

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: 8/19/26

Name of Business or Entity (to which the sign is accessory): FUTURE TENANT (personal services - gym)

Sign Location (Address): 508-32 WALNUT ST On Public Property? ☐ Yes ☒ No

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

☒ Yes (specify): Independence Hall Area ☐ No ☐ Unsure

Total Number of Signs: 6 Type(s) of Signs (check all that apply below):

☒ Wall ☐ Projecting/Blade ☐ Marquee ☐ Awning or Canopy ☐ Building ID (above 2nd story)
☐ Window ☒ Other: banner signs (4)

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	banner signs (x4)	36" x" 156"	19' (+/-)	TBD	☐
2	wall sign	36" x 295"	15'-6" (+/-)	TBD	☒
3	refacing of tenant ID plaque	34" x 54" (no change)	no change	TBD	☐
4					☐

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

The Philadelphia Historical Commission previously approved a conceptual sign package for this Property and the proposed package aligns with the provisions for their approval.

Primary Contact for Art Commission

Communications:

Name: Brett D. Feldman, Esq.
Company: Klehr Harrison Harvey Branzburg LLP
Address: 1835 Market Street, Suite 1400
Email: [REDACTED]
Phone: [REDACTED]

Contact to Receive Art Commission

Decision (if different):

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



**KLEHR HARRISON
HARVEY BRANZBURG^{LLP}**

Brett D. Feldman
Direct Dial: (215) 569-3697
Email: bfeldman@klehr.com

August 20, 2026

VIA ELECTRONIC MAIL

Henry Felsman
Katherine Liss
Philadelphia Art Commission
1515 Arch Street, 13th Floor
Philadelphia, PA 19102
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artcommission@phila.gov

**Re: Request for August 26, 2026 Sign Committee Review and Approval of Proposed
Signage for 508-32 Walnut Street (the “Property”).**

Dear Art Commission:

This firm represents the applicant, **KPG ONE WASHINGTON LLC** (“Keystone” or “Applicant”), with regards to ongoing zoning approvals at 508-32 Walnut Street, commonly known as The Washington (the “Property”). As will be detailed more fully in the sign package to follow, the Applicant proposes:

- four (4) non-illuminated banner signs perpendicular to the façade;
- one (1) halo illuminated wall sign (above the entry); and
- the refacing of one (1) tenant identification sign.

To provide further background, the ground-floor retail space at The Washington has been vacant and actively marketed for a substantial period. Keystone has now identified a prospective high-end fitness and lifestyle operator for approximately 40,000 square feet of the historic building.

The Philadelphia Historical Commission previously approved a conceptual sign package for this Property and the proposed package aligns with the provisions for their approval.

In addition to this letter, the applicant will submit current photographs of the Property and the surrounding environment, detailed drawings, and renderings of the proposed signs demonstrating the signage is consistent with the harmony, style, and architectural/historical character of the Independence Hall Area.

Please contact me if you have any questions, or if you need any additional information. In advance, thanks for your time and attention to this application and we hope that this application for the replacement of the signage can be placed on the Sign Committee agenda for August 26, 2026 and subsequently receive approval from the Art Commission.

Respectfully submitted,

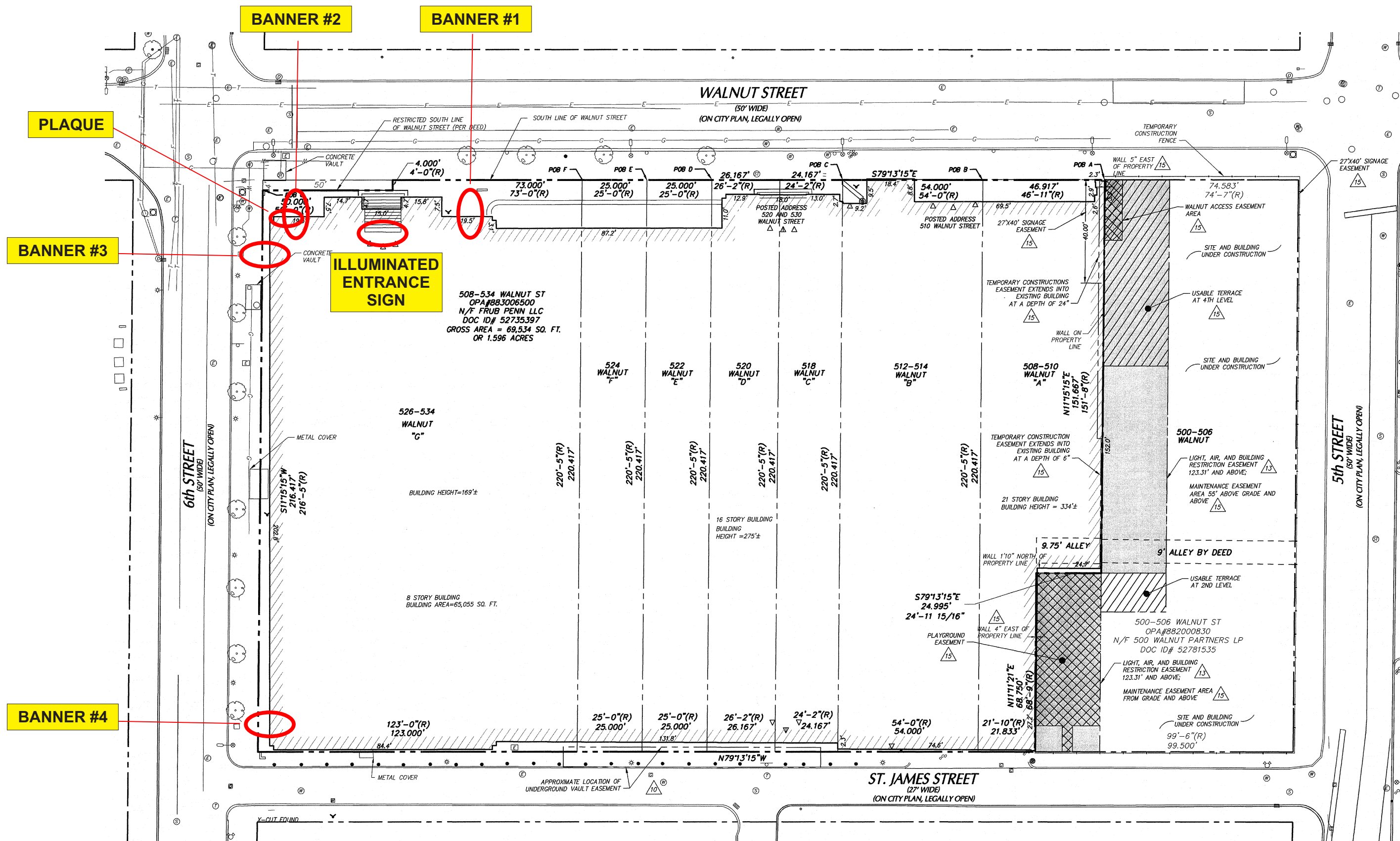
/s/ Brett Feldman
Brett D. Feldman

BDF:asg

FLOOR PLAN WITH SIGN LOCATIONS

PROPOSED SIGNAGE

**508-32 Walnut St.
Philadelphia, PA
19106**



DATE:	8-19-2026
	8-20-2026

File: 6th & Walnut Future Tenant 8-20-26

SCALE: as noted

DRAWN BY: ebf

PAGE: 1 of 9


forman signs
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(DATE) _____

SCHEDULE B SECTION 2 EXEMPTIONS **FIDELITY NATIONAL TITLE INSURANCE COMPANY**
FILE NO. FRT16-538

RECORD DESCRIPTION

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, SITUATE in the

Prominent

PERSPECTIVE VIEW WITH SIGN LOCATIONS



BANNER #1 BANNER #2 BANNER #3 BANNER #4

ILLUMINATED
ENTRANCE
SIGN PLAQUE

PROPOSED
SIGNAGE

508-32 Walnut St.
Philadelphia, PA
19106

DATE: 8-19-2026
8-20-2026

File: 6th_& Walnut_Future_Tenant_8-20-26

SCALE: as noted

DRAWN BY: ebf

PAGE: 2 of 9

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VIEW OF FRONT ENTRANCE WITH SIGNS - TYPICAL



PROPOSED SIGNAGE

508-32 Walnut St.
Philadelphia, PA
19106

BANNER #2

3' wide, double-faced banner, on metal brackets attached to the wall with 3/8" x 5" wedge anchors in holes in the mortar joints only (no holes in the stone field)

19' (±) to sidewalk

5' (±) to sidewalk

34" x 54" single-faced metal plaque to replace an existing plaque

DATE:	8-19-2026
	8-20-2026
File: 6th_& Walnut_Future_Tenant_8-20-26	
SCALE:	as noted
DRAWN BY:	ebf
PAGE:	3 of 9

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DAY/NITE VIEW OF FRONT ENTRANCE SIGN

DAY TIME VIEW



NIGHT VIEW



3' tall, single-faced fabricated background with halo lit channel letters, attached to the wall with 3/8" x 5" wedge anchors in holes in the mortar joints only (no holes in the stone field)

PROPOSED SIGNAGE

508-32 Walnut St.
Philadelphia, PA
19106

DATE: 8-19-2026
8-20-2026

File: 6th_ & Walnut_Future_Tenant_8-20-26

SCALE: as noted

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BANNER #1 ON WALNUT STREET



BANNER #1

3' wide, double-faced banner, on metal brackets attached to the wall with 3/8" x 5" wedge anchors in holes in the mortar joints only (no holes in the stone field)

19' (±) to sidewalk

PROPOSED SIGNAGE

508-32 Walnut St.
Philadelphia, PA
19106

DATE: 8-19-2026
8-20-2026

File: 6th & Walnut_Future_Tenant_8-20-26

SCALE: as noted

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BANNER #4 ON 6TH STREET



BANNER #3

BANNER #4

PROPOSED
SIGNAGE

508-32 Walnut St.
Philadelphia, PA
19106

3' wide, double-
faced banner, on
metal brackets
attached to the
wall with 3/8" x 5"
wedge anchors in
holes in the mortar
joints only (no holes
in the stone field)

19' (±) to
sidewalk

DATE: 8-19-2026
8-20-2026

File: 6th_&Walnut_Future_Tenant_8-20-26

SCALE: as noted

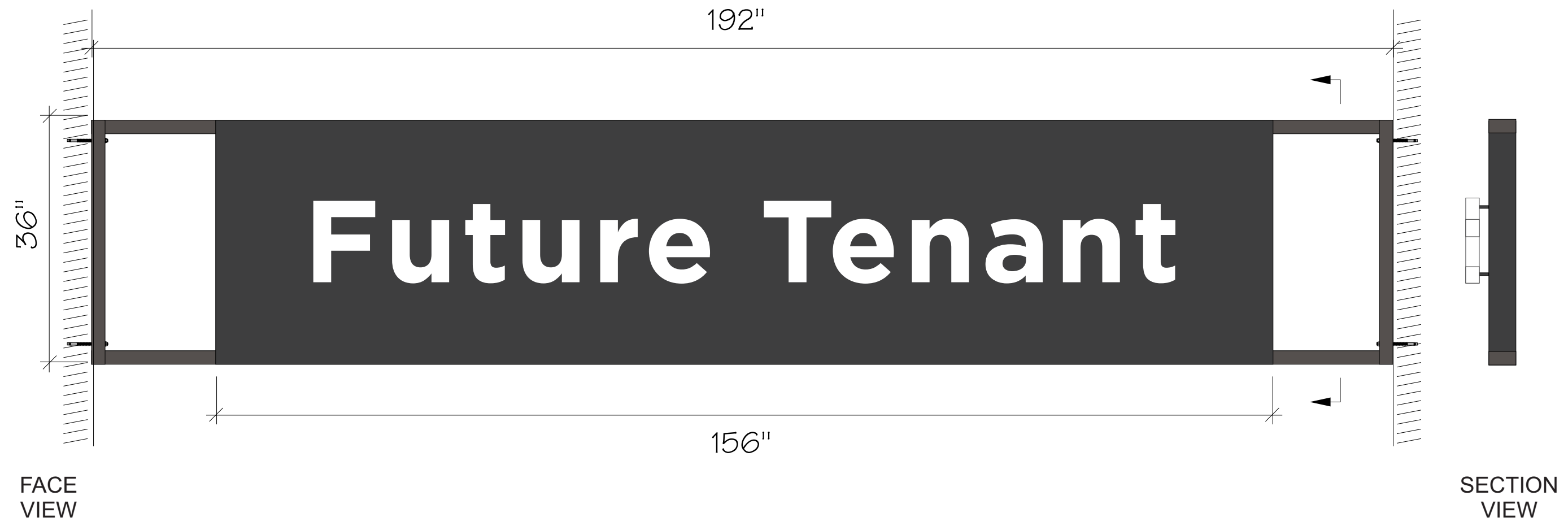
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FLOOR PLAN WITH SIGN LOCATIONS



FACE
VIEW

SECTION
VIEW

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

3' tall, single-faced fabricated background with halo lit channel letters, attached to the wall with 3/8" x 5" wedge anchors in holes in the mortar joints only (no holes in the stone field)

NOTE: dimensions to be field verified

NOTE: all colors, fonts, and copy size to be determined by tenant brand standards

PROPOSED
SIGNAGE

508-32 Walnut St.
Philadelphia, PA
19106

DATE: 8-19-2026
8-20-2026

File: 6th & Walnut_Future_Tenant_8-20-26

SCALE: as noted

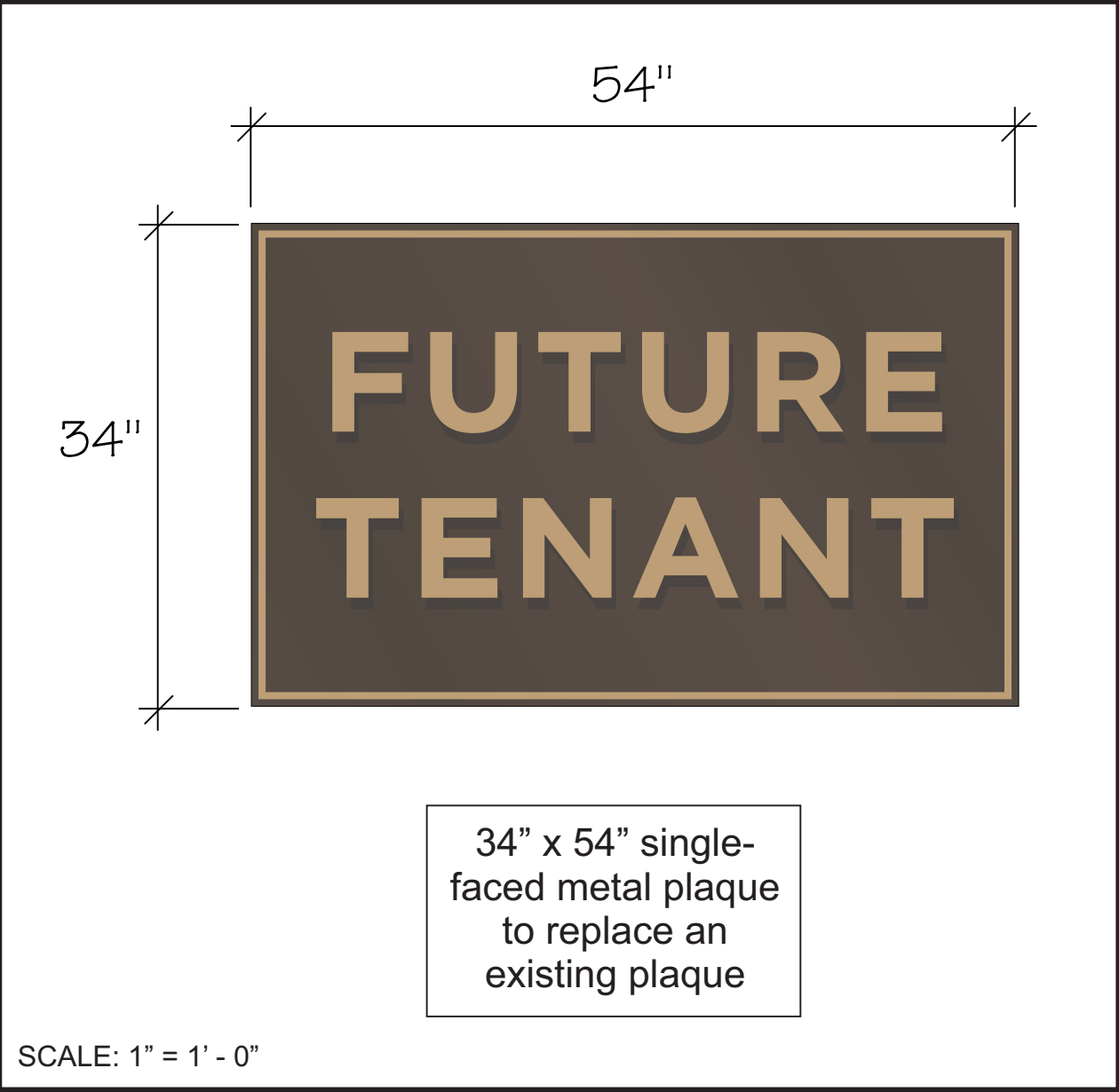
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FLOOR PLAN WITH SIGN LOCATIONS



NOTE: all colors, fonts, and copy size to be determined by tenant brand standards

(4) BANNERS
SCALE: 3/8 inch = 1 foot - 0 inch

3 foot wide, double-faced banner, on metal brackets attached to the wall with 3/8 inch x 5 inch wedge anchors in holes in the mortar joints only (no holes in the stone field)



PROPOSED SIGNAGE

508-32 Walnut St.
Philadelphia, PA
19106

DATE: 8-19-2026
8-20-2026

File: 6th & Walnut_Future_Tenant_8-20-26

SCALE: as noted

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SURROUNDING STREET VIEWS

LOOKING EAST ON WALNUT STREET



LOOKING NORTH ON 6th STREET



LOOKING WEST ON WALNUT STREET



LOOKING SOUTH ON 6th STREET

PROPOSED SIGNAGE

508-32 Walnut St.
Philadelphia, PA
19106

DATE: 8-19-2026
8-20-2026

File: 6th_& Walnut_Future_Tenant_8-20-26

SCALE: as noted

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