

ADDRESS: 1435-41 WALNUT ST

Proposal: Cut window sills; install new windows

Review Requested: Final Approval

Owner: ADR Drexel, L.P.

Applicant: Matthew McClure, Ballard Spahr

History: 1927; Drexel Co. Building; Day & Klauder

Individual Designation: 2/23/1971, 8/2/1973

District Designation: None

Staff Contact: Jon Farnham, jon.farnham@phila.gov

OVERVIEW: The building at 1435-41 Walnut Street was designed by the architectural firm of Day & Klauder and constructed in 1927 for Drexel & Company, a private banking house. The design for the building was drawn from the Renaissance palazzos of Florence, Italy. A once-grand banking hall occupies the first floor. The banking hall has been underutilized and vacant for many years. The application claims that the chronic vacancy of what should be prime commercial space on the Walnut Street shopping corridor results from the lack of visibility from the street into the space. The first-floor window sills are between 88 and 99 inches above the sidewalk, several feet above eye level. The application asserts that the windows must be enlarged to make the first-floor interior space attractive to retail tenants. The application includes architectural drawings as well as an analysis of the building and its leasing difficulties by an expert in the marketing of retail space. The report explains why the window sills must be lowered and how other jurisdictions have allowed for such changes to historic buildings.

The application proposes to remove the masonry panels below seven of the first-floor windows and install mullions and glazing in place of the panels to allow for views from the street into the interior space. The windows that would be changed are located on Walnut and 15th Streets. The Moravian Street windows would not be altered. The easternmost opening on Walnut Street is already altered; it was cut down for a doorway many years ago. After the stone panels below the windows are removed, new pieces of matching stone would be inserted at the jambs and new sills to square the openings and then the new openings would be glazed, with the new window systems fitting below the decorative historic windows. Non-historic storm windows would also be removed.

Drexel & Co. opened its banking hall at 15th and Walnut Streets on 7 November 1927. Despite the Stock Market Crash and the Glass-Steagall Act of 1933, which separated commercial and investment banking, Drexel & Co. survived the Great Depression, albeit with several reorganizations. Drexel & Co. sold the property to 1435 Walnut Street Corporation in 1938, but continued to occupy the building under a lease. In 1943, when the First National Bank of Philadelphia purchased the property, Drexel & Co. removed from the building at 15th and Walnut. Interestingly, Drexel and First National swapped quarters, with Drexel & Co. moving to First National's former offices at 1500 Walnut Street and First National moving into the Florentine palace. First National merged with the First Pennsylvania Bank & Trust Co. and then sold the property to Bankers Securities Corporation, Albert M. Greenfield's parent company, in 1957. It appears that Bankers Securities Corp. never occupied the building and the main banking room remained vacant for decades, from 1957 to 1987. In 1979, developer Jay Nathan and partners obtained the property and set out to rehabilitate it with new retail and restaurant spaces in the banking hall and offices above. They inserted a series of freestanding mezzanines in the banking hall, while trying to maintain the historic features and finishes. At the time, while reporting on the rehabilitation, the *Inquirer* noted that "the building has long been a white elephant largely because its ornate main banking floor, with its 35-foot ceiling, has been considered difficult to use economically." While the offices rented, the banking floor remained

vacant until 1987, when Dimensions, a men's clothing store, moved into the space. Murray Korn's Dimensions did not last long, declaring bankruptcy in 1991. In 1987, Nathan and his partners sold the property to a British investment company. Bally's Health and Tennis Corporation leased the banking hall in 1994 for use as a fitness center, which opened in 1995. Bally's sold to LA Fitness in 2011. LA Fitness closed its 1435 Walnut location in 2015, after the space was rented to another gym operator. However, the new fitness center scheduled for the space in 2015 defaulted on its lease and the banking hall has been vacant since that time. In summary, the first-floor space was used as a banking hall from 1927 to 1957, was vacant from 1957 to 1987, was used as a clothing store from 1987 to 1991, was vacant from 1991 to 1994, was used as a gym, albeit not the highest and best use for the historic interior on the city's premier shopping corridor, from 1994 to 2015, and has been vacant since.

SCOPE OF WORK:

- Lower window sills and add glazing in seven openings.

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 removal of the stone panels and addition of glazing does not comply with a strict reading of Standard 9, but will have minimal impact on the historic integrity of the property and should be approved to ensure that the important historic building is self-sustaining and to allow for the restoration and public appreciation of the significant interior space.
- *Standard 10: New additions or adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be impaired.*
 - The work will comply with Standard 10, provided the stone panels are carefully removed and safely stored for potential reinstallation in the future.

STAFF RECOMMENDATION: Approval, with the staff to review window and stone shop drawings and stone samples, provided the stone panels are carefully removed and safely stored for potential reinstallation in the future.

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August 13, 2021

Via E-mail (Jon.Farnham@phila.gov)

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

Re: 1435-41 Walnut Street, Philadelphia, PA -- Application for Final Approval

Dear Dr. Farnham:

We represent ADR Drexel, L.P. (the “Owner”) as the owner of 1435-41 Walnut Street commonly known as the Drexel Building (the “Building”). The Building is individually designated. Please accept this letter and enclosures as an application for final approval of alterations to the Building pursuant to Section 7 of the Philadelphia Historical Commission’s Rules and Regulations (collectively, this “Application”). At the recommendation of staff, we are revising our application from August 6, 2021 to be for final approval instead of conceptual approval.

As detailed on the plans and photographs attached to this letter as Exhibit “A”, this Application proposes to alter: (i) three (3) windows along the Building’s Walnut Street façade; and (ii) four (4) windows along the Building’s S. 15th Street façade. No changes are proposed along the Moravian Street façade. The proposed alterations involve lowering each window sill by approximately 4 feet 4 ³/₄ inches in order to allow pedestrians along Walnut and S. 15th Streets to look into the Building’s long since vacant ground floor space.

The Building

The Building was built in 1927. It was designed by Day & Klauder for the Philadelphia private banking firm of Drexel & Co. For their client, Day & Klauder patterned the Palazzo Strozzi in Florence – a 15th century palace built for Filippo Strozzi the Elder. The 20th century Building, however, was built to house Drexel & Co.’s private banking business as its headquarters – then headed by Edward T. Stotesbury. Historic and current photos of the Building are attached to this letter as Exhibit “A”.

Drexel & Co.'s Renaissance palazzo was designed to demonstrate the financial strength of its occupants and was meant only to welcome a relatively short list of very wealthy private banking clients to its grand ground floor banking room. Once inside the banking room, Drexel & Co.'s clients were surrounded by marble wainscoting below a paneled and coffered Renaissance ceiling roughly 40 feet tall. Historic and current photos of the banking room and its ceiling are attached to this letter as Exhibit "A".

From outside the Building along Walnut and S. 15th Streets, one thing is clear: the activities inside the banking room were designed to be private and completely invisible to pedestrians. Although the ground floor façade contains 12 windows approximately 23 feet over the Walnut, S. 15th and Moravian Streets sidewalks, each window sill is located nearly 8 feet above the abutting sidewalk. Moreover, the interior ground floor is almost 4 feet above grade -- a condition that enables the Building's banking room occupants to look out onto the street, but for no one on the street below to look in.

The Building's Chronic Vacancy

Shortly after occupying the Building, Drexel & Co. went out of business in 1930. Thereafter the Building was sold to a local bank – First National Bank of Philadelphia which operated in the building from 1943 through 1957. That occupancy ended with the Building's complete vacancy in 1957 – which lasted nearly 25 years until developer Jason Nathan purchased the Building and from 1980 through 1984 embarked on converting the Building to Class B commercial office and retail use. With the goal of converting the banking room to retail use, Mr. Nathan installed a labyrinth of mezzanine structures and stair towers -- almost cocooning the ornate walls and grand ceiling -- to create more rentable floor area. Although Mr. Nathan's improvements were heralded at the time as an alternative to the Building's demolition, the improvements would be considered quite historically unsympathetic by today's standards. In any event, the interior alterations provided the Building with the necessary reprieve – at least momentarily. The Building's first retail tenant was a high end men's clothier (Dimensions), followed by Bally's Gym, and last, L.A. Fitness which went dark in 2014. For the last seven years, the ground floor banking room (along with its large mezzanines) has been vacant.¹

The Necessary Alterations

For much of the Building's 94-year history, the grandeur of the banking room has been walled off from public view: first, as an exclusive private room; then as decades' vacant space; then as a make-shift men's clothier and gym space covered by the mezzanine and stair

¹ Although the Building is over 94 years old, based upon our review of the public records, the banking room was only used as an actual "banking room" for 17 years – from 1927 to 1930 and then from 1943 to 1957.

Jonathan E. Farnham, Ph. D.
August 13, 2021
Page 3

labyrinth; and now as years' vacant once again. As has been established with the passage of time and the Owner's numerous conversations with prospective tenants, the Building's 15th century Florentine palazzo window design has proven itself to be the primary impediment to the adaptive reuse of the banking room for retail use.

This Application proposes architecturally sensitive changes to the Walnut and S. 15th Street windows, to enable pedestrians to view the windows and the inside space -- thereby making the former banking room space suitable for a modern retail tenant. The adaptive retail reuse of the banking room has the potential to democratize this grand space -- opening up the space to retail use so members of the public can experience what Drexel & Co.'s elite banking clients experienced in the room -- the decorative walls and ornate ceiling of Philadelphia's palazzo. Without such modest window alterations, the space will continue to be vacant (and closed) retail space, which neither contributes to the City's tax base nor Philadelphians' understanding of the Building's history.

The Application Materials

Constituting the Application, we enclose the following materials in accordance with Section 7.2 of the Commission's Rules and Regulations:

1. building permit application (in concept);
2. architectural plans of the proposed alterations prepared by Cecil Baker Partners and Voith & MacTavish Architects LLP;
3. exterior photographs of the Building (historic conditions) as contained in item 2. above;
4. exterior photographs of the Building (current conditions) as contained in item 2. above;
5. interior photographs of the Building's banking room (historic conditions) as contained in item 2. above;
6. interior photographs of the Building's banking room (current conditions) as contained in item 2. above; and
7. report of Catherine J. Timko, The Riddle Company;

We look forward to working with the Commission, its Architectural Committee and staff on this Application. Kindly place this Application on the Architectural Committee's agenda for its August 24, 2021 meeting.

Jonathan E. Farnham, Ph. D.
August 13, 2021
Page 4

If you have any questions or require further information, please do not hesitate to contact us.
We greatly appreciate your attention to this matter.

Best regards.

Very truly yours,

/S/

Matthew N. McClure

MNM/mpg
Enclosures

cc: Ms. Arielle Kerstein
Cecil Baker, AIA
John H. Cluver AIA
Ms. Catherine J. Timko
Devon Beverly, Esquire

The Drexel Building & Retail

August 6, 2021



Key Factors for Retail Site Selection

Much research has been done on what criteria retailers classify as a “must” and what is classified as a “want” in selecting a site.¹ Once they have narrowed the search down to a market/city the “musts” and “wants” that are the most common are: size of the site, visibility and maximum street frontage, traffic counts, signage, parking, co-tenancy and proximity to other draws like restaurants and entertainment.

Windows and visibility are ranked by retail brokers, retail site selectors and investors as one of the top five elements for what makes a great retail space --others include location/market, parking, adjacent tenants, and floor plan.

Why is Visibility so Important?

The retail storefront and window displays are a lifeline for most retailers. Storefront windows are the first impression of any retail business. Windows and the visibility they afford are one of the most effective marketing tools that a retailer has. The ultimate window is poised to capture attention of both vehicular and pedestrian traffic.

With good visibility, a retailer can boost the quality of retail merchandising, and therefore are more likely to engage with consumers and maximize sales. With the advent of online shopping and competition, it is even more important for high street retailers to have strong window displays.

Most people experience buildings at the ground floor level. Visibility is critical especially when your retail store is located on a busy street. For best results, windows need to be designed so merchandise and displays have site lines to the eyes of both pedestrians and drivers. This increases the likelihood that the display captures attention and draws customers in. Retail traffic foot traffic is critical to a retailer’s success – store windows drive traffic.

This is equally important to attract the attention of pedestrian and vehicular traffic. For a building such as the Drexel Building – the windows are too high to peer in. Even if the windows as they are today back lit, they would be invisible to those passing the building heading south on 15th Street (in vehicle or walking on the east side of street) or driving west bound or walking on the north side of Walnut Street.

Storefront Windows are Critical to Retail Success.

According to research from the National Retail Federation, the ICSC (former International Council of Shopping Centers) and the International Downtown Association, a well-placed and visible retail window can have a dramatic impact on sales – anywhere from 10% to upward of 40%. The higher percentage is attributed to retailers that optimize retail window displays with frequent shifts in visual merchandising, even digital marketing. Those with no visibility often fail.

¹ ULI, ICSC, NRF, IEDC, National Mainstreet Center

According to John Williams, ICSC Trustee, Educator, “getting the retail design correct, including the storefront and visibility can impact same store sales, sales per square foot, average units/sales per transaction, sales per employee, inventory turnover and even retail leasing.”²

Barrier to The Drexel Building

The retail space of the Drexel Building has been vacant for years including for the duration of time I consulted with the Center City District (CCD) on retail marketing and attraction (2008 – 2020). The primary retail space including the ground floor and mezzanine spaces is 16,663 SF (24,032 SF with basement and subbasement) it is one of the larger spaces available in Center City. Its location on one of the most prominent corners in Center City lends it to a great location, one that boasts some of the highest pedestrian counts in the retail core (between 6-8K weekdays, higher on weekends).³ However it is missing a critical element: street frontage and visibility.

This site has been marketed by many over the years, including me and my client on behalf of the CCD and the Philadelphia Retail Marketing Alliance. Specifically, this space was presented to potential tenants seeking space in Center City including on Walnut Street (home goods, general apparel stores, entertainment and food uses). The lack of visibility is one of the top reasons tenants and their representatives advised this site wasn’t suitable.

Many retailers have minimum requirements for frontage and exposure. The ground floor of the first floor space is elevated, and the windowsills are nearly 8 plus feet above grade, (90-96 inches on 15th St.; 96-99 on Walnut St; 88 on Moravian). This is easily two feet above the average pedestrians’ head, two to three feet above a site line. This does not meet most retailers’ frontage requirements including for site lines and visibility into the space.

Historic Attributes and Challenges

The allure of an historic building is strong. A renovated historic space conveys a unique degree of character, a memorable and defining sense of place that more modern facilities cannot. However, some present unique challenges including a lack of useable and visible storefront.

Store windows are a key mechanism in any retailer’s toolbox. Evermore important with the advent of online commerce. To that end, private retail property owners and governing bodies have established guidelines to assure and preserve their presence and prominence, including the National Main Street Center.

² *Getting Retail Right*, Retail Publication, Training Document (ICSC, IDA) Author - John Williams

³ Pre-covid numbers: source Center City District

The National Main Street Center was established as a program of the National Trust for Historic Preservation in 1980 as a way to address the myriad issues facing older and historic downtowns during that time, including rising vacancy and deteriorating properties. They have established language for façade guidelines around the preservation and maintenance of storefronts and store windows, including in historic buildings. The development of storefront guidelines was linked to the desire to increase commercial visibility and merchandise display possibilities to strengthen retail businesses. Many downtowns and neighborhood business district retail plans embrace and adopt these guidelines to address storefronts, including historic ones.

An interesting example of such a set of guidelines addressing storefront windows can be found in Boston, in the BACK BAY ARCHITECTURAL DISTRICT COMMERCIAL GUIDELINES (below). Back Bay is a neighborhood near Copley Square and the Boston Common Garden. These guidelines cover the Commercial District which includes Newbury Street⁴, Boylston Street, Massachusetts Avenue and the commercially zoned segments of the district's cross streets. Their guidelines strive to honor the historic integrity of the buildings but also acknowledge the need at times to make adjustments to accommodate needs of retailers.

GUIDELINES FOR EXTERIOR DESIGN

Façade Changes

Retention of historic façades is generally encouraged, except as specified in these guidelines. The covering or removal of original façade elements (columns, pilasters, fenestration, arches, lintels, decorative features) is generally discouraged except as discussed elsewhere in these guidelines.

Display Windows: *It is intended that the original rhythm of bays, entrances, fenestration, and decorative elements be retained.*

Original façades: ***The first floor windows may be elongated, generally by lowering their sills. It may be appropriate to widen window openings if this can be done without removing original decorative elements. Basement windows may be enlarged, but they should align with, and in no case exceed the size of the first-floor windows. Basement walls should be masonry to match existing stonework as closely as possible. Glass should be mounted in the same plane as the original glass.***

⁴ Boston's High Street, similar mix of retail and cost to Walnut Street.

Locally, DVRPC advocates for storefront windows and their role in merchandising for retail in its report *Revitalizing Downtown Retail Districts*, following the protocol of **National Main Street that “window displays should allow the indoor activity to be seen from the street.”**

According to the National Park Service⁵ *“The storefront is the most important architectural feature of many historic commercial buildings.* It also plays a crucial role in a store's advertising and merchandising strategy to draw customers and increase business. Not surprisingly, then, the storefront has become the feature most commonly altered in a historic commercial building. In the process, these alterations may have completely changed or destroyed a building's distinguishing architectural features that make up its historic character. As more and more people come to recognize and appreciate the architectural heritage of America's downtowns, however, a growing interest can be seen in preserving the historic character of commercial buildings. The sensitive rehabilitation of storefronts can result not only in increased business for the owner but can also provide evidence that downtown revitalization efforts are succeeding.”

Examples of Adapted Retail Spaces

There are a number of examples where store fronts have been augmented to accommodate retail and others where the tenants had to capture space next door to gain frontage,

- Heinen’s Grocer took over an old bank building in downtown Cleveland. To gain the frontage and visibility they required they took over a rise building next door; punched through walls to get a contiguous space and enhanced the windows to establish a storefront.
- Trader Joes in Brooklyn Heights took a former bank building with windows well above the street. They secured the space next door; punched thru the wall and built out their required frontage.
- Restoration Hardware in NYC took over an old warehouse building in the meat packing district. They punched out windows to gain ground floor visibility on multiple sides and adapted the upper levels in a manner that was commensurate with other buildings in the district.
- Giant Food took a foot hold in an historic market in DC. They renovated two sides to gain frontage and visibility, maintaining the original entry way and signage as a design element and, closing off one entire side, but leaving the original window frame visible. It is the largest full service grocer in DC and the best performing Giant in the chain.
- Union Market in DC – is a former wholesale warehouse in an historic district in DC. Edens purchased the site, which housed several distribution companies and renovated it into a combination food hall and retail space. While the buildings tenure is different – a mere two story with bay doors; the renovation permitted a linear series of expanded and consistent store front windows at street level to enable visibility in and out.
- Ponce City Market is an adaptively reused former Sears Warehouse building (historic) in the Old Fourth Ward Neighborhood in Atlanta. The developer, Jamestown renovated the 400,000 SF building to accommodate a mix of retail and food related tenants. The renovation including the

⁵ NPS Guidelines for Facades

addition of and punching out of windows on the ground floor as well as new entryways to enhance visibility and accessibility, including from pedestrians and bikers on the Beltline.

In Conclusion

Enhancing the view corridor from the street is critical and essential to improve the probability that the landlord can secure a retail tenant for this prominent space.

The lack of visibility into the first floor from both Walnut and 15th Streets is a real impediment, an obstacle that retailers are unwilling to take on. Perhaps more so now, in this uncertain retail environment due to the pandemic.

Visibility is one of the fundamental elements in every retailer's toolbox.

This space has been vacant for much of the time I have consulted with the Center City District on retail attraction, and for many years before that.

One of the top reasons for this is the lack of visibility!

Background

The Riddle Company

The Riddle Company (TRC) is a Washington, DC based consulting firm that specializes in real estate and economic development marketing. The firm develops and implements data driven strategies to support business attraction and economic investment for public and private clients. Consulting services include retail and real estate market analyses, strategic market planning and positioning, downtown and neighborhood planning, business recruitment and related communications, with a focus on retail marketing and attraction. TRC has consulted with the Philadelphia Center City District since 2008. The consulting relationship launched with a retail market study of downtown Philadelphia and grew into retail marketing and recruitment. TRC's work on retail for CCD resulted in many regional and national retail tenants locating in Center and several major wins including the first two Targets, Bloomingdales, and Marshall's.

Catherine Timko, Principal and CEO,

Catherine has more than 25 years of experience in economic and real estate marketing. More than just promises of success, Catherine delivers demonstrated success in positioning communities and local economies to effectively compete. Her work is transformative, influencing the restructuring of

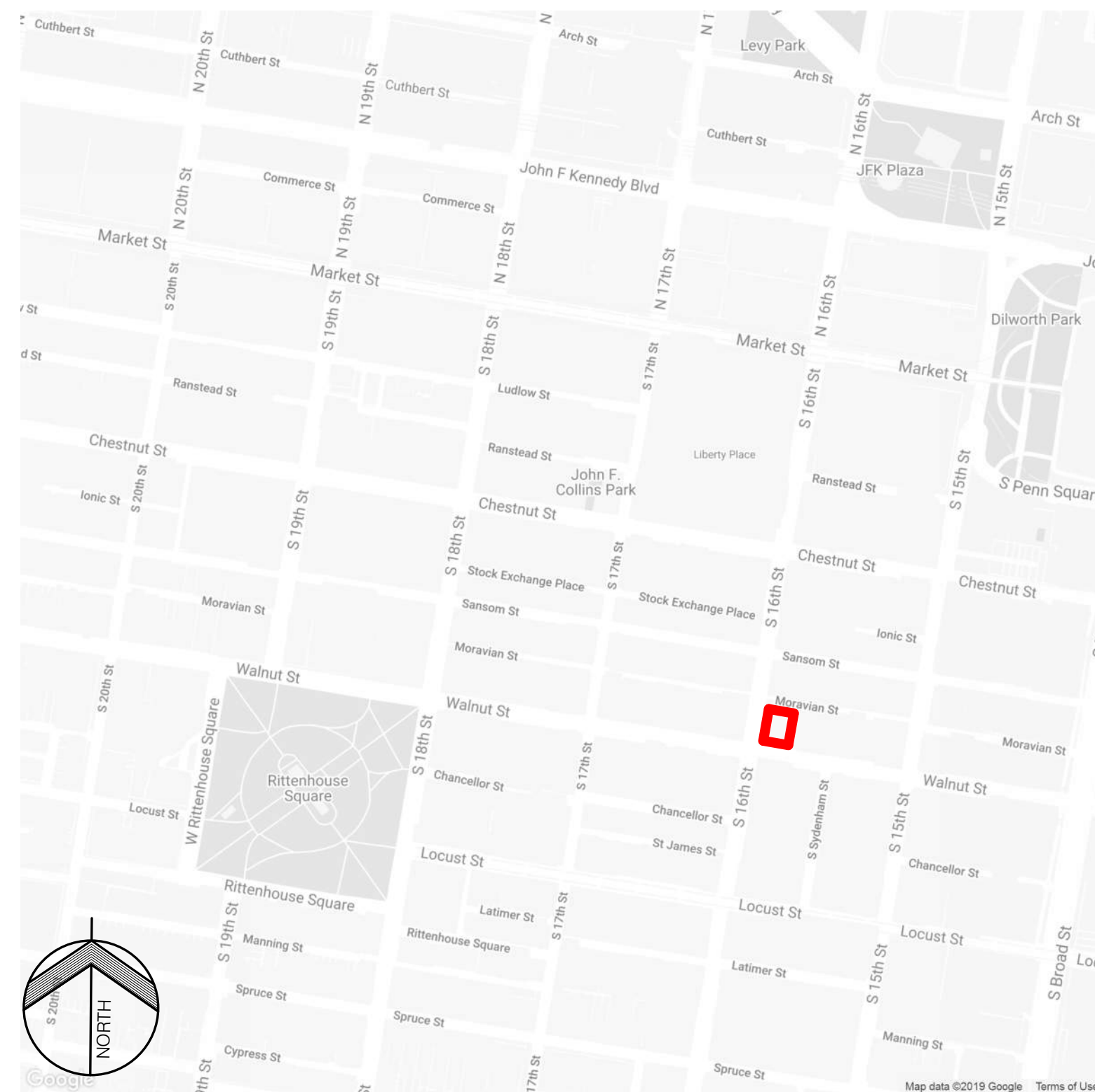
community economies, consumer and market perception and resulting in significant new investment. She has developed a reputation for her analytical approach and ability to connect communities, capital and companies. Catherine has completed retail marketing analyses and attraction assignments for almost every major market on the east coast including Boston, Newark, Philadelphia, Baltimore, Washington, and Miami. This has resulted in the attraction of more than 350 businesses and over 7 million square feet of new retail, including the first new Bloomingdales Outlet in Philadelphia, DC USA a 1.2 million square foot mixed-use project in DC, and the first two full service grocers in Newark including Whole Foods. She has continuously supported several communities on on retail attraction for more than three years (Atlanta, DC, Philadelphia, Stafford County VA).

Catherine She is widely published on issues related to real estate and economic development and business attraction. Catherine is a frequent presenter on best practices and has been a guest lecturer at several masters programs in real estate including at the University of Pennsylvania, Rutgers Business School and the University of Maryland. Catherine has a degree in Urban Studies from the graduate schools of Economics, Sociology, Geography and Political Science from the University of Delaware. She serves as the Senior Advisor for Retail to Econsult Solutions, advising on retail, commercial revitalization, and downtown development projects. Catherine is the former Dean for Economic Development for ICSC Institute for Shopping Centers and is centrally active in many industry organizations including DCBIA, IDA, IEDC, ICSC, and ULI.

THE DREXEL BUILDING • EXTERIOR ALTERATIONS

1435-41 WALNUT STREET

PHILADELPHIA, PENNSYLVANIA



LOCATION MAP



THE DREXEL BUILDING, 15TH AND WALNUT, PROPOSED GROUND FLOOR WINDOW ALTERATIONS



THE DREXEL BUILDING, 15TH AND MORAVIAN, CIRCA 1928



THE DREXEL BUILDING, 15TH AND WALNUT, CIRCA 1925-28



THE DREXEL BUILDING, 15TH AND WALNUT, 2018

DRAWING SHEET LIST	
Sheet Number	Sheet Name
CS.1	COVER SHEET
CS.2	ABBREVIATIONS & SYMBOLS
EX1.1	EXISTING GROUND FLOOR PLAN
EX1.2	EXISTING ELEVATIONS
EX1.3	EXISTING SITE CONDITIONS
EX1.4	EXISTING INTERIOR CONDITIONS
EX1.5	EXISTING INTERIOR CONDITIONS
A1.1	FLOOR PLAN (PROPOSED)
A2.1	ELEVATIONS (PROPOSED)

ARCHITECTURAL GENERAL NOTES:

1. THE GENERAL CONTRACTOR (GC) IS RESPONSIBLE FOR VERIFICATION OF ALL DIMENSIONS, CONFIRMATION OF ALL SUCH DIMENSIONS AGAINST ACTUAL SITE CONDITIONS, AND COORDINATION OF ALL WORK AND RELATED TRADES. THE GC SHALL NOTIFY CECIL BAKER + PARTNERS (CBP) OF ANY INTERFERENCE OF MECHANICAL, ELECTRICAL, PLUMBING OR FIRE PROTECTION WITH THE ARCHITECTURAL WORK, AND OF ANY CONFLICT BETWEEN DIMENSIONS AND SITE CONDITIONS PRIOR TO PROCEEDING WITH WORK OR PURCHASING MATERIALS. THE GC MUST NOTIFY CBP OF ANY CHANGES PRIOR TO COMMENCEMENT OF THE CONSTRUCTION. THE GC IS RESPONSIBLE FOR NOTIFYING CBP OF ANY INCONSISTENCIES IN THESE PLANS. THE GC IS RESPONSIBLE FOR NOTIFYING CBP OF ANY INCONSISTENCIES BETWEEN THESE DRAWINGS AND ANY GOVERNING BUILDING CODES OR ORDINANCES.
2. THE TERM 'FURNISH' SHALL MEAN TO PURCHASE AND SUPPLY TO THE JOB-SITE. THE TERM 'INSTALL' SHALL MEAN TO FIX IN POSITION AND CONNECT FOR USE. THE TERM 'PROVIDE' SHALL MEAN TO FURNISH AND INSTALL.
3. THE CONTRACTOR SHALL COORDINATE HIS/HER WORK WITH ALL OTHER TRADES AND EXISTING CONDITIONS, INCLUDING PRODUCTION SCHEDULES PRIOR TO FABRICATION, PURCHASE, AND/OR INSTALLATION OF WORK. THE CONTRACTOR SHALL EXAMINE THE SITE AND VERIFY EXISTING CONDITIONS WITH RESPECT TO THE DRAWINGS AND SPECIFICATIONS PRIOR TO PROCEEDING WITH ANY WORK. ANY QUESTIONS AND/OR DISCREPANCIES THAT MAY ARISE SHALL BE REPORTED TO THE OWNER OR REPRESENTATIVE FOR RESOLUTION.
4. EXAMINE THE AREA OF WORK PRIOR TO AND DURING CONSTRUCTION TO INSURE THAT ITEMS, SYSTEMS, AND UTILITIES TO BE REMOVED OR MODIFIED HAVE BEEN IDENTIFIED AND SCHEDULED. EXISTING CONDITIONS HAVE BEEN ACCURATELY NOTED, AND THAT ANY HAZARDS OR IMPACT TO OWNERS OPERATIONS THAT MAY RESULT HAVE BEEN ADDRESSED WITH THE OWNER'S REPRESENTATIVE. IF THE CONTRACTOR ENCOUNTERS WHAT APPEARS TO BE A HAZARDOUS CONDITION OR QUESTIONABLE MATERIALS, HE/SHE SHALL DISCONTINUE WORK IMMEDIATELY AND CONTACT THE OWNER'S REPRESENTATIVE.
5. ALL WORK SHALL BE PERFORMED BY QUALIFIED PERSONNEL OR SPECIALTY CONTRACTORS IN A CLEAN AND WORKMANLIKE MANNER AND COMPLY WITH ALL APPLICABLE REGULATORY REQUIREMENTS DURING THE WORK AND FOR DISPOSAL OF DISCARDED MATERIALS. CARE SHALL BE EXERCISED TO MINIMIZE ANY INCONVENIENCE OR DISTURBANCE TO OTHER AREAS OF THE BUILDING WHICH ARE TO REMAIN IN OPERATION. NOTIFY OWNERS REPRESENTATIVE IN ADVANCE OF ALL ANTICIPATED DISRUPTIONS TO OPERATIONS. ISOLATE WORK AREAS BY MEANS OF TEMPORARY PARTITIONS AND/OR TARPS TO KEEP DUST AND DIRT WITHIN THE CONSTRUCTION AREA.
6. THE CONTRACTOR SHALL DEMOLISH, CUT AND REMOVE CONSTRUCTION ONLY TO THE EXTENT REQUIRED BY NEW CONSTRUCTION AND AS INDICATED, EXCEPT FOR ITEMS OR MATERIALS INDICATED TO BE REUSED, SALVAGED, REINSTALLED, OR OTHERWISE INDICATED TO REMAIN THE OWNER'S PROPERTY. USE METHODS AND TOOLS REQUIRED TO COMPLETE WORK IN A NEAT, EFFICIENT AND SAFE MANNER WITH MINIMAL IMPACT TO OWNERS OPERATION AND WITHIN LIMITATIONS OF GOVERNING REGULATIONS.
7. RESTORE FINISHES OF PATCHED AREAS AND EXTEND FINISH RESTORATION INTO ADJOINING CONSTRUCTION AS REQUIRED TO ELIMINATE EVIDENCE OF PATCHING AND REFINISHING. RESTORE ALL PATCHED AREAS BACK TO ORIGINAL CONDITION, INCLUDING MAINTAINING ANY RATINGS THAT MAY APPLY.
8. CLEAN THE JOB SITE DAILY AND REMOVE FROM THE WORK AREA ANY DIRT AND DEBRIS CAUSED BY THE PERFORMANCE OF THE WORK INCLUDED IN THIS CONTRACT.
9. UPON THE COMPLETION OF ALL WORK OR ANY SEPARATE PARTS OF THE WORK, THE CONTRACTOR SHALL REMOVE FROM THE WORK AREA ALL EVIDENCE OF DIRT, REFUSE, STAINS, OR OTHER FOREIGN MATTER. ALL SURFACES SHALL BE FREE FROM DUST AND THE BUILDING SHALL BE LEFT HABITABLE AND READY FOR OCCUPANCY.
10. 3D VIEWS CONTAINED IN THIS DRAWING SET ARE FOR REFERENCE ONLY. ALL INFORMATION IN PLANS, ELEVATIONS, SECTIONS, DETAILS AND SCHEDULES TAKES PRECEDENCE OVER 3D VIEWS.
11. UNLESS OTHERWISE NOTED, ALL WORK SHALL BE CONSIDERED AS PART OF THE BASE BID.
12. DIMENSIONS SHOWN ARE FROM FACE OF FINISHED WALL UNLESS NOTED OTHERWISE.

cecil baker + partners
ARCHITECTS

234 Market Street, Fourth Floor
Philadelphia, PA 19106
p: (215) 928-0202

Owner
ADR Drexel LP
1435 Walnut Street, #41
Philadelphia, PA 19102

REVISIONS

No.	Date	Description

Project Phase:

CONSTRUCTION DOCUMENTS

Project Name:

The Drexel Building
1435-41 Walnut Street
Philadelphia, PA 19102

Exterior Alterations

Drawing Title:

COVER SHEET

Project Number: 21827.00

Date: 07/30/2021

Drawn By: Author

Checked By: Checker

CS.1

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

THE DREXEL BUILDING • EXTERIOR ALTERATIONS

1435-41 WALNUT STREET

PHILADELPHIA, PENNSYLVANIA



THE DREXEL BUILDING, 15TH AND WALNUT
PROPOSED GROUND FLOOR WINDOW ALTERATIONS

ARCHITECTURAL ABBREVIATIONS:

@	At	GA	Gauge	R/A	Return air
ABV	Above	GALV	Galvanized	R&S	Rod and shell
ADJ	Adjacent	GC	General contractor	REBAR	Reinforcing bar
AFF	Above finish floor	GL	Glass	REC	Recessed
ALT	Alternate	GWB	Gypsum wall board	RECEP	Receptacle
ALUM	Aluminum	GWT	Granite wall tile	REF	Refer, Reference
ARCH	Architectural, Architect	GYP	Gypsum	REFRIG	Refrigerator
ASBLY	Assembly	HC	Hollow core	REINF	Reinforcement, Reinforced
BD	Board	HD	Head	REQD	Required
BKSP	Backsplash	HDW	Hardware	REV	Revision
BLKG	Blocking	HM	Hollow metal	RM	Room
BEL	Below	HVAC	Heating, ventilation, and air conditioning	RO	Rough opening
BM	Beam			S/A	Supply air
B.O.	Bottom of	ILO	In lieu of	SAB	Sound attenuation
BOT	Bottom	INCL	Include, Including	SC	Solid core
BS	Both sides	INSL	Insulation, Insulated, Insulating	SCHED	Schedule
BTWN	Between	INT	Interior	SDSPL	Sidesplash
				SHLV	Shelves
				SHT	Sheet
				SHTHG	Sheathing
				SIM	Similar
CAB	Cabinet(s)	JST	Joist	SPEC	Specification
CLG	Ceiling	JT	Joint	SF	Square feet
CL	Closest			SSTL/SS	Stainless Steel
CLR	Clear	LAV	Lavatory	STAG	Staggered
COL	Column	LTG	Lighting	STD	Standard
CONC	Concrete			STL	Steel
CONC	Construction	MATL	Material	STOR	Storage
CONT	Continuous	MAX	Maximum	STRUC	Structural
CPT	Carpet	MFR	Manufacturer	SURF	Surface
CFT	Ceramic Floor Tile	MIN	Minimum	SYST	System
CWT	Ceramic Wall Tile	MO	Masonry opening		
CTR	Counter	MR	Moisture resistant	TEL	Telephone
		MTD	Mounted	TELCOM	Telecommunications
		MTL	Metal	TG	Transfer Grille
DIFF	Diffuser			THD	Threshold
DIM	Dimension	N	North	TPD	Toilet paper dispenser
DN	Down	NAT	Natural	TSL	Top of slab
DTL	Detail	NIC	Not in contract	T.O.	Top of
DWG	Drawing	NO	Number	TWP	Top of waterproofing
D	Dryer	NOM	Nominal	TYP	Typical
		NTS	Not to scale	VAR	Varies
EA	Each	OC	On center	VCT	Vinyl composition tile
ELEV	Elevation	OCC	Occupant, Occupancy	VERT	Vertical
ELEC	Electrical	OPG	Opening	VES	Vinyl edge strip
EQ	Equal	OPP	Opposite	VIF	Verify in field
EQPT	Equipment			UNO	Unless noted otherwise
EXH	Exhaust	PFT	Porcelain Floor Tile		
EXST	Existing	PLBG	Plumbing		
EXT	Exterior	PLYWD	Plywood		
		PMT	Pre-molded filler		
FF	Finish Floor	PNL	Panel	W/	With
FEC	Fire Extinguisher Cabinet	PNT/PTD	Paint/Painted	W/O	Without
FIN	Finish	PR	Pair	WC	Water closet
FIXT	Fixture	PRTN	Partition	WD	Wood
FLR	Floor			WDW	Window
FLUOR	Fluorescent			WO	Window opening
FO	Face of			WP	Work point
FRMG	Framing			W	Washer
FRP	Fiberglass Reinforced Panel				
FT	Foot				
FUR	Furring, Furred				

ARCHITECTURAL SYMBOLS:

	DIMENSION TO CENTERLINE		BATT INSULATION
	DIMENSION STRING		ROUGH LUMBER OR SAWN LUMBER
	ELEVATION NAME ELEVATION HEIGHT		PLYWOOD
	ROOM NAME ROOM TAG: DENOTES ROOM NAME & NUMBER		FINISHED WOOD
	DOOR TAG: DENOTES INDIVIDUAL DOOR NUMBER		GWB, MRGWB OR CEMENT BOARD
	ELEVATION NUMBER		MDF
	ARROW INDICATES DIRECTION OF CUTTING PLANE		CONCRETE
	THICK LINE INDICATES DIRECTION OF CUTTING PLANE		BRICK MASONRY
	INDICATES DETAIL NUMBER		CMU
	WALL TYPE SYMBOL		INSULATION - RIGID
	STOREFRONT/CURTAINWALL TYPE SYMBOL		INSULATION - SPRAY FOAM
	WINDOW TYPE SYMBOL		METAL - STEEL
	ITEMS TO BE DEMOLISHED		
	EXISTING CONSTRUCTION		
	NEW CONSTRUCTION		

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REVISIONS

No.	Date	Description

Project Phase:

CONSTRUCTION DOCUMENTS

Project Name:

The Drexel Building
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Philadelphia, PA 19102

Exterior Alterations

Drawing Title:

ABBREVIATIONS & SYMBOLS

Project Number: 21827.00

Date: 07/30/2021

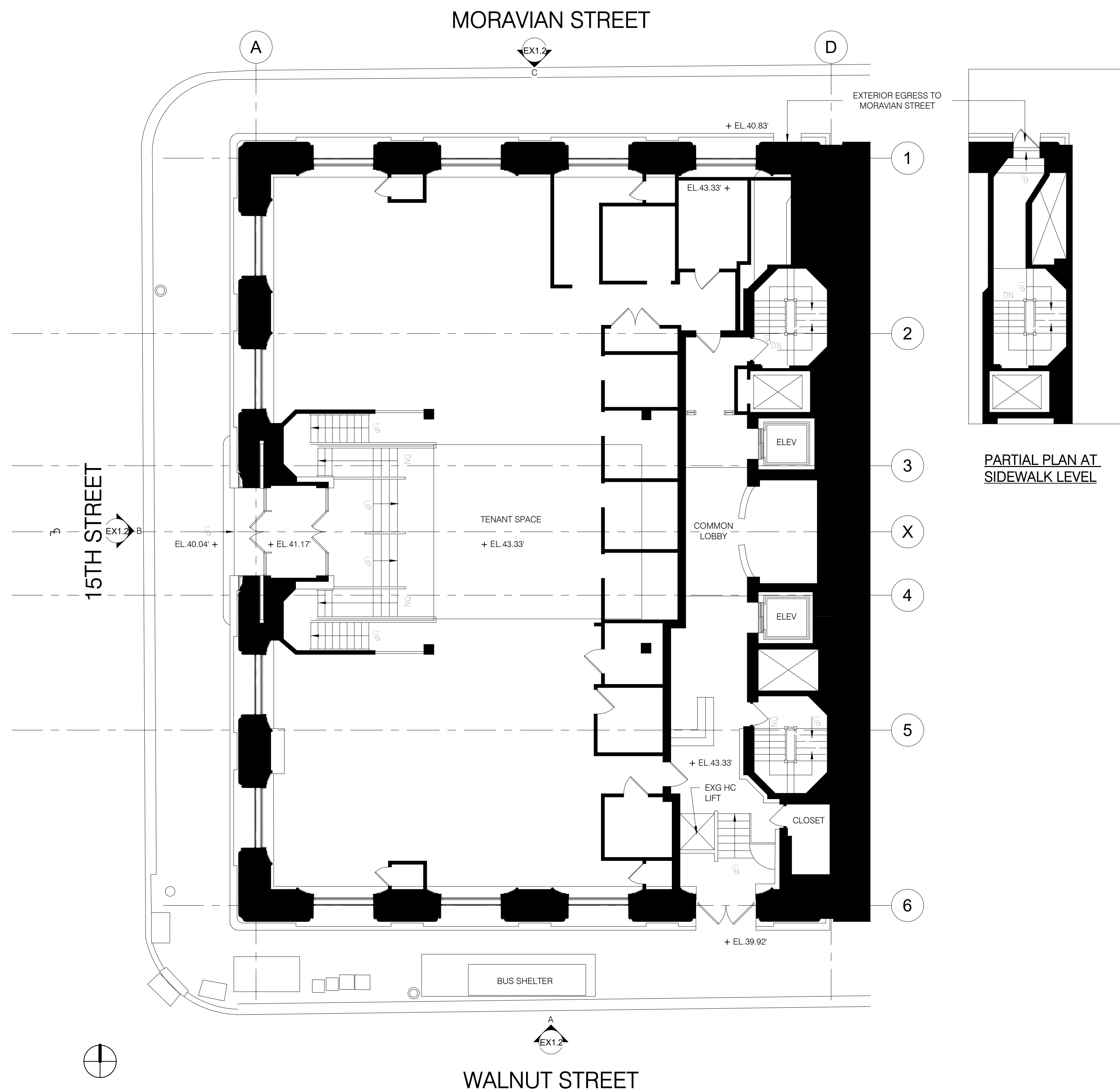
Drawn By: WDK

Checked By: WDK

CS.2

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

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① EXISTING GROUND FLOOR PLAN
1/8" = 1'-0"

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EXISTING GROUND FLOOR PLAN

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Date: 07/30/2021

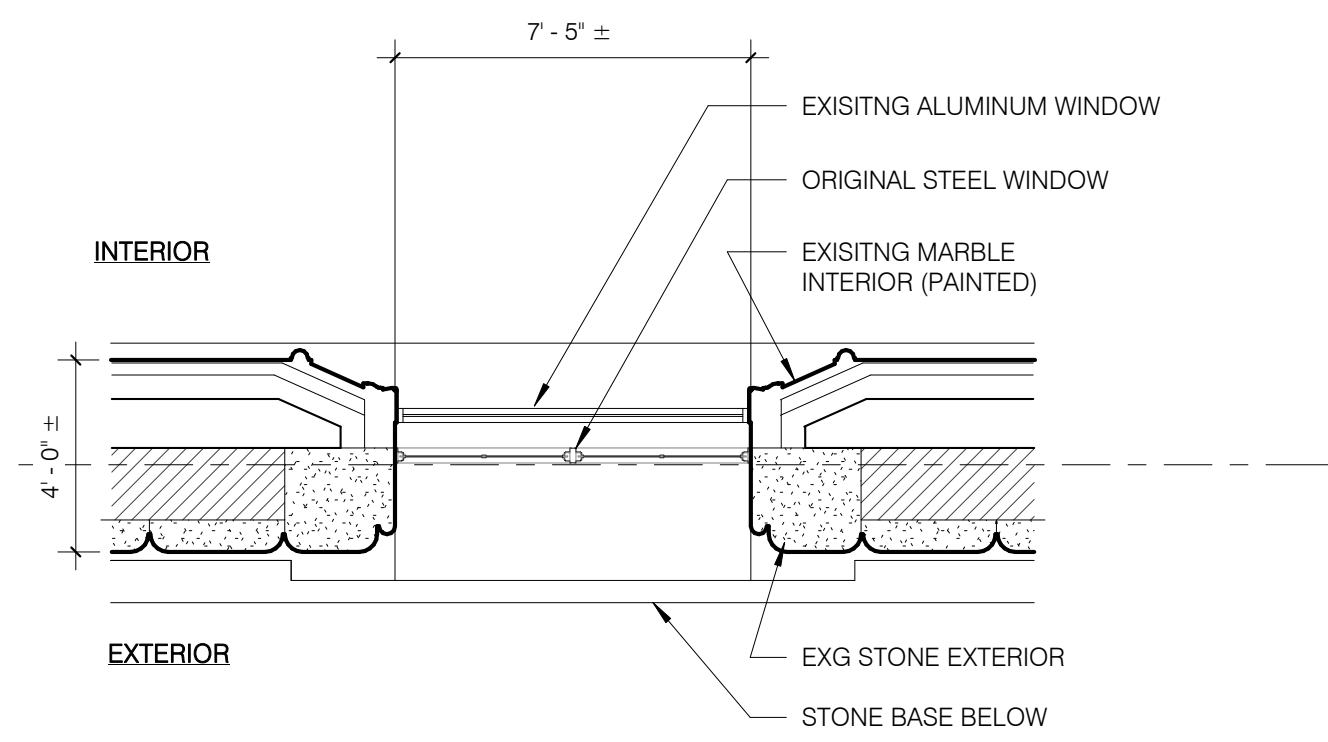
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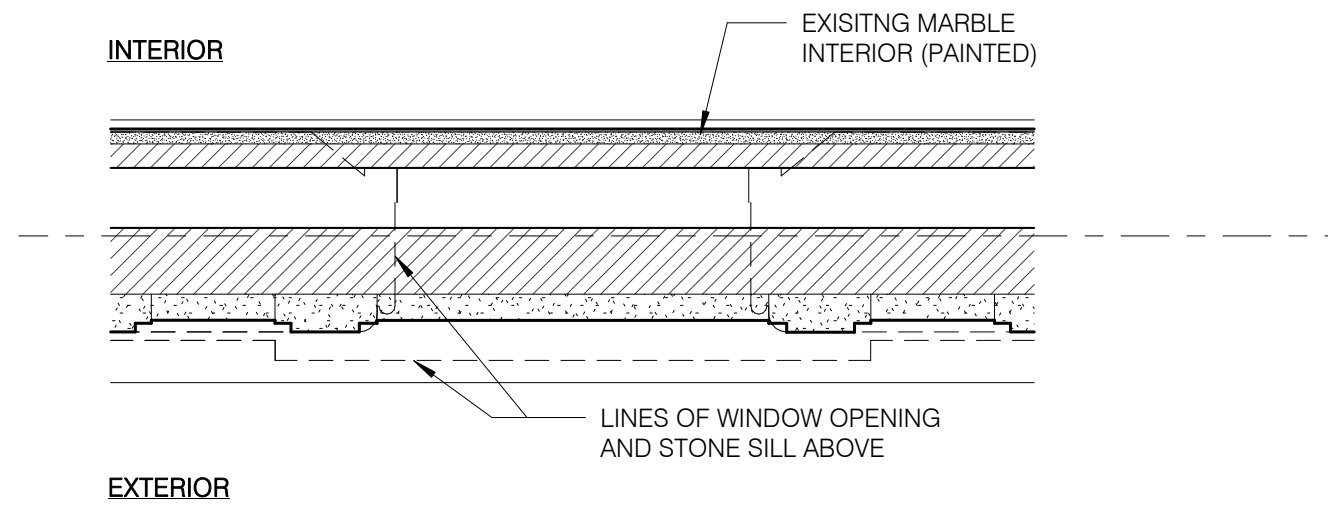
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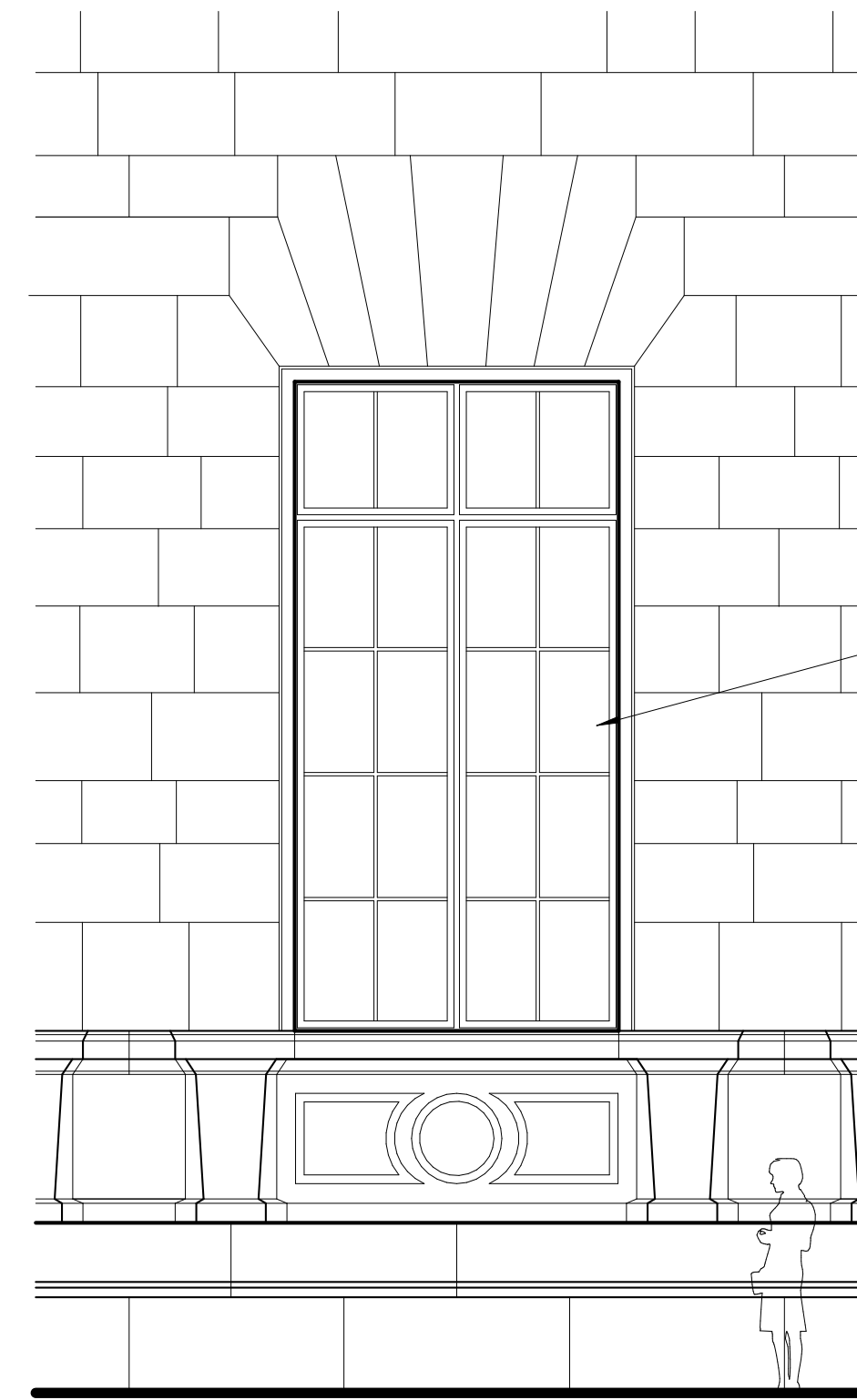


PLAN VIEW ABOVE SILL

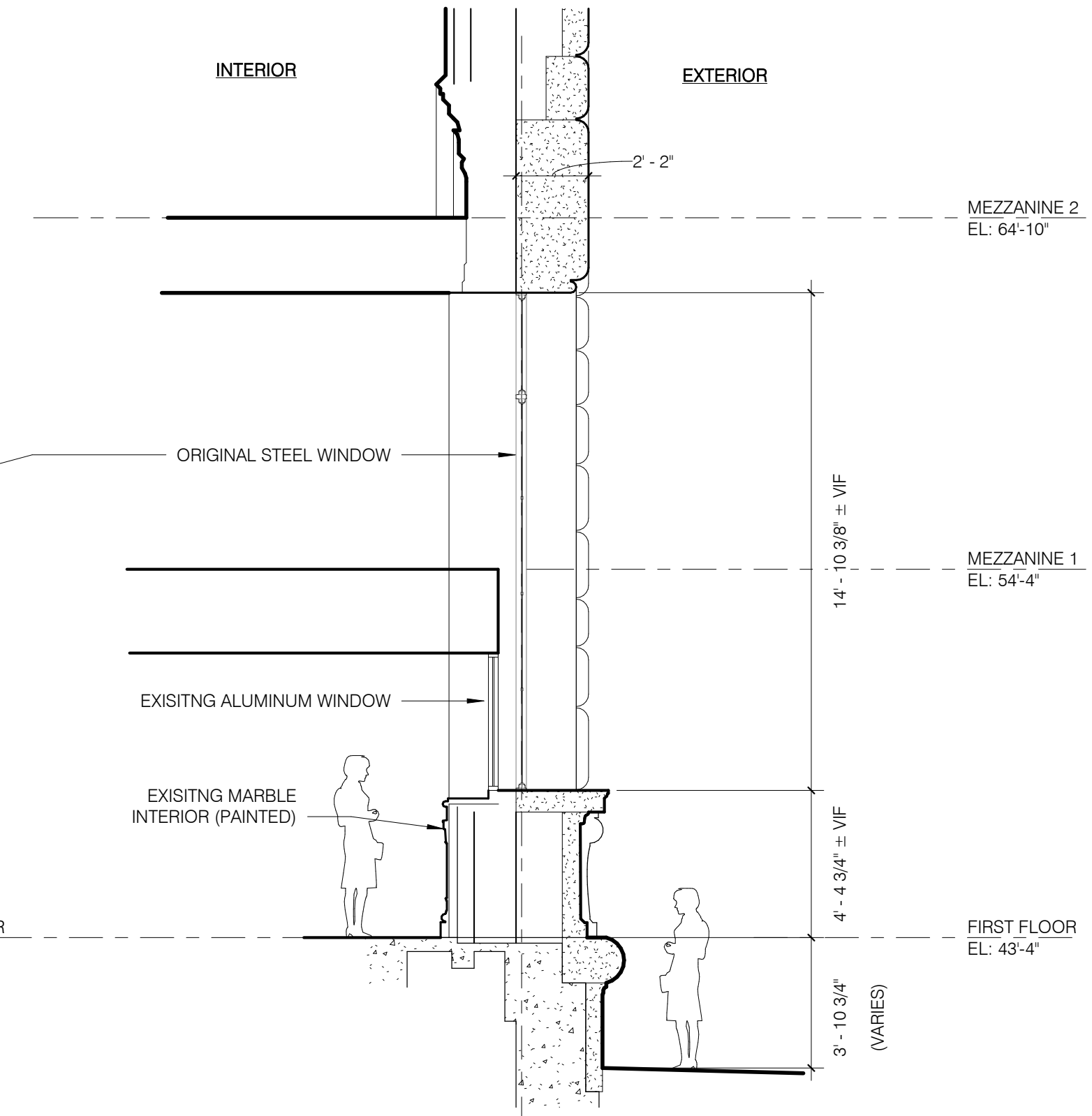
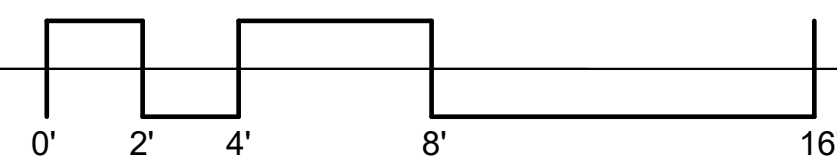


PLAN VIEW BELOW SILL

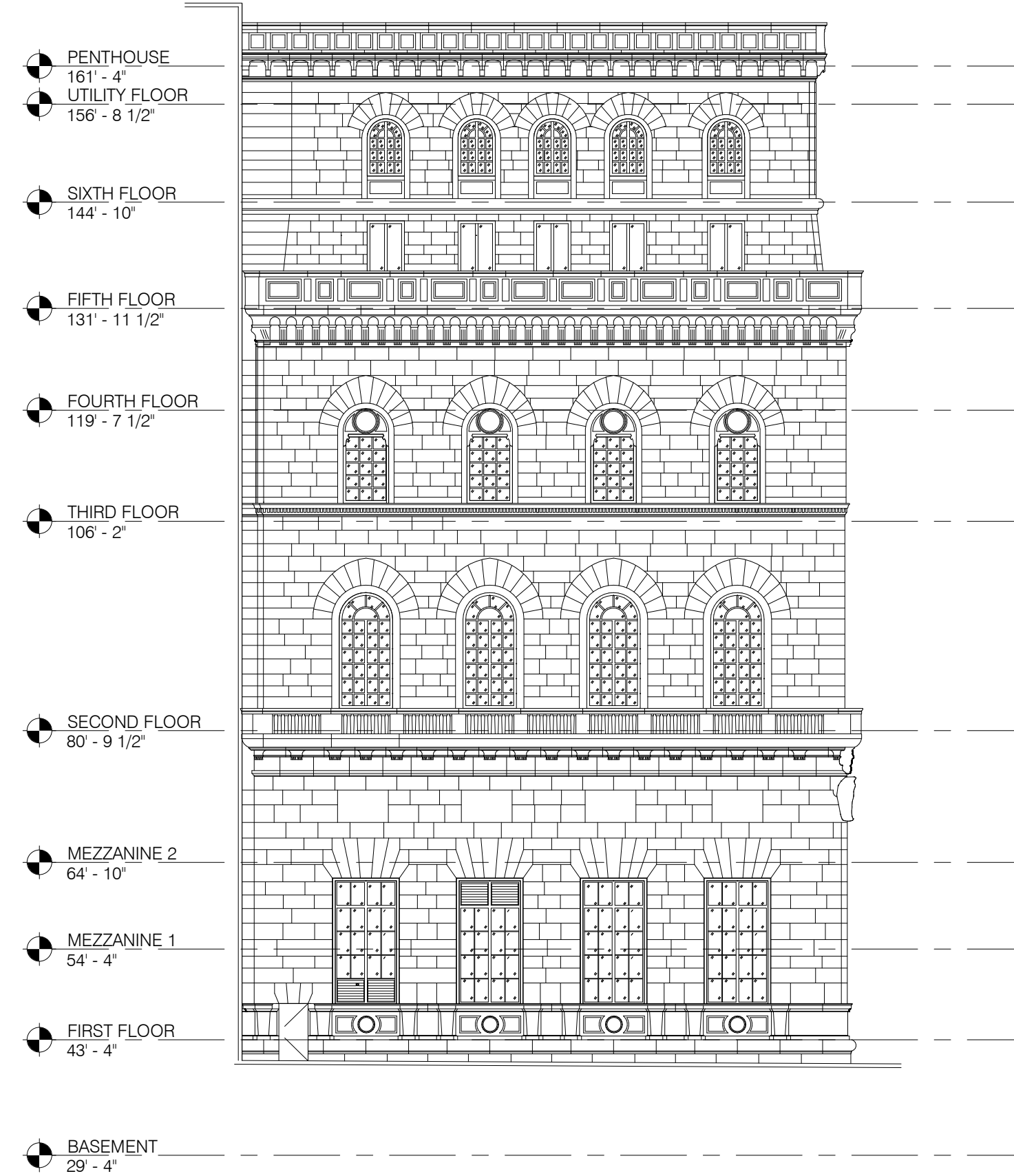
4 TYPICAL WINDOW ENLARGED VIEWS - EXG
1/4" = 1'-0"



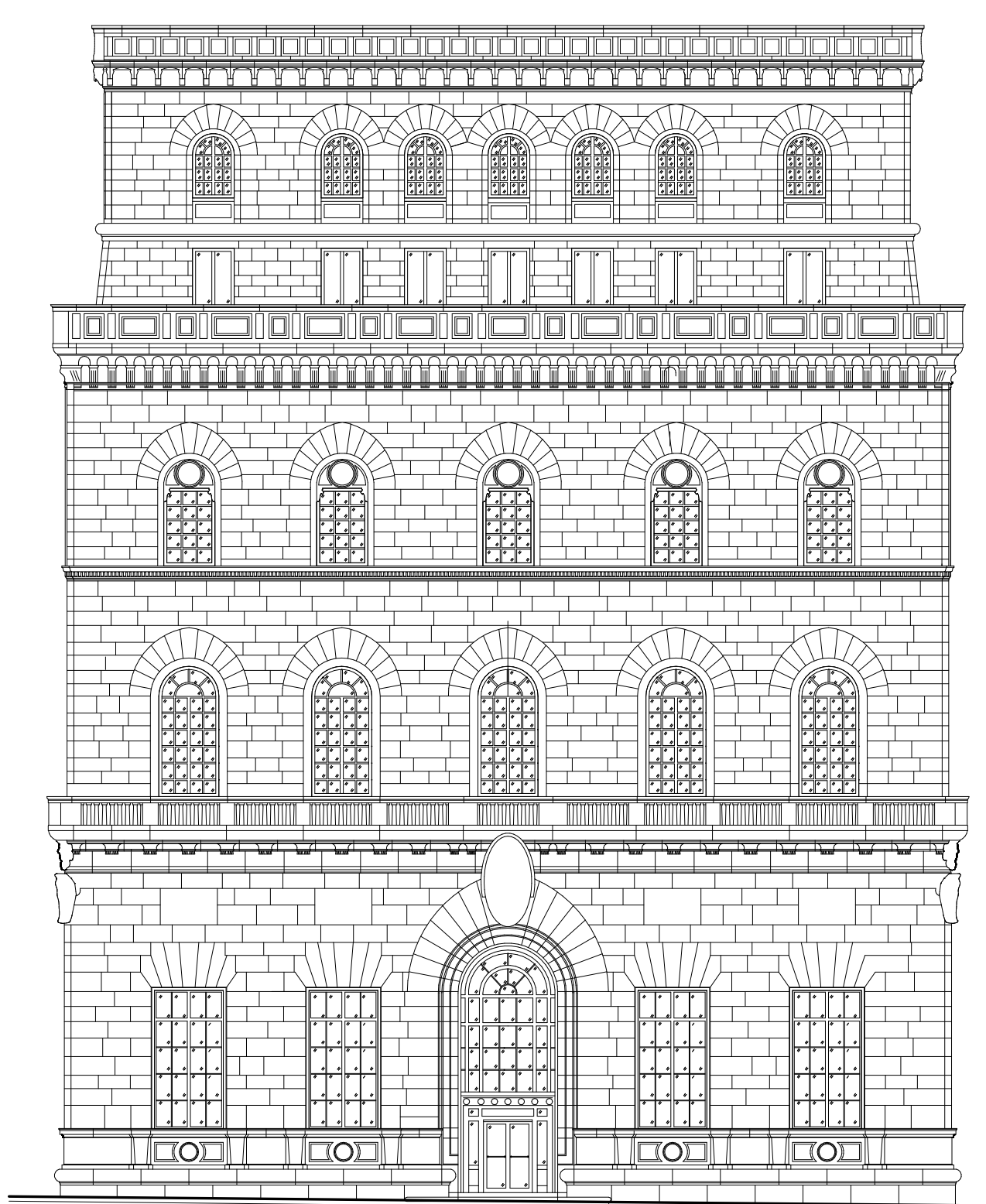
PARTIAL EXTERIOR ELEVATION



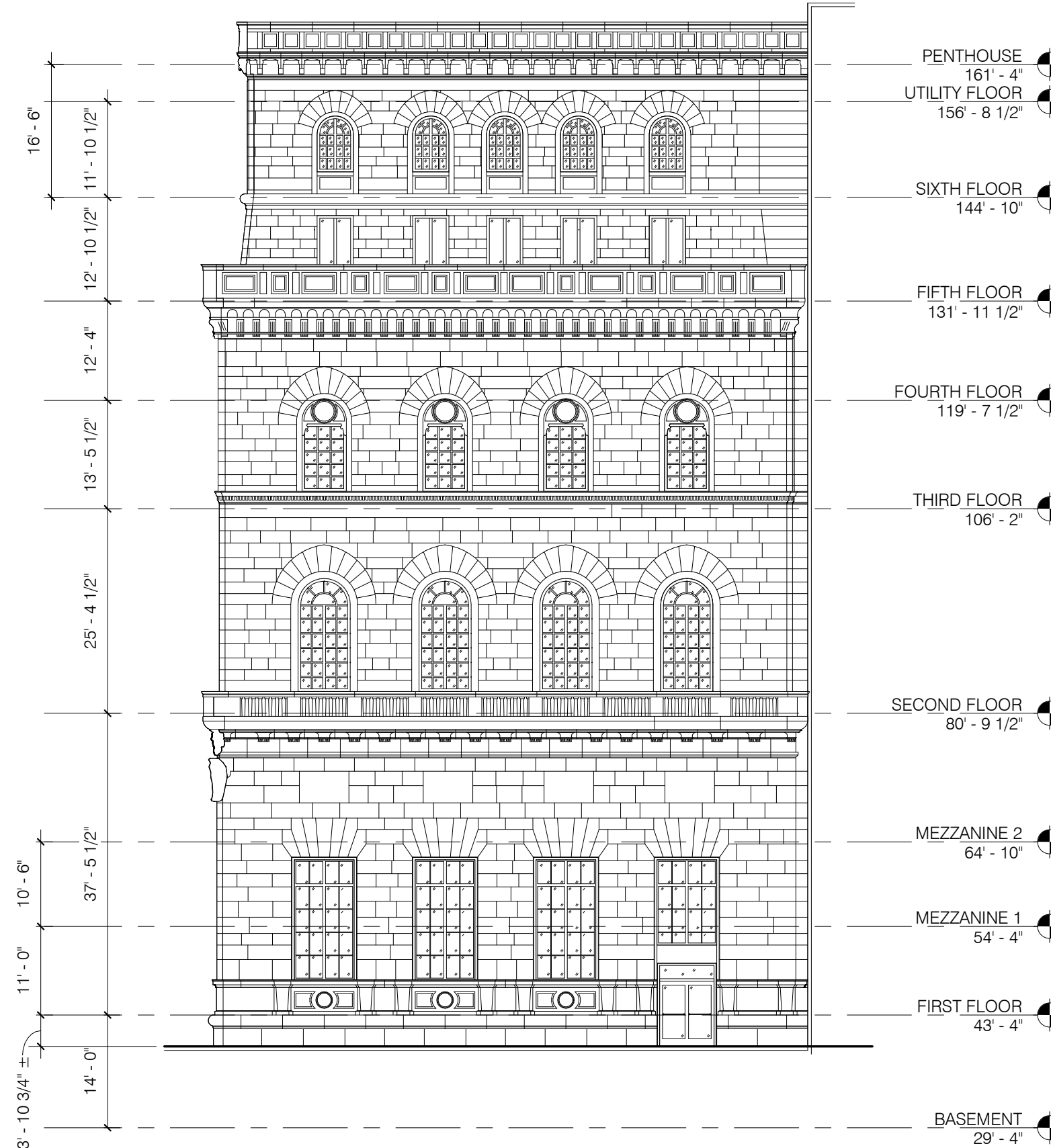
PARTIAL WALL SECTION



C MORAVIAN STREET ELEVATION (NORTH)
1/16" = 1'-0"



B 15TH STREET ELEVATION (WEST)
1/16" = 1'-0"



A WALNUT STREET ELEVATION (SOUTH)
1/16" = 1'-0"

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Exterior Alterations

Drawing Title:

EXISTING ELEVATIONS

Project Number: 21827.00

Date: 07/30/2021

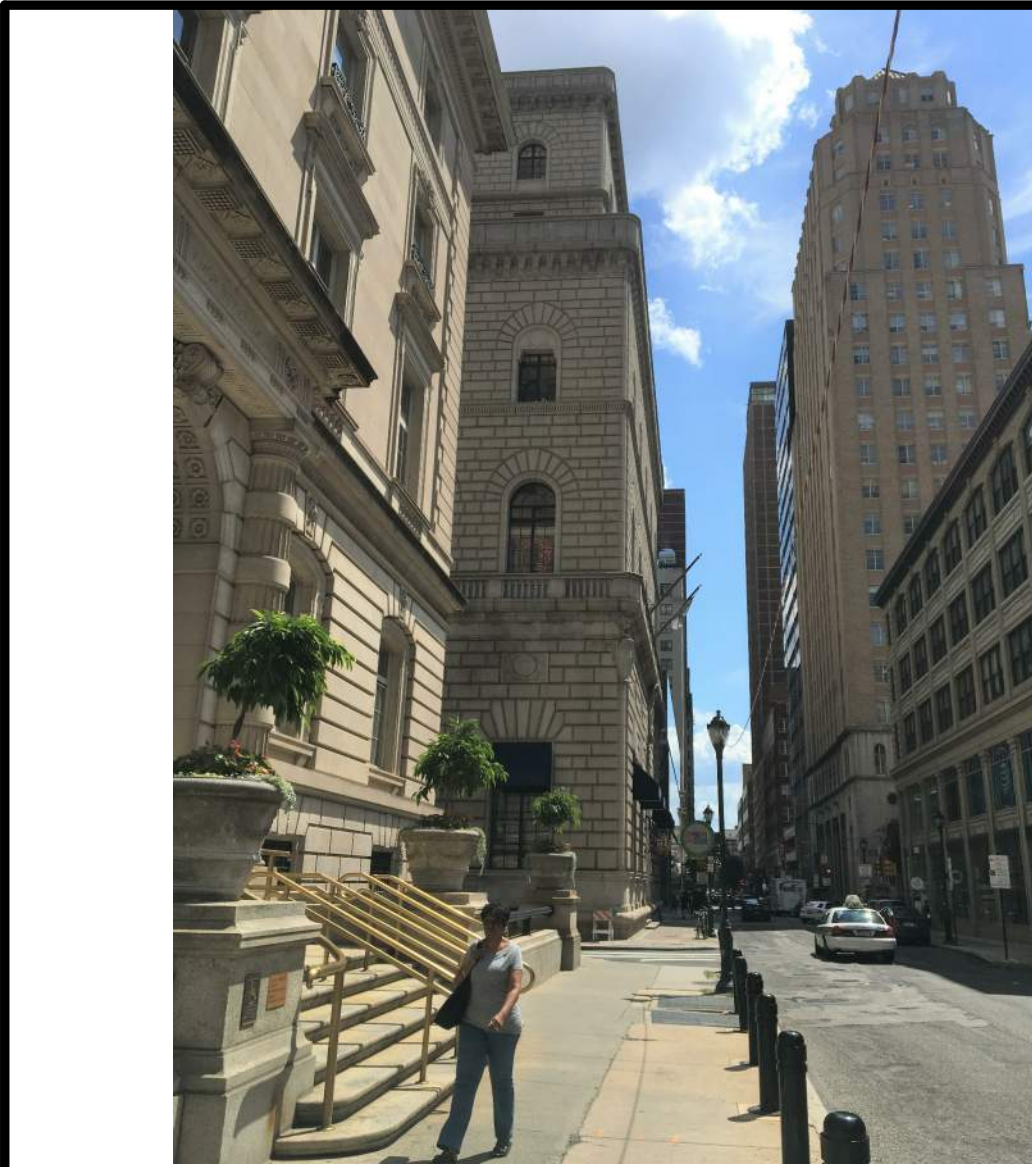
Drawn By: WDK

Checked By: WDK

EX1.2

Scale: As indicated

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9 LOOKING SOUTH DOWN 15TH STREET (UNION LEAGUE AT LEFT)



10 LOOKING SOUTH TO CORNER OF 15TH AND MORAVIAN



11 MORAVIAN STREET PARTIAL FACADE - FIRE EGRESS AT LEFT



12 LOOKING WEST TO 15TH ST ALONG MORAVIAN ST



6 LOOKING SOUTHEAST FROM 15TH ST; MORAVIAN AT LEFT AND WALNUT AT RIGHT



7 MAIN ENTRY ON 15TH STREET



8 ALONG 15TH ST FACADE



KEY MAP



1 LOOKING AT NORTHEAST CORNER OF 15TH AND WALNUT



2 LOOKING ALONG WALNUT ST FACADE



3 FACADE DETAIL ON WALNUT STREET



4 WALNUT STREET FACADE



5 LOOKING NORTHWEST AT WALNUT STREET FACADE

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REVISIONS

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Project Phase:
CONSTRUCTION DOCUMENTS

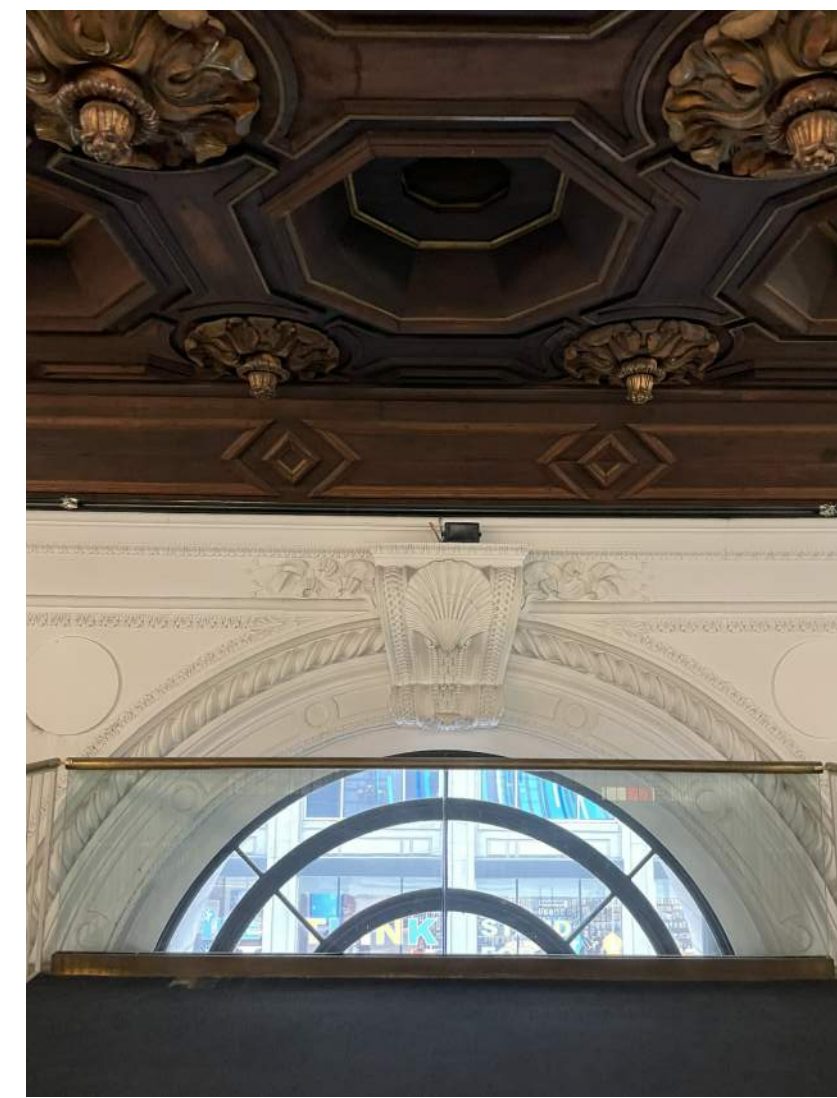
Project Name:
The Drexel Building
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Exterior Alterations

Drawing Title:
EXISTING SITE CONDITIONS

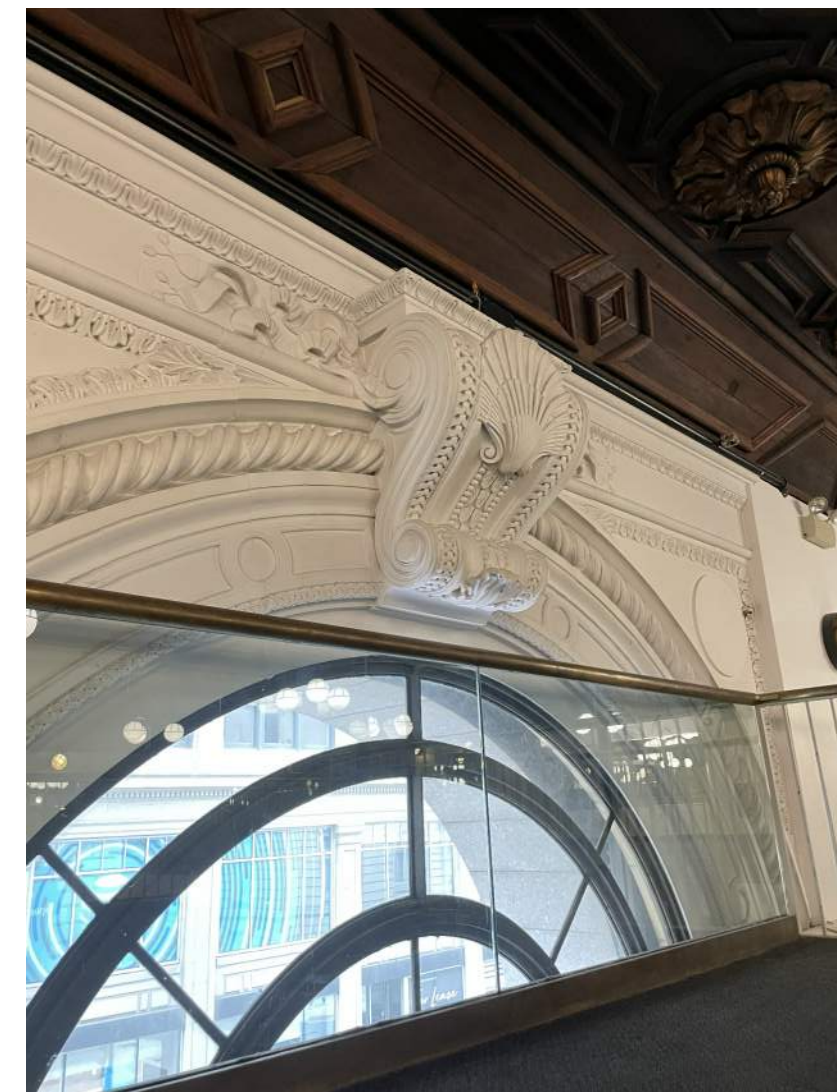
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Date: 07/30/2021
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Checked By: Checker

EX1.3

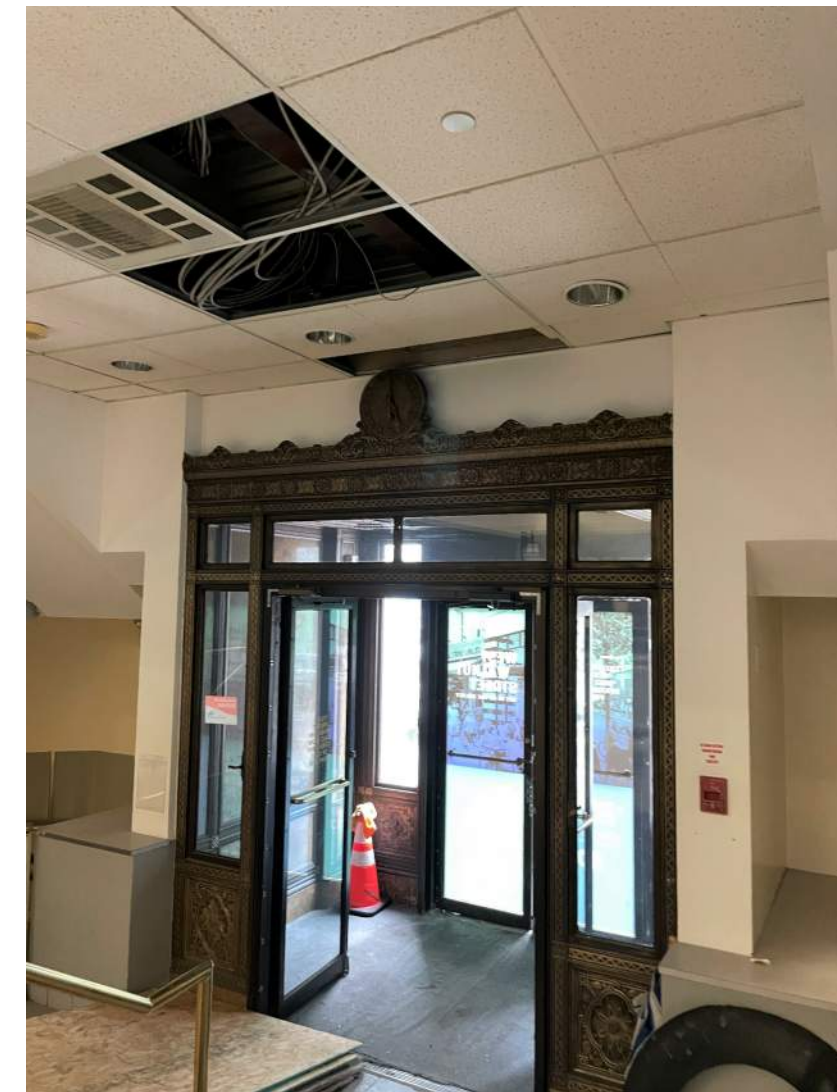
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1 15TH ST ENTRY ARCH TOP VIEWED FROM MEZZANINE 2 (2021)



3 15TH ST ENTRY ARCH TOP VIEWED FROM MEZZANINE 2 (2021)



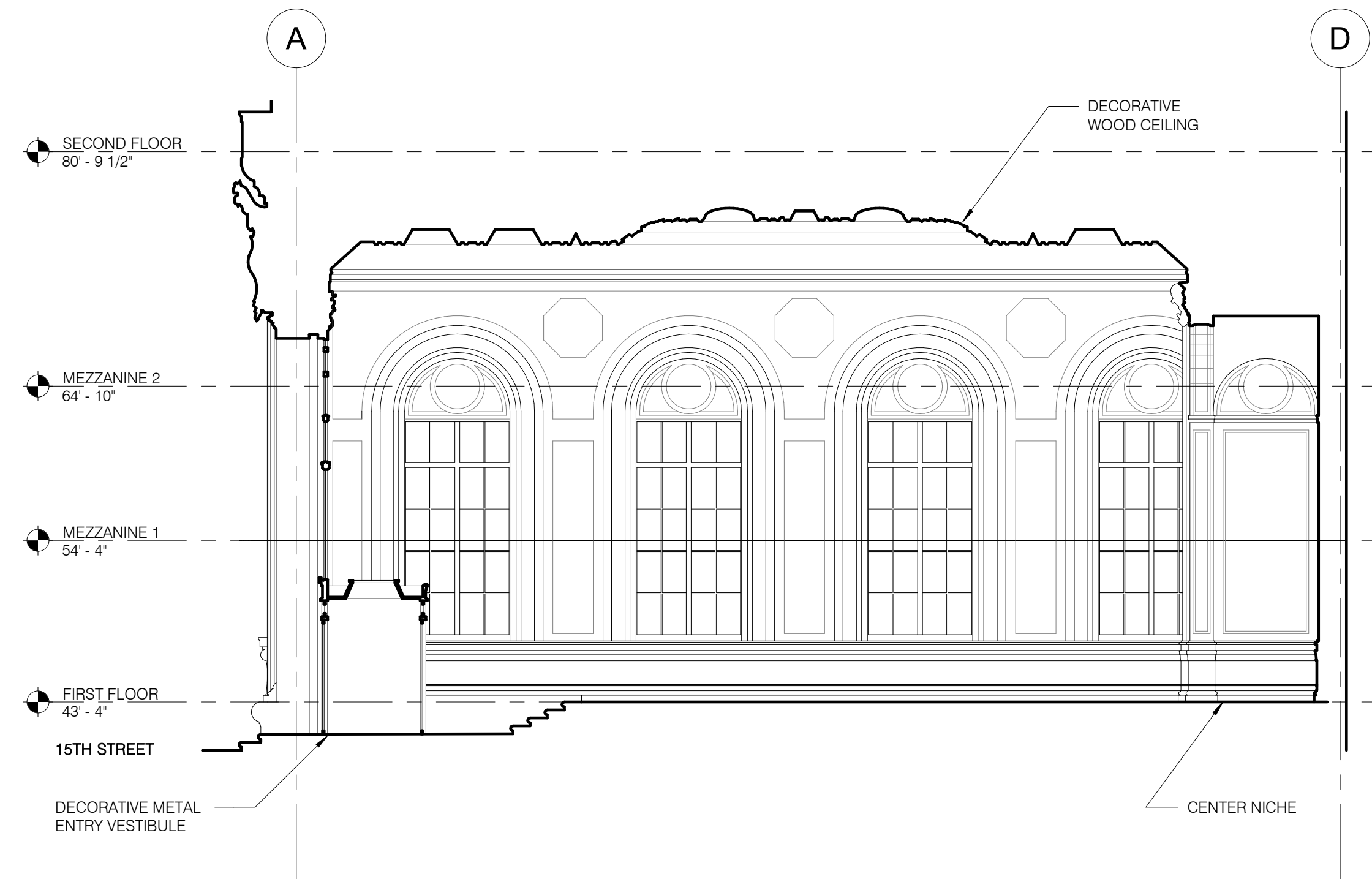
4 DECORATIVE METAL VESTIBULE FROM FIRST FLOOR (2021)



2 15TH STREET ENTRANCE INTERIOR VIEW CIRCA 1928



5 15TH STREET ENTRANCE WITH EXISTING MEZZANINES INTERIOR VIEW FROM FIRST FLOOR (2021)

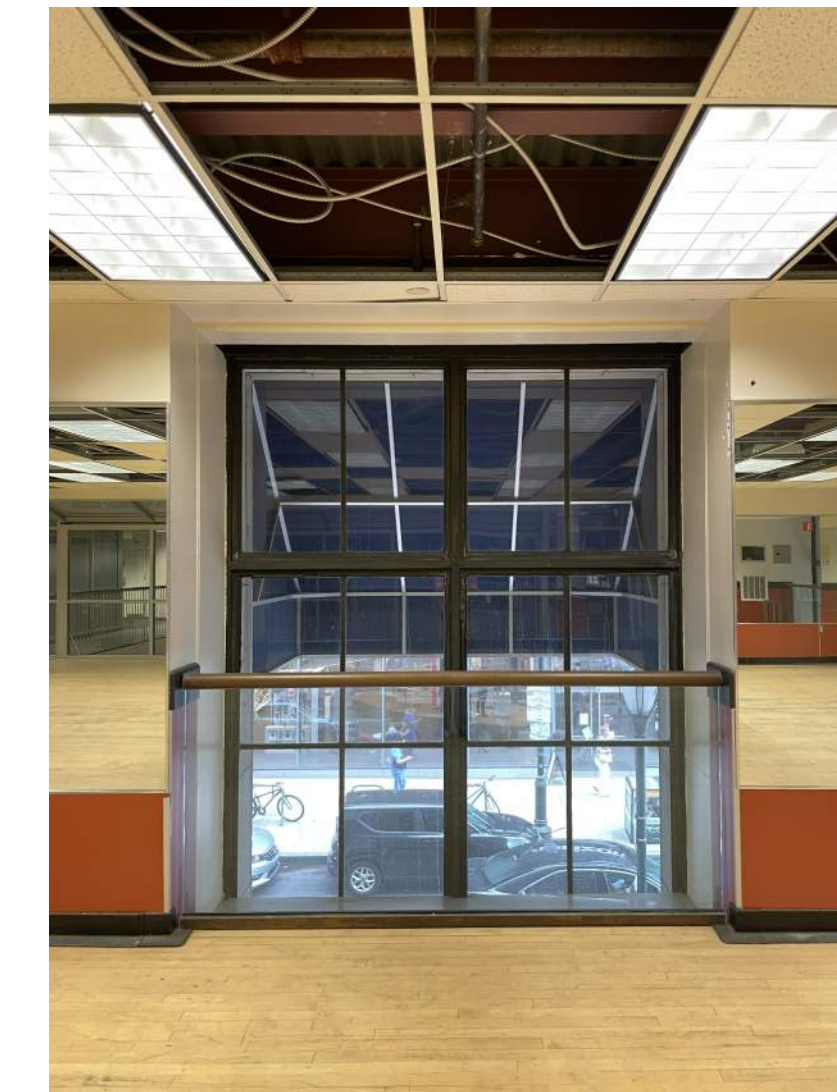


1 PARTIAL W-E SECTION - FORMER BANKING HALL
1/8" = 1'-0"

(COMMON LOBBY / MEZZANINE ADDITIONS NOT SHOWN)



8 STONE ROUND TOP OF TYP. WINDOW VIEWED ON MEZZANINE 2 (2021)



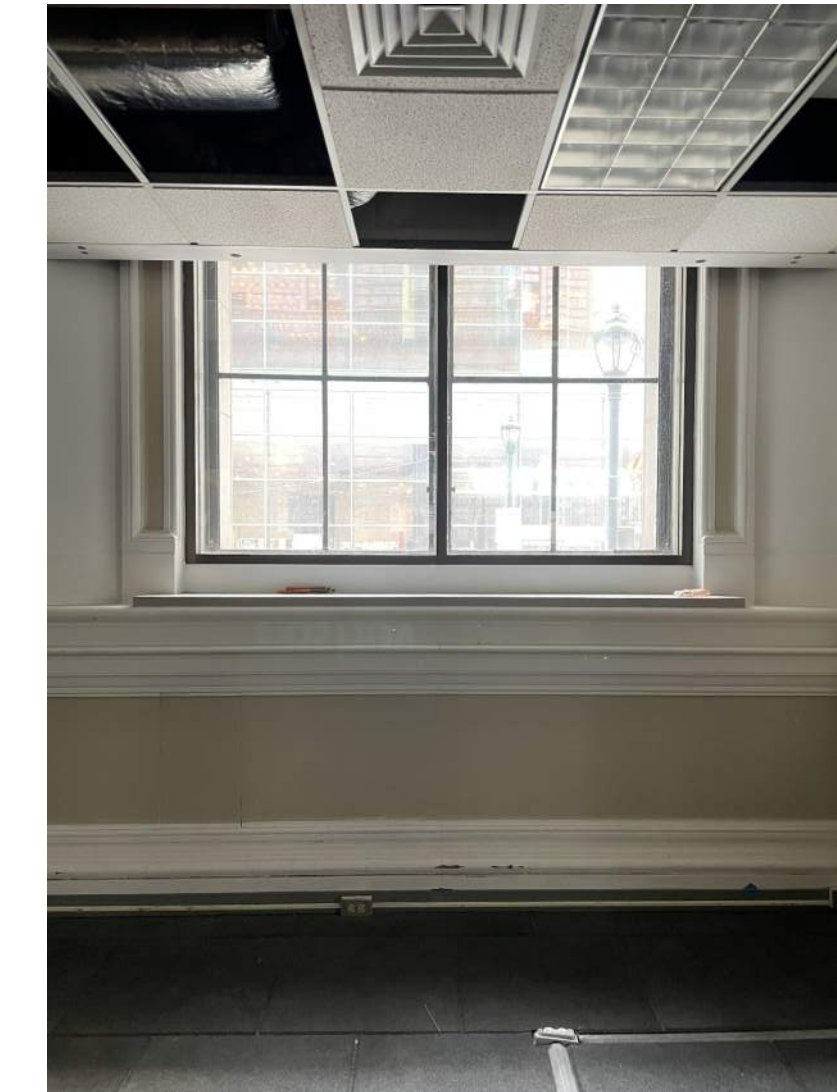
9 UPPER PORTION OF TYPICAL WINDOW AT MEZZANINE 1 (2021)



6 STONE FIREPLACE MANTEL CIRCA 1928



7 STONE FIREPLACE MANTEL (2021) (surrounding wall is original marble painted)



10 LOWER PORTION OF TYPICAL WINDOW AT FIRST FLOOR (2021)

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Exterior Alterations

Drawing Title:

EXISTING INTERIOR CONDITIONS

Project Number: 21827.00

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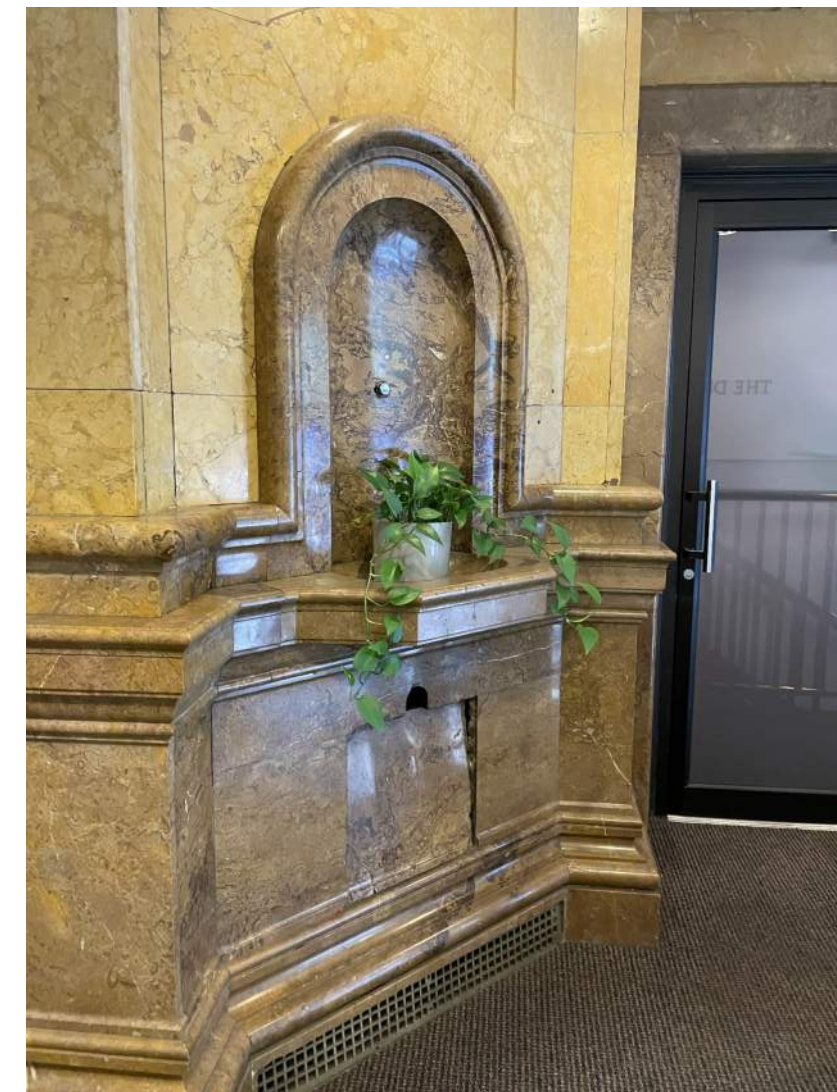
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Checked By: WDK

EX1.4

Scale: 1/8" = 1'-0"

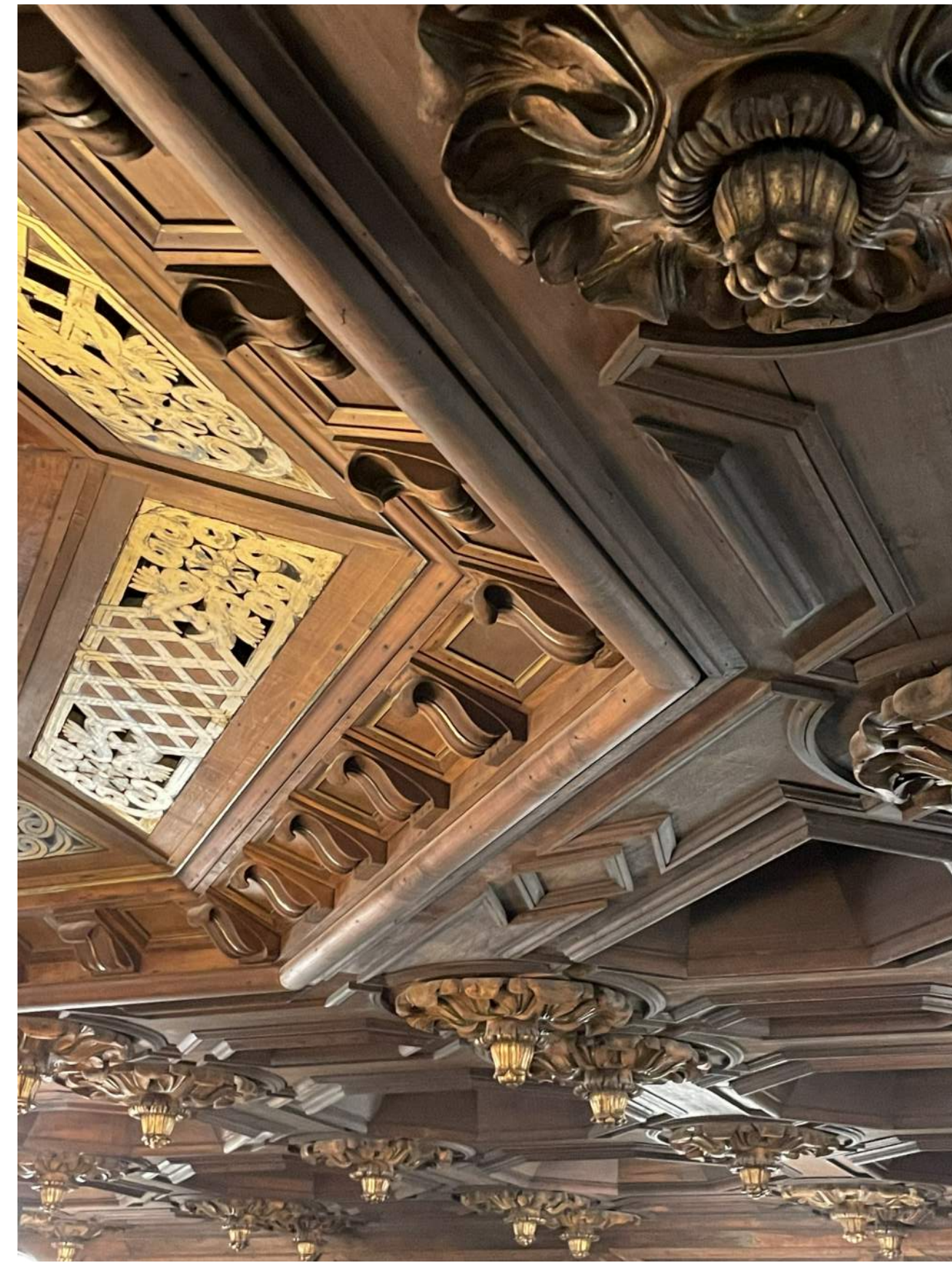
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1 MARBLE FONT IN COMMON LOBBY (2021)



2 MARBLE FONT CIRCA 1928



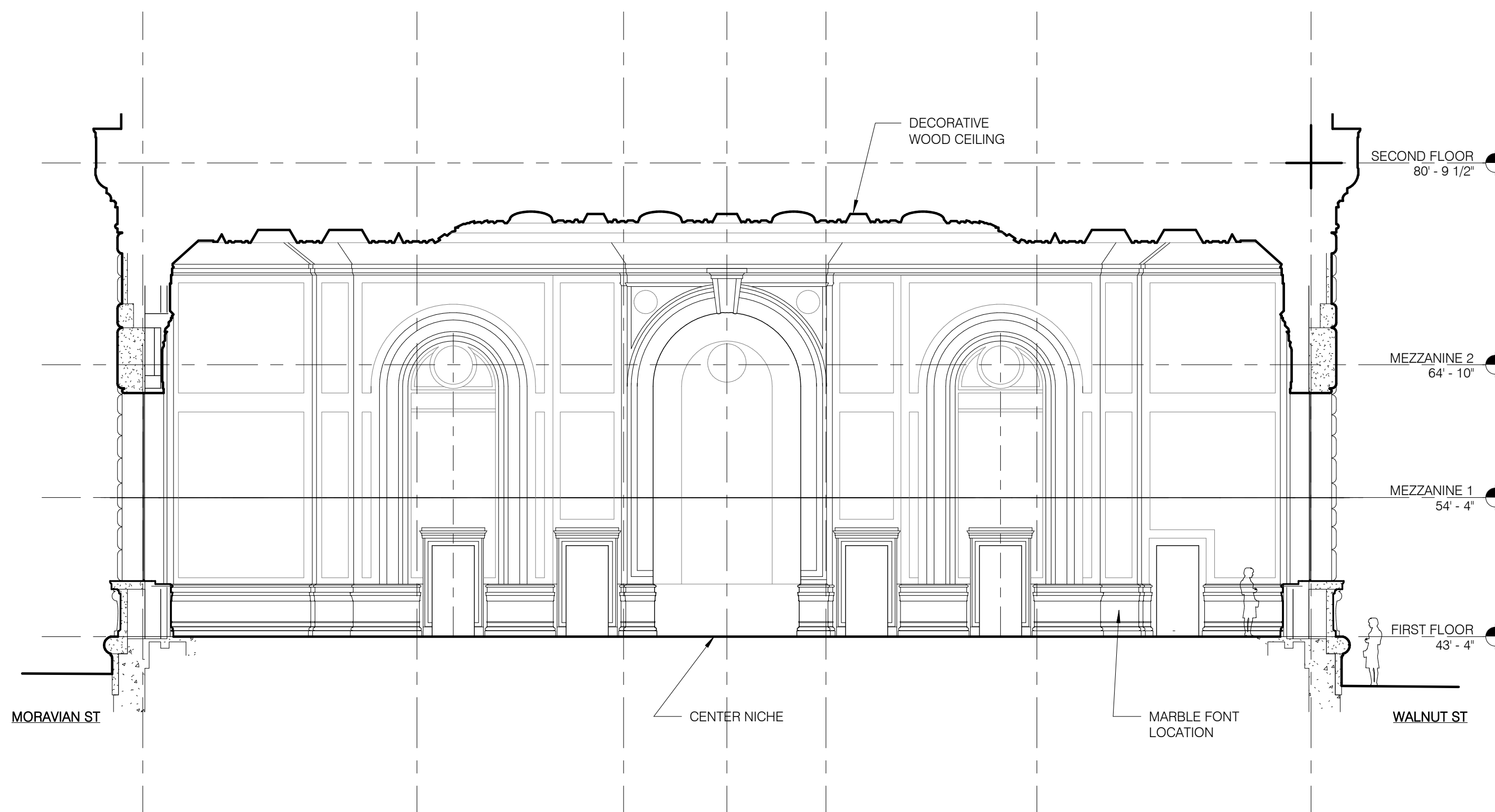
3 DECORATIVE CEILING DETAIL (2021)



4 DECORATIVE CEILING FROM MEZZANINE 2 (2021)

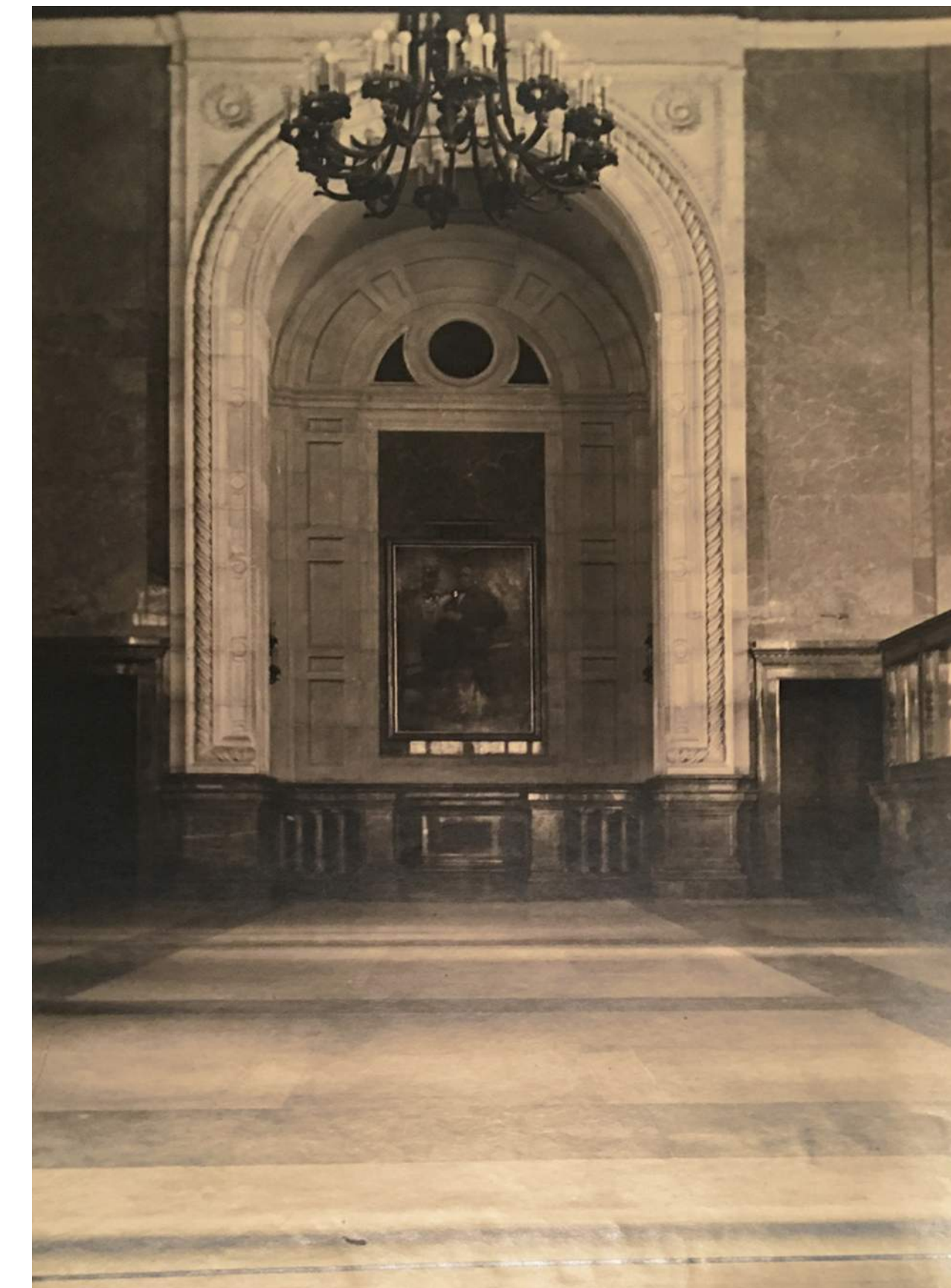


5 CENTER NICHE IN COMMON LOBBY (2021)



1 PARTIAL N-S BUILDING SECTION - FORMER BANKING HALL
1/8" = 1'-0"

(COMMON LOBBY / MEZZANINE ADDITIONS NOT SHOWN)



6 CENTER NICHE VIEWED FROM 15TH STREET ENTRANCE CIRCA 1928

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Project Phase:

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Exterior Alterations

Drawing Title:

EXISTING INTERIOR CONDITIONS

Project Number: 21827.00

Date: 07/30/2021

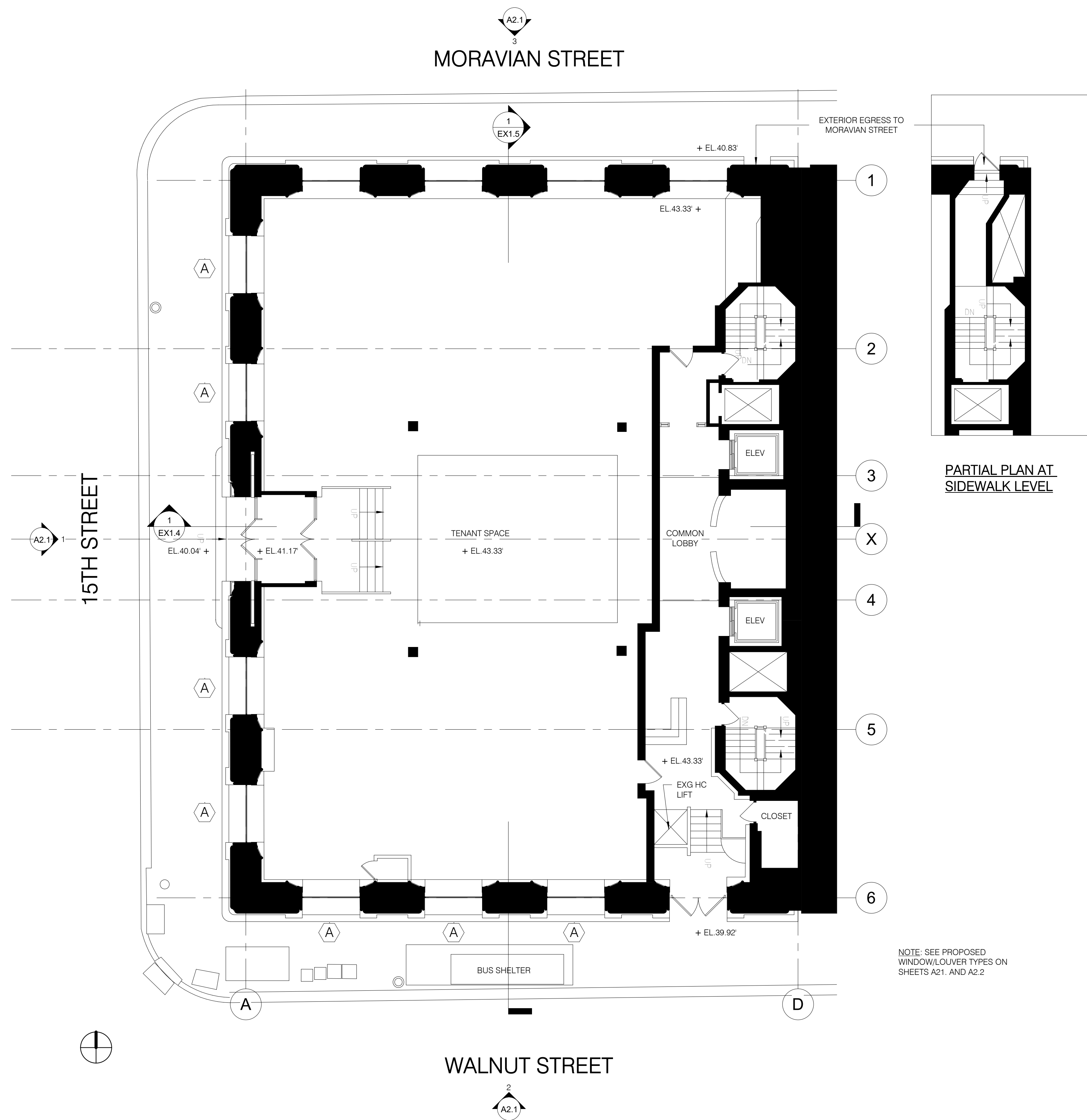
Drawn By: WDK

Checked By: WDK

EX1.5

Scale: 1/8" = 1'-0"

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PARTIAL PLAN AT SIDEWALK LEVEL

NOTE: SEE PROPOSED WINDOW/LOUVER TYPES ON SHEETS A2.1 AND A2.2

1 PLAN-01 FIRST FLOOR
1/8" = 1'-0"

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Project Phase:
CONSTRUCTION DOCUMENTS

Project Name:
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Exterior Alterations

Drawing Title:
FLOOR PLAN (PROPOSED)

Project Number: 21827.00

Date: 07/30/2021

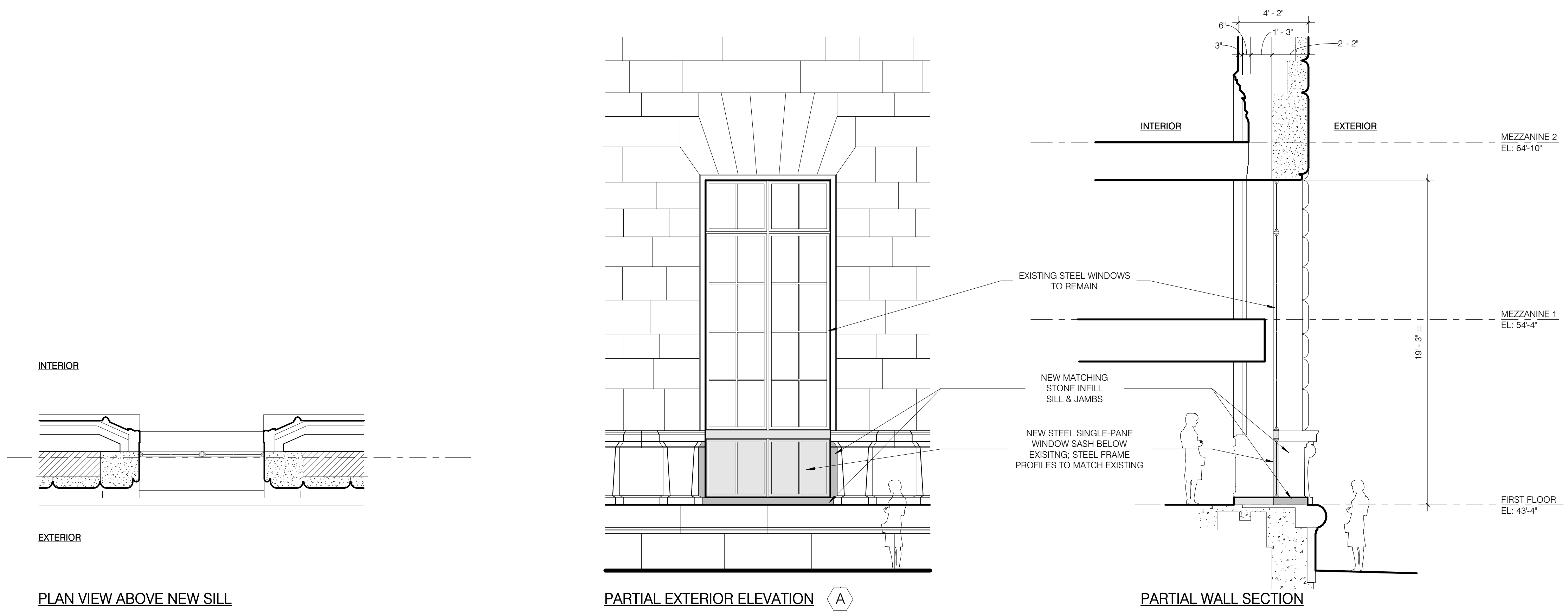
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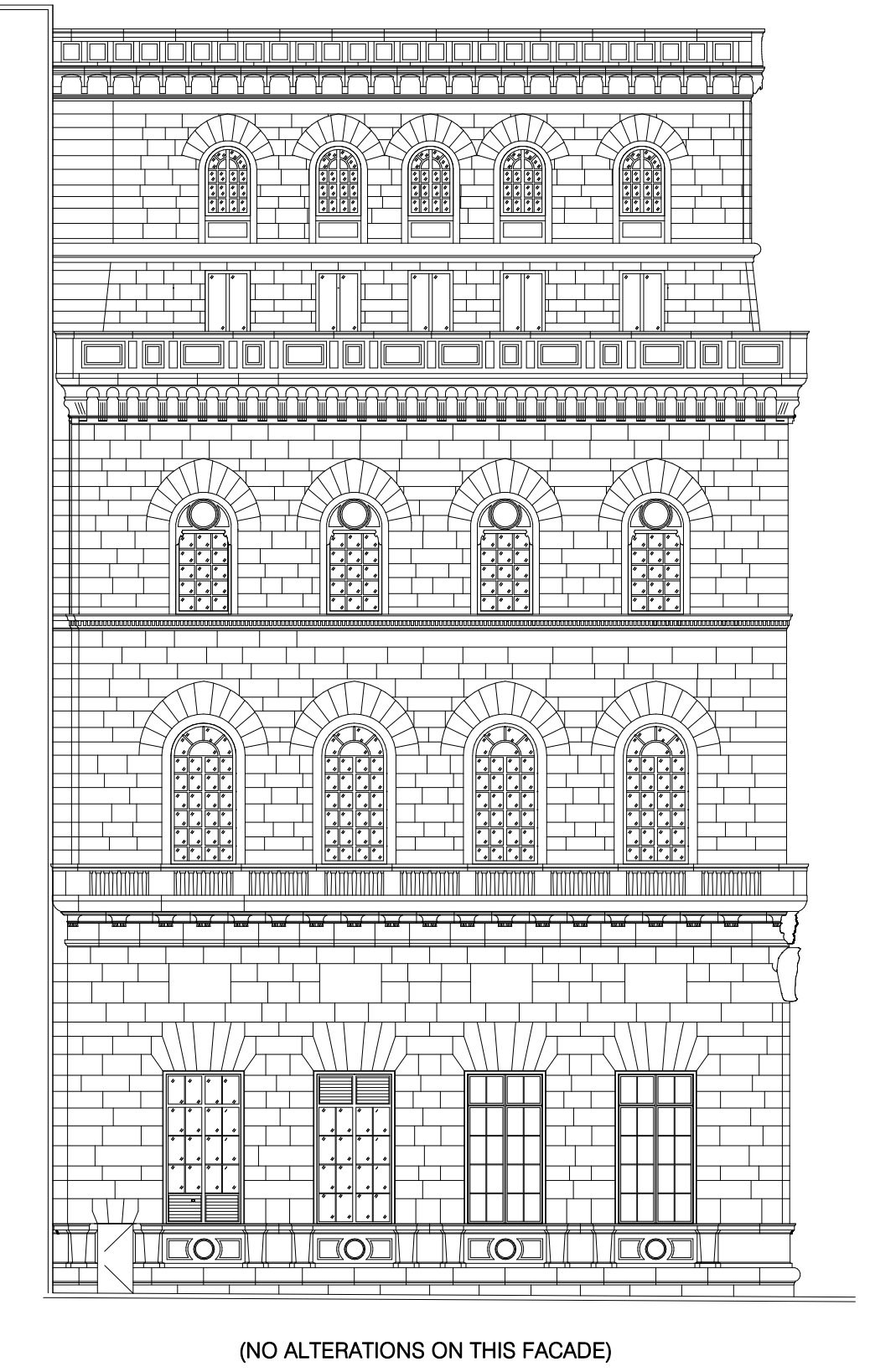
A1.1

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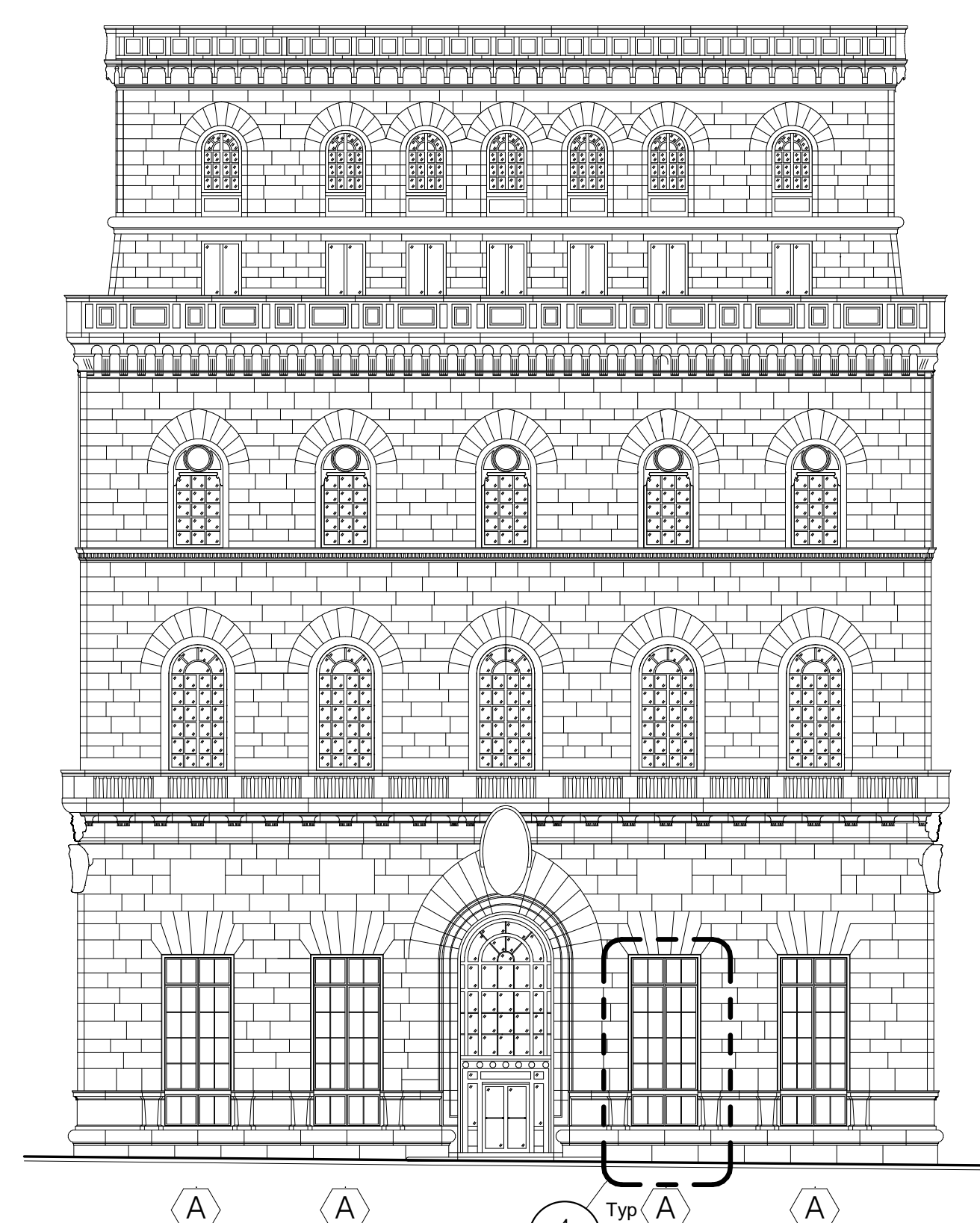
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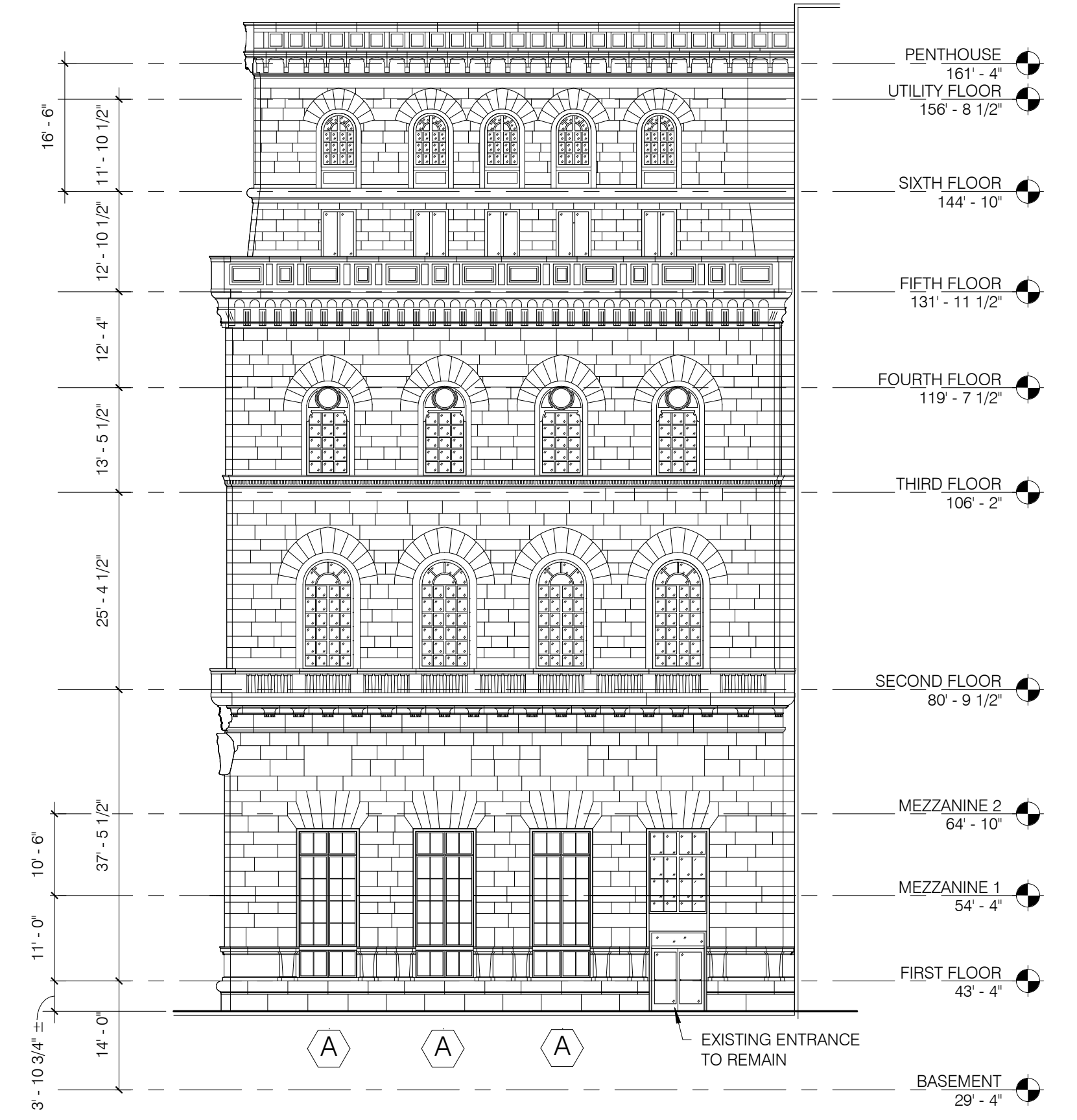
④ TYPICAL WINDOW 'A' ENLARGED VIEWS - ALTERED
1/4" = 1'-0"



③ MORAVIAN STREET ELEVATION (NORTH)
1/16" = 1'-0"



① 15TH STREET ELEVATION (WEST)
1/16" = 1'-0"



② WALNUT STREET ELEVATION (SOUTH)
1/16" = 1'-0"

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REVISIONS		
No.	Date	Description

Project Phase:
CONSTRUCTION DOCUMENTS

Project Name:
The Drexel Building
1435-41 Walnut Street
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Exterior Alterations

Drawing Title:
ELEVATIONS (PROPOSED)

Project Number: 21827.00
Date: 07/30/2021
Drawn By: WDK
Checked By: WDK

A2.1

Scale: As indicated

7/30/2021 2:48:02 PM