

ADDRESS: 1232 WAVERLY ST

Proposal: Construct rear addition

Review Requested: Final Approval

Owner: John Hallock

Applicant: Susan Davis

History: 1830

Individual Designation: 11/28/1961

District Designation: None

Staff Contact: Kim Chantry, kim.chantry@phila.gov

BACKGROUND:

This application proposes to construct a rear addition at 1232 Waverly Street. The existing one-story rear addition would remain, and an additional two stories would be constructed on top of it, rising to the height of the existing main block of the house, and extending to the depth of the neighboring rear additions. The existing one-story addition was constructed in 1958. Small decks projecting six feet are proposed for the new second and third floors. The only visibility of the rear of this property from the public right-of-way is via a very oblique angle from a short, fenced section of S. Iseminger Street. Existing two-story rear additions at the neighboring properties further obscure visibility from the public right-of-way.

SCOPE OF WORK

- Construct rear addition.

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. It will not be visible within the context of the front of the building. It will be differentiated from the old by way of materials, and will be compatible with the historic property in terms of materials, features, size, scale, and massing.

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

ADDRESS OF PROPOSED CONSTRUCTION

1232 WAVERLY STREET, PHILADELPHIA PA 19147

APPLICANT:

SUSAN MILLER DAVIS, AIA

COMPANY NAME:

SUSAN MILLER DAVIS ARCHITECT

PHONE # 267.294.9634 FAX # —

PROPERTY OWNER'S NAME:

JOHN HALLOCK

PHONE # 267.212.6200 FAX # —

ARCHITECT / ENGINEER IN RESPONSIBLE CHARGE:

SUSAN MILLER DAVIS, AIA

ARCHITECT / ENGINEERING FIRM:

SUSAN MILLER DAVIS, ARCHITECT

PHONE # 267.294.9634 FAX # —

CONTRACTOR:

TONY CAMPUZANO

CONTRACTING COMPANY:

CAMPUZANO CONSTRUCTION

PHONE # 610.742.4599 FAX # —

USE OF BUILDING / SPACE:

RESIDENCE

APPLICANT'S ADDRESS:

406 S. ISEMINGER ST.

PHILADELPHIA PA 19147

LICENSE # RAO11144X

E-MAIL: susanm.davis@verizon.net

PROPERTY OWNER'S ADDRESS:

1232 WAVERLY STREET

PHILADELPHIA PA 19147

ARCHITECT / ENGINEERING FIRM ADDRESS:

406 S. ISEMINGER ST.

PHILADELPHIA PA 19147

LICENSE # RAO11144X

E-MAIL: susanm.davis@verizon.net

CONTRACTING COMPANY ADDRESS:

40 W. ALBEMARLE AVE.

LANSLOWNE PA 19050-1103

LICENSE # 38869

E-MAIL: tonycampuzano@icloud.com

ESTIMATED COST OF WORK

\$ 55,000

BRIEF DESCRIPTION OF WORK:

ADDITION OF 2ND AND 3RD FLOOR ROOMS ON TOP OF EXISTING KITCHEN AT REAR OF HOUSE. (EACH ROOM APPROXIMATELY 96 SF)

OWNER HOPES TO ADD SMALL ^{WOOD} DECK (11'x6') OFF EACH NEW ROOM, AS SHOWN IN DRAWINGS (INCLUDED IN THIS APPLICATION)

TOTAL AREA UNDERGOING CONSTRUCTION: 348 SF

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 Susan Miller Davis

DATE: 6/18/20

Susan Miller Davis, AIA
Architect + Public Art Curator/Consultant
406 South Iseminger Street
Philadelphia, Pennsylvania 19147
Susanm.davis@verizon.net

July 17, 2020

Ms. Kim Chantry
Historic Preservation Planner II
Philadelphia Historical Commission
1515 Arch Street, 13th floor
Philadelphia, Pennsylvania 19102

Re: Application for work to back of 1232 Waverly Street (19147)

Dear Kim:

As requested, I am writing with information regarding the proposed project at 1232 Waverly Street. The proposed project is the addition of two rooms (second and third floors) above the existing first floor kitchen addition, which was constructed in 1958.

The reason for seeking approval from the Historical Commission for work at the rear of the house (not visible from Waverly Street) is that due to the original street layout, there is an oblique, narrow view of the proposed addition from neighboring Iseminger Street. (This view and others are documented in photographs sent earlier with the application.)

The proposed materials for the addition are the same as the existing kitchen addition and adjacent properties (i.e., stucco painted white). Actually the property next door to the east (1230 Waverly) is painted concrete block (no stucco).

The proposed addition also includes a small deck (6' deep) at each of the second and third floors, supported by posts in the back yard. Amy Rivera, structural engineer, has confirmed that the additions above the kitchen, as well as the small decks, can be adequately supported by the existing kitchen structure and for the decks, the additional posts.

The reasons for requesting the additional rooms and small decks is that Jack Hallock, owner of 1232 Waverly for several years, is planning (due to family circumstances) to move his mother and two adult children to the house, (a small house built in approximately 1820). The addition of two rooms plus small outdoor spaces would give the family adequate room to live together.

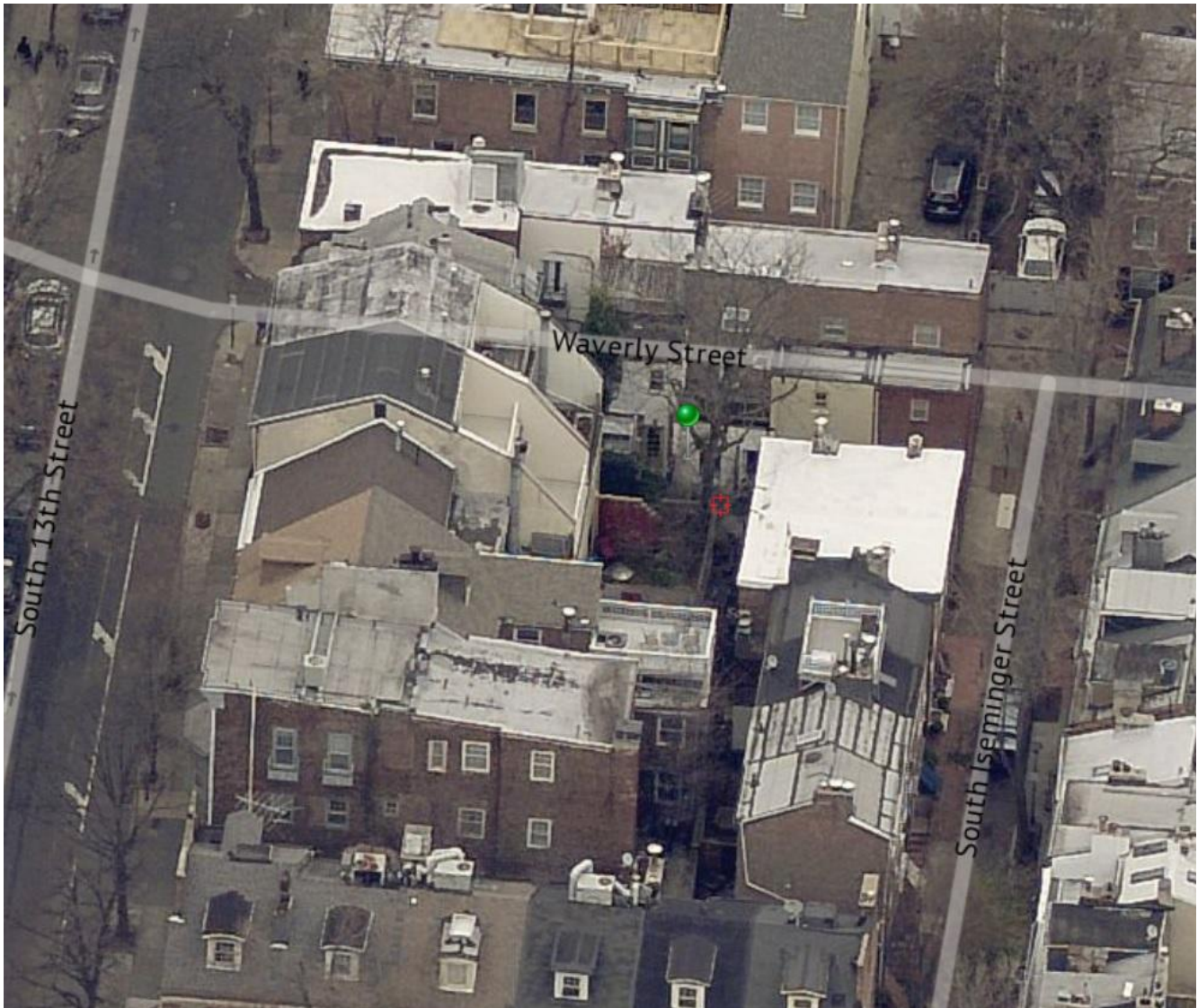
I would like to emphasize that the only view of the proposed addition is an oblique, partially blocked view from Iseminger Street, in which only the backs of houses (including a fire escape,

a mix of building materials, and many power lines) are visible. I believe Mr. Hallock's addition would be a well-designed, thoughtful addition to the jumble of urban additions already present.

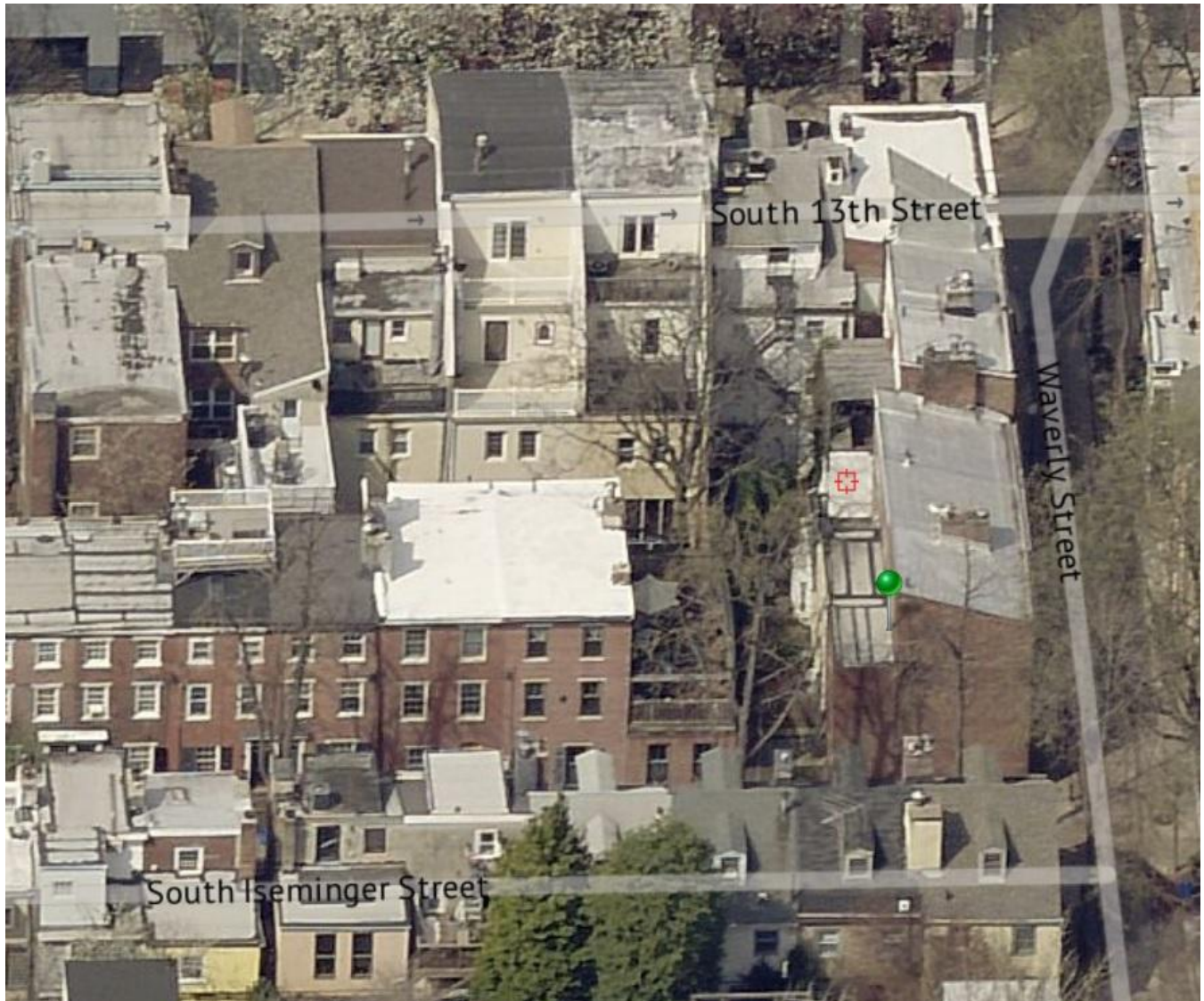
Thank you for your and the Historical Commission's consideration of this proposal. I look forward to the hearing on July 28. Please let me know, should there be any additional information and/or documentation that would be helpful to you and the Commission in preparation for the hearing.

Sincerely,
Susan Miller Davis, AIA
267.294.9634

1232 Waverly Street – Photographs



Aerial imagery of 1232 Waverly Street from the rear. The subject property is the third in from the intersection of Waverly and S. Iseminger Streets.



Aerial imagery of 1232 Waverly Street from the side. The subject property is the third in from the intersection of Waverly and S. Iseminger Streets.



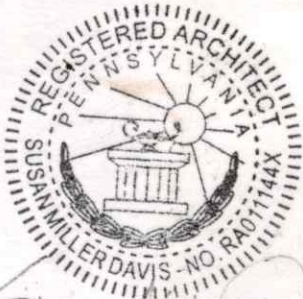
Visibility of rear of 1232 Waverly Street from the public right-of-way on S. Iseminger Street. Subject building is third in from the end, with the white one-story rear addition with wood deck railing above.



Rear of 1232 Waverly Street to show existing conditions. This view is taken from property that is not accessible to the general public.



Rear of 1232 Waverly Street and neighboring property to show existing conditions. This view is taken from property that is not accessible to the general public.



Susan Miller Davis

HALLOCK HOUSE
292 WAVERLY STREET
PHILADELPHIA PA 19147
SUSAN MILLER DAVIS, AIA
406 S. LENINGER STREET
PHILADELPHIA PA 19147

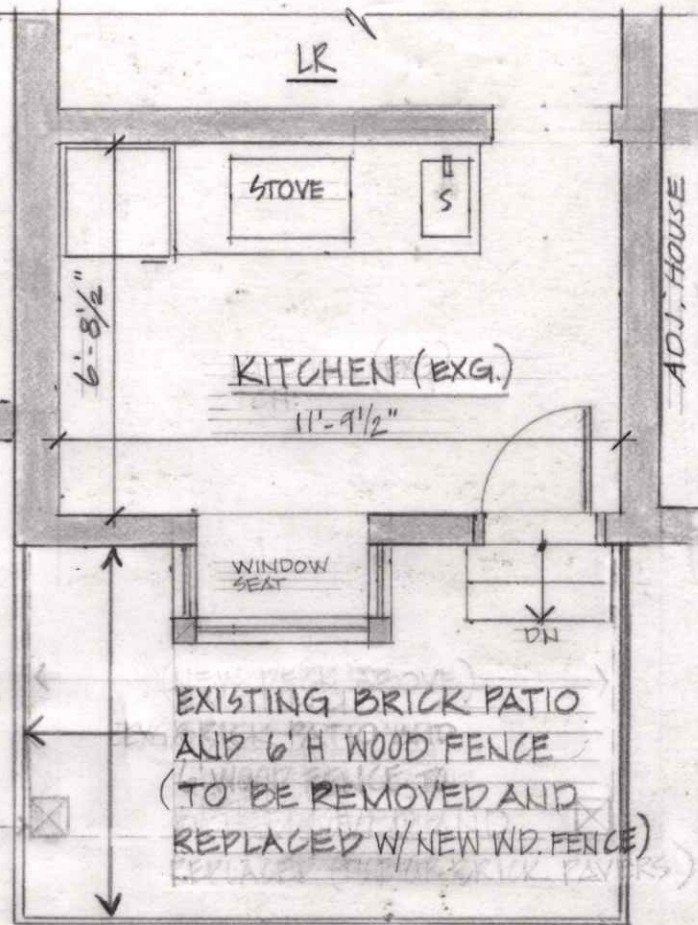
A1 EXISTING
KITCHEN AND
WOOD DECK &
2ND FL.
(PLANS)

1/4" = 1'-0"



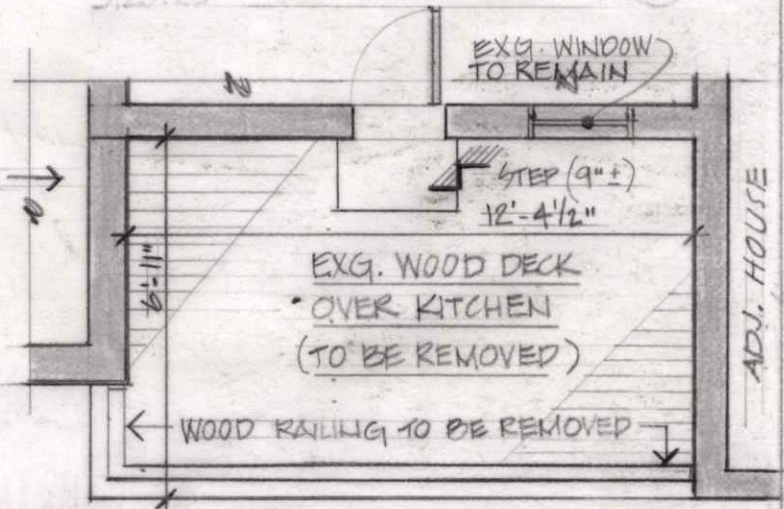
5.30.20

ADJ. HOUSE →



1 EXISTING KITCHEN AND BACK PATIO
1/4" = 1'-0"
5.23.20

ADJ. HOUSE →



2 EXISTING WOOD DECK OVER KITCHEN (2ND FL)
1/4" = 1'-0"

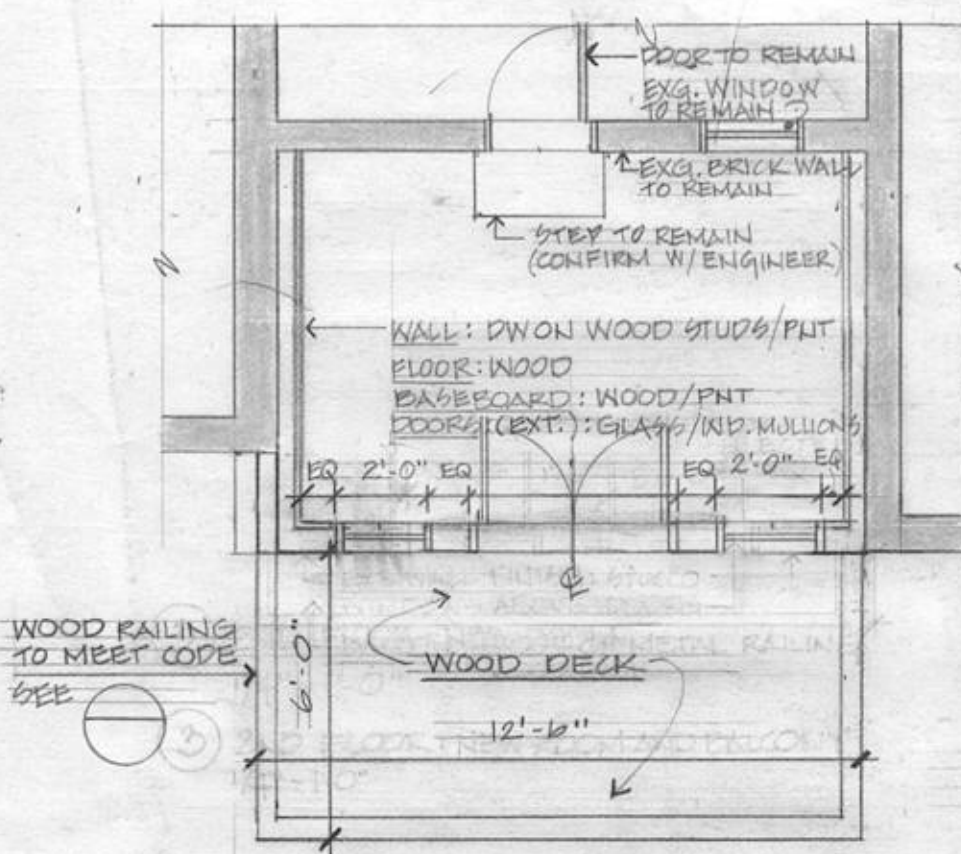


Susan Miller Davis

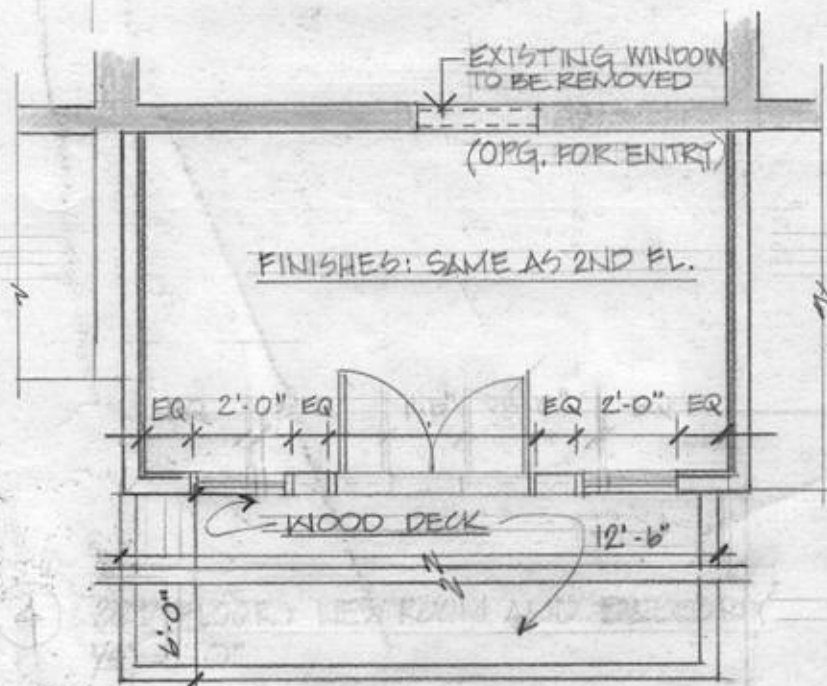
HALLOCK HOUSE
1232 WAVERLY STREET
PHILADELPHIA PA 19147
SUSAN MILLER DAVIS, AIA
406 S. PEMINGER ST.
PHILADELPHIA PA 19147

(A2) PLANS:
2ND + 3RD FL:
NEW ROOMS +
DECKS

1/4" = 1'0"  5.30.20



③ 2ND FLOOR: NEW ROOM AND DECK



④ 3RD FLOOR: NEW ROOM AND DECK



Susan Miller Davis

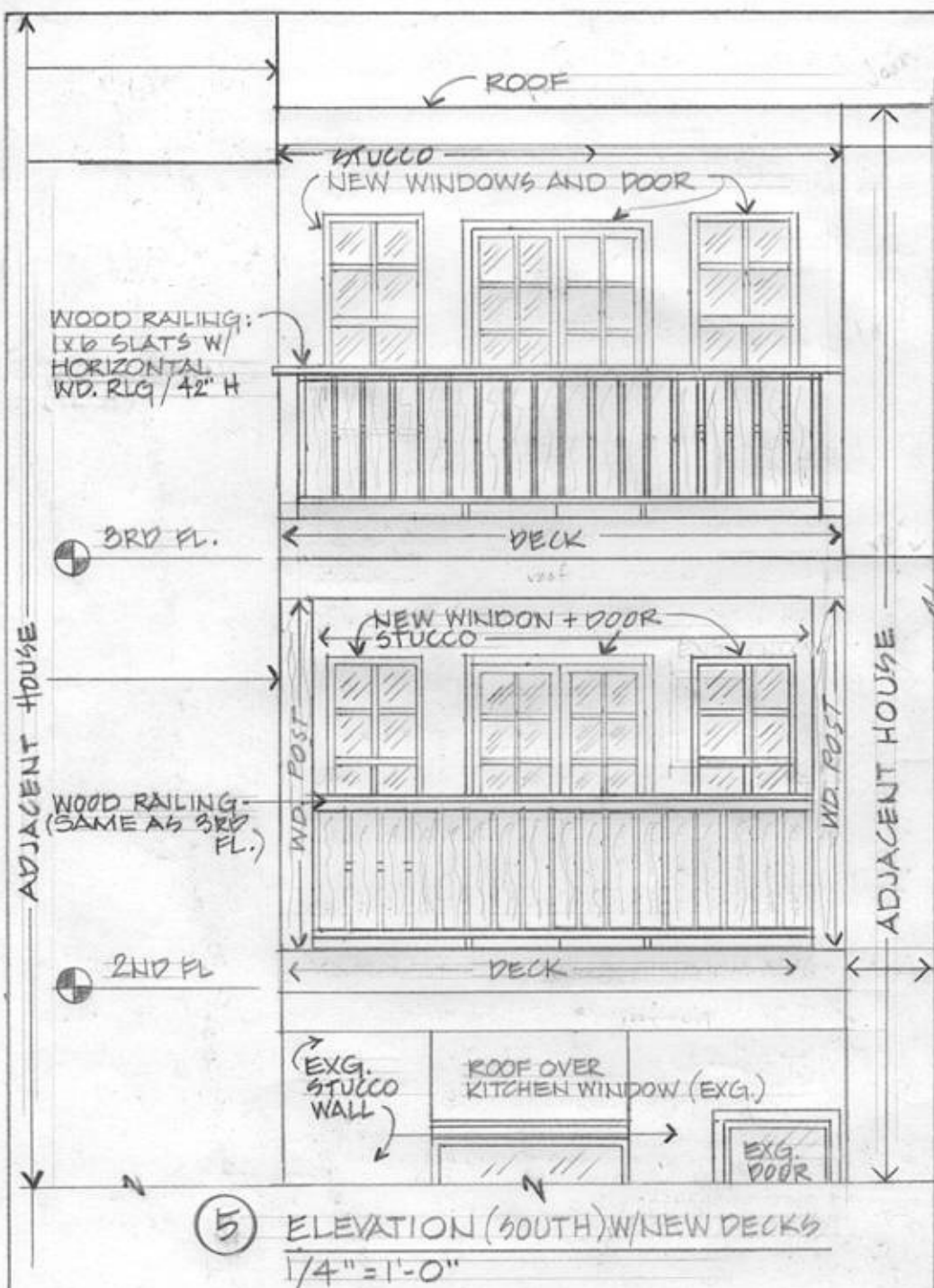
HALLOCK HOUSE
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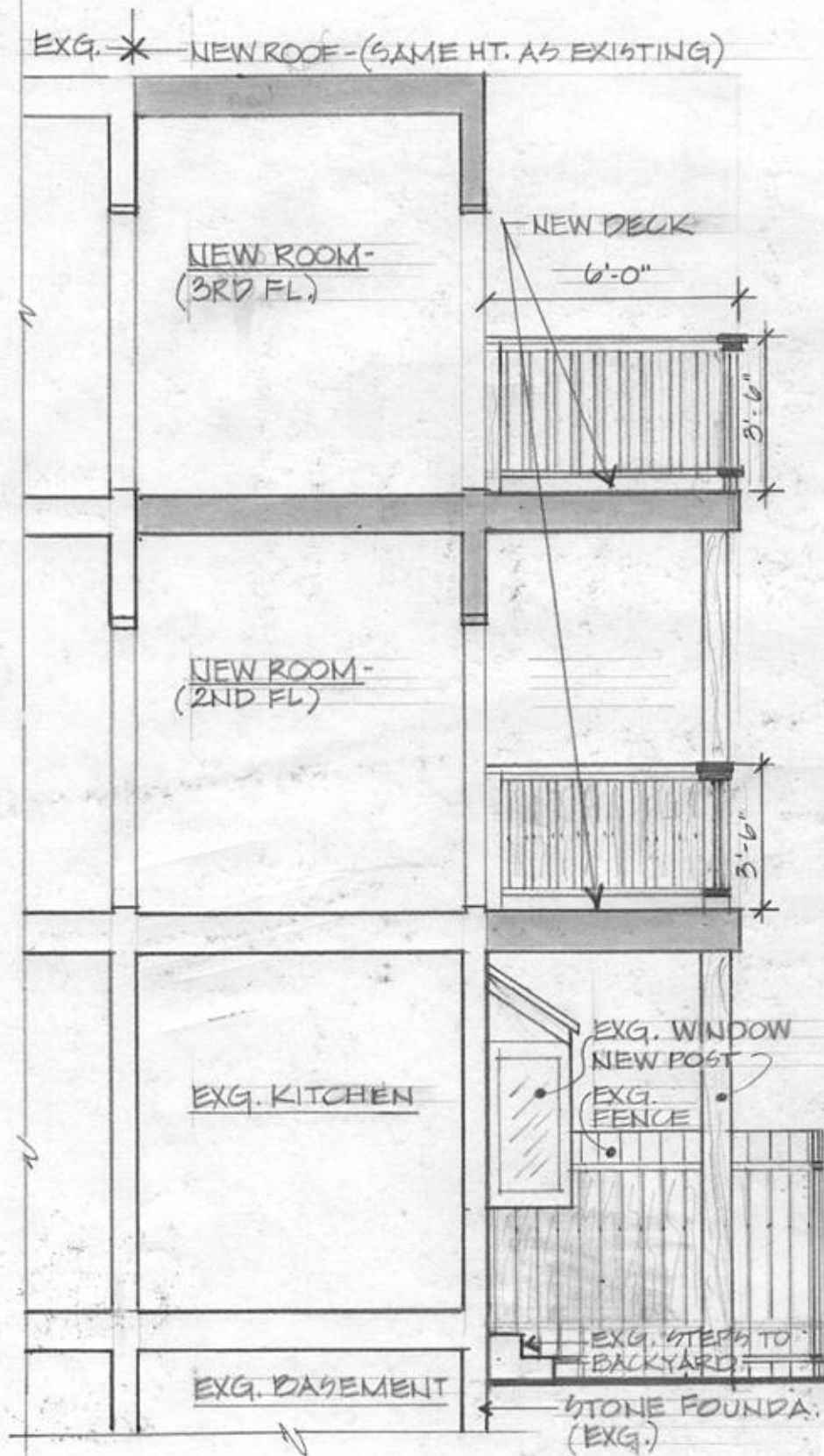
SUSAN MILLER DAVIS, AIA
406 S. INEMINGER STREET
PHILADELPHIA PA 19147

A3 ELEVATION - SOUTH

1/4" = 1'-0"

5.30.20





Susan Miller Davis

HALLOCK HOUSE
1292 WAVERLY STREET
PHILADELPHIA PA 19147

SUSAN MILLER DAVIS AIA
406 S. HEMINGER STREET
PHILADELPHIA PA 19147

A4 SECTION
(N/S)

EXISTING
NEW

1/4" = 1'0"

5.30.20