

ADDRESS: 208-12 VINE ST

Proposal: Construct building

Review Requested: Final Approval

Owner: John Stortz

Applicant: Agata Reister, Landmark Architectural Design

History: Existing structures approved for demolition, 2023

Individual Designation: 12/31/1984

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

Staff Contact: Ted Maust, theodore.maust@phila.gov

OVERVIEW: This application proposes constructing a six-story building with roof deck. The Historical Commission previously approved the demolition of the former John Stortz and Son complex of buildings, pending the approval of plans for a new building. The proposed building would include 35 residential units and a seven-car garage accessed from New Street. The exterior of the building would be clad in a mix of brick, vertical metal siding, and fiber cement siding, with metal bands and cornices. Windows would be metal-clad wood.

SCOPE OF WORK:

- Construct a six-story building with roof deck.

STANDARDS FOR REVIEW:

- *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 works shall 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 massing of the proposed building is compatible in scale with the immediate surroundings, which is comprised of primarily newly constructed apartment buildings.
 - The use of brick along Vine Street responds to the immediate surroundings as well as the historic district as a whole.
 - Using more brick on the secondary elevations, particularly along New Street, would make this building fit better into the surrounding district.

STAFF RECOMMENDATION: The staff recommends approval, provided the cladding materials are refined, with the staff to review details, pursuant to Standard 9.



Construction Permit Application

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

Property Information

Identify the location of work for the permit(s).

1

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#.

Parcel Address: _____

Specific Location: _____

Check box if this application is part of a project and provide the project number: **PR-20** - _____

Applicant Information

Identify how you are associated with the property.

2

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.

I am the: Property Owner Tenant Equitable Owner Licensed Professional or Tradesperson

Name: _____ Company: _____

Address: _____

Email: _____ Phone No.: _____

Property owner Information

Identify the deeded property owner.

3

If there was a recent change of ownership, documentation such as a deed or settlement sheet is required.

*If the property owner is a 'company', identify 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.

The property owner is a/an: Individual Company*

Owner (1)

Name: _____ Check box if new owner is being listed

Address: _____

Owner (2)

Name: _____

Address: _____

Design Professional in Responsible Charge

Identify the PA-licensed design professional who is legally responsible.

4

Name: _____ Firm: _____

PA License No.: _____ Phila. Commercial Activity License No.: _____

Email: _____ Phone No.: _____

Project Scope

Use this section to provide project details; all fields are mandatory.

5

(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, interior/exterior alterations, excavation or shell.

(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 (use separate sheet if needed).

(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.

** If 'Yes' is selected, an Owners' Acknowledgement of Receipt form must be provided for each affected property.

(a) **Occupancy** Single-Family Two-Family Other, please describe: _____

(b) **Scope of Work** New Construction Excavation Addition / Alteration Shell (No Fit Out) - *Option for Commercial Permits Only*

(c) **Earth Disturbance** Area of Earth Disturbance: _____ (Sq. Ft.)

(d) **Building Floor Areas** New Floor Area: _____ (Sq. Ft.) Existing Altered Area: _____ (Sq. Ft.)

(e) **Number of Stories** _____

(f) **Description of Work** _____

(g) Project Conditions

- New High Rise Green Roof Included Initial Fit-out of Newly Constructed Space
 Modular Construction Façade Work Project Impacts Streets/Right-of-Way*
 Project Impacts Adjacent Property**

* Provide the associated **Streets Review** number for this project, if applicable: **SR-20** _____

** This project includes work described below: Yes No

- Excavation work more than 5 feet below adjacent grade and within 10 feet of an adjacent building or structure.
- Excavation or construction work where historic structure is within 90 feet on the same or adjacent parcel.
- Structural alterations of a historic structure (excluding one-or-two family dwelling).
- Modifications to a party wall, including joist replacement, and additions.
- Severing of structural roof or wall covering spanning properties.



Department of Licenses and Inspections

CITY OF PHILADELPHIA

Job Number: (for office use only)

Project Details, Other Permits & Contractor Information

Use this section to provide project details, pre-requisite approvals and applicable contractor information.

(a) Choose 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 Zoning Permit number.

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

(c) Identify the licensed excavation contractor and estimated cost of excavation work.

(d) 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.

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

(f) 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

(g) 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.

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

Check the box if your project is excluded from real estate tax exemption and exempt from Development Impact Tax.

(a) Check all that apply:

- Building Excavation Mechanical & Fuel Gas Electrical Plumbing Fire Suppression

Provide the associated Construction Permit number, if applicable: **RP or CP – 20** _____ - _____

Provide the associated Zoning Permit number for this construction, if applicable: **ZP – 20** _____ - _____

Note: Trades listed below (d, e, f, and g) are mandatory for all residential new construction jobs.

(b) General Building Construction Contractor Information

Name: _____ Cost of Building Work: \$ _____

License Number: _____ Phone: _____

(c) Excavation Work & Contractor Information

Name: _____ Cost of Excavation Work: \$ _____

License Number: _____ Phone: _____

(d) 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 Details & Quantities: _____

(e) Electrical Work & Contractor Information New Installation Alteration *Rough-In

Name: _____ Cost of Electrical Work: \$ _____

License Number: _____ Phone: _____

Third Party Inspection Agency Name: _____

(f) 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.)

(g) 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: _____

(h) Total Improvement Cost: \$ _____ (The total improvement cost must also include the cost of all electrical, plumbing, mechanical, fire suppression systems work, and interior finishes)

- Check box if your project is excluded from real estate tax exemption and exempt from Development Impact Tax** (Review OPA's website for tax abatement information at: <https://www.phila.gov/services/property-lots-housing/property-taxes/get-real-estate-tax-relief/get-a-property-tax-abatement/>)

6

Declaration & Signature

All provisions of the Philadelphia 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: _____/_____/_____



LANDMARK
ARCHITECTURAL DESIGN LLC

1325 SNYDER AVENUE PHILADELPHIA, PA 19148
P. 215.755.9050

VINCENT MANCINI, A.I.A. ARCHITECT
AGATA M. REISTER PARTNER

5-13-2024

To: Philadelphia Historical Commission

Re: 208-12 Vine Street Proposed 6 story Structure

Dear Ms. Chantry,

Thank you for the opportunity to present this project to the commission.

Please find the pertinent information below:

Site Address: 208-12 Vine Street

Building Frontages: Vine Street, New Street, Philip Street

Project Contact: Agata Reister (Landmark Architectural Design) 1325 Snyder Ave, Philadelphia, PA 19148

Agata@landmarkaia.com, 609-954-8504, 215-755-9050

Owner Information: John Stortz, 1716 Sea Kettle Circle, Dresher, PA 19025.

Developer Information: Vine Street development LLC, 1901 Lombard St, Philadelphia, PA 19146

The existing structure will be demolished. Demolition permit was filed for and is pending approval from PHC.

The proposed 6 story structure with partial roof deck and partial cellar will house 35 residential dwelling units @ cellar through 6 floor. Units range from 1 bedroom to 4 bedroom.

7 car garage is proposed to be accessed off New Street (reusing existing curbcut).

The proposed materials comprise of brick, vertical metal siding, fiber cement siding, metal bands and cornices.

The proposed windows will be metal clad wood. All material colors and selections to be reviewed and approved by PHC.

Respectfully submitted by Landmark Architectural Design



1 FRONT VIEW OF 244-58 N. 2ND STREET



2 REAR VIEW OF 244-58 N. 2ND STREET



3 REAR VIEW OF 244-58 N. 2ND STREET



AERIAL VIEW



4 FRONT VIEW OF 244-58 N. 2ND STREET



5 SIDE/FRONT VIEW OF 300-10 N. 2ND STREET



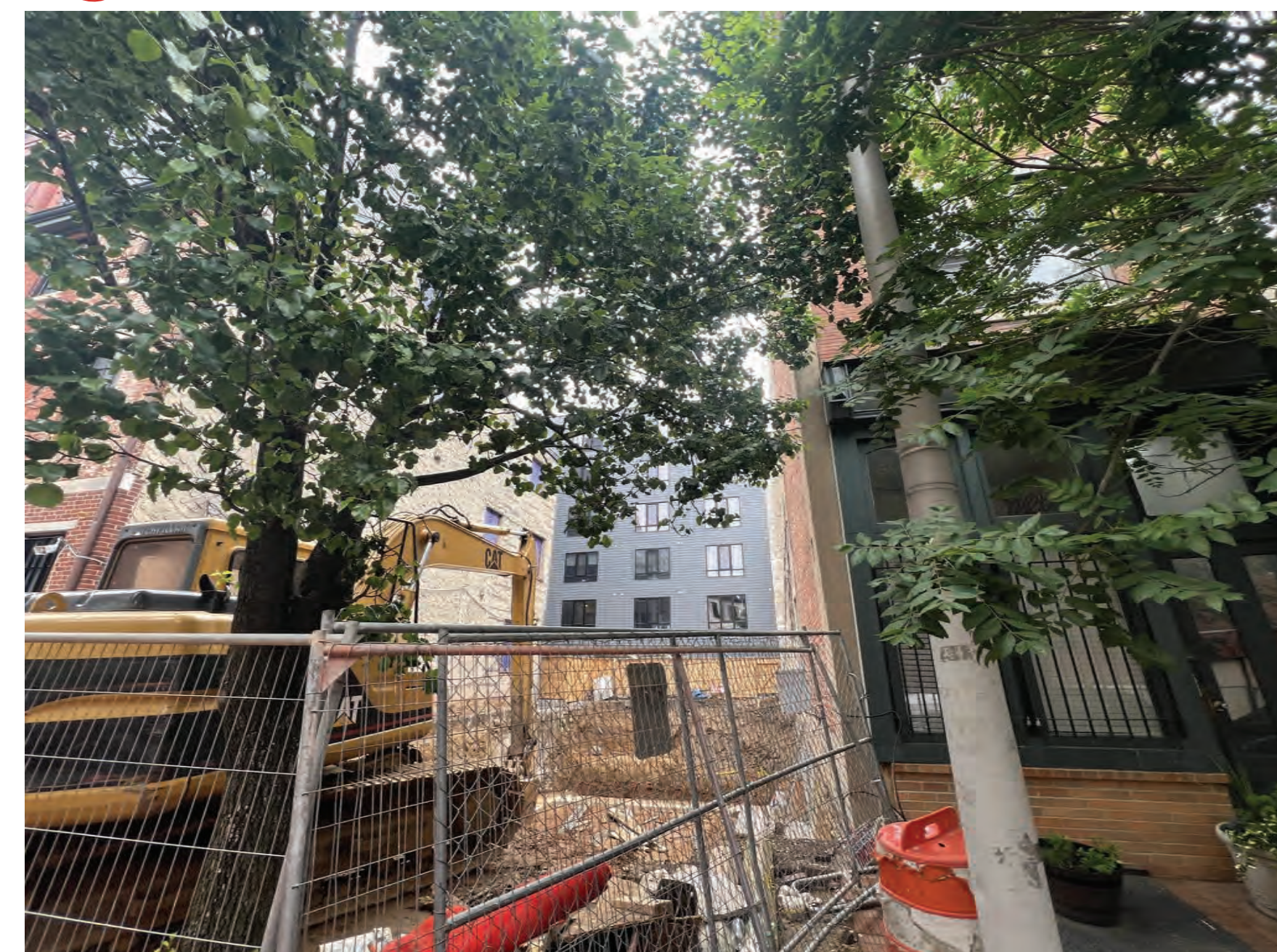
6 VIEW OF 214-18 NEW STREET



7 FRONT VIEW OF 213-15 NEW STREET



8 REAR VIEW OF 300-10 N. 2ND STREET



9 REAR VIEW OF 211 VINE STREET



10 FRONT VIEW OF 214 VINE STREET



11 FRONT/SIDE VIEW OF 211 VINE STREET



12 REAR/SIDE VIEW OF 211 VINE STREET



13 SIDE VIEW AT 214 VINE ST.

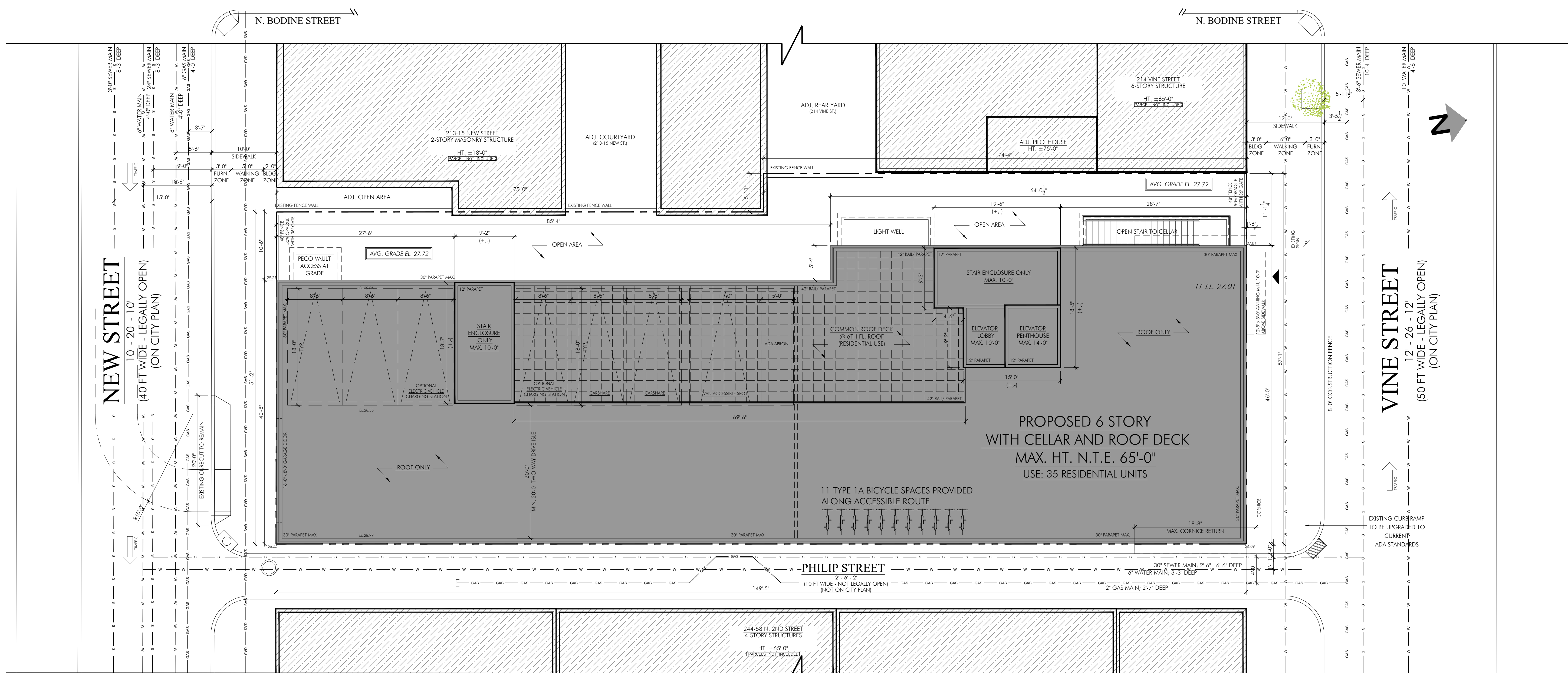


13 SIDE VIEW AT 222-24 VINE ST.



14 FRONT/SIDE VIEW OF 240-42 N. 2ND ST

ENGINEER'S SEAL	
DATE ISSUED	REVISION DESCRIPTION
12/29/24	Issued for Description Application
PROJECT NAME Street Philadelphia, PA 19106	
OWNER John Charles Stentz 1716 Sea Kettle Circle Dresher, PA 19025	
SCALE	PROJECT NO.
As Noted	24-111
DATE	
03-06-24	
SHEET TITLE	
Photoboard	
P-1.0	
DRAWING NO.	



NEW STREET
10' - 20' - 10'
(40 FT WIDE - LEGALLY OPEN)
(ON CITY PLAN)

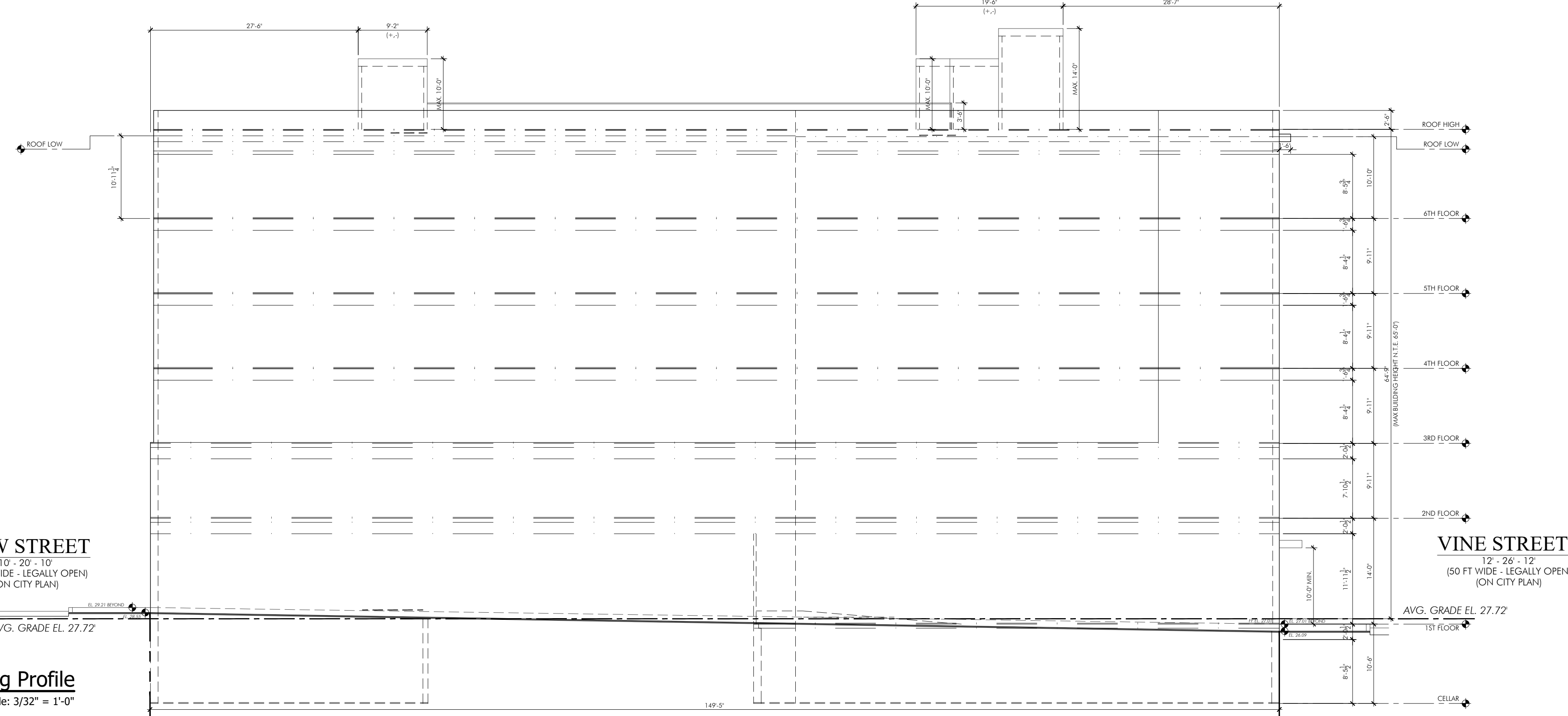
VINE STREET
12' - 26' - 12'
(50 FT WIDE - LEGALLY OPEN)
(ON CITY PLAN)

PROPOSED 6 STORY
WITH CELLAR AND ROOF DECK
MAX. HT. N.T.E. 65'-0"
USE: 35 RESIDENTIAL UNITS

PHILIP STREET
10 FT WIDE - (NOT LEGALLY OPEN)
(NOT ON CITY PLAN)

1 Zoning Plan
Scale: 1/8" = 1'-0"

PROPERTY INFORMATION: 208-12 VINE STREET		CMX-3
AREA:	N/A	8,084 SQ. FT.
USE:	AS PER TABLE 14-602-3	35 RESIDENTIAL UNITS
LOT WIDTH:	N/A	57'-1-1/4"
OCCUPIED BY BUILDING:	80%,	6,415 SQ. FT. (79.35%)
OPEN AREA:	20%,	1,669 SQ. FT. (20.65%)
REAR YARD DEPTH:	NOT REQUIRED	10'-6 MIN.
HEIGHT:	65'-0"	MAX. 65'-0"
CAR PARKING:	3/10 RESIDENTIAL UNITS (11 SPACES REQUIRED)	7 INTERIOR STANDARD PARKING SPACES (1 ADA VAN SPACE) 2 INTERIOR AUTO-SHARE PARKING SPACES (1 AUTO-SHARE SPACE = 4 STANDARD SPACES)* TOTAL: EQUIVALENT OF 11 REQUIRED PARKING SPACES PARKING SPACE MIN. SIZE: 8'-6" x 18'-0" REGULAR PARKING SPACE 11'-0" x 18'-0" VAN ACCESSIBLE PARKING SPACE
BICYCLE PARKING:	3/10 RESIDENTIAL UNITS (11 TYPE 1A SPACES REQUIRED)	11 TYPE 1A SPACES PROVIDED
FAR:	500 (40,420 SQ. FT. MAX)	38,975 SQ. FT. (FAR: 482)



2 Building Profile
Scale: 3/32" = 1'-0"

CITY APPROVAL STAMP



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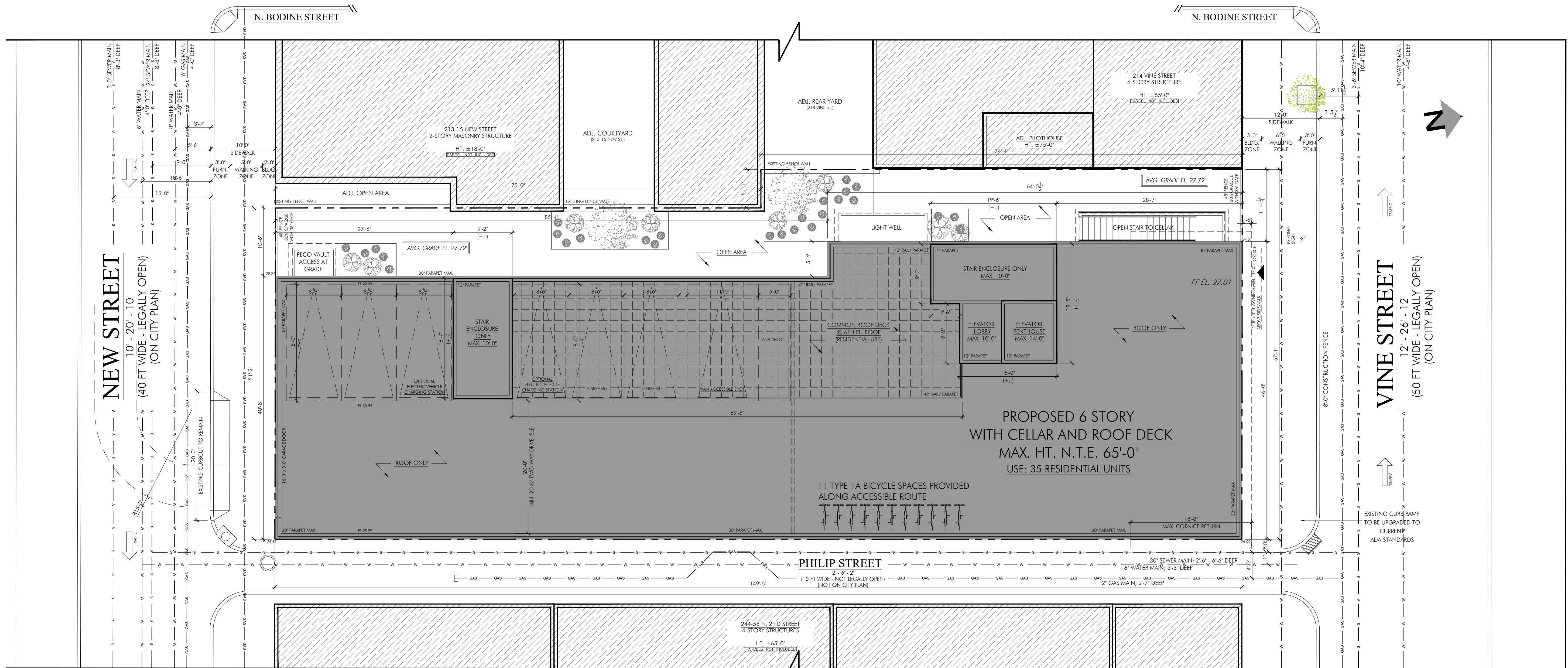
PROJECT NAME:
208-12 Vine St
Philadelphia, PA 19106
Developer:
Vine Street Development LLC
1901 Lombard Street
Philadelphia, PA 19146

DATE ISSUED	REVISION DESCRIPTION
4-8-2024	Issued for Zoning Application Submission
5-13-2024	Issued for PHC Submission

DATE ISSUED: 4-8-2024
DATE: 5-13-2024
SCALE: As Noted
DRAWN BY: AMR

PROJECT NO: v24-111
DATE: 05-13-24
SCALE: As Noted
DRAWN BY: AMR

SHEET TITLE: Zoning Plan
DRAWING NO: Z-1.0



1 Landscape Plan
Scale: 1/8" = 1'-0"

LANDSCAPE AREA PROVIDED	
TOTAL OPEN AREA:	1,669 S.F.
TOTAL INTERIOR LANDSCAPED AREA:	348 S.F. (21 % OF TOTAL OPEN AREA)

LANDSCAPE PLANT COMPLIANCE	
TOTAL INTERIOR LANDSCAPED AREA:	348 S.F.
348 / 200 S.F. =	1.74
REQUIRED SHADE TREES:	1 PER 200 S.F. X 1.74 = 2 SHADE TREES
REQUIRED SHRUBS:	3 PER 200 S.F. X 1.74 = 6 SHRUBS*
REQUIRED PERENNIALS:	15 PER 200 S.F. X 1.74 = 27 PERENNIALS
*17 SHRUBS X 20% = 3 SHRUBS ALLOWED TO BE REPLACED WITH (1:1) TALL GRASS SPECIES.	

PLANT KEY				
TYPE	SYMBOL	QTY.	PLANTS	NOTES
SHADE TREES		2	HERITAGE RIVER BIRCH SCARLET OAK	PLANT A MINIMUM OF 12' APART FROM OTHER TREES. MINIMUM TRUNK DIAMETER OF 2"
SHRUBS		8	NEW JERSEY TEA SWEET PEPPERBUSH	PLANT A MINIMUM OF 3' APART FROM OTHER TREES AND SHRUBS
PERENNIALS/ GROUND COVER		27	NEW YORK ASTER PENNSYLVANIA SMARTWEED TRUMPET HONEYSUCKLE	20% OF PERENNIALS/ GROUND COVER CAN BE REPLACED WITH GRASSES
ALL SELECTIONS ARE FROM THE PCPC PLANT LIST.				

SOIL DEPTH REQUIREMENTS

Section 9.4.2.1:
36" of soil depth shall be provided for all ball and burlap (B&B) plants planted in accordance with landscape requirements of the zoning code.

Section 9.4.2.2
18" of soil depth shall be provided for containerized plants planted in accordance with landscape requirements of the zoning code.

SOIL DEPTH AT BALL AND BURLAP PLANTS

SOIL DEPTH AT CONTAINERIZED PLANTS

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PROJECT NAME:
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Philadelphia, PA 19106

Developer:
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1901 Lombard Street
Philadelphia, PA 19146

DATE ISSUED	REVISION DESCRIPTION
4-16-2024	Issued for Zoning Application Submission
5-13-2024	Issued for PHC Submission

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PROJECT NO:
v24-111
DATE:
05-13-24
SCALE:
As Noted
DRAWN BY:
AMR

L-1.0

Landscape Plan

N. BODINE STREET

N. BODINE STREET

213-15 NEW STREET
2-STORY MASONRY STRUCTURE
CONSTRUCTION TYPE III B
HT. ±18'-0"
[PARCEL NOT INCLUDED]

214 VINE STREET
6-STORY STRUCTURE
CONSTRUCTION TYPE VA
HT. ±65'-0"
[PARCEL NOT INCLUDED]

ADJ. PILOTHOUSE
HT. ±75'-0"

ADJ. OPEN AREA

12" WATER MAIN
4'-0" DEEP

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A-1.1

DRAWING NO.

PECO WELL

ELECTRICAL VAULT

ELECTRIC METER ROOM

UP

LIGHT WELL

BEDROOM

BEDROOM

BATH

W.I.C.

STORAGE

BATH

HVAC

W.H.

LAUNDRY

JANITORS CLOSET

BICYCLE STORAGE

SUMP PUMP

TENANT STORAGE UNITS

5'-0"

4'-0"

INTERNET

SPRINKLER ROOM

WATER METER ROOM

CL

OPEN TO BEDROOM ABOVE

HALLWAY

HVAC W.H.

LAUNDRY

BATH

LINEN

BATH

BEDROOM

CL

OPEN TO ABOVE

UNEXCAVATED AREA

30" SEWER MAIN; 2'-6" - 6'-6" DEEP
6" WATER MAIN; 3'-3" DEEP
2" GAS MAIN; 2'-7" DEEP

244-58 N. 2ND STREET
4-STORY STRUCTURES
CONSTRUCTION TYPE VA
HT. ±65'-0"
[PARCELS NOT INCLUDED]

1 Cellar Plan
Scale: 3/16" = 1'-0"

Cellar Plan

N. BODINE STREET

N. BODINE STREET

213-15 NEW STREET
2-STORY MASONRY STRUCTURE
CONSTRUCTION TYPE III B
HT. ±18'-0"
[PARCEL NOT INCLUDED]

ADJ. COURTYARD
(213-15 NEW ST.)

ADJ. REAR YARD
(214 VINE ST.)

214 VINE STREET
6-STORY STRUCTURE
CONSTRUCTION TYPE VA
HT. ±65'-0"
[PARCEL NOT INCLUDED]

ADJ. PILOTHOUSE
HT. ±75'-0"

ADJ. OPEN AREA

12" WATER MAIN
4'-0" DEEP

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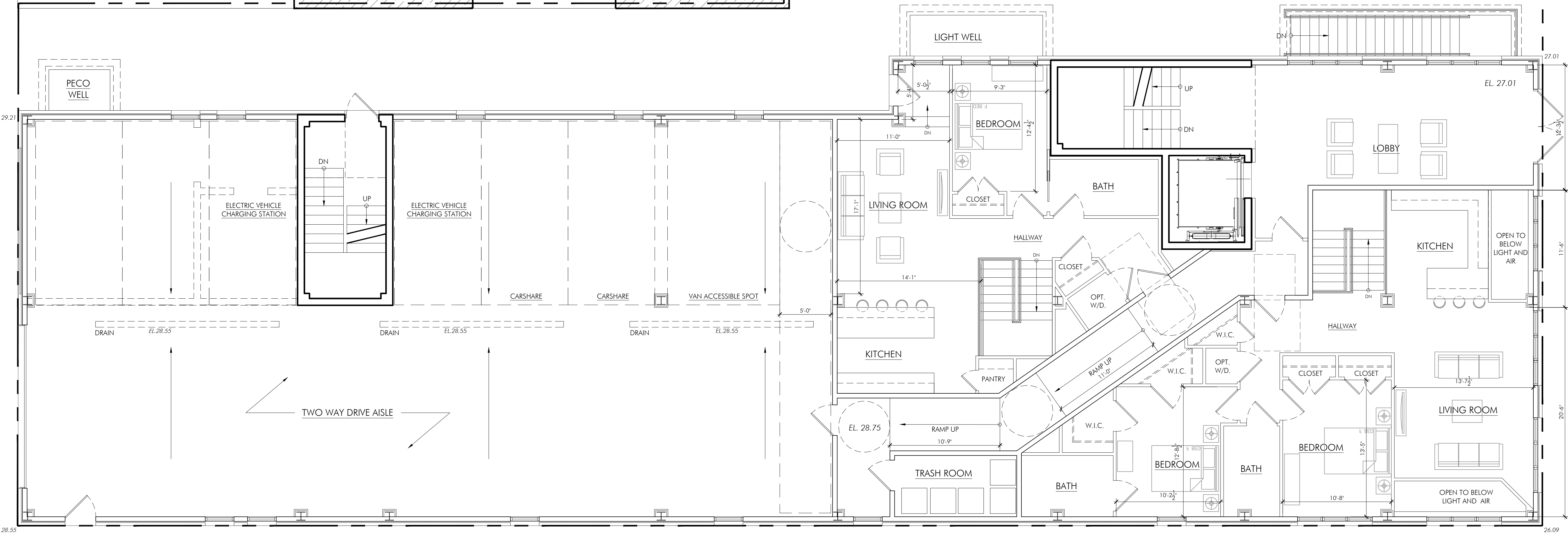
SHEET TITLE
Grade Level Plan

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PROJECT NO:
v24-111
DATE:
05-13-24
SCALE:
As Noted
DRAWN BY:
AMR

A-1.2

DRAWING NO.

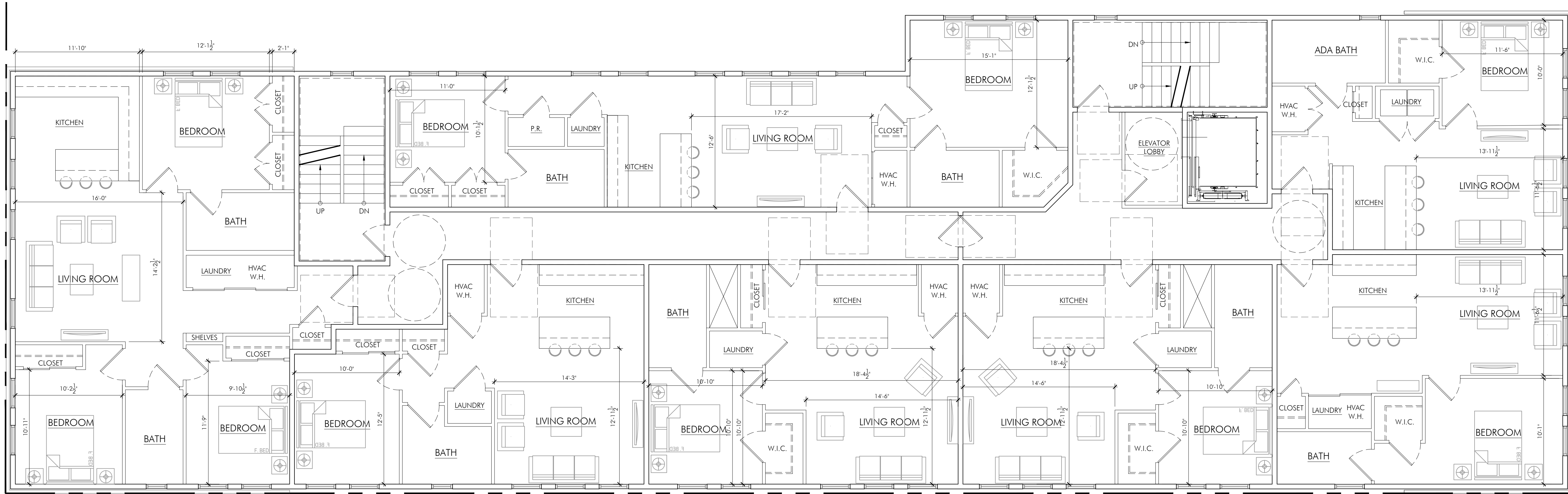


PHILIP STREET
2' - 6" - 2"
(10 FT WIDE - NOT LEGALLY OPEN)
(NOT ON CITY PLAN)

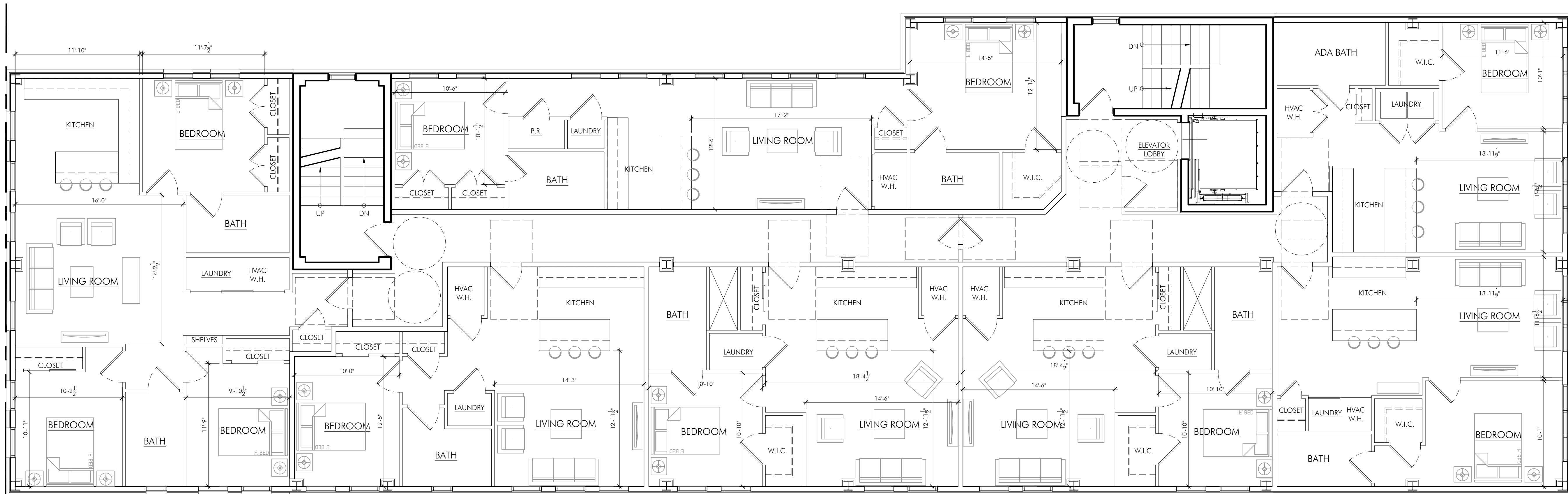
30" SEWER MAIN; 2'-6" - 6'-6" DEEP
6" WATER MAIN; 3'-3" DEEP
2" GAS MAIN; 2'-7" DEEP

244-58 N. 2ND STREET
4-STORY STRUCTURES
CONSTRUCTION TYPE VA
HT. ±65'-0"
[PARCELS NOT INCLUDED]

1 Grade Level Plan
Scale: 3/16" = 1'-0"



2 Third - Fifth Floor Plan
Scale: 3/16" = 1'-0"



1 Second Floor Plan
Scale: 3/16" = 1'-0"

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Developer:
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1901 Lombard Street
Philadelphia, PA 19146

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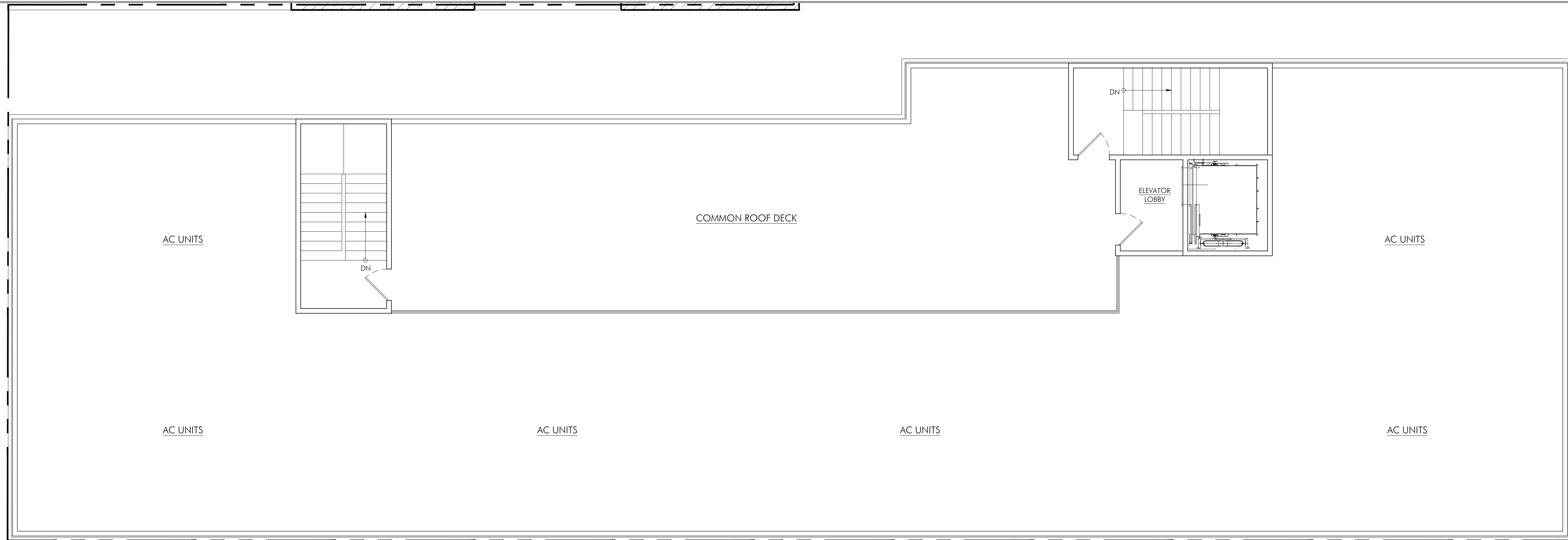
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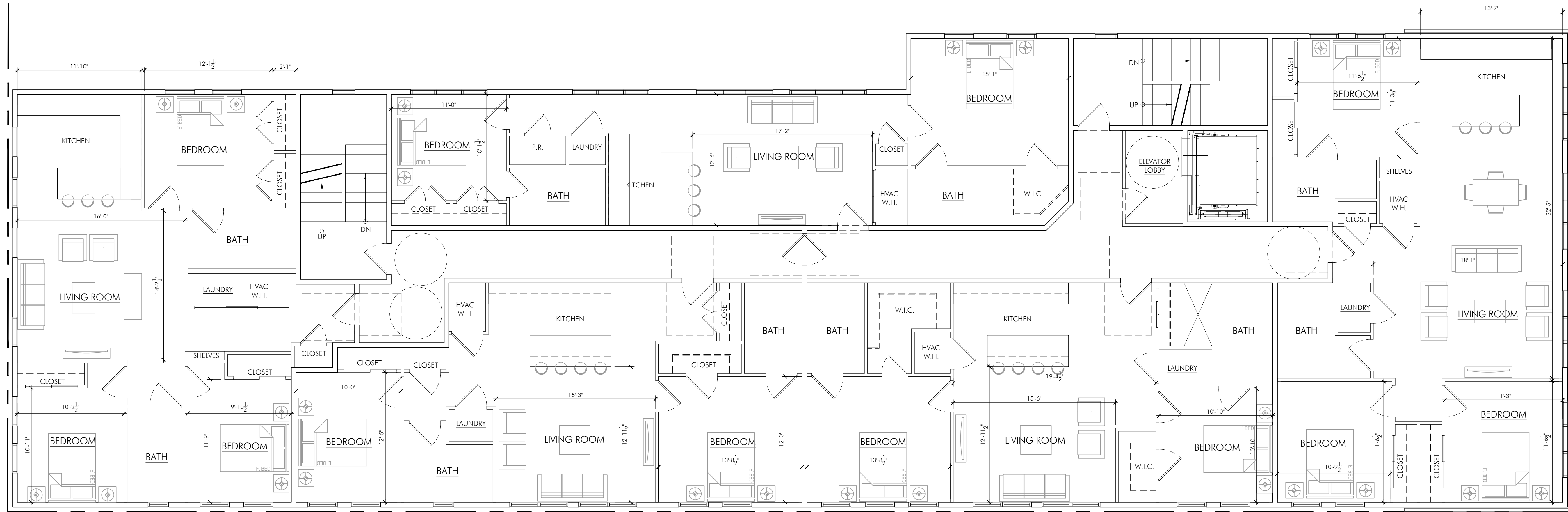
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SHEET TITLE
2nd - 5th Floor Plans

DRAWING NO.



2 Roof Deck Plan
Scale: 3/16" = 1'-0"



1 Sixth Floor Plan
Scale: 3/16" = 1'-0"

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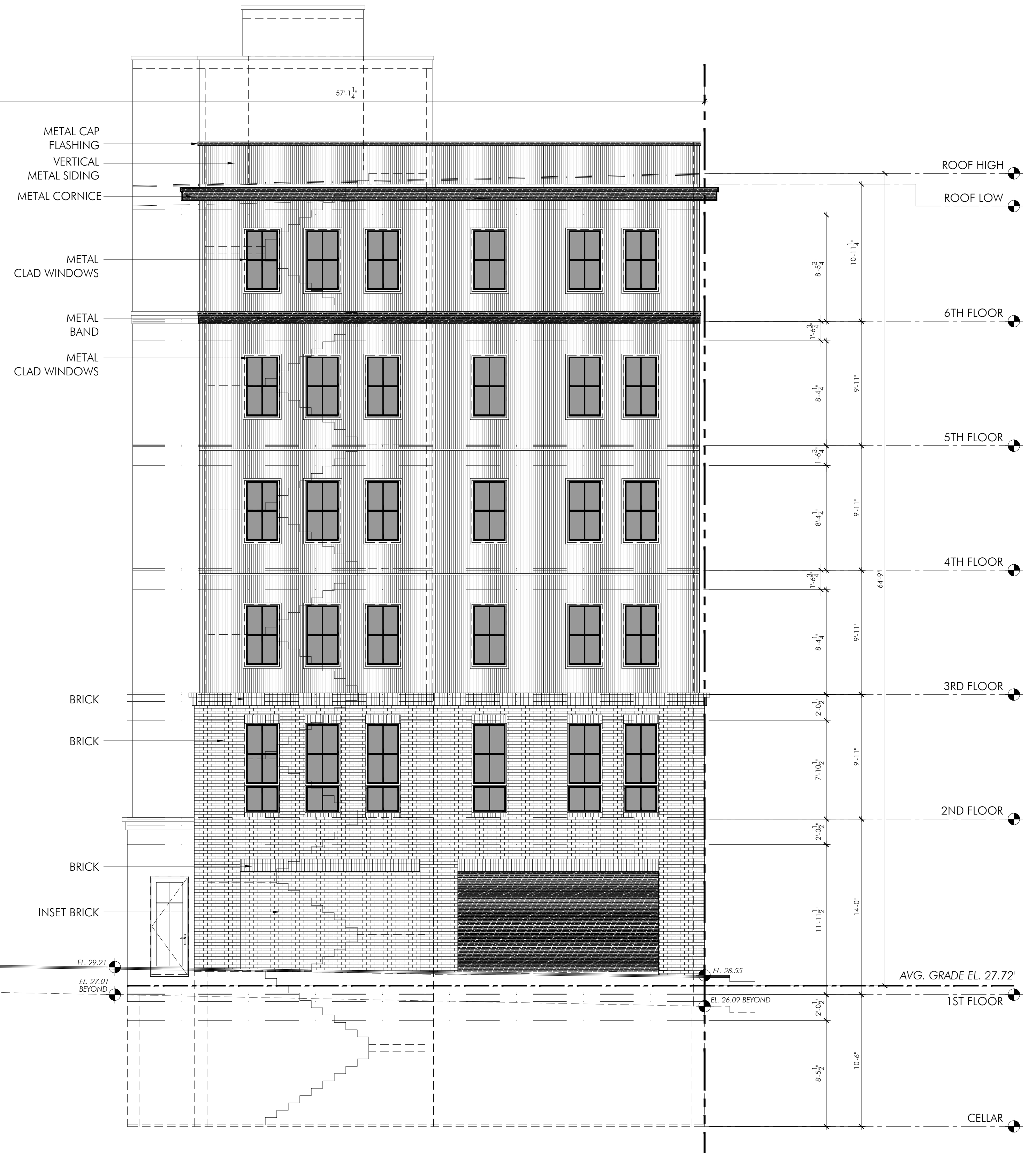
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6th and Roof Deck Plans



1 Proposed Vine St Elevation
Scale: 3/16" = 1'-0"



2 Proposed New St Elevation
Scale: 3/16" = 1'-0"

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Proposed Elevations Sheet 1

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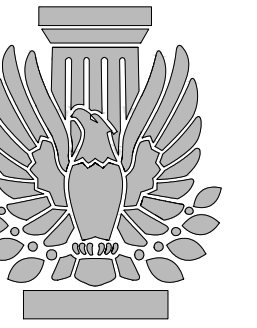


NEW STREET
 10' - 20' - 10'
 (40 FT WIDE - LEGALLY OPEN)
 (ON CITY PLAN)

VINE STREET
 12' - 26' - 12'
 (50 FT WIDE - LEGALLY OPEN)
 (ON CITY PLAN)

1 Proposed Philip St Elevation
 Scale: 1/8" = 1'-0"

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Proposed Elevations Sheet 2

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1 Proposed Court Yard Elevation
Scale: 1/8" = 1'-0"

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Proposed Elevations Sheet 3