

KEY FACTS

LOCATION:

Philadelphia, PA

SQUARE FEET:

416,000

COMPLETED:

2004

CONSTRUCTION COST:

\$80M

SERVICES:

MEP/FP Engineering

ARCHITECT:

Bower Lewis Thrower / Solomon
Cordwell Buenz & Associates



ST. JAMES PLACE

The St. James is a 45-story luxury residential skyscraper located on historic Washington Square. The site of this building was formerly occupied by a group of historic 19th-century buildings, including the original Philadelphia Savings Fund Society (PSFS) headquarters and a group of three-story rowhouses called York Row. The construction of the new tower preserved the PSFS headquarters and converted it to restaurant and office space, as well as a lobby for the new tower, and also preserved the facades of the York Row homes.

The St. James is a mixed use facility with both residential and commercial space: 23,000 square feet of office and retail space, and 393,000 square feet of residential space. The first 9 floors of the building are a private parking garage for residents. The 306 residential units feature 9-foot ceilings and floor-to-ceiling windows. The building features a vertical stacked four-pipe heating and air-conditioning system, and every unit, except for the studio apartments, has a private balcony. The building incorporated

a direct digital control system capable of sub metering all utilities for cooling, heating, domestic water, and power. The electrical service is a dual service with double ended switchgear and transformation for residential power every third floor throughout the tower. The building amenities include an 11th-floor health club and a 60-foot swimming pool.

FOR MORE INFORMATION,
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