

ADDRESS: 338 SPRUCE ST

Proposal: Demolish rear and side additions; construct rear and side additions

Review Requested: Final Approval

Owner: 338 Spruce LLC

Applicant: Kevin Rasmussen, Rasmussen/Su

History: 1790; Williams-Hopkinson House; façade restored 1960

Individual Designation: 6/26/1956, 4/30/1957

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

Staff Contact: Kim Chantry, kim.chantry@phila.gov, 215-686-7660

BACKGROUND:

This application proposes to demolish two non-historic one-story side and rear additions, and construct a one-story addition at the side and a three-story addition at the rear. The existing one-story rear addition proposed for demolition was approved by the staff in 2017 and replaced a twentieth-century kitchen addition. The existing one-story side addition likely dates to c.1960, when approval was granted to demolish and rebuild all or part of extensions at the rear. The first-floor rear of this building is not visible from the public right-of-way owing to a one-story garage. The visible second and third floors of the proposed rear addition would be clad in painted lap siding and the roofline of the rear addition would hit the existing rear ell slightly below the roofline. No work is proposed to the front façade.

SCOPE OF WORK

- Demolish non-original side and rear additions.
- Construct side and rear additions.

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 will not destroy historic materials, features, and spatial relationships that characterize the property. The new works shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*
 - The removal of non-original additions and construction of new additions at the rear ell of 338 Spruce Street does not destroy historic materials, features, and spatial relationships that characterize the property. The proposed rear addition is differentiated from the red brick of the rear ell and is compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

STAFF RECOMMENDATION: Approval, 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

ADDRESS OF PROPOSED CONSTRUCTION:

338 Spruce Street, Philadelphia, PA 19106

APPLICANT:

Kevin C. Rasmussen AIA
COMPANY NAME Rasmussen/Su

PHONE # _____ FAX # _____

PROPERTY OWNER'S NAME:

338 Spruce LLC

PHONE # (201) 417-3249 FAX # _____

ARCHITECT/ENGINEER IN RESPONSIBLE CHARGE

Kevin C. Rasmussen AIA

ARCHITECT/ENGINEERING FIRM:

Rasmussen/Su

PHONE # (215) 769-5965 FAX # _____

CONTRACTOR:

CONTRACTING COMPANY:

PHONE # _____ FAX # _____

APPLICANT'S ADDRESS:

1710 North Street
Philadelphia, PA 19130

LICENSE # _____ E-MAIL: _____

PROPERTY OWNER'S ADDRESS:

338 Spruce Street
Philadelphia, PA 19106

ARCHITECT/ENGINEERING FIRM ADDRESS:

1710 North Street
Philadelphia, PA 19130

LICENSE # RA0166691 E-MAIL: kr@rasmussen-su.com

CONTRACTING COMPANY ADDRESS:

LICENSE # _____ E-MAIL: _____

USE OF BUILDING/SPACE

Single-family attached dwelling

ESTIMATED COST OF WORK

\$ _____

BRIEF DESCRIPTION OF WORK:

Alterations and additions including demolition of existing one-story rear and side additions, construction of a 1st-floor rear & side addition with partial roof terrace, construction of a 2nd & 3rd-floor rear addition, and related modifications to existing masonry openings in the rear ell.

TOTAL AREA UNDERGOING CONSTRUCTION: approximately 5,650 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: ____/____/____

13 January 2020

Kim Chantry
Philadelphia Historical Commission
One Parkway, 13th Floor
1515 Arch Street
Philadelphia, PA 19102

RE: 338 Spruce Street Renovations & Additions
Description of Proposed Improvements

Dear Kim:

Thank you for your time on the phone with me last month discussing preliminary concepts for 338 Spruce Street. Proposed exterior improvements are described in the drawings and images attached to this letter (fifteen 11 x 17 sheets total) and consist primarily of the following:

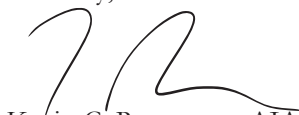
- 1) The demolition of two non-original, one-story side and rear additions, neither of which are visible from the street or structurally integrated with the original masonry building;
- 2) The construction of a new one-story addition with partial roof terrace, none of which will be visible from the street;
- 3) The construction of a small 2nd and 3rd-floor rear addition, proposed as framed construction with lap siding, to be set back slightly from the side wall and below the roofline of the existing rear ell; and
- 4) Related modifications to existing masonry openings in the existing rear ell.

Note that the modification to the rear dormer that we discussed is NOT included as part of this application. Since we talked, we were able to reconfigure the layout of the 4th floor to work with existing dormer and roofline.

This home and particularly its rear ell is shallower than its neighbors, which, in combination with its situation on a deep lot, creates a significant setback from Cypress Street and substantially reduces its presence and visibility from the rear. We've included several images and diagrams for context, but I encourage you and any other interested parties to visit the site and walk Cypress Street personally to get the most accurate understanding possible of how the structure relates to the rest of the block.

We look forward to presenting the project to the Architectural Committee and the Commission in the coming weeks. In the meantime, please do not hesitate to reach out if you require any more information.

Sincerely,



Kevin C. Rasmussen AIA LEED AP

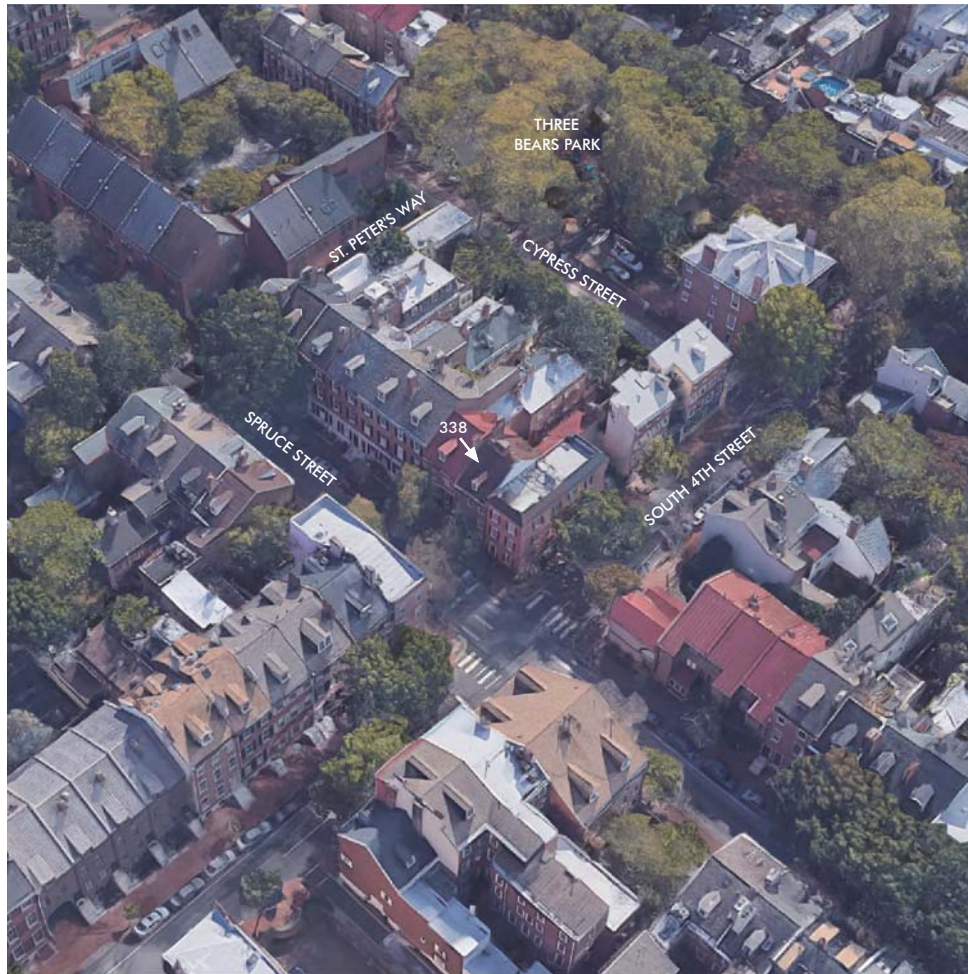
copy to: *Jordan & Rebecca Fishman; Vivian Su; file*



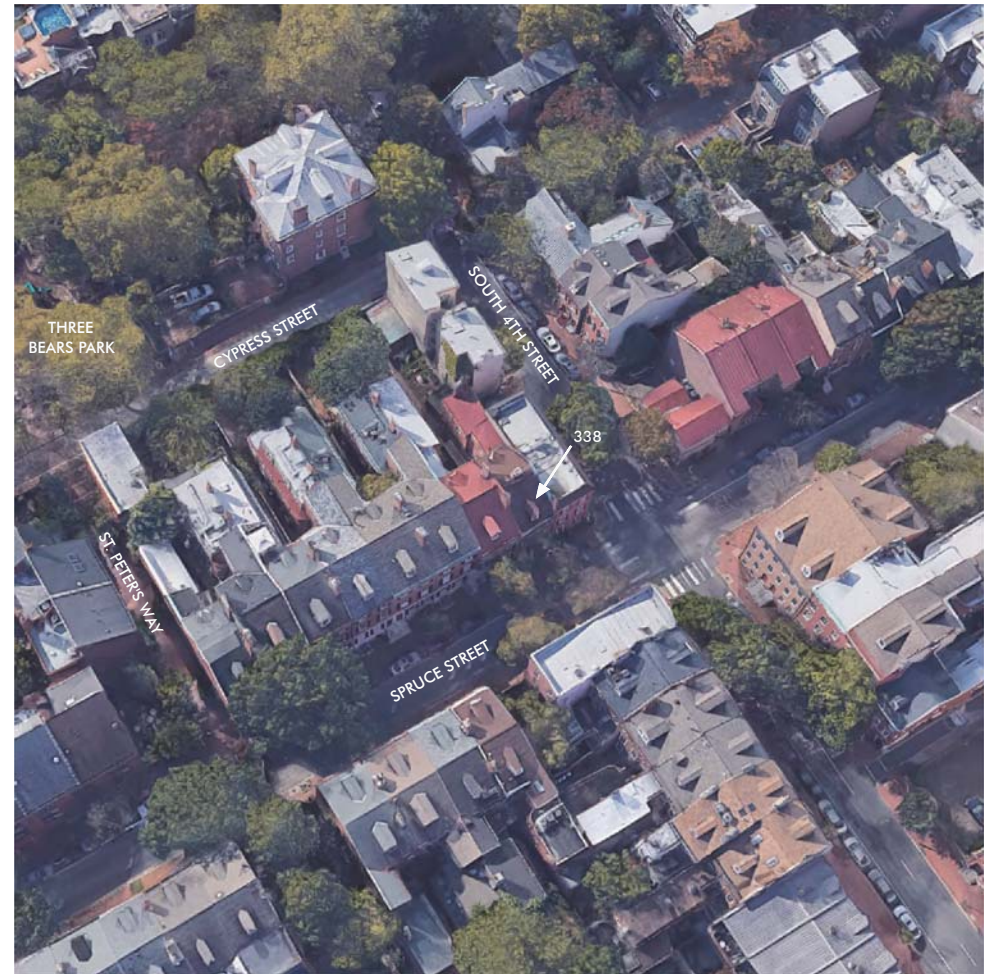
338 Spruce LLC
338 Spruce Street
Philadelphia, PA 19106

AERIAL VIEW

RASMUSSEN / SU
13 January 2020



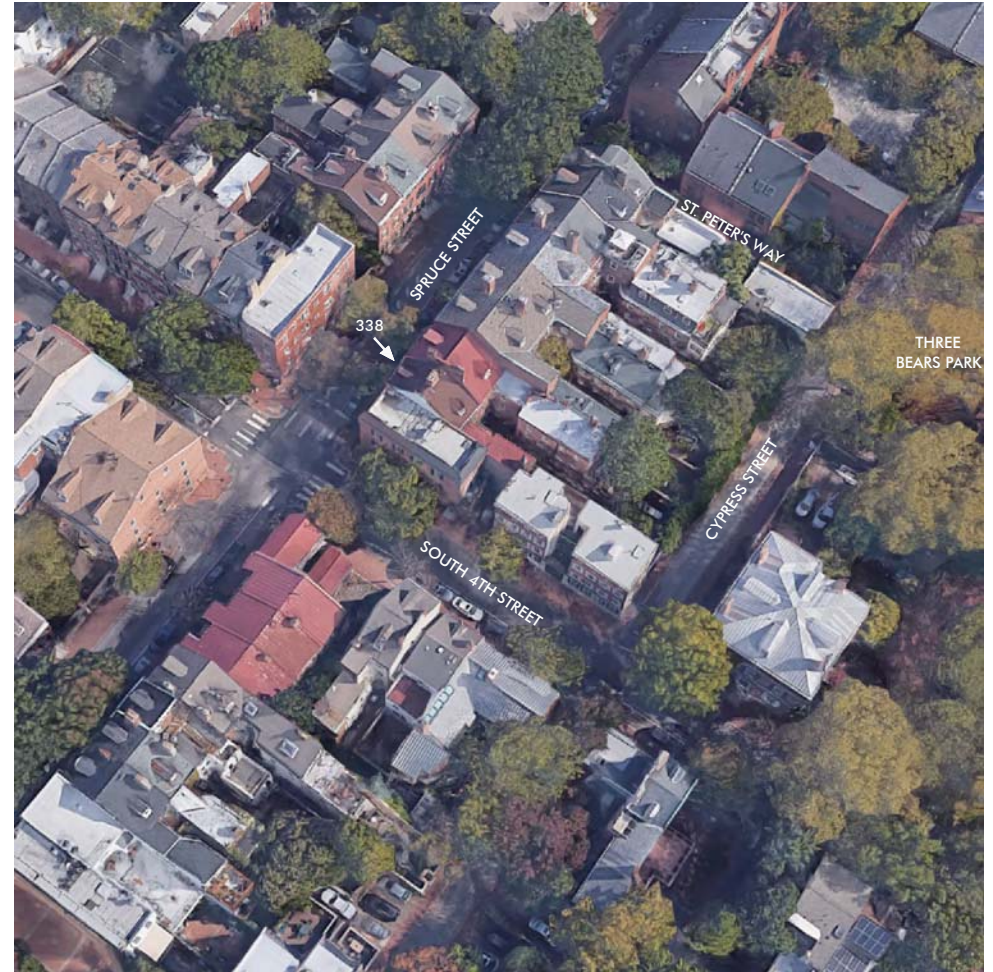
AERIAL VIEW FROM NORTHWEST



AERIAL VIEW FROM NORTHEAST



VIEW FROM SOUTHEAST



VIEW FROM SOUTHWEST

338 Spruce LLC
 338 Spruce Street
 Philadelphia, PA 19106

AERIAL VIEWS

RASMUSSEN / SU
 13 January 2020

338



VIEW FROM SPRUCE STREET LOOKING SOUTHEAST

338



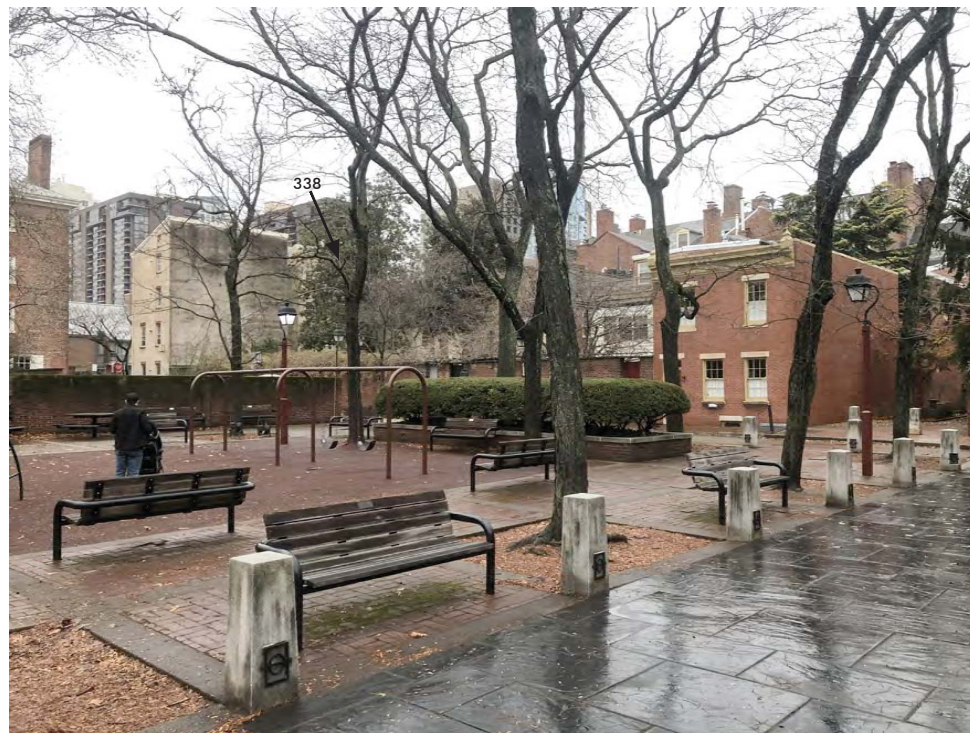
VIEW FROM SPRUCE STREET LOOKING SOUTH

338



VIEW FROM CYPRESS & SOUTH 4TH STREET LOOKING EAST

338



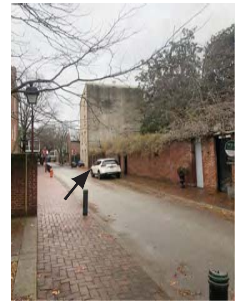
VIEW FROM THREE BEARS PARK LOOKING NORTHWEST



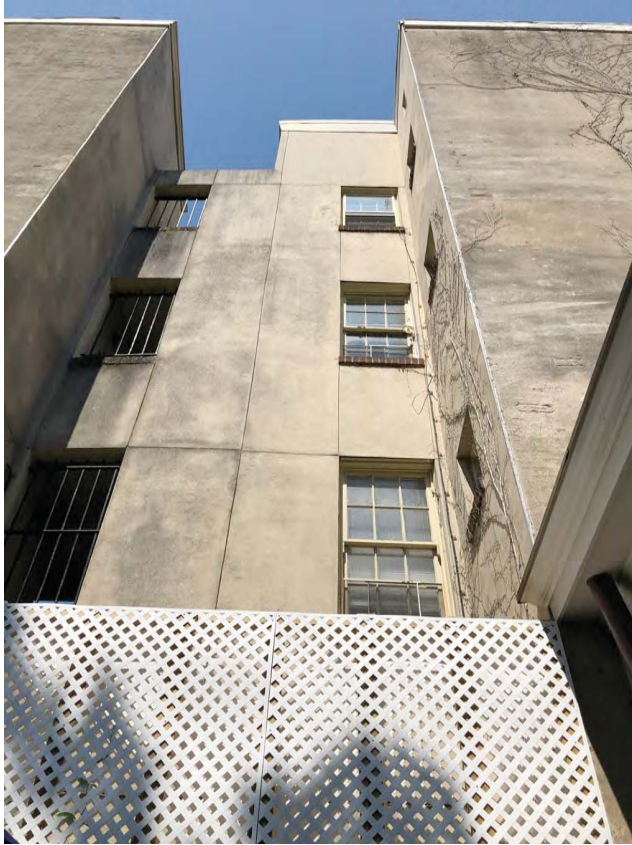
FROM WEST



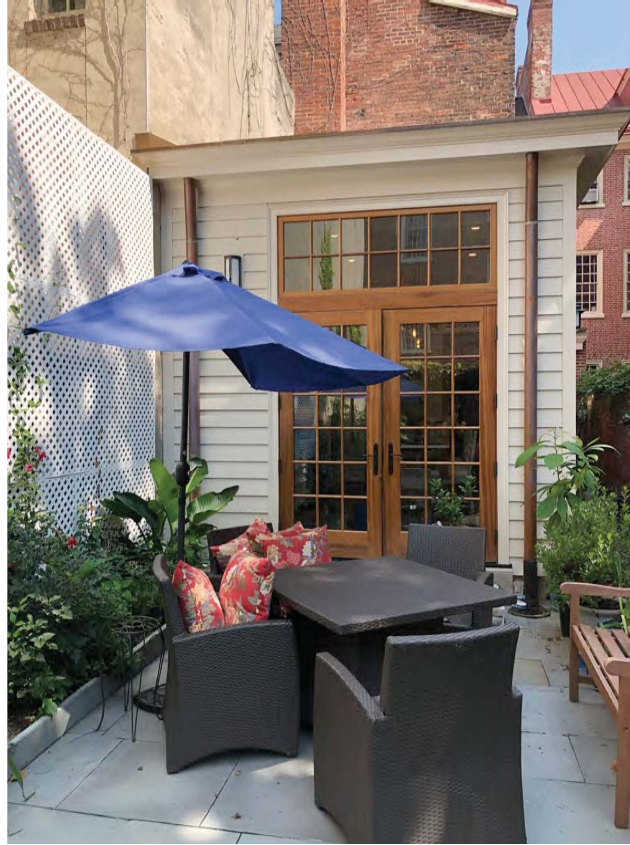
VIEW LOOKING SOUTH



FROM EAST



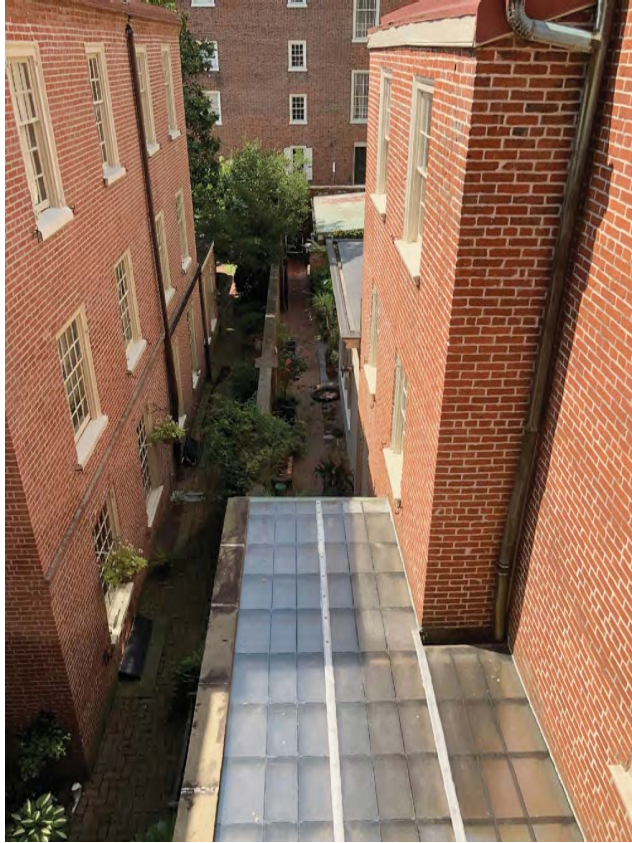
LOOKING WEST AT EXISTING NEIGHBORING PROPERTY



LOOKING NORTH AT EXISTING REAR ADDITION



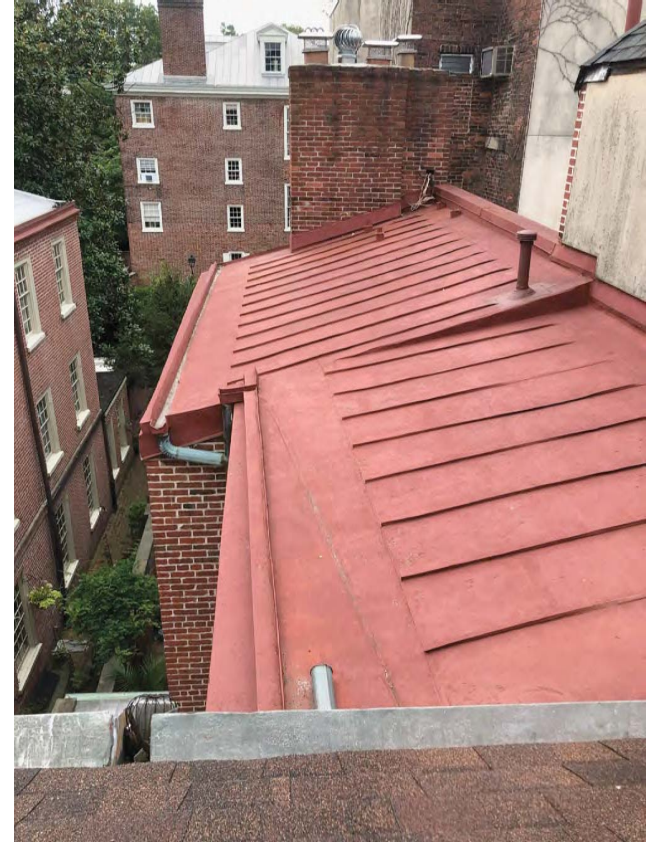
LOOKING NORTH AT EXISTING REAR AND SIDE ADDITIONS



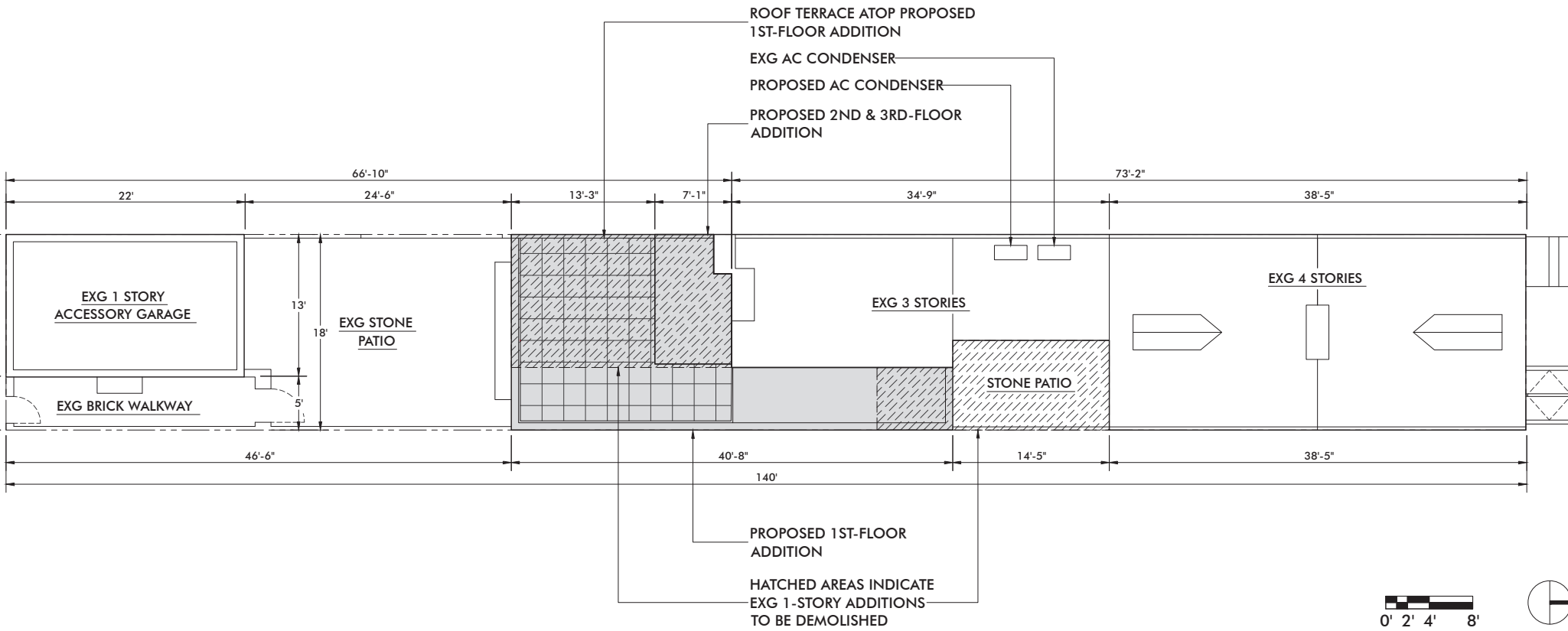
LOOKING SOUTH OVER EXISTING SIDE ADDITION

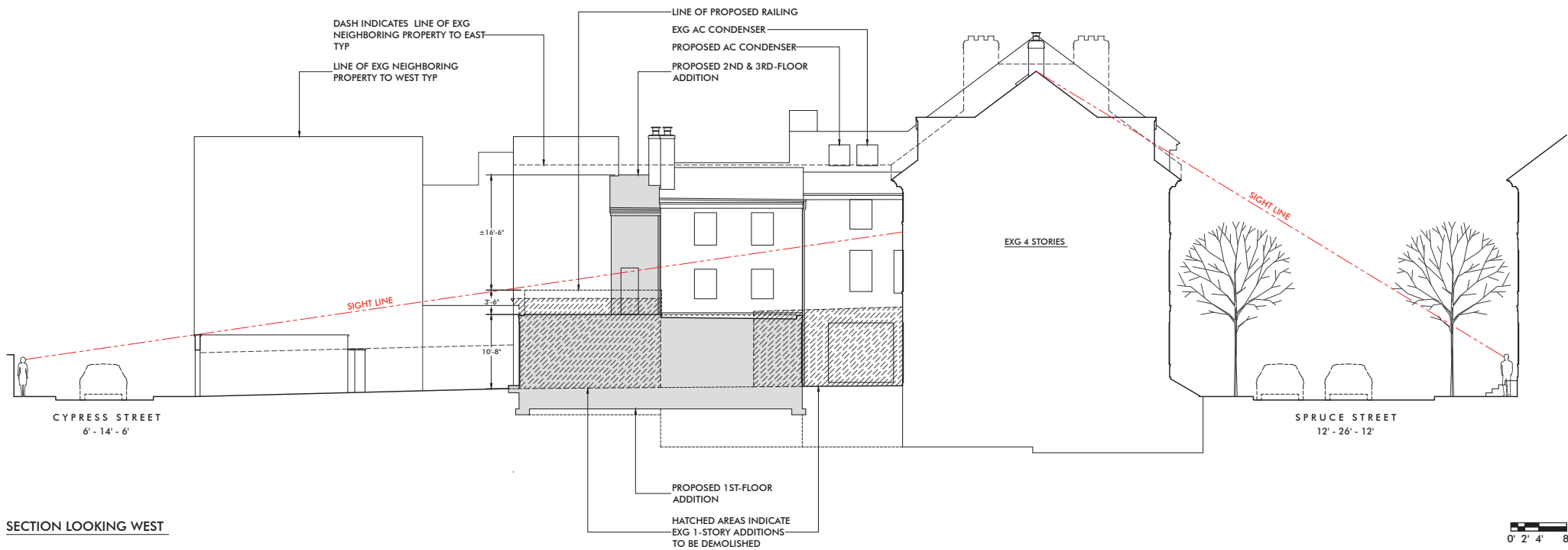


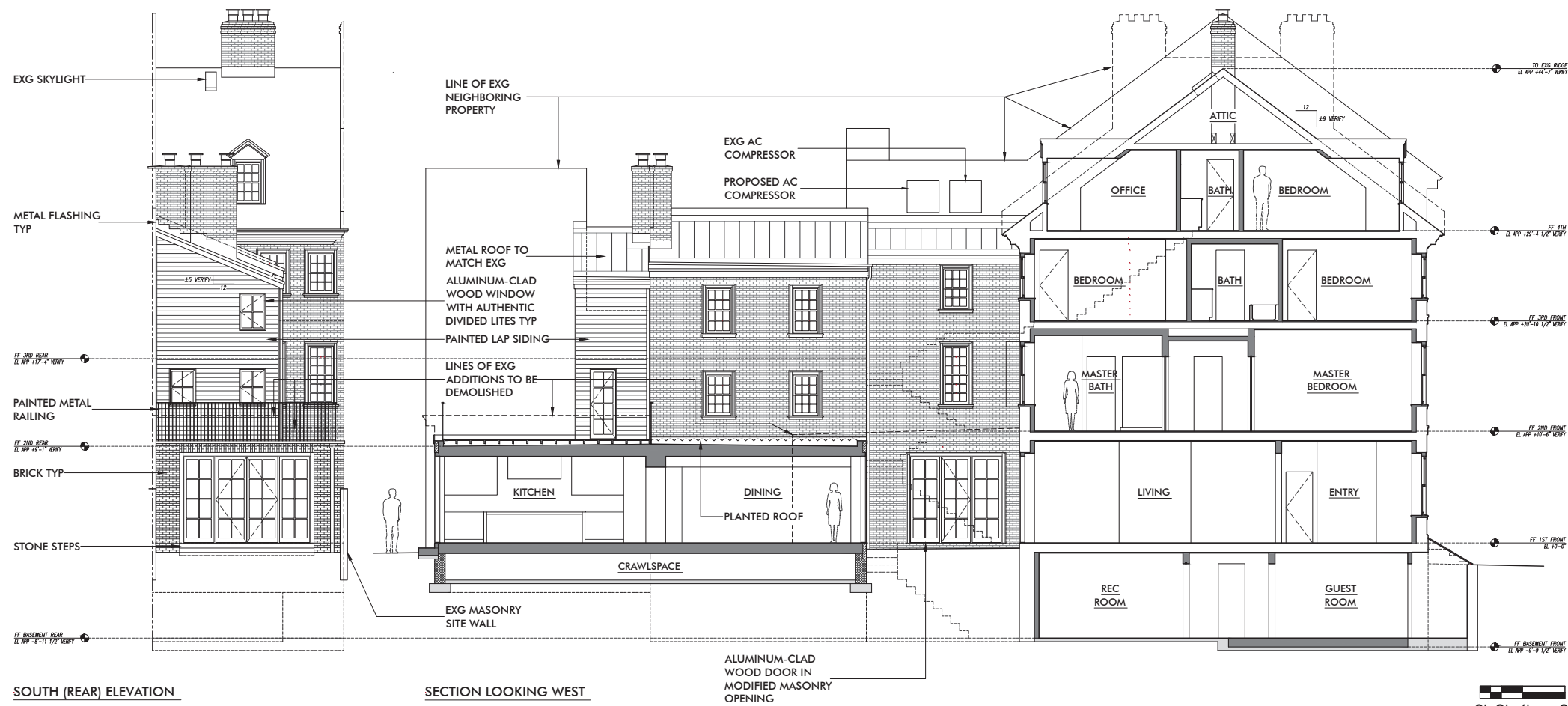
LOOKING SOUTH AT EXISTING CORNICE

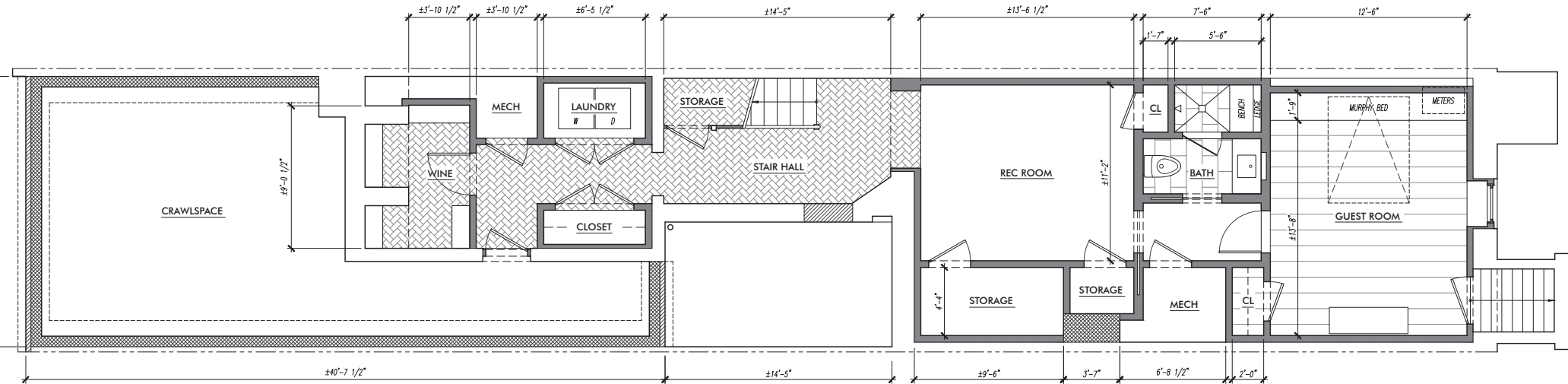


LOOKING SOUTH OVER EXISTING ROOFS

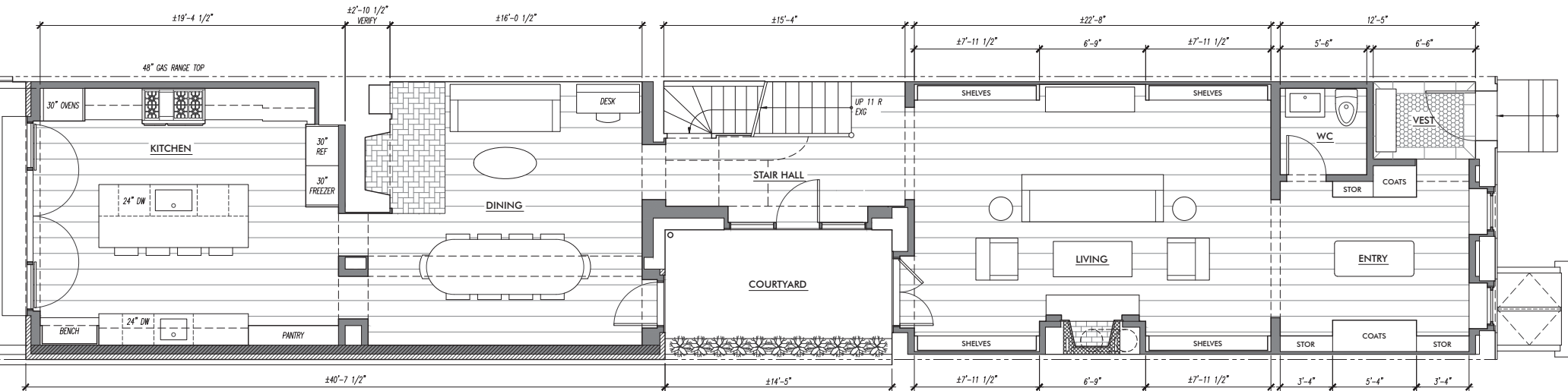






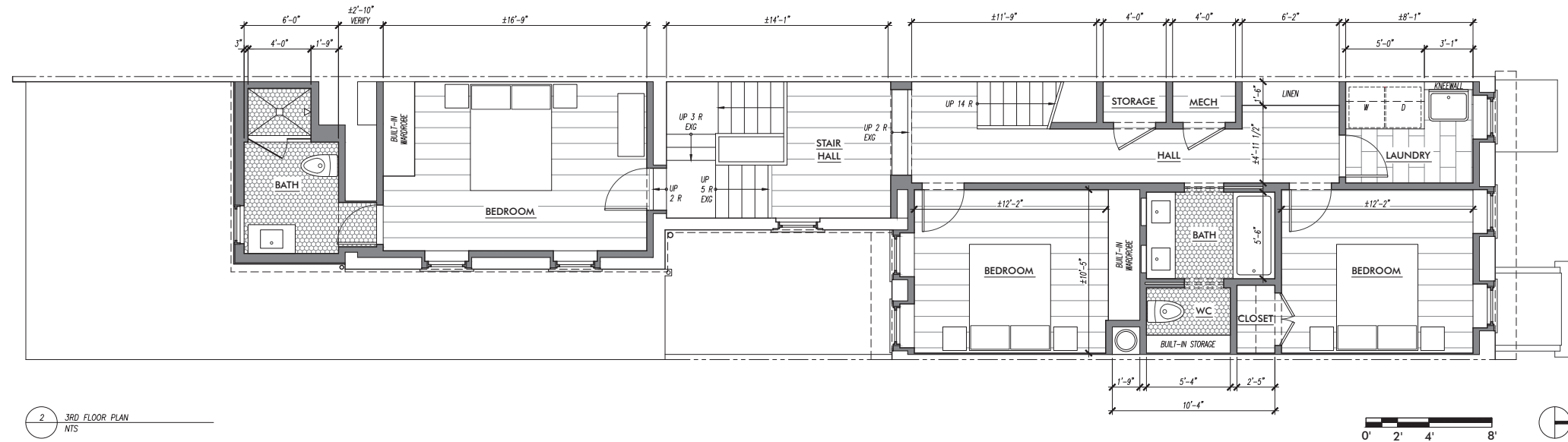
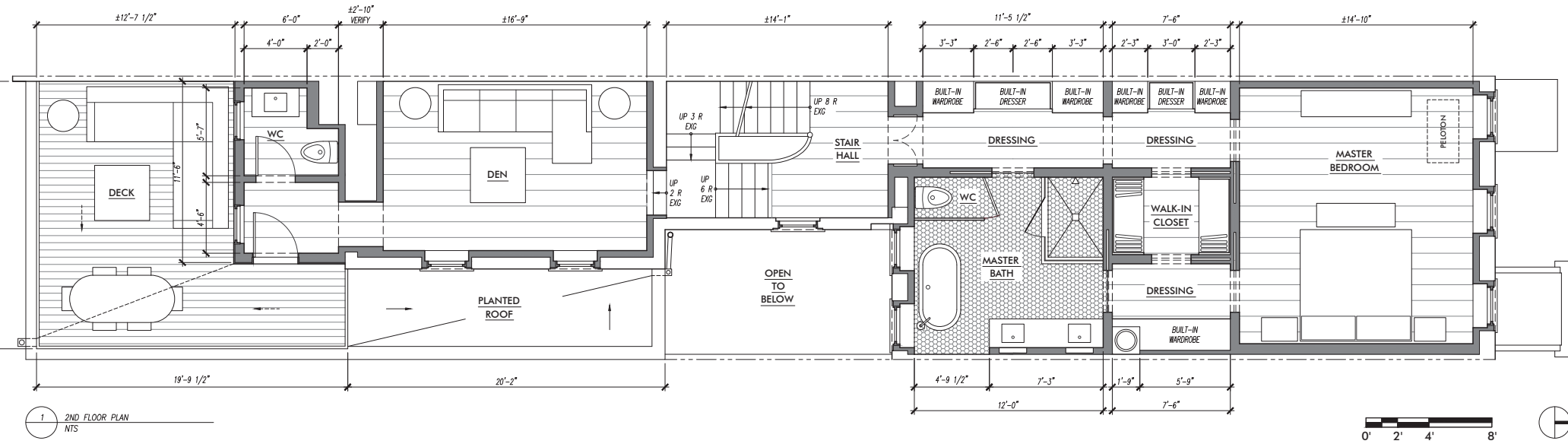


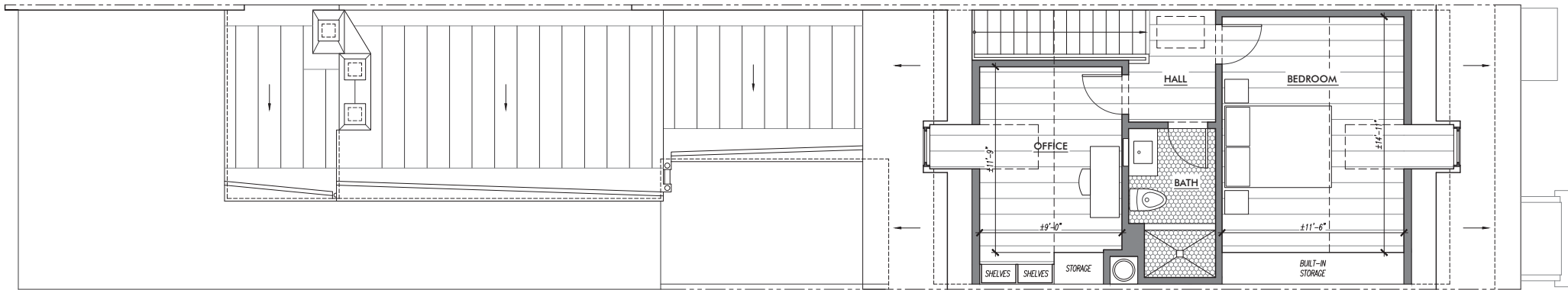
1 BASEMENT FLOOR PLAN
NTS



2 1ST FLOOR PLAN
NTS







1 4TH FLOOR PLAN
NTS

0' 2' 4' 8'



