

ADDRESS: 11 QUEEN ST

Proposal: Construct rear additions

Review Requested: Final Approval

Owner: Raymond J. Evers

Applicant: Laurits Schless, LHS Residential Design

History: 1775

Individual Designation: 6/24/1958, 5/31/1966

District Designation: None

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

BACKGROUND:

This application proposes to demolish a non-historic two-story rear addition, and construct a three-story rear addition on a slightly larger footprint, and also construct a stair hall with deck on the existing two-story sloped rear addition. Visibility of the rear of the property is limited to the side when looking east on Queen Street. The Architectural Committee and Historical Commission reviewed a similar application in August and September 2020. The Architectural Committee and Historical Commission determined that the massing, roof overhang, and overall architectural embellishments of the addition were not in keeping with the historic character, and the application was denied. The applicant and property owner did not participate in the reviews owing to the emails from the Historical Commission staff being routed to the applicant's spam folder. The applicant subsequently reviewed the meeting minutes and meeting recording and has submitted a new application based on the comments from the Architectural Committee and Historical Commission. This design narrows the rear addition by an additional one-foot three-inches on the visible west side, simplifies the roof cornice, and simplifies the overall architectural embellishments of the addition.

SCOPE OF WORK

- Demolish two-story rear addition; construct three-story rear addition.
- Construct stair hall with deck on existing 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 rear addition and stair hall with deck have been redesigned to be more compatible with the historic building's features, size, scale, and massing.

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

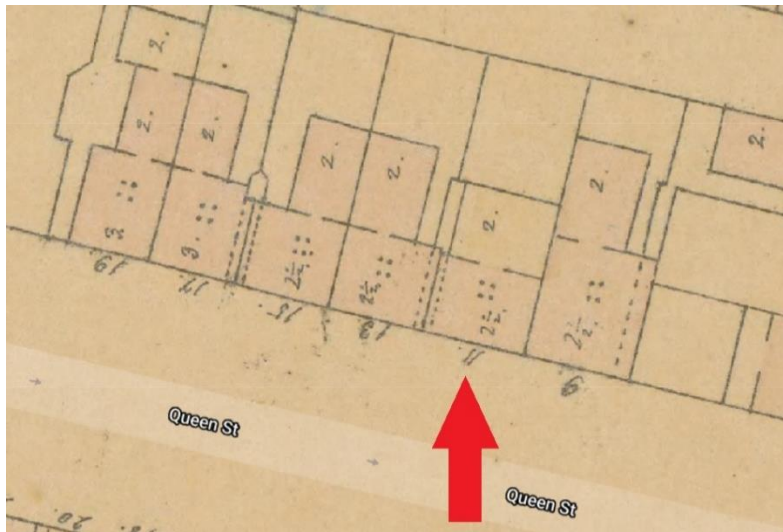


Figure 1. 1858-1860 Hexamer & Locher Atlas of Philadelphia.

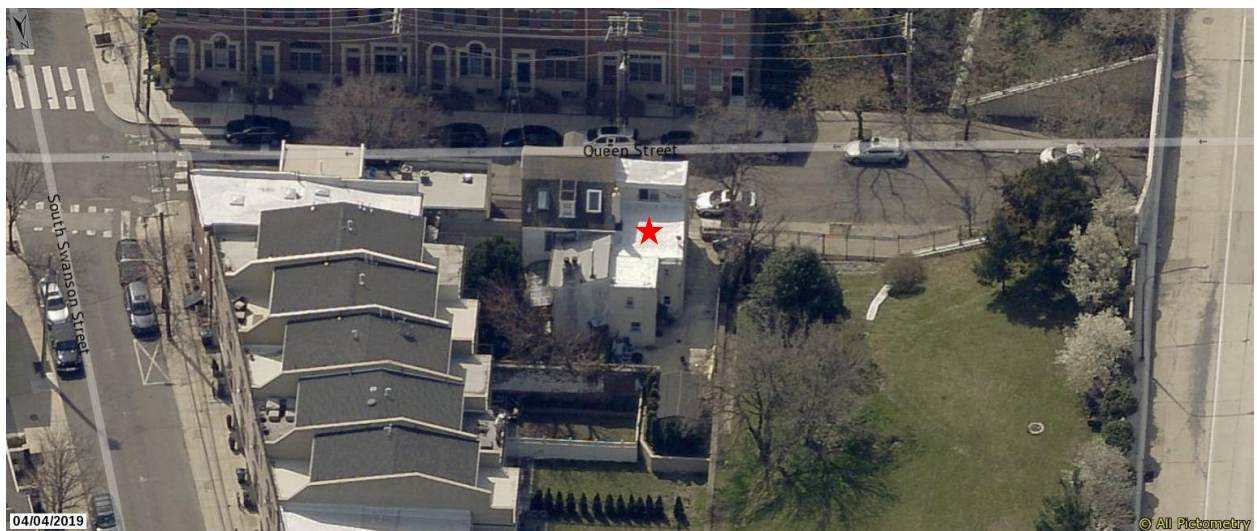


Figure 2. Aerial view from North.

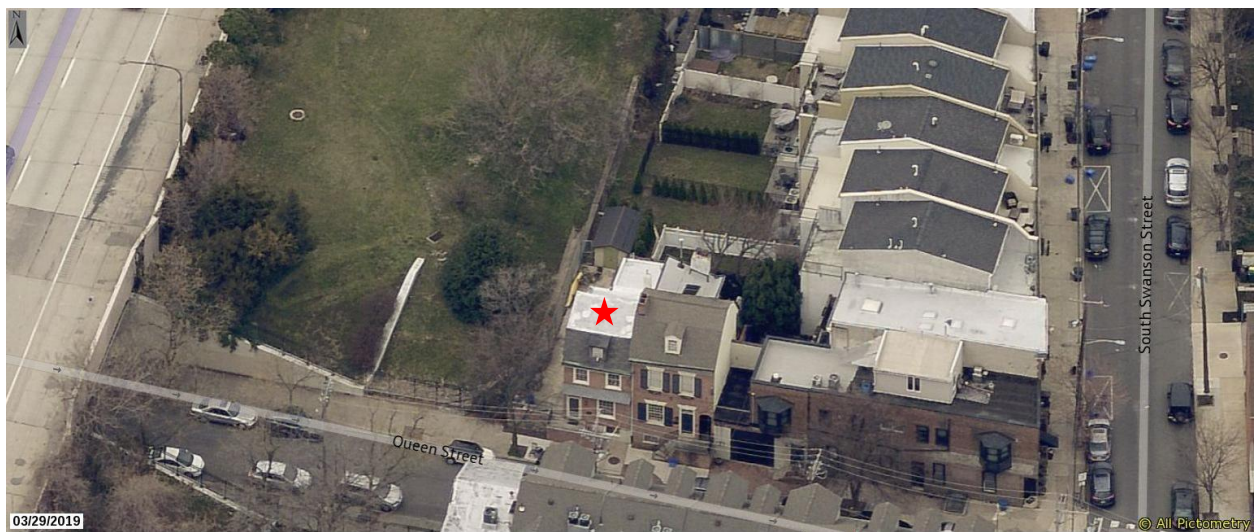


Figure 3. Aerial view from South.

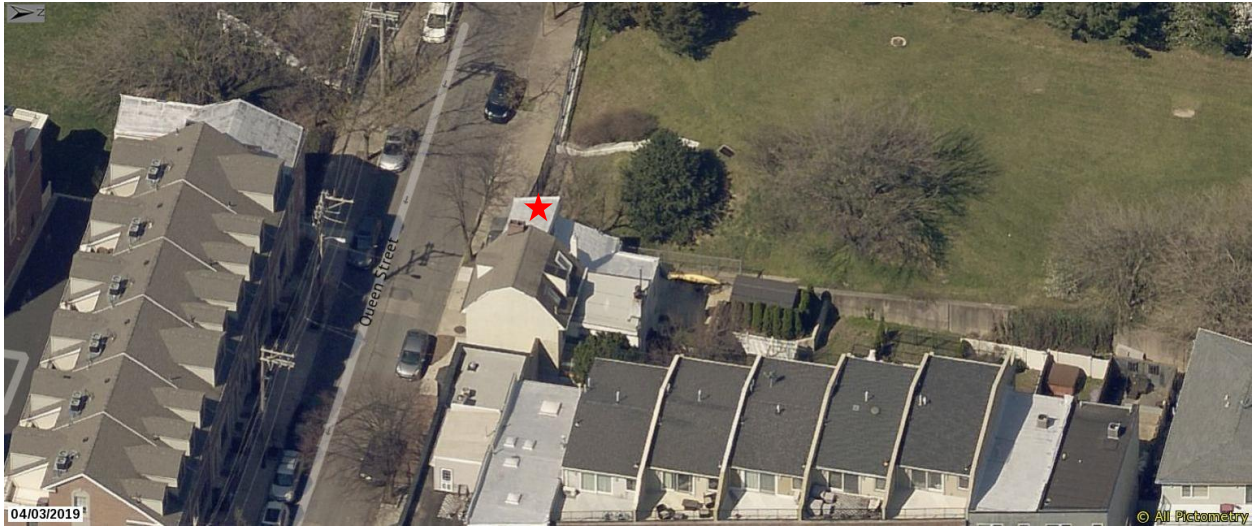


Figure 4. Aerial view from East.

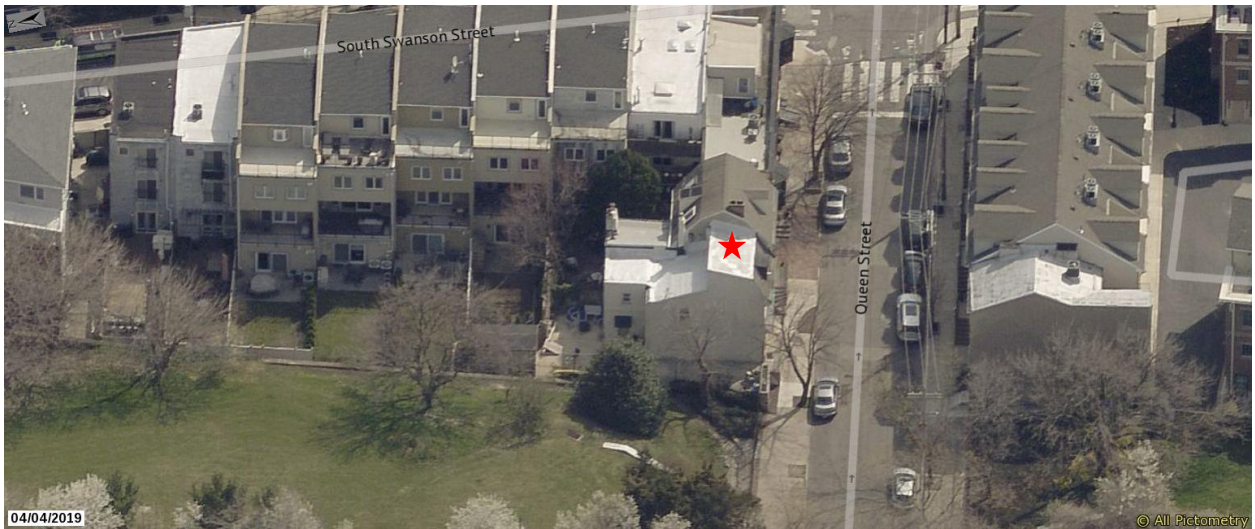


Figure 5. Aerial view from West.

January 11, 2021

Project of Record:

Renovations & Additions to
11 Queen Street
Philadelphia PA 19147

Architectural Designer of Record:

LHS Residential Design
1016 Spruce Street #1-F
Philadelphia PA 19107
Laurits "Lars" Halverson Schless, Sole proprietor
representing Raymond Evers, Owner of 11 Queen Street

For review by the City of Philadelphia:

The Philadelphia Historical Commission
Staff & Architectural Committee

Dear Sir/Madam,

For your review, please find the following architectural drawing sheets:

PHC-1: (2) Site plans showing existing conditions/proposed removal & existing conditions/proposed new work, Location map and Zoning information.

PHC-2: (4) Existing conditions/proposed removal plans & (4) Existing conditions/proposed new work plans.

PHC-3: (2) Existing conditions/proposed removal elevations & (2) Existing Conditions/proposed new work elevations.

Dwg 2 of 4: This sheet from the first presentation for this project is included to show, by rendered photos, how the proposed additions will appear to the public as one travels from west (just beyond the overpass of I-95 above) to east, in this case the west face of 11 Queen Street. This public ROW journey where the proposed new additions will be seen is shown from (3) station points/site lines ("A", "B" & "C") to document how said views reveal both the existing conditions & proposed new additions in real pers-pective. The current rendered photos show the first design iteration for the larger not approved addition massing at the rear of this very important existing Colonial era half-gambrel residence... the current design addition's rear massing will appear slightly smaller from the (3) site lines, as it has been stepped in a further 1'-3". In particular, as one would journey onto the property & view it at an more intimate distance, this further setback with no overhanging roof (cornice line only with roof tucked at the inside) & simplified detailing, will hopefully be more in keeping to the appropriate scale & size of this all important historical property. The station points are delineated on sheet PHC-1.

First off, we would like the PHC Staff & Architectural Committee to know that our no-show for the first on-line review hearing was purely unintentional... my new PC's loaded protection software apparently sent all emails with attachments to the junk folder & I did not think to check on this possibility as I am deluged with scam & junk emails. I have now recitifed this problem.

As we saw & heard during the first review hearing, the original iteration/design was too large in its

footprint at the west side, too large of a roof/overhang & too aggressive in its detailing. We took this lesson to heart & have attempted, in this current design, to address these important critiques. As such, the current design steps in the proposed addition west/side wall a further 1'-3"; the proposed addition top of walls have a simple crown or cove molding & the roof is made smaller & tucked behind the inside of all exterior top of wall faces. The proposed wall finish will be stucco, to match the existing west side wall; new detailing will consist of a simple limestone base & band course and the windows will be trimmed with a stock Azek brick molding & show sills. We propose that all new windows be clad SDL units, with divided lites or clear glazing as drawn. The proposed rear 2nd/3rd floor cast iron balcony has been shifted further east, to hide it more from the public ROW view & its detailing has also been simplified. We have specified Acrymax roof & deck coating membrane system for all new roofs... this is a very long lasting roof & deck covering product that can be pigmented to any color or shade. As no roofs (except the half gambrel front historical roof to remain as is) will be seen from a public ROW, we thought this robust roof covering would be an appropriate choice. As a parallel example, Acrymax was approved by the PHC, in an historical renovation project (1924 Rittenhouse Street) we documented, about 1-1/2 years ago as its roofs were not visible from the public ROW.

Per below, please find added narrative/commentary for sheets PHC-2 & 3:

PHC-2: Main scope for Basement is the dig down & underpinning of the middle & new rear addition basement areas so that the new flr level is the same as the existing Basement front room. A new rear concrete stair up to the rear yard is also proposed to provide a 2nd means of egress.

Main scope for 1st floor is the removal of the raised middle & rear floor framing (to be reframed/level with front room/LR) & a new all floor stair/stair opening... in the rear, the new addition is the Kitchen & the rear yard is dug down & repoured at 8" lower than it is currently.

Main scope for 2nd floor is the renovation (as with all floors) of all existing spaces/rooms & the new rear addition (BR).

Main scope for the 3rd floor is the new 3rd floor stair/stair hall addition & attendant side outdoor deck... the rear addition will be the MBR & the front existing half gambrel space will become the Master bathroom.

PHC-3: Existing & new work rear/side elevations show the new work to be the 3rd floor new Stair/stair hall addition & new Side outdoor deck.... **please note that the existing historical half gambrel building shall not be altered in any way except for:** new proposed rear half gambrel rear wall new proposed transom window location/unit & proposed same rear wall new access door to new HVAC unit location.

Thank you & we look forward to the upcoming PHC on-line review meeting,

Laurits "Lars" Halverson Schless

CC: Raymond Evers, client & owner of 11 Queen Street

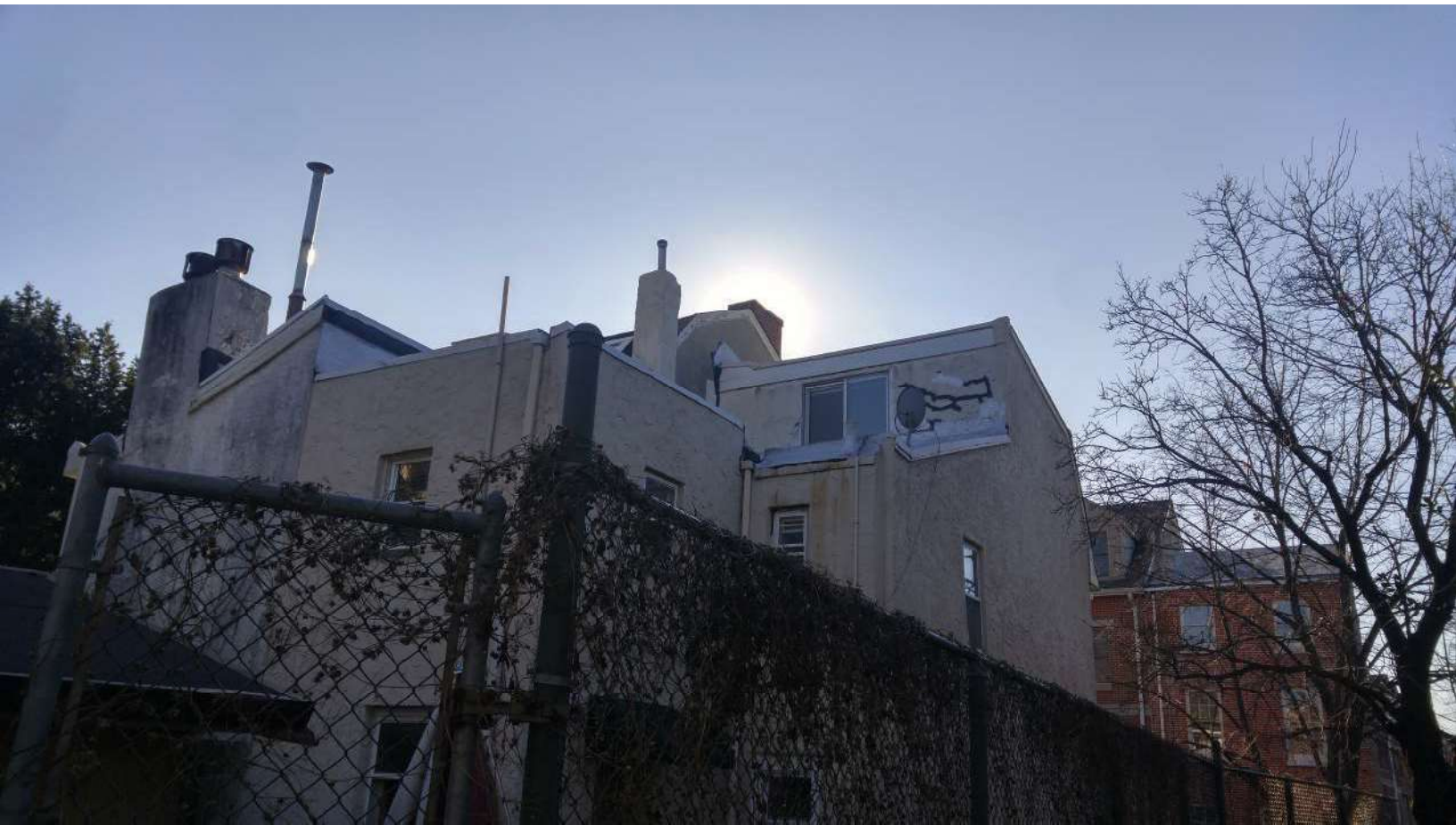


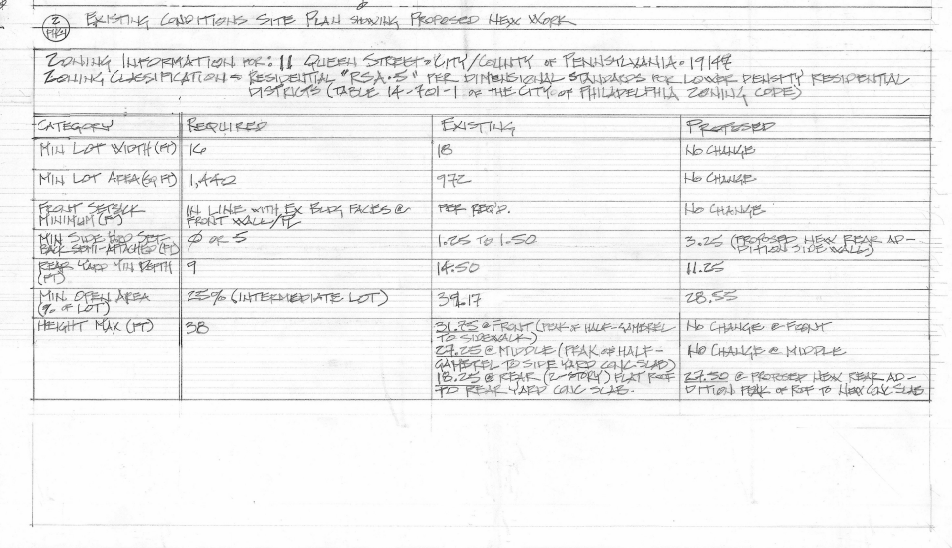
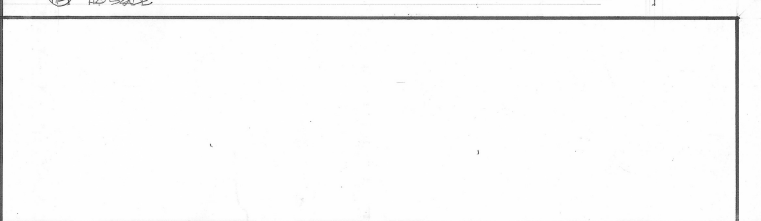


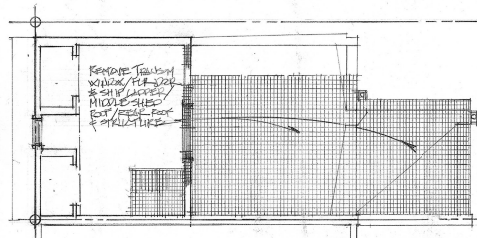




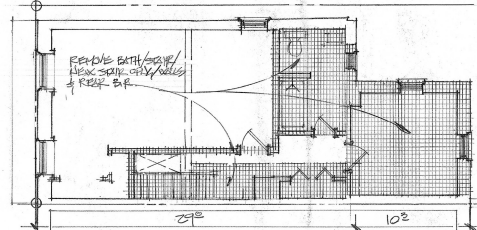




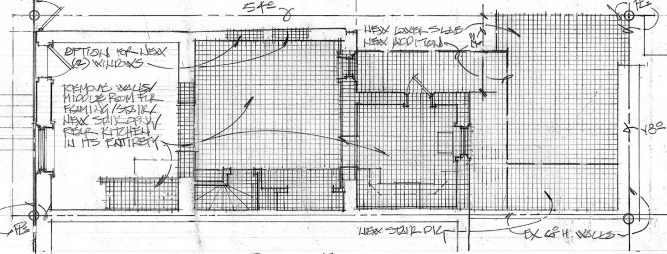




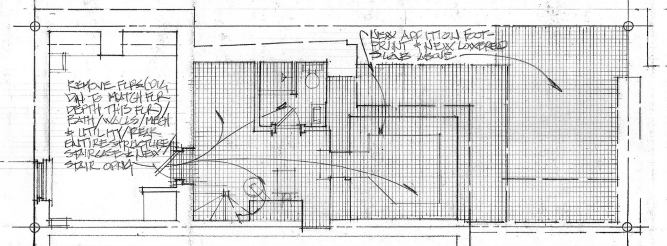
- EX CONDITIONS & REMOVAL PLAN @ 3RD FLR -



- EX CONDITIONS & REMOVAL PLAN @ 2ND FLR -

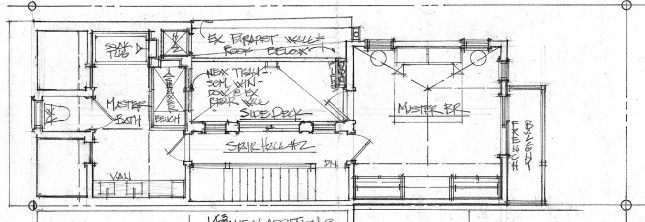


- EX CONDITIONS & REMOVAL PLAN @ 1ST FLR -

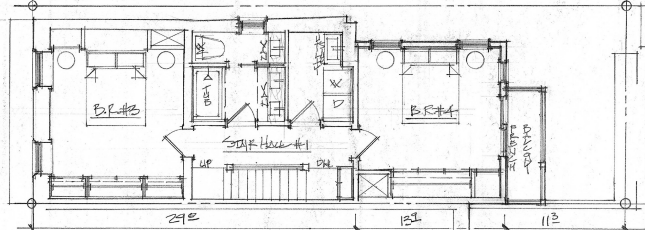


- EX CONDITIONS & REMOVAL PLAN @ BASEMENT FLR -

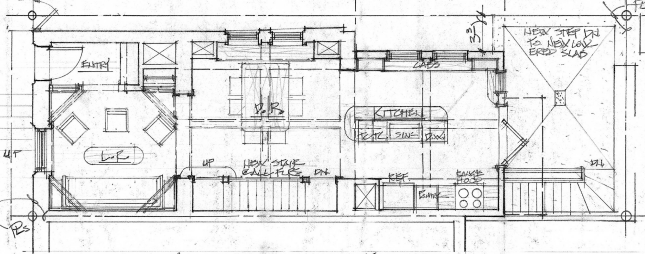
REMOVAL LEGEND
INDICATES WALLS / FLOORS ARE TO BE REMOVED



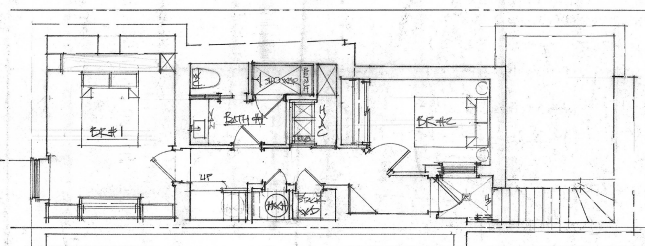
- EX CONDITIONS & NEW WORK PLAN @ 3RD FLR -



- EX CONDITIONS & NEW WORK PLAN @ 2ND FLR -



- EX CONDITIONS & NEW WORK PLAN @ 1ST FLR -



- EX CONDITIONS & NEW WORK PLAN @ BASEMENT FLR -

REVISIONS BY

NO.	DESCRIPTION	BY

DESIGNER: PHILIP L. HARRIS
PHILIP L. HARRIS ARCHITECTS
1115 SPRING STREET, 4TH FLOOR
PHILADELPHIA, PA 19107
(215) 561-1111

SHEET TITLE: FLOOR PLANS INCLUDING EXISTING CONDITIONS AND REMOVAL WORK

PROJECT TITLE & ADDRESS: RECONSTRUCTION & ADAPTATIONS OF 1115 SPRING STREET PHILADELPHIA, PA 19107

Date: 1/1/21
Scale: 3/8"
Drawn: JLB
Job: 200000
Sheet: PH-2
Of 4 Sheets

EXIST 2-1/2-STORY HALF CANTERLE
2-STORY SHED ROOF BLDG



EXISTING CONDITIONS
SITE LINE / STATION POINT - "A"



EXIST
SL/KP-"B"



EXIST
SLKBP-C

- EXIST HALF GAMEREL 3/2 STAY & EXIST 2-STAY
- NEW PROPOSED 3/2 FLK STAY IN 1st QTR SW = PATO (STOP EX 2/2 FLK)
- NEW PROPOSED 3-STAY ADIATION

- EXIST HALF GAMEREL 3^{1/2} STORY #
- EXIST 2-STORY SHED ROOF
- PROPOSED NEW 3-STORY ADDITION



PROPOSED NEW WORK
SITE LINE / STATION POINT - "A"



~~NEX~~
SL/SP-"B"



~~Next~~
SL/SP-1C

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Prior application materials reviewed by the
Architectural Committee and Historical Commission in 2020

Application reviewed in 2020

[illegible]

Application reviewed in 2020

