



Pembroke Park Condominiums

Strategic Realty | Ardmore, PA

Located just minutes from Suburban Square and the Ardmore Train Station, Pembroke Court represents the finest in suburban infill and transit-oriented development (TOD). The challenge posed by developer Strategic Realty was to achieve a 2:1 ratio of parking spaces to dwelling units plus surface parking for the 1000 SF of retail space that the project needed in order to build over the setback and provide a large enough building footprint to make the project work. Hall & Associates resolved both the parking and footprint issues with efficient design.

Targeted toward young professionals and empty nesters, the project includes 28 upscale flats over two levels of parking, one at grade and one below. The stucco and brick building is designed with a courtyard interior to yield more premium units and unique outdoor space, outfitted with a fireplace as well as casual seating and dining groupings. The design was further realized by keeping the structural grid simple enough so the unit designs did not require transfer beams, which also enabled predominantly straight runs for HVAC.

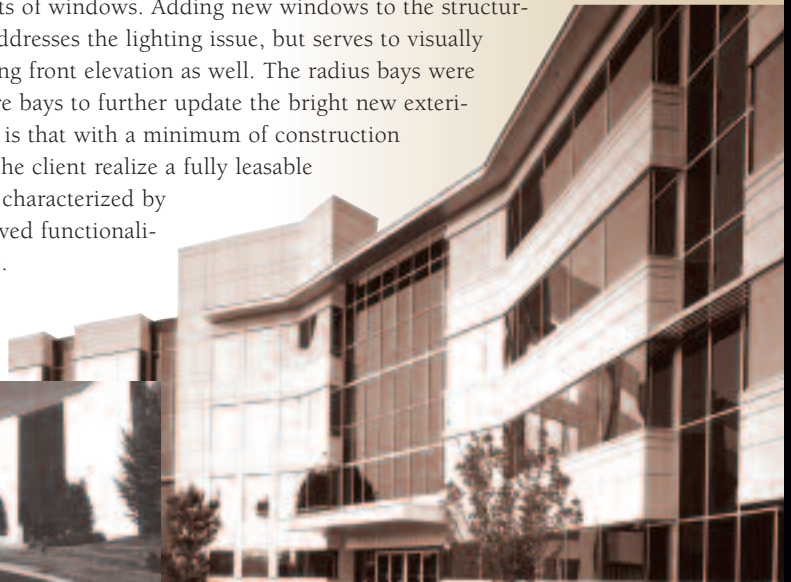
With Vaughn & Sons and The Keating Group rounding out the development team, construction is projected to begin in the spring of 2006. Complementary teamwork between the client, the engineers, the contractor and the architect simplified the approval process, the structural and mechanical system design, and the planned construction methods.

One Windsor Corporate Center Renovation

Brandywine Realty Trust | Allentown, PA

In the late 1990s, occupancy rates were low and declining at One Windsor Corporate Center because the design had become outdated. New tenants interested in the space were virtually nonexistent, and existing tenants were not renewing their leases because the space no longer fit their needs. The problem centered on the tired facade and few windows admitting little natural light.

Long-term client Brandywine Realty Trust partnered with Hall & Associates to breathe new life into the building. Foremost in the design enhancement was the addition of new windows - lots of windows. Adding new windows to the structural bays not only addresses the lighting issue, but serves to visually relieve the imposing front elevation as well. The radius bays were reworked as square bays to further update the bright new exterior. The end result is that with a minimum of construction work, we helped the client realize a fully leasable commercial space characterized by remarkably improved functionality and appearance.



DESIGNER'S NOTEBOOK

by Thomas E. Hall, AIA



I am tremendously optimistic about our firm's many new opportunities. These are exciting times at Thomas E. Hall & Associates! We've built a solid practice in commercial architecture by delivering high-end design within a reasonable construction budget, specializing in new construction & rehabilitation of corporate offices, facade renovation, and interiors. I am

pleased to be able to expand our practice into the residential market with the recent addition of Gregory D. Wissman, AIA, as Director of Residential Design.

Greg brings over 26 years of architectural experience to the firm. His wide-ranging practice has included work in rental and for-sale residential design, including market-rate single- and multi-family development, affordable housing, adaptive re-use, mixed-use, urban and suburban infill, active adult, senior housing and continuing-care retirement communities, hospitality and recreational facilities, and historic rehabilitation.

Greg served as the architectural lead on the traditional neighborhood design charrettes for Forester Square in Auburn Hills, MI; Water Street in Ypsilanti, MI; and Waterside in Bensalem, PA. His designs are also represented in the architecture of the award-winning Cherry Hill Village in Canton, MI, and locally at Breyer Court in Elkins Park and The Courtyards at Cherry Creek in Concordville, both in PA.



Greg Wissman, AIA

With Greg on board, we can now offer expert, full-service design in the residential market. One of the more unexpected benefits of our recent pairing is that my commercial clients are bringing us residential work, and Greg's residential clientele are now coming to us for their commercial projects in addition to their housing work. This level of synergy and complementary teamwork is what I find so promising. I think the future is bright and expect that we may double the size of the firm in the next two years.

Since our firm was founded in 1988, we continually strive to achieve the highest possible level of design, creativity, technical feasibility and customer loyalty. We take "ownership" of every challenge through complementary teamwork dedicated to excellence from start to finish. Known for cutting-edge designs in planning, commercial office rehabs, new office buildings, interiors and retail. We will now be able to offer expertise and full design services for a variety of residential projects as well.



Manor Heights Courtyard Townhomes

The Ingerman Group
Manor Twp.

The Ingerman Group - After just one brief visit to The Courtyards at Cherry Creek in Concordville, PA, John Randolph of The Ingerman



New Construction, Renovation & Interiors

Lilly Pulitzer | King of Prussia, PA



Group commented, "It's such a fabulous concept – capturing that design creativity could have a real impact on our business. We're now working with the project's designer, Greg Wissman, to bring a courtyard product to the Lancaster market."

Manor Heights includes 39 units, each featuring a gated courtyard entry that provides a private outdoor space ideal for entertaining or enjoying a cup of coffee or glass of wine. The courtyard design allows more natural light into the interior of the units than is possible with the standard townhouse configuration, enabling windows to illuminate corridors and the master bath. Compared to a typical 24-foot wide townhouse, where the front entry into the living room requires a 14-foot width and leaves only 10 feet remaining for a one-car garage, the courtyard creates a sense of entry leading to

the front door behind the garage, enabling this element to be narrower and the garage to be a wider one-and-a-half-car space. Not only does this provide more storage room, but it improves the aesthetics of the front elevation as well by de-emphasizing the garage door. The exterior detailing lends the project a country classic style in the Lancaster vernacular, complete with metal barn roofs, stone cladding on the facade, and cedar shake accents.

Randolph notes, "Creative planning and architecture enabled us to turn what could have been an obstacle into a buyer amenity, as the steep grade changes at the site lend themselves nicely to a walkout basement option. This will allow us to effectively increase the sales price for the community while enhancing marketability."



Lilly Pulitzer-Corporate Headquarters - The challenge presented by Lilly Pulitzer was to convert a former water treatment machinery plant into a 'Palm Beach of the Northeast' style, fast-paced leading fashion house headquarters in King of Prussia, PA. Hall & Associates met the challenge by sculpting a friendly but glamorous facade from a 1950s relic of modern architecture, incorporating pastel pink colored walls punched with openings trimmed in thin molding, and adding horizontal banding evocative of cut coral typically seen in Florida-style architecture.

The client's corporate culture emphasizes



combining daily activities such as lunch and coffee breaks between workers in different areas. To achieve this capability, we converted a small boiler room linking the two office & distribution center masses into a 40-foot tall open space, with custom steel trusses and full-height glass walls on either end. This Corporate Commons area repeats similar finishes and treatments found in Boca Raton's Mizner Park and features an interior stairway, company store, lunchroom activities, windows that look out to the Commons from the second-floor office, and a centrally located juice bar that tells the story of Lilly Pulitzer's beginning. Design-driven improvements in motivation, teamwork and attitudes have made this a very fun place to work.





Heritage Point Courtyard Single Family Homes

Mignatti Companies | Barnegat

With good market presence and name recognition brought about by the Heritage brand, developer Mignatti Companies could have rested on their laurels at the Jersey Shore. Instead, they chose to strengthen the brand by delivering a courtyard single family home to the established community at Heritage Point. The new home, designed by Hall & Associates, targets a slightly younger, more affluent buyer than was originally envisioned for the project several years ago. Elegantly appointed with a European exterior detailed in stucco & stone, this model elevates the community in the market.

Unlike a courtyard townhome design, the entry for the singles is traditionally located at the front, rather than through the court, which appears at the side of the lot in this model, and offers a furnishable outdoor room instead of more lawn to maintain. The space features a fireplace, barbeque and dining areas, and classic landscaping, extending the living space while providing more glass to the interior. This design offers the owner more privacy from neighbors in close proximity, an amenity not often found in other communities.

Upcoming Events

Our experts will be participating in the following events at the International Builders Show, January 11-14, 2006, in Orlando, FL:

Home Designs for the First Time Buyer

Date: January 11 / 3:30-5:00 pm

Moderator: Kenneth L. Tobin, AIA, VP & Chief Operating Officer, The Evans Group

Panelist: Gregory D. Wissman, AIA, Principal & Director of Residential Design, Thomas E. Hall & Associates, Inc.

Panelist: Cathie Daly, President, Design East, Inc.

AIA Plan Review

Date: January 12 / 9:00 am--12:00 noon

Reviewer: Gregory D. Wissman, AIA, Principal & Director of Residential Design



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