

ADDRESS: 1611 W GIRARD AVE

Proposal: Construct additions; construct sidewalk access to basement; replace windows

Review Requested: Final Approval

Owner: Kibbutz 3 LLC

Applicant: David Whipple, Assimilation Design Lab LLC

History: 1864

Individual Designation: 5/28/1968

District Designation: None

Staff Contact: Meredith Keller, meredith.keller@phila.gov

OVERVIEW: The property at 1611 W. Girard Avenue is a three-story Italianate building located midblock. The building includes a main block and three-story rear ell with two-story addition. Buildings historically stood behind the property and fronted Flora Street. However, those buildings have been demolished and vacant lots remain, which leaves the rear of 1611 W. Girard Avenue visible from Flora Street.

This application proposes to construct several additions. On the main block, a fourth-story addition would be constructed the full width of the building and with no setback from the front facade. The addition would be clad in aluminum. At the rear, the west wall of the ell would be retained and enveloped in a four-story addition that would extend beyond the current rear wall of the ell. The rear addition would be clad in stucco. The application also proposes to create sidewalk access at the front façade and to replace the front façade windows. The staff requests clarification on the scope of work related to creating sidewalk access and whether an opening would be cut into the building to provide access to the interior.

SCOPE OF WORK:

- Construct fourth-story addition with no setback over main block;
- Demolish rear wall of main block;
- Retain west wall of main block and construct additions totaling four stories at rear;
- Create sidewalk access at front façade; and
- Replace 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.*
 - The proposed addition is not compatible with the historic materials, features, size, scale, proportions, and massing of the historic property, and therefore the application fails to satisfy Standard 9.
 - Any replacement windows should match the historic configuration, including replicating the arched top of the first-story windows.
- *Standard 10: New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*
 - The addition would require significant demolition of the rear ell, leaving only the west wall. As proposed, the addition would destroy the essential form and integrity of the rear. The work does not comply with Standard 10.

- *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 proposed addition is highly visible from the public right-of-way and therefore the application fails to satisfy the Roofs Guideline.

STAFF RECOMMENDATION: Denial, pursuant to Standards 9 and 10 and the Roofs Guideline.

MAPS & IMAGES:



Figure 1: 2020 aerial showing 1611 W. Girard Avenue. Source: Atlas.



Figure 2: Front façade of 1611 W. Girard Avenue, 2020. Source: Cyclomedia.

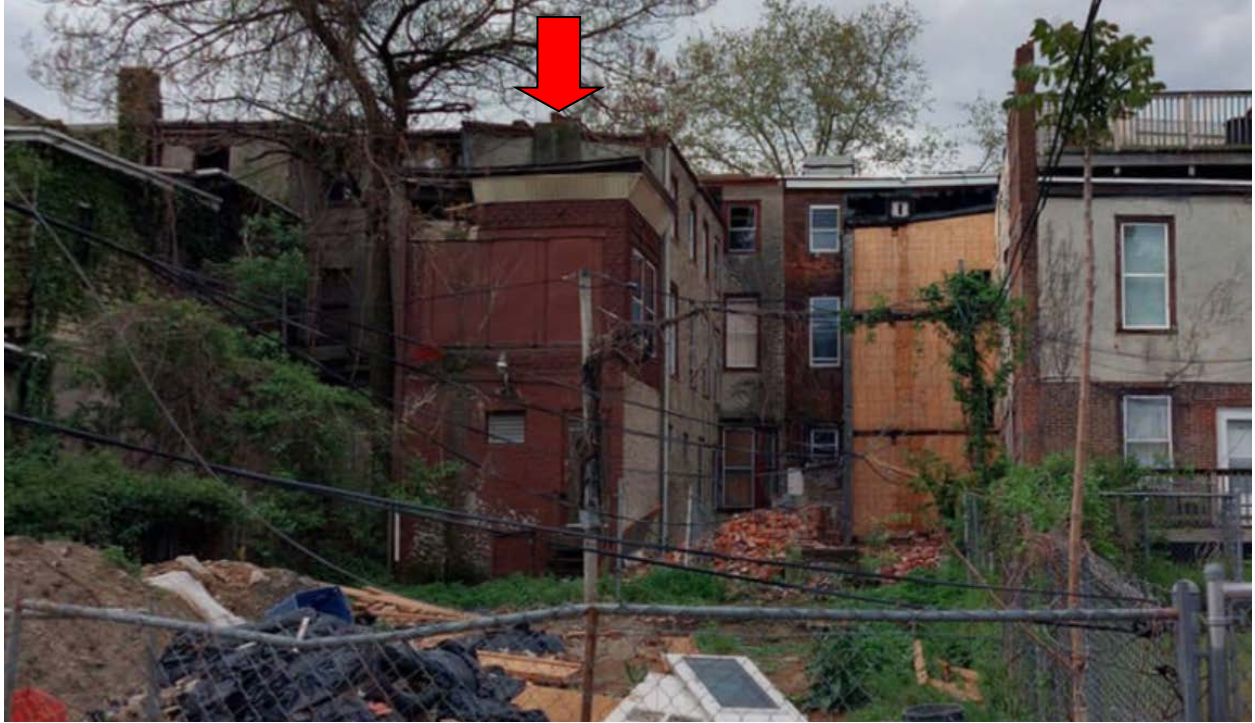


Figure 3: The rear of 1611 W. Girard Avenue from Flora Street, 2020. Source: Cyclomedia.

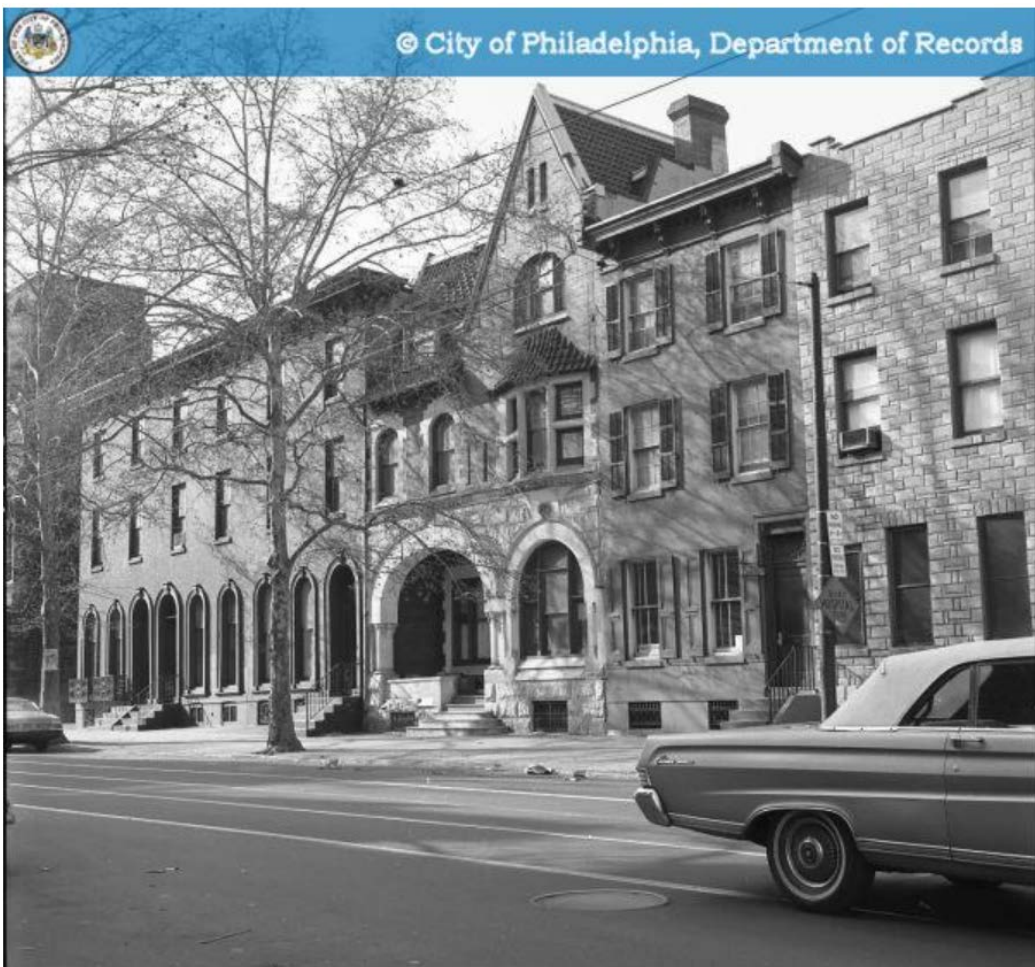


Figure 4: Historic photo of 1611 W. Girard Avenue, 1968. Source: PhillyHistory.

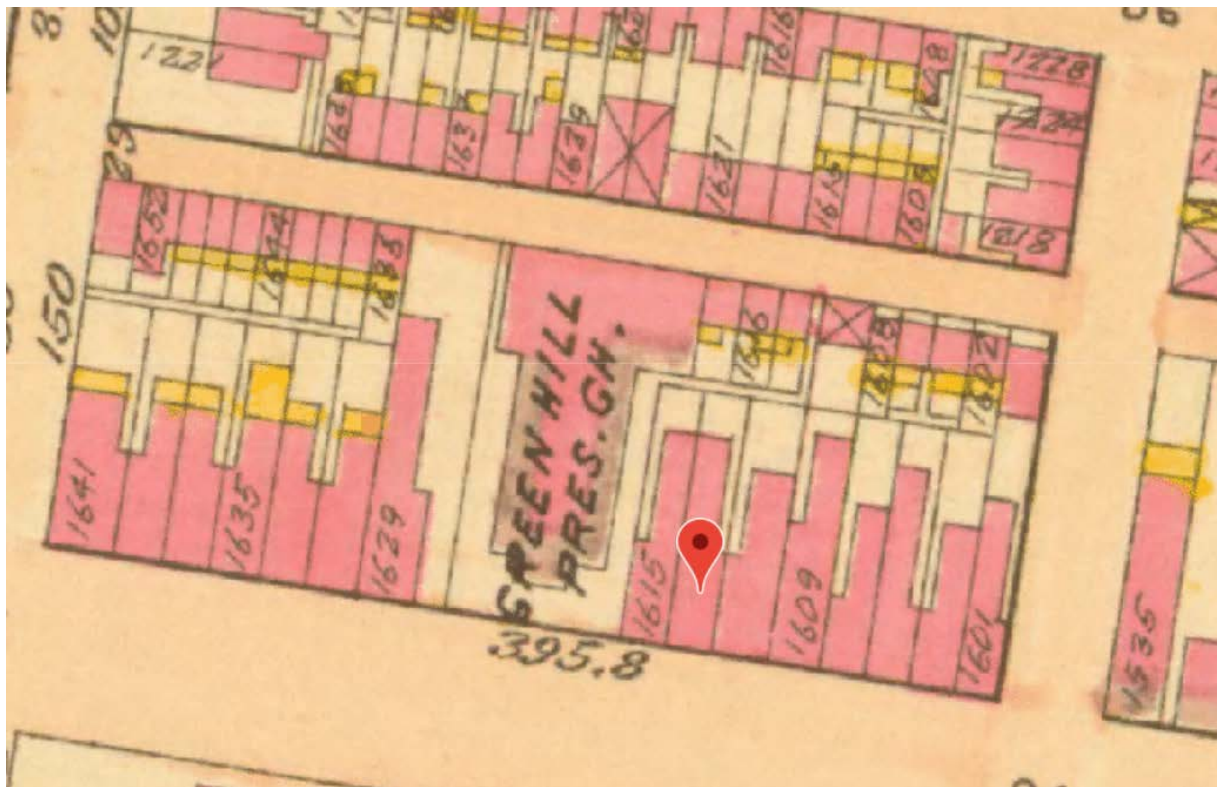


Figure 5: The 1911 G. W. Bromley Atlas shows the historic context of 1611 W. Girard Avenue, with buildings constructed at the rear fronting onto Flora Street. Those buildings are now demolished. Source: PhilaGeoHistory.

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:

1611 W Girard Ave

APPLICANT:

David Whipple

COMPANY NAME

Assimilation Design Lab LLC

PHONE # (267) 918-1354

FAX #

PROPERTY OWNER'S NAME:

Kibbutz 3 LLC

PHONE #

FAX #

ARCHITECT/ENGINEER IN RESPONSIBLE CHARGE

David Whipple

ARCHITECT/ENGINEERING FIRM:

Assimilation Design Lab LLC

PHONE # (267) 918-1354

FAX #

CONTRACTOR:

CONTRACTING COMPANY:

PHONE #

FAX #

APPLICANT'S ADDRESS:

515 s 48th st

Philadelphia, PA 19143

LICENSE # 519043

E-MAIL: dfw@assimilationdesignlab.com

PROPERTY OWNER'S ADDRESS:

829 N 29th St, Philadelphia PA

ARCHITECT/ENGINEERING FIRM ADDRESS:

515 S 48th St

Philadelphia, Pa 19143

LICENSE # 519043

E-MAIL: dfw@assimilationdesignlab.com

CONTRACTING COMPANY ADDRESS:

USE OF BUILDING/SPACE

Apartment building

ESTIMATED COST OF WORK

\$ 550,000.00

BRIEF DESCRIPTION OF WORK:

8 unit apartment building to include interior rehab of the existing structure, rear addition, and 4th floor addition.

Front elevation and existing West elevation to be salvaged.

Mechanical and meter rooms provided in the basement, with sidewalk access.

TOTAL AREA UNDERGOING CONSTRUCTION: 5,838.00 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: 07 / 13 / 2021

Date:
13 July 2021

Memo

Project Name: 1611 W Girard

To:
Philadelphia Historic Commission
Philadelphia, PA

From:
David Whipple

Subject:
Historic Commission Review

PH:
FX:

Job No.:
376

Contents:

- This memo
- Building Permit App
- Historic Submission Package

Via:

Copy:
Omri Shitrit, Frank Renner

To Whom it May Concern

This submission is for the review of a proposed project at 1611 W Girard, for the proposed 4th floor and rear addition onto an existing 3 story structure. In addition to this, sidewalk access to the basement is proposed.

The proposed design takes into account existing materials and elements found along Girard Ave and the adjacent properties. The 4th floor addition along the Girard Ave elevation is reminiscent of many 4th floor historic additions found in Philadelphia. One example can be found at 1531 W Girard, where the 4th floor differs in style and material from the structure below. Additionally, the 4th floor is in alignment with the structure below. Our design follows such examples of this, with the differentiation of material while keeping the elevations aligned.

For the material choice, we choose to match in kind an aluminum siding that is found across the street, at 1650 W Girard. We feel that by keeping a similar material palette as other projects on the block, the addition will tend to blend in more with the surrounding neighborhood.

A sidewalk access is proposed for the basement area. In part, this is due for the purpose of housing meters and trash in the basement. This will help to both keep the elevation clean of meters and keep trash off of the street. A similar example of sidewalk access can be found at 1523 W Girard.

Front windows will match in kind the historic design standards for this property and the front door will be salvaged and maintained.

Lastly, for the rear addition, we are proposing to salvage the existing west façade. We feel that this proposal is far less obtrusive than the full rear demolition that was approved at 1611 W Girard.

Thank you.



David Whipple, AIA



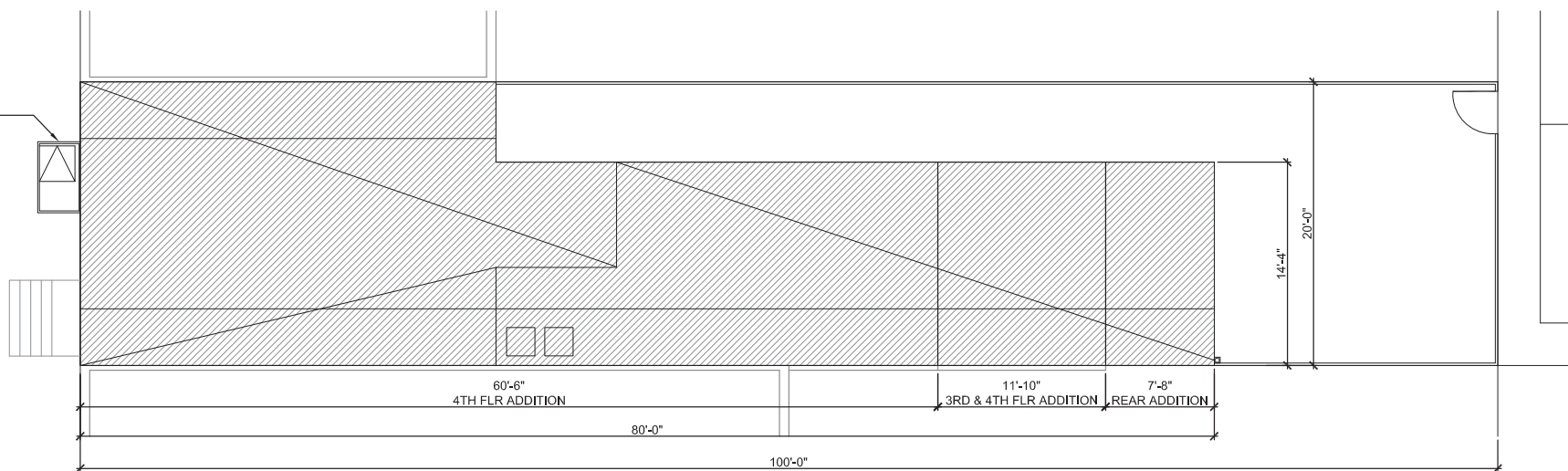


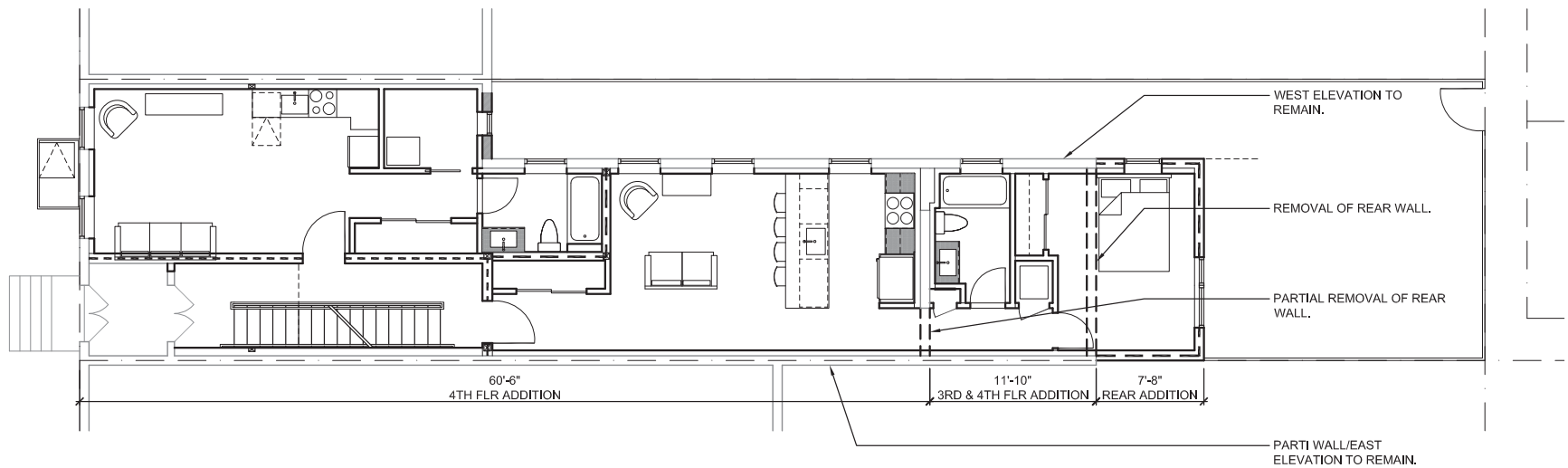


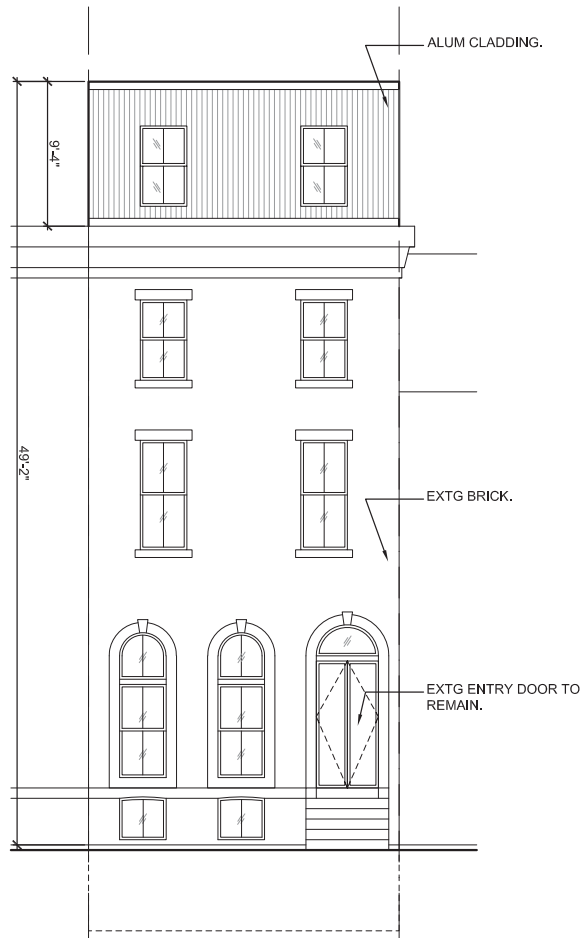


View from of property.
1613 W Girard, full rear
demolition on right.
1615 W Grard existing
condtions on left.

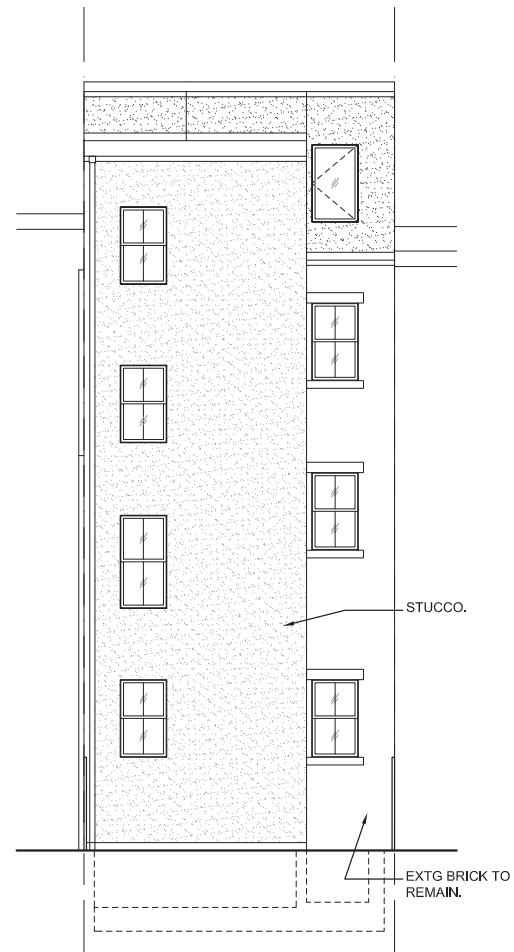
PROPOSED SIDEWALK
ACCESS.







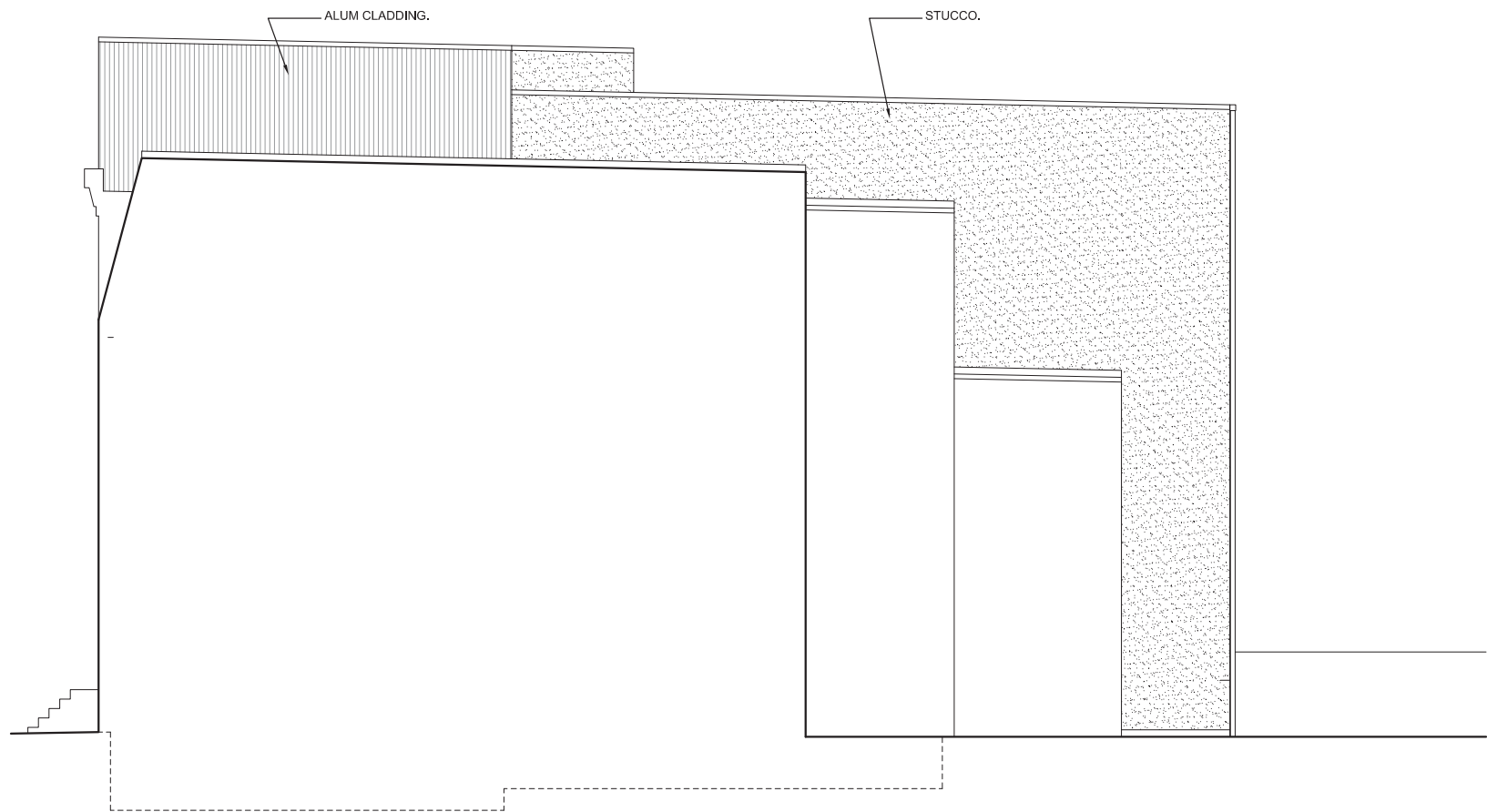
Proposed Front Elevation



Rear Elevation



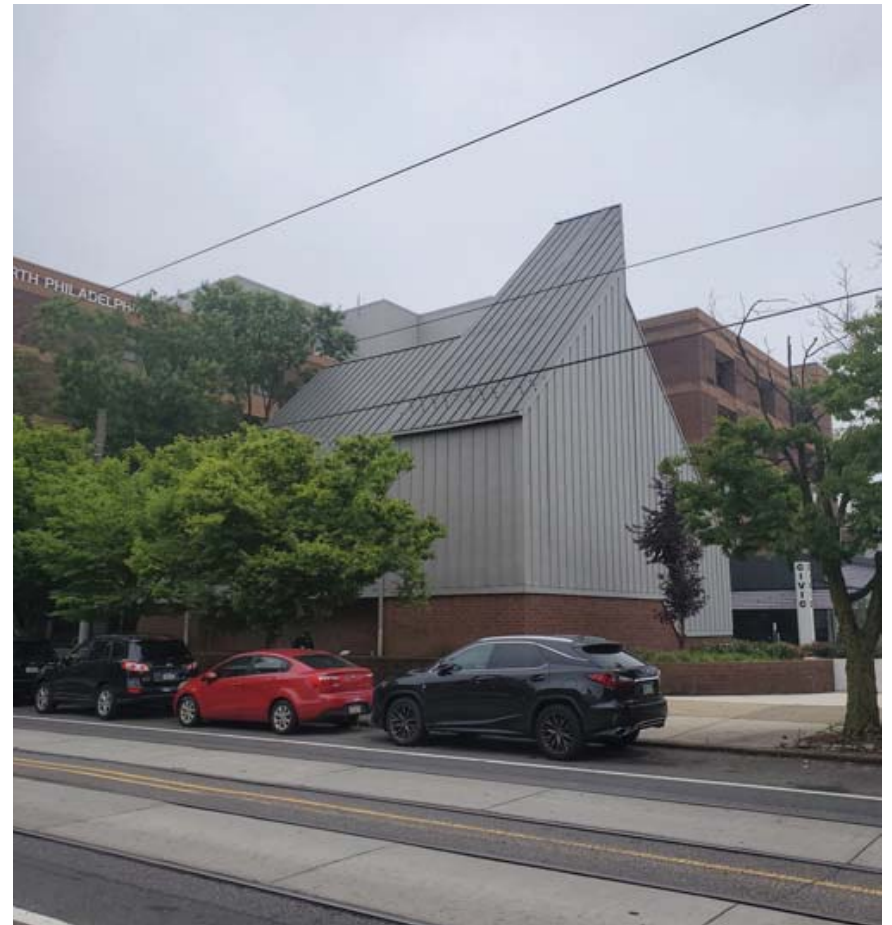
Proposed West Elevation



Proposed East Elevation



Proposed Section Looking West



1650 W Girard
Aluminum Cladding Reference



1531 W Girard
4th Floor Addition
Design Reference



1523 W Girard
Sidewalk Access Reference



1611 W Girard
Philadelphia PA

Philadelphia Precedent
July 13, 2021