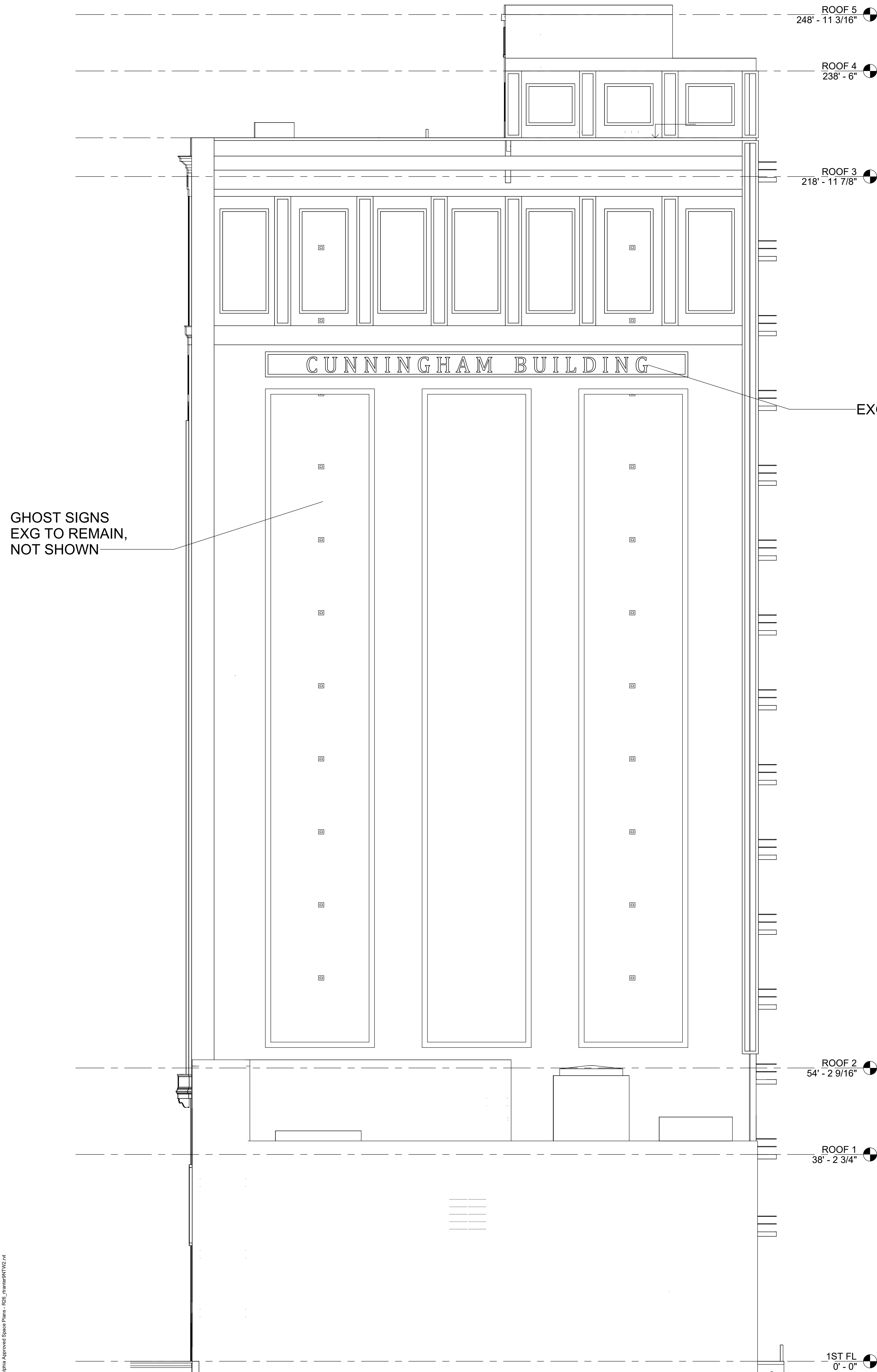
August 04, 2026

SCALE

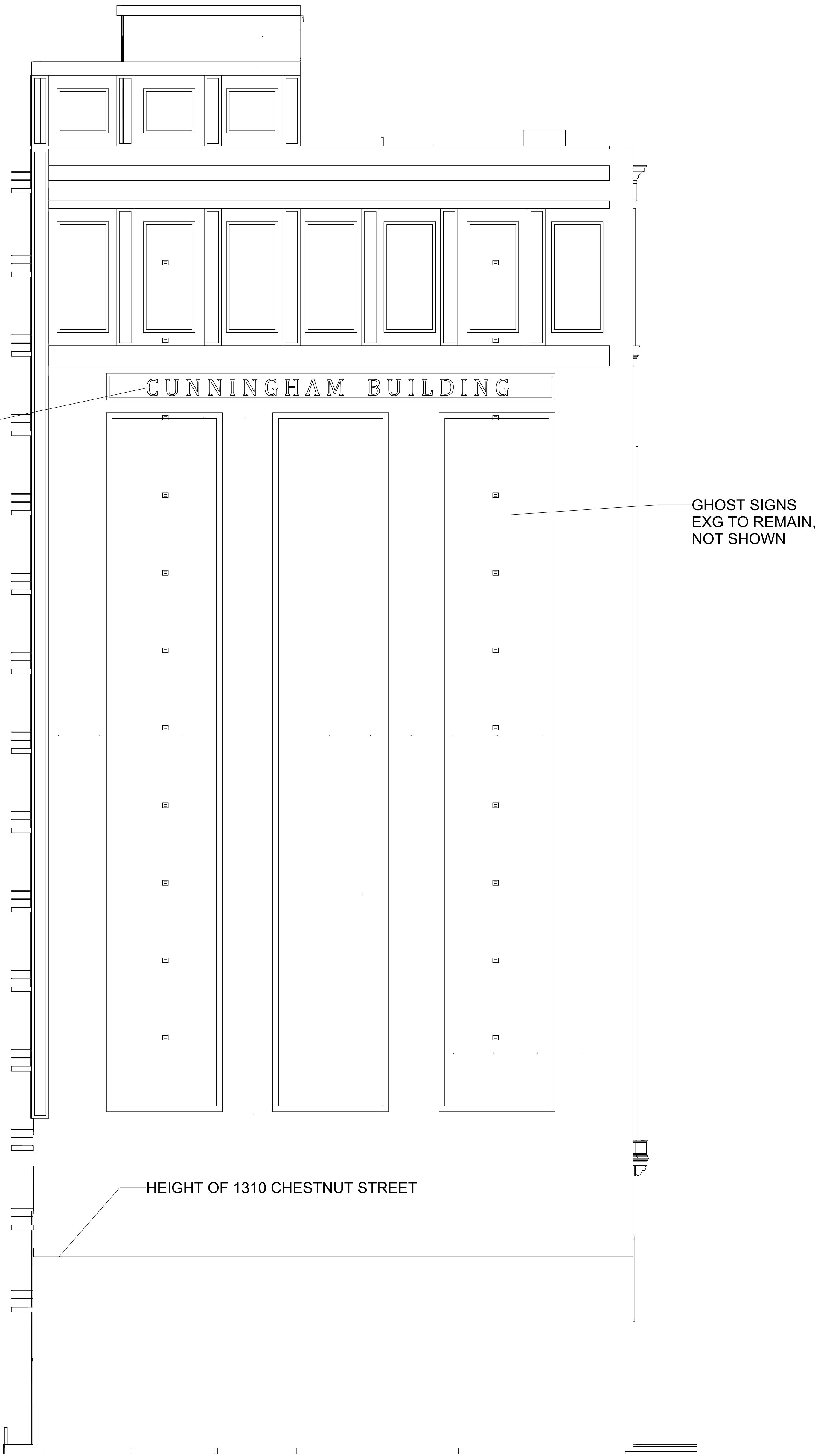
1" = 10'-0"

DRAWN BY

Robert Tranter



1 WEST ELEVATION
Z-03 SCALE: 1" = 10'-0"



2 EAST ELEVATION
Z-03 SCALE: 1" = 10'-0"

APPROVAL STAMP AREA

2026 AOS ARCHITECTS

CITY OF PHILADELPHIA
COMMERCIAL ACTIVITY LICENSE
NO. 63180

CSI Philadelphia

PHILA ORG -
CUNNINGHAM
BUILDING

1312-1316 CHESTNUT STREET,
PHILADELPHIA, PA

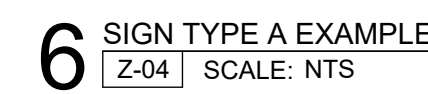
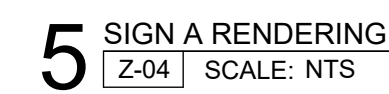
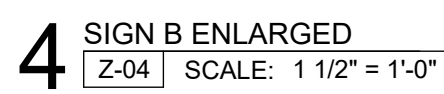
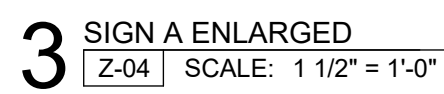
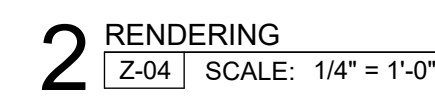
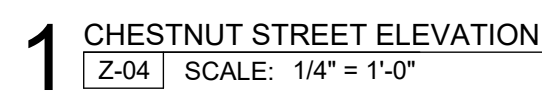
REVISIONS

ISSUE DATE DESCRIPTION

EAST AND WEST
ELEVATIONS

DATE
July 10, 2026
SCALE
1" = 10'-0"
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Robert Tranter

Z-03



7 SIGNAGE CHART
Z-04 SCALE: NTS

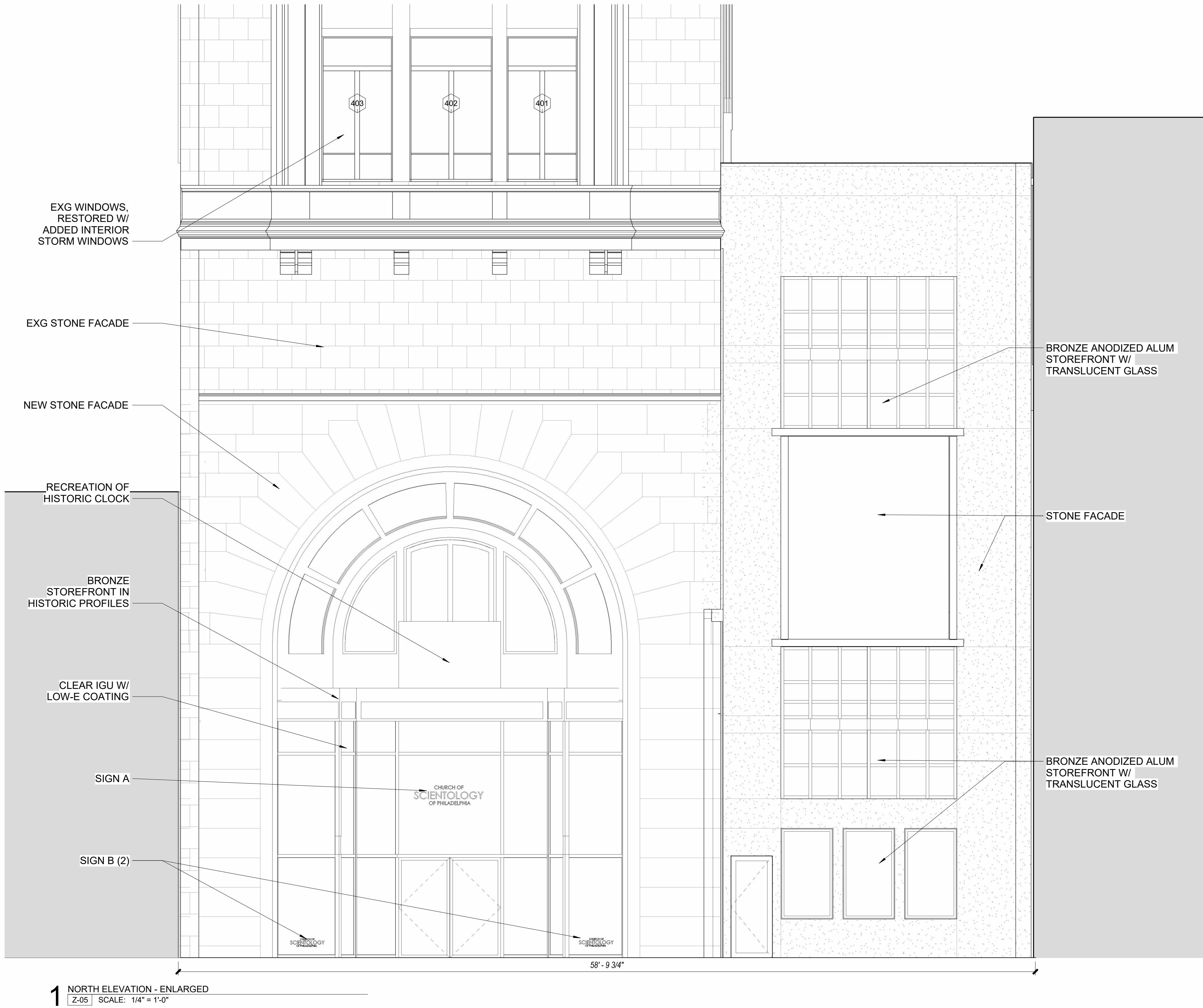
ISSUE	DATE	DESCRIPTION
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DATE
August 04, 2026

SCALE
As indicated

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Robert Tranter

Z-04



APPROVAL STAMP AREA

(c) 2026 AOS ARCHITECTS

CITY OF PHILADELPHIA
COMMERCIAL ACTIVITY LICENSE
NO. 63189

CSI PHILADELPHIA

PHILA ORG -
CUNNINGHAM
BUILDING

1312-1316 CHESTNUT STREET,
PHILADELPHIA PA

REVISIONS

ISSUE	DATE	DESCRIPTION
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ADDITIONAL SIGNAGE DETAILS

DATE

08/19/2026

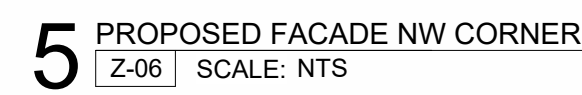
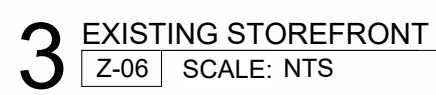
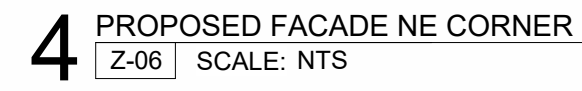
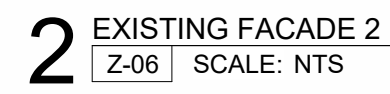
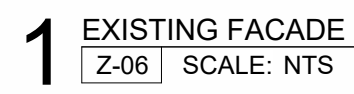
SCALE

1/4" = 1'-0"

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Robert Tranter

Z-05



APPROVAL STAMP AREA

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COMMERCIAL ACTIVITY LICENSE
NO.63180

CSI PHILADELPHIA

PHILA ORG -
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BUILDING

1312-1316 CHESTNUT STREET,
PHILADELPHIA PA

REVISIONS

ISSUE	DATE	DESCRIPTION
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EXISTING CONDITIONS AND PROPOSED RENOVATIONS

DATE
08/19/2026

SCALE
NITS

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Robert Tranter

Z-06