

ADDRESS: 25 SUMMIT ST

Proposal: Construct two-story rear addition

Review Requested: Final Approval

Owner: Michele and Andrew Clayton

Applicant: Charles Overholser, McCoubrey/Overholser, Inc.

History: 1928

Individual Designation: 8/2/1973

District Designation: None

Staff Contact: Laura DiPasquale, laura.dipasquale@phila.gov, 215-686-7660

BACKGROUND:

Constructed in 1928, the existing building at 25 Summit Street is the remaining east wing of a large, three-story villa constructed c. 1858 in the Chestnut Hill section of Philadelphia. The original building was added to and altered numerous times between 1895 and 1950, when it was demolished. The foundation of the original house became the walled garden on the southwest side of the existing building. Additional alterations were made to the property in 1974.

This application proposes to construct a two-story rear addition to the 1928 wing. At the first floor, the addition would extend approximately 21 feet in width and depth, over an existing garage. At the second floor, the addition would be set in from the sides and extend approximately eight feet from the rear façade. The addition would require the removal of approximately 16 feet 10 inches of masonry at the rear of both floors. The addition would be clad in composite siding, with Azek trim and aluminum clad windows.

SCOPE OF WORK:

- Remove portion of rear wall
- Construct two-story addition

STANDARDS FOR REVIEW:

- *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 will 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 removes some historic material, but is differentiated from and compatible with the old and is appropriate in massing, size, scale and proportion to protect the integrity of the property and its environment. The application complies with this Standard.

STAFF RECOMMENDATION: Approval, pursuant to Standard 9.



Figure 1: Left, birdseye view of 25 Summit St today. Right, birdseye view of 25 Summit St in 1939. The red box shows the remaining portion of the building.

https://digital.hagley.org/70_200_11996?solr_nav%5Bid%5D=29b16c3c25aa1dfc77ce&solr_nav%5Bpage%5D=0&solr_nav%5Boffset%5D=16



Figure 2: Current aerial. The foundation of the original house is visible below the blue marker.

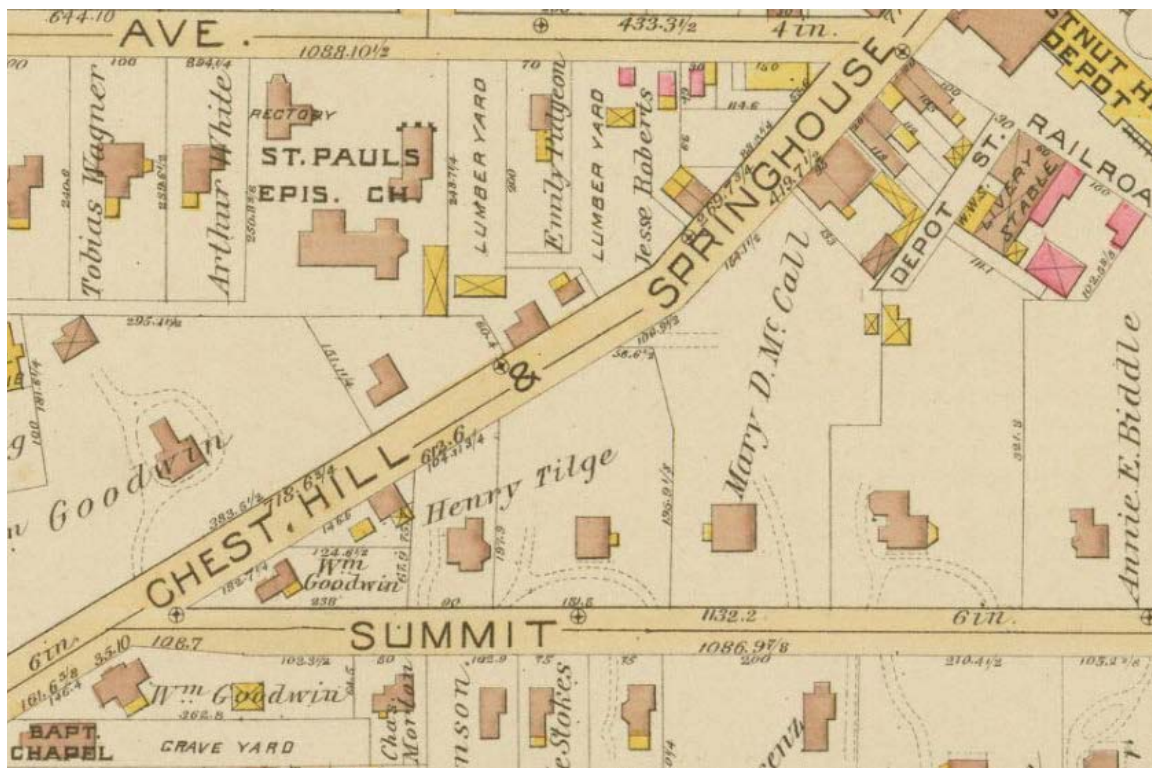


Figure 3: Detail of 1886 Bromley atlas, 22nd Ward. Mary D. McCall is listed as the owner of 25 Summit Street. The existing portion of the building is not yet constructed.

<https://www.philageohistory.org/rdic-images/view-image.cfm/BRM1889.PhilaWard22.021.Plate19>

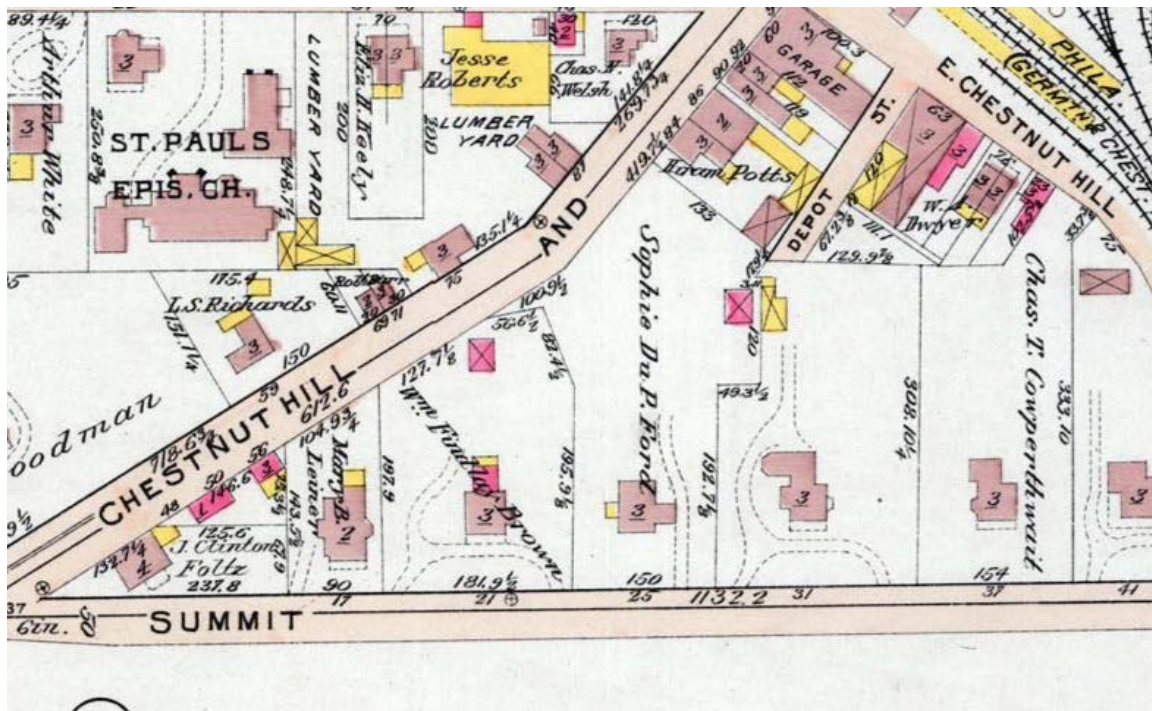


Figure 4: Detail of the 1911 G.W. Bromley Atlas of Ward 22. Sophia DuP. Ford is listed as the owner. The existing portion of the building is not yet constructed.

<http://www.historicmapworks.com/Map/US/85774/Plate+032/Philadelphia+1911+Ward+22/Pennsylvania/>

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:

25 Summit St

APPLICANT:

Charles Overholser

COMPANY NAME

McCoubrey/Overholser, Inc.

PHONE # (215) 844-9060

FAX # (215) 844-3522

APPLICANT'S ADDRESS:

6839 Germantown Avenue

Philadelphia, PA 19119

LICENSE # 33556

E-MAIL: info@mccoubreyoverholser.com

PROPERTY OWNER'S NAME:

Michele & Andrew Clayton

PROPERTY OWNER'S ADDRESS:

25 Summit Street, Philadelphia, PA 19118

PHONE #

FAX #

ARCHITECT/ENGINEER IN RESPONSIBLE CHARGE

Kate Cleveland

ARCHITECT/ENGINEERING FIRM ADDRESS:

8011 Crittenden Street

ARCHITECT/ENGINEERING FIRM:

Kate Cleveland Architect

Philadelphia, PA 19118

PHONE # (215) 242-1702

FAX #

LICENSE #

E-MAIL: kateccleveland@verizon.net

CONTRACTOR:

Charles Overholser

CONTRACTING COMPANY ADDRESS:

6839 Germantown Avenue

CONTRACTING COMPANY:

McCoubrey/Overholser, Inc

Philadelphia, PA 19119

PHONE # (215) 844-9060

FAX # 215-844-3522

LICENSE # 33556

E-MAIL: info@mccoubreyoverholser.com

USE OF BUILDING/SPACE

Residential

ESTIMATED COST OF WORK

\$ 185,000.00

BRIEF DESCRIPTION OF WORK:

415 SF, two story addition and renovation of kitchen and master bathroom.

TOTAL AREA UNDERGOING CONSTRUCTION: 1,485.00 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: 03 / 01 / 21

PRE-REQUISITE APPROVALS FOR:

ADDRESS:

APPLICATION #:

✓ IF REQ'D	AGENCY	INITIALS	DATE	REMARKS
	ART COMMISSION 13 TH FLOOR – 1515 ARCH STREET			
	CITY PLANNING COMMISSION 13 TH FLOOR – 1515 ARCH STREET			
	FAIRMOUNT PARK COMMISSION			
	<input type="checkbox"/> CITY <input type="checkbox"/> STATE AIR MANAGEMENT / HEALTH DEPT			
	HISTORICAL COMMISSION 13 th FLOOR - 1515 ARCH STREET			
	STREETS DEPARTMENT ROOM 940 – M.S.B.			
	WATER DEPARTMENT 2 ND FLOOR – 1101 MARKET STREET			
	CONTRACTUAL SERVICES UNIT ROOM 1140 – M.S.B.			
	ZONING			

EXAMINER'S APPROVAL (OFFICE USE ONLY)

APPROVED USE OF BUILDING SPACE:

PERMIT TO READ:

CODE/EDITION USED FOR REVIEW:

WAS VIOLATION FOR WORK WITHOUT A PERMIT? ☐ NO ☐ YES (INSPECTION FEE MUST BE ADDED TO PERMIT FEE)

VIOLATION # _____

OTHER BUILDING PERMITS REQUIRED: ☐ FIRE SUPPRESSION ☐ HVAC/DUCT ☐ FUEL GAS

PLAN #	CONSTRUCTED AREA _____ SQ FT	<input type="checkbox"/> NEW CONSTRUCTION <input type="checkbox"/> ALTERATION	FEE ITEM	AMOUNT
			BLDG. PERMIT/C.O./L.O.	
			INSPECTION FEE	
CONSTRUCTION	CO REQUIRED	NEW DWG UNITS:	WATER METERS	
TYPE: _____	<input type="checkbox"/> NO <input type="checkbox"/> YES		CONSTRUCTION WATER	
USE: _____	VARIANCES <input type="checkbox"/> NO <input type="checkbox"/> YES	PROJECT TYPE		
			TOTAL FEES	

This is to certify that I have examined the within detailed statement, together with a copy of the plans relating thereto, and find the same to be in accordance with the provisions of the law relating to buildings in the City of Philadelphia, that the same has been approved and entered into the records of this Department.

EXAMINER: _____ DATE APPROVED: _____

PERMIT # _____ DATE ISSUED: _____ CHECK # _____

4 March 2021

The Philadelphia Historical Commission

Sent via e-mail to: Laura Dipasquale, Laura.Dipasquale@Phila.gov

Re: 25 Summit Street
Proposed Addition

To Members of the Historical Commission:

The attached submission describes the scope of work proposed at 25 Summit Street for the homeowners, Michele and Andrew Clayton. The existing house has living spaces on 3 floors.

The main living floor, located 8 to 14 risers above the existing grade, includes the front door entry hall, a formal living room, a formal dining room, pantry and powder room, a stair hall, and kitchen. The existing kitchen footprint does not allow for a functional layout of appliances, work space or for an informal dining area to accommodate a family of 4. The exterior door from the kitchen opens to an existing outdoor deck, created on the roof of the existing garage. The existing lot has spacious grounds to the north and west of the existing house.

The existing lower level of the house is partially below grade, with door and window openings limited to a portion of the front (south) wall and to the driveway/garage (east) wall. The garage is located at this lower level. The second floor includes 4 bedrooms, 3 full baths a laundry room and stair hall. The largest bedroom, used as the main bedroom suite, has very limited closet space and a small bathroom with a single sink and no tub.

The proposed scope of work includes the following:

- No work to the existing house is proposed on the front (south), driveway side (east), or garden (west) elevations.
- First floor: Because the 1st floor has little or no “informal” living spaces, the homeowners are proposing to locate an addition for a family room that is open to and part of the kitchen, on a portion of the existing roof deck off of the rear/north elevation. The location of the addition on the roof deck will allow for views to the west and north portions of the site. (These views are very limited from openings in the existing house footprint). In order to create the combined kitchen/family room, a portion of the existing rear masonry wall would be removed.
- Second floor: In order to create much needed closet space and a larger bathroom with 2 sinks and a tub for the main bedroom suite, a 2nd floor addition, smaller than the proposed 1st floor addition, is proposed. This addition will accommodate a walk-in closet, desk area, and tub alcove. The scheme proposes to remove masonry at the 2nd floor rear wall equivalent in width to the masonry being removed at the 1st floor. This will optimize circulation from the main bedroom to the new spaces. Removal of this masonry on the 2nd floor will also create a more straightforward structural system for the existing floor, roof and ceiling structure.

Philadelphia Historical Commission
4 March 2021
Page 2 of 2

We have attached a completed Application for Building Permit; a site plan of existing conditions; Drawings 1 of 11 through 11 of 11 with existing and proposed plans and elevations; and photographs. Please do not hesitate to contact my office for additional information or questions.

We respectfully request that all members of the project team be copied on correspondence for this submission. In addition to my office, listed below, please copy:

Michele Clayton, homeowner: e-mail: Michele_clayton@hotmail.com
Andrew Clayton, homeowner: e-mail: clayton@paretocaptive.com
Charlie Overholser, McCoubrey Overholser General Contractor:
Charlie@McCoubreyOverholser.com

With best regards,

Kate Cleveland RA
Architect
8011 Crefeld Street
Philadelphia, PA 19118
Phone: 215.242.1702
E-mail: kate@kateclevelandarchitect.com
www.kateclevelandarchitect.com





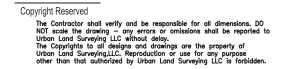
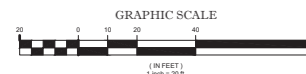
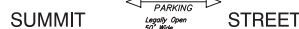








A diagram showing a road with a 'PARKING' sign and a 'PIKE' sign, with a 'BETHLEHEM' sign below it.



Notes

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Permit-Seal

MUHAMET RICI, PLS

PA LIC. NO. SU075230

PA LIC. NO 30073330

Client/Project

ANDREW CLAYTON

ANDREW CLAYTON

TOPOGRAPHIC SURVEY

250SUMMIT ST PHILADELPHIA PA 19118 9TH WARD

Title

TOPOGRAPHIC SURVEY PLAN

TOPOGRAPHIC SURVEY PLAN

Project No	Scale
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202105 1st-20th

202103	1-20	
Drawing No	Sheet	Revision

Drawing No.	Sheet	Revision
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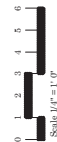
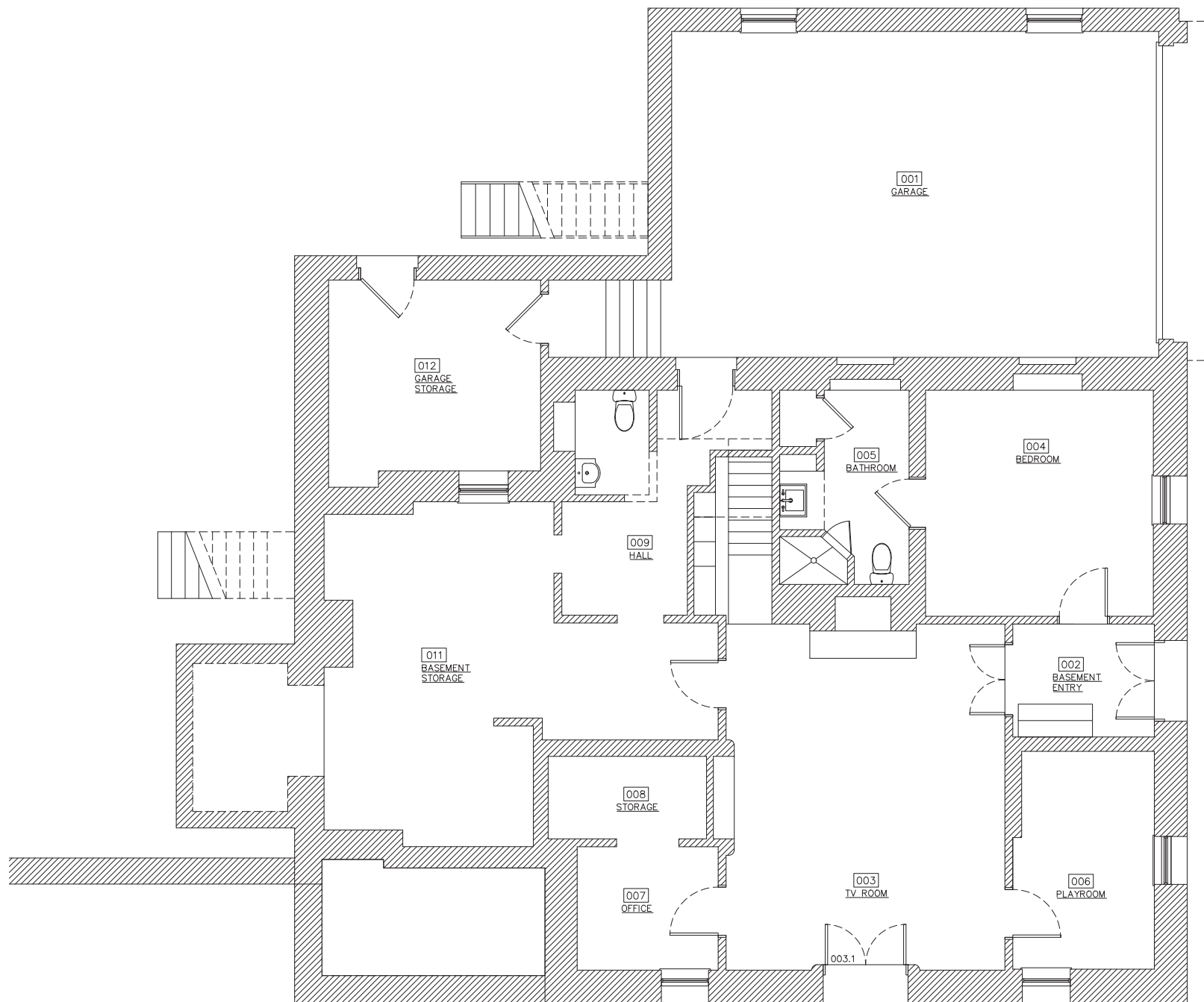
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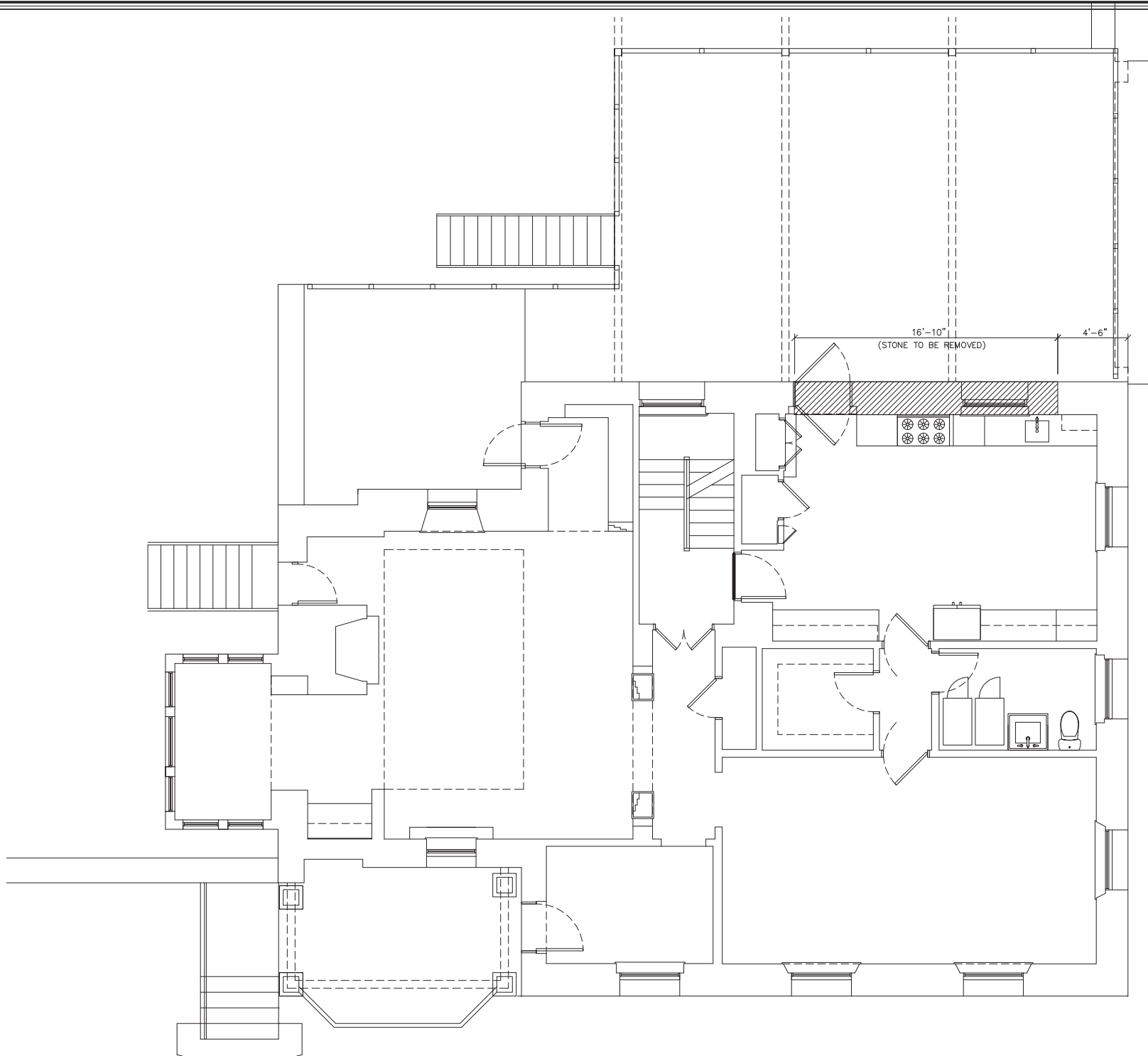
REVISIONS

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**BASEMENT FLOOR PLAN
(EXISTING & PROPOSED)**

1 of 11
SCALE 1/4" = 1'-0"
Date: 03.05.21





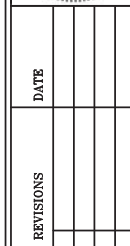
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FIRST FLOOR PLAN
(EXISTING CONDITIONS)

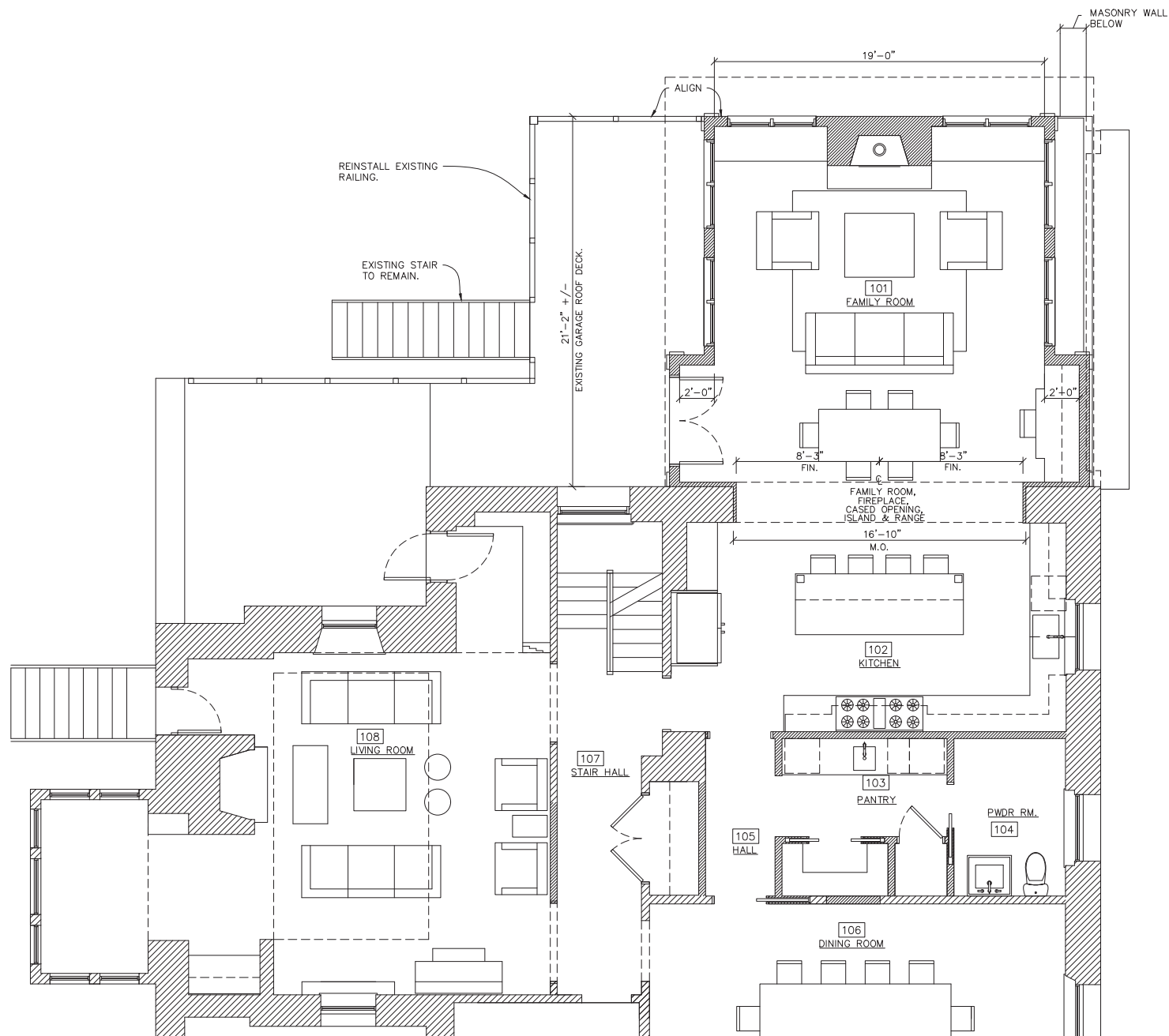


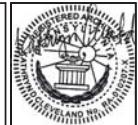
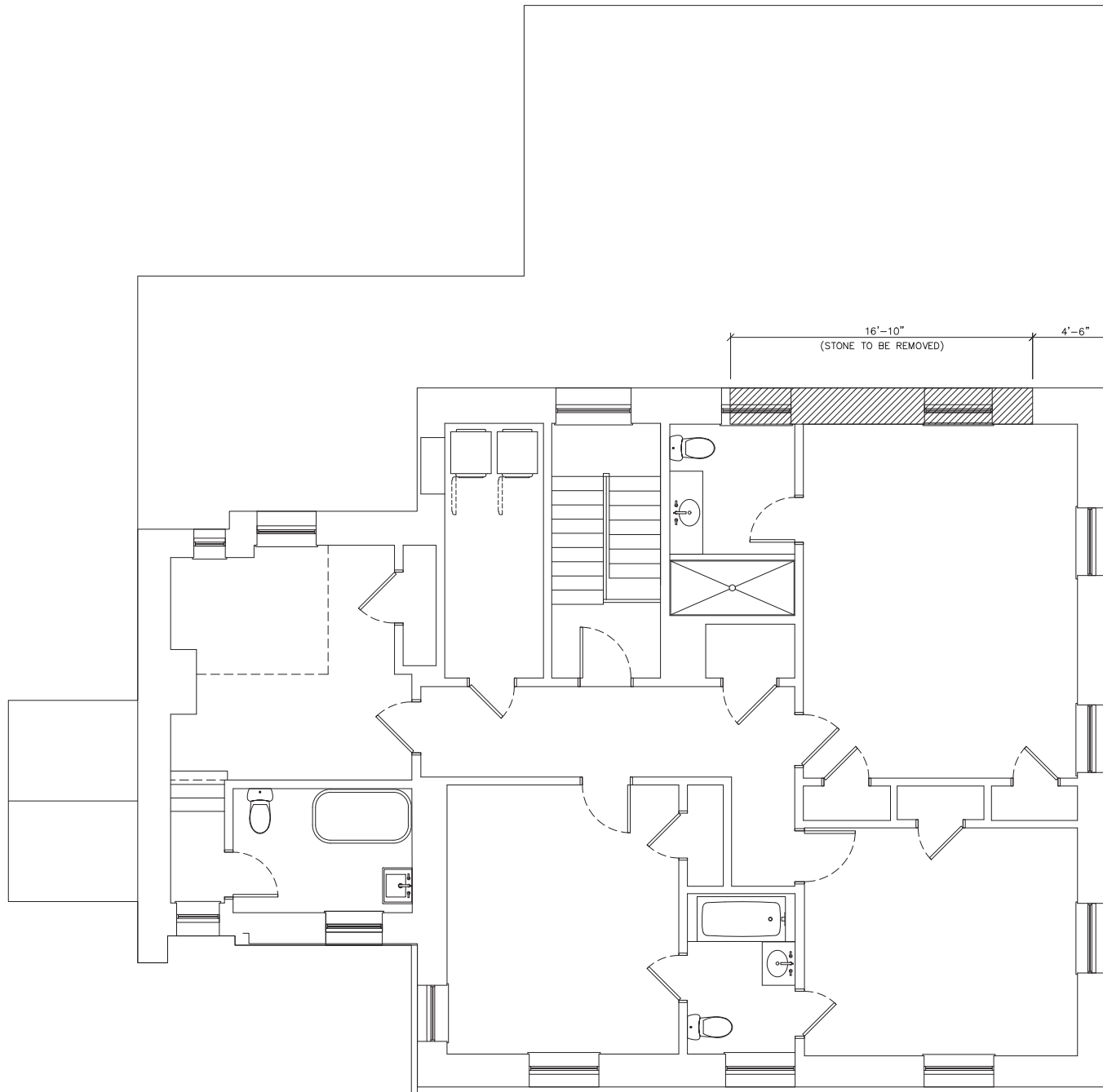
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3 of 11

SCALE 1/4" = 1'-0"

Date: 03.05.21



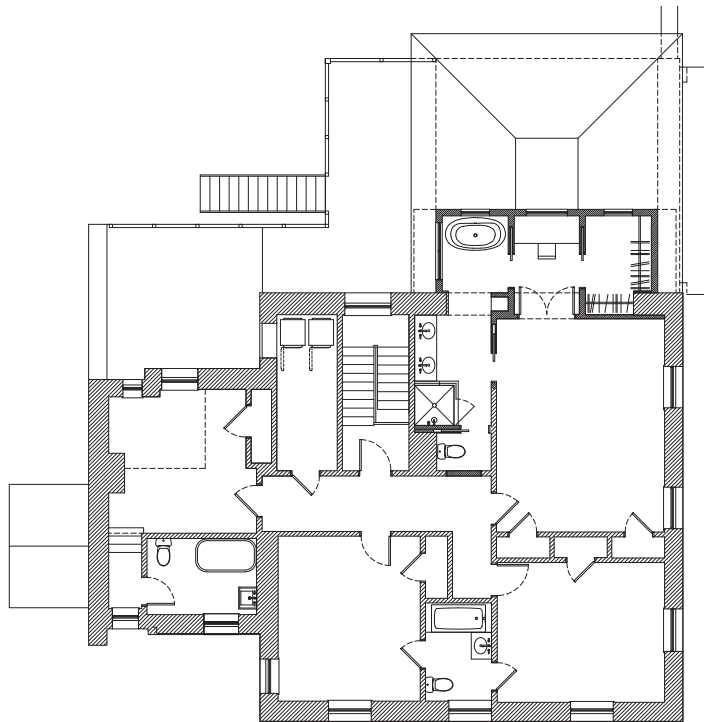


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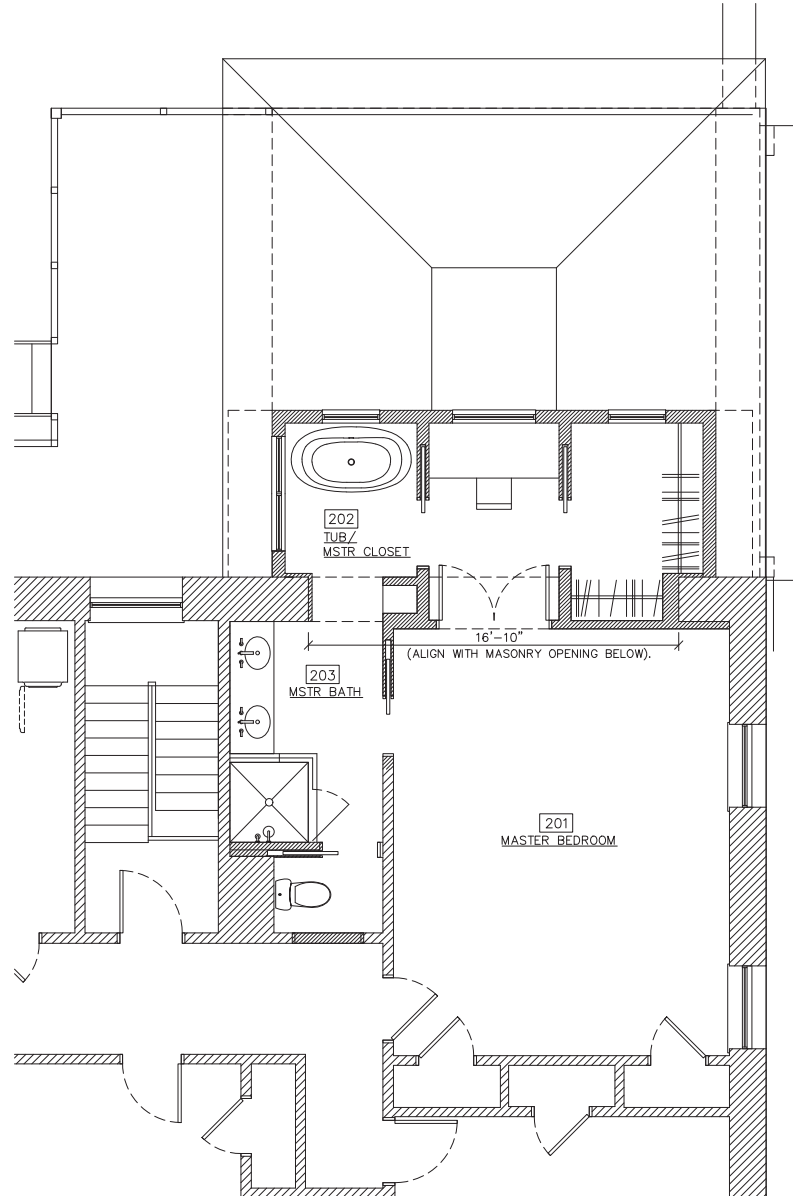
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SECOND FLOOR PLAN
 (EXISTING CONDITIONS)

4 of 11
 SCALE $\frac{1}{4}" = 1'-0"$
 Date: 03.05.21



SECOND FLOOR KEY PLAN
SCALE 1/8" = 1'-0"



REVISIONS	DATE

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SECOND FLOOR PLAN

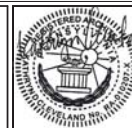
5 of 11

SCALE 1/4" = 1'-0"

Date: 03.05.21



DRIVEWAY ELEVATION



REVISIONS	DATE

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EAST ELEVATION
(EXISTING CONDITIONS)

6 of 11
SCALE $\frac{1}{4}" = 1'-0"$
Date: 03.05.21



DATE

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CLAYTON RESIDENCE
25 SUMMIT STREET, PHILA, PA 19118

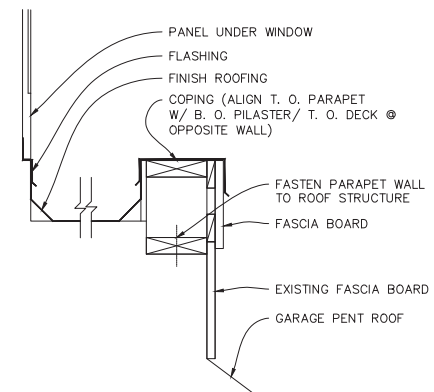
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EAST ELEVATION
(PROPOSED)

7 of 11

SCALE 1/4" = 1'-0"

Date: 03.05.21



2 SECTION @ PARAPET
A2.0 SCALE 1 1/2" = 1'-0"



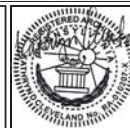


REVISIONS	DATE

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 kate@katelevelandarchitect.com

NORTH ELEVATION
 (EXISTING CONDITIONS)





DATE

REVISIONS

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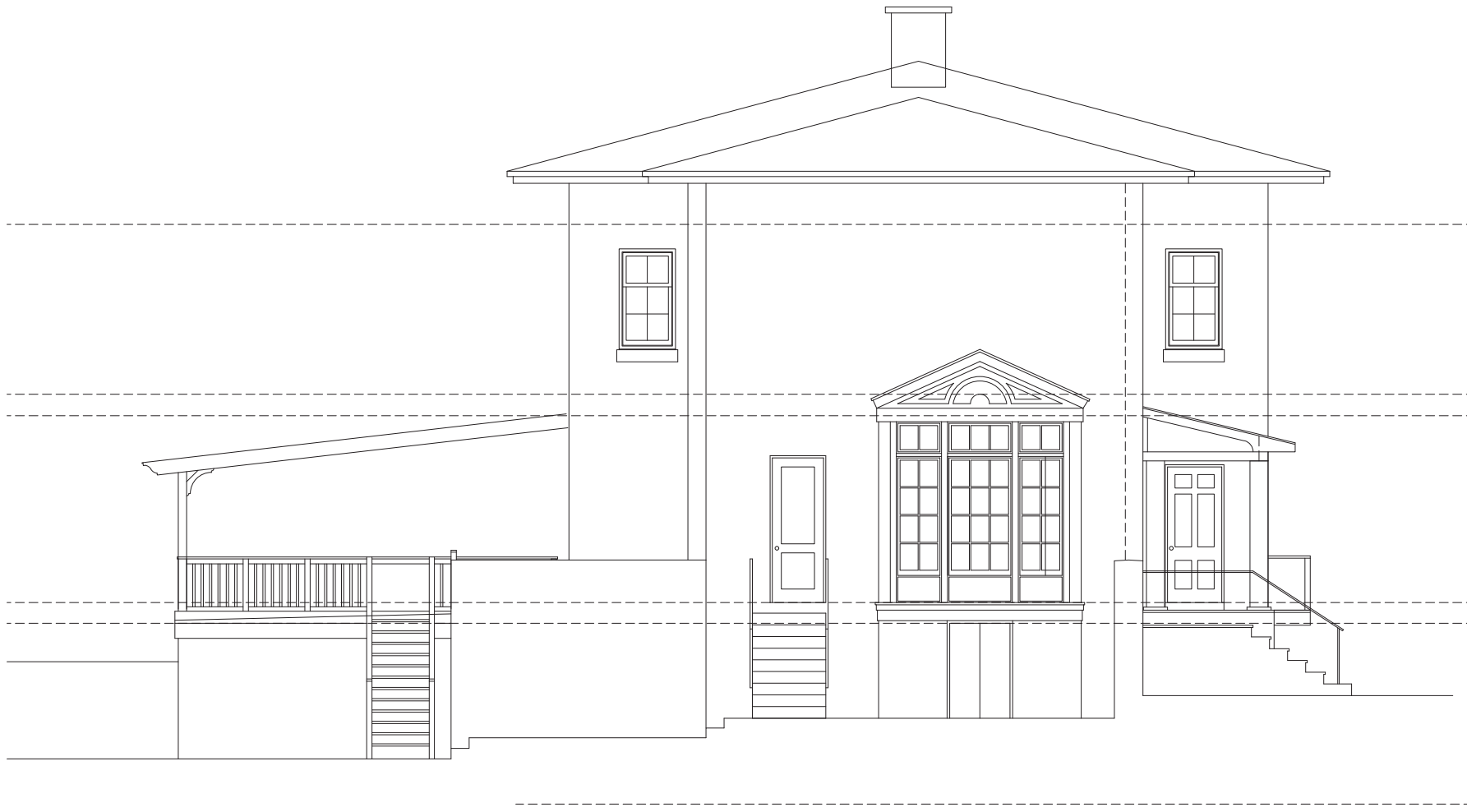
NORTH ELEVATION
(PROPOSED)

9 of 11
SCALE 1/4" = 1'-0"
Date: 03.05.21



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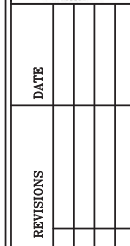
0 1 2 3 4 5 6 10
Scale 1/8" = 1'-0"



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WEST ELEVATION
(EXISTING CONDITIONS)



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11 of 11

SCALE 1/4" = 1'-0"

Date: 03.05.21



$S_{ch} | \phi | Q^N = 1^N Q^N$