

ADDRESS: 1607 ST PAUL ST

Proposal: Legalize work to front façade

Review Requested: Final Approval

Owner: Attika Van

Applicant: Damont Lewis, Lewis Living LLC

History: 1885

Individual Designation: 9/26/1967

District Designation: None

Staff Contact: Meredith Keller, meredith.keller@phila.gov

BACKGROUND:

The property at 1607 St. Paul Street is one of 16 properties on St. Paul Street and 24 properties on adjacent Rowan Street individually designated as historic in 1967. The two blocks feature two-story red brick Queen Anne rowhouses with projecting bays and porches, cedar shake siding and roofing, and brownstone trim. Nearly all the original Queen Anne windows have been replaced, and a number of buildings now have painted brick facades. Other work to many of the buildings has been undertaken illegally over the course of several decades.

On 27 January 2020, the staff of the Historical Commission requested that the Department of Licenses and Inspections issue a violation to the property for illegal work to the front façade, and a violation was subsequently issued. Prior to the violation, the front façade had a painted brownstone base, lintels, and sills, vinyl windows, a non-original door, and replacement cedar shingles. No permit applications had been approved by the Historical Commission for any past work. Between July 2019 and January 2020, the owner renovated the property. Work to the front façade included painting the masonry façade, capping the cornice, installing asphalt shingles at the bay roof, replacing the cedar shingles with vinyl siding, installing a steel six-panel door, and replacing the original hairpin porch railing with a metal picket railing.

SCOPE OF WORK:

- Legalize roofing;
- Legalize painting of masonry façade;
- Legalize door;
- Legalize removal of hairpin porch railing;
- Legalize vinyl siding; and,
- Legalize cornice capping.

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 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.*
 - This application proposes to legalize the painting of historic masonry, the covering of the historic cornice, the removal of the original hairpin porch railing, the installation of a steel door, and the cladding of the bay in asphalt shingles and vinyl siding. The work is inappropriate to the historic character of the building and does not comply with this standard.

STAFF RECOMMENDATION: Denial, pursuant to Standard 9.

MAPS & IMAGES:

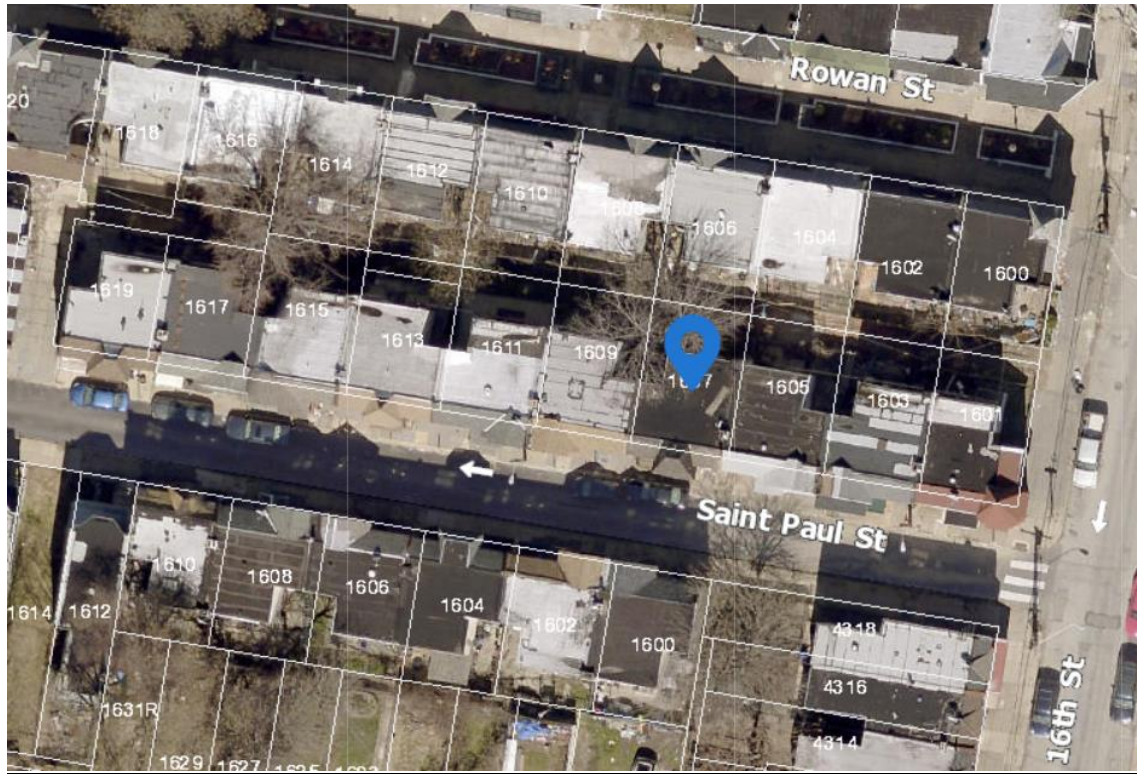


Figure 1: 2019 aerial showing 1607 St. Paul Street. Source: Atlas



Figure 2: Undated historic photograph of 1607 St. Paul Street. Source: Philadelphia Historical Commission.

1607 St. Paul Street
Philadelphia Historical Commission
July/August 2020



Figure 3: Front façade of 1607 St. Paul Street, July 2019, prior to current illegal work. Source: Cyclomedia.



Figure 4: Front façade of 1607 St. Paul Street, April 2020, after the completion of work without permits. Source: Cyclomedia.



Figure 5: 1607 St. Paul Street, with similar properties on Rowan Street to the north, April 2020. Source: Pictometry.

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:

1607 Saint Paul St Philadelphia PA 19140

APPLICANT:

Damont Lewis

COMPANY NAME

Lewis Living LLC

PHONE

856-264-2680

FAX

APPLICANT'S ADDRESS:

6550 N 16th St

Philadelphia, PA 19126

LICENSE

PA146697 E-MAIL: Kelly.rebuild@gmail.com

PROPERTY OWNER'S NAME:

Attika Van

PROPERTY OWNER'S ADDRESS:

1607 Saint Paul St

Philadelphia PA 19140

PHONE

FAX

ARCHITECT/ENGINEER IN RESPONSIBLE CHARGE

N/A

ARCHITECT/ENGINEERING FIRM ADDRESS:

N/A

ARCHITECT/ENGINEERING FIRM:

PHONE

FAX

LICENSE

E-MAIL:

CONTRACTOR:

Damont Lewis

CONTRACTING COMPANY ADDRESS:

Same as applicant

CONTRACTING COMPANY:

Lewis Living LLC

PHONE

FAX

LICENSE

E-MAIL:

USE OF BUILDING/SPACE

Residential

ESTIMATED COST OF WORK

\$ \$3,500.00

BRIEF DESCRIPTION OF WORK:

Paint Exterior (Front)

Install Siding (Front)

Replace Front Porch Railing

Replace Roof (Shingle and Rubber)

Door Replacement

TOTAL AREA UNDERGOING CONSTRUCTION: approx 576 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 #: #PM-301.2/2, #A-301.1/3, #A-301.1/24
#A-301.1/68, #A-301.1/26

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: _____

7/6/2020

July 6, 2020

Lewis Living LLC
6550 N 16th St
Philadelphia, PA 19126

COVER LETTER

RE: 1607 St Paul St Exterior Repair

We were hired to repair the front exterior of this property to improve the overall property value. The repairs included:

- Roof replacement included rubber on the top and shingles in front.
- Install vinyl siding around the bay area
- Install new metal front porch railing system
- Paint Front Masonry
- Install new steel front doors

While we were not aware of the historical designation, this does not negate our responsibility to have received approval prior to the work being performed. We would like to submit for your consideration the improvements made were in line with the precedent already set on the block. There are a number of properties that have installed vinyl siding, new doors, modified cornice and/or painted the front masonry façade. At the time of this letter there were no violations levied against any of these properties, according to public record. The following is a list of properties on the block that support the precedent (photos attached).

- 1602 St Paul – Vinyl Siding at Bay and porch roof; cornice modification; painted front masonry
- 1603 St Paul – Vinyl Siding Front roof
- 1604 St Paul – Vinyl Siding at Bay; cornice modification
- 1605 St Paul – Painted front masonry
- 1608 St Paul – Vinyl Siding
- 1612 St Paul – Vinyl Siding; Painted front masonry
- 1613 St Paul – Painted front masonry
- 1617 St Paul – Painted front masonry

*There quite a few properties with updated front doors

We hope you will take into consideration the aforementioned details when determining our permit approval. Thank you in advance.

Sincerely,



Damont Lewis
Lewis Living LLC



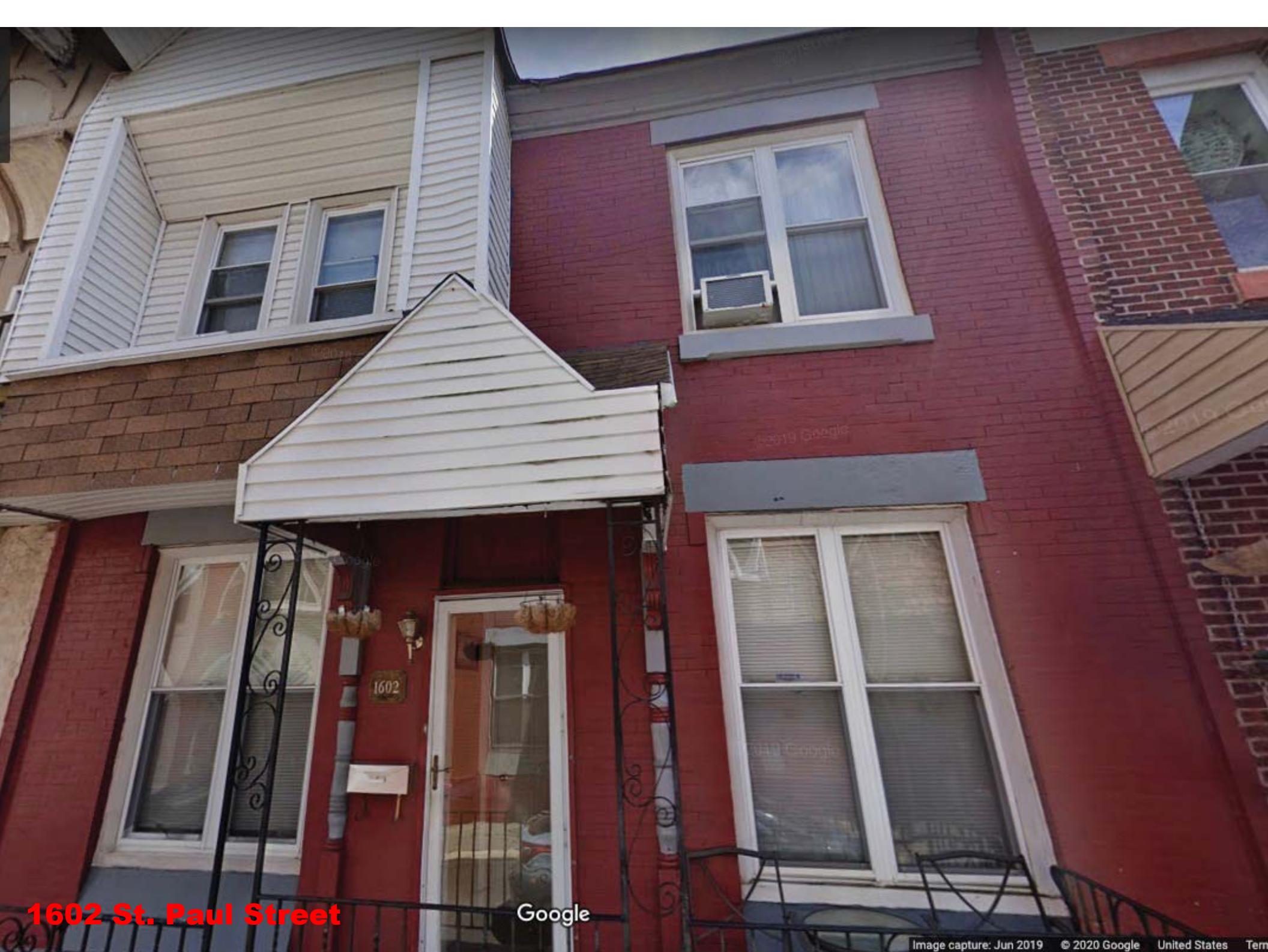
2019-20 renovations without permits



Current conditions





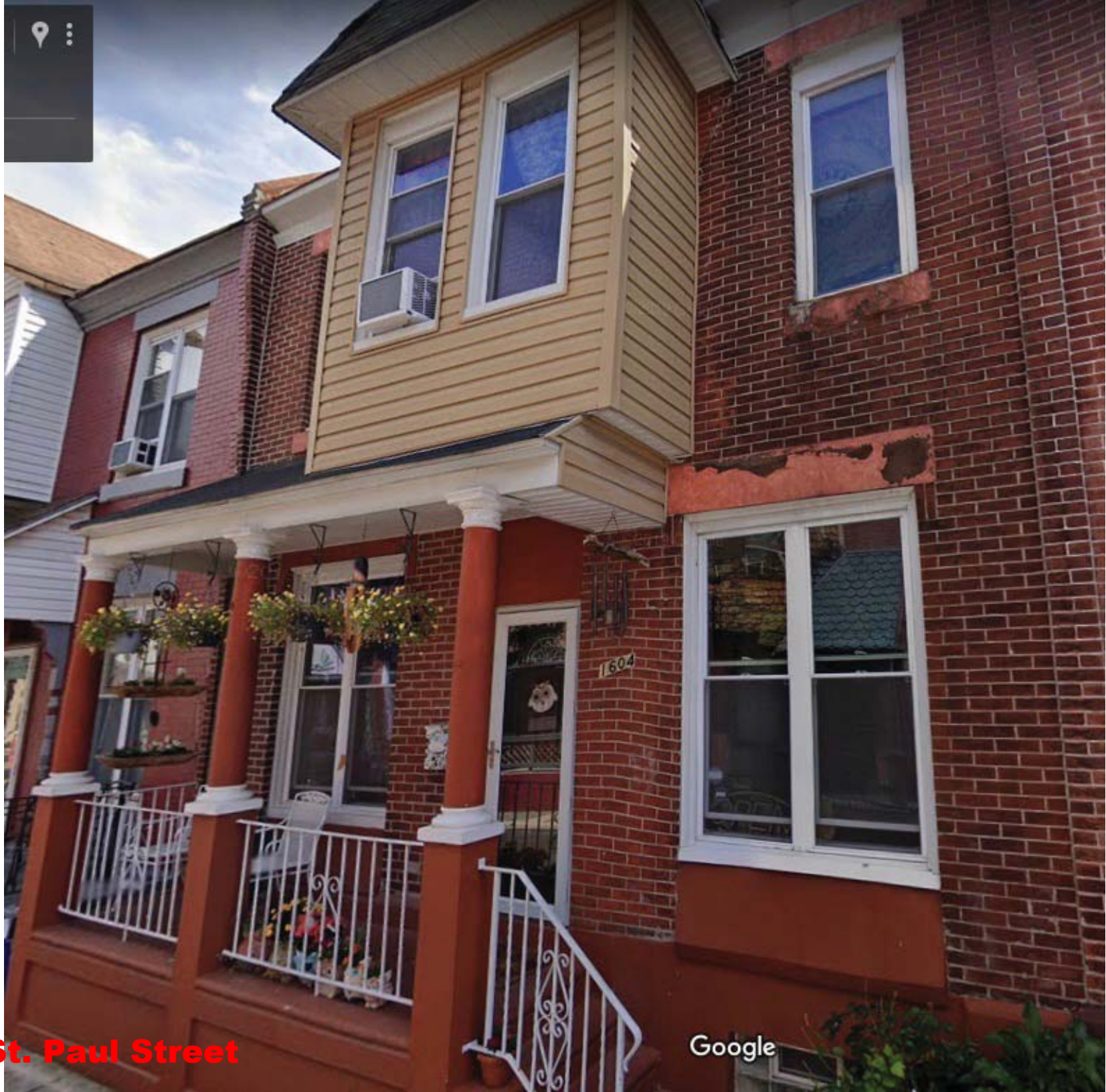


1602 St. Paul Street

Google



1603 St. Paul Street



1604 St. Paul Street

Google



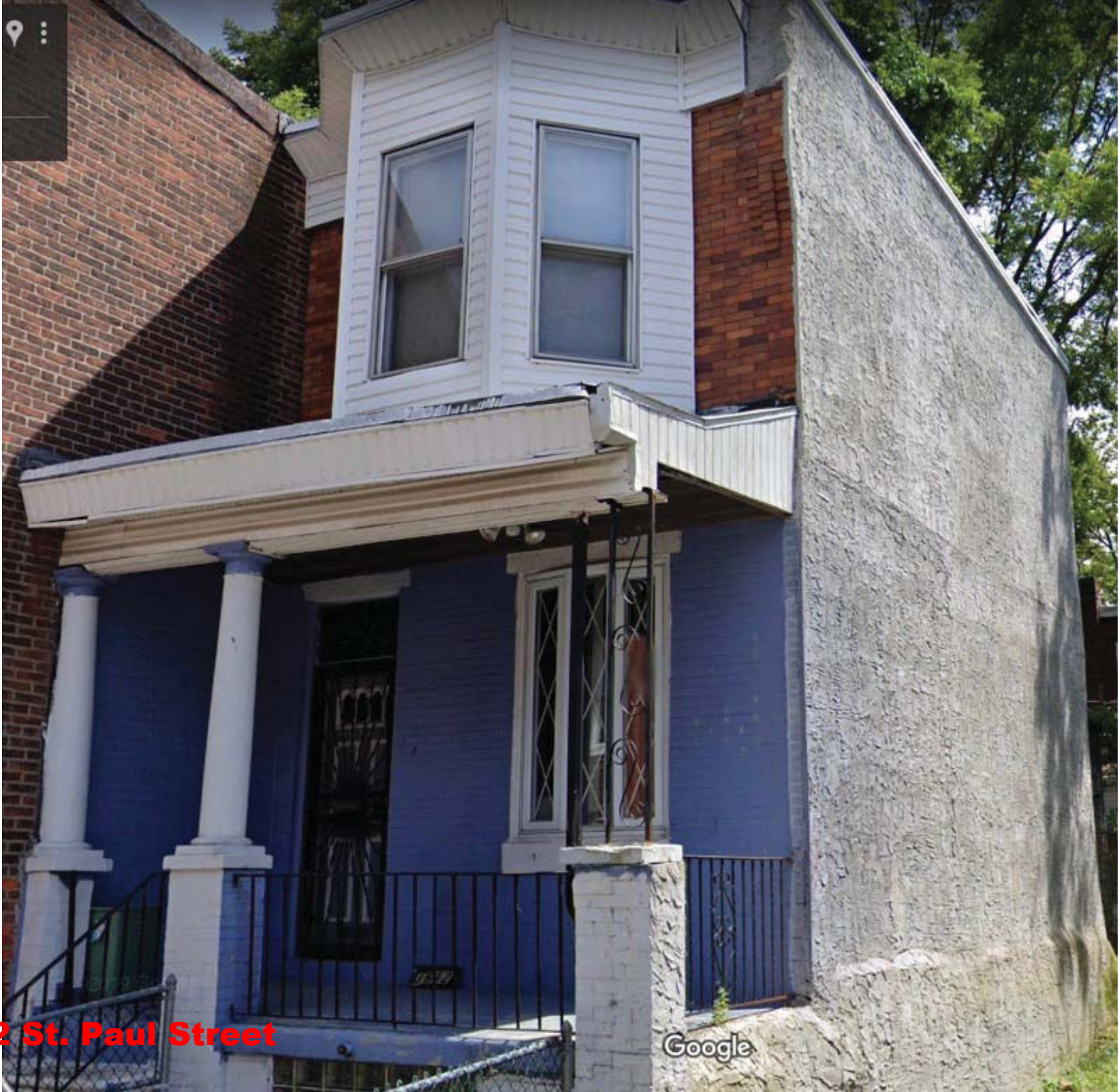
1605 St. Paul Street



1608 St. Paul Street

Google

Image capture: Jun 2019 © 2020 Google U



1612 St. Paul Street

Google



1617 St. Paul Street

Google