

ADDRESS: 1250 E PALMER ST

Proposal: Construct additions

Review Requested: Final Approval

Owner: Barbara Cunningham

Applicant: Janice Woodcock, Woodcock Design

History: 1835; Joseph Paxson House & Store

Individual Designation: 11/10/2017

District Designation: None

Staff Contact: Megan Cross Schmitt, megan.schmitt@phila.gov

BACKGROUND:

This application proposes to construct additions at the side and rear of this two-and-a-half-story individually designated building. An In-Concept application was reviewed at last month's meeting, where members of the Architectural Committee raised concerns that the design of the addition would partially demolish the rear roof of the house and would also obstruct views of the rear dormer. The Committee members recommended that the applicant find a design solution that would preserve the integrity of rear roof and would provide some distance between the designated house and the addition. The applicant has revised their plans to reflect these comments by creating more breathing room between the historic structure and the rear addition. The rear roof slope and dormer window remain intact in the revised plan.

Because the subject property was designated with Criterion I, the archaeological criterion, the staff asks that the applicant confirm the extent of excavation necessary to build the additions as proposed. The staff also asks the applicant to confirm the materials proposed for the additions.

SCOPE OF WORK:

- Construct additions at the side and rear of house.
- Replace existing bay windows at ground floor.

STANDARDS FOR REVIEW:

- *Standard 8: Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.*
 - The applicant should demonstrate that archaeological resources will be protected and preserved.
- *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 design of the additions leaves the character-defining features of the historic house, such as the gabled roof and the dormer, intact.
 - The staff finds the use of Hardie Plank siding and asphalt dimensional shingles to be appropriate materials, but not the use of vinyl.

STAFF RECOMMENDATION: Approval, provided archaeological resources are protected and preserved, pursuant to Standards 8 and 9.

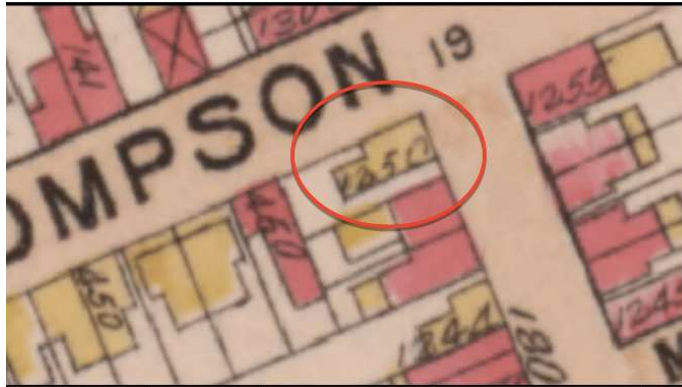
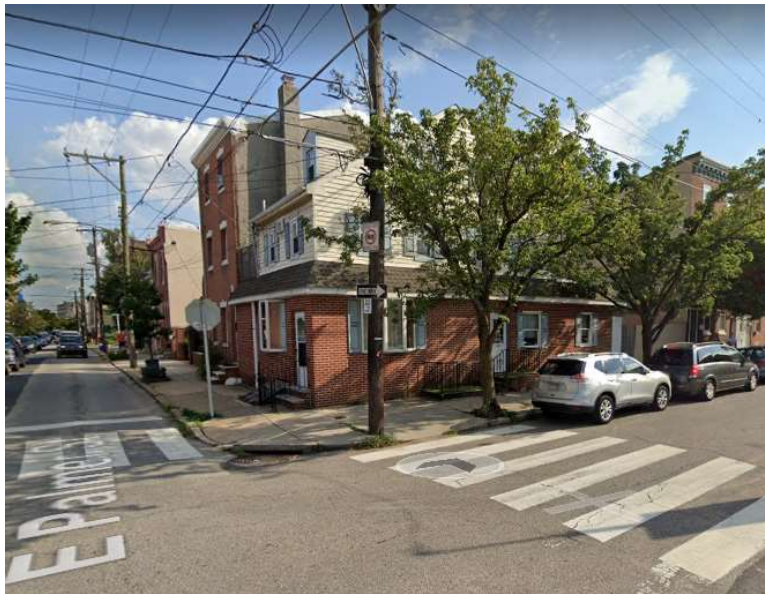


Figure 1. Subject property shown on 1895 Bromley Atlas.



Figures 2&3. Current views of the subject property.



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.

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 #.	1	1250 E Palmer Street <u>Parcel Address</u> <u>Specific Location</u> <input type="checkbox"/> Check box if this application is part of a project and provide project number: PR- 2 0 -
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.	2	I am the: <input type="checkbox"/> Property Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Equitable Owner <input checked="" type="checkbox"/> Licensed Professional or Tradesperson Janice Woodcock Woodcock Design <u>Name</u> <u>Company</u> 1518 Walnut Street Suite 303 <u>Address</u> jwoodcock@woodcock-design.com 2 6 7 7 3 8 0 9 5 6 <u>Email</u> <u>Phone</u>
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.	3	Barbara Cunningham <input type="checkbox"/> Check box if new owner is being listed <u>Name</u> 1250 E Palmer Street <u>Address</u> <u>Email</u> <u>Phone</u>
Design Professional in Responsible Charge Identify the PA- licensed design professional who is legally responsible.	4	Janice Woodcock Woodcock Design <u>Name</u> <u>Firm</u> RA-014293-B 154698 <u>PA License #</u> <u>Phila. Commercial Activity License #</u> jwoodcock@woodcock-design.com 2 6 7 7 3 8 0 9 5 6 <u>Email</u> <u>Phone</u>
Project Scope Use this section to provide project details; all fields are mandatory. (a) Choose the proposed occupancy of the entire building. If not one- or two-family, provide a description of group(s) per code. (b) Identify if the project will be new construction, an addition, or interior/exterior alterations. (c) List the site area that will be disturbed by construction, if any. Enter 'zero' if no disturbance. (d) Note the new floor area created, including basements, cellars, and occupiable roofs. Where existing areas will be altered, list those areas separately. (e) State the number of new or affected stories. (f) Provide a detailed description of the work proposed. (g) Select all conditions that apply to this project (if any).	5	(a) Occupancy <input checked="" type="checkbox"/> Single-Family <input type="checkbox"/> Two-Family <input type="checkbox"/> Other, please describe: _____ (b) Scope of Work <input type="checkbox"/> New Construction <input checked="" type="checkbox"/> Addition and/or Alteration <input type="checkbox"/> Shell (No Fit Out) – Option for Commercial Permits Only (c) Earth Disturbance <u>Area of Earth Disturbance</u> 375 (Sq. Ft.) (d) Building Floor Areas <u>New Floor Area</u> 700 (Sq. Ft.) <u>Existing Altered Area</u> 1800 (Sq. Ft.) (e) Number of Stories 3 (f) Description of Work <u>Interior renovation of existing structure and addition at rear and side of existing structure</u> (g) Project Conditions <input type="checkbox"/> Project Impacts Street/Right-of-Way <input type="checkbox"/> New High Rise <input type="checkbox"/> Green Roof Included <input type="checkbox"/> Modular Construction <input type="checkbox"/> Façade Work <input type="checkbox"/> Initial Fit Out of Newly Constructed Space



Department of Licenses and Inspections

CITY OF PHILADELPHIA

DO NOT MAIL THIS APPLICATION

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: _____

6

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 per

Applicant Signature: Janice Woodcock Date: 06 / 09 / 2021

Woodcock Design Inc.

June 9, 2021

To: Kim Chantry
Philadelphia Historic Commission
1515 Arch Street
Philadelphia, PA 19102

From: Janice Woodcock, AIA
1518 Walnut St. Suite 303
Philadelphia, PA 19102

RE: 1250 E Palmer Street – Proposed Renovation and Addition



We are requesting review for the proposed renovation and rear addition of the above referenced property, which is listed on the Philadelphia Register of Historic Places. The project includes the removal of the rear shed and pent roof on the shed to the point where it hits the original house.

We propose to replace two existing bay windows at the ground floor. The existing siding and vinyl windows on the main structure will remain unchanged. The existing historic carved front and side doors will be restored.

We think that once the roof framing is exposed from below it will prove to be undersized and will require reinforcement. We will be repairing the sagging roof, replacing the existing roofing with asphalt shingles, repairing existing dormers (side and roof), and removing the existing chimney. The two-story additions will extend to the rear and the sides of the house.

At the front of the house the addition will be set back, replacing an existing exterior deck in front and creating a new deck in back. We propose to place metal roofing at the rear addition and asphalt shingles at the side addition.

We look forward to your review.

Sincerely,

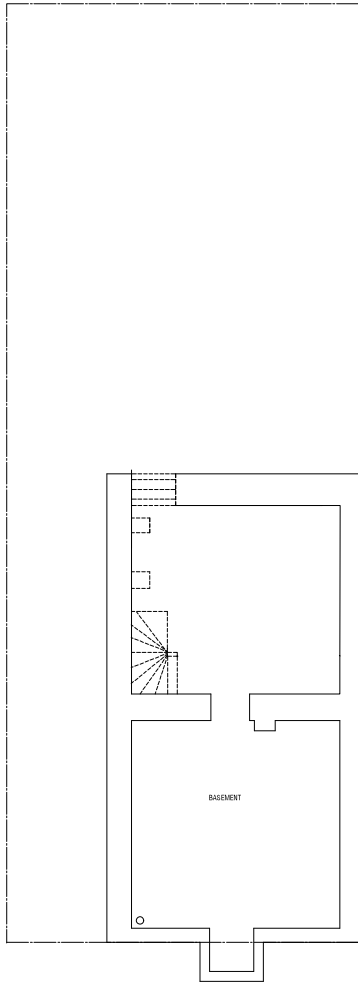
A handwritten signature in black ink that reads "Janice Woodcock". The signature is fluid and cursive, with the first name and last name clearly distinguishable.

Janice Woodcock, AIA
Principal

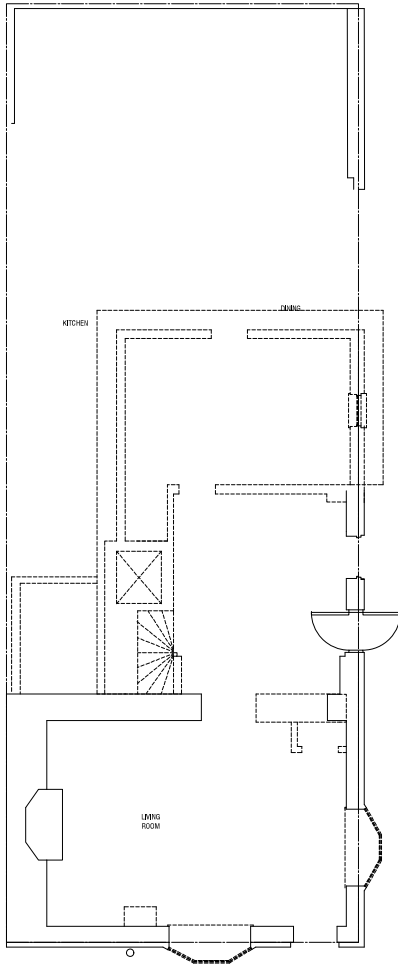


WOODCOCK DESIGN

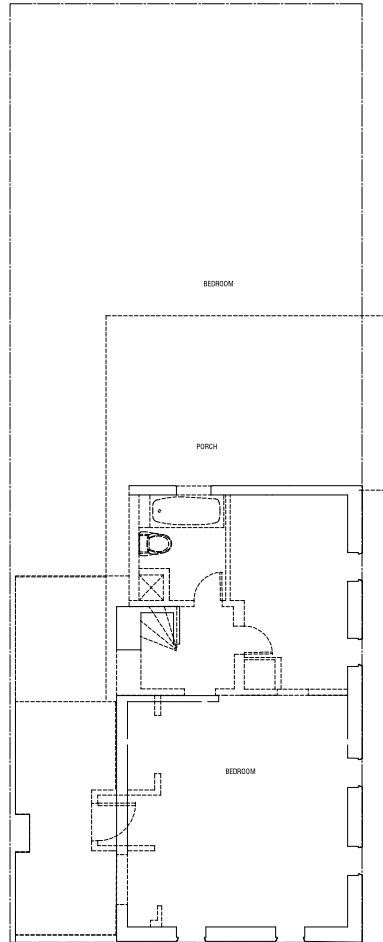
1518 WALNUT ST., STE 303
PHILADELPHIA, PA 19102
+1 267 738 0956
WOODCOCK-DESIGN.COM



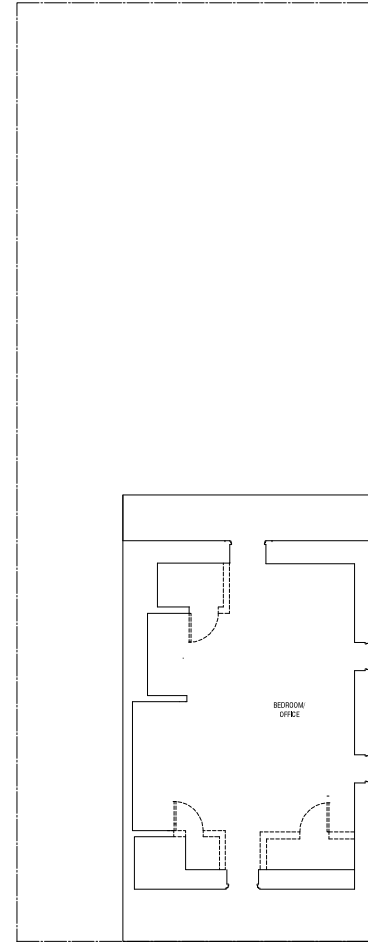
1 BASEMENT
SCALE 1/4" = 1'-0"



2 FIRST FLOOR
SCALE 1/4" = 1'-0"



3 SECOND FLOOR
SCALE 1/4" = 1'-0"



3 THIRD FLOOR/ROOF
SCALE 1/4" = 1'-0"

1250 E PALMER ST
PHILADELPHIA, PA
19125

JANICE WOODCOCK, AIA
PA-014225-04
PHILA BPL: 154658

NO.	REVISION	DATE

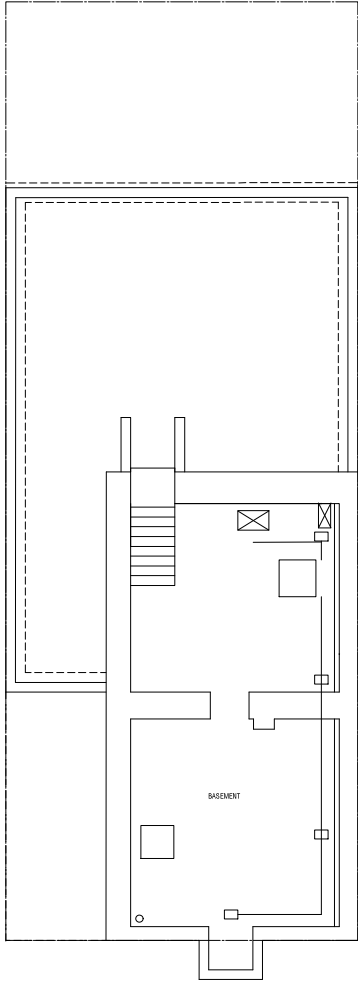
SHEET NAME:
REMOVAL
PLANS

DATE:
07092021

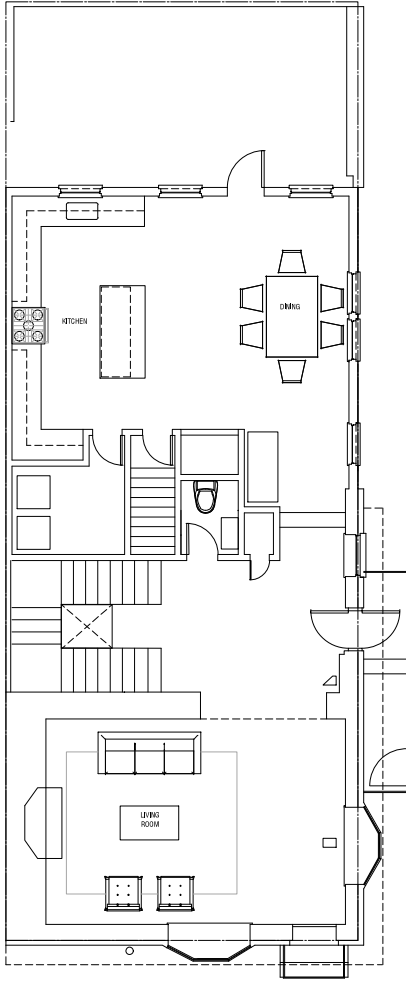


WOODCOCK DESIGN

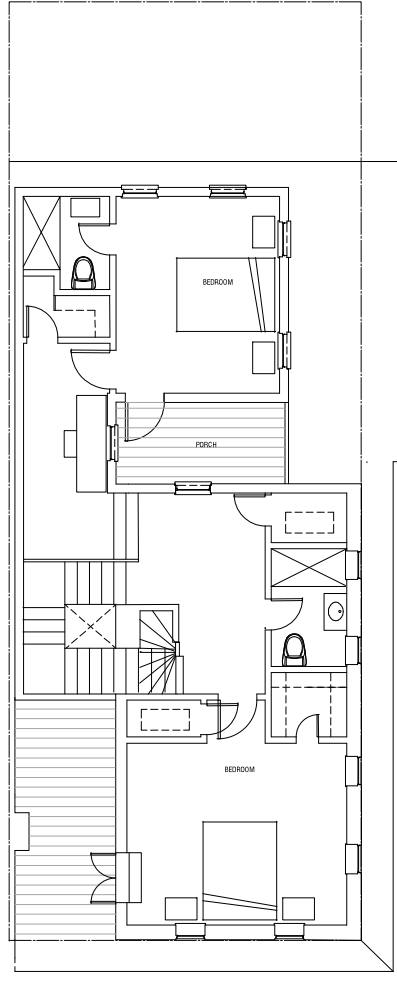
1518 WALNUT ST., STE 303
PHILADELPHIA, PA 19102
+1 267 738 0956
WOODCOCK-DESIGN.COM



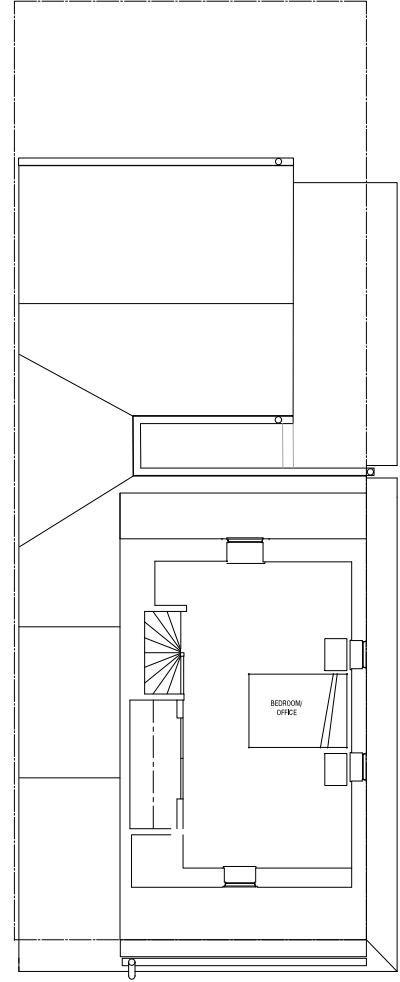
1 BASEMENT
SCALE: 1/8" = 1'-0"



2 FIRST FLOOR
SCALE: 1/8" = 1'-0"



3 SECOND FLOOR
SCALE: 1/8" = 1'-0"



3 THIRD FLOOR/ROOF
SCALE: 1/8" = 1'-0"

1250 E PALMER ST
PHILADELPHIA, PA
19125

JANICE WOODCOCK, AIA
PA-014203-04
PHILA BPL: 154658

NO.	REVISION	DATE

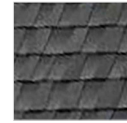
SHEET NAME:
FLOOR
PLANS
DATE:
07192021



WOODCOCK DESIGN

1518 WALNUT ST., STE 303
PHILADELPHIA, PA 19102
+1 267 738 0956
WOODCOCK-DESIGN.COM

EXISTING AND PROPOSED MATERIALS



EXISTING
ASPHALT SHINGLES



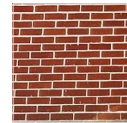
PROPOSED
"LANDMARK PEWTER"
ASPHALT SHINGLES



EXISTING
VINYL SIDING



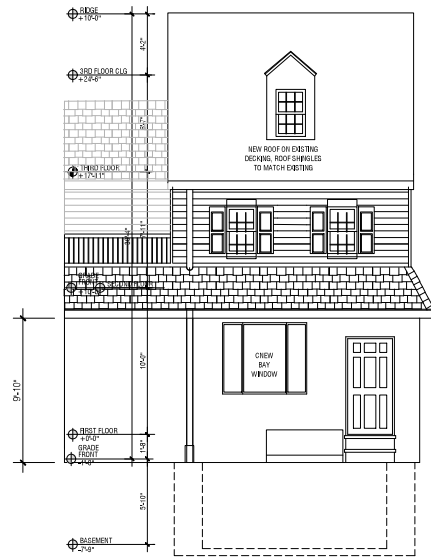
PROPOSED
CEDAR LOOK VINYL
SIDING - "SNOW"



EXISTING BRICK
(BRICK TO REMAIN)



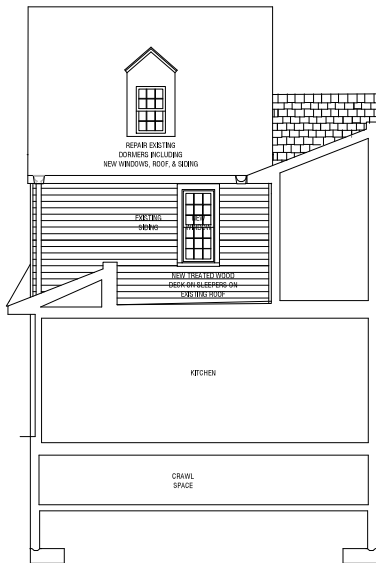
NEW COPPER
DOWNSPOUTS



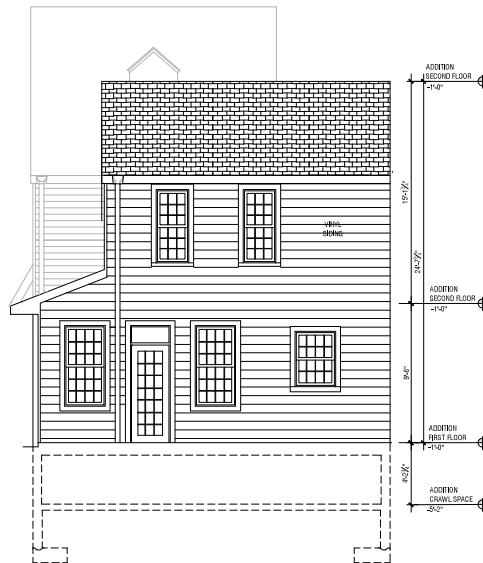
1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



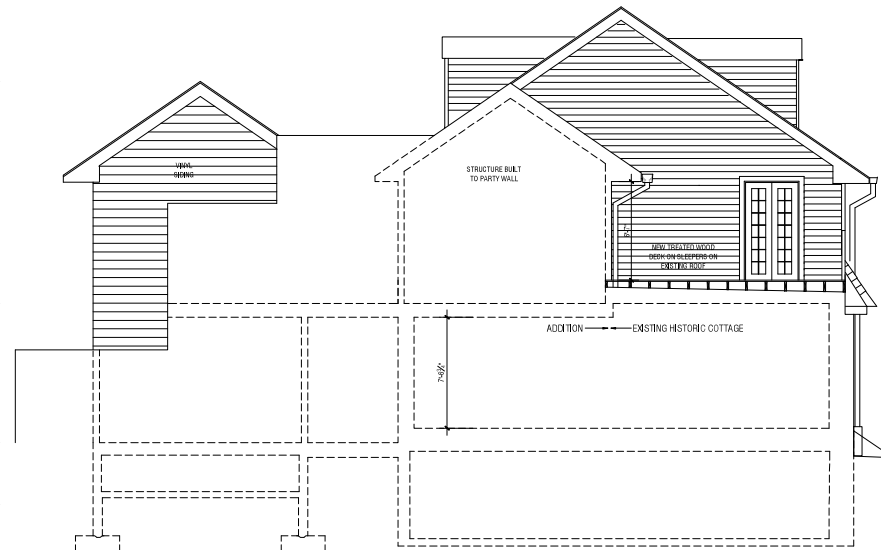
2 WEST ELEVATION
SCALE: 1/4" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



4 EAST ELEVATION
SCALE: 1/4" = 1'-0"



5 EAST ELEVATION
SCALE: 1/4" = 1'-0"

1250 E PALMER ST
PHILADELPHIA, PA
19125

JANICE WOODCOCK, AIA
16-041-020-04
PHILA BPL: 154658

NO.	REVISION	DATE

SHEET NAME:

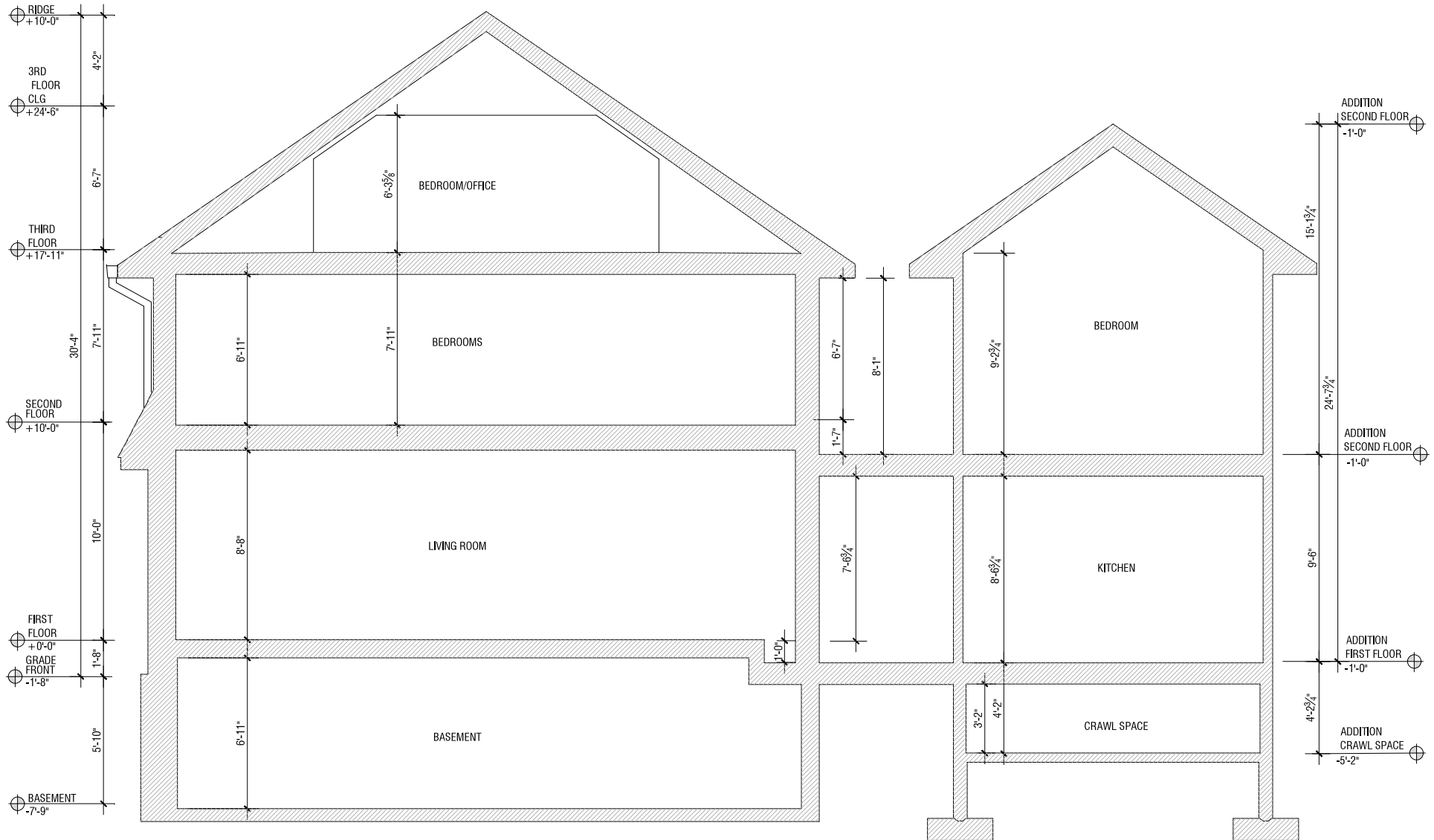
EXTERIOR
ELEVATIONS

DATE:
07/19/2021



WOODCOCK DESIGN

1518 WALNUT ST., STE 303
PHILADELPHIA, PA 19102
+1 267 738 0956
WOODCOCK-DESIGN.COM



WEST ELEVATION
SCALE 1/8" = 1'-0"

1250 E PALMER ST
PHILADELPHIA, PA
19125

JANICE WOODCOCK, AIA
PA-414223-46
PHILA BPL: 1546588

NO.	REVISION	DATE

SHEET NAME:
EXTERIOR ELEVATIONS
DATE:
07092021







WOODCOCK
DESIGN

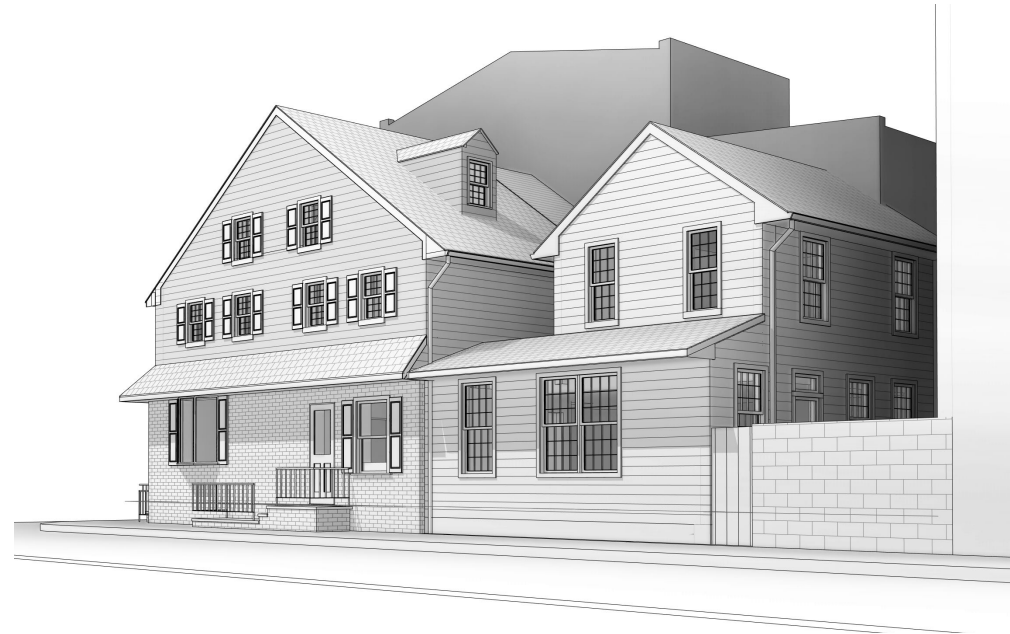
1250 E PALMER STREET
PHILADELPHIA, PA 19125

7.19.2021

STREET VIEW RENDERINGS



FACING SOUTHWEST



FACING NORTHEAST

