

1401 SPRUCE STREET

Philadelphia, Pennsylvania, USA



April 2016

RAFAEL VIÑOLY ARCHITECTS

Rafael Viñoly Architects designed the adaptive reuse of 1401 Spruce Street, an iconic tower on the Avenue of the Arts in downtown Philadelphia across the street from the Kimmel Center for the Performing Arts (also designed by Rafael Viñoly Architects in 2001). The 21-story, terracotta-clad Classical Revival building, once headquarters of the Atlantic Richfield Oil Company, is converted into an apartment tower with luxury interior finishes and generous layouts. Taking advantage of the column-free corner bays of the original building, large living, dining, and kitchen areas now occupy these open spaces with expansive views across Philadelphia. The building's original façade and 1920s lobbies are historically preserved.

A rational rectangular steel column grid and a central elevator core characterize the existing interior. Five of the original nine elevators were removed and this floor area has been captured in the apartment interiors. The resulting floor plans are highly efficient (gross area / net area = 1.13), which maximizes the usable space for occupation as well as the return on investment.

FACTS + FIGURES

Completion
2016

Lighting Design
One Lux Studio

Size
36,270 gsm

Specifications Writer
Robert Schwartz & Associates

Client
Post Brothers Apartments

Land Surveyor
Existing Conditions

Consultants
MEP / FP / IT Engineer
Cosentini Associates

Parking Consultant
Timothy Haahs & Associates

Structural Engineer
Thornton Tomasetti
Yoshinori Nito Engineering
and Design PC

Accessibility Consultant
United Spinal Associates
Acoustics Consultant
Jaffe Holden

Façade & Envelope Consultant
Allana Buick Bers

Life Safety Engineer
Jensen Hughes

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