ADDRESS: 352 S 4TH ST
Proposal: Install skylight and vents
Review Requested: Final Approval
Owner: Nancy and Shahir Kassam-Adams
Applicant: Frank Kakos, Frank Kakos Architects
History: 1792; Joseph Wetherill, builder; new ground floor façade, entrance relocated to Pine St, 1967
Individual Designation: 4/30/1957
District Designation: Society Hill Historic District, Significant, 3/10/1999
Staff Contact: Allyson Mehley, allyson.mehley@phila.gov, 215-686-7660

BACKGROUND:
This application proposes to alter the rear slope of the existing gable roof (on the main block) through the addition of a skylight, roof vent, and relocated stack vent pipe. The proposed changes are related to an interior alternation to create a bedroom loft in the existing attic level. In addition to light and ventilation, the skylight will serve as an emergency escape and rescue opening as required by code for sleeping areas. The existing side windows are not large enough to serve this function. The new roof vent is needed to provide ventilation to the existing roof system which includes wood shingles and rafters beneath asphalt shingles. The 4” stack vent is being relocated as it currently sits in the middle of the existing attic space. The exterior section of the stack vent will match the appearance of an existing stack vent on the lower rear roof.

SCOPE OF WORK
- Install 38” x 64” skylight with a 5” profile above the roof surface.
- Install a 15” x 11” roof vent with a 5” profile above the roof surface.
- Relocate stack vent pipe to lower roof. The 4” diameter pipe will be relocated near another stack vent pipe and will match the existing one.

STANDARDS FOR REVIEW:
The Secretary of the Interior’s Standards for the Treatment of Historic Properties and Guidelines include:
- Standard 2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alternations of features, spaces, and special relationships that characterize a property will be avoided.
  352 S 4th Street is located at the corner of S 4th and Pine Streets. The property sits at the end of the row with its south and west elevations visible from the public-right-of-way. Alternations to the roof will be visible, especially the addition of a 38” x 64” skylight.

- 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 installation of the skylight entails removing a portion of the historic roof and materials. The visible changes will be located directly across from the Old Pine Street Presbyterian Church and cemetery.

STAFF COMMENT: Denial, pursuant to Standards 2 and 9. The proposed alterations of the roof do not satisfy Standards 2 and 9. The proposed changes are not compatible with its environment.
**Map 1:** 352 S 4th Street is located at the corner of S 4th and Pine Street. The yellow box indicates the location of the property. The red pointer indicates the location of the proposed work on the rear roof of the building’s main block.
**Image 1**: View from S 4th and Pine Street looking northwest showing the east and south elevations.

**Image 2**: View from Pine Street looking east. The image shows the rear roof of the main block.
**Image 3:** View from Pine Street looking east. Rendering shows skylight and one of the vents.

**Image 4:** Closer view of rear roof with rendering showing skylight and both vents.
May 10, 2019

Philadelphia Historical Commission
1515 Arch Street, 13th Floor
Philadelphia, PA 19102

Dear Members of the Committee and Commission,

Please find enclosed the application, for review, of our project at 352 South 4th Street. This submission is for “Final Approval”. The project involves alterations to the existing single-family house so as to create a Bedroom Loft (Habitable Attic) within the existing Attic level.

The proposed work includes renovations to the interior, and to lesser degree, the exterior of the existing home. The exterior portion of the work involves a new skylight, roof vent, and relocated stack vent pipe, all of which would be located on the back (west side) of the existing gable roof. These items are described below:

1. **Skylight** – The skylight is intended to serve multiple purposes, including as an “emergency escape and rescue opening” as required by code for sleeping areas. The existing side windows are not large enough to serve this function. The skylight shall also provide light, ventilation and views from the room.

   The proposed skylight is the “Velux PK10” model, which is 38” x 64” and has a low profile height of 5” above the roof surface. The frame is dark brown in color which should help it to blend in with the existing roof shingles. Note that neighboring properties to the north have similar skylights. The skylight is located towards the south side of the roof so as to maintain a distance of 10 feet from an existing B-vent flue.

2. **Roof Vent** – This roof vent intake is needed to provide ventilation to the existing roof system which consists of wood rafters and original cedar shake shingles. The cedar shakes have been covered, over time, with asphalt shingles, but are still exposed from below, and require ventilation.

   Currently two other, similar roof vents exist, one near the ridge and another lower on the front (east side) of the roof. We intend to match the new vent to the existing types. It is 15” x 11” and has a low profile height of 5” above the roof surface. The roof vent is located toward the south side of the roof so as to maintain a distance of at least 10 feet from an existing B-vent flue.
3. **Relocated Stack Vent Pipe** – An existing 4” diameter pipe vent would be located lower on the roof as it currently sits in the middle of the proposed Bedroom Loft space. The intention is to match it’s appearance to that of the existing adjacent stack vent.

Thank you for your consideration in reviewing our application.

Sincerely,

Frank Kakos, RA, ICC

Attachments: Building Permit Application (April 30, 2019)  
Photographs of existing and proposed elements (May, 2019)  
Skylight Pictures (May, 2019)  
Roof Vent Picture (May, 2019)  
Stack Vent Pipe Picture (May, 2019)  
USB with same information
APPLICATION FOR BUILDING PERMIT

ADDRESS OF PROPOSED CONSTRUCTION
352 South 4th Street

APPLICANT:
Frank Kakos
Frank Kakos Architects
PHONE # 215-732-0526  FAX #

PROPERTY OWNER'S NAME:
Nancy and Shahir Kassam-Adams
PHONE # 215-850-7686  FAX #

ARCHITECT / ENGINEER IN RESPONSIBLE CHARGE:
Frank Kakos
ARCHITECT / ENGINEERING FIRM:
Frank Kakos Architects
PHONE # 215-732-0526  FAX #

CONTRACTOR:

CONTRACTING COMPANY:

APPLICANT'S ADDRESS:
1550 Latimer Street
Philadelphia, PA 19102
LICENSE # 83936  E-MAIL: kakosarch@aol.com

PROPERTY OWNER'S ADDRESS:
352 South 4th Street
Philadelphia, PA 19106
ARCHITECT / ENGINEERING FIRM ADDRESS:
1550 Latimer Street
Philadelphia, PA 19102
LICENSE # 83936  E-MAIL: kakosarch@aol.com

USE OF BUILDING / SPACE:
Single Family Dwelling

ESTIMATED COST OF WORK
$40,000

BRIEF DESCRIPTION OF WORK:
Alterations to create a Habitable Attic within the existing house. Requesting "Final Approval".

TOTAL AREA UNDERGOING CONSTRUCTION: 540 square feet

COMPLETE THESE ITEMS IF APPLICABLE TO THIS APPLICATION:

# OF NEW SPRINKLER HEADS (suppression system permits only):
LOCATION OF SPRINKLERS:

# OF NEW REGISTERS / DIFFUSERS (hvac / ductwork permits only):
LOCATION OF STANDPIPES:

IS THIS APPLICATION IN RESPONSE TO A VIOLATION? ☑ NO ☐ YES VIOLATION #:

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 statement herein I am subject to such penalties as may be prescribed by law or ordinance.

APPLICANT'S SIGNATURE: [Signature]
DATE: 4/30/19

81-3 (Rev. 11/18)
352 South 4th Street (May, 2019)

View from Pine Street looking Northeast (Existing)