

Address: 2215 LOCUST ST

Proposal: Construct roof deck with pilot house; replace side and rear windows; install siding on rear bay

Review Requested: Final Approval

Owner: Thomas Jay Rush and Meriam Zandi

Applicant: Jeffrey Wyant, Wyant Architecture LLC

History: 1872

Individual Designation: None

District Designation: Rittenhouse Fidler Historic District, Contributing, 2/8/1995

Staff Contact: Allyson Mehley, allyson.mehley@phila.gov

BACKGROUND:

2215 Locust Street is a three-story residential building constructed in 1872 and is contributing to the Rittenhouse Fidler Historic District. This application for final approval proposes to construct a roof deck and pilot house, as well as to rehabilitate the rear of building. The property is located mid-block and the back of building is not visible from the public right-of-way. Although a fire lane runs behind property, it is a private, locked alley for residents only.

SCOPE OF WORK

- Construct pilot house and roof deck.
- Extend chimney height.
- Re-clad rear double bay window at the back wall on rear ell.
- Create new window openings on rear ell.
- Close select window openings and infill with brick.
- Create new door opening from existing window on rear wall of main block. Construct stairs from new doorway to back breezeway.
- Replace windows and door.
- No work to front façade.

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 alterations of features spaces and spatial relationships that characterize a property will be avoided.*
 - The project does not propose changes in materials, spaces, or spatial relationships that characterize the historic property.
 - All changes proposed will not visible from the public right-of-way and do not alter the public's perception of the building's or district's historic character.
- *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 addition of the roof deck and pilot house will not destroy character defining materials. The design differentiates it from the from the historic building but maintains compatibility with its massing, size, scale, and architectural features.

- *Standard 10: New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment will be unimpaired.*
 - The addition of the roof deck and pilot house are reversible, and the essential form and integrity of the historic property is preserved.

STAFF RECOMMENDATION: Approval, with the staff to review details and a mock-up of the deck railing, pursuant to Standards 2, 8, 9 and Roof Guidelines.

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:

2215 Locust St

APPLICANT:

Jeffrey Wyant, AIA

COMPANY NAME:

Wyant Architecture LLC

PHONE # (215) 523-9394

FAX #

APPLICANT'S ADDRESS:

2010 Wallace St

Philadelphia, PA 19130

LICENSE # 853282

E-MAIL: jwyant@wyantarch.com

PROPERTY OWNER'S NAME:

Meriam Zandi and Thomas Jay Rush

PROPERTY OWNER'S ADDRESS:

2215 Locust St, Philadelphia, PA 190103

PHONE #

FAX #

ARCHITECT/ENGINEER IN RESPONSIBLE CHARGE

Jeffrey Wyant, AIA

ARCHITECT/ENGINEERING FIRM ADDRESS:

2010 Wallace St

ARCHITECT/ENGINEERING FIRM:

Wyant Architecture LLC

Philadelphia, PA 19130

PHONE # (215) 523-9394

FAX #

LICENSE # 853282

E-MAIL: jwyant@wyantarch.com

CONTRACTOR:

TBD

CONTRACTING COMPANY ADDRESS:

CONTRACTING COMPANY:

PHONE #

FAX #

LICENSE #

E-MAIL:

USE OF BUILDING/SPACE

Single-family residence R-3

ESTIMATED COST OF WORK

\$ _____

BRIEF DESCRIPTION OF WORK:

Addition of a roof deck with pilot house addition for stair access. Replacement of side and rear windows.

New siding and windows on rear bay.

TOTAL AREA UNDERGOING CONSTRUCTION: _____ 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: _____

DATE: 10 / 13 / 20



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philadelphia, pa

**proposed roof deck and
pilot house|exterior
renovations**

philadelphia
historical
commission
submission

13 october 2020

zandi rush residence
2215 locust st philadelphia, pa

Project Description

Roof Deck/Pilot House

Addition of a Pilot House to enclose new stairs from third floor to a proposed roof deck

Set front railing back 5'-0" as allowed by the Zoning Ordinance

Extend masonry chimneys vertically

Side and Rear Elevations

Replace existing windows, storm windows and aluminum wrap of wood trim with aluminum-clad wood double-hung windows

Infill brick masonry openings

Proposed steel casement windows in new first floor kitchen

Proposed door from first floor front room to side yard with new stairs

Rear Bay

Proposed replacement of existing aluminum siding on rear bay with fiber reinforced cement siding and trim

Steel fixed and operable casements in the renovated bay

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historical
commission
submission

13 october 2020

zandi rush residence
2215 locust st philadelphia, pa

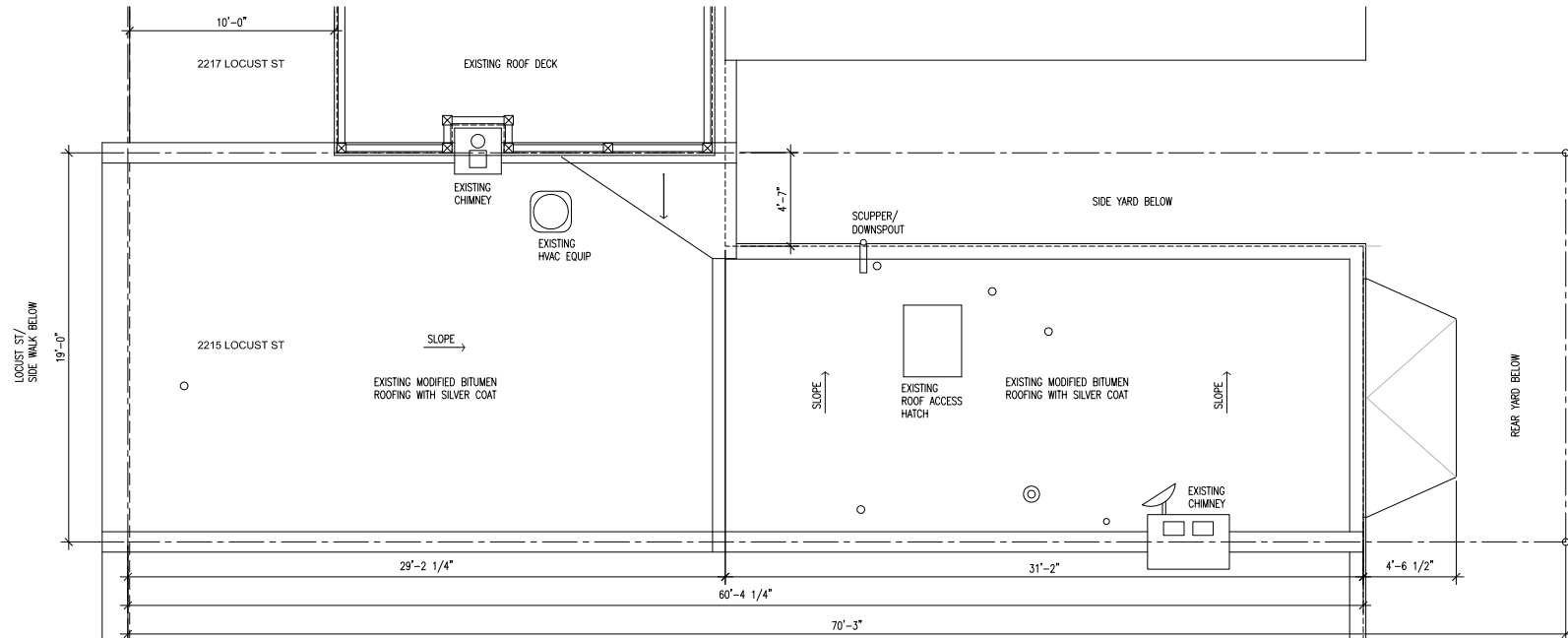
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philadelphia, pa

existing conditions

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historical
commission
submission

13 october 2020

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2215 locust st philadelphia, pa

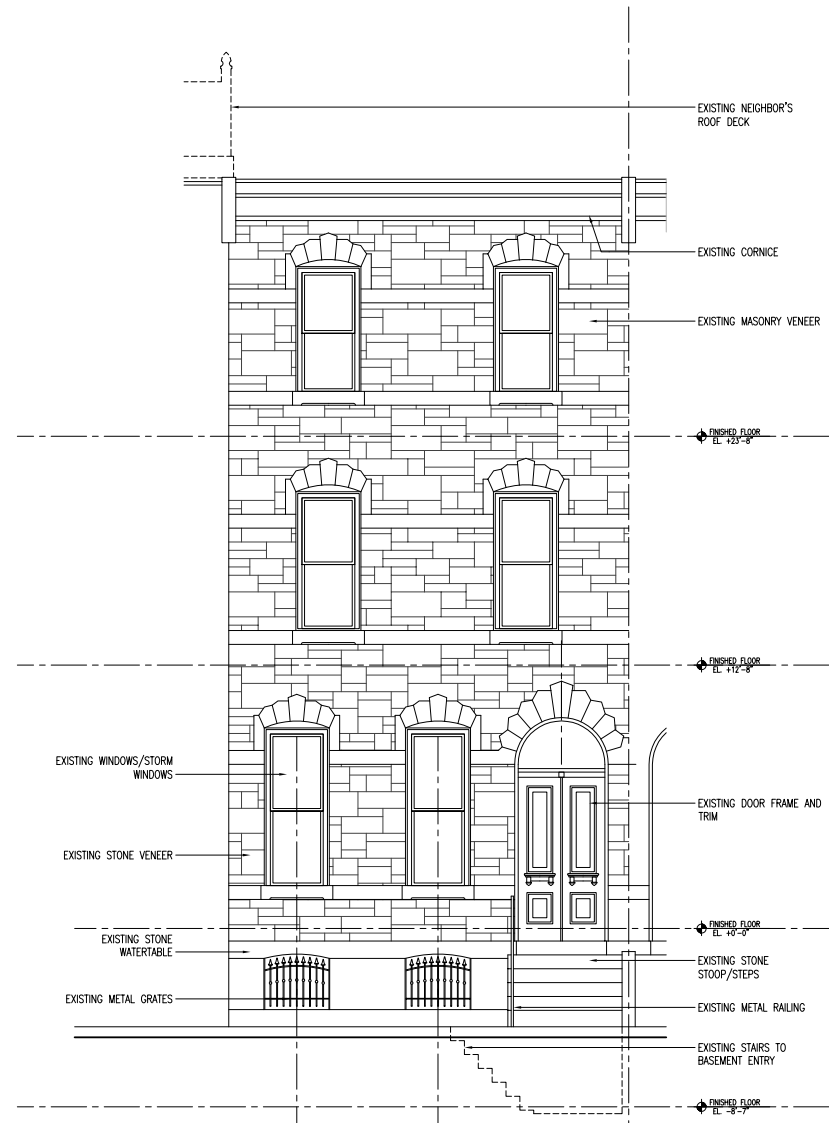


existing roof plan
3/16" = 1'-0"

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2215 locust st philadelphia, pa

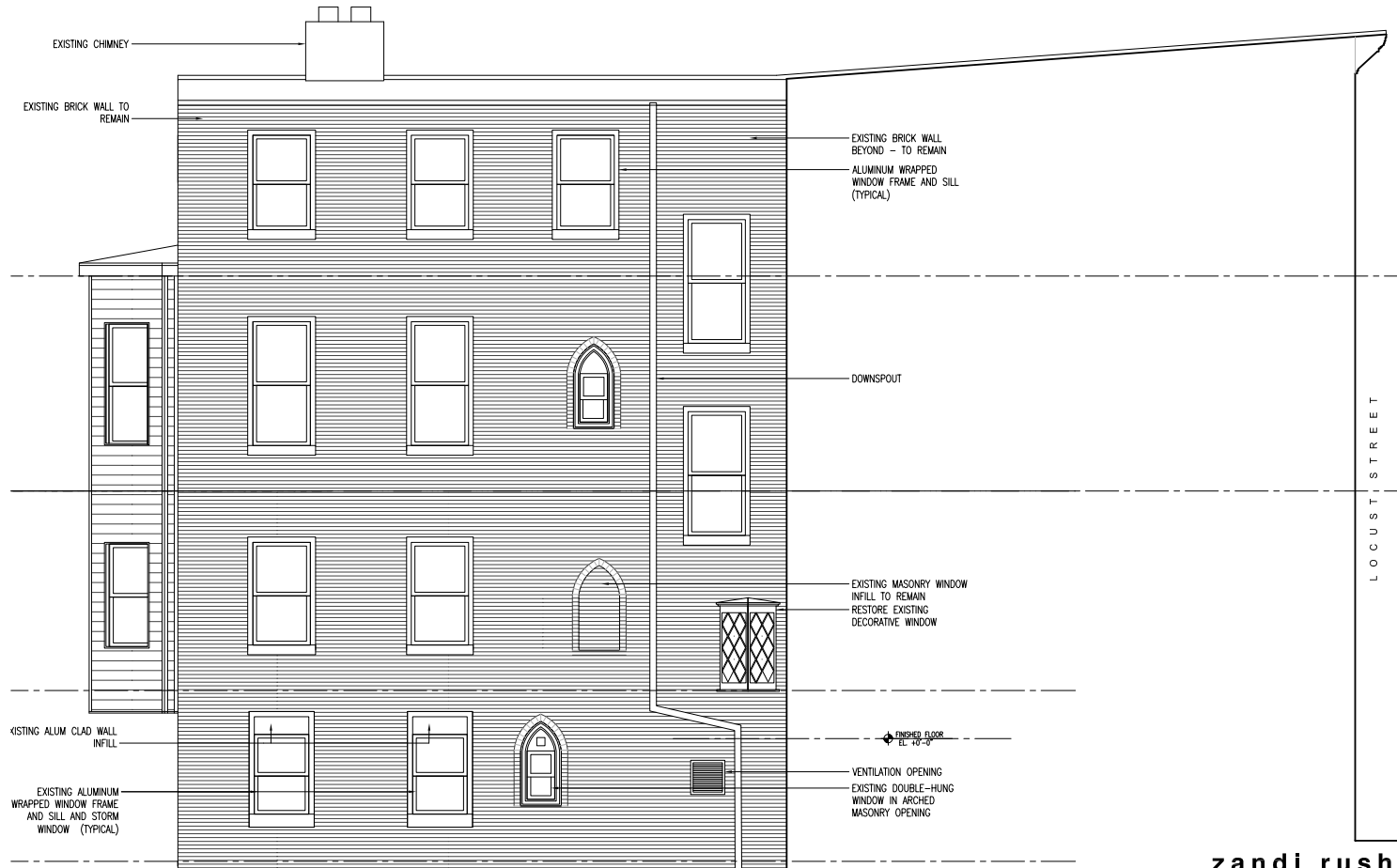


existing
front
elevation
3/16" = 1'-0"

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historical
commission
submission

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2215 locust st philadelphia, pa

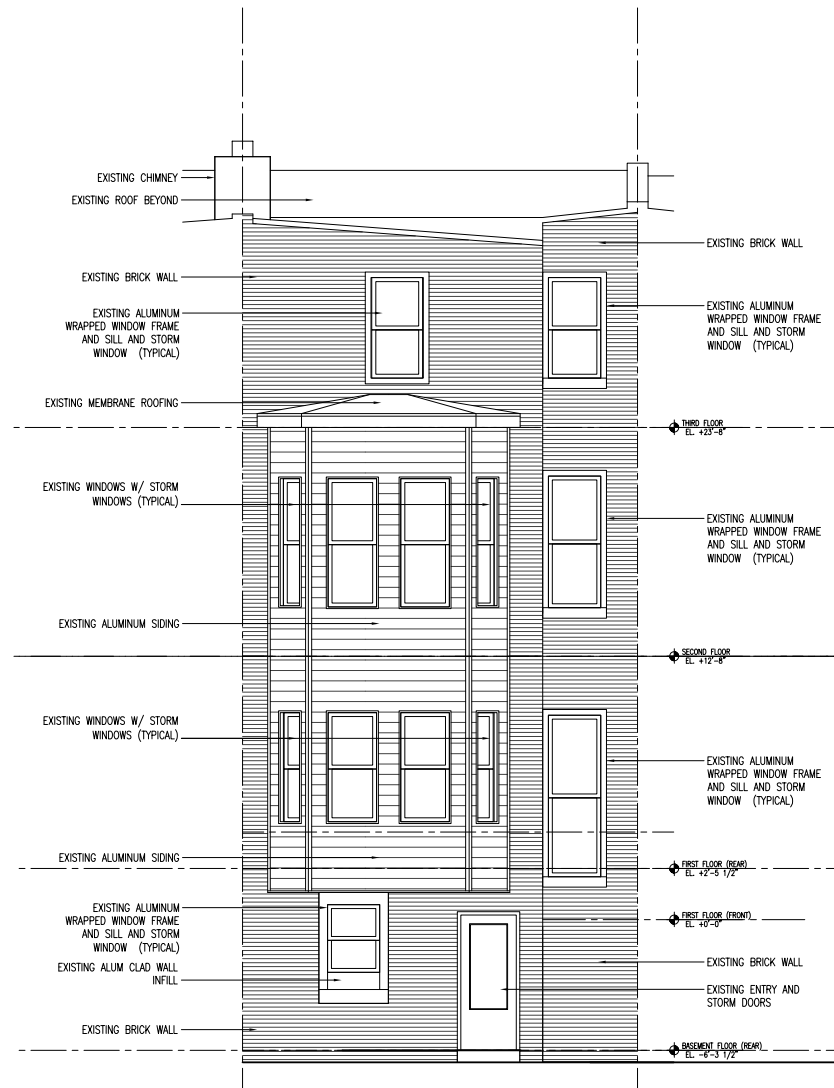


existing
side
elevation
3/16" = 1'-0"

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historical
commission
submission

13 october 2020

zandi rush residence
2215 locust st philadelphia, pa



existing rear
elevation
3/16" = 1'-0"

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historical
commission
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zandi rush residence
2215 locust st philadelphia, pa



2217 locust st 2215 locust st



2215 locust st

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zandi rush residence
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side yard

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zandi rush residence
2215 locust st philadelphia, pa



smaller window in
masonry opening



smaller window in
arched opening



accent window /
aluminum cladding on
window frame and sill/
storm window

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zandi rush residence
2215 locust st philadelphia, pa



smaller window in
masonry opening /
siding covering bottom
of bay



siding clad bay



siding clad bay /
aluminum cladding on
window frame and sill/
storm window

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zandi rush residence
2215 locust st philadelphia, pa



roof - looking north



roof - looking south

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roof - neighbor's deck

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2215 locust st philadelphia, pa

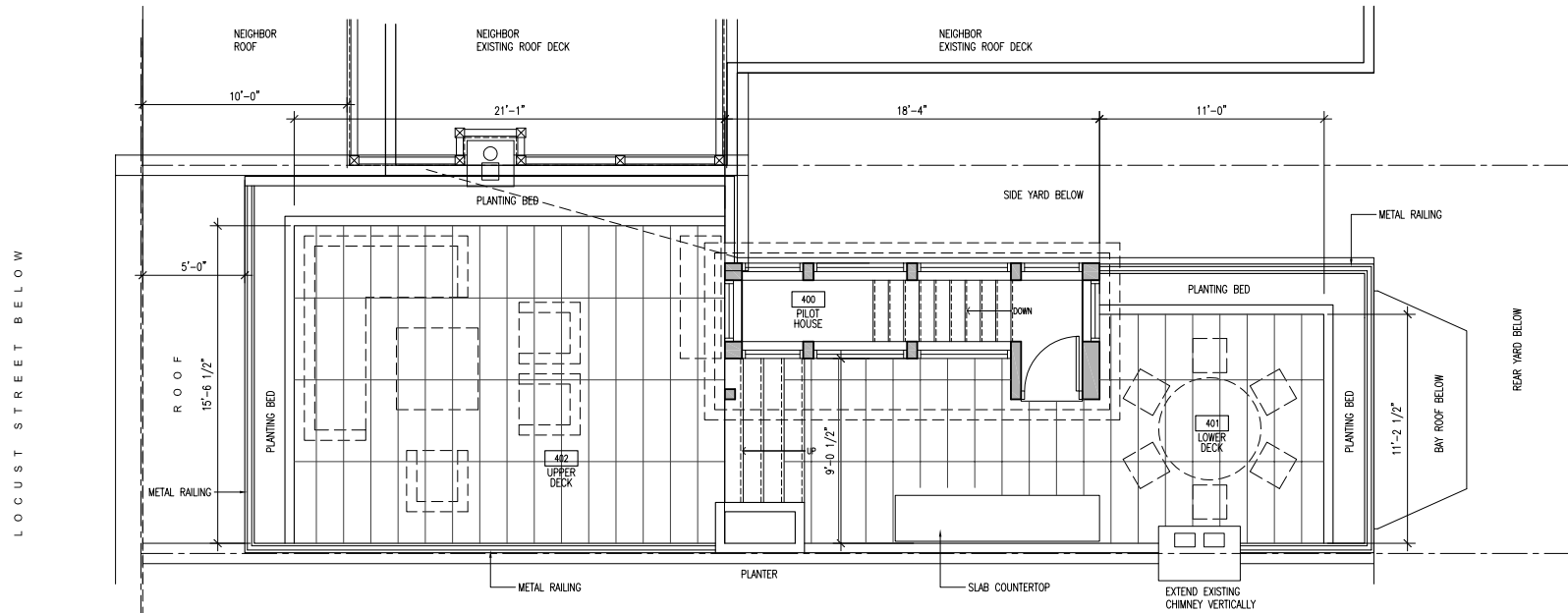
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proposed addition and renovations

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2215 locust st philadelphia, pa

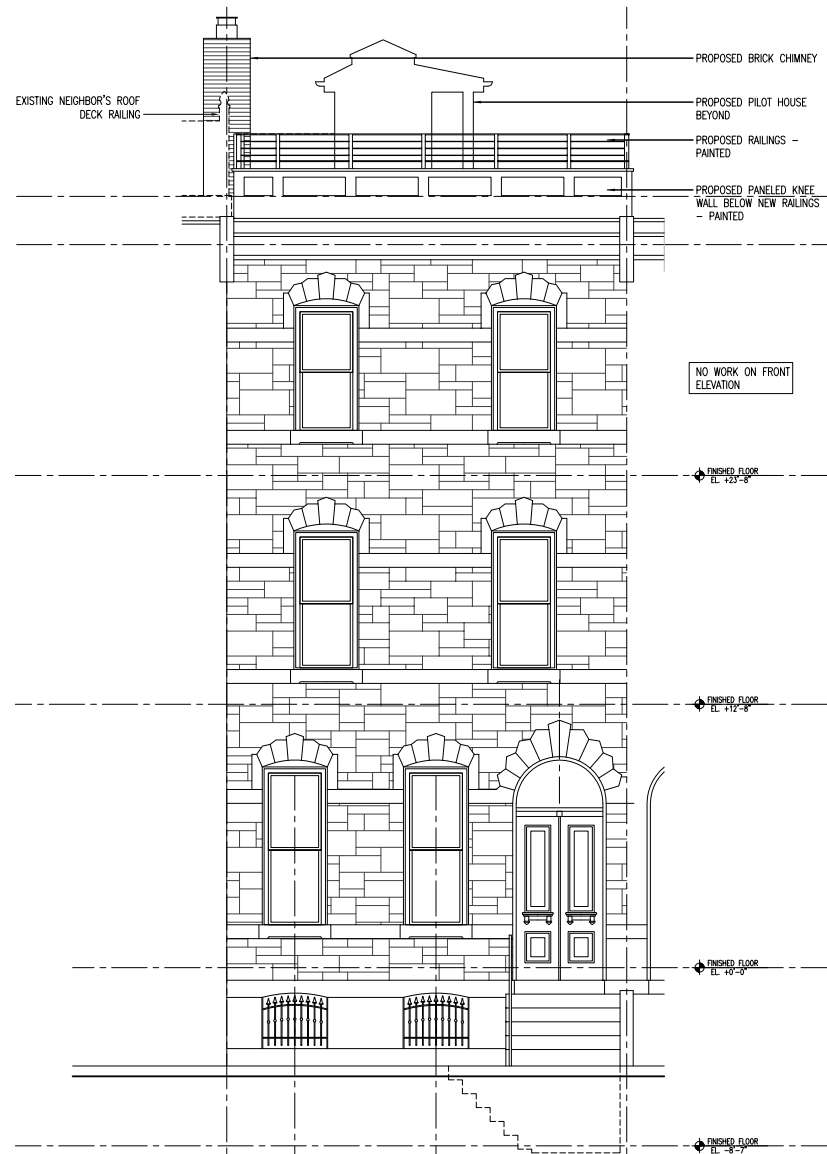


proposed roof plan
3/16" = 1'-0"

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zandi rush residence
2215 locust st philadelphia, pa



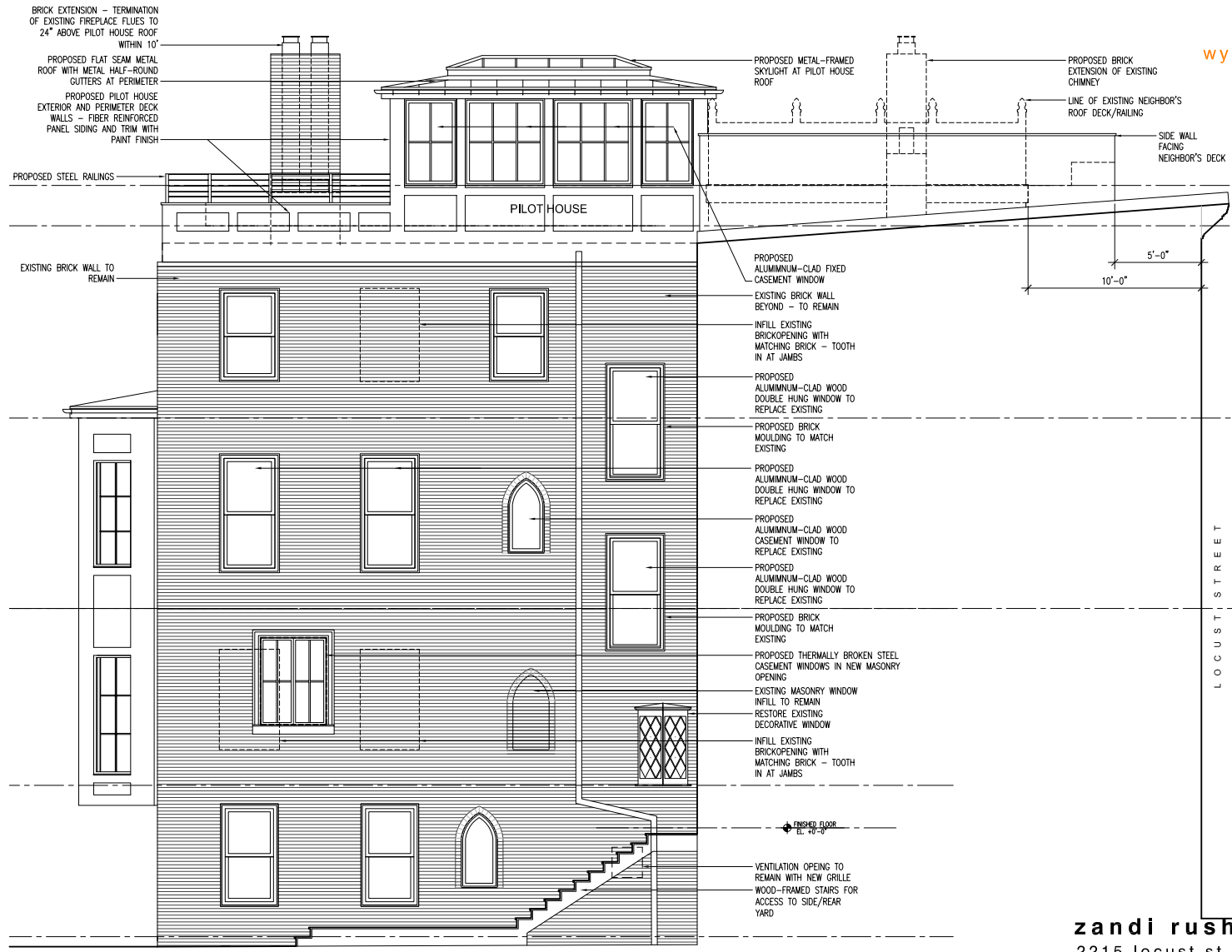
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proposed
front
elevation
3/16" = 1'-0"

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historical
commission
submission

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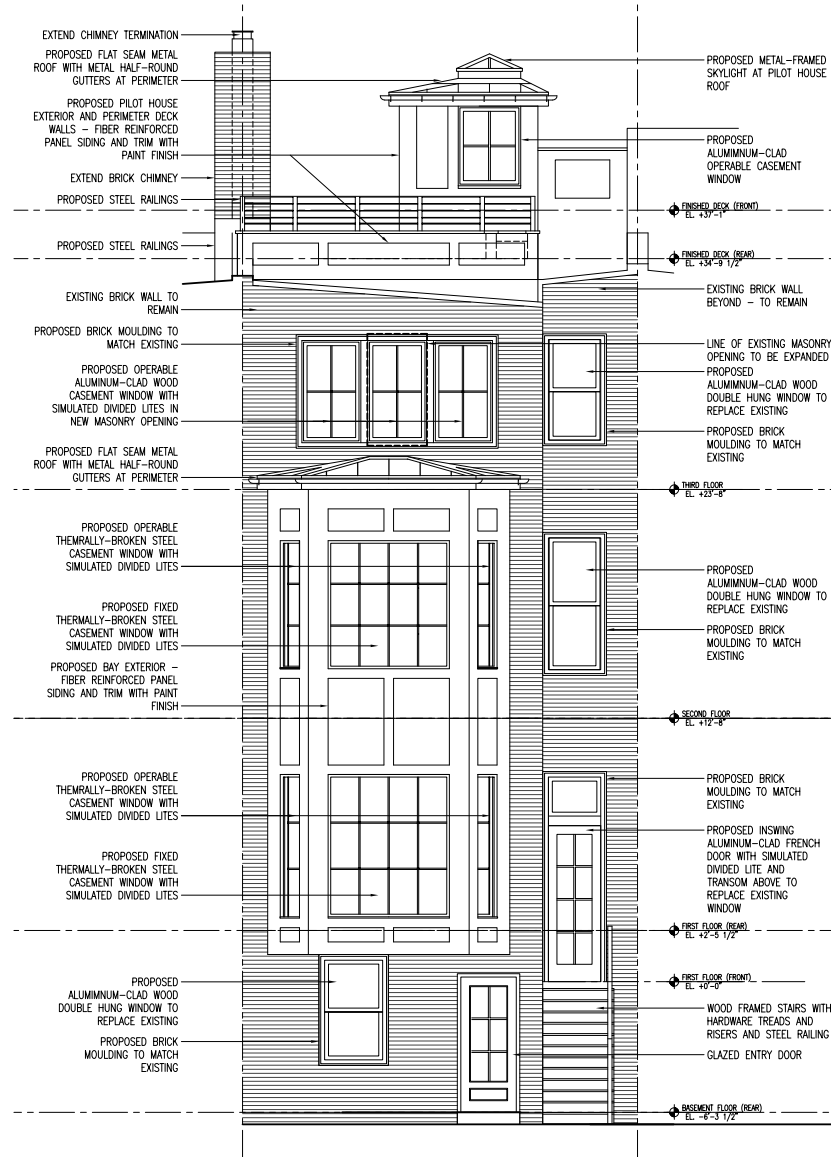
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proposed
side
elevation
3/16" = 1'-0"

philadelphia
historical
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submission

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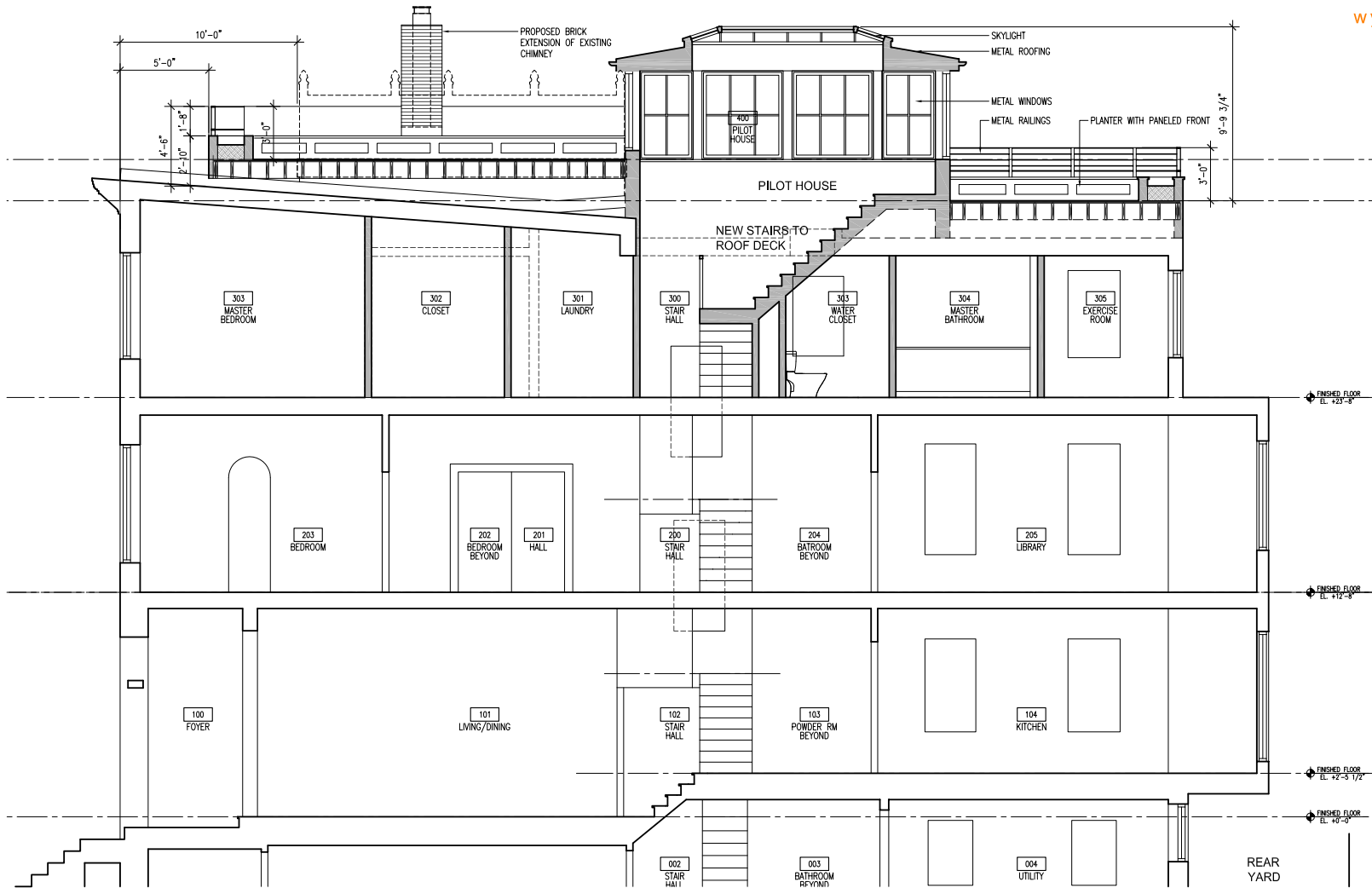


proposed rear
elevation
3/16" = 1'-0"

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historical
commission
submission

13 october 2020

zandi rush residence
2215 locust st philadelphia, pa



proposed
section
3/16" = 1'-0"

philadelphia
historical
commission
submission

13 october 2020

zandi rush residence
2215 locust st philadelphia, pa