

ADDRESS: 1613 W GIRARD AVE

Proposal: Construct rear addition

Review Requested: Final Approval

Owner: MN Realty LLC

Applicant: Gregory Schaub, Quaker City Consulting LLC

History: 1850

Individual Designation: 5/28/1968

District Designation: None

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

BACKGROUND:

The current applicant obtained a building permit for interior work to this rowhouse in August 2018. While undertaking that work, a portion of a chimney was removed and a section of the side wall of the rear ell collapsed. The Department of Licenses & Inspections declared the rear ell Imminently Dangerous. The Historical Commission's staff approved the demolition of the rear ell, provided it was reconstructed to its historic form within 12 months. The applicant now proposes to remove the requirement to reconstruct and proposes instead to construct an addition that does not match the original. The rear ell of the building is visible from a public service alley. The proposed addition would be clad with siding rather than brick. It would be somewhat taller than the original and would not have a slope to the roof of the rear ell like the original. It would have two windows per floor of the rear façade rather than the one of the original. On the front façade, the proposal calls for installation of windows and a door. The proposed one-over-one aluminum clad windows do not replicate the original two-over-two wood windows. The proposed door matches the existing door but does not match the original door.

SCOPE OF WORK:

- Rebuild demolished rear ell with addition.
- Install new windows and door at front façade.

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 proposed addition does not match the original in form and materials.
- The proposed door and windows does not match the originals in form and materials.

STAFF RECOMMENDATION: Denial, pursuant to Standard 6.

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/li

APPLICATION # _____

(Please complete all information below and print clearly)

ADDRESS OF PROPOSED CONSTRUCTION:

1613 W Girard Ave, Philadelphia PA 19130

APPLICANT:

GREGORY SCHAUB

COMPANY NAME

Quaker City Consulting LLC

PHONE # (215) 734-9154

FAX # (215) 744-1539

APPLICANT'S ADDRESS:

3163 Frankford Ave

Philadelphia, PA 19134

LICENSE # 221163

E-MAIL: gjschaub@gmail.com

PROPERTY OWNER'S NAME:

MN Reality LLC

PROPERTY OWNER'S ADDRESS:

2642 Mercer St, Philadelphia PA 19125

PHONE #

FAX #

ARCHITECT/ENGINEER IN RESPONSIBLE CHARGE

Brett Harman

ARCHITECT/ENGINEERING FIRM ADDRESS:

1225 N. 7th Street

ARCHITECT/ENGINEERING FIRM:

Harman Deutsch Ohler Architecture

Philadelphia, PA 19122

PHONE # (267) 324-3601

FAX # 267.324.3603

LICENSE # 2343093

E-MAIL: permits@hdoarch.com

CONTRACTOR:

Summit General Contracting, LLC

CONTRACTING COMPANY ADDRESS:

604 Almonesson Road

CONTRACTING COMPANY:

Westville, NJ 08093

PHONE #

FAX #

LICENSE # 43752

E-MAIL:

USE OF BUILDING/SPACE

MULTI-UNIT RESIDENTIAL

ESTIMATED COST OF WORK

\$ 201,500.00

BRIEF DESCRIPTION OF WORK:

THE ERECTION OF A ONE (1) STORY REAR ADDITION ON AN EXISTING ATTACHED THREE (3)

STORY STRUCTURE

TOTAL AREA UNDERGOING CONSTRUCTION: 5,581.00 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: 11 / 4 / 2019



November 4, 2019

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

ATTN: Philadelphia Historical Commission

Re: 1613 West Girard Avenue, Philadelphia PA.

Harman Deutsch Ohler Architecture is proposing renovations and new constructions of a 3-story 6 dwelling unit structure on 1613 West Girard Avenue.

Harman Deutsch Ohler Architecture has prepared this application on behalf of Huseyin Coban, the prospective owner of the property.

This application is intended for final approval for proposed new construction as per the enclosed drawings.

Please let us know if you have any questions regarding our submission.

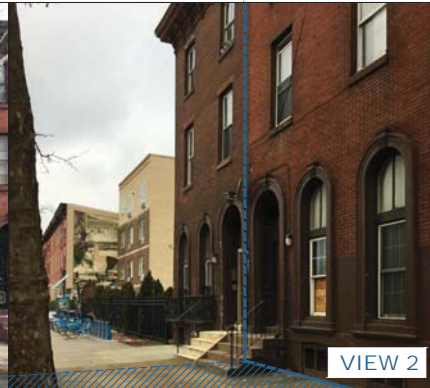
Respectfully,

Rustin Ohler
Harman Deutsch Ohler Architecture

1613 GIRARD AVENUE
HISTORIC ARCHITECTURAL
COMMITTEE MEETING
11.19.2019



VIEW 1



VIEW 2



VIEW 3



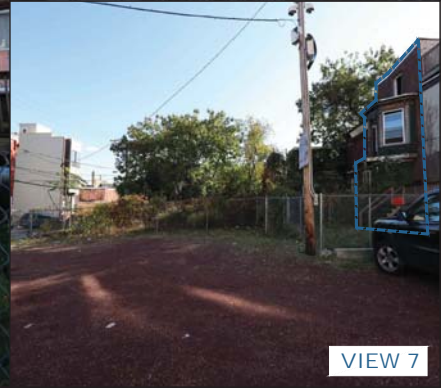
VIEW 4



VIEW 5



VIEW 6



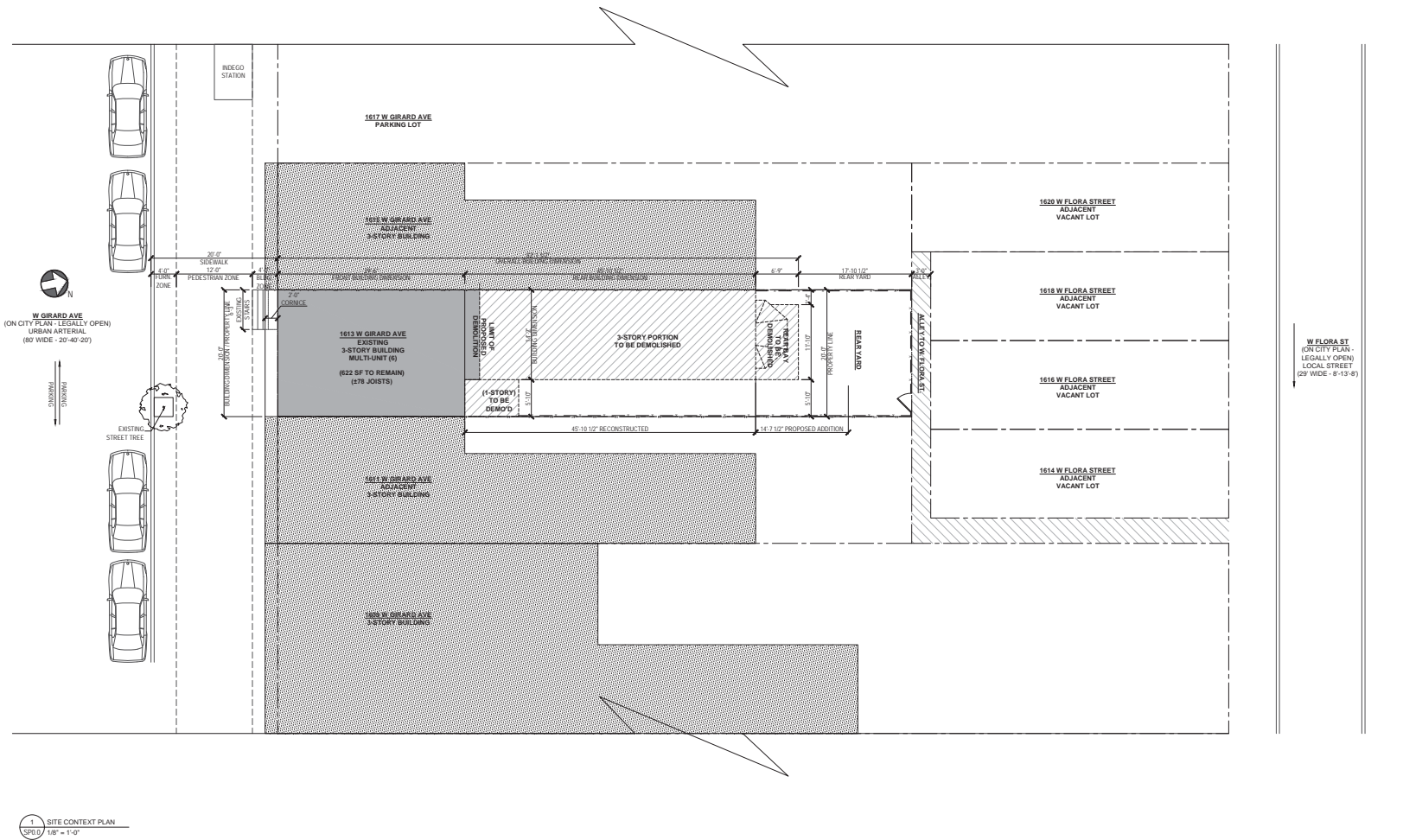
VIEW 7

1613 W Girard Ave

PHILADELPHIA, PA

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CONTEXT
CONTEXT SHEET

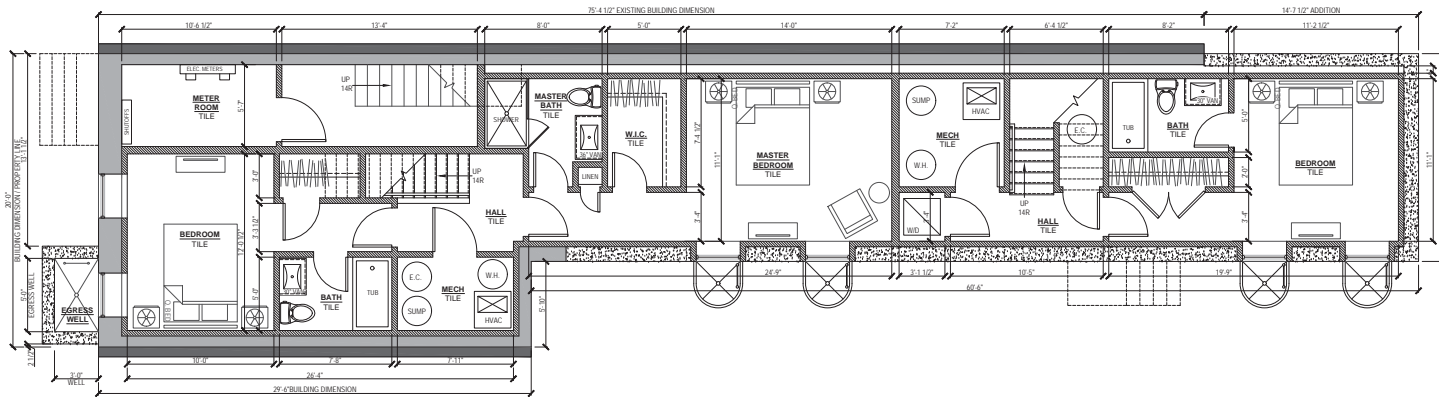


1613 W Girard Ave

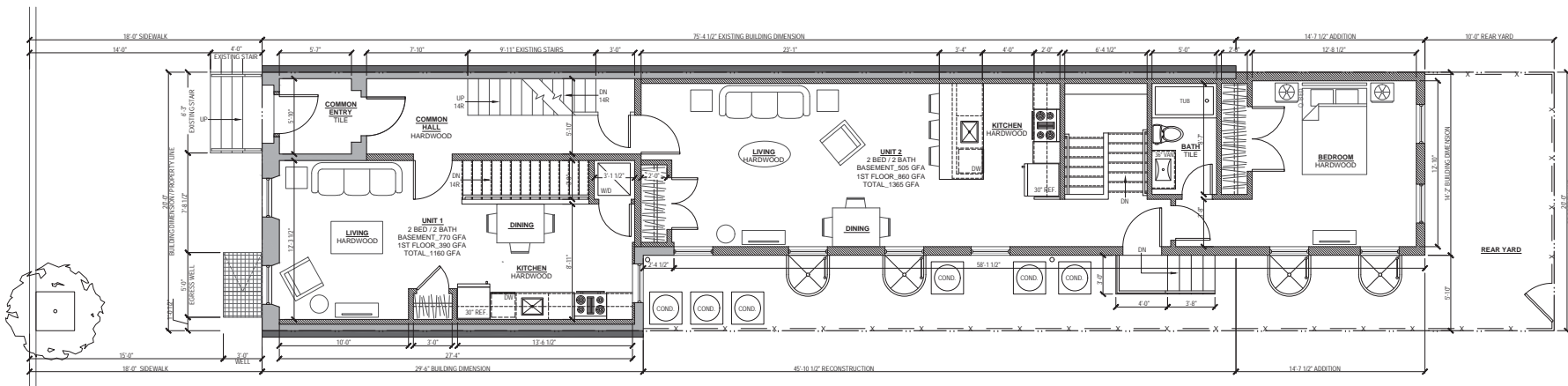
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SP0.0
SITE CONTEXT PLAN

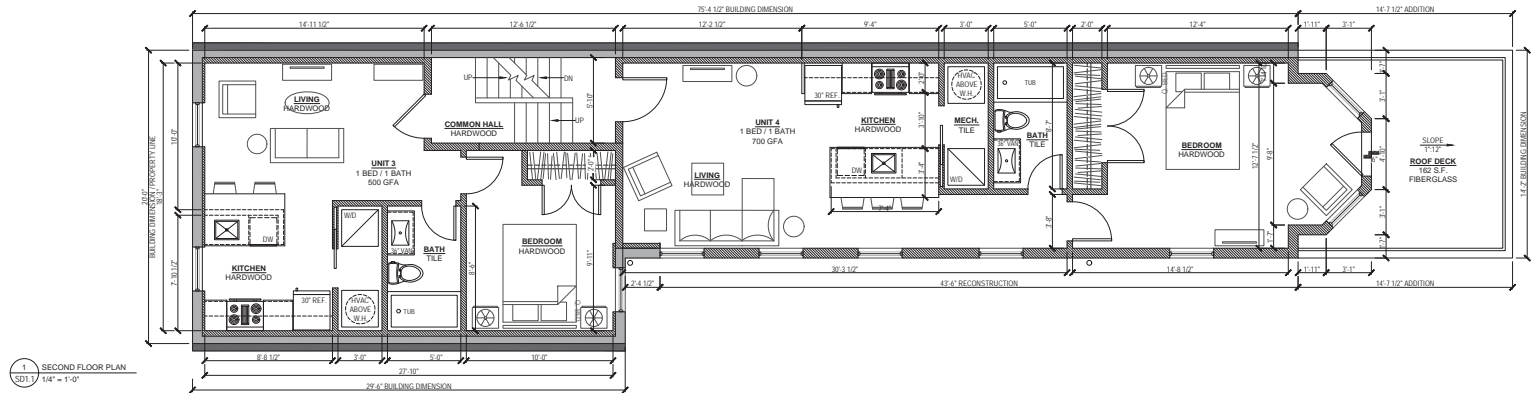


1 BASEMENT FLOOR PLAN
SD1.0 1/4" = 1'-0"

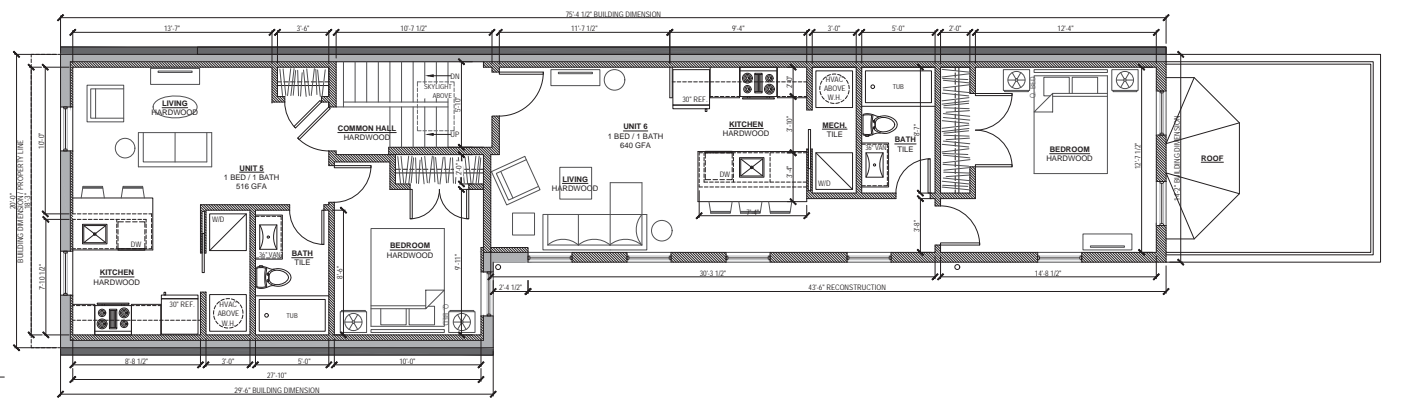


2 FIRST FLOOR PLAN
SD1.0 1/4" = 1'-0"

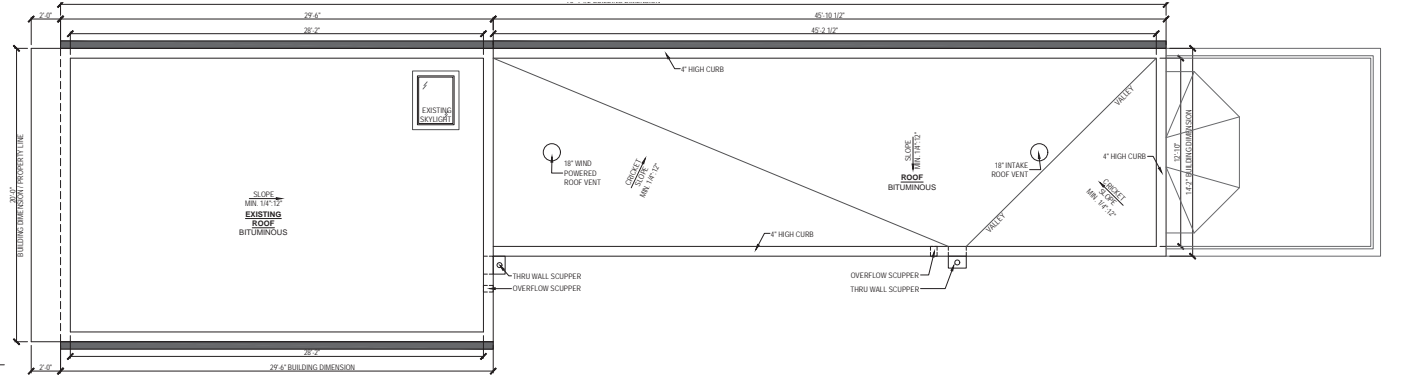
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1 SECOND FLOOR PLAN
SD1.1
1/4" = 1'-0"



2 THIRD FLOOR PLAN
SD1.1
1/4" = 1'-0"



3 ROOF PLAN
SD1.1
1/4" = 1'-0"

1613 W Girard Ave PHILADELPHIA, PA



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SD1.1
PROPOSED
FLOOR PLANS

1613 GIRARD AVENUE
Philadelphia, PA

KEYNOTES:

1. EXISTING WOOD CORNICE TO REMAIN, CLEAN/SAND, PRIME AND PAINT, PHC STAFF TO APPROVE COLOR
2. EXISTING CAST STONE HEADER TO REMAIN AND BE CLEANED
3. EXISTING BRICK TO REMAIN, PATCH AND REPAIR AS NECESSARY, TOOTH IN BRICK AS NECESSARY, REPOINT, CLEAN, PHC STAFF TO APPROVE DETAILS
4. REMOVE AND REPLACE EXISTING 1 OVER 1 DOUBLE HUNG VINYL WINDOWS WITH 1 OVER 1 DOUBLE HUNG ALUMINUM CLAD (BLACK) WINDOW, PHC STAFF TO APPROVE
5. EXISTING CAST STONE SILL TO REMAIN AND BE CLEANED
6. EXISTING STONE TRIM AND KEYSTONE TO REMAIN, CLEAN
7. REMOVE AND REPLACE EXISTING ARCHED WINDOWS IN KIND, PHC STAFF TO APPROVE
8. NEW WALL MOUNTED LIGHT FIXTURE, PHC STAFF TO APPROVE SELECTION
9. REMOVE AND REPLACE EXISTING 6 OVER 6 DOUBLE HUNG VINYL WINDOWS WITH 6 OVER 6 DOUBLE HUNG ALUMINUM CLAD (BLACK) WINDOW, PHC STAFF TO APPROVE DETAILS
10. REMOVE AND REPLACE EXISTING WOOD DOOR IN KIND, PHC STAFF TO APPROVE DETAILS
11. EXISTING METAL GUARDRAIL TO REMAIN, CLEAN, PRIME AND PAINT BLACK

12. EXISTING STAIRS TO REMAIN, CLEAN, PRIME AND PAINT. PHC STAFF TO APPROVE
13. REMOVE AND REPLACE EXISTING TWO FIXED WINDOWS WITH NEW SINGLE FIXED ALUMINUM CLAD (BLACK) WINDOW TO FIT WITHIN EXISTING MASONRY OPENING, DETAILS TO MATCH EXISTING WINDOWS, PHC STAFF TO APPROVE DETAILS
14. REMOVE AND REPLACE EXISTING TWO FIXED WINDOWS WITH NEW EGRESS DOUBLE HUNG WINDOW TO FIT WITHIN EXISTING MASONRY OPENING WIDTH. NOTE EXISTING MASONRY OPENING HEIGHT TO BE LENGTHENED TO ALLOW FOR REQUIRED EGRESS WINDOW ROUGH OPENING HEIGHT, DETAILS TO MATCH EXISTING WINDOWS, PHC STAFF TO APPROVE DETAILS
15. LINE OF EGRESS WELL
16. LINE OF FOUNDATION WALL
17. REMOVE AND REPLACE EXISTING 1 OVER 1 DOUBLE HUNG VINYL WINDOWS IN KIND, NEW WOOD TRIM AND SILL, PHC STAFF TO APPROVE DETAILS
18. NEW 36" METAL GUARDRAIL PRIMED AND PAINTED (BLACK)
19. NEW REAR STAIRS, CAST IN PLACE CONCRETE
20. FYPON CORNICE, PRIMED & PAINTED BLACK, PHC STAFF TO APPROVE PROFILE
21. CHARCOAL GREY FIBER CEMENT LAP SIDING

22. NEW DOUBLE HUNG 1 OVER 1 VINYL WINDOWS (BLACK), SIZE TO MATCH EXISTING 3RD FLOOR REAR WINDOWS, LOCATION ON RIGHT WALL TO MATCH EXISTING, PHC STAFF TO APPROVE DETAILS
23. NEW WOOD TRIM AND SILL (BLACK)
24. NEW METAL ROOF (BLACK)
25. NEW WOOD TRIM AND MOLDING FOR BAY WINDOW
26. NEW DOUBLE HUNG 1 OVER 1 VINYL WINDOWS (BLACK), SIZE TO MATCH EXISTING 2ND FLOOR WINDOWS
27. NEW FULL LITE ALUMINUM CLAD DOOR (BLACK FRAME)
28. NEW 42" METAL GUARDRAIL PRIMED AND PAINTED (BLACK)
29. NEW METAL COPING (CHARCOAL GREY)
30. NEW DOUBLE HUNG 1 OVER 1 VINYL WINDOWS (BLACK), SIZE TO MATCH EXISTING 1ST FLOOR WINDOWS
31. NEW SCUPPER AND DOWNSPOUT (BLACK)
32. EXISTING BAY WINDOW TO BE REPLACED IN KIND, PHC STAFF TO APPROVE DETAILS
33. NEW DOUBLE HUNG EGRESS WINDOWS (BLACK), WIDTH TO MATCH EXISTING WINDOWS
34. OUTLINE OF EXISTING REAR ROOF TO BE REMOVED. DRAWN FOR REFERENCE.



1 ELEVATION PREVIOUSLY APPROVED AT STAFF LEVEL
SD2.0 1/4" = 1'-0"



2 REAR ELEVATION
SD2.0 1/4" = 1'-0"



harman
deutsch
ohler
architecture

1613 W Girard Ave

PHILADELPHIA, PA

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SD2.0
PROPOSED
ELEVATIONS

1613 GIRARD AVENUE
Philadelphia, PA

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1 SIDE ELEVATION
SD2.1 1/4" = 1'-0"

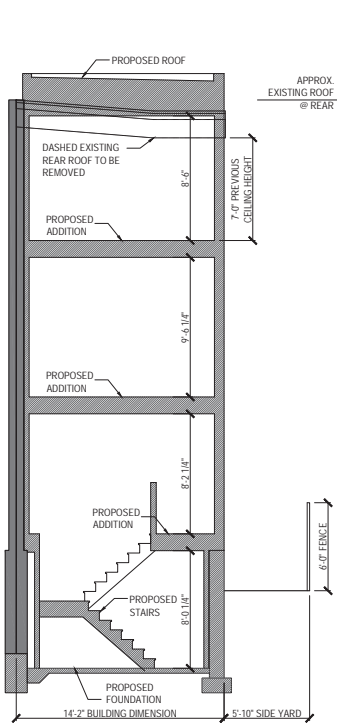


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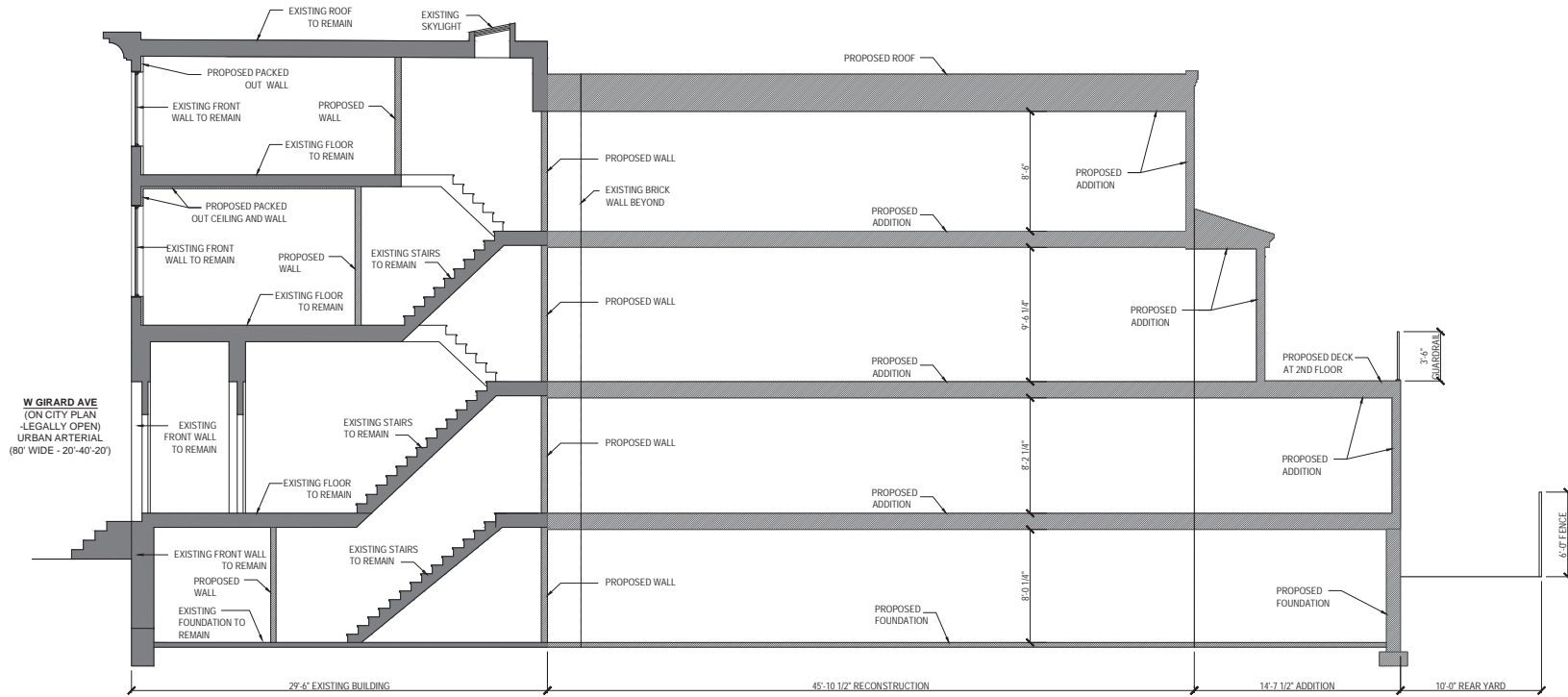
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SD2.1
PROPOSED
ELEVATIONS

1613 GIRARD AVENUE
Philadelphia, PA



1 BUILDING CROSS REAR SECTION
SD3.1 1/4" = 1'-0"



2 LONGITUDINAL BUILDING SECTION
SD3.1 1/4" = 1'-0"

W GIRARD AVE
(ON CITY PLAN - LEGALLY OPEN)
URBAN ARTERIAL
(80' WIDE - 20'-40'-20')

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