

ADDRESS: 2309 ST ALBANS ST

Proposal: Construct roof deck

Review Requested: Final Approval

Owner: Ahmir Thompson

Applicant: Mieczyslaw Pawelec, Mietek Construction Co.

History: 1869; Charles Leslie, developer

Individual Designation: 9/30/1969

District Designation: None

Staff Contact: Meredith Keller, meredith.keller@phila.gov, 215-686-7660

BACKGROUND:

Located mid-block on St. Albans Street, the Second Empire-style building is one of fifty-two nearly identical units on the garden block. Typical features on the front façade include a marble base, iron grilles over the basement windows, a four-panel door with bolection molding, two-over-two windows, and scalloped slate shingles on a mansard roof. The rears include a second-story projecting bay, though many rears have been altered over time.

SCOPE OF WORK:

- Install roof deck on main block with roof scuttle.
- Install mechanical equipment and enclosure on roof.
- Install new shingles on mansard roof.
- Repair front façade.
- Install new door.
- Repair or replace front and rear dormers.
- Rebuild bay.
- Install new windows and door at rear.
- Stucco rear.

STANDARDS FOR REVIEW:

The Secretary of the Interior's Standards for the Treatment of Historic Properties and Guidelines include:

- *Standard 6: Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*
 - The application is vague in its description of repair work to the front and rear facades. The front and rear dormers appear to be in repairable condition and should not be replaced. More information on the bay's condition is necessary to determine the proper treatment. The mansard roof currently contains asphalt shingles, and the staff recommends replacing the front façade roof with either slate or rubber to match the original in color, shape, and dimension. The proposed restoration work may comply with 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.*
 - The application proposes to stucco the entire rear of the building. The rear is currently only stuccoed at the first story, and exposed brick is visible at the second story. The work does not comply with this standard.

- *Roofs Guideline: Recommended: Designing additions to roofs such as residential, office, or storage spaces; elevator housing; decks and terraces; or dormers or skylights when required by the new use so that they are inconspicuous from the public right-of-way and do not damage or obscure character-defining features.*
 - The proposed roof deck would be set back 8 feet from St. Albans Street, leaving the railings potentially visible from the garden court. There are very few decks on this block of St. Albans Street, and no precedent for roof decks on the main blocks of the buildings. The Historical Commission approved a smaller deck, limited to the rear ell, at the adjacent property at 2307 St. Albans Street. The staff recommends that the applicant reduce the size of the deck to match the adjacent deck at 2307 St. Albans Street. As proposed, work does not comply with this standard.

STAFF RECOMMENDATION: Approval of the restoration of the facades, with the staff to review details, but denial of the roof deck and roof scuttle, pursuant to Standards 6, 9, and the Roofs Guideline.

MAPS & IMAGES:



Figure 1: 2018 parcel map. Source: CityAtlas



Figure 2: Front façade of 2309 St. Albans Street, 2019.

2309



Figure 3: The rear of 2309 St. Albans Street, 2019.

APPLICATION FOR BUILDING PERMIT



CITY OF PHILADELPHIA
 DEPARTMENT OF LICENSES AND INSPECTIONS
 MUNICIPAL SERVICES BUILDING - CONCOURSE
 1401 JOHN F. KENNEDY BOULEVARD
 PHILADELPHIA, PA 19102
 For more information visit us at www.phila.gov

APPLICATION # _____

(Please complete all information below and print clearly)

ADDRESS OF PROPOSED CONSTRUCTION:

2309 SAINT ALBANS STREET PHILA. PA. 19146

APPLICANT:
 MR. MIECZYSLAW PAWELEC
 COMPANY NAME:
 MIETEK CONSTRUCTION CO
 PHONE # 215-494-8585 FAX #

APPLICANT'S ADDRESS:
 MR. M. PAWELEC 33063 BROWN DRVE
 FRANFORD DELAWARE 19945
 LICENSE # 42241 E-MAIL: MIETEK.CONTR@GMAIL.COM

PROPERTY OWNER'S NAME:
 MR. ADMIR THOMPSON
 PHONE # FAX #

PROPERTY OWNER'S ADDRESS:
 2309 SAINT ALBANS STREET
 PHILA. PA. 19146

ARCHITECT/ENGINEER IN RESPONSIBLE CHARGE:
 JAY ROSEN
 ARCHITECT/ENGINEERING FIRM:
 SE2 ENGINEERING LLC
 PHONE # 610-828-1550 FAX #

ARCHITECT/ENGINEERING FIRM ADDRESS:
 SE2 ENGINEERING LLC
 1705 BUTLER P SE, CONSHOHOCKEN PA.
 19428
 LICENSE # 042627E E-MAIL: OFFICE@SE2ENG.NET

CONTRACTOR:
 MR. MIECZYSLAW PAWELEC
 CONTRACTING COMPANY:
 MIETEK CONSTRUCTION
 PHONE # 215-494-8585 FAX #

CONTRACTING COMPANY ADDRESS:
 MIETEK CONSTRUCTION
 33063 BROWN DRIVE FRANFORD DEL. 19945
 LICENSE # 42241 E-MAIL: MIETEK.CONTR@GMAIL.COM

USE OF BUILDING/SPACE:
 SINGLE FAMILY RESIDANCE.

ESTIMATED COST OF WORK
 \$12,000.00

BRIEF DESCRIPTION OF WORK:

PROPOSED ROOF DECK OVER EXISTING 3 FLOOR
 ROOF (3) 14'-6" WIDE X 21'-6" LONG

PROPOSED REFINISHING EXISTING FRONT FACADE
 REBUILDING REAR ELEVATION 2ND FLOOR
 BAY WINDOW AND 3RD FLOOR MANSARD
 ROOF

TOTAL AREA UNDERGOING CONSTRUCTION: _____ 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 #: _____

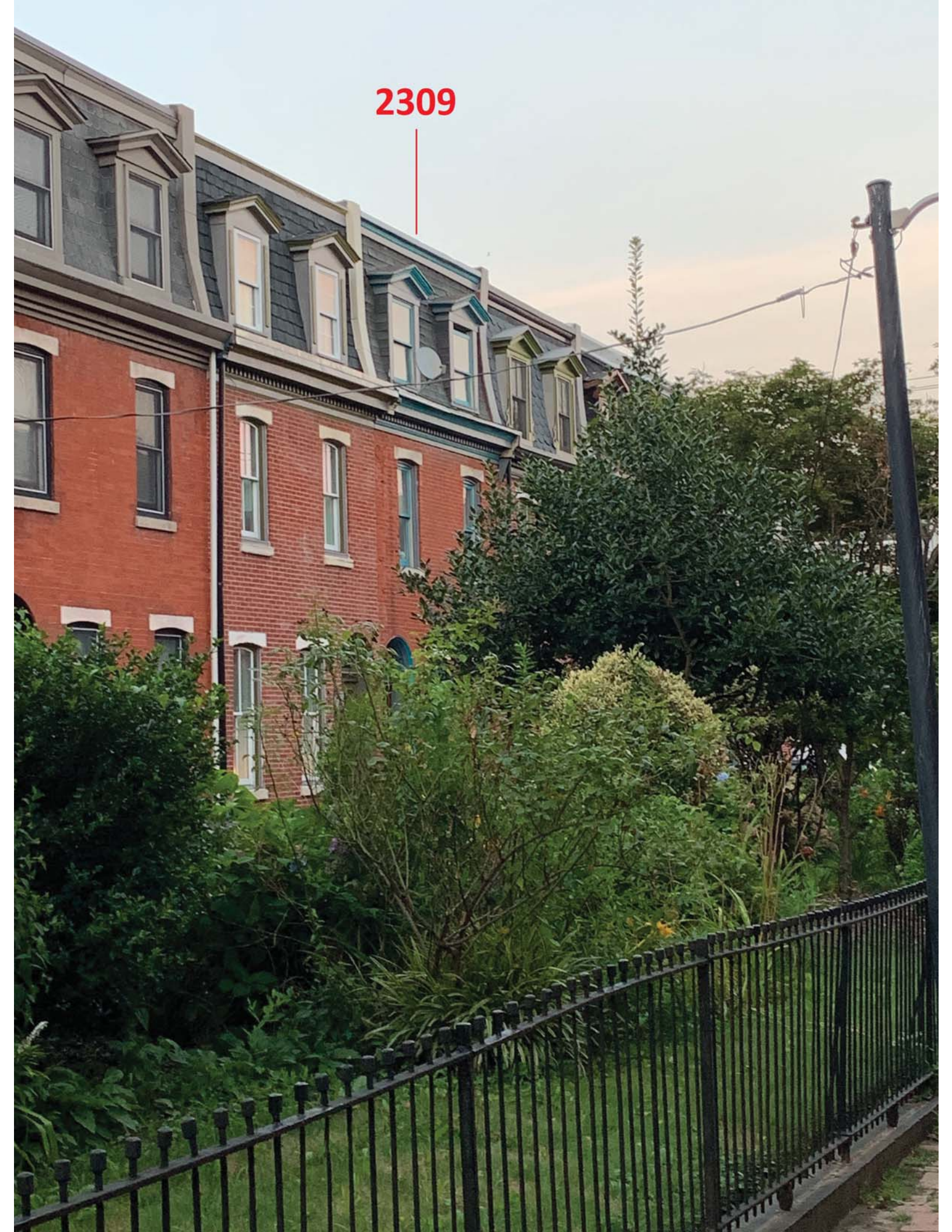
All provisions of the building code and other City ordinances will be complied with, whether specified herein or not. Plans approved by the Department form a part of this application. I hereby certify that the statements contained herein are true and correct to the best of my knowledge and belief. I further certify that I am authorized by the owner to make the foregoing application, and that, before I accept any 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: Mieczyslaw Pawelec DATE: 7.1.19

2309



2309





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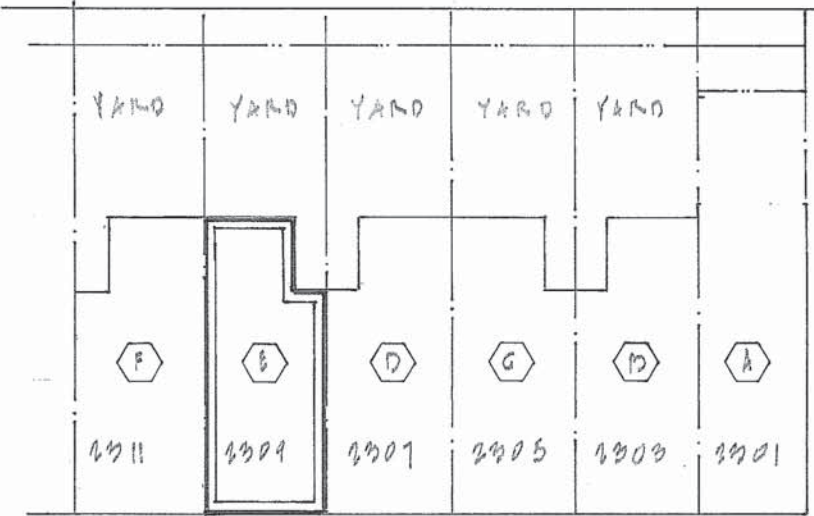
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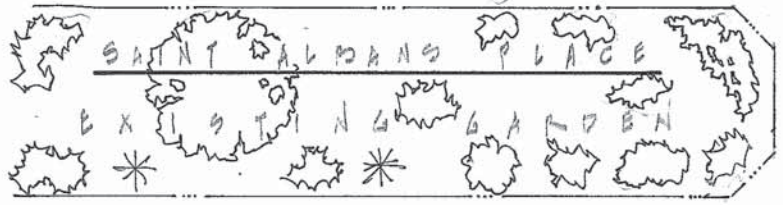




C L Y M E R S T R E E T



E X I S T. P R I N K S I D E W A L K



E X I S T. P R I N K S I D E W A L K

P A R T I A L L O C A T I O N P L A N
NO SCALE

E X I S T. C O N G. A N D P R I N K S I D E W A L K

S U V V H 2309 9711669

LEGEND
PROPERTY OWNERS

- (A)
- (B)
- (C)
- (D) GARY PAUL BENNETT
- (E) ARMIN THOMPSON
- (F) KYLE D. NEPPITT

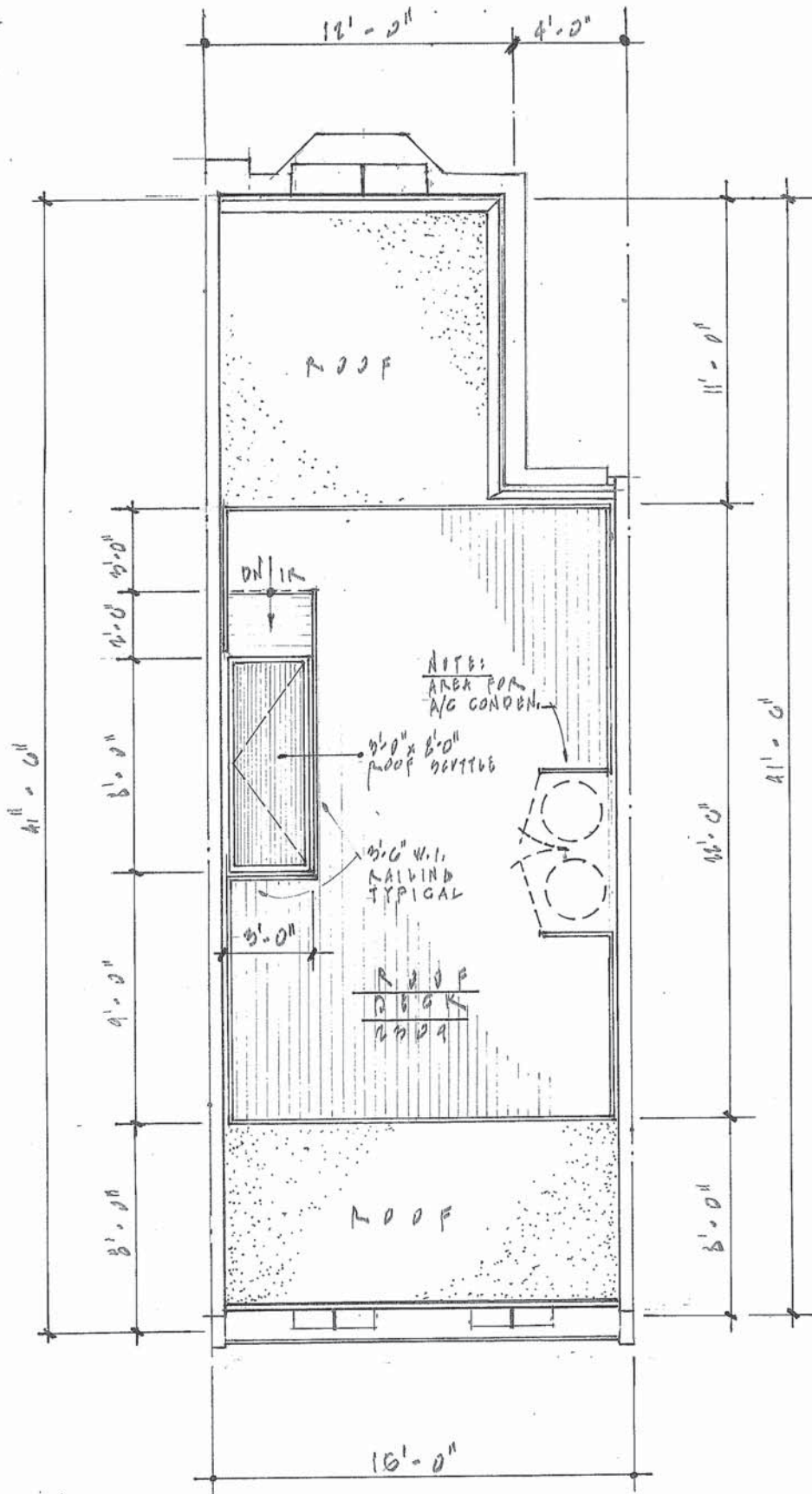


LEGEND LOCATION PLAN

LEGEND LOCATION OF EXIST.
 BINNIGLE FAMILY RESIDENCE
 2309 SAINT ALBANS PLACE
 PHILADELPHIA, PA. 19140

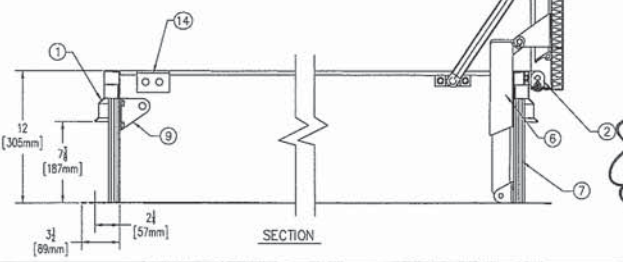
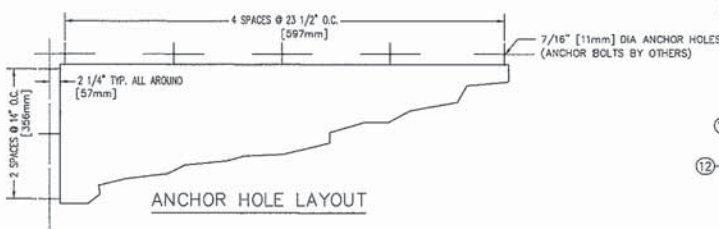
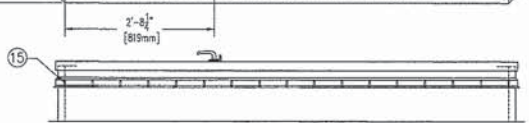
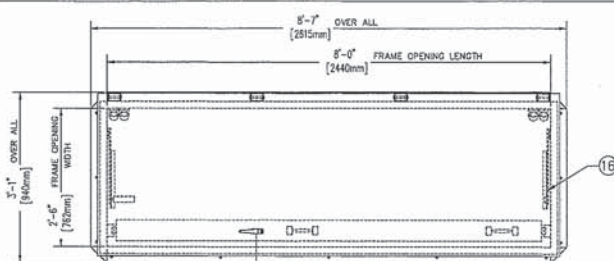
9.9.2019

SP.1



PROPOSED ROOF DECK
SCALE = 1/4" = 1'-0"

2409 ST. ALBANS ST.
PHILA. PA. 19146
7.9.2019



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SPECIFICATIONS

1. FRAME W/ CAPFLASHING (CORNERS FULL WELDED)
L-20 - 14 GAUGE P.B. GALV. STEEL
L-40 - 14 GAUGE P.B. GALV. STEEL
L-50 - 11 GAUGE ALUMINUM
 2. PINTLE HINGE
 3. GASKET (ALL AROUND COVER)
 4. COVER GAUGE
L-20 - 14 GAUGE P.B. GALV. STEEL
L-40 - 11 GAUGE ALUMINUM
L-50 - 11 GAUGE ALUMINUM
 5. COVER LINER
L-20 - 22 GAUGE P.B. GALV. STEEL
L-40 - 18 GAUGE ALUMINUM
L-50 - 18 GAUGE ALUMINUM
 6. LIFTING MECHANISM WITH REINFORCED COMPOSITE TUBES AND COMPRESSION SPRINGS
 7. 1" RIGID FIBERBOARD INSULATION
 8. SLAM LATCH (2 POINT)
 9. INSIDE AND OUTSIDE HANDLES W/ PADLOCK HASPS
 10. ARM GUIDE BRACKET
 11. 1" THICK FIBERGLASS COVER INSULATION
 12. HOLD OPEN ARM W/ RED VINYL GRIP
 13. NEOPRENE GASKET
 14. LOCK STRIKE
 15. BILCLIP® FLASHING SYSTEM
 16. GUIDE ARM
- SHOP FINISH:
STEEL: RED OXIDE PRIMER
ALUMINUM: MILL FINISH
HARDWARE: ZINC PLATED & CHROMATE SEALED (UNLESS OTHERWISE SPECIFIED)

THIS PRODUCT MAY BE INSTALLED ON EITHER A FLAT OR SLOPING ROOF. WHEN INSTALLED ON A SLOPE, THE HINGE SIDE MUST RUN PARALLEL WITH THE SLOPE. IF SLOPE EXCEEDS 30°, ADVISE FACTORY FOR MODIFICATION.

CUSTOMER:

2309 ST. ALBANS ST.

P.O. # 7-9-2019

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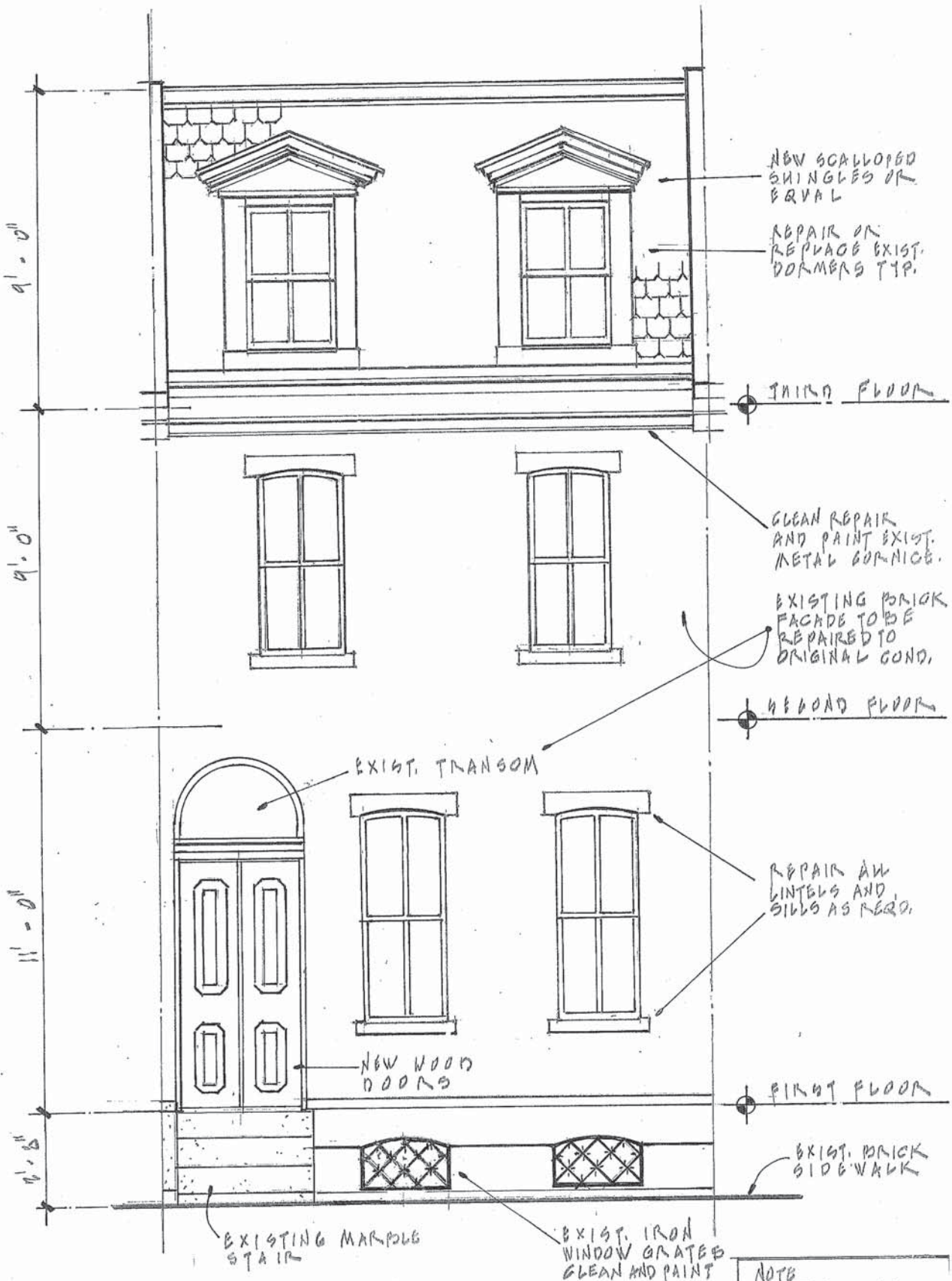
SALES REP.

Manufacturers of Doors and Special Shutters
THE BLOCO COMPANY
New Britain, Connecticut 06055

SINGLE LEAF ROOF SCUTTLE
TYPE L SIZE 2'-6" x 8'-0"
WIDTH x LENGTH

QTY	TYPE	METAL
<input type="checkbox"/>	L-20	STEEL COVER/STEEL FRAME
<input type="checkbox"/>	L-40	ALUM. COVER/STEEL FRAME
<input type="checkbox"/>	L-50	ALUM. COVER/ALUM. FRAME

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FRONT ELEVATION
 SCALE: 1/8" = 1'-0"

230 915 RINT ALPANS
 PHILA. PA. 19140

NEW FIBER GLASS SHINGLES

NEW WOOD WINDOW AND WD. TRIM PDS.

NEW WINDOW AND TRIM PDS.

2ND FLOOR LINE AT FRONT OF BUILDING

3/4" STUCCO ON GALV. LATH

WOOD TRIM PAINTED
NEW WD. DOOR AND GLASS WINDOW BY DOOR VENDOR

NEW LONG STAIRS W/ W.G. RAIL.

EXIST. LONG YARD

EXIST'G 2ND FLOOR ROOF.

REBILD EXIST'G PORCH WINDOW TRIM AND ROOF

NEW FIBER GLASS SHINGLES IN EXIST MANSARD ROOF

2ND FINISH FLOOR LINE

WOOD PANELS AND WD. TRIM

REBILD EXIST'G DAY WINDOW W/ NEW WOOD TRIM BOARD (U.N.D.)

DAY WINDOW TO BE REBUILT ON EXIST. WD. FRAME

2ND FINISH FLOOR LINE REAR OF BUILDING

WOOD PANELS AND WD. TRIM.

NEW WOOD WINDOW AND TRIM IN KIT.

3/4" STUCCO ON GALV. LATH COVER BY OWNER (U.N.D.)

1ST FINISH FLOOR LINE

REAR ELEVATION
SCALE 1/4" = 1'-0"

2009 SAINT AUGUSTINE
PRILA. PA. 19110