

ADDRESS: 214-20 VINE ST

Proposal: Construct six-story multi-family building on parking lots

Review Requested: Review and Comment

Owner: Vine St Living LLC

Applicant: Adam Montalbano, Moto Designshop Inc

History: Parking lot

Individual Designation: None

District Designation: Old City Historic District, Non-contributing, 12/12/2003

Staff Contact: Meredith Keller, meredith.keller@phila.gov

BACKGROUND:

This Review and Comment application proposes to construct a six-story multi-family apartment building on several vacant, undeveloped parcels that currently function as a parking lot within the Old City Historic District. The properties at 214, 216, 218, and 220 Vine Street are currently enclosed by a non-historic fence and gate.

SCOPE OF WORK:

- Construct six-story multi-family apartment building with roof deck and pilot houses.

STANDARDS FOR REVIEW:

The Historical Commission has review-and-comment jurisdiction over this site. The Secretary of the Interior's Standards for the Treatment of Historic Properties and Guidelines include:

- *Standard 9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new works shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*
 - The building's design does not relate to the context of the Old City Historic District. While brick is an appropriate material for the district, the proposed building would be clad in dark gray brick rather than the red brick found on the district's earliest buildings to the more recent industrial structures.
 - The building's design elements, such as its undulating façade, rhythm and height of the fenestration, and incorporation of balconies, do not reference the district's architecture. While the design is differentiated from the historic fabric, it fails to achieve compatibility with the district's historic buildings. The proposed building does not comply with this standard.
- *Standard 10: New additions and adjacent or related new construction will be undertaken in a manner such that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*
 - As the lots are currently vacant, there would be no adverse impact on the surrounding buildings or on the historic district if this property were to be removed in the future.

STAFF COMMENT: The proposed new construction is not compatible with the historic district and does not satisfy Standard 9.

MAPS & IMAGES:



Figure 1: 2020 aerial showing the parking lot at 214-20 Vine Street. Source: Atlas



Figure 2: The parking lot and non-historic fencing at 214-20 Vine Street, May 2020. Source: Cyclomedia.



Figure 3: View looking west on Vine Street, May 2020. Source: Cyclomedia.



Figure 4: View looking east on Vine Street, May 2020. Source: Cyclomedia.

APPLICATION FOR BUILDING PERMIT



CITY OF PHILADELPHIA
DEPARTMENT OF LICENSES AND INSPECTIONS
 MUNICIPAL SERVICES BUILDING - CONCOURSE
 1401 JOHN F. KENNEDY BOULEVARD
 PHILADELPHIA, PA 19102
 For more information visit us at www.phila.gov

APPLICATION # _____

(Please complete all information below and print clearly)

ADDRESS OF PROPOSED CONSTRUCTION

214-220 Vine Street Philadelphia, PA 19106

APPLICANT:

Adam Montalbano

COMPANY NAME:

Moto Designshop Inc.

PHONE # 215-592-9300

FAX #

APPLICANT'S ADDRESS:

228 Vine Street

Philadelphia, PA 19106

LICENSE # RA404751

adam@motodesignshop.com
E-MAIL:

PROPERTY OWNER'S NAME:

Vine St Living LLC

PHONE # 215-432-3084

FAX #

PROPERTY OWNER'S ADDRESS:

51 N. 3rd St #154

Philadelphia, PA 19106

ARCHITECT / ENGINEER IN RESPONSIBLE CHARGE:

Adam Montalbano

ARCHITECT / ENGINEERING FIRM:

Moto Designshop Inc

PHONE # 215-592-9300

FAX #

ARCHITECT / ENGINEERING FIRM ADDRESS:

228 Vine Street

Philadelphia, PA 19106

LICENSE # RA404751

adam@motodesignshop.com
E-MAIL:

CONTRACTOR:

CONTRACTING COMPANY:

PHONE #

FAX #

CONTRACTING COMPANY ADDRESS:

LICENSE #

E-MAIL:

USE OF BUILDING / SPACE:

R2 Multifamily Residential

ESTIMATED COST OF WORK

\$ 2,000,000

BRIEF DESCRIPTION OF WORK:

New construction multifamily building w/roof deck. 29 units. Size & Location per plans.

TOTAL AREA UNDERGOING CONSTRUCTION: 26,788 square feet

COMPLETE THESE ITEMS IF APPLICABLE TO THIS APPLICATION:

OF NEW SPRINKLER HEADS (suppression system permits only): _____ LOCATION OF SPRINKLERS: _____

OF NEW REGISTERS / DIFFUSERS (hvac / ductwork permits only): _____ LOCATION OF STANDPIPES: _____

IS THIS APPLICATION IN RESPONSE TO A VIOLATION? NO YES VIOLATION #: _____

All provisions of the building code and other City ordinances will be complied with, whether specified herein or not. Plans approved by the Department form a part of this application. I hereby certify that the statements contained herein are true and correct to the best of my knowledge and belief. I further certify that I am authorized by the owner to make the foregoing application, and that, before I accept my permit for which this application is made, the owner shall be made aware of all conditions of the permit. I understand that if I knowingly make any false statement herein I am subject to such penalties as may be prescribed by law or ordinance.

APPLICANT'S SIGNATURE

DATE: 10/13/2020

moto designshop

228 Vine St. Philadelphia, PA 19106
Ph: 215.592.9300 Fx: 215.592.9301
www.motodesignshop.com

DATE: OCTOBER 31, 2018
TO: Ms. Kim Chantry
Philadelphia Historic Commission
1515 Arch Street, 13th Floor
Philadelphia, PA 19102
RE: **214-220 VINE STREET**

Dear Kim,

Please find enclosed a submittal for the property, 214-220 Vine St. This is an existing surface parking lot with a wrought iron fence along Vine St. and is non-contributing. This proposal seeks to erect a 6 story multi-family building with 29 apartments and a roof deck. Required parking is to be located off site.

We look forward to presenting this proposal to the committee & commission.

Please find enclosed the following items:

1. Cover letter
2. PDF of proposed drawings & photographs.
3. 1 copy of the Application for Building Permit

Regards,



Adam Montalbano, AIA
adam@motodesignshop.com



1 - View of 208-220 Vine Street, Looking West



2 - View of 210-220 Vine Street, Looking West



3 - View of 222 Vine Street, Looking West



4 - View of 214-220 Vine Street, Looking South from N. American St



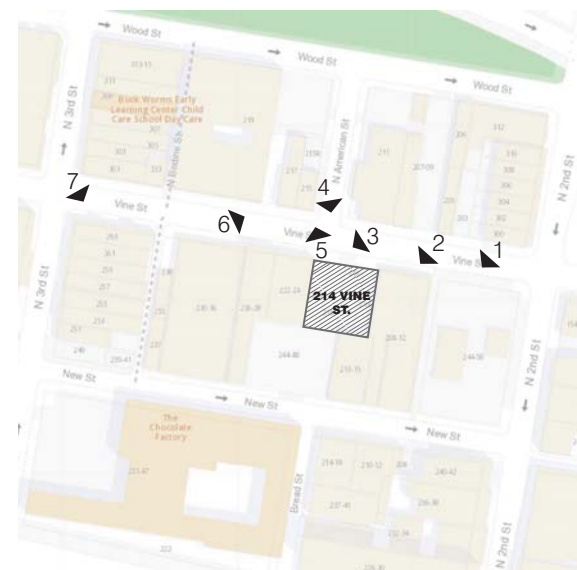
5 - View of 215-217 Vine Street, Looking Northwest



6 - View of 211-217 Vine Street, Looking Northeast



7 - View of 263 N 3rd Street, Looking Southeast



Architect

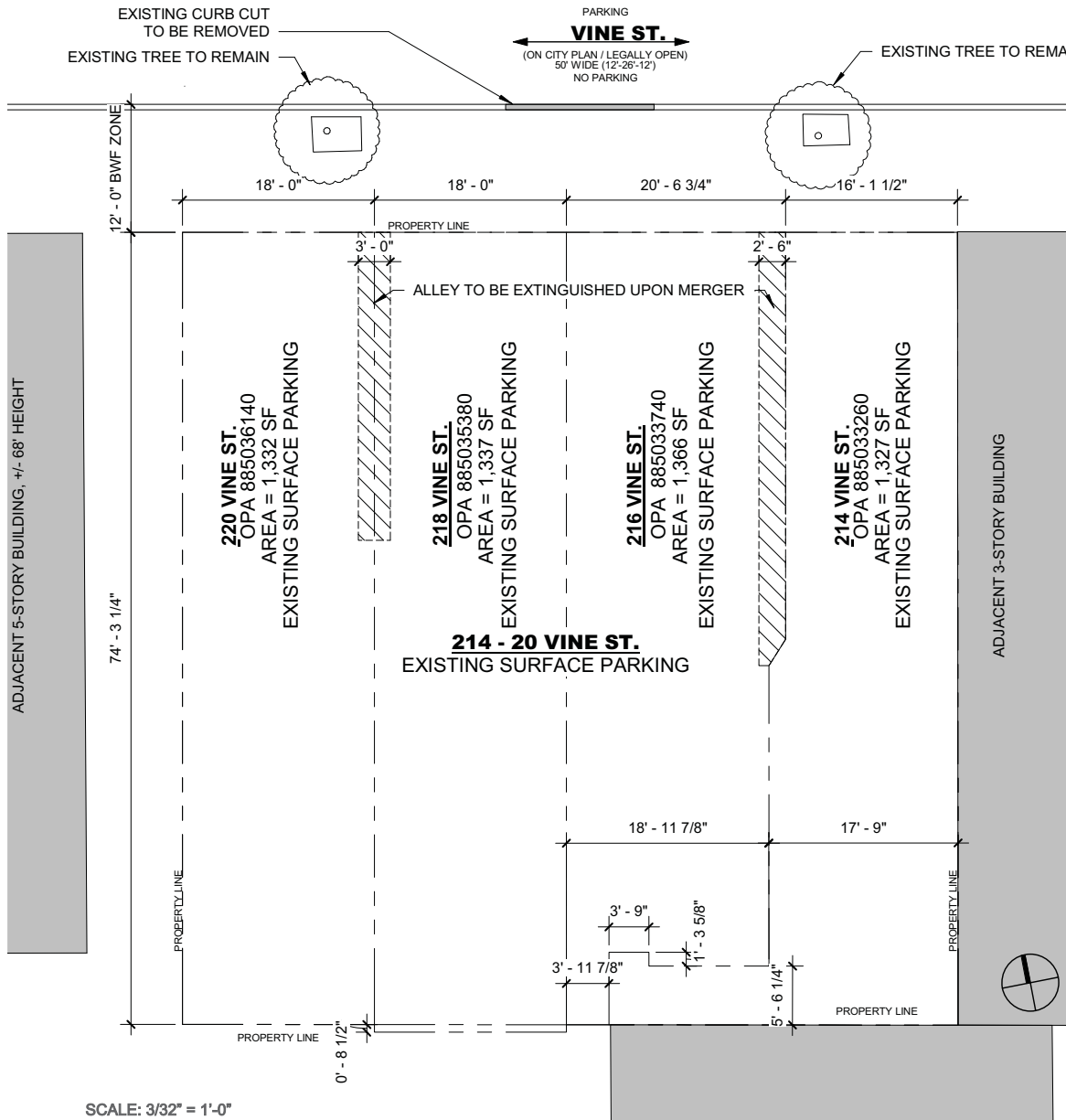
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Project

VINE STREET LIVING
 214-220 Vine Street
 Philadelphia, PA 19106

Sheet

A0
 SITE PHOTOS



Architect

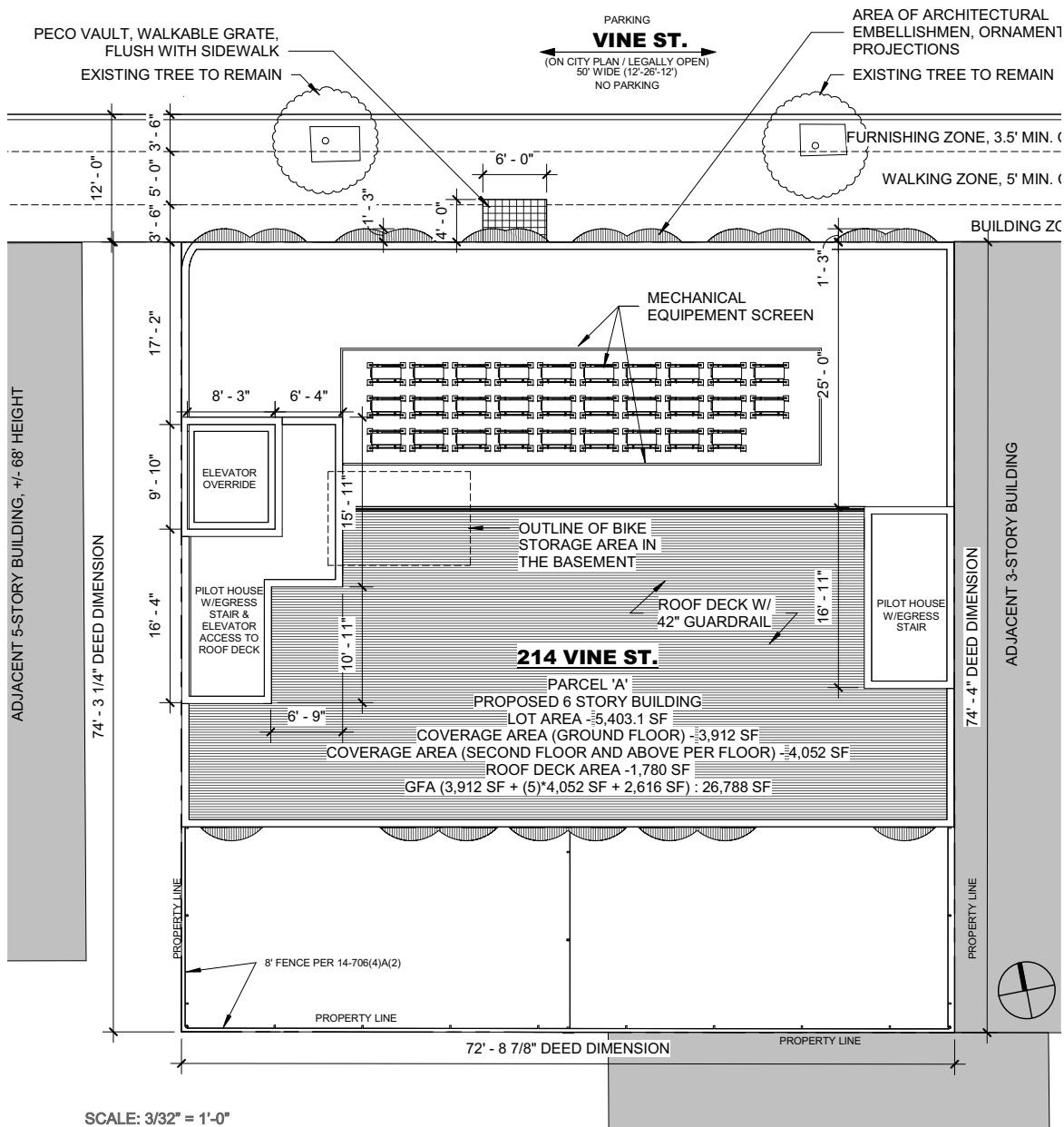
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A2
EXISTING
SITE PLAN



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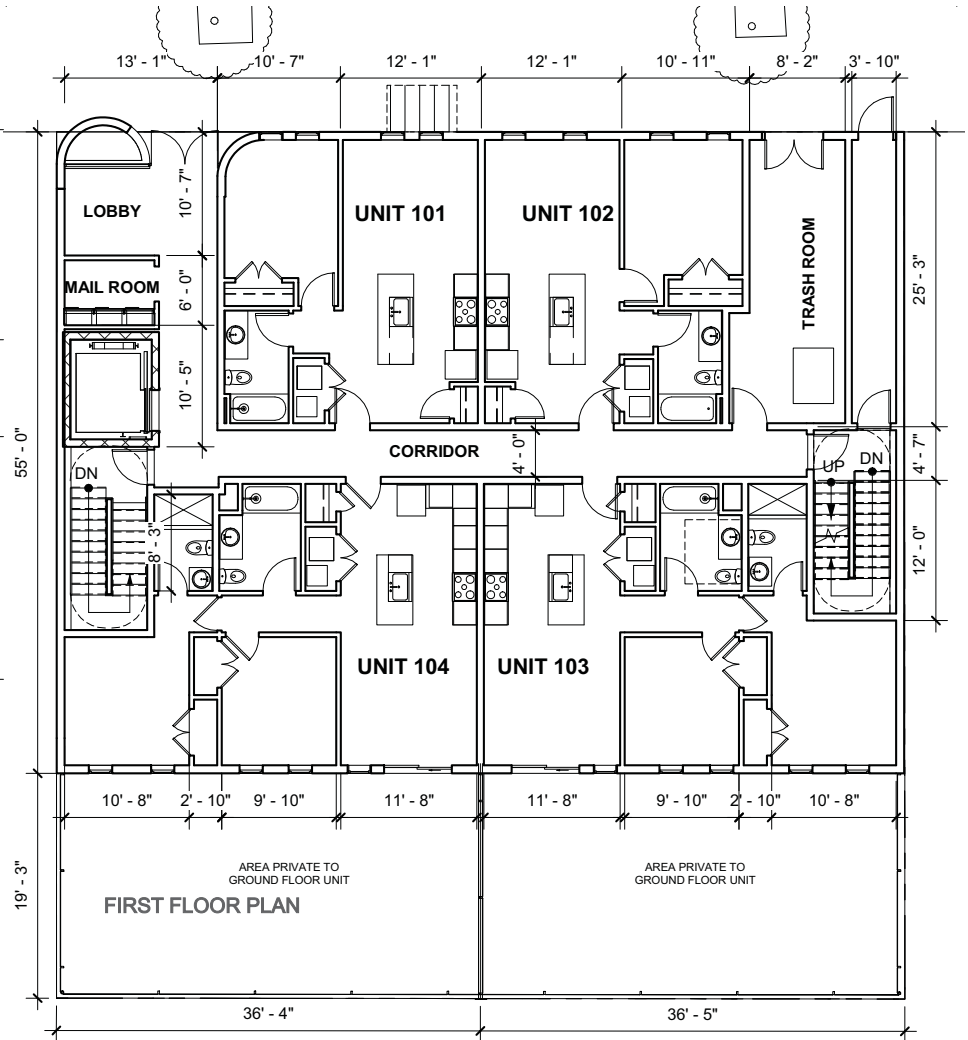
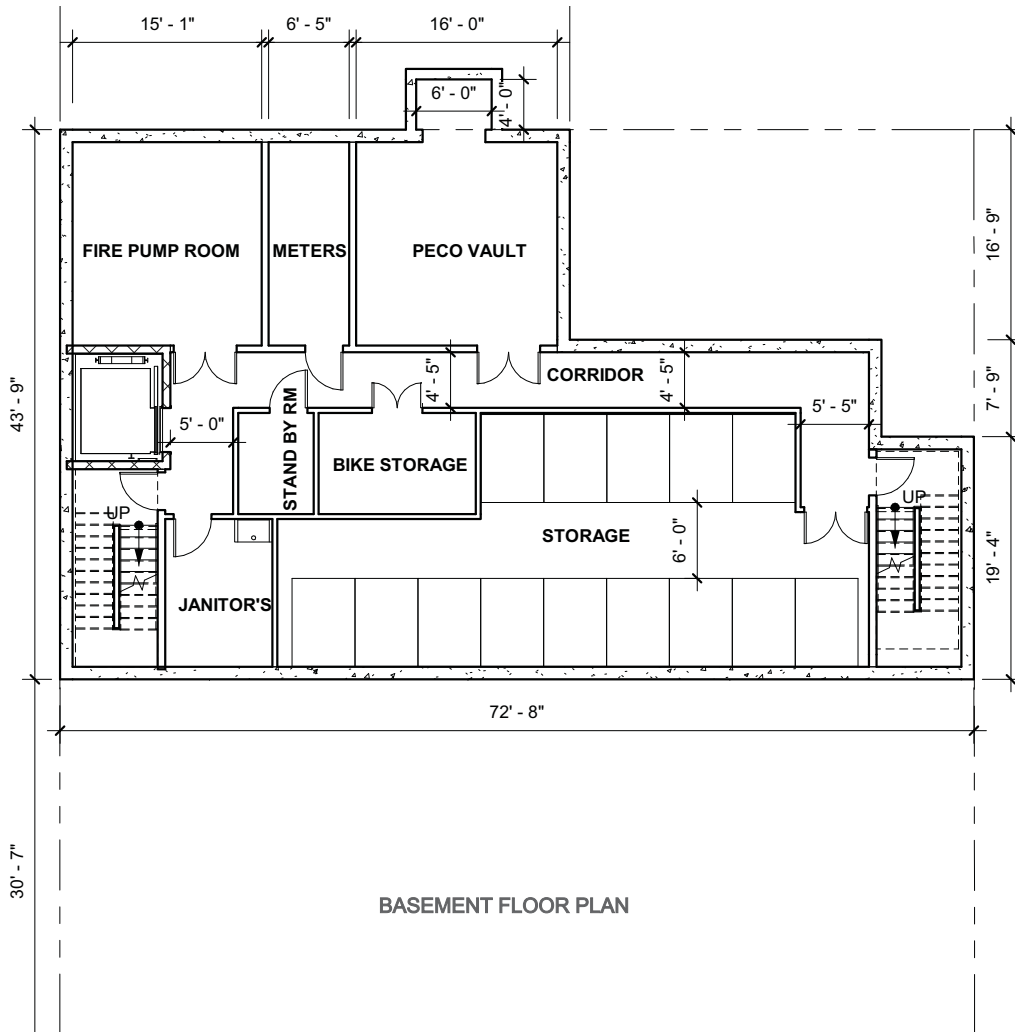
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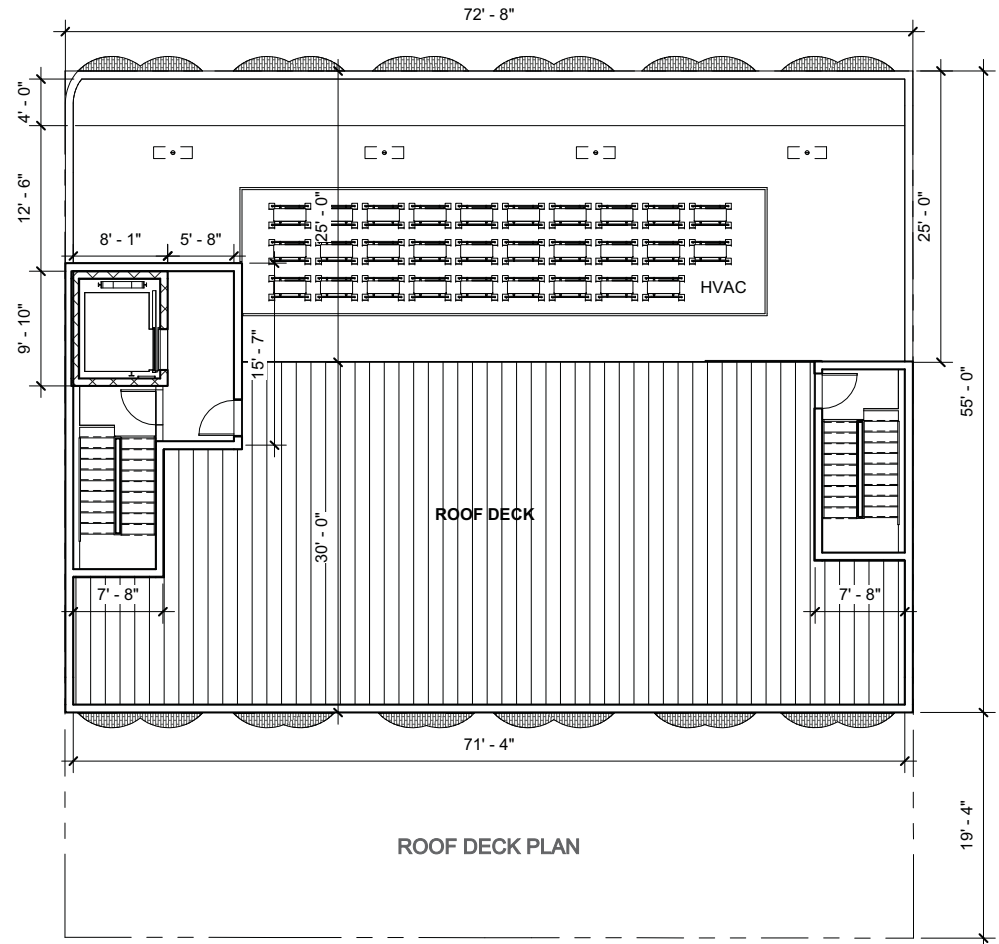
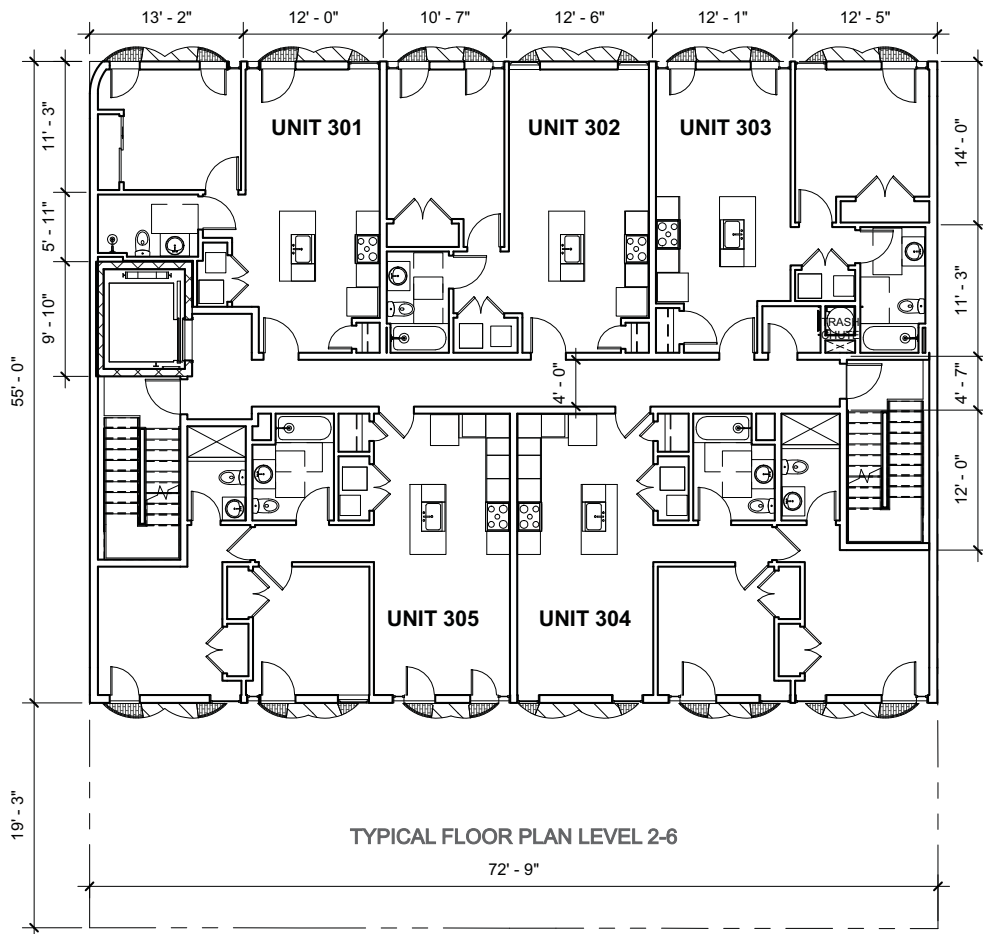
Sheet

A3
PROPOSED
SITE PLAN



SCALE: 3/32" = 1'-0"

<p>Architect moto designshop 228 Vine Street Philadelphia PA 19106 p. 215.592.9300 f. 215.592.9301 www.motodesignshop.com</p>	<p>Project VINE STREET LIVING 214-220 Vine Street Philadelphia, PA 19106</p>	<p>Sheet A4 PROPOSED FLOOR PLANS</p>
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SCALE: 3/32" = 1'-0"

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A5
 PROPOSED
 FLOOR PLANS



NORTH ELEVATION
SCALE: 3/32" = 1'-0"

Architect

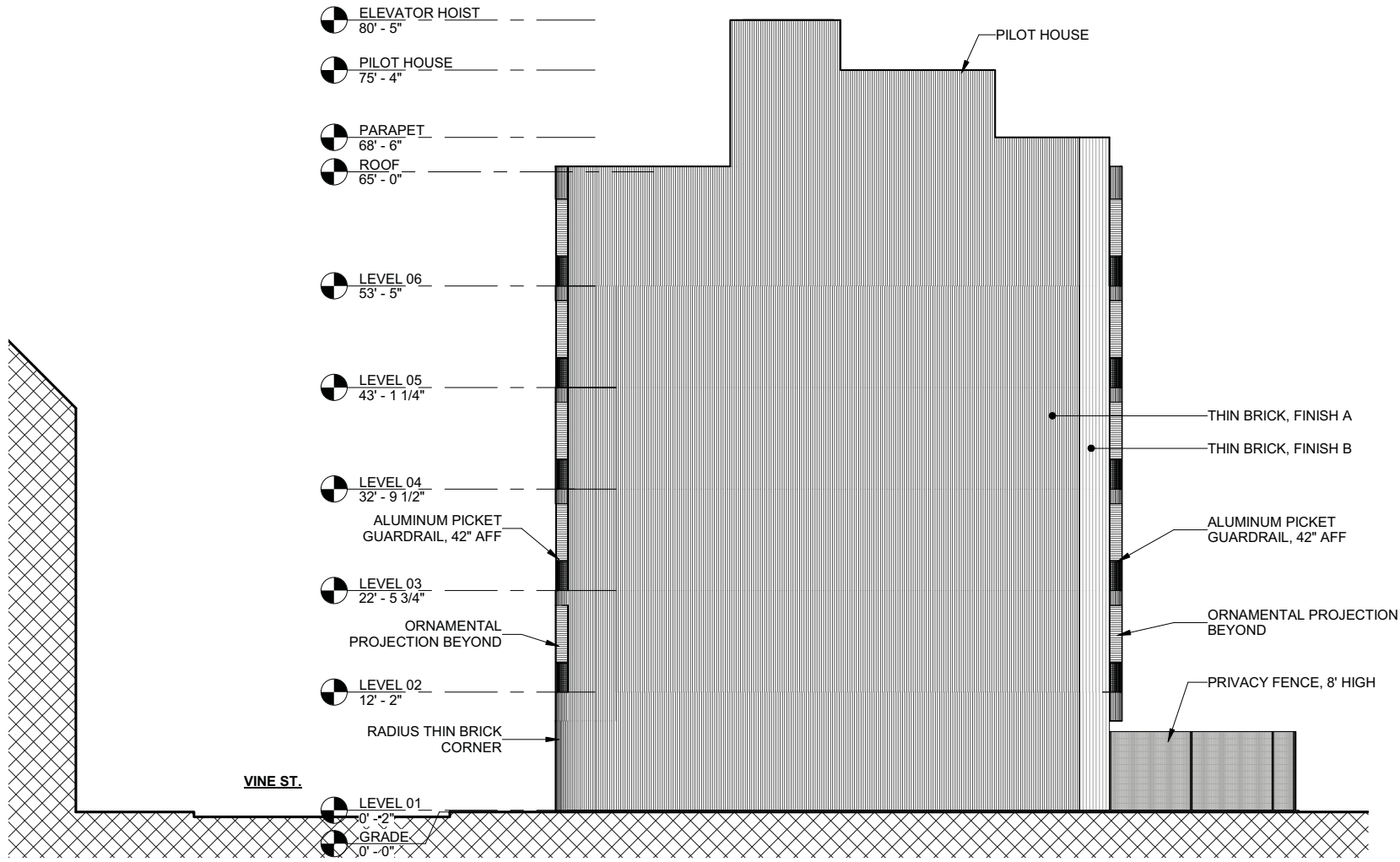
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A7
ELEVATION
NORTH (VINE)



WEST ELEVATION
SCALE: 3/32" = 1'-0"

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Sheet
A8
 ELEVATION
 WEST



SOUTH ELEVATION

SCALE: 3/32" = 1'-0"

Architect

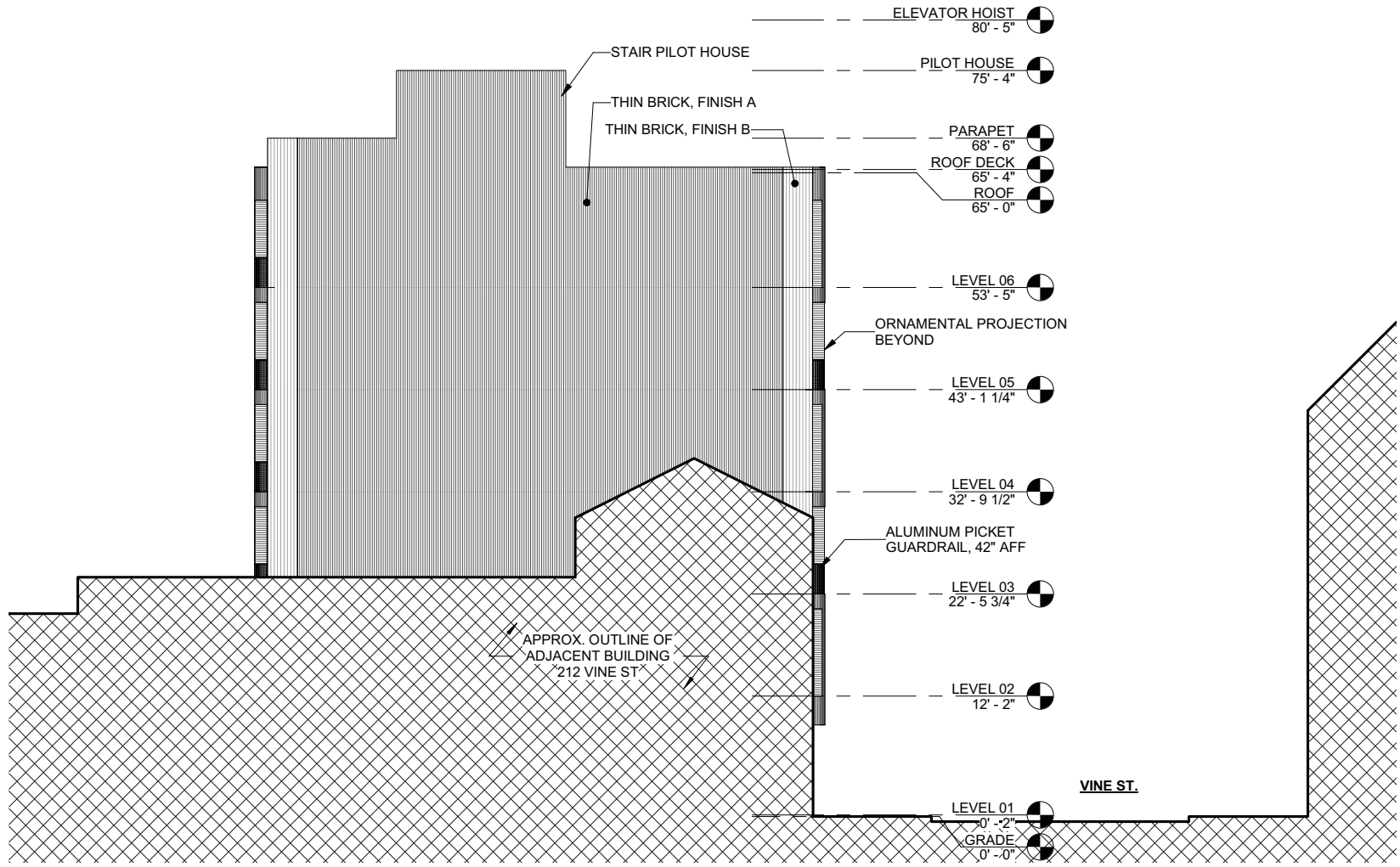
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A9
 ELEVATION
 SOUTH (REAR)



EAST ELEVATION
SCALE: 3/32" = 1'-0"

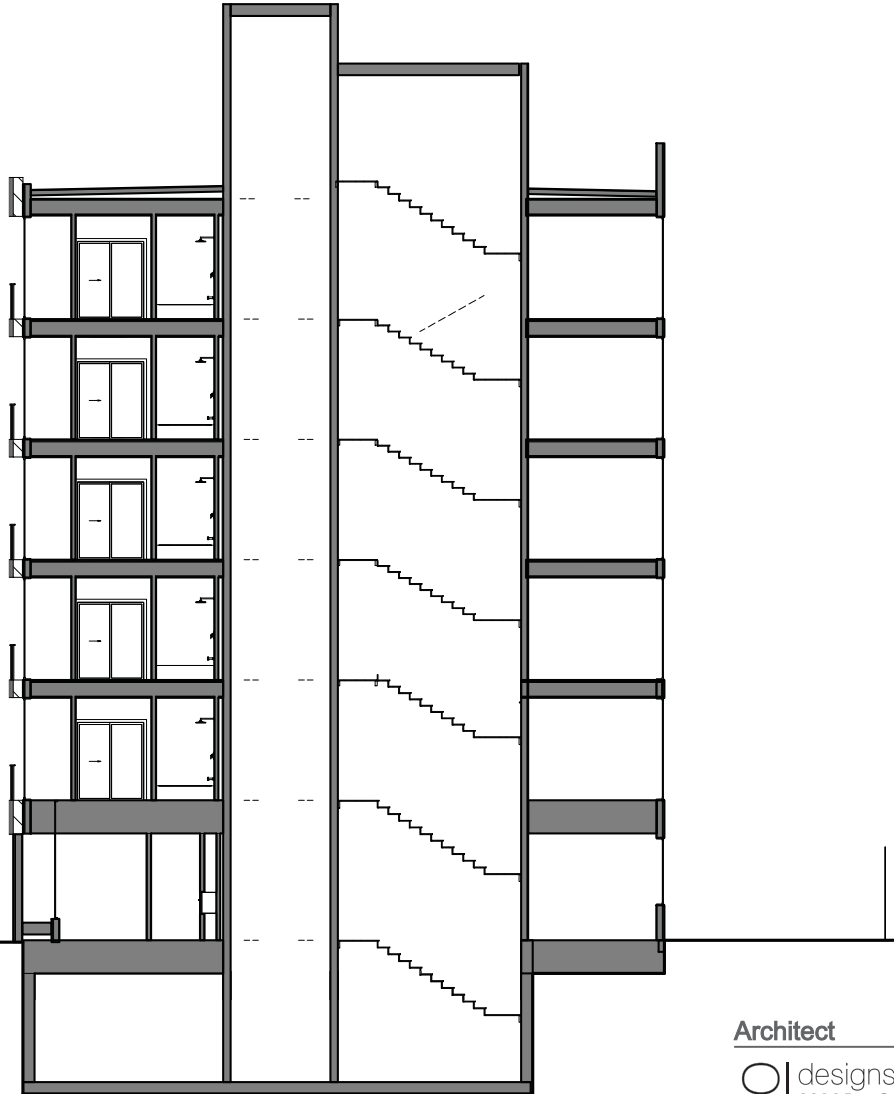
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Sheet
A10
 ELEVATION EAST

- ELEVATOR HOIST
80' - 5"
- PILOT HOUSE
75' - 4"
- PARAPET
68' - 6"
- ROOF DECK
65' - 3/4"
- T.O. ROOF STRUCTURE
63' - 8 3/4"

- LEVEL 06
53' - 5"
- LEVEL 05
43' - 1 1/4"
- LEVEL 04
32' - 9 1/2"
- LEVEL 03
22' - 5 3/4"
- LEVEL 02
12' - 2"
- LEVEL 01
0' - 2"
- GRADE
0' - 0"
- BASEMENT
-12' - 0"



NORTH-SOUTH SECTION
SCALE: 3/32" = 1'-0"

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A11
 BUILDING
 SECTION



VIEW FROM VINE ST.
LOOKING EAST



VIEW FROM N
AMERICAN ST.
LOOKING SOUTH

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A12
PROPOSED
RENDERING