



May 21, 2025

Philadelphia Art Commission
1515 Arch St., 13th Floor
Philadelphia, PA 19102

RE: 218 S 16TH Street – application for proposed awning & seasonal vestibule

To Whom It May Concern

I am writing as the Design Professional to request a review of a proposed awning and seasonal vestibule at the above-mentioned property. The property is on the Southwest corner of South 16th Street and Chancellor Street. We are proposing a new awning over the existing ground floor frontage. There is currently a metal awning over the main entrance slightly wider than the door. This metal awning will be removed and repairs will be done to the existing brick as noted on the drawings, as required.

The awning & seasonal vestibule will be constructed of black awning fabric over a powdercoated aluminum frame and a clear vinyl lite at the vestibule door. The 16th Street awning will be the width of the building fronting 16th street and project as shown on the drawings. The seasonal vestibule will primarily be erected during winter months, and it will not impede on the minimum width required in the public right of way. The Owner currently has a seasonal vestibule installed, and is considering either a completely new assembly or refinishing the current vestibule framing and installing new fabric with the designated copy / signage area.

The Commission's decision and any questions the Commission may have can be sent to the contact below:

David Fastiggi, AIA
Stokes Architecture
1700 Sansom Street
Philadelphia, PA 19103
Cell: (215) 284-6293

Thank you.

Sincerely,

A handwritten signature in blue ink that reads "David Fastiggi". The signature is stylized with a large, looped "D" and a cursive "Fastiggi".

David Fastiggi, AIA
Principal



#5 VIEW FROM 16TH STREET SIDEWALK LOOKING NORTH



#4 VIEW FROM 16TH STREET



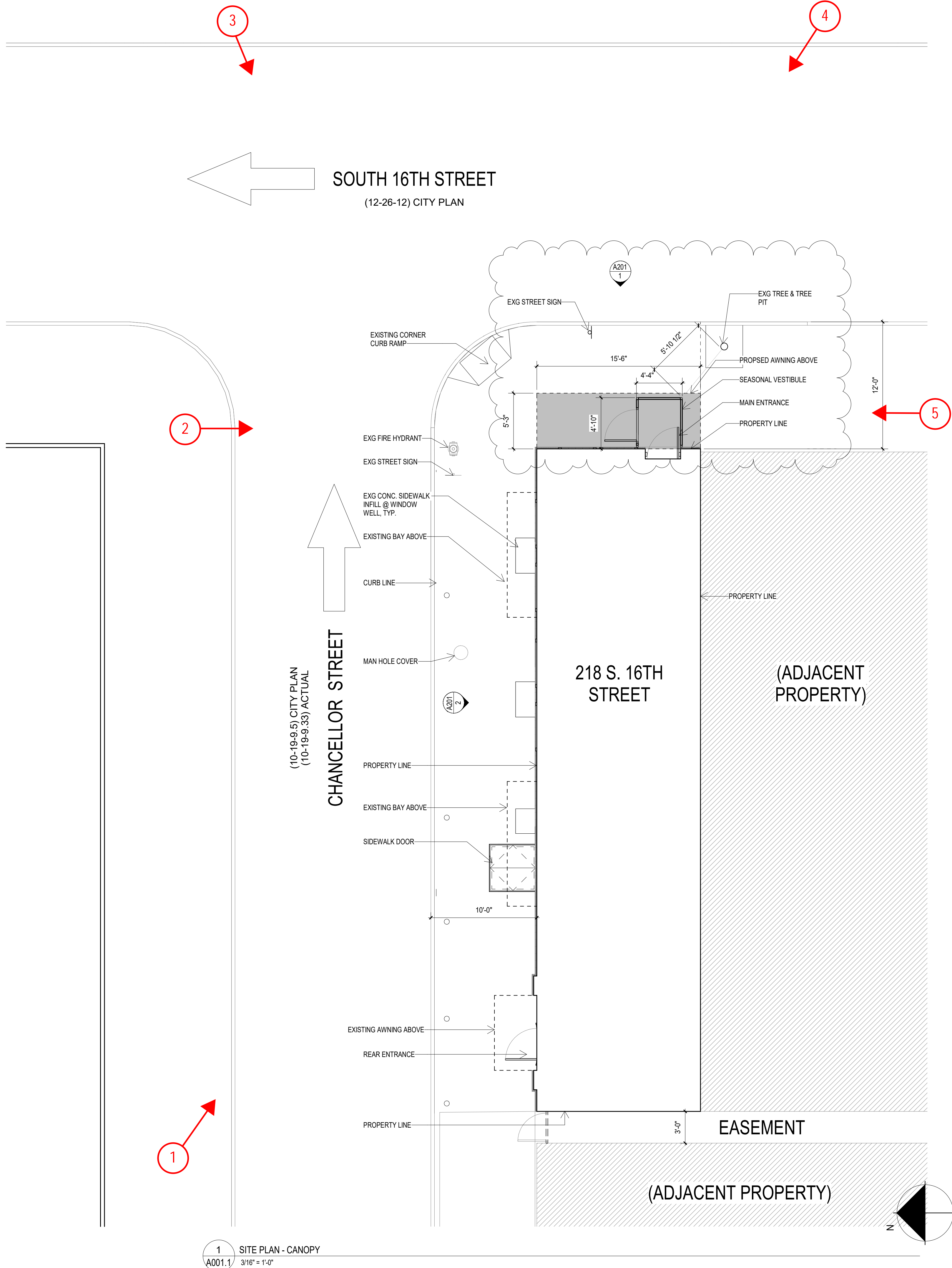
#3 VIEW AT CORNER OF 16TH STREET & CHANCELLOR STREET



#2 VIEW FROM CHANCELLOR STREET LOOKING SOUTH ON 16TH STREET



#1 VIEW FROM CHANCELLOR STREET



218 S. 16TH ST.

218 SOUTH 16TH STREET
PHILADELPHIA, PA 19102

OWNER
CHANCELLOR INVESTMENT
HOLDINGS LLC
24 WARREN STREET
NEW YORK, NY 10007

ARCHITECT
STOKES ARCHITECTURE
1700 SANSOM STREET
12TH FLOOR
PHILADELPHIA, PA 19103
PH: 215.523.9190
FX: 215.523.9398

STRUCTURAL ENGINEERS
ANH STRUCTURES, LLC
216 COPPLES LANE
WALLINGFORD, PA 19086
PH: 610.812.5465

MEP ENGINEERS
POLARIS CONSULTING
ENGINEERS, PC
214 W. MAIN STREET
SUITE 208
PH: 856.778.5400

INTERIOR DESIGNER
GHISLAINE VINAS
138 FULTON STREET
SUITE 807
NEW YORK, NY 10038
PH: 212.219.7678

LIGHTING DESIGNER
BOLD
227 WEST 29TH STREET
SUITE 85
NEW YORK, NY 10001
PH: 212.674.6500

STOKES.
ARCHITECTURE + DESIGN
STOKESARCH.COM

SEAL

MARK	REVISIONS	DATE
19	16TH ST AWNING	5/21/25

ALL DIMENSIONS AND RELATIONSHIPS MUST BE VERIFIED BY CONTRACTOR.
THE ARCHITECT IS TO BE NOTIFIED OF ANY DISCREPANCIES BEFORE
PROCEEDING WITH THE CONSTRUCTION. DO NOT SCALE FROM DRAWINGS.

SCALE:	3/16" = 1'-0"
FILENAME:	
DRAWN:	DFF
CHECKED:	
DATE:	5/21/25

PERMIT SET

SITE PLAN & PHOTOS OF
EXISTING CONDITIONS

DRAWING TITLE

A001.1

19	16TH ST AWNING	5/21/25
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PERMIT SET

EXTERIOR ELEVATIONS

DRAWING TITLE

A201

NOTE:
• REPAIR ANY BRICK DAMAGED
DURING DEMOLITION OF EXG
METAL AWNING
• REPOINT DAMAGED MORTAR
JOINTS AS REQUIRED
• REPAINT ANY REPAIRS, COLOR
TO MATCH EXG

REMOVE EXISTING
METAL AWNING &
ACCESSORY MATERIALS

EXISTING LIGHTING
FIXTURE TO REMAIN

EXISTING MAIN
ENTRANCE DOOR

4 16TH STREET ELEVATION - EXISTING CONDITIONS & DEMOLITION
3/8" = 1'-0"

RAIN HOOD - PTD ALUMINUM TO
MATCH AWNING FABRIC &
MASONRY FACADE COLOR (BLACK)

FABRIC AWNING

POWDER COATED ALUMINUM
INTERNAL FRAMING

INTERGRAL LIGHTING MOUNTED TO
AWNING FRAMING - ILLUMINATING
SIDEWALK BELOW AWNING. (3)
LIGHTS: ONE CENTERED OVER MAIN
ENTRANCE AND (2) CENTERED ON
EACH EXG WINDOW

WRAP UNDERSIDE OF
FRAMING @ FLAT SURFACE

SEASONAL VESTIBULE
BEYOND

3 SECTION THROUGH AWNING
3/8" = 1'-0"

SIGNAGE AREA
15'-6" LINEAR FEET OF GROUND FLOOR FRONTAGE
ON 16TH STREET
+ 82'-1" LINEAR FEET ON CHANCELLOR STREET
78'-1" LINEAR FEET OF GROUND FLOOR COVERAGE
ALLOWABLE AREA: 78 LF X 2 SQ. FT. = 156 SQ FT
PROPOSED AREA = 21.75 SQ FT

PROPOSED FABRIC
AWNING WITH
POWDERCOATED
ALUMINUM FRAME;
BLACK FABRIC &
BRONZE FRAMING

SEASONAL FABRIC
VESTIBULE WITH
POWDERCOATED
ALUMINUM FRAME;
BLACK FABRIC &
BRONZE FRAMING

DEDICATED AREA TO
COPY / SIGNAGE ON
SEASONAL
VESTIBULE - 6.25 SF

DEDICATING FLAT
FACE OF AWNING
FOR PROPOSED
SIGNAGE - 15.5 SF

SIDE OF PROPOSED FABRIC
AWNING ON S 16TH STREET

SEASONAL VESTIBULE

1 16TH STREET ELEVATION - PROPOSED WORK
1/4" = 1'-0"

2 CHANCELLOR STREET ELEVATION
1/4" = 1'-0"

NO PROPOSED WORK TO CHANCELLOR STREET FACADE



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RENDERINGS

DRAWING TITLE

A202



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RENDERINGS

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A203