**ADDRESS:** 314 S 10TH ST
Proposal: Remove rear addition; construct rear addition; replace dormer sash
Review Requested: Final Approval
Owner: Drew A. Moyer and Jude A. Tuma
Applicant: Christina Carter, John Milner Architects
History: 1837
District Designation: None
Staff Contact: Megan Cross Schmitt, megan.schmitt@phila.gov, 215-686-7660

**BACKGROUND:**
This four-story brick building at 314 S. 10th Street was constructed in 1837. Archival images show that windows at the north façade were blocked in; this is also apparent due to the change in mortar color at these locations. A rear frame addition is shown on maps up until at least 1931; however, no documentation has been found that indicates when the existing two-story, brick and frame addition was constructed. From 1961 on, building permit applications show the existence of a brick and frame two-story rear addition.

**SCOPE OF WORK**
- Remove existing two-story rear addition.
- Construct new three-story rear addition.
- Replace dormer windows with 4/4 wood sashes; replace existing siding and moldings in kind and matching original profiles.
- Clean north façade; stain mortar at in-fill locations to better match existing.

**STANDARDS FOR REVIEW:**
The Secretary of the Interior’s Standards for the Treatment of Historic Properties and Guidelines include:

- **Standard 6:** Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
  - The new dormer windows will return to a 4/4 configuration and shall be wood, as seen in archival images.
  - The dormers’ siding and moldings will be replaced in kind; non-original elements will be replaced with wood and will match original profiles.

- **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 existing two-story rear addition is not original to the period of construction and its demolition will not destroy historic materials;
  - The proposed new three-story addition will be situated in the same location as the existing;
  - The new addition will be differentiated from historic fabric by being set back 2” from the original house and by maintaining a cornice height that is lower than the adjacent historic fabric;
  - The use of brick for the new addition is compatible with the historic house.
• **Standard 10:** New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
  o The proposed addition will be located adjacent to the rear of the historic house and will not alter or obstruct and historic fabric or views from the public right of way.
• **Masonry Rehabilitation Guideline:** Cleaning soiled masonry surfaces with the gentlest methods possible, such as using low-pressure water and detergent and natural bristle or other soft-bristle brushes. Duplicating historic mortar joints in strength, composition, color and texture when repointing is necessary.
  o Low water pressure and, if necessary, an appropriate restoration cleaner are proposed to clean the north façade.
  o An appropriate mortar stain is to be applied at the areas of in-fill where the mortar color differs from the rest of the wall in order to create uniformity across the north façade.

**STAFF RECOMMENDATION:** Approval, pursuant to Standards 6, 9, 10 and the Masonry Rehabilitation Guideline.
MAPS & IMAGES:

Figure 1: 1885 Atlas of the City, Geo. W & Walter Bromley.

Figure 2: 1931 Atlas of the 5th to 10th Wards of the City of Philadelphia, 1927, revised 1931, Elvino E. Smith.
Figure 3. Looking southwest.
Figure 4: View of northwest façade on Clinton Street.

Figure 5: Northern façade of the two-story addition.
APPLICATION FOR BUILDING PERMIT

ADDRESS OF PROPOSED CONSTRUCTION:
1000 Clinton Street (aka 314 S. 10th Street)

APPLICANT: Christina Carter
COMPANY NAME: John Milner Architects
PHONE #: (610) 388-0111  FAX #: (610) 388-0119

PROPERTY OWNER’S NAME: Drew A. Moyer and Jude A. Tuma
PHONE #:  FAX #

ARCHITECT/ENGINEER IN RESPONSIBLE CHARGE: John Milner Architects
ARCHITECT/ENGINEERING FIRM:
PHONE #:  FAX #

CONTRACTOR:
CONTRACTING COMPANY:
PHONE #:  FAX #

USE OF BUILDING/SPACE
ESTIMATED COST OF WORK
$ ______________________

BRIEF DESCRIPTION OF WORK:

TOTAL AREA UNDERGOING CONSTRUCTION: 1,126.00 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: ___________________________  DATE: ______/_______/_______
May 10, 2019

Ms. Megan Schmitt  
Philadelphia Historical Commission  
One Parkway, 13th Floor  
1515 Arch Street  
Philadelphia, PA 19102

Re: Proposed Renovation & Addition at 1000 Clinton Street (aka 314 S. 10th Street)

Dear Megan:

Thank you for meeting with me last month to review our small renovation and addition project at 1000 Clinton Street. Please find enclosed documents pertaining to the proposed dormer window replacement, new west addition, and north façade masonry work. We are submitting for Final Approval at the next Architectural Committee session.

West Addition
The existing two-story west wing is non-original to the building, although at least the first floor was likely built by 1875 according to the historic maps. The second floor is wood frame and the walls were first clad in wood shingles and later covered with lath & stucco. We propose to add a third floor to this small wing but the existing frame and 8” thick brick wall on unknown footings will not support the added load of a third floor. Work proposed:

- Remove existing two-story wing.
- Construct a three-story, brick veneer wing at the same footprint with new footing and foundation. North wall to be set back from existing house by 2”; brick to match house or be slightly darker. Cornice line to be slightly lower than adjacent, original three-story middle section.
- Windows at all floors to match the existing, first floor window in the west wing.

Dormer Windows
There are two dormers on the main block, one on the west side and one on the east. The existing sash are in poor operating condition and are single glazed. The current six-over-six lite configuration is not original as evidenced by historic photos showing a four-over-four configuration as late as 1958. Work proposed:

- Replace existing sash with four-over-four, custom sized mahogany wood windows manufactured by LePage to be painted.
- Replace rotted siding and moldings around windows in kind with wood and replace non-original, mis-matched moldings with new to match the original profiles, all to be painted.
North Façade Brick
On the north façade of the main block, windows were removed and infilled with brick as part of earlier renovation projects. In addition, the top of the parapet wall was also rebuilt. The pointing used in this work is not a good match. Work proposed:

- Clean façade with low-pressure water. Use diluted restoration cleaner if required.
- Apply mortar stain (Edison Coatings Everkote 300 or Cathedral Stone Epochrome Stain) to correct the mis-matched mortar to result in a consistent pointing color for the façade. Mock-up to be provided for PHC approval.

We have included eight copies of the drawings (existing and proposed) and photographs showing the exterior of the residence and adjacent buildings. Also included are the few historic photos and maps that we could find, a building permit application, and flash drive with all the documents in .PDF format.

We appreciate your consideration of our submission. Please feel free to contact us if you have any questions or require additional information.

Sincerely,

Christina Carter, AIA, NCARB
EXISTING

EAST DORMER - EXISTING - SECTION

EAST DORMER - EXISTING - EAST ELEVATION

PROPOSED

EAST DORMER - PROPOSED - SECTION

EAST DORMER - PROPOSED - EAST ELEVATION

PATCH, REPAIR, OR REPLACE ANY DAMAGED TRIM TO MATCH EXISTING

4-11\%^\circ

NEW EXTERIOR CASING TO MATCH EXISTING

NEW CUSTOM SILL TO MATCH EXISTING

EXISTING WINDOW INFORMATION
EXISTING VISIBLE GLASS 6" x 11 1/2"
EXISTING MUNTIN WIDTH 3/4"

PROPOSED WINDOW INFORMATION
PROPOSED VISIBLE GLASS 9 1/2" x 11 1/2"
PROPOSED MUNTIN WIDTH 3/6"