**ADDRESS: 510 E WILDEY ST**  
Proposal: Demolish chimney; alter rear ell; construct addition  
Review Requested: Final Approval  
Owner: Mary MacLeod  
Applicant: German Yakubov, Haverford Square Designs LLC  
History: 1855; William Cramp frame house  
Individual Designation: 2/28/1967  
District Designation: None  
Staff Contact: Meredith Keller, meredith.keller@phila.gov, 215-686-7660

**BACKGROUND:**  
The William Cramp frame house is part of a row of four mid-nineteenth-century frame buildings located on E. Wildey Street in Fishtown. Each building includes a two-story main block with a front-sloping half-gable roof and a two-story rear ell. At some point in the past, all four frame buildings were clad in stucco. The massing and form of the buildings largely remain intact, though the majority of the buildings have acquired one-story additions to their rear ells.

At its 13 March 2020 meeting, the Historical Commission denied an application for a rear addition that also proposed to raise the roof of the existing rear ell. In that proposal, the existing roof slope would have been altered in its entirety. While the Commission concluded that it may be possible to raise the roof of the rear ell and construct an addition, it noted that the proposed design was not sensitive to the original character of the building, because it did not maintain any part of the existing roof slope. The current application proposes a similar addition; however, the new design proposes to maintain 48-inches of the current roof slope to satisfy the Commission's request to retain a portion of the character-defining feature.

**SCOPE OF WORK:**  
- Alter roof of rear ell;  
- Demolish one-story rear addition;  
- Construct two-story addition with balcony; and  
- Install new windows.

**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 raise a portion of the existing roof of the two-story rear ell to create useable space at the interior. The roof currently peaks at the east where it attaches to the rear ell of 512 E. Wildey Street and slopes west. At the lowest point, the interior height is currently 5-feet 7-inches. To achieve additional height at the interior, a portion of the roof would be demolished, and the west wall raised. The application proposes to retain 48-inches of the original roof slope adjacent to 512 E. Wildey Street. The work would alter much of the roofline but would maintain the existing fabric of the east wall. The work complies with this standard.
  - The application further proposes to demolish the non-original one-story rear addition and to construct a two-story addition in its place. Most of the rear ell is not visible from a public right-of-way, though a portion of the addition would be
visible from E. Eyre Street. The proposed two-story addition complies with this standard.
  o New one-over-one double-hung windows would be installed at the front façade. Wood windows in the historic configuration should be installed to comply with this standard.

**STAFF RECOMMENDATION:** Approval, provided that a material such as HardiePlank siding is used to clad the addition and that the front façade windows are an appropriate material and configuration, with the staff to review details, pursuant to Standard 9.
**MAPS & IMAGES:**

Figure 1: 2019 parcel map showing 510 E. Wildey Street. Source: CityAtlas

Figure 2: Front façade of 510 E. Wildey Street, 2018. Source: Cyclomedia.
Figure 3: The row of four frame buildings on E. Wildey Street in 1958. Source: Historical Commission files.

Figure 4: Aerial showing 510 E. Wildey Street. Source: Pictometry.
Figure 5: Aerial showing the rear of 510 E. Wildey Street. Source: Pictometry.

Figure 6: The rear of 510 E. Wildey Street from E. Eyre Street, 2018. Source: Google StreetView.
Figure 7: The rear of 512 E. Wildey Street from E. Eyre Street, with 510 E. Wildey Street behind, 2018. Source: Google StreetView.
Application for Construction Permit

Use this application to obtain permits for a residential or commercial construction proposal. Mechanical / Fuel Gas, Electrical, Plumbing, and Fire Suppression trade details are found on page 2.

<table>
<thead>
<tr>
<th>Address</th>
<th>510 E wildey St Philadelphia, PA</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parcel Address</td>
<td></td>
</tr>
<tr>
<td>Specific Location</td>
<td></td>
</tr>
<tr>
<td>Check box if this application is part of a project and provide project number:</td>
<td>PR-20</td>
</tr>
</tbody>
</table>

Applicant

<table>
<thead>
<tr>
<th>Name</th>
<th>German Yakubov</th>
</tr>
</thead>
<tbody>
<tr>
<td>Company</td>
<td>Haverford SQ GC LLC</td>
</tr>
<tr>
<td>Address</td>
<td>614 S 4th Street, #510, Philadelphia, PA 19147</td>
</tr>
<tr>
<td>Email</td>
<td><a href="mailto:Germy@HaverfordSq.com">Germy@HaverfordSq.com</a></td>
</tr>
<tr>
<td>Phone</td>
<td>215-651-1777</td>
</tr>
</tbody>
</table>

Property Owner

<table>
<thead>
<tr>
<th>Name</th>
<th>Mary macleod</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>510 E wildey St Philadelphia, PA</td>
</tr>
<tr>
<td>Email</td>
<td><a href="mailto:Mary@HaverfordSq.com">Mary@HaverfordSq.com</a></td>
</tr>
<tr>
<td>Phone</td>
<td></td>
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</tbody>
</table>

Design Professional in Responsible Charge

<table>
<thead>
<tr>
<th>Name</th>
<th>FRANCESCO ZAMPETTI</th>
</tr>
</thead>
<tbody>
<tr>
<td>Firm</td>
<td>Haverford Square Designs</td>
</tr>
<tr>
<td>PA License #</td>
<td>RA013093X</td>
</tr>
<tr>
<td>Phila. Commercial Activity License #</td>
<td></td>
</tr>
<tr>
<td>Email</td>
<td><a href="mailto:Germy@HaverfordSq.com">Germy@HaverfordSq.com</a></td>
</tr>
<tr>
<td>Phone</td>
<td>215-651-1777</td>
</tr>
</tbody>
</table>

Project Scope

- (a) Occupancy
  - Single-Family
  - Two-Family
  - Other, please describe:  

- (b) Scope of Work
  - New Construction
  - Addition and/or Alteration
  - Shell (No Fit Out) – Option for Commercial Permits Only

- (c) Earth Disturbance
  - Area of Earth Disturbance 125 (Sq. Ft.)

- (d) Building Floor Areas
  - New Floor Area 200 (Sq. Ft.)
  - Existing Altered Area 800 (Sq. Ft.)

- (e) Number of Stories 2

- (f) Description of Work 2 story Addition to rear of building

- (g) Project Conditions
  - Project Impacts Street/Right-of-Way
  - New High Rise
  - Green Roof Included
  - Modular Construction
  - Façade Work
  - Initial Fit Out of Newly Constructed Space

Check box if this application is part of a project and provide project number: PR-20

Check box if new owner is being listed

This application is part of a project and provides project number: PR-20
(a) Check all that apply:
- Building
- Mechanical & Fuel Gas
- Electrical
- Plumbing
- Fire Suppression

Note: Trades listed below are mandatory for all residential new construction jobs.

Provide the associated Zoning Permit number for this construction, if applicable: ZP-2 0 0

(b) General Building Construction Contractor Information

Haverford SQ GC LLC

Name: ____________________________

License Number: 051076

Cost of Building Work: $5,000

Phone: 215 651 777

(c) Mechanical/Fuel Gas Work & Contractor Information

Name: ____________________________

License Number: ____________________________

Cost of Mechanical Work: $__________________________

Cost of Fuel Gas Work: $__________________________

Equipment Types:
- Registers / Diffusers
- Appliances
- Hoods

Phone: ____________________________

(d) Electrical Work & Contractor Information

Name: ____________________________

License Number: ____________________________

Cost of Electrical Work: $__________________________

Check one:
- New Installation
- Alteration
- *Rough-In

(e) Plumbing Work & Contractor Information

Name: ____________________________

License Number: ____________________________

Cost of Plumbing Work: $__________________________

Check one:
- Interior Work
- Exterior Building Drainage
- Exterior Water Distribution; line size ____________ in.

(f) Fire Suppression Work & Contractor Information

Name: ____________________________

License Number: ____________________________

Cost of Fire Supp. Work: $__________________________

Check one:
- New Installation
- Alteration
- *Rough-In

Commercial Kitchen Systems: ____________________________

Backflow Devices: ____________________________

Hydrants: ____________________________

Declaration & Signature

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 statements herein, I am subject to such penalties as may be prescribed by law or ordinance, inclusive of the penalties contained in 18 Pa. C.S. § 4904.

Applicant Signature: ____________________________

Date: 08 / 20 / 2020

(Permit Type Prefix – Year – Number)
Dear Historical Commission,

I would like to introduce the above project on behalf of our client, Mary Kistler (fka Mary MaCleod). Mary has resided at this property for over 20 years, and has been the Owner since 2004, she is seeking FINAL APPROVAL for the design that we are submitting.

The attached design details minor alteration to the rear of the property. The south side of the 2nd floor rear room is unusable as it is only 5’7” in height. Our plan is raising the south side of the roof to meet the 1/4 “slope of the north side of the roof, allowing the height of the rear room on the 2nd floor to be livable. We wanted to maintain evidence of the original pitch by continuing the pitch for 1', before adjusting the slope to 1/4”

Given that we are not modifying the front of the building, and only a small portion of the rear of the building, we hope to maintain the historic character of the building, while simultaneously modernizing the use of the property.

Regards,

German Yakubov
President.
215-651-1777
Germym@Haverfordsq.com
510 E Wildey Street, Philadelphia, PA 19125

INTERIOR RENOVATION IN EXISTING 2 STORY SINGLE FAMILY HOUSE WITH REAR ADDITION ON THE TOP OF EXISTING FIRST FLOOR

CODE ANALYSIS

BUILDING CODE:
• INTERNATIONAL EXISTING BUILDING CODE (IEBC) 2018-PRESCRIPTIVE COMPLIANCE METHOD.
• INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
• PHILADELPHIA FIRE CODE 2010

USE GROUP:
• R-3

CONSTRUCTION TYPE:
• VA

FIRE SUPPRESSION:
• N/A PER 2009 IFC - 4603.6.6

SCOPE OF WORK:
• INTERIOR RENOVATION IN EXISTING 2 STORY SINGLE FAMILY HOUSE WITH REAR ADDITION ON THE TOP OF EXISTING FIRST FLOOR

OWNER
MACLEOD MARY
614 SOUTH 4th STREET, #510
PHILADELPHIA, PA 19104

OFFICE: (215) 268-6151
DIRECT: (215) 651-1777
EMAIL: MM@HaverfordSq.com

CONTRACTOR
HAVERFORD SQ GC LLC
614 SOUTH 4th STREET, #510
PHILADELPHIA, PA 19147

OFFICE: (215) 268-6151
DIRECT: (215) 651-1777
EMAIL: MGMT@HaverfordSq.com

STRUCTURAL ENGINEER
JAMES CLANCY
JAMES CLANCY, PE, PLS, PP, CME
601 ASBURY LANE
NATIONAL PARK, NJ 08063

OFFICE: (856) 853-7306
EMAIL: jamesclancy@netzero.com

Architect:
FRANCESCO ZAMPETTI
AIA RA013093X

Owner:
MACLEOD MARY

Address:
510 E WILDEY STREET
PHILADELPHIA, PA 19125

Sheet name:
COVER SHEET

Sheet number:
A-1
NOTE:

• NO EXTERIOR MODIFICATIONS ON THE FRONT ELEVATION
NOTE:

• NO EXTERIOR MODIFICATIONS ON THE FRONT ELEVATION
**PROPOSED ROOF PLAN**

**SCALE:** $\frac{1}{4}" = 1'-0"$

**NOTE:**

- NO EXTERIOR MODIFICATIONS ON THE FRONT ELEVATION

---

**Architect:**
FRANCESCO ZAMPETTI
AIA RA013093X

**Owner:**
MACLEOD MARY

**Address:**
510 E WILDEY STREET
PHILADELPHIA, PA 19125

**Sheet name:**
PROPOSED ROOF PLAN

**Sheet number:**
A-5
PROPOSED FRONT ELEVATION

PROPOSED REAR ELEVATION

NOTE:
• NO EXTERIOR MODIFICATIONS ON THE FRONT ELEVATION

Address
FRANCESCO ZAMPETTI
AIA RA013093X

Owner:
MACLEOD MARY

Sheet name:
FRONT & REAR ELEVATIONS

Sheet number:
A-6
NOTE:

- NO EXTERIOR MODIFICATIONS ON THE FRONT ELEVATION

PROPOSED LEFT SIDE ELEVATION

SCALE: 3/16" = 1'-0"

SECTION 1

SCALE: 3/16" = 1'-0"

Architect:
FRANCESCO ZAMPETTI
AIA RA013093X

Owner:
MACLEOD MARY

Address:
510 E WILDEY STREET
PHILADELPHIA, PA 19125

Sheet name:
LEFT SIDE ELEVATION / SECTION

Sheet number:
A-7
NOTE:

• NO EXTERIOR MODIFICATIONS ON THE FRONT ELEVATION
NOTE:

- NO EXTERIOR MODIFICATIONS ON THE FRONT ELEVATION

EXISTING BASEMENT PLAN
SCALE: 1/4" = 1'-0"
NOTE:

- NO EXTERIOR MODIFICATIONS ON THE FRONT ELEVATION

EXISTING 1ST FLOOR PLAN

SCALE:  1/4" = 1'-0"

NOTE:

- NO EXTERIOR MODIFICATIONS ON THE FRONT ELEVATION

EXISTING 1ST FLOOR PLAN

SCALE:  1/4" = 1'-0"

EXISTING FIRE PLACE TO BE DEMOLISHED
EXISTING FIRE PLACE TO BE REPLACED
EXISTING OPENING TO REMAIN
EXISTING OPENING TO REMAIN
EXISTING WALL TO BE DEMOLISHED
EXISTING STAIRWAY TO BE REPLACED

3" STEP
5'-10" CEILING HEIGHT
6'-10" CEILING HEIGHT
8'-0" CEILING HEIGHT
6'-0" CEILING HEIGHT

EXISTING OPENING TO REMAIN
EXISTING OPENING TO REMAIN
EXISTING OPENING TO REMAIN
EXISTING OPENING TO REMAIN

11'-5"
10'-0"
9'-2"
5'-8"
9'-2"

6'-4"
3'-4"
4'-6"
6'-0"
20'-3"

13'-11"
14'-6"
13'-9"
8'-5"
11'-5"
10'-0"
1'-5"
4'-1"
6'-4"

EXISTING STAIRWAY TO BE REPLACED

Architect:
FRANCESCO ZAMPETTI
AIA RA013093X

Address:
510 E WILDEY STREET
PHILADELPHIA, PA 19125

Owner:
MACLEOD MARY

Sheet name:
EXISTING 1ST FLOOR PLAN

Sheet number:
A-10
NOTE:

- NO EXTERIOR MODIFICATIONS ON THE FRONT ELEVATION

EXISTING FIRE PLACE TO BE DEMOLISHED

EXISTING STAIRWAY TO BE REPLACED

EXISTING OPENING TO REMAIN

15'-5"

14'-7"

3'-9"

11'-8"

10'-3"

1'-5"

11'-8"

EXISTING FIRE PLACE TO BE DEMOLISHED

EXISTING STAIRWAY TO BE REPLACED

EXISTING OPENING TO REMAIN

1'-7"

1'-10"

3'-9"

11'-8"

14'-0"

Floor level

Floor level

EXISTING 2ND FLOOR PLAN

SCALE: 1/4" = 1'-0"

Architect:
FRANCESCO ZAMPETTI
AIA RA013093X

Owner:
MACLEOD MARY

Address
510 E WILDEY STREET
PHILADELPHIA, PA 19125

Sheet name:
EXISTING 2ND FLOOR PLAN

Sheet number:
A-11
NOTE:

• NO EXTERIOR MODIFICATIONS ON THE FRONT ELEVATION

SECTION 1 (EXISTING)

SCALE: 1/4" = 1'-0"

Architect: FRANCESCO ZAMPETTI
AIA RA013093X
Owner: MACLEOD MARY

Address: 510 E WILDEY STREET
PHILADELPHIA, PA 19125

Sheet number: A-12
NOTE:

• NO EXTERIOR MODIFICATIONS ON THE FRONT ELEVATION

STREET VIEW 1 (08/08/2019)

STREET VIEW 2 (08/08/2019)

STREET VIEW 3 (08/08/2019)
PROJECT NAME:

INTERIOR RENOVATION IN EXISTING 2 STORY

SINGLE FAMILY HOUSE WITH REAR ADDITION

ON THE TOP OF EXISTING FIRST FLOOR

OWNER

MACLEOD MARY

614 SOUTH 4TH STREET, #510

PHILADELPHIA, PA 19104

OFFICE: (215) 268-6151

DIRECT: (215) 651-1777

EMAIL: marsh@marsh.com

CONTRACTOR

HAVERFORD SQ GC LLC

614 SOUTH 4TH STREET, #510

PHILADELPHIA, PA 19147

OFFICE: (215) 268-6151

DIRECT: (215) 651-1777

EMAIL: marsh@marsh.com

STRUCTURAL ENGINEER

JAMES CLANCY

JAMES CLANCY, PE, PLS, PP, CME

601 ASBURY LANE

NATIONAL PARK, NJ 08063

OFFICE: (856) 853-7306

EMAIL: jamesclancy@netzero.com

CODE ANALYSIS

ABBREVIATIONS

GENERAL CONDITIONS

SITE SAFETY

SYMBOL LEGEND

OWNER

MACLEOD MARY

614 SOUTH 4TH STREET, #510

PHILADELPHIA, PA 19125

COVER SHEET

A-1
HAVERFORD SQUARE DESIGNS LLC

Handbook of Fundamentals.

1. The soil is capable of safely bearing 2000 psf and report back to the architect. If a discrepancy from the presumed soil bearing capacity exists, Contractor shall not

5. Delete paint on steel which is to receive sprayed on fire proofing or be encased in concrete.

Place in 12" layers and compact to 90% max. density in accordance with ASTM D-1557.

5. All slabs on grade shall bear mechanically compacted crushed stone capable of supporting 2,000 psf.

9. Where concrete trench footings are used, excavation shall be neat and true concrete to be cast immediately upon formation of the trench.

14. All formwork shall be in accordance with the American Concrete Institute's "Formwork for Concrete" (Special publication SP-4), and the ACI's "Recommended

American Plywood Association Guide to Plywood Association Guide to Plywood for floor, plywood, sheathing for wall and roofs, Amercian Wood Presevers


21. Provide and install 9" thick kraft faced glass fiber batt insulation with an insulation-only value of R-30 in roof or ceiling unless noted otherwise.

26. Provide sealants and chaulking meeting applicable specifications where shown on the drawings and elsewhere as required to provide a positive barrier against

Section 8 Doors and Windows


3. Toilet Room Accessories  Owner approved.

10. Unless noted otherwise, provide and install resilient flooring and wall base per owner's schedule and specifications. Install in accordance with manufacturer's

16. Provide and install SW or regular gypsum wall board, 1/2" thick at walls and ceilings unless otherwise indicated on drawings or specified. Contractor shall

1. Licensed and insured hvac contractor to provide design build proposal for new gas fired split system. Contractor to submit design and specifications to both

3. Licensed and insured electrical contractor to provide design build proposal. Contractor to be responsible for providing service during and post demolition.

FRANCISCO ZAMETTI/AM/8/28/2023

MACLEOD MARY

OWNER:

510 E WILDEY STREET
PHILADELPHIA, PA 19125

DIRECT: (215) 651-1777
OFFICE: (215) 268-6151
FAX: (215) 814-8941
EMAIL: PLANS@HaverfordSquareDesigns.com

HAVERFORD SQUARE DESIGNS

614 SOUTH 4TH STREET, 8510
PHILADELPHIA, PA 19147

SPECIFICATIONS.
PARTITION TYPES

INTERIOR WALL TYPES

STC - 46

P0

P3

W2

NOTE:

• At bathrooms and other frequently wet areas, use 1/2" cement board, 'green board', or equiv.

1206.2 AIRBORNE SOUND (IBC 2018).

Walls, partitions and floor-ceiling assemblies separating dwelling units and sleeping units from each other or from public or service areas shall have a sound transmission class of not less than 50, or not less than 45 if field tested, for airborne noise where tested in accordance with ASTM E90.

NON-RATED INTERIOR PARTITION
(2"X4" WOOD STUD)
STC RATING 46

NON-RATED INTERIOR PARTITION
(2"X6" WOOD STUD)
STC RATING 46

WALL TYPES.
THE CONTRACTOR SHALL PERFORM A SITE VISIT. IN DOING SO THE CONTRACTOR HAS THE INFORMATION PROVIDED IN NO WAY INTENDS TO MEAN THAT DEMOLITION IS LIMITED TO REMAIN INDICATED ON DEMOLITION PLAN, INCLUDING, BUT NOT LIMITED TO FLOOR MATERIAL BASE, SURFACES OR PROVIDE NEW SCHEDULED FINISHES.

THE CONTRACTOR SHALL BRING TO THE ARCHITECT'S ATTENTION FOR DECISION ALL STRUCTURAL INTERFERENCE THAT WOULD AFFECTED THE EXECUTION OF THE NEW WORK. NO FLOOR OR STRUCTURAL MEMBERS SHALL BE CUT WITHOUT PERMISSION OF A REGISTERED STRUCTURAL ENGINEER. ALL PROPOSED SLEEVE / CORING SHALL BE REVIEWED BY THE ARCHITECT.

THE CONTRACTOR SHALL OBSERVE MANUFACTURER'S REQUIREMENTS FOR SUB-FLOOR INSTALLATION OF MECHANICAL, PLUMBING AND ELECTRICAL WORK.

THE CONTRACTORS SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT DAMAGE TO EXISTING FLOORING OR ANY OTHER DEMOLITION ACTION, THE CONTRACTOR SHALL PATCH AND REPAIR EXISTING CONCRETE SURFACES WITH A LATEX OR GYPCRETE MATERIAL TO MAINTAIN THE EXISTING FIRE RATED ASSEMBLY.

WHERE EXISTING CONSTRUCTION TO REMAIN IS DAMAGED BY THE REMOVAL OF DETECTION SYSTEMS, EMERGENCY LIGHTING SYSTEMS) AS THEY MAY BE AFFECTED BY CONSTRUCTION ACTIVITIES.

WHERE WALL AREAS THAT ARE LEFT EXPOSED AS A RESULT OF AN ADJUSTMENT IN ELEVATIONS, BENCHMARKS, MATERIALS, UTILITIES AND CONSTRUCTION TYPE THAT MAY IMPEDE THEM, INCLUDING ANY ACTIVITY WHICH CREATES EXCESSIVE NOISE, AND NOTIFY THE CONTRACTOR TO CARRY OUT THE WORK AND NOTIFY THE OWNER/ARCHITECT OF SUCH MODIFICATIONS.

THE CONTRACTOR SHALL IDENTIFY EXISTING COMPONENTS AND ASSEMBLIES WITHIN EXISTING AND NEW WORK.

THE CONTRACTOR AND OR ENGINEER SHALL NOT BE RESPONSIBLE FOR THE SAFETY AND PROTECTION OF PERSONS, PROPERTY OR THE BUILDING. USE OF SUCH POINTS OF ACCESS SHALL BE APPROVED BY THE OWNER.

THE CONTRACTOR SHALL IDENTIFY POINTS OF ACCESS TO THE BUILDING AND VERIFY ACCESS TO THE EXISTING AND NEW WORK. THE CONTRACTOR/ OWNER IS RESPONSIBLE FOR ENGINEERING SURVEY FOR EXISTING AND NEW WORK.

THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT CHAIRS, CURTAIN WALLS, LAMINATE WALL COVERINGS, AND ALL OTHER EXISTING MANUFACTURED WALLS AND SURFACES UNTIL THEY ARE COMPLETELY PROTECTED BY THE CONTRACTOR.

WHERE EXISTING CEILING HEIGHTS ARE ALTERED, THE CONTRACTOR SHALL PROVIDE FIRE RATED ASSEMBLY TO REMAIN, THE CONTRACTOR SHALL INFILL THE OPENING WITH TEMPORARY PARTITIONS, AND COVERED WALKS TO MAINTAIN EGRESS AND SAFE EXIT IN THE EVENT OF FIRE OR OTHER EMERGENCY.

THE CONTRACTOR SHALL IDENTIFY EXISTING COMPONENTS AND ASSEMBLIES WITHIN EXISTING AND NEW WORK.

WHERE EXISTING CONSTRUCTION TO REMAIN IS DAMAGED BY THE REMOVAL OF DETECTION SYSTEMS, EMERGENCY LIGHTING SYSTEMS) AS THEY MAY BE AFFECTED BY CONSTRUCTION ACTIVITIES.

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WHERE WALL AREAS THAT ARE LEFT EXPOSED AS A RESULT OF AN ADJUSTMENT IN ELEVATIONS, BENCHMARKS, MATERIALS, UTILITIES AND CONSTRUCTION TYPE THAT MAY IMPEDE THEM, INCLUDING ANY ACTIVITY WHICH CREATES EXCESSIVE NOISE, AND NOTIFY THE CONTRACTOR TO CARRY OUT THE WORK AND NOTIFY THE OWNER/ARCHITECT OF SUCH MODIFICATIONS.

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- NO EXTERIOR MODIFICATIONS ON THE FRONT ELEVATION
Minutes from the 13 March 2020 Historical Commission meeting, in which a previous application for 510 E. Wildey Street was reviewed
CALL TO ORDER

Mr. Thomas, the chair, called the meeting to order at 9:11 a.m. and announced the presence of a quorum. The following Commissioners joined him:

<table>
<thead>
<tr>
<th>Commissioner</th>
<th>Present</th>
<th>Absent</th>
<th>Comment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Robert Thomas, AIA, Chair</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Emily Cooperman, Ph.D., Committee on Historic Designation Chair</td>
<td>X*</td>
<td></td>
<td>*Remotely</td>
</tr>
<tr>
<td>Kelly Edwards, MUP</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Steven Hartner (Department of Public Property)</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Labaron Lenard-Palmer (Dept. of Planning &amp; Development)</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Josh Lippert (Department of Licenses &amp; Inspections)</td>
<td>X</td>
<td></td>
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<td>Melissa Long (Division of Housing &amp; Community Development)</td>
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<td>John Mattioni, Esq.</td>
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<td>Dan McCoubrey, AIA, LEED AP BD+C, Architectural Committee Chair</td>
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<td>Jessica Sánchez, Esq. (City Council President)</td>
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<td>Kimberly Washington, Esq.</td>
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* Owing to public health concerns surrounding the COVID-19 virus, four Commissioners participated in the meeting remotely using Zoom video and audio conferencing software. The Commissioners participating remotely could hear and participate in the discussions in the meeting room via an audio link and could see the images projected on the screen in the meeting room via a video link, but could not see or be seen by the participants in the room.

The following staff members were present:

Jonathan E. Farnham, Ph.D., Executive Director
Kim Chantry, Historic Preservation Planner II
Laura DiPasquale, Historic Preservation Planner II
Shannon Garrison, Historic Preservation Planner I
Meredith Keller, Historic Preservation Planner II
Allyson Mehley, Historic Preservation Planner II
Leonard Reuter, Esq., Law Department
Megan Cross Schmitt, Historic Preservation Planner II
The following persons were present:
  Paul Jaskot
  Anna Maria Jaskot
  Brett Feldman, Esq., Klehr Harrison
  Katherine Missimer
  Chwen-Ping Wang, Sky Design
  Janice Woodcock, Woodcock Design, Inc.
  Ray Rola, Raymond F. Rola, Architect
  Kirsten Kimberg
  Nancy Lan
  John Lan
  Van Chiu
  David Gest, Esq., Ballard Spahr
  Michael Phillips, Esq., Obermayer
  Daniel Torgeman
  Eli Alon
  Niv Alon
  David Fineman, Esq., Fineman Kreckstein & Harris PC
  Chaim Gelford
  Carl Primavera, Esq., Klehr Harrison
  Patrick Grossi, Preservation Alliance for Greater Philadelphia
  German Yakubov
  Mary Kessler
  Paul Steinke, Preservation Alliance for Greater Philadelphia
  David Traub, Save Our Sites
  Shayne Shaefer
• Standard 9: New additions, exterior alterations, or related new construction shall not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and shall be compatible with the historic materials, features, size, scale, proportions and massing to protect the historic integrity of the property and its environment.
  o The proposed deck and low pilot house complies with Standard 9. The height of the pilot house has been reduced and the railing has been pulled back so that both are inconspicuous from the public right-of-way.

• Roofs Guideline, Recommended: Designing additions to roofs such as residential, office, or storage spaces; elevator housing; decks and terraces; or dormers or skylights when required by the new use so that they are inconspicuous from the public right-of-way and do not damage or obscure character-defining features.
  o The deck and pilot house would be inconspicuous from the public right-of-way and would not damage or obscure character-defining features.

STAFF RECOMMENDATION: Approval, with the staff to review details, pursuant to Standard 9 and the Roofs Guideline.

ARCHITECTURAL COMMITTEE RECOMMENDATION: The Architectural Committee voted to recommend denial as proposed, but approval of a wider deck provided the deck rail and HVAC unit are set back behind the front face of the stair house, with the staff to review details, pursuant to Standard 9 and the Roofs Guideline.

ACTION: See Consent Agenda.

ADDRESS: 510 E WILDEY ST
Proposal: Demolish chimney; alter rear ell; construct addition
Review Requested: Final Approval
Owner: Mary MacLeod
Applicant: German Yakubov, Haverford Square Designs LLC
History: 1855; William Cramp frame house
Individual Designation: 2/28/1967
District Designation: None
Staff Contact: Meredith Keller, meredith.keller@phila.gov, 215-686-7660

OVERVIEW: The William Cramp frame house is part of a row of four mid-nineteenth-century frame buildings located on E. Wildey Street in Fishtown. Each building includes a two-story main block with a front-sloping half-gable roof and a two-story rear ell. At some point in the past, all four frame buildings were clad in stucco. The massing and form of the buildings largely remain intact, though the majority of the buildings have acquired one-story additions to their rear ells.

SCOPE OF WORK
• Level roof over two-story portion of rear ell;
• Demolish one-story rear addition;
• Construct two-story addition with balcony;
• Demolish chimney; and,
• Install windows.
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 level the roof over the two-story portion of the rear ell to create useable space at the interior. The roof currently peaks at the east where it attaches to the rear ell of 512 E. Wildey Street and slopes west. At the lowest point, the interior height is currently 5-feet 7-inches. To achieve additional height at the interior, the roof would be demolished, and the east wall raised. The existing exterior east wall would remain. Most of the rear ell is not visible from the street. The work would alter the roofline but would maintain the existing fabric of the east wall and complies with this standard.
  - The application further proposes to demolish the non-original one-story rear addition and to construct a two-story addition in its place. The proposed two-story addition complies with this standard.
  - The chimney, located on the main block of the building, would be demolished. The removal of the chimney does not comply with this standard.
  - New one-over-one double-hung windows would be installed at the front façade. Wood windows in the historic configuration should be installed to comply with this standard.

STAFF RECOMMENDATION: Denial of the removal of the chimney, but approval of the remaining work, provided that a material such as HardiePlank siding is used to clad the addition and that the front façade windows are an appropriate material and configuration, with the staff to review details, pursuant to Standard 9.

ARCHITECTURAL COMMITTEE RECOMMENDATION: The Architectural Committee voted to recommend denial, pursuant to Standard 9.

START TIME OF DISCUSSION IN AUDIO RECORDING: 00:10:28

PRESENTERS:
- Ms. Keller presented the application to the Historical Commission.
- Designer German Yakubov and owner Mary MacLeod represented the application.

PUBLIC COMMENT:
- None.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:
The Historical Commission found that:
- The design includes no differentiation between the original portion of the building and the proposed addition.
- The application proposes to raise the roof of the rear ell, but does not preserve any part of the slope, which is an original condition of the ell.
- The main block of the building would remain intact, and only window replacement is proposed at the front façade.
The Historical Commission concluded that:
- While it may be possible to raise the roof of the rear ell and construct an addition, the proposed design is not sensitive to the original character of the building and does not satisfy Standard 9.

**ACTION:** Mr. McCoubrey moved to deny the application, pursuant to Standard 9. Ms. Cooperman seconded the motion, which passed unanimously.

**ITEM: 510 E WILDEY ST**
**MOTION:** Denial
**MOVED BY:** McCoubrey  
**SECONDED BY:** Cooperman

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**ADDRESS: 229 ARCH ST**
Proposal: Construct addition over parking lot  
Review Requested: Final Approval  
Owner: Berger Development LP  
Applicant: Raymond Rola, Raymond F. Rola, Architect  
History: 1913; Berger Brothers Company; Valentine B. Lee, architect; expanded, 1918  
Individual Designation: 1/6/1977  
District Designation: Old City Historic District, Contributing, 12/12/2003  
Staff Contact: Allyson Mehley, allyson.mehley@phila.gov, 215-686-7660

**OVERVIEW:** The building fronting 229 Arch Street, historically known as the Berger Building, was built in two sections. The first was constructed circa 1913 and the second circa 1918. A four-story addition was constructed at the rear of the building in 1990 connecting it to 124 Bread Street, historically known as the Johnson Warehouse, and 234 and 236 Cherry Street. All lots and buildings were consolidated in the early 1990s into a single tax parcel known today as 229 Arch Street.
Previous application for 510 E. Wildey Street reviewed by the Historical Commission at its 13 March 2020 meeting
**510 E Wildey Street, Philadelphia, PA 19125**

**INTERIOR RENOVATION IN EXISTING 2 STORY SINGLE FAMILY HOUSE WITH REAR ADDITION ON THE TOP OF EXISTING FIRST FLOOR**

**CODE ANALYSIS**

**BUILDING CODE:**
- INTERNATIONAL EXISTING BUILDING CODE (IEBC) 2018-PRESCRIPTIVE COMPLIANCE METHOD.
- INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
- PHILADELPHIA FIRE CODE 2010
- CITY OF PHILADELPHIA BUILDING CODE 2010

**USE GROUP:**
- R-3

**CONSTRUCTION TYPE:**
- VA

**FIRE SUPPRESSION:**
- NA PER 2009 IFC - 4603.6.6

**SCOPE OF WORK:**
- INTERIOR RENOVATION IN EXISTING 2 STORY SINGLE FAMILY HOUSE WITH REAR ADDITION ON THE TOP OF EXISTING FIRST FLOOR

**OWNER**

**MACLEOD MARY**

614 SOUTH 4th STREET, #510
PHILADELPHIA, PA 19104

- OFFICE: (215) 268-6151
- DIRECT: (215) 651-1777
- EMAIL: MGMT@HaverfordSq.com

**CONTRACTOR**

**HAVERFORD SQ GC LLC**

614 SOUTH 4th STREET, #510
PHILADELPHIA, PA 19147

- OFFICE: (215) 268-6151
- DIRECT: (215) 651-1777
- EMAIL: MGMT@HaverfordSq.com

**STRUCTURAL ENGINEER**

**JAMES CLANCY**

JAMES CLANCY, PE, PLS, PP, CME
601 ASBURY LANE
NATIONAL PARK, NJ 08063

- OFFICE: (856) 853-7306
- EMAIL: jamesaclancy@netzero.com

Application reviewed by PHC
13 March 2020
NOTE:

• NO EXTERIOR MODIFICATIONS ON THE FRONT ELEVATION

PROPOSED BASEMENT PLAN

Application reviewed by PHC
13 March 2020

Architect:
FRANCESCO ZAMPETTI
AIA RA013093X

Owner:
MACLEOD MARY

Address
510 E WILDEY STREET
PHILADELPHIA, PA 19125

Sheet name:
PROPOSED BASEMENT PLAN

Sheet number:
A-2
NOTES:

- NO EXTERIOR MODIFICATIONS ON THE FRONT ELEVATION

Scale: 1/4" = 1'-0"

Application reviewed by PHC
13 March 2020
NOTE:

• NO EXTERIOR MODIFICATIONS ON THE FRONT ELEVATION

PROPOSED 2ND FLOOR PLAN

ARCHITECT: FRANCESCO ZAMPETTI
AIA RA013093X

OWNER: MACLEOD MARY

ADDRESS: 510 E WILDEY STREET
PHILADELPHIA, PA 19125

SCALÉ: 3/4" = 1'-0"

Application reviewed by PHC
13 March 2020
NOTE:

- NO EXTERIOR MODIFICATIONS ON THE FRONT ELEVATION

PROPOSED ROOF PLAN
SCALE: 1/4" = 1'-0"

Architect: FRANCESCO ZAMPETTI
AIA RA013093X

Owner: MACLEOD MARY

Address: 510 E WILDEY STREET
PHILADELPHIA, PA 19125

Sheet name: PROPOSED ROOF PLAN
Sheet number: A-5

Application reviewed by PHC
13 March 2020
• NO EXTERIOR MODIFICATIONS ON THE FRONT ELEVATION

PROPOSED FRONT ELEVATION

SCALE: 3/16" = 1'-0"

PROPOSED REAR ELEVATION

SCALE: 3/16" = 1'-0"

Application reviewed by PHC
13 March 2020

Architect:
FRANCESCO ZAMPETTI
AIA RA013093X

Owner:
MACLEOD MARY

Address:
510 E WILDEY STREET
PHILADELPHIA, PA 19125

Sheet name:
FRONT & REAR ELEVATIONS

Sheet number:
A-6
NOTE:

• NO EXTERIOR MODIFICATIONS ON THE FRONT ELEVATION

PROPOSED LEFT SIDE ELEVATION

SCALE: 3/16" = 1'-0"

SECTION 1

SCALE: 3/16" = 1'-0"

Architect: FRANCESCO ZAMPETTI
Address: 510 E WILDEY STREET
Owner: MACLEOD MARY

Application reviewed by PHC
13 March 2020

Sheet name: LEFT SIDE ELEVATION / SECTION
Sheet number: A-7
NOTE:

• NO EXTERIOR MODIFICATIONS ON THE FRONT ELEVATION

SECTION 2

SCALE: 3/16" = 1'-0"

Application reviewed by PHC
13 March 2020
NOTE:

- NO EXTERIOR MODIFICATIONS ON THE FRONT ELEVATION

EXISTING BASEMENT PLAN

SCALE: 1/4" = 1'-0"

Application reviewed by PHC
13 March 2020

Architect: FRANCISCO ZAMPETTI
AIA RA013093X

Owner: MACLEOD MARY

Address: 510 E WILDEY STREET
PHILADELPHIA, PA 19125

Sheet name: EXISTING BASEMENT PLAN
Sheet number: A-9
NOTE:

- NO EXTERIOR MODIFICATIONS ON THE FRONT ELEVATION

EXISTING 1ST FLOOR PLAN

SCALE: 1/4" = 1'-0"

Application reviewed by PHC
13 March 2020
NOTE:

• NO EXTERIOR MODIFICATIONS ON THE FRONT ELEVATION

EXISTING 2ND FLOOR PLAN

Application reviewed by PHC
13 March 2020

Architect: FRANCESCO ZAMPETTI
AIA RA013093X
Owner: MACLEOD MARY
Address: 510 E WILDEY STREET
PHILADELPHIA, PA 19125
Sheet name: EXISTING
2ND FLOOR PLAN
Sheet number: A-11
NOTE:

- NO EXTERIOR MODIFICATIONS ON THE FRONT ELEVATION

SECTION 1 (EXISTING)

Application reviewed by PHC
13 March 2020

Scale: 1/4" = 1'-0"

Architect:
FRANCESCO ZAMPETTI
AIA RA013093X

Owner:
MACLEOD MARY

Address
510 E WILDEY STREET
PHILADELPHIA, PA 19125

Sheet name:
SECTION 1
(EXISTING)

Sheet number:
A-12
NOTE:

• NO EXTERIOR MODIFICATIONS ON THE FRONT ELEVATION

STREET VIEW 1 (08/08/2019)

STREET VIEW 2 (08/08/2019)

STREET VIEW 3 (08/08/2019)

Application reviewed by PHC
13 March 2020

Architect:  F R A N C I S CO Z A M P E T T I
A I A RA013093X

Owner:  M A C L E O D M A R Y

Address:  5 1 0 E W I L D E Y ST R E E T
PH I L A D E L P H I A, PA 1 9 1 2 5

Sheet name:  EXISTING PROPERTY PICTURES
Sheet number:  .