ADDRESS: 717 WALNUT ST
Proposal: Add front steps to basement and railings, alter window and door
Review Requested: Final Approval
Owner: RHS 218 LLC
Applicant: Raydrian Wyche, Wyche Construction
History: 1860
Individual Designation: None
District Designation: Society Hill Historic District, Contributing, 3/10/1999
Staff Contact: Allyson Mehley, allyson.mehley@phila.gov

BACKGROUND:
This application proposes to construct a new front basement stair and main entrance to the lower basement level at 717 Walnut Street. The proposed change will create a separate rental space in this area of the building. The existing basement entryway is not code compliant for the intended use as a separate rental unit. The north side of the 700 block of Walnut Street currently has six buildings (including 717 Walnut St) with basement entry stairs of different forms. None of these basement entryways are recent additions to the buildings in this row.

SCOPE OF WORK
- Construct new, code compliant basement entrance to allow for entrance to separate rental space.
- Remove perpendicular basement entrance stair and construct new transverse stair.
- Remove basement window to create pass through entry space. Install new window in second basement window opening.
- Construct new set back entry way and door in basement area.
- Add guardrail extension to first-floor main entry stairs.

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 distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*
    - The addition of a new 4' wide basement stairs directly adjacent to the historic front entry stair negatively impacts the historic character of the façade; therefore it is not compatible with Standard 2. The enlargement and reconfiguration of the existing entrance, if similar to 713 Walnut Street, would be more compatible with Standard 2 (see attached Images 6 and 7).

- *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 size, mass, and position of the proposed basement stair does not meet Standard 9. In addition, the drawings suggest that the historic main entry stair (to the first floor) would be altered to accommodate a handrail extension. This would also not be compatible with Standard 9

STAFF RECOMMENDATION: Denial as shown, pursuant to Standard 2 and 9.

Images

717 Walnut Street

Image 1: 717 Walnut Street and subject property of application. The building presently has a basement entrance that runs perpendicular to the front façade.

Image 2: Original basement openings at 717 Walnut Street were enlarged at an earlier date. Both basement openings currently have tall windows in place.

Basement entrances along north side of Walnut Street (700 block)

Image 3: 723 and 721 Walnut Street

Image 4: 723 Walnut Street, close-up of basement stairs and entry.

Image 5: 721 Walnut Street, close-up of basement stairs and entry. The entry door is under the stoop.

Image 6: 713 Walnut Street.

Image 7: 713 Walnut Street, close-up of basement stairs and entry.

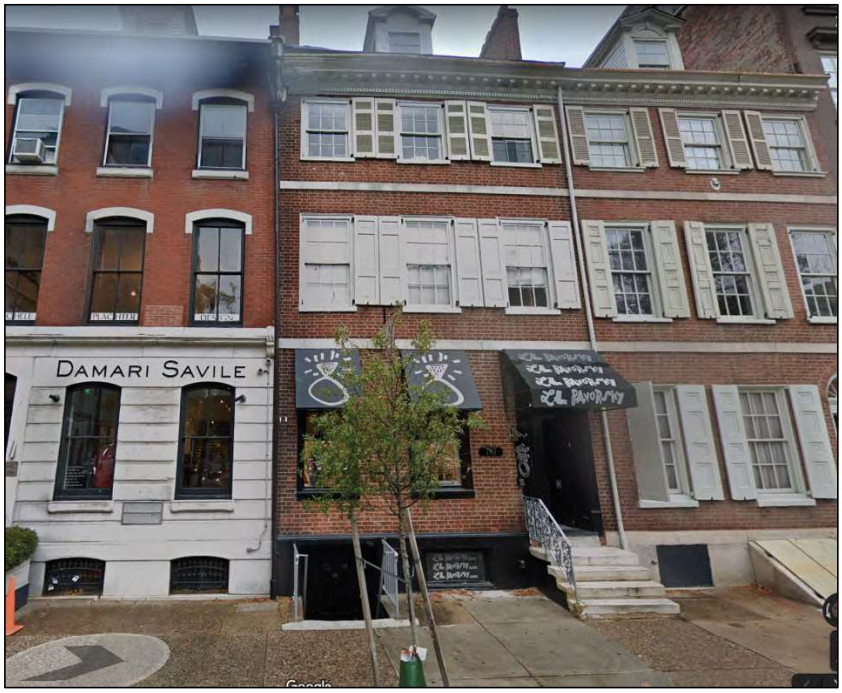

Image 8: 707 Walnut Street

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Image 9: 703 Walnut Street

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:
717 walnut st, Philladelphia, PA 19106

APPLICANT: Raydrian Wyche
COMPANY NAME: Wycheconstruction
PHONE # 267-259-4806 **FAX #**

APPLICANT'S ADDRESS: 2200 ben franklin parkway e1610, philadelphia, Pa 19130
LICENSE # 42119 **E-MAIL:** Wycheconstruction@gmail.com

PROPERTY OWNER'S NAME: Rhs218 llc
PHONE # 267-259-4806 **FAX #**

PROPERTY OWNER'S ADDRESS: 717 walnut st, Philladelphia, PA 19106

ARCHITECT/ENGINEER IN RESPONSIBLE CHARGE: Chris meena
ARCHITECT/ENGINEERING FIRM: Chris meena and associaties
PHONE # 267-250-2335 **FAX #**

ARCHITECT/ENGINEERING FIRM ADDRESS: 6431 lawton st, Philadelphia, Pa 19128
LICENSE # **E-MAIL:** Cjmenna327@gmail.com

CONTRACTOR: Raydrian Wyche
CONTRACTING COMPANY: Wyche construction
PHONE # 267-259-4806 **FAX #**

CONTRACTING COMPANY ADDRESS: 1434 princess ave. Camden, NJ 08103
LICENSE # 42119 **E-MAIL:** Wycheconstruction@gmail.com

USE OF BUILDING/SPACE: Residental/commercial

ESTIMATED COST OF WORK: $ 8000

BRIEF DESCRIPTION OF WORK:
Replace exisiting basement entry door and window. Widen basement stairs

Eclipse permit number : CP2020-001375

TOTAL AREA UNDERGOING CONSTRUCTION: 30 **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: R. Lyne **DATE:** 05/12/2020

(81-3 Rev 5/04)

Historic/Architectural Committee Formal Review

May 12, 2020

Please review the following:

Project Address: 717 Walnut St- Basement Entrance

Contact information:
Name: Raydrian Wyche
Mailing Address: 2200 Ben Franklin Parkway #E1610, Philadelphia, PA 19130
Phone number: (267) 259-4806
Email: wycheconstruction@gmail.com

Owner Information:
Name: RHS 218 LLC
Mailing Address: 717 Walnut St, Philadelphia, PA 19106

Proposed Work Description:

We are in the last phase of construction. This phase includes work to the existing basement entryway. The current entry way is not code compliant; door height to short and stairs to narrow. We propose to make the existing stairs wider per submitted plans, replace existing left basement entry door with similar style door that is +-8 inches longer with the extension extending to the bottom of the door. The doors header will remain the same. The existing entry door extends below the street level and the header is the only part that can be seen from the public right away. Even so, the header is not in direct view from the public the right away. The normal line of sight is about 10 degrees downward horizontally, thus, views to the far right, far left, and downward are not in the normal view of a persons eye rotation. This same explanation applies to replacing the window to the right of the door. Further more, the widening of the stairs is completely out of view from the public right way line of site. The propose changes materials as shown on the blueprints are similar to what's existing, see blueprint for specifications.

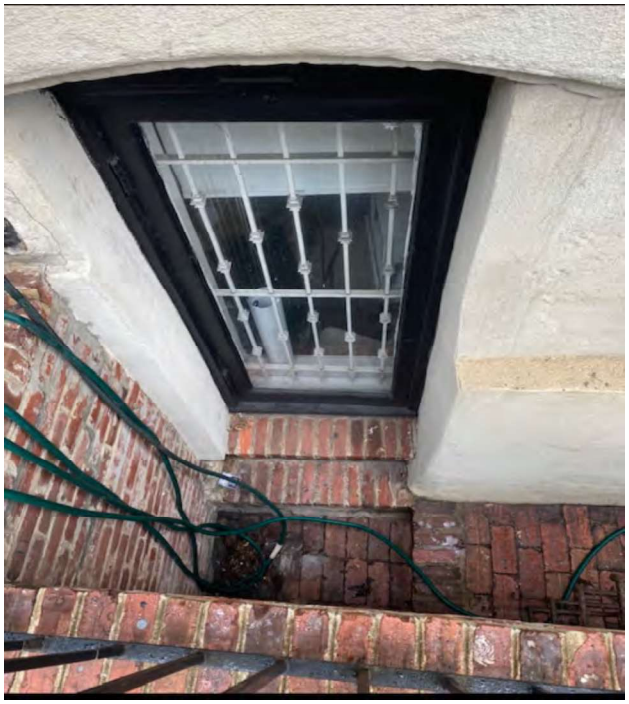
Due to the Corona virus, the business owners/salon tenant that currently utilizes the basement and first floor are in financial distress. Erecting a code compliant entryway will allow for a separate tenant to rent the basement area, reliving some of the financial distress due to the corona virus. The current tenant cannot afford to rent both floors, thus, we need to be able to utilize the basement area for a separate tenant. Please see submitted plans for exterior pictures and window/door specifications. This review is in response to a building application submitted on the eclipse system CP-2020-001375. Lastly, the adjacent properties have the same entryway we are proposing and utilize the basement as tenant rental space.

Thank You

Front Exterior 5/12/2020

Existing basement entry 5/12/2020

Existing basement right away 5/12/2020



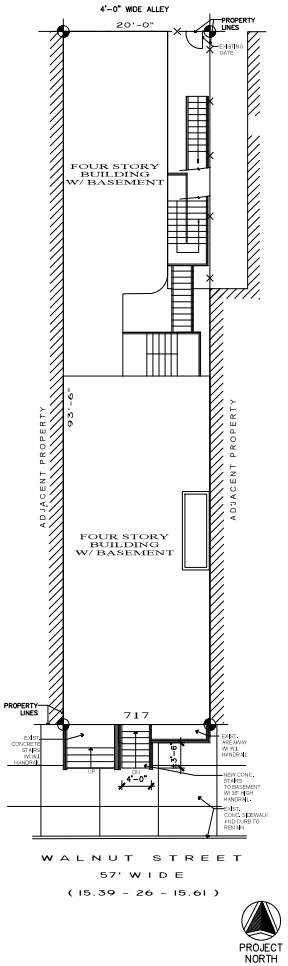
Existing basement door
5/12/2020

Existing basement entry way 5/12/2020

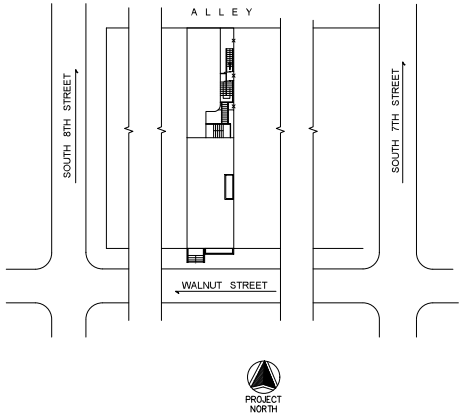
EXTERIOR CONCRETE STAIRS
IN FRONT
(EXISTING BASEMENT)

717 WALNUT STREET
PHILADELPHIA, PA 19135

SITE PLAN: SCALE: 1/8"=1'-0"



LOCATION MAP:



ABBREVIATION:

A.B.	Anchor Bolt	DET.	Detail	GA.	Gauge
A/C	Air Conditioning	DIM.	Dimension	G.C.	General Contractor
A.F.F.	Above Finish Floor	D.L.	Dead Load	G.I.	Galvanized Iron
ALUM.	Aluminum	DTL.	Detail	GYP.	Gypsum
A.T.	Aluminum Threshold	DWG.	Drawing	H.B.	Hose Bibb
BLDG.	Building	EA.	Each	H.C.	Hollow Core
BLK.	Block	ELECT.	Electric (al)	HDW.	Hardware
BLKG.	Blocking	ELEV.	Elevation	HORIZ.	Horizontal
B/	Bottom	E.W.C.	Elec. Water Cooler	HTG.	Heating
CEM.	Cement	EXH.	Ehaust	HT.	Height
C.I.	Cast Iron	EXP.	Exposed	I.D.	Inside Diameter
C.I.T.	Cast Iron Threshold	F.C.	Fixture Contractor	INSUL.	Insulation
C L	Center Line	F.D.	Floor Drain	INT.	Interior
COL.	Column	FIN.	Finish	INV.	Invert
CONC.	Concrete	F.O.C.	Face of Concrete	JST.	Joist
CONT.	Continuous	F.O.M.	Face of Masonry	LAV.	Lavatory

SYMBOL LEGEND:

SECTION — SECTION REFERENCE / SHEET NUMBER
ELEVATION — ELEVATION REFERENCE / SHEET NUMBER
DETAIL — DETAIL REFERENCE / SHEET NUMBER
REVISIONS
ELEVATION TAG — X'-X" A.F.F. "WORKING POINT"
ROOM NAME TAG — ROOM NAME 101
DOOR NUMBER TAG
KEY NOTE TAG
ELEVATION KEY NOTE TAG
FINISHES TAG — P-X
REVISION TAG
INTERIOR AND EXTERIOR ELEVATIONS INDICATOR — OR

LIST OF DRAWINGS:

CS-1	COVER SHEET
A-1	EXTERIOR CONCRETE STAIRS PLAN, FRONT ELEVATION AND SECTION WINDOW AND DOOR SPECS

BUILDING INFORMATION:

OCCUPANCY:	B - BUSINESS - (NO CHANGE)
ZONING:	COMMERCIAL MIXED USE DISTRICT: CMX5
TYPE OF CONSTRUCTION:	3B- UNPROTECTED (NO CHANGE)
WIDTH OF EXITS:	32" MIN. - (NO CHANGE)

FIRE SAFETY SYSTEMS:

SPRINKLER SYSTEM	YES X	NO _
EMERGENCY LIGHTING & EXIT SIGNS	YES X	NO _
FIRE ALARM	YES X	NO _
SMOKE DETECTIONS SYSTEMS	YES X	NO _
PANIC HARDWARE	YES X	NO _
FIRE EXTINGUISHERS:	YES X	NO _

CODE ANALYSIS:

BUILDING CODE	2018 INTERNATIONAL EXISTING BUILDING CODE
	2018 INTERNATIONAL BUILDING CODE
FIRE CODE	2009 INTERNATIONAL FIRE CODE
ELECTRIC CODE	2017 NATIONAL ELECTRIC CODE
ENERGY CODE	2018 INTERNATIONAL ENERGY CONSERVATION CODE

GENERAL NOTES:

1. EXISTING SIDEWALK SHALL BE REPAIRED, CLEANED, POWER WASHED & REPLACED WHERE NECESSARY.
2. CONTRACTOR SHALL REPAIR ALL DAMAGE CAUSED BY EQUIPMENT INSTALLATION, REMOVAL OR RELOCATION.
3. PROVIDE SEALANT (POLYURETHANE/ELASTOMERIC WITH PERMANENT FLEXIBILITY) AT ANY CRACKS OF SIDEWALK OR CONCRETE SLAB. CLEAN & PREP THE AREA AS REQUIRED BY SEALANT MANUFACTURER.
4. ALL GYPSUM BOARD WALL SHALL BE BE TAPED, SPACKLED & SANDED SMOOTH.

MENNA ENGINEERS & ASSOCIATES
ENGINEERS AND CONSULTANTS
6431 LAWNTON STREET
PHILADELPHIA, PA 19128
Tel : 267-250-2335
EMAIL : sjmenna327@gmail.com

NO.	REVISION	DATE

DOCUMENTS PREPARED FOR
WYCHE CONSTRUCTION
1434 PRINCESS AVE
CAMDEN, NJ 08103

PROPOSED PROJECT
EXTERIOR CONCRETE STAIRS
IN FRONT
717 WALNUT STREET
PHILADELPHIA, PA 19103

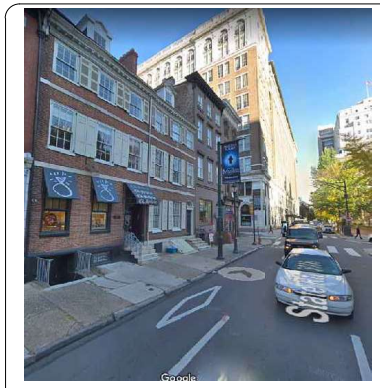
JOB #:20193571 7

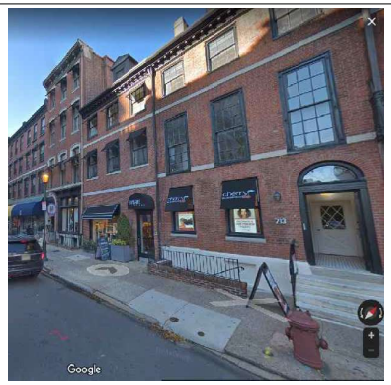
DRAWN BY: CAD

DATE: 03-30-20

DWG. NO.: CS

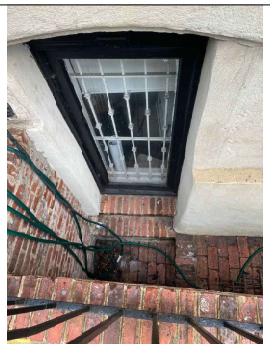
SHEET 1 OF 2

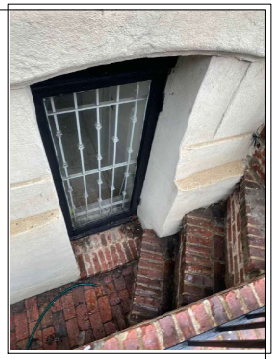




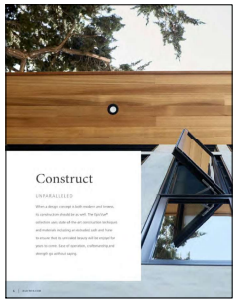
OTHER BUILDINGS HAVE BASMENT EXTERIOR ENTRANCE IN SAME BLOCK

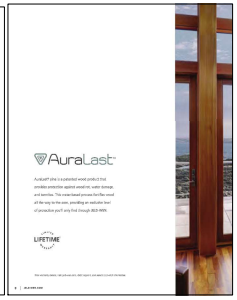
EXISTING FRONT FACADE

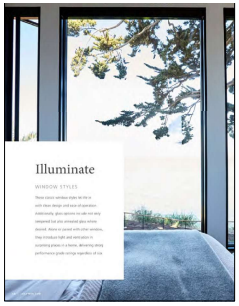




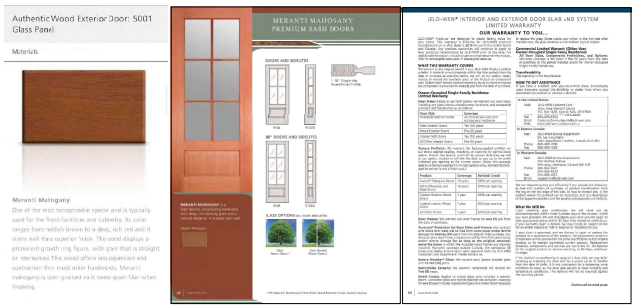
EXISTING BASEMENT WINDOWS



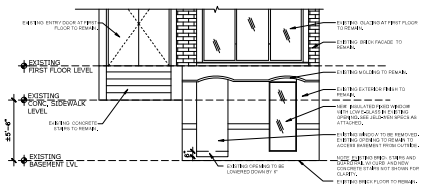




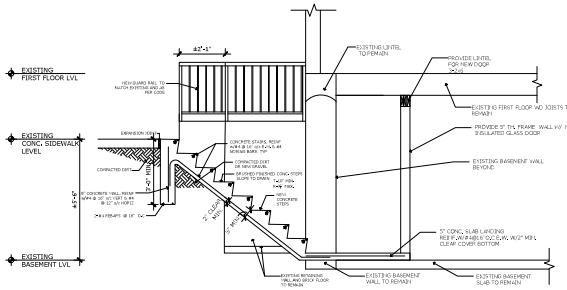
WINDOW SPECS



DOOR SPECS



1 A-1.0 PROPOSED EXTERIOR CONCRETE STAIRS
SCALE: 1/4" = 1'-0"



3 A-1.0 SECTION @ EXTERIOR CONCRETE STAIRS
SCALE: 3/8" = 1'-0"

2 A-1.0 PROPOSED BASEMENT FACADE
SCALE: 1/4" = 1'-0"

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JOB #:20193S717

DRAWN BY: CAD

DATE: 03-30-20

DWG. NO.:
A1

SHEET 2 OF 2