

ADDRESS: 1917 BRANDYWINE ST

Proposal: Legalize deck railings and garage door; install pergolas

Review Requested: Final Approval

Owner: Kathy Jordan

Applicant: Stephen Jenkins, SJ Design Build

History: 1859

Individual Designation: 11/6/1975

District Designation: Spring Garden Historic District, Contributing, 10/11/2000

Staff Contact: Megan Cross Schmitt, megan.schmitt@phila.gov, 215-686-7660

BACKGROUND:

This individually designated building is also a contributing structure within the Spring Garden Historic District. The district inventory describes it as an Italianate rowhouse constructed ca. 1859.

When the applicant applied for the Historical Commission's approval to install pergolas at the rear of the property that would cover the existing parking area and the two rear decks, the Historical Commission's staff learned that other work that had been done at the rear of the house had not been reviewed or approved by the Historical Commission. Of the two most recent building permit applications in the Commission's files, one was for mechanical equipment (approved on 05/02/2016) and the other was for interior renovations (approved on 05/02/2016). Neither proposed any work to the exterior of the building, and therefore there is no record of the Historical Commission's approval for the installation of the new railings at the decks, what appears to be new stucco, or the installation of the metal garage door. This application seeks to legalize the unpermitted work and an approval for the pergolas.

SCOPE OF WORK

- Legalize existing railings at the rear decks.
- Legalize existing metal garage door.
- Install a new pergola structure to cover the ground story parking area.
- Enclose the second-story deck with a screen and cover it with a new pergola.
- Install an open roof pergola at third-story rear deck.

STANDARDS FOR REVIEW:

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

- *Standard 2: The historic character of a property will be retained and preserved. The removal of distinct materials or alterations of features, spaces, and spatial relationships that characterize a property will be avoided.*
 - The work proposed is to a secondary façade that faces Wilcox Street, which is used almost entirely for parking, either within garages or on a surface lot. The images available from 2015 do not show that the rear possessed distinctive materials or features that were lost as a result of the illegal work. The staff contends that legalizing the existing railings and garage door would not compromise features, spaces or spatial relationships that characterize the property.
 - The staff contends that the installation of the pergolas above the parking area and at the decks would not cause the removal of character-defining features.
 - The staff requests that a sample of the polycarbonate panels is provided for review.

STAFF RECOMMENDATION: Approval, provided that the garage door mechanism that currently projects into Wilcox Street is relocated to the interior of the parking area and is not visible from the right of way, and a sample of the polycarbonate panels is reviewed prior to final approval, pursuant to Standard 2.



Figure 1. View of rear of 1917 Brandywine Street. August 2019. atlas.phila.gov



Figure 2. View of rear of 1917 Brandywine Street. August 2015. atlas.phila.gov

1917 Brandywine Street
Philadelphia Historical Commission
January/February 2020

APPLICATION FOR BUILDING PERMIT

APPLICATION #

1015524

(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:

1917 BRANDYWINE ST

APPLICANT:

STEPHEN JENKINS

COMPANY NAME

SS DESIGN BUILDPHONE # 267 679 6657 FAX #

PROPERTY OWNER'S NAME:

KATHY JORDANPHONE # 267 973 8143 FAX #

ARCHITECT/ENGINEER IN RESPONSIBLE CHARGE

DANIEL BANKS P.E.

ARCHITECT/ENGINEERING FIRM:

DANIEL BANKS ENGINEERINGPHONE # 610 649 7479 FAX #

CONTRACTOR:

STEPHEN JENKINS

CONTRACTING COMPANY:

SS DESIGN BUILDPHONE # 267 679 6657 FAX #

USE OF BUILDING/SPACE

RESIDENTIAL

APPLICANT'S ADDRESS:

422 WARICK RDWYNNWOOD PA 19096LICENSE # 34429 E-MAIL: SJENKINS678@gmail.com

PROPERTY OWNER'S ADDRESS:

1917 BRANDYWINE ST

ARCHITECT/ENGINEERING FIRM ADDRESS:

LICENSE #

E-MAIL:

CONTRACTING COMPANY ADDRESS:

422 WARICK RDWYNNWOOD PA 19096

LICENSE #

E-MAIL:

ESTIMATED COST OF WORK

\$ 42 000

BRIEF DESCRIPTION OF WORK:

COVER EXISTING PARKING SPACE
WITH COVERED STRUCTURE, RENOVATE
EXISTING 2nd + 3rd FL. DECKS

TOTAL AREA UNDERGOING CONSTRUCTION: 400

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: [Signature]DATE: 7.10.19

City of Philadelphia Historic Commission
1515 Arch Street, 13th Floor
Philadelphia PA, 19102
January 13, 2020

Dear Historic Commissioners and Staff,

Thank you for the opportunity to submit a proposal for Exterior Renovations: Planned Improvements for the rear yard of property owner, C. Kathleen Jordan at 1917 Brandywine Street, Philadelphia PA 19130. All renovations proposed are for the existing north facing façade with existing rear yard access and parking, opening onto and viewed from the Wilcox Street/Alley.

The property as reflected in the "As Built" Plans was purchased on 10/21/2016 from a local builder, John Loonstyn as he completed his renovations as detailed in the "As Built Plans". His renovation work included exterior alterations as noted on the existing rear façade [facing North], into the Wilcox Street/Alley: New exterior decks with metal railings on the second and third floors, exterior doors and windows on all three floors, and a ground level Overhead Garage Door, along the rear property line, opening into the Wilcox Street/Alley.

Our requested alterations and renovations to the Jordan Property, as noted will all face North and are visible only from the Wilcox Street/common and shared alley.

The requested Renovations/Construction Considerations requested are as follows and are for your review and final approval.

1. First Floor, Rear Yard:

Covered Parking and Rear Entry Pergola Structure

Composed of:

A natural weathered and/or stained cedar clad, post and beam structure, with 16" OC truss, detailed crossbeams roofed with a clear or bronze tinted polycarbonate, EPlastic panel roofing, [designed for maximum natural light transmission].

Ninety percent of the existing open parking at ground level is to be a pergola covered frame structure.

Note: An uncovered paved walk approx. 3' W. by 26'L. along the left common property line/ a common brick wall, and a shared common alley, is to be a maintained ingress/egress into the adjoining neighbors rear yard.

2. Second Floor Rear Yard:

Deck and Pergola Covered Screened Porch

Constructed in the same style and materials as the 1st floor parking pergola: "weathered cedar" clad, post & beam construction with decorative detailed cedar crossbeams, 16" oc, roofed with clear or bronze polycarbonate EPlastic panels.

Deck/porch railings: cedar top & bottom rails with powder coated matching pickets, 3/8" square, 4" oc metal stock. Metal framed removable screen porch panels with pet resistant screen in the charcoal/anthracite/carbon finish.

The screened porch as proposed is to be expanded on the East elevation to match the parking pergola roof in width. The finished second floor porch deck depth will extend over the parking pergola roof as a rain-water collection detail, for water recycling at ground level re: The Philadelphia Water Dept Program for surface water collections. The screened porch floor is to be tiled, to match "weather cedar" in color, with a non slip surface.

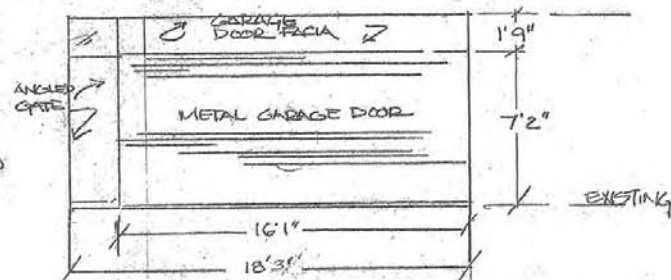
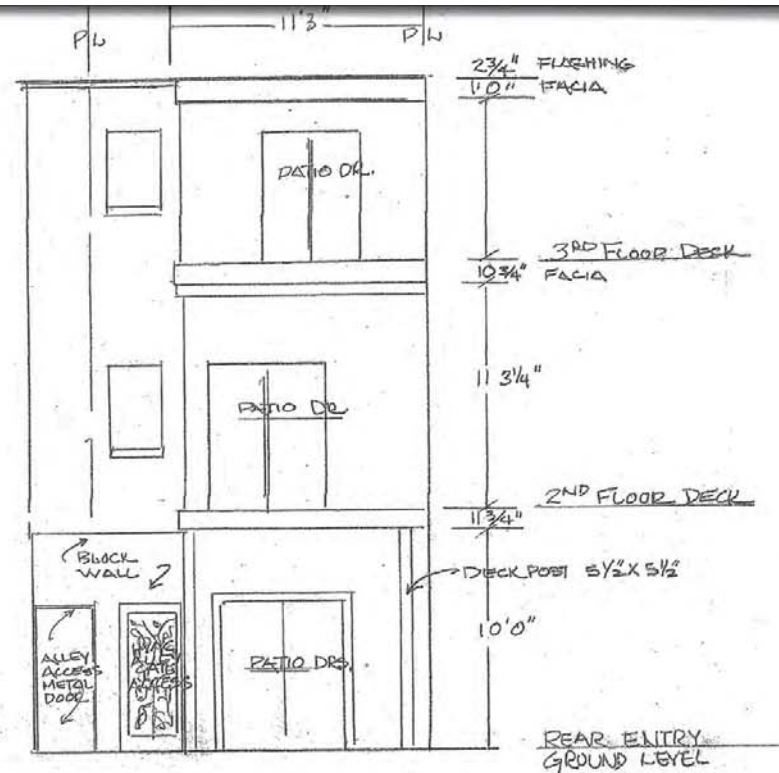
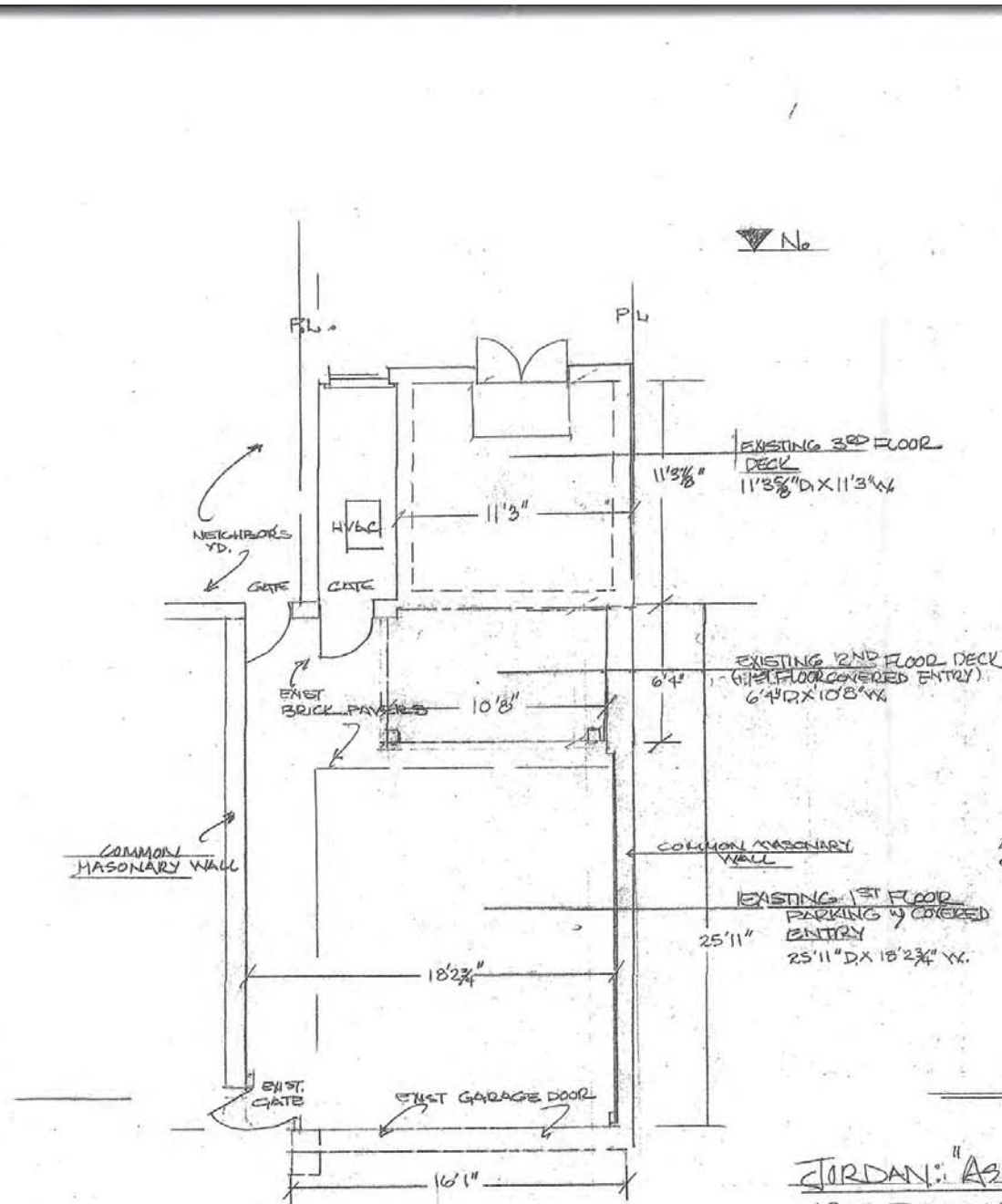
3. Third Floor Rear Yard:

Open Roof Pergola

Constructed in the same style and materials as the 2nd floor porch: a post & beam cedar clad structure, with natural "weathered cedar" detailed crossbeams, cedar deck railing, top & bottom, with matching 3/8" powder coated metal pickets, 4" oc. The decking is to be composite 1" x 6" decking. All structural and aesthetic elements are to match the "weathered cedar" in finish color.

Thank you for your valued consideration I look forward to your review and approval.

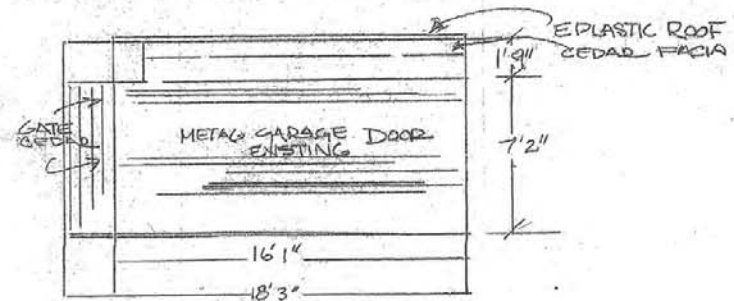
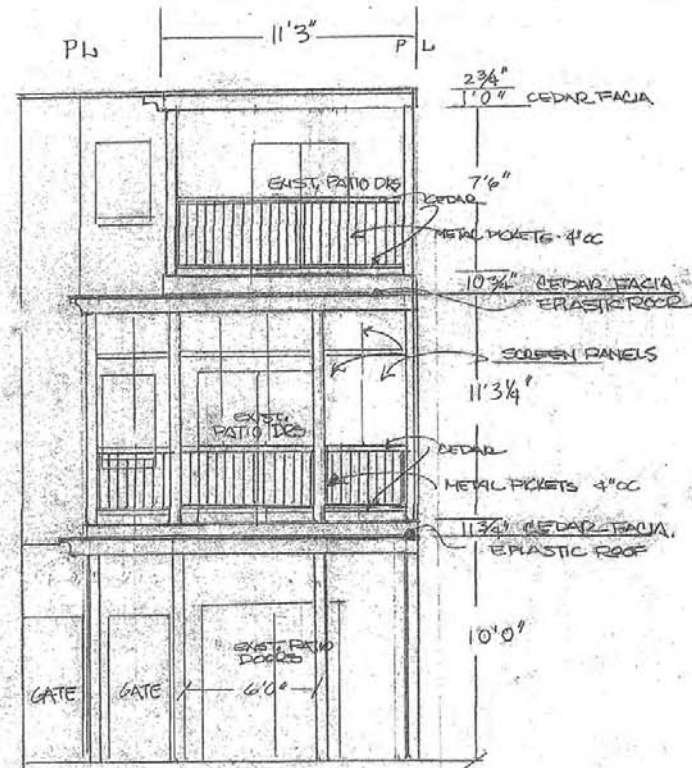
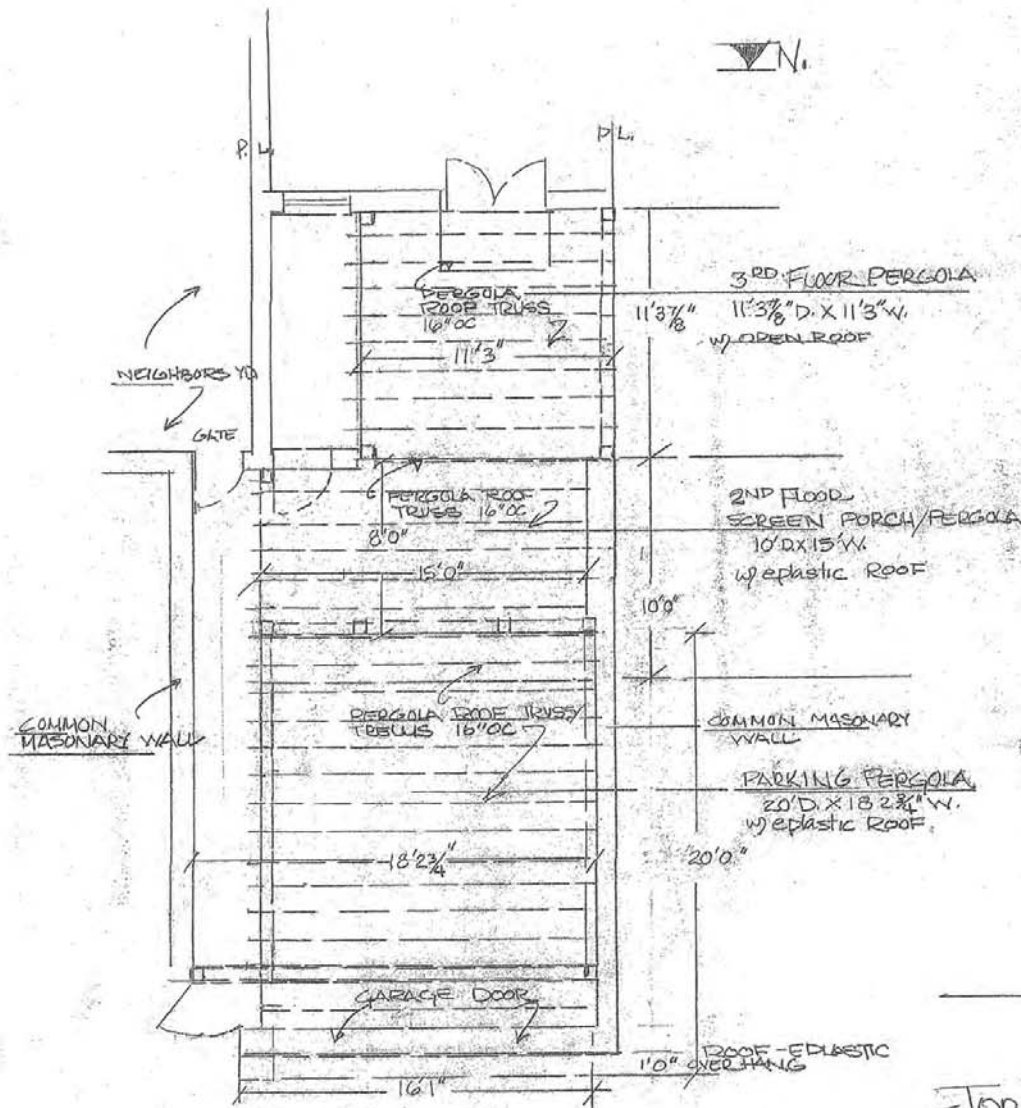
Kerry Carter
Charles Kerry Associates, Inc



NORTH ELEVATION WILCOX ST. VIEW

JORDAN: "AS BUILT" PLAN
1917 BRANDYWINE ST.
PHILADELPHIA PA 19130

CHARLES KERRY ASSOC., INC.			
SCALE: 1/4"		APPROVED BY:	
DATE: 5/18/19		DRAWN BY: KC.	
		REVISED: 7/20/19	
		DRAWING NUMBER	



NORTH ELEVATION - WILCOX ST. VIEW

JORDAN RENOVATION
117 BRANDYWINE ST.
PHILADELPHIA PA 19130

CHARLES KERRY ASSOC. INC.		
SCALE: 1/4"	APPROVED BY:	DRAWN BY KC
DATE: 5/18		REVISED



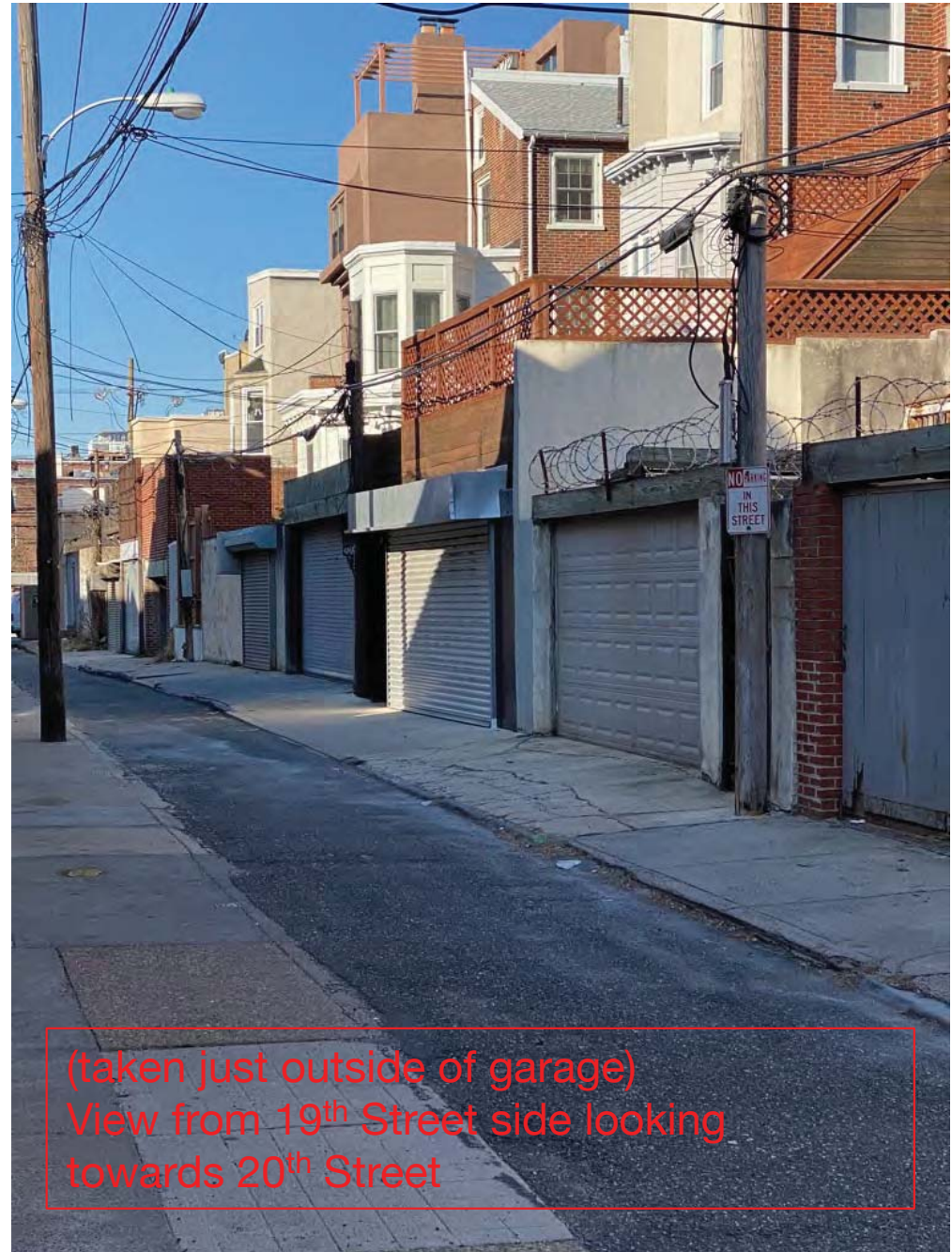
With garage closed: street view, close-up of mechanism and windows, close-up of decks

10/3/19

3_3284.jpg



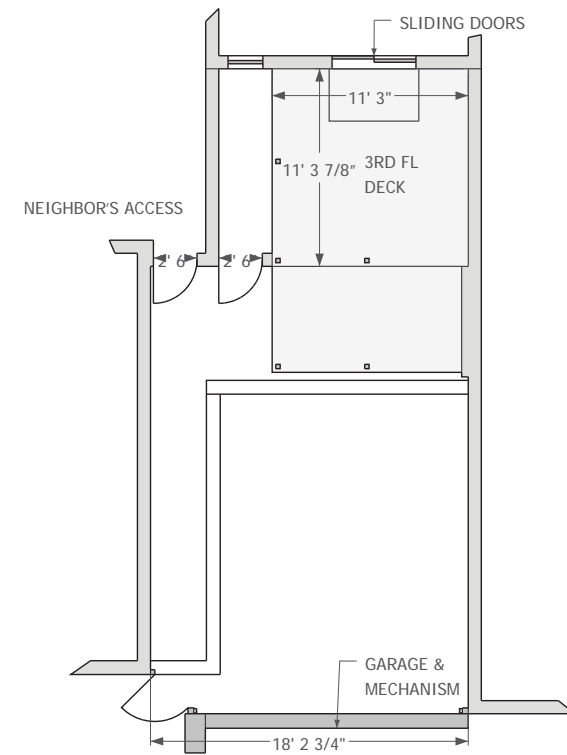
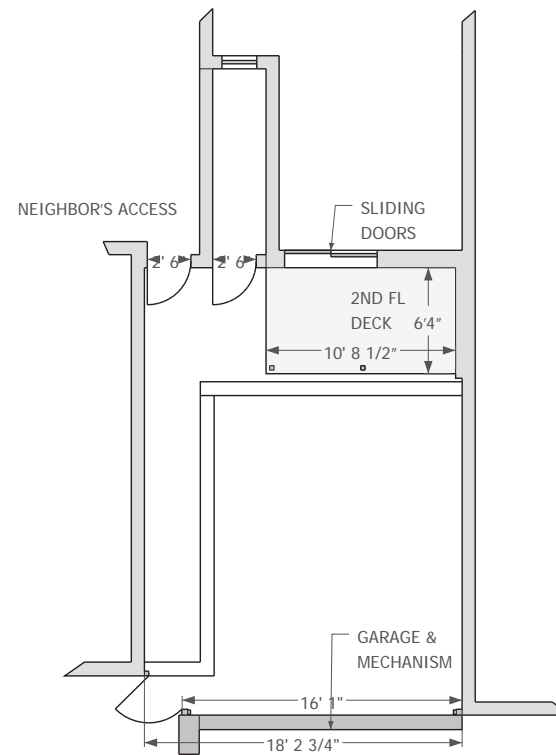
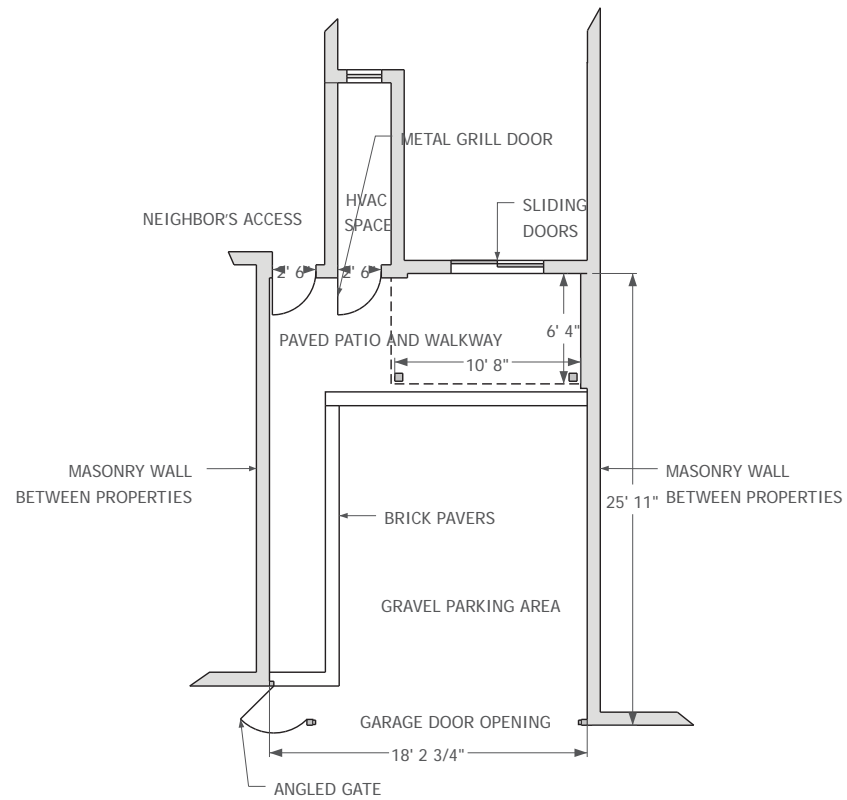
Current conditions pedestrian view open

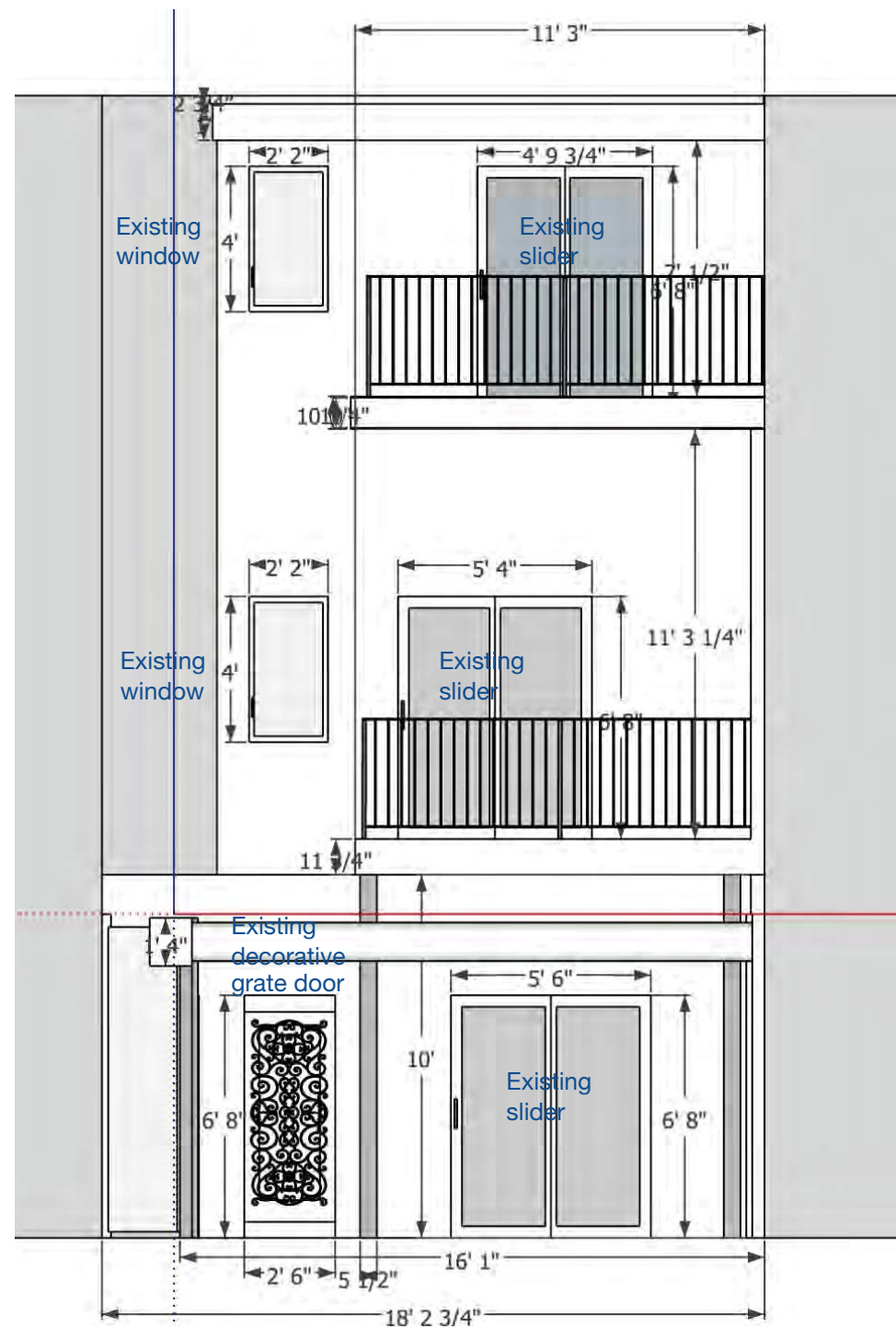
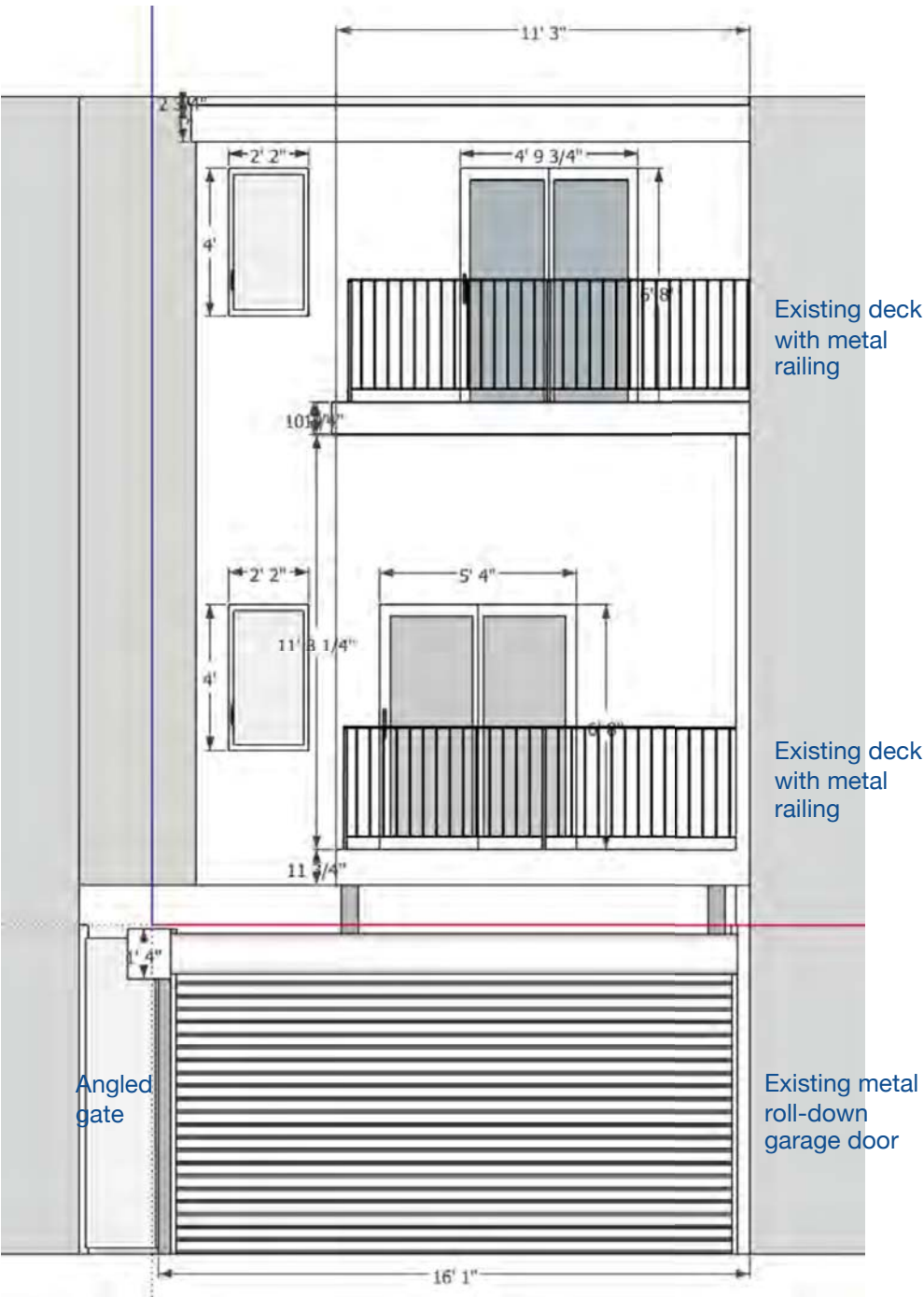


Various properties
along Wilcox
Street – similar
windows and
garage styles.

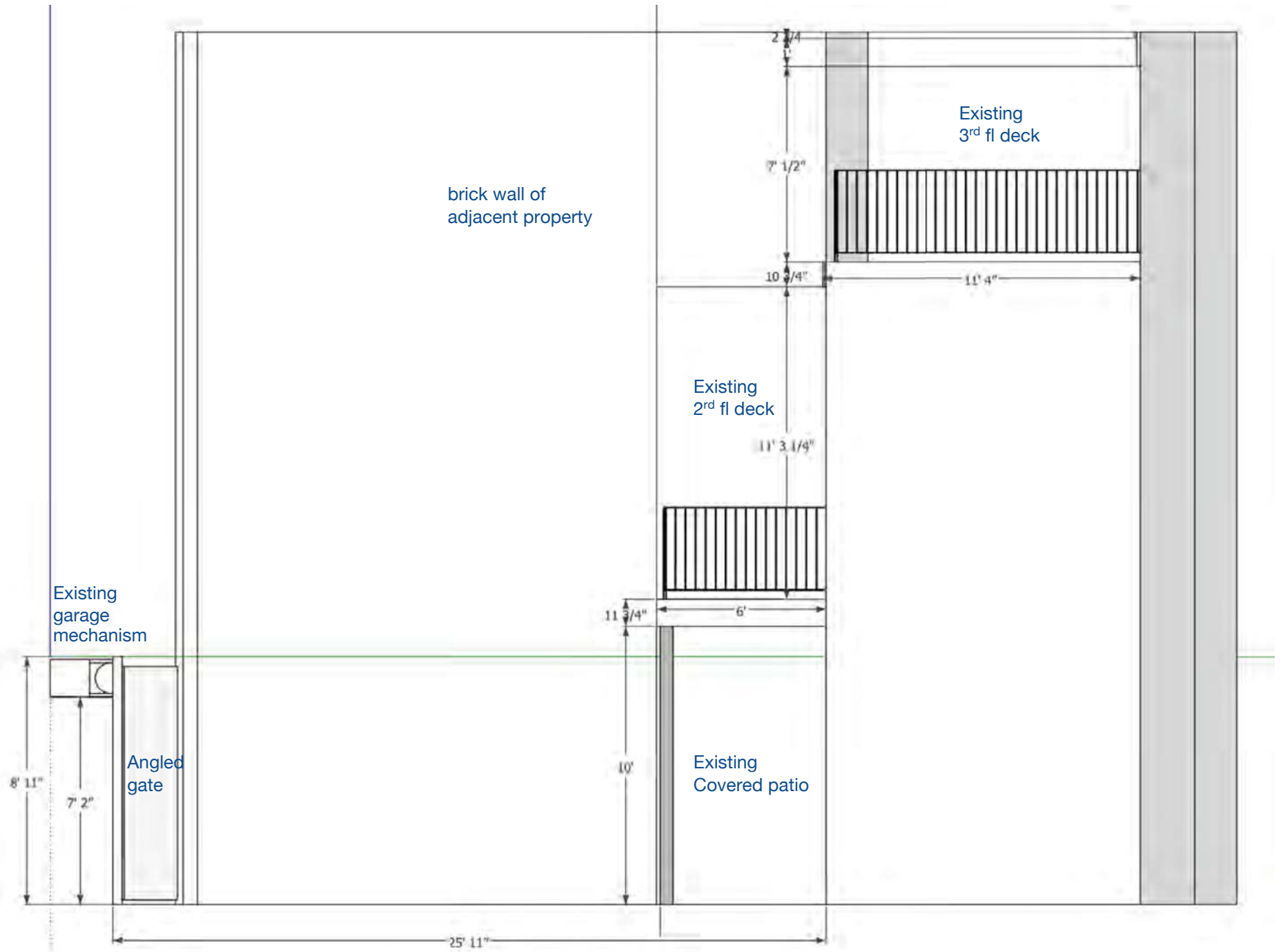


Current conditions, view down Wilcox





Existing elevations | Wilcox Street view (looking south) : L – garage closed R – garage open

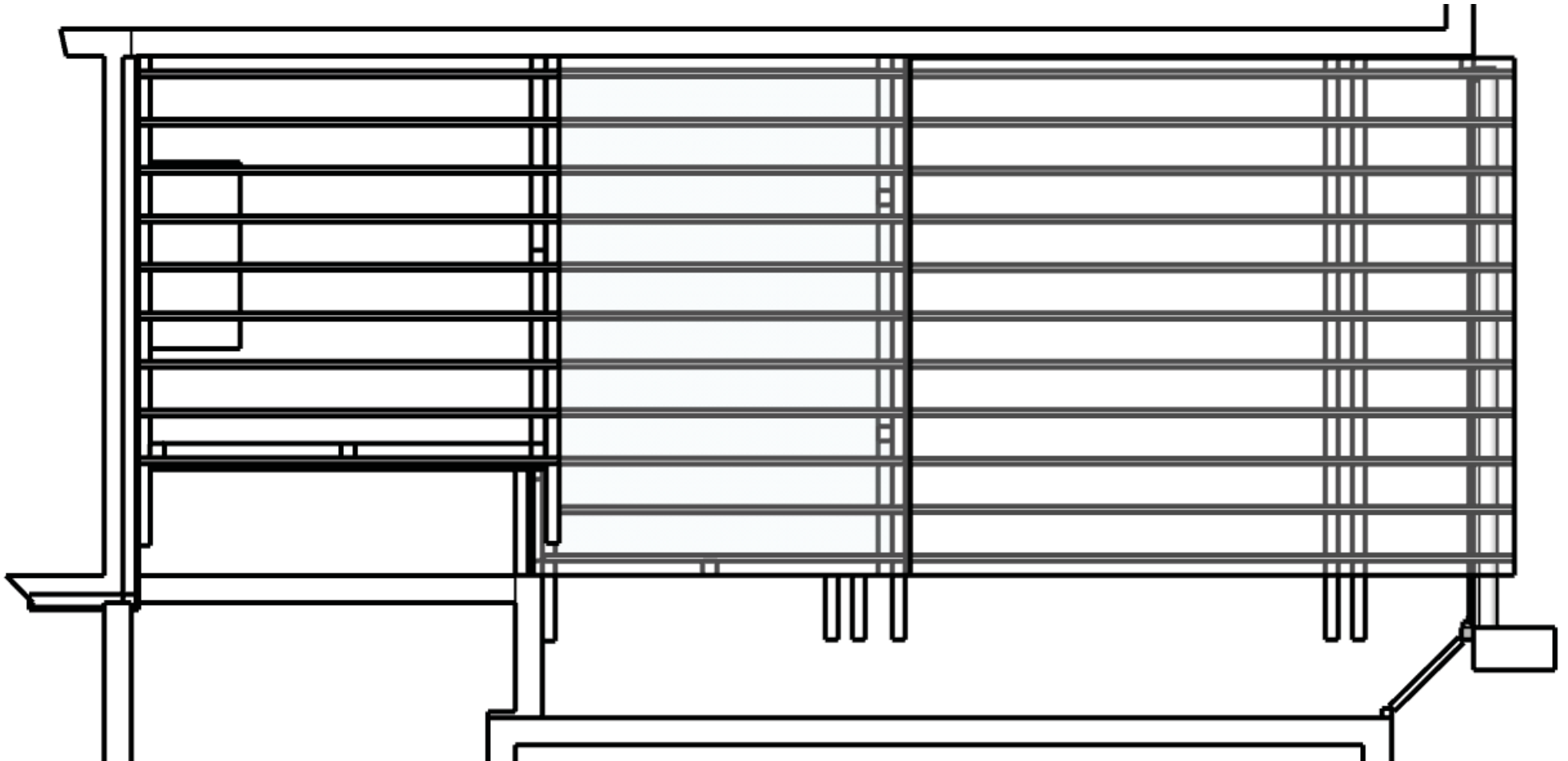


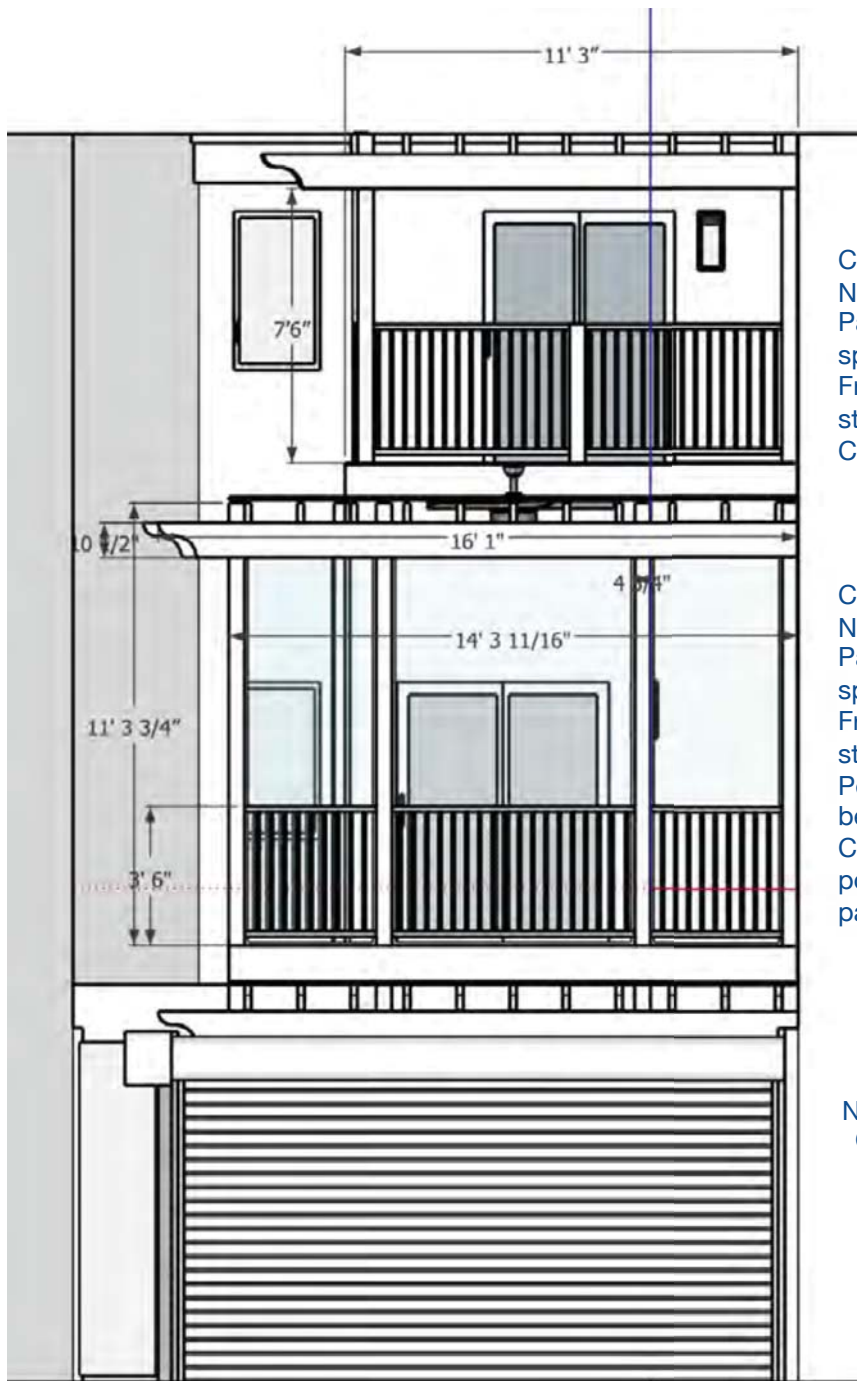
Existing elevation | looking East | side view (neighboring building cut away)

Refinished existing 3rd floor deck with new pergola, railings, and decking

Extended and refinished existing 2nd floor deck with new pergola, polycarbonate roofing, screen panels, and tile floor

Covered parking area with new pergola and polycarbonate roofing

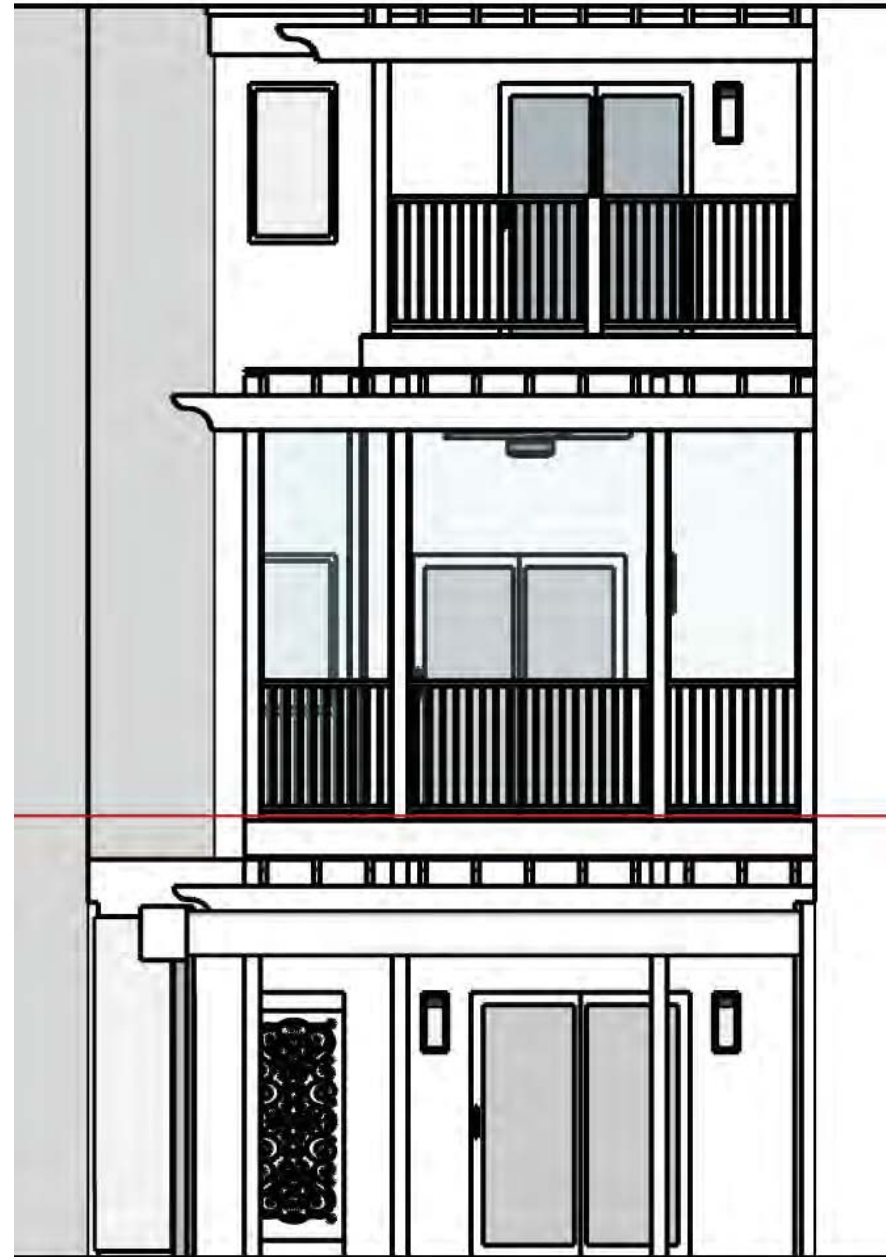




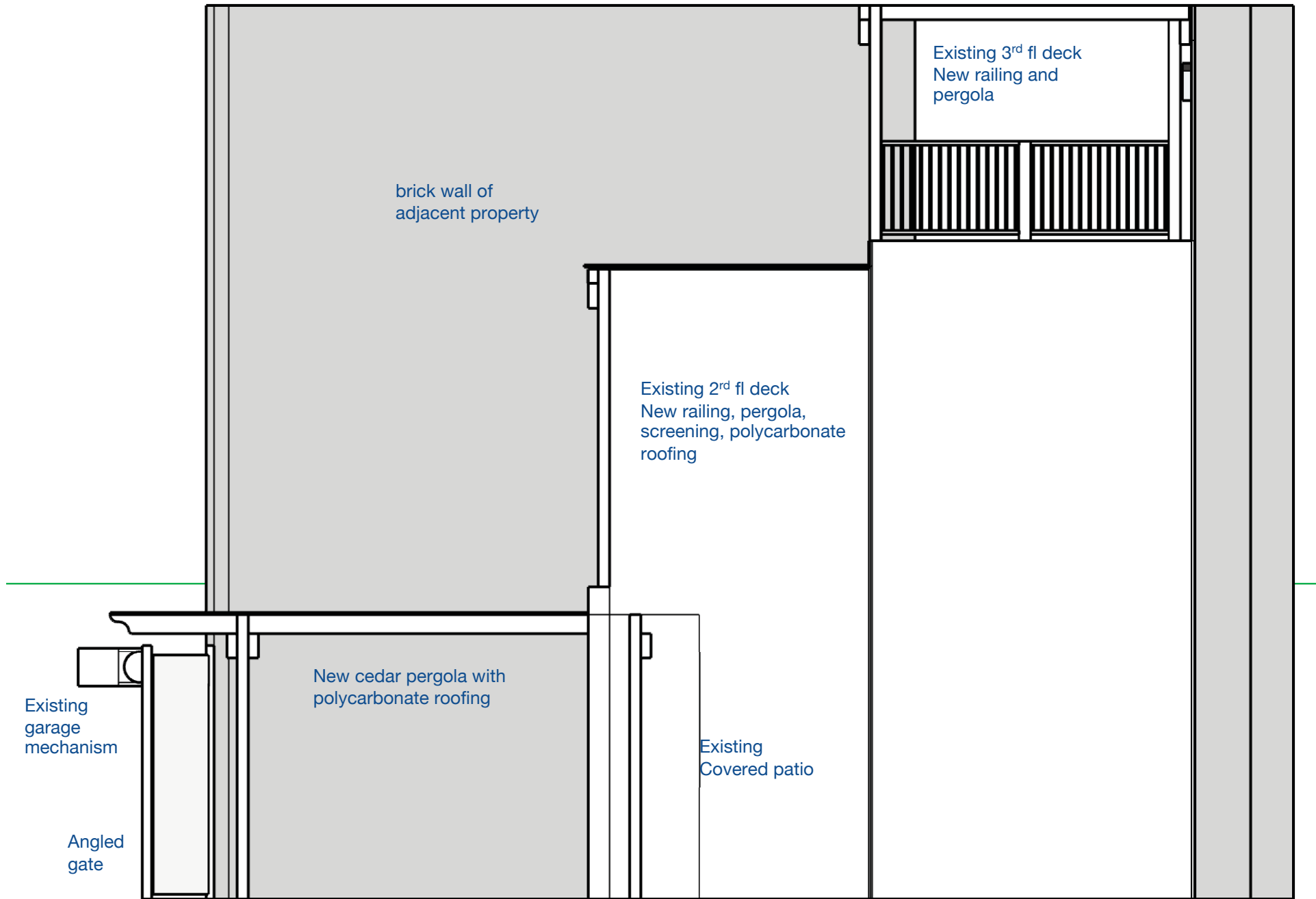
Cedar clad pergola
Natural or stained finish
Painted metal deck
spindles in same color
Framed with natural or
stained cedar rails
Composite deck

Cedar clad pergola
Natural or stained finish
Painted metal deck
spindles in same color
Framed with natural or
stained cedar rails
Pet proof screen panels
behind the railing
Covered with twin wall
polycarbonate roof
panels, tile floor

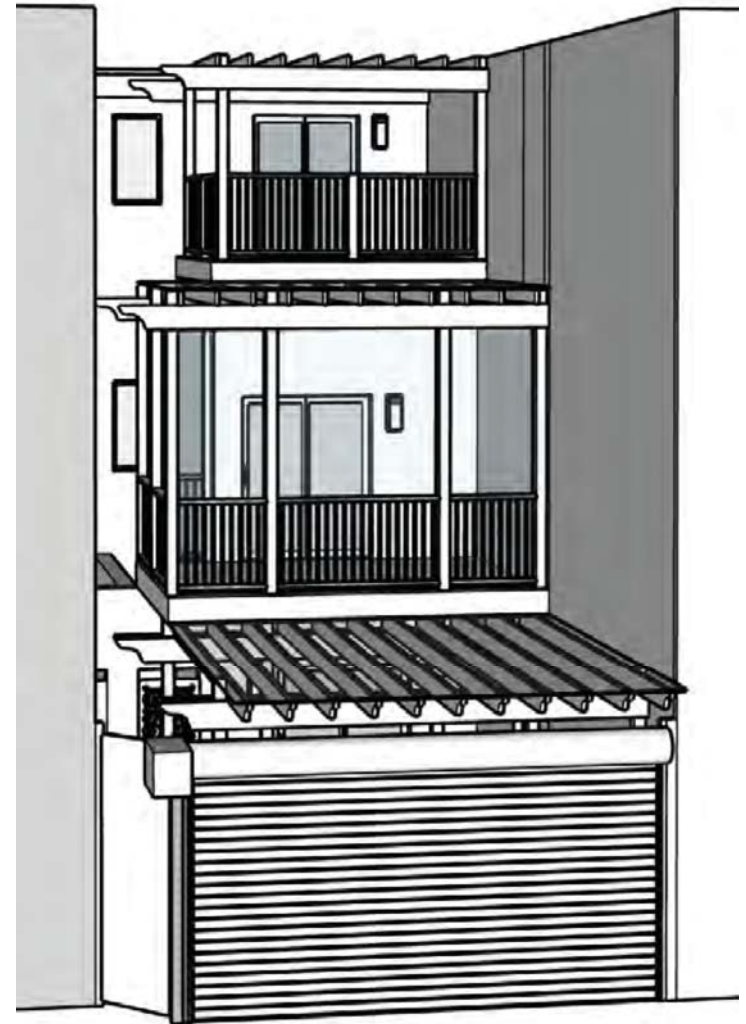
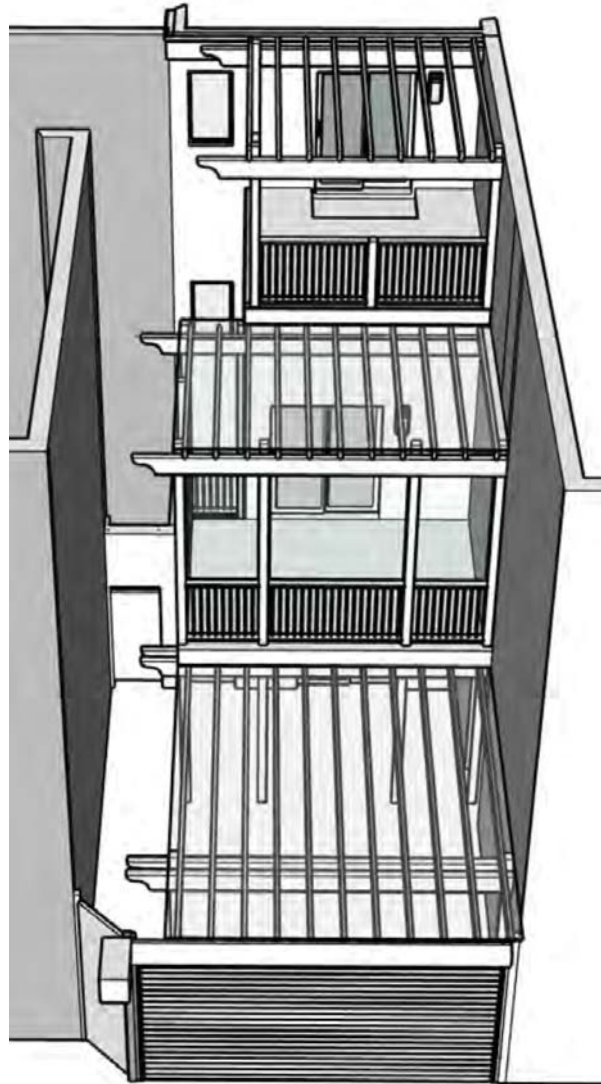
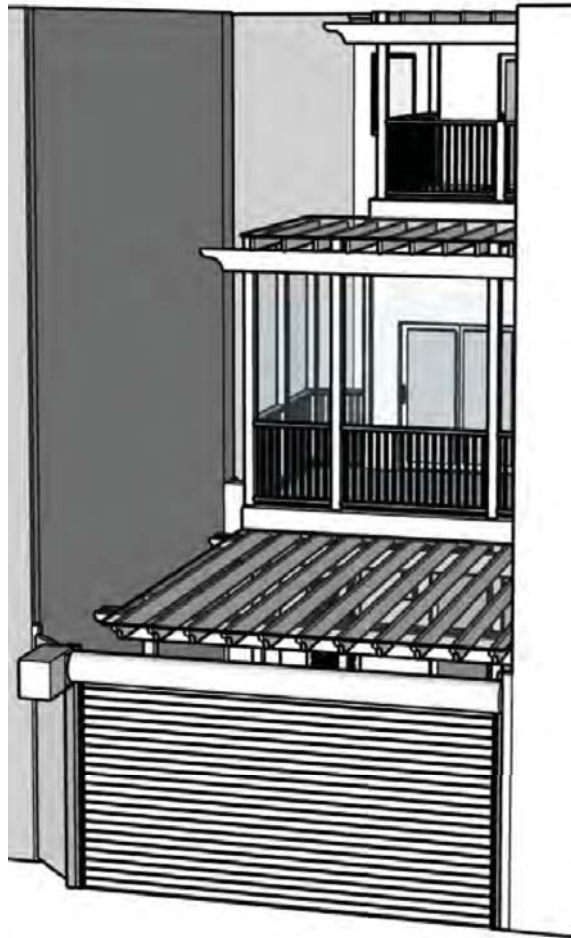
Cedar clad pergola
Natural or stained finish
Covered with twin wall
polycarbonate roof
panels



Proposed elevations | Wilcox Street view (looking south) : L – garage closed R – garage open, also see dimensioned drawings



Proposed elevations | Looking East





Materials