

June 27, 2022

City of Philadelphia
Philadelphia Historical Commission
Attn: Laura DiPasquale Zupan

Re: **160-164 N 2nd St.**

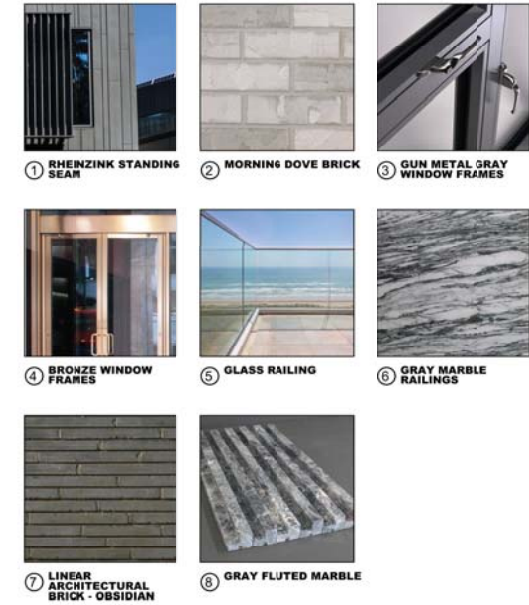
Please see our responses to the feedback received from initial Historical Commission presentation below:

1. Differentiate the base of the building and make it appear taller than floors above (suggestions included more defined brick treatment, color, creating a cornice line below 2nd floor windows, adjust arches so the spring points don't start so low).
 - We updated the base of the building, changed the brick color and profile – added a marble cornice at the 2nd floor line.
2. Create better rhythm of window openings between floors (making windows the same width and aligning floor to floor)
 - Updated the window layouts to be more aligned with each other from one floor to another.
3. Lowering the parapet/creating a cornice line at the top of the building.
 - Updated the cornice at the 6th floor.
4. Give greater consideration to blank facades, particularly of stair tower.
 - Changed the stair tower to have brick up to the 4th floor and metal panels at the 5th and 6th floor and added the logo on the top of the stair tower. Changed the south façade patterning and deleted the logo.

Thank you,
Zamir Garcia, AIA
(215) 948-3751
zamir@morrissey-design.com

REVISED ELEVATIONS

DATE: 06.04.2022



PROPOSED NORTH ELEVATION
 3/16" = 1'-0"

160-164 N 2ND ST

160-164 N 2ND ST | PHILADELPHIA PA 19106



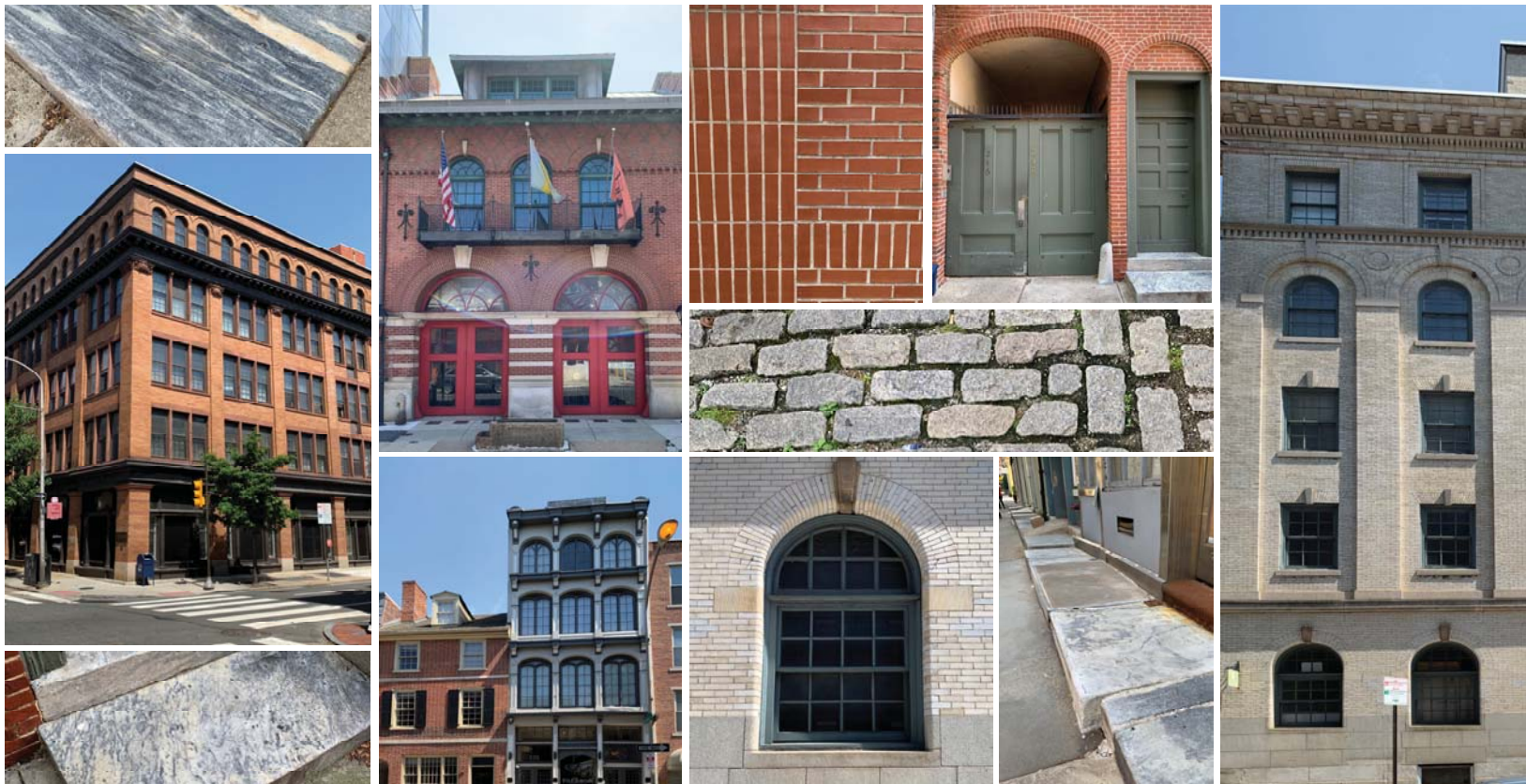
THE
BEN
ON SECOND

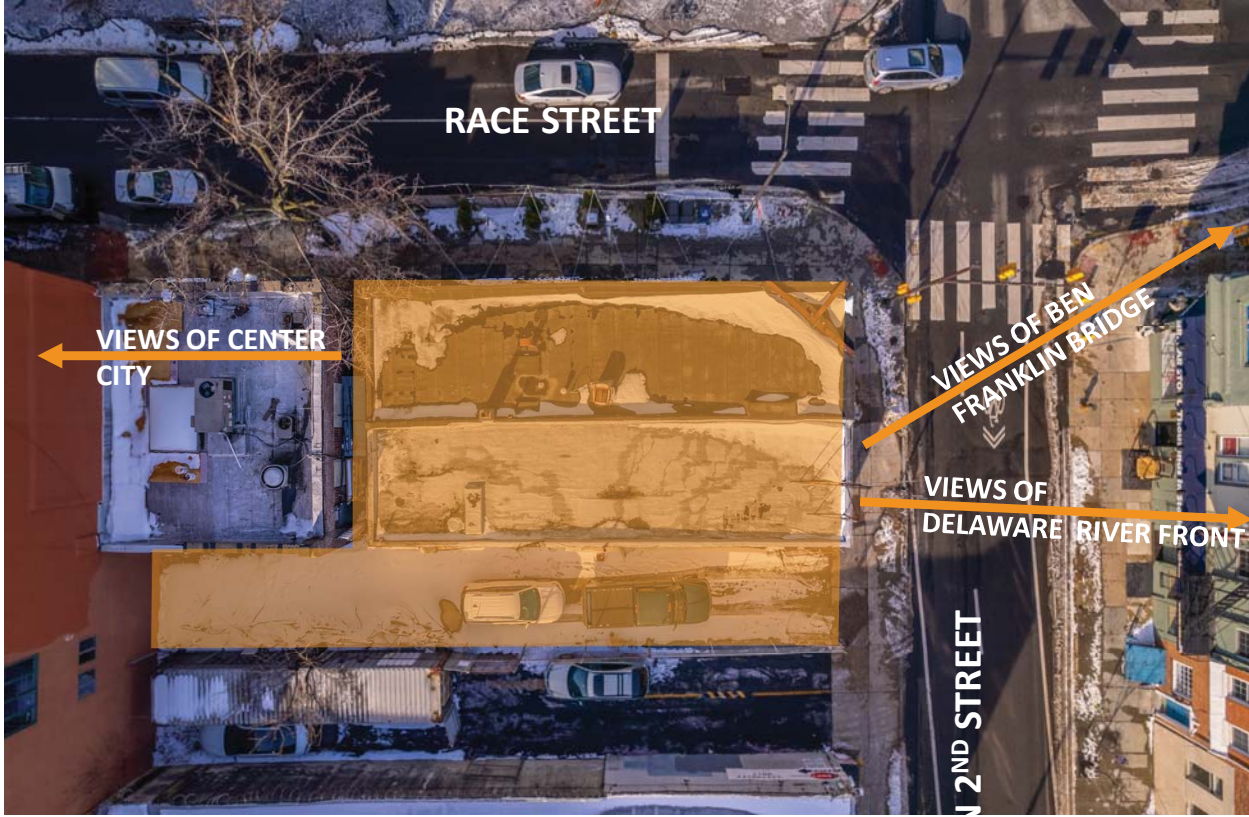


160-164 N 2ND ST



MORRISSEY
M ARCHITECTS | M DESIGN





VIEW TOWARDS BEN FRANKLIN BRIDGE &
WATERFRONT



VIEW TOWARDS CENTER CITY

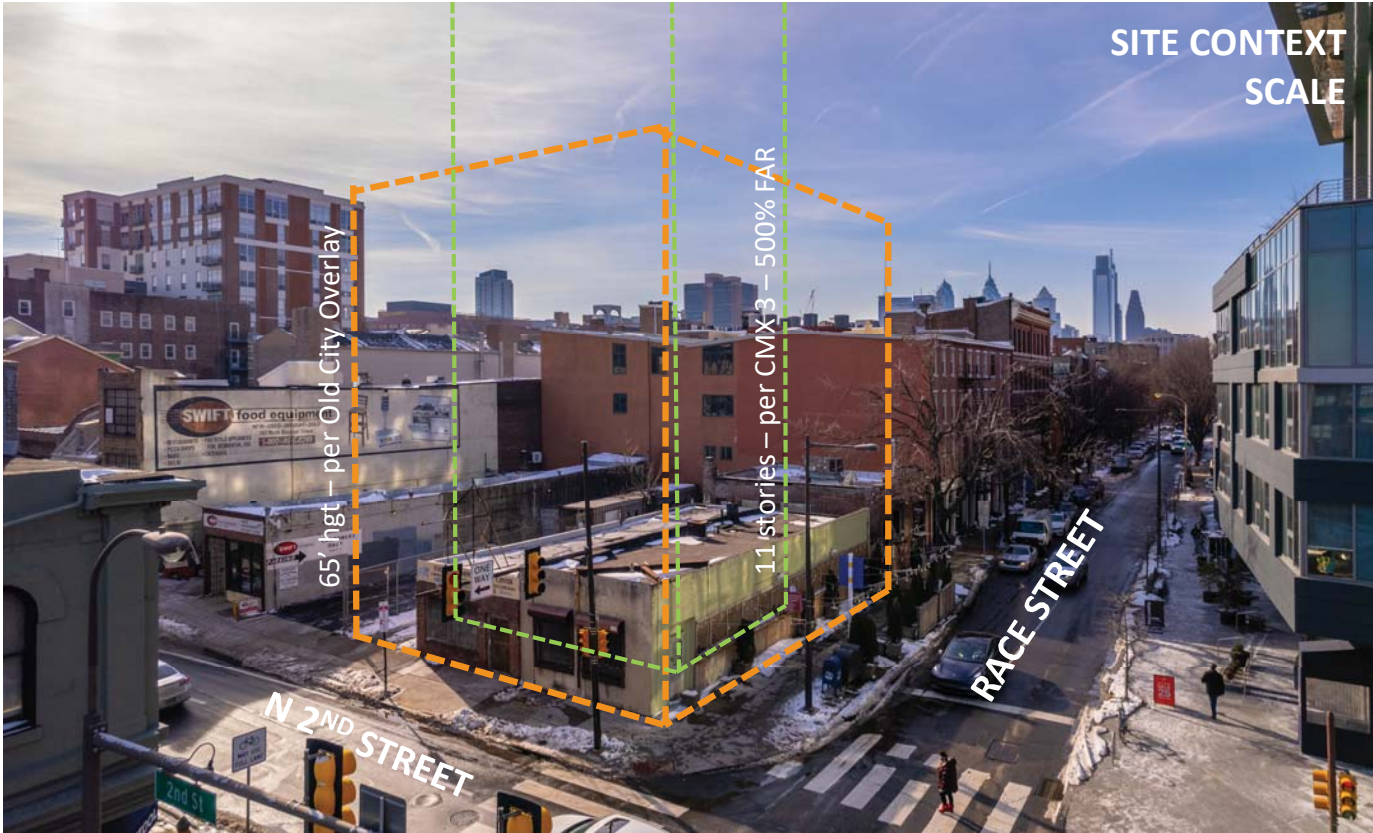


SITE CONTEXT



SITE CONTEXT





SITE CONTEXT
SCALE

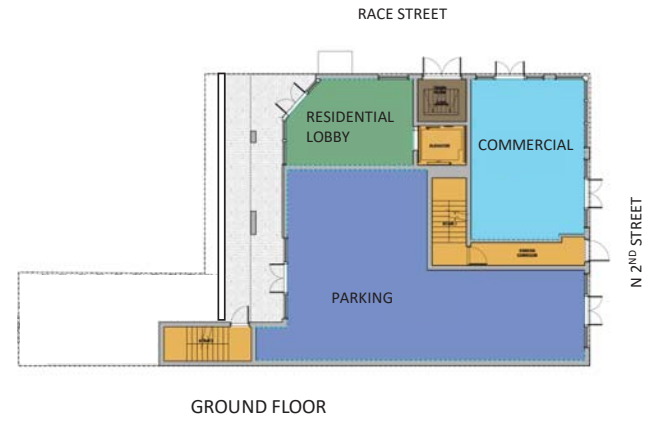
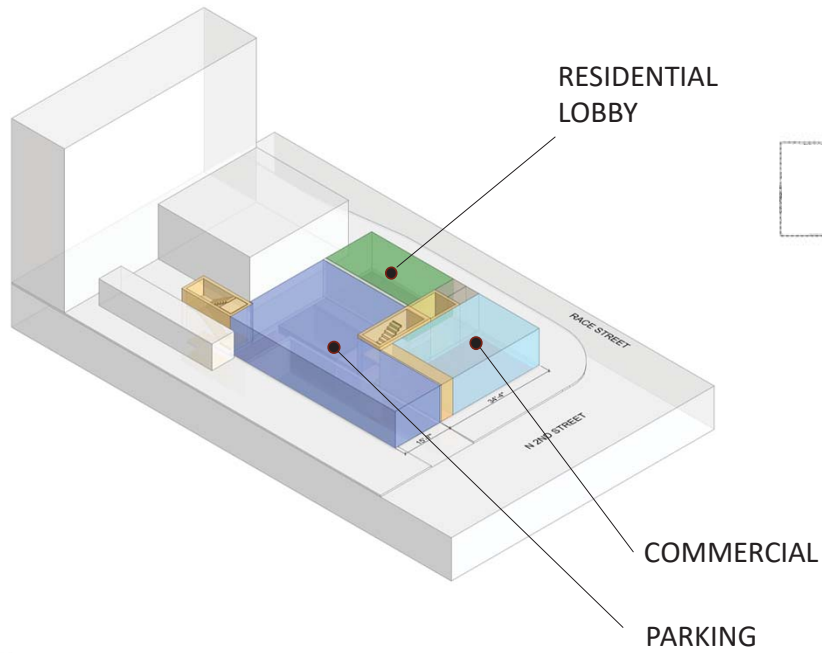
65' hgt — per Old City Overlay

11 stories — per CMX 3 — 500% FAR

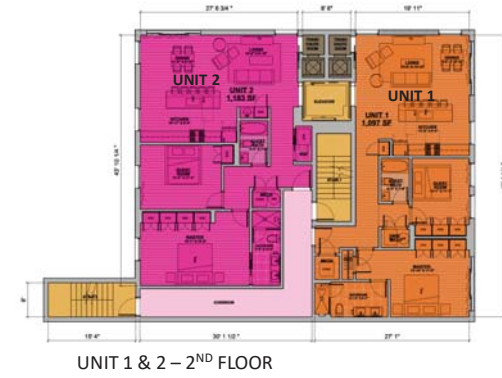
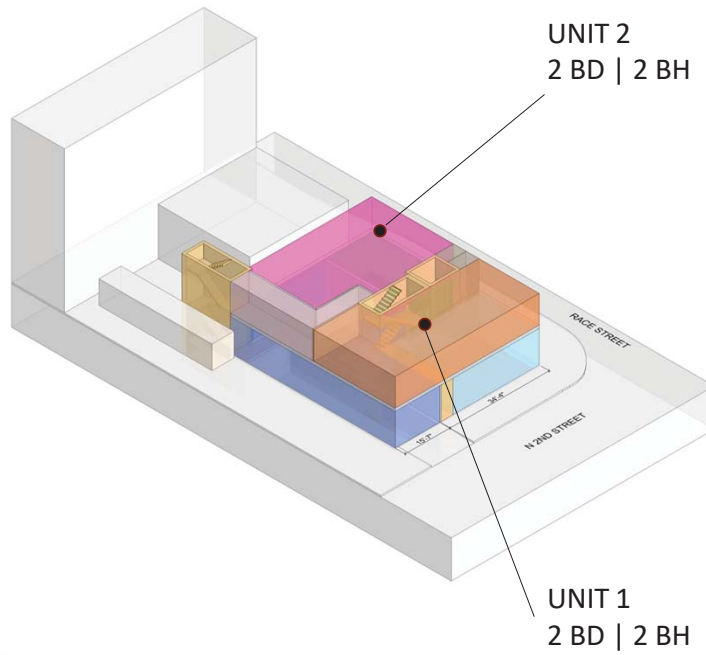
N 2ND STREET

RACE STREET

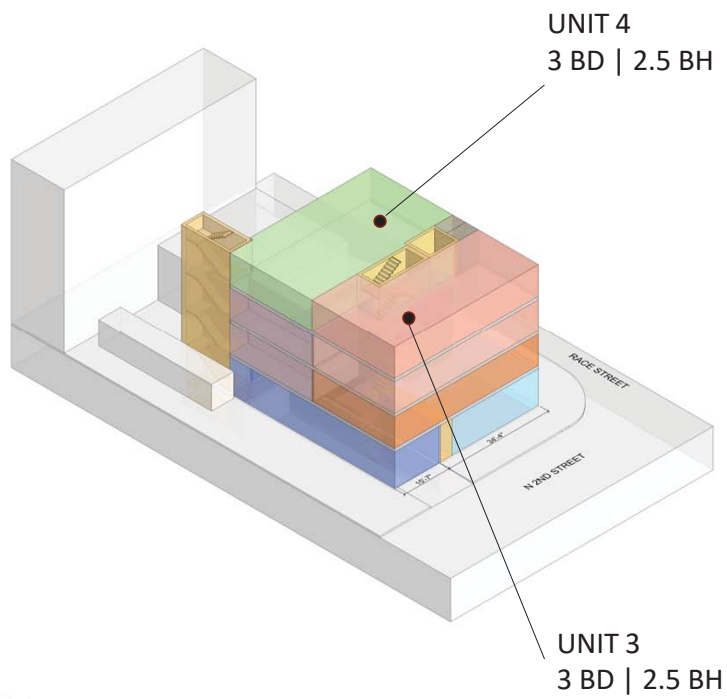
PROPOSED GROUND FLOOR



PROPOSED SECOND FLOOR



PROPOSED THIRD | FOURTH FLOOR



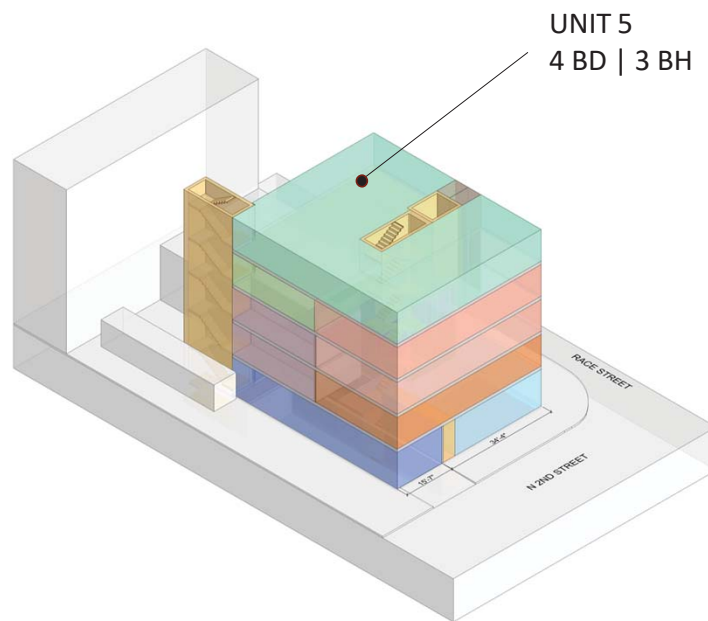
UNIT 3 & 4 - 4TH FLOOR



UNIT 3 & 4 - 3RD FLOOR

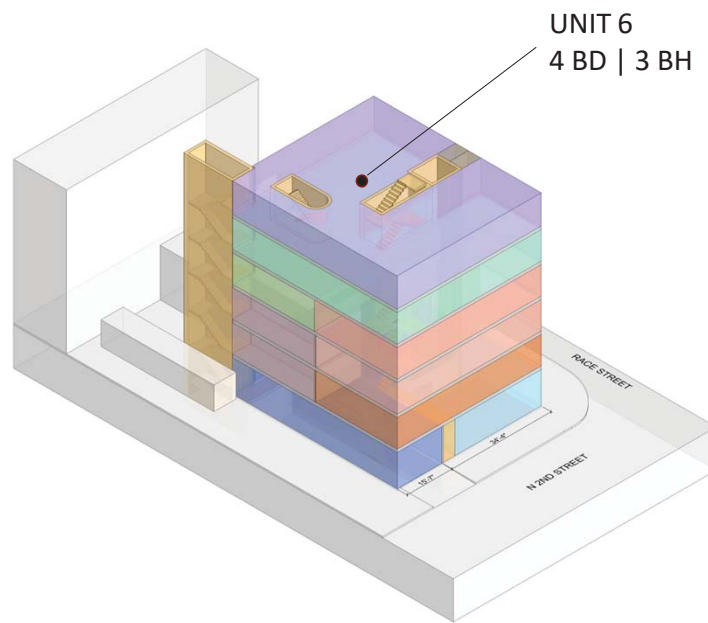
MORRISSEY
M ARCHITECTS | M DESIGN

PROPOSED FIFTH FLOOR PENTHOUSE



UNIT 5 – 5TH FLOOR PLAN

PROPOSED SIXTH FLOOR PENTHOUSE



EXISTING



PROPOSED



MORRISSEY
M ARCHITECTS | M DESIGN

EXISTING



PROPOSED



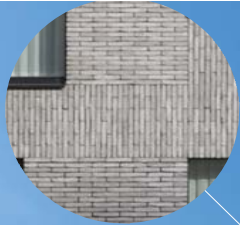
EXISTING



PROPOSED



MORRISSEY
M ARCHITECTS | M DESIGN



BRICK PATTERN



GREY/WHITE BRICK
RUNNING BOND &
SOLDIER BRICK
PATTERN
MORNING DOVE MODULAR
- GLEN GARY

ALUM CLAD WOOD
WINDOWS -
COLOR: IRON ORE
PELLA - LIFESTYLE SERIES



MARBLE SLAB
RAILINGS | INFILL
PANELS

PROPOSED MATERIALITY





MARBLE INFILL



GLASS RAILINGS



ALUMINUM
STOREFRONT –
ANODIZED BRONZE

SOLID BRONZE
SIGNAGE

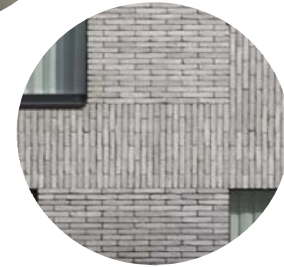




PROPOSED MATERIALITY



ZINC STANDING SEAM PANELS
NATURAL FINISH



GREY/WHITE BRICK
RUNNING BOND &
SOLDIER BRICK
PATTERN
MORNING DOVE MODULAR
- GLEN GARY



MARBLE SLAB
RAILINGS | INFILL
PANELS

MORRISSEY
M ARCHITECTS | M DESIGN



PROPOSED RESIDENTIAL ENTRY – RACE STREET





PROPOSED RESIDENTIAL ENTRY – RACE STREET



GREY FLUTED
MARBLE BANDING



GREY RUNNING
BOND BRICK
PATTERN

OBSIDIAN LINEAR –
ARRISCRAFT



MARBLE SLAB BASE





PROPOSED COMMERCIAL ENTRY – 2ND STREET



GREY FLUTED
MARBLE BANDING

GREY RUNNING
BOND BRICK
PATTERN



OBSIDIAN LINEAR –
ARRISCRAFT



MARBLE SLAB BASE





MORRISSEY
M ARCHITECTS|M DESIGN

THANK
YOU



THE
BEN
ON SECOND