



JEFFREY M. KING

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OCTOBER 29, 2015

MS. LAURA DIPASQUALE  
HISTORIC PRESERVATION PLANNER 1  
PHILADELPHIA HISTORICAL COMMISSION  
ROOM 576 CITY HALL  
PHILADELPHIA, PA 19107

RE: 631 ADDISON STREET

DEAR MS. DIPASQUALE,

IN REFERENCE TO THE ABOVE CAPTIONED ADDRESS AND ON BEHALF OF MY CLIENTS AND PROPERTY OWNERS, MR. ROBERT NYDICK III AND KATHERINE MARY ROBINSON, WE ARE HEREBY REQUESTING THAT THE PROPERTY BE RECLASSIFIED. THE PROPERTY, LOCATED IN THE HISTORIC DISTRICT OF SOCIETY HILL IS CURRENTLY DEEMED TO BE "CONTRIBUTING" TO THE CHARACTER OF THE NEIGHBORHOOD. BRIEFLY, THE PROPERTY IS A TWO STORY STUCCO DWELLING SET BACK FROM THE STREET BY 20 FEET.

RECLASSIFICATION IS RESPECTFULLY SOUGHT BECAUSE IT IS BELIEVED THAT THE HOUSE DOES NOT MEET THE CLASSIFICATION FOR THE DESIGNATION AND/OR THE PROPERTY WAS DESIGNATED IN ERROR.

AS SET FOR IN SOCIETY HILL'S MARCH 10, 1999 PHILADELPHIA REGISTER OF HISTORIC PLACES, STATEMENT OF SIGNIFICANCE", SOCIETY HILL IS MOST KNOWN FOR "ARCHITECTURAL STYLES RANGING FROM MODEST COLONIAL DWELLINGS THROUGH ELEGANT GEORGIAN, FEDERAL, AND GREEK REVIVAL HOUSES". IT IS RESPECTFULLY SUBMITTED THAT THE PROPERTY AT ISSUE HAS "NO" RELATIONSHIP TO THE CHARACTER OF THE DISTRICT THROUGH HISTORY, ARCHITECTURE, DESIGN OR PLAN AS SET FORTH IN THE "STATEMENT OF SIGNIFICANCE". SEE PHILADELPHIA HISTORIC COMMISSION RULES AND REGULATIONS 5.7(C)(6). THE HOUSE DOES NOT CONTRIBUTE TO THE CHARACTER OF THE NEIGHBORHOOD FOR THE FOLLOWING REASONS:

1. WHEN THE SOCIETY HILL HISTORIC DISTRICT INVENTORY WAS ADOPTED IN 1999, IT INCORRECTLY IDENTIFIED THE HOME AS BEING CONSTRUCTED C. 1950. RECORDS FROM THE ZONING ARCHIVE INDICATE THE HOME WAS CONSTRUCTED BETWEEN 1970-1975. A PDF OF THE ZONING ARCHIVE IS ATTACHED.
2. THE INVENTORY, WHICH CLASSIFIES THE HOUSE AS CONTRIBUTING, DOES NOT MAKE MENTION OF THE INVOLVEMENT OF THE RDA IN THE PLANNING PROCESS.

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3. THE DESIGN OF THE HOME DOES NOT REFLECT THE DESIGN STANDARDS OF THE RDA DURING THAT PERIOD AS SEEN IN OTHER PROJECTS INCLUDING BINGHAM COURT (1967), BLACKWELL COURT (1968), OR ANY NUMBER OF SINGLE FAMILY HOMES CONSTRUCTED AT THAT TIME. ACCORDING TO THE SOCIETY HILL HISTORIC DISTRICT INVENTORY DOCUMENT, THERE WERE NO OTHER HOMES CONSTRUCTED C. 1960-1970 FINISHED WITH STUCCO. ALL OTHER HOMES BUILT DURING THAT PERIOD WERE FINISHED WITH BRICK.
4. THE HOME IS SET BACK FROM THE STREET APPROXIMATELY 20 FEET, A FEATURE THAT FURTHER DISTANCES ITSELF FROM THE CONSTRUCTION STANDARDS ENCOURAGED BY THE RDA AT THE TIME.

THE OWNER DESIRES TO ADD A THIRD STORY TO THE HOME FOR ADDED SPACE, IMPORTANTLY, THE OWNERS ALSO WISH TO MAKE SAFETY AND CODE IMPROVEMENTS, AND TO RESPONSIBLY CHANGE THE FAÇADE BASED ON INPUT FROM THE SOCIETY HILL CIVIC ASSOCIATION ZONING & HISTORICAL PRESERVATION COMMITTEE AS WELL AS THE PHILADELPHIA HISTORICAL COMMISSION TO BETTER REPRESENT THE HISTORIC FABRIC OF THE DISTRICT.

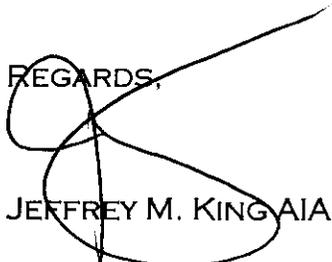
THE PROPOSED RENOVATIONS, WE BELIEVE, IF APPROVED BY THE HISTORIC COMMISSION, WILL BE MORE IN KEEPING WITH THE OVERALL FABRIC OF THE NEIGHBORHOOD AND OVERALL CHARACTER OF THE CITY.

ADDITIONALLY, WE FULLY INTEND ON WORKING WITH, ABIDING BY AND COMPLYING WITH THE RECOMMENDATIONS OF THE HISTORIC COMMISSION, THEREBY PROPOSING A TRADITIONAL DESIGN AS OUTLINED ABOVE. WE HAVE INCLUDED THE PROPOSED ELEVATIONS OF THE HOME DEPICTING THE FINAL DESIGN.

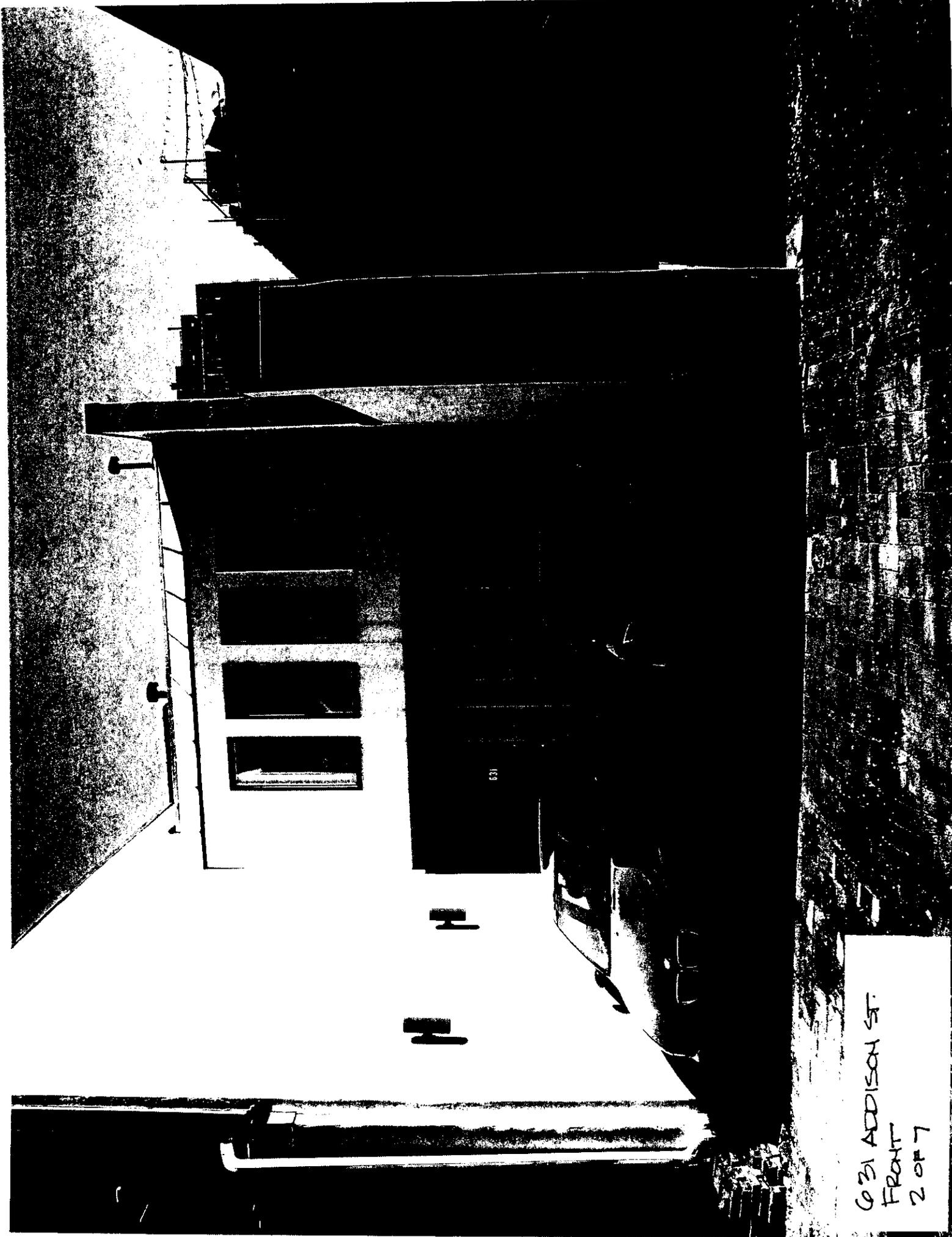
ALLOWING THE RE-CLASSIFICATION OF THE PROPERTY, IN MY PROFESSIONAL OPINION, WILL PROVIDE FOR AN AESTHETIC THAT HAS A POSITIVE IMPACT ON THE NEIGHBORHOOD AND FAR OUTWEIGHS ANY NEGATIVE IMPACT THAT MAY RESULT IN ABANDONING A CONTEMPORARY DESIGN, THAT WE BELIEVE, MAY HAVE BEEN INCORRECTLY ASSIGNED TO THE PROPERTY AS PREVIOUSLY STATED.

IF YOU HAVE ANY QUESTIONS OR NEED ADDITIONAL INFORMATION, PLEASE FEEL FREE TO CONTACT THIS OFFICE.

REGARDS,

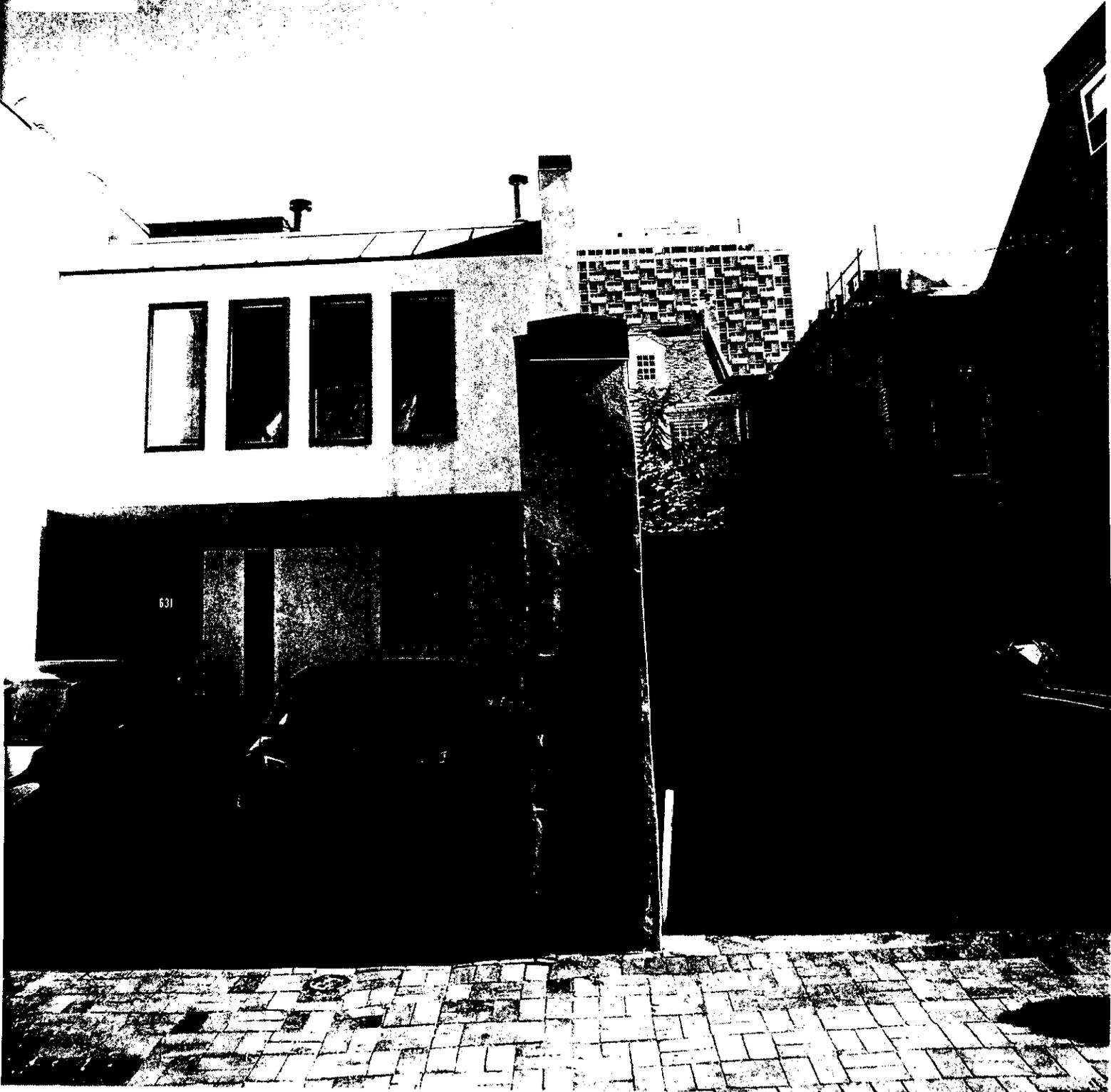


JEFFREY M. KING AIA



631 ADDISON ST.  
FRONT  
2017

631 ADDISON ST.  
FRONT  
3 OF 7



960250

SEE INSIDE (H.M.A.)

LF

**APPLICATION FOR ZONING PERMIT AND/OR USE REGISTRATION PERMIT**

CITY OF PHILADELPHIA  
DEPARTMENT OF LICENSES & INSPECTIONS

NOTE: The requirements for this permit are in addition to all others required by law or regulation. The issuance of this permit does not imply that a building permit or other permits will be issued if the specifications do not conform with the Building Code, Plumbing Code, Housing Code, Fire Code and all other pertinent laws or regulations.

Application is hereby made for the permit or permits required by the Philadelphia Zoning Ordinance before commencing the use or the work described herein, and as shown on accompanying plan.

LOCATION OF PROPERTY (Street and House Number)

631 ADDISON STREET TH TO 632

situated on NORTH side of ADDISON STREET at the distance of 108 feet, \_\_\_\_\_ inches from EAST side of SEVENTH Street

Front 18 feet \_\_\_\_\_ inches. Depth 76 feet \_\_\_\_\_ inches.

If lot is irregular in shape, give deed description below:

RECEIVED  
DEPT. OF LICENSES  
AND INSPECTIONS

NOV 14 1969

PERMIT ISSUANCE

EXPLAIN ANY ALTERATIONS OR PROPOSED CONSTRUCTION

CONSTRUCTION OF A TWO STORY SINGLE FAMILY RESIDENCE WITH OFF STREET PARKING

STORIES AND HEIGHTS FROM GROUND TO ROOF

HEIGHT	EXISTING BUILDING			PROPOSED ADDITION, ALTERATION OR NEW BUILDING		
	FRONT	SIDE	REAR	FRONT	SIDE	REAR
In Feet	-	-	-	19	19	19
In Stories	-	-	-	2	2	2

TABULATION OF USES

FLOOR NO.	PRESENT USE	LAST PREVIOUS USE	DATE LAST USED
	VACANT GROUND		
632 PIND	3 FAMILY		
FLOOR NO.	PROPOSED USE OF PRESENT BUILDING	PROPOSED USE OF ADDITION OR NEW BUILDING	
	TWO STORY SINGLE FAMILY RESIDENCE WITH OFF STREET PARKING		
632	3 FAMILY		

Additional use information, if required:

OWNER REDEVELOPMENT AUTHORITY	ADDRESS CITY HALL ANNEX	PHONE 215-672-9200
ARCHITECT OR ENGINEER ROBERT W HILL	ADDRESS 505 ADDISON STREET	PHONE
CONTRACTOR	ADDRESS	PHONE
APPLICANT ARNOLD H. ROSENBERG, ATTY	ADDRESS 225 S. 15 STREET	PHONE 215-3773

01-16 (Rev. 12/63)

APPLICATION NO. 60281K  
DISTRICT DESIGNATION: R10 Per  
ZONING MAP NO. 3B SUB.  
P. A. VOL. PL. - WARD  
PREVIOUS APPLICATION: 1-48  
CALENDAR NO. 69-114P  
ZONING REFUSED  
USE REFUSED  
APPEAL: 12-1-69  
APP. GRANTED CERT.  
APP. REFUSED CERT.  
REF. TO B. OF A.  
REF. GRANTED CERT.  
REF. REFUSED CERT.

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632  
DEPT. OF LIC. & INSPECTIONS  
CITY OF PHILADELPHIA  
ZONING AND USE REGISTRATION  
NO. 178082  
DATE 2-11-70  
PERMIT GRANTED IN ACCORDANCE WITH ZONING CERTIFICATE



**SOCIETY HILL**  
**(and Pennsylvania Hospital of Washington Square West)**  
**HISTORIC DISTRICT**

**Philadelphia Historical Commission**  
**10 March 1999**  
**Amended 13 October 1999**

**ADDISON STREET - 600 Block**

**Paving:** granite block  
**Sidewalks:** brick

**Curbs:** concrete  
**Light fixtures:** Franklin

**601-03** 2-story, 2-bay, red brick, Greek Revival house. Rectangular wood door surround with wood lintel; single-leaf 6-panel door; security door; 3-light transom; double-hung 6/6 sash all floors; storm sash; wood sills; brick cornice; flat roof; roof deck.

East elevation: stucco, 1 glass block window.

West elevation: brick with 6/6 windows. Brick wall, approximately 6 feet high, enclosing a small garden and parking pad. Archeological potential.

Facade c. 1830. Contributing.

**605-11** 1-story, 3-bay, brown brick, contemporary house. Recessed entrance with double-leaf door; 2-car garage opening; two glass block windows extending the height of the structure.

Built c. 1960 by John D. Sacksteder, architect, and John P. Callahan, contractor. Building Permit. Non-contributing.

**613-19** See 618-26 Pine Street (a.k.a. 618-26 Waverly Street).

**621-23** 3-story, 2-bay, brick, vernacular building. Ground floor garage entrance; 1/1 replacement windows; wood sills; ½ gambrel roof; aluminum covered bargeboard.

East elevation: stucco.

West elevation: brick ground floor, two 15-pane casement windows and single-leaf metal door; two openings near rear of building at 2<sup>nd</sup> and 3<sup>rd</sup> floors.

Built c. 1830. Contributing.

**625-29** Parking pad. Archaeological potential. Non-contributing.

**631** 2-story, 1-bay, stucco, contemporary house set back from street. Parking pad; single-leaf metal door and two narrow single pane casement sash on 1<sup>st</sup> floor; overhanging 2<sup>nd</sup> story with four rectangular casement windows; standing seam pent roof.

Built c. 1950. Contributing.

**633** 2-story, 3-bay, carriage house. First floor 2-car garage door flanked by brick piers; 2<sup>nd</sup> floor wood clapboard with pent roof; central French doors with balconette flanked by 6/6 double-hung sash with paneled shutters and flower boxes; central wood pulley post.

East elevation: stucco.

Built c. 1990. Contributing.

**635-43** (a.k.a. 409-11 S. 7<sup>th</sup> Street) Five, 2 ½-story, 2-bay, red brick, Neo-Colonial houses. Single-leaf 6-panel door; double-hung 6/6 sash 1<sup>st</sup> and 2<sup>nd</sup> floors; storm sash; wood sills; 3-panel shutters 1<sup>st</sup> and 2<sup>nd</sup> floors; wood box cornice; gable roof; pedimented dormer. 635, 637, 643: rectangular wood door surrounds with 3-light transom; 639, 641: brick arch-head entrances with fanlights; 643: security gate on window.