

Philadelphia Art Commission

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



**Philadelphia
Art Commission**
CITY OF PHILADELPHIA

Art Commission Signage Review Cover Letter

Date: 8/11/2026

Name of Business or Entity (to which the sign is accessory): Jefferson

Sign Location (Address): 800-834 Walnut Street **On Public Property?** ☐ Yes ☒ No

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

☒ Yes (specify): Center City Overlay District ☐ No ☐ Unsure

Total Number of Signs: 2 **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	3' x 12'	13'-2 1/2"	Aluminum & Acrylic	☒
2	Wall	3' x 12'	13'-2 1/2"	Aluminum & Acrylic	☒
3					☐
4					☐

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

Replace existing sign cabinets with new, same size ones for Jefferson Health.
Cover existing metal panels with vinyl graphics

Primary Contact for Art Commission**Communications:**

Name: Linda Brown
Company: Brown Expediting Services
Address: 101 Liberty Drive, Bensalem, PA 19020
Email: [REDACTED]
Phone: [REDACTED]

Contact to Receive Art Commission**Decision (if different):**

Name: _____
Company: _____
Address: _____
Email: _____
Phone: _____



Jefferson Health

Jefferson Express Exterior Sign Package

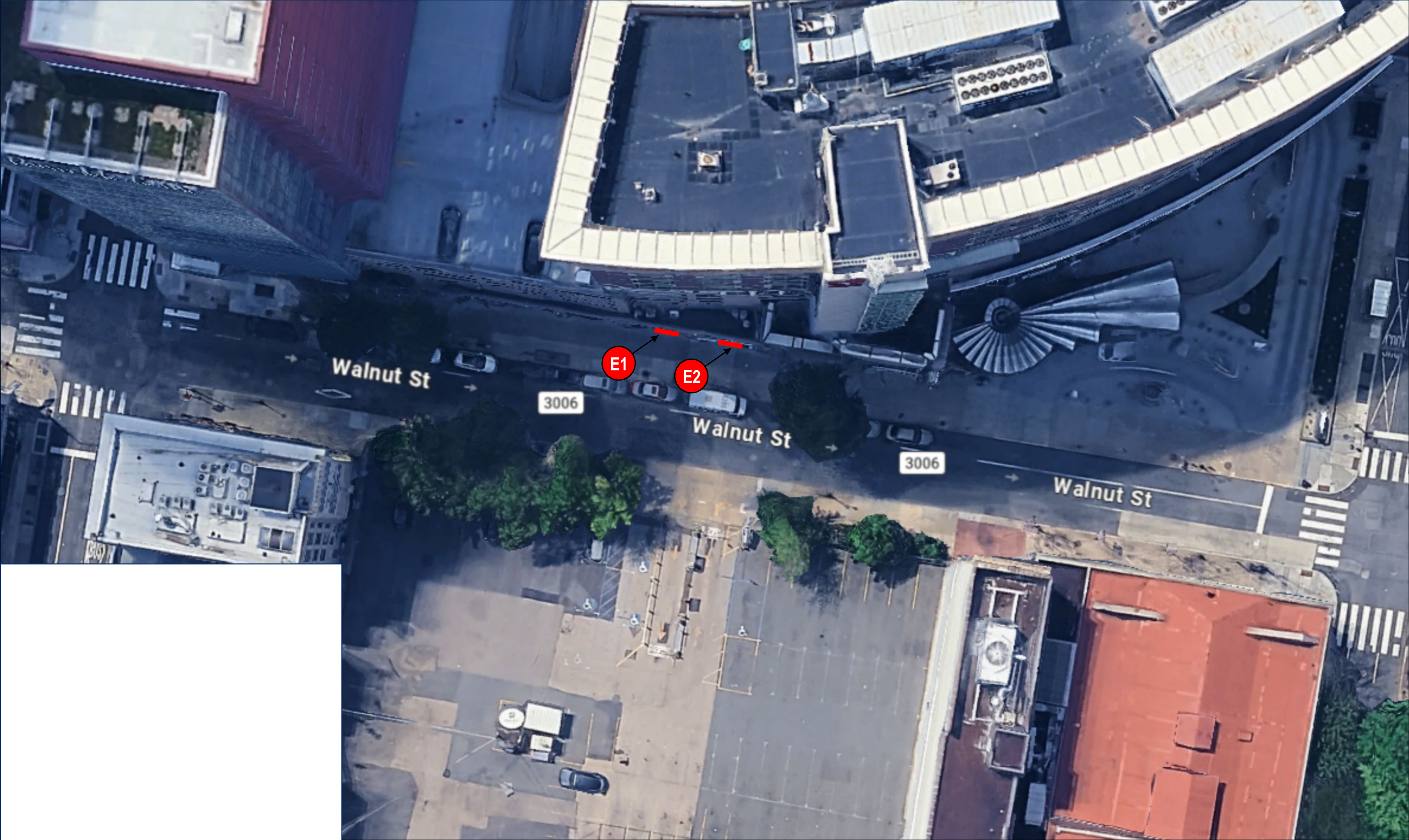
830 Walnut Street., Philadelphia, PA

Issued: 04/16/26

Job #150642

REVISED:

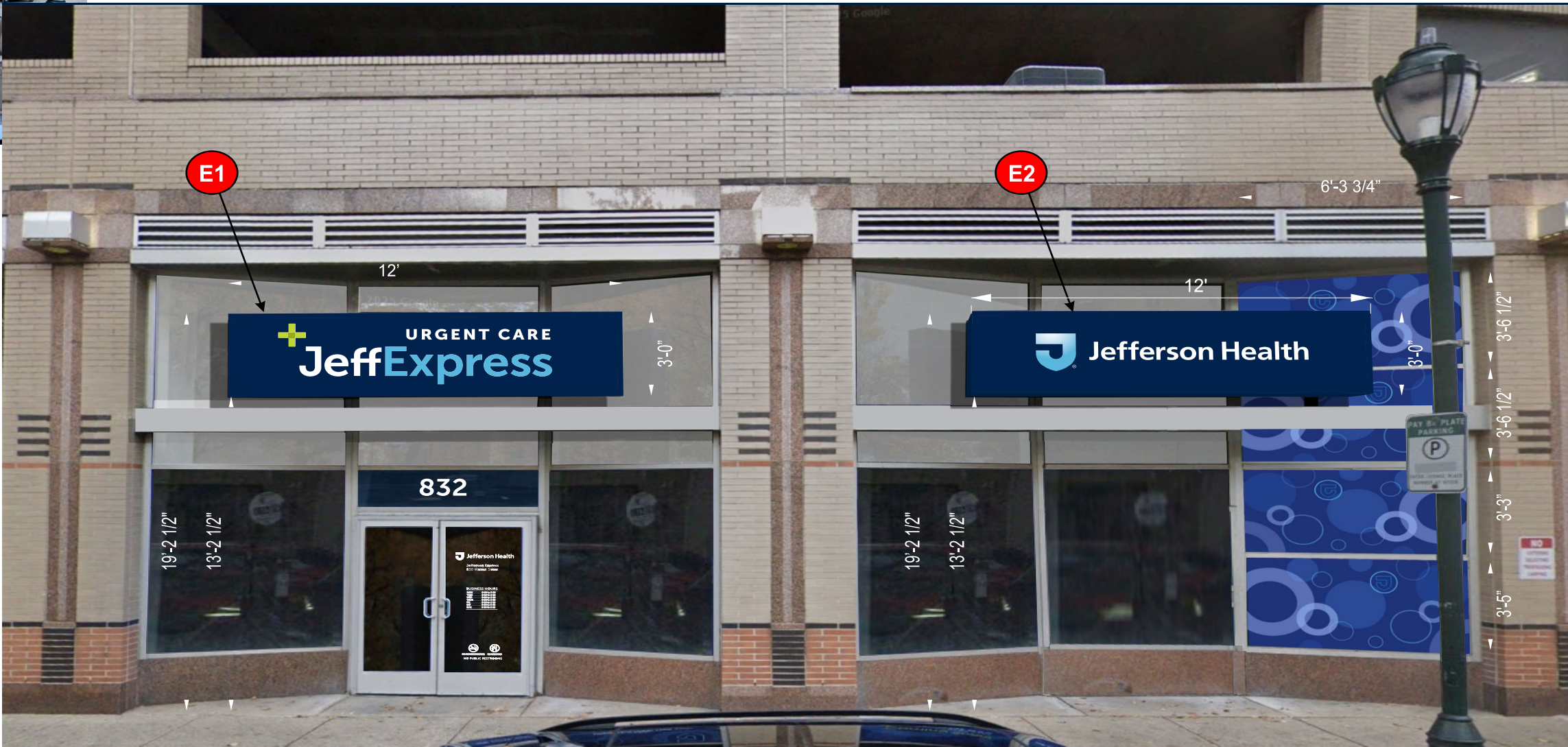
150642-1	04/27/26	Revised per Redlines
150642-2	05/13/26	Revised per Redlines
150642-3	06/15/26	Zoning/Permit Drw



compassSIGN COMPANY Your first step in the right direction 1505 Ford Road, Bensalem, PA 19020 215.639.6777 tel ~ 215.639.6776 fax	CLIENT: Jefferson Health 830 Walnut Street Philadelphia, PA	PROJECT: Exterior Rebrand	REVISIONS:	PROJECT MANAGER: A.M. Laun DESIGNER J. Harper/HJG/DES	DATE: 06/15/25	PROJECT NUMBER: 150642-3	PAGE: 2
		FILE: Y:\Clients\Jefferson Health\Jeff Satellites\Philadelphia\150642 Jeff Express 830 Walnut Street (Int. Signs)\CDR Drawings					



EXISTING



PROPOSED

compass SIGN COMPANY Your first step in the right direction 1505 Ford Road, Bensalem, PA 19020 215.639.6777 tel - 215.639.6776 fax	CLIENT: Jefferson Health 830 Walnut Street Philadelphia, PA	PROJECT: Exterior Rebrand	REVISIONS: 2 - 05/13/26 - Decreased Jefferson Health Logo, Updated Scope of Work	PROJECT MANAGER: A.M. . Laun DESIGNER J. Harper/HJG/DES	DATE: 06/15/25	PROJECT NUMBER: 150642-3	PAGE: 3
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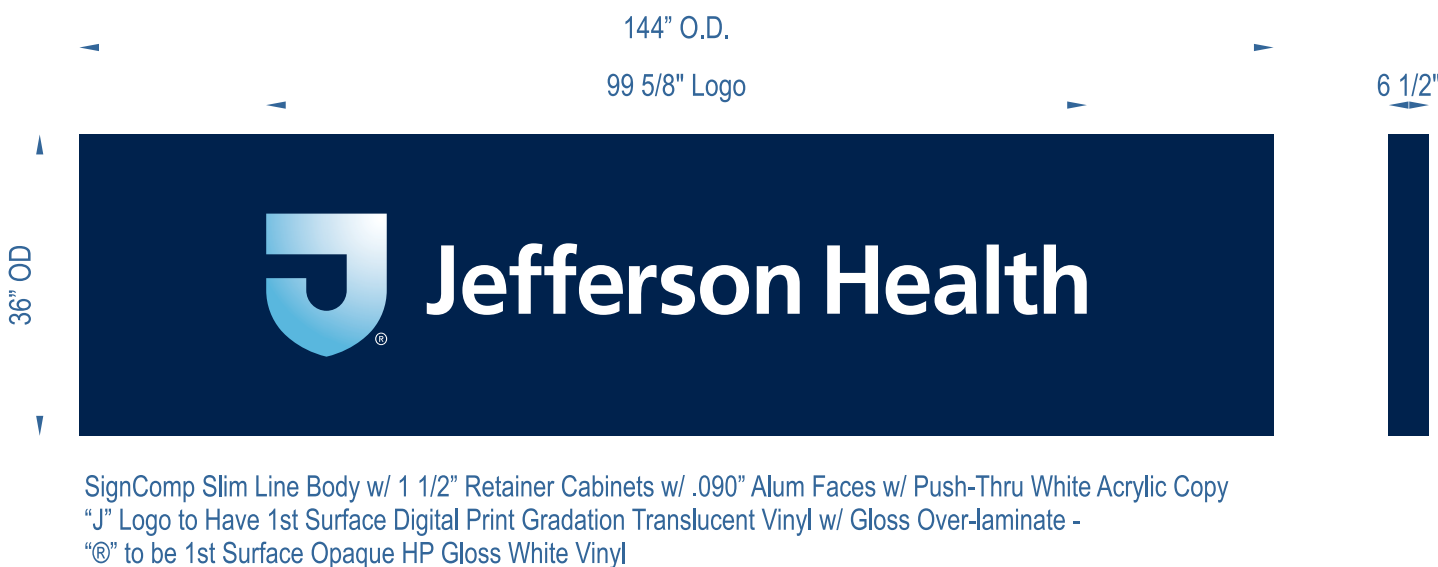


4.0

E1: Wall Sign Replacement Cabinet (Left)

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

QTY: 1

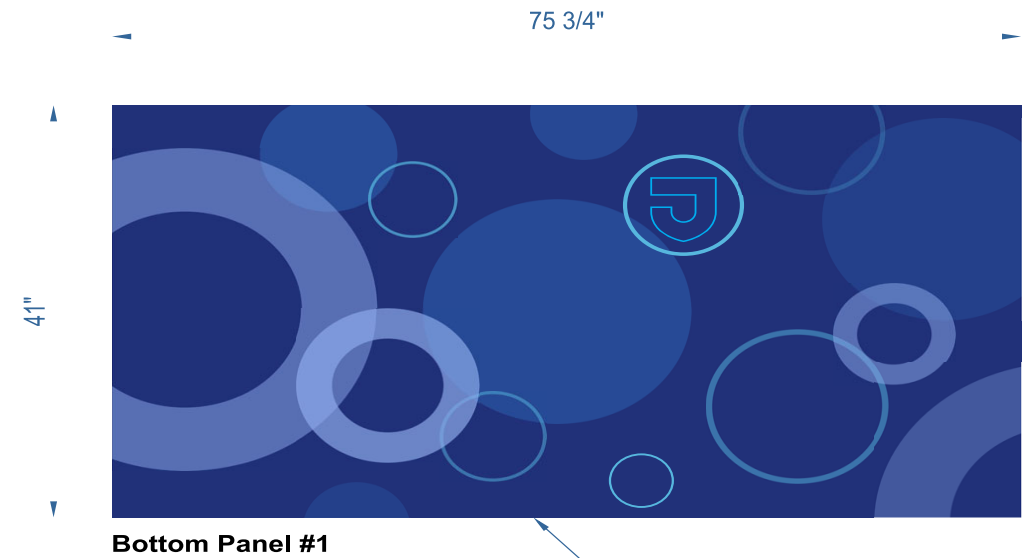
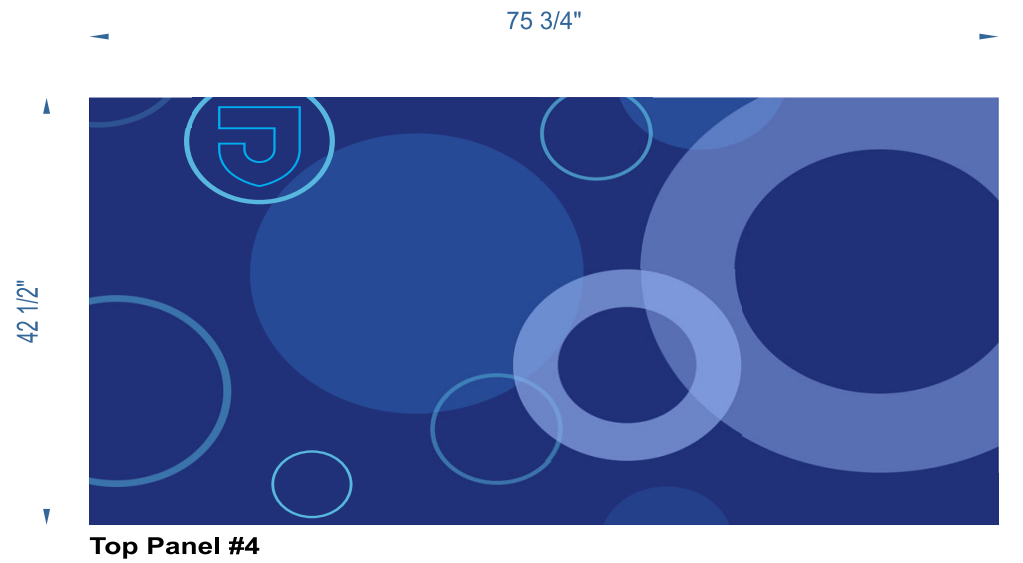
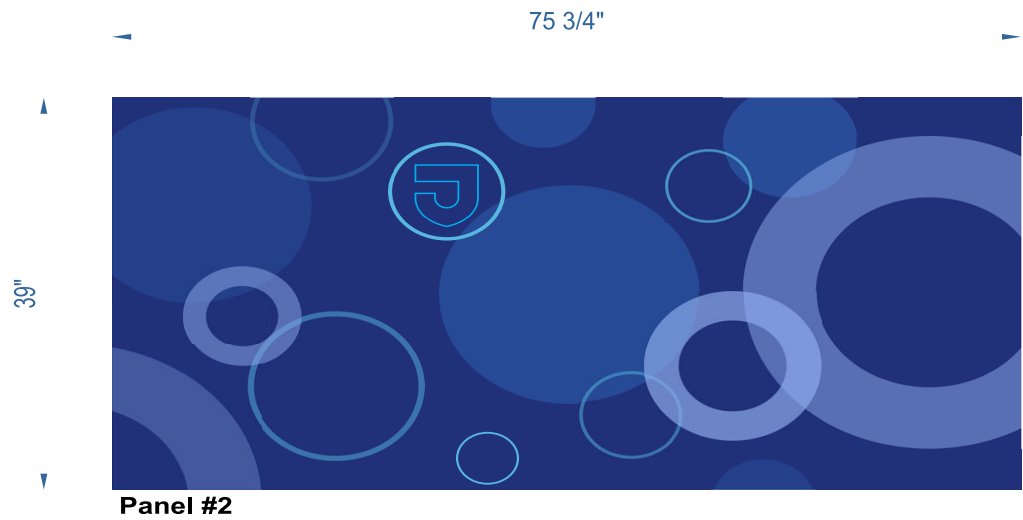


4.1

E2: Wall Sign Replacement Cabinet (Right)

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

QTY: 1



Full Color Digitally Printed
Graphics on Adhesive Backed
Exterior Grade Vinyl on Existing
Metal Panels.

7.0 Existing Metal Panels - NEW Vinyl Graphics

Scale: 3/4"=1'-0"

QTY: 1

compass SIGN COMPANY
Your first step in the right direction
1505 Ford Road, Bensalem, PA 19020
215.639.6777 tel ~ 215.639.6776 fax

CLIENT:
Jefferson Health
830 Walnut Street
Philadelphia, PA

PROJECT:
Exterior Rebrand

REVISIONS:
2 - 05/13/26 - Added Artwork Note.

PROJECT MANAGER:
A.M. Laun
DESIGNER
J. Harper/HJG/DES

DATE:
06/15/25

PROJECT NUMBER:
150642-3

PAGE:
5

FILE: Y:\Clients\Jefferson Health\Jeff Satellites\Philadelphia\150642 Jeff Express 830 Walnut Street (Int. Signs)\CDR Drawings

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800-834 Walnut Street

830 Walnut St.



Across Walnut St.



Looking East on Walnut St.



Looking West on Walnut St.



SCALE: 1" = 2,000

NOTES:

1. BOUNDARY AND IMPROVEMENTS SHOWN FOR DECEMBER 2010 FIELD SURVEY BY THIS OFFICE.
2. BASED ON FEMA MAPPING PANEL 4207570183G, NO FLOOD PLAIN EXISTS ON THIS SITE.
3. THE HEIGHT BETWEEN FLOOR LEVELS WAS DETERMINED BY FIELD MEASUREMENT AND ARE IN AGREEMENT WITH THE DIMENSIONS INDICATED ON THE DECLARATION PLAN FOR CONDOMINIUM OF WALNUT TOWERS CONDOMINIUM PLANS.
4. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS (ITEM #16 ON TABLE A).
5. BASED ON FEMA MAPPING PANEL 4207570183G, NO FLOOD PLAIN EXISTING ON THIS SITE (ITEM 19 ON TABLE A).
6. THE EXISTING PARKING SPACES WERE COUNTED ON EACH LEVEL AND WE DETERMINED THAT THE EXISTING PARKING SPACES ARE NOT LESS THAN A TOTAL OF 614 SHOWN ON THE "DECLARATION PLANS" NOTED IN STATE 3 ABOVE (ITEM 20 ON TABLE A).
7. THE PROPERTY HAS VEHICULAR AND PEDESTRIAN INGRESS TO AND EGRESS FROM SIXTH STREET, NINTH STREET, AND WALNUT STREET.

SCHEDULE B, SECTION 2

FILE #PAFA 17-4103 TK FROM FIRST AMERICAN TITLE INSURANCE TITLE COMPANY, EFFECTIVE DATE SEPTEMBER 20, 2017.

1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING TO THE DEEDS UP TO EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE OF THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD OF THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT.
 - * NOT A SURVEY ISSUE.
2. RIGHTS OR CLAIMS BY PARTIES IN POSSESSION OR UNDER THE TERMS OF ANY UNRECORDED LEASE OR AGREEMENT(S) OF SALE.
 - * NONE OBSERVED.
3. EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS.
 - * NONE OBSERVED.
4. ANY VARIATION IN LOCATION OF LINES OR DIMENSIONS OR OTHER MATTERS WHICH AN ACCURATE SURVEY WOULD DISCLOSE.
 - * NONE OBSERVED.
5. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL, THEREFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN IN THE PUBLIC RECORDS.
 - * NOT A SURVEY ISSUE.
6. ACCURACY OF AREA CONTENT IS NOT INSURED.
 - * SEE LEGAL DESCRIPTION FOR AREA.
7. TITLE TO THAT PART OF THE PREMISES LYING IN THE BED AND RIGHT OF WAY OF ALL ROADS, DRIVEWAYS AND ALLEYS IS SUBJECT TO PUBLIC AND PRIVATE RIGHTS THEREIN.
 - * NOT A SURVEY ISSUE.
8. POSSIBLE ADDITIONAL TAX ASSESSMENTS FOR NEW CONSTRUCTION AND/OR MAJOR IMPROVEMENTS.
 - * NOT A SURVEY ISSUE.
9. TERMS, CONDITIONS, RESTRICTIONS AND OBLIGATIONS CREATED BY THE DECLARATION OF WALNUT TOWERS CONDOMINIUM DATED 11/30/2000 AND RECORDED 1/9/2001 IN DOCUMENT NO. 50191658 (THE DECLARATION PLAN DATED 11/30/2000 AND RECORDED AS PART OF THE DECLARATION AND FIRST AMENDMENT DATED 6/30/1986 AND 6/30/1708 IN DOCUMENT NO. 52417855, AND A SECOND AMENDMENT TO DECLARATION RECORDED 12/8/2011 IN DOCUMENT NO. 52421400 AND A THIRD AMENDMENT TO DECLARATION RECORDED 3/4/2016 IN DOCUMENT NO. 53030643).
10. COVENANTS AND RESTRICTIONS AS IN REDEVELOPMENT AGREEMENT DATED 10/9/1984, A MEMORANDUM HEREIN BETWEEN REDEVELOPMENT AUTHORITY OF THE CITY OF PHILADELPHIA AND WALNUT ASSOCIATES DATED 11/9/1984 AND RECORDED IN DEED BOOK FHS12, PAGE 268, AS AMENDED BY SECOND AMENDMENT DATED 6/30/1986 AND RECORDED 6/30/1708 IN DEED BOOK FHS 503, AND AS AMENDED BY SIXTH AMENDMENT DATED 12/20/2011 AND RECORDED 1/9/2012 IN DOCUMENT NO. 50191657 (FIRST, THIRD, FOURTH AND FIFTH AMENDATORY AGREEMENTS HAVE BEEN TERMINATED).
 - * NOT A SURVEY ISSUE.
11. COVENANTS AND RESTRICTIONS AS IN DEED TO PHILADELPHIA AUTHORITY FOR INDUSTRIAL DEVELOPMENT DATED 11/15/1984 AND RECORDED 11/23/1984 IN DEED BOOK FHS 12 PAGE 274.
 - * NOT A SURVEY ISSUE.
12. INTENTIONALLY DELETED.
13. MEMORANDUM OF PARKING AGREEMENT RECORDED 1/9/2001 AS DOCUMENTS NO. 50191655.
 - * NOT A SURVEY ISSUE.
14. AGREEMENT RELATING TO CASUALTY RESTORATION RECORDED 12/1/2011 IN DOCUMENT NO. 52418338 (AFFECTS UNIT 2 AND OTHER PROPERTY).
 - * NOT A SURVEY ISSUE.
15. INTENTIONALLY DELETED.
16. TERMS AND CONDITIONS OF A LEASE DATED 6/30/2014 BY AND BETWEEN WALNUT TOWERS ASSOCIATES, L.P. (LESSOR) AND T&H SYSTEM (LESSEE) AND A MEMORANDUM OF LEASE EVIDENCING SAME RECORDED 2/10/2015 IN DOCUMENT NO. 52809014, AS AMENDED AND RESTATED ON 7/10/2015 BY AMENDMENT 1/7/1708 IN DOCUMENT NO. 52810407. (AFFECTS UNIT 3).
 - * NOT A SURVEY ISSUE.
17. TERMS AND CONDITIONS OF A LEASE DATED 6/30/2014 BY AND BETWEEN WALNUT TOWERS ASSOCIATES, L.P. (LESSOR) AND T&H SYSTEM (LESSEE), AND A MEMORANDUM OF LEASE EVIDENCING SAME RECORDED 7/17/1707 IN DOCUMENT NO. 52810406. (AFFECTS UNIT 1).

PROPERTY LINE
 RIGHT-OF-WAY LIMIT
 EXISTING BUILDING
 EXISTING CONCRETE SIDEWALK
 EXISTING CONCRETE PAVERS
 EXISTING CURB
 EXISTING INLET
 EXISTING MANHOLE
 EXISTING VALVE
 EXISTING FENCE
 EXISTING SITE LIGHT
 EXISTING SIGN
 EXISTING OVERHEAD ELECTRIC
 EXISTING UTILITY POLE

WALNUT TOWERS ASSOCIATES, L.P.
150 NORTH BROAD STREET, 10TH FLOOR
PHILADELPHIA, PA 19102
FILE #NCS-458923-CHI2

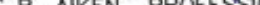
THE LINCOLN NATIONAL LIFE
INSURANCE COMPANY
100 N. GREENE STREET
GREENSBORO, NC 27401

FIRST AMERICAN TITLE
INSURANCE COMPANY
FIRST AMERICAN WAY
SANTA ANA, CA 92707

LAND SERVICES USA, INC.
1835 MARKET ST., SUITE 420
PHILADELPHIA, PA 19103

THIS IS TO CERTIFY THAT THIS MAP OF PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/PPS LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005 AND INCLUDES ITEMS 2, 3, 4, AND 6, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF PENNSYLVANIA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

I HAVE WALKED EACH FLOOR OF THE BUILDING. IT APPEARS FROM MY OBSERVATION, THAT EACH FLOOR OF THE WALNUT TOWERS CONDOMINIUM'S EXISTING INTERIOR LAYOUT IS CONSISTENT WITH THE INTERIOR LAYOUT SHOWN IN THE "DECLARATION PLAN FOR CONDOMINIUM OF WALNUT TOWERS CONDOMINIUM" DATED OCTOBER 30, 2000 A COPY OF WHICH IS ATTACHED HERETO.


JAMES R. AIKEN PROFESSIONAL LAND SURVEYOR SU-22886-E

12/18/17
DATE

Scale: 1" = 20'

Originated By:

Drawn By: _____

Checked By: _____

Project Mgr.:

Project No.:

Sheet No.:

Issued:

Fig. 2. *Phragmites* spp. density in the marsh.

EXISTING PANELS TO BE COVERED WITH VINYL GRAPHIC

PROPOSED SIGNS
3' X 12'

	Code	Required / Allowed	Existing	Difference
Minimum Lot Frontage	Buildings must extend to the Street Line for at least 65% of the Lot Frontage (205% x 360 Feet = 257.4 Feet (Section 14.2003)(9))	257.4 Feet	360 Feet	136.6 Feet
Minimum Floor Area	100% of the Ground Floor of any Parking Garage in the Parking Garage Ground Floor Use Control Area must be occupied by an Office, Retail Sales, Commercial Services, or Public, Civic, and Institutional Use (Section 14.502)(9)(g))	100 Percent	100 Percent	0 Percent
Maximum Floor Area Ratio	1800% Floor Area Ratio (FAR) (Section 14-701.5)(2)(2))	16.00	N/A	N/A
Minimum Lot Coverage	100% Occupied Area (Table 14-701.4)	69690 Square Feet	69690 Square Feet	0 Square Feet
Maximum Lot Coverage	100% Lot Coverage for the first 60 Feet of Building Height, 75% Lot Coverage above 60 Feet and up to 360 Feet in Height, 100% Lot Coverage above 360 Feet and up to 500 Feet in Height (Table 14-701.5)	N/A	N/A	N/A
Maximum Building Length	100 Feet Width of a Building Structure for Corner Lots along Walnut Street (Section 14-701.5)(8)(3))	100 Feet	386 Feet	296 Feet
Maximum Height (Feet)	200 Feet (Permit Number 355126)	200 Feet	94.08 Feet	-185.92 Feet

REDEVELOPMENT AUTHORITY OF THE CITY OF PHILADELPHIA

GRAPHIC SCALE

20 40 80

(IN FEET)

LEGAL DESCRIPTION

ALL THOSE CERTAIN UNIT DESIGNATED AS UNIT NUMBERS 1, 2 AND 3 NAMED AND IDENTIFIED IN THE DECLARATION OF CONDOMINIUM REFERRED TO BELOW AS WALNUT TOWERS, A CONDOMINIUM LOCATED IN THE CITY OF PHILADELPHIA, COUNTY OF PHILADELPHIA, COMMONWEALTH OF PENNSYLVANIA, HEREBY HERETOFORE SUBMITTED TO THE RECORDERS OF THE UNIFORM CONDOMINIUM ACT, 68 PA. C.S. SECTION 3101 ET. SEQ. BY THE RECORDING IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR THE COUNTY OF PHILADELPHIA, A DECLARATION OF CONDOMINIUM RECORDED IN DOCUMENT NO. 501965828, AND A FIRST AMENDMENT TO DECLARATION RECORDED 12/8/2011 IN DOCUMENT NO. 52421400 AND A SECOND AMENDMENT TO DECLARATION RECORDED 12/8/2011 IN DOCUMENT NO. 52421400 AND A THIRD AMENDMENT TO DECLARATION RECORDED 3/4/2016 IN DOCUMENT NO. 53303643, BEING DESIGNATED IN SUCH DECLARATION AS UNITS 1, 2 AND 3 TOGETHER WITH A PROPORTIONATE UNDIVIDED INTEREST IN THE COMMON ELEMENTS, SHALL BE CONSIDERED TO HAVE BEEN CONVEYED AND ANY ALL AMENDMENTS THERETO, AS THE SAME MAY CHANGE FROM TIME TO TIME.

BEING TAX PARCEL NUMBERS: 88-3-4003-00, 88-3-4004-00, AND 88-3-4005-00.

BEING THE SAME PREMISES FORMERLY KNOWN AS WALNUT TOWERS ASSOCIATES, A PENNSYLVANIA GENERAL PARTNERSHIP, PHILADELPHIA AUTHORITY FOR INDUSTRIAL DEVELOPMENT, REDEVELOPMENT AUTHORITY OF THE CITY OF PHILADELPHIA AND CITY OF PHILADELPHIA, TRUSTEE UNDER WILL OF JAMES WILLS, RECORDED ACTING AS THE BOARD OF DIRECTORS OF CITY TRUSTS, ADMINISTERING WILLS EYE HOSPITAL, BY DEED DATED 11/30/2000 AND RECORDED 1/9/2001 IN PHILADELPHIA COUNTY AS DOCUMENT NO. 50196530 CONVEYED UNDER PHILADELPHIA AUTHORITY FOR INDUSTRIAL DEVELOPMENT, A CORPORATE GOVERNMENTAL AGENCY AS TO THE LEGAL TITLE AND WALNUT TOWERS ASSOCIATES, L.P., A PENNSYLVANIA GENERAL PARTNERSHIP, AS TO EQUITABLE TITLE, IN FEE.

AND BY CERTIFICATE OF CONVERSION TO LIMITED PARTNERSHIP EXECUTED BY THE GENERAL PARTNERS OF WALNUT TOWERS ASSOCIATES, L.P. AND FILED NOVEMBER 20, 2002 WITH THE SECRETARY OF THE STATE OF DELAWARE, WALNUT TOWERS ASSOCIATES, A PENNSYLVANIA GENERAL PARTNERSHIP, WAS CONVERTED TO A LIMITED PARTNERSHIP UNDER THE DELAWARE REVISED UNIFORM LIMITED PARTNERSHIP ACT (6 DEL. C. 1701, ET SEQ.), WITH THE NAME OF THE RESULTING LIMITED PARTNERSHIP BEING WALNUT TOWERS ASSOCIATES, L.P.

BOUNDARY DESCRIPTION

BEGINNING AT THE INTERSECTION OF THE WESTERLY SIDE OF EIGHTH STREET (50 FEET WIDE) AND THE SOUTHERLY SIDE OF WALNUT STREET (50 FEET WIDE), THENCE EXTENDING IN A SOUTHERLY DIRECTION, ALONG THE WESTERLY SIDE OF EIGHTH STREET, 180 FEET 0 INCHES, MORE OR LESS, TO A POINT, THENCE EXTENDING IN A WESTERLY DIRECTION, ALONG A LINE, SAID LINE BEING A LINE OF PROPERTY NOW OR LATE OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF PHILADELPHIA (SAID PROPERTY FRONTING ON NINTH STREET) EXTENDED, 396 FEET 0 INCHES, MORE OR LESS, TO THE EASTERLY SIDE OF NINTH STREET (64 FEET WIDE) THENCE EXTENDING IN A NORTHERLY DIRECTION, ALONG THE EASTERLY SIDE OF NINTH STREET, 100 FEET 0 INCHES, MORE OR LESS, TO THE SOUTHERLY SIDE OF WALNUT STREET, THENCE EXTENDING IN AN EASTERLY DIRECTION, ALONG THE SOUTHERLY SIDE OF WALNUT STREET, 396 FEET 0 INCHES TO THE PLACE OF BEGINNING.

CONTAINING 71,280 SQUARE FEET OR 1.636 ACRES, MORE OR LESS.

BEING THE SAME PREMISES WHICH PHILADELPHIA AUTHORITY FOR INDUSTRIAL DEVELOPMENT, A CORPORATE GOVERNMENTAL AGENCY, CONVEYED TO WALNUT TOWERS ASSOCIATES, L.P., A DELAWARE LIMITED PARTNERSHIP, BY THAT CERTAIN DEED DATED _____, 2017 AND RECORDED IN DEED BOOK _____, PAGE _____.

SCALE: 1" = 30'

SCALE: 1" = 30'