

DESIGN  
ADVOCACY  
GROUP  
of Philadelphia

July 27, 2004

Mr. James P. Lynn, Chairman  
Board of License and Inspection Review  
Municipal Services Building, Concourse Level  
1401 John F. Kennedy Boulevard  
Philadelphia, Pennsylvania 19102 -1687

Re: Locust Club Condominiums  
Ceebraid - Signal Corporation

Dear Mr. Lynn,

The Design Advocacy Group is a volunteer organization of citizens committed to promoting design excellence throughout the region. We are writing in support of a proposed design for the referenced project, designed by Agoos/Lovera Architects. We understand that the Historical Commission has unanimously approved the project and that several individuals on the block are appealing the Commission's ruling.

We were asked by the architects to review the project and offer our evaluation of it. Six members of our Steering Committee met at the architect's office to review the proposal. Mr. Lovera presented the project to us, showing us plans, elevations, sun studies and a model.

The design of this residential development retains certain historic resources of the block, maintains the general cornice line of the adjacent properties and sets back from there to a total of eight stories above grade. Parking, accessed from the rear of the property on Latimer Street, is located totally below grade.

We consider the design to be superior to previous proposals and thoroughly responsive to the key issues that any project on this block must address. The overall height of the building is consistent with the character of the area. The setbacks and change of material above the main cornice line maintain the integrity of the block and, at the same time, diminish the shadow cast by the building on Locust Street. The architect's sun studies reveal that the proposed design will not cast a shadow on the churchyard across the street except for limited hours on winter afternoons.

The composition of the elevation is sophisticated in that it recognizes the multiple scales that exist on the block. The use of Mankota Kasota stone on the street elevation, in combination with gray brick or cast stone, will create variety, depth and interest on the street and will, we believe, be in character with this rather eclectic block.

We believe that the Historical Commission was correct in its approval of this proposal. The project will be an asset to the block and to the city as whole. We urge you to affirm the Commission's ruling.

Sincerely,

Alan Greenberger AIA  
Vice Chairman

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