

**MEETING OF THE ARCHITECTURAL COMMITTEE
OF THE PHILADELPHIA HISTORICAL COMMISSION**

**TUESDAY, 21 JUNE 2022
REMOTE MEETING ON ZOOM
DAN MCCOUBREY, CHAIR**

CALL TO ORDER

START TIME IN AUDIO RECORDING: 00:00:00

The Chair called the meeting to order at 9:00 a.m. The following Committee members joined him:

Committee Member	Present	Absent	Comment
Dan McCoubrey, FAIA, LEED AP BD+C, Chair	X		
John Cluver, AIA, LEED AP	X		
Rudy D'Alessandro		X	
Justin Detwiler	X		
Nan Gutterman, FAIA	X		(arrived at 9:21)
Allison Lukachik		X	
Amy Stein, AIA, LEED AP	X		

The meeting was held remotely via Zoom video and audio-conferencing software.

The following staff members were present:

Kim Chantry, Historic Preservation Planner III
Laura DiPasquale, Historic Preservation Planner II
Allyson Mehley, Historic Preservation Planner II

The following persons were present:

Allison Weiss, SoLo/Germantown Civic Association
Robert Volpe
Jay Farrell
Monica Ortiz, VMA
Alex Balloon
Zachary Gant
Paul Lorenz
Genna Rufo
Zach Torres
Eric Flocco
Derek Spencer
Robert Gurmankin
Job Itzkowitz
Jack O'Brien
Nicole Healy
Rich Villa
David Mercuris
Mathew Huffman
Paul Badger

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.

START TIME OF DISCUSSION IN ZOOM RECORDING: 03:34:00

PRESENTERS:

- Ms. Mehley presented the application to the Architectural Committee.
- Architect Rich Villa represented the application.

DISCUSSION:

- Mr. Cluver commented that when he compares this proposed design to other buildings in Old City, like the historic building with the black façade cited by Mr. Villa as a key design reference, there is a calm that comes from the rhythm of the other buildings, but is not found with this proposed design. He stated that historic building designs can be digested as a whole, but with the proposed design, the whole cannot be appreciated because it is visually complicated. He concluded that there are aspects of the design that he appreciates but it makes his eyes jump around too much to appreciate the whole of the design.
- Mr. Detwiler stated that he is not bothered by the aspects of the design cited by Mr. Cluver, but that the proposed exterior colors are problematic. He pointed out that the black façade of the historic building Mr. Villa references in Old City is painted black and that cast iron buildings such as this would have historically been gray with a sand mixed into the paint to replicate stone. He commented again on the darkness of the exterior material and asked if less contrast between the cladding materials and windows would help.
- Mr. Detwiler inquired about the cement board siding shown as exterior cladding in the renderings.
 - Mr. Villa replied that it is a shiplap siding and has a flush reveal. He stated that they can control the reveal and therefore the shadow line. He noted there is less of a shadow line with the shiplap versus clapboard.
- Mr. Detwiler addressed the top of the building. He suggested the addition of something more above the cornice line, such as a parapet.
 - Mr. Villa replied that there is a two-foot parapet as proposed, but he can look at raising it.
 - Mr. Cluver opined that a higher parapet would not achieve what Mr. Detwiler was asking for. He asked about increasing the space between the top of the sixth-floor windows and the cornice to give it more of an entablature and add depth to this area of the building.
 - Mr. Villa described the windows size by floor and pointed out that the sixth-floor windows are shorter than the other floors. He stated that he likes the proportions of these windows being shorter. He stated that he could raise the cornice but would then lose the parapet.
 - Mr. Cluver responded that he does not recommend making the sixth-floor windows any taller as there is a grand tradition of the top floor windows being shorter. He suggested taking the heavier cornice between the fourth and fifth floors and moving it between the fifth and sixth floors so that it reads as a base.
 - Mr. Villa responded that he has explored this scheme but will revisit it. He stated that he likes the top two floors together.
 - Mr. Detwiler reiterated that the thickness at the top of the building shown in the current design is too small.
- Mr. Cluver commented that the black historic building that Mr. Villa referenced is only painted black on the front façade and the rest of the building is red brick.
 - Mr. Villa stated that he explored other colors and was not satisfied with how they looked and that is how he settled on a dark gray-black color.

- Mr. Detwiler suggested a medium gray tone like a granite color to make it less severe.
- Mr. McCoubrey added that the color scheme suggested by Mr. Detwiler would highlight the light and shadows that the cornices are casting. He continued that there is probably a gray to be found that will give the design the sense of solidity that the black gives it but would be less ominous and oppressive.
- Mr. Villa agreed to look into this color option.
- Mr. Detwiler asked about the openings on the first floor, specifically the west elevation wall that encloses the parking garage. He noted the façade wall as shown is very blank.
 - Mr. Villa responded that he would like to put more windows on this elevation but is limited on openings because of the proximity to the property line. He pointed out the door in the center of the first-floor elevation that allows tenants to access the side yard.
 - Mr. Detwiler recommended that the first-floor wall could be visually broken down. He suggested bringing the vertical elements of the upper floors down to the ground to create a more panelized look that will break up the first-floor wall.

PUBLIC COMMENT:

- Eric Flocco, Vice President of Real Estate and Public Affairs at Clear Channel Outdoor, commented that Clear Channel Outdoor has a billboard on the building northeast of this site. He explained that their billboard will be completely blocked if the proposed building is more than five stories in height. He asked the Committee to recommend a reduction in height of the building to fifty feet.
- Chandler Brenneman, speaking on behalf of the Franklin Bridge North Neighbors RCO, commented that the community organization is concerned about the proposed dark color and is hoping for an exterior color scheme that is more compatible with the red brick industrial buildings in the nearby area. He inquired about the parking in the building and how it conforms with the City's requirements.

ARCHITECTURAL COMMITTEE FINDINGS & CONCLUSIONS:

The Architectural Committee found that:

- The existing 1-story building was constructed circa 1940 and is classified as non-contributing to the Old City Historic District. 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 design of the top of the building should be reconsidered to be more substantial.
- The dark exterior color is not compatible with the surrounding buildings and the Old City Historic District.
- The design of the first-floor west elevation should be further developed. It currently reads as a blank wall and this elevation will be highly visible from N. 5th Street.

The Architectural Committee concluded that:

- The massing, size, and scale of the proposed building are compatible with nearby industrial buildings in the historic district and surrounding neighborhood. In terms of architectural features and details, specific aspects of the design should be reconsidered. If the application is revised to reflect the Architectural Committee's comments regarding the exterior color scheme, design of the top of the building, and detailing of the first-floor west elevation, the application could satisfy Standard 9.

ARCHITECTURAL COMMITTEE RECOMMENDATION: The Architectural Committee voted to recommend denial, pursuant to Standard 9.

ITEM: 416-24 VINE ST					
MOTION: Denial					
MOVED BY: Gutterman					
SECONDED BY: Cluver					
VOTE					
Committee Member	Yes	No	Abstain	Recuse	Absent
Dan McCoubrey	X				
John Cluver	X				X
Rudy D'Alessandro					
Justin Detwiler	X				
Nan Gutterman	X				
Allison Lukachik					X
Amy Stein	X				
Total	5				2

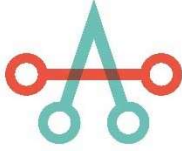
ADJOURNMENT

START TIME OF DISCUSSION IN AUDIO RECORDING: 03:57:00

ACTION: The Architectural Committee adjourned at 12:57 p.m.

PLEASE NOTE:

- Minutes of the Architectural Committee are presented in action format. Additional information is available in the audio recording for this meeting. The start time for each agenda item in the recording is noted.
- Application materials and staff overviews are available on the Historical Commission's website, www.phila.gov/historical.



AMBIT ARCHITECTURE

412 S. 2nd Street

Philadelphia, PA 19147

September 1, 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.

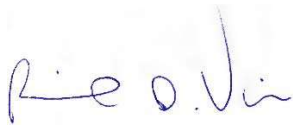
The exterior design and detailing of the building is inspired by buildings with a 3 block radius and are shown in the presentation drawings on sheet A205. Revisions from the

Architectural Committees Meeting includes lightening the overall color of the building, reducing the amount of quarter round windows, bringing the pilasters down to the ground on the west facade and slight adjustments to the scale of the cornice work.

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



Application for Construction Permit

Use this application to obtain permits for a residential or commercial construction proposal.
Mechanical / Fuel Gas, Electrical, Plumbing, and Fire Suppression trade details are found on page 2.

Address Identify the location of work for the permit(s). If the activity will take place in a specific building, tenant space, floor level, or suite, note that detail in the 'Specific Location' field. If applicable, list PR #.	1	Parcel Address 416-24 Vine Street Specific Location _____ <input type="checkbox"/> Check box if this application is part of a project and provide project number: PR- 2 0
Applicant Identify how you are associated with the property. Licensed professionals include design professionals, attorneys, and expeditors. A tradesperson must have an active Philadelphia license for their trade or hold a PA Home Improvement Contractor Registration.	2	I am the: <input type="checkbox"/> Property Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Equitable Owner <input type="checkbox"/> Licensed Professional or Tradesperson Name Rich Villa Company Ambit Architecture Address 412 S. 2nd Street, Philadelphia, PA 19146 Email rich@ambitarchitecture.com Phone 215-813-5300
Property Owner Identify the deeded property owner. *If the property owner is a 'company', then provide the contact information for any natural person with more than 49% equity interest in the property. If no individual has such an interest, provide contact information of at least two (2) natural persons with the largest equity interest in the property. If there was a recent change of ownership, documentation such as a deed or settlement sheet will be required.	3	The property owner is a/an: <input type="checkbox"/> Individual <input checked="" type="checkbox"/> Company* Owner (1) Name Rob. W. McMillan <input type="checkbox"/> Check box if new owner is being listed Address 416 Vine Street, Philadelphia, PA 19106 Owner (2) Name _____ Address _____
Design Professional in Responsible Charge Identify the PA-licensed design professional who is legally responsible.	4	Name Rich Villa Firm Ambit Architecture PA License # 404109 Phila. Commercial Activity License # 597600 Email rich@ambitarchitecture.com Phone 215-813-5300
Project Scope Use this section to provide project details; all fields are mandatory. (a) Choose the proposed occupancy of the entire building. If not one- or two-family, provide a description of group(s) per code. (b) Identify if the project will be new construction, an addition, or interior/exterior alterations. (c) List the site area that will be disturbed by construction, if any. Enter 'zero' if no disturbance. (d) Note the new floor area created, including basements, cellars, and occupiable roofs. Where existing areas will be altered, list those areas separately. (e) State the number of new or affected stories. (f) Provide a detailed description of the work proposed. (g) Select all conditions that apply to this project (if any). *Provide the associated Streets Review number if "Project Impacts Streets/Right-of-Way" is selected.	5	(a) Occupancy <input type="checkbox"/> Single-Family <input type="checkbox"/> Two-Family <input type="checkbox"/> Other, please describe: Mixed Use (b) Scope of Work <input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Addition and/or Alteration <input type="checkbox"/> Shell (No Fit Out) – Option for Commercial Permits Only (c) Earth Disturbance Area of Earth Disturbance 9343 (Sq. Ft.) (d) Building Floor Areas New Floor Area 61,258 (Sq. Ft.) Existing Altered Area _____ (Sq. Ft.) (e) Number of Stories 6 (f) Description of Work 65' Foot Tall 70 Residential Unit / 1 Vacant Commercial Unit Building with Roof Deck (g) Project Conditions <input type="checkbox"/> New High Rise <input type="checkbox"/> Green Roof Included <input type="checkbox"/> Initial Fit Out of Newly Constructed Space <input type="checkbox"/> Modular Construction <input type="checkbox"/> Façade Work <input type="checkbox"/> Project Impacts Streets/Right-of-Way* *Provide the associated Streets Review number for this project, if applicable: SR - 2 0



Department of Licenses and Inspections CITY OF PHILADELPHIA

DO NOT MAIL THIS APPLICATION

Job Number: (for office use only)

(PERMIT TYPE PREFIX – YEAR – NUMBER)

Project Details & Contractor Information

(a) Select all disciplines of work for which permits are being requested. If 'Building' is not requested, provide the number of the associated permit that was previously issued (where applicable). If a Zoning Permit was issued for this work, provide the related permit number.

(b) Identify the general contractor and estimated cost of building construction.

(c) Identify the mechanical contractor, estimated cost of mechanical work, equipment type, and quantity as:

- Number of registers/diffusers (separate new/relocated)
- Number of appliances
- Number of Type I / Type II kitchen hoods

Where fuel gas work is included, note the estimated cost of fuel gas work.

(d) Identify the licensed electrical contractor, estimated cost of electrical work, and a registered third-party electrical inspection agency.

(e) Identify the registered master plumber, estimated cost of plumbing work, number of fixtures, and check location of work as:

- Interior
- Exterior Drainage and/or Water Distribution

(f) Identify the licensed fire suppression contractor, estimated cost of fire suppression work, and number of devices:

- Sprinkler Heads (separate new/relocated quantities)
- Standpipes
- Fire Pumps
- Stand-alone Backflow Prevention Devices
- Kitchen Extinguishing Systems
- Hydrants

*ROUGH-IN NOTICE: If you are seeking a rough-in permit, an application for plan review must be submitted already.

(g) Provide the total improvement cost for residential (including multi-family) alterations and additions.

(a) Check all that apply:

☐ Building ☐ Mechanical & Fuel Gas ☐ Electrical ☐ Plumbing ☐ Fire Suppression

Note: Trades listed below are mandatory for all residential new construction jobs.

RP or CP- 2 0 | | | | | | | | | |

Provide the associated Zoning Permit number for this construction, if applicable: ZP- 2 0 | | | | | | | | | |

(b) General Building Construction Contractor Information

Name _____ Cost of Building Work \$ _____

License Number _____ Phone | | | | | | | | | |

(c) Mechanical/Fuel Gas Work & Contractor Information

Name _____ Cost of Mechanical Work \$ _____

License Number _____ Cost of Fuel Gas Work \$ _____

Equipment Types: ☐ Registers / Diffusers ☐ Appliances ☐ Hoods Phone | | | | | | | | | |

Equipment Detail & Quantities _____

(d) Electrical Work & Contractor Information

☐ New Installation ☐ Alteration ☐ *Rough-In

Name _____ Cost of Electrical Work \$ _____

License Number _____ Phone | | | | | | | | | |

Third-Party Inspection Agency Name _____

(e) Plumbing Work & Contractor Information

☐ New Installation ☐ Alteration ☐ *Rough-In

Name _____ Cost of Plumbing Work \$ _____

License Number _____ Phone | | | | | | | | | |

Number of Fixtures _____ Check one: ☐ Interior Work ☐ Exterior Building Drainage

☐ Exterior Water Distribution; line size _____ (in.)

(f) Fire Suppression Work & Contractor Information

☐ New Installation ☐ Alteration ☐ *Rough-In

Name _____ Cost of Fire Supp. Work \$ _____

License Number _____ Phone | | | | | | | | | |

Sprinkler Heads: _____ Standpipes: _____ Fire Pumps: _____

Commercial Kitchen Systems: _____ Backflow Devices: _____ Hydrants: _____

(g) Total Improvement Cost: \$ 11,970,000

(The total improvement cost must also include the cost of all electrical, plumbing, mechanical, fire suppression systems work, and interior finishes)

Declaration & Signature

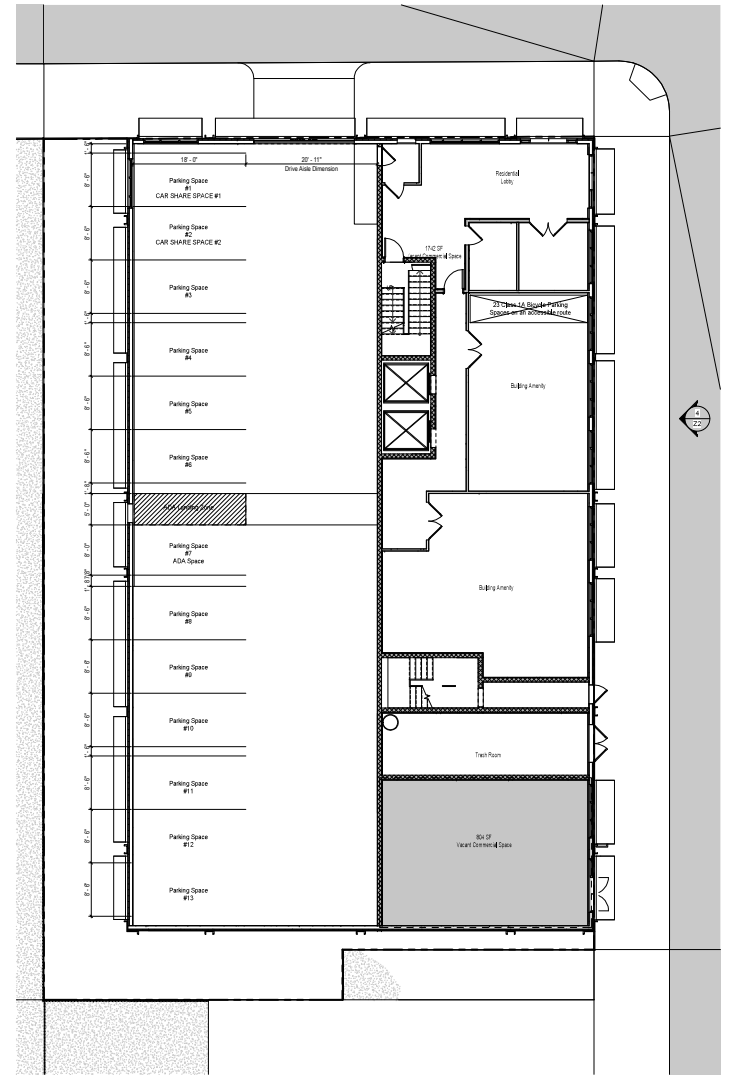
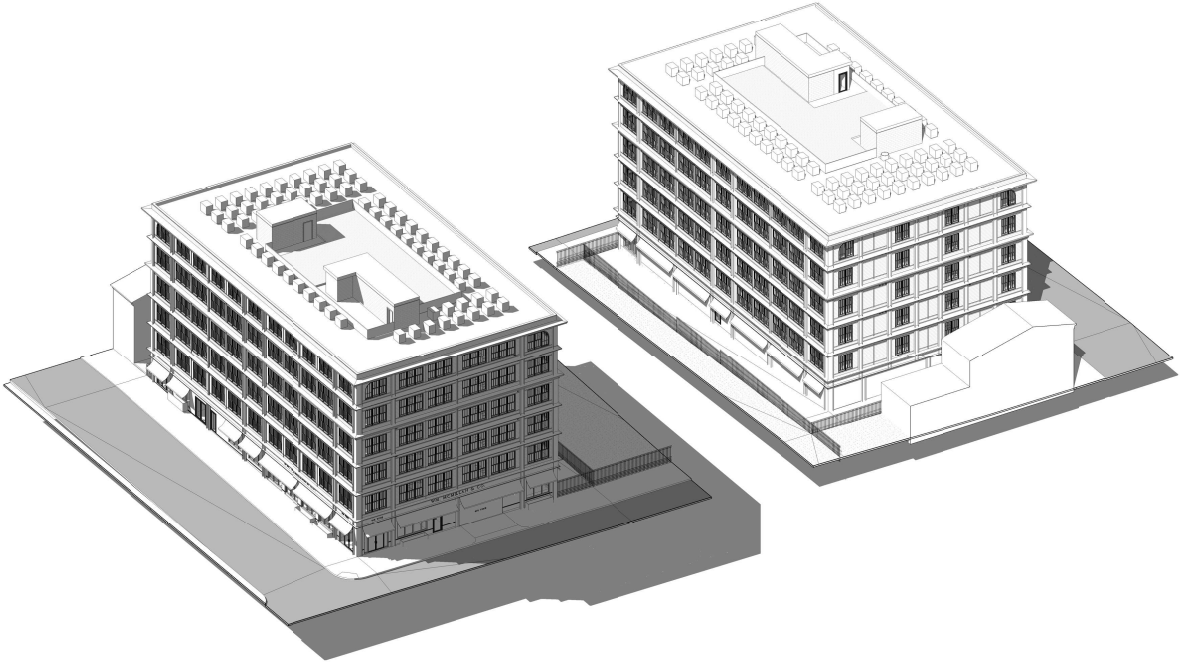
All provisions of the Building Code and other City ordinances will be complied with, whether specified herein or not. Plans approved by the Department form a part of this application. I hereby certify that the statements contained herein are true and correct to the best of my knowledge and belief. I 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 statements herein, I am subject to such penalties as may be prescribed by law or ordinance, inclusive of the penalties contained in 18 Pa. C.S. § 4904.

Applicant Signature: _____

Date: 6 / 6 / 22



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



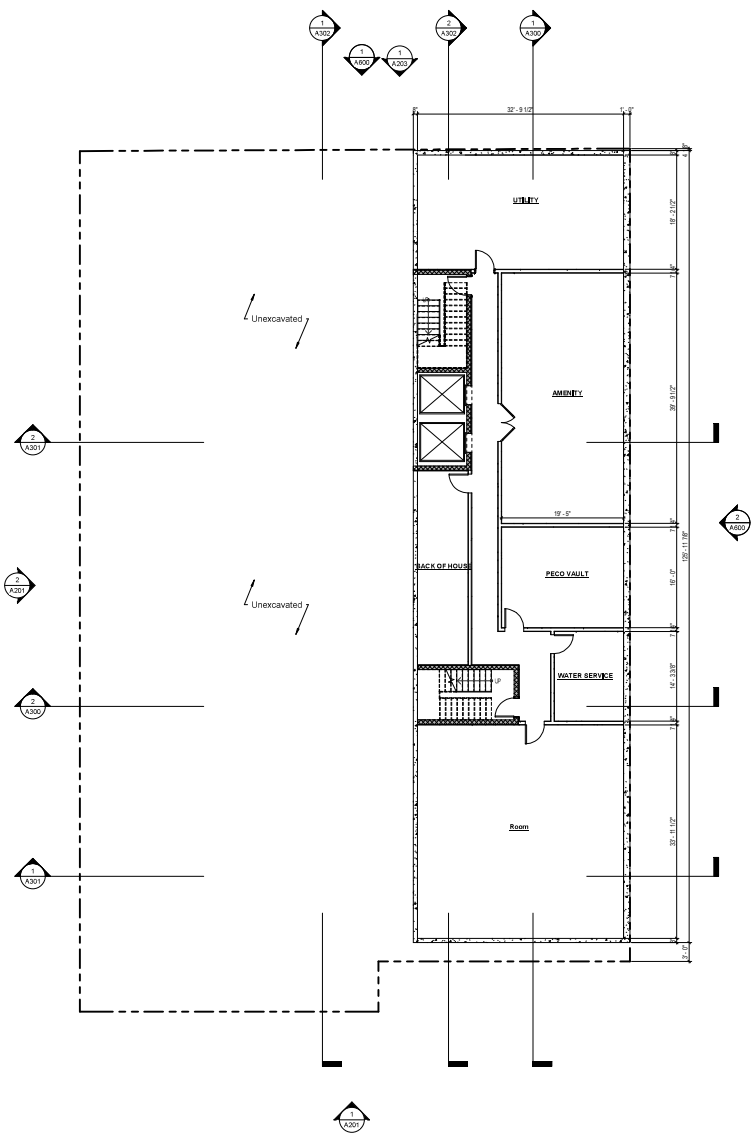
1 FIRST FLOOR ZONING PLAN
1/8" = 1'-0"

412 SOUTH 2ND STREET
PHILADELPHIA, PA 19147
WWW.AMBITARCHITECTURE.COM

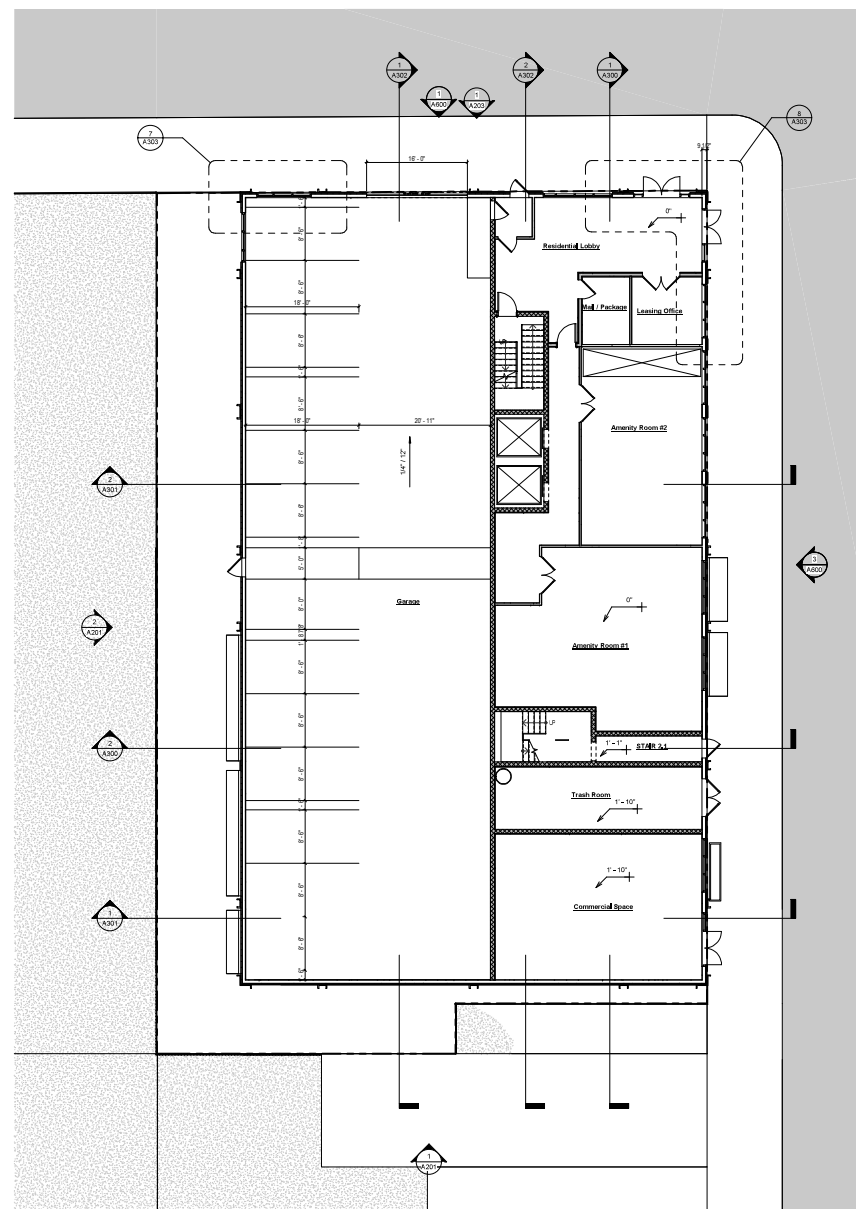


DATE	REVISION
01/15/2020	1.00
01/15/2020	1.01
01/15/2020	1.02
01/15/2020	1.03
01/15/2020	1.04
01/15/2020	1.05
01/15/2020	1.06
01/15/2020	1.07
01/15/2020	1.08
01/15/2020	1.09
01/15/2020	1.10
01/15/2020	1.11
01/15/2020	1.12
01/15/2020	1.13
01/15/2020	1.14
01/15/2020	1.15
01/15/2020	1.16
01/15/2020	1.17
01/15/2020	1.18
01/15/2020	1.19
01/15/2020	1.20
01/15/2020	1.21
01/15/2020	1.22
01/15/2020	1.23
01/15/2020	1.24
01/15/2020	1.25
01/15/2020	1.26
01/15/2020	1.27
01/15/2020	1.28
01/15/2020	1.29
01/15/2020	1.30
01/15/2020	1.31
01/15/2020	1.32
01/15/2020	1.33
01/15/2020	1.34
01/15/2020	1.35
01/15/2020	1.36
01/15/2020	1.37
01/15/2020	1.38
01/15/2020	1.39
01/15/2020	1.40
01/15/2020	1.41
01/15/2020	1.42
01/15/2020	1.43
01/15/2020	1.44
01/15/2020	1.45
01/15/2020	1.46
01/15/2020	1.47
01/15/2020	1.48
01/15/2020	1.49
01/15/2020	1.50
01/15/2020	1.51
01/15/2020	1.52
01/15/2020	1.53
01/15/2020	1.54
01/15/2020	1.55
01/15/2020	1.56
01/15/2020	1.57
01/15/2020	1.58
01/15/2020	1.59
01/15/2020	1.60
01/15/2020	1.61
01/15/2020	1.62
01/15/2020	1.63
01/15/2020	1.64
01/15/2020	1.65
01/15/2020	1.66
01/15/2020	1.67
01/15/2020	1.68
01/15/2020	1.69
01/15/2020	1.70
01/15/2020	1.71
01/15/2020	1.72
01/15/2020	1.73
01/15/2020	1.74
01/15/2020	1.75
01/15/2020	1.76
01/15/2020	1.77
01/15/2020	1.78
01/15/2020	1.79
01/15/2020	1.80
01/15/2020	1.81
01/15/2020	1.82
01/15/2020	1.83
01/15/2020	1.84
01/15/2020	1.85
01/15/2020	1.86
01/15/2020	1.87
01/15/2020	1.88
01/15/2020	1.89
01/15/2020	1.90
01/15/2020	1.91
01/15/2020	1.92
01/15/2020	1.93
01/15/2020	1.94
01/15/2020	1.95
01/15/2020	1.96
01/15/2020	1.97
01/15/2020	1.98
01/15/2020	1.99
01/15/2020	2.00

Mixed Use Building:
416-24 Vine Street
Philadelphia, PA 19106



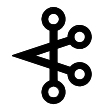
1 00 - BASEMENT PLAN
A300 1/8" = 1'-0"



2 FIRST FLOOR PLAN
A300 1/8" = 1'-0"



412 SOUTH 2ND STREET
PHILADELPHIA, PA 19147
WWW.AMBITARCHITECTURE.COM

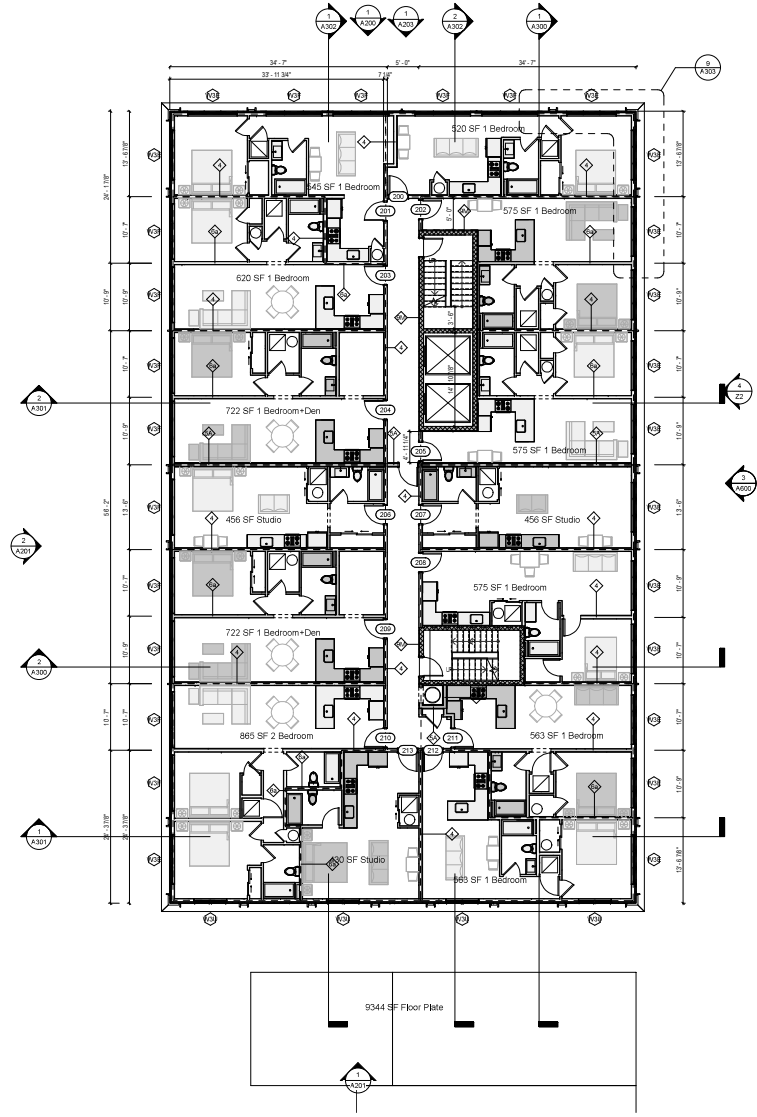


AMBIT
ARCHITECTURE

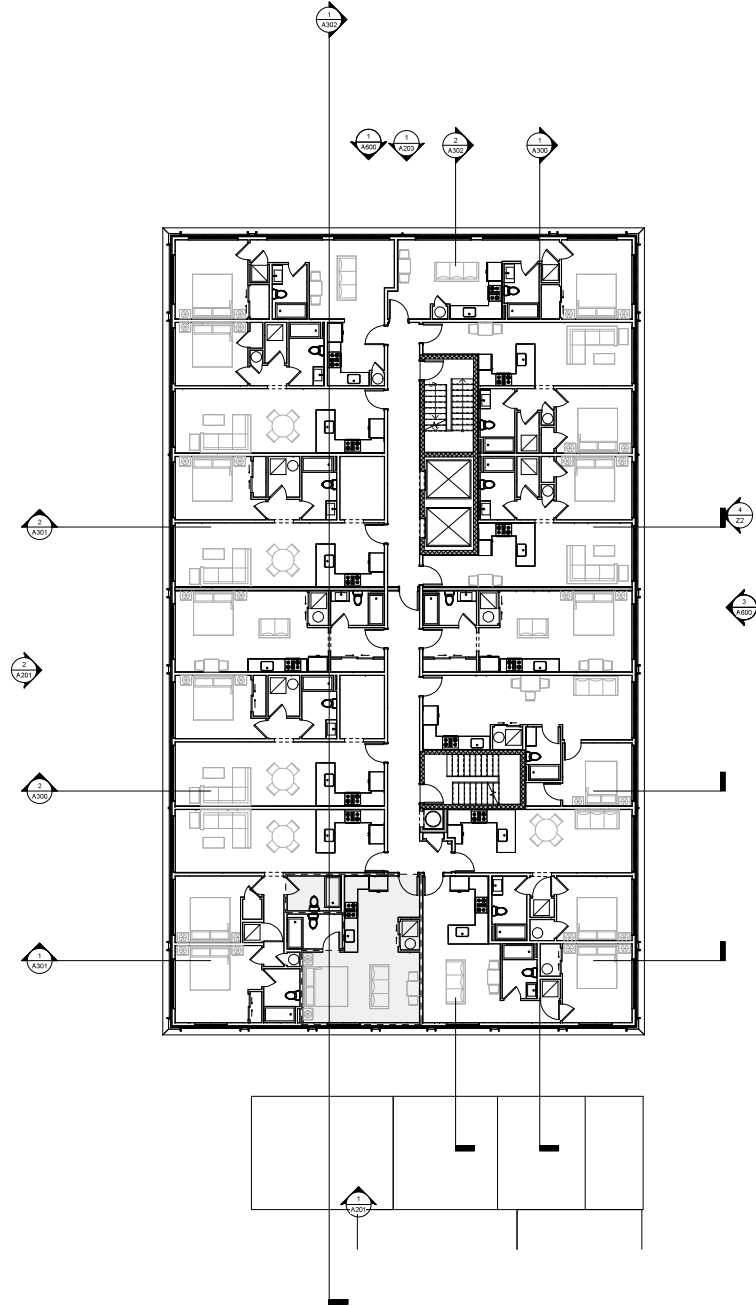
1	00 - BASEMENT PLAN
2	FIRST FLOOR PLAN

Mixed Use Building:
416-24 Vine Street
Philadelphia, PA 19106

A100



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



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



412 SOUTH 2ND STREET
PHILADELPHIA, PA 19147
WWW.AMBITARCHITECTURE.COM

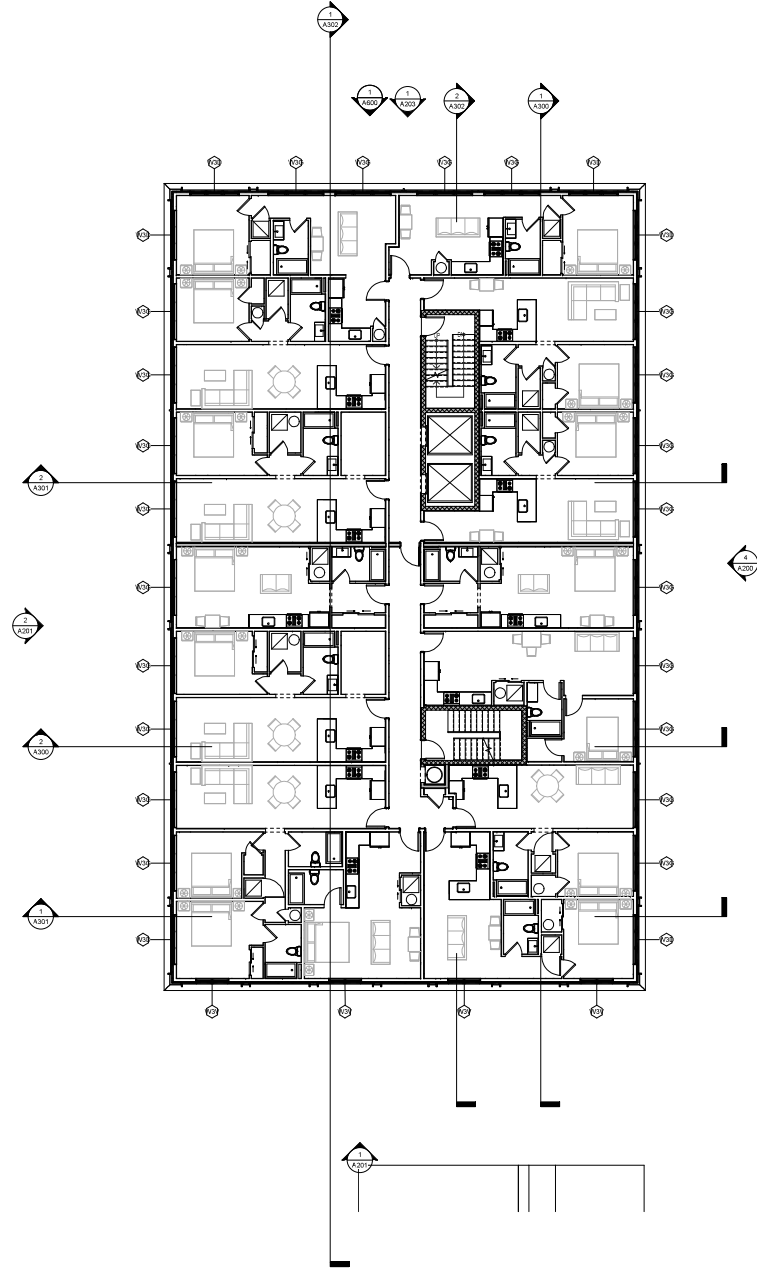


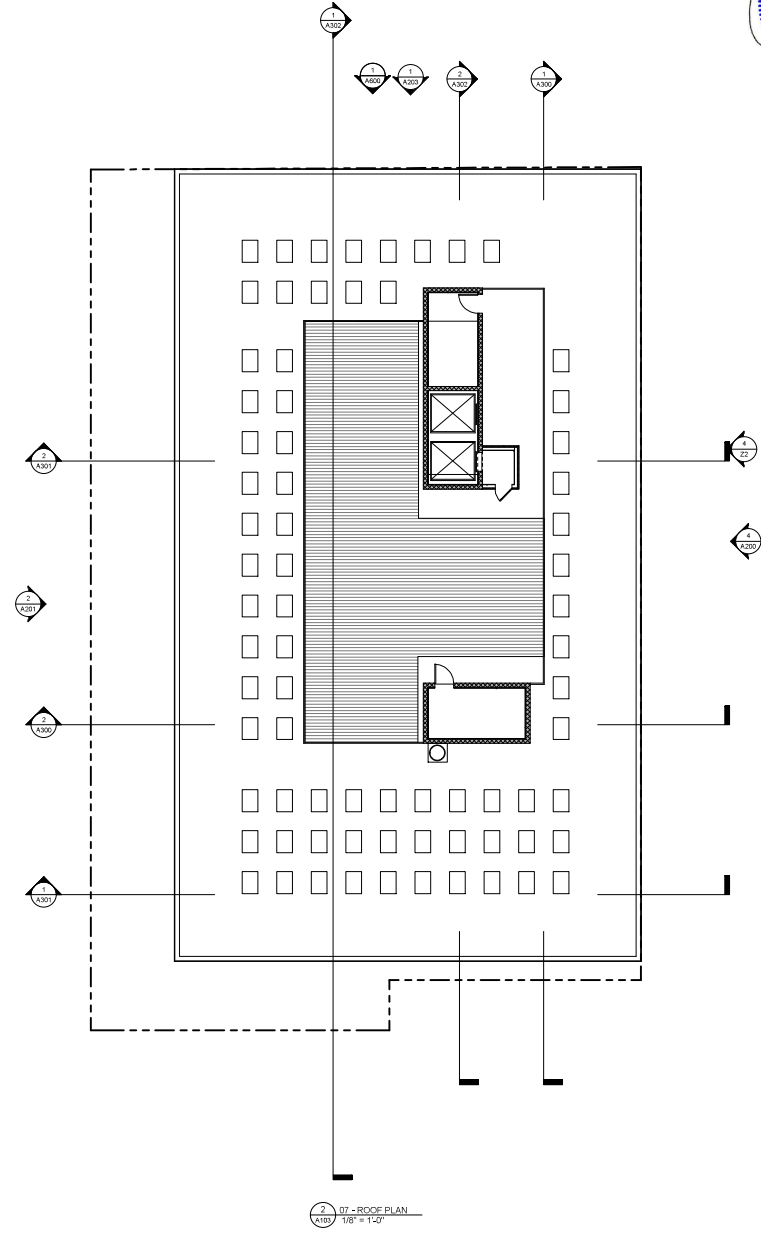
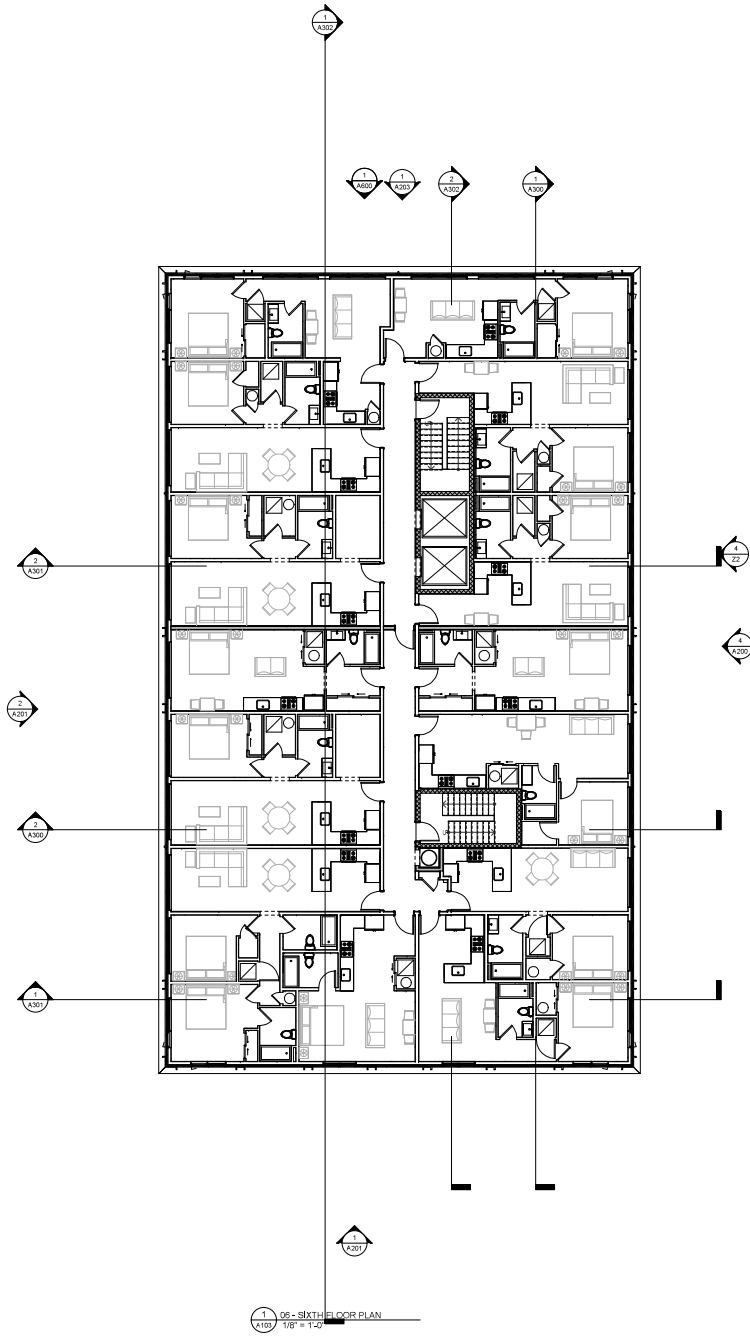
AMBIT
ARCHITECTURE



Mixed Use Building:
416-24 Vine Street
Philadelphia, PA 19106

A101





412 SOUTH 2ND STREET
PHILADELPHIA, PA 19147
WWW.AMBITARCHITECTURE.COM

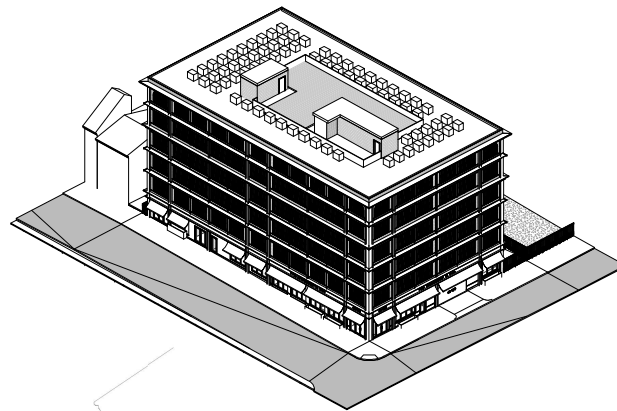
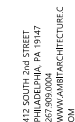


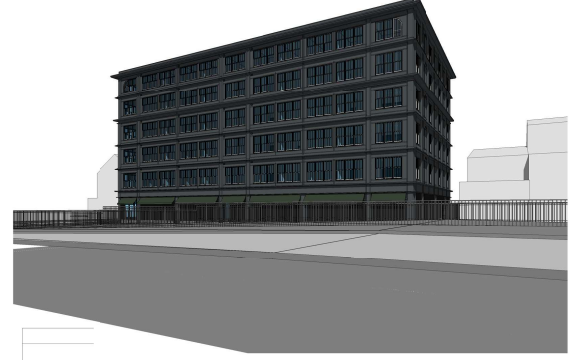
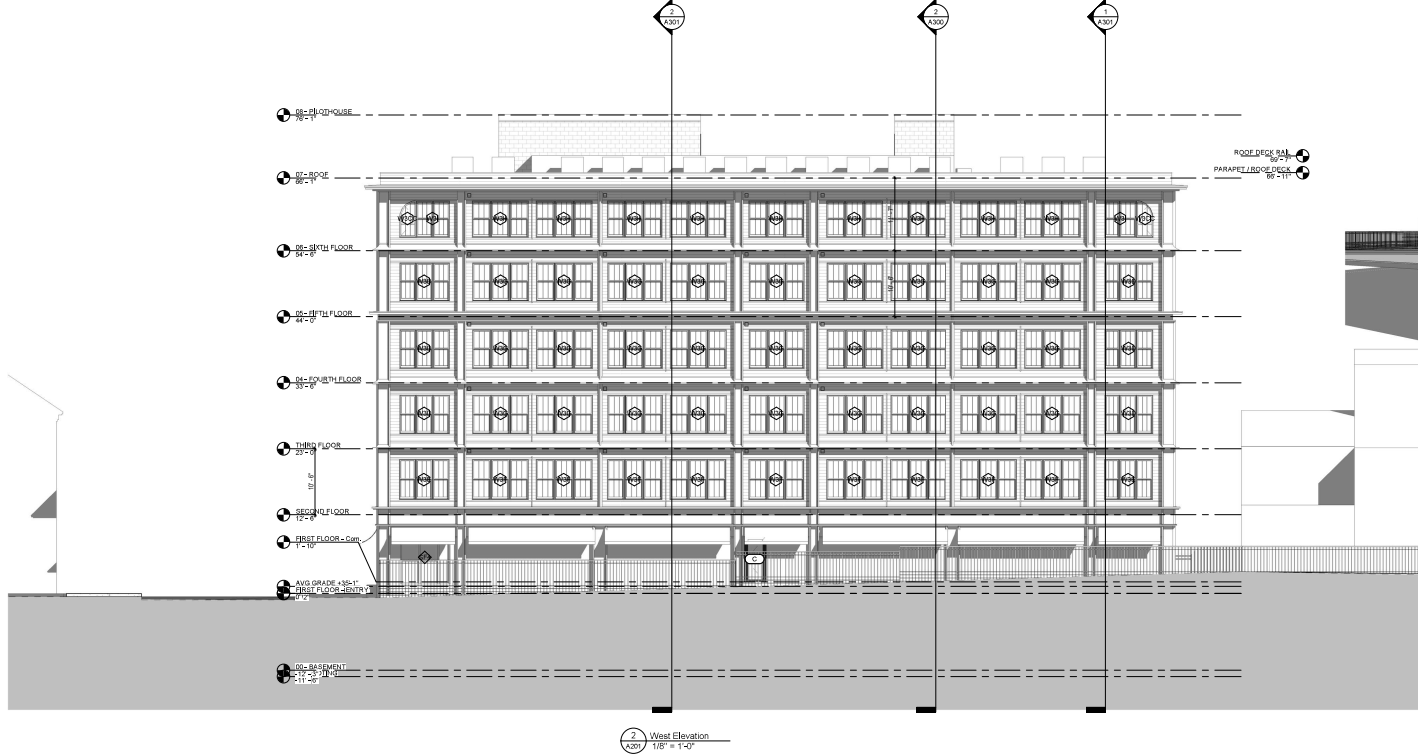
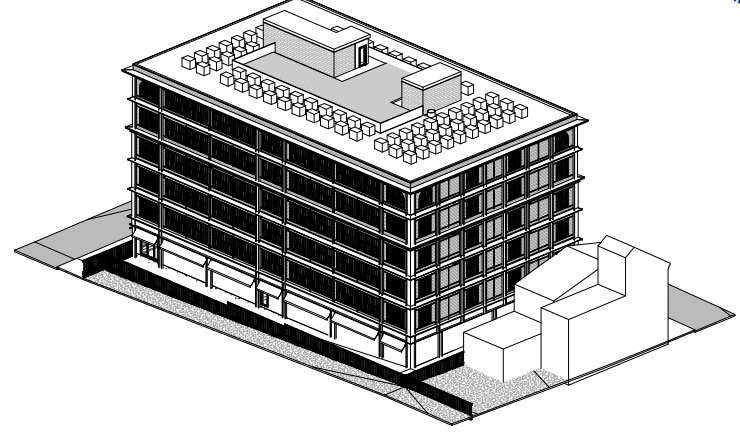
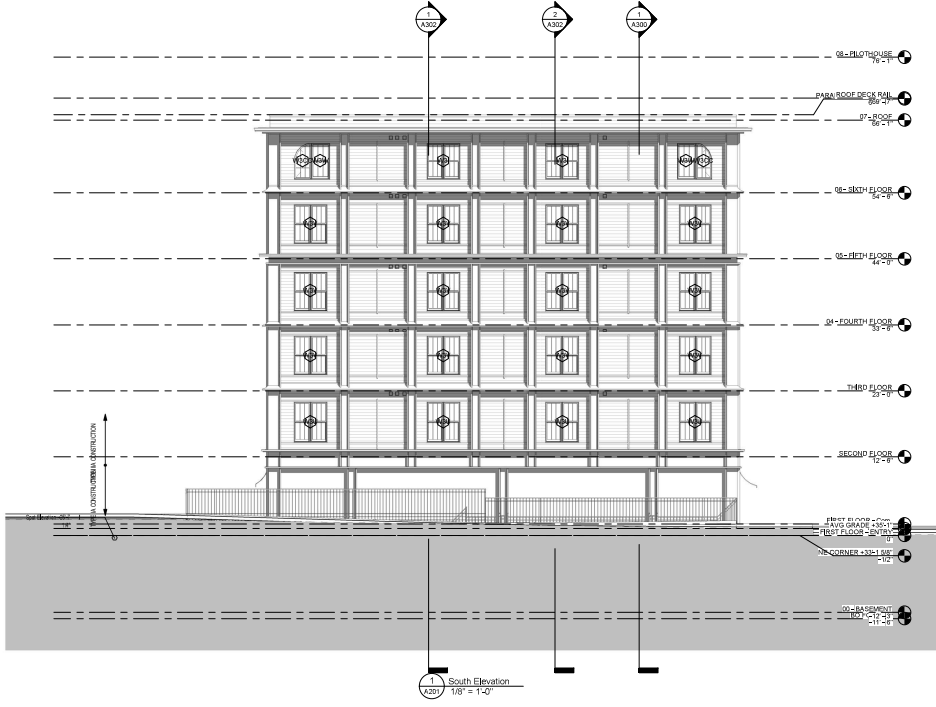
AMBIT
ARCHITECTURE



Mixed Use Building:
416-24 Vine Street
Philadelphia, PA 19106

A103





412 SOUTH 2ND STREET
PHILADELPHIA, PA 19147
WWW.AMBITARCHITECTURE.COM



AMBIT
ARCHITECTURE



Mixed Use Building:
416-24 Vine Street
Philadelphia, PA 19106

A201



412 SOUTH 2ND STREET
PHILADELPHIA, PA 19147
WWW.AMBITARCHITECTURE.COM



Mixed Use Building:
416-24 Vine Street
Philadelphia, PA 19106

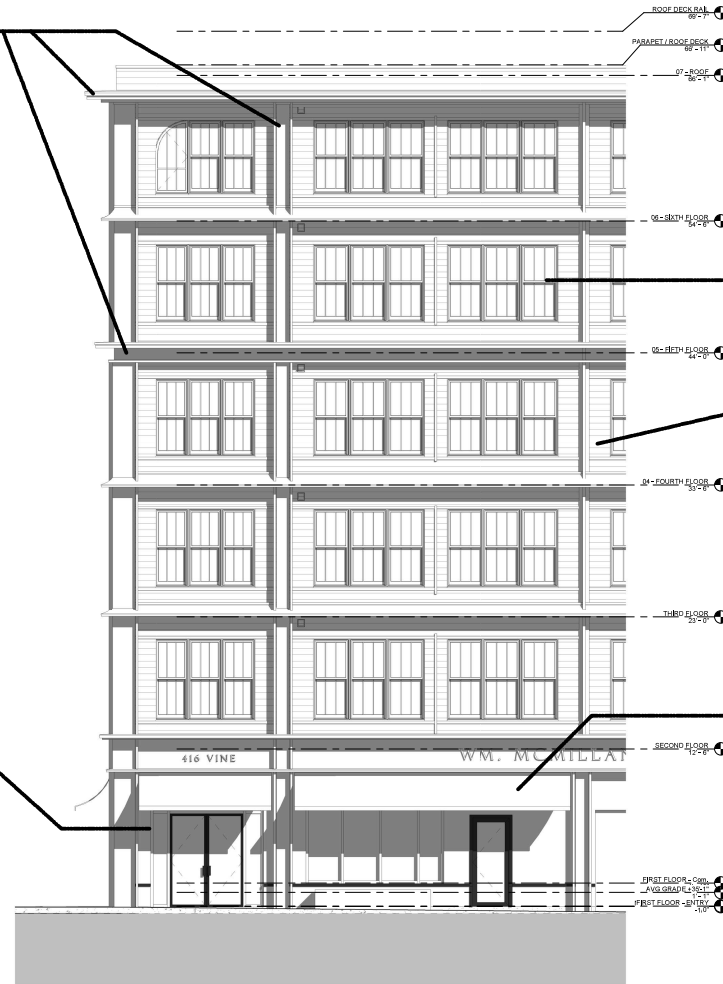
A202

Painted Cement Board
Sherwin Williams - "Gray Matters"

Light Bronze
Storefront Finish



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



1 FACADE MATERIAL ELEVATION
A203 1/4" = 1'-0"

Exterior Finishes

Our low-maintenance, aluminum-clad exteriors with EnduraClad® resist chalking and fading and are available in a wide variety of colors plus virtually unlimited custom options. Take durability further with EnduraClad Plus protective finish, which meets the industry's highest exterior coating standard to defend against chalking and fading.¹¹



Exterior Window Color
Pella - Soft Linen



Shiplap Cement Board
Ground Floor Infill
"Aged Pewter"

Retractable Awning Color
"Fern"



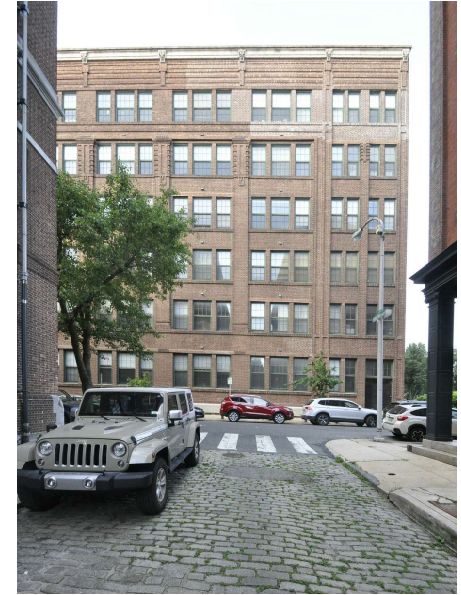
315 North 3rd Street



Proposed View from the North



327 North Lawrence Street



315 New Street



300 North 3rd Street

412 SOUTH 2ND STREET
PHILADELPHIA, PA 19147
215.521.1100
WWW.AMBITARCHITECTURE.COM

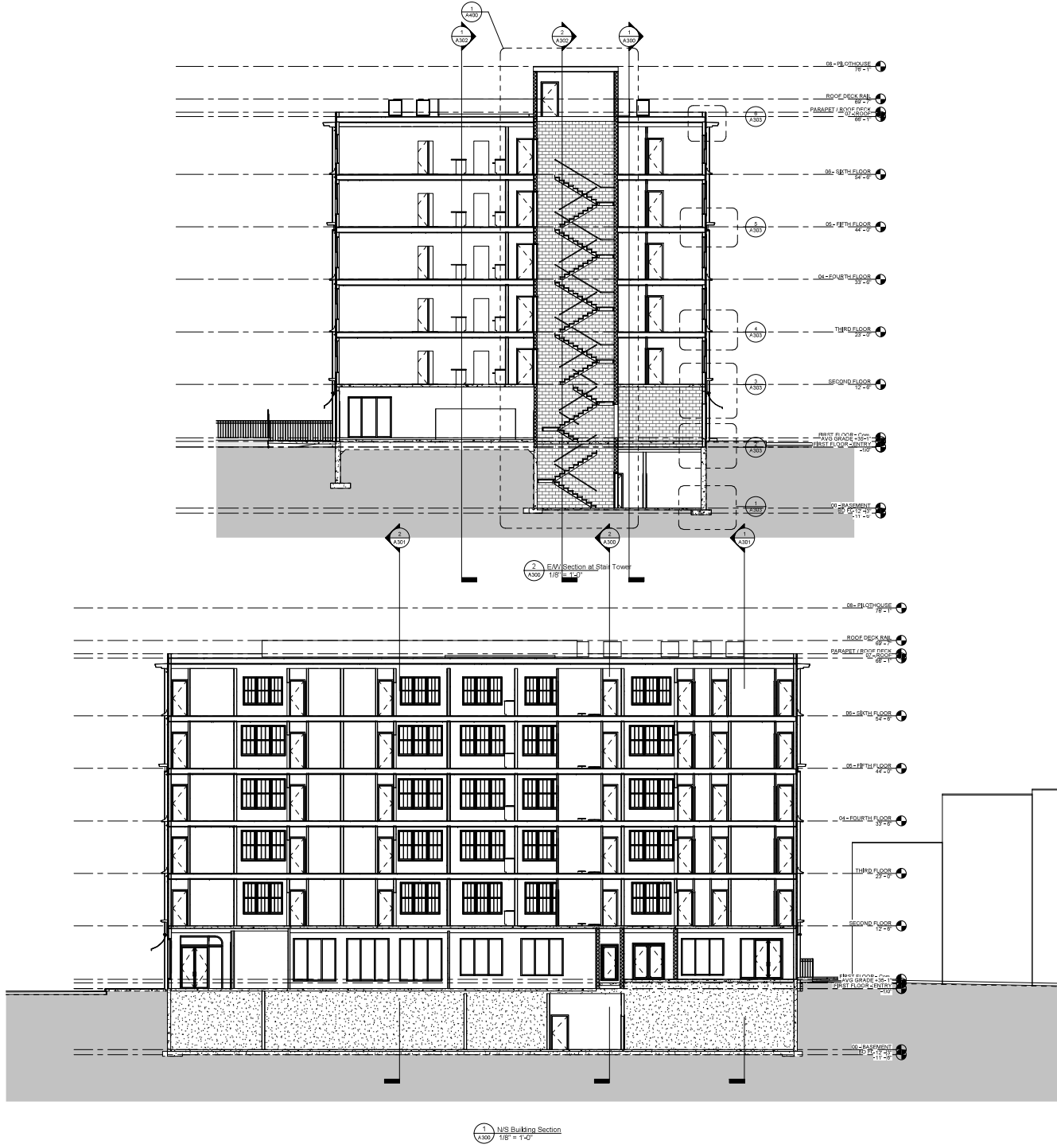


AMBIT
ARCHITECTURE



Mixed Use Building:
416-24 Vine Street
Philadelphia, PA 19106

A205



412 SOUTH 2ND STREET
 PHILADELPHIA, PA 19147
 WWW.AMBITARCHITECTURE.COM

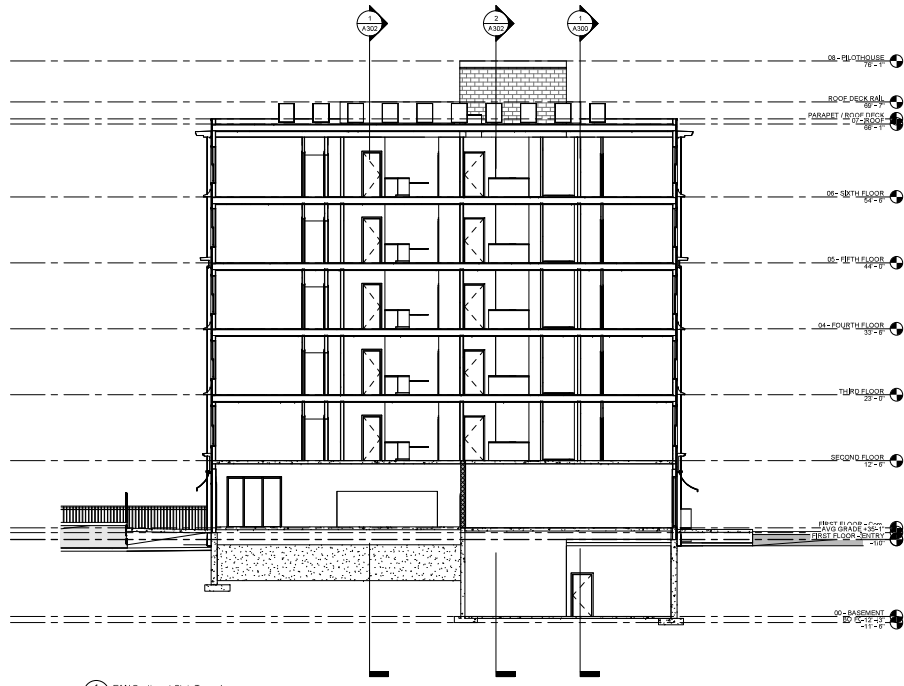


AMBIT
 ARCHITECTURE

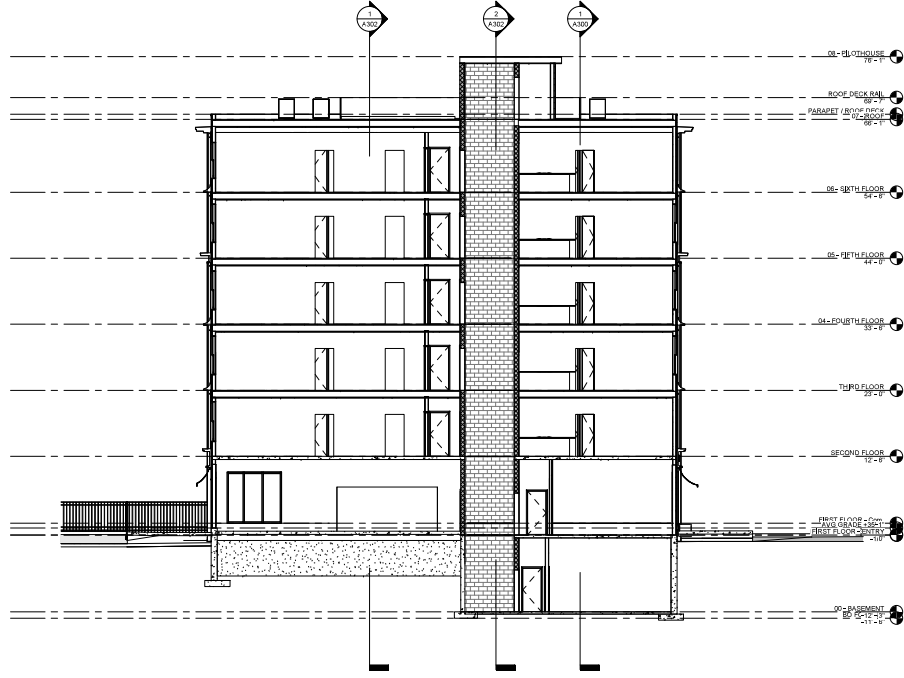


Mixed Use Building:
 416-24 Vine Street
 Philadelphia, PA 19106

A300



1 E/W Section at Stair Tower1
A301
1/8" = 1'-0"



2 E/W Section at Stair Tower2
A301
1/8" = 1'-0"

