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SEILER + DRURY
ARCHITECTURE

May 6, 2021

Allyson Mehley
Philadelphia Historical Commission
1515 Arch Street, 13th Floor
Philadelphia, Pennsylvania 19102

Re: 241-243 Chestnut Street, Philadelphia, PA

Dear Allyson,

This application involves the proposed construction of a residential roof deck and pilot house on a portion of the roof at 241 Chestnut Street. The work is proposed to be part of the sixth floor condominium (Unit G), which previously had roof access to a deck located on the roof of 239 Chestnut street that was destroyed by a fire in 2018, with that building since being demolished. The 239 Chestnut St roof deck was originally accessed from the 241 Chestnut street roof, by way of a large hinged roof hatch with stairs from the apartment below. It was constructed in 2006, was approved by the Historic Commission at that time and had an easement allowing for its use.

This proposed project is to rebuild a smaller deck to be located on 241 Chestnut Street, with pilot house access as required by the building code and with setbacks appropriate for the setting. The pilot house is proposed to be 154 gsf, with the roof deck at 420 sq. feet. in area. The original 239 roof deck was approx. 850 sq. feet in area.

The new deck is proposed to “step” with the existing roof’s slope to reduce visibility from below. The deck is to be set back 10’ from the west façade of the 241 building and approximately 20’ from the face of the cornice to the south. The deck’s railing will be of painted steel balusters with cable system. Its arrangement and relationship to the original deck, are shown in the attached drawings.

The applicant reviewed the project with The Old City District’s Economic Development Committee on April 7, and they unanimously voted in support of the project.

Staff recommended to the Arch Committee that the design be recommended for approval and felt that it was in compliance with HC Standards and the Roof Guideline, IF the pilot house was reduced in size. The Arch. Committee reviewed the project as submitted to the HC Staff without revisions and at the Architectural Committee meeting on April 13, the project was denied.

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A R C H I T E C T U R E

The attached drawings are response to the Architectural Committee's comments as follows:

1. Reduce the width of the pilot house by 3'-8". (11'-0" overall width shown. The overall width is as wide as it is, because of a pipe/duct shaft that needs to be incorporated into the construction. An HVAC closet, shown at the pilot house level will be relocated within the apartment below.)
2. Reduce the length of the pilot house by 9". (This allows for a minimum landing size at the deck level.)
3. Reduce the height of the pilot house by 9". (This allows for a door height of 6'-8" and a ceiling height of 7'-6". The design needs a header over the doors, because the rating required by the adjacent party wall, necessitates the roof framing to run north-south.)
4. The Arch. Committee had no negative comments about the deck's dimensions, railing and arrangement
5. One member suggested that double doors in the pilot house may be a problem with wind. The owner wishes to have double doors, but will take steps with the specification protect the doors from "wind-whip".
6. The Committee asked for information on the type of glass that is proposed, suggesting that dark tints, or colors, would be inappropriate. The drawings are revised to show that clear, low-E, low-reflectance glass is to be used.

With these changes integrated into the design, the applicant and Owner are respectfully asking the Commission to review the attached application and approve the project as modified.

Sincerely,



Douglas E. Seiler, AIA, LEED AP
President



Board of Directors

Jennifer Nagle, Chair
*Independence Visitor Center
Corporation*

Patrick Shillenn, Vice-Chair
*Creative Consultant/Experiential
EP*

Donn Clendenon, Secretary
Clendenon Properties

Timothy Snowden, Treasurer
First Service Residential

Kathryn Bittner
Bryn Mawr Trust

Danielle DelRe
Brulee Catering

Jonathan Dubrow
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Richard Goldberg
Old City resident

Valerie Lyons
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Donal McCoy
Sassafras Bar

Ashley Peel
Philadelphia Independents

Gosia Primavera
39° North Architects

Betsy Oliphant Ross
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Carlo Sena
Penn's View Hotel

Adam Teterus
Indy Hall

Hon. Mark Squilla *
Philadelphia City Council

Cynthia MacLeod **
*Independence National Historical
Park*

*** Ex-officio ** Liaison**

Job Itzkowitz
Executive Director

April 14, 2021

Philadelphia Historical Commission
1515 Arch Street
Philadelphia, PA 19102
RE: 241 Chestnut Street

Dear Commissioners and staff,

On April 7th, 2021, Dr. Stephen Gelbart presented a proposal to add a roofdeck to 241 Chestnut Street to the Old City District's Economic Development Committee. The Committee unanimously voted to support Dr. Gelbart's proposal. Due to time constraints, the proposal was not presented to the Board of Directors, though I have no reason to believe that a vote of the full board would yield a different result.

Thank you,

A handwritten signature in blue ink, appearing to read "Job Itzkowitz".

Job Itzkowitz
Executive Director
Old City District

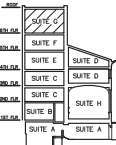
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LOCATION A - VIEW FROM 3RD STREET POST FIRE (2018)

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SECTION KEY MAP



PROJECT NAME:
**PROPOSED ROOF DECK &
 PILOT HOUSE AT:**
 UNIT G
 241 CHESTNUT ST
 PHILADELPHIA

ROOFTOP DECK PHOTO

DATE: 4/29/2021

PROJECT NO: 1810.2

SKETCH NO:

A0.0

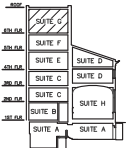
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EXISTING VIEW SOUTH FROM UPPER ROOM OF 241 CHESTNUT STREET

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ARCHITECTURE

SECTION KEY MAP



PROJECT NAME:
**PROPOSED ROOF DECK &
PILOT HOUSE AT:**
UNIT G
241 CHESTNUT ST
PHILADELPHIA

EXISTING ROOF

DATE: 4/29/2021

PROJECT NO: 1810.2

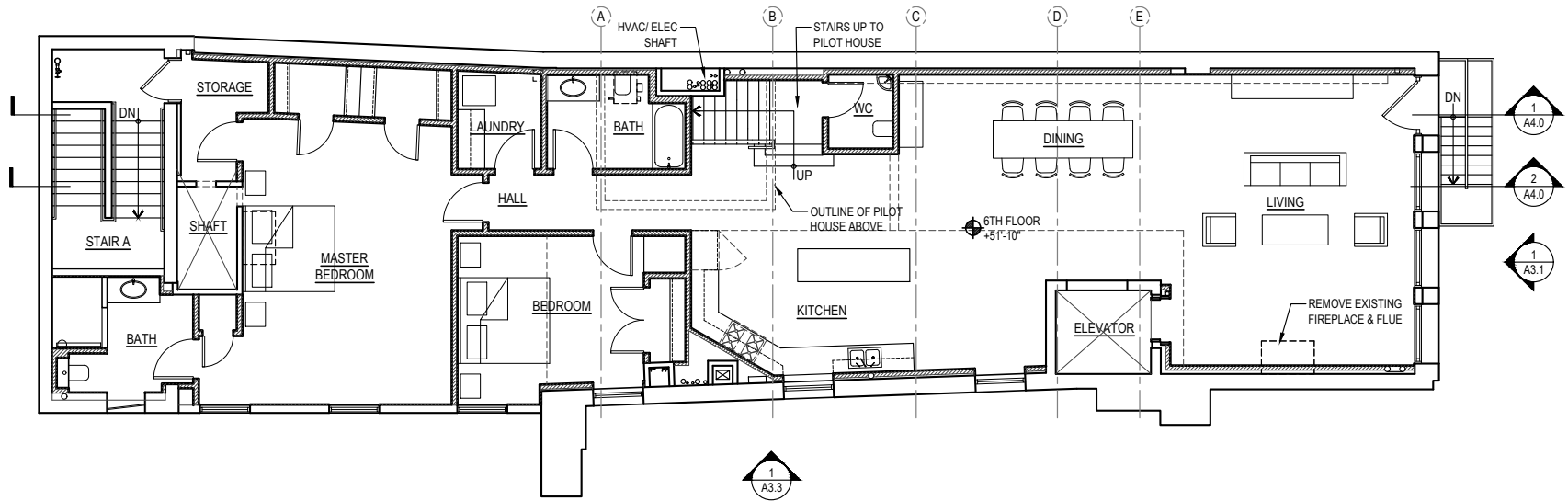
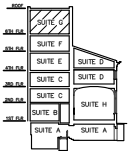
SKETCH NO:

A0.1

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SECTION KEY MAP



PROJECT NORTH 1 OVERALL SIXTH FLOOR PLAN A1.0 SCALE: 1/8"=1'-0"

PROJECT NAME: PROPOSED ROOF DECK & PILOT HOUSE AT: UNIT G 241 CHESTNUT ST PHILADELPHIA

OVERALL SIXTH FLOOR PLAN

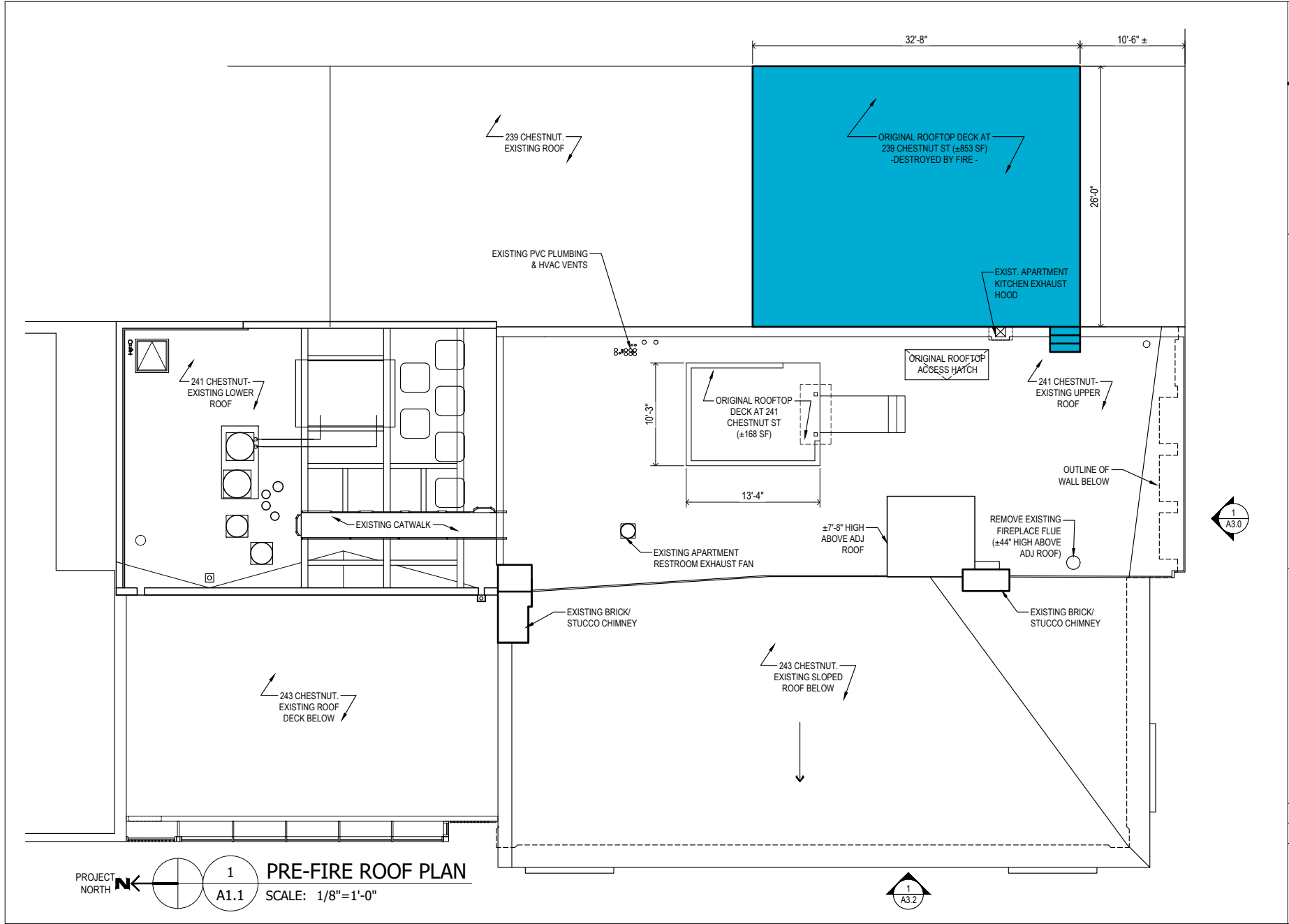
DATE: 4/29/21

PROJECT NO: 1810.2

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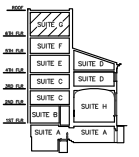
A1.0

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SECTION KEY MAP



PROJECT NAME:
PROPOSED ROOF DECK & PILOT HOUSE AT:
 UNIT G
 241 CHESTNUT ST
 PHILADELPHIA

EXISTING ROOF PLAN

DATE: 4/29/21
 PROJECT NO: 1810.2
 SKETCH NO:

A1.1

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PROJECT NORTH   **1** **PRE-FIRE ROOF PLAN**
 SCALE: 1/8"=1'-0"

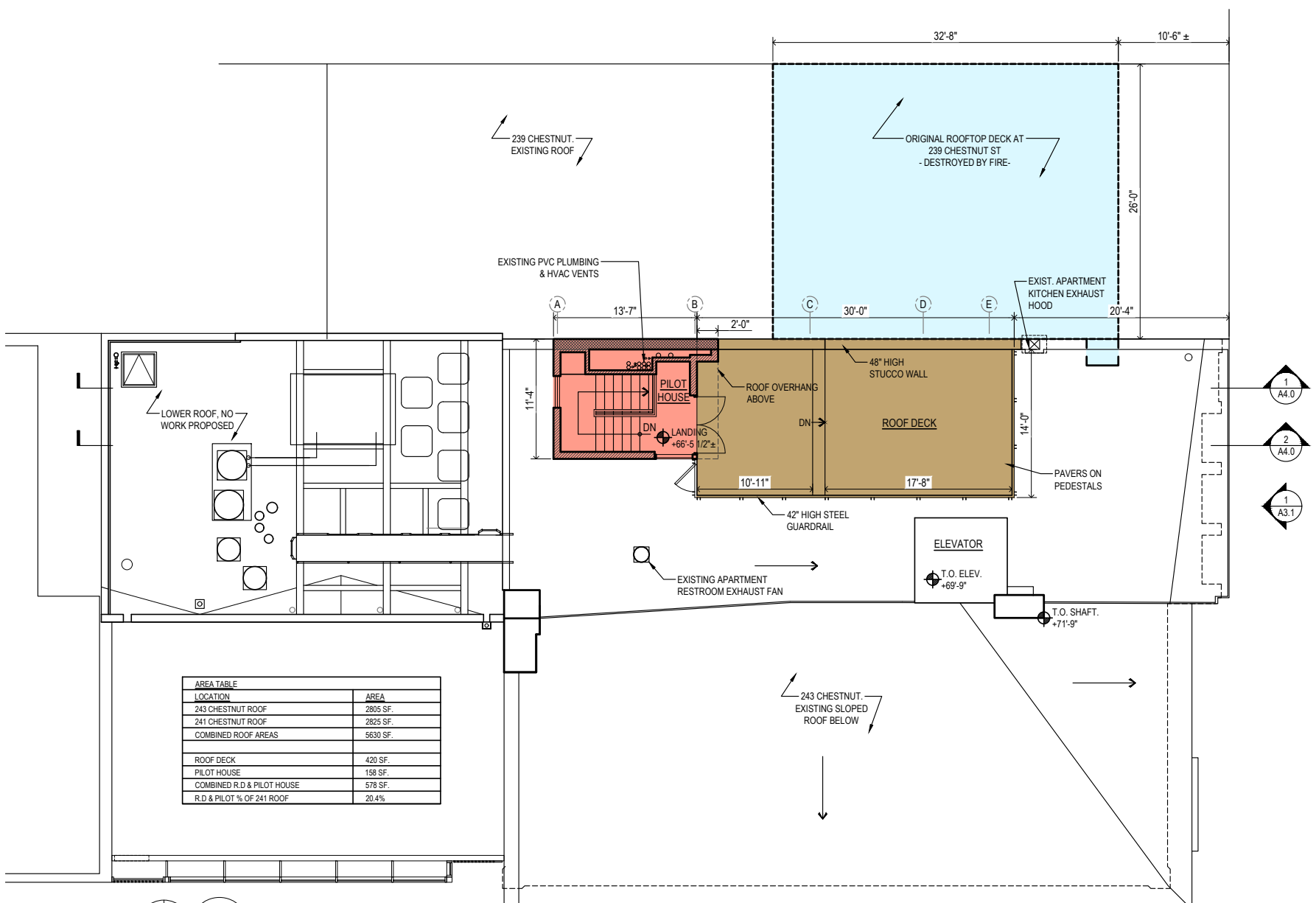
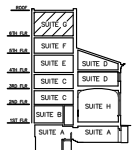
 **1** **A3.2**

 **1** **A3.0**

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SECTION KEY MAP



AREA TABLE	
LOCATION	AREA
243 CHESTNUT ROOF	2805 SF.
241 CHESTNUT ROOF	2825 SF.
COMBINED ROOF AREAS	5630 SF.
ROOF DECK	420 SF.
PILOT HOUSE	158 SF.
COMBINED R.D & PILOT HOUSE	578 SF.
R.D & PILOT % OF 241 ROOF	20.4%

PROJECT NORTH 1 **PROPOSED ROOF PLAN**
A1.2 SCALE: 1/8"=1'-0"

1
A3.3

1
A4.0
2
A4.0
1
A3.1

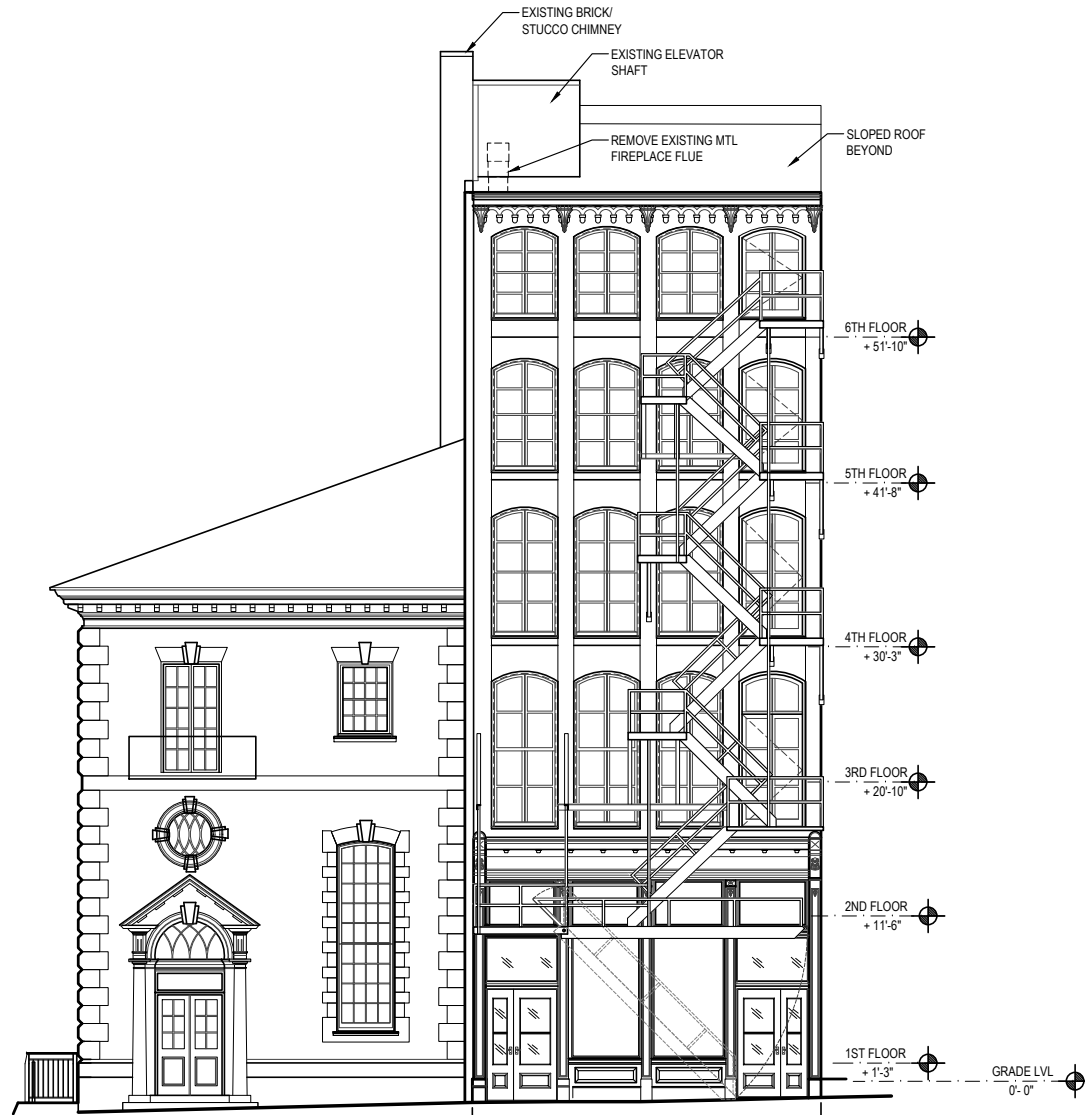
PROJECT NAME:
PROPOSED ROOF DECK & PILOT HOUSE AT:
UNIT G
241 CHESTNUT ST
PHILADELPHIA

PROPOSED ROOF PLAN

DATE: 4/29/21
PROJECT NO: 1810.2
SKETCH NO:

A1.2

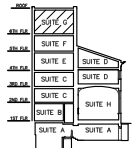
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1 EXISTING FRONT ELEVATION (SOUTH)
A3.0 SCALE: 1/8"=1'-0"

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SECTION KEY MAP



PROJECT NAME:
PROPOSED ROOF DECK &
PILOT HOUSE AT:
UNIT G
241 CHESTNUT ST
PHILADELPHIA

EXISTING BUILDING
ELEVATION

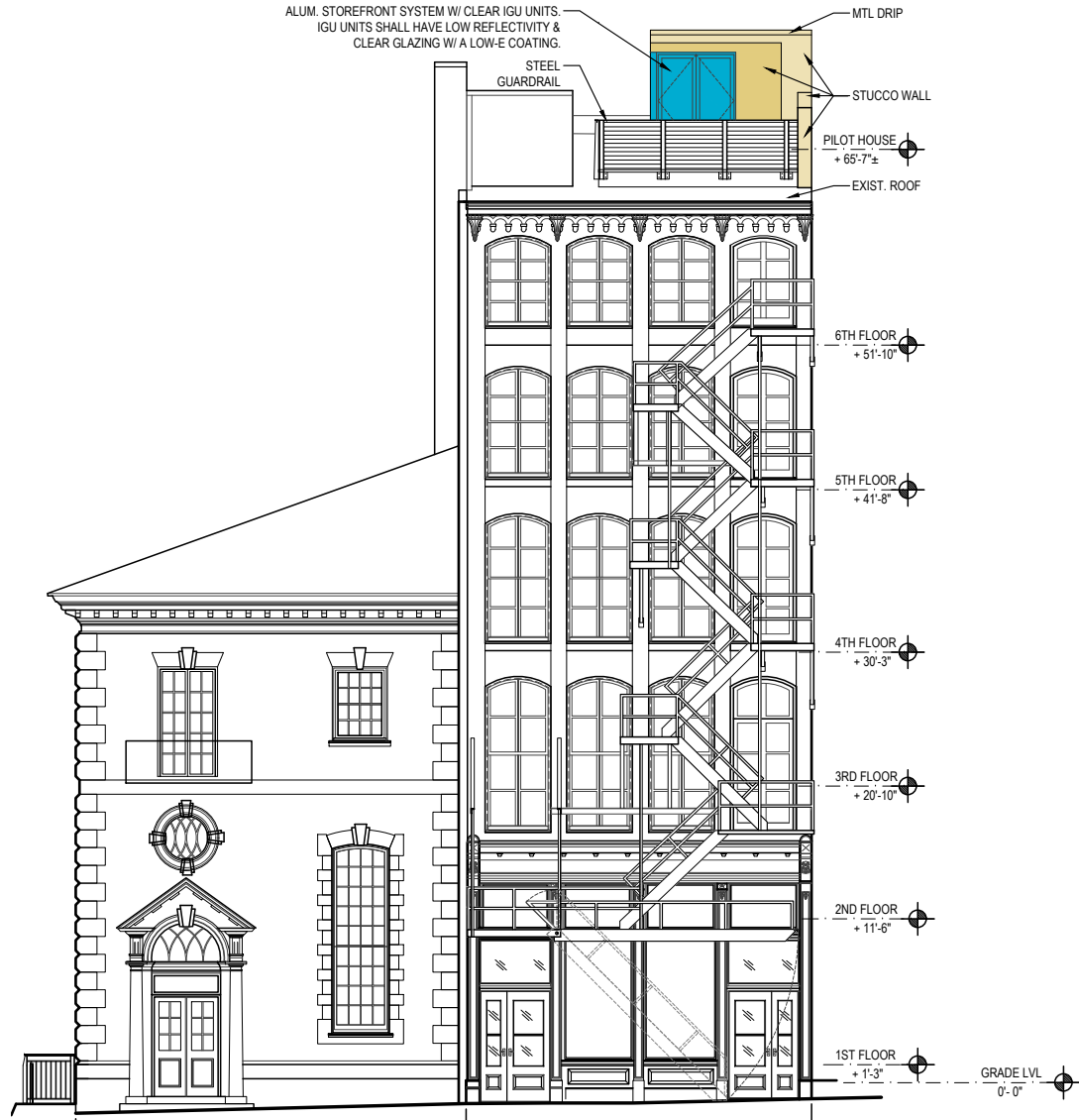
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PROJECT NO: 1810.2

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A3.0

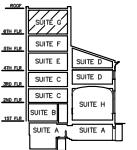
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1 PROPOSED FRONT ELEVATION (SOUTH)
A3.1 SCALE: 1/8"=1'-0"

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SECTION KEY MAP



PROJECT NAME:
**PROPOSED ROOF DECK &
PILOT HOUSE AT:**
UNIT G
241 CHESTNUT ST
PHILADELPHIA

PROPOSED BUILDING
ELEVATION

DATE: 4/12/21

PROJECT NO: 1810.2

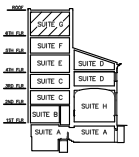
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A3.1

REVISED

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SECTION KEY MAP



PROJECT NAME:
**PROPOSED ROOF DECK &
PILOT HOUSE AT:**
UNIT G
241 CHESTNUT ST
PHILADELPHIA

EXISTING BUILDING
ELEVATION

DATE: 4/12/21

PROJECT NO: 1810.2

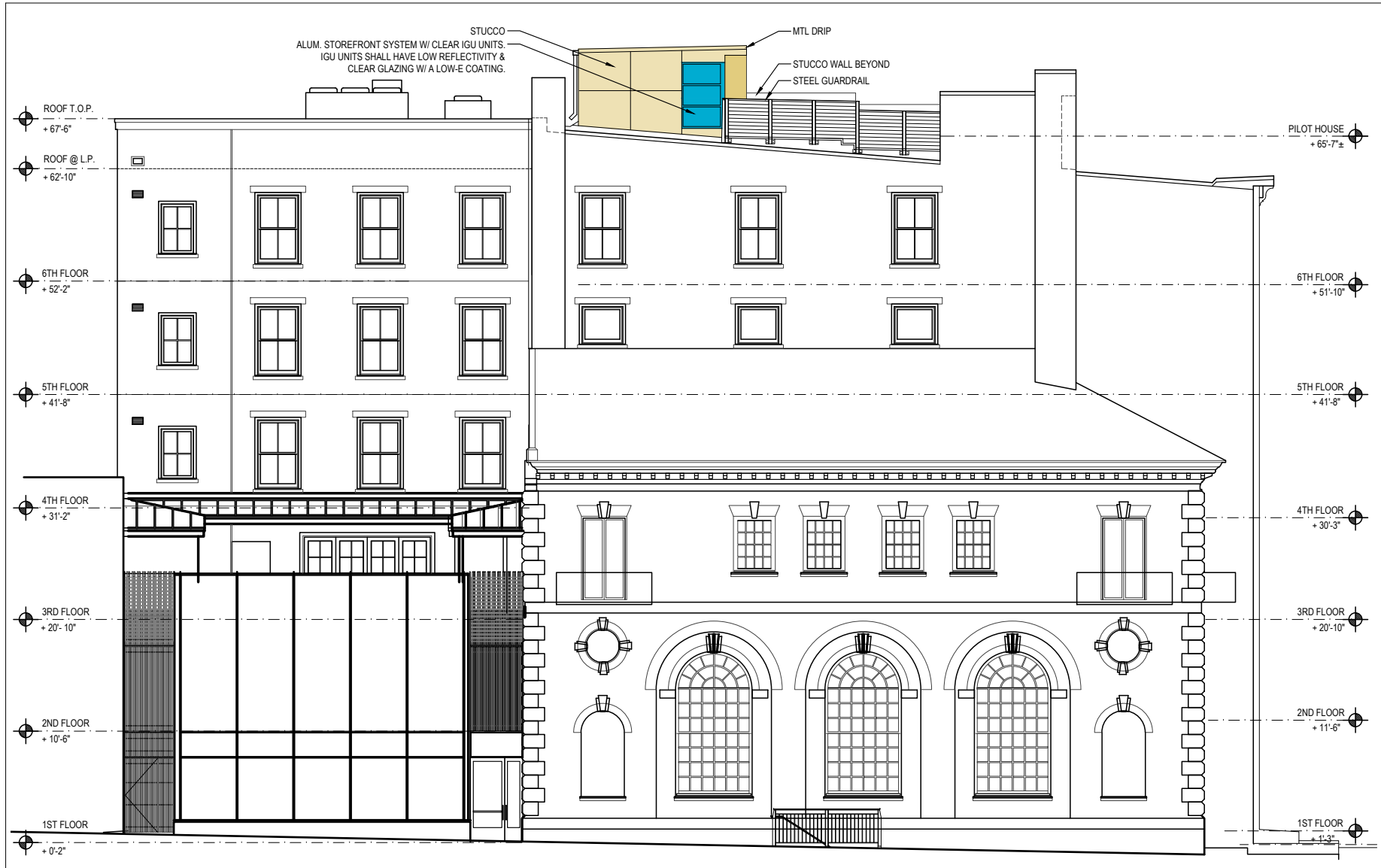
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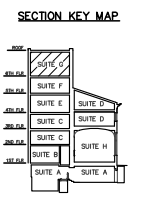


1 EXISTING SIDE ELEVATION (WEST)
A3.2 SCALE: 1/8"=1'-0"

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PROJECT NAME:
PROPOSED ROOF DECK & PILOT HOUSE AT:
UNIT G
241 CHESTNUT ST
PHILADELPHIA

PROPOSED BUILDING ELEVATION

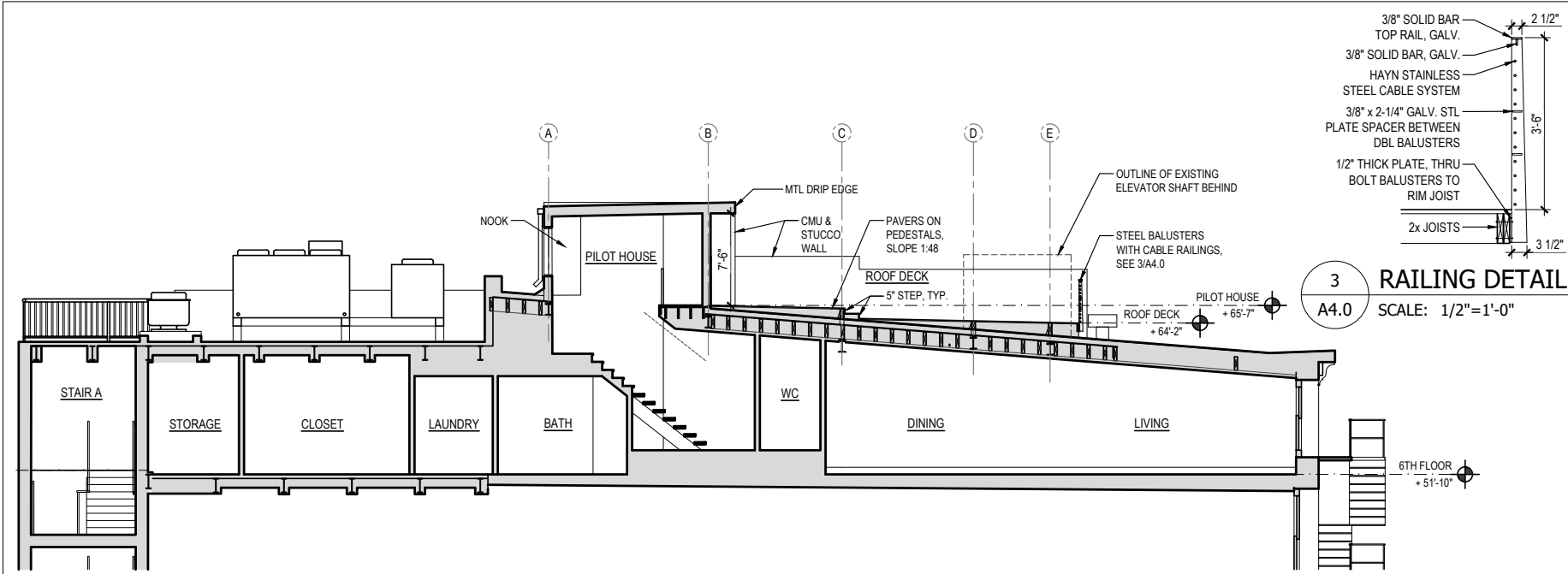
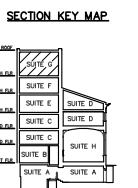
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PROJECT NO: 1810.2
SKETCH NO:

1 **PROPOSED SIDE ELEVATION (WEST)**
A3.3 SCALE: 1/8"=1'-0"

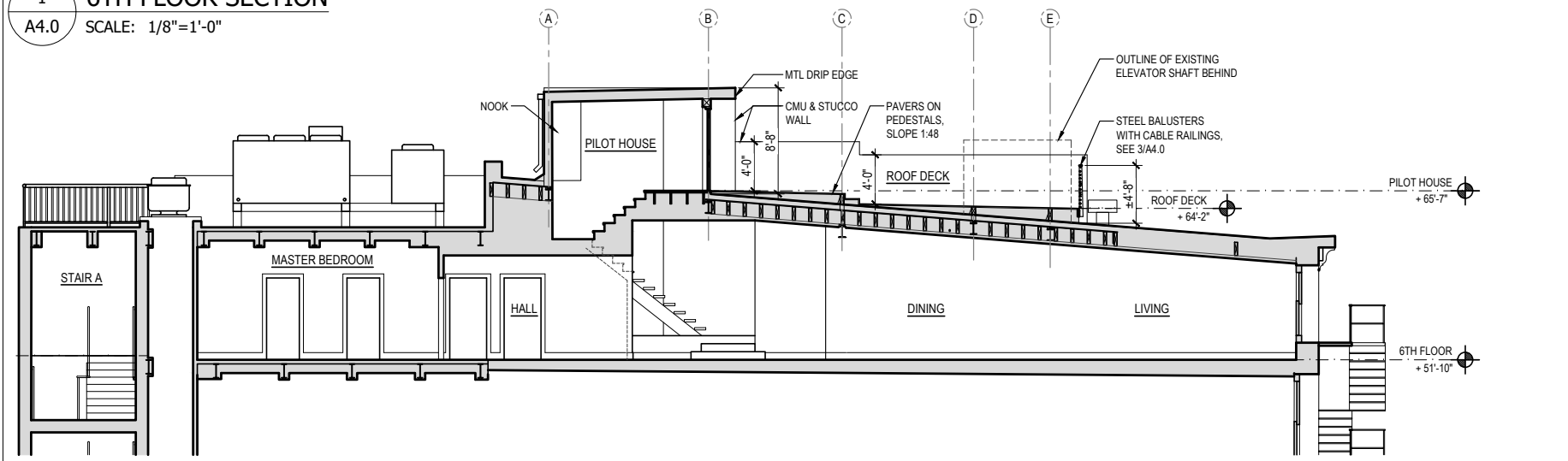
A3.3

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1 6TH FLOOR SECTION
A4.0 SCALE: 1/8"=1'-0"



2 6TH FLOOR SECTION
A4.0 SCALE: 1/8"=1'-0"

3 RAILING DETAIL
A4.0 SCALE: 1/2"=1'-0"

PROJECT NAME:
PROPOSED ROOF DECK & PILOT HOUSE AT:
UNIT G
241 CHESTNUT ST
PHILADELPHIA

BUILDING SECTIONS

DATE: 3/26/21
PROJECT NO: 1810.2
SKETCH NO:

A4.0

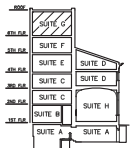
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MAP OF RENDERING LOCATIONS

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SECTION KEY MAP



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PROJECT NAME:
**PROPOSED ROOF DECK &
PILOT HOUSE AT:**
UNIT G
241 CHESTNUT ST
PHILADELPHIA

MAP OF RENDERING
LOCATIONS

DATE: 4/29/21

PROJECT NO: 1810.2

SKETCH NO:

A5.0

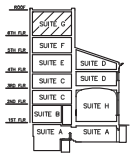
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LOCATION 1 - VIEW FROM CHESTNUT STREET

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SECTION KEY MAP



PROJECT NAME:
**PROPOSED ROOF DECK &
PILOT HOUSE AT:**
UNIT G
241 CHESTNUT ST
PHILADELPHIA

RENDERING

DATE: 4/29/21

PROJECT NO: 1810.2

SKETCH NO:

A5.1

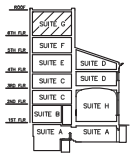
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LOCATION 2- VIEW FROM CHESTNUT STREET

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ARCHITECTURE

SECTION KEY MAP



PROJECT NAME:
**PROPOSED ROOF DECK &
PILOT HOUSE AT:**
UNIT G
241 CHESTNUT ST
PHILADELPHIA

RENDERING

DATE: 4/29/21

PROJECT NO: 1810.2

SKETCH NO:

A5.2

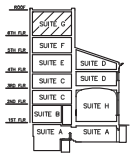
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LOCATION 3 - VIEW FROM 3RD STREET

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SECTION KEY MAP



PROJECT NAME:
**PROPOSED ROOF DECK &
PILOT HOUSE AT:**
UNIT G
241 CHESTNUT ST
PHILADELPHIA

RENDERING

DATE: 4/29/21

PROJECT NO: 1810.2

SKETCH NO:

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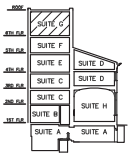
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LOCATION 4 - VIEW FROM PEDESTRIAN PATH AT 3RD STREET

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ARCHITECTURE

SECTION KEY MAP



PROJECT NAME:
**PROPOSED ROOF DECK &
PILOT HOUSE AT:**
UNIT G
241 CHESTNUT ST
PHILADELPHIA

RENDERING

DATE: 4/29/21

PROJECT NO: 1810.2

SKETCH NO:

A5.4

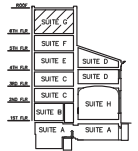
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LOCATION 5 - VIEW FROM 3RD STREET

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SECTION KEY MAP



PROJECT NAME:
**PROPOSED ROOF DECK &
PILOT HOUSE AT:**
UNIT G
241 CHESTNUT ST
PHILADELPHIA

RENDERING

DATE: 4/29/21

PROJECT NO: 1810.2

SKETCH NO:

A5.5

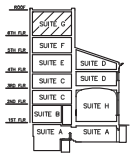
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LOCATION 6 - VIEW FROM PEDESTRIAN PATH

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SECTION KEY MAP



PROJECT NAME:
**PROPOSED ROOF DECK &
PILOT HOUSE AT:**
UNIT G
241 CHESTNUT ST
PHILADELPHIA

RENDERING






DATE: 4/29/21

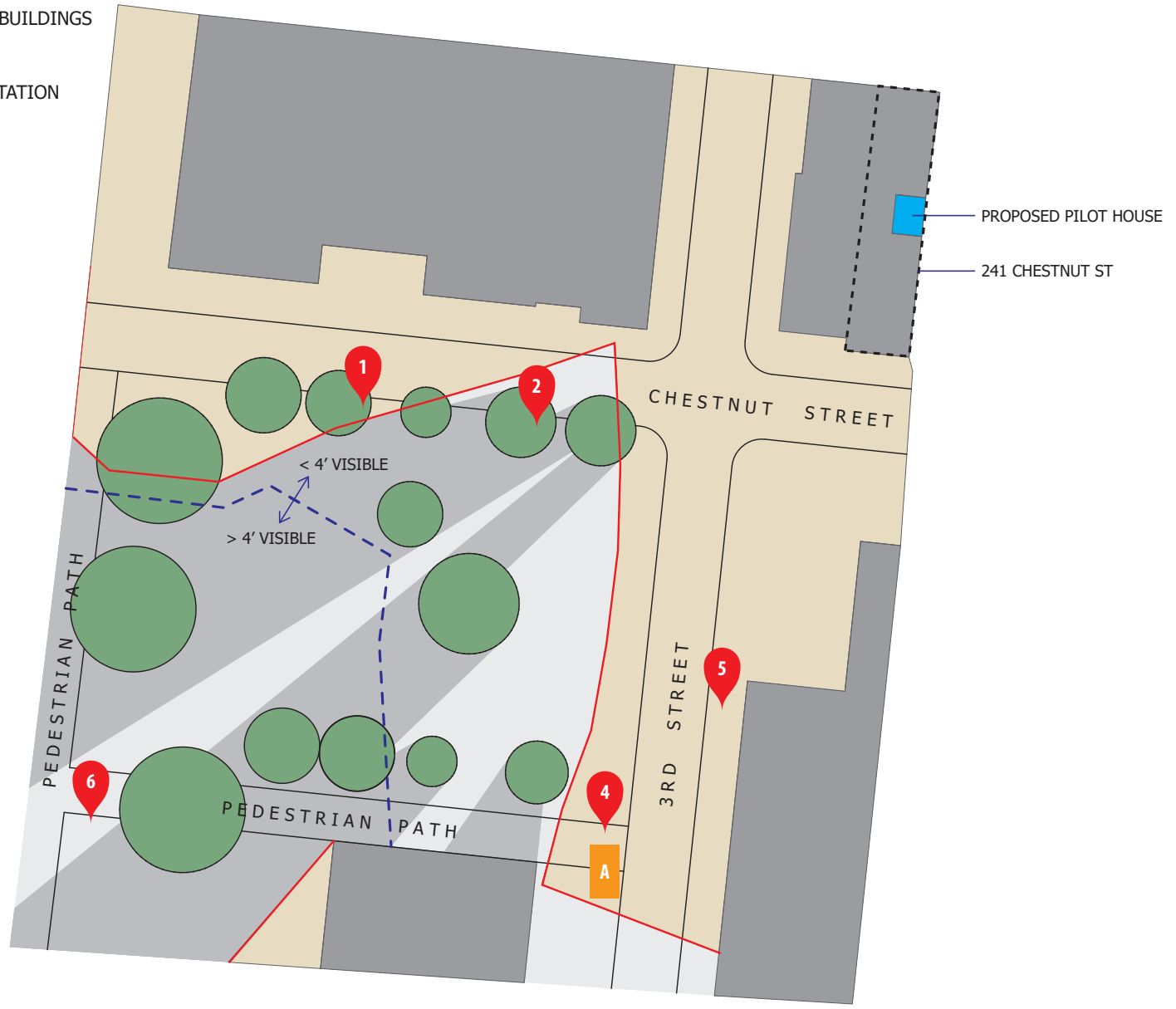
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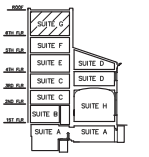
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-  FULL OBSTRUCTION BY BUILDINGS
-  OBSTRUCTION BY VEGETATION
-  VIEW OF PILOT HOUSE
-  BUILDINGS
-  4' VISIBILITY



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SECTION KEY MAP



PROJECT NAME:
PROPOSED ROOF DECK & PILOT HOUSE AT:
UNIT G
241 CHESTNUT ST
PHILADELPHIA

PILOT HOUSE
SIGHTLINES DIAGRAM

DATE: 4/29/21

PROJECT NO: 1810.2

SKETCH NO:

A5.7



PILOT HOUSE SIGHTLINES DIAGRAM