

**ADDRESS: 1021 CHESTNUT ST**

Proposal: Remove structure, construct structure, reconstruct façade

Review Requested: Final Approval

Owner: BJP 1021 Owners LLC, Brickstone Realty

Applicant: Jonathan Broh, JKRP Partners LLC

History: 1953; Mercantile Library; Martin, Stewart & Noble, architects

Individual Designation: 9/12/1990

District Designation: None

Staff Contact: Jon Farnham, [jon.farnham@phila.gov](mailto:jon.farnham@phila.gov)

**BACKGROUND:**

This application proposes to remove most of the former Mercantile Library structure, construct a structure with retail space at the first floor and a parking garage at the upper floors and on an adjacent site, and reconstruct the front façade of the library to replicate the historic façade. The extant parking garage at 1025-29 Chestnut Street, which has frontages on Chestnut and 10<sup>th</sup> Streets and wraps around the north and west sides of the library, is being demolished and reconstructed. The parking garage is not designated, and its demolition and reconstruction are not within the Historical Commission's jurisdiction, except where it will extend onto the library lot at 1021 Chestnut Street.

The Mid-century Modern style library at 1021 Chestnut Street, the Mercantile Branch of the Free Library of Philadelphia, opened in 1953. The library closed in 1989 after the Free Library determined that rehabilitating the building including asbestos abatement would cost more than the building was worth. With the closure of the library branch, the building was left vacant. The Historical Commission designated the library in 1990. The City owned the property until 2006, when it was sold to a private developer. That developer was unable to find a viable reuse project and sold it to an architectural firm in 2011. The Historical Commission approved the rehabilitation of the building for the offices of the architectural firm in 2012, but the project proved infeasible. The current owner purchased the property in 2016. The building has been vacant for 35 years and has significantly deteriorated during that time. The front façade is extremely deteriorated and has been boarded; a mural depicting the façade was painted on the boarding in 2018. The interior has no partitions or finishes. The roof is deteriorated.

The application proposes to remove most of the library structure, construct a parking garage with ground-floor retail on the site and adjacent site, and reconstruct the front façade to replicate the historic library façade. The application demonstrates that the stainless steel and glass portion of the front façade of the library is severely deteriorated and cannot be salvaged. The masonry-clad piers at the outer edges of the front façade would be retained and incorporated into the reconstructed façade. Behind the façade, the new structure would include retail space at the first floor and parking decks above. The Chestnut Street elevation above the rebuilt façade would be clad in a screen of metal fins.

While a proposal to remove most of the library structure appears at first glance to constitute a demolition as defined in Section 14-203(88) in the preservation ordinance and invoke the demolition restrictions at 14-1005(6)(d) of that ordinance, the staff contends that the sole resource at the site is the front façade, which cannot be salvaged but will be faithfully reconstructed. The application proposes to remove the party walls, rear wall, and roof, but those elements are not character-defining or visible from the right-of-way. The library is flanked on the north and west by the multi-story parking garage and on the east by the 15-story Jefferson Building. The lone photograph included in the nomination of the library building depicts the front façade as a two-dimensional object. The volume of the library is not discernable, and the roof

and rear wall are not visible (Figure 1). The staff suggests that the front façade of the library building is the historic resource, and, with its faithful reconstruction, this project will not constitute a demolition.

**SCOPE OF WORK:**

- Reconstruct historic façade at first floor; construct parking garage

**STANDARDS FOR REVIEW:**

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

- *Standard 2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.*
  - The historic character of the property is entirely encapsulated in the front façade, which will be faithfully reconstructed. This project satisfies Standard 2.
- *Standard 6: Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*
  - The severity of the deterioration of the front façade necessitates its replacement. The new façade will match the old façade in all respects. This project satisfies Standard 6.
- *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 construction of the new structure behind and above the façade will not destroy historic materials that characterize the property. The new structure will be compatible with yet differentiated from the historic façade in massing, size, scale, and architectural features.

**STAFF RECOMMENDATION:** Approval, with the staff to review details, pursuant to Standards 2, 6, and 9.



Figure 1. Photograph of the front façade of the library, the only photograph included in the 1990 nomination.



November 12, 2024

Dr. Jonathan Farnham  
Executive Director  
Philadelphia Historic Commission  
One Parkway, 13<sup>th</sup> Floor  
1515 Arch Street  
Philadelphia, PA 19102

Re: 1021-1029 Chestnut St.

Dr. Farnham,

We are pleased to submit the proposed reconstruction of the historic Mercantile Library and new PPA Garage located at 1021-29 Chestnut St. The project is owned by Philadelphia Parking Authority and Brickstone. Please find attached photographs, drawings, and renderings. This project is being submitted for final approval.

Please contact me with any questions.

Sincerely,

A handwritten signature in blue ink that reads 'Jonathan Broh'. The signature is stylized with large loops and a horizontal line across the top.

Jonathan Alan Broh  
**JKR Partners, LLC**



## Construction Permit Application

Use this application to obtain permits for a residential or commercial construction proposal and/or excavation projects. Mechanical / Fuel Gas, Electrical, Plumbing, and Fire Suppression trade details are found on page 2.

### Property Information

Identify the location of work for the permit(s).

1

Parcel Address: 1021 Chestnut St.

Specific Location: 1021-1029 Chestnut St.

Check box if this application is part of a project and provide the project number: PR-20 - \_\_\_\_\_

### Applicant Information

Identify how you are associated with the property.

2

I am the:  Property Owner  Tenant  Equitable Owner  Licensed Professional or Tradesperson

Name: Jonathan Broh Company: JKR Partners LLC

Address: 100 E. Penn Square Suite 1080 Philadelphia, PA 19107

Email: jbroh@jkrparchitects.com Phone No.: 215-928-9331

Licensed professionals include design professionals, attorneys, and expeditors. A tradesperson must have an active Philadelphia license for their trade or hold a PA Home Improvement Contractor Registration.

### Property owner Information

Identify the deeded property owner.

3

If there was a recent change of ownership, documentation such as a deed or settlement sheet is required.

\*If the property owner is a 'company', identify the contact information for any natural person with more than 49% equity interest in the property. If no individual has such an interest, provide contact information of at least two (2) natural persons with the largest equity interest in the property.

The property owner is a/an:  Individual  Company\*

#### Owner (1)

Name: Philadelphia Parking Authority  Check box if new owner is being listed

Address: 701 Market Street, Suite 5400 Philadelphia, PA 19106

#### Owner (2)

Name: Brickstone

Address: 701 Market Street, Philadelphia, PA 19106

### Design Professional in Responsible Charge

Identify the PA-licensed design professional who is legally responsible.

4

Name: Jonathan Broh Firm: JKR Partners LLC

PA License No.: RA016794 Phila. Commercial Activity License No.: \_\_\_\_\_

Email: jbroh@jkrparchitects.com Phone No.: 215-928-9331

### Project Scope

Use this section to provide project details; all fields are mandatory.

5

(a) Choose the proposed occupancy of the entire building. If not one-or-two-family, provide a description of group(s) per code.

(b) Identify if the project will be new construction, an addition, interior/exterior alterations, excavation or shell.

(c) List the site area that will be disturbed by construction, if any. Enter 'zero' if no disturbance.

(d) Note the new floor area created, including basements, cellars, and occupiable roofs. Where existing areas will be altered, list those areas separately.

(e) State the number of new or affected stories.

(f) Provide a detailed description of the work proposed (use separate sheet if needed).

(g) Select all conditions that apply to this project (if any).

\* Provide the associated Streets Review number if "Project Impacts Streets / Right-of-Way" is selected.

\*\* If 'Yes' is selected, an Owners' Acknowledgement of Receipt form must be provided for each affected property.

(a) Occupancy  Single-Family  Two-Family  Other, please describe: Parking Garage & Retail

(b) Scope of Work  New Construction  Excavation  Addition / Alteration  Shell (No Fit Out) - Option for Commercial Permits Only

(c) Earth Disturbance Area of Earth Disturbance: 46,402 sf (Sq. Ft.)

(d) Building Floor Areas New Floor Area: 46,402 sf (Sq. Ft.) Existing Altered Area: \_\_\_\_\_ (Sq. Ft.)

(e) Number of Stories 8

(f) Description of Work New 8-story parking garage with retail at the ground floor of Chestnut St.  
Reconstruction of the 1-story historic mercantile library storefront at Chestnut St.

**REQUESTING FINAL APPROVAL**

#### (g) Project Conditions

- New High Rise  Green Roof Included  Initial Fit-out of Newly Constructed Space  
 Modular Construction  Façade Work  Project Impacts Streets/Right-of-Way\*  
 Project Impacts Adjacent Property\*\*

\* Provide the associated Streets Review number for this project, if applicable: SR-20

\*\* This project includes work described below:  Yes  No

- Excavation work more than 5 feet below adjacent grade and within 10 feet of an adjacent building or structure.
- Excavation or construction work where historic structure is within 90 feet on the same or adjacent parcel.
- Structural alterations of a historic structure (excluding one-or-two family dwelling).
- Modifications to a party wall, including joist replacement, and additions.
- Severing of structural roof or wall covering spanning properties.



# Department of Licenses and Inspections

CITY OF PHILADELPHIA

Job Number: (for office use only)

### Project Details, Other Permits & Contractor Information

Use this section to provide project details, pre-requisite approvals and applicable contractor information.

(a) Choose all disciplines of work for which permits are being requested.

- If 'Building' is not requested, provide the number of the associated permit that was previously issued (where applicable).
- If a Zoning Permit was issued for this work, provide the related Zoning Permit number.

(b) Identify the general contractor and estimated cost of building construction.

(c) Identify the licensed excavation contractor and estimated cost of excavation work.

(d) Identify the mechanical contractor, estimated cost of mechanical work, equipment type, and quantity as:

- Number of registers/diffusers (separate new / relocated)
- Number of appliances
- Number of Type I / Type II kitchen hoods

Where fuel gas work is included, note the estimated cost of fuel gas work.

(e) Identify the licensed electrical contractor, estimated cost of electrical work, and a registered third-party electrical inspection agency.

(f) Identify the registered master plumber, estimated cost of plumbing work, number of fixtures, and check location of work as:

- Interior
- Exterior Drainage and/or Water Distribution

(g) Identify the licensed fire suppression contractor, estimated cost of fire suppression work, and number of devices:

- Sprinkler Heads (separate new / relocated quantities)
- Standpipes
- Fire Pumps
- Stand-alone Backflow Prevention Devices
- Kitchen Extinguishing Systems
- Hydrants

**\*ROUGH-IN NOTICE:** If you are seeking a rough-in permit, an application for plan review must be submitted already.

(h) Provide the total improvement cost for residential (including multi-family alterations and additions). Check the box if your project is excluded from real estate tax exemption and exempt from Development Impact Tax.

### (a) Check all that apply:

- Building    Excavation    Mechanical & Fuel Gas    Electrical    Plumbing    Fire Suppression

Provide the associated Construction Permit number, if applicable: **RP or CP – 20** \_\_\_\_\_ - \_\_\_\_\_

Provide the associated Zoning Permit number for this construction, if applicable: **ZP – 20** \_\_\_\_\_ - \_\_\_\_\_

**Note:** Trades listed below (d, e, f, and g) are mandatory for all residential new construction jobs.

### (b) General Building Construction Contractor Information

Name: Gilbane Building Company Terrence McKenna Cost of Building Work: \$ 85.4m

License Number: 21940 Phone: 267-256-4550

### (c) Excavation Work & Contractor Information

Name: \_\_\_\_\_ Cost of Excavation Work: \$ \_\_\_\_\_

License Number: \_\_\_\_\_ Phone: \_\_\_\_\_

### (d) Mechanical / Fuel Gas Work & Contractor Information

Name: \_\_\_\_\_ Cost of Mechanical Work: \$ \_\_\_\_\_

License Number: \_\_\_\_\_ Cost of Fuel Gas Work: \$ \_\_\_\_\_

Equipment Types:  Registers / Diffusers    Appliances    Hoods   Phone: \_\_\_\_\_

Equipment Details & Quantities: \_\_\_\_\_

### (e) Electrical Work & Contractor Information   New Installation   Alteration   \*Rough-In

Name: \_\_\_\_\_ Cost of Electrical Work: \$ \_\_\_\_\_

License Number: \_\_\_\_\_ Phone: \_\_\_\_\_

Third Party Inspection Agency Name: \_\_\_\_\_

### (f) Plumbing Work & Contractor Information   New Installation   Alteration   \*Rough-In

Name: \_\_\_\_\_ Cost of Plumbing Work: \$ \_\_\_\_\_

License Number: \_\_\_\_\_ Phone: \_\_\_\_\_

Number of Fixtures: \_\_\_\_\_

Check one:    Interior Work    Exterior Building Drainage    Exterior Water Distribution:  
line size: \_\_\_\_\_ (in.)

### (g) Fire Suppression Work & Contractor Information   New Installation   Alteration   \*Rough-In

Name: \_\_\_\_\_ Cost of Fire Supp. Work: \$ \_\_\_\_\_

License Number: \_\_\_\_\_ Phone: \_\_\_\_\_

Sprinkler Heads: \_\_\_\_\_ Standpipes: \_\_\_\_\_ Fire Pumps: \_\_\_\_\_

Commercial Kitchen Systems: \_\_\_\_\_ Backflow Devices: \_\_\_\_\_ Hydrants: \_\_\_\_\_

(h) Total Improvement Cost: \$ 85.4m (The total improvement cost must also include the cost of all electrical, plumbing, mechanical, fire suppression systems work, and interior finishes)

Check box if your project is excluded from real estate tax exemption and exempt from Development Impact Tax (Review OPA's website for tax abatement information at: <https://www.phila.gov/services/property-lots-housing/property-taxes/get-real-estate-tax-relief/get-a-property-tax-abatement/>)

6

### Declaration & Signature

All provisions of the Philadelphia 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 statements herein, I am subject to such penalties as may be prescribed by law or ordinance, inclusive of the penalties contained in 18 Pa. C.S. § 4904.

Applicant Signature: \_\_\_\_\_ Date: 11 / 12 / 2024

# PPA GARAGE HISTORIC PRESENTATION

NOVEMBER 12, 2024

**ADDRESS:** 1021-1029 Chestnut Street

## **APPLICANT:**

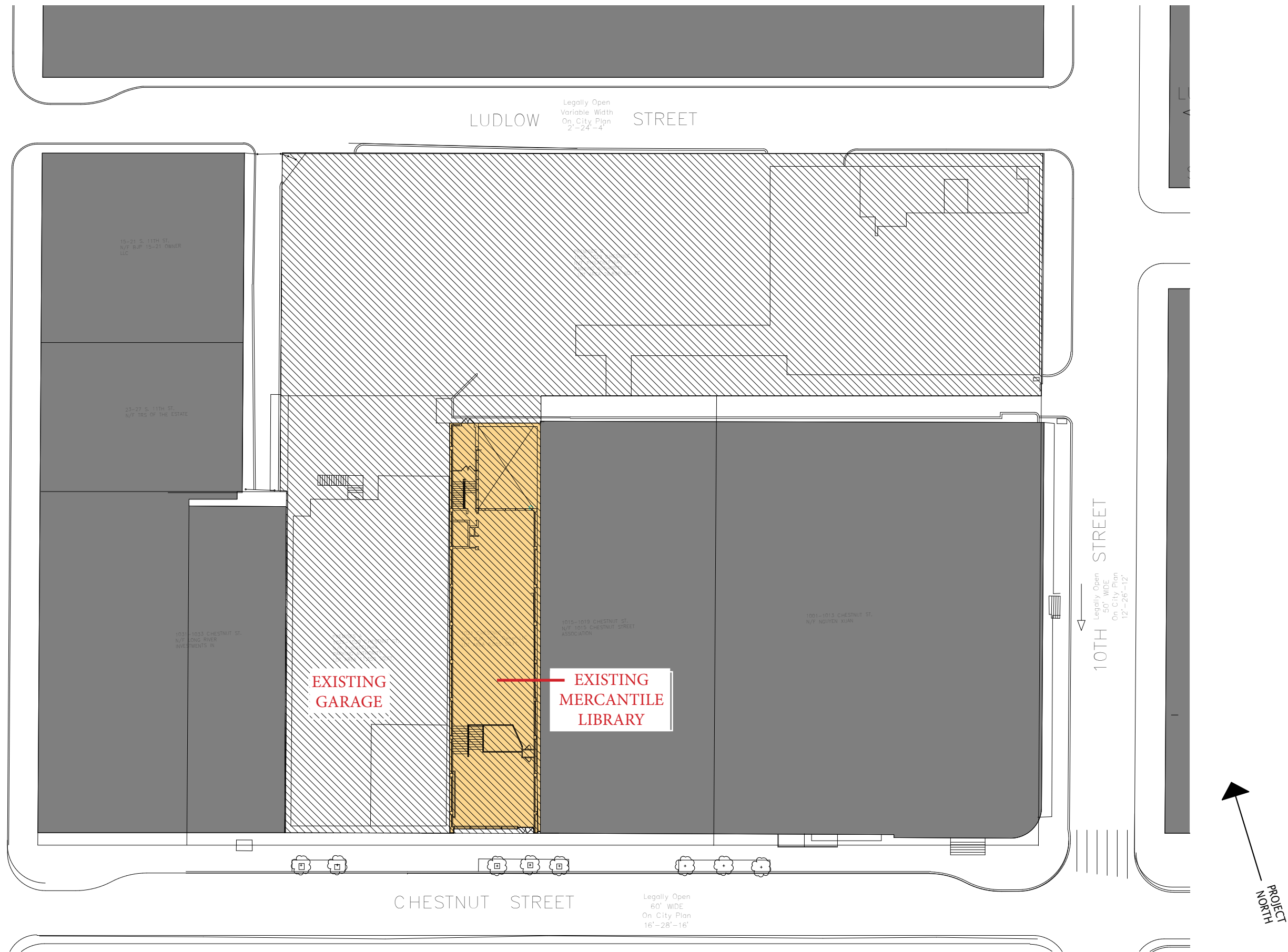
Jonathan Broh  
jbroh@jkrparchitects.com  
(215) 928-9331  
100 E Penn Square, Suite 1080  
Philadelphia, PA 19107

## **PROPERTY OWNERS:**

Philadelphia Parking Authority  
Brickstone



PPA GARAGE - HISTORIC PRESENTATION

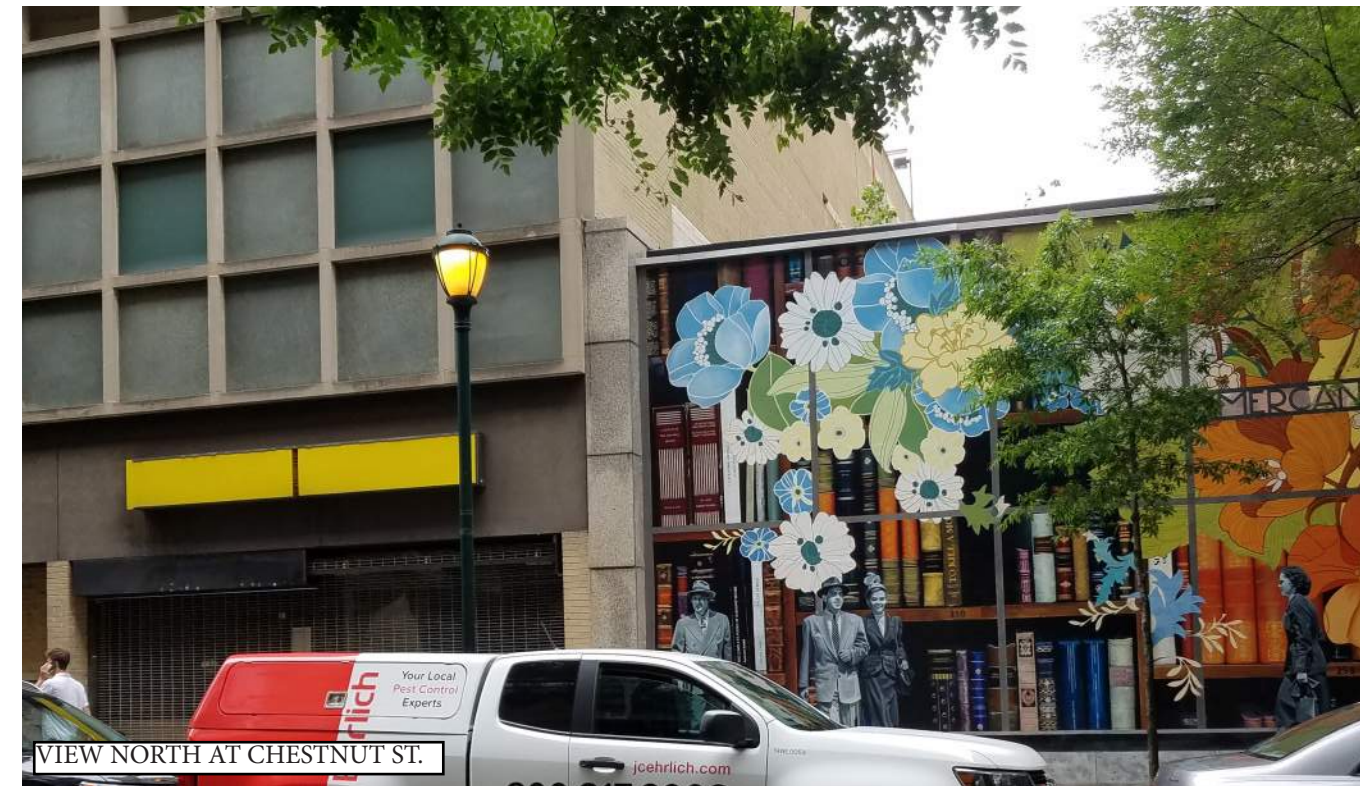




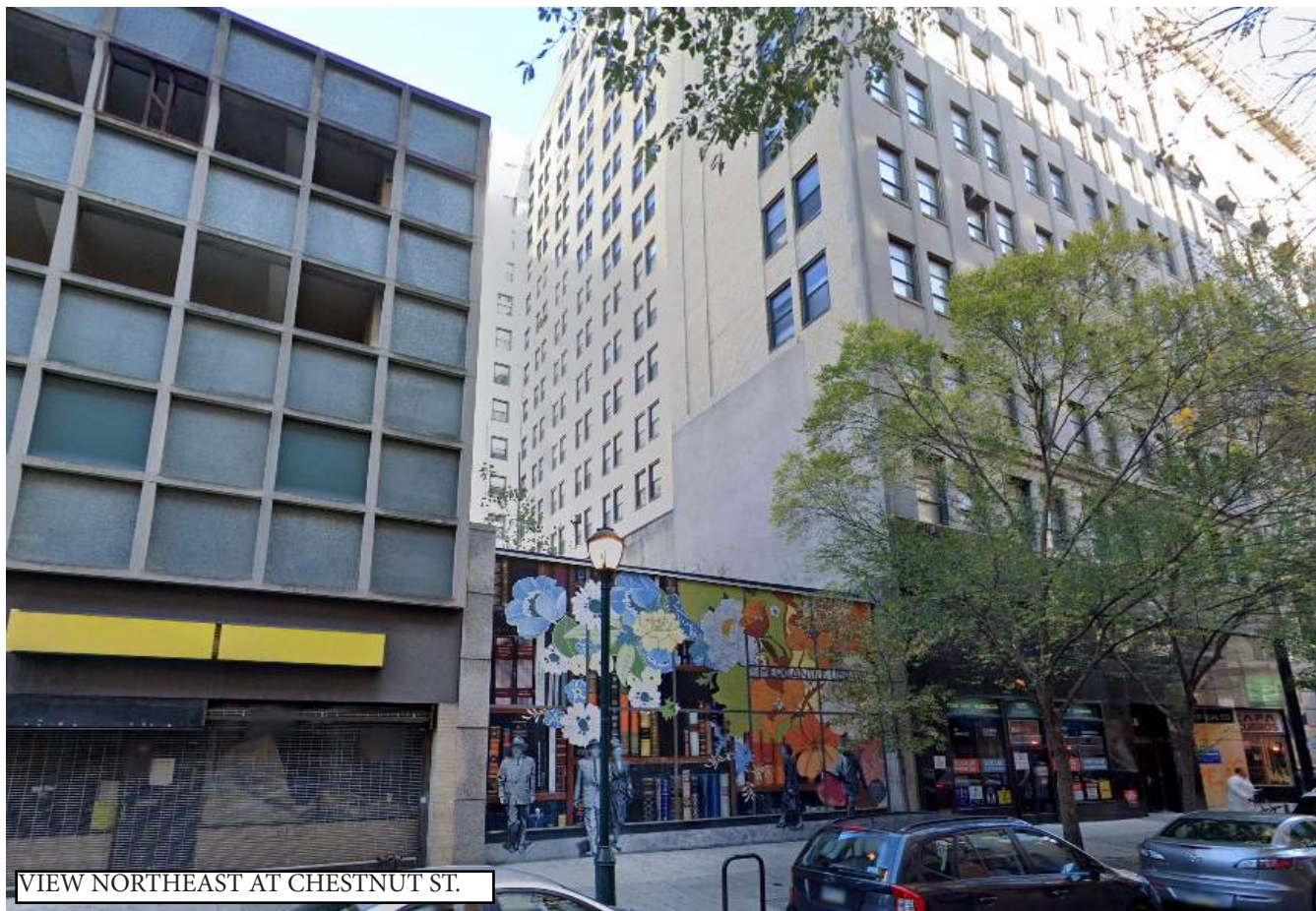




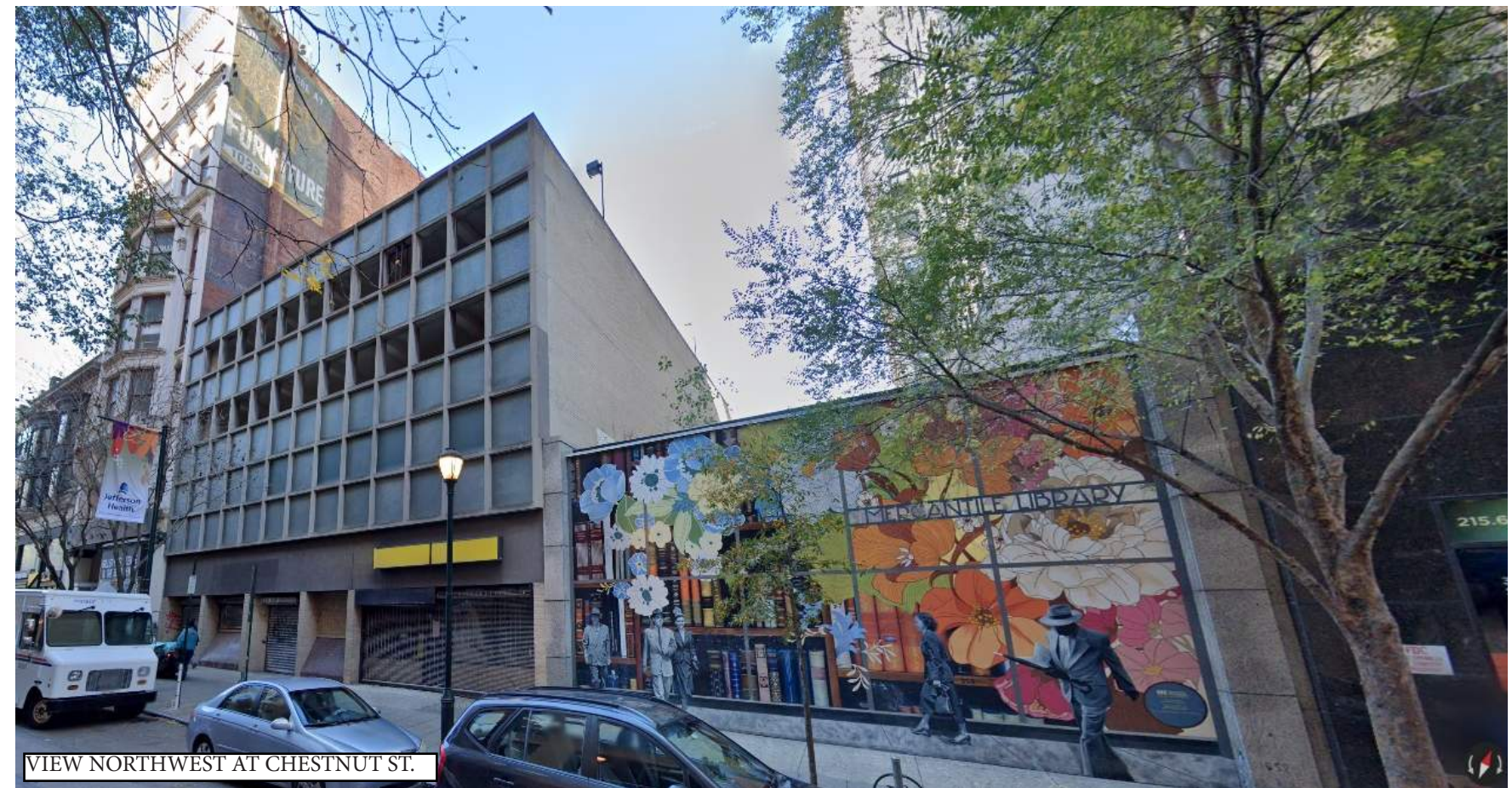
VIEW EAST AT CHESTNUT ST.



VIEW NORTH AT CHESTNUT ST.



VIEW NORTHEAST AT CHESTNUT ST.



VIEW NORTHWEST AT CHESTNUT ST.



INTERIOR - EXISTING STAINLESS STEEL-CLAD STEEL FRAME DOOR AND GLAZING NOT EXTANT



EXTERIOR - FROM SOUTH SIDE OF STREET. MURAL REMOVED FROM EASTERN MOST BAY



EXTERIOR - MURAL REMOVED FROM EASTERN MOST BAY



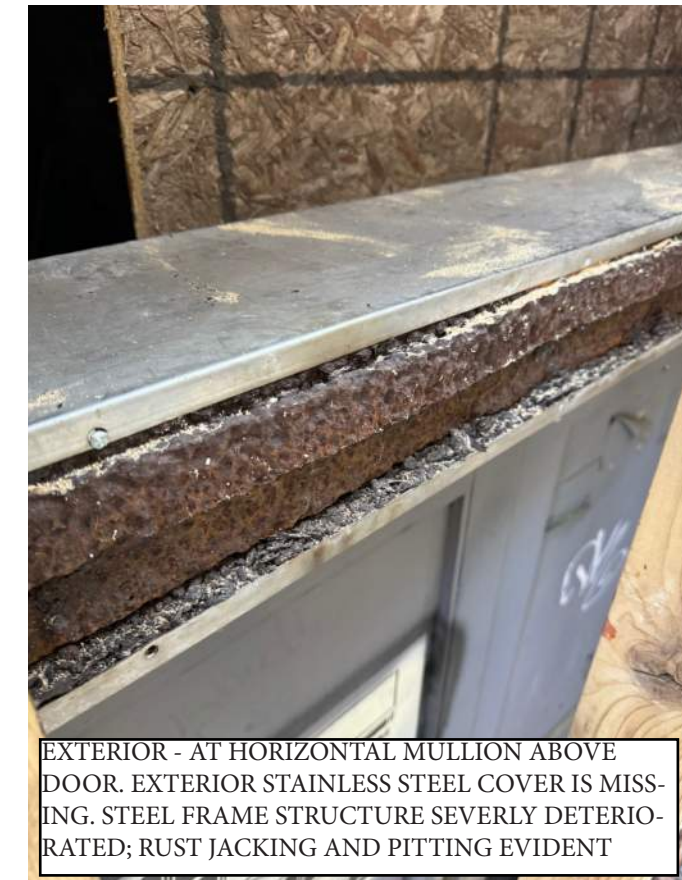
EXTERIOR - ROOFED-OVER FASCIA AND DRIP EDGE



INTERIOR - AT INTERMEDIATE HORIZONTAL MULLION. STAINLESS STEEL CLADDING IS DETACHING AND DEFORMED



EXTERIOR - AT HORIZONTAL MULLION ABOVE DOOR. EXTERIOR STAINLESS STEEL COVER IS MISSING. STEEL FRAME STRUCTURE SEVERELY DETERIORATED; RUST JACKING AND PITTING EVIDENT



EXTERIOR - AT HORIZONTAL MULLION ABOVE DOOR. EXTERIOR STAINLESS STEEL COVER IS MISSING. STEEL FRAME STRUCTURE SEVERELY DETERIORATED; RUST JACKING AND PITTING EVIDENT



EXTERIOR - AT EAST VERTICAL MULLION. RUST JACKING HAS CAUSED DETACHMENT OF CLADDING. ANCHORS ARE LOOSE AND SEALANTS ARE DETERIORATING.



EXTERIOR - AT HORIZONTAL MULLION ABOVE DOOR. EXTERIOR STAINLESS STEEL COVER IS MISSING. STEEL FRAME STRUCTURE SEVERLY DETERIORATED; RUST JACKING AND PITTING EVIDENT



EXTERIOR - WEST DOOR JAMB. SHOE MULLION IS RUSTED; FACE PLATE DETACHED



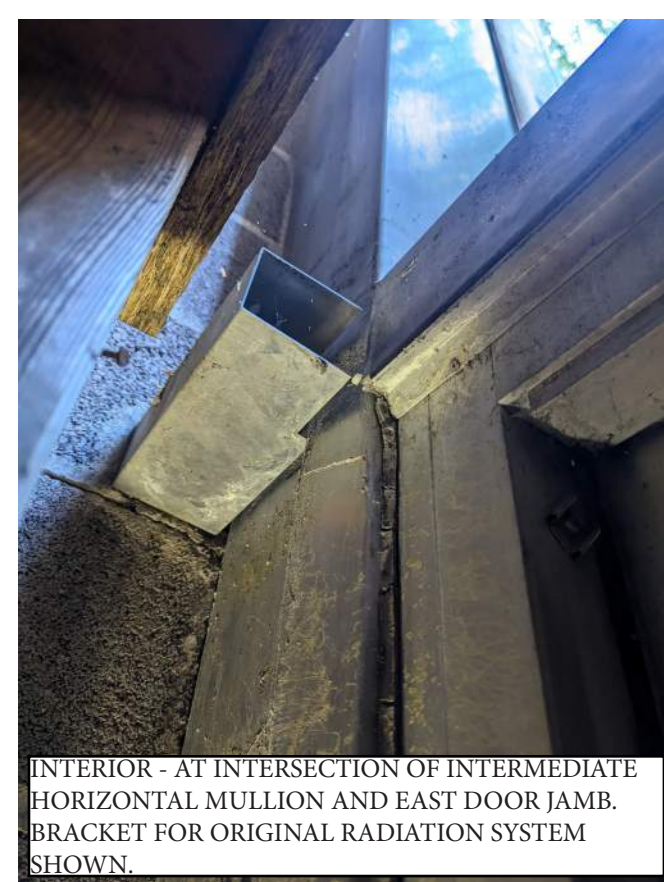
EXTERIOR - AT HORIZONTAL MULLION ABOVE DOOR. EXTERIOR STAINLESS STEEL COVER IS MISSING. STEEL FRAME STRUCTURE SEVERLY DETERIORATED; RUST JACKING AND PITTING EVIDENT



EXTERIOR - AT VERTICAL MULLION. SEVERE DETERIORATION OF STEEL IS EVIDENT. RUST JACKING HAS CAUSED DETACHMENT OF CLADDING. ANCHORS ARE LOOSE AND SEALANTS ARE DETERIORATING



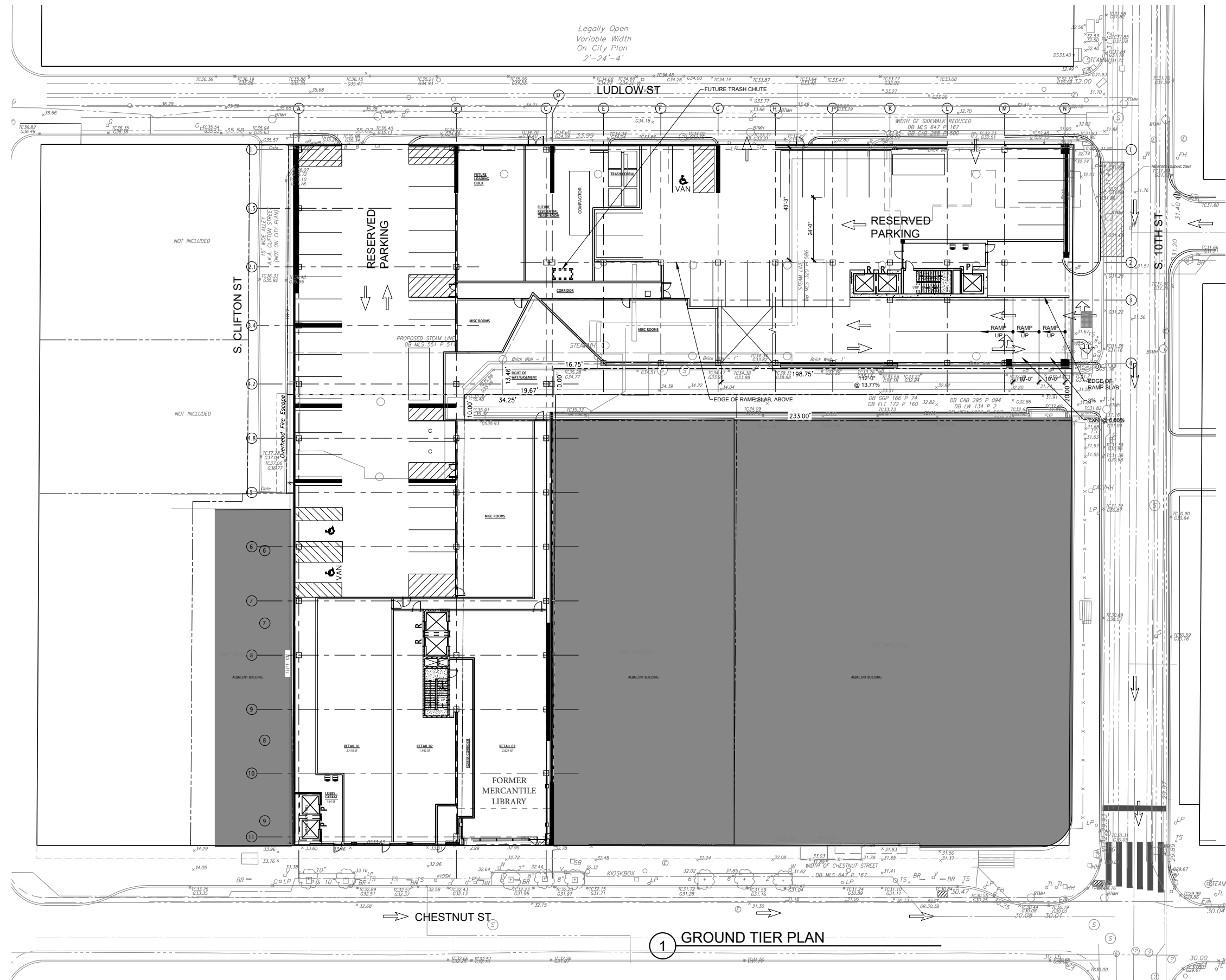
INTERIOR - AT EAST DOOR JAMB. SEALANT BETWEEN ORIGINAL FRAME AND NON-ORIGINAL DOOR FRAME DETERIORATING



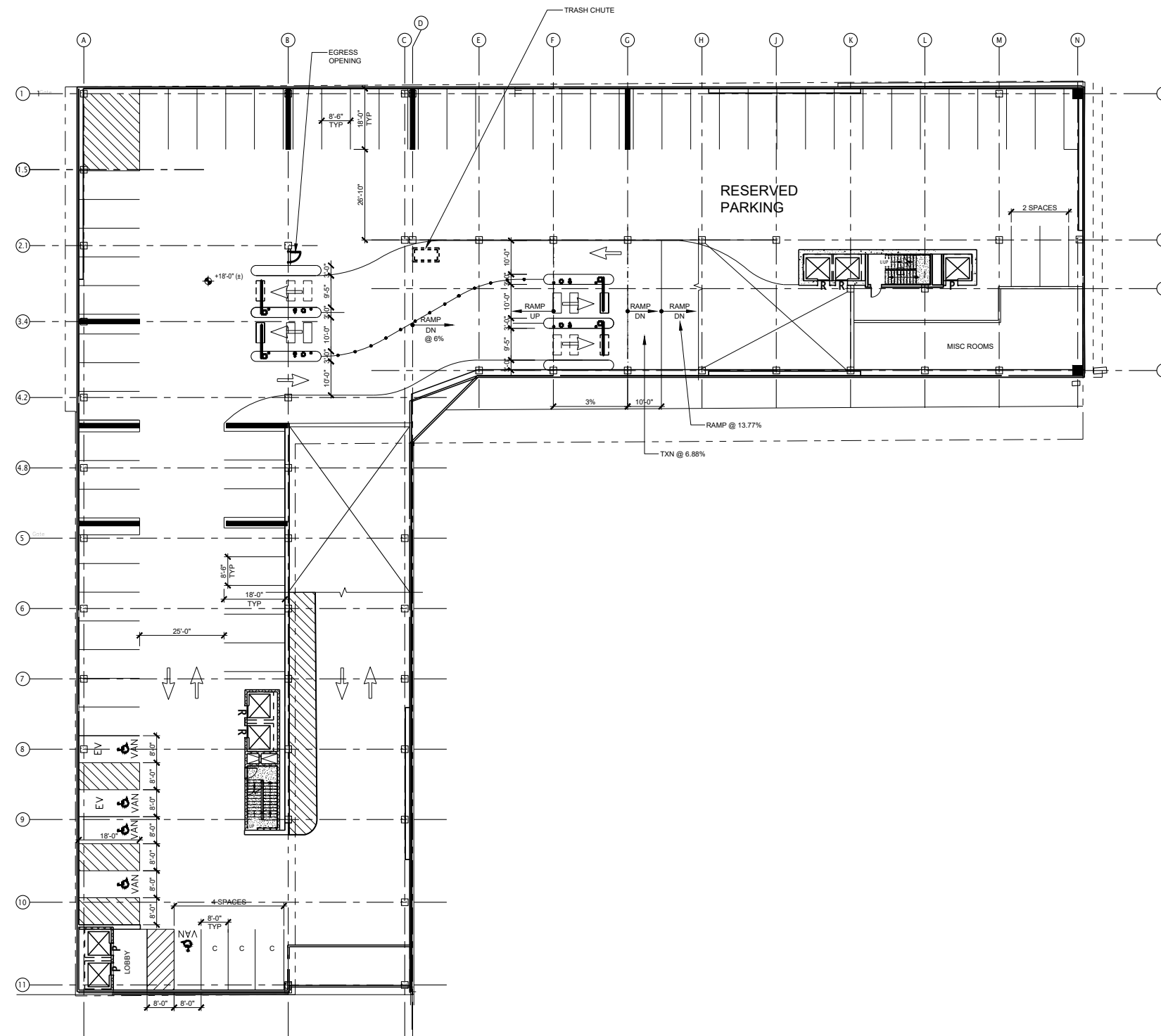
INTERIOR - AT INTERSECTION OF INTERMEDIATE HORIZONTAL MULLION AND EAST DOOR JAMB. BRACKET FOR ORIGINAL RADIATION SYSTEM SHOWN.



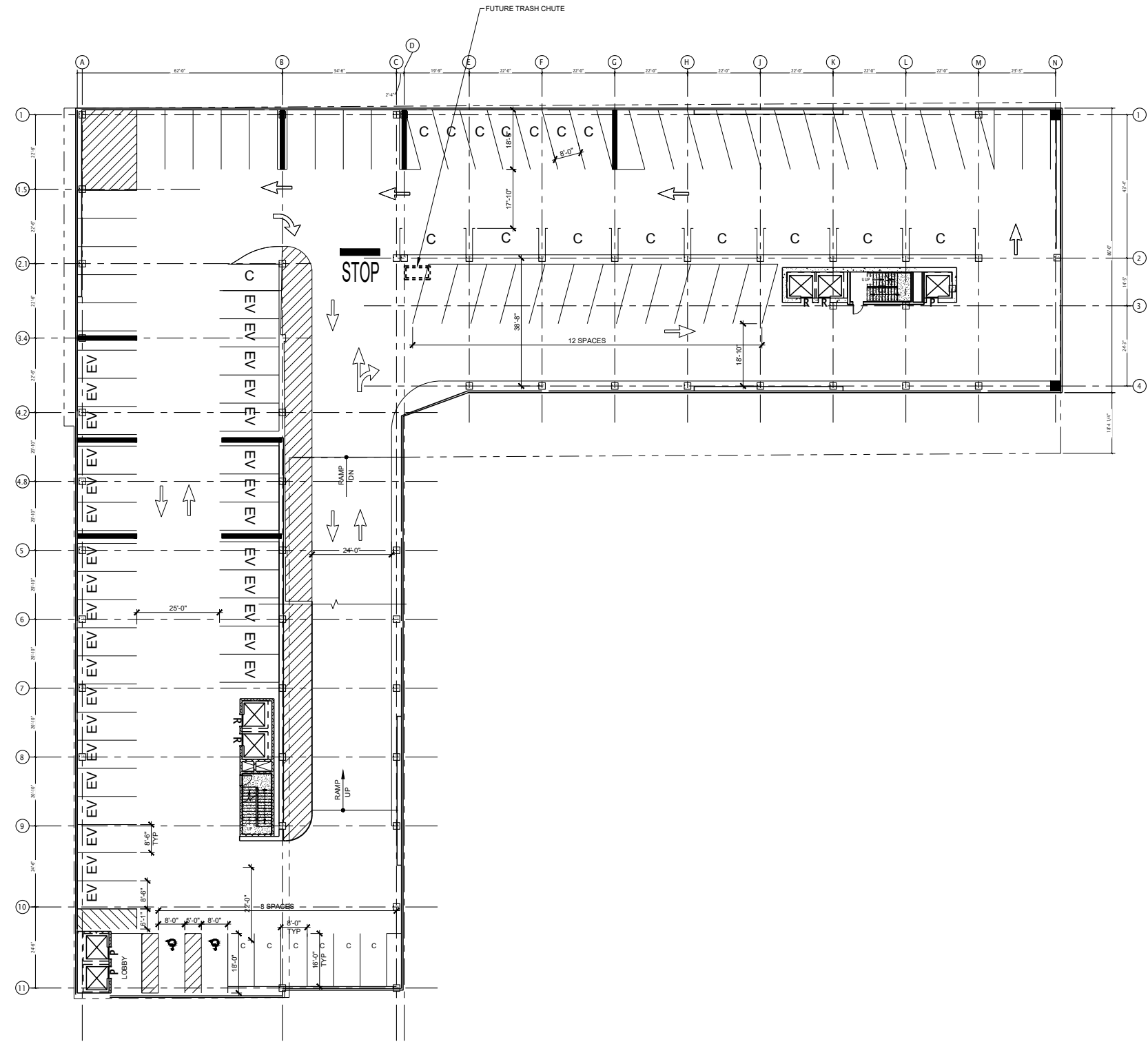
INTERIOR - AT INTERSECTION OF INTERMEDIATE HORIZONTAL MULLION AND WESTERN DOOR JAMB. BRACKET FOR ORIGINAL RADIATION SYSTEM SHOWN.



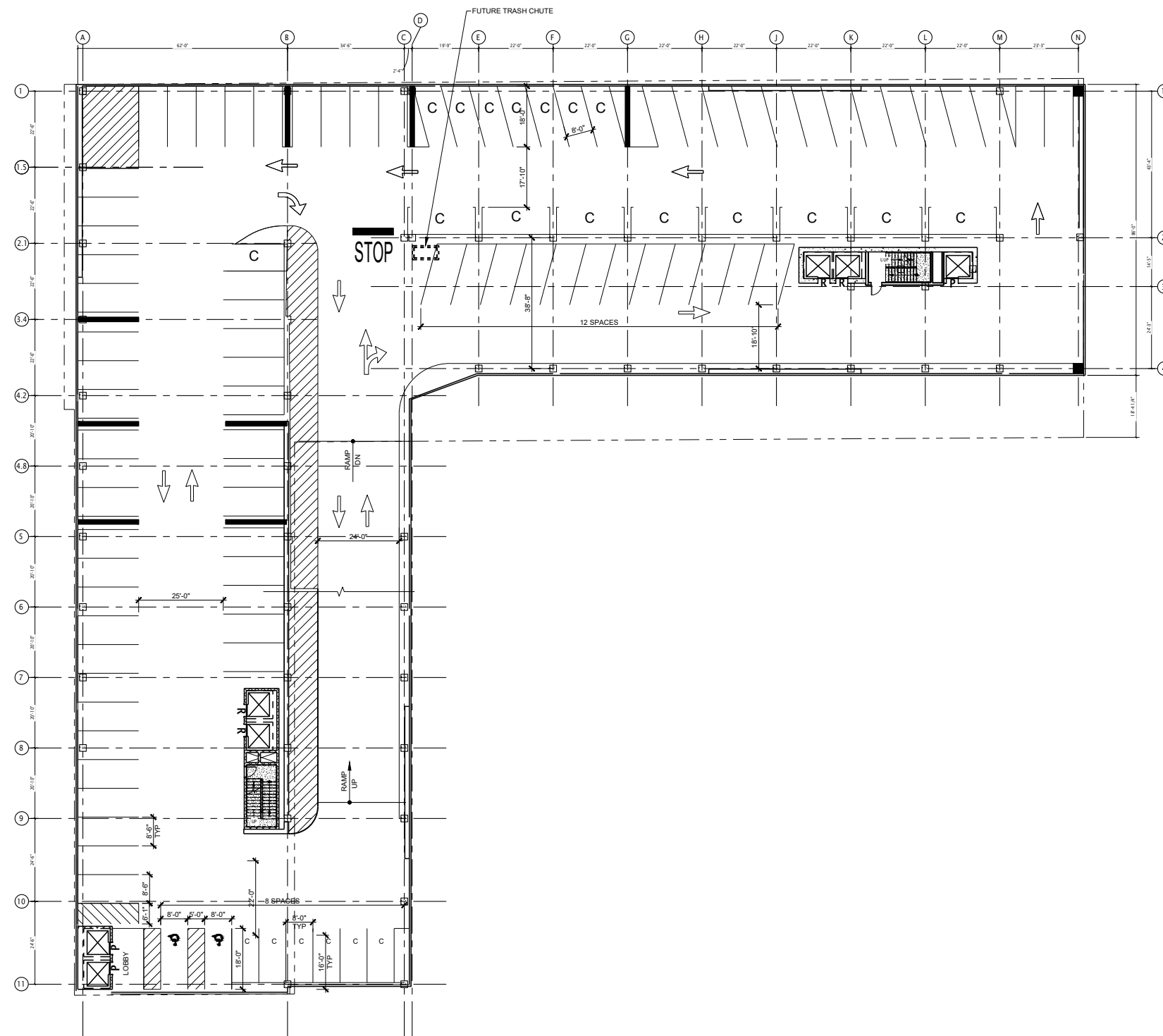
1 GROUND TIER PLAN



1 SECOND TIER PLAN

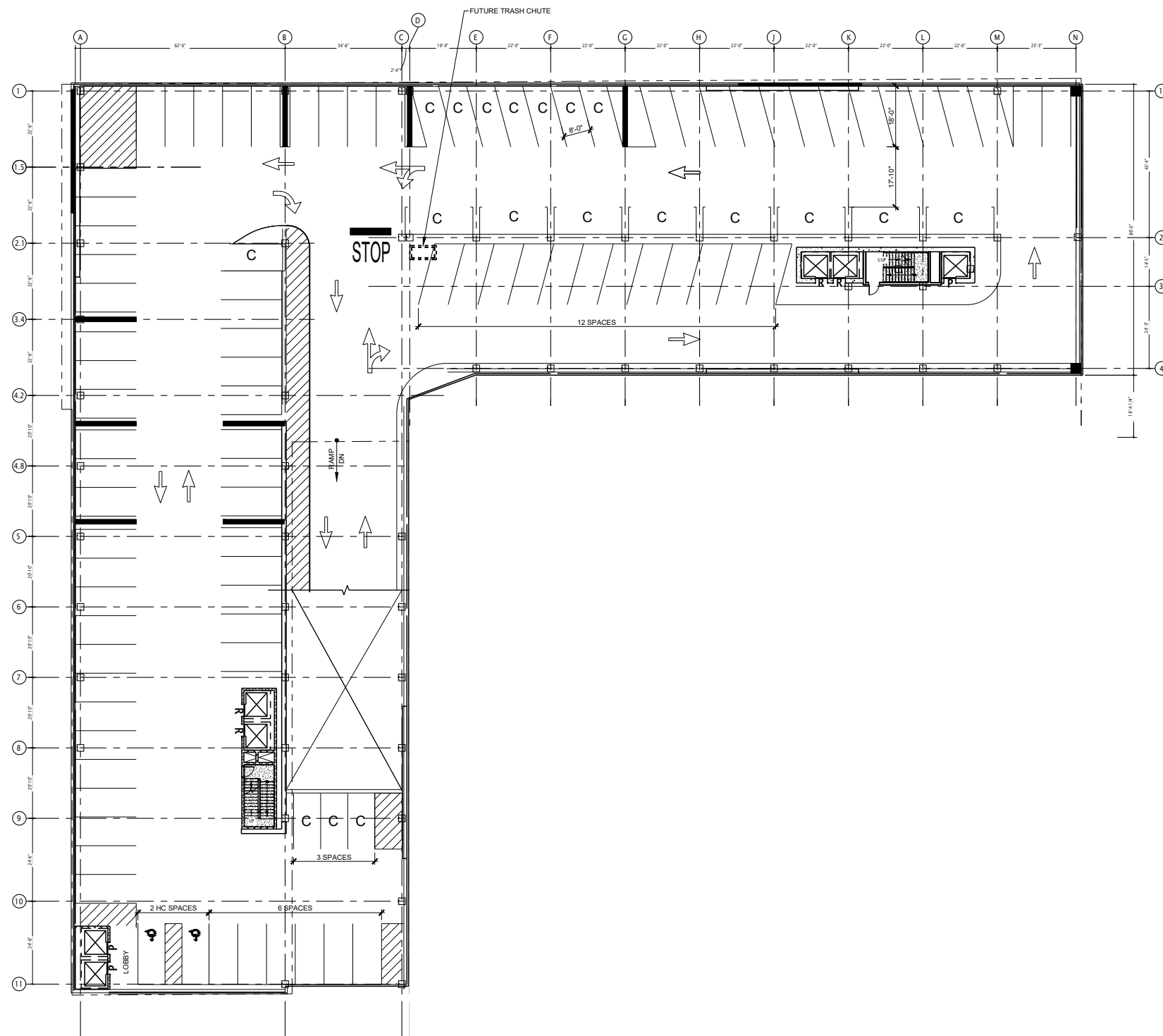


1 THIRD TIER PLAN



1 TYPICAL TIER PLAN





1 TOP TIER PLAN

TOP TIER  
83'-6"

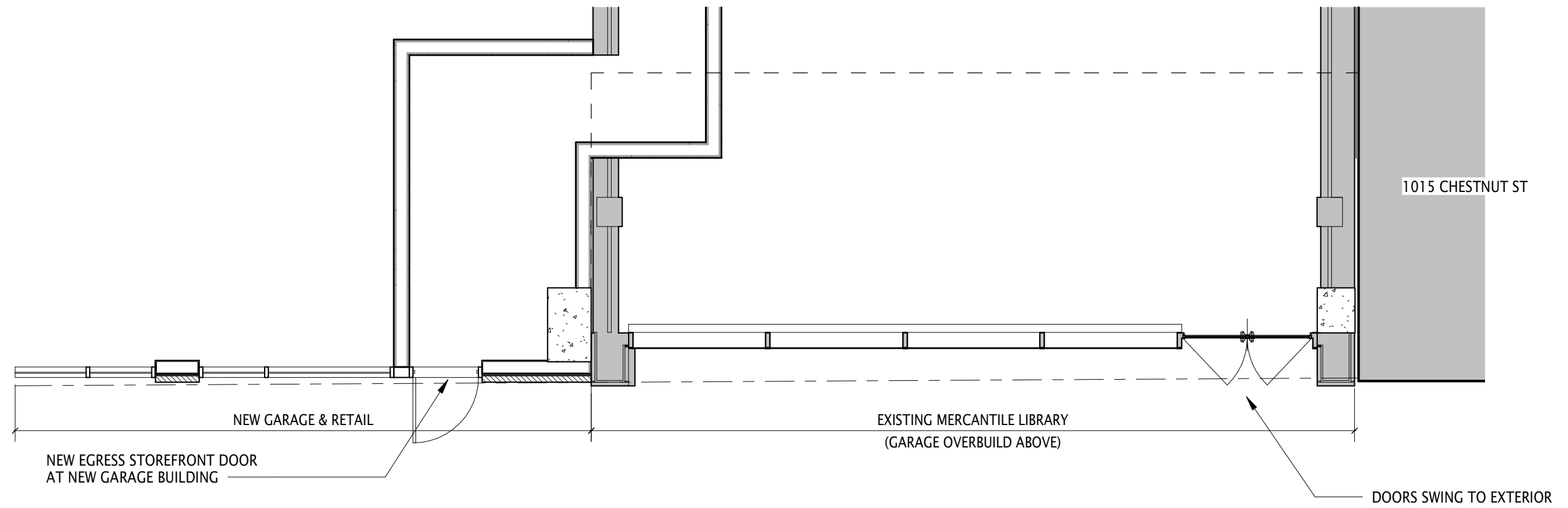


NEW GARAGE  
EXISTING MERCANTILE  
LIBRARY & GARAGE  
OVERBUILD

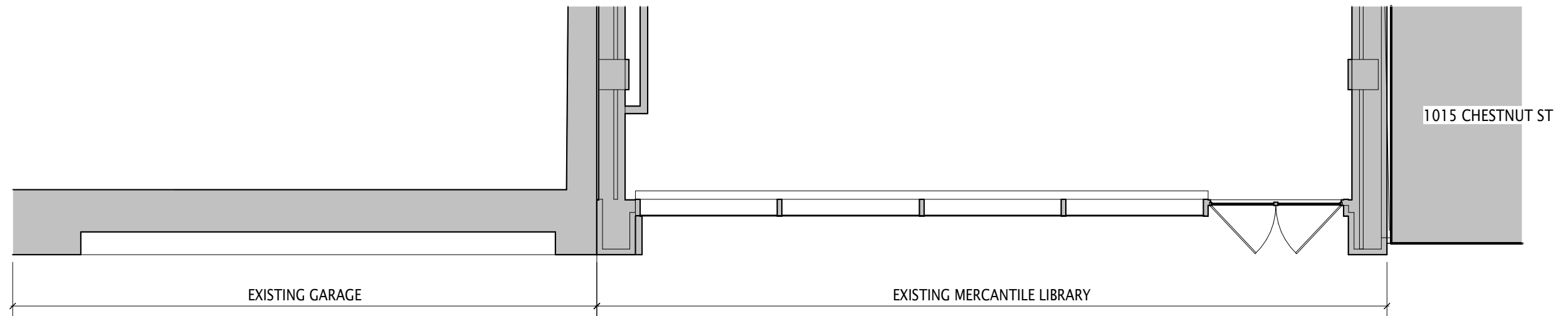


PPA GARAGE - HISTORIC PRESENTATION  
PROPOSED RENDERED ELEVATIONS

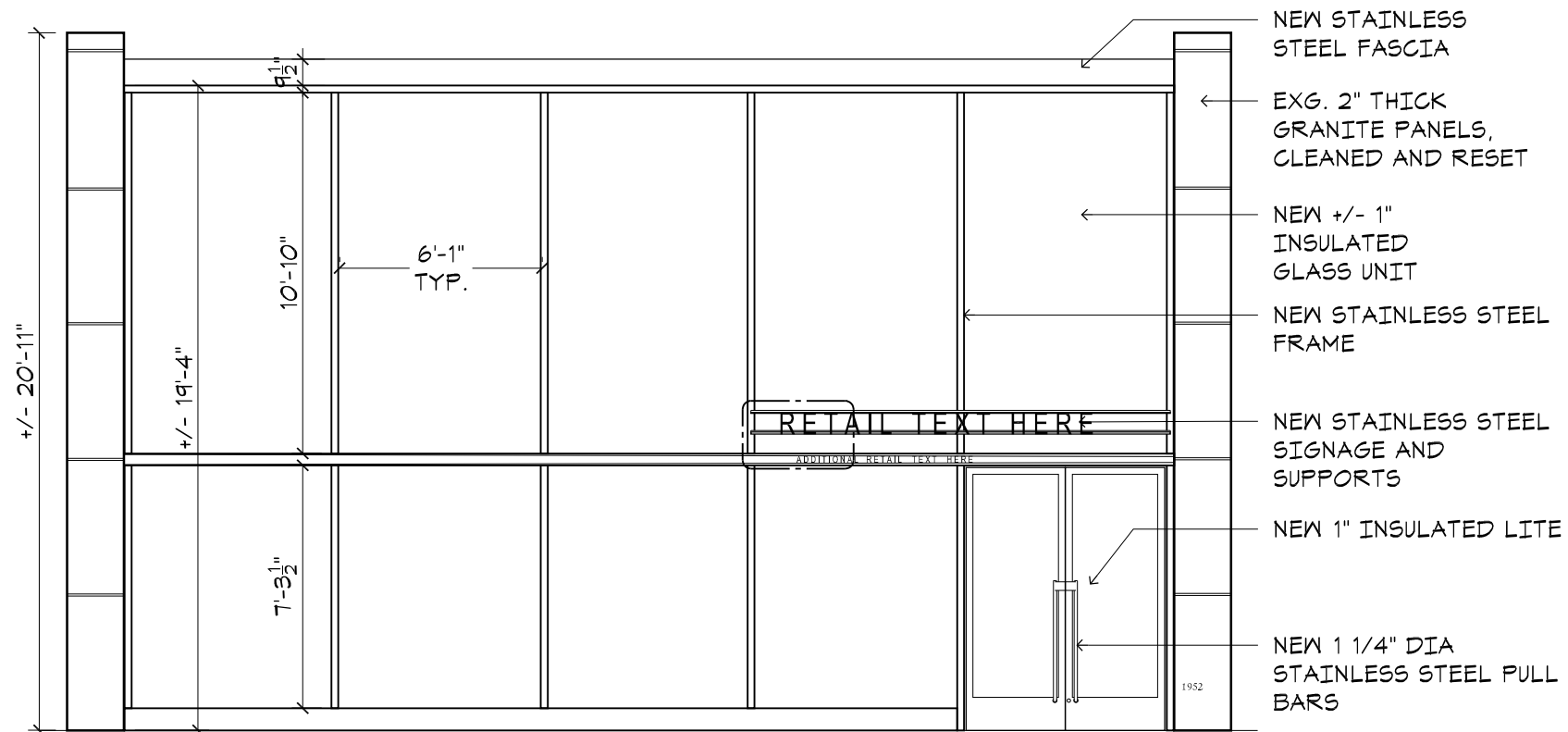




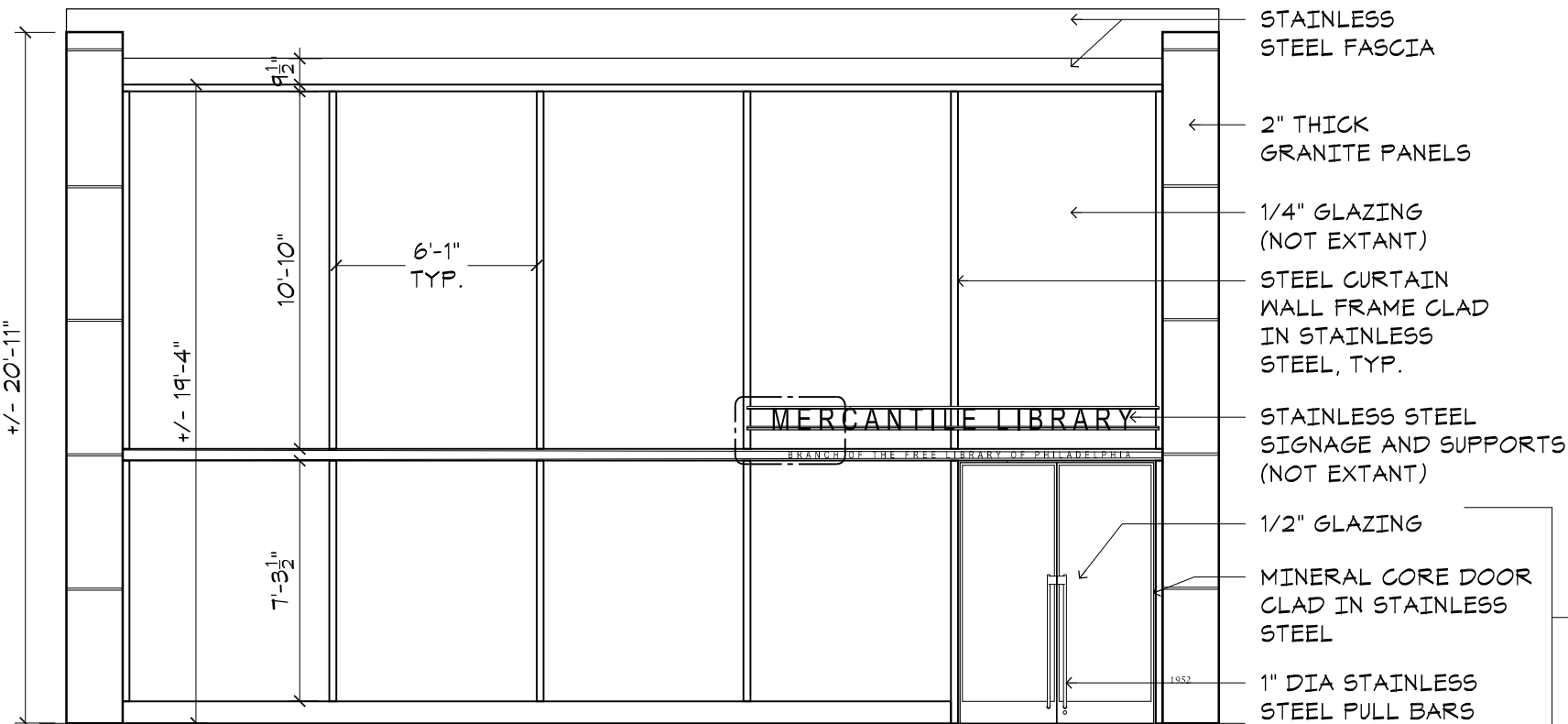
PROPOSED GROUND FLOOR GARAGE & MERCANTILE LIBRARY PLAN  
 3/16" = 1'-0"



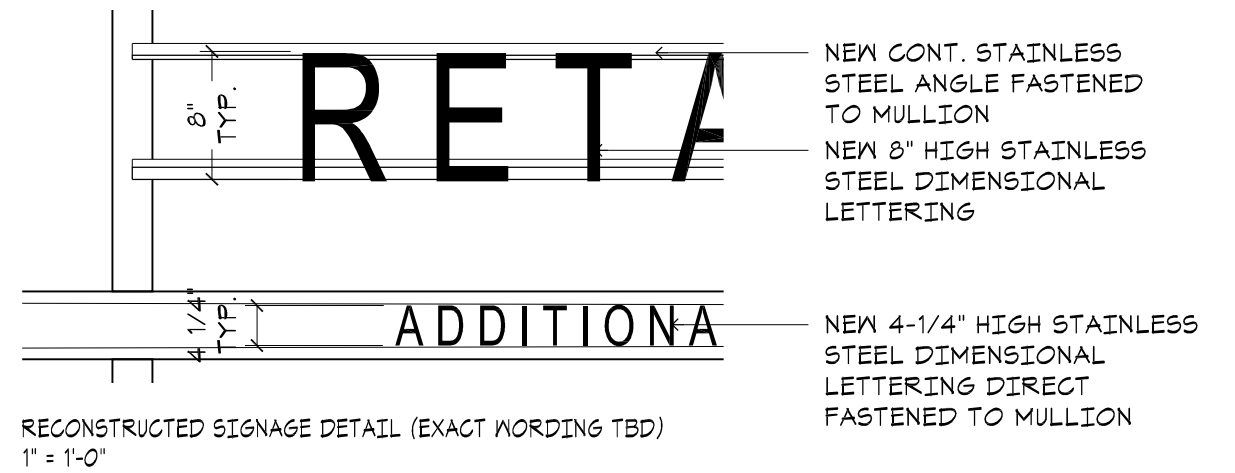
EXISTING GROUND FLOOR GARAGE AND MERCANTILE LIBRARY PLAN  
 3/16" = 1'-0"



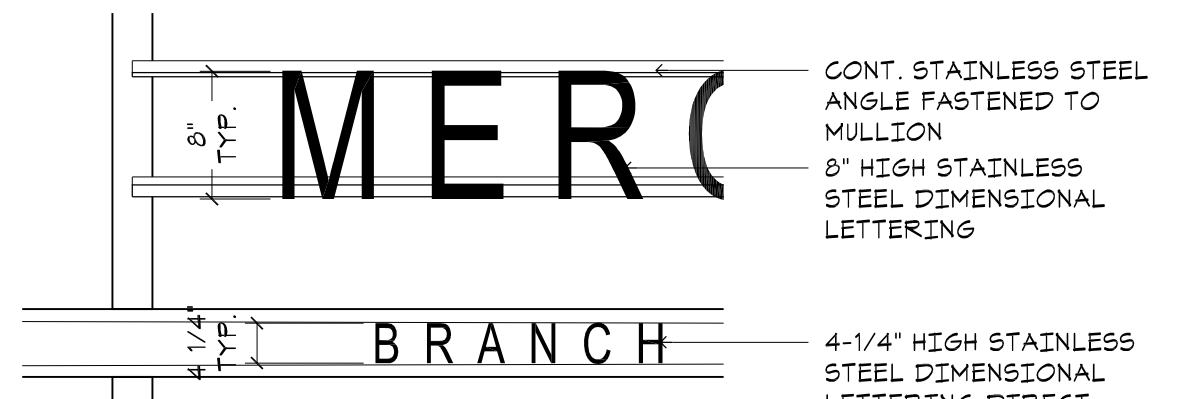
RECONSTRUCTED SOUTH ELEVATION  
3/16" = 1'-0"



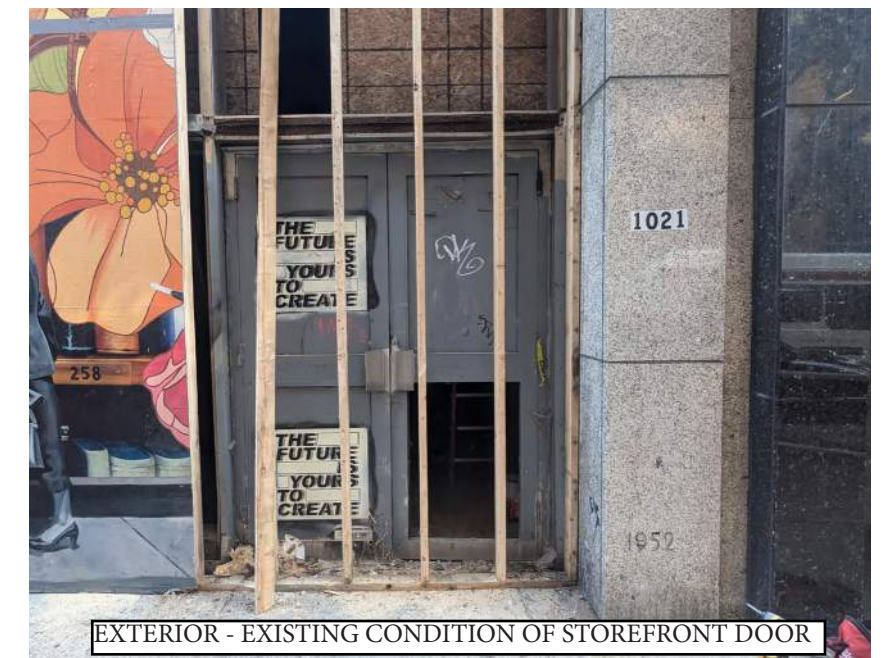
ORIGINAL SOUTH ELEVATION (PARTIALLY EXTANT)  
3/16" = 1'-0"



RECONSTRUCTED SIGNAGE DETAIL (EXACT WORDING TBD)  
1" = 1'-0"

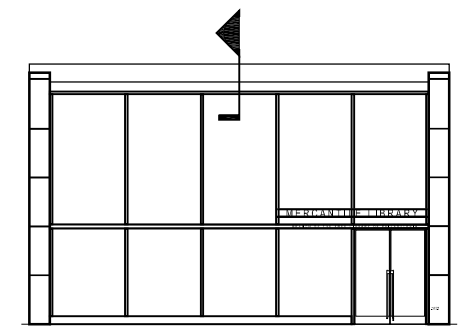
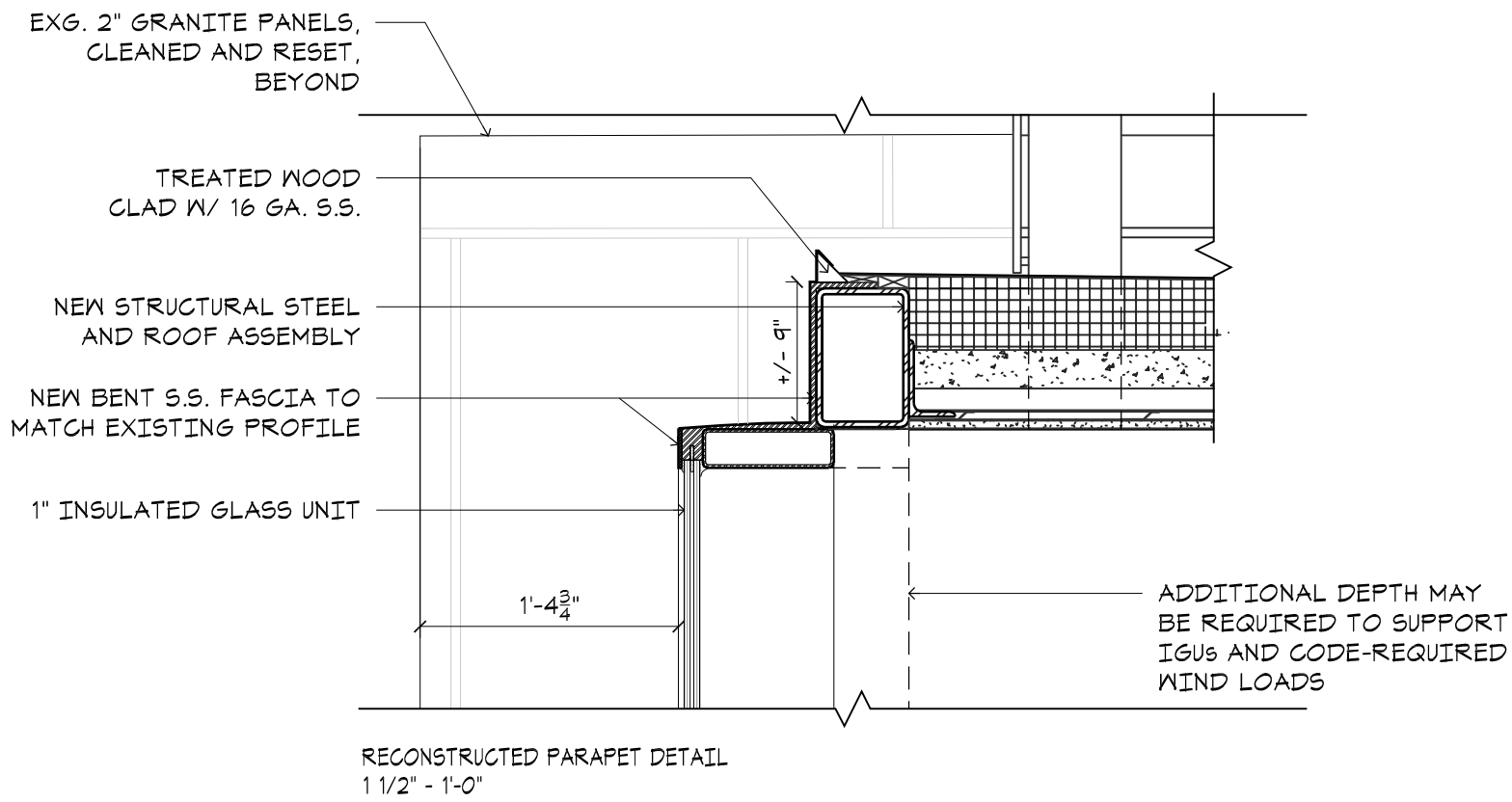


ORIGINAL SIGNAGE DETAIL (NOT EXTANT)  
1" = 1'-0"

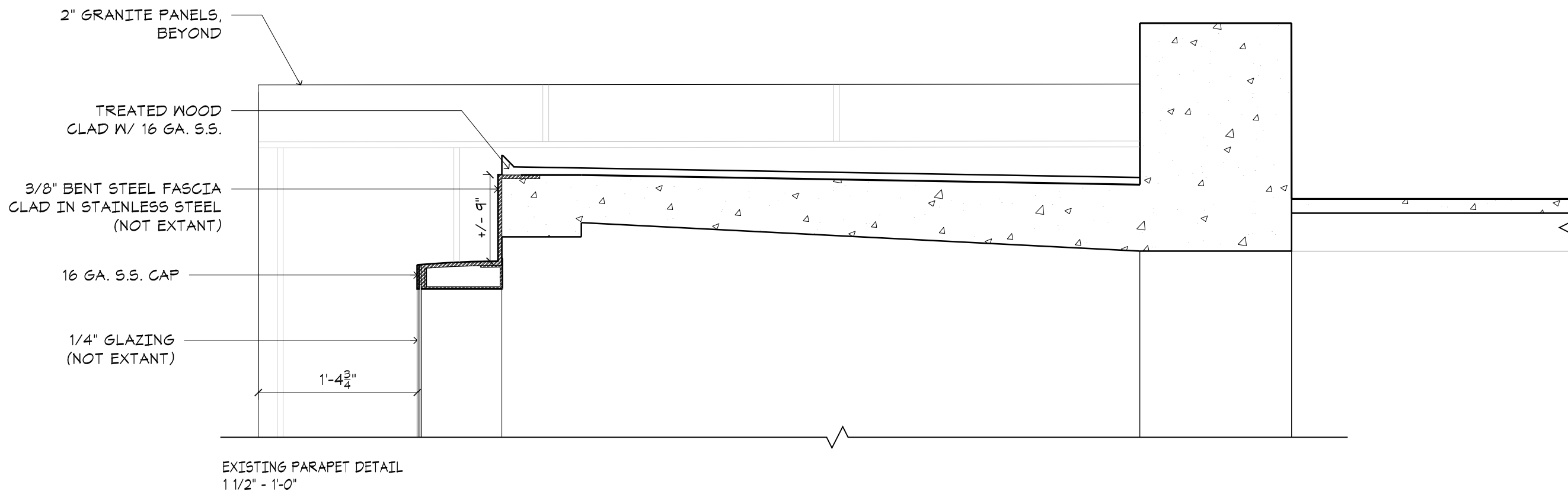


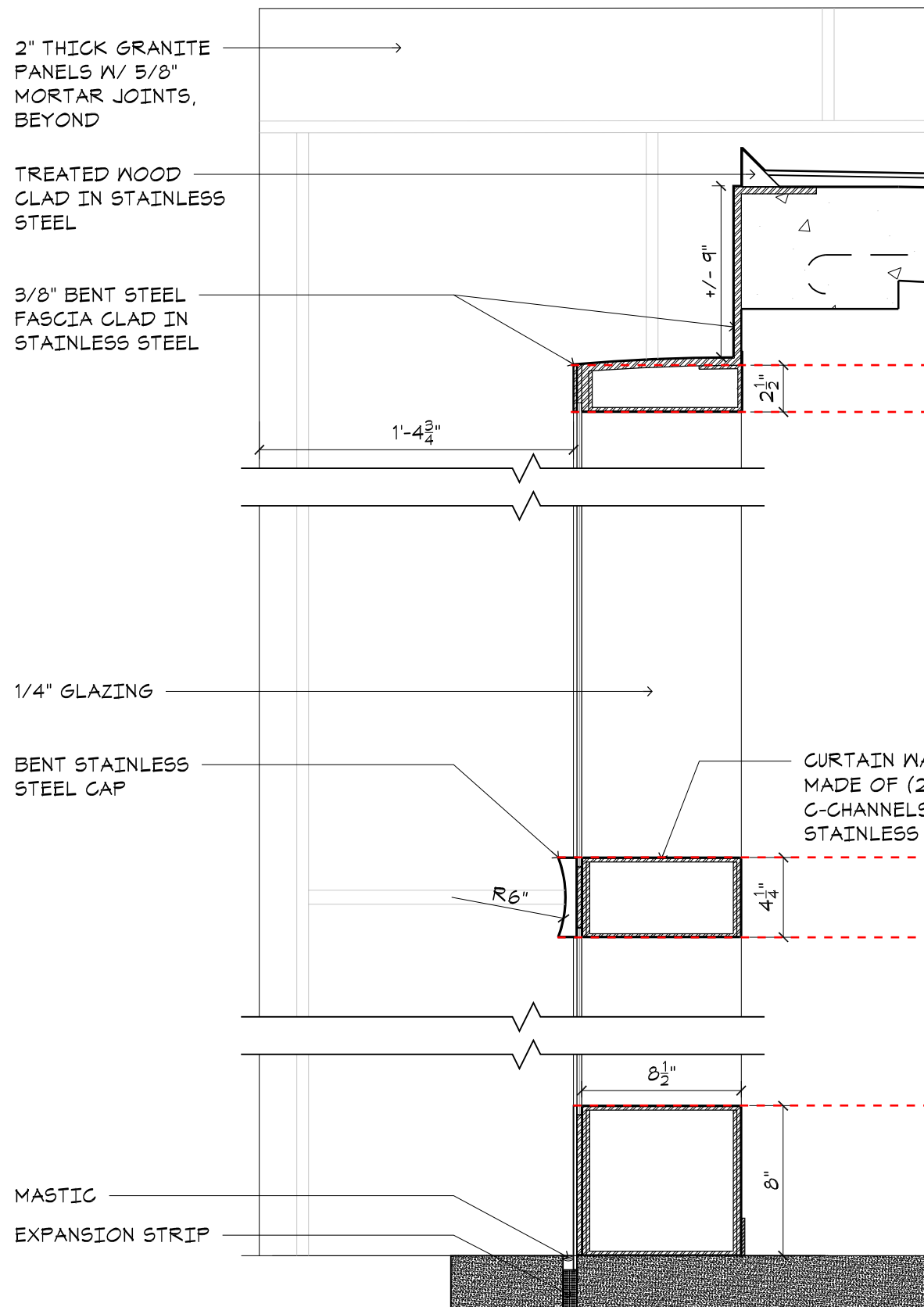
EXTERIOR - EXISTING CONDITION OF STOREFRONT DOOR

ORIGINAL DOOR IS NOT EXTANT. SEE CURRENT CONDITION PHOTO AT RIGHT.

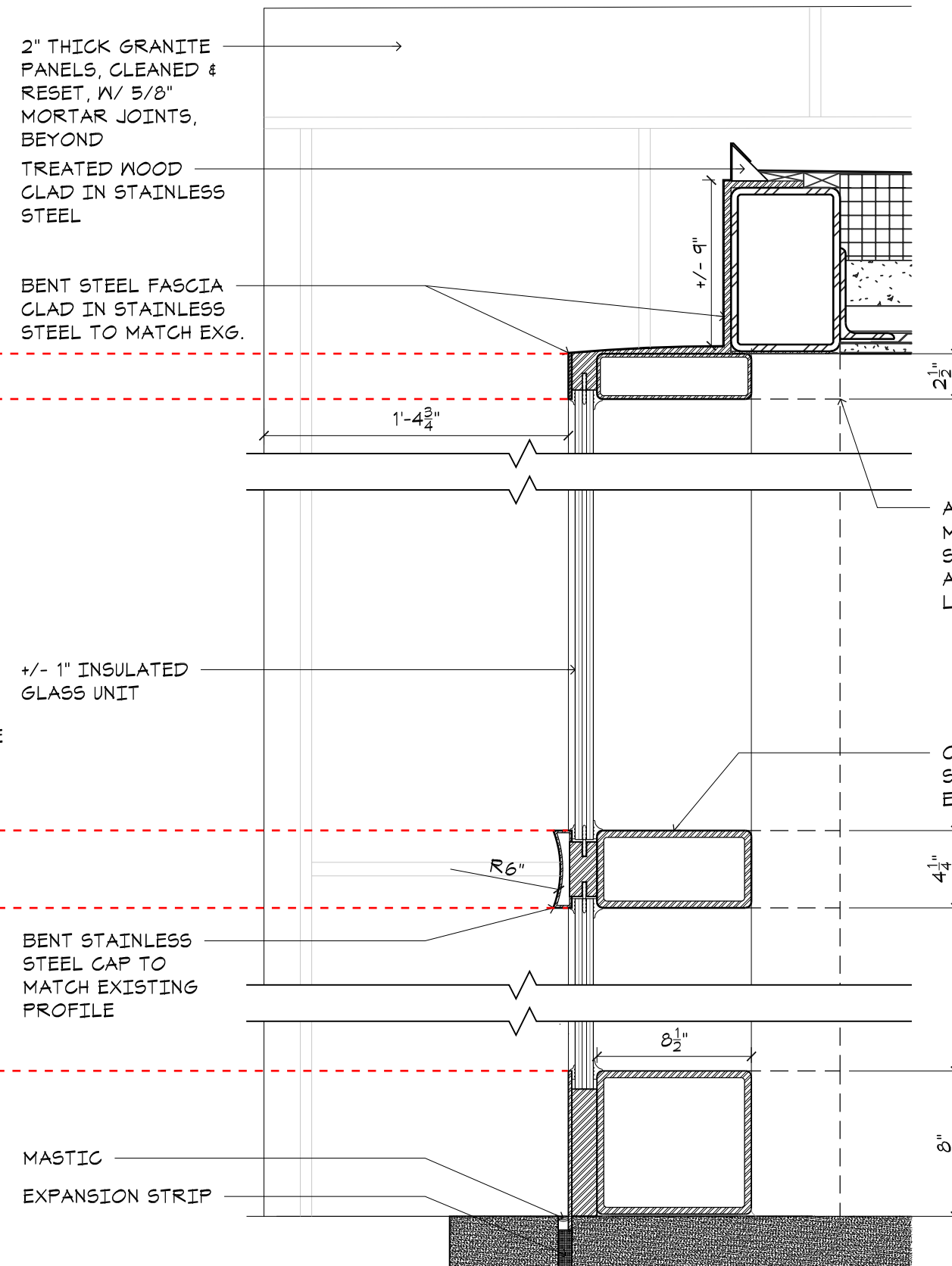


KEY ELEVATION

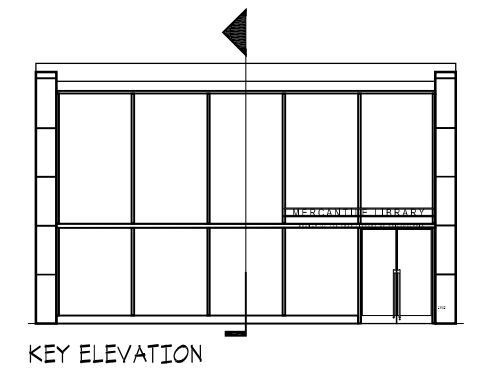




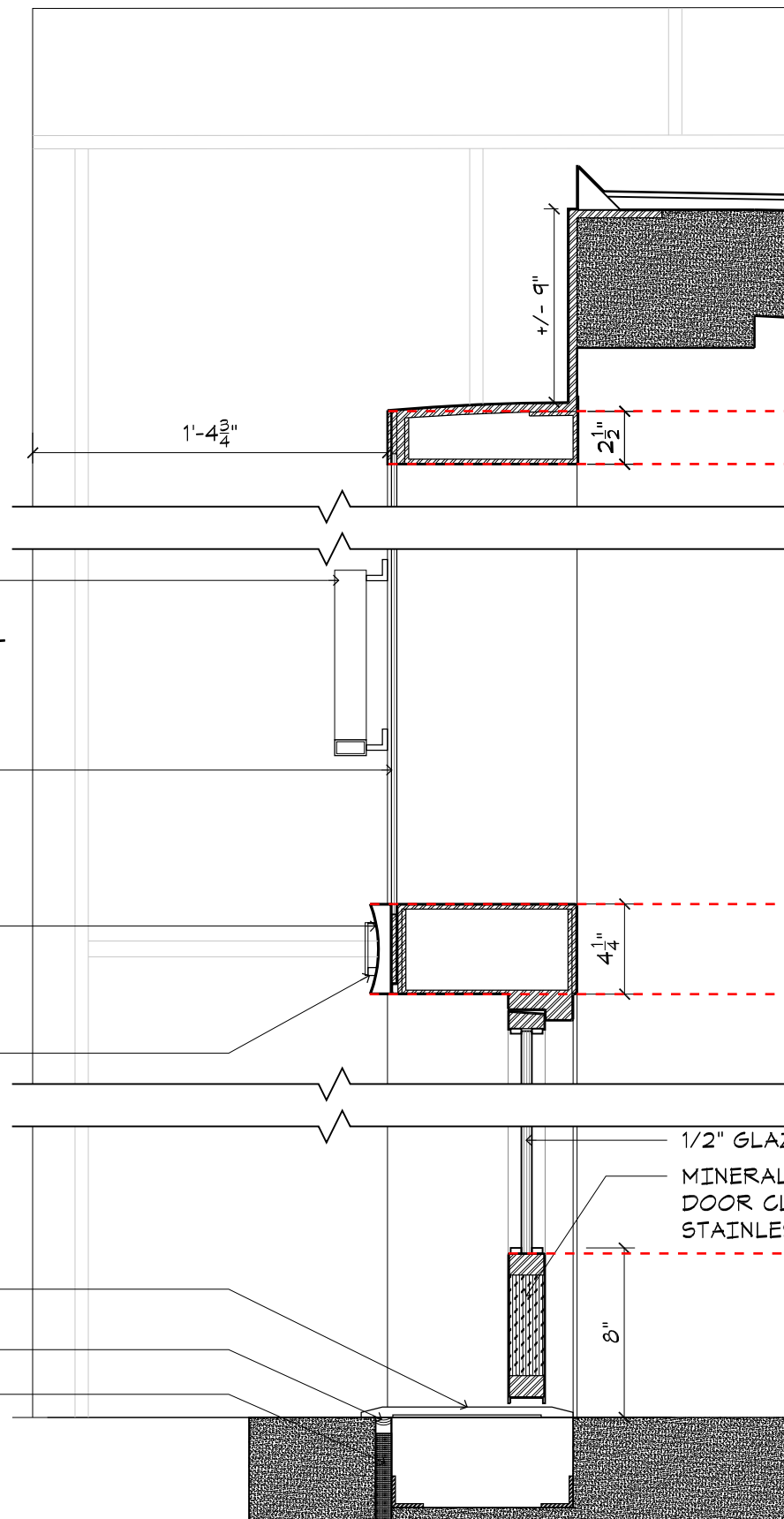
TYPICAL EXISTING STOREFRONT SECTION  
1 1/2" - 1'-0"



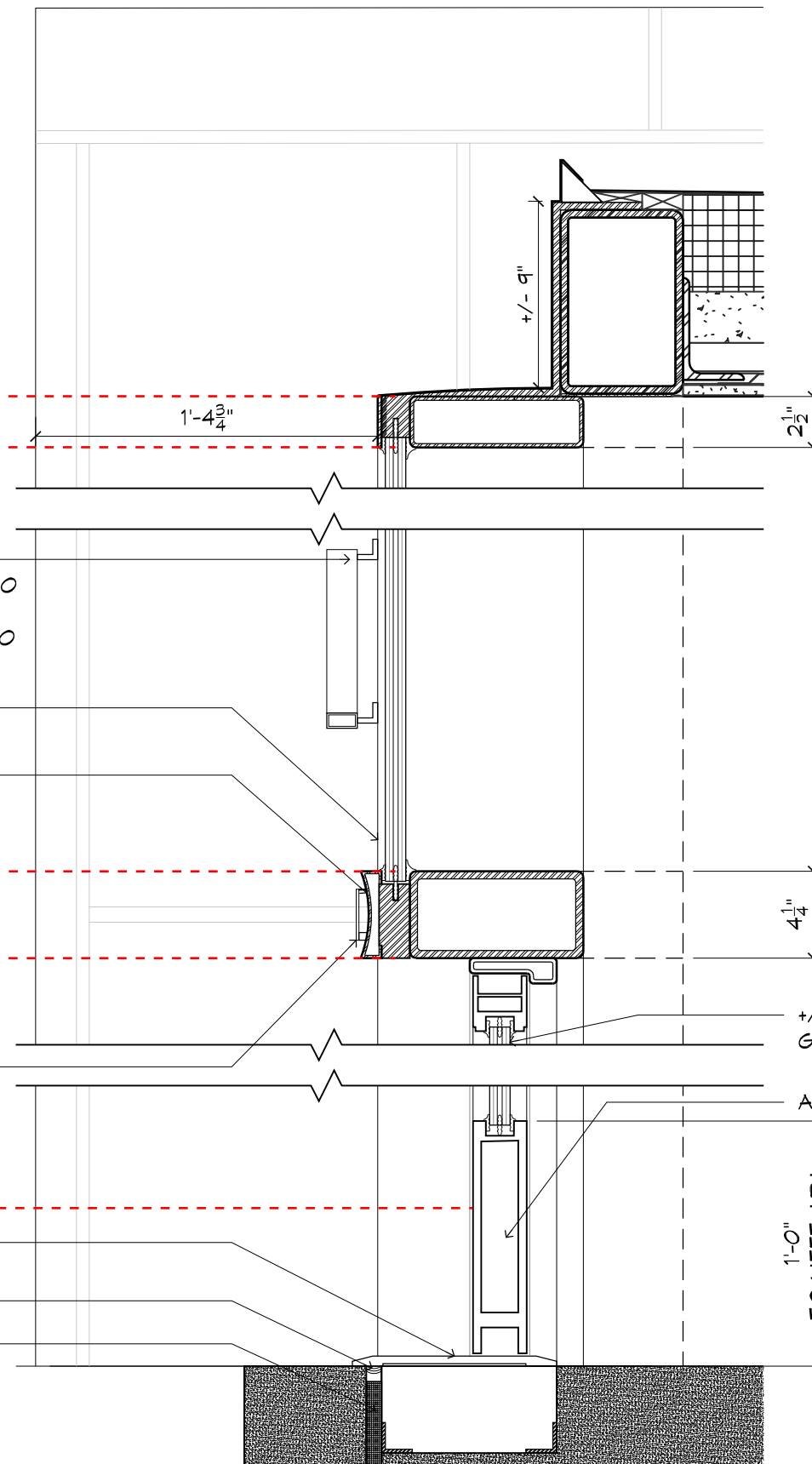
TYPICAL RECONSTRUCTED STOREFRONT SECTION  
1 1/2" - 1'-0"



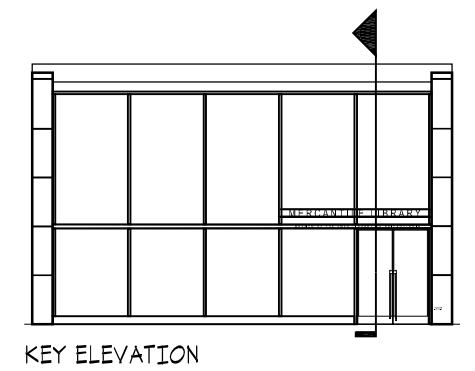
ADDITIONAL DEPTH (DASHED) MAY BE REQUIRED TO STRUCTURALLY SUPPORT IGUS AND CODE-REQUIRED WIND LOADS



EXISTING STOREFRONT SECTION AT DOOR  
1 1/2" - 1'-0"

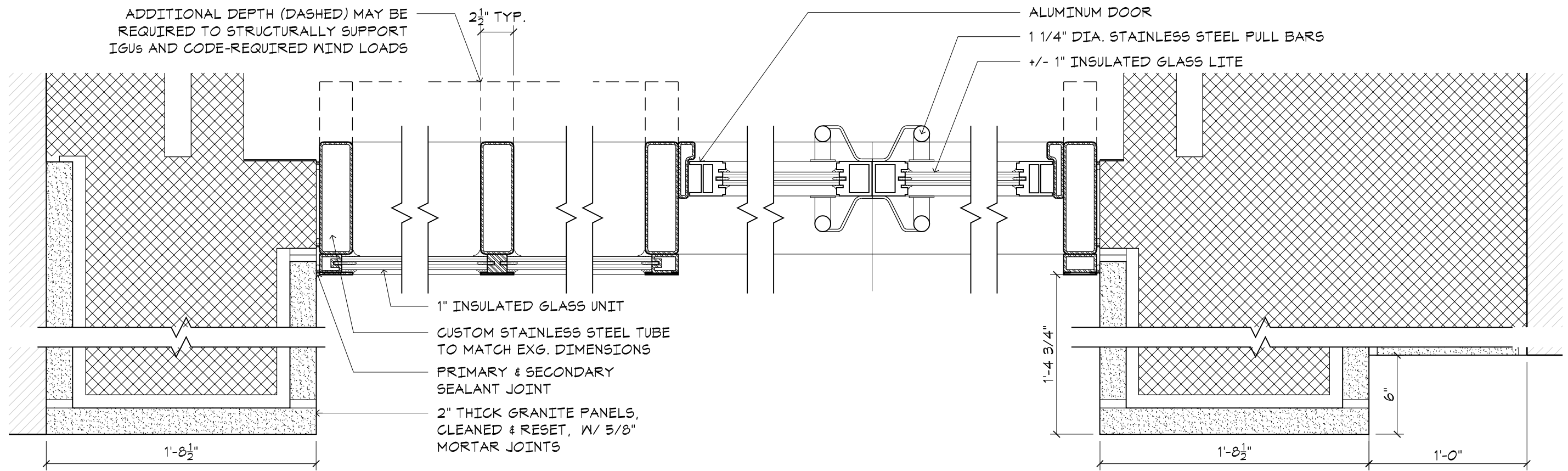


RECONSTRUCTED STOREFRONT SECTION AT DOOR  
1 1/2" - 1'-0"

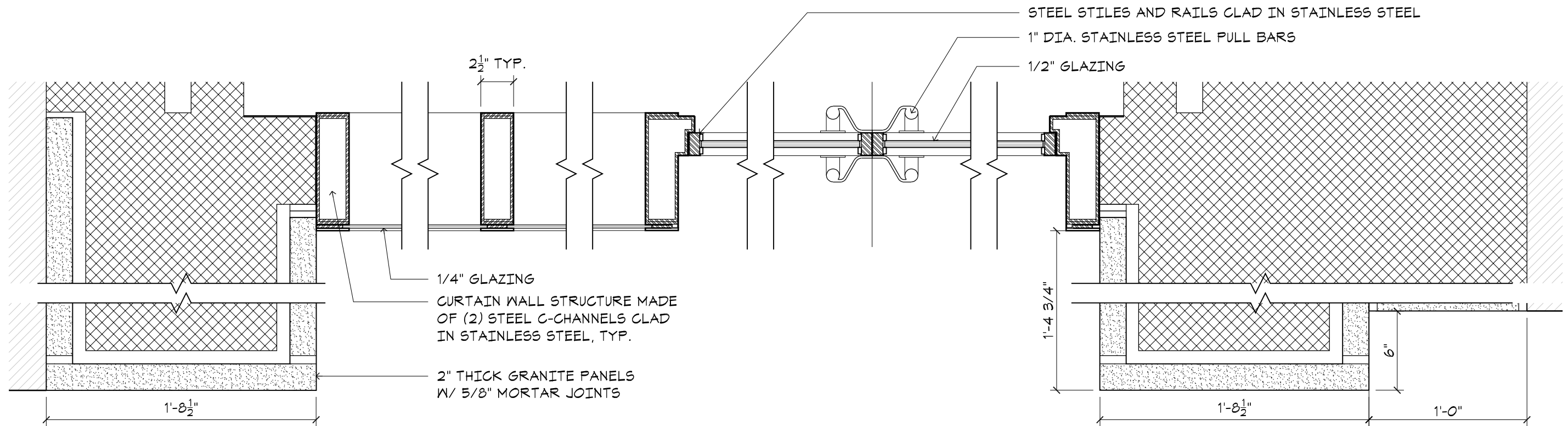


KEY ELEVATION

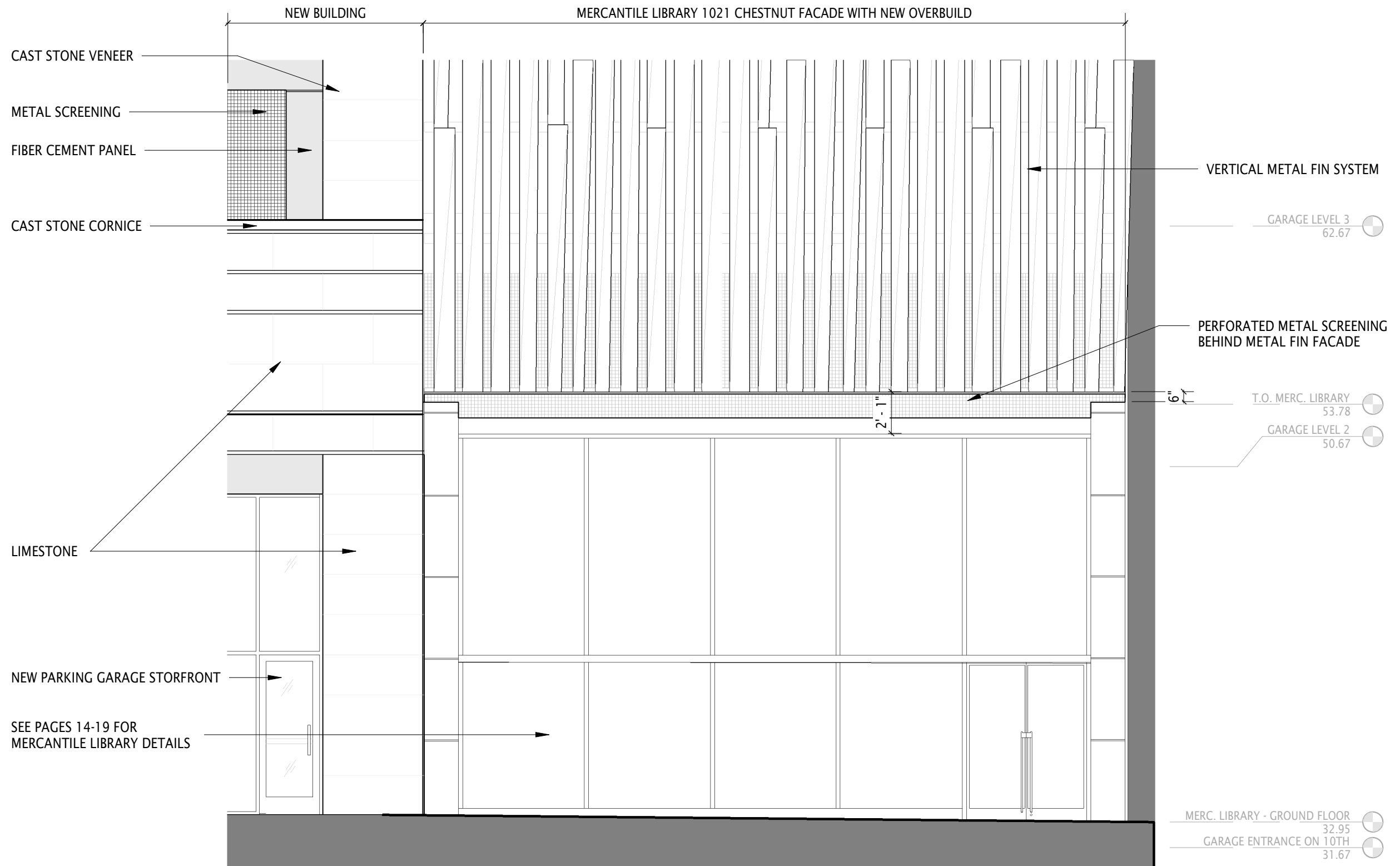




RECONSTRUCTED JAMB DETAILS  
1-1/2" - 1'-0"



EXISTING JAMB DETAILS  
1-1/2" - 1'-0"



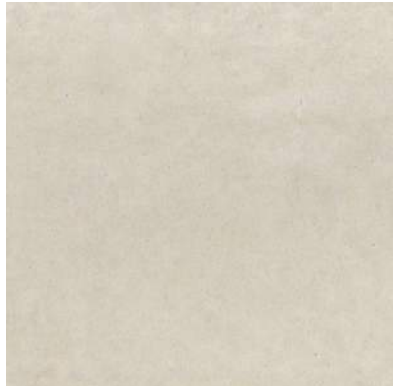
GARAGE OVERBUILD ELEVATION AT MERCANTILE LIBRARY  
 3/16" = 1'-0"



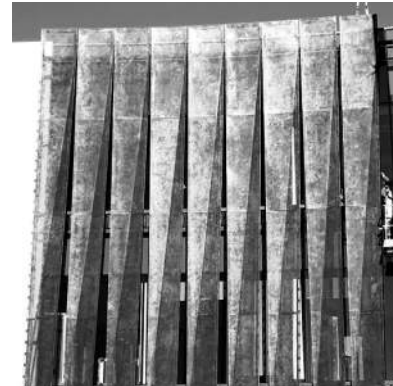
NEW PPA GARAGE- LIMESTONE MASONRY BASE IN LIGHT BEIGE TONES



NEW PPA GARAGE - ALUMINUM 'FIN' ON METAL FRAME



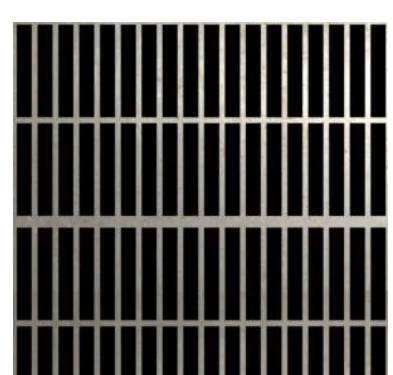
NEW PPA GARAGE- CAST STONE PIERS AND CORNICE IN LIGHT BEIGE TONES



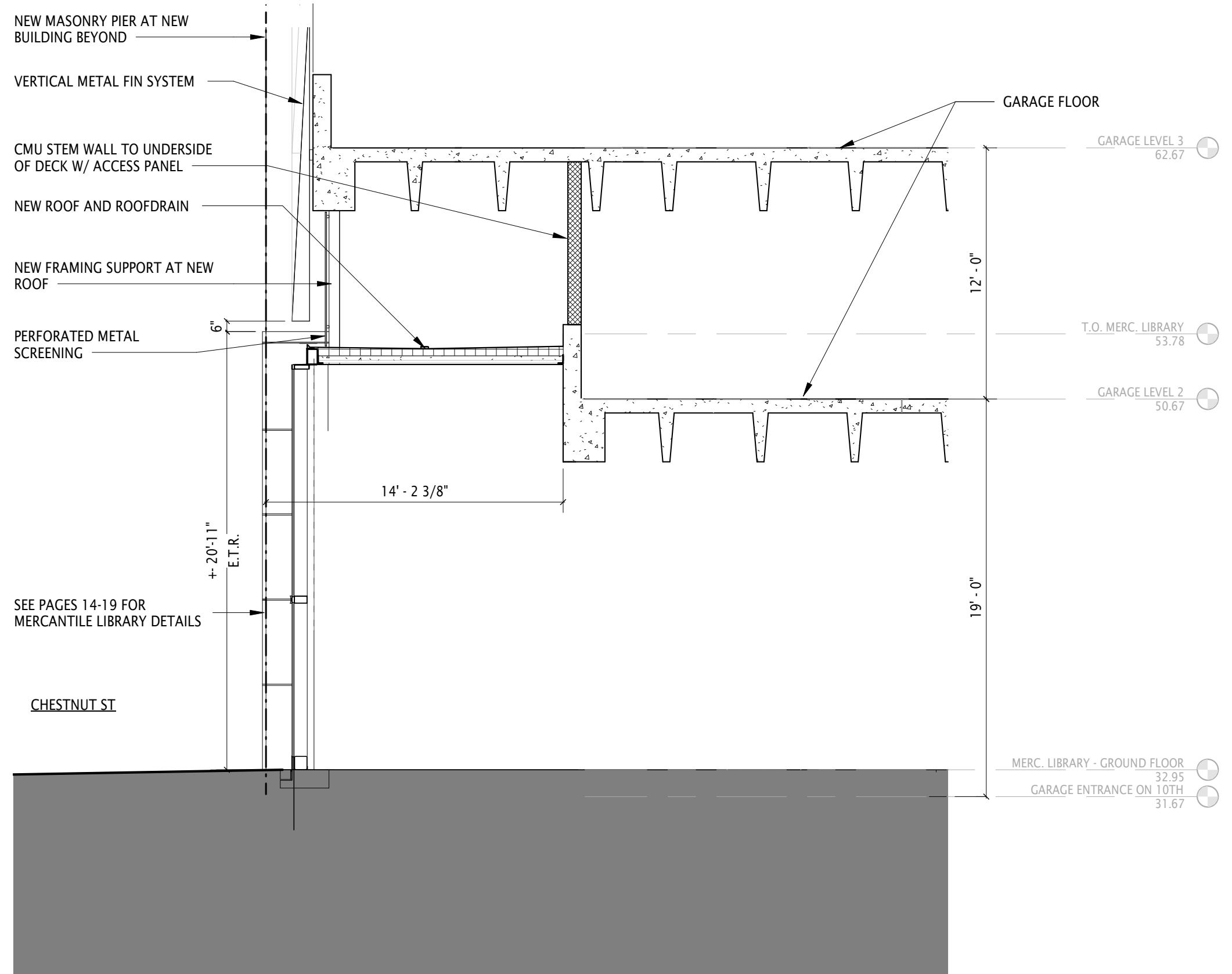
NEW PPA GARAGE - ALUMINUM 'FIN' ON METAL FRAME



NEW PPA GARAGE FIBER CEMENT PANEL



PERFORATED VERTICAL METAL SCREENING



OVERBUILD SECTION AT MERCANTILE LIBRARY  
3/16" = 1'-0"