

ADDRESS: 559 RIGHTER ST

Proposal: Construct three-story multi-unit building

Review Requested: Final Approval

Owner: James W. Barnes

Applicant: A. Robert Torres, Studio Torres

History: 1850; Amos Barnes House

Individual Designation: 4/13/2017

District Designation: Ridge Ave Roxborough Historic District, Significant, 10/12/2018

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

OVERVIEW:

The Historical Commission individually designated the property at 559 Righter Street for the building's architectural and historical significance and the site's archaeological potential. This application proposes to restore the historic building and construct a three-story multi-family building behind the historic building. The scope of work proposed for the historic building can be approved by the staff. The historic building sits at a prominent corner of the Roxborough-Wissahickon neighborhood where Ridge Avenue, Righter Street, and Hermit Street intersect. The new building would face onto Hermit Street and would not obstruct significant views of the historic building. Two options for façade and roofing materials are provided in the application. The new building appears to be slab-on-grade construct, but it is unclear whether its construction will require significant ground disturbance.

SCOPE OF WORK:

- Construct three-story multi-unit building at rear of property.

STANDARDS FOR REVIEW:

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

- *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.*
 - If the project requires significant ground disturbance, an archaeologist must be retained to ensure compliance with Standard 8.
- *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 new construction is generally compatible with the massing, size, scale, and architectural features of the property and its environment, satisfying Standard 9. It is a modern interpretation of several buildings in the immediate area. The general proportions of the façade elements could be reconsidered to be more in keeping with typical proportions, including windows, doors, and mansard height.

STAFF RECOMMENDATION: Approval, provided an archaeologist is retained to ensure compliance with Standard 8 if the project requires significant ground disturbance, with the staff to review details, pursuant to Standards 8 and 9.

Kim Chantry
Philadelphia Historic Commission
1515 Arch St
Philadelphia PA

Property Address:

559 Righter Street

Owner:

James W Barnes

Project Representative:

A. Robert Torres, RA
Principal- StudioTorres LTD
5150 Ridge Ave
Philadelphia PA 19128
ART@StudioTorres.com
215-880-5247

Project Summary:

This submission is in regards to the proposed new construction in the rear of 559 Righter St. As discussed, there are no proposed modifications to the existing historic structure.

The new construction will be a total 12,375 (3 stories at 4,125 SF each) 16 unit multi-family property.

The proposed exterior materials consist of masonry/stucco, metal/asphalt mansard, schist, and black vinyl windows with divided lites.

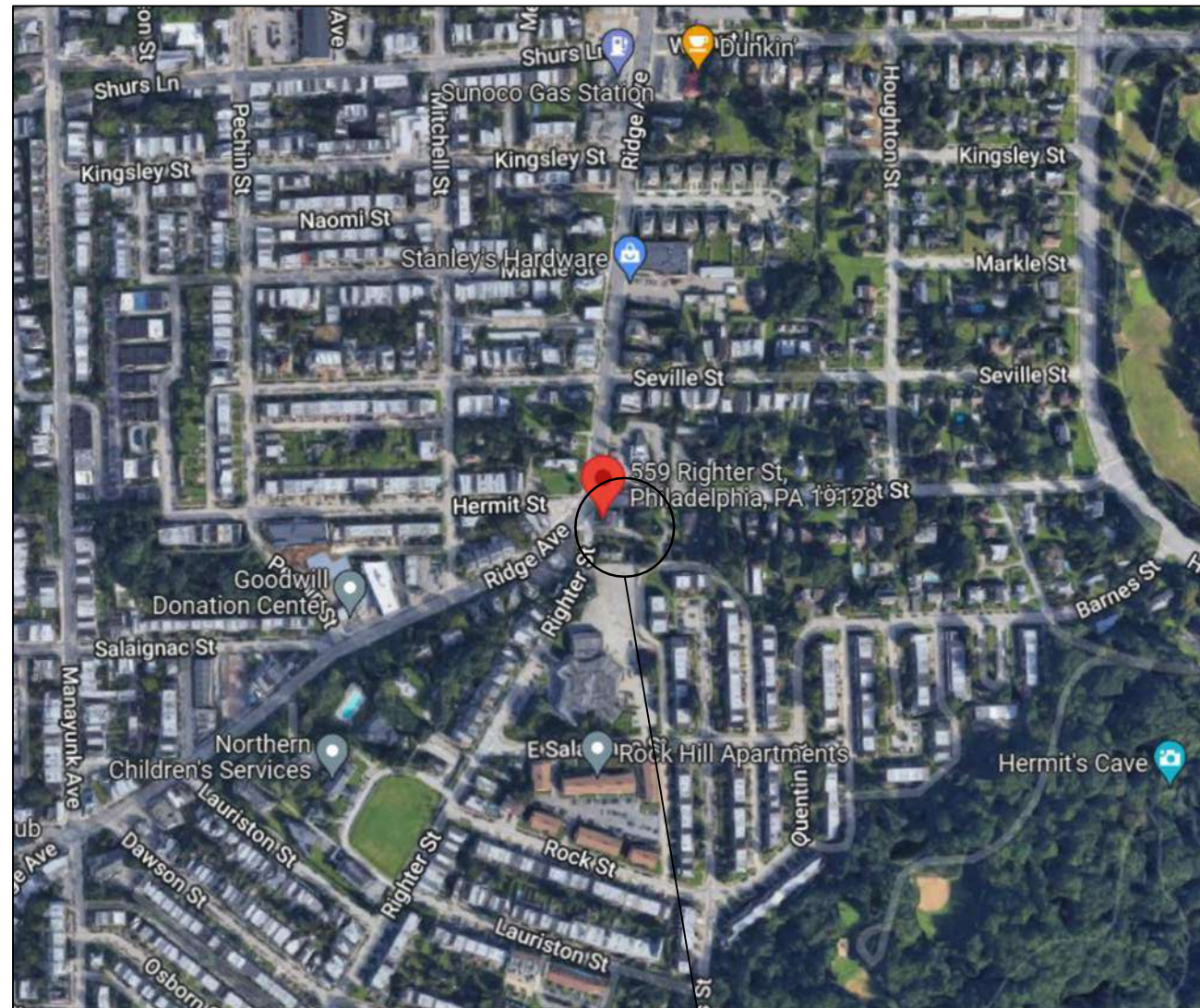
Within this submission you will find photographs of the existing site, proposed floor plans, 2 proposed elevation options, and a formal building permit as per directed.



Application for Construction Permit

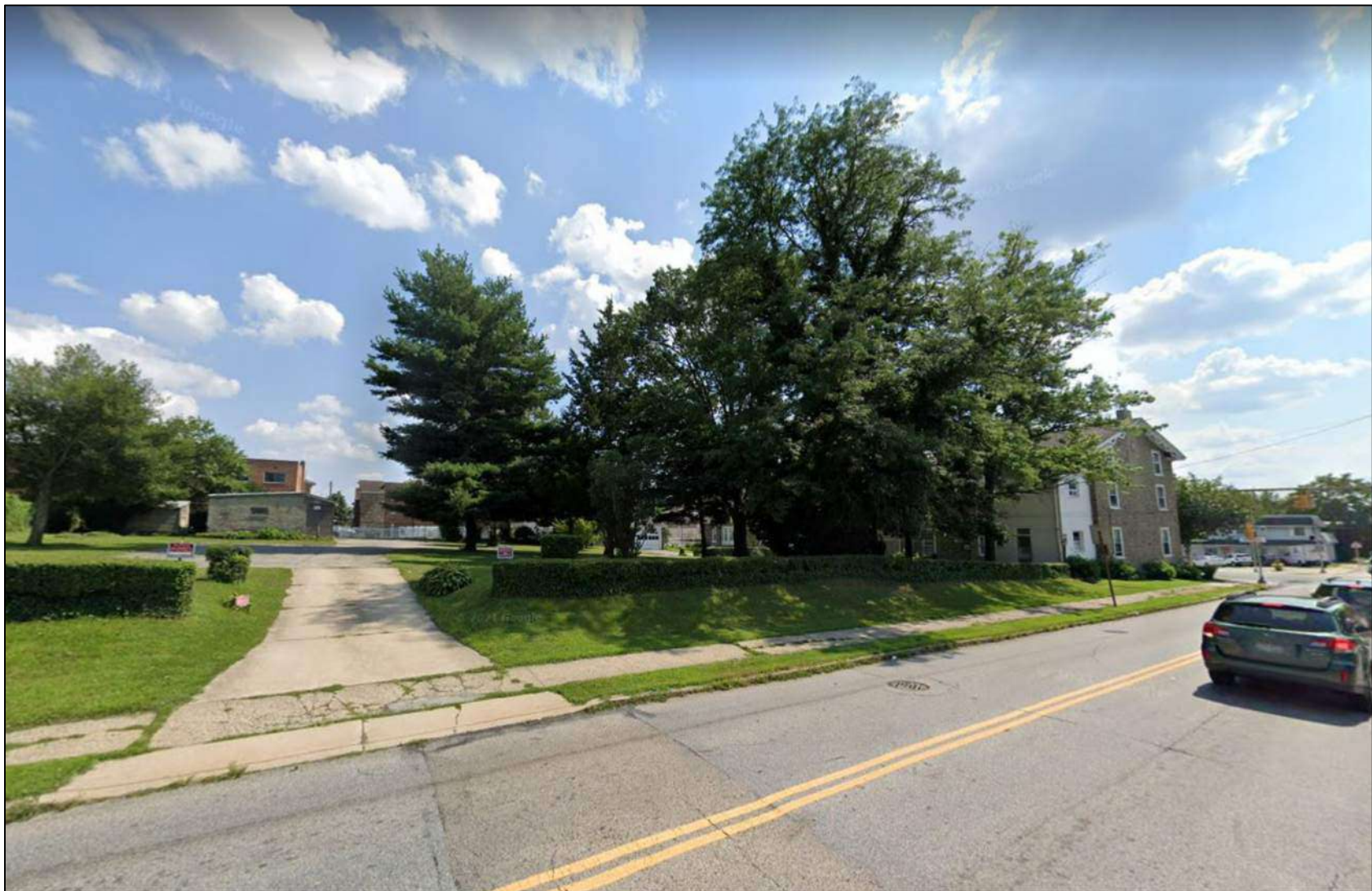
Use this application to obtain permits for a residential or commercial construction proposal.
Mechanical / Fuel Gas, Electrical, Plumbing, and Fire Suppression trade details are found on page 2.

| | | |
|--|----------|---|
| 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 | Parcel Address <u>559 Righter St</u> Specific Location <u>559 Righter St</u> <input type="checkbox"/> Check box if this application is part of a project and provide project number: <u>PR- 2 0 </u> |
| 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 Name <u>A Robert Torres</u> Company <u>StudioTorres</u> Address <u>5150 Ridge Ave</u> Email <u>ART@StudioTorres.com</u> Phone <u>2 1 5 8 8 0 5 2 4 7 </u> |
| Property Owner Identify the deeded property owner. *If the property owner is a 'company', then provide the contact information for any natural person with more than 49% equity interest in the property. If no individual has such an interest, provide contact information of at least two (2) natural persons with the largest equity interest in the property. If there was a recent change of ownership, documentation such as a deed or settlement sheet will be required. | 3 | The property owner is a/an: <input checked="" type="checkbox"/> Individual <input type="checkbox"/> Company* Owner (1) Name <u>James W Barnes</u> <input type="checkbox"/> Check box if new owner is being listed Address <u>559 Righter St</u> Owner (2) Name _____ Address _____ |
| Design Professional in Responsible Charge Identify the PA- licensed design professional who is legally responsible. | 4 | Name <u>A Robert Torres</u> Firm <u>StudioTorres</u> PA License # <u>2196813</u> Phila. Commercial Activity License # _____ Email <u>art@studiotorres.com</u> Phone <u>2 1 5 8 8 0 5 2 4 6 </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). *Provide the associated Streets Review number if "Project Impacts Streets/Right-of-Way" is selected. | 5 | (a) Occupancy <input type="checkbox"/> Single-Family <input type="checkbox"/> Two-Family <input checked="" type="checkbox"/> Other, please describe: <u>Multi Family</u> (b) Scope of Work <input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Addition and/or Alteration <input type="checkbox"/> Shell (No Fit Out) – Option for Commercial Permits Only (c) Earth Disturbance Area of Earth Disturbance <u>11,662</u> (Sq. Ft.) (d) Building Floor Areas New Floor Area <u>4,125</u> (Sq. Ft.) Existing Altered Area <u>4,125</u> (Sq. Ft.) (e) Number of Stories <u>3</u> (f) Description of Work <u>Erection of 3 story 16 unit multi-family structure</u> (g) Project Conditions <input type="checkbox"/> New High Rise <input type="checkbox"/> Green Roof Included <input type="checkbox"/> Initial Fit Out of Newly Constructed Space <input type="checkbox"/> Modular Construction <input checked="" type="checkbox"/> Façade Work <input type="checkbox"/> Project Impacts Streets/Right-of-Way* *Provide the associated Streets Review number for this project, if applicable: <u>SR - 2 0 </u> |

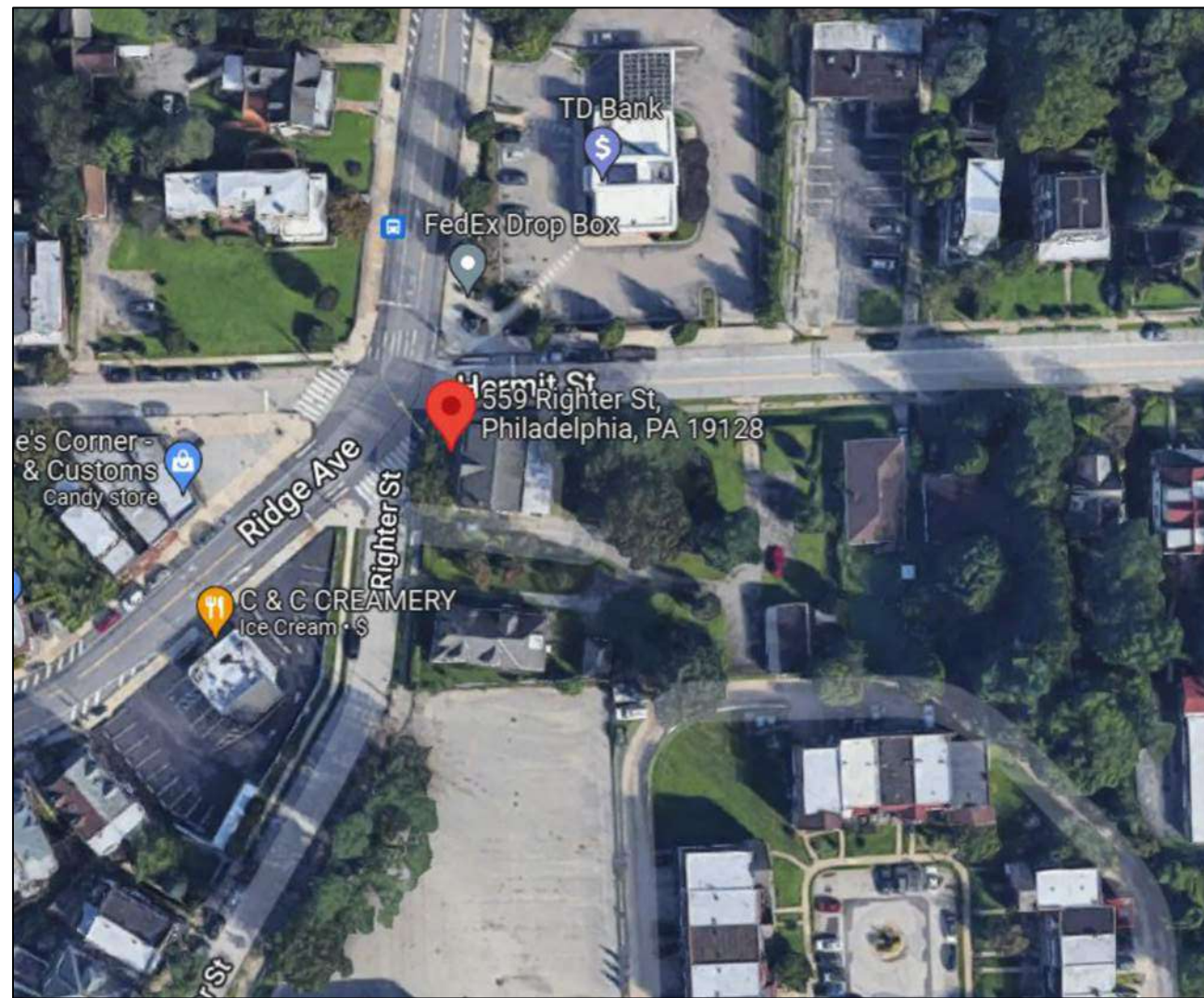


1 SITE AERIAL
NOT TO SCALE

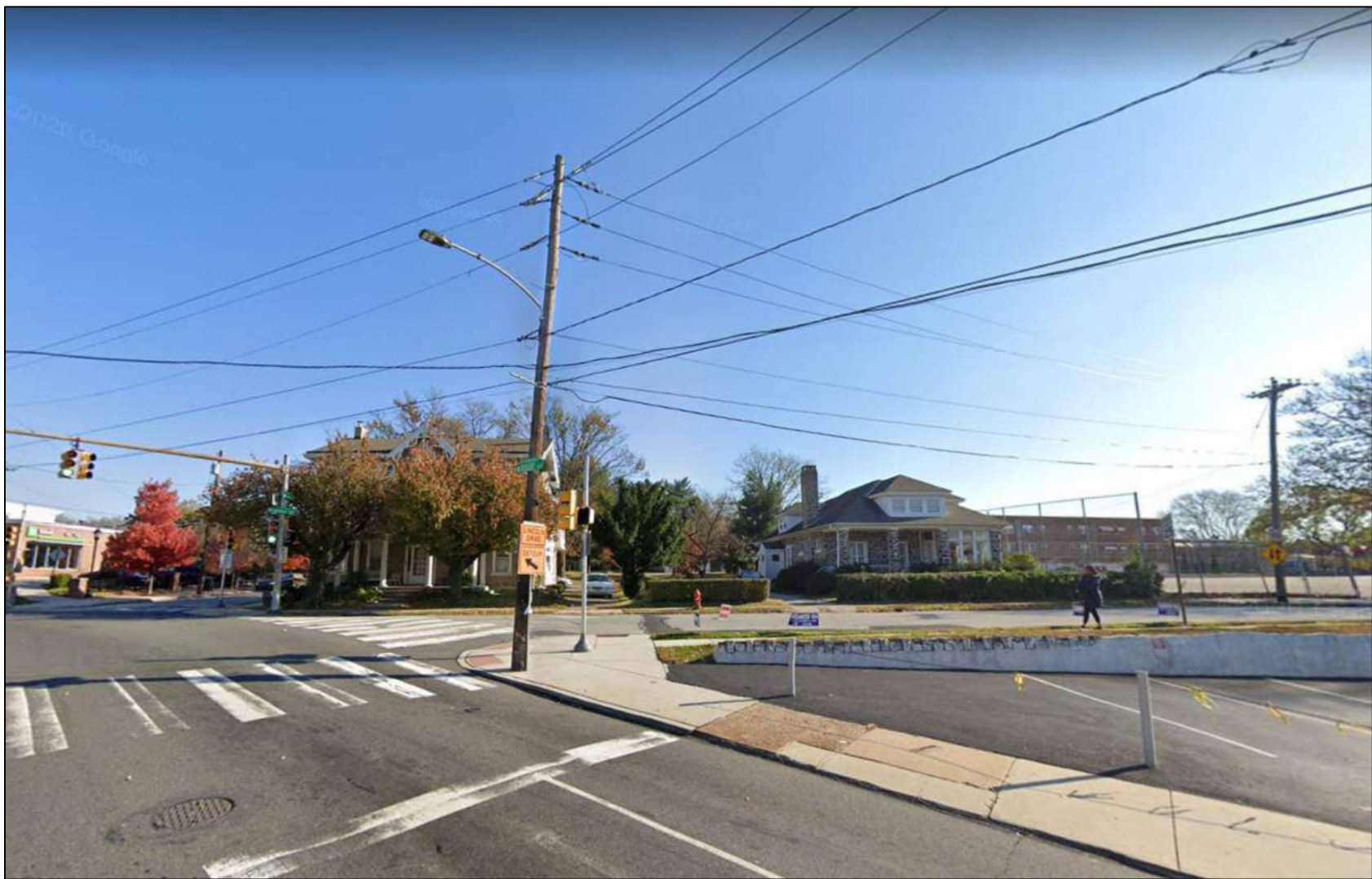
559 RIGHTER ST,
PHILADELPHIA, PA



3 STREETVIEW
NOT TO SCALE



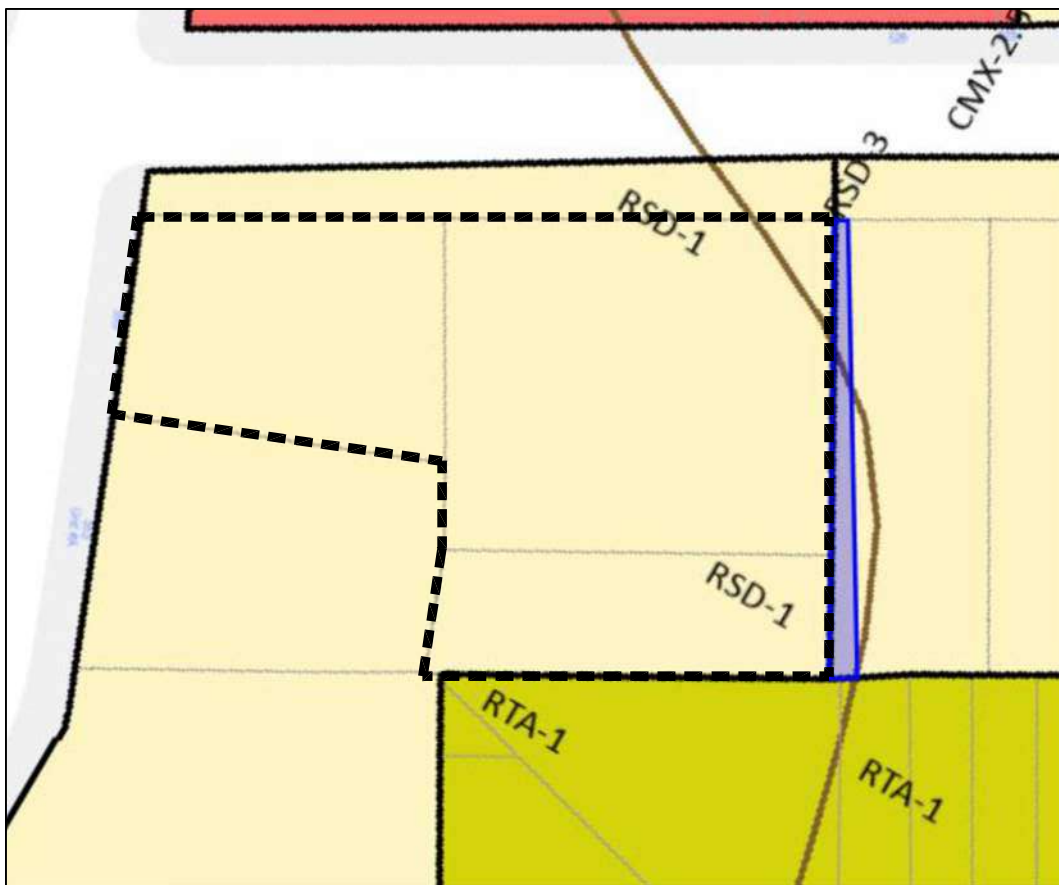
2 SITE AERIAL
NOT TO SCALE



4 STREETVIEW
NOT TO SCALE



5 ATLAS MAP
NOT TO SCALE



6 ZONING MAP
NOT TO SCALE

RSD-1

559 RIGHTER ST. PHILADELPHIA, PA 19128

ZONING STUDY

STUDIOTORRES ARCHITECTURE & DESIGN

5150 Ridge Avenue
Philadelphia, PA 19128
P : 215.482.7255
F : 215.482.4245

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SEAL:

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| See page 40 for dimensional standards notes. | |
| RSD-1 | |
| | |
| See Code Section 14-701(2)(b) (Notes for Table 14-701-1) for additional information. | |
| Min. Lot Width | 75 ft. |
| Min. Lot Area | 10,000 sq. ft. |
| Min. Open Area | 65% |
| Min. Front Setback | 35 ft. |
| Min. Side Yard Width (6) | 15 ft. |
| Min. Rear Yard Depth | 30 ft. |
| Max. Height | 38 ft. |
| | |

OVERLAY DISTRICTS:

- NEIGHBORHOOD CONSERVATION OVERLAY DISTRICT – WISSAHICKON
- WISSAHICKON WATERSHED OVERLAY DISTRICT
- OPEN SPACE AND NATURAL RESOURCES STEEP SLOPE PROTECTION
- FOURTH DISTRICT OVERLAY DISTRICT – FOURTH DISTRICT AREA
- NEIGHBORHOOD COMMERCIAL AREA OVERLAY DISTRICT – RIDGE AVENUE

| | |
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| Table 14-602-1: Uses Allowed in Residential Districts See page 42 for use. | |
| Y = Yes permitted as of right S = Special exception approval required N = Not allowed (expressly prohibited) Uses not listed in this table are prohibited | RSD-1 |
| Residential Use Category | |
| Household Living (as noted below) | |
| Single-Family | Y |
| Two-Family | N |
| Multi-Family | N |
| Group Living (except as noted below) | N |
| Personal Care Home | N |
| Single-Room Residence | N |

| ZONING CONFORMANCE SCHEDULE | | | | |
|---|------------------|---|---|----------|
| Zoning Classification: RSD-1 | | Present Use: SINGLE FAMILY / VACANT LOT | | |
| Address: 559 RIGHTER ST, PHILADELPHIA, PA 19128 | | Proposed Use: MULTI FAMILY | | |
| ZONING CRITERIA | REQUIRED/ALLOWED | EXISTING | PROPOSED | CONFORMS |
| AREA | 10,000 SF MIN. | 23,329 SF | NO CHANGE | Y |
| MIN. LOT DIMENSIONS: | | | | |
| LOT WIDTH | 75'-0" MIN. | 62.49' / 213.65' | NO CHANGE | N/A |
| LOT DEPTH | - | - | NO CHANGE | N/A |
| IMPERVIOUS COVERAGE: | | | | |
| MAX IMPERVIOUS ALLOWED | - | - | - | - |
| MIN. OPEN AREA | 65% | +/- 20,672 SF (+/- 88.6%) | +/- 17,238 SF (+/- 73.3%) | Y |
| BUILDING COVERAGE | - | +/- 2,657 SF (+/- 11.4%) | +/- 6,091 SF (+/- 26.1%) | N/A |
| MAXIMUM BUILDING HEIGHT | 38'-0" | >38'-0" | >38'-0" | Y |
| SETBACKS: | | | | |
| FRONT | 35'-0" MIN. | +/- 3'-3" / +/- 26'-3" | EX. BLDG: +/- 3'-3" / +/- 26'-3" NEW: 20'-0" | |
| SIDE(S) | 15'-0" MIN. | +/- 20'-8" | EX. BLDG: +/- 20'-8" NEW: 15'-0" | Y |
| REAR | 30'-0" MIN. | +/- 21'-11" | EX. BLDG: +/- 21'-11" NEW: 30'-0" | Y |

| REV: | DATE: | DESCRIPTION: |
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CLIENT:

PROJECT:

ZONING STUDY

559 RIGHTER ST. - PHILADELPHIA, PA

DRAWING TITLE:

ZONING INFO

DATE: 5/25/22
SCALE: AS NOTED
DRAWN BY:
CHECKED:
PROJECT NO:

STUDIOTORRES
ARCHITECTURE & DESIGN

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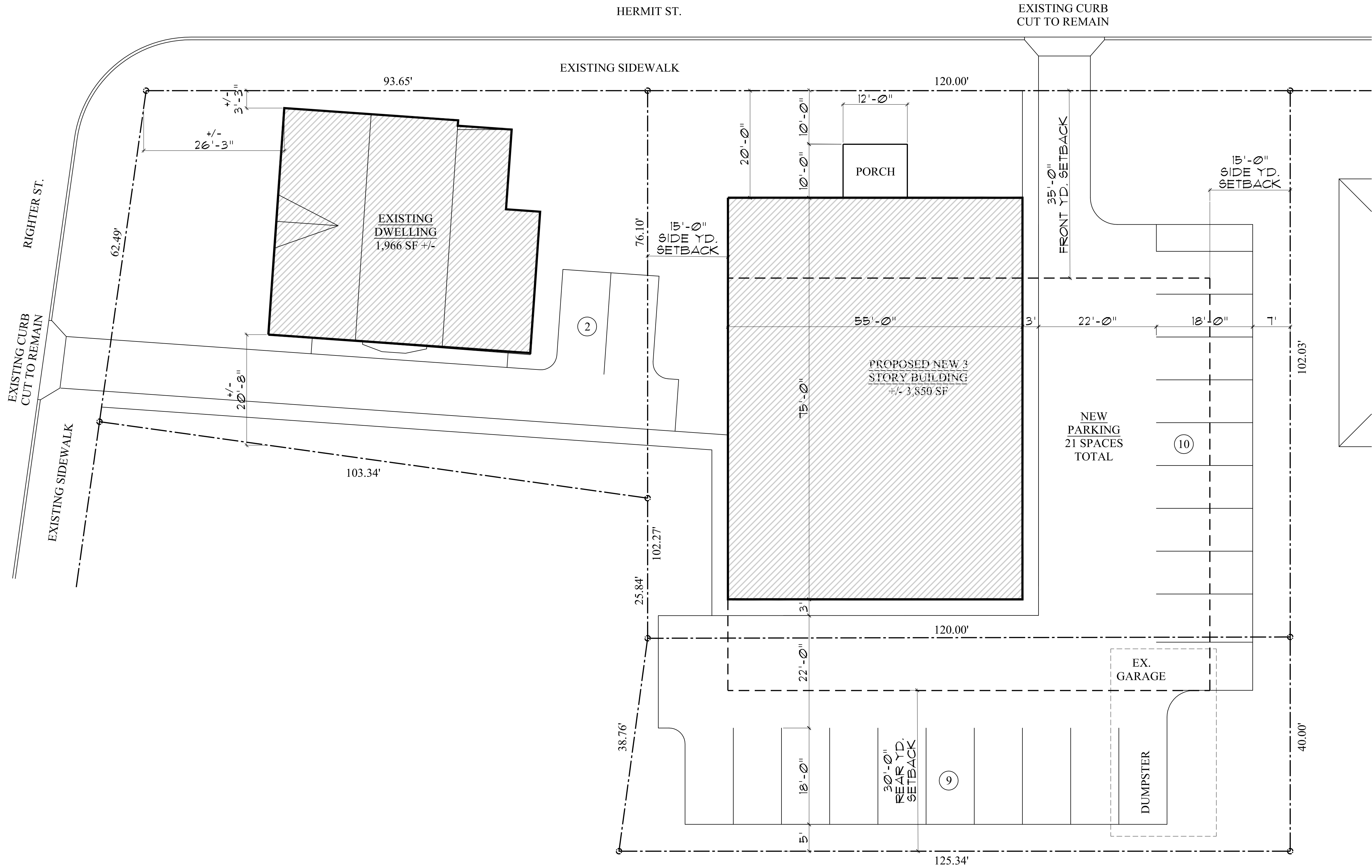
CLIENT:

PROJECT:
ZONING STUDY

559 RIGHTER ST. - PHILADELPHIA, PA

DRAWING TITLE:
SITE PLAN

DATE: 5/25/22
SCALE: AS NOTED
DRAWN BY:
CHECKED:
PROJECT NO:

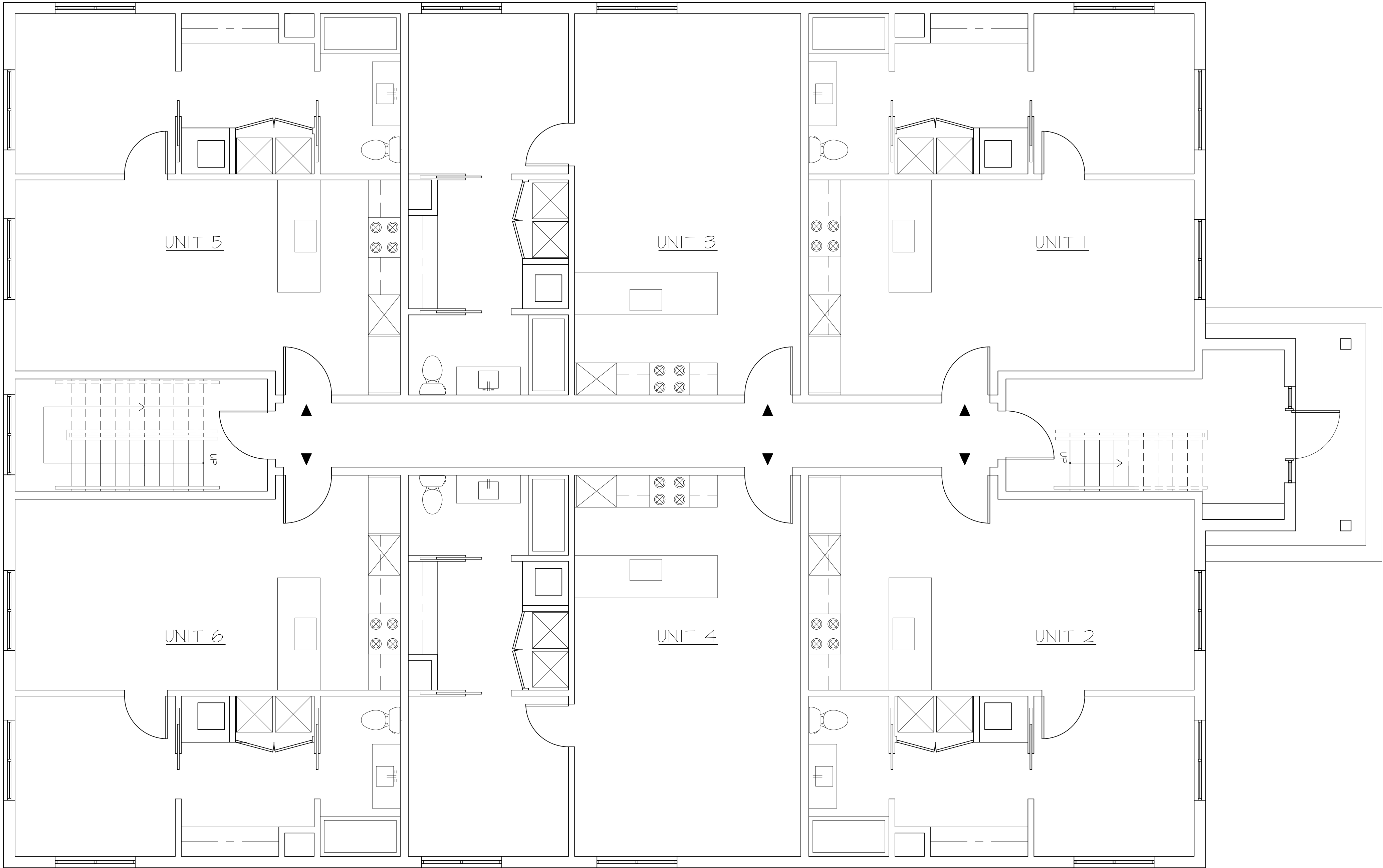


Original

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1 PROPOSED 1ST FLOOR PLAN
A.0 SCALE: 1/4" = 1'-0"

SEAL:

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CLIENT:

PROJECT:
559 RICHTER STREET

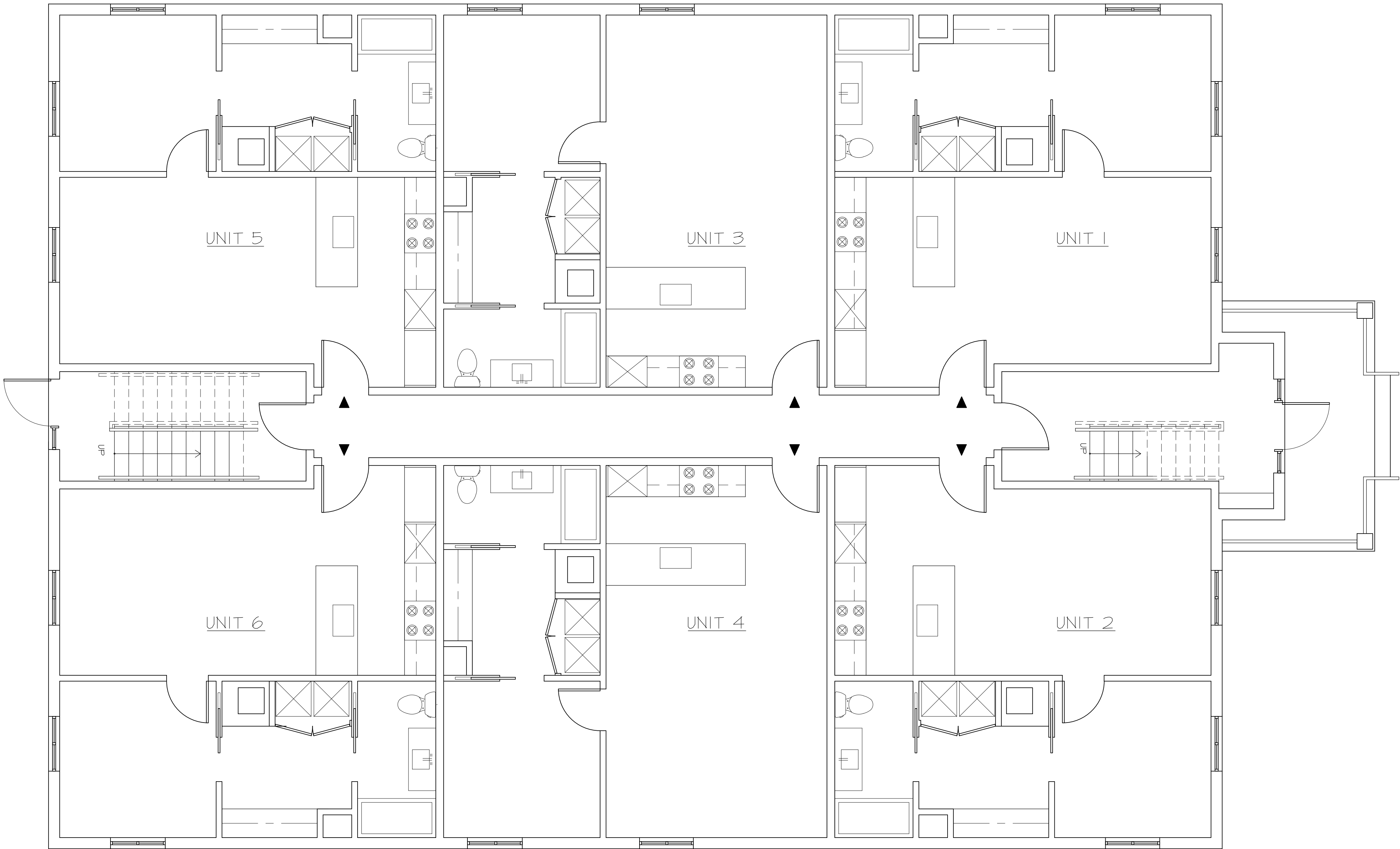
DRAWING TITLE:
PROPOSED 1st FLOOR PLAN

DATE: 3.29.2022
SCALE:
DRAWN BY: DSW
CHECKED: ART
PROJECT NO:

A.0

Revised per Architectural Committee comments

- 1. Eliminated the third-floor setback and aligned the mansard with the brick below, removed the railings, lowered the height of the mansard, and changed the casement windows to double-hung and aligned with the windows below
- 2. Reduced all window sizes to more appropriate dimensions and scale
- 3. Reduced the projection of the center bay to only project 2' and added decorative trim to the bay and windows
- 4. Increased all cornice sizes
- 5. Widened the front porch to 16'
- 6. Changed the schist foundation wall material to brick
- 7. Floors one and two front facades will be red brick returning 10' on both sides of the building, with the remainder in stucco.
- 8. Mansard will be covered with asphalt slate dimensional shingles



1 PROPOSED 1ST FLOOR PLAN
A.0 SCALE: 1/4" = 1'-0"

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ARCHITECTURE & DESIGN

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SEAL:

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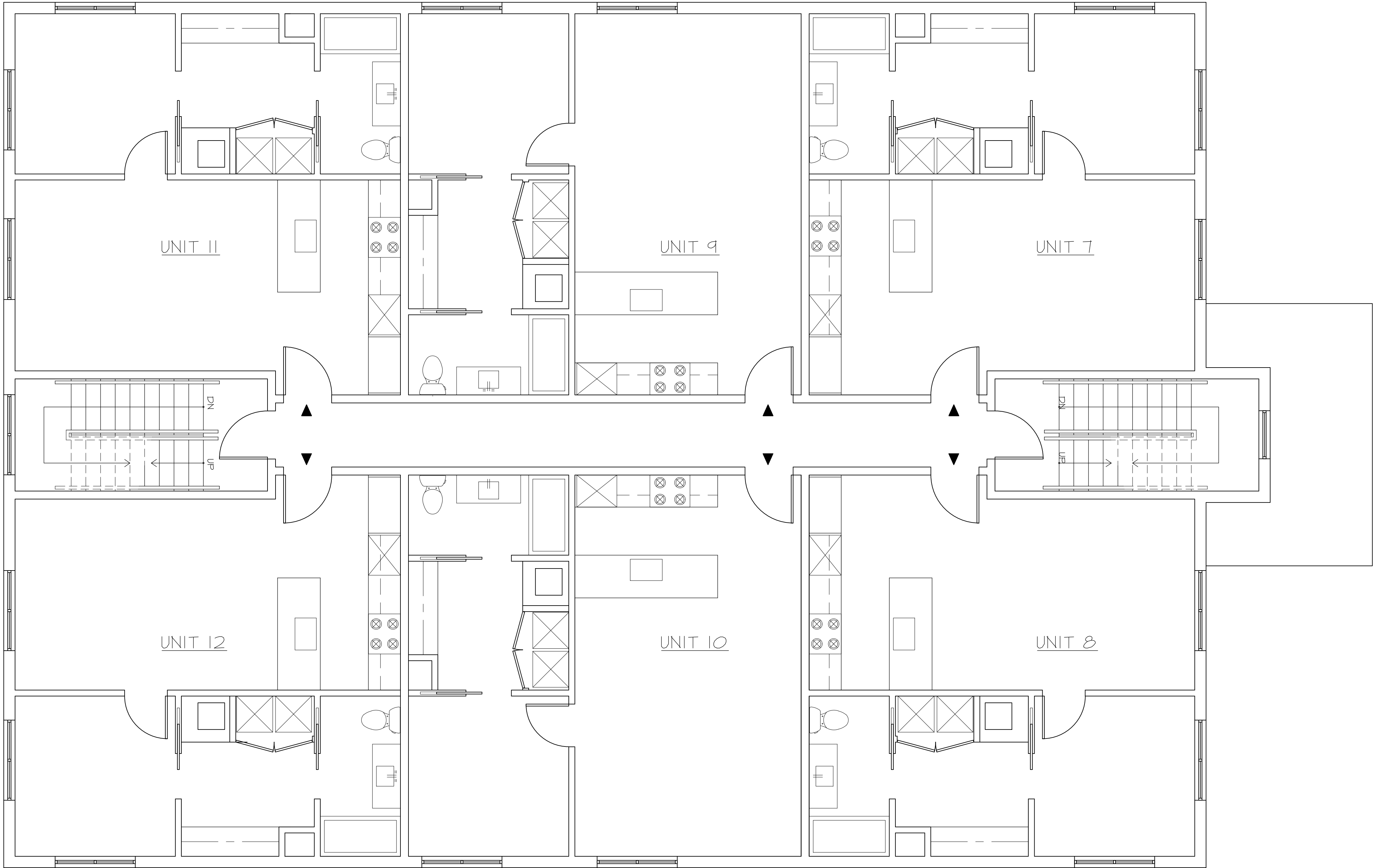
PROJECT:
559 RICHTER STREET

DRAWING TITLE:
PROPOSED 1st FLOOR PLAN

DATE: 3.29.2022
SCALE:
DRAWN BY: DSW
CHECKED: ART
PROJECT NO:

A.0

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2 PROPOSED 2nd FLOOR PLAN
A1 SCALE: 1/4" = 1'-0"

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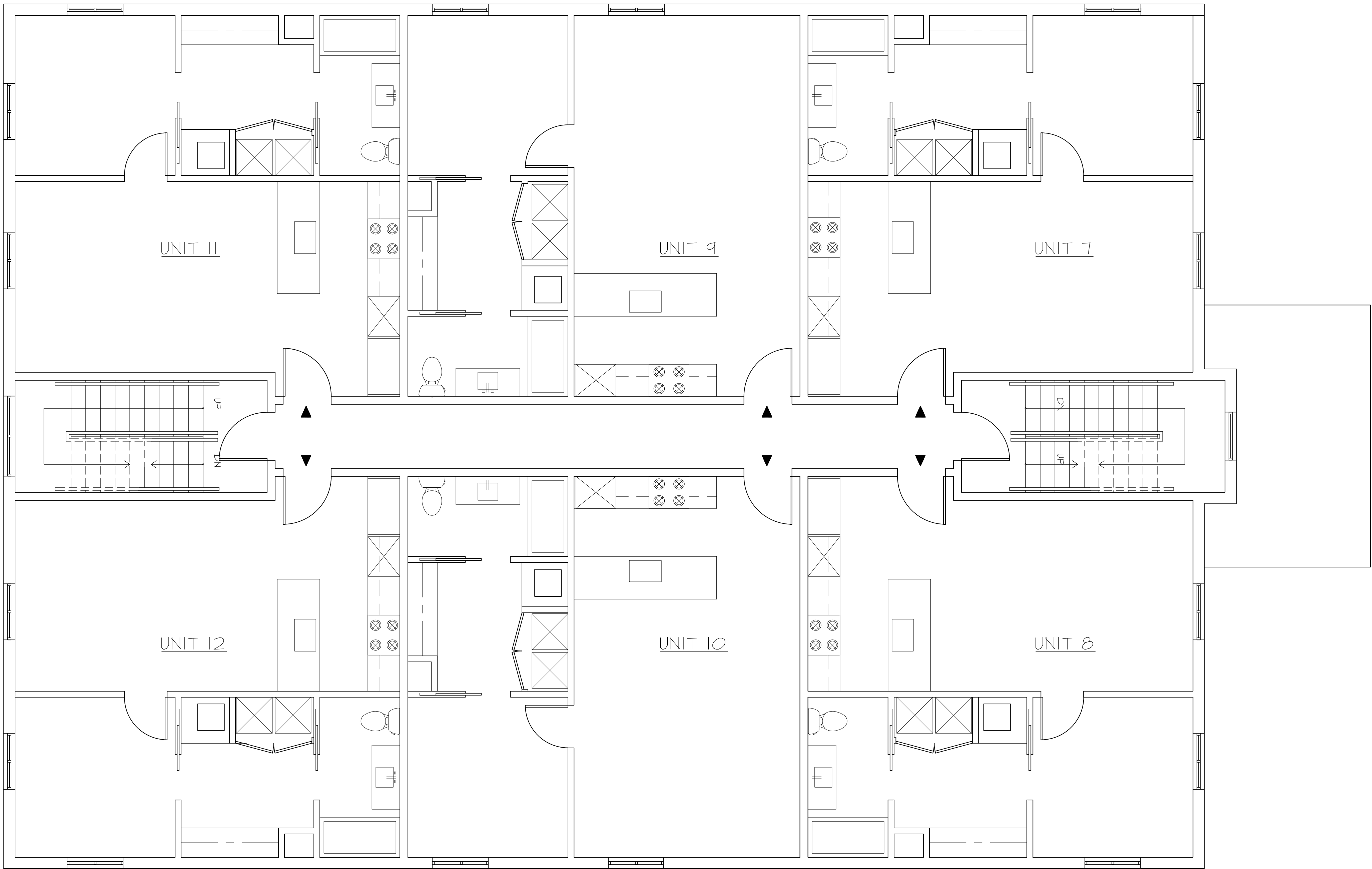
PROJECT:
559 RICHTER STREET

DRAWING TITLE:
PROPOSED 2ND FL

DATE: 3.29.2022
SCALE:
DRAWN BY: DSW
CHECKED: ART
PROJECT NO:

Revised per Architectural Committee comments

- 1. Eliminated the third-floor setback and aligned the mansard with the brick below, removed the railings, lowered the height of the mansard, and changed the casement windows to double-hung and aligned with the windows below
- 2. Reduced all window sizes to more appropriate dimensions and scale
- 3. Reduced the projection of the center bay to only project 2' and added decorative trim to the bay and windows
- 4. Increased all cornice sizes
- 5. Widened the front porch to 16'
- 6. Changed the schist foundation wall material to brick
- 7. Floors one and two front facades will be red brick returning 10' on both sides of the building, with the remainder in stucco.
- 8. Mansard will be covered with asphalt slate dimensional shingles



2 PROPOSED 2nd FLOOR PLAN
A1 SCALE: 1/4" = 1'-0"

STUDIOTORRES
ARCHITECTURE & DESIGN

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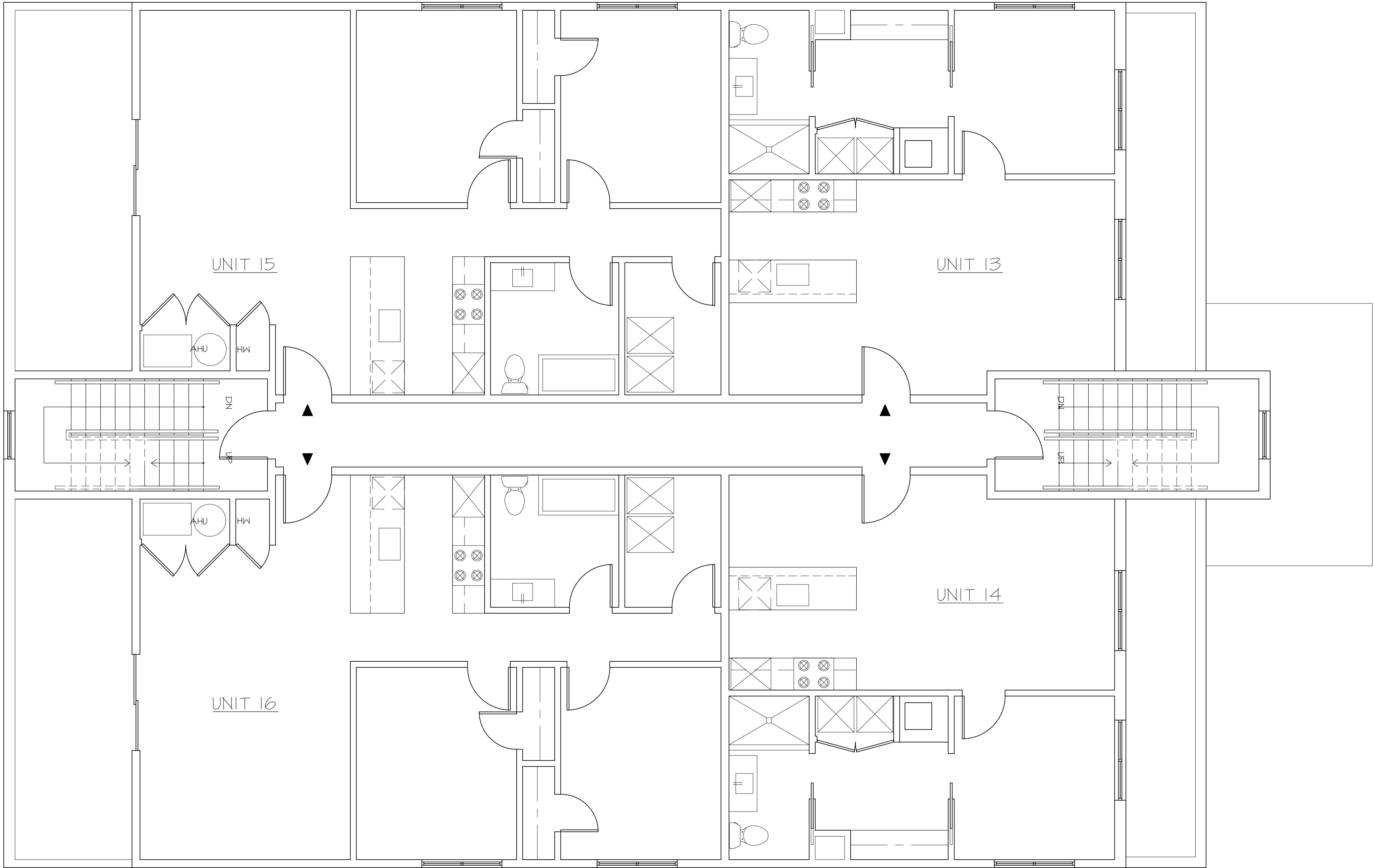
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PROJECT:
559 RICHTER STREET

DRAWING TITLE:
PROPOSED 2ND FL

DATE: 3.29.2022
SCALE:
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1 PROPOSED 3RD FLOOR PLAN
A2 SCALE: 1/4" = 1'-0"

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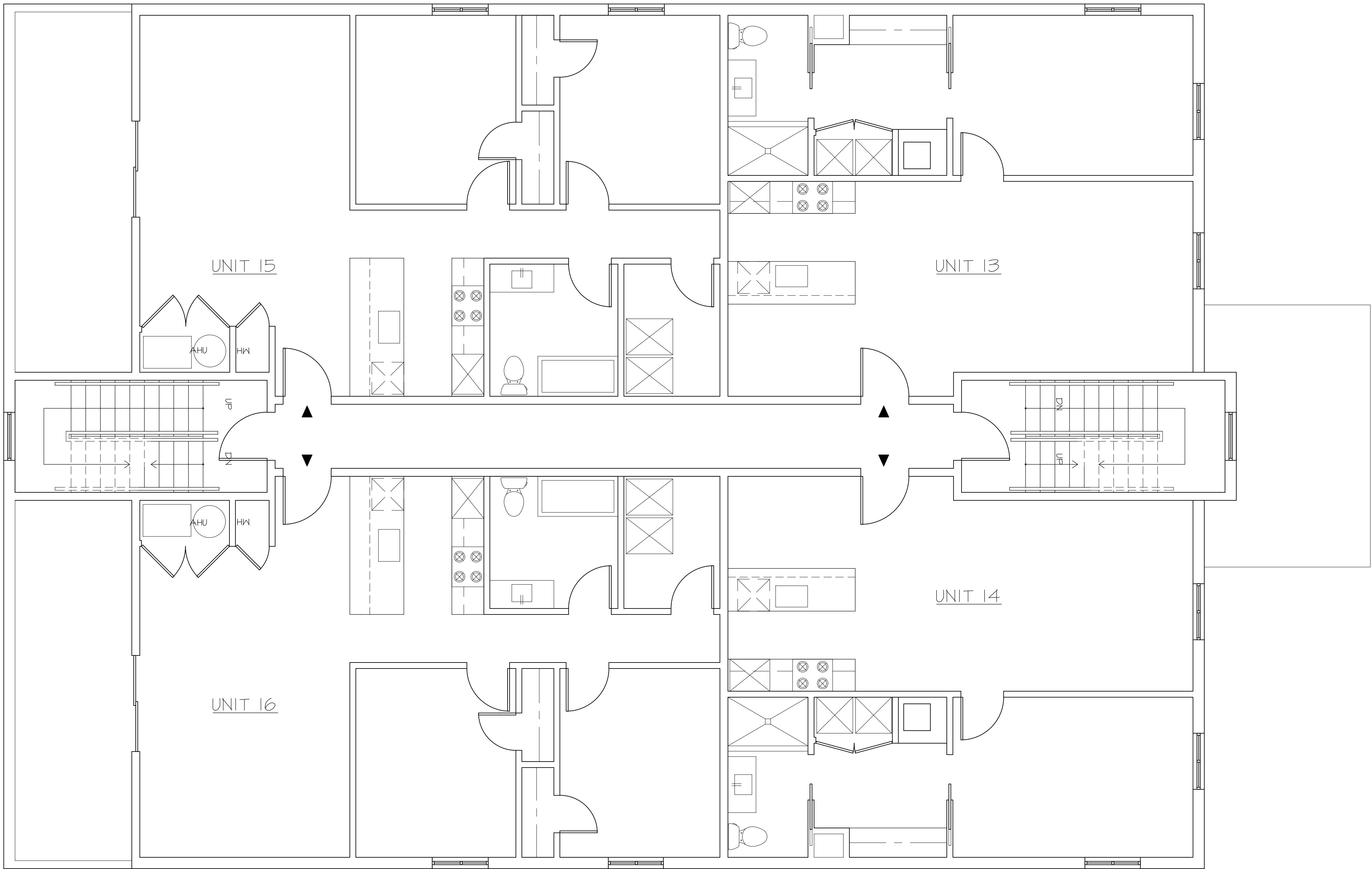
PROJECT:
559 RICHTER STREET

DRAWING TITLE:
PROPOSED 3RD FL

DATE: 3.29.2022
SCALE:
DRAWN BY: DSW
CHECKED: ART
PROJECT NO:

Revised per Architectural Committee comments

- 1. Eliminated the third-floor setback and aligned the mansard with the brick below, removed the railings, lowered the height of the mansard, and changed the casement windows to double-hung and aligned with the windows below
- 2. Reduced all window sizes to more appropriate dimensions and scale
- 3. Reduced the projection of the center bay to only project 2' and added decorative trim to the bay and windows
- 4. Increased all cornice sizes
- 5. Widened the front porch to 16'
- 6. Changed the schist foundation wall material to brick
- 7. Floors one and two front facades will be red brick returning 10' on both sides of the building, with the remainder in stucco.
- 8. Mansard will be covered with asphalt slate dimensional shingles



1 PROPOSED 3RD FLOOR PLAN
A2 SCALE: 1/4" = 1'-0"

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CLIENT:

PROJECT:
559 RIGHTER STREET

DRAWING TITLE:
PROPOSED 3RD FL

DATE: 3.29.2022
SCALE:
DRAWN BY: DSW
CHECKED: ART
PROJECT NO:

Original - Option 1



1 PROPOSED SIDE ELEVATION
A3 SCALE: 1/4" = 1'-0"



2 PROPOSED FRONTELEVATION
A3 SCALE: 1/4" = 1'-0"

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ARCHITECTURE & DESIGN

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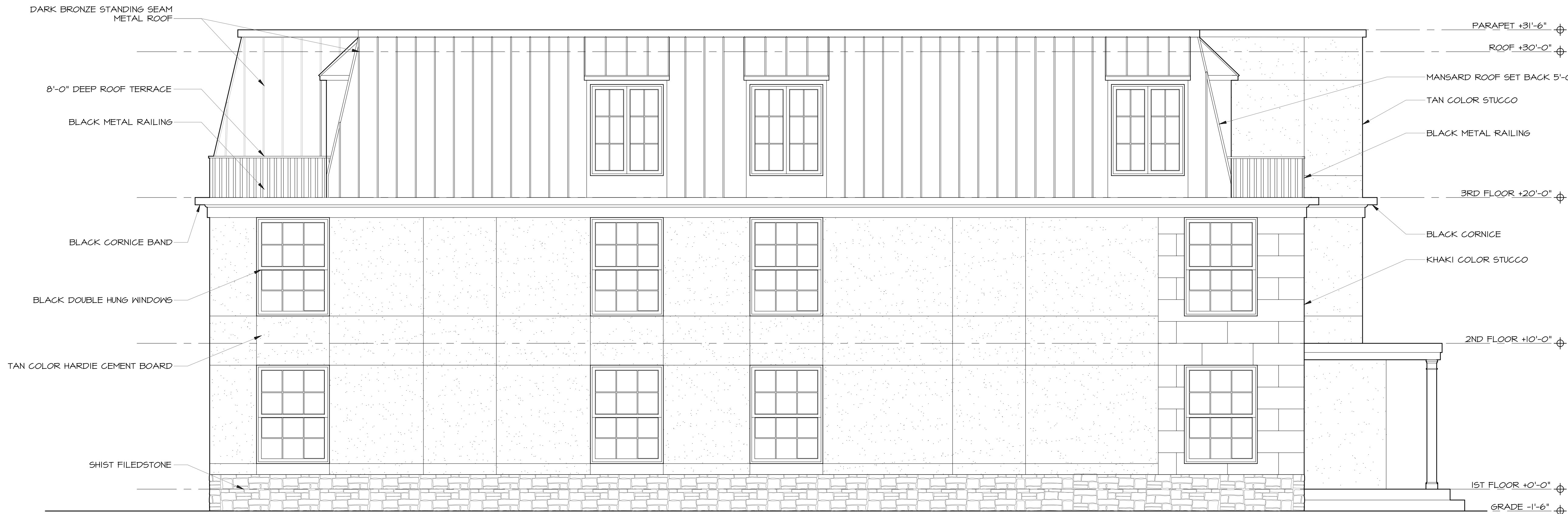
PROJECT:
559 RICHTER STREET

DRAWING TITLE:
EXTERIOR ELEVATIONS

DATE: 3.29.2022
SCALE:
DRAWN BY: DSW
CHECKED: ART
PROJECT NO:

A.3 (ALT.)

Original - Option 2



1 PROPOSED SIDE ELEVATION
A3 SCALE: 1/4" = 1'-0"



2 PROPOSED FRONTELEVATION
A3 SCALE: 1/4" = 1'-0"

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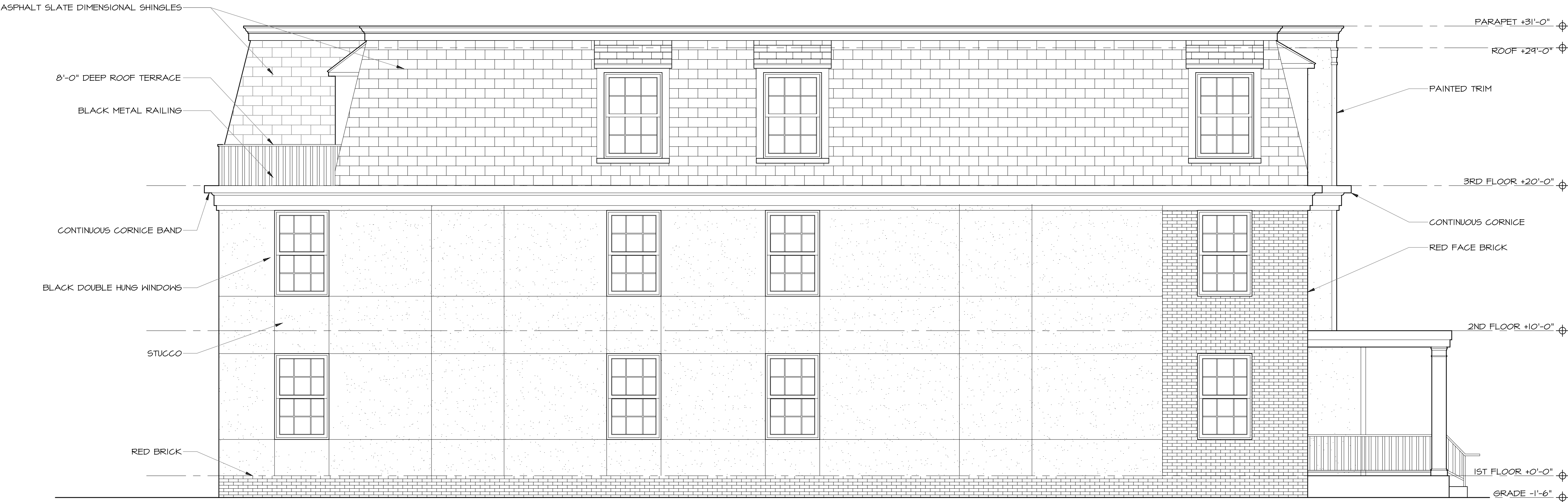
PROJECT:
559 RICHTER STREET

DRAWING TITLE:
EXTERIOR ELEVATIONS

DATE: 3.29.2022
SCALE:
DRAWN BY: DSW
CHECKED: ART
PROJECT NO:

A.3 (ALT.)

Revised per Architectural Committee comments



1 PROPOSED SIDE ELEVATION
A3 SCALE: 1/4" = 1'-0"

1. Eliminated the third-floor setback and aligned the mansard with the brick below, removed the railings, lowered the height of the mansard, and changed the casement windows to double-hung and aligned with the windows below
2. Reduced all window sizes to more appropriate dimensions and scale
3. Reduced the projection of the center bay to only project 2' and added decorative trim to the bay and windows
4. Increased all cornice sizes
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6. Changed the schist foundation wall material to brick
7. Floors one and two front facades will be red brick returning 10' on both sides of the building, with the remainder in stucco.
8. Mansard will be covered with asphalt slate dimensional shingles



2 PROPOSED FRONTELEVATION
A3 SCALE: 1/4" = 1'-0"

STUDIOTORRES
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SEAL:

| REV: | DATE: | DESCRIPTION: |
|------|-----------|-------------------|
| | 6-24-2022 | ISSUED FOR REVIEW |
| | | |
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| | | |
| | | |
| | | |

CLIENT:

PROJECT:
559 RICHTER STREET

DRAWING TITLE:
EXTERIOR ELEVATIONS

DATE: 3.29.2022
SCALE:
DRAWN BY: DSW
CHECKED: ART
PROJECT NO:

A.3

559 Righter St Existing Photographs

1 Existing Structure Front Facade



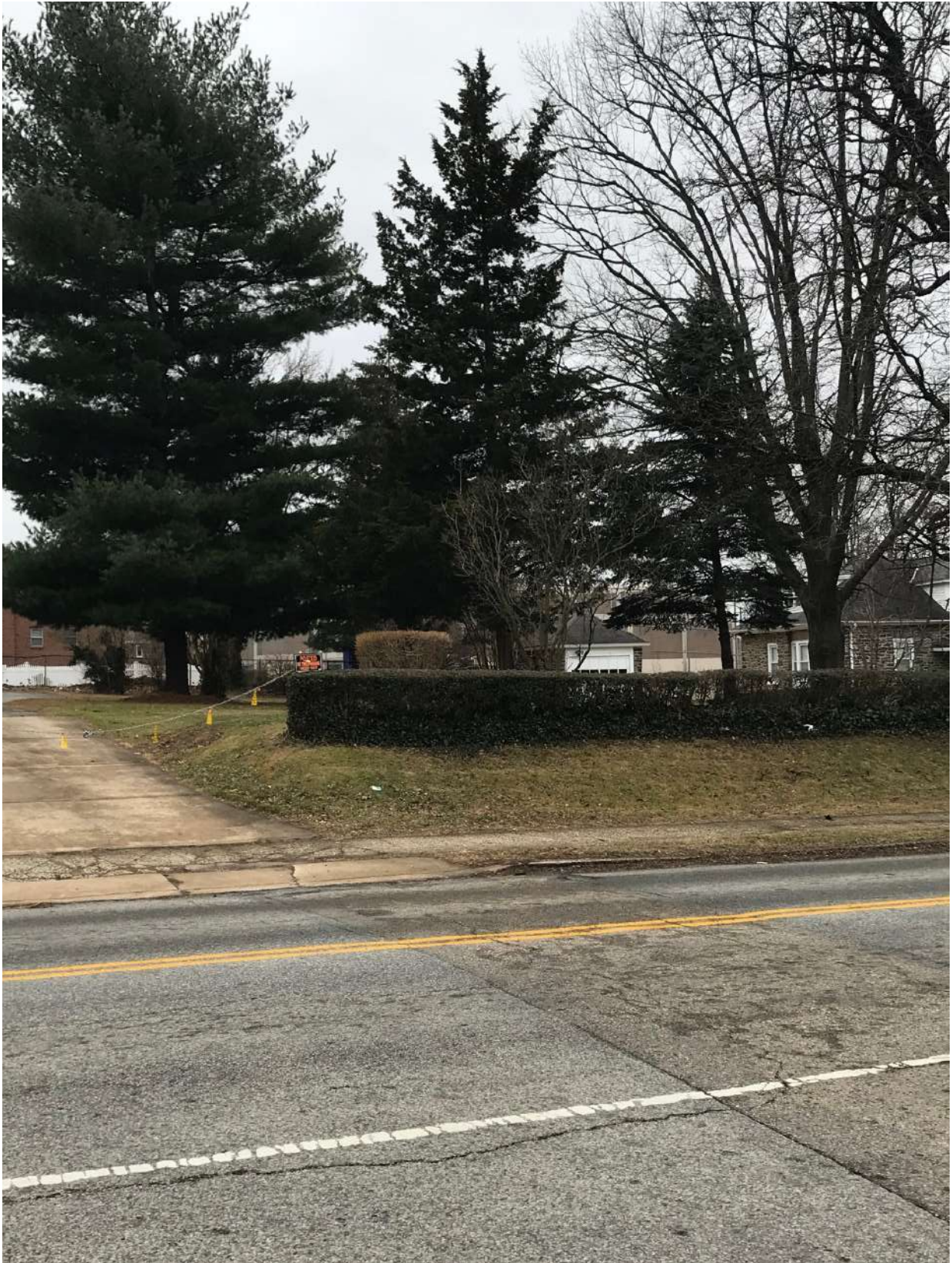
2 Corner of Ridge and Righter



3 Righter facing towards Hermit



4 Rear Lot- Proposed Site



5 Rear lot proposed construction site



6 Neighbor behind 559 Righter



7 Ridge Ave Facing North



8 Righter facing NW on Ridge



9 Intersection of Righter and Ridge



10 TD Bank Across Hermit



11 Neighboring Property on Hermit



12 Neighboring Property on Ridge



13 View down Righter (south)



14 View of neighboring property on Hermit

