

ADDRESS: 416-24 VINE ST

Proposal: Demolish building; construct six-story building

Review Requested: Final Approval

Owner: Robert W. McMillan

Applicant: Rich Villa, Ambit Architecture

History: 1940

Individual Designation: None

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

Staff Contact: Allyson Mehley, allyson.mehley@phila.gov

BACKGROUND:

This application seeks final approval for the construction of a six-story building at 416-24 Vine Street. The existing 1-story building was constructed circa 1940 and is classified as non-contributing to the Old City Historic District. The proposed project includes the demolition of the existing building and construction of a 70-unit, 65-foot-tall multifamily building with ground floor commercial space. The demolition of the existing non-contributing can be approved without a hardship or public necessity finding. The Historical Commission has full jurisdiction over the proposed construction.

The property is located at the southwest corner of Vine Street and N. Lawrence Street. The surrounding buildings in this area of the historic district range in height from three to six stories and are clad in red brick. The new building's exterior design references nearby historic industrial buildings. The building's cladding is proposed as a combination of dark grey metal and cement fiber board. A lighter bronze color cement fiber board will be used on the first level. All windows will be aluminum clad on the exterior.

SCOPE OF WORK:

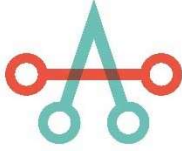
- Demolish non-contributing building.
- Construct new six-story building.

STANDARDS FOR REVIEW:

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 shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*
 - The massing, size, and scale of the proposed building are compatible with nearby industrial buildings in the historic district and surrounding neighborhood. Although the architectural features and detailing are a combination of historic and modern elements, in general they are compatible with the historic district. However, the exterior cladding and color scheme are not compatible with the historic district. If the color scheme and cladding materials are revised to be compatible, the application could satisfy Standard 9.

STAFF RECOMMENDATION: The staff recommends approval, provided the exterior color scheme and cladding are revised to be compatible with the historic district, pursuant to Standard 9.



AMBIT ARCHITECTURE

412 S. 2nd Street

Philadelphia, PA 19147

June 6, 2022

Philadelphia Historical Commission
1515 Arch Street
Philadelphia, PA 19102

To whom it may concern,

Please find the enclosed documents regarding the proposed new building 416-24 Vine Street. The owner of the property is Robert W. McMillan 416-24 Vine Street, Philadelphia, PA 19106.

The site currently contains a 1 story industrial building. The building is not individually designated but was in the district when the district was created. There is also a parking lot behind the building that is part of the contiguous lot.

The proposed project includes the demolition of the existing building and the construction of a new 70 unit, 65' tall multifamily building with one small ground floor commercial space.

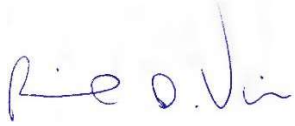
The building is designed to fit in with other large industrial era buildings on the area. The façade is comprised of varied sized cornices at each floor and vertical pilasters between windows and at the building corners. The building is set back from south and west property lines and sits at the street at North Lawrence Street and Vine Street. There is one main pedestrian entrance and one vehicular entrance.

The exterior design and detailing of the building is inspired by buildings with a 3 block radius and are shown in the presentation drawings on sheet A205.

This application seeks final approval.

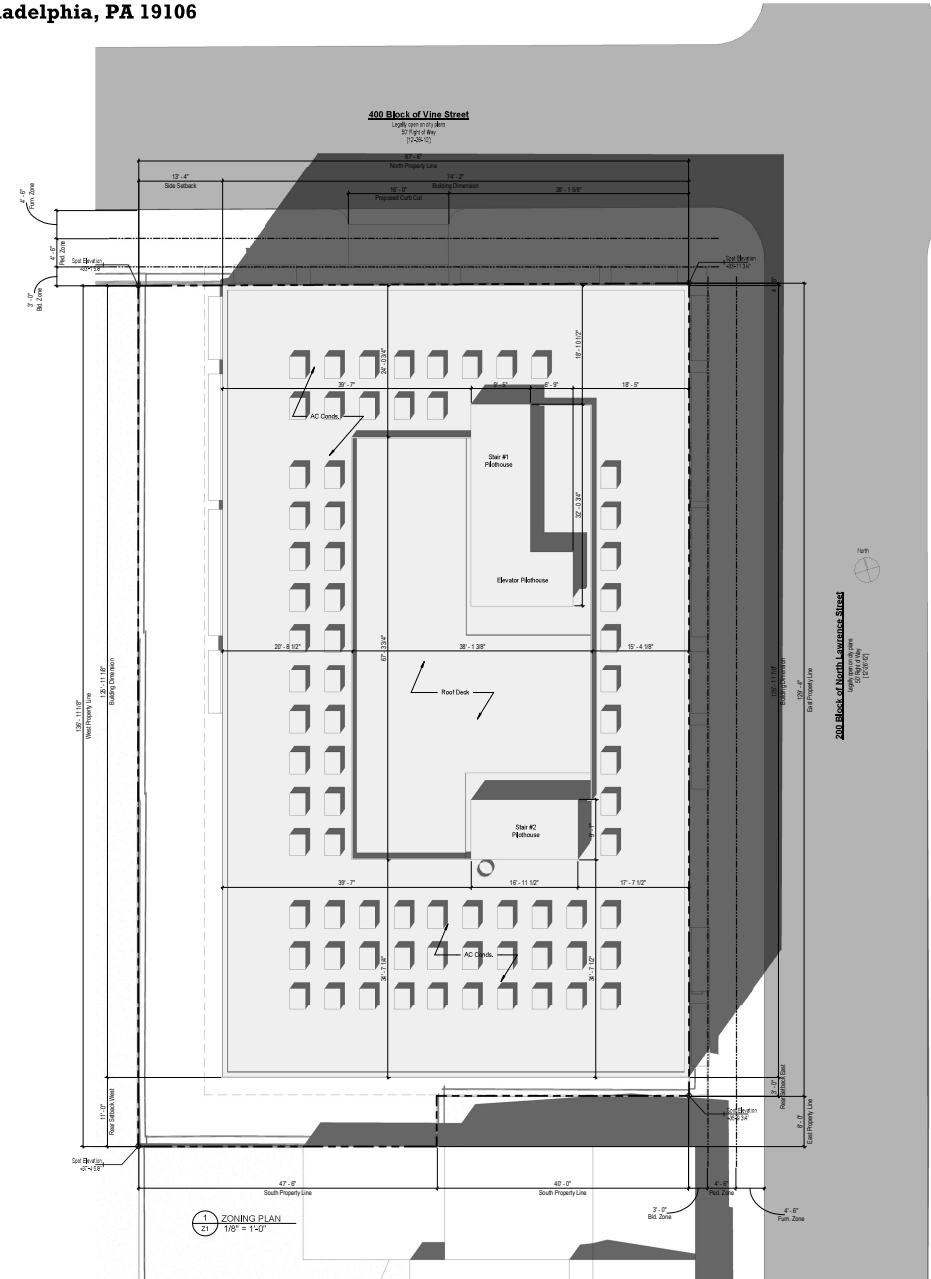
I look forward to the Committee's interaction.

Thank You,

A handwritten signature in blue ink, appearing to read "Rich Villa". The signature is fluid and cursive, with the first name "Rich" and last name "Villa" clearly distinguishable.

Rich Villa

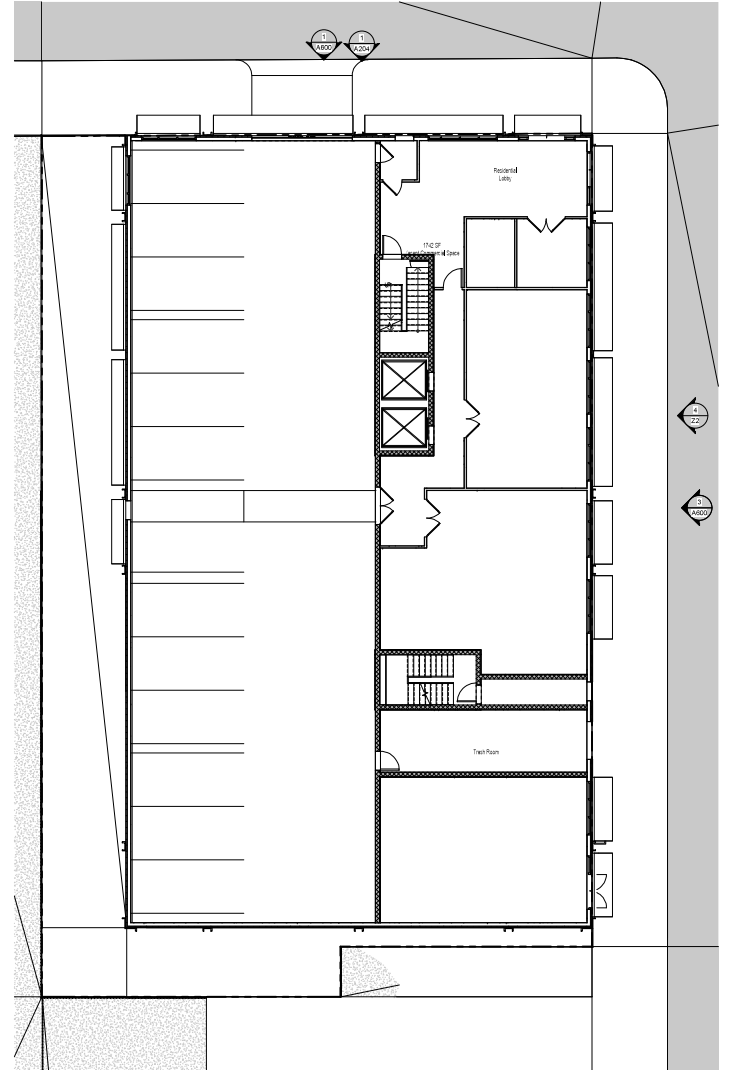
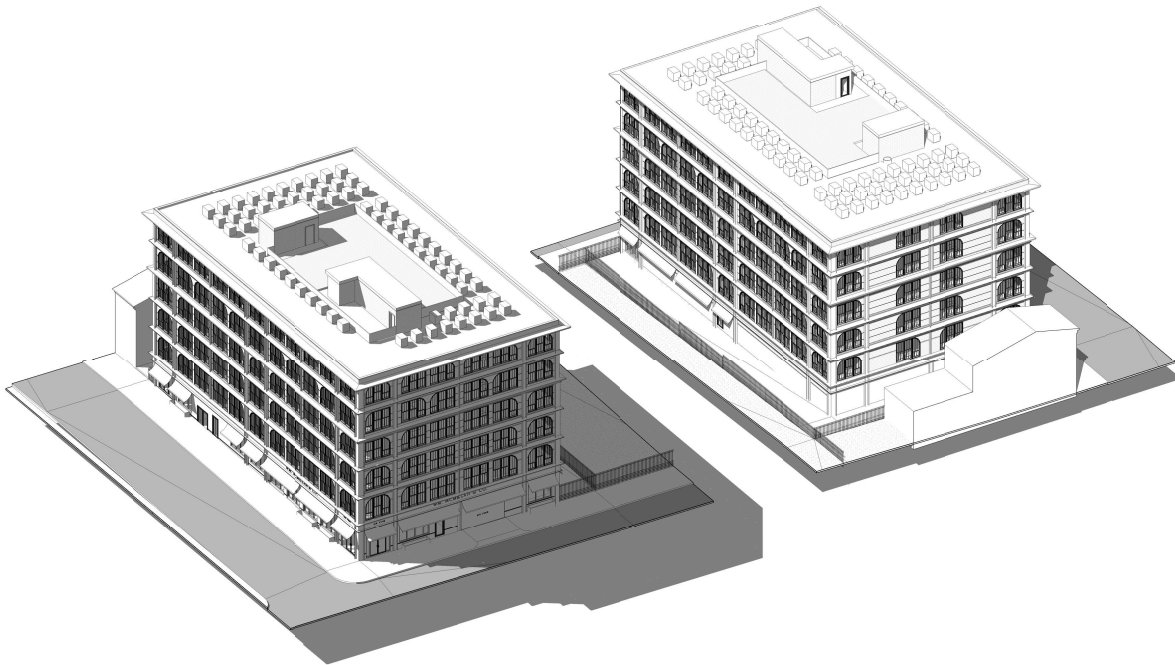
Partner, Ambit Architecture

A photograph of a four-story historic brick building with a dark brown facade and numerous arched windows, located at the corner of a city street. The building features a prominent corner entrance and is surrounded by other urban structures and trees.

17



4 Zoning Elevation - North Lawrence Street
1/8" = 1'-0"



1 FIRST FLOOR ZONING PLAN
1/8" = 1'-0"

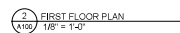
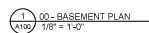
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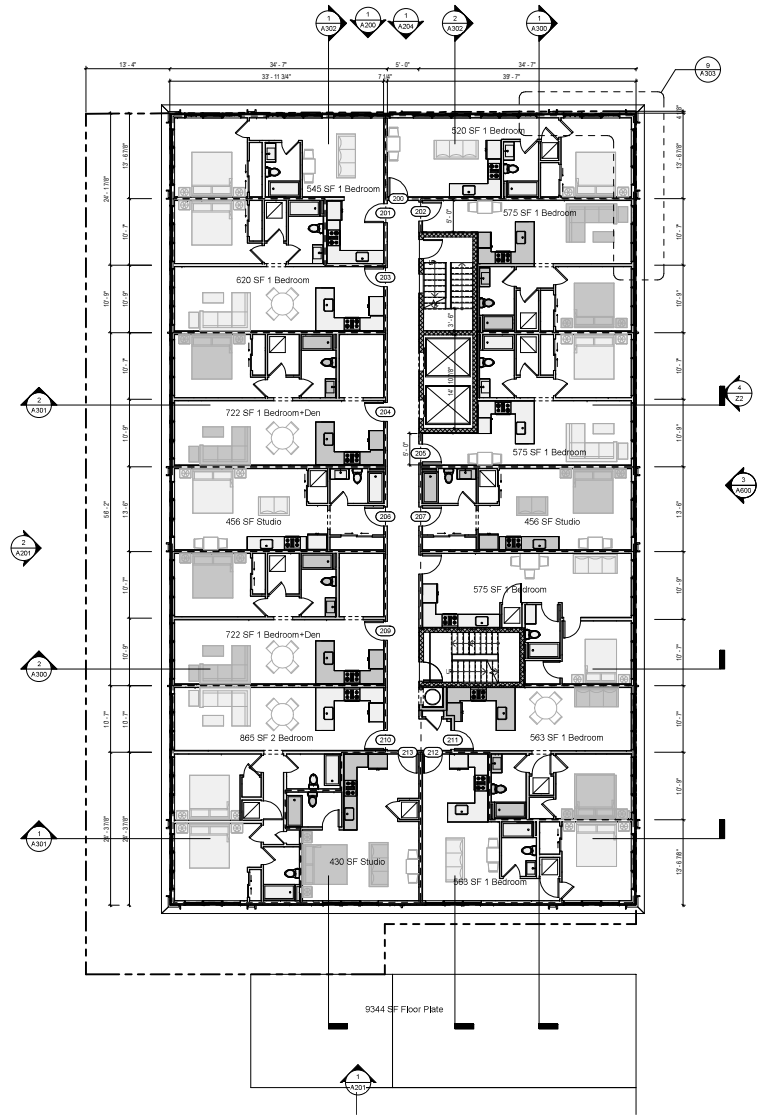


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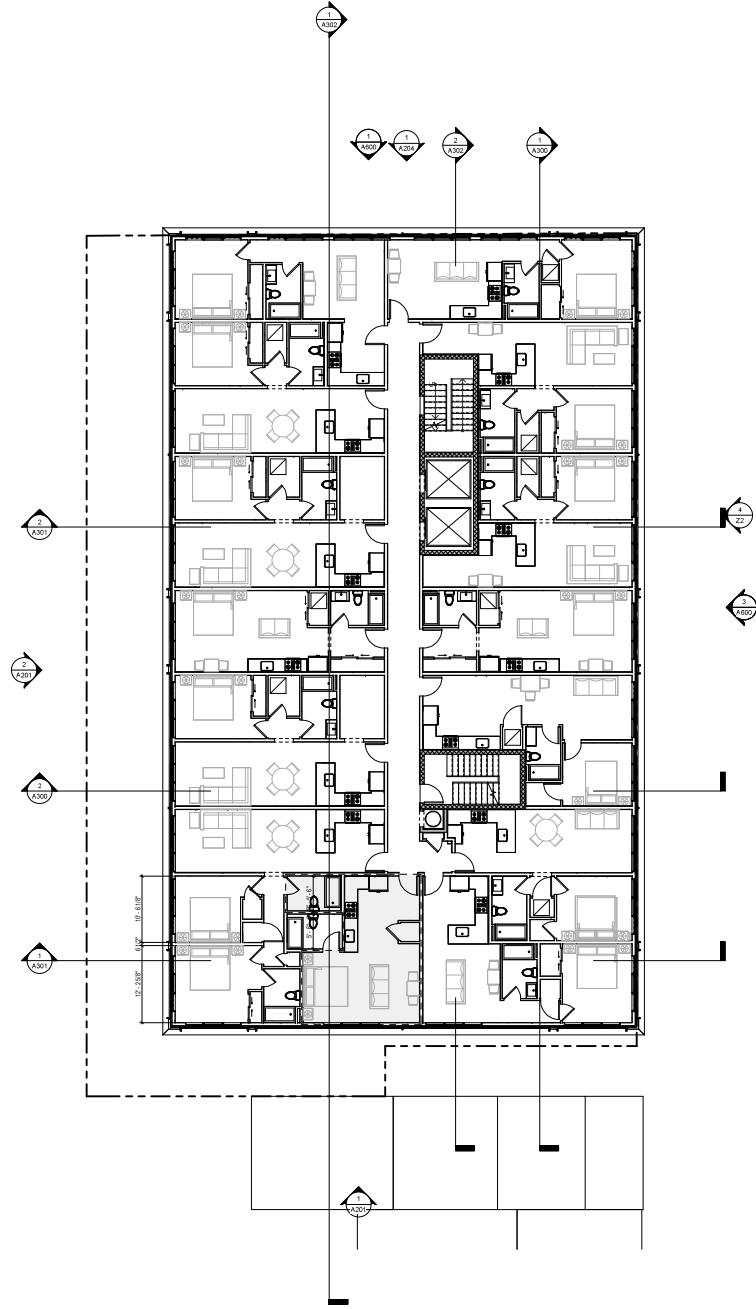


Mixed Use Building:
416-24 Vine Street





1 SECOND FLOOR PLAN
A101 1/8" = 1'-0"



2 THIRD FLOOR PLAN
A102 1/8" = 1'-0"



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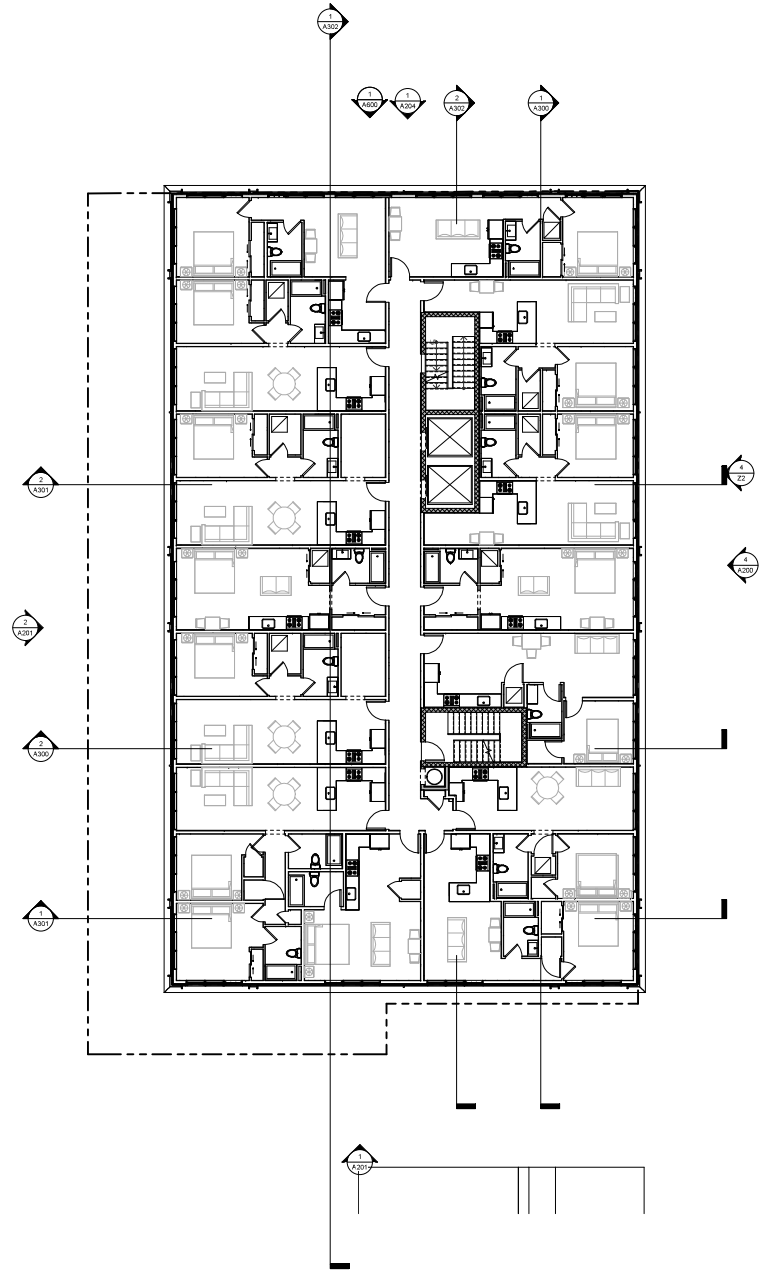


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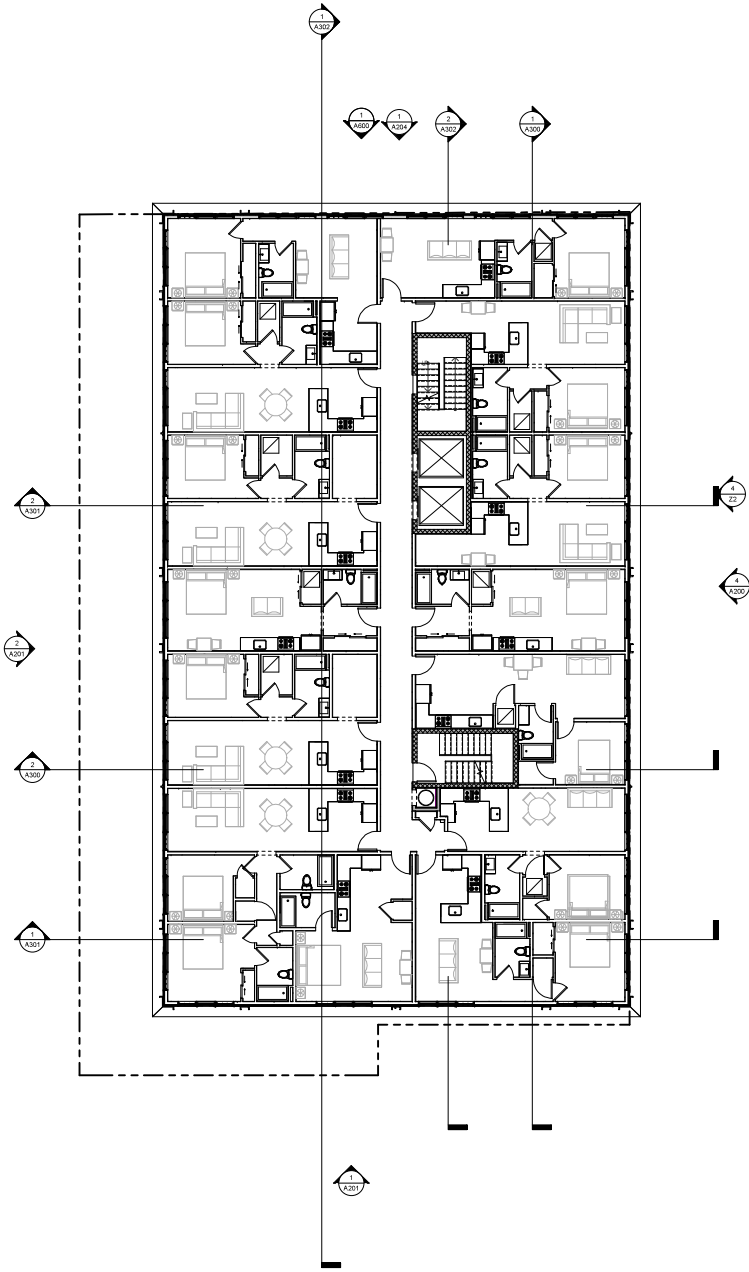


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A101



1 04 - FOURTH FLOOR PLAN
1/8" = 1'-0"



2 05 - FIFTH FLOOR PLAN
1/8" = 1'-0"



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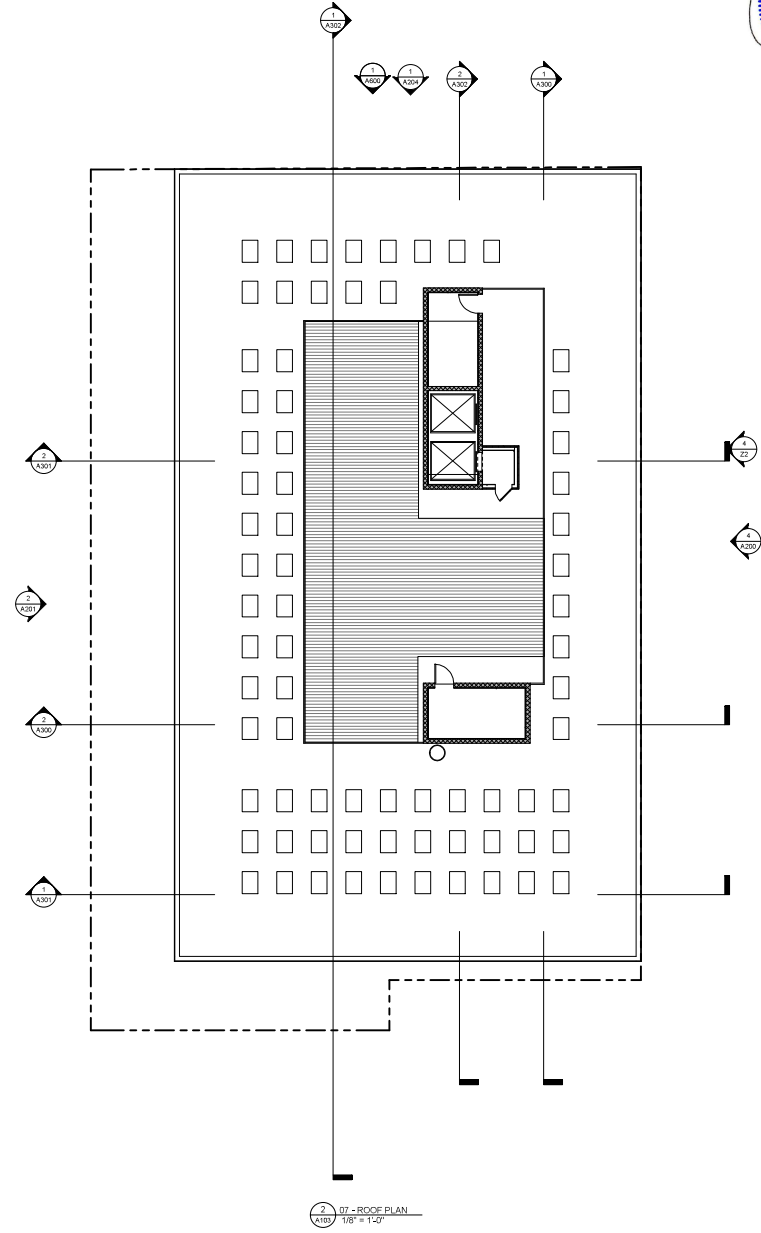
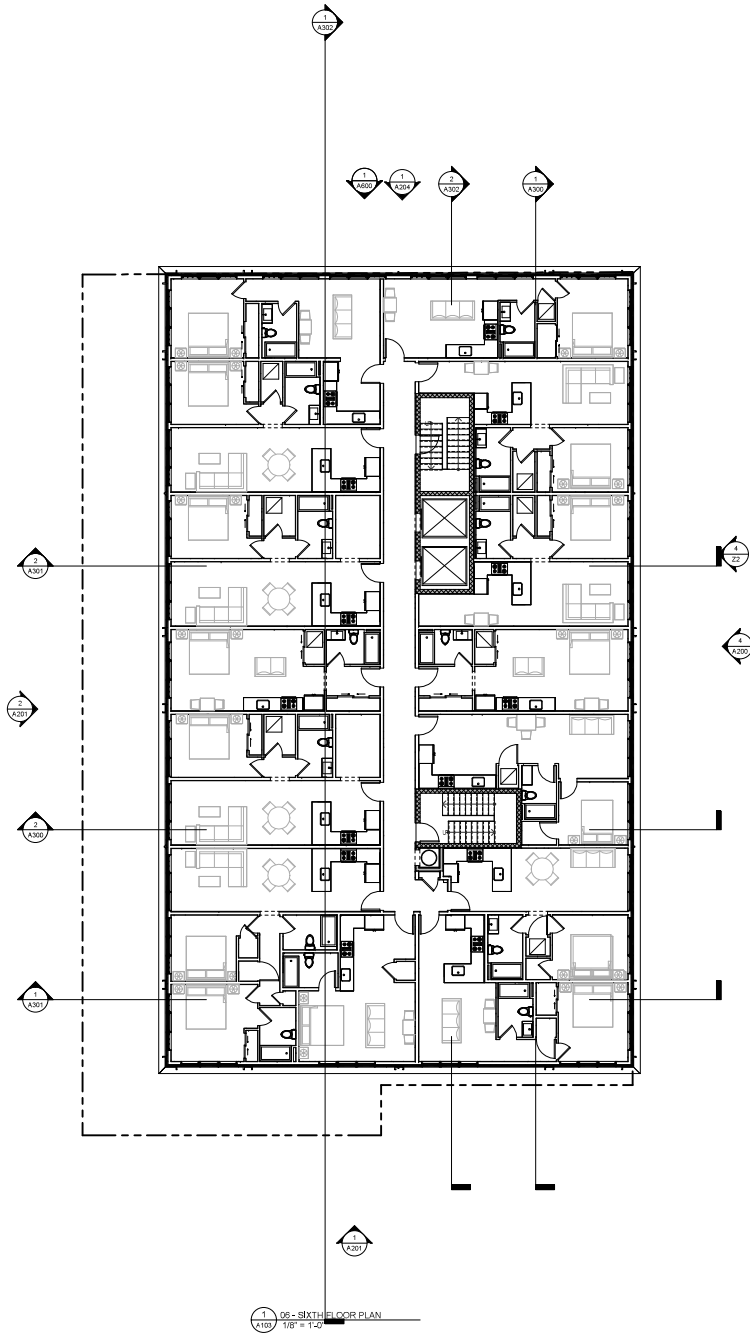


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Mixed Use Building:
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A102



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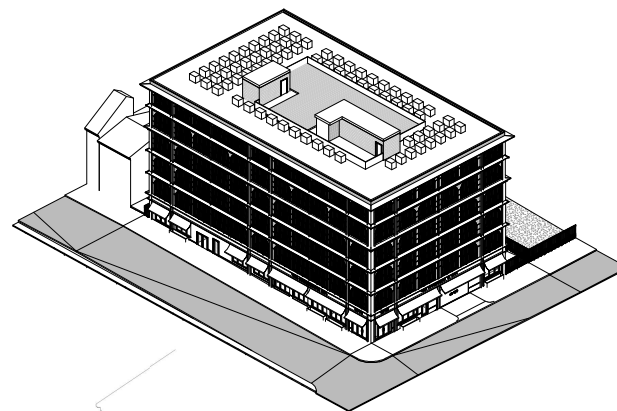


Mixed Use Building:
416-24 Vine Street

A103



DATE	REVISION
	Initials and Name



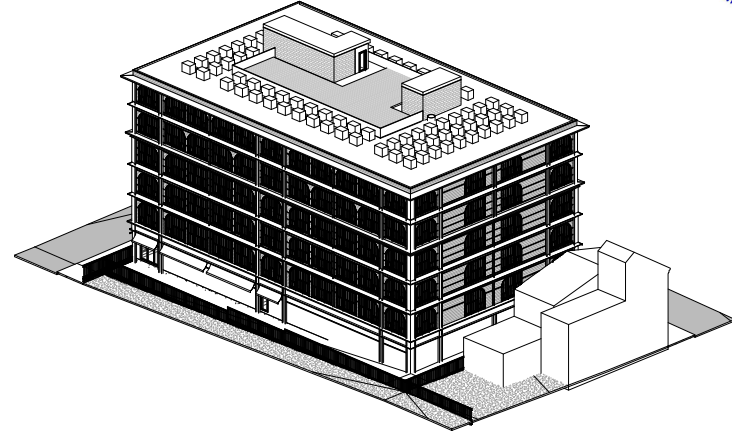
A200



1 South Elevation
A301 / 1/8" = 1'-0"



2 West Elevation
A301 / 1/8" = 1'-0"



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Mixed Use Building:
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A201



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Mixed Use Building:
416-24 Vine Street

A202



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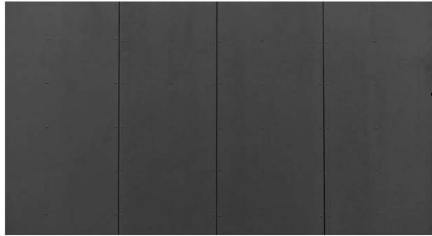


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Mixed Use Building:
416-24 Vine Street

A203



Dark Grey Metal
Cornice and Metal Trim Pieces

Light Bronze
Storefront Finish



Anodized Finishes

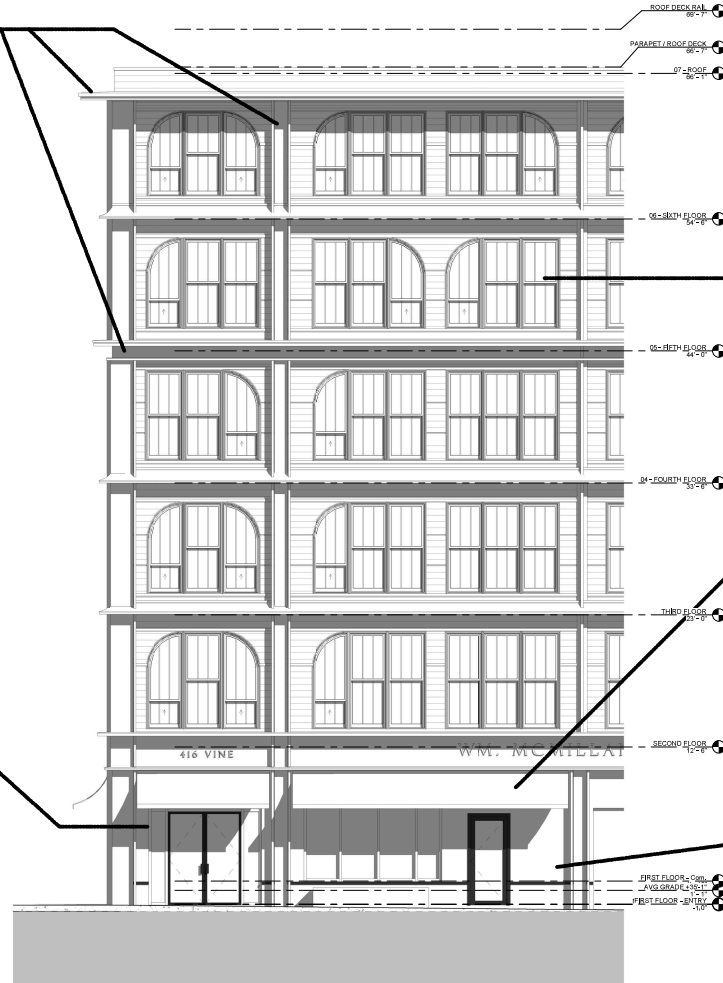


Standard Painted Colors - 70% PVDF

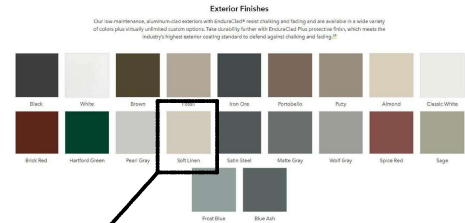


NOTE: Colors shown are not exact and are intended for planning purposes. For actual jobs, Tubelite will supply Litetec color chips.

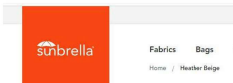
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1 FACADE MATERIAL ELEVATION
1/4" = 1'-0"



Exterior Window Color
Pella - Soft Linen



Retractable Awning Color
Heather Beige



Medium Grey Shiplap Cement Board
Ground Floor Infill



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315 North 3rd Street



327 North Lawrence Street



Proposed View from the North



315 New Street



300 North 3rd Street

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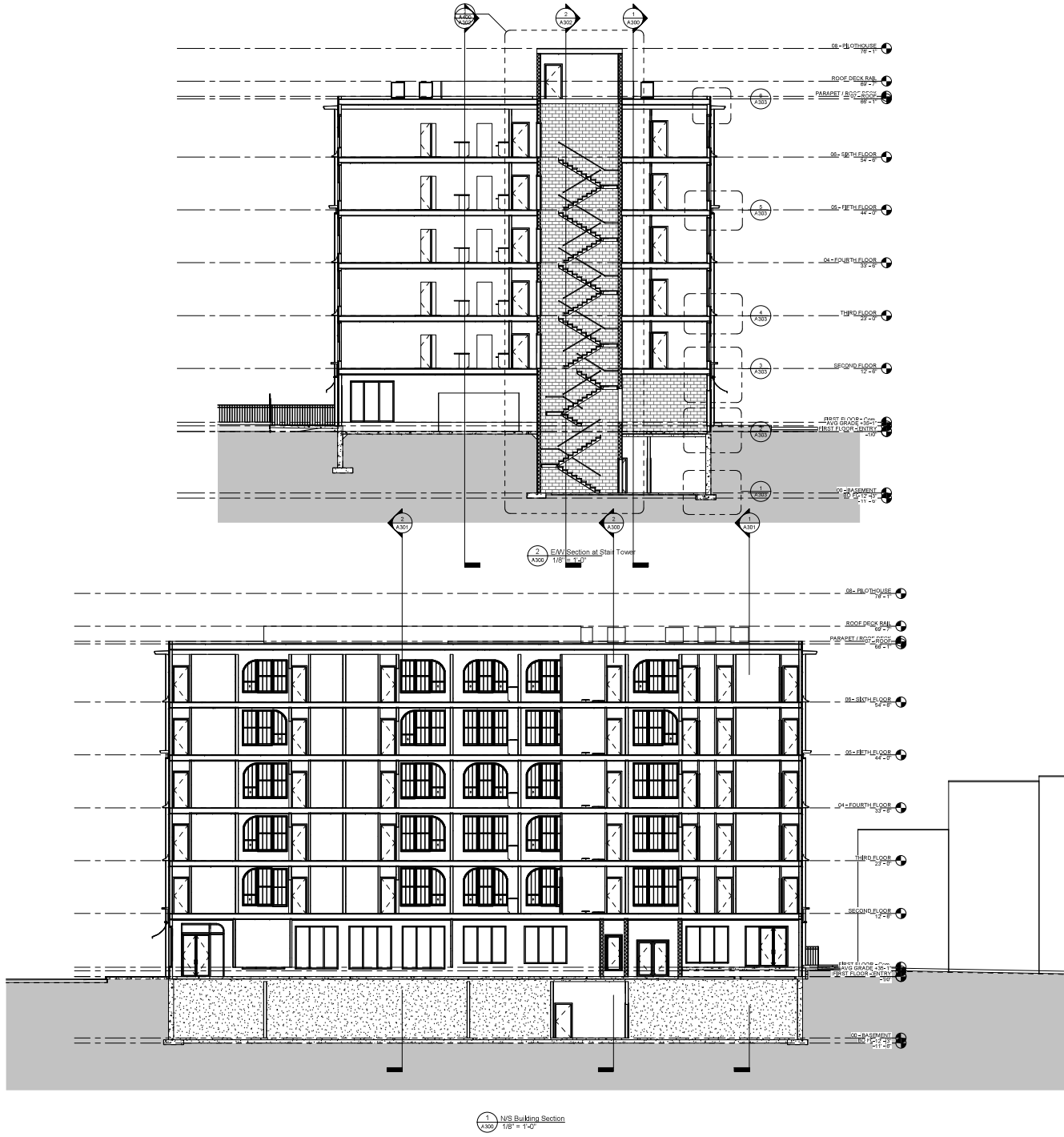


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Mixed Use Building:
416-24 Vine Street

A205



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Mixed Use Building:
 416-24 Vine Street

A300