Public comment for
416-24 Vine Street
Fw: Comments on 414-26 Vine St

preservation <preservation@Phila.gov>
Tue 6/21/2022 7:13 AM
To: Allyson Mehley <Allyson.Mehley@Phila.gov>

1 attachments (1 MB)
PXL_20220616_162607304-COLLAGE.jpg;

From: Robert Gurmankin <rgurmankin@gmail.com>
Sent: Sunday, June 19, 2022 10:21 PM
To: preservation <preservation@Phila.gov>
Subject: Comments on 414-26 Vine St

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To the Architectural Committee,

I am writing in regard to 414-26 Vine St, which is on the agenda at your June 21, 2022 meeting. While I am in favor of turning an empty building into a multi unit apartment building, the choice of color and materials is out of place in the Old City Historic District. Virtually every building in the neighborhood features red brick as its main component. Only one building has black, and that is more as accent or trim. Even newer buildings, such as 317 Vine St (2008), 312 N 2nd St (2021) or 222 Vine St (2017) are predominantly brick (see attached photo collage).

The massing is appropriate, in my opinion, but the building will create too much density, with 70 (rather small) units. I wonder why a full basement is not planned, so more parking can be provided as well as more first floor retail space. Also, by putting the entrance and retail on Lawrence St and the parking entrance on Vine St., it will create a new curb cut, rather than using an existing one on Lawrence.

Thank you,
Robert Gurmankin
317 Vine St.
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