



## LOCUST WALK AT WASHINGTON SQUARE

227 South Sixth Street  
Philadelphia, Pennsylvania  
2002 - 2009

**Client:** MCW Enterprises

**Gross Floor Area:** 96,000 sf

**No. of Units:** 26 Condominium Units

**Zoning Attorney:** Klehr, Harrison, Harvey,  
Branzburg & Ellers

**Structural:** The Harman Group

**MEP:** Jon Edward Fox

**Acoustical:** Metropolitan Acoustics

**General Contractor:** JJ DeLuca Company

**Photography:** Halkin Photography

Overlooking historic Washington Square, in the Society Hill neighborhood of Philadelphia, the design for Locust Walk at Washington Square preserved the distinct architectural presence of the building by fitting 23 condominium apartments within the structure while retaining nearly all of the existing window and door openings. Thirty-one parking spaces, accessed via a new garage ramp, are provided underground and out of view.

A penthouse addition incorporates 3 two-story penthouses. All new penthouse construction is set back from the existing parapet, on all sides, to remain well within limits agreed to by the Philadelphia Historical Commission. In addition to preserving sightlines, this setback allowed for the creation of a series of expansive garden terraces.