

**ADDRESS: 520 KAUFFMAN ST**

Proposal: Construct three-story addition with pilot house at 522 Kauffman Street

Review Requested: Review In Concept

Owner: Ashley H. Schwab and Chloe Ann Deon

Applicant: Stephanie Boggs, Klehr Harrison Harvey Branzburg LLP

History: 1835

Individual Designation: 12/31/1984

District Designation: None

Staff Contact: Kim Chantry, [kim.chantry@phila.gov](mailto:kim.chantry@phila.gov)

**BACKGROUND:**

This in-concept application proposes to consolidate the lots at 520 and 522 Kauffman Street and construct a three-story addition on the vacant lot at 522 Kauffman Street. The property at 520 Kauffman Street is designated as historic. The building that stood at 522 Kauffman Street was demolished by order of the City in 1976. The property at 522 Kauffman Street is not designated as historic even though it is currently listed as designated on the Historical Commission's website. That listing is a clerical error that will be corrected. The Historical Commission has jurisdiction over the addition, which will stand entirely on 522 Kauffman, even though that property is not designated because the addition will connect to a designated building. That said, the addition only connects to a party wall that was not exposed historically.

The proposed addition, with pilot house and roof deck, would be set back 11.5 feet from the front of the lot. The façade would be clad in brick, and would feature a masonry fence wall with gate at the sidewalk. No work is proposed for the building at 520 Kauffman Street; however, the door and windows were recently replaced without the appropriate permit and the Historical Commission's approval; the staff will request that the Department of Licenses & Inspections inspect and issue a violation for that unpermitted work.

**SCOPE OF WORK**

- Construct three-story addition at side of historic building.

**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 work 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 proposed addition does not destroy historic materials, features, or spatial relationships that characterize the property. Its setback on the lot allows it to be deferential to the historic building at 520 Kauffman Street. It is differentiated from the old but compatible with the historic property in terms of materials, features, size, scale, and massing.

**STAFF RECOMMENDATION:** Approval in-concept, pursuant to Standard 9.



**KLEHR HARRISON  
HARVEY BRANZBURG<sup>LLP</sup>**

Stephanie M. Boggs  
Direct Dial: (215) 569-2897  
Email: [sboggs@klehr.com](mailto:sboggs@klehr.com)

July 14, 2020

**VIA EMAIL**

Philadelphia Historical Commission  
c/o Jonathan E. Farnham, Ph.D.  
Executive Director  
1515 Arch Street – 13th Floor  
Philadelphia, PA 19102  
[preservation@phila.gov](mailto:preservation@phila.gov)

**Re: 520 &522 Kauffman Street (the “Property”)  
Application for Review in Concept**

Dear Dr. Farnham:

This firm represents Chloe Deon and Ashley Schwab, the owners (the “Owners”) of the above referenced Properties. Please find enclosed a digital copy of the required submission materials for the Review of the Architectural Committee at its hearing on Tuesday, July 28th.


The Property has a combined area of approximately 1,115 square feet. That portion of the property located at 520 Kauffman Street is currently occupied by an existing three (3)-story single family home while the adjacent lot, located at 522 Kauffman Street, is currently vacant. The Property is located in an RM-1 (Residential) Zoning District. The Owners propose to consolidate the two (2) existing lots into one (1) lot and construct a three (3)-story addition to the existing dwelling for use as a single family home.

Please feel free to contact me if you have any questions. Thank you for your attention to this matter.

Respectfully submitted,

*Stephanie M. Boggs*

Stephanie M. Boggs

<b>APPLICATION FOR BUILDING PERMIT</b>		 <b>CITY OF PHILADELPHIA</b> <b>DEPARTMENT OF LICENSES AND INSPECTIONS</b> MUNICIPAL SERVICES BUILDING - CONCOURSE 1401 JOHN F. KENNEDY BOULEVARD PHILADELPHIA, PA 19102 <small>For more information visit us at <a href="http://www.phila.gov">www.phila.gov</a></small>	
<b>APPLICATION #</b> _____ <small>(Please complete all information below and print clearly)</small>			
<b>ADDRESS OF PROPOSED CONSTRUCTION</b> 520 Kauffman St (OPA No. 022058900) and 522 Kauffman St (OPA No. 022059000)			
<b>APPLICANT:</b> Stephanie M. Boggs, Esq.		<b>APPLICANT'S ADDRESS:</b> 1835 Market Street, Suite 1400	
<b>COMPANY NAME:</b> Klehr Harrison Harvey Branzburg LLP		Philadelphia, PA 19103	
<b>PHONE #</b> 215-569-2897 <b>FAX #</b> _____		<b>LICENSE #</b> _____ <b>E-MAIL:</b> sboggs@klehr.com	
<b>PROPERTY OWNER'S NAME:</b> Ashley H. Schwab and Chloe Ann Deon		<b>PROPERTY OWNER'S ADDRESS:</b> 520 Kauffman Street	
<b>PHONE #</b> _____ <b>FAX #</b> _____		Philadelphia, PA 19147	
<b>ARCHITECT / ENGINEER IN RESPONSIBLE CHARGE:</b> Richard A. Miller, AIA		<b>ARCHITECT / ENGINEERING FIRM ADDRESS:</b> 1230 Marlborough Street	
<b>ARCHITECT / ENGINEERING FIRM:</b> RKM Architects		Philadelphia, PA 19125	
<b>PHONE #</b> 267-496-5928 <b>FAX #</b> _____		<b>LICENSE #</b> _____ <b>E-MAIL:</b> rmiller@rkmarchitects.com	
<b>CONTRACTOR:</b> _____		<b>CONTRACTING COMPANY ADDRESS:</b> _____	
<b>CONTRACTING COMPANY:</b> _____		_____	
<b>PHONE #</b> _____ <b>FAX #</b> _____		<b>LICENSE #</b> _____ <b>E-MAIL:</b> _____	
<b>USE OF BUILDING / SPACE:</b> Single-family Household Living			<b>ESTIMATED COST OF WORK</b> \$ _____
<b>BRIEF DESCRIPTION OF WORK:</b> Relocation of Lot lines proposed to create one (1) lot from two (2) existing lots as per Lot Consolidation Plan approved by the 2nd Survey District on July 11, 2019. Application for the new construction of a three-story addition to an existing semi-detached single family			
_____ _____ _____ _____ _____			
<b>TOTAL AREA UNDERGOING CONSTRUCTION:</b> _____ square feet			
<b>COMPLETE THESE ITEMS IF APPLICABLE TO THIS APPLICATION:</b>			
<b># OF NEW SPRINKLER HEADS</b> (suppression system permits only): _____		<b>LOCATION OF SPRINKLERS:</b> _____	
<b># OF NEW REGISTERS / DIFFUSERS</b> (hvac / ductwork permits only): _____		<b>LOCATION OF STANDPIPES:</b> _____	
<b>IS THIS APPLICATION IN RESPONSE TO A VIOLATION?</b> <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <b>VIOLATION #:</b> _____			
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.			
<b>APPLICANT'S SIGNATURE</b> <i>Stephanie M. Boggs</i>			<b>DATE:</b> 7 / 14 / 2020

**PRE-REQUISITE APPROVALS FOR:**

ADDRESS:

APPLICATION #:

√ IF REQ'D	AGENCY	INITIALS	DATE	REMARKS
	ART COMMISSION 13 <sup>TH</sup> FLOOR - 1515 ARCH STREET			
	CITY PLANNING COMMISSION 13TH FLOOR - 1515 ARCH STREET			
	HISTORICAL COMMISSION 13TH FLOOR – 1515 ARCH STREET			
	FAIRMOUNT PARK COMMISSION			
	<input type="checkbox"/> CITY <input type="checkbox"/> STATE AIR MANAGEMENT / HEALTH DEPARTMENT			
	STREETS DEPARTMENT ROOM 940 - M.S.B.			
	WATER DEPARTMENT 2ND FLOOR - 1101 MARKET STREET			
	EMERGENCY SERVICES & ABATEMENT UNIT ROOM 1140 - M.S.B.			
	ZONING			

WAS VIOLATION FOR WORK WITHOUT A PERMIT?   ☐ NO            ☐ YES (INSPECTION FEE MUST BE ADDED TO PERMIT FEE)

VIOLATION # \_\_\_\_\_







Ruggiero Plante Land Design, LLC  
5900 Ridge Avenue Philadelphia, PA 19128  
phone 215.508.3900 fax 215.508.3800

### DESCRIPTION OF PROPOSED PARCEL 'A'

**ALL THAT CERTAIN** lot or piece of ground SITUATE in the 2ND Ward of The City of Philadelphia and described according to a Proposed Lot Consolidation Plan made by Ruggiero Plante Land Design, dated May 13, 2019 to wit:

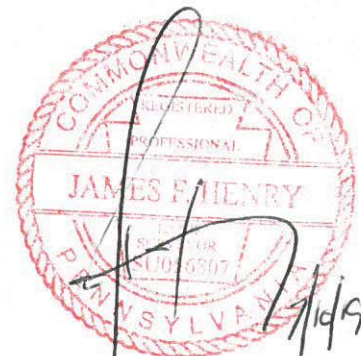
**BEGINNING** at a point being South 75°20'10" East, a distance of 67.083 feet from a point of intersection at the southeasterly side of Passyunk Avenue (50' wide, legally open, on city plan) and southerly side of Kauffman Street (30' wide, legally open, on city plan); thence,

1. Extending South 75°20'10" East, along the said southerly side of Kauffman Street, crossing the head of a certain 2'-4" alley that extends 28' in depth, a distance of 28.917 feet to a point in the middle of said certain 2'-4" wide alley; thence,
2. Extending South 14°39'50" West, passing through the party wall and partly along the center of said certain 2'-4" wide alley, a distance of 39.583 feet to a point on the northerly side of a another certain 2'-6" wide alley which leads eastwardly and westerly and communicates with another 2'-4" wide alley which leads southerly to Queen Street (50' wide, legally open , on city plan); thence,
3. Extending North 71°08'08" West, along the said northerly side of said 2'-6" wide alley, a distance of 28.995 feet to a point; thence,
4. Extending North 14°39'50" East, partly through a party wall, a distance of 37.448 feet, to a point on the said southerly side of Kauffman Street, being the first mentioned **POINT AND PLACE OF BEGINNING**.

**CONTAINING:** 1,111.1 SF or 0.02557 AC

Deed dimensions are shown in Philadelphia District Standard measurement

Reviewed and Approved as per  
Sub-Division Plan Requirements  
Adopted by Board of Surveyors  
for Louis Laforest and 7/11/2019  
Surveyor & Regulator District Date



520-22 Kauffman Street  
Landscape Architecture . Civil Engineering . Site Planning . Land Surveying



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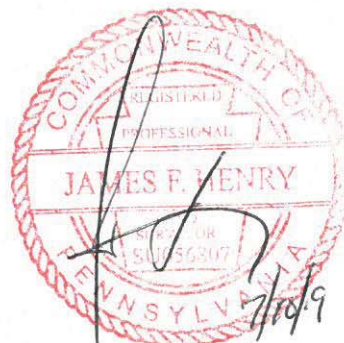
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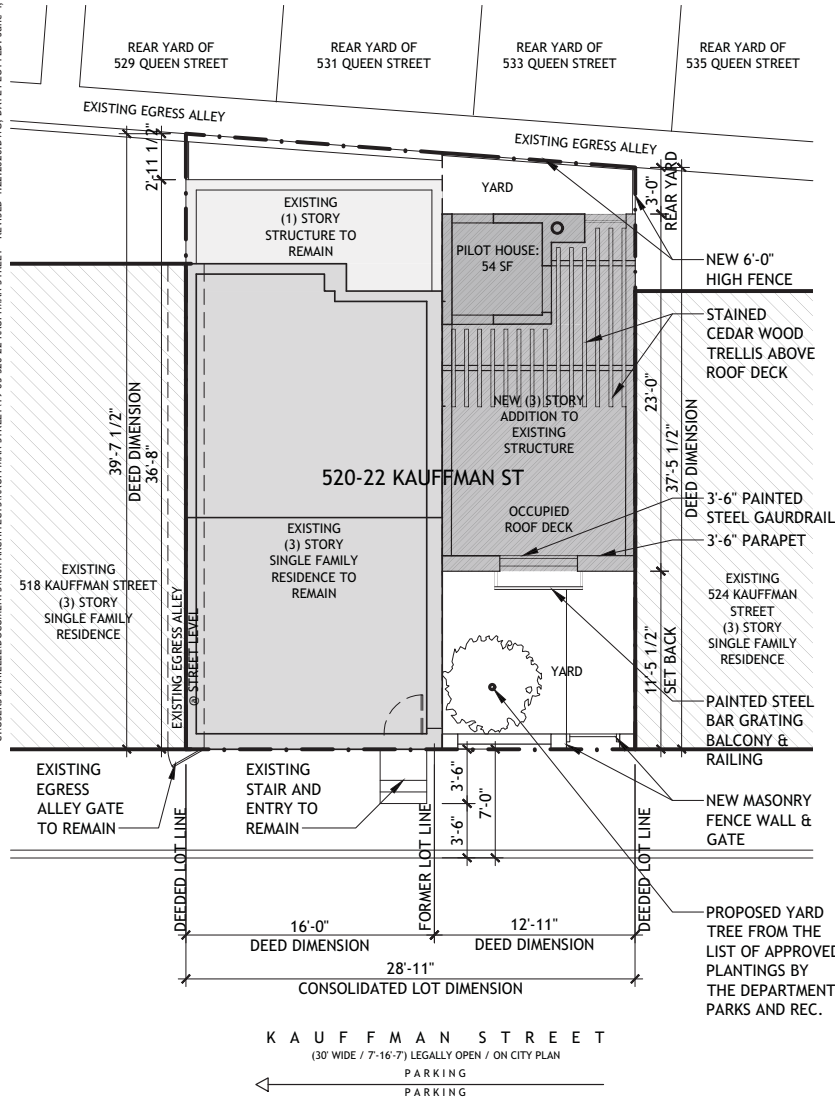


520-22 Kauffman Street

Landscape Architecture . Civil Engineering . Site Planning . Land Surveying



C:\USERS\DANIELLE\DOCUMENTS\KRM ARCHITECTS\KAUFFMAN STREET\19-05 520-22 KAUFFMAN STREET - REVISED 4.22.2020.DWG, DATE PLOTTED: June 4, 2020



#### PROJECT OWNER INFORMATION:

CHLOE DEON  
520-22 KAUFFMAN STREET  
PHILADELPHIA, PA 19147  
(215) 292-6164

#### PROJECT DESCRIPTION

THIS PROJECT PROPOSES THE LOT CONSOLIDATION OF 520 AND 522 KAUFFMAN STREET, AS WELL AS THE CONSTRUCTION OF A (3) STORY ADDITION TO AN EXISTING (3) STORY SINGLE FAMILY STRUCTURE, WITH A ROOF DECK ON TOP OF THE NEW (3) STORY ADDITION ACCESSED FROM A PILOT HOUSE CONTAINING ONLY STAIRS THAT IS ATTACHED TO THE NEW ADDITION. THIS PROJECT ALSO INCLUDES AN INTERIOR RENOVATION.

#### ZONING CRITERIA

LOT ZONED: RM-1  
BUILDING TYPE: ATTACHED  
PROPOSED USE: SINGLE FAMILY - RESIDENTIAL

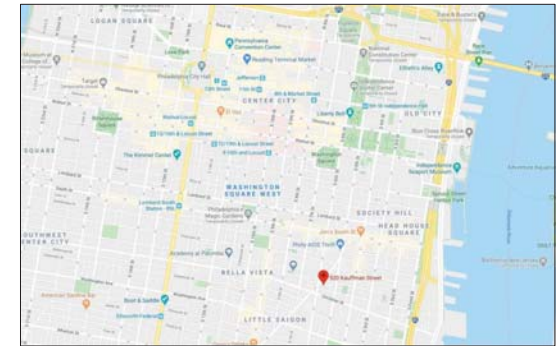
#### ZONING DATA:

LOT WIDTH (PER DEED):	28'-11"	PERCENT OPEN AREA:	20%
LOT DEPTH (PER DEED):	37'-5 1/2" / 39'-7 1/2"	BUILDING HEIGHT:	N.T.E. 38'-0"
LOT AREA (PER DEED):	1114.5 SF / 0.026 AC	EXISTING STORIES:	3
SIDE YARD DEPTH:	12'-11"	ADDITION STORIES:	3
REAR YARD DEPTH REQUIRED:	7'-0"	EXISTING BASEMENT:	YES
REAR YARD DEPTH PROVIDED:	3'-0"	ADDITION BASEMENT:	NO
OPEN AREA REQUIRED:	0 SF		
OPEN AREA PROVIDED:	224 SF		

#### EXISTING 520 KAUFFMAN ST (3) STORY STRUCTURE TO REMAIN



2 KAUFFMAN STREET IMAGE  
Z.1 SCALE: N.T.S.



3 ENLARGED LOCATION PLAN  
Z.1 SCALE: N.T.S.

PRELIMINARY ZONING DRAFT - NOT FOR SUBMISSION

RKM Architects

1230 Marlborough Street  
Philadelphia, PA. 19125  
C 267-496-5928

520-22 KAUFFMAN ST

PHILADELPHIA, PA 19147

Zoning Information

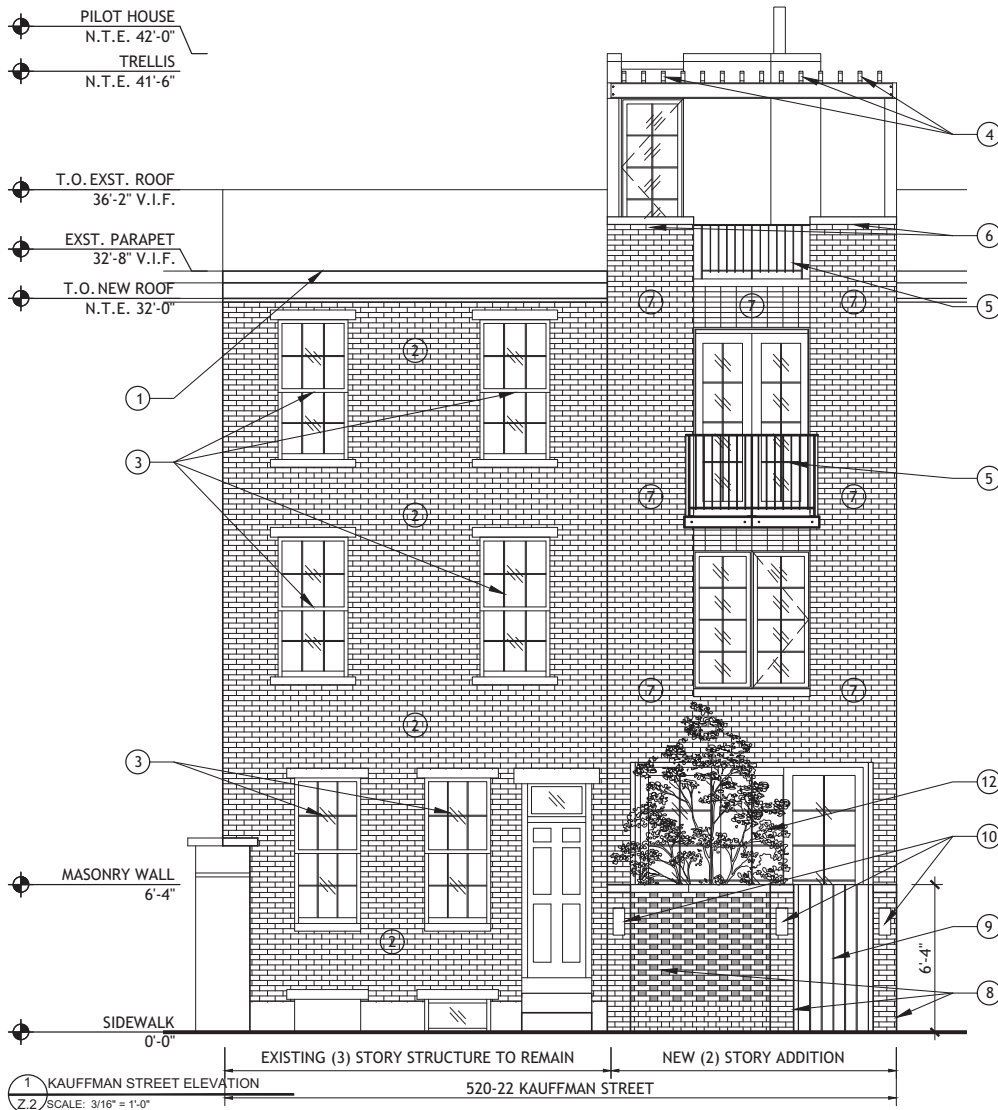
06/04/2020

Scale as Noted

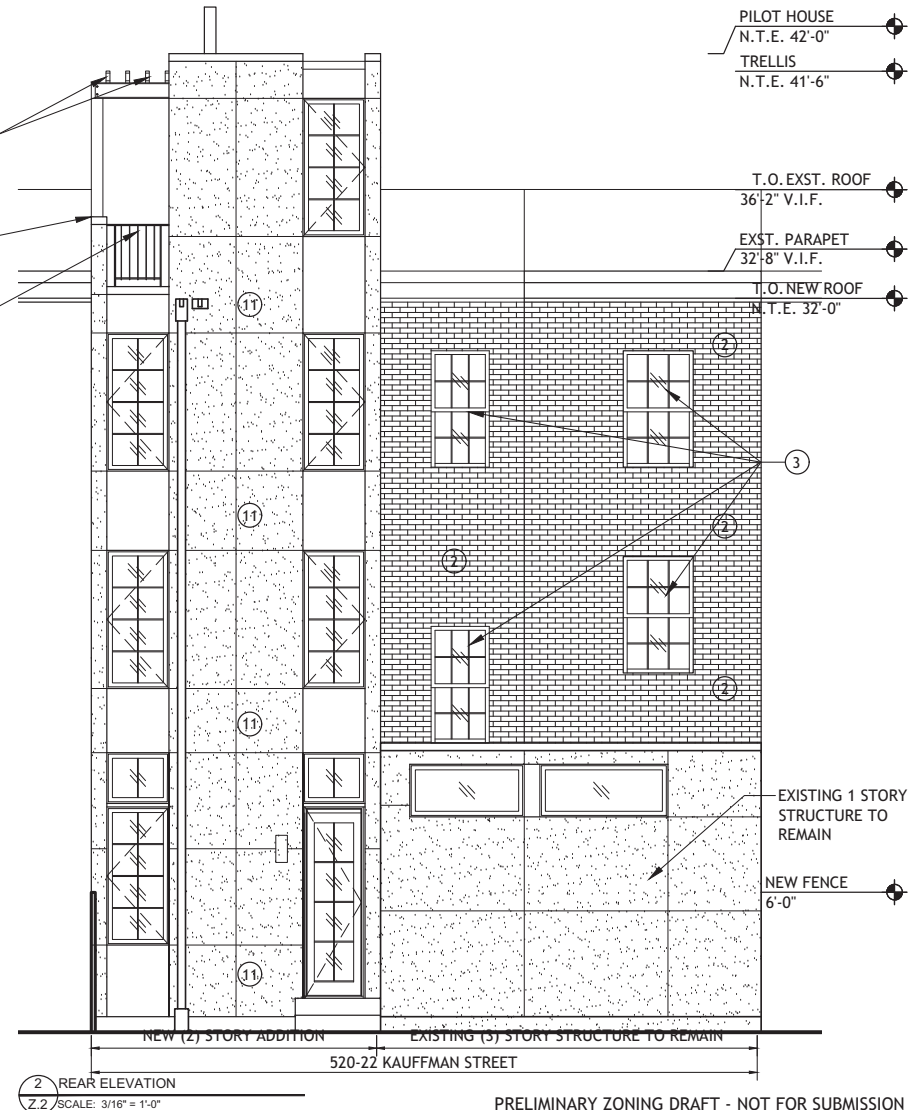
Z.1



C:\USERS\DANIELLE\DOCUMENTS\RKM ARCHITECTS\KAUFFMAN STREET\19-05 520-22 KAUFFMAN STREET - REVISED 4.22.2020.DWG, DATE PLOTTED: June 4, 2020



1	EXISTING PAINTED CORNICE TO REMAIN.	8	BASKET WEAVE PATTERN MASONRY FENCE WALL W/ REMOVED HEADERS - 13% OPENNESS.
2	EXISTING MASONRY FACADE TO REMAIN.	9	STAINED CEDAR WOOD PLANK GATE.
3	EXISTING 6 OVER 6 WINDOWS TO REMAIN.	10	EXTERIOR LIGHTS CONTROLLED VIA TIMER.
4	STAINED CEDAR WOOD TRELLIS OVER PAINTED STEEL BEAM SUPPORTS TYP.	11	NEW STUCCO REAR FACADE.
5	3'-6" PAINTED STEEL GUARDRAIL ASSEMBLY.	12	PROPOSED YARD TREE FROM THE LIST OF APPROVED PLANTINGS BY THE DEPARTMENT PARKS AND REC.
6	3'-6" PARAPET WALL.		
7	NEW MASONRY FACADE.		



**RKM Architects**

1230 Marlborough Street  
Philadelphia, PA. 19125  
C 267-496-5928

**520-22 KAUFFMAN ST**

PHILADELPHIA, PA 19147

Elevations

06/04/2020

Scale as Noted

**Z.2**

PRELIMINARY ZONING DRAFT - NOT FOR SUBMISSION

C:\USERS\DANIELLE\DOCUMENTS\RKM ARCHITECTS\KAUFFMAN STREET\19-05 520-22 KAUFFMAN STREET - REVISED 4.22.2020.DWG, DATE PLOTTED: June 4, 2020



1 AERIAL VIEW  
Z.3 SCALE: N.T.S.

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PRELIMINARY ZONING DRAFT - NOT FOR SUBMISSION

RKM Architects

1230 Marlborough Street  
Philadelphia, PA. 19125  
C 267-496-5928

520-22 KAUFFMAN ST

PHILADELPHIA, PA 19147

3D Model Views

06/04/2020

Scale as Noted

Z.3



1 KAUFFMAN STREET VIEW  
Z.4 SCALE: N.T.S.

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PRELIMINARY ZONING DRAFT - NOT FOR SUBMISSION

RKM Architects  
1230 Marlborough Street  
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C 267-496-5928

520-22 KAUFFMAN ST  
PHILADELPHIA, PA 19147

3D Model Views  
06/04/2020  
Scale as Noted

Z.4



520-522 Kauffman Street  
Site Photographs  
7/13/2020





520-522 Kauffman Street  
Site Photographs  
7/13/2020





520-522 Kauffman Street  
Site Photographs  
7/13/2020





520-522 Kauffman Street  
Site Photographs  
7/13/2020





520-522 Kauffman Street  
Site Photographs  
7/13/2020

