

ADDRESS: 222-30 WALNUT ST

Proposal: Demolish rears of buildings, construct 19-story tower, rooftop addition and deck

Review Requested: Review In Concept

Owner: 226 Walnut LP

Applicant: Eric Leighton, Cecil Baker & Partners

History: 222-24, Charles G. Mather & Company Building, Charles Barton Keen, architect, 1917
226, Samuel Sloan, architect, 1856, refaced 1917

228-30, John T. Brugger, architect, c. 1954

Individual Designation: None

District Designation: Society Hill Historic District, Contributing, 3/10/1999

Staff Contact: Jon Farnham, jon.farnham@phila.gov, 215-686-7660

BACKGROUND:

This in-concept application proposes work at the site of three interconnected buildings on the south side of the 200-block of Walnut Street. The site runs south from Walnut Street to Thomas Paine Place. The application proposes to construct a tower behind the fronts of the two eastern buildings. To clear a site for the tower, the rear sections of two of the buildings would be demolished. The tower would be 19 stories and 252'-6" tall; it would be set back 25 feet from Walnut Street and Thomas Paine Place. The tower would cantilever out of the rears of the remaining buildings, creating an overbuild of sorts. The western of the three buildings would be converted to a townhouse. A rooftop addition and deck would be added to the western building. Parking for the complex would be accessed from the rear.

SCOPE OF WORK:

- Remove rear sections of the buildings at 222-24 and 226 Walnut Street.
- Construct 19-story, 252'-6" tower.
- Construct rooftop addition and deck.

STANDARDS FOR REVIEW:

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

- *Standard 9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.* The massing, size, scale, proportions, and height of the proposed tower with overbuild are not compatible with the complex of buildings or historic district. A rear addition extending two to four stories above the heights of the historic buildings without an overbuild may be compatible with the property and its environment, but a 19-story tower with overbuild is not.

STAFF RECOMMENDATION: Denial, pursuant to Standard 9.

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- 2 Application for Building Permit (for in-concept approval)
- 3 Existing Conditions Photos
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June 11, 2019

Dr. Jonathan E. Farnham, Ph.D.
Executive Director
City of Philadelphia Historical Commission
1515 Arch Street, 13th Floor
Philadelphia, PA 19102

**RE: Proposed Residential Development at 222-30 Walnut Street
In-Concept Review**

Dear Dr. Farnham:

This proposal for historical Commission review and in-concept approval is for 222-30 Walnut Street and its development into 18 condominium dwelling units, accessory amenities and parking. The existing building, located on the south side of Walnut Street (extending through to Thomas Paine Place), between Third and Dock Streets, is listed on the Philadelphia Register of Historic Places as contributing to the Society Hill Historic District. The Historical Commission file name is 226 Walnut Street.

226 Walnut, the original three story brownstone office building at the center of the assemblage, was designed by Samuel Sloan and built in 1856. 222-24 Walnut Street is a Classical Revival style addition to 226 Walnut St. designed by Charles Barton Keen and built in 1917, for the Charles G. Mather and Company insurance firm. 228-30 Walnut Street is a 1950's expansion of Mather and Company, designed by John T. Brugger as a mirror image of the 1917 architecture. At this time, the Samuel Sloan brownstone façade was replaced with a Classical Revival façade to unite the three sections. Mather and Company occupied the building until 2000 when it became, until recently, the office of Nelson Architects. The existing brick façade facing Thomas Paine Place was constructed in the 1950's to unite the rears of 222-226 Walnut Street.

The proposed development includes the adaptive reuse of the northern portions of the 1856, 1917 buildings and entire 1950's building and preservation of the façade facing Walnut Street. The two story rear portion of the existing structure will be demolished to construct an eighteen story plus mechanical penthouse addition and partial overbuild that will contain fifteen residential condominiums units (a single 5,142 GSF unit per floor on floors 3 thru 16 and a single 8,248 GSF bi-level penthouse on the 17th and 18th floors). The unit at the third floor will extend into the third story of the 1856 building, and have a roof terrace over the 1917 section. The second floor will contain two dwelling units, one wholly in the addition, the other occupying part of the addition and the second floor of the 1856 and 1917 sections. A multi-level townhouse unit (accessed from within the common lobby) will occupy the 1950's section of the existing building, with a proposed pilot house addition to provide access to a roof terrace.

The condominium entrance will be through the existing Walnut Street door and lead to a lobby and amenity spaces on the first floor of the 1856 and 1917 sections as well as the addition.

The existing open portion of the site (over which the adjacent property has an easement), will become a paved court for vehicle entry from Thomas Paine Place to below grade

RE: Proposed Residential Development at 222-230 Walnut Street – In-Concept Review

parking. An accessible entry will also be provided from this location. The balance of the open space will be a garden. Mechanical space will be located in the existing basement as well as at the rooftop of the addition.

The proposed scheme is designed to be as-of-right from a zoning perspective, and includes 8,994 GSF of renovated space and 92,121 GSF of addition/overbuild with a total FAR of 750 percent, achieved through the base CMX-3 zoning plus a low-income housing unit bonus (via contribution to the housing fund). The Independence Mall zoning overlay includes a setback of twenty five feet for construction above forty five feet in height. The proposed addition/overbuild is setback this distance above the existing building on Walnut Street and at the ground plane on Thomas Paine Place. A garden will be created in the area between the building façade and Thomas Paine Place.

The articulation of the addition/overbuild massing anticipates terraces and protected glazing in egress stairs on the east façade and a glazed light court/slot on the west façade to break-up the scale of walls along the property line and easement. Materials and articulation of opaque and transparent materials will be carefully selected in consideration of the historic fabric and to bring scale to the facades. These aspects of the project, in addition to others, will be part of a future final submission and review.

The developer of the project is 230 Walnut Development, LLC; Managing Partner Astoban Investments; Tim Shaaban, Managing Director, 1315 Walnut Street, Suite 1325, Philadelphia, PA, 19107

After reviewing this information booklet, please do not hesitate to contact us with any questions or should you require additional information which we will make every effort to promptly provide. We look forward to presenting our proposal to the Architectural Committee at their meeting on June 25, and subsequently to the Commission at their July 12th meeting. Thank you.

Sincerely,



Eric Leighton, AIA

Cc: Tim Shaaban, Cecil Baker, file

for In-concept Approval

APPLICATION FOR BUILDING PERMIT

APPLICATION # _____

(Please complete all information below and print clearly)



CITY OF PHILADELPHIA
DEPARTMENT OF LICENSES AND INSPECTIONS
MUNICIPAL SERVICES BUILDING - CONCOURSE
1401 JOHN F. KENNEDY BOULEVARD
PHILADELPHIA, PA 19102
For more information visit us at www.phila.gov

ADDRESS OF PROPOSED CONSTRUCTION

222-30 Walnut Street Philadelphia, PA 19106

APPLICANT:

Eric Leighton

COMPANY NAME:

Cecil Baker & Partners

PHONE # (215) 928-0202 ext 117 FAX # n/a

PROPERTY OWNER'S NAME:

230 Walnut Street Development, LLC

PHONE # (215) 238-7460 FAX # n/a

ARCHITECT / ENGINEER IN RESPONSIBLE CHARGE:

Eric Leighton

ARCHITECT / ENGINEERING FIRM:

Cecil Baker & Partners

PHONE # (215) 928-0202 ext 117 FAX # n/a

CONTRACTOR:

Unknown at this time

CONTRACTING COMPANY:

Unknown at this time

PHONE # n/a

FAX #

APPLICANT'S ADDRESS:

1107 Walnut Street, 2nd Floor

Philadelphia, PA 19107

LICENSE # AC3805809

eleighton@cecilbakerpartners.com
E-MAIL:

PROPERTY OWNER'S ADDRESS:

1315 Walnut Street, Suite 1325

Philadelphia, PA 19107

ARCHITECT / ENGINEERING FIRM ADDRESS:

1107 Walnut Street, 2nd Floor

Philadelphia, PA 19107

LICENSE # RA016375

eleighton@cecilbakerpartners.com
E-MAIL:

CONTRACTING COMPANY ADDRESS:

n/a

LICENSE # n/a

n/a
E-MAIL:

USE OF BUILDING / SPACE:

Multi-family residential with accessory parking

ESTIMATED COST OF WORK

\$ **Unknown at this time**

BRIEF DESCRIPTION OF WORK:

The project consists of the partial demolition, gut renovation and addition to the existing 2 and 3 story building which extends from Walnut St. to Thomas Paine Place. Partial demolition will consist of the removal of the two story section of the existing building from the rear of the "townhouse" portions facing Walnut St. to Thomas Paine Place. Renovation of the existing structure facing Walnut St. will contain the common residential entry, dwelling units and amenity spaces. The 18 story addition (15 story partial overbuild) to be constructed to the south and partially above the exiting building to remain along Walnut St. will contain one dwelling unit per floor. The second floor of the addition and existing building combined, will contain two dwelling units and a multi-story dwelling unit will be created in the existing building for a total of 18 dwelling units. Accessory parking, with access from Thomas Paine Place, will be located in the basement of the addition. Mechanical space will be located in the basement of the existing building and rooftop penthouse.

TOTAL AREA UNDERGOING CONSTRUCTION: 8,994 gsf renovation / 92,121 gsf addition square feet

COMPLETE THESE ITEMS IF APPLICABLE TO THIS APPLICATION:

OF NEW SPRINKLER HEADS (suppression system permits only): n/a LOCATION OF SPRINKLERS: n/a

OF NEW REGISTERS / DIFFUSERS (hvac / ductwork permits only): n/a LOCATION OF STANDPIPES: n/a

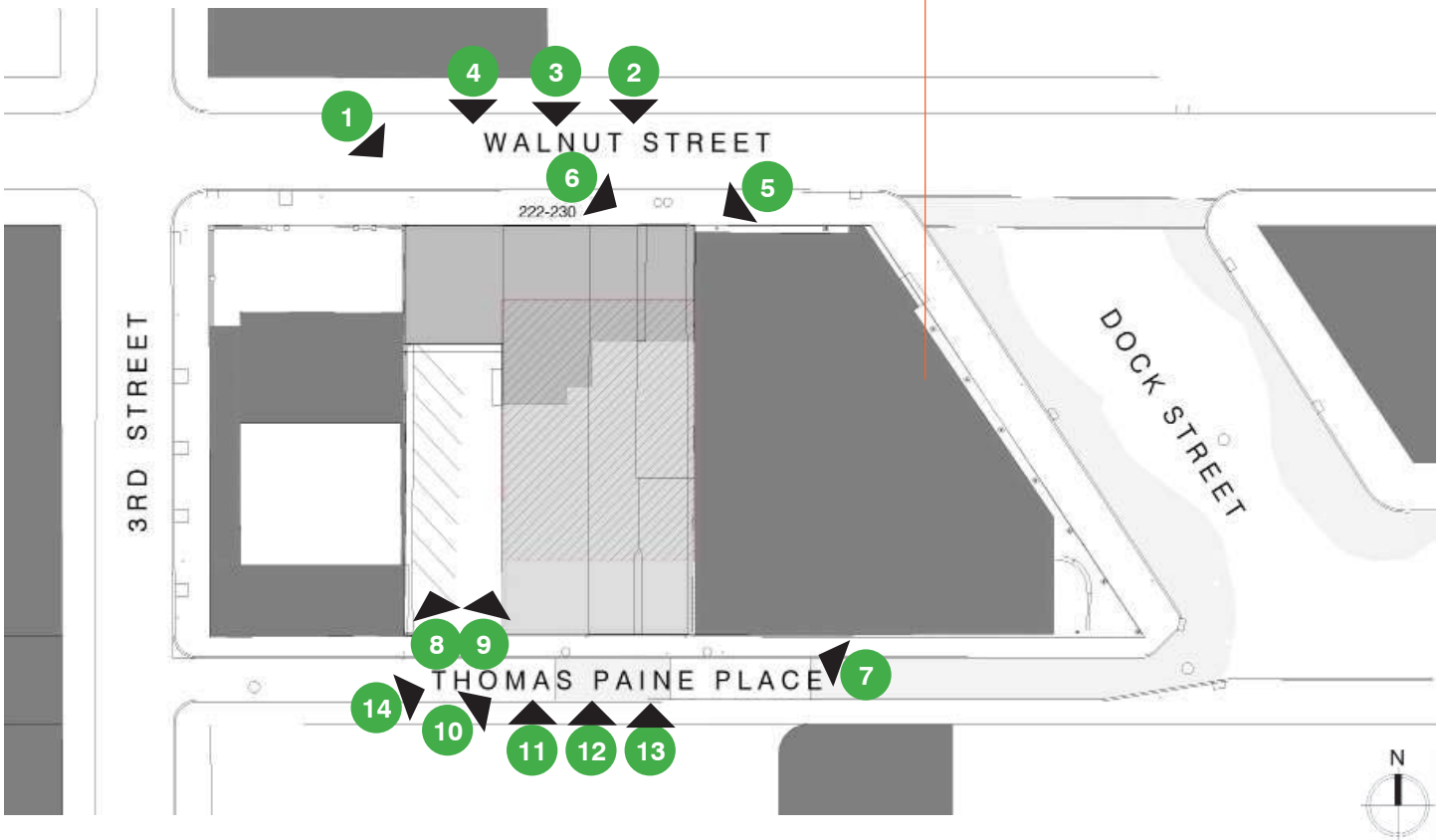
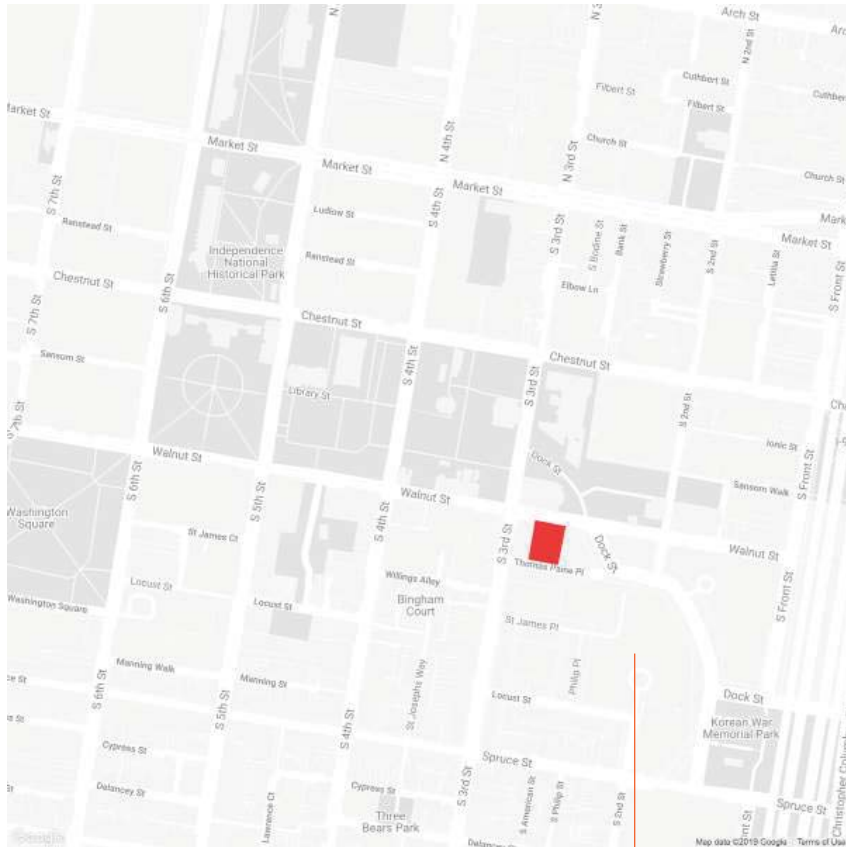
IS THIS APPLICATION IN RESPONSE TO A VIOLATION? NO YES VIOLATION #: n/a

All provisions of the building code and other City ordinances will be complied with, whether specified herein or not. Plans approved by the Department form a part of this application. I hereby certify that the statements contained herein are true and correct to the best of my knowledge and belief. I further certify that I am authorized by the owner to make the foregoing application, and that, before I accept my permit for which this application is made, the owner shall be made aware of all conditions of the permit. I understand that if I knowingly make any false statement herein I am subject to such penalties as may be prescribed by law or ordinance.

APPLICANT'S SIGNATURE *Eric Leighton*

DATE: 06 / 11 / 2019

EXISTING CONDITIONS SITE PHOTOS



EXISTING CONDITIONS SITE PHOTOS



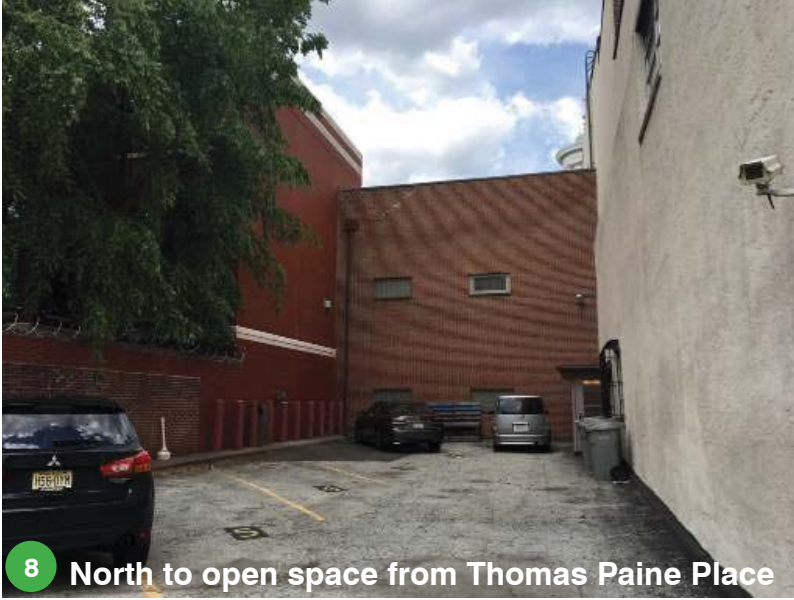
222-230 Walnut Street

222-230 Walnut Street Submission for the Philadelphia Historical Commission June 11, 2015

EXISTING CONDITIONS SITE PHOTOS



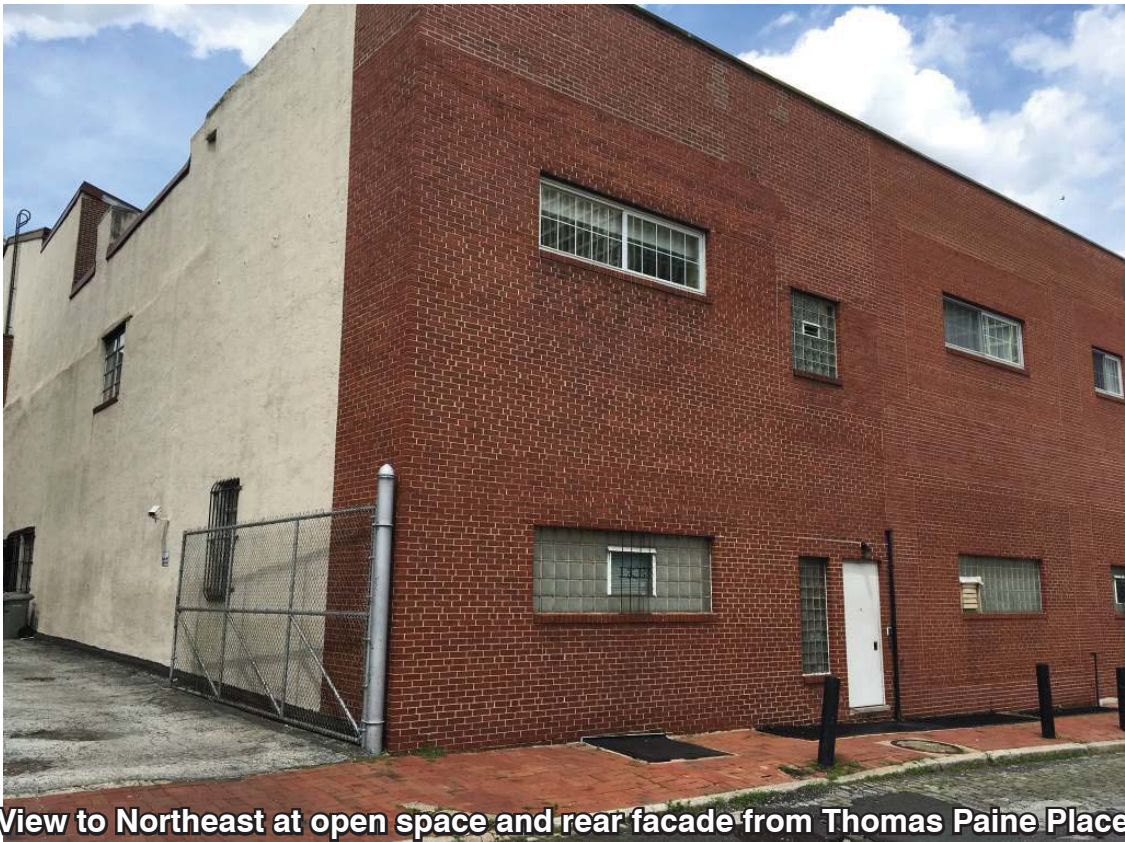
EXISTING CONDITIONS SITE PHOTOS



8 North to open space from Thomas Paine Place



9 North to open space from Thomas Paine Place

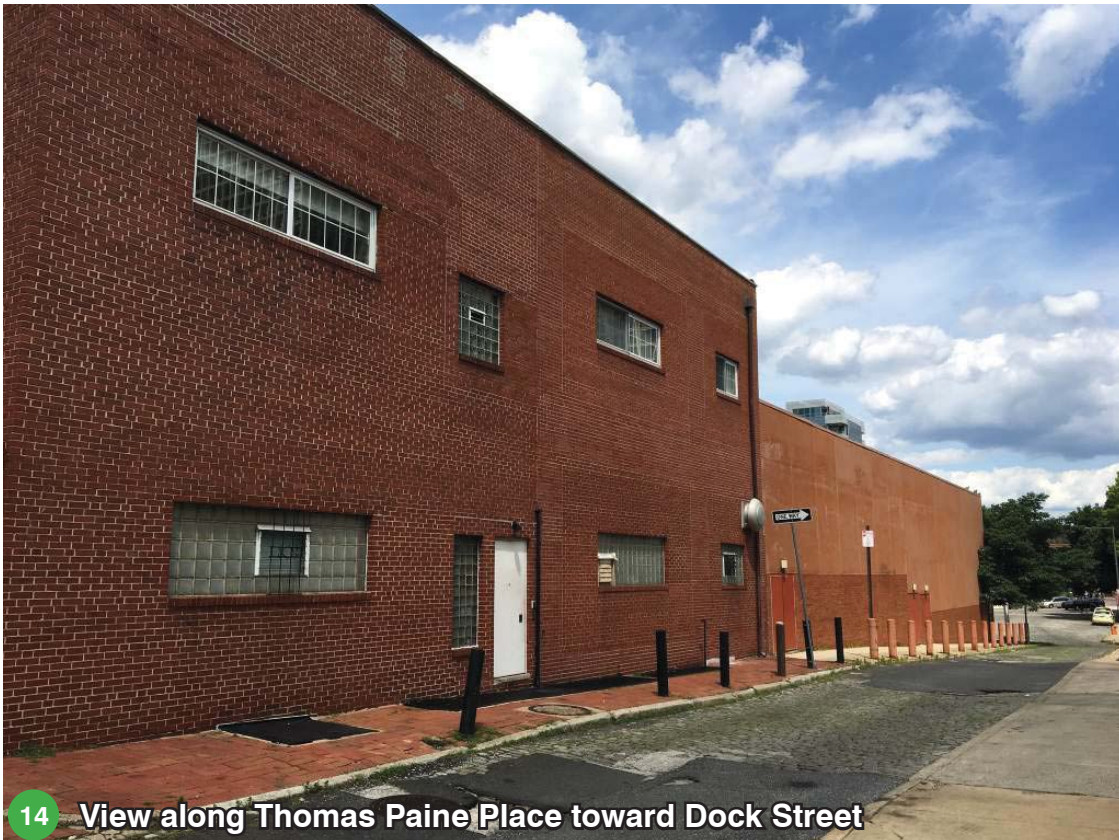


10 View to Northeast at open space and rear facade from Thomas Paine Place

EXISTING CONDITIONS SITE PHOTOS

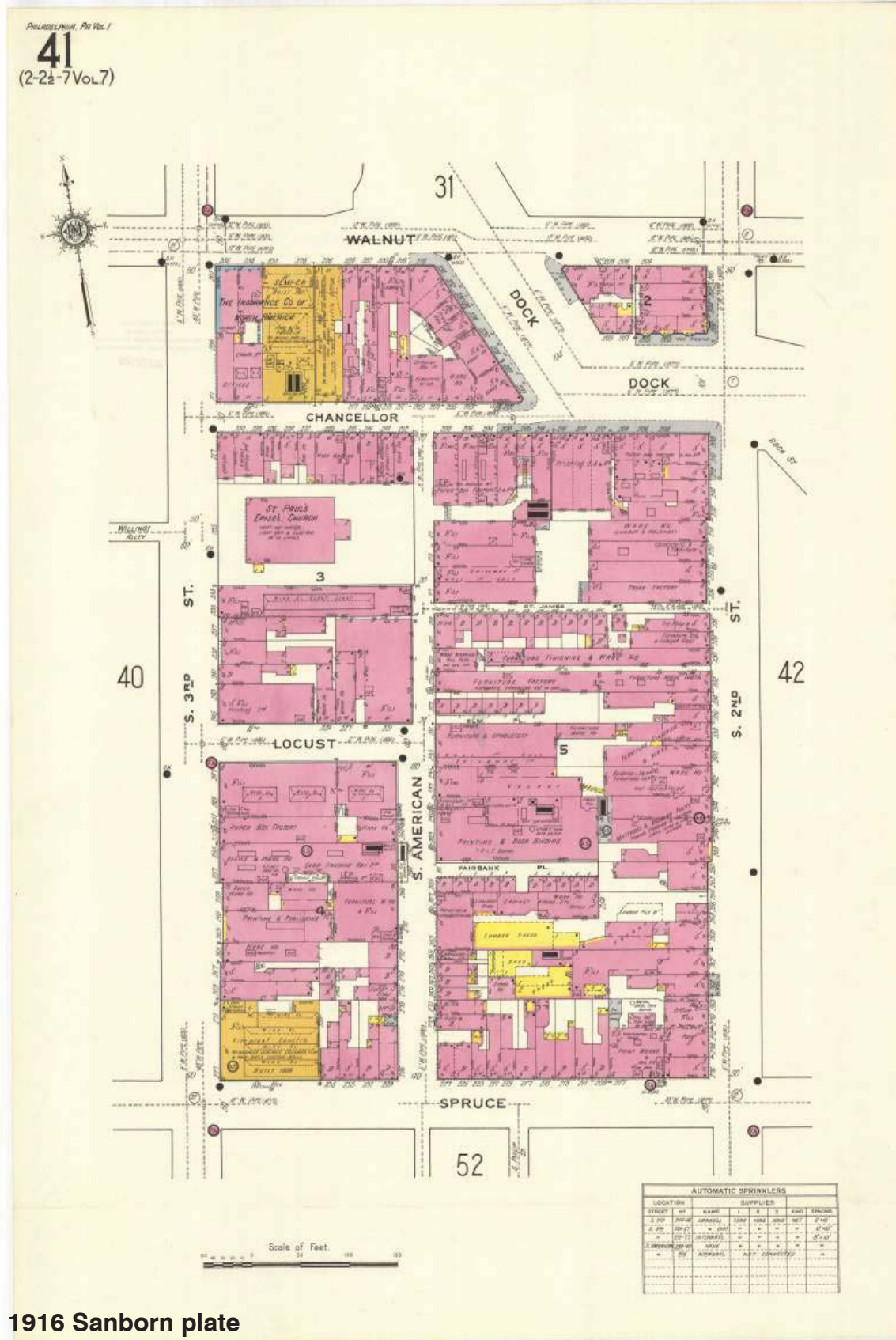


11 12 13 222-230 Walnut St. rear facade on Thomas Paine Place



14 View along Thomas Paine Place toward Dock Street

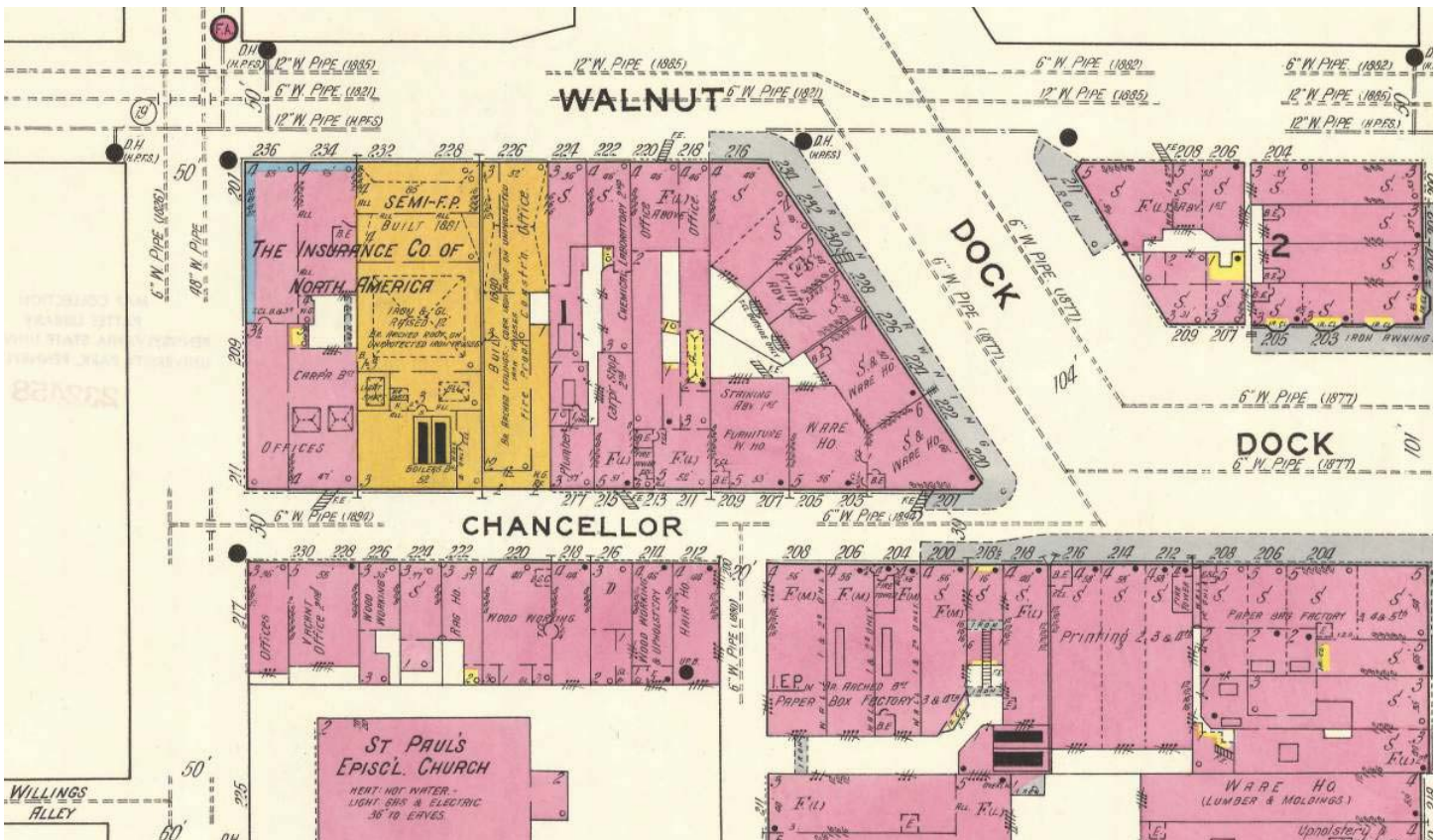
HISTORIC DOCUMENTATION



1916 Sanborn plate

222-230 Walnut Street Submission for the Philadelphia Historical Commission June 11, 2015

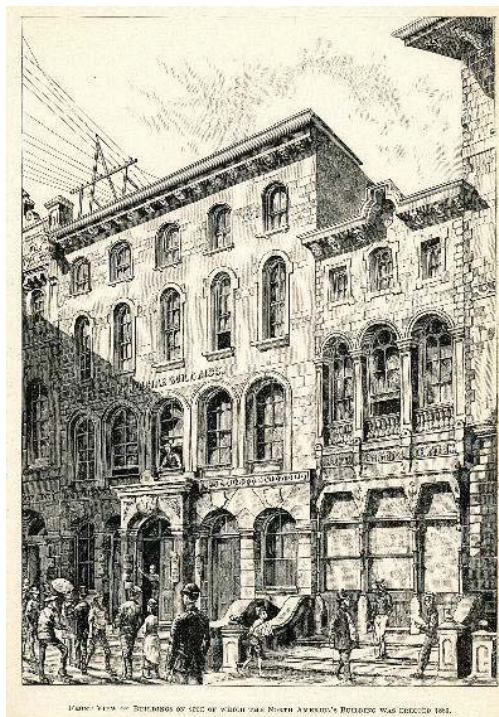
HISTORIC DOCUMENTATION



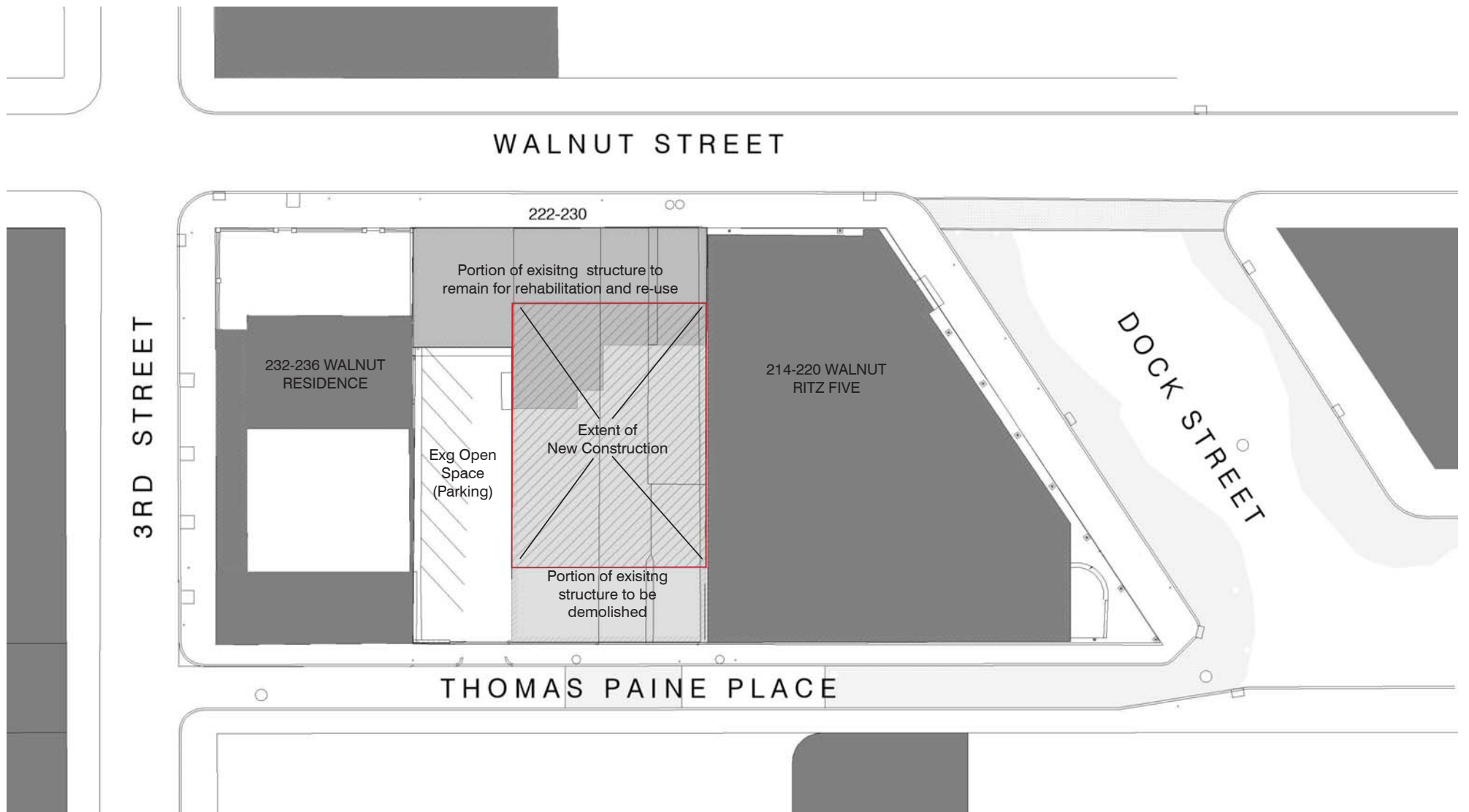
1916 Sanborn plate (detail)

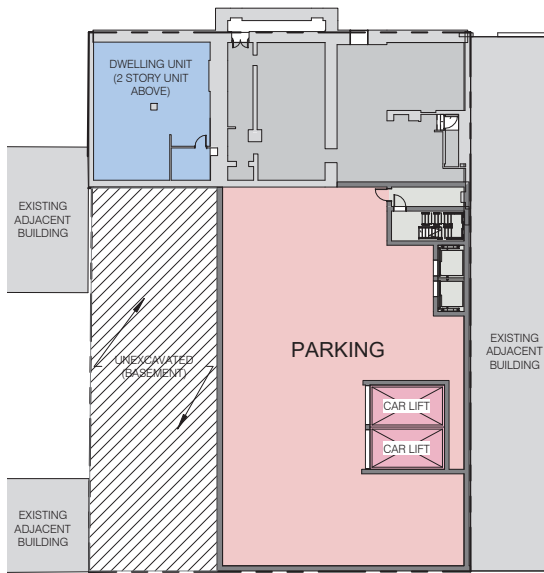


222 and 224 Walnut Street in 1915

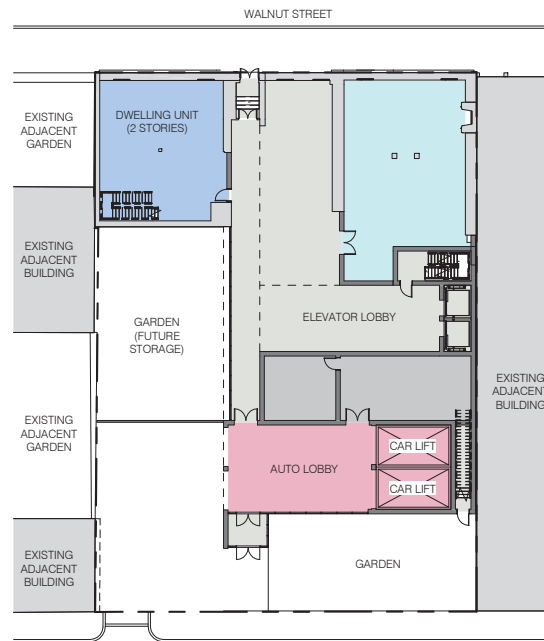


Farquhar Building, 228-230 Walnut Street
The Insurance Co. of North America (print 1885)

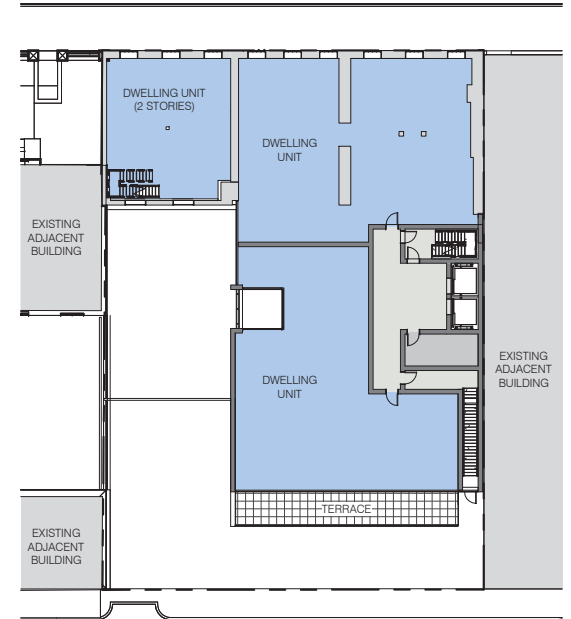




BASEMENT FLOOR



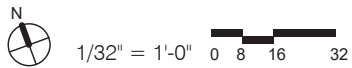
FIRST FLOOR



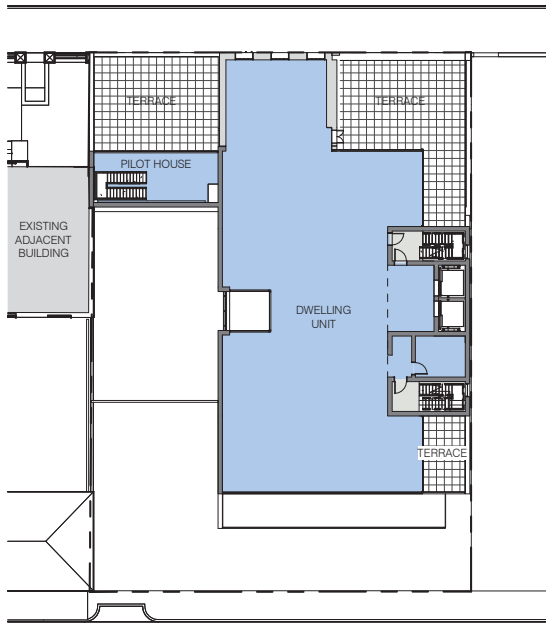
SECOND FLOOR

LEGEND

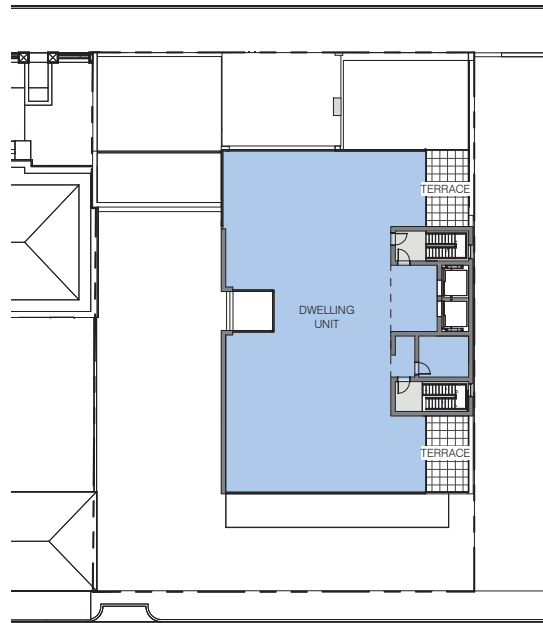
- RESIDENTIAL
- COMMON
- PARKING
- AMENITIES
- VEHICULAR ACCESS
- UTILITY / SERVICE



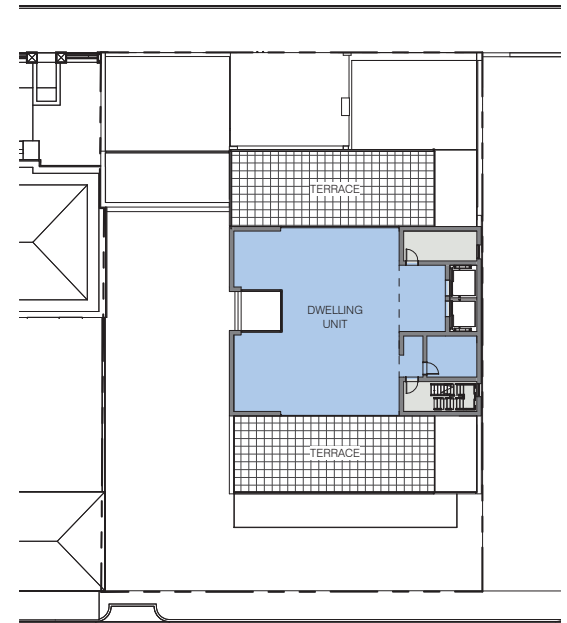
BASEMENT, FIRST, AND SECOND FLOOR PLANS



THIRD FLOOR



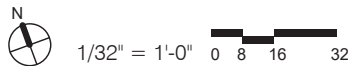
FOURTH FLOOR (TYPICAL)



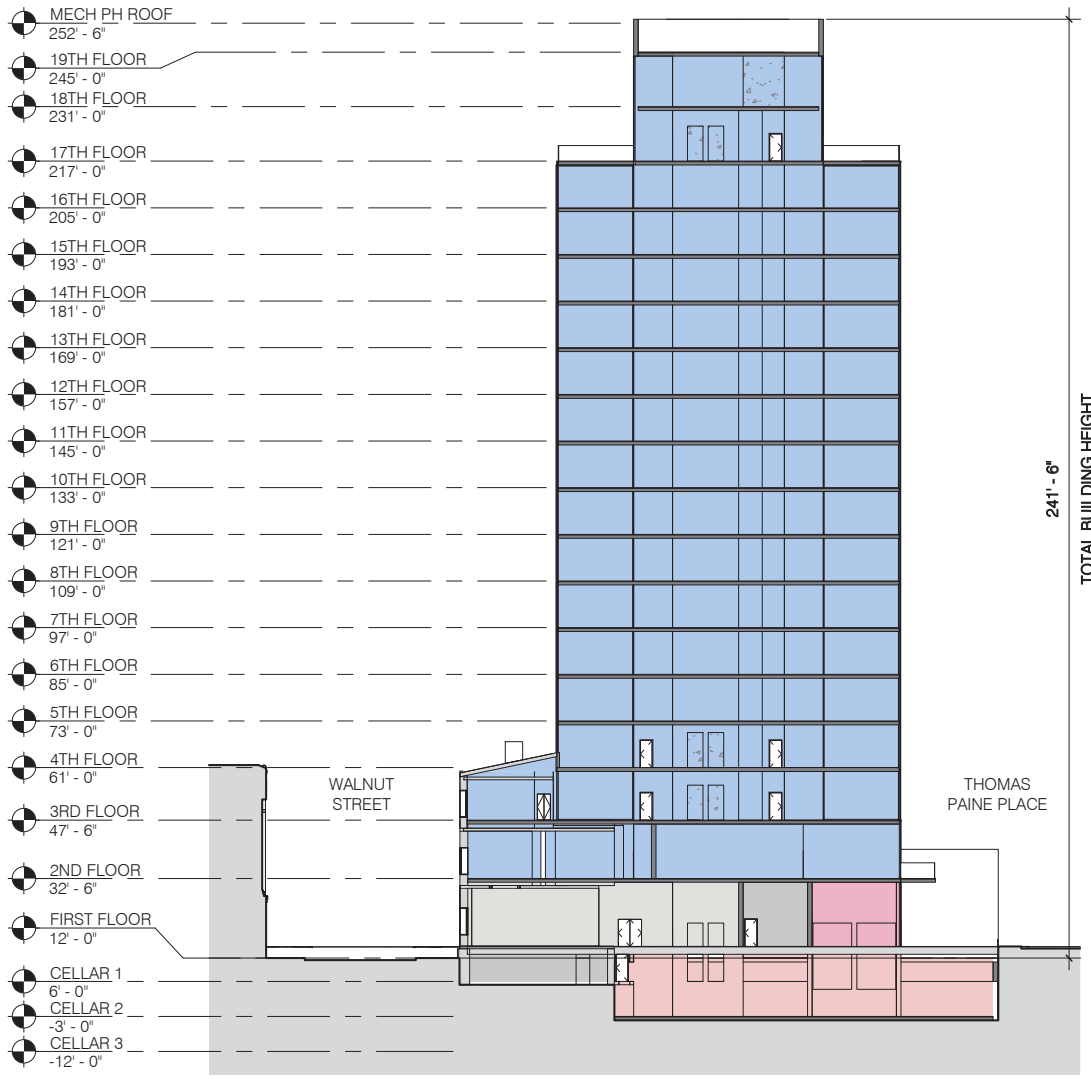
SEVENTEENTH FLOOR

LEGEND

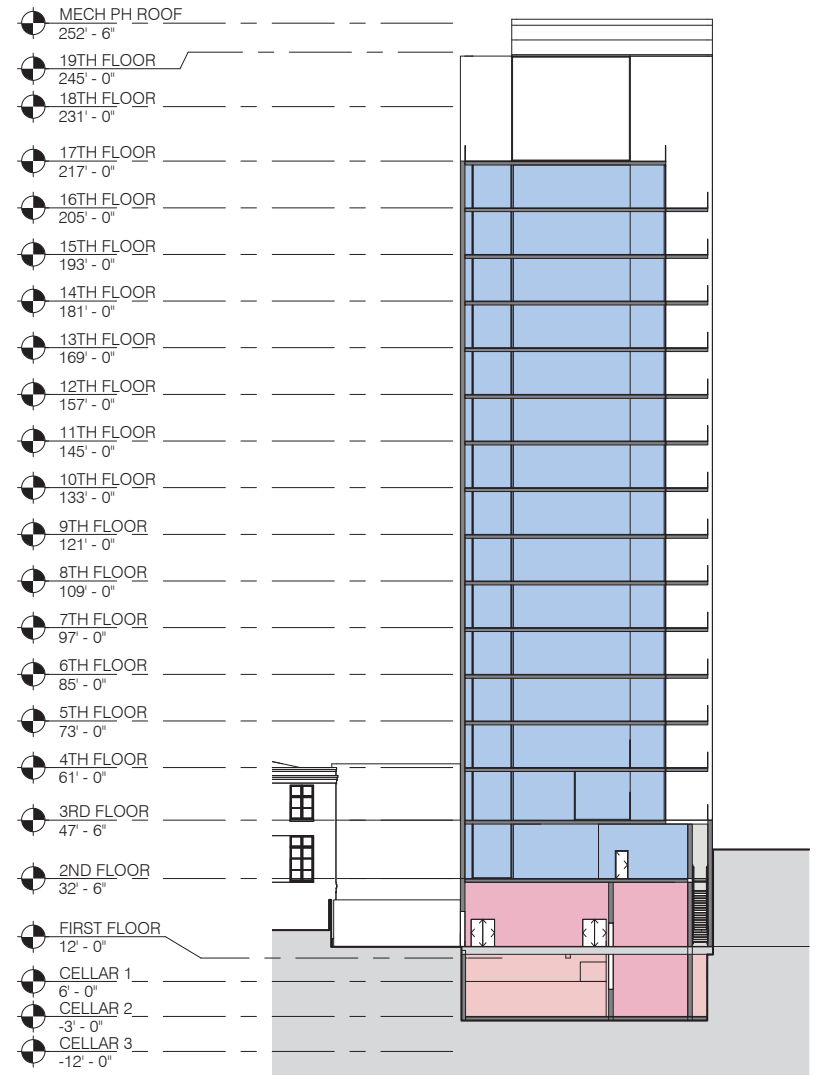
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| RESIDENTIAL | COMMON | PARKING |
| AMENITIES | VEHICULAR ACCESS | UTILITY / SERVICE |



THIRD, FOURTH, AND PENTHOUSE FLOOR PLANS

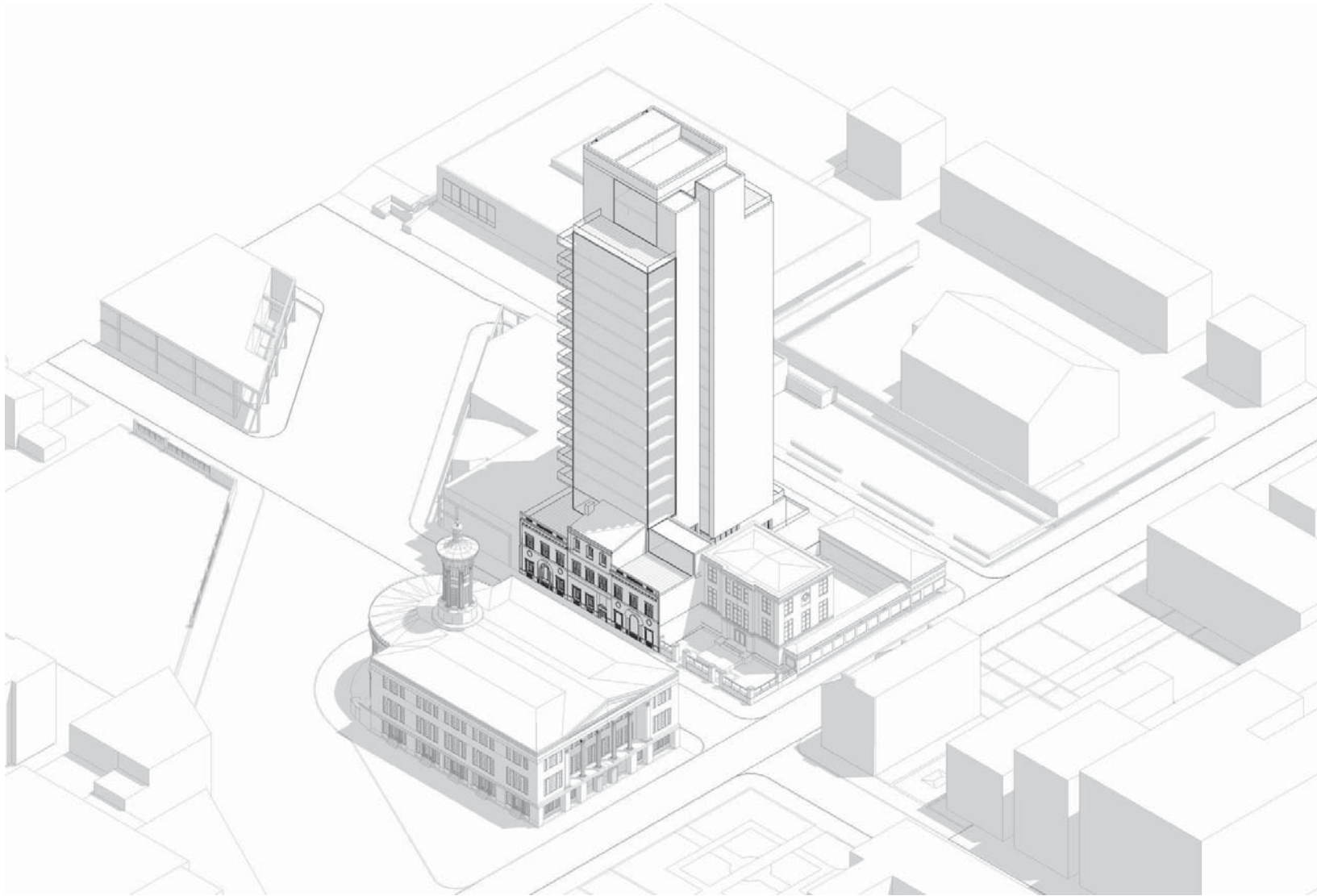


NORTH-SOUTH SECTION

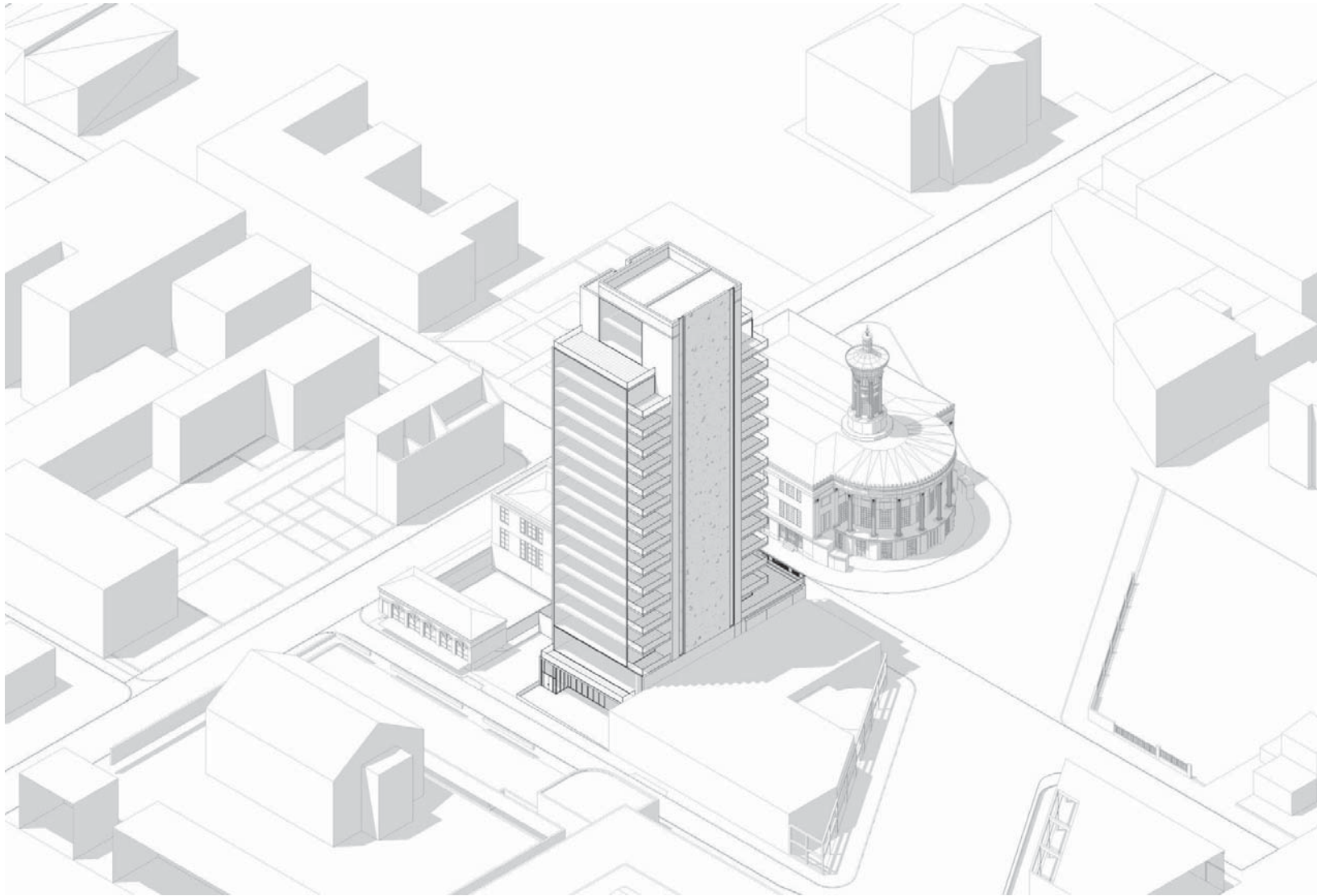


WEST-EAST SECTION

BUILDING SECTIONS



CONTEXT AERIAL FROM NORTHWEST



View from 21st and Walnut

CONTEXT AERIAL FROM SOUTHEAST