



Dranoff's Symphony House hits a chord as a Pillar's finalist

Dranoff Properties' Symphony House, chosen as a finalist for the National Association of Home Builders 2009 Pillars of the Industry Awards in the Best High-Rise Condominium Community and Best Mixed-Use Community categories, has transformed Philadelphia's Center City neighborhood into a vibrant 24/7 community by attracting residents from all walks of life.

Blending the architectural designs of the past and present, along with some environmentally sensitive elements, the 32-story tower's design is proof that modern doesn't have to be all hard, edgy glass and steel. BLT Architects' Michael Ytterberg drew inspiration from Philadelphia's early 20th Century skyscrapers, even borrowing the idea of a Mansard roof cap from architect Horace Trumbauer's 27-story Chateau Crillon, which is listed on the city's Register of Historic Places. Other historical elements used in the structure include Palladian arches and art deco porthole windows.

The building's classical facade features brick-colored lightweight, carbon fiber-reinforced precast concrete cladding that significantly reduces embodied energy. Carbon fiber is approximately five times the strength of the steel it replaces. The panels, capable of withstanding Category 5 winds, are up to 66 percent lighter in weight,

allowing reductions in superstructure and optimized interior layouts, while permitting dramatic articulation and use of color. The building's enclosure is composed of recycled and local materials and is non-corrosive.

Inside, Symphony House aspires to opulence with its marble-clad lobby floors and horizontal cherry paneling. The one- to five-bedroom condominiums fitted in marble, hardwood and premium carpet offer lavishly appointed kitchen and baths and high ceilings with floor-to-ceiling windows that accommodate an abundance of light. Many of the airy floor plans open to balconies or terraces, recessed for year-round use.

A pair of two-story penthouse units that sold at the top of the price range, feature six baths and afford stunning views of Center City, Montgomery and Delaware Counties and across the Delaware River into New Jersey. Lower-floor units afford city skyline views to the north and west, stadium views to the south and river views to the east.

Resident amenities include a 65-ft. lap pool and hot tub overlooking busy Broad Street, an elaborate fitness center with steam, sauna and massage rooms, temperature controlled tasting and wine storage facility, clubroom and library, two catering kitchens and private dining salons for social and business events and an outdoor sundeck and a 150-ft. terrace.

Left - More than four years in planning, Symphony House is the first condo tower to open on Philadelphia's Avenue of the Arts.

Center below - Condo-owners at Symphony House may take an elevator ride to enjoy dinner at the celebrated Girasole restaurant and live entertainment at the Suzanne Roberts Theatre.

Bottom - Owners of a luxury condo home at Symphony House enjoy a 65-ft. lap pool and hot tub with views of Broad Street below.

