

ADDRESS: 338 S 2ND ST

Proposal: Construct additions; enlarge windows; alter dormer

Review Requested: Final Approval

Owner: Colleen Gaughan

Applicant: Jon Harris, Harris Architect, LLC

History: 1972; Robert M. Parsky

Individual Designation: None

District Designation: Society Hill Historic District, Contributing, 3/10/1999

Staff Contact: Laura DiPasquale, laura.dipasquale@phila.gov, 215-686-7660

BACKGROUND:

The building at 338 S. 2nd Street, constructed in 1972, is a Contributing building in the Society Hill Historic District, the significance of which includes the Redevelopment Era and its associated mid-twentieth century buildings.

This application proposes to extensively modify and “Colonialize” the mid-century building, as well as to construct rooftop and rear additions.

The staff notes that several alterations were made to the property without permits or the Historical Commission’s approval between 2012 and 2017, both before and after purchase by the current owner in July 2016. These modifications include:

- The replacement of the standing seam metal roof with asphalt shingles; cladding of the dormer window with vinyl siding; and replacement of the dormer windows (between April 2014 and May 2015)
- The enlargement of the front second-floor windows and installation of vinyl windows with six-over-six sandwich muntins (between April 2016 and July 2017).

SCOPE OF WORK:

- Front Elevation:
 - Install pedimented PVC door canopy
 - Apply muntins to existing first-floor window
 - Legalize enlargement and replacement of second-floor windows with vinyl windows with sandwich muntins
 - Apply Fypon trim, lintels, sills, and shutters to illegal second-floor vinyl windows
 - Extend roof eave
 - Replace shed dormer roof with gabled roof
 - Install fiber cement siding on dormer
 - Replace dormer windows with two six-over-six vinyl windows
- Side Elevation:
 - Enlarge all window openings and install six-over-six vinyl windows with PVC trim
 - Infill recessed bay with fiber cement siding and six-over-six vinyl windows
- Rear Elevation:
 - Construct fiber-cement siding-clad cantilevering bay with roof deck and vinyl windows
 - Cut new door and replace windows
- Roof:
 - Construct gabled-roof penthouse clad in fiber-cement siding
 - Construct roof deck with exposed fiber-cement-clad parapet wall

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 shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*
 - The application proposes to alter the overall form of the building, the shape and appearance of its character-defining features, including nearly all window openings, its dormer window, recessed bay, and sloped rear extension. The application fails to satisfy this standard.
- *Standard 3: Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*
 - This application applies faux-Colonial and other architectural features to the building that are incompatible with its modern character. The application fails to satisfy this standard.
- *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.*
 - This application proposes to irreparably alter nearly all of the building's window openings—a key character-defining feature of any building—and to install windows that are incompatible with the historic integrity of the property. The application also proposes the extensive use of vinyl and PVC materials that are incompatible with the historic property and its environment. The application fails to satisfy this standard.
- *Standard 10: New additions and adjacent or related new construction shall 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.*
 - This application proposes to irreparably alter the form of the building through the infill of the recessed side bay and construction of rear and rooftop additions. The application fails to satisfy this standard.
- *Roofs Guideline | Not Recommended: Changing the configuration or shape of a roof by adding highly visible new features (such as dormer windows, vents, skylights, or a penthouse).*
 - This application proposes to alter the shape of the front dormer window, remove the sloped roof of the rear extension, and to construct a highly-visible penthouse. The application fails to satisfy this guideline.
- *Windows Guideline | Not Recommended: Removing or substantially changing windows or window features which are important in defining the overall character of the building so that, as a result, the character is diminished.*
 - The application proposes to replace the character-defining single-lite, horizontally-oriented modern windows with vertically-oriented double-hung vinyl windows with faux muntins. The application fails to satisfy this guideline.

STAFF RECOMMENDATION: Denial, pursuant to Standards 2, 3, 9, 10, and the Roofs and Windows Guidelines.

MAPS & IMAGES:



Figure 1: 1999 designation photograph. Note that the first-floor window was replaced in 2012 with the approval of the Historical Commission.



Figure 2: Left, April 2014. Right, May 2015, showing un-approved modifications to the roof and dormer.

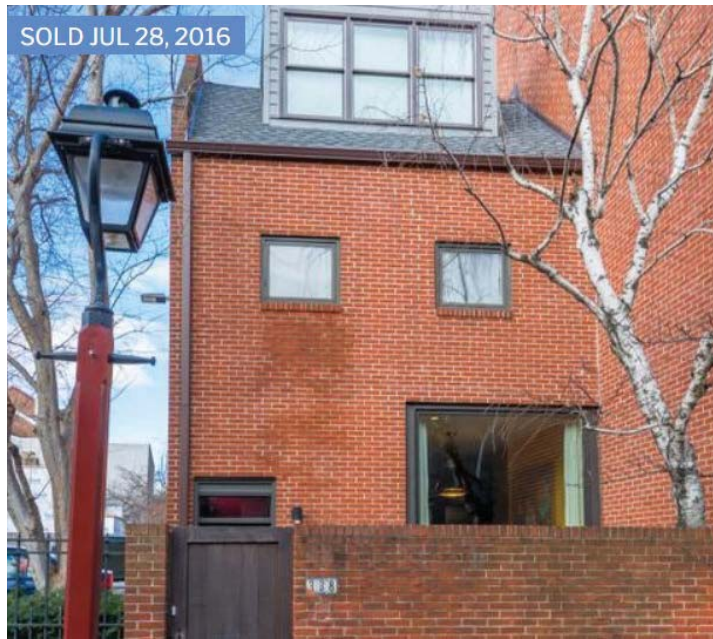


Figure 3: 2016 real estate listing photograph showing the original second-floor windows.

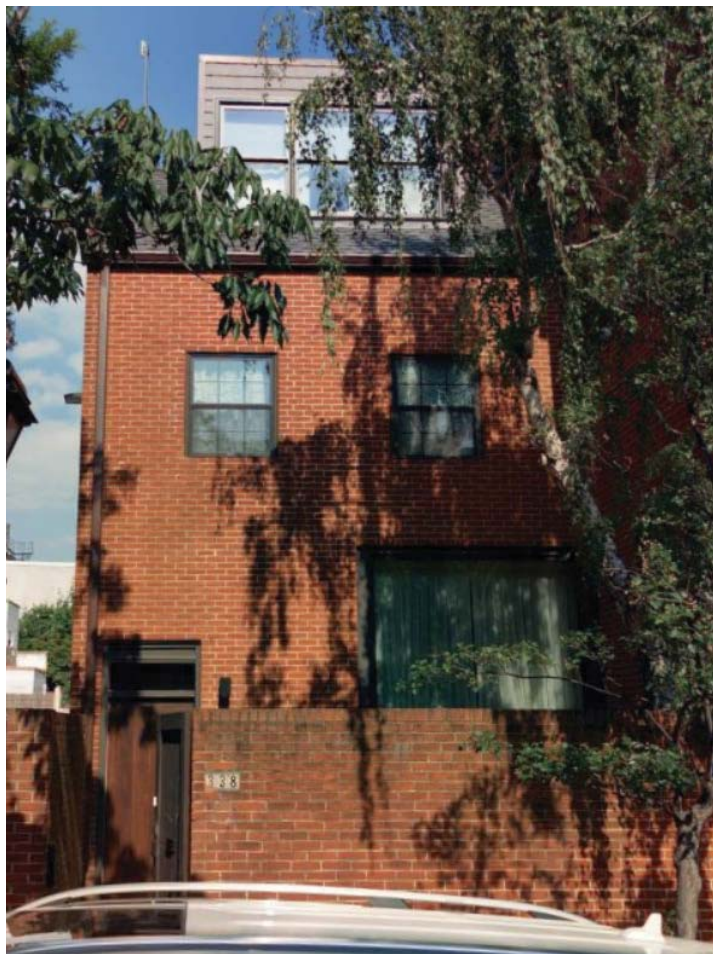


Figure 4: July 2017 photograph showing the cut down window openings and installation of double-hung vinyl windows with faux muntins at the second floor.



June 6, 2019

Philadelphia Historical Commission

1515 Arch Street, 13th Floor
Philadelphia PA 19102

Re: Historical Commission Review for 338 S. 2nd Street Residence, Philadelphia PA, Exterior Alterations

On the Owners' behalf, this Application requests final approval for exterior alterations impacting the c1972 residence's elevations. The exterior improvements correspond to Owner-desired interior alteration work.

Camillo D'Orazio and Colleen Gaughan are the Owners, living in the home, and they seek the commission's recommendations and approval, to enable them to make architecturally appropriate improvements consistent with this buildings "Contributing" status within the Society Hill Historic District.

Even though the home is still less than 50 years old, it is designated as a Contributing building in the Society Hill Historic District, originally listed in 1999 and listed on Page 177 of the Amended Inventory dated March 8, 2019. The home's attributes which seem to have originally impacted its being designated as Contributing, include:

1. **Front Elevation Porch Canopy:** The "single-leaf 1-panel door with transom" is located behind the 6-foot high brick wall separating the home's front yard approximately 6 feet deep, from the public way.
Refer to Photo 5.1.

Proposed: This door and transom window are planned to remain as-is. However, the Owners plan to add a wall-supported gable-profile front porch canopy to provide needed foul weather protection where none currently exists. The new porch canopy will be finished with cellular PVC, field painted to match the proposed exterior siding color, which is a recessive color similar to James Hardie's prefinished color Monterrey Taupe.
Refer to Drawing A4.1, Details 1 and 2, and Drawing A5.4, Detail 3. Product Data for the reference paint color is provided in the PDF files.

2. **Front Elevation, First Floor Window:** The c1972 "multi-paned wood casement sash on the first floor", is also substantially hidden from view behind the 6-foot brick wall. This age-damaged window unit was replaced within the last decade with a combination fixed and horizontal dark bronze aluminum sliding window.
Refer to Photos 1.1, 1.2, 1.3, 1.4, 4.1, 5.3 and 5.4.

Proposed: The Owners seek to add exterior applied aluminum muntins to the large existing fixed window lite, in order to provide a divided-lite appearance.
Refer to Drawing A4.1, Details 1 and 2, and Drawing A5.4, Detail 3.

3. **Front Elevation, Shed Dormer:** Prior to the planned alteration, this c1972 element is a flat-roofed dormer with dark bronze aluminum single hung windows and vinyl shingle-siding panels.
Refer to Photos 1.2, 4.1, 4.3, and 5.4.

Proposed: The Owners seek to alter the scale and proportions of the front elevation flat dormer, making it more visually pleasing and appropriate to the historic district vernacular, by replacing the existing three single hung window units with two single hung window units. The new windows will be dark-bronze aluminum, 1/1 sash with insulating glass having simulated 6/6 divided lites, similar in appearance to the two existing second floor windows. The shed dormer's wall cladding will be changed from vinyl shingle siding panels, to 8" exposure HardiePlank HZ5 fiber cement lap siding with smooth texture. The exterior siding color will match other new siding, and be a color similar to James Hardie's prefinished color Monterrey Taupe.

Refer to Drawing A4.1, Details 1 and 2, and Drawing A5.4, Detail 3. Product Data for the lap siding and reference paint color are provided in the PDF files.

4. **Rear Elevation:** The "Sloping standing seam metal roof" with translucent dome skylights also has a cantilevered roof deck having a vertical wood board finish.
Refer to Photos 2.1, 2.2 and 2.3.

Proposed: This now-leaking roof and its aging cantilevered projecting deck motivated the Owners to undertake the interior alteration scope, which will include the removal of the metal roofing and deck in conjunction with a proposed second floor room addition.

The second floor addition is inset by design, approximately two feet from the existing sloped brick exterior walls on both the left and right side elevations, with an asphalt shingle sloped roof capping the existing sloped brick wall at this two-foot offset. The new exterior walls projecting "through" this sloped roof plane will be finished with 8" exposure HardiePlank HZ5 fiber cement lap siding with smooth texture. The exterior siding color will match other new siding, and be a color similar to James Hardie's prefinished color Monterrey Taupe. New rear elevation windows will be dark-bronze aluminum, 1/1 sash with insulating glass having simulated 6/6 divided lites, modeling the scale and appearance of the two existing front elevation second floor windows.

The two existing rear elevation third floor windows will be replaced with A) an exterior door accessing a new roof deck over the above-described second floor addition; and B) a new window matching the finish of other new windows.

Refer to Drawing A4.1, Details 2 and 3. Product Data for the lap siding and reference paint color are provided in the PDF files.

The Owners seek to make other interior improvements which will result in alteration of the existing exterior, including:

5. **Front Elevation, Existing Second Floor Windows:** The Owners seek to alter the visual flatness of the existing second floor windows, making them more visually pleasing and appropriate to the historic district vernacular.

Proposed: The existing second floor windows are proposed to be trimmed with cellular PVC trim and polyurethane raised panel shutters.

The proposed shutters are Fypon raised panel shutters, to be installed with concealed fasteners. An alternative shutter style which might be visually consistent in overall proportion, but having a profile to differentiate in a subtle way so as to not be a reproduction, is the Fypon Shaker-Style shutter. The Owners and architect would appreciate the informed opinion of the Historical Commission staff, in this regard.

The window trim color will be a color similar to James Hardie's prefinished color Monterrey Taupe. The shutters will be painted either Black with a satin sheen, or a color similar to James Hardie's prefinished siding color Monterrey Taupe.

Refer to Drawing A4.1, Detail 1, and Drawing A5.4, Detail 4. Product Data for the polyurethane shutters including the "alternative" profile described, cellular PVC trim, and reference paint color are provided in the PDF files.

Philadelphia Historical Commission

1515 Arch Street, 13th Floor

Re: 338 S. 2nd Street Residence, Society Hill Historic District, Philadelphia PA 19106

June 6, 2019

Page 3

6. **Left Side Elevation, Alteration:** The existing wall inset with sloped glazing, located at the first and second floors, allows direct solar gain to bake all things on the interior-side of the c1972 sloped glazing.

Proposed: The inset windows and exterior wall will be removed. Vertical windows with privacy glass are planned to provide controlled daylight into this part of the first floor. The proposed second floor alteration will extend into the "inset" at the second floor. The result will be a plane of windows and 8" exposure HardiePlank HZ5 fiber cement lap siding with smooth texture, finishing nearly flush but nominally set back from the existing brick plane. The exterior siding color will match other exterior siding, and be a color similar to James Hardie's prefinished color Monterrey Taupe.

Refer to Drawing A4.1, Detail 2. Product Data for siding including the reference color are provided in the PDF files.

7. **Left Side Elevation, Windows Replacement, Proposed:** The existing windows will be replaced, with the masonry openings being altered in order to make the windows more vertically proportional. The new windows will be dark-bronze aluminum, 1/1 sash with insulating glass having simulated 6/6 divided lites, similar in appearance to the two existing front elevation second floor windows. A cellular PVC Brick Mould profile will be added within the new masonry opening.

Refer to Drawing A4.1, Detail 2, and Drawing A5.5, Detail 1. Product Data for brick mould and the reference color are provided in the PDF files.

8. **Roof Addition, Proposed:** The Owners' new residential elevator will provide aging-in-place access to interior floors, as well as rooftop access. The proposed new Roof Penthouse is a termination room. This addition's exterior siding color will match other exterior siding, and be a color similar to James Hardie's prefinished color Monterrey Taupe. The new windows will be dark-bronze aluminum, 1/1 sash with insulating glass having simulated 6/6 divided lites, similar in appearance to the two existing front elevation second floor windows.

Refer to Drawing A4.1, Detail 1, 2 and 3.

On behalf of the Owners, I appreciate the opportunity to provide this scope description and attachments.

Respectfully submitted,
HARRIS ARCHITECT, LLC



Jon A. Harris, RA
Pennsylvania License # 406694

Hard Copy Attachments:

Application

Photographs of Property and context, pages 1-4

11x17 Drawings dated 6/6/19: EX3.1 Existing Exterior Elevations; A4.1 Alteration Exterior Elevations; A5.4 and A5.5 Exterior Details

PDF Files Provided: All attachments described above, plus

Product Data: James Hardie Lap Siding; James Hardie Prefinished Color (reference for field painting); Fypon Crosshead;

Fypon Shutters; Azek Brick Mould AZM-180



Photo 1.2



Photo 1.3



Photo 1.4

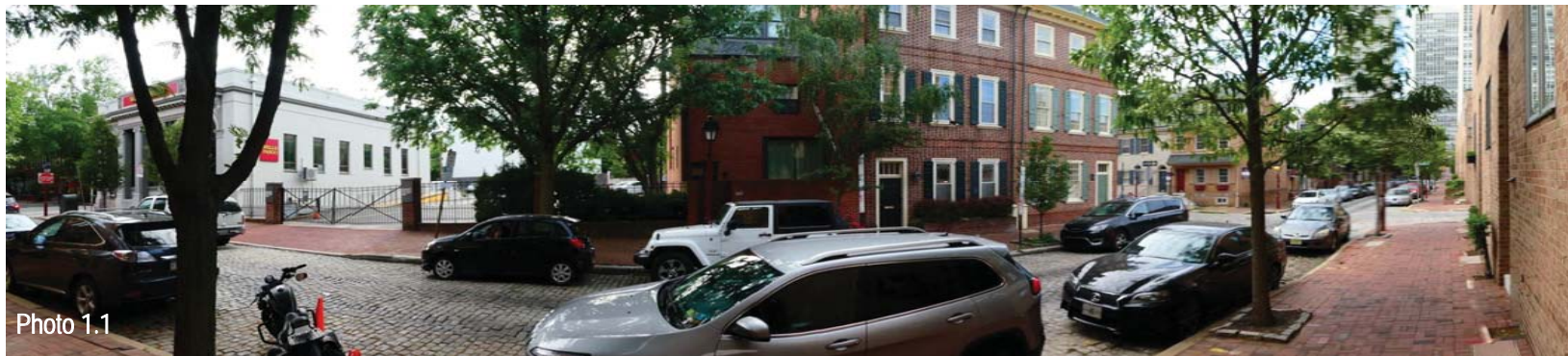


Photo 1.1

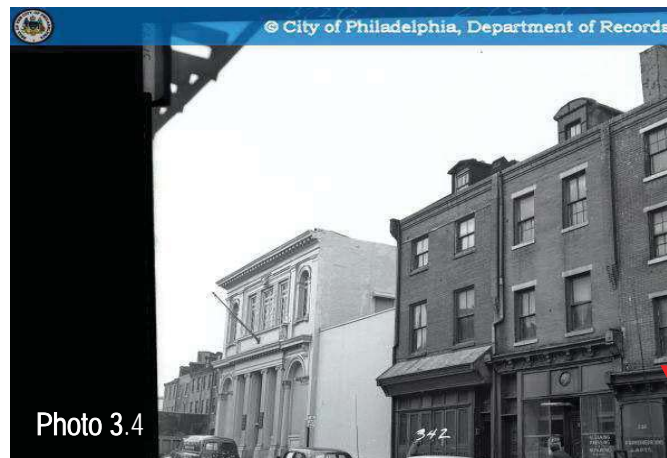
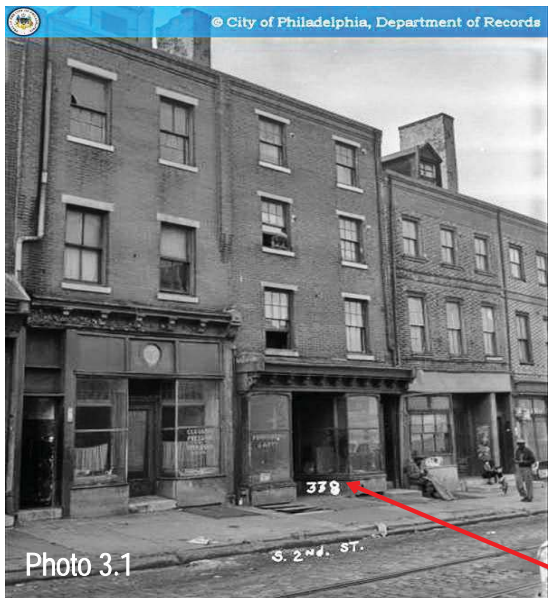
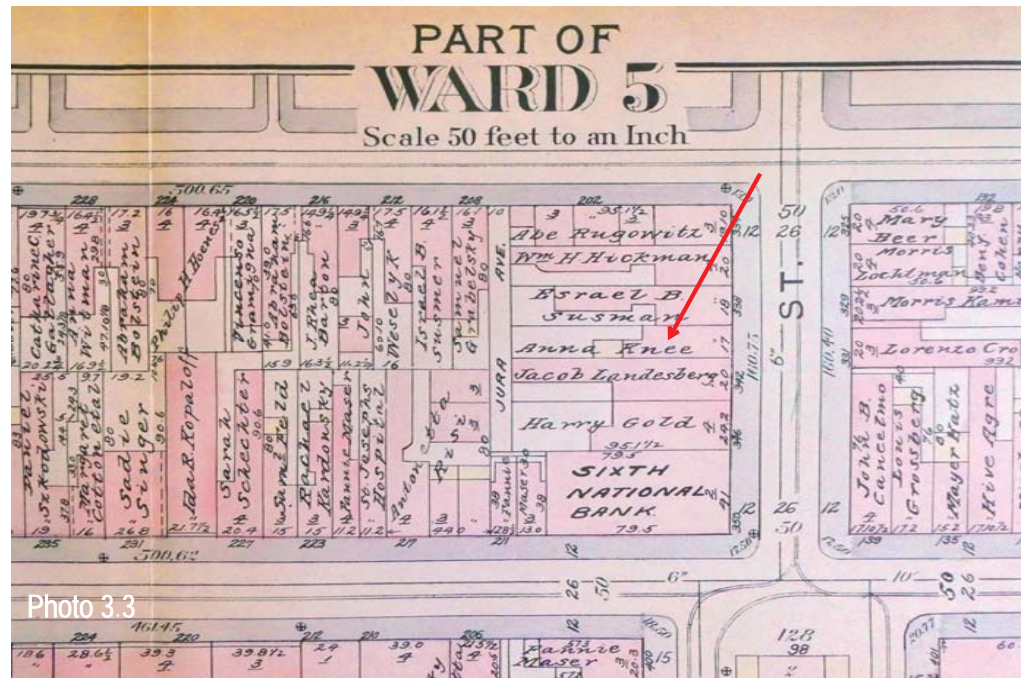
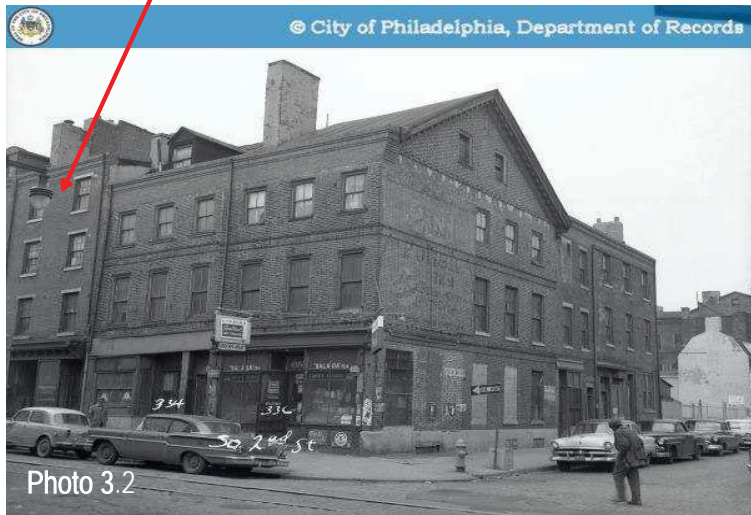
338 S. 2nd Street, Philadelphia PA 19106
 Photographs on this page, by Jon Harris, RA, on 5/21/2019





338 S. 2nd Street, Philadelphia PA 19106
 Photographs on this page, by Jon Harris, RA on 5/21/19





338 S. 2nd Street, Philadelphia PA 19106
Building previously sited on this property prior to c1972 construction of existing residence

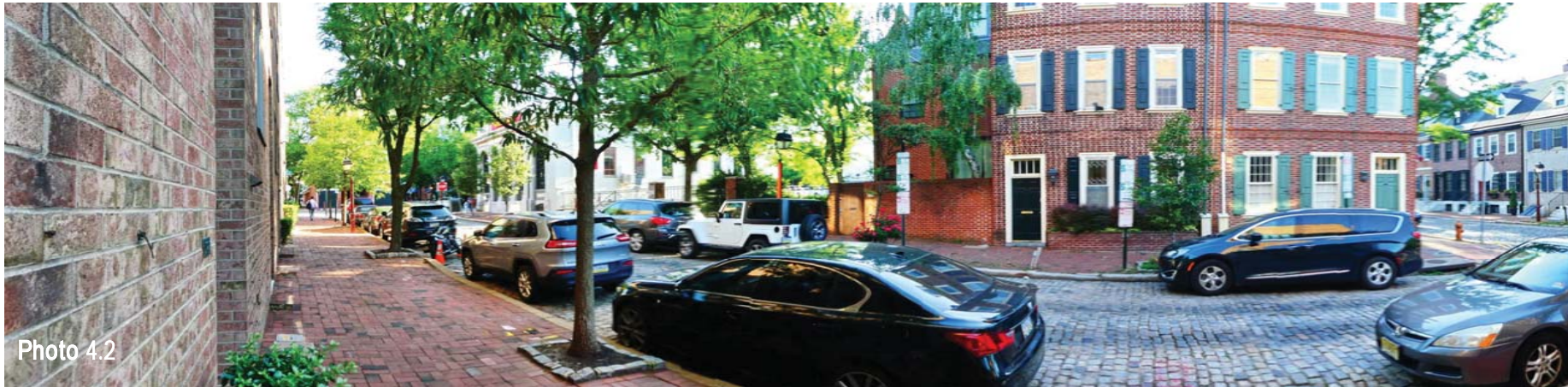


Photo 4.2

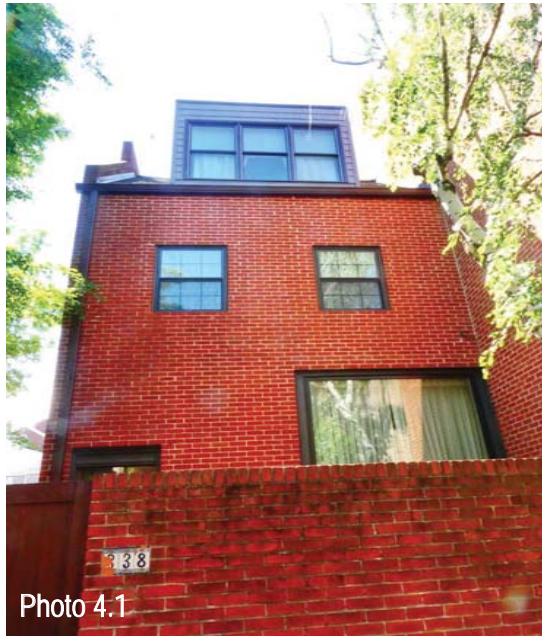


Photo 4.1



Photo 4.3 - Rooftop of 338 S. 2nd Street, view towards front; flat dormer visible

338 S. 2nd Street, Philadelphia PA 19106

Photographs on this page, by Jon Harris, RA; Upper and Right side on 5/21/19; Lower left on 5/29/19





Photo 5.2



Photo 5.3

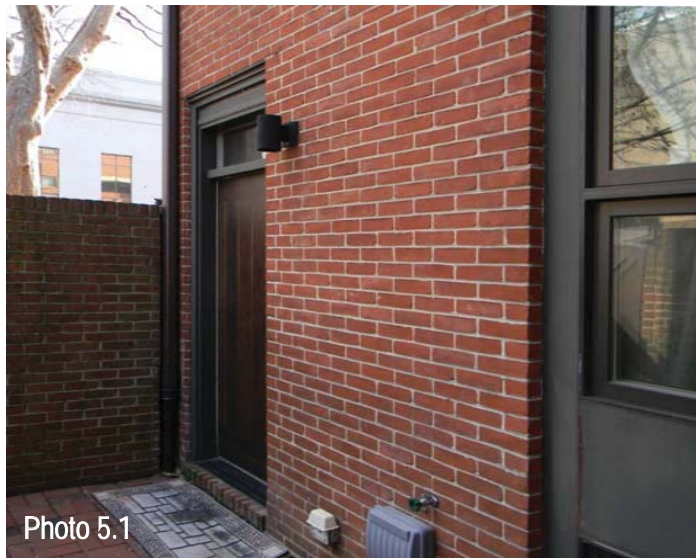


Photo 5.1

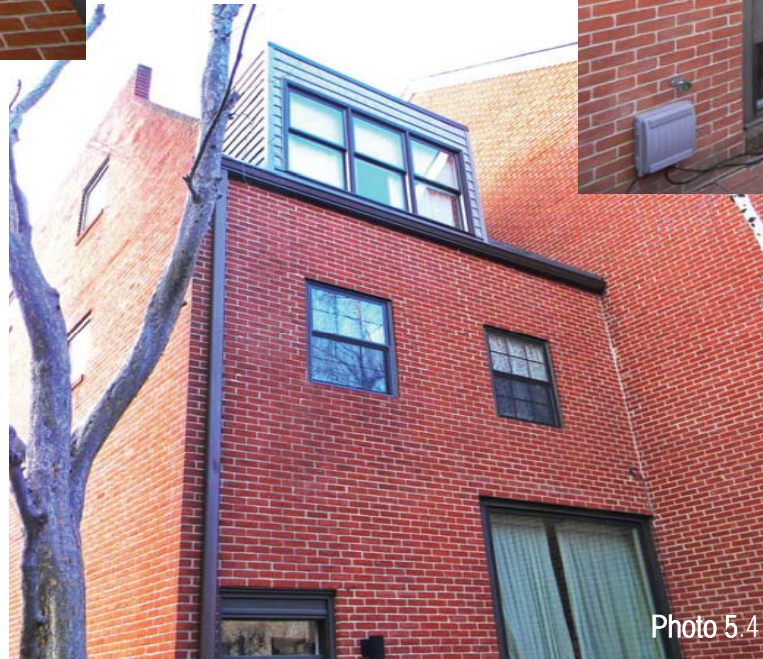


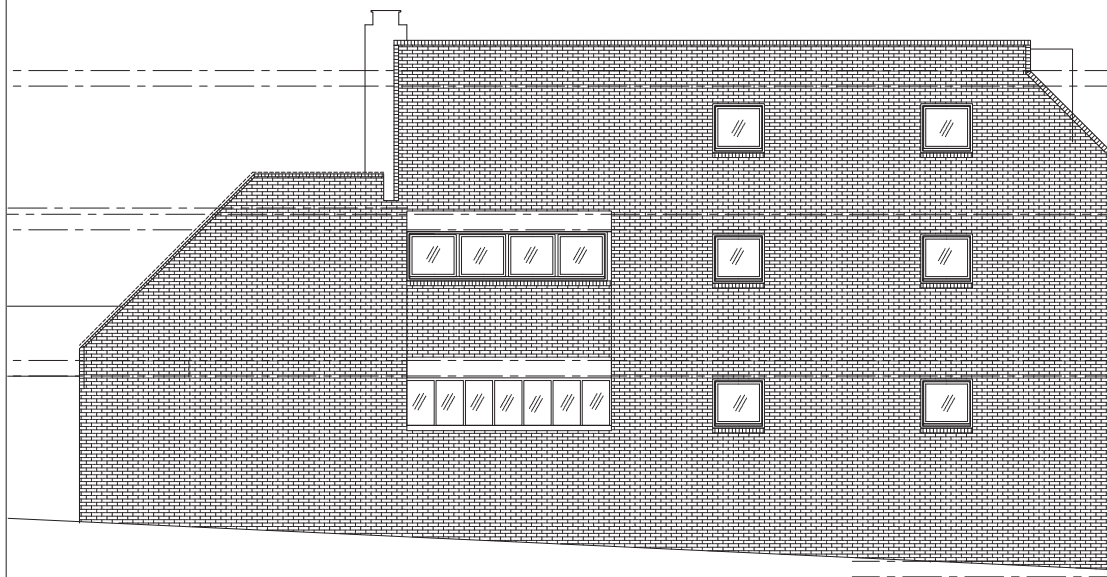
Photo 5.4

338 S. 2nd Street, Philadelphia PA 19106

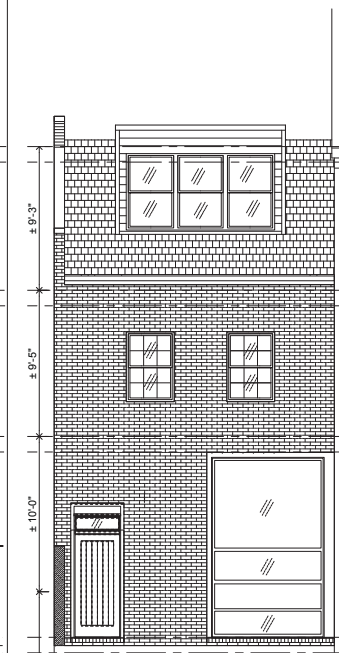
Photographs on this page, by Jon Harris, RA; Photo 11, 12, 13 on 5/21/19; Photo 14 on 3/25/18



Scale:
1/8" = 1'-0"



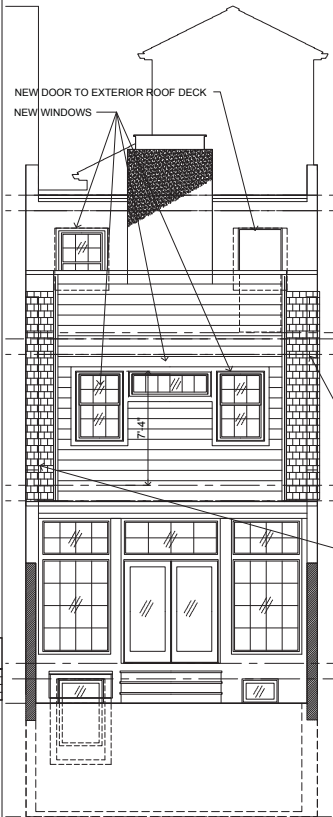
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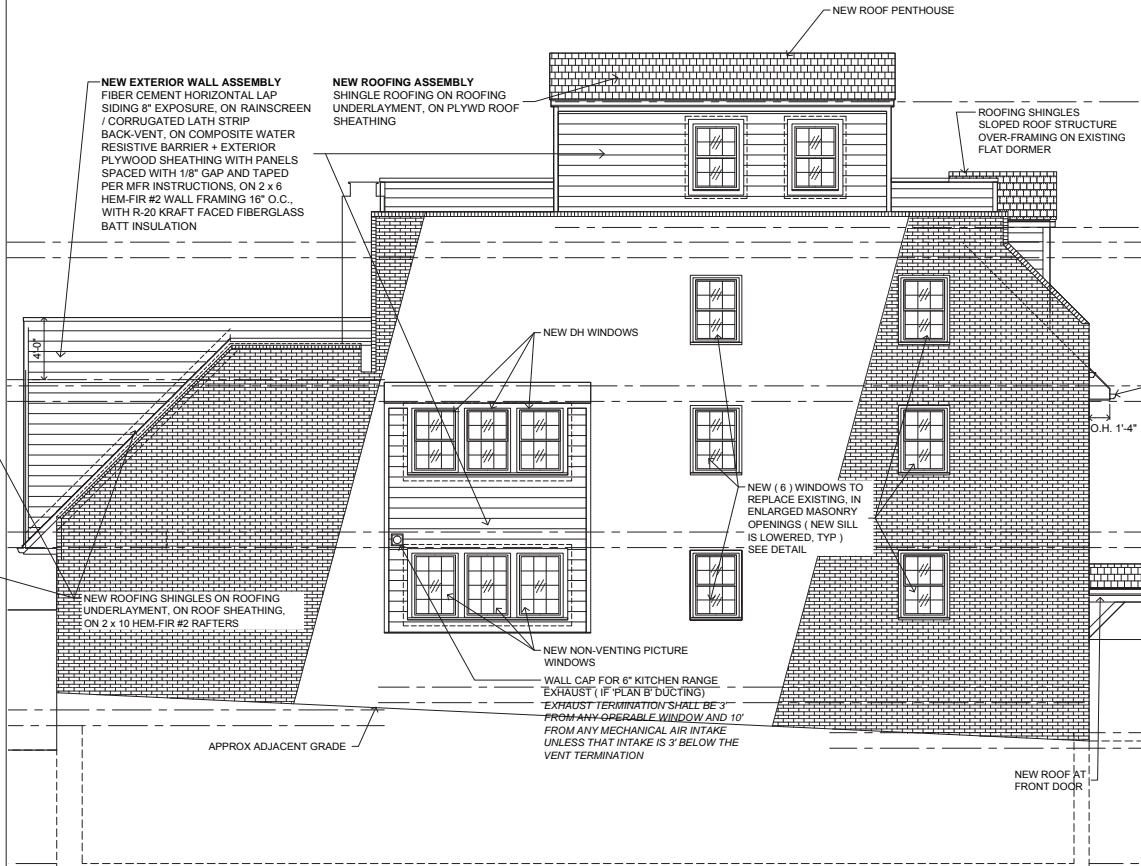
11x17 Scale:
1/8" = 1'-0"



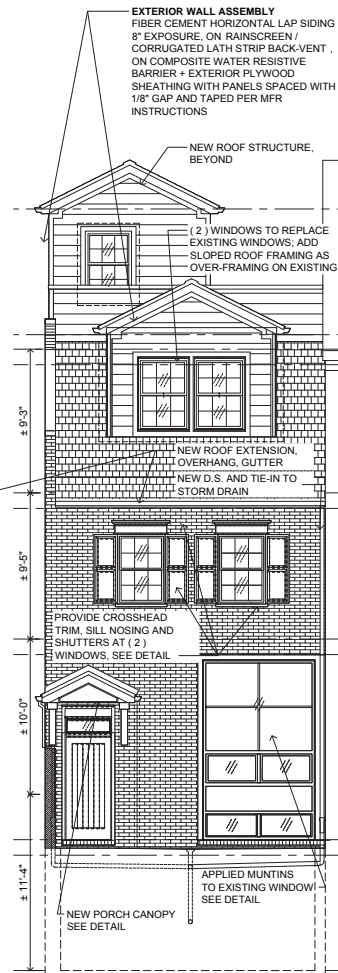
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3 REAR ELEVATION
Scale: 1/8" = 1'-0"



2 LEFT SIDE ELEVATION
Scale: 1/8" = 1'-0"



1 FRONT ELEVATION
11x17 Scale: 1/8" = 1'-0"



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ARCHITECT'S PROJECT 1803-243

Alteration to a
Residence

**338 S. Second
Street**

City of Philadelphia
Philadelphia County
Pennsylvania 19106

DISTRIBUTION	DATE
100% Completion	5/5/19
Historical Commission	6/6/19

BUILDING EXTERIOR
ELEVATIONS

DESCRIPTION ▴ DRAWING SHEET
A4.1

4

ANCHOR HIGH-DENSITY POLYURETHANE TRIM [FYRON CROSSHEAD # CCA40x10] TO EXISTING BRICK WITH URETHANE-BASED ADHESIVE, AND MIN (6) NON-CORROSIVE SCREW FASTENERS, SPACED AND COUNTERSUNK PER TRIM MANUFACTURER INSTRUCTIONS, TYP.

ANCHOR HIGH-DENSITY POLYURETHANE SHUTTER [FYRON RAISED PANEL DOUBLE 54 x 18 x 1-1/4 SMOOTH # SH18x54SP] TO EXISTING BRICK WITH URETHANE-BASED ADHESIVE AND NON-CORROSIVE FASTENERS, TYP; PROVIDE CONCEALED BLOCKING BETWEEN SHUTTER AND FACE OF BRICK

ANCHOR CELLULAR PVC WINDOW LARGE SILL NOSE [AZEK # AZM 7979] TO EXISTING BRICK WITH URETHANE-BASED ADHESIVE AND NON-CORROSIVE FASTENERS

Scale: 1/2" = 1'-0"

SURFACE APPLIED WINDOW
MUNTINS, ± 1-1/2" x 1/4"
ALUMINUM DARK BRONZE
COLOR TO MATCH EXISTING
WINDOWS

EXISTING WINDOWS

2 WINDOW ELEVATION DETAIL

Scale:
1" = 1'-0"

3' - 4"

ROOFING SHINGLES ON ROOFING UNDERLAYMENT ON 15/32" EXT PLYWOOD ROOF SHEATHING

2 x 6 HEM-FIR #2 RAFTERS

CELLULAR PVC SOLID FACE PANEL SMOOTH

CELLULAR PVC WRAP ON (2) 2 x 4

4' - 7 1/2"

Scale: 1/2" = 1'-0"

NEW ROOF at ENTRY DOOR

SHINGLE CAP RIDGE VENT

ROOFING SHINGLES ON ROOFING UNDERLAYMENT

SELF-ADHERED FLASHING MEMBRANE INSTALLED UNDER ROOFING UNDERLAYMENT, OVER DRIP EDGE AND EAVE STRIP

EAVE STRIP SELF-ADHERED MEMBRANE TO COVER ROOF SHEATHING EDGE AND OVER FASCIA TOP EDGE

DRIP EDGE INSTALLED OVER EAVE STRIP, WITH DOWN LENGTH ADEQUATE TO EXTEND INTO GUTTER

MINIMUM (3) FULL-HEIGHT STUDS AT EACH END OF HEADER

2x8 RIDGE

2x6 RAFTERS 16" O.C., WITH HURRICANE-UP/LIFT TIE AT BEARING PLATE, TYP

EXISTING TOP OF RAISED FLAT DORMER - PRESUMED 3/4" PLYWOOD ROOF SHEATHING ON 2x12 RAFTERS

DBL 2x6 BEARING PLATE

DBL 2x HEADER

HEADER ± 7'-2"

BEDROOM EGRESS WINDOW AT THIRD FLOOR

- OPERABLE SASH MINIMUM 24" NET CLEAR OPENING HEIGHT
- OPERABLE SASH MINIMUM 20" NET CLEAR OPENING WIDTH
- MINIMUM NET CLEAR OPENING AREA 5.7 SQ FT
- SHALL BE OPERATIONAL FROM THE INSIDE WITHOUT THE USE OF KEYS, TOOLS OR SPECIAL KNOWLEDGE

REMOVE EXISTING AND RE-FRAME NEW WINDOW OPENING

PROVIDE STEP(S) AT THE EGRESS WINDOW INSIDE THE BEDROOM, SO THAT THE MAXIMUM SILL HEIGHT (MEASURED AT THE WINDOW OPENING) IS LESS THAN 44" ABOVE THE FLOOR LEVEL AT THE STEP.

8'-0"

4'-0"

EXISTING THIRD FLOOR DORMER EXTERIOR WALL FRAMING ± 10'-7 1/2"

Third Floor
Top of Subfloor

1 DORMER SECTION

T1x17 Scale



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ARCHITECT'S PROJECT	1803-24
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Alteration to a Residence

338 S. Second
Street

City of Philadelphia
Philadelphia County
Pennsylvania 19106

DISTRIBUTION	DATE
100% Completion	5/5/19
Historical Commission	6/6/19

EXTERIOR DETAILS

DESCRIPTION ▲ ▼ DRAWING SHE

A5.4

Written dimensions take precedence over scaled measurement. Details may be reliably scaled, and stated "Detail Scales" are correct IF this dimensioned line also measures correctly as noted. This Drawing is full-size when printed without borders on 11" x 17" paper. 0 1/4" 1/2"

