

2204 Walnut Street-
Revised application for
September 2022 PHC meeting

**MEETING OF THE ARCHITECTURAL COMMITTEE
OF THE PHILADELPHIA HISTORICAL COMMISSION**

**TUESDAY, 26 JULY 2022
REMOTE MEETING ON ZOOM
DAN MCCOUBREY, CHAIR**

CALL TO ORDER

START TIME IN AUDIO RECORDING: 00:00:00

The Chair called the meeting to order at 9:00 a.m. The following Committee members joined him:

Committee Member	Present	Absent	Comment
Dan McCoubrey, FAIA, LEED AP BD+C, Chair	X		
John Cluver, AIA, LEED AP	X		
Rudy D'Alessandro	X		
Justin Detwiler	X		
Nan Gutterman, FAIA	X		
Allison Lukachik	X		
Amy Stein, AIA, LEED AP	X		

The meeting was held remotely via Zoom video and audio-conferencing software.

The following staff members were present:

Kim Chantry, Historic Preservation Planner Supervisor
Laura DiPasquale, Historic Preservation Planner II

The following persons were present:

Lauren Thomsen, Lauren Thomsen Design
Khan Shibly
Hal Schirmer
Herb Schultz, Studio HS4
Oscar Beisert, Keeping Society
Vy Le
Nancy Pontone
Jesse Bacon
Gabrielle Canno, CANNO design
Jay Farrell
Paul Steinke, Preservation Alliance
Tamar Fox
Sergio Coscia, Coscia Moos Architecture
Julie Scott, Reku Design
Joseph Perry
David Landskroner
Michael Bucci, g_space LLC
Charles Long
A. Eberhardt
Patrick Grossi, Preservation Alliance

ADDRESS: 2204 WALNUT ST

Proposal: Construct 10-story building

Review Requested: Final Approval

Owner: Flamingo Bay Investments LLC

Applicant: Sergio Coscia, Coscia Moos Architecture

History: 1870; Furness & Hewitt; Refaced c. 1960

Individual Designation: None

District Designation: Rittenhouse Fidler Historic District, Contributing, 2/8/1995

Staff Contact: Allyson Mehley, allyson.mehley@phila.gov

OVERVIEW: This application proposes to demolish a non-contributing building and construct a 10-story, mixed-use, commercial, and residential building at 2204 Walnut Street in the Rittenhouse Fidler Historic District. The overall height of the building would be 117 feet. The upper stories would be set back 10'-2" from the lower front façade at the fifth floor and an additional 5'-3" at the seventh floor. Floors one through six will be clad in a buff color brick and floors seven through ten will be glass reinforced cement panels in a similar color.

In 2019, the Historical Commission approved a two-story rooftop and rear addition for the existing four-story building. The addition would have been set back from the front façade.

In May 2022, the Historical Commission reviewed an application proposing the demolition of the existing building on the property and the construction of a new building. While the demolition was approved, the Historical Commission voted to deny the new building for the following reasons:

- The historic buildings in the immediate area of 2204 Walnut Street are between three and five stories in height. At 10 stories and 117 feet tall, the proposed building is too tall and therefore not compatible with the streetscape or historic district.
- The colors of the historic buildings in the Rittenhouse-Fidler Residential Historic District are typically muted earth tones. The proposed building is white. The color of the proposed building is too bright.

Since the last review, the color of the proposed building has been adjusted and is now more of an earth tone like the extant building. The design of the upper stories has been revised, but the building's height has not changed. The party walls have been articulated.

SCOPE OF WORK:

- Demolish non-contributing building.
- Construct 10-story building.

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 will not destroy historic materials, features, and spatial relationships that characterize the property. The new works shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*
 - At 10 stories and 117 feet tall, the proposed building is not compatible with the streetscape or historic district. The historic buildings in the immediate area are

between three and five stories in height. The application does not comply with Standard 9. The height of the proposed building should be reduced to a maximum of six stories, with the upper two stories set back from the front façade.

STAFF RECOMMENDATION: Approval of the demolition but denial of the new construction, pursuant to Standard 9.

START TIME OF DISCUSSION IN ZOOM RECORDING: 01:16:10

PRESENTERS:

- Ms. Chantry presented the application to the Architectural Committee.
- Architect Jessica Vitali represented the application.

DISCUSSION:

- Ms. Stein said she appreciates the applicant's response to the Architectural Committee's previous color comment and noted the color tone is improved. She said that the applicant should respond to the previous recommendation to reduce the building's height. Ms. Stein observed that the proposed building is double the height of most buildings on the block and it overwhelms the neighboring buildings. She said the building massing is too tall and is not sympathetic to the historic context of the location.
- Mr. Detwiler opined that the color of the façade has been improved and is now an appropriate color but the overbuild remains inappropriate.
- Mr. McCoubrey agreed that the overbuild was unacceptable, especially the view from the S. 22nd Street corner where the party wall of the proposed building would loom over a three-story historic building. He observed that the proposed building is at mid-block, so the setbacks could be revised to make it feel compatible. He continued that it is the oblique views from the street corners that show the building's party walls and how they would overwhelm the block. Mr. McCoubrey said the scale of this block needs to be carefully considered on its own. He added he appreciates the exterior color change.
- Mr. Cluver pointed out that the window size and scale and the ratio of openings to wall surface are not in keeping with the other historic buildings on this street. He noted the proposed building is not like the rest of the block.
 - Mr. Detwiler agreed with Mr. Cluver. He recalled making a similar comment at the previous review.
- Mr. McCoubrey commented on the left-side rendering shown on page H14 in the application. He commented that the view of the setbacks with the cantilevered balconies appears very heavy and overwhelming. Mr. McCoubrey acknowledged that this is a difficult site on which to build. He pointed out the massing that was previously approved by the Historical Commission for this site, which was included in the staff recommendation. Mr. McCoubrey explained that this earlier applicant wished to build higher as well. He said the Commission worked hard to devise a massing that was appropriate. He added that, unfortunately, the current proposal far exceeds this approved massing.
- Mr. Detwiler said he wishes the overbuild was a different color because, in its current form, the entire building blends together. He explained that a tone change between the lower and upper sections would make the setback feel smaller. Mr. Detwiler recommended making the upper, set-back areas a lighter color.

PUBLIC COMMENT:

- None.

ARCHITECTURAL COMMITTEE FINDINGS & CONCLUSIONS:

The Architectural Committee found that:

- The height of the proposed building is exactly the same as the height in the earlier proposal, which was rejected.
- The façade color was changed as suggested in the first review.

The Architectural Committee concluded that:

- At 10 stories and 117 feet tall, the proposed building is not compatible with the streetscape or historic district. The historic buildings in the immediate area are between three and five stories in height. The application does not comply with Standard 9. The height of the proposed building should be reduced to a maximum of six stories, with the upper two stories set back from the front façade.
- The window size and scale, and the ratio of openings to wall surface is not in keeping with the other historic buildings on this street. The application does not comply with Standard 9.

ARCHITECTURAL COMMITTEE RECOMMENDATION: The Architectural Committee voted to recommend denial, pursuant to Standard 9.

ITEM: 2204 Walnut St.					
MOTION: Denial					
MOVED BY: Cluver					
SECONDED BY: Detwiler					
VOTE					
Committee Member	Yes	No	Abstain	Recuse	Absent
Dan McCoubrey	X				
John Cluver	X				
Rudy D'Alessandro	X				
Justin Detwiler	X				
Nan Gutterman	X				
Allison Lukachik	X				
Amy Stein	X				
Total	7				

RE: 2204 Walnut - Resubmission

Jessica Vitali <JVitali@cosciamoos.com>

Thu 9/1/2022 12:20 PM

To: preservation <preservation@Phila.gov>; Sergio Coscia <scoscia@cosciamoos.com>

 1 attachments (8 MB)

2022 09 01 - 2204 Walnut PHC Presentation.pdf;

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Allyson,

Attached is the updated 2204 Walnut Presentation. Since the last meeting with the Historic Commission, we met with the Preservation Alliance and made the following changes:

- One unit, which was previously on the 9th floor at the north end of the building was moved to the rear 10th floor. This reduces the total height of the building on Walnut Street to 95'-0", previously 106'-0". The overall height of the building is unchanged.
- The party wall was redesigned to add articulation to the wall.

Please let me know if you would like to discuss any of the changes or if you need additional information.

Thank you,

CosciaMoos**Jessica Vitali AIA LEED AP**

Associate

123 South Broad Street
Suite 220, South Lobby
Philadelphia, PA 19109
Office | 267.761.9416 x 104
Direct | 267.389.4283

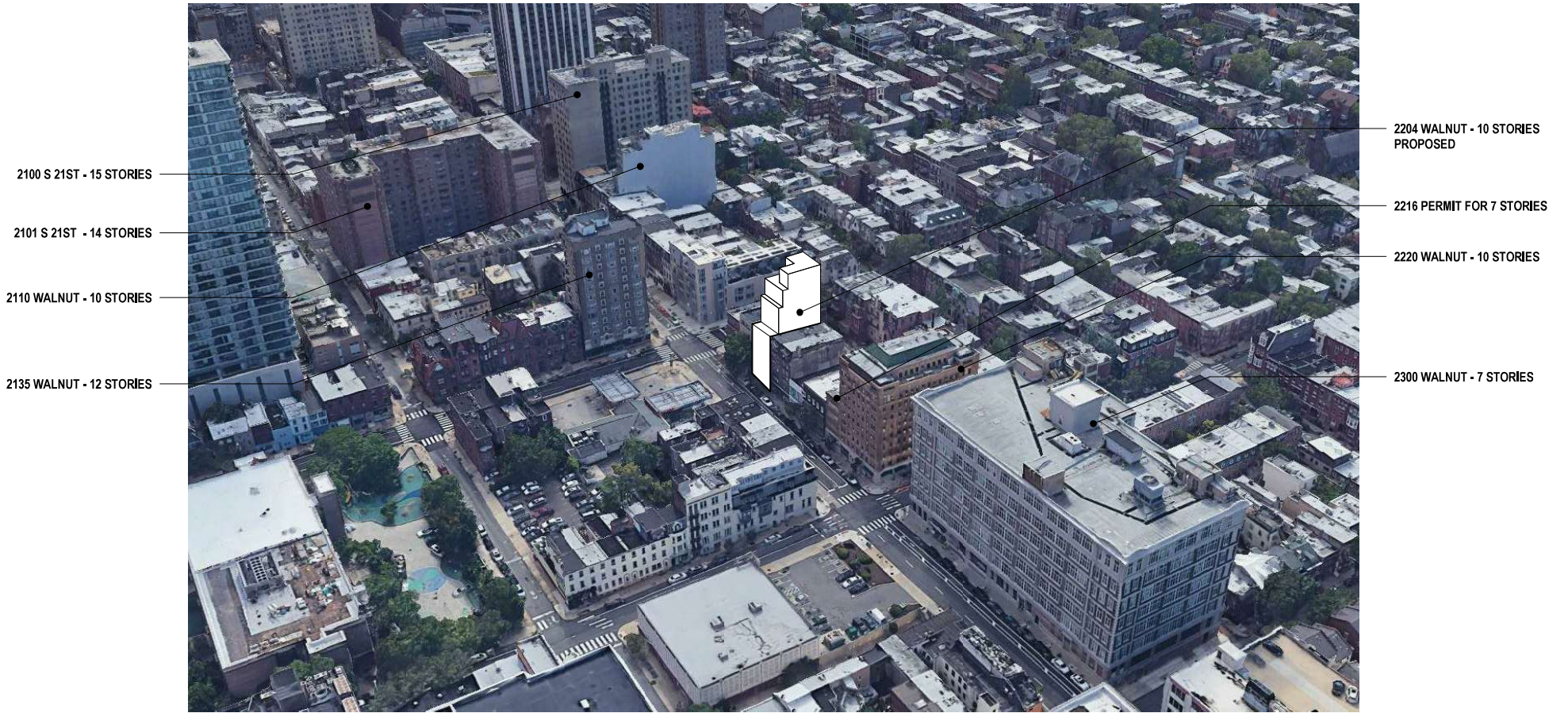
jvitali@cosciamoos.comcosciamoos.com

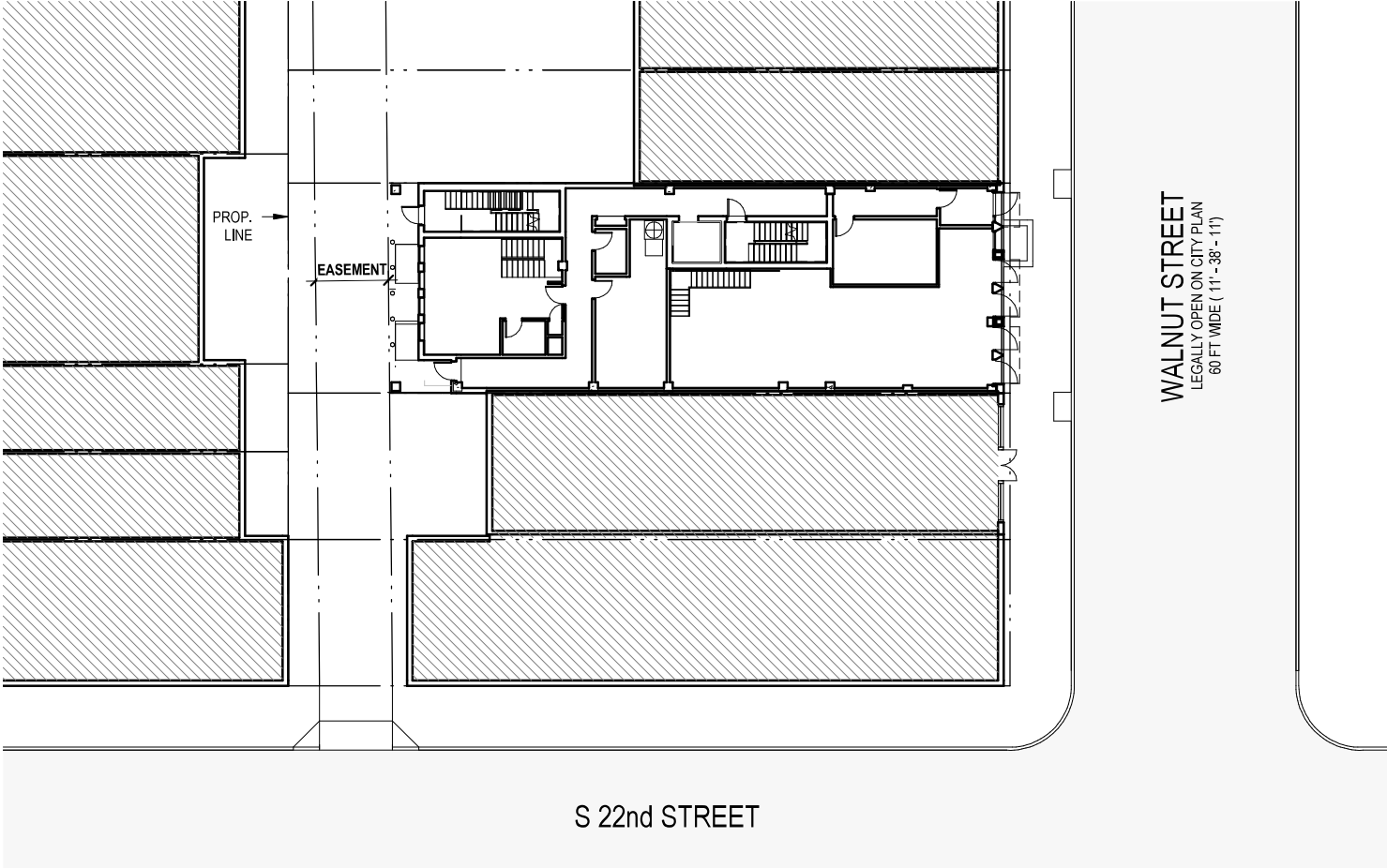


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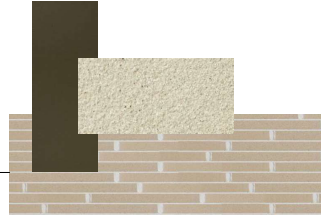
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117' - 0"
- ◆ 10 - TENTH FLOOR
106' - 0"
- ◆ 09 - NINTH FLOOR
95' - 0"
- ◆ 08 - EIGHTH FLOOR
84' - 0"
- ◆ 07 - SEVENTH FLOOR
73' - 0"
- ◆ 06 - SIXTH FLOOR
62' - 0"
- ◆ 05 - FIFTH FLOOR
51' - 0"
- ◆ 04 - FOURTH FLOOR
39' - 0"
- ◆ 03 - THIRD FLOOR
27' - 0"
- ◆ 02 - SECOND FLOOR
15' - 0"
- ◆ 01 - FIRST FLOOR
0' - 0"



2202 WALNUT
MATERIALS: BEIGE BRICK WITH STONE BASE AND ALUMINUM STOREFRONT



2200 WALNUT
MATERIALS: RED BRICK AND BROWN STONE BASE



2204 WALNUT PROPOSED MATERIALS
PRIMARY FACADE: BELDEN BRICK - ROMAN 691-693
SECONDARY FACADE: OKO CONCRETE SKIN
METAL FINISH: DARK BRONZE



2206-2208 WALNUT
MATERIALS: RED STONE WITH RED BRICK BASE AND ALUMINUM STOREFRONT



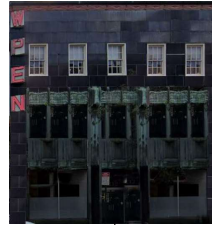
2210 WALNUT
MATERIALS: MARBLE WITH ALUMINUM STOREFRONT



2216 WALNUT
MATERIALS: ORANGE BRICK WITH ALUMINUM STOREFRONT



2212 WALNUT
MATERIALS: DARK GREY TERRACOTA WITH COPPER ACCENTS



2218-2220 WALNUT
MATERIALS: ORANGE BRICK WITH LIMESTONE BASE AND ALUMINUM STOREFRONT



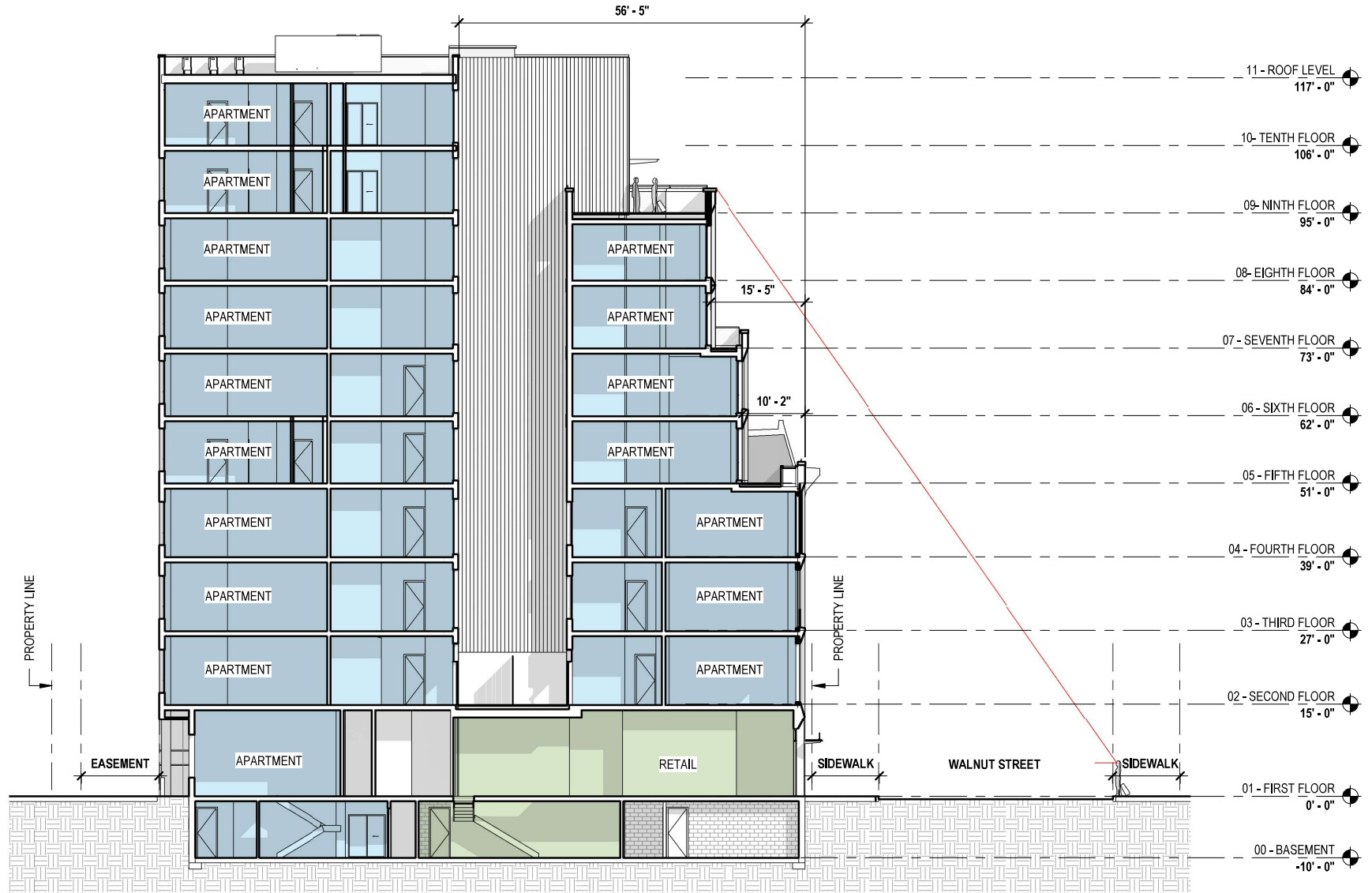


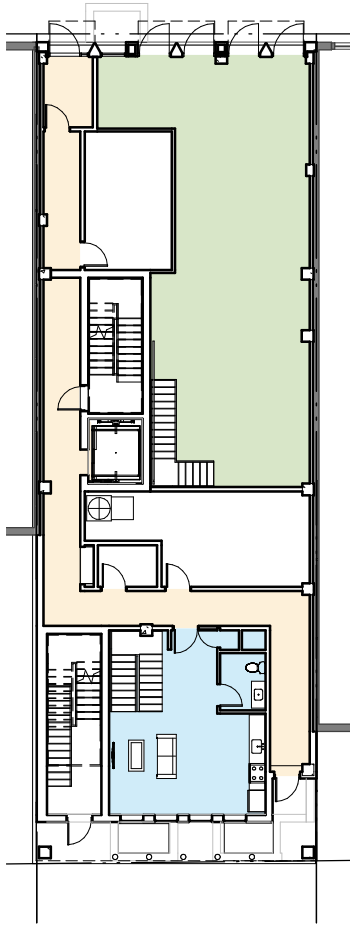
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- — 08 - EIGHTH FLOOR 84' - 0"
- — 07 - SEVENTH FLOOR 73' - 0"
- — 06 - SIXTH FLOOR 62' - 0"
- — 05 - FIFTH FLOOR 51' - 0"
- — 04 - FOURTH FLOOR 39' - 0"
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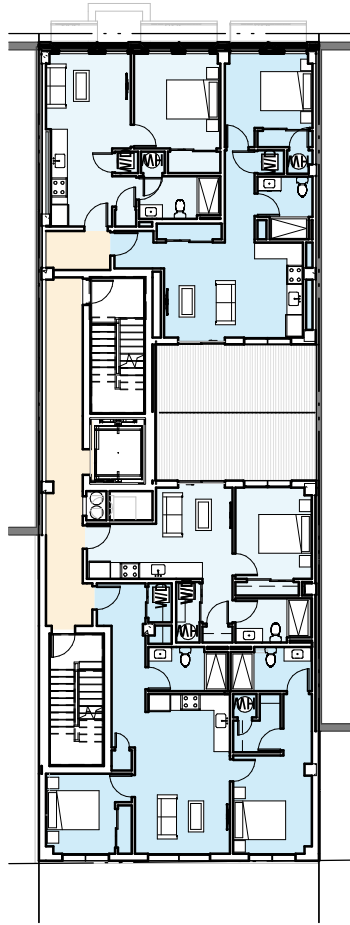


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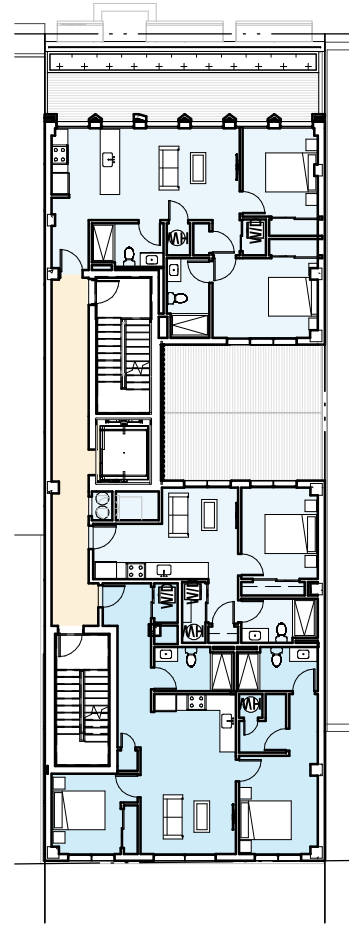




FLOOR PLAN - GROUND FLOOR

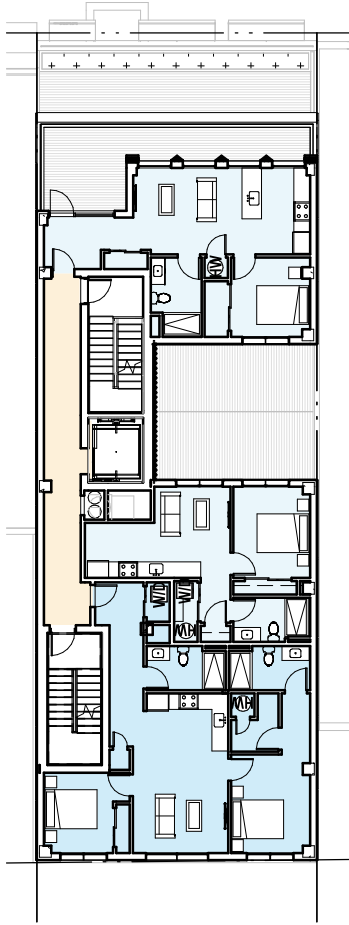


FLOOR PLAN - LVLS 2-4

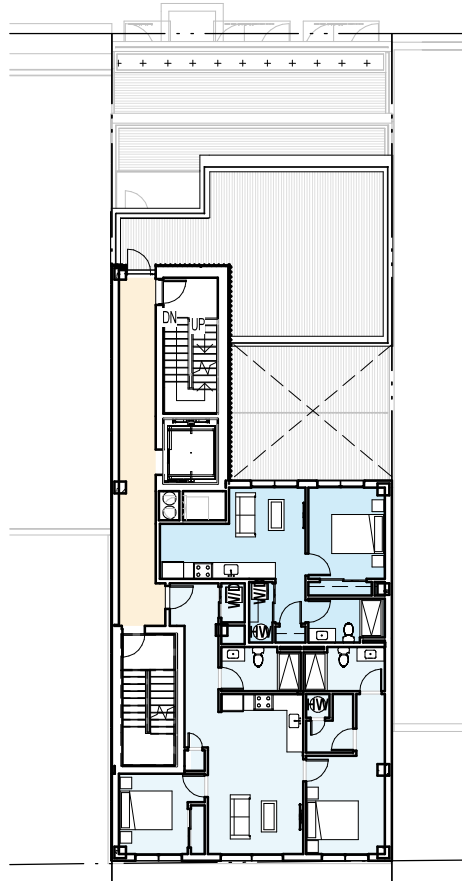


FLOOR PLAN - LVLS 5-6

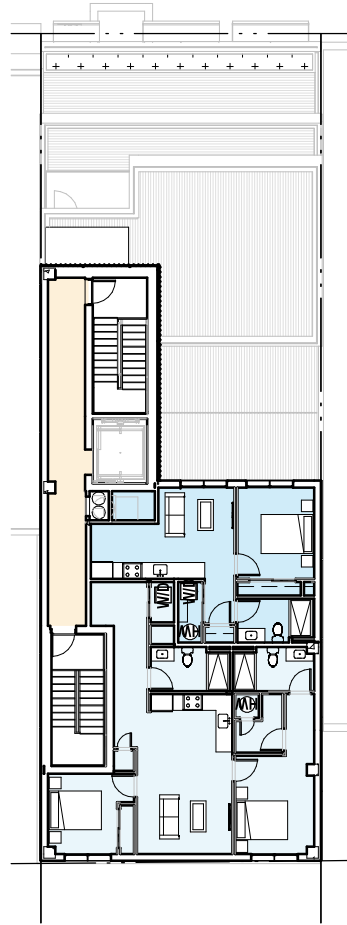




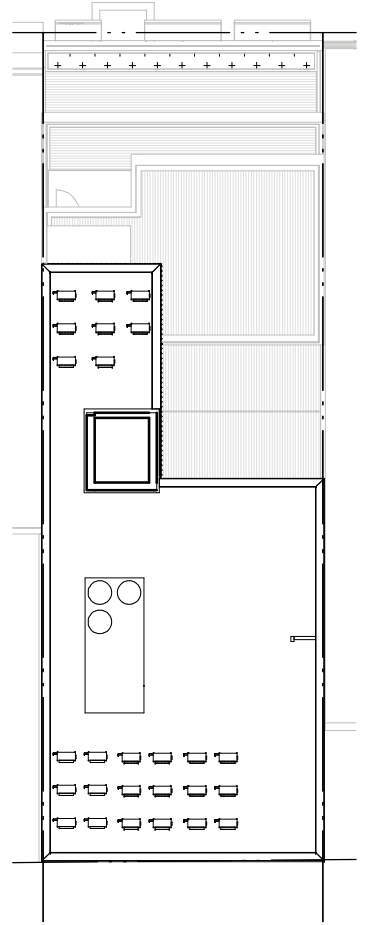
FLOOR PLAN - LVLS 7-8



FLOOR PLAN - LVL 9

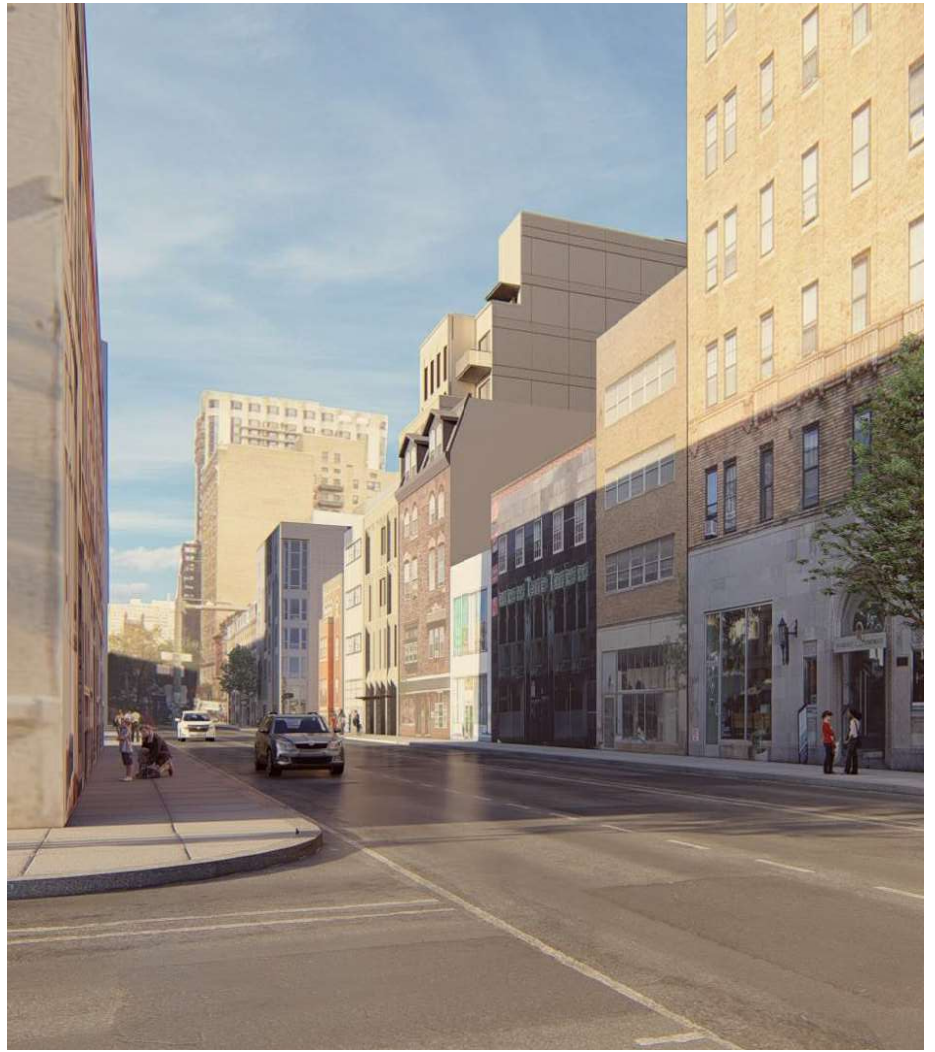


FLOOR PLAN - LVL 10



ROOF PLAN





2204 WALNUT STREET

WALNUT STREET EAST & WEST PERSPECTIVES

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2204 WALNUT STREET



WALNUT STREET PERSPECTIVE



2204 WALNUT STREET

WALNUT STREET DETAIL PERSPECTIVE

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