

**ADDRESS: 252 QUINCE ST**

Proposal: Construct dormer additions

Review Requested: Final Approval

Owner: Danielle Harvey

Applicant: Jonathan Wallace, AVLV Architecture & Development

History: 1806, William Smith

Individual Designation: 2/28/1961

District Designation: None

Staff Contact: Laura DiPasquale, [laura.dipasquale@phila.gov](mailto:laura.dipasquale@phila.gov)

**OVERVIEW:** This application proposes to alter the gable roof of this circa 1806 rowhouse to create a livable fourth floor. A wide dormer would be installed on the front slope of the gable roof. At the rear, the roof would be removed from the ridge line and a fourth story would be added. The architectural drawings are schematic and inconsistent between plan, section, elevation, and axonometric views.

The application wrongly suggests that the design of the rear addition matches that of the neighboring property at 254 Quince Street, which was approved by the Historical Commission in 1995. The rear dormer at 254 Quince Street, however, is set in from the side and rear facades, allowing the rear roof slope and cornice to remain visible. The rear of the subject property at 252 Quince is also more visible from Manning Street than its neighbor at 254.

The application would satisfy preservation standards if the front dormer was sufficiently set back from the plane of the front façade to ensure that it was inconspicuous from the street and the rear addition was designed as a dormer like the adjacent dormer at 254 Quince Street, with some gable roof retained at the front and sides of the dormer.

**SCOPE OF WORK:**

- Remove rear slope of roof
- Construct fourth-floor rear addition
- Construct front dormer

**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 application proposes to remove the majority of the existing gable roof, a character-defining feature of the property, failing to satisfy Standard 9.
- *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 application proposes to remove the rear slope of the roof for the installation of a new addition. If removed in the future, the essential form of the property would be altered, failing to satisfy this standard. Some portions of the rear gable should be preserved.
- *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.*

- If the front dormer is set back from the front façade and the rear addition is reconceived as a dormer, the dormers could be inconspicuous from the public right-of-way.

**STAFF RECOMMENDATION:** Approval, provided the front dormer is set back from the plane of the front façade and the rear addition is redesigned as a dormer that is set in from all sides to allow the original roof rafters and slope to remain visible, with the staff to review details, pursuant to Standards 9, 10 and the Roofs Guideline.

**ADDITIONAL FIGURES:**



**Figure 1: 1958 photograph of 250 and 252 Quince Street.**



Figure 2: Visibility of rear from Manning Street.

# APPLICATION FOR BUILDING PERMIT



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](http://www.phila.gov/li)

APPLICATION # \_\_\_\_\_

(Please complete all information below and print clearly)

## ADDRESS OF PROPOSED CONSTRUCTION:

252 S. Quince St. Philadelphia PA 19107

## APPLICANT:

Jonathan Wallace

## COMPANY NAME

AVLV Architecture & Development

PHONE # (267) 469-0275

FAX #

## APPLICANT'S ADDRESS:

1500 Chestnut St Suite 2 #1833, Philadelphia, PA 19102

LICENSE #

E-MAIL: [architecture@avlv.com](mailto:architecture@avlv.com)

## PROPERTY OWNER'S NAME:

Danielle Harvey ([dr.danielle.harvey@gmail.com](mailto:dr.danielle.harvey@gmail.com))

PHONE # (202) 213-8526

FAX #

## PROPERTY OWNER'S ADDRESS:

252 S. Quince St. Philadelphia PA 19107

## ARCHITECT/ENGINEER IN RESPONSIBLE CHARGE

Jonathan Wallace

## ARCHITECT/ENGINEERING FIRM:

AVLV Architecture & Development

PHONE # (267) 469-0275

FAX #

## ARCHITECT/ENGINEERING FIRM ADDRESS:

1500 Chestnut St Suite 2 #1833, Philadelphia, PA 19102

LICENSE # RA408522

E-MAIL: [architecture@avlv.com](mailto:architecture@avlv.com)

## CONTRACTOR:

## CONTRACTING COMPANY:

PHONE #

FAX #

## CONTRACTING COMPANY ADDRESS:

LICENSE #

E-MAIL:

## USE OF BUILDING/SPACE

SINGLE FAMILY DWELLING

## ESTIMATED COST OF WORK

\$ \_\_\_\_\_

## BRIEF DESCRIPTION OF WORK:

OPTION 1: THE CONVERSION OF THE EXISTING A FRAME ROOF INTO A REAR ADDITION ON AN EXISTING 3 STORY SINGLE FAMILY DWELLING.

OPTION 2: THE CONVERSION OF THE EXISTING A FRAME ROOF INTO A FRONT DORMER AND REAR ADDITION ON AN EXISTING 3 STORY SINGLE FAMILY DWELLING.

OPTION 2 IS PREFERRED

HOME OWNER NEEDS AN ADDITIONAL BEDROOM FOR HER GROWING FAMILY.

TOTAL AREA UNDERGOING CONSTRUCTION: 380.00 \_\_\_\_\_ 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: 11 / 6 / 2023

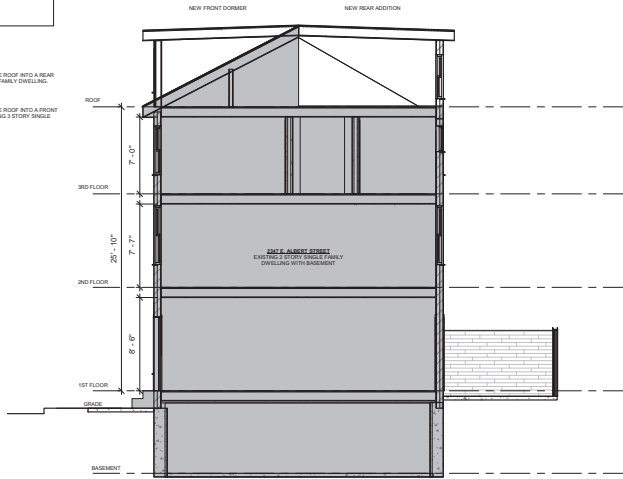
**ZONING: RSA-5**

LOT AREA:	588 SF	100%
ALLOWED BUILDING AREA:	381 SF	70%
EXISTING BUILDING AREA:	381 SF	70%
MAXIMUM BUILDING HEIGHT:	36'-0"	
REQUIRED OPEN AREA:	127 SF	25%
EXISTING OPEN AREA:	127 SF	25%
REQUIRED REAR YARD:	8'-0"	
EXISTING REAR YARD:	8'-4"	

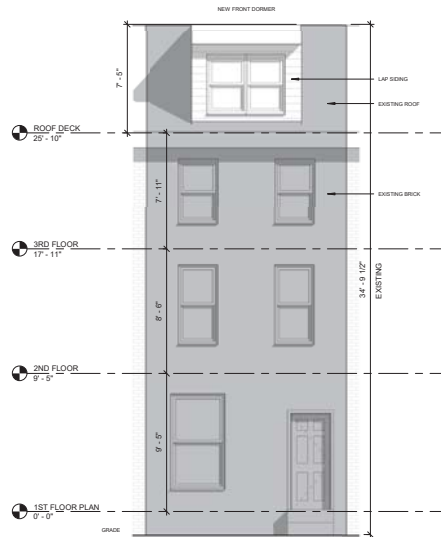
**DESCRIPTION OF WORK:**

**OPTION 1:**  
THE CONVERSION OF THE EXISTING FRAME ROOF INTO A REAR ADDITION ON AN EXISTING 3 STORY SINGLE FAMILY DWELLING.

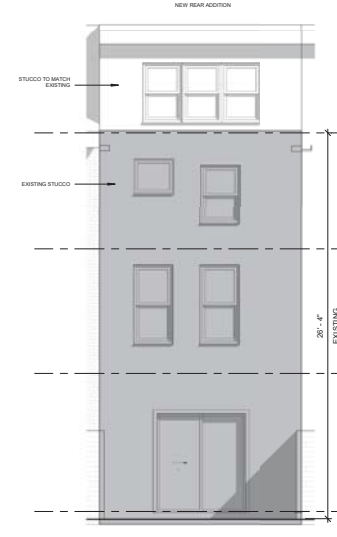
**OPTION 2:**  
THE CONVERSION OF THE EXISTING FRAME ROOF INTO A FRONT DORMER AND REAR ADDITION ON AN EXISTING 3 STORY SINGLE FAMILY DWELLING.



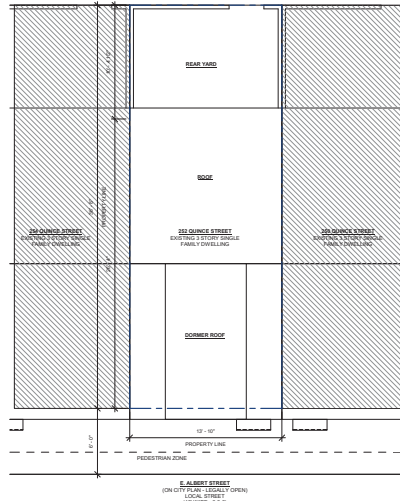
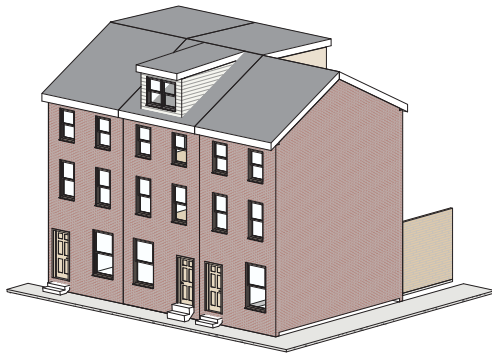
**1 ZONING SECTION**  
3/16" = 1'-0"



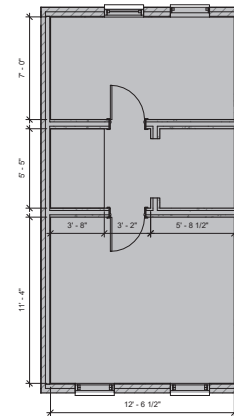
**6 FRONT ELEVATION**  
1/4" = 1'-0"



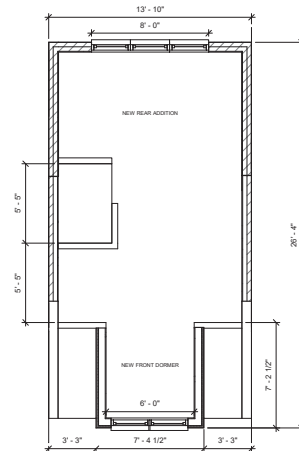
**7 REAR ELEVATION**  
1/4" = 1'-0"



**2 SITE PLAN**  
3/16" = 1'-0"



**3 3RD FLOOR PLAN**  
1/4" = 1'-0"



**4 4TH FLOOR PLAN**  
1/4" = 1'-0"

**252 QUINCE ST.**  
PHILADELPHIA PA 19107



ARCHITECTURE | DEVELOPMENT

1500 CHESTNUT ST SUITE 2 #1833  
PHILADELPHIA, PA 19102  
267.469.0275  
ARCHITECTURE@AVLV.COM

KEYPLAN



11/3/2023

REV #	DATE	DESCRIPTION

SEAL



JOB # Project Number DRAWN BY JW

DATE 11/3/2023 CHECKED BY JW

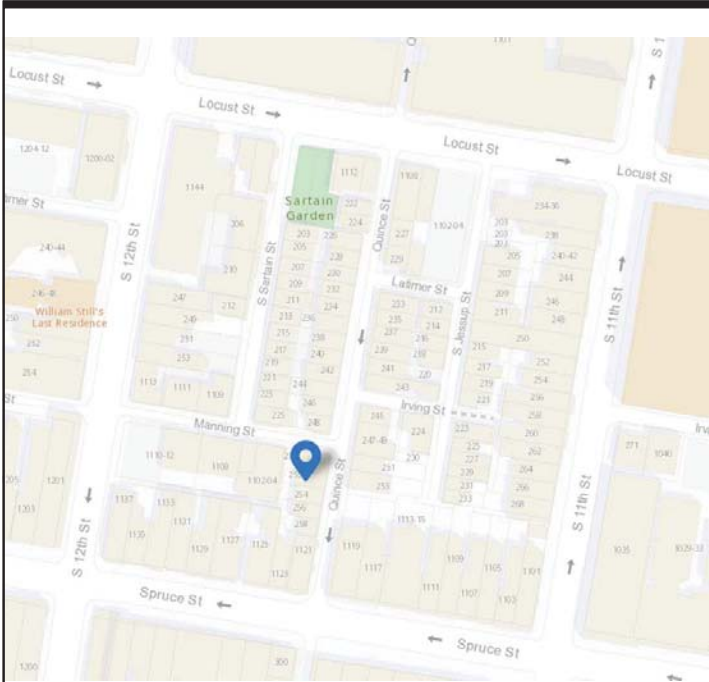
SCALE As indicated

DRAWING TITLE

PLANS & ELEVATIONS

DRAWING #

**A-101**



SITE VICINITY MAP



252 S. QUINCE ST. FACING NORTH



252 S. QUINCE ST. FACING SOUTH



252 S. QUINCE ST. @ FRONT



252 S. QUINCE ST. @ REAR

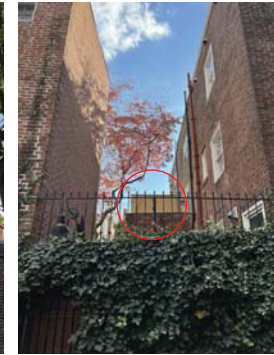
**SUBJECT PROPERTY**



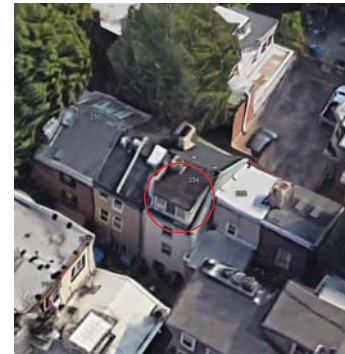
252 S. QUINCE ST. @ MANNING ST.  
CANNOT SEE NEW ADDITION FROM MANNING ST.



253 S. QUINCE ST.  
FRONT DORMER



249 S. QUINCE ST.  
REAR ADDITION



254 S. QUINCE ST.  
REAR ADDITION



1133 SPRUCE ST.  
REAR ADDITION



**ADJACENT PROPERTIES**  
WITH FRONT DORMERS AND OR REAR ADDITIONS VISIBLE

**252 QUINCE ST.**  
PHILADELPHIA PA 19107



ARCHITECTURE | DEVELOPMENT

1500 CHESTNUT ST SUITE 2 #1833  
PHILADELPHIA, PA 19102  
267.489.0275  
ARCHITECTURE@AVLV.COM

KEYPLAN



11/3/2023

REV #	DATE	DESCRIPTION

SEAL



JOB #	Project Number	DRAWN BY	Author
DATE	11/3/2023	CHECKED BY	Checker

SCALE

DRAWING TITLE

SITE CONTEXT

DRAWING #

**G-002**