

ADDRESS: 418 SPRUCE ST

Proposal: Renovate rowhouse; construct addition

Review Requested: Final Approval

Owner: Society Hill Synagogue

Applicant: Christian Kaulius, Brawer & Hauptman Architects

History: c. 1829-30; Society Hill Synagogue/Spruce Street Baptist Church; Thomas U. Walter; 1851, new façade; 1968, restored by Henry J. Magaziner; 1985, rear addition

Individual Designation: 4/30/1957

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

Staff Contact: Allyson.Mehley@phila.gov, 215-686-7660

BACKGROUND:

This application proposes the conversion of an eighteenth-century rowhouse to include classrooms, a nursery school, and restrooms. The rowhouse will connect to the Society Hill Synagogue building to the east through a proposed two-story link. No changes are proposed to the visible exterior of the rowhouse with the exception of the roof, which will be re-roofed with asphalt shingles. Existing windows and doors will remain. A narrow alley separates the rowhouse and synagogue.

The two-story link will have a simple glass exterior with clear finish aluminum mullions. The link will serve as a two-story lobby at both levels, house an elevator, and provide accessibility for the restrooms in the townhouse. No changes will be made to the visible exterior of the synagogue. On the interior of the link, limited alterations will be made to the synagogue's west wall.

Exterior signage is proposed to include pin-mounted letters on a stone veneer adjacent to the link's entrance.

A similar project for 418 Spruce Street was approved in concept by the Historical Commission at the 13 July 2007 meeting. That proposal was more extensive and required the demolition of the townhouse's rear ell, piazza, and rear wall of the main block. A three-story addition was proposed to the south and east of the remaining section of the rowhouse, infilling the alley and linking to the west façade of the synagogue. As the proposed scope of work in this application has significantly less impact on the building than the 2007 proposal, the applicant is requesting final approval.

SCOPE OF WORK

- Construct two-story glazed connector link between synagogue and rowhouse.
- Demolish masonry wall between synagogue and rowhouse.
- Renovate interior with no work to front facades.

STANDARDS FOR REVIEW:

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

- *Standard 5: Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*
 - The demolition required to complete this project will have limited impact to the distinctive features and finishes of the synagogue's west wall. Based on drawings submitted, historic windows and window openings will be maintained.
- *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 height of the glass and aluminum link is shorter than the synagogue and rowhouse.
 - The front elevation of the proposed link is set back from the front elevations of the synagogue and rowhouse.
 - The proposed materials differentiate the two-story link from the historic masonry of the two buildings.
- *Standard 10: New additions or 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 impaired.*
 - The proposed link has a limited impact to the overall historic form and integrity of the synagogue and rowhouse. If this connector was removed in the future, the historic form and integrity of the buildings could be restored.

STAFF RECOMMENDATION: Approval pursuant to Standards 5, 9, and 10.

IMAGES:

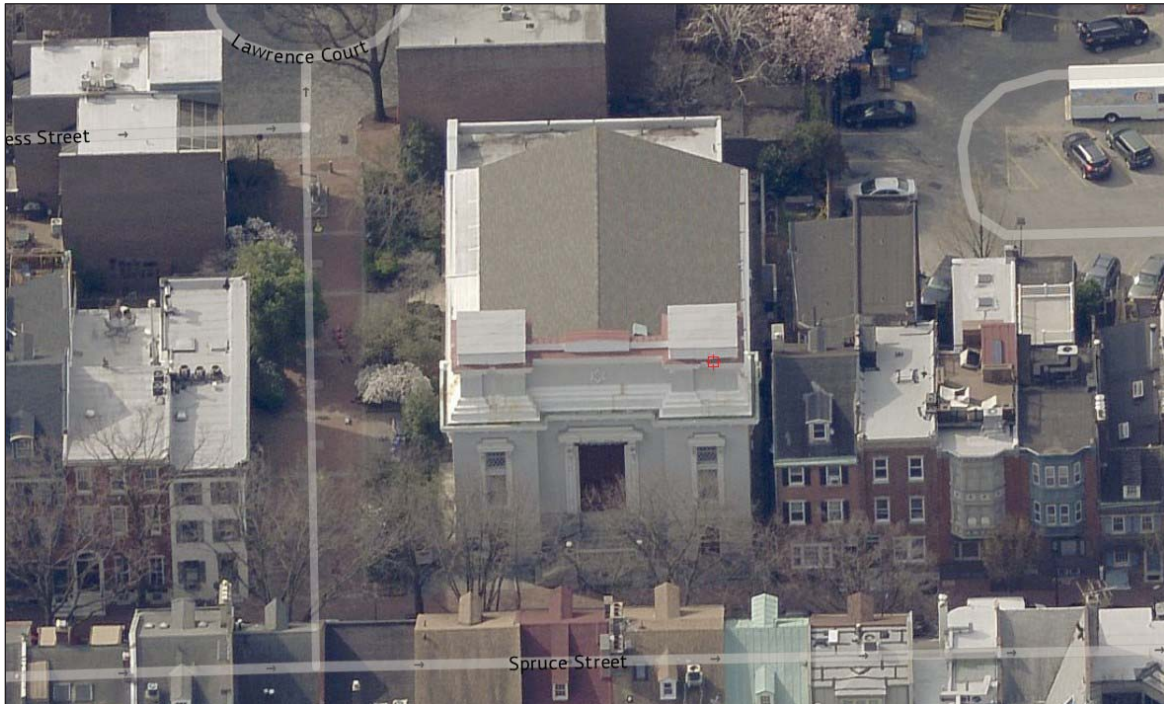


Image 1: View of front façades of synagogue and rowhouse along Spruce Street.



Image 2: View of synagogue's west elevation.

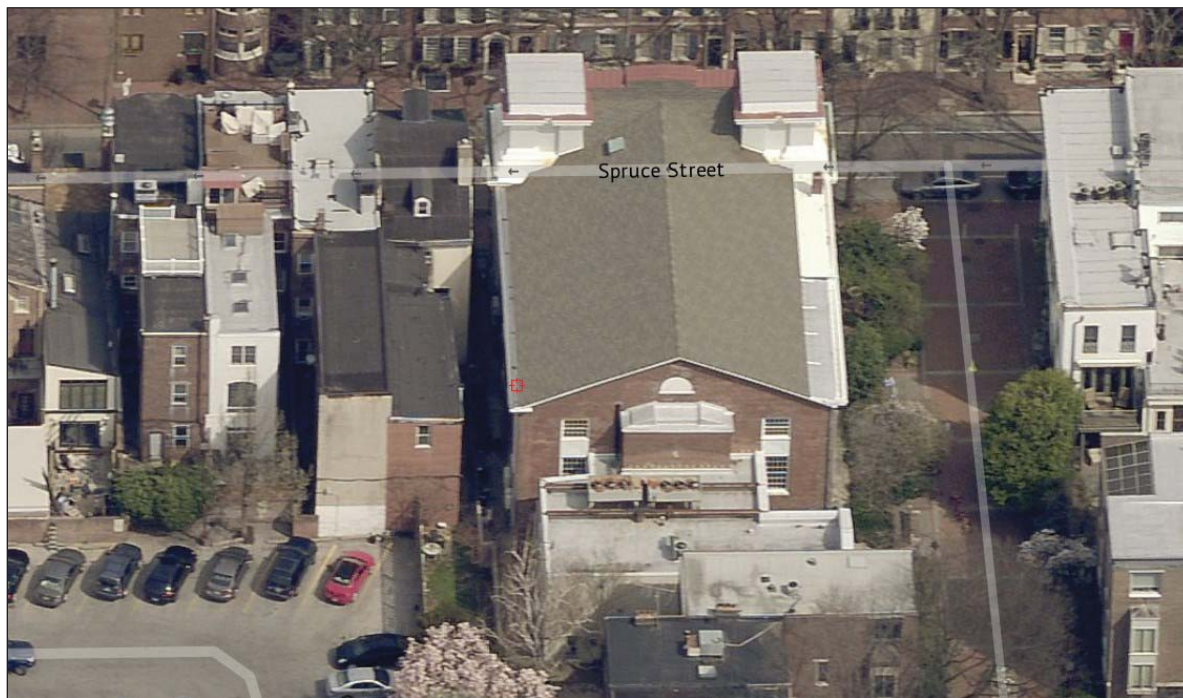


Image 3: Rear view of buildings.

417 North 8th Street, Suite 504 Philadelphia, Pennsylvania 19123

Telephone: 215.829.0084
Facsimile : 215.829.9695

David B. Brawer, AIA, LEED AP
Michael I. Hauptman, AIA

November 4, 2019

Jonathan Farnham, Ph.D.
Director
Philadelphia Historical Commission
1515 Arch St.
13th Floor
Philadelphia, PA 19102

Re: Society Hill Synagogue
418-430 Spruce Street
Philadelphia, PA 19106

Dear Mr. Farnham:

Society Hill Synagogue, which purchased the adjacent rowhouse at 430 Spruce Street several years ago, wishes to construct a connecting two-story link that will serve as a lobby at both levels, house an elevator, and provide handicapped access to toilet rooms in the renovated rowhouse. The rowhouse interior will be totally renovated to also contain 2 nursery school and 4 religious school classrooms. No changes are proposed to the visible exterior of the rowhouse with the exception of the roof, which will receive new asphalt shingles. Existing windows and door will remain.

The two-story link will have a simple glass exterior with clear finish aluminum mullions. We are proposing signage comprised of pin-mounted letters on a stone veneer adjacent to the link's entrance. No changes are proposed for the synagogue's exterior.

This project had been approved in concept in July 2007 for a more extensive addition and renovation. We are looking for a final approval on this submission. We are confident that this time the project will be moving forward to completion. We look forward to making a presentation to the Architectural Committee at the November meeting.

Sincerely,



Michael Hauptman, AIA
Brawer & Hauptman, Architects

PPLIC TION FOR BUILDING PE MIT

PPLIC TION # _____

(Please complete all informat on below and print clearly)



CITY O PHILA ELPHIA
EP TMENT OF LICENSES AND INSPECTIONS
 MUNICIPAL SERVICES BUILDING – CONCOURSE
 1401 JOHN F. KENNEDY BOULEVARD
 PHILADELPHIA, PA 19102
 For more informat on visit us at www.phila.gov/li

ADDRESS OF PROPOSED CONSTRUCTION:

418-430 Spruce St. Philadelphia, PA 19106

APPLIC NT:

Christian Kaulius

COMPANY NAME

Brawer & Hauptman Architects

PHONE # 215-829-0084

FAX # 215-829-0084

PROPE TY OWNER'S NAME:

Society Hill Synagogue

PHONE # 215-992-6590

FAX # 215-992-6599

ARCHITECT/ENGINEER IN ESPONSIBLE CH RGE

Michael Hauptman

ARCHITECT/ENGINEERING IRM:

Brawer & Hauptman Architects

PHONE # 215-829-0084

FAX # 215-829-0084

CONTR CTOR:

No contractor selected at time of submission

CONTR CTING COMPANY:

PHONE #

FAX #

PPLIC NT'S A ESS:

417 N. 8th St. #504

Philadelphia, PA 19123

LICENSE #

E-MAIL: ckaulius@brawerhauptman.com

PROPERTY OWNER'S ADDRESS:

418-430 Spruce St.

Philadelphia, PA 19106

ARCHITECT/ENGINEERING FIRM ADDRESS:

417 N. 8th St. #504

Philadelphia, PA 19123

LICENSE # 8431X

E-MAIL: mhauptman@
brawerhauptman.com**CONTRACTING COMPANY ADDRESS:**

LICENSE #

E-MAIL:

USE OF BUILDING/SPACE

Expansion of existing house of worship and accessory uses from 418 Spruce into 430 Spruce

ESTIMATED COST OF WORK

\$ 1,500,000.00

BRIEF ESCRIPTION OF WORK:

The project consists on the refitting of an existing rowhome, currently a residential building, into a space that will house, classrooms, gathering spaces, a new stair and an elevator. A new enclosure will be constructed between the synagogue and the rowhome which will connect both buildings and serve as a lobby space for both as well as circulation on the upper floors. Modifications to some existing spaces within the synagogue will also be part of the project scope, including demolition of rooms on the lower level, new ceilings and floor finishes. This project will be partially sprinklered - the row home and connecting addition will be fully sprinklered while the existing worship space will remain (unsprinklered).

TOTAL RE UNDERGOING CONSTRUCTION: 7,686 square feet**COMPLETE THESE ITEMS I APPLICABLE TO THIS APPLICATION:**

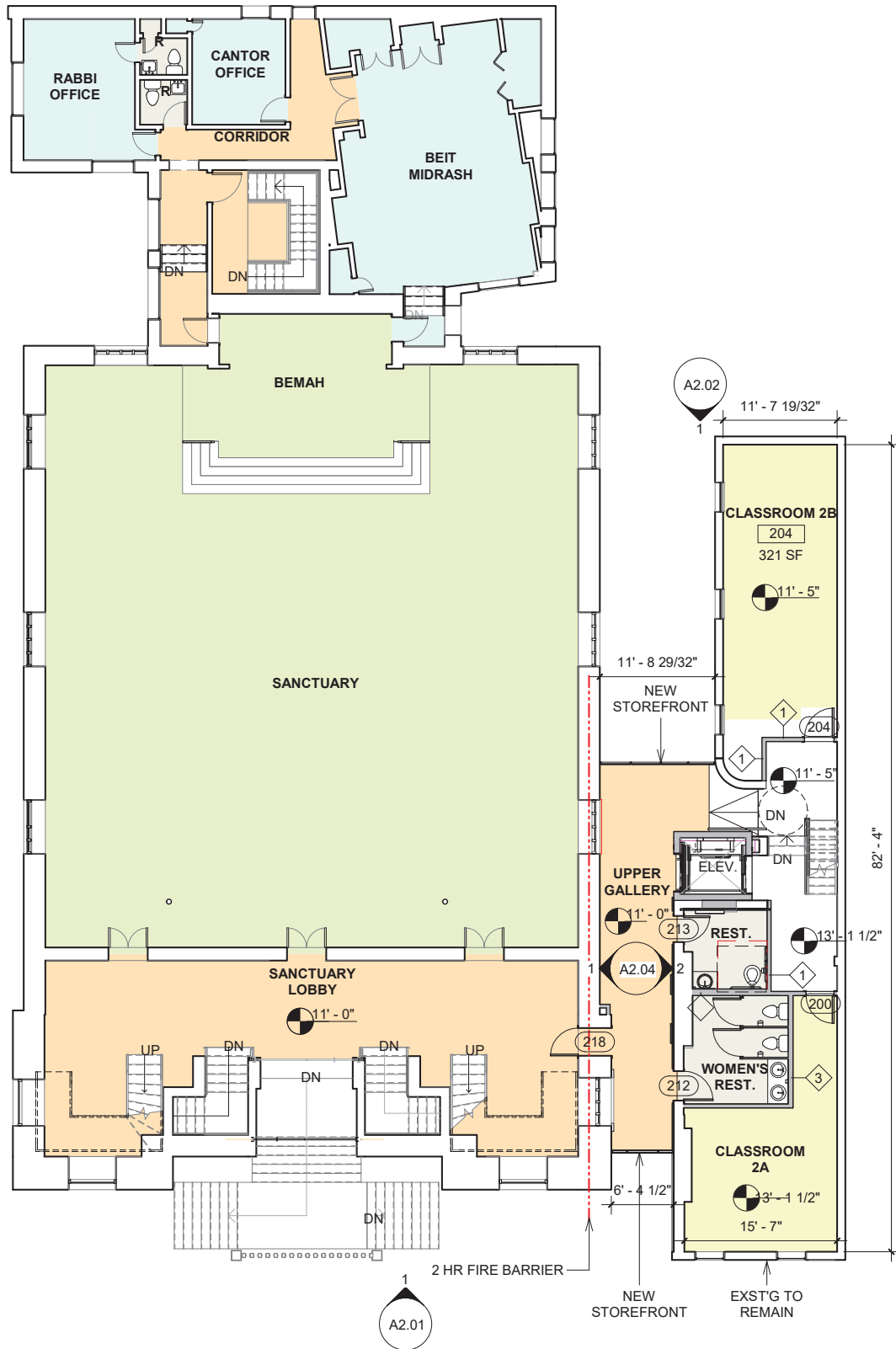
OF NEW SPRINKLER HE S (suppression system permits only): _____ LOCATION OF SPRINKLERS: _____

OF NEW REGISTERS/DIF SERS (hvac/ductwork permits only): _____ LOCATION OF STANDPIPES: _____

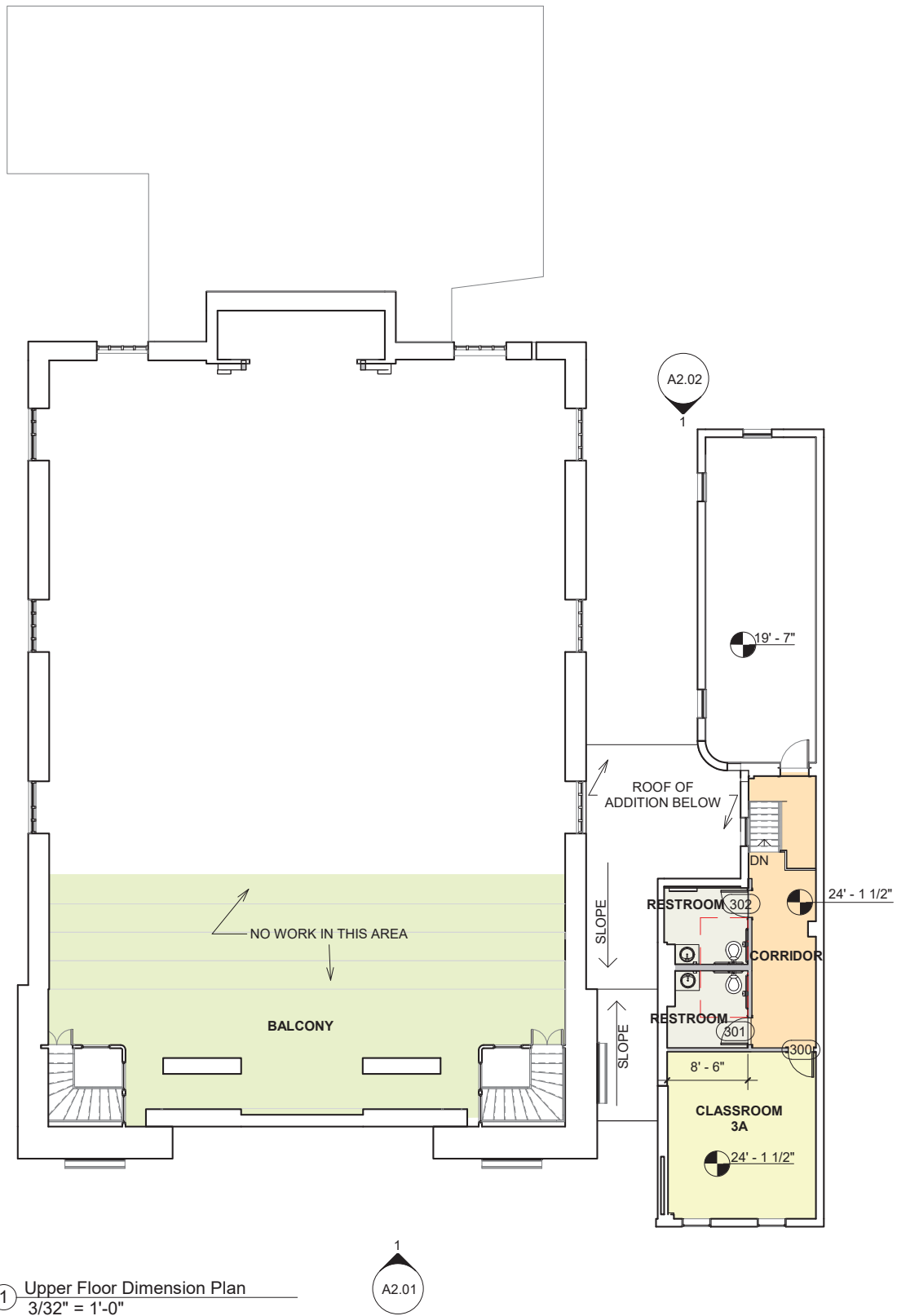
IS THIS APPLICATION IN RESPONSE TO A VIOLATION? ☒ NO ☐ YES**VIOLATION #:** _____

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 SIGNAT RE: **DATE:** 11 / 04 / 2019



① Main Floor Dimension Plan
3/32" = 1'-0"

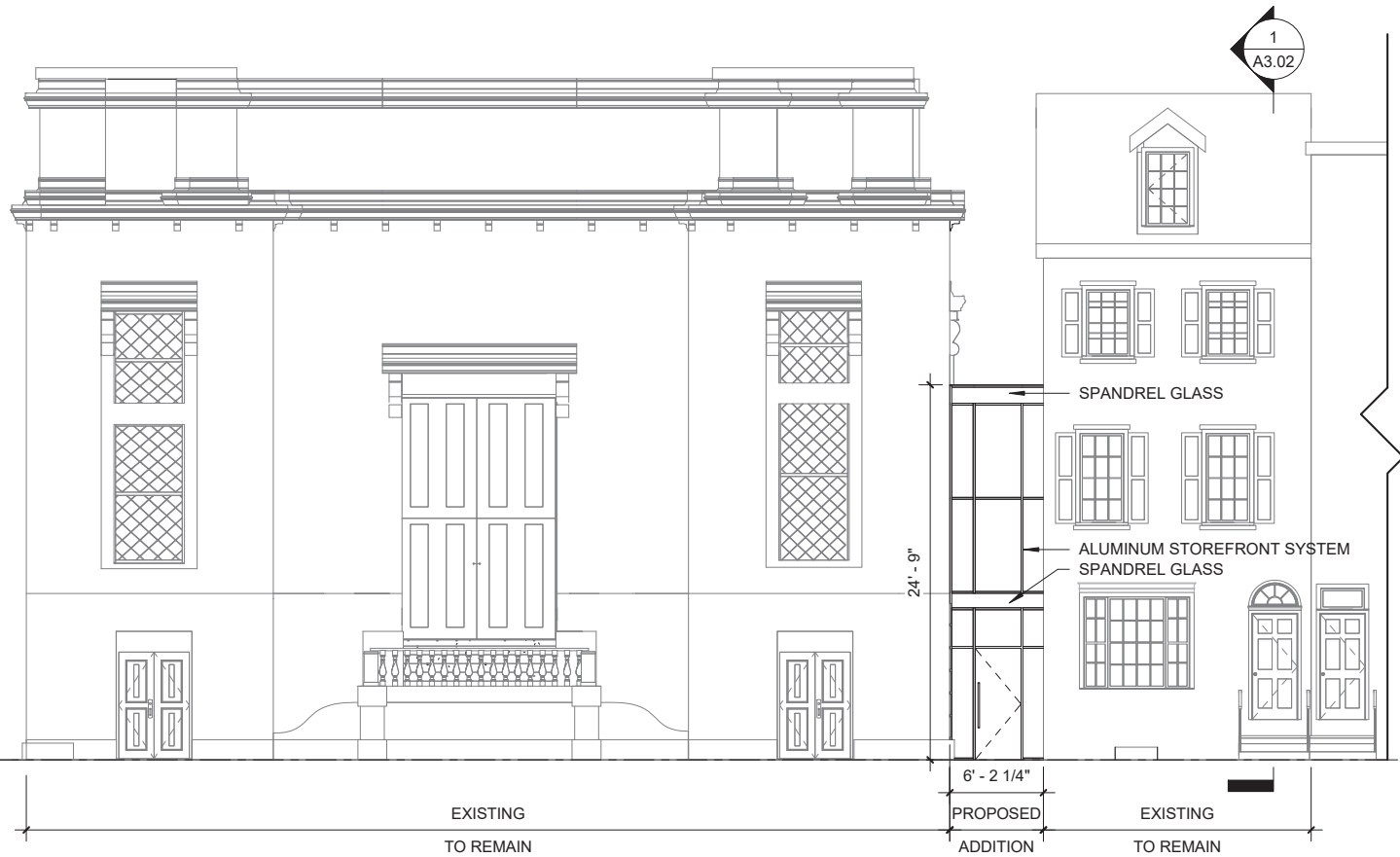


● Synagogue Roof
45' - 0"

● Synagogue
Balcony Floor
25' - 11"

● Synagogue
Main Floor
11' - 0"

● Synagogue Level
0' - 0"



① Spruce Street Elevation
1/8" = 1'-0"

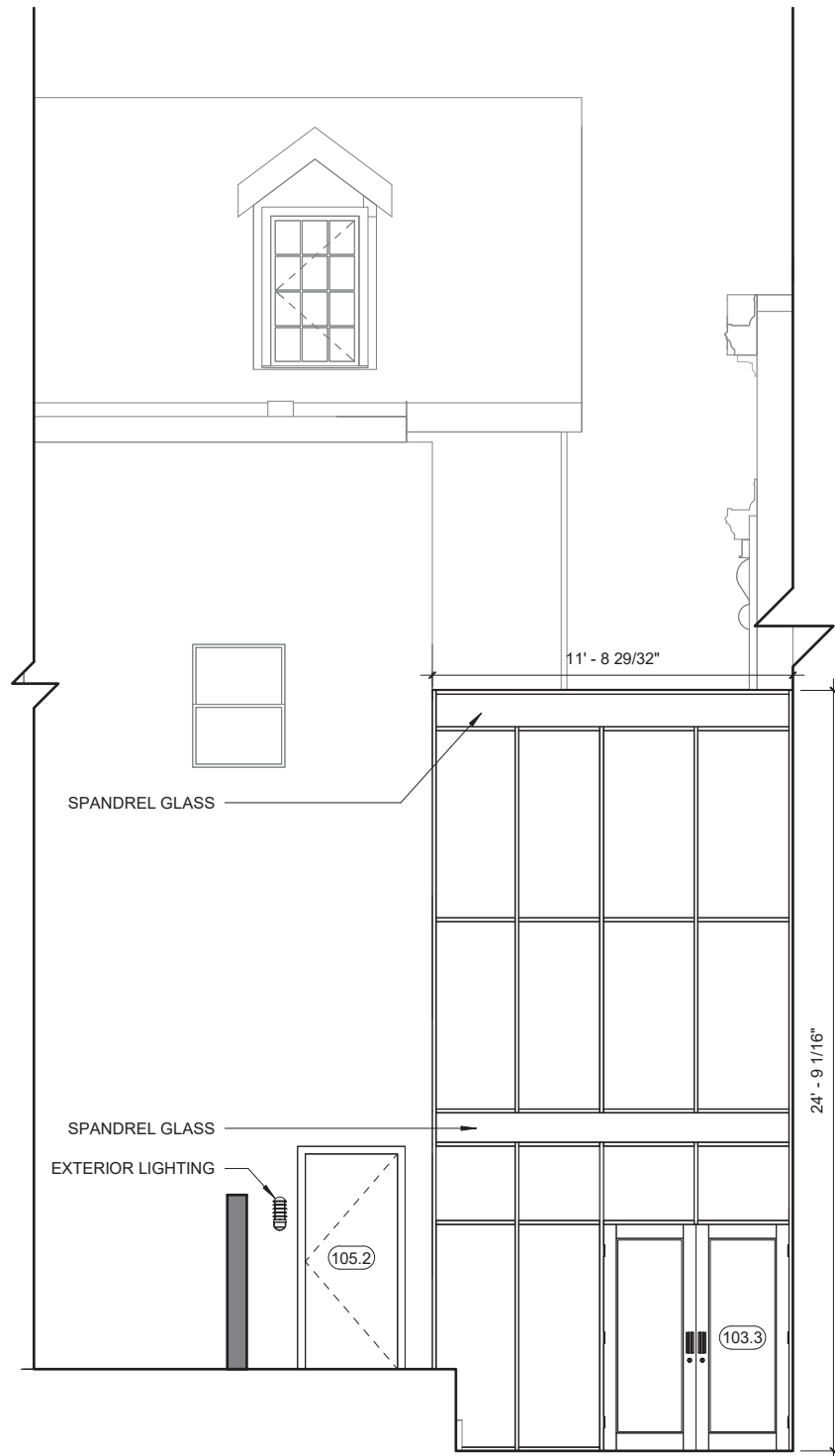
**Brawer Architects
Hauptman LLC**
417 N. 8th Street, Suite 504
Philadelphia, Pennsylvania 19123
Telephone : 215.829.0084
www.brawerhauptman.com

**Society Hill Synagogue
418-430 Spruce**

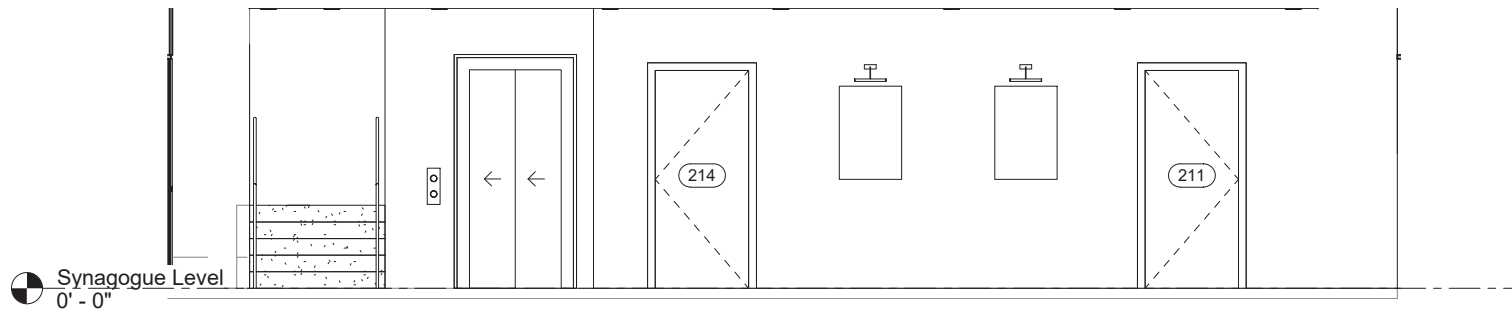
Front Elevation

Project number	1954	A2.01
Date	11/04/2019	
		Scale 1/8" = 1'-0"

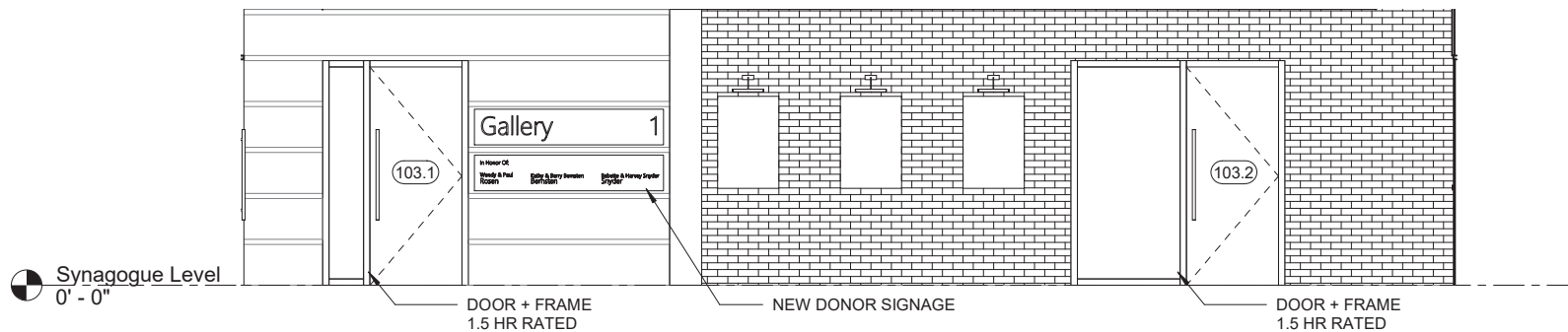
11/04/2019



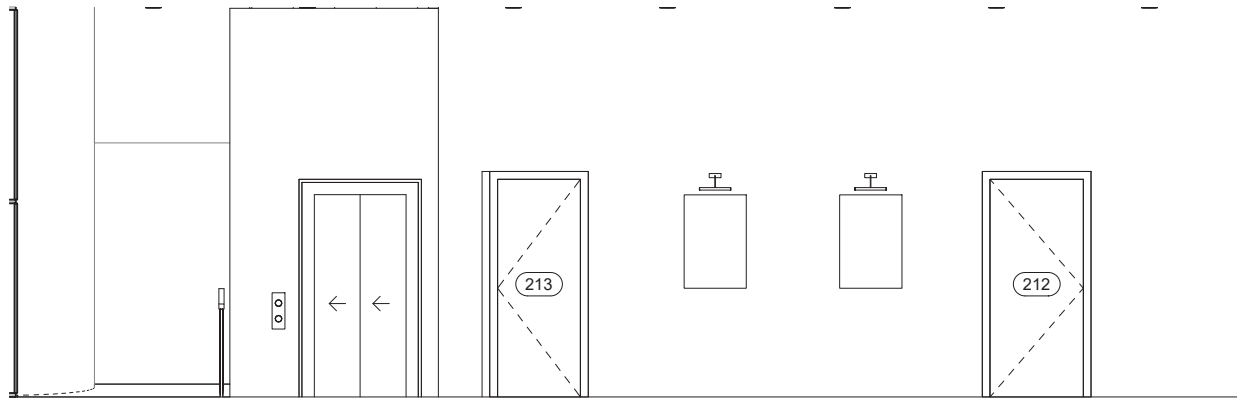
① Rear Exterior Elevation
1/4" = 1'-0"



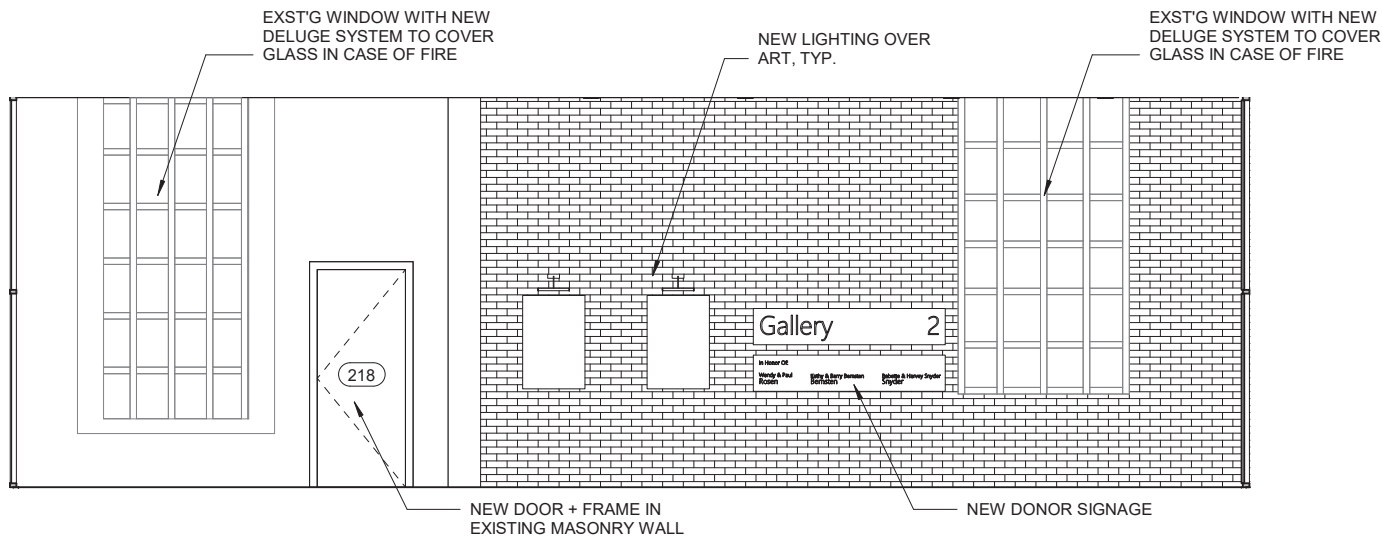
② Gallery 1 - West Elevation
1/4" = 1'-0"



① Gallery 1 - East Elevation
1/4" = 1'-0"



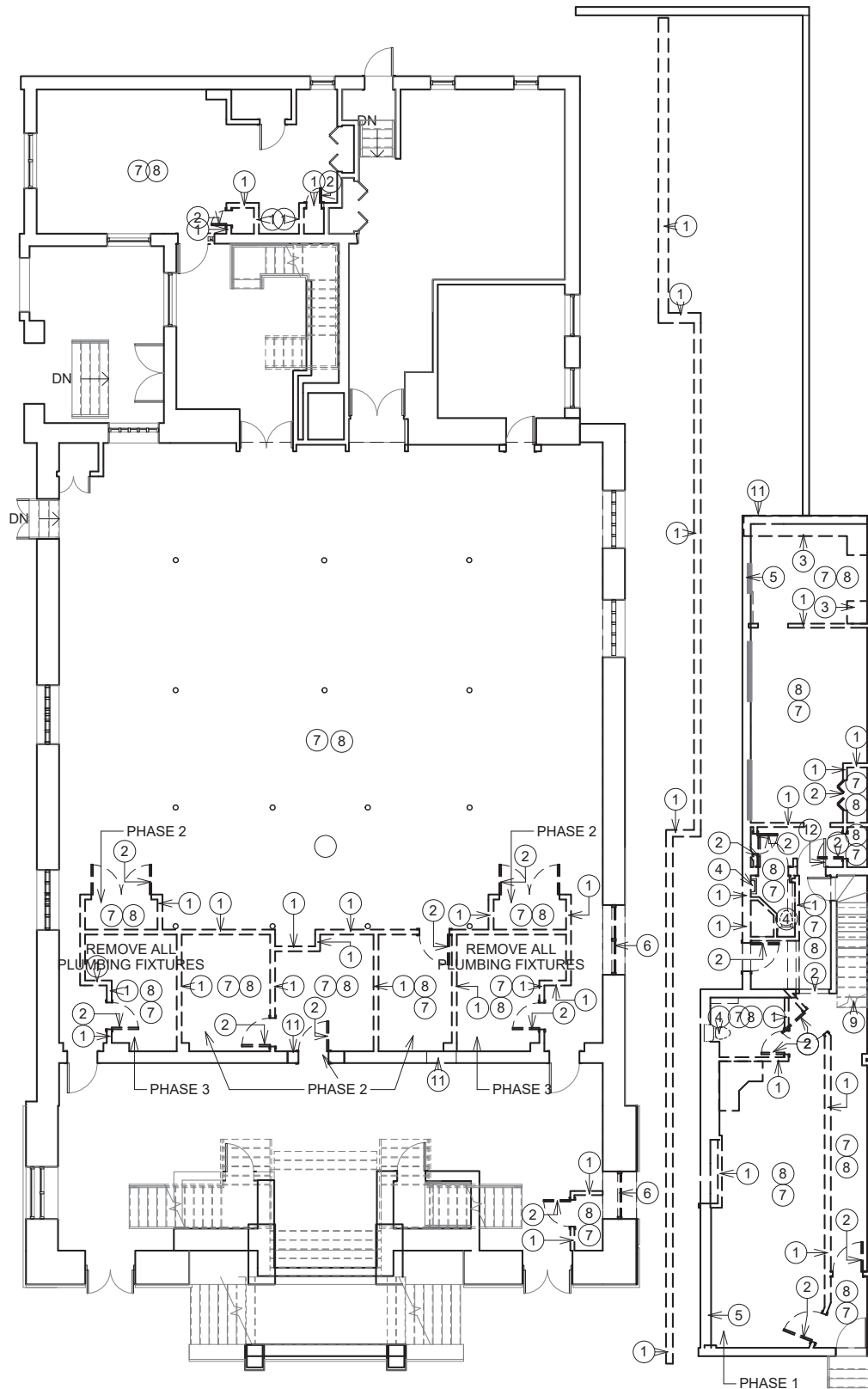
② Gallery 2 - West Elevation
1/4" = 1'-0"



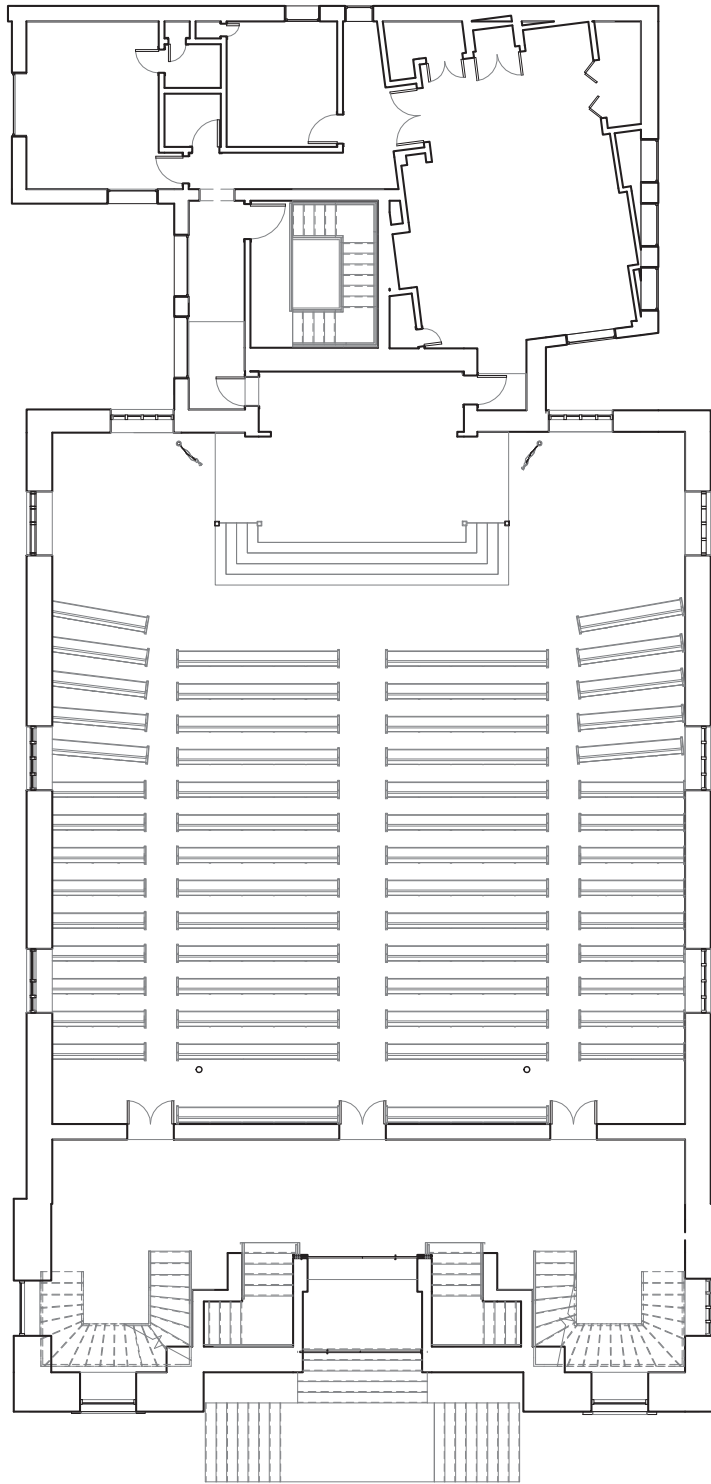
① Gallery 2 - East Elevation
1/4" = 1'-0"

DEMOLITION SCHEDULE	
Key Value	Keynote Text
1	REMOVE WALL AS INDICATED
2	REMOVE DOOR AS INDICATED
3	REMOVE MILLWORK AS INDICATED
4	REMOVE PLUMBING FIXTURE AS INDICATED
5	REMOVE HEATER AS INDICATED
6	REMOVE WINDOW AND PREPARE OPENING FOR NEW DOOR
7	REMOVE FLOORING AND PREPARE FOR NEW FINISHES AS REQUIRED
8	REMOVE CEILING AND PREPARE FOR NEW CEILING
9	REMOVE STAIRS AS INDICATED
10	REMOVE WINDOW AS INDICATED
11	REMOVE WALL SECTION AND PREP OPENING FOR NEW DOOR AND FRAME
12	REMOVE DOOR AND PREP FOR REUSE
13	CREATE NEW OPENING IN EXISTING WALL AND PREP FOR NEW DOOR AND FRAME

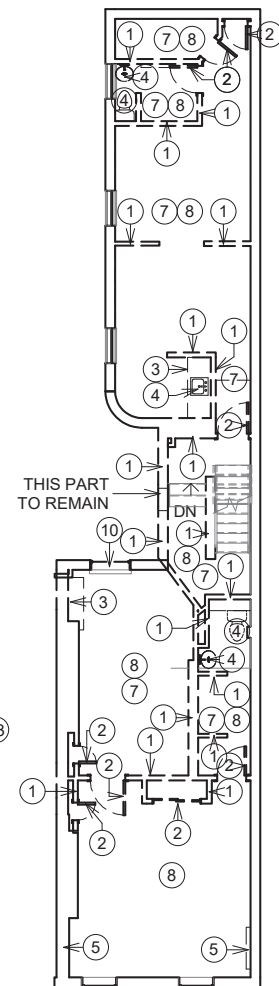
GENERAL DEMOLITION NOTES	
1.	THE GENERAL CONTRACTOR SHALL TAKE ALL RESPONSIBLE PRECAUTIONS AGAINST DAMAGING AN EXISTING CONSTRUCTION AND FINISHES. ANY DAMAGE CAUSED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED AT HIS EXPENSE TO THE COMPLETE SATISFACTION OF THE OWNER. PROTECT ALL EXISTING FINISHES THAT ARE TO REMAIN AS REQUIRED THROUGHOUT THE DEMOLITION AND SUBSEQUENT CONSTRUCTION.
2.	THE CONTRACTOR IS RESPONSIBLE FOR INSURING THE STRUCTURAL STABILITY AND THE PROTECTION OF THE EXISTING STRUCTURE FROM DAMAGE DURING THE COURSE OF THE WORK. THIS SHALL INCLUDED SUPPLYING AND INSTALLING SHORING, BRACING, AND ANY OTHER ITEMS NECESSARY FOR SUCH PROTECTION AND STABILITY.
3.	ALL DEMOLITION AND CONSTRUCTION DEBRIS AND ASSOCIATED RUBBISH IS TO BE REMOVED FROM THE SITE AND DISPOSED OF IN A MANNER THAT IS IN COMPLIANCE WITH ALL RELEVANT CODES AND REGULATIONS.
4.	ALL EXISTING WALL SURFACES DAMAGED DURING CONSTRUCTION SHALL BE PATCHED, REPAIRED, AND PAINTED TO MATCH EXISTING ADJACENT CONDITIONS.
5.	ALL ABANDONED MECHANICAL EQUIPMENT AND EXPOSED PLUMBING FIXTURES SHALL BE REMOVED UNLESS OTHERWISE NOTED ON THE DRAWINGS. CONCEALED LINES SHALL BE CAPPED AND ABANDONED. THE MECHANICAL AND PLUMBING SUB-CONTRACTORS ARE RESPONSIBLE FOR DETERMINING WHAT EQUIPMENT AND FIXTURES, IF ANY, ARE TO REMAIN AND INFORMING THE CONTRACTOR OF THEIR FINDINGS. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE EQUIPMENT AND FIXTURES THAT ARE TO REMAIN.
6.	ALL ABANDONED ELECTRICAL EQUIPMENT, BOXES, WIRE, TROUGHS, RECEPTACLES, SWITCHES, CONDUITS, LIGHTS, AND OTHER ASSOCIATED FIXTURES SHALL BE REMOVED OR CUT BACK TO WALL, CEILING OR FLOOR STRUCTURE AND SHALL BE PERMANENTLY CAPPED UNLESS OTHERWISE NOTED ON THE DRAWINGS.
7.	DEMOLITION CONTRACTOR IS RESPONSIBLE FOR MAINTAINING AND PROTECTING ALL PLUMBING, ELECTRICAL, AND MECHANICAL FEATURES THAT SERVICE FLOORS ABOVE AND BELOW THE CONTRACT AREA. THESE FEATURES INCLUDE, BUT ARE NOT LIMITED TO: STANDPIPES, HEATING PIPES, ROOF DRAINS, ELECTRICAL FEEDS, SOIL LINES VENT STACKS, EXHAUST DUCTS, AND FIRE ALARM SYSTEM.
8.	LIMIT OF CONSTRUCTION SHOWN IS FOR GENERAL CONSTRUCTION PURPOSES. IT MAY BE NECESSARY FOR CONSTRUCTION TO EXTEND BEYOND THIS LIMIT FOR THINGS SUCH AS MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION, AND CUTTING / PATCHING / FINISHING AS REQUIRED TO COMPLETE THE WORK SHOWN.



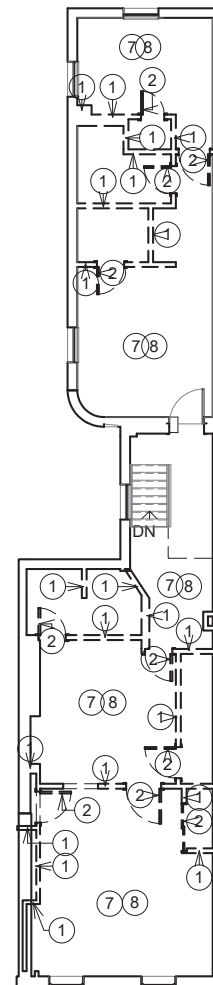
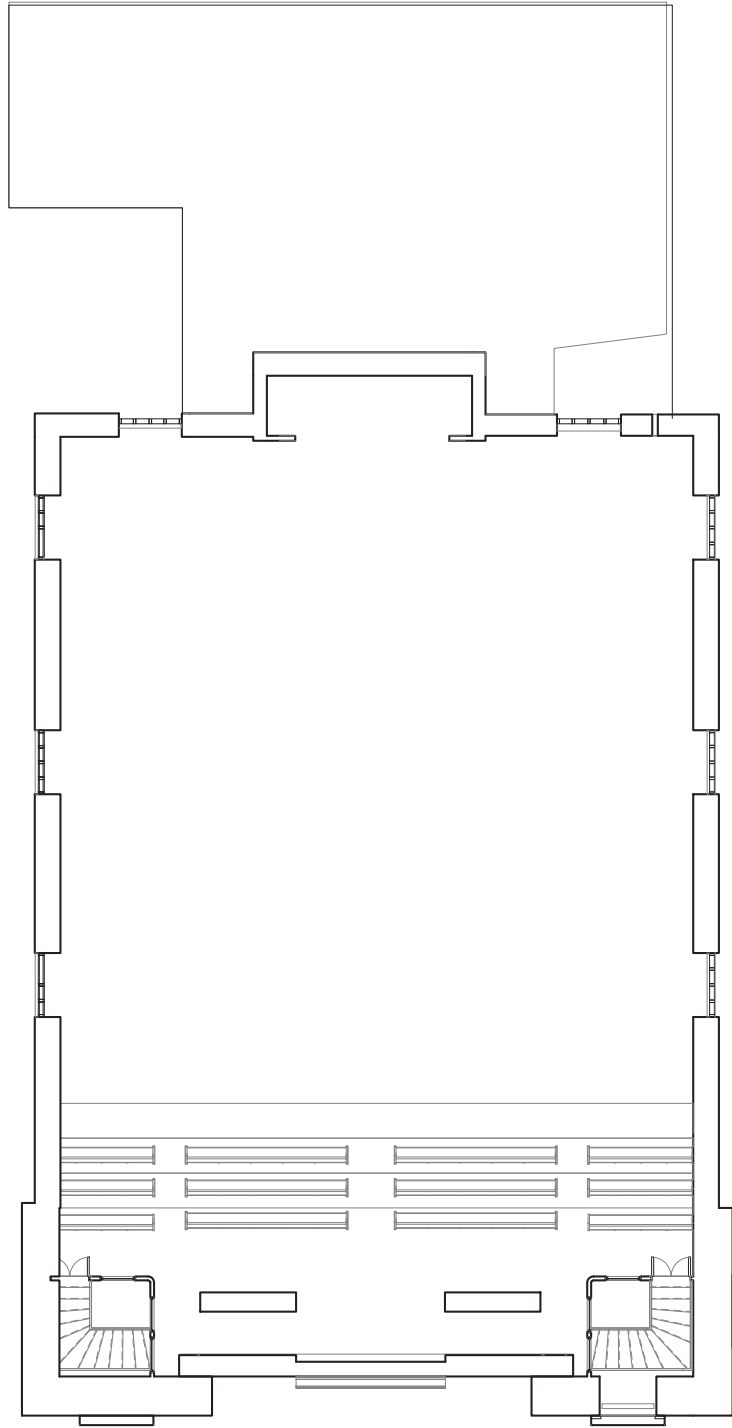
① Lower Floor Demolition Plan
3/32" = 1'-0"



NOTE: SYNAGOGUE DEMOLITION TO BE PHASED IN ORDER TO MAINTAIN BATHROOMS OPERABLE AND IN SAFE CONDITIONS.



① Main Floor Demolition Plan
3/32" = 1'-0"



1 Balcony Floor Demolition Plan
3/32" = 1'-0"







418 Spruce St. - Front
19 Sept. 2019



430 Spruce St. - Front
19 Sept. 2019



418 Spruce St. - Rear
19 Sept. 2019



430 Spruce St. - Rear/Side of Addition
19 Sept. 2019



418 Spruce (Front) toward 430 Spruce (front)
19 September 2019



500 Cypress St Lot toward back of 418-430 Spruce St.
19 September 2019