

**ADDRESS: 3001 BYBERRY RD**

Proposal: Construct one-story addition and ADA ramp

Review Requested: Review In Concept

Owner: Trustees of the Byberry Friends Meeting

Applicant: Kate Cowing, Kate Cowing Architect, LLC

History: 1808; Byberry Friends Meeting House

Individual Designation: 9/12/1974

District Designation: None

Staff Contact: Randal Baron, randal.baron@phila.gov, 215-686-7660

**BACKGROUND:**

The applicant proposes to add a single-story ADA-compliant structure with a restroom, kitchen, and function room to the historic meetinghouse. Although there is a garage addition at the rear that could perhaps be adapted, that structure has a much lower floor level, which poses accessibility problems. In addition, the applicants are trying to avoid obstructing rear windows or destroying the old stepped pews in the interior. This new structure includes large windows that are incompatible and covers a large area of the side façade. The staff recommends the exploration of building a separate structure along the driveway with a transparent linking structure that connects to the same door on the side of the meetinghouse.

**SCOPE OF WORK:**

- Construct single-story addition along the side façade of the meetinghouse.

**STANDARDS FOR REVIEW:**

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

- *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 proposed addition partially complies with this Standard. However, it could perhaps be improved by orienting it along the driveway, connecting with a glazed link and using more compatible fenestration.

**STAFF RECOMMENDATION:** Approval, provided the suggestions are explored, with the staff to review details, pursuant to Standard 9.

# APPLICATION FOR BUILDING PERMIT

APPLICATION # \_\_\_\_\_

(Please complete all information below and print clearly)



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/li](http://www.phila.gov/li)

## ADDRESS OF PROPOSED CONSTRUCTION:

3001 Byberry Rd, Philadelphia, PA 19154

## APPLICANT:

Kate Cowing

## COMPANY NAME

Kate Cowing Architect, LLC

PHONE # (215) 876-0808

FAX #

## APPLICANT'S ADDRESS:

736 Judson St, Philadelphia, PA 19130

LICENSE # 770430

E-MAIL: [kcowing@cowingarchitect.com](mailto:kcowing@cowingarchitect.com)

## PROPERTY OWNER'S NAME:

Trustees of the Byberry Friends Meeting

## PROPERTY OWNER'S ADDRESS:

3001 Byberry Rd, Philadelphia, PA 19154

PHONE #

FAX #

## ARCHITECT/ENGINEER IN RESPONSIBLE CHARGE

Kate Cowing

## ARCHITECT/ENGINEERING FIRM:

Kate Cowing Architect, LLC

PHONE # (215) 876-0808

FAX #

## ARCHITECT/ENGINEERING FIRM ADDRESS:

736 Judson St, Philadelphia, PA 19130

LICENSE # 770430

E-MAIL: [kcowing@cowingarchitect.com](mailto:kcowing@cowingarchitect.com)

## CONTRACTOR:

## CONTRACTING COMPANY:

PHONE #

FAX #

## CONTRACTING COMPANY ADDRESS:

## USE OF BUILDING/SPACE

Place of Worship

## ESTIMATED COST OF WORK

\$ \_\_\_\_\_

## BRIEF DESCRIPTION OF WORK:

Construction of a one-story addition on the northwest side of the existing building. The addition will include two unisex toilet rooms, one of which will be ADA compliant, a kitchette and a multi-purpose room. An exterior ADA compliant ramp will lead from the existing parking lot to the addition.

TOTAL AREA UNDERGOING CONSTRUCTION: 830.00 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: Oct / 01 / 2019



Kate Cowing Architect, LLC  
Architecture & Historic Preservation

Philadelphia Historical Commission  
1515 Arch St.  
13th Floor  
Philadelphia, PA 19102

October 1, 2019

Site: Byberry Meeting House  
Address: 3001 Byberry Road, Philadelphia PA 19154  
Owner: Trustees of the Byberry Friends Meeting  
Representative: Kate Cowing, Kate Cowing Architect, LLC  
Scope: One-story addition to the northwest side of the building.  
Review type: In-concept

To the Historical Commission,

I am writing today to request your in-concept review and approval for an addition to the Byberry Meeting House. Attached please find schematic drawings accompanied by photographs outlining the scope of the project. The Meeting has a great respect for the history of this building and therefore is seeking your review at this preliminary stage of the proposed project.

The Byberry Monthly Meeting (Meeting) have been outstanding caretakers of this meeting house for over 200 years. The architectural integrity of the building is outstanding. Little has changed in this building's long history including the fact that to this day the building has no plumbing. The main goal of the proposed project is to provide indoor plumbing for the meeting house.

#### *Existing conditions*

The current stone building was constructed in 1808 as the third meeting house on this site. The first was constructed in 1694 shortly after the property was donated to the Meeting and the second in 1714. It shares the site with two graveyards that date to the 17<sup>th</sup> century as well as three other structures, the schoolhouse (1823), abolition hall (1846) and a carriage shed (date unknown).

Its interior appears virtually unchanged since the 19<sup>th</sup> century although central heating and electricity were added in the mid to late 20<sup>th</sup> century. A low concrete block addition on the back of the building was constructed in the 1960s to house a utility room and a maintenance storage space. Two of the windows in the meeting room are partially covered as the result of this addition. A small wood frame addition (date unknown) at the northeast corner has two outhouses. The outhouses are connected to the meeting rooms through the anteroom.

### *Proposed addition*

This project includes adding two toilet rooms, a kitchenette and a small gathering space to hold business meetings or to socialize after worship. In addition, it will provide an ADA-compliant entrance from the existing parking lot. The Meeting prefers an addition for this work rather than alter the interior of the meeting house.

The proposed location is on the west side of the building at an existing side door. A hallway extends from the door to the bulk of the addition set back from the northwest corner of the meeting house. The existing exterior wall will remain exposed within the hall. On the two exterior walls, the hall is enclosed with glass between 6" x 6" posts to suggest an enclosed porch. This is shown in the attached drawings as large glass panels. However, the final design may include casement or hopper windows to provide natural ventilation. An exterior door provides access to an ADA-compliant ramp from the parking lot.

### *Siting*

The siting of the addition was considered carefully. The advantages of this location include:

- It requires no alteration to the interior historic fabric. Other sites would have:
  - Reduced the windows on the rear façade.
  - Changed the worship space, and/or
  - Altered the anteroom and the outhouse addition.
- It distances the construction activities from a highly archaeologically sensitive area, the graveyard and the carriage house yard.
- The only part of the addition that will touch the meeting house is the hall. The exterior meeting house wall will remain exposed within the hall.
- This location separates the main area of the addition, where a deeper foundation is required, from the meeting house to help protect from damage to the existing foundation.

### *Difficulties with other considered locations:*

- *The anteroom:*
  - It is only large enough for one toilet room.
  - It would alter the historic fabric which appears almost unchanged.
  - It would require raising the anteroom floor as it is currently seven inches below that of the meeting room. This would affect the exterior appearance at the east door.
  - This location does not resolve providing ADA-compliant access from the exterior.
- *The outhouse addition:*
  - The floor is 11" lower than the main meeting room floor and the side walls are only 72" high. Raising the floor is not possible without substantially altering this area.
  - The outhouse addition has no wall or ceiling finishes. The back of the clapboard and underside of the roof sheathing are both visible from the interior. Even if designed with a very light touch, wall finishes, and insulation would have been required.
  - The rubble stone foundation appears unlikely to support the new use.
  - Reuse of this space would have damaged the intact 19th century outhouse.
  - This location does not resolve providing ADA-compliant access from the exterior.

- *The 20<sup>th</sup> century addition.*
  - The floors in these spaces are approximately 36" lower than in the meeting house. An exterior addition would be required to house a ramp.
  - The ceilings are very low and raising the ceiling would further block the windows to the meeting room.
  - Demolishing the existing addition and replacing it with a new addition in the same location, to match the floor height would permanently block two windows into the meeting room.
  - This location does not resolve providing ADA-compliant access from the exterior.
- *Exterior between the outhouse addition and the 20th century addition.*

A schematic design was completed for this location, but it was eventually ruled out.

  - The addition would have blocked light from a third window into the meeting room.
  - It would have required excavating immediately adjacent to the historic foundation. Based on concern for the existing building, this was a task that the Meeting would prefer to avoid.
  - Construction activities would have occurred extremely close to an archaeologically sensitive location, the graveyard.
  - Access to this addition would have been difficult. Two routes were devised:
    - One route had an elaborate ramp system through the anteroom and outhouse, extensively altering both rooms and creating a new doorway through the outhouse wall.
    - The other route would have required removing the center steps between the facing benches, altering an existing door opening in the center of the rear meeting room wall, and requiring congregants to walk through the middle of the facing benches to use the facilities.
  - This location does not resolve providing ADA-compliant access from the exterior.

Given these considerations, the northwest corner appears to be the best location for the new facilities.

Enclosed please find schematic drawings of the addition, photographs of the site and historic photographs.

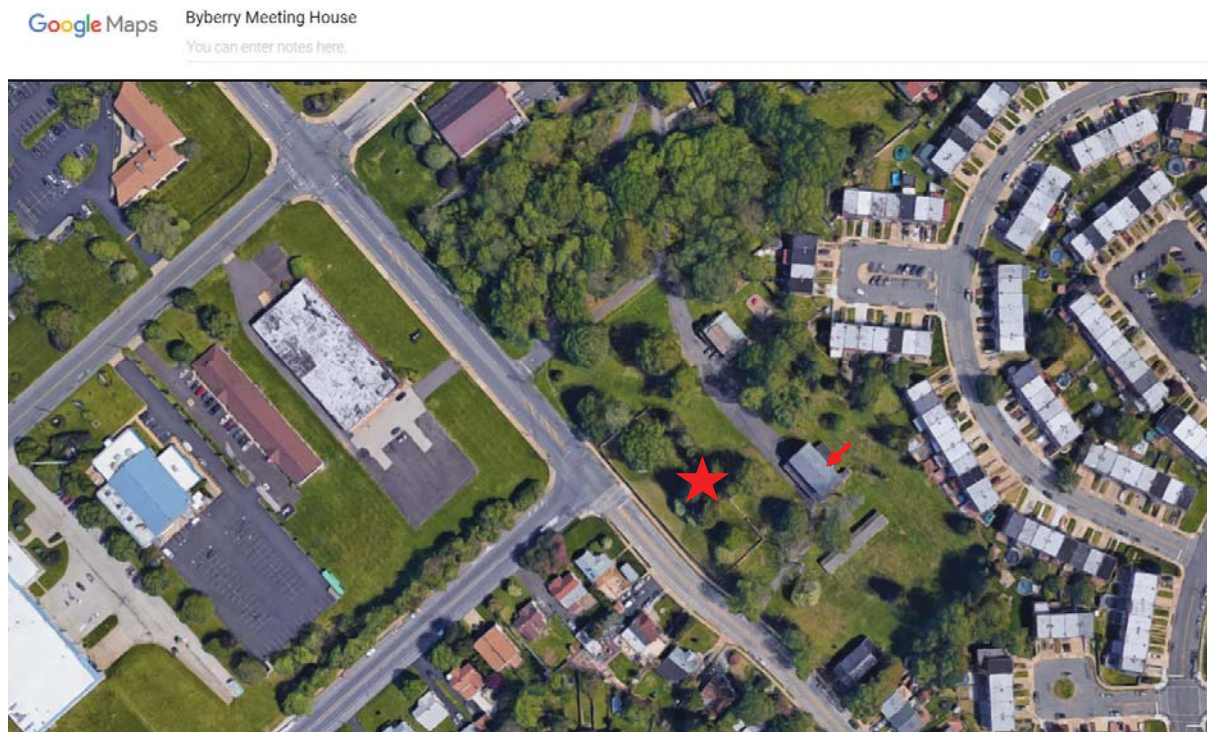
Thank you for your consideration of this in-concept review. The Meeting and I hope you will approve this addition which will provide the 21<sup>st</sup> century amenities that are desperately needed without altering their early 19<sup>th</sup> century building.

Sincerely,



Kate Cowing  
Kate Cowing Architect, LLC





Site Plan 2019 – Google Maps, 2019.

Credit: Google Maps <https://www.google.com/maps/place/Byberry+Meeting+House>, retrieved Sept. 20, 2019.

Site Plan 1895 - Bromley Atlas, 1895. Note the number of buildings on site that are no longer extant.

Credit: <https://openmaps.phila.gov/>, retrieved Sept. 20, 2019.



([//beta.phila.gov](https://beta.phila.gov)) OpenMaps







*Historic Image 1*– The southeast corner, c. 1900.

*Credit:* Martindale, Joseph C; Dudley, Albert W. *A history of the townships of Byberry and Moreland, in Philadelphia, Pa. : from their earliest settlements by the whites to the present time.* Philadelphia : G. W. Jacobs & Co. 1901. <https://archive.org/details/historyoftownshi00martrich/>, retrieved Sept. 20, 2019.

*Historic Image 2* - The west elevation, c. 1910.

*Credit:* Library Company of Philadelphia | Print Department | LCP postcards - Religion - Meeting houses - [P.9050.14] <https://www.librarycompany.org/> , retrieved Sept. 20, 2019., retrieved Sept. 20, 2019.







*Historic Image 3*– The southeast corner, c. 1920.

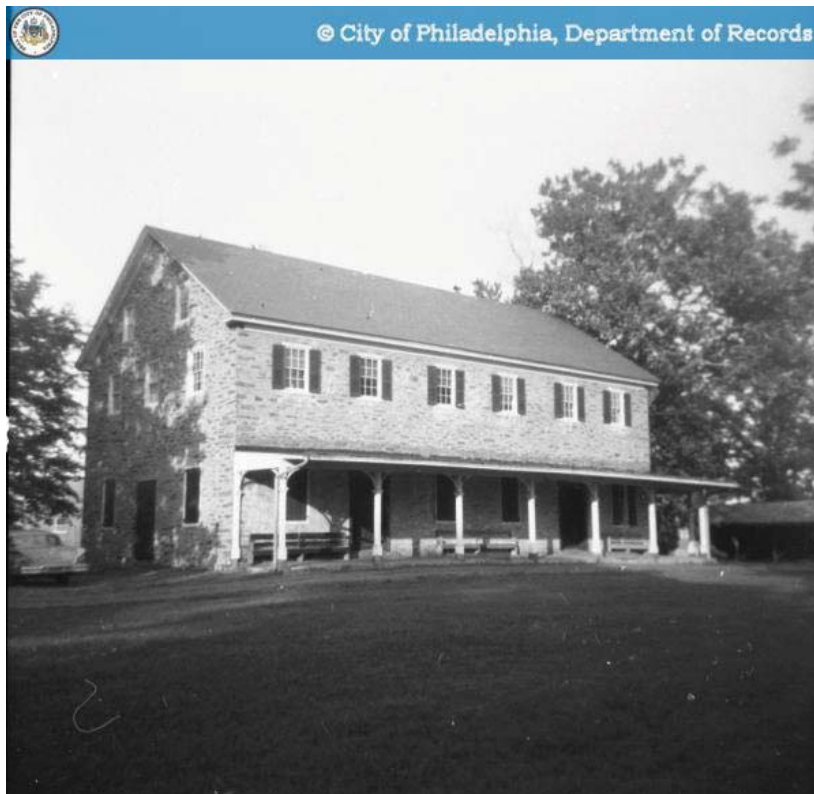
*Credit:* Hand, Alfred, photographer. [Byberry Friends' Meeting House.] [graphic]. Library Company of Philadelphia| Print Department| 4x5 Film Negatives - Hand [P.9259.127] - <https://www.librarycompany.org/> , retrieved Sept. 20, 2019.

*Historic Image 4* - The south elevation, 1939.

*Credit:* <https://www.facebook.com/pages/Friends-Religious-Society/111669028868449>, retrieved Sept. 20, 2019.



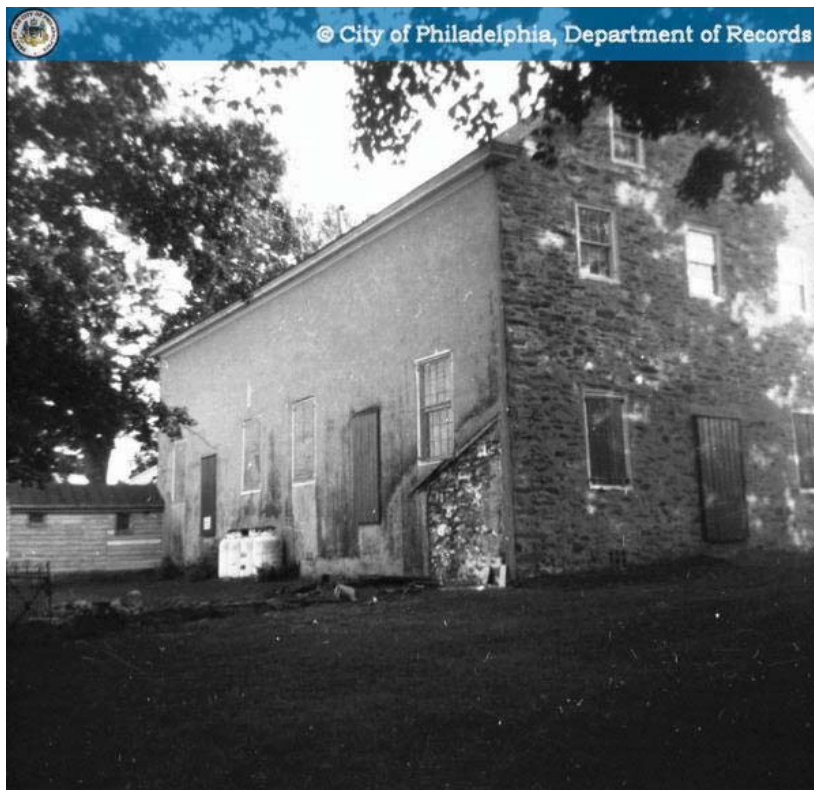




*Historic Image 5--*

The south elevation, 1964.

*Credit:* DOR Archives, Historical Commission 12167-5, Asset No. 73479.  
<https://www.phillyhistory.org/>  
PhotoArchive , retrieved Sept. 20, 2019.



*Historic Image 6 -*

The north elevation, 1964.

Note the scar from the recently removed building at the corner.

*Credit:* DOR Archives, Historical Commission 12167-6, Asset No. 73480.  
<https://www.phillyhistory.org/>  
PhotoArchive , retrieved Sept. 20, 2019.



*Photo 1 - Facing east at the west entrance.*  
December 2017.

*Photo 2 - Facing east from Old Townsend Road.*  
September 2019.







*Photo 3* - Facing northeast at the corner of Old Townsend Road and Southampton Road.  
September 2019.

*Photo 4* - Facing north from the sidewalk across Byberry Road.  
September 2019.







*Photo 5* - Facing northwest from the sidewalk in front of Abolition Hall.  
September 2019.

*Photo 6* - Facing north from the southeast entrance.  
September 2019.







*Photo 7- Facing north from within the graveyard.*  
September 2019.

*Photo 8 - Facing northeast from the southwest corner of the property.*  
September 2019.







*Photo 9* - Facing southeast from between the schoolhouse and the Meeting House along the north property line.  
September 2019.

*Photo 10* - Facing southwest from the northeast corner of the property.  
September 2019.







*Photo 11*– The west elevation.  
September 2019.

*Photo 12* - The west elevation.  
September 2019.





*Photo 13*– The northwest elevation.  
September 2019.

*Photo 14* - The north elevation.  
September 2019.







*Photo 15*– The south elevation.  
September 2019.

*Photo 16* - The east elevation.  
September 2019.





# SITE PLAN / PHOTO KEY

N.T.S.

# PHOTO LOCATION

FOR ADDITIONAL PHOTOS AND PHOTO CREDITS - SEE APPENDIX



PHOTO #1



PHOTO #2



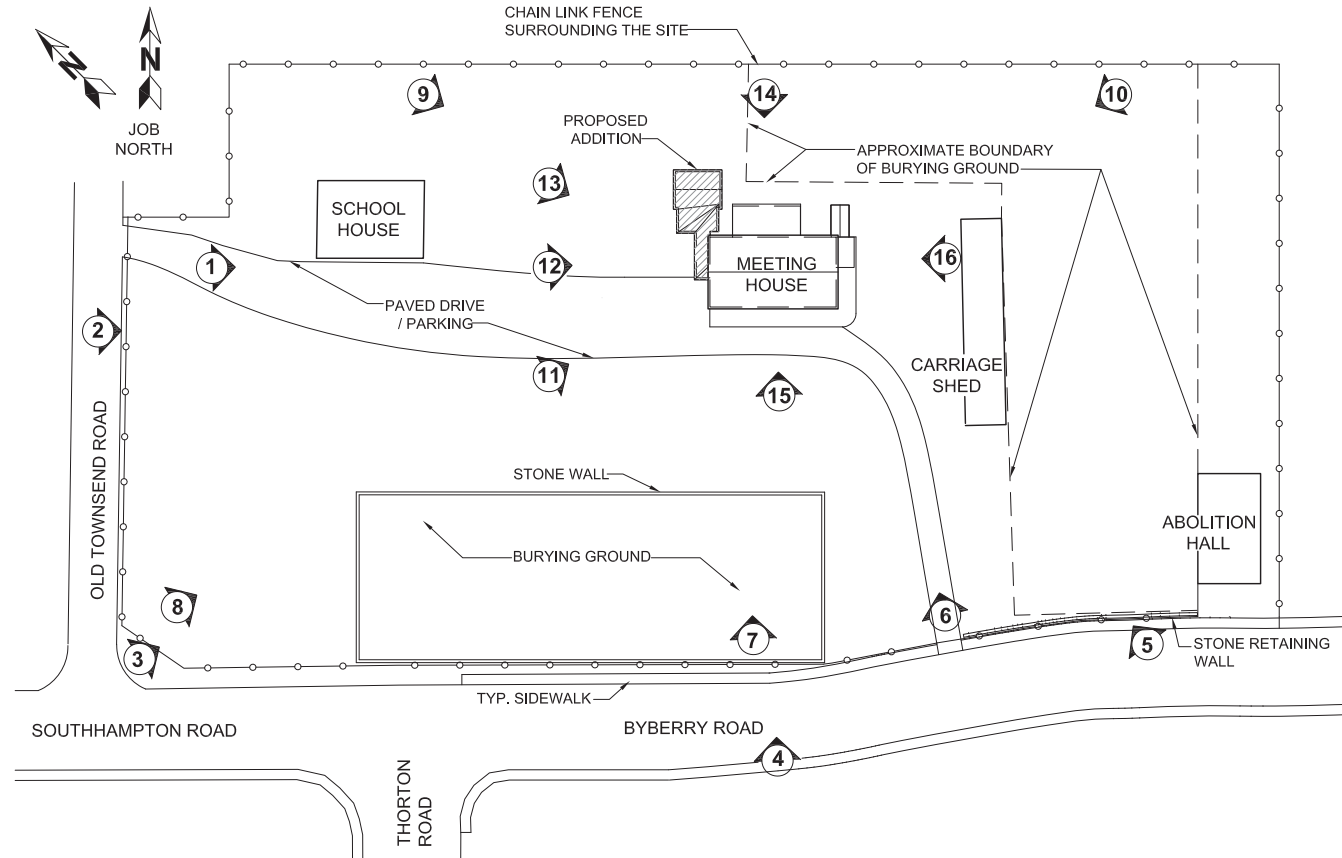
PHOTO #3



PHOTO #4



PHOTO #5



NOT FOR CONSTRUCTION  
FOR IN-CONCEPT REVIEW BY THE  
PHILADELPHIA HISTORICAL COMMISSION ONLY

DATE: 10/01/2019

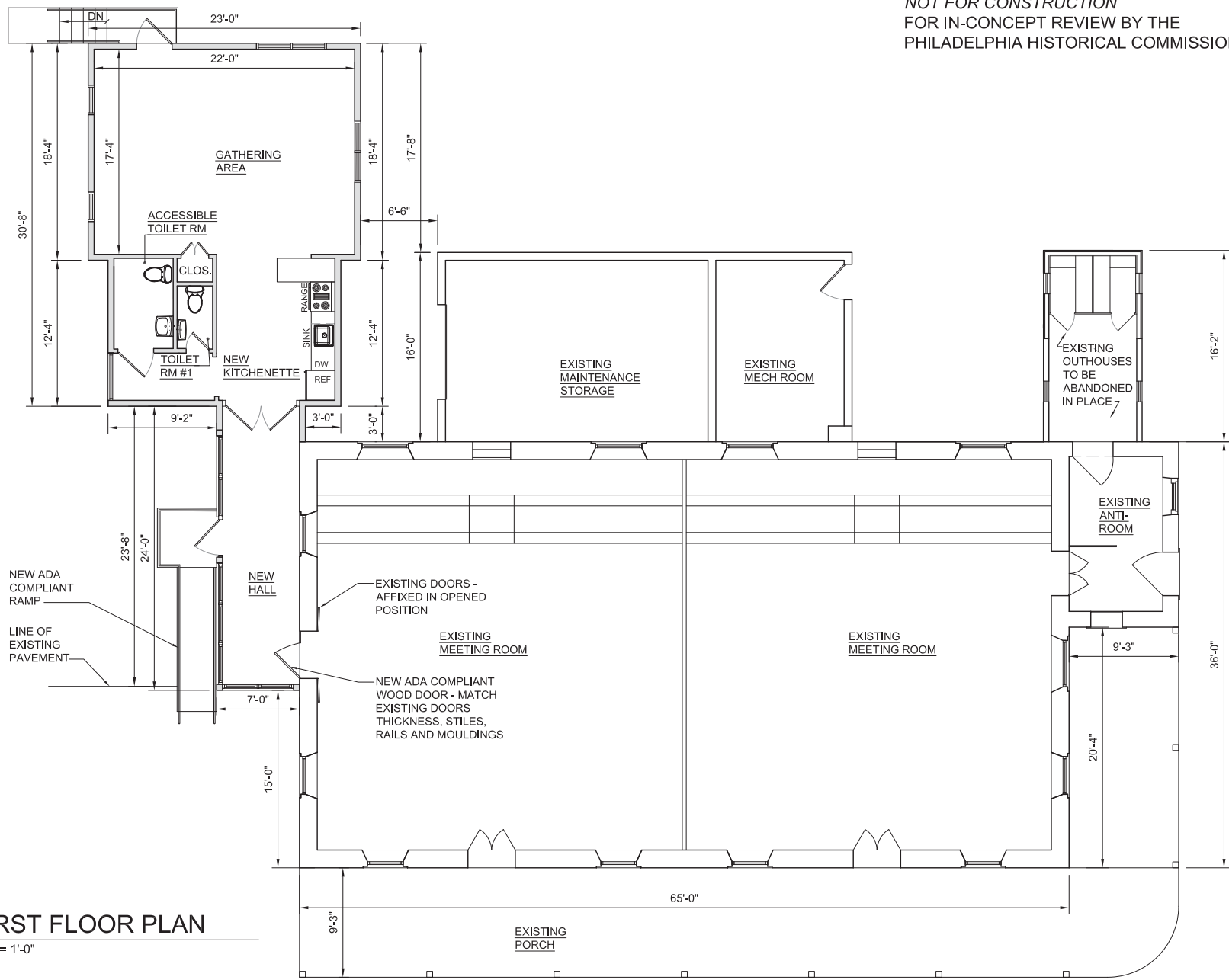
REV:

Kate Cowling Architect, LLC  
1000 Locust Street, Suite 1000  
Philadelphia, PA 19104-1000

KCA

ADDITION TO:  
BYBERRY MEETING HOUSE  
3001 BYBERRY RD, PHILADELPHIA, PA

G1



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DATE: 10/01/2019

REV:

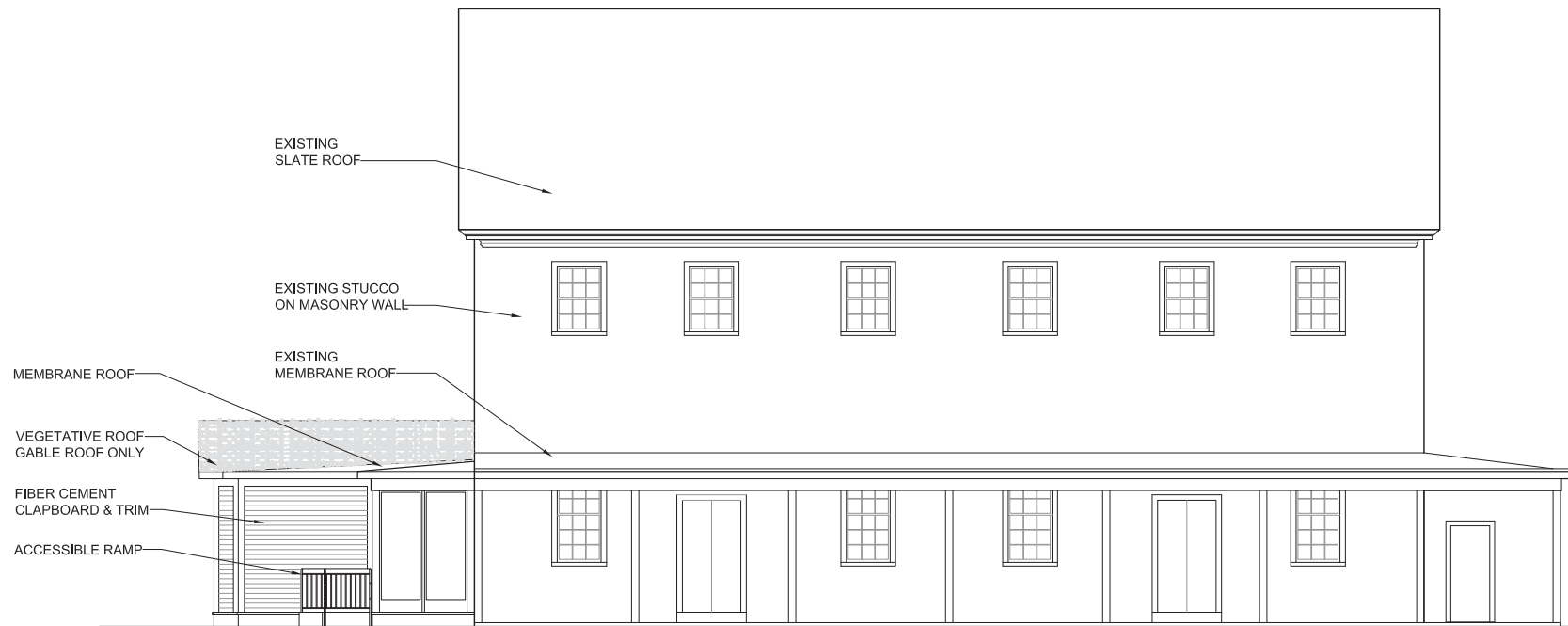
KCA

Kate Cowing Architect, LLC  
1000 Locust St. Suite 200  
Philadelphia, PA 19104-3434

ADDITION TO:  
BYBERRY MEETING HOUSE  
3001 BYBERRY RD, PHILADELPHIA, PA

A1

# A2



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$$1/8'' = 1'-0''$$



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$$1/8'' = 1'-0''$$

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PHILADELPHIA HISTORICAL COMMISSION ONLY

DATE: 10/01/2019

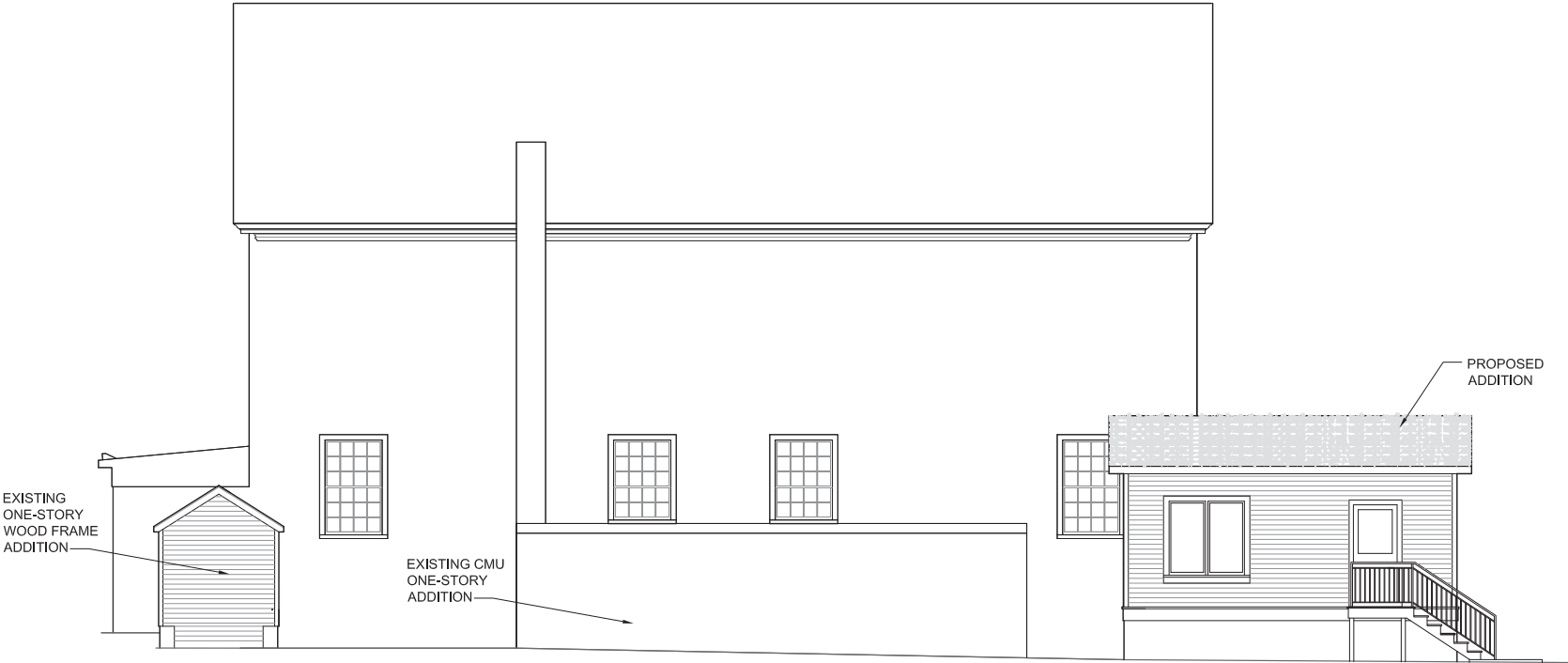
REV:

Kate Cowing Architect, LLC  
Architecture & Historic Preservation  
PA 00000000000000000000000000000000

KCA

ADDITION TO:  
BYBERRY MEETING HOUSE  
3001 BYBERRY RD, PHILADELPHIA, PA

A4



NORTH ELEVATION

1/8" = 1'-0"



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1/8" = 1'-0"