

ADDRESS: 541 N 23RD ST

Proposal: Construct roof decks

Review Requested: Final Approval

Owner: Thomas and Kathleen Klemm

Applicant: Elizabeth Johnson, Brighton Architecture + Design

History: 1875

Individual Designation: None

District Designation: Spring Garden Historic District, Contributing, 10/11/2000

Staff Contact: Megan Cross Schmitt, megan.schmitt@phila.gov, 215-686-7660

BACKGROUND:

The property at 541 N. 23rd Street is classified as contributing in the Spring Garden Historic District. The applicant is proposing to construct two new roof decks in the exact locations of the two existing roof decks. Both decks were constructed prior to the designation of the Spring Garden Historic District. No zoning or building permit was found for the decks, but they are visible in aerial photographs as far back as 1996. The historic district was created in 2000 and the decks are noted in the district's inventory. The lower deck is situated on the rear ell and is inconspicuous from the public right-of-way. The upper deck is located on the flat roof of the main block, and while it is set back from the front façade, it is built to the very edge of the side of the house, making it visible from the public right-of-way.

SCOPE OF WORK

- Construct roof decks.

STANDARDS FOR REVIEW:

The Secretary of the Interior's Standards for the Treatment of Historic Properties and Guidelines include:

- *Roofs Guideline | Recommended: Designing rooftop additions, elevator or stair towers, decks or terraces, dormers, or skylights when required by a new or continuing use so that they are inconspicuous and minimally visible on the site and from the public right-of-way and do not damage or obscure character-defining historic features.*
 - The deck on the main block is visible from the public right-of-way due to the fact that it is not set back from the side of the house. It therefore fails to satisfy this guideline.

STAFF RECOMMENDATION: Denial of the upper roof deck as proposed, but approval of a roof deck set back from the edge of the side of the house, with the staff to review details, pursuant to the Roofs Guideline.



Image 1. View of roof deck from street. Google Streetview.

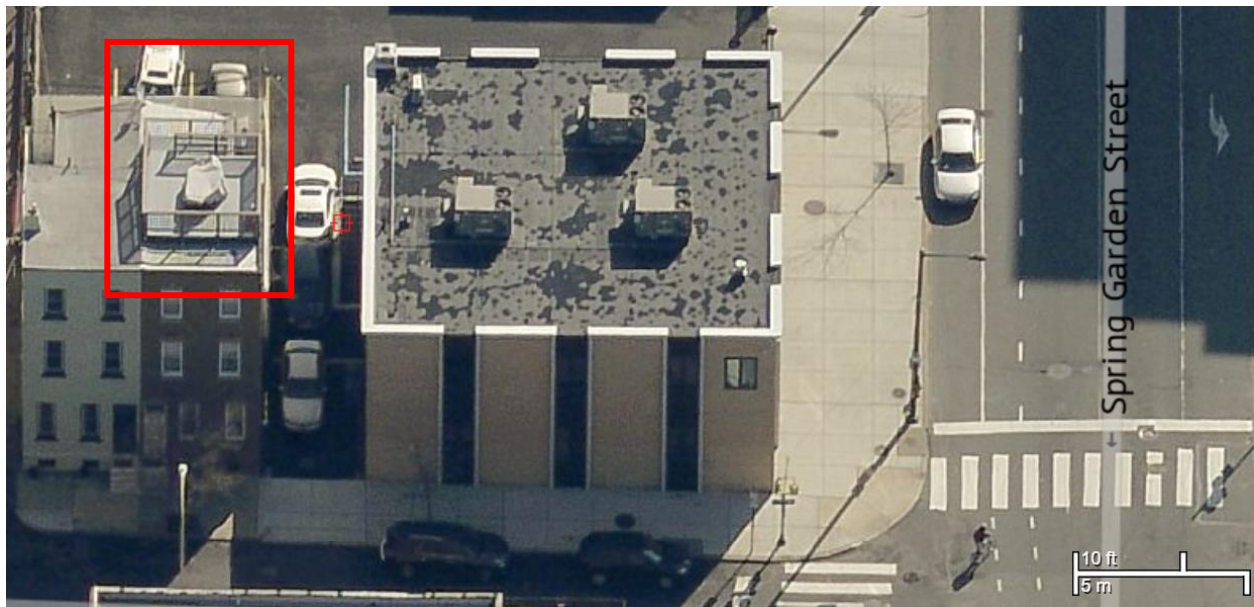


Image 2. Aerial view of roof decks. Pictometry.



Image 3. Aerial view of roof decks. Pictometry.



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.

<p>Address Identify the location of work for the permit(s). If the activity will take place in a specific building, tenant space, floor level, or suite, note that detail in the 'Specific Location' field. If applicable, list PR #.</p>	1	<p>Parcel Address _____</p> <p>Specific Location _____</p> <p>Check box if this application is part of a project and provide project number: PR- 2 0 - </p>
<p>Applicant Identify how you are associated with the property. Licensed professionals include design professionals, attorneys, and expeditors. A tradesperson must have an active Philadelphia license for their trade or hold a PA Home Improvement Contractor Registration.</p>	2	<p>I am the: Property Owner Tenant Equitable Owner Licensed Professional or Tradesperson</p> <p>Name _____ Company _____</p> <p>Address _____</p> <p>Email _____ Phone </p>
<p>Property Owner Identify the deeded property owner. If there was a recent change of ownership, documentation such as a deed or settlement sheet will be required.</p>	3	<p>Name _____ Check box if new owner is being listed <input type="checkbox"/></p> <p>Address _____</p> <p>Email _____ Phone </p>
<p>Design Professional in Responsible Charge Identify the PA- licensed design professional who is legally responsible.</p>	4	<p>Name _____ Firm _____</p> <p>PA License # _____ Phila. Commercial Activity License # _____</p> <p>Email _____ Phone </p>
<p>Project Scope Use this section to provide project details; all fields are mandatory.</p> <p>(a) Choose the proposed occupancy of the entire building. If not one- or two-family, provide a description of group(s) per code.</p> <p>(b) Identify if the project will be new construction, an addition, or interior/exterior alterations.</p> <p>(c) List the site area that will be disturbed by construction, if any. Enter 'zero' if no disturbance.</p> <p>(d) Note the new floor area created, including basements, cellars, and occupiable roofs. Where existing areas will be altered, list those areas separately.</p> <p>(e) State the number of new or affected stories.</p> <p>(f) Provide a detailed description of the work proposed.</p> <p>(g) Select all conditions that apply to this project (if any).</p>	5	<p>(a) Occupancy Single-Family Two-Family Other, please describe: _____</p> <p>(b) Scope of Work New Construction Addition and/or Alteration Shell (No Fit Out) – Option for Commercial Permits Only</p> <p>(c) Earth Disturbance Area of Earth Disturbance _____ (Sq. Ft.)</p> <p>(d) Building Floor Areas New Floor Area _____ (Sq. Ft.) Existing Altered Area _____ (Sq. Ft.)</p> <p>(e) Number of Stories _____</p> <p>(f) Description of Work _____ _____ _____</p> <p>(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</p>



Department of Licenses and Inspections

CITY OF PHILADELPHIA

Job Number: (for office use only)

(PERMIT TYPE PREFIX – YEAR – NUMBER)

Project Details & Contractor Information

(a) Select all disciplines of work for which permits are being requested. If 'Building' is not requested, provide the number of the associated permit that was previously issued (where applicable). If a Zoning Permit was issued for this work, provide the related permit number.

(b) Identify the general contractor and estimated cost of building construction.

(c) Identify the mechanical contractor, estimated cost of mechanical work, equipment type, and quantity as:

- Number of registers/diffusers (separate new/relocated)
- Number of appliances
- Number of Type I / Type II kitchen hoods

Where fuel gas work is included, note the estimated cost of fuel gas work.

(d) Identify the licensed electrical contractor, estimated cost of electrical work, and a registered third-party electrical inspection agency.

(e) Identify the registered master plumber, estimated cost of plumbing work, number of fixtures, and check location of work as:

- Interior
- Exterior Drainage and/or Water Distribution

(f) Identify the licensed fire suppression contractor, estimated cost of fire suppression work, and number of devices:

- Sprinkler Heads (separate new/relocated quantities)
- Standpipes
- Fire Pumps
- Stand-alone Backflow Prevention Devices
- Kitchen Extinguishing Systems
- Hydrants

*ROUGH-IN NOTICE: If you are seeking a rough-in permit, an application for plan review must be submitted already.

(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.

RP or CP- 2 0 | | | - | | | | | | | | | | | | | |

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

(b) General Building Construction Contractor Information

Name _____ Cost of Building Work \$ _____

License Number _____ Phone | | | | | | | | | | | | | |

(c) Mechanical/Fuel Gas Work & Contractor Information

Name _____ Cost of Mechanical Work \$ _____

License Number _____ Cost of Fuel Gas Work \$ _____

Equipment Types: Registers / Diffusers Appliances Hoods Phone | | | | | | | | | | | | | |

Equipment Detail & Quantities _____

(d) Electrical Work & Contractor Information

New Installation Alteration *Rough-In

Name _____ Cost of Electrical Work \$ _____

License Number _____ Phone | | | | | | | | | | | | | |

Third-Party Inspection Agency Name _____

(e) Plumbing Work & Contractor Information

New Installation Alteration *Rough-In

Name _____ Cost of Plumbing Work \$ _____

License Number _____ Phone | | | | | | | | | | | | | |

Number of Fixtures _____ Check one: Interior Work Exterior Building Drainage

Exterior Water Distribution: line size _____ (in.)

(f) Fire Suppression Work & Contractor Information

New Installation Alteration *Rough-In

Name _____ Cost of Fire Supp. Work \$ _____

License Number _____ Phone | | | | | | | | | | | | | |

Sprinkler Heads: _____ Standpipes: _____ Fire Pumps: _____

Commercial Kitchen Systems: _____ Backflow Devices: _____ Hydrants: _____

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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: _____ / _____ / _____

BRIGHTON

Architecture + Design LLC

Philadelphia Historical Commission
1515 Arch St., 13th Floor
Philadelphia, PA 19102
preservation@phila.gov

Re: 541 N 23rd Street Roof Deck Replacement

To whom it may concern:

I am submitting documents to be reviewed by the Philadelphia Historical Commission, for the replacement of an existing roof deck at 541 N. 3rd Street, in the Spring Garden Historic District. The existing roof deck pre-dates the Historic Designation, given in October 2000.

The existing roof of the structure is in need of replacement, failing in some areas and causing leaks. The existing deck shall be removed, the roof surface replaced, any water damage and leaks remediated, and a new roof deck is proposed to be built in the same configuration as the existing; an upper roof deck the full width of the property, 15'-0", by approximately 15'-8", leaving about 7'-0" clear roof areas, as is existing and meets current zoning requirements. An intermediate roof deck, also matching existing, is proposed at the rear of the house, accessed from an existing door from the 3rd floor. A straight stair to match the existing, meeting current codes, will provide access to the upper deck.

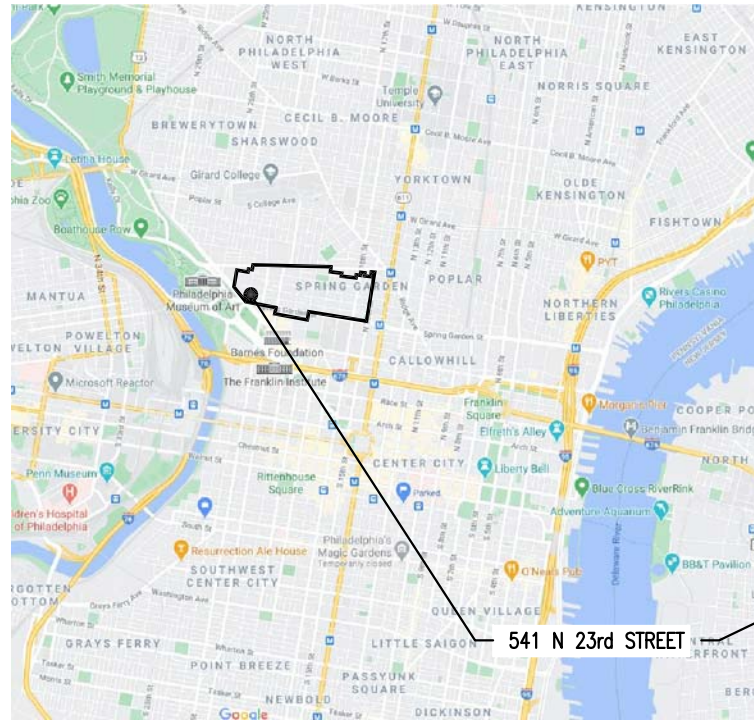
The proposed decks will be constructed with traditional wood framing (beams and Joists), and the decking surface will be a composite wood materials (by Trex), and have a low-profile black metal railing, 42" high.

Thank you for reviewing these documents, and for your consideration in this matter.

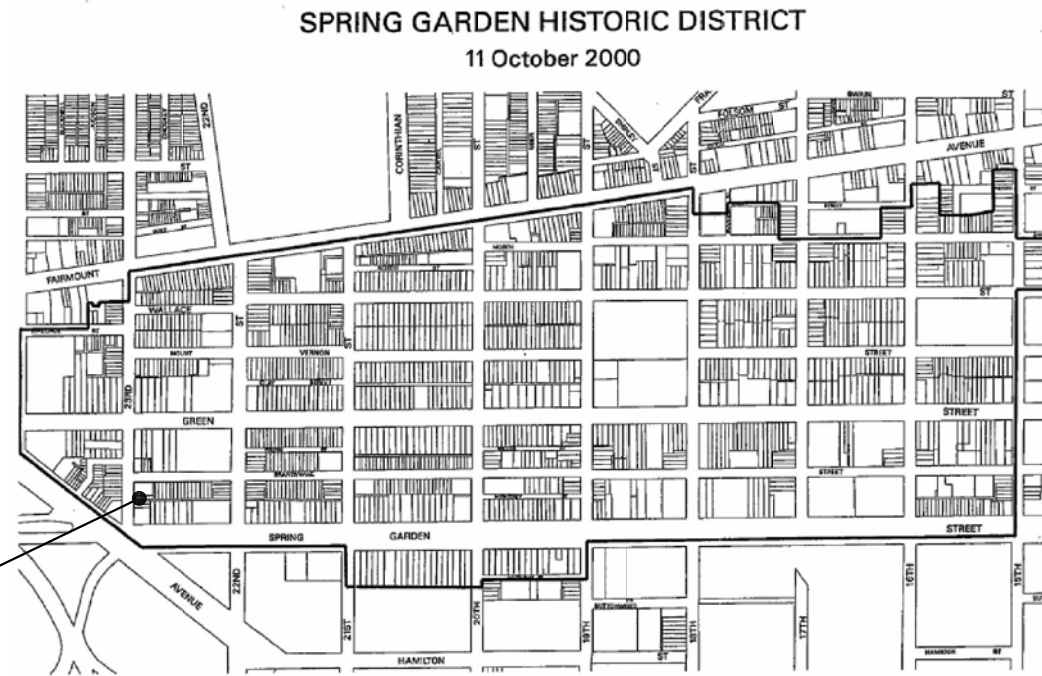
Sincerely,



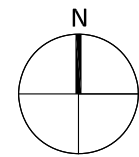
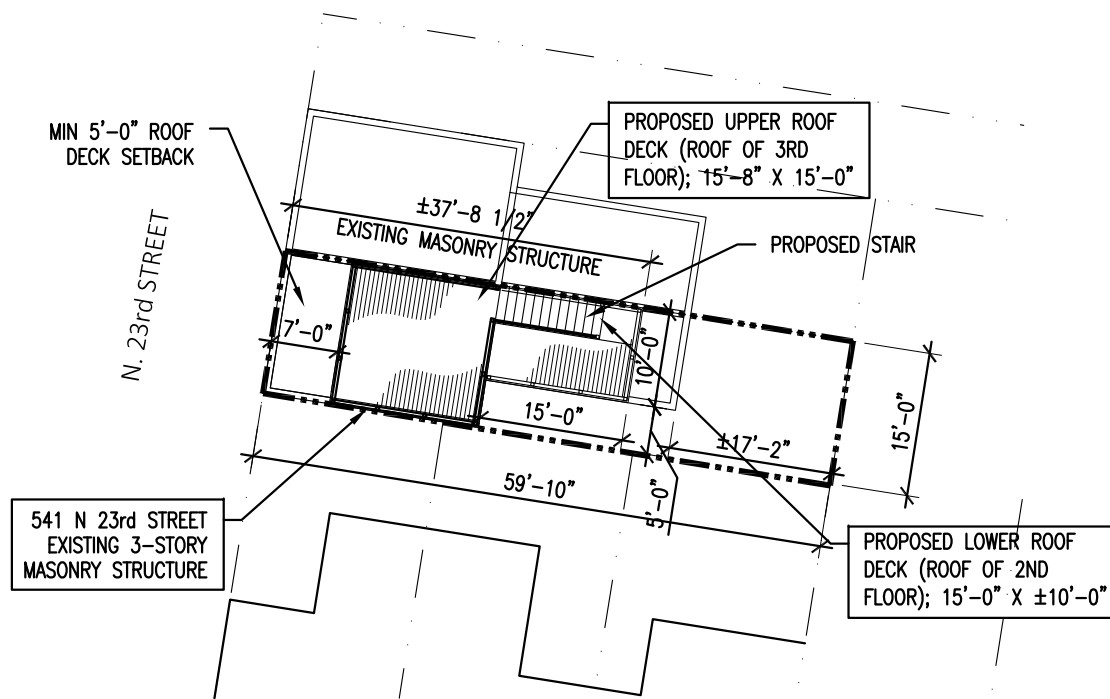
Elizabeth Johnson
RA



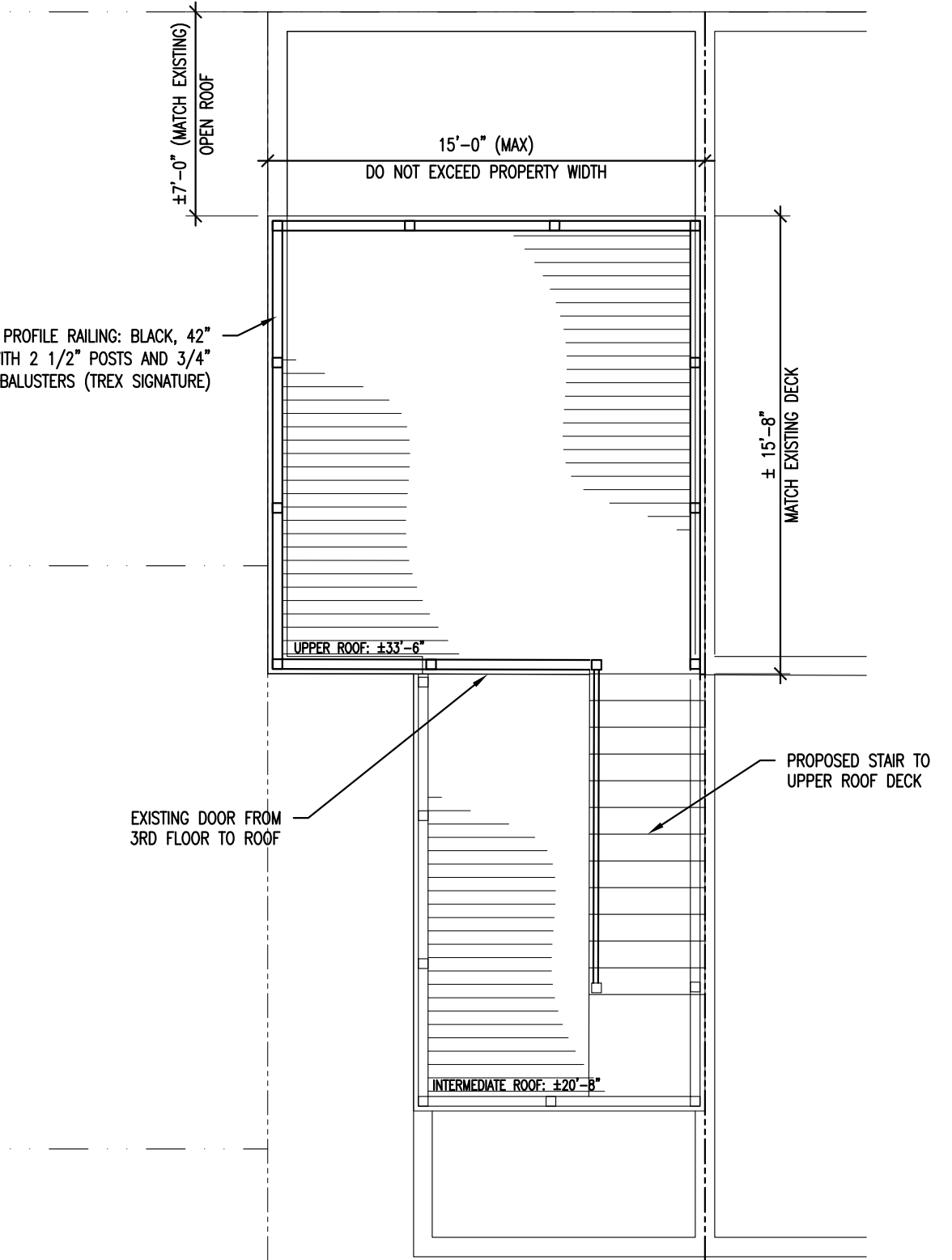
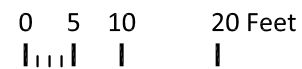
SITE LOCATION MAP



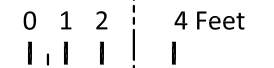
SPRING GARDEN HISTORIC DISTRICT

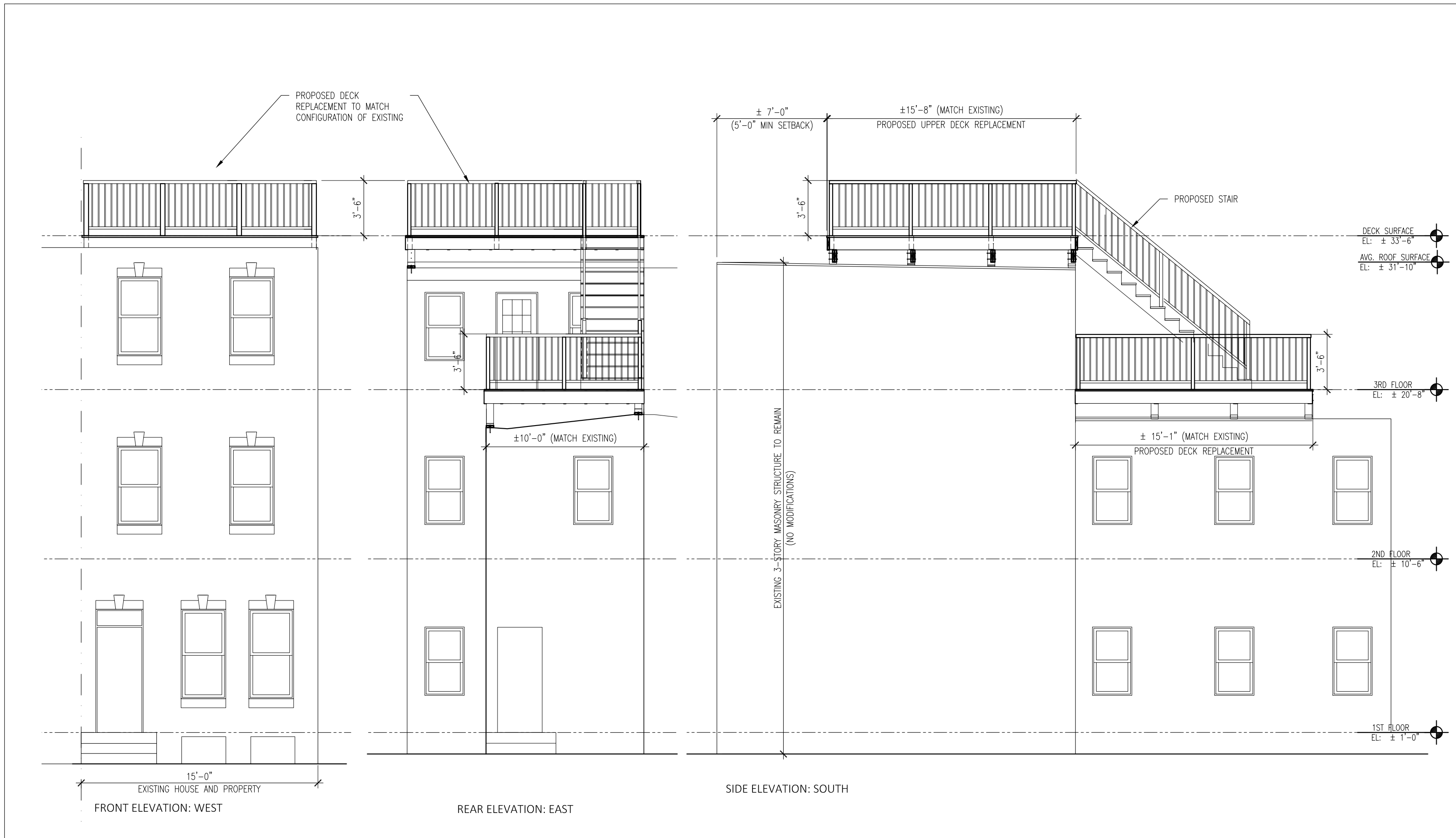


SITE PLAN
Scale: 1" = 20'



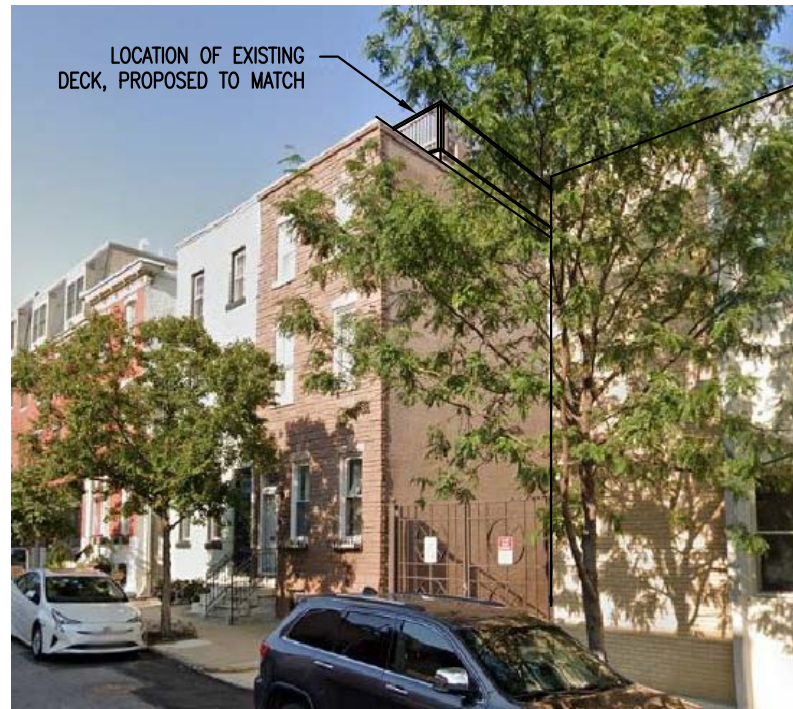
BUILDING PLAN
Scale: 3/16" = 1'-0"







STREET VIEW



STREET VIEW: LOOKING NORTHEAST UP 23RD STREET



AERIAL VIEW: LOOKING NORTHEAST



STREET VIEW: LOOKING SOUTHEAST



AERIAL VIEW: LOOKING NORTHWEST



EXISTING DECK: INTERMEDIATE LEVEL, LOOKING EAST



EXISTING DECK: UPPER LEVEL, LOOKING EAST



PROPOSED APPEARANCE: ROOF DECK AT NEARBY PROPERTY (545 n 23RD ST.)



EXISTING DECK: INTERMEDIATE LEVEL, LOOKING TOWARD ACCESS DOOR AT REAR



EXISTING DECK: UPPER LEVEL, LOOKING SOUTH

N. 23rd STREET - 500 Block

- Paving:** Asphalt
- Curbs:** 40% bluestone, 40% granite, 20% concrete
- Sidewalks:** 5% brick, 5% bluestone, 90% concrete
- Light fixtures:** highway cobra

537-39 See 2233 Spring Garden Street.

541 3-story, 2-bay, permastone semi-detached house. Marble steps with iron railing; squared entrance opening partially infilled with aluminum siding; replacement, single-leaf door with security gate; 1/1 vinyl basement windows with iron grates; 1/1 vinyl sash on 1st to 3rd stories; permastone lintels and sills; permastone coping; flat roof.

South elevation: 3-story main block, stucco; roof deck.

Built c. 1875. Alterations: cornice removed, permastone installed, 1953. Contributing.

Documentation: Zoning permit.

HISTORICAL DESIGNATION DESCRIPTION (DATED October, 2000):
DECK IS MENTIONED AS PART OF DESCRIPTION

PROPOSED FINISH MATERIALS:

- DECKING SURFACE: 5/4" X 6" COMPOSITE DECKING (TREX ENHANCE BASIC COLORS)
- RAILING: BLACK, 42" RAIL WITH 2 1/2" POSTS AND 3/4" ROUND BALUSTERS (TREX SIGNATURE)