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 Review – Submittal Form

(Applicant complete below section)

Project Name: Proposed works at Hopkinson House condominium building

Project Address: 604 S Washington Square, Philadelphia, PA 19106 **On Public Property?** ☐ Yes ☑ No

Total Budget: $20,773,030.00 **Utilizing City Funds?** ☐ Yes (specify amount): _____ ☑ No

Project Type (check all that apply)**:**

☑ Building – New Construction or Addition
☑ Building – Renovation or Repair
☐ Plaza/Park/Playground
☐ Public Art
☐ Encroachment in/over ROW
☐ Signage (Reconsideration)
☐ Streetery (Reconsideration)
☑ Other: Accessibility improvements in ROW

Project Team:

Agency/Org.: Hopkinson House Owners Association Design Lead (firm): CosciaMoos Architecture

Other: Watchdog Project Management

Primary Contact for Project Communications:

Name: David Moos
Affiliation: Principal, CosciaMoos Architecture
Email: [redacted]

(Art Commission staff complete below section)

Art Commission Meeting Date of Project Review: 11/10/26

Level of Review:

☑ Concept Review ☐ Final Review If Final, specify date of preceding Concept Review: _____

☐ Administrative Review (for projects with minimal visual impact on public realm)

Staff Notes (Optional):

Review Type: /CTR – Center City Overlay – Independence Hall Area
Project Details: Improvements to the existing building including ground floor plaza alterations, new landscaping, accessibility upgrades, and rooftop elevator addition

10/27/2026

Philadelphia Art Commission
1515 Arch Street, 13th Floor
Philadelphia, PA 19102
(215) 683-4613
artcommission@phila.gov

RE: Proposed works at Hopkinson House condominium building at 604 South Washington Square, Philadelphia, PA 19106

To the Philadelphia Art Commission,

We hereby submit a proposal to the Art Commission for approval in order to obtain a building permit for proposed works at the Hopkinson House condominium building at 604 South Washington Square.

Due to the location of the existing building adjacent to Washington Square, the project site comes under the CTR Center City Overlay District - Independence Hall Area, requiring Art Commission review through §14-502(8)(b) Special Review Controls before a building permit can be issued.

We will follow this cover letter with a submission package for your review, including existing conditions site plan and photographs, proposed site plan and renderings, and other supporting material.

Existing Conditions

Hopkinson House, completed in 1963, is a 33-story, modernist high-rise condominium building located in the historic Society Hill neighborhood of Philadelphia. Designed by architect Oskar Stonorov of the firm Stonorov and Haws, the building received the Silver Medal Award by the Philadelphia Chapter of the American Institute of Architects upon completion in recognition of its “outstanding quality of design”.

With 536 existing dwelling units in a variety of layouts, the building provides views north toward Washington Square and the Center City skyline and south over Society Hill toward Delaware River. Many of the units have balconies, which are a distinct feature of the façade, along with the building’s granite block driveway and its cantilevering porte cochere.
A hair salon, dentist, medical office, realtor, contractor and convenience store occupy ground floor commercial spaces facing Washington Square, and for private use the building residents have access to a landscaped rear courtyard on the south side of the building, a seasonal rooftop swimming pool, and underground car parking.

Having stood across Washington Square for over six decades, the Hopkinson House Owner’s Association is pursuing works to enhance the quality of life for its residents and to prolong the longevity of the building.
Currently, the four passenger elevators of the building only reach level 32, making the rooftop

swimming pool on level 33 inaccessible to residents with mobility impairments. Similarly, the rear courtyard is only accessible to the residents via steps from inside the building or via a non-ADA-compliant ramp from the west plaza of the building.
Furthermore, the underground car parking areas are actively being affected by water infiltration, with leaks through the ground floor plaza causing damage to the 60-year old concrete structure below.
In response to these existing conditions, the proposed works include re-waterproofing of ground floor plaza and roof deck areas, accessibility upgrades, elevator modernization, and a penthouse addition.

Proposed Work

At ground floor level, the proposed re-waterproofing works consist of removing all existing concrete paving and brick pavers from all four sides of the building, salvaging the existing granite blocks on the driveway for re-use, salvaging the existing marble cladding on planters for re-use, removing all planting and soil from the planters, and removing all bollards within the property lines. This controlled demolition is performed so that the existing waterproofing above the underground car parking area can be exposed and removed. After the controlled demolition, a new waterproofing system is installed on top of the exposed concrete structure that will preserve Hopkinson House as a building contributing to the historical character of the neighborhood.

New paving and landscaping is proposed on top of this new waterproofing system. New concrete paving will be installed in the front, east and west plazas to match the existing conditions, and existing marble cladding will be re-installed on the planters of the east and front plazas facing Washington Square, as well as on the upper courtyard in the rear of the building. While the expectation is that existing marble cladding will be reinstalled, the reality of construction is that some of the marble cladding pieces will break during controlled demolition. The quarry from which the existing marble has been sourced, Vermont Quarries Corporation in Mendon, VT, will be contacted for sourcing any new replacement pieces of marble cladding required due to breakage.
New planting, including understory trees, will be provided in the planters.

On the south side of the building, a new landscaped open space for residents use will be provided, consisting of new trees, planting, shade structures and concrete pavers.
Existing wall-mounted light fixtures along the west and south property boundaries will be replaced by new light fixtures pre-approved by the Philadelphia Historical Commission.
A new sloped path at an accessible 1:20 fall from the west plaza up to the lower courtyard in the rear of the building will be provided.

As part of the proposed works at ground floor level, accessibility upgrades will be undertaken at the existing driveway, including within the property boundaries, but also in the right of way of the sidewalk.
In the right of way, new concrete aprons for the driveway will replace existing granite blocks for the width of the sidewalk and new depressed curbs with detectable warning strips will make these crossings accessible to Department of Streets standards. The accessibility of the whole south-side of South Washington Square will be improved as a result.
New ADA-compliant concrete pavers will be installed at the vehicle drop-off area under the

building's porte cochere. The concrete pavers will be installed to be flush with the pedestrian paving leading to the building entry, improving the accessibility of the driveway for the use by residents and their guests.
The remaining areas between the vehicle drop-off area and the new right of way aprons will see the existing Belgian block granite pavers re-installed in a fan-pattern to match the existing driveway.

On levels 32 and 33, the proposed re-waterproofing works consists of removing the existing paving to expose the existing waterproofing membrane at the occupiable roof decks. The existing waterproofing will be removed and a new waterproofing system will be installed, before new concrete pavers on pedestals are installed. The new waterproofing system will help preserve Hopkinson House as a building that contributes to the historical character of the neighborhood, and a system of pavers on pedestals will facilitate the maintenance of the new waterproofing system better than a cast-in-place concrete paving slab.

The majority of the elevator modernization works are not visible to the public, such as the replacement of machinery, controls and doors in the elevator shafts, but the proposed works also include the extension of one of the four passenger elevators to level 33 in order to make the rooftop amenities accessible to all the residents.
The extension of the shaft by one level means that the machinery for that elevator also has to move up one level, requiring the construction of a new addition on top of the existing penthouse structure to house the relocated elevator machinery.
The proposed addition adheres to the modernist, rectangular forms of the existing building, and is to be clad in ribbed metal panels matching the color of the existing brick façade and the horizontal lines of the existing brick mortar joints. That is, the proposed addition conforms to the existing style of the Independence Hall Area in respect to appearance, color and architectural style of the existing building.

Conclusion

The proposed works at Hopkinson House, consisting of the re-waterproofing of ground floor plaza and roof deck areas, accessibility upgrades, elevator modernization, and a penthouse addition, are being pursued by the Hopkinson House Owner's Association. These works will enhance the quality of life for the building's residents and prolong the longevity of the building by preserving it as an exemplar of outstanding quality of modernist design in Philadelphia.

We submit to you for approval that the proposed alterations to the building and its open spaces as described will not be contrary to the preservation of the historical character of the Independence Hall Area.

We look forward to working with you through the approvals process and to answering any questions you have about the proposal.

Contact for commission decision

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Contact for application information

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Regards,



David Moos, AIA
Principal

CosciaMoos
Architecture

Hopkinson House

studio sustena

604 S Washington Square, Philadelphia, PA 19106

November 03, 2026

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Existing Conditions

Existing Conditions

Hopkinson House, completed in 1963, is a 33-story, modernist high-rise condominium building located in the historic Society Hill neighborhood of Philadelphia. Designed by architect Oskar Stonorov of the firm Stonorov and Haws, the building received the Silver Medal Award by the Philadelphia Chapter of the American Institute of Architects upon completion in recognition of its “outstanding quality of design”.

Having stood across Washington Square for over six decades, the Hopkinson House Owner’s Association is pursuing works to enhance the quality of life for its residents and to prolong the longevity of the building.

Currently, the four passenger elevators of the building only reach level 32, making the rooftop swimming pool on level 33 inaccessible to residents with mobility impairments. Similarly, the rear courtyard is only accessible to the residents via steps from inside the building or via a non-ADA-compliant ramp from the west plaza of the building.

Furthermore, the underground car parking areas are actively being affected by water infiltration, with leaks through the ground floor plaza causing damage to the 60-year old concrete structure below.

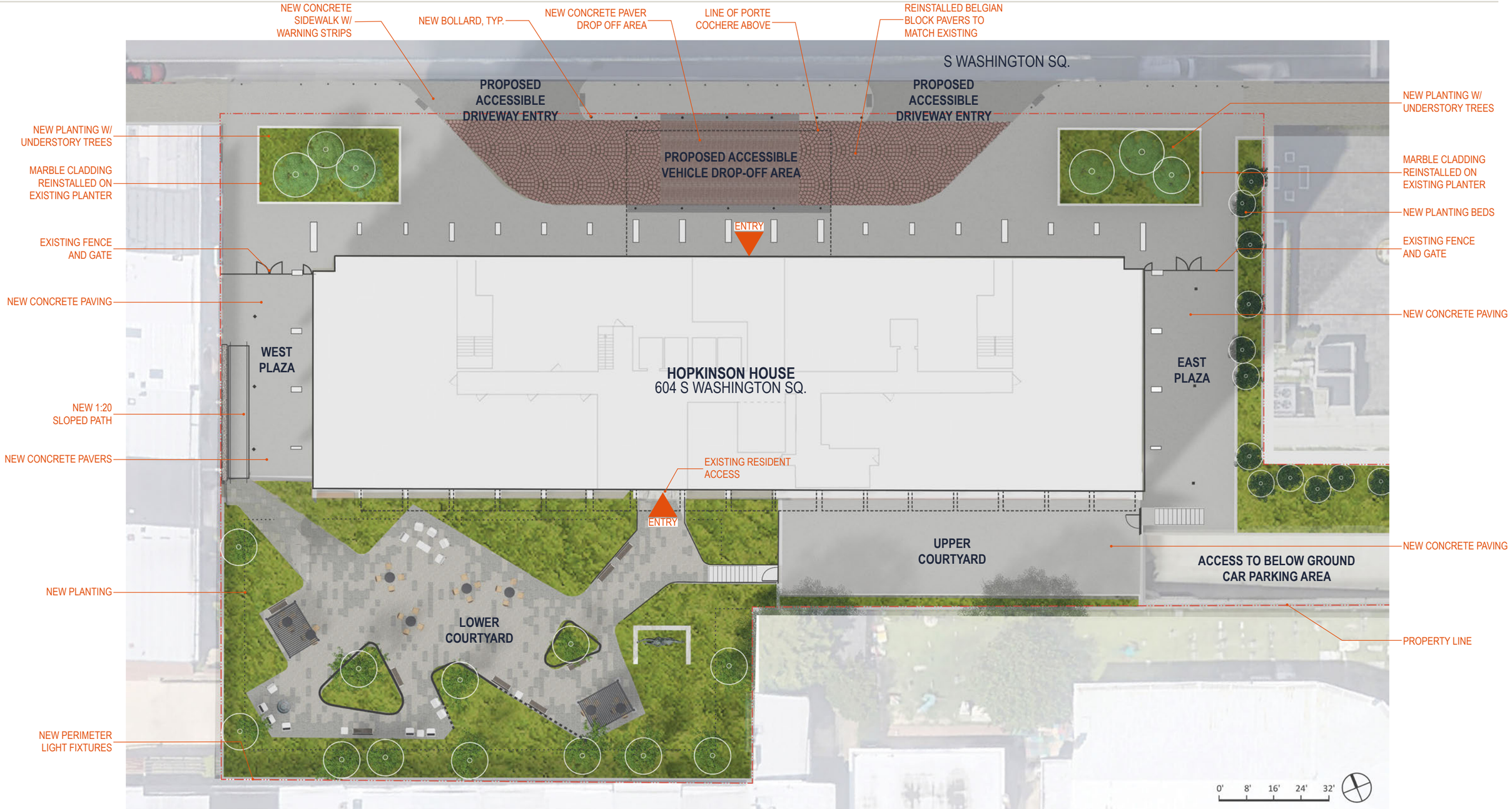
In response to these existing conditions, the proposed works include re-waterproofing of ground floor plaza and roof deck areas, accessibility upgrades, elevator modernization, and a penthouse addition.





SITE PLAN | Existing Conditions

Proposed Work



SITE PLAN | Proposed Work

Re-Waterproofing Ground Floor Level

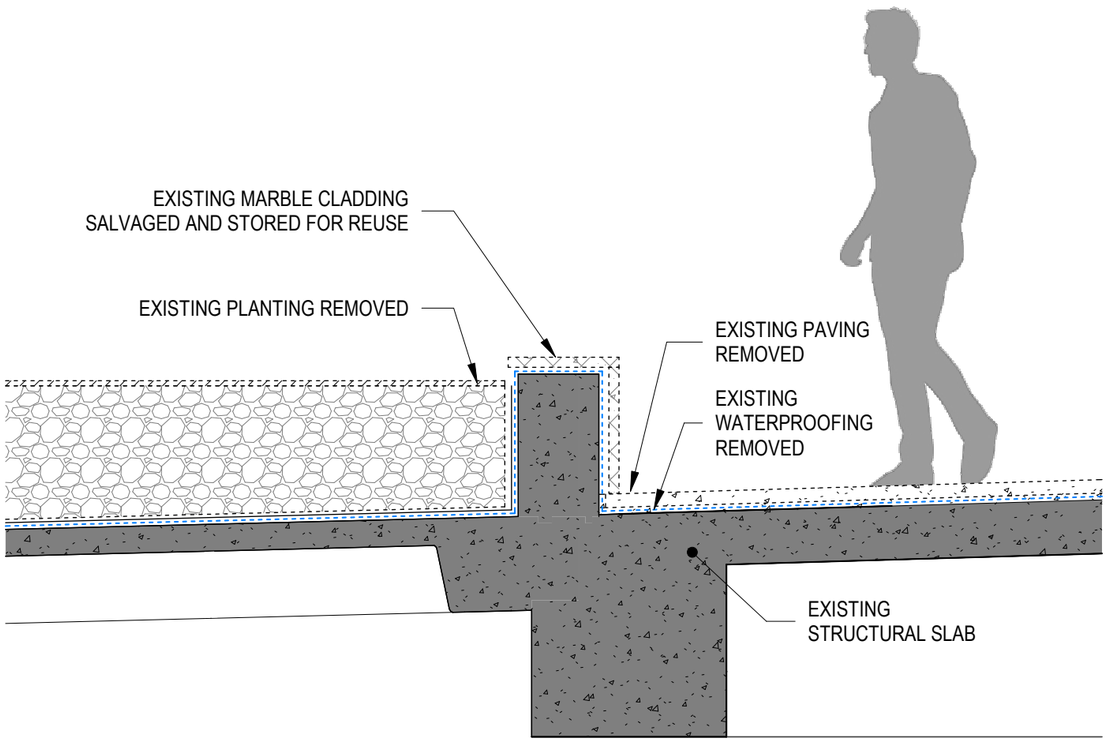
At ground floor level, the proposed re-waterproofing works consist of removing all existing concrete paving and brick pavers from all four sides of the building, salvaging the existing granite blocks on the driveway for re-use, salvaging the existing marble cladding on planters for re-use, removing all planting and soil from the planters, and removing all bollards within the property lines. This controlled demolition is performed so that the existing waterproofing above the underground car parking area can be exposed and removed.

New paving and landscaping is proposed on top of this new waterproofing system. New concrete paving will be installed in the front, east and west plazas to match the existing conditions, and existing marble cladding will be re-installed on the planters of the east and front plazas facing Washington Square, as well as on the upper courtyard in the rear of the building. New planting, including understory trees, will be provided in the planters.

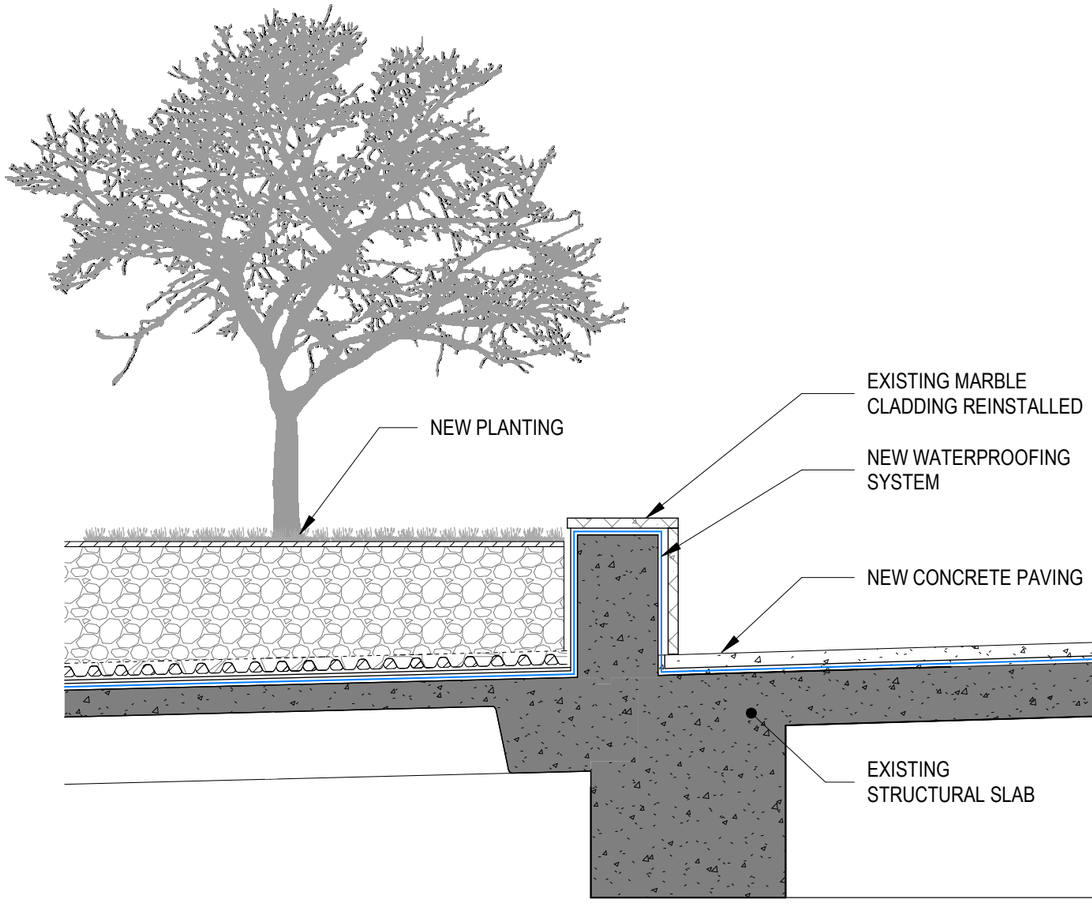
On the south side of the building, a new landscaped open space for residents use will be provided, consisting of new trees, planting, shade structures and concrete pavers.

Existing wall-mounted light fixtures along the west and south property boundaries will be replaced by new light fixtures pre-approved by the Philadelphia Historical Commission.





DETAIL | Existing Plaza Waterproofing



DETAIL | New Plaza Waterproofing



PROPOSED WORK RENDERING | Front Plaza and East Plaza

A new waterproofing system is installed that will preserve Hopkinson House for years to come. Existing marble cladding will be re-installed on the planters of the east and front plazas facing Washington Square.

Accessibility Upgrades

As part of the proposed works at ground floor level, accessibility upgrades will be undertaken at the existing driveway, including within the property boundaries, but also in the right of way of the sidewalk.

In the right of way, new concrete aprons for the driveway will replace existing granite blocks for the width of the sidewalk and new depressed curbs with detectable warning strips will make these crossings accessible to Department of Streets standards. The accessibility of the whole south-side of South Washington Square will be improved as a result.

New ADA-compliant concrete pavers will be installed at the vehicle drop-off area under the building's porte cochere. The concrete pavers will be installed to be flush with the pedestrian paving leading to the building entry, improving the accessibility of the driveway for the use by residents and their guests.

The remaining areas between the vehicle drop-off area and the new right of way aprons will see the existing Belgian block granite pavers re-installed in a fan-pattern to match the existing driveway.





PROPOSED WORK RENDERING | Front Plaza and West Plaza

A new sloped path at an accessible 1:20 fall from the west plaza up to the lower courtyard in the rear of the building will be provided. Under the building's porte cochere new paving will be installed on the driveway to be flush with the pedestrian paving.

Elevator Modernization

The majority of the elevator modernization works are not visible to the public, such as the replacement of machinery, controls and doors in the elevator shafts, but the proposed works also include the extension of one of the four passenger elevators to level 33 in order to make the rooftop amenities accessible to all the residents.

The extension of the shaft by one level means that the machinery for that elevator also has to move up one level, requiring the construction of a new addition on top of the existing penthouse structure to house the relocated elevator machinery.

The proposed addition adheres to the modernist, rectangular forms of the existing building, and is to be clad in ribbed metal panels matching the color of the existing brick façade and the horizontal lines of the existing brick mortar joints. That is, the proposed addition conforms to the existing style of the Independence Hall Area in respect to appearance, color and architectural style of the existing building.





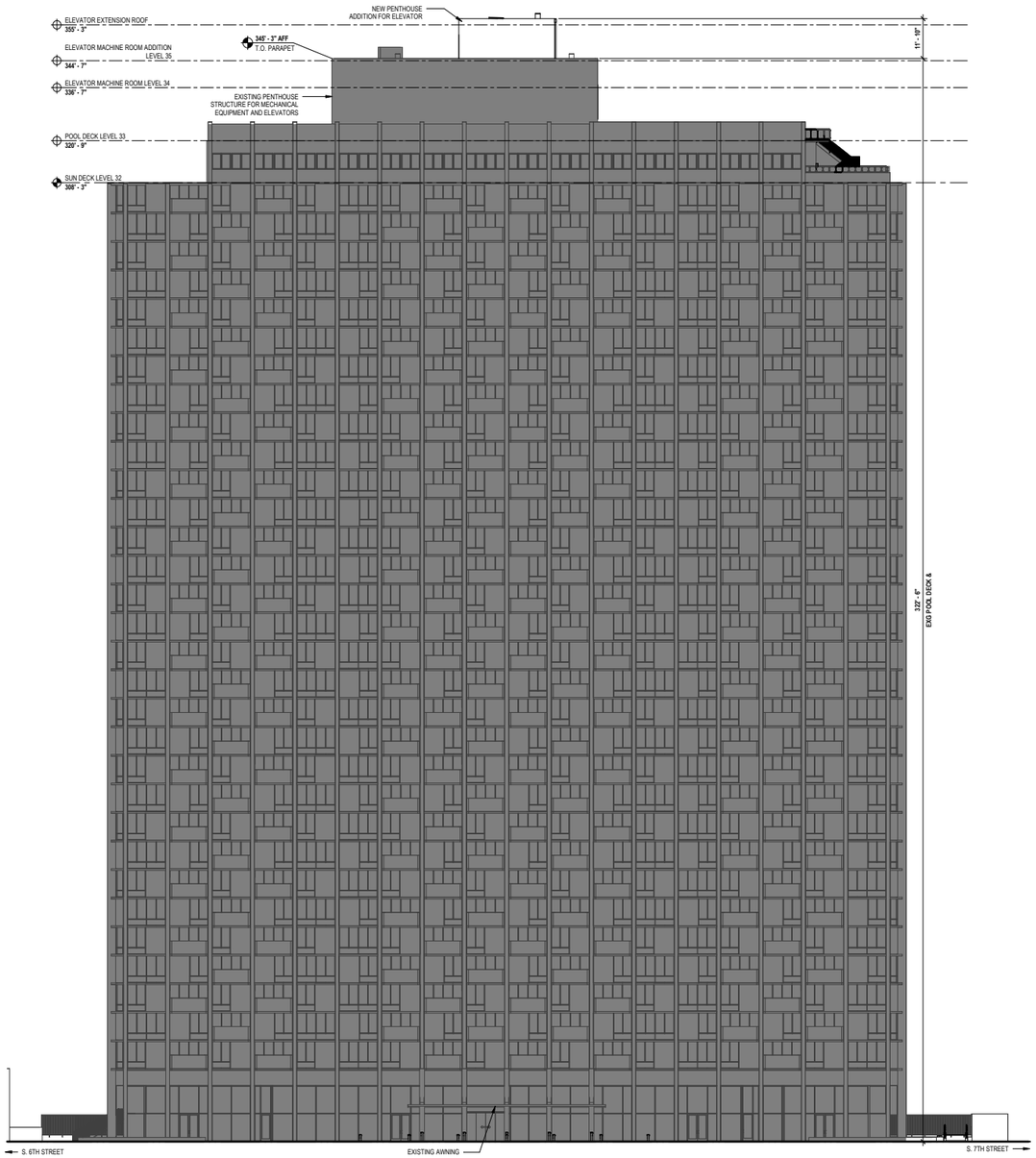
EXISTING CONDITIONS PHOTO | 6th Street & Walnut Street Looking Southwest

The existing elevators run up to level 32, contains resident amenities, but the swimming pool on level 33 can only be accessed by a staircase. The existing mechanical penthouse is set back from the building line.

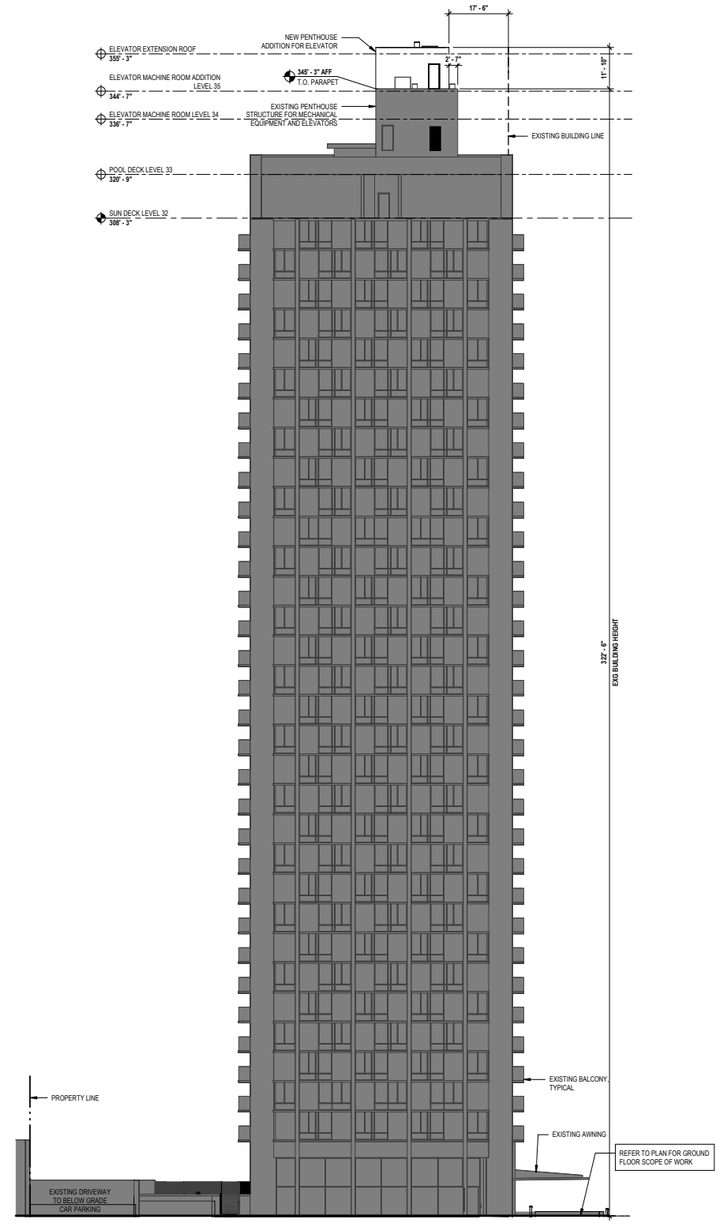


PROPOSED WORK RENDERING | 6th Street & Walnut Street Looking Southwest

An addition to the existing mechanical penthouse is proposed to house the re-located elevator machine room.



ELEVATION | North Facade



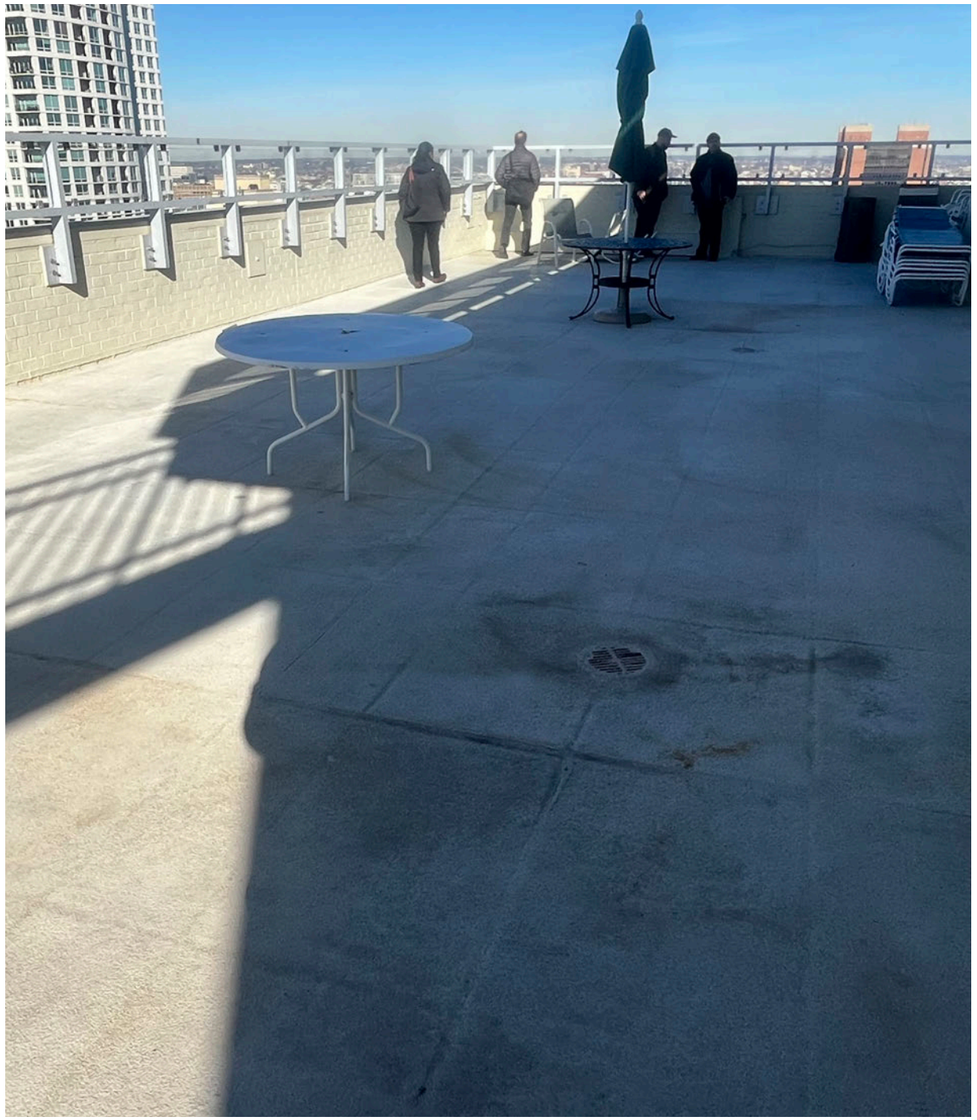
ELEVATION | East Facade

Re-Waterproofing Roof Deck

The new waterproofing system will help preserve Hopkinson House as a building that contributes to the historical character of the neighborhood, and a system of pavers on pedestals will facilitate the maintenance of the new waterproofing system better than a cast-in-place concrete paving slab.

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On levels 32 and 33, the proposed re-waterproofing works consists of removing the existing paving to expose the existing waterproofing membrane at the occupiable roof decks. The existing waterproofing will be removed and a new waterproofing system will be installed, before new concrete pavers on pedestals are installed.





EXISTING CONDITIONS PHOTO | Level 33 Roof Deck

Existing roof deck with swimming pool on level 33. The existing roof deck can only be accessed through a staircase behind the double-doors. The existing double-height mechanical penthouse contains the existing elevator machine room.



PROPOSED WORK RENDERING | Level 33 Roof Deck

A proposed addition to the existing mechanical penthouse will house the re-located elevator machine room to make the rooftop swimming pool accessible to all residents. New waterproofing system and pavers are installed to prolong the longevity of Hopkinson House.

Conclusion

The proposed works at Hopkinson House, consisting of the re-waterproofing of ground floor plaza and roof deck areas, accessibility upgrades, elevator modernization, and a penthouse addition, are being pursued by the Hopkinson House Owner's Association. These works will enhance the quality of life for the building's residents and prolong the longevity of the building by preserving it as an exemplar of outstanding quality of modernist design in Philadelphia.

We submit to you for approval that the proposed alterations to the building and its open spaces as described will not be contrary to the preservation of the historical character of the Independence Hall Area.

We look forward to working with you through the approvals process and to answering any questions you have about the proposal.



CosciaMoos
Architecture

Thank You

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