

ADDRESS: 207-09 AND 211 VINE ST

Proposal: Construct 6-story multi-family building and two townhouses, remove rear ell

Review Requested: Final Approval

Owner: Greythorne Development Corporation

Applicant: Carey Jackson Yonce, CANNO design

History: 209 Vine Street, 1825

Individual Designation: 10/1/1981

District Designation: Old City Historic District, 12/12/2003

207 Vine Street: Non-contributing

209 Vine Street: Contributing

211 Vine Street: Non-contributing

Staff Contact: Laura DiPasquale, laura.dipasquale@phila.gov

BACKGROUND:

Located at the northeast corner of Vine Street and N. American Street, the properties currently known as 207-09 and 211 Vine Street extend the full block from Vine Street to Wood Street, and include a combination of parking lots, non-contributing buildings, and the individually-designated and contributing building historically known as 209 Vine Street. The northern boundary of the Old City Historic District is along Wood Street.

This application calls for the construction of two townhouses on the existing parking lot at 207 Vine Street; the removal of the majority of the rear ell of 209 Vine Street and the rehabilitation of its front façade; and the demolition of the non-contributing buildings at 211 Vine Street and construction of a six-story building.

The new townhouses at 207 Vine Street would feature three-story brick facades with regular fenestration. A fourth floor clad in standing seam metal siding would be set back from the front façade and feature a series of terraces and decks.

At 209 Vine Street, the application calls for the rehabilitation of the front façade and main block, but the staff notes that the elevation drawings are schematic and the final details will be worked out at the staff level.

The application also proposes to remove approximately 46 feet of the historic building's rear ell, which has been heavily modified since its original construction. The c. 1825 main block originally featured two-story ell and narrow piazza. Between 1910 and 1917, a tapered two-story addition had been appended to the rear of the main block, and a third-story with a mansard roof added to the two-story ell. It is not clear when other alterations were made, but no curved or tapered corners are presently visible, nor does the mansard roof remain. In 1983, a zoning permit was issued for the demolition of a two-story portion of the rear and construction of a three-story addition. The majority of the existing ell is covered in rough stucco. The proposed new construction would eliminate the visibility of the rear of the building from the public right-of-way.

The proposed six-story building would extend from the corner of Vine Street north along American Street and onto Wood Street. The Vine Street elevation would be clad in brick with cast stone belt courses and feature four columns of industrial-size window openings. The brick cladding would turn the corner onto American Street for two bays, and then transition to two floors of brick cladding with charcoal grey cement board and batten panels above for both the American and Wood Street elevations. The American Street elevation would feature ground-floor windows as well as garage openings, and floors four through six would feature balconies with glass railings.

SCOPE OF WORK:

- Demolish non-contributing buildings
- Remove rear ell of historic building and rehab facade
- Construct townhouses
- Construct six-story building

STANDARDS FOR REVIEW:

- *Standard 2: The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*
 - This application proposes to demolish non-contributing buildings and the heavily altered rear ell of an historic building and avoids the removal of historic materials and features that characterize the properties, satisfying this Standard.
- *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 work will 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 new construction would be independent of the existing historic building, and the materials, size, scale, proportion, and massing of the new construction is consistent with the Old City Historic District, which is characterized by a variety of architectural styles ranging from 2 ½ to 3 ½ story red brick residential buildings to early twentieth-century mid-rise commercial and industrial buildings. The immediate context along Vine Street is that of three to four story historic buildings interspersed with new construction and vacant lots where new construction has recently been proposed. Along this stretch of American and Wood Streets there are additional vacant lots and new construction. The application satisfies this Standard.

STAFF RECOMMENDATION: Approval, with the staff to review details, pursuant to Standards 2 and 9.

MAPS & FIGURES:



Figure 1: Location of the proposed project in relationship to the Old City Historic District Boundary.

An aerial photograph of an urban area. A multi-lane highway runs diagonally from the top right towards the center. Below the highway, there is a dense residential neighborhood with various buildings, some with flat roofs and others with gabled roofs. A large, dark, triangular-shaped building is prominent in the center-left. The area is interspersed with trees and parking lots. The overall tone is muted, with a greyish-green color palette.

VINE STREET

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1. 317 Vine Street



2. 315 New Street



3. 304-310 N. 2nd Street



4. 301 Race Street



5. 222-24 Vine Street



6. 231-47 N. 3rd Street



207-13 VINE STREET



VINE STREET

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Old City Residential Area (Central) Context

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211-213, 209 Vine Aerial View



211-213 Vine, Corner of North American and Vine Street



209 Vine Street



211-213, 209 Vine Street



205, 207, 209 Rear



Corner of North American Street and Wood Street

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Existing Site

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Parking at 207; 209 Side

209 Side

209 Side

209 Rear

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Existing Site

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- 209 VINE STREET
- 207 VINE
209 VINE
211-213 VINE
- STAFF APPROVED DEMO
OF 211-213 VINE,
AND WOOD STREET GARAGE
PERMIT #ZP-2021-002850

WOOD STREET

AMERICAN STREET

VINE STREET

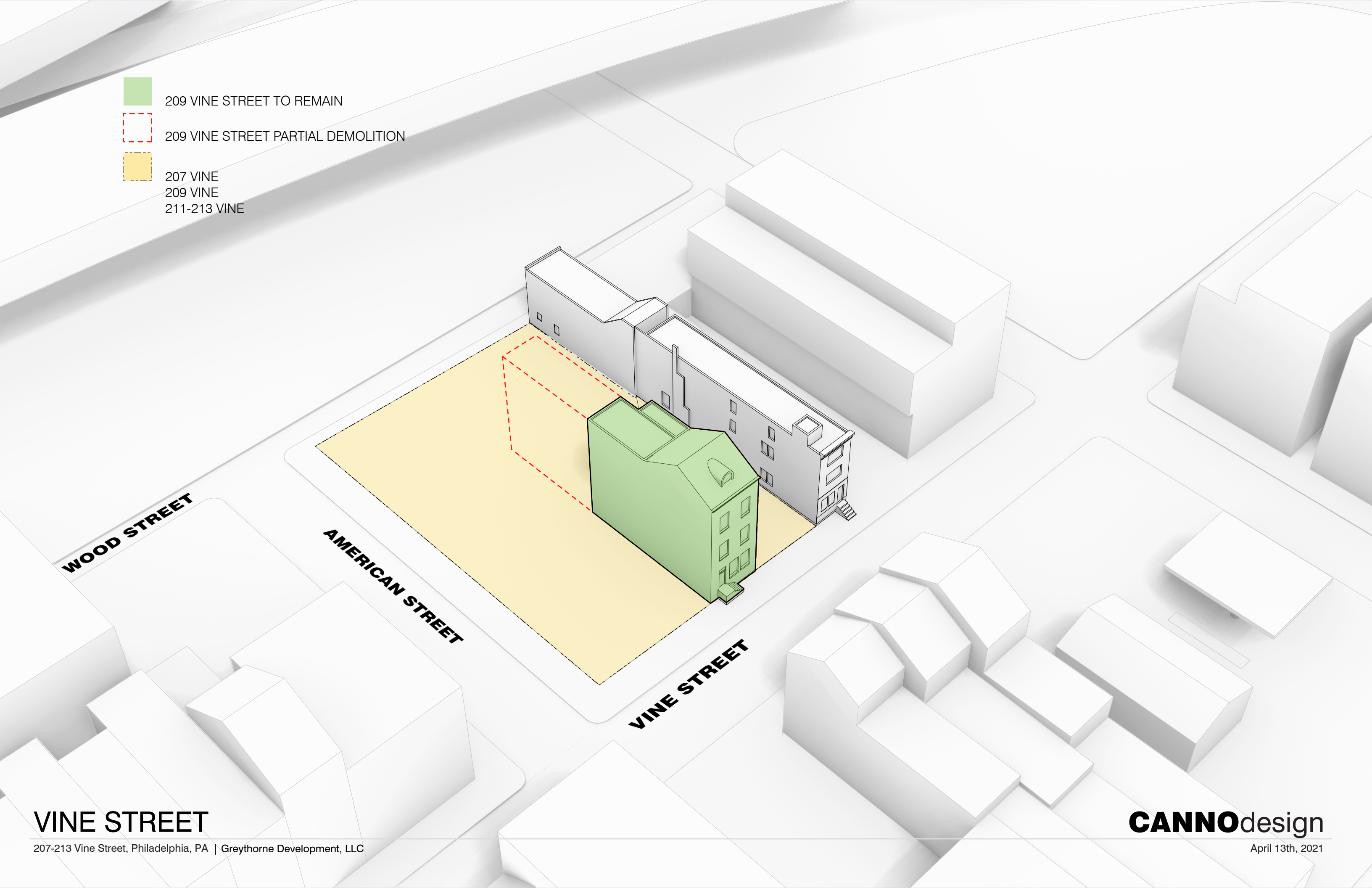
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- 209 VINE STREET TO REMAIN
- 209 VINE STREET PARTIAL DEMOLITION
- 207 VINE
209 VINE
211-213 VINE



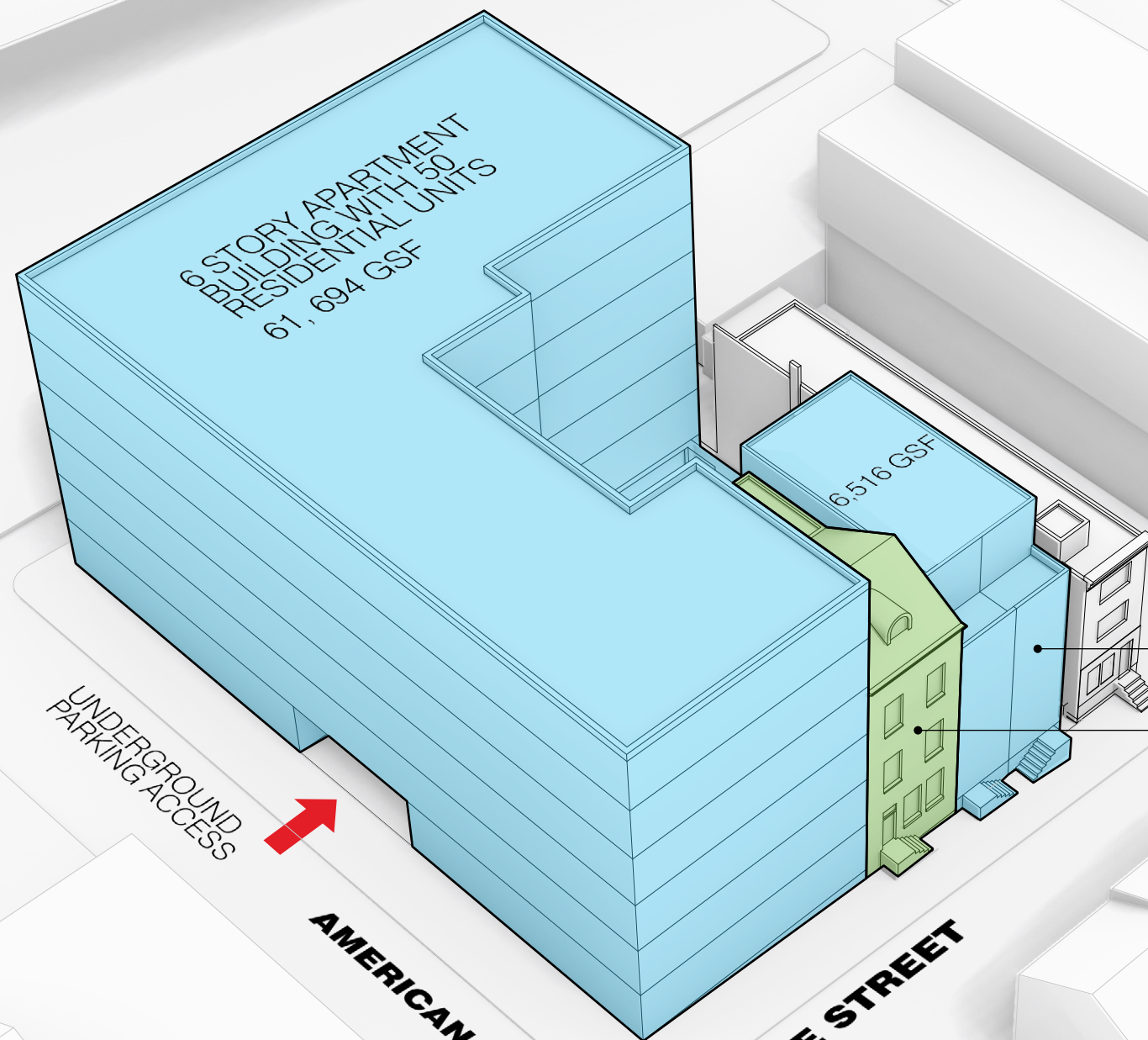
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- 209 VINE STREET TO REMAIN
- NEW CONSTRUCTION



- (2) STACKED TOWNHOMES
- (3) STORY MULTI-FAMILY RENNOVATION, FACADE RESTORED TO HISTORICAL COMISSION STANDARDS

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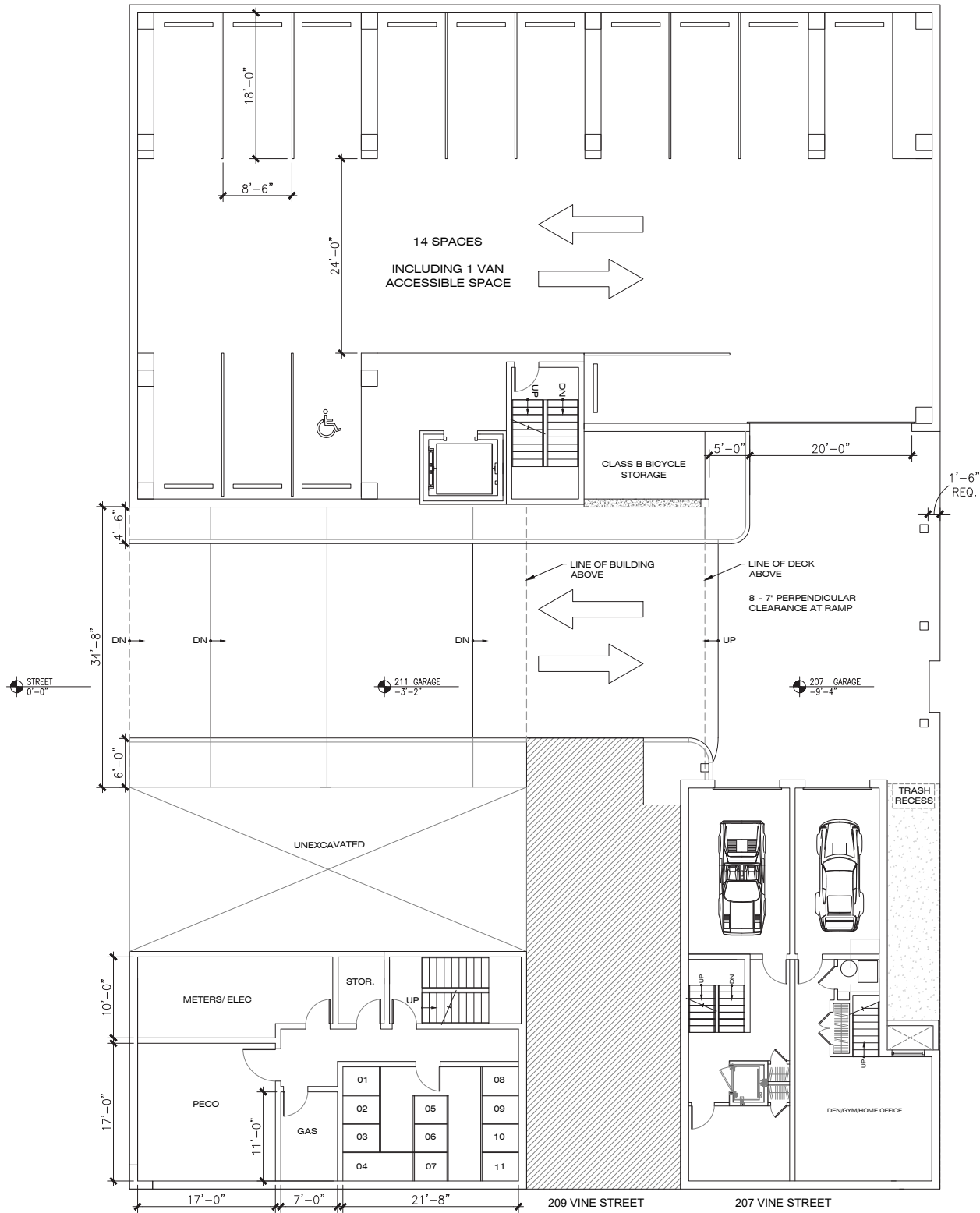
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Lower Level Plan

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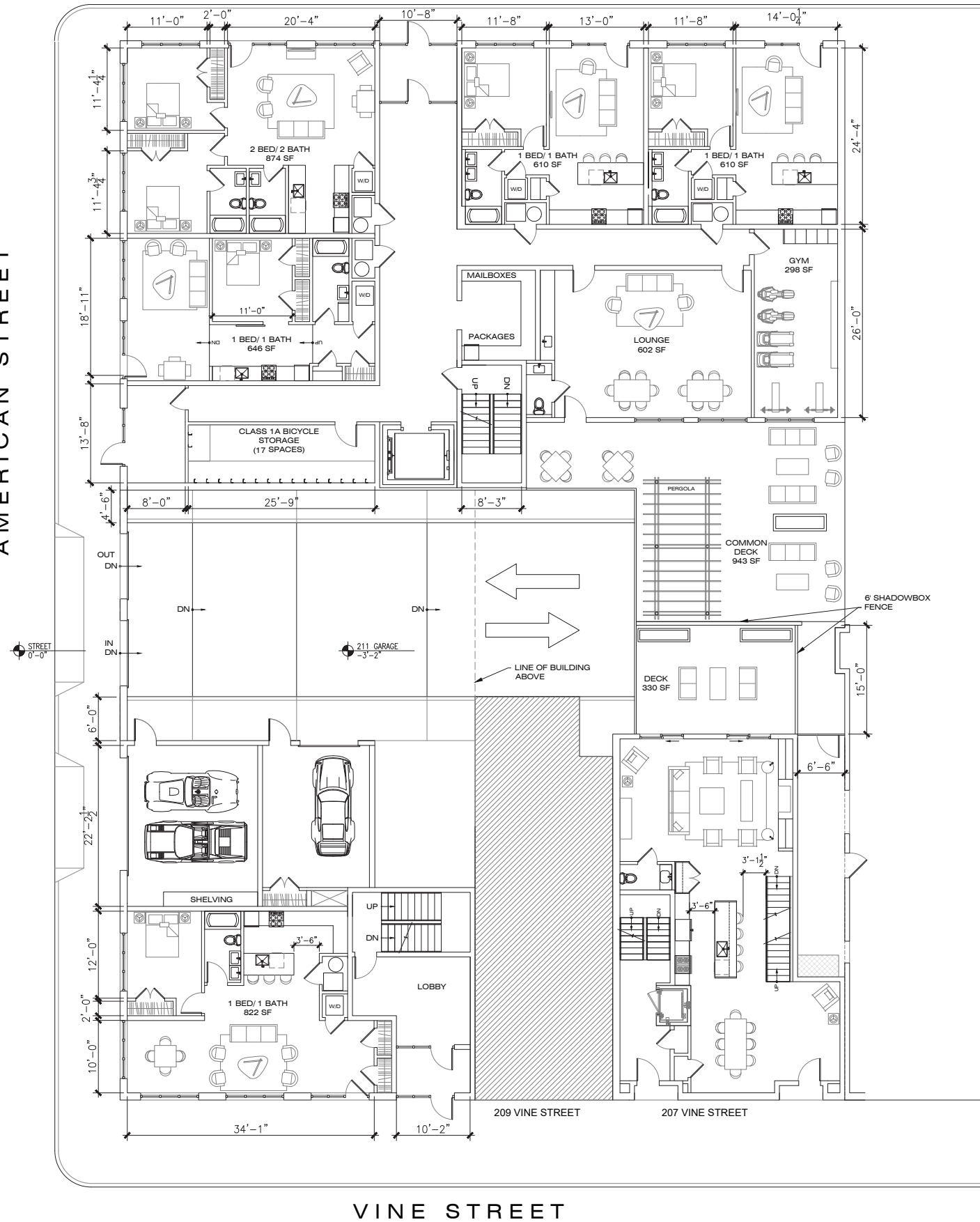


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WOOD STREET

AMERICAN STREET



Ground Level Plan

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November 2021

25'-0" 11'-10" 10'-7" 11'-6" 11'-0" 11'-0" 12'-0 1/4"

2'-0" 11'-0" 11'-0" 11'-3 1/4" 10'-9" 12'-0" 10'-9" 12'-2" 10'-9" 11'-10" 10'-6" 12'-0" 2'-0" 10'-0"

2 BED/ 2 BATH
999 SF

2 BED/ 2 BATH
690 SF

1 BED/ 1 BATH
615 SF

1 BED/ 1 BATH
654 SF

1 BED/ 1 BATH
670 SF

1 BED/ 1 BATH
675 SF

1 BED/ 1 BATH
627 SF

2 BED/ 2 BATH
1,043 SF

9 UNIT
(4) 2BD/2BA
(5) 1BD/1BA

209 VINE STREET

207 VINE STREET
[SECOND FLOOR]

VINE STREET

Floors 2-3 Typical Plan

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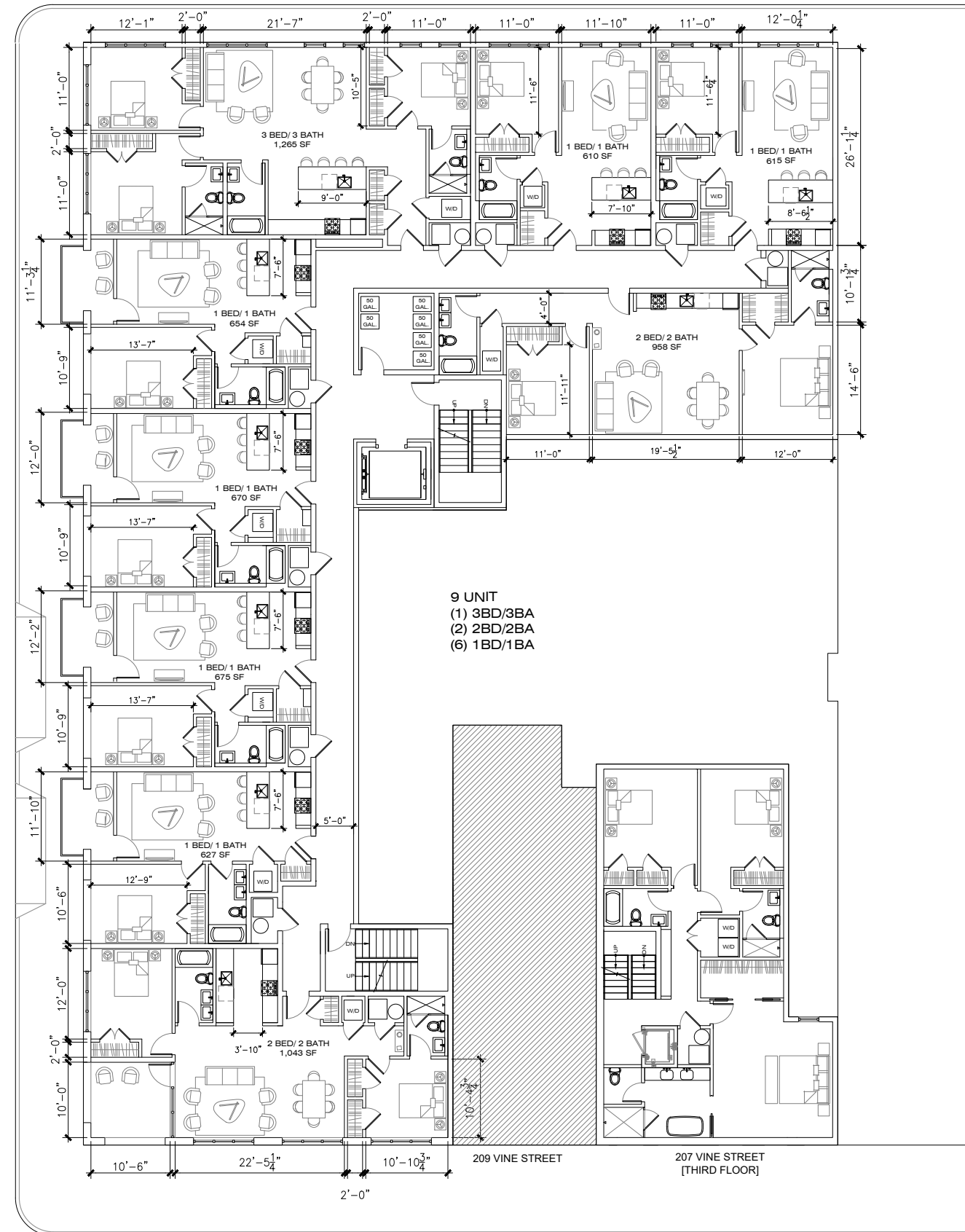
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WOOD STREET

AMERICAN STREET



VINE STREET

Floors 4-6 Typical Plan

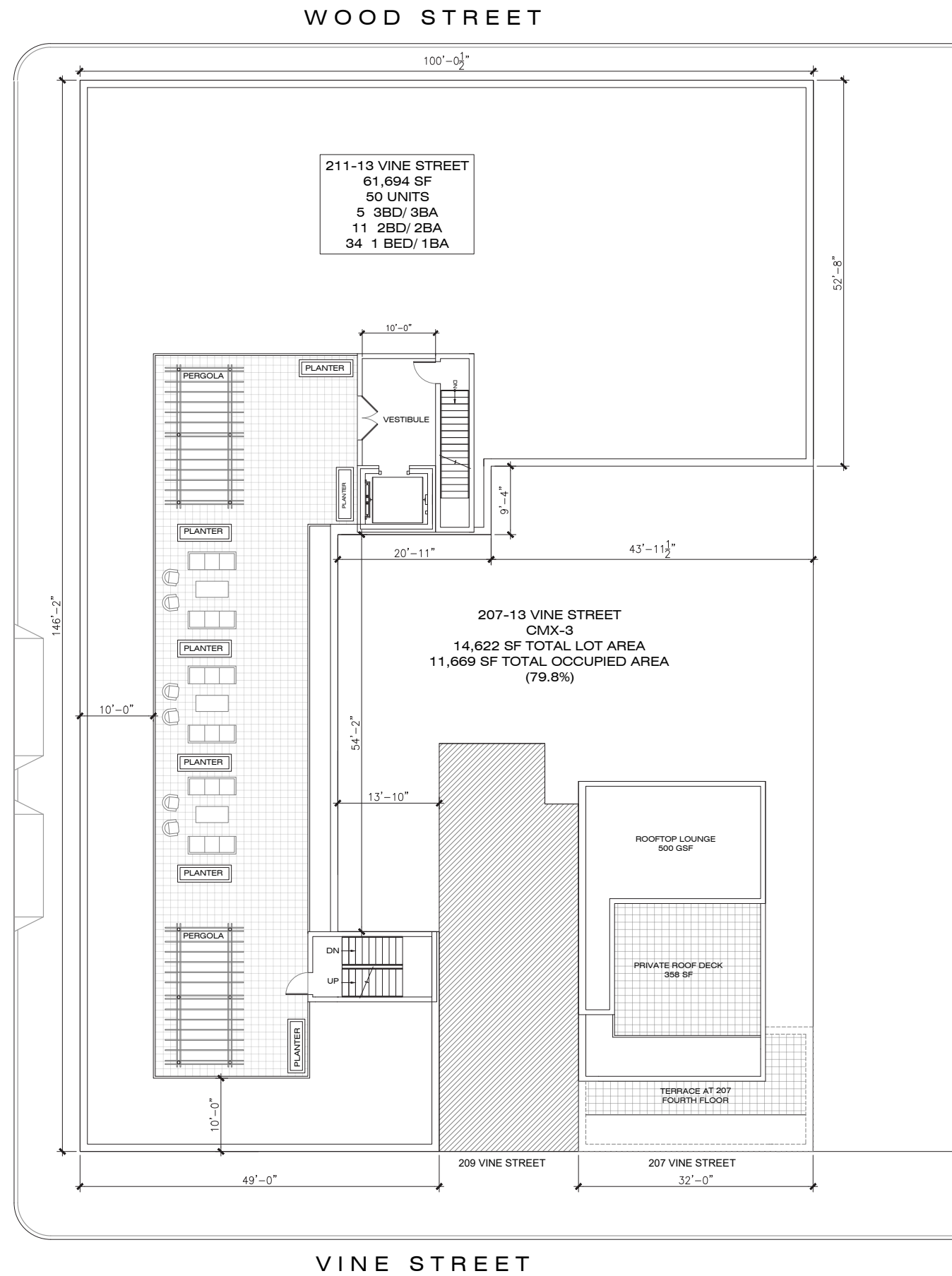
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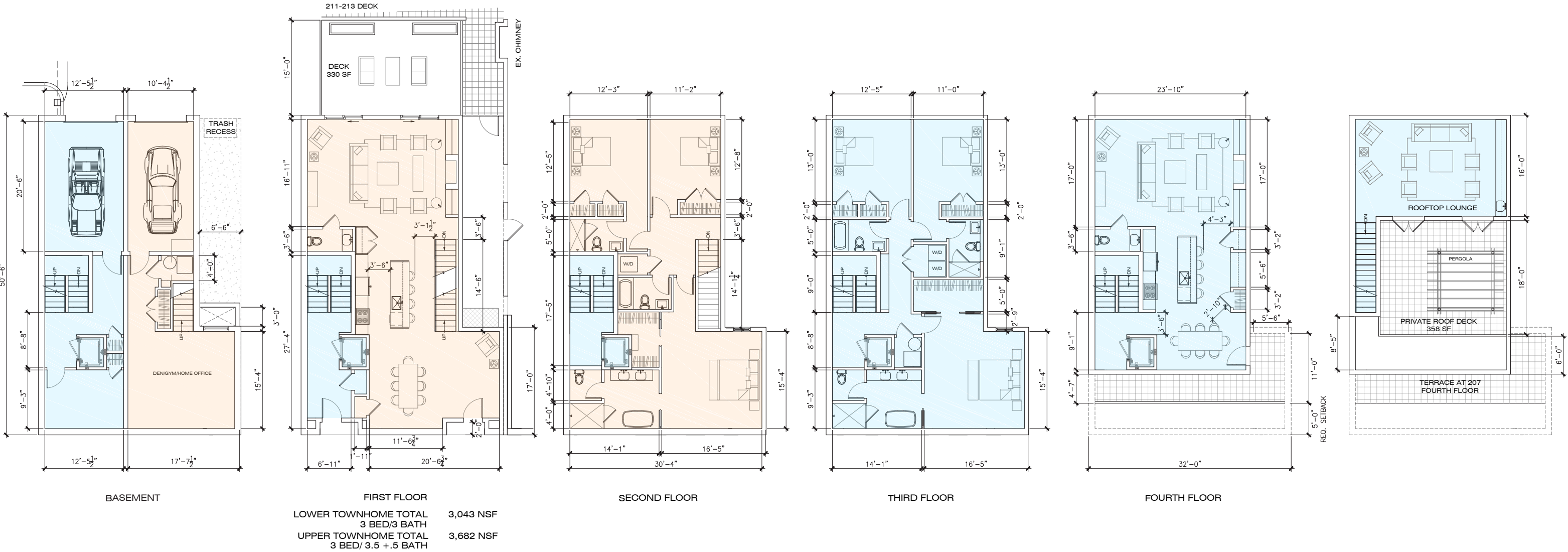
VINE STREET

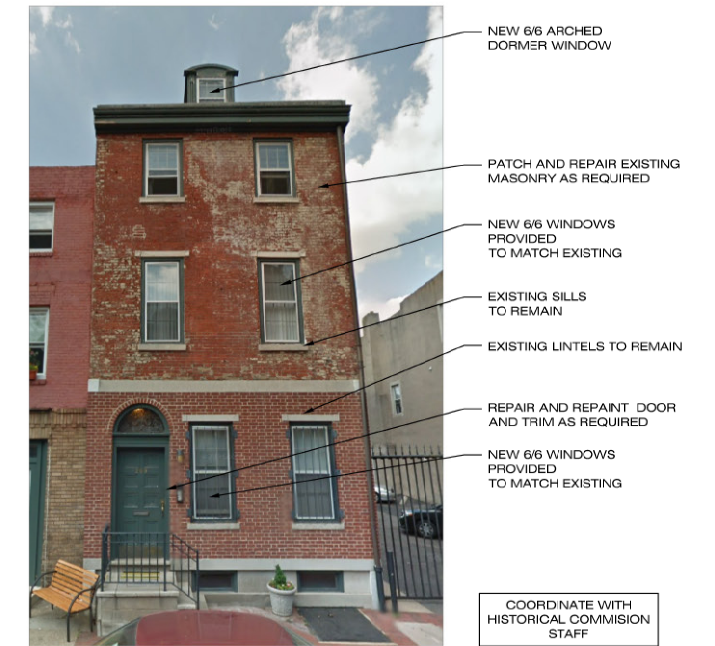
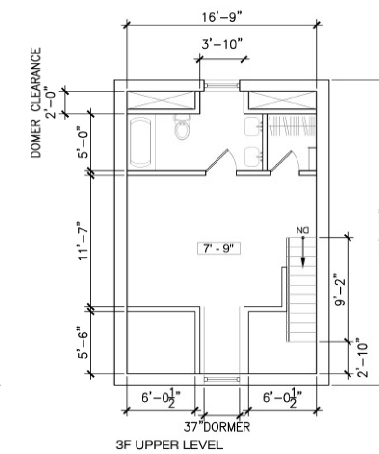
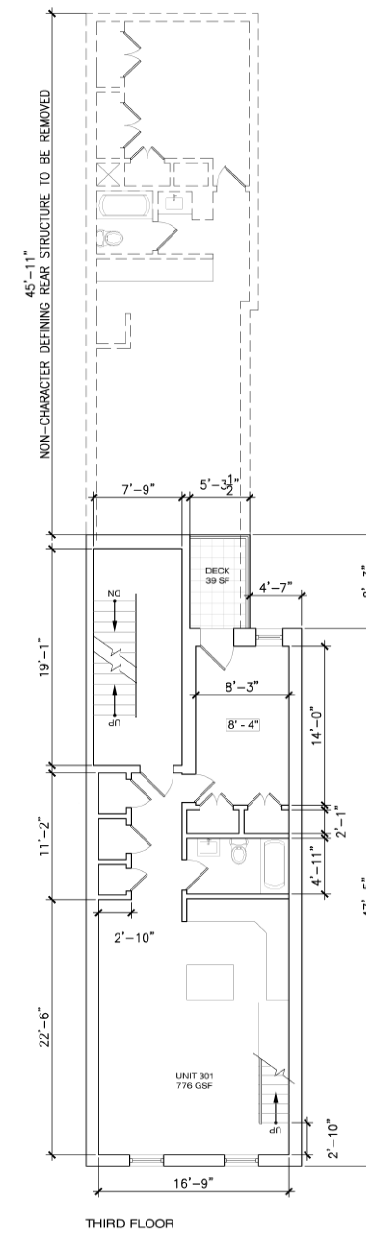
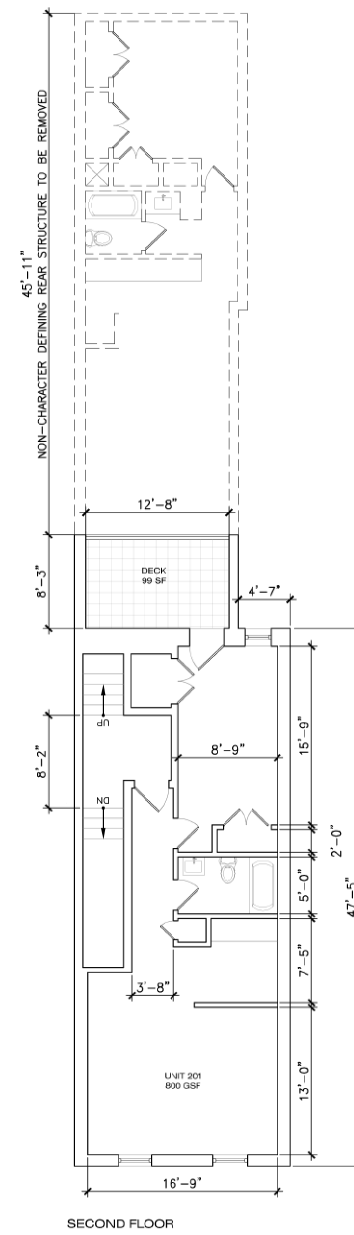
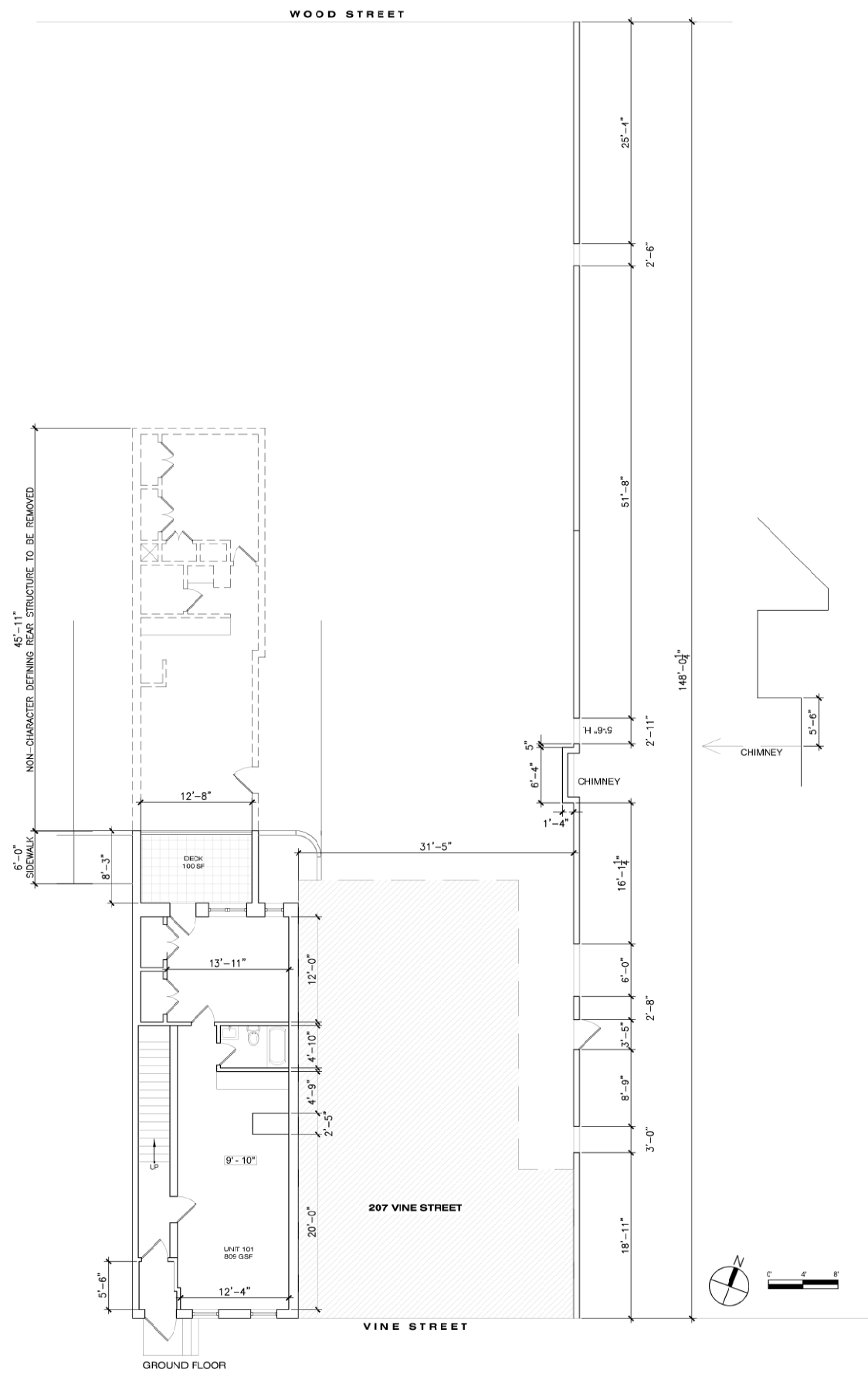
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AMERICAN STREET



Roof Plan





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209 Vine Street Proposed Rennovation

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Board and Batten Cement Board Panels



Custom Cast Stone



Brick; Red Mortar

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Proposed Material Palette

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Proposed Vine Street Elevation

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Proposed American Street Elevation

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Proposed Wood Street Elevation

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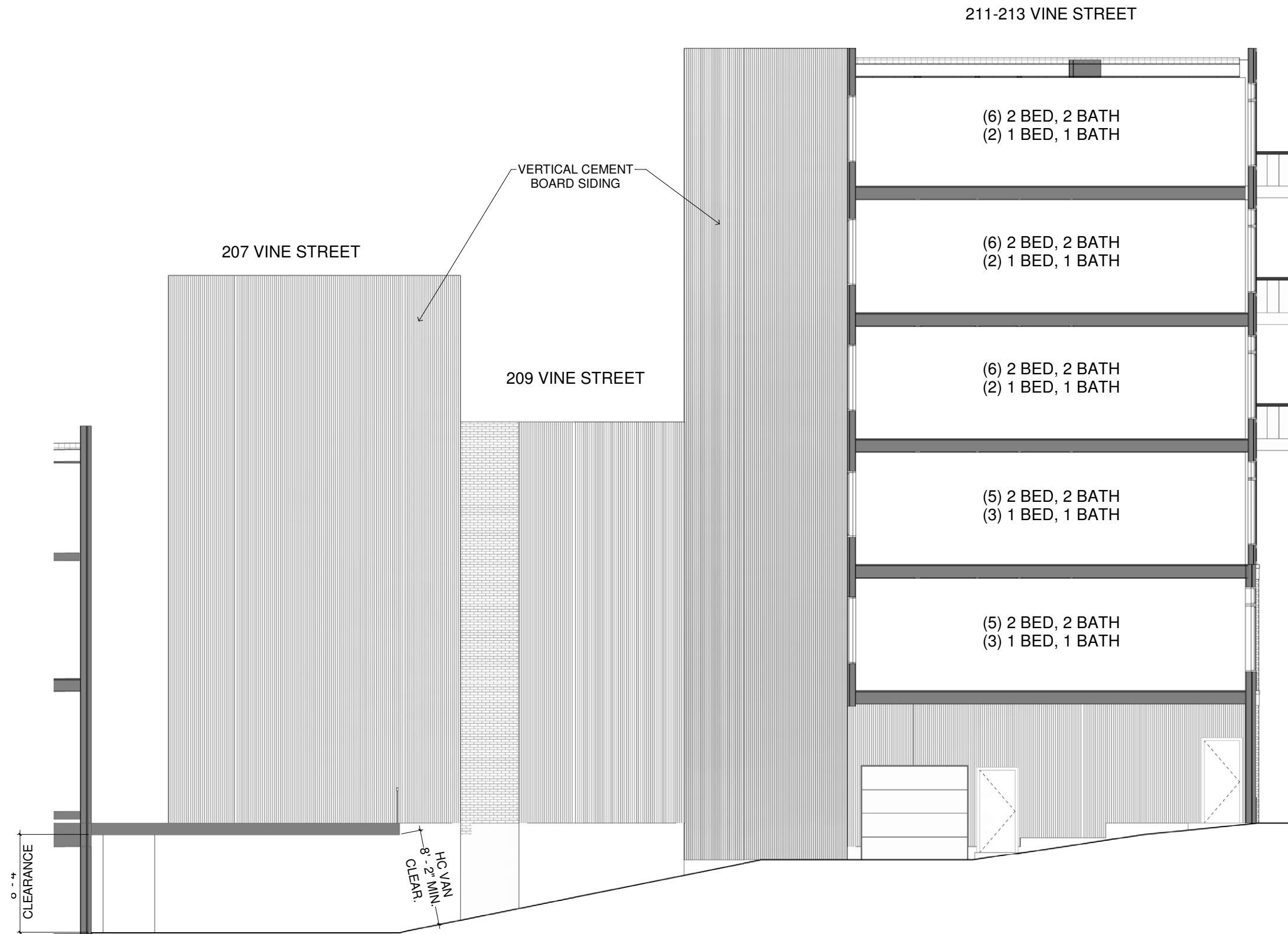
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Section Through Ramp, Looking to Wood Street

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VINE STREET

Section through Ramp, Looking to Vine Street

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207 Vine Street



VINE STREET

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211 - 213 Vine Street Corner



VINE STREET

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VINE STREET

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Corner of American Street and Wood Street



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View along Wood Street

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Select Project Experience:



1357 Ridge Avenue
50 Units, 49,988 SF
Completed Spring 2020



1732 Ridge Avenue
30 Units, 42,150 SF
Completed Fall 2020



631 North Broad Street
41 Units, 52,700 SF
Completed Summer 2019



845 North 15th Street
8 Units, 9,400 SF
Completed Fall 2020



723 North 6th Street
35 Units, 39,400 SF
Completed Spring 2021



965 Frankford Avenue
33 Units, 38,700 SF
Completed Spring 2021



1833 Fairmount Avenue
15 Units, 29,400 SF
Completed Winter 2013



600 - 642 Moore Street
58 Units, 73,400 SF
Anticipated Completion Summer 2021



2333 Fairmount Avenue
33 Units, 56,200 SF
Completed Fall 2019
2020 BIA Silver Award Winner



1720 Fairmount Avenue
18 Units, 24,700 SF
Completed Fall 2015
2020 BIA Best in Class Award Winner



Cambridge Court
13 Units, 23,000 SF
Completed Summer 2018



1723 Ridge Avenue
14 Units, 14,900 SF
Anticipated Completion Summer 2021

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