

ADDRESS: 3847 SPRING GARDEN ST

Proposal: Construct pilot house and roof deck

Review Requested: Final Approval

Owner: William Long and Mariia Alibekova

Applicant: William Long

History: 1869

Individual Designation: None

District Designation: Powelton Village Historic District, Contributing, 11/10/2022

Staff Contact: Ted Maust, theodore.maust@phila.gov

OVERVIEW: This application proposes to construct a pilot house and roof deck on a two-story corner property in the Powelton Village Historic District. The roof deck railing would be set back five feet from both the Spring Garden and 39th Street elevations. The pilot house would be set back 15' 1 1/4" from Spring Garden Street and 7' 5 3/8" from 39th Street. The pilot house would be clad in vinyl siding and feature a bay window. At its front edge, the pilot house would be 9' 2 1/8" high from the surface of the roof.

SCOPE OF WORK:

- Construct pilot house and roof deck.

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.*
- *Roofs Guideline | Not Recommended: Changing the configuration or shape of a roof by adding highly visible new features (such as dormer windows, vents, skylights, or a penthouse).*
 - The proposed pilot house, with its overall scale and bay window, would be relatively visible from the public right-of-way and out of scale with the existing building.
 - The staff suggests that a narrower pilot house with a sloped roof leading to a deck on the lower rear roof would be less conspicuous and may meet the Roofs Guideline, and that a mock-up should be conducted to demonstrate visibility.

STAFF RECOMMENDATION: Denial as proposed, pursuant to Standard 9 and the Roofs Guideline.



Figure 1: View looking east toward 3847 Spring Garden Street. Image from Cyclomedia.



Figure 2: View looking south on 39th Street. Image from Cyclomedia.

LONG RESIDENCE
3847 SPRING GARDEN ST.
PHILADELPHIA, PA

PILOT HOUSE & ROOF
DECK ADDITION

GENERAL NOTES:

- ALL EXISTING DIMENSIONS AND MEMBER SIZES ARE APPROXIMATE AND PROVIDED FOR THE INFORMATION PURPOSES ONLY. THE CONTRACTOR MUST VERIFY ALL DIMENSIONS PRIOR TO START OF WORK.
- ALL CONSTRUCTION SHALL MEET THE REQUIREMENTS OF THE APPLICABLE BUILDING CODES, ZONING RULES AND REGULATIONS.
- NO NOTE OR LACK THERE OF SHALL BE CONSTRUED AS RELIEVING THE CONTRACTOR FROM EXECUTING ALL THE WORK IN THE ACCORDANCE WITH THE BUILDING CODE OF PENNSYLVANIA, AND ALL LOCAL REGULATIONS HAVING JURISDICTION.
- THE ENGINEER SHALL NOT BE RESPONSIBLE FOR ACTS OF OMISSION OF THE CONTRACTOR OR ANY SUBCONTRACTOR OR AGENTS OR ANY OTHER PERSONS PERFORMING THE WORK.
- THE ENGINEER IS NOT RESPONSIBLE FOR OBTAINING ANY BUILDING PERMITS AND/OR VARIANCE APPROVAL. REQUEST BY THE OWNER/ CONTRACTORS TO VISIT THE LOCAL AUTHORITIES (TOWNSHIP, UTILITY COMPANIES, EST.) FOR ANY REASON IS NOT INCLUDED UNDER THIS AGREEMENT.

COORDIANTION

- THE CONTRACTOR SHALL VERIFY CONDITIONS IN THE FIELD AND IMMEDIATELY NOTIFY THE ENGINEER OF ANY CONDITION NOT AS ASSUMED. HE SHALL TAKE FIELD MEASUREMENTS AND BE RESPONSIBLE FOR THE SAME.
- THE CONTRACTOR IS RESPONSIBLE FOR LOCATION AND COORDINATION OF ANY REQUIRED UTILITY WORK PRIOR TO START OF STRUCTURAL PORTION OF THE CONSTRUCTION WORK.

CONSTRUCTION SAFETY

- THESE DRAWINGS DO NOT CONTAIN NECESSARY COMPONENTS FOR SAFETY DURING THE CONSTRUCTION.
- THE INSTALLERS SHALL PROVIDED ADEQUATE TEMPORARY BRACING, SHORING TO SUPPORT FLOOR FRAMING, WALLS AND ANY OTHER NEEDED SUPPORT COMPONENTS UNTIL NO LONGER REQUIRED.

DESIGN LIVE LOADS

- STRUCTURAL MEMBERS HAVE BEEN DESIGNED FOR FULL DEAD LOADS AND THE FOLLOWING LIVE LOADS IN ACCORDANCE WITH THE 2009 INTERNATIONAL BUILDING CODE:
- FLOOR LIVE LOAD: 40 PSF

DEFLECTION CRITERIA

- ALL MEMBERS MEET OR EXCEED THE FOLLOWING MINIMUM DEFLECTION LIMITS:

	LL	S or W	D+L
FLOORS	l/360	-----	l/240

STRUCTURAL LUMBER

- ALL PRESSURE TREATED LUMBER SHALL BE No.2 SOUTHERN YELLOW PINE, OR BETTER, WITH ACQ (ALAKINE COPPER QUATERNARY) TREATMENT. UNLESS OTHERWISE NOTED ON THE PLANS WITH THE FOLLOWING MINIMUM PROPERTIES:
 - Fb = 850 PSI
 - Fc (PERPENDICULAR) = 625 PSI
 - Fv = 95 PSI
 - E = 1,600,000 PSI
- ALL LAMINATED VENEER LUMBER (LVL) SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES:
 - Fb = 2,600 PSI
 - Fv = 285 PSI
 - Fc (PERPENDICULAR) = 750 PSI
 - E = 2,000,000 PSI
- PROVIDE WASHERS BETWEEN ALL THE BOLT HEADS AND WOOD BETWEEN ALL NUTS AND WOOD.
- LAG BOLTS AND SCREWS SHALL BE PROVIDED WITH LEAD HOLES HAVING A DIAMETER NOT GREATER THAN 70 PERCENT OF THE THREAD DIAMETER OF THE BLOT OR SCREW. ALL LAG BOLTS AND SCREWS BE INSERTED IN LEAD HOLES BY TURNING AND UNDER NO CIRCUMSTANCESBY DRIVING WITH A HAMMER.
- THROUGH BOLTS SHALL BE PROVIDED WITH BOLT HOLES WHICH ARE 1/32 TO 1/16 INCH LAGER THAN THE BOLTS
- STEEL FOR ALL THE ACCERSORIES SHALL CONFORM TO ASTM A36.
- ROOF AND FLOOR SHEETING SHALL BE TYPE CDX C-C EXTERIOR PLYWOOD, DFFA GRADE MARKED OR EQUIVALENT, OF THE THICKNESS SHOWN ON THE DRAWINGS.
- PROVIDED OTHER MANUFACTURED ACCESSORIES AS REQUIRED AND SPECIFIED.
- ALL FABRICATED STEEL ASSEMBELS EXPOSED TO WEATHER AND ALL STEEL FASTNERS, INCLUDING BUT NOT LIMITED TO NAILS, ANCHOR BOLTS, CONNECTION BOLTS, NUTS, WASHERS, LAG BOLTS OR SCREWS SHAL BE GALVANIZED IN ACCORDANCE WITH THE ASTM STANDARD FOT THAT ACCESSORY,ASTM A213, A153 OR OTHER.
- UPON APPROVAL BY THE ENGINEER PRODUCTS PRODUCED BY THE SIMPSON STRONG TIE COMPANY BE REPLACED BY OTHER EQUIVALENT PRODUCTS.

CONCRETE AND CONCRETE MASONRY

- ALL CONCRETE WORK SHALL COMPLY WITH THE REQUIREMENTS OF ACI 318, "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE" AND ACI 301, "SPECIFICATIONS FOR CONCRETE BUILDING", LATEST EDITIONS.
- ALL CONCRETE SHALL HAVE MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 3,000 PSI, UNLESS OTHERWISE NOTED. CONCRETE SHALL BE AIR-EXTENDED IN ACCORDANCE WITH ACI STANDARDS. MAXIMUM SLUMP SHALL BE 4 INCHES.
- ALL CONCRETE, SHALL BE NORMAL WEIGHT CONCRETE, 145-150 PCF.
- USE TYPE S OR M MORTAR. ALL MORTAR TYPES SHALL CONFORM TO ASTM C270.
- GROUT SHALL MEET ASTM C476 AND HAVE MINIMUM STRENGTH OF 2000 PSI AS DETERMINED BY ASTM METHOD C1019. USE QUIKRETE CORE-FILL MASONRY GROUT, FINE OR EQUAL)
- NO ADMIXTURE SHALL BE ALLOWED WITHOUT PRIOR APPROVAL OF THE EGINEER. THE USE OF CALCIUM CHLORIDE IS PROHIBITED.
- AFTER CONCRETE/ GROUT HAS STARTED, IT SHALL BE CARRIED ON AS A CONTINUOUS OPERATION UNTIL PLACING OF A PANEL OR SECTION, AS DEFINED BY ITS BOUNDRIES OR PREDTERMINED JOINTS, IS COMPLETED.
- ALL CONCRETE, CONCRETE/ GROUT SHALL BE THOROUGHLY CONSOLIDATED BY SUITABLE MEANS SUCH AS MECHANICAL VIBRATION DURING PLACEMENT AND THOROUGHLY WORKED AROUND REINFORCEMENT.
- ALL BOLTS, SLEEVES, AND OTHER EMBEDDED ITEMS SHALL BE SET BEFORE CONCRETE IS PLACED.

CONCRETE, GROUT AND MORTAR CURING

- THE CONSTRUCTOR SHALL ALLOW SUFFICIENT AMOUNT OF TIME FOR MORTAR / GROUT OR CONCRETE TO CURE. PROPER CURING OF CONCRETE/GROUT AND MORTAR IS OF THE UTMOST IMPORTANCE. BEGINNING IMMEDIATELY AFTER PLACEMENT, CONCRETE/ GROUT OR MORTAR SHALL BE PROTECTED FROM PREMATURE DRYING, EXSCESSIVELY HOT OR COLD TEMPERATURES, AND MECHANICAL INJURY AND SHALL BE MAINTAINED WITH MINIMAL MOISTURE LOSS AND RELATIVITY CONSTANT TEMPERATURE FOR AT LEAST 7 DAYS. THE MATERIALS AND METHODS OF CURING SHALL BE SUBJECT TO ACCEPTANCE BY THE ENGINEER. UNSATISFACTORY FINISHED CONCRETE THAT RESULTS FROM FAILURE TO FOLLOW THE SPECIFIED CURING PROCEDURES MAY BE REQUESTED BY THE OWNOR OR ENGINEER TO BE REMOVED AND REPLACED. ALL COSTS ASSOCIATED WITH REMOVAL AND REPLACEMENT OF CONCRETE WORK SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- COLD WEATHER -
WHEN THE MEAN DAILY OUTDOOR TEMPERATURE IS LESS THAN 40°F, THE TEMPERATURE OF THE CONCRETE SHALL BE MAINTAINED BETWEEN 50° F AND 70° F FOR THE REQUIRED CURING PERIOD. WHEN NECESSARY, ARRANGMENTS FOR HEATING, COVERING, INSULATING, OR HOUSING THE CONCRETE WORK SHALL BE MADE IN ADVANCE OF PLACEMENT AND SHALL BE ADEQUATE TO MAINTAIN THE REQUIRED TEMPERATURE WITHOUT INJURY TO THE CONCRETE BUE TO CONCENTRATION OF HEAT.
- HOT WEATHER -
WHEN NECESSARY, PROVISION FOR WINDBREAKS, SHADING, AND/OR COVERING WITH A LIGHT-COLORED MATERIAL SHALL BE MADE IN ADVANCE OF CONCRETE PLACEMENT. SUCH PROTECTIVE MEASURES SHALL BE TAKEN AS QUICKLY AS CONCRETE HARDING AND FINISHING OPERATIONS WILL ALLOW. TEMPERATURE OF CONCRETE AT PLACEMENT SHALL NOT EXCEED 85° F.

WINDOWS AND PATIO DOOR

- WINDOW SHALL CONSIST OF TWO GLASS PANES OF 1/8" MIN. THICK TEMPERED GLASS WITH 5/8" STAINLESS STEEL SPACER BETWEEN PANES WITH AN ARGON FILL. GLASS SHALL BE COATED WITH LOW EMISSIVITY COATING (LOW "E")
- GLASS CONFORMS TO ASTM E1300.
- ALL MC-16 (CODE 78) CLEAR ARGON ROOF GLASS HAS THE FOLLOWING:
 - MINIMUM PROPERTIES:
 - SOLAR HEAT GAIN COEFFICIENT = .15
 - RELATIVE HEAT GAIN = 39
 - U VALUE = .25
 - R VALUE = 3.5
- FENETATION U-FACTOR: 0.35
- REFERENCE STANDARDS:
 - ASTM E119, ASTM E1300, ASCE 7-05, IBC 2012, IRC 2012

Structural
Engineering
Consultants
LLC.

389 MAPLEWOOD RD.
MERION STATION, PA
19066

CURT: CUMMING CONSTRUCTION
OWNER: WILLIAM LONG

PROJECT: PILOT HOUSE & ROOF
DECK ADDITION
3847 SPRING GARDEN ST.
PHILADELPHIA, PA

THE DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY THE ENGINEER FOR THIS PROJECT ARE INSTRUMENTS OF THE ENGINEERS SERVICES FOR USE SOLELY WITH RESPECT TO THIS PROJECT AND THE ENGINEER BE DEEMED THE AUTHOR OF THE DOCUMENTS AND SHALL RETAIN ALL COMMONLAW, STATUTORY AND OTHER RESERVED RIGHTS INCLUDING THE COPYRIGHT. THE ENGINEERS DRAWINGS SHALL BE USED ONLY FOR THE PROJECT AND NOT FOR ANY OTHER PROJECTS OR OTHERS ON OTHER PROJECTS. FOR ADDITIONS TO THE PROJECT OR FOR COMPLETION OF THIS PROJECT BY OR FOR OTHERS

DRAWING TITLE:

TITLE SHEET AND
GENERAL NOTES

REVISIONS

DESIGNED BY: AT

REVIEWED BY: AT

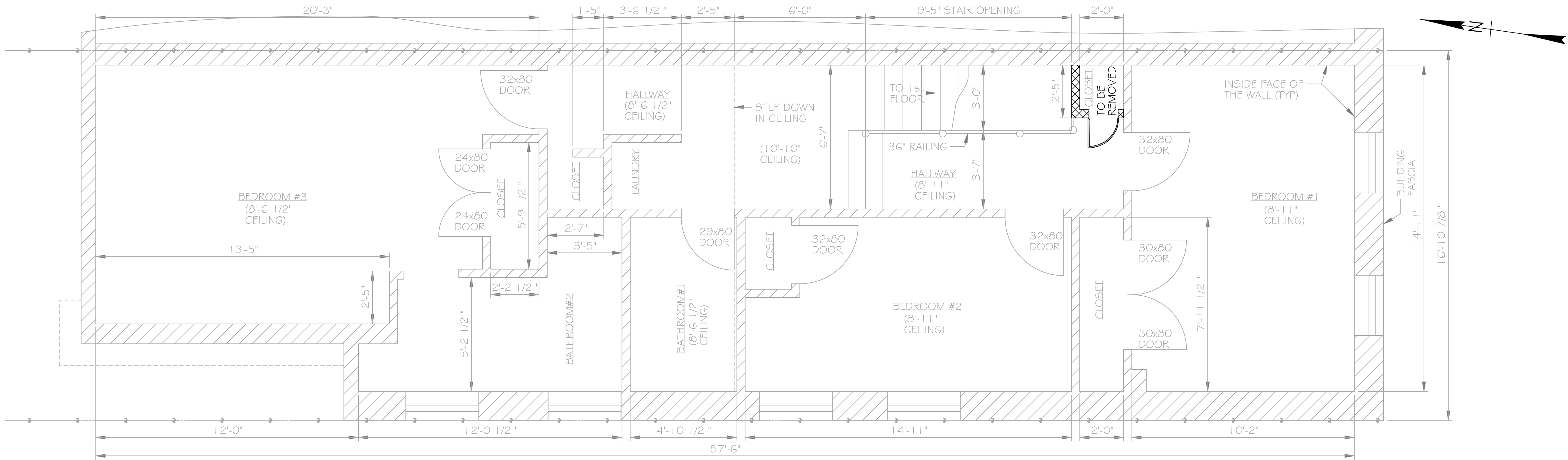
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DATE: 10-2023

SHEET 51 OF 55

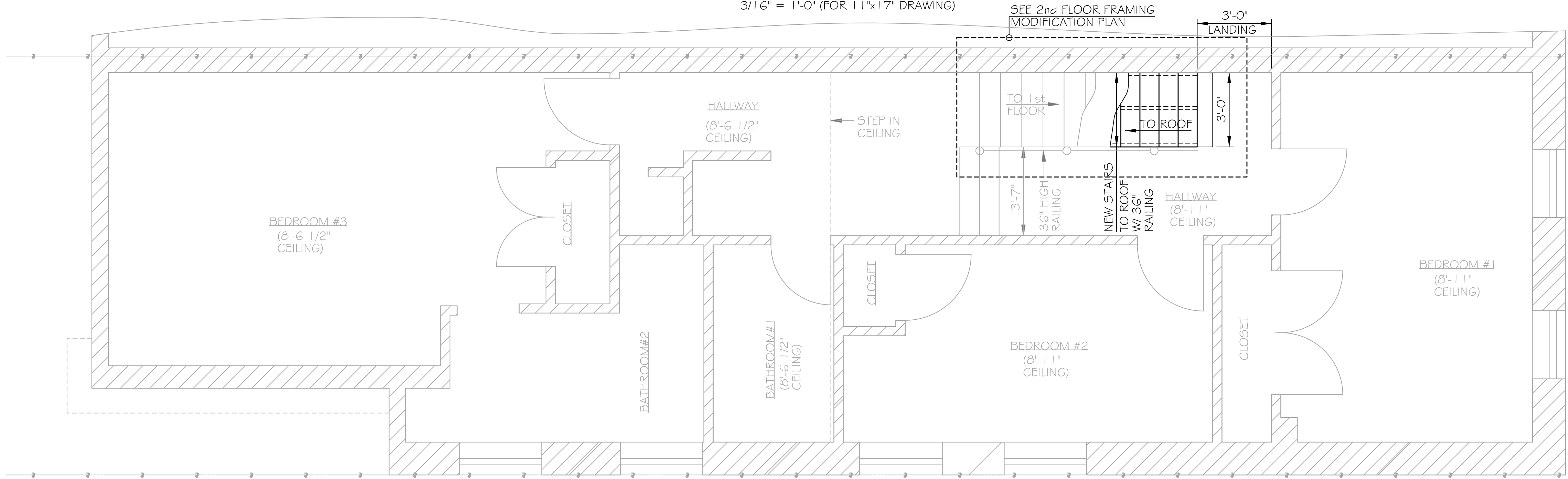
ANDRIY TURBIN P.E.
TEL: (484)-754-6494





2nd LEVEL EXISTING FLOOR PLAN - PARTIAL DEMOLITION

SCALE: 3/8" = 1'-0" (FOR 22"x34" DRAWING)
3/16" = 1'-0" (FOR 11"x17" DRAWING)

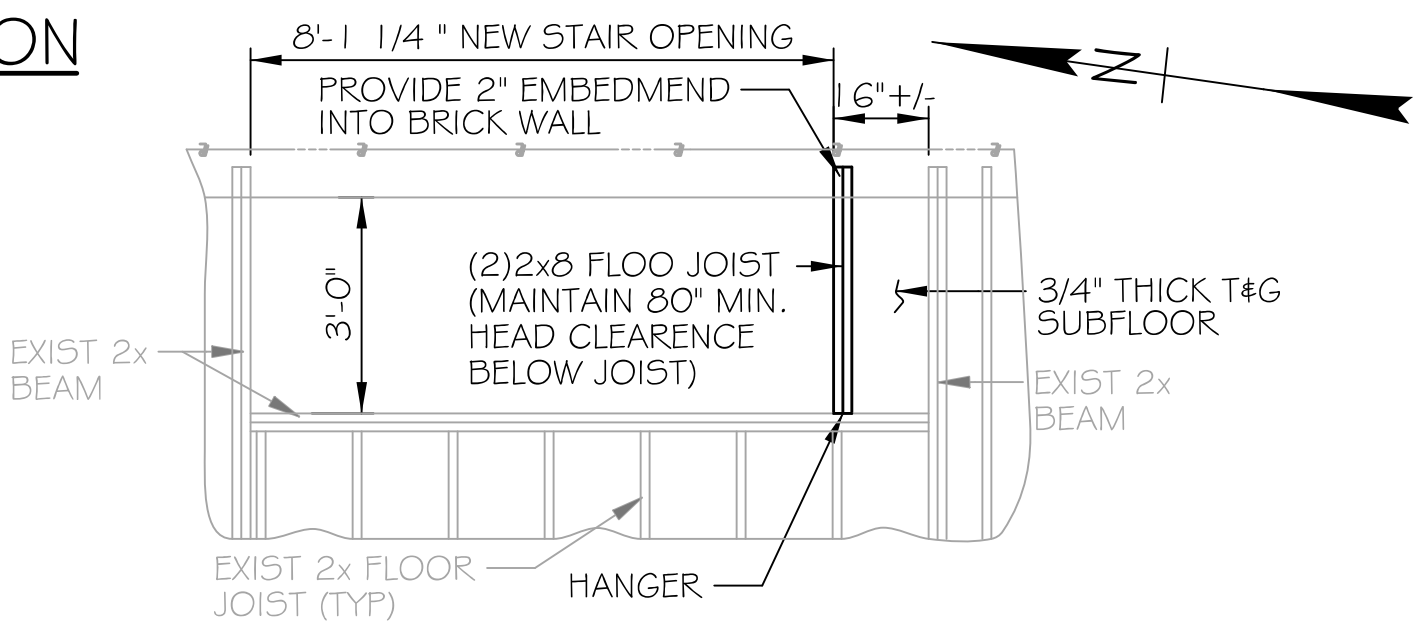


2nd LEVEL EXISTING FLOOR PLAN - MODIFICATION

SCALE: 3/8" = 1'-0" (FOR 22"x34" DRAWING)
3/16" = 1'-0" (FOR 11"x17" DRAWING)

ALL HANGERS BY SIMPSON STRONG

JOIST SIZE	HANGER TYPE
2x8	U26
(2) 2x8	U26-2



2nd LEVEL FLOOR FRAMING MODIFICATION PLAN

SCALE: 3/8" = 1'-0" (FOR 22"x34" DRAWING)
3/16" = 1'-0" (FOR 11"x17" DRAWING)

NOTES:

- FOR GENERAL AND MATERIAL NOTES, SEE SHEET S1.
- FOR DETAILS, SEE SHEETS S4 & S5.
- IF ANY GENERAL NOTES CONFLICT WITH ANY DETAILS OR NOTE ON THE PLANS OR IN THE SPECIFICATIONS, THE STRICT PROVISIONS SHALL GOVERN.
- CONTRACTOR SHALL VERIFY AND/OR ESTABLISH ALL EXISTING CONDITIONS AND DIMENSIONS AT THE SITE.
- IF THE EXISTING FIELD CONDITIONS DO NOT PERMIT THE INSTALLATION OF THE WORK IN ACCORDANCE WITH THE DETAILS SHOWN, THE CONTRACTOR SHALL NOTIFY STRUCTURAL ENGINEERING CONSULTANTS, LLC IMMEDIATELY.

LEGEND:

- CL = CENTERLINE
- CONSTR. = CONSTRUCTION
- CONC. = CONCRETE
- COV. = COVER
- CLR. = CLEARANCE
- DIA. = DIAMETER
- E.F. = EACH FACE
- EXIST. = EXISTING
- F.F. = FRONT FACE
- JT. = JOINT
- MIN. = MINIMUM
- MAX. = MAXIMUM
- O.C. = ON CENTER
- P/T = PRESSURE TREATED
- R.F. = REAR FACE
- TYP. = TYPICAL
- [Cross-hatched box] = DENOTES WALL REMOVAL

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CUMMING CONSTRUCTION

WILLIAM LONG

PROJECT:
PILOT HOUSE & ROOF
DECK ADDITION
3847 SPRING GARDEN ST.
PHILADELPHIA, PA

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DRAWING TITLE:

2nd LEVEL FLOOR
MODIFICATION
PLANS

REVISIONS

DESIGNED BY: AT

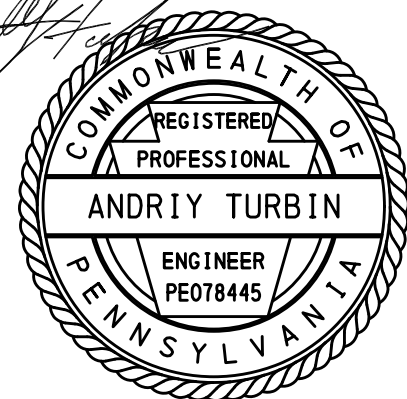
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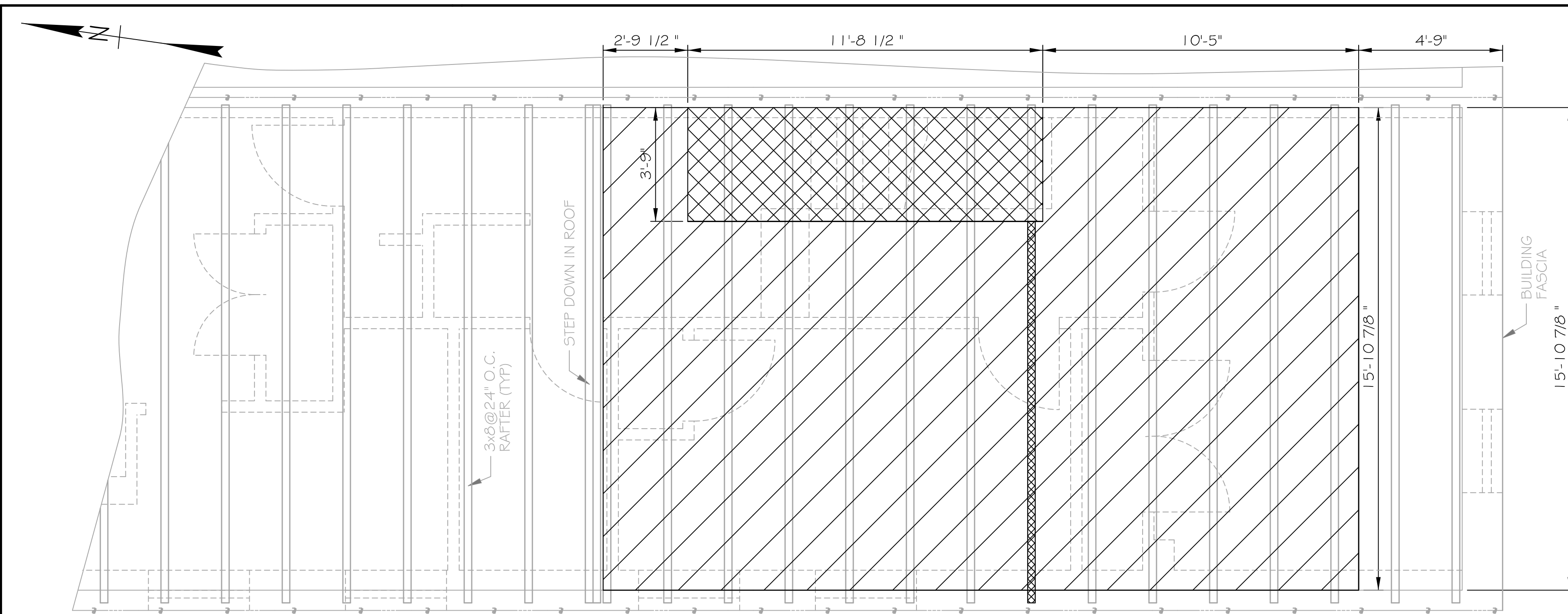
SCALE:

DATE: 10-2023

SHEET S2 OF S5

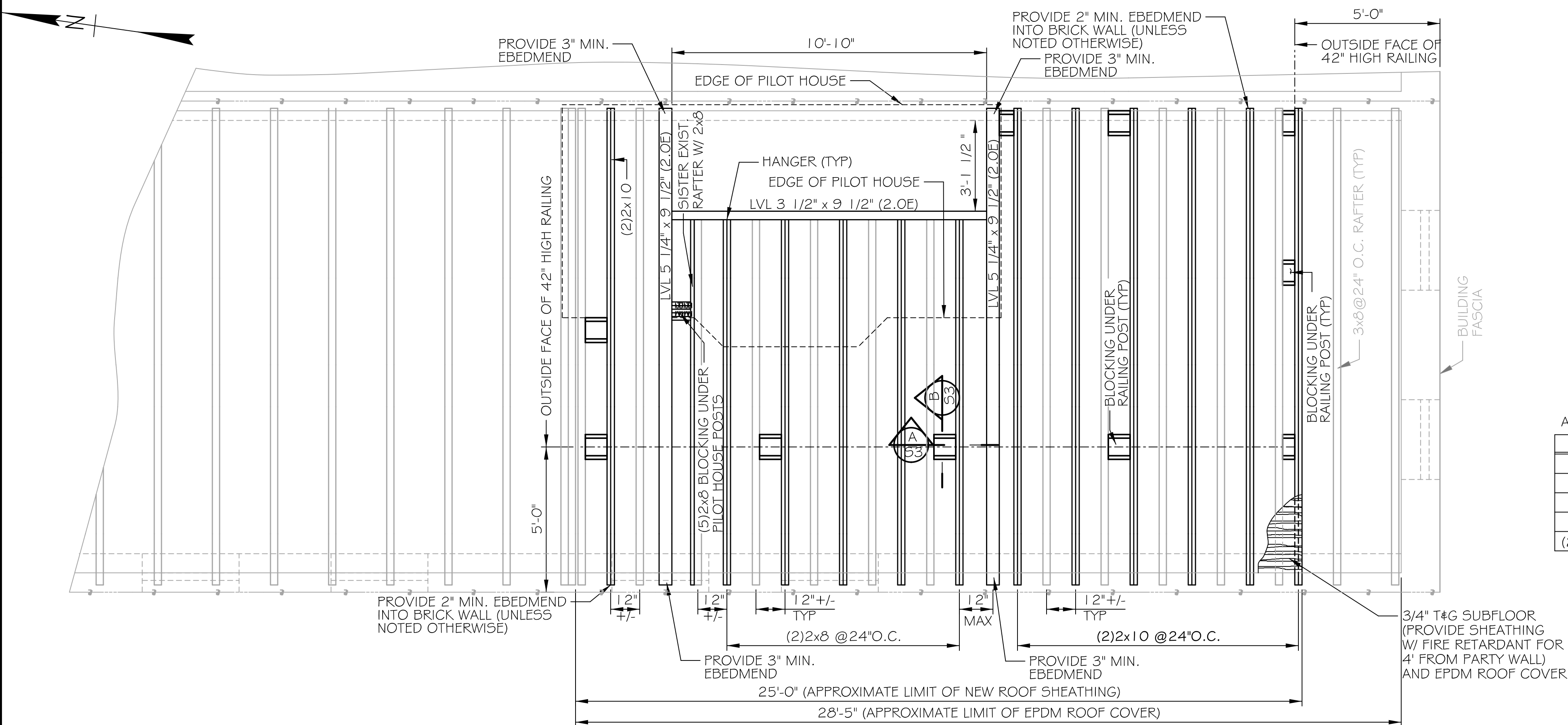
ANDRIY TURBIN P.E.
TEL: (484) 754-6494





ROOF FRAMING PARTIAL DEMOLITION - PLAN

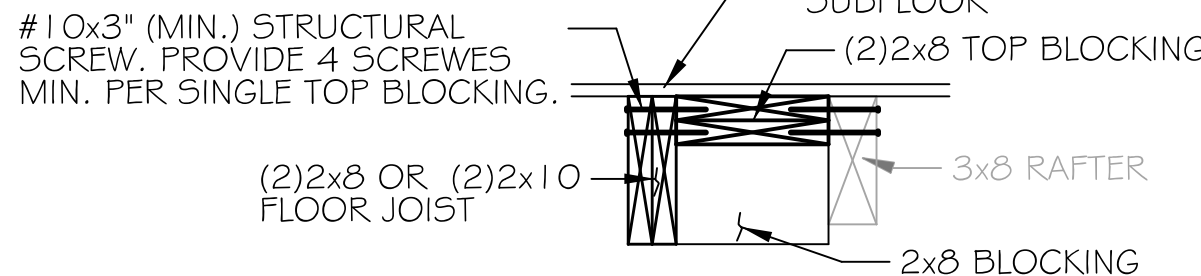
SCALE: 3/8" = 1'-0" (FOR 22"x34" DRAWING)
3/16" = 1'-0" (FOR 11"x17" DRAWING)



ROOF FRAMING MODIFICATION - PLAN

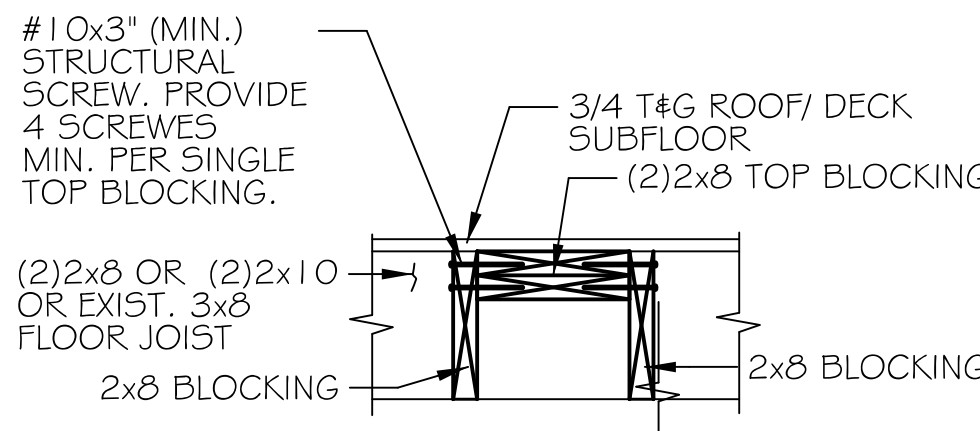
SCALE: 3/8" = 1'-0" (FOR 22"x34" DRAWING)
3/16" = 1'-0" (FOR 11"x17" DRAWING)

NOTE
EXISTING RAFTER SIZE AND SPACING WERE ESTIMATED BASED ON CEILING THICKNESS AND ASSUMPTION OF TYPICAL RAFTER SPACINGS IN THIS TYPE OF STRUCTURES. THE CONTRACTOR MUST VERIFY RAFTER SIZE PRIOR TO CUTTING THEM. IF RAFTER SIZE IS LESS THAN 3x8 OR/ AND RAFTER SPACING IS OTHER THAN 24", THE CONTRACTOR MUST STOP WORK AND NOTIFY THE ENGINEER IMMEDIATELY.



SECTION A

SCALE: 1" = 1'-0" (FOR 22"x34" DRAWING)
1/2" = 1'-0" (FOR 11"x17" DRAWING)



SECTION B

SCALE: 1" = 1'-0" (FOR 22"x34" DRAWING)
1/2" = 1'-0" (FOR 11"x17" DRAWING)

- LEGEND:
- DENOTES ROOF SHEATHING REMOVAL
 - DENOTES RAFTER & ROOF SHEATHING REMOVAL
 - DENOTES RAFTER REMOVAL

ALL HANGERS BY SIMPSON STRONG

JOIST SIZE	HANGER TYPE
LVL 3 1/4" x 9 1/2"	HGU548
2x8	U26
(2) 2x8	U26-2
2x10 # 2x12	U 210
(2) 2x10 # (2) 2x12	U 210-2

Structural Engineering Consultants LLC.

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MERION STATION, PA
19066

CUMMING CONSTRUCTION
OWNER:
WILLIAM LONG

PROJECT:
PILOT HOUSE & ROOF
DECK ADDITION
3847 SPRING GARDEN ST.
PHILADELPHIA, PA

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DRAWING TITLE:
ROOF FRAMING
MODIFICATION
PLANS

REVISIONS

DESIGNED BY: AT

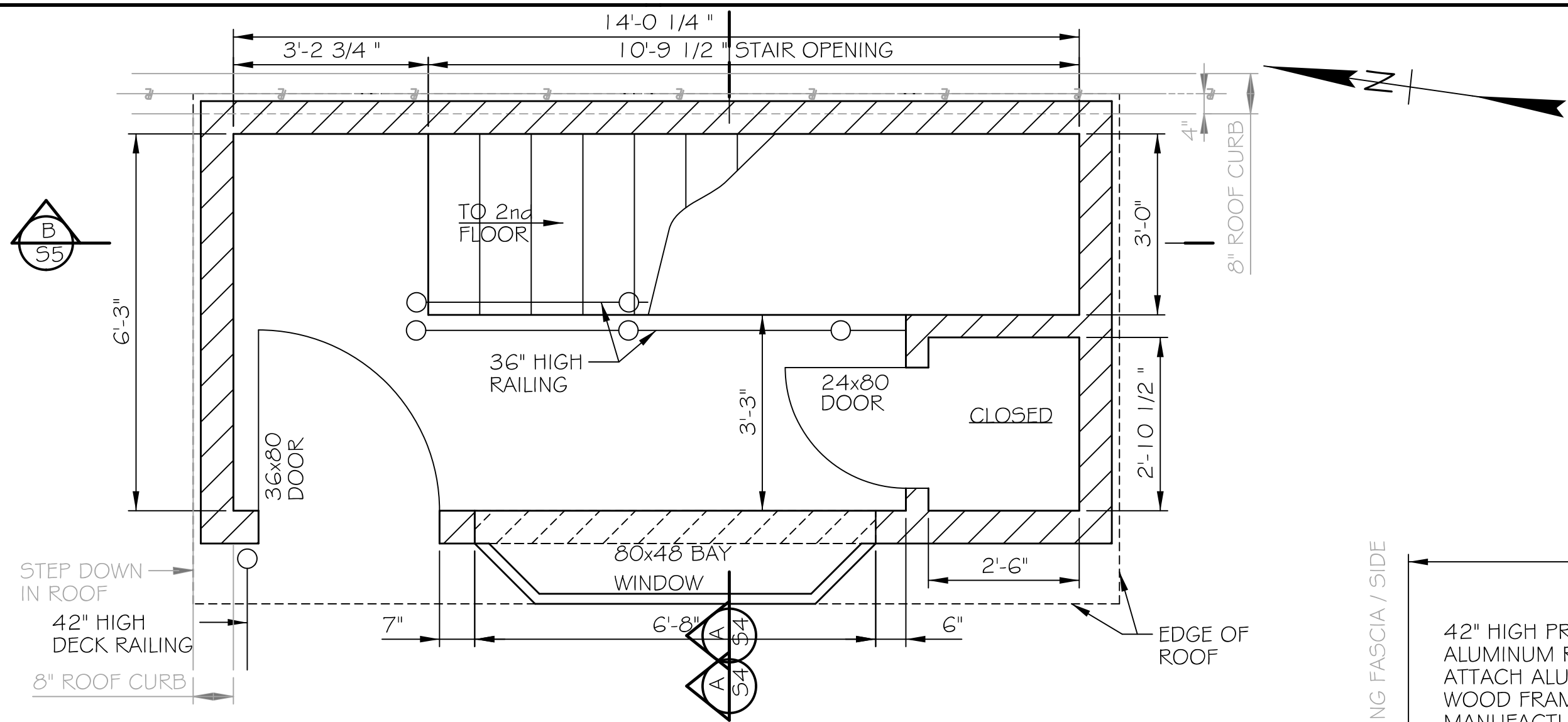
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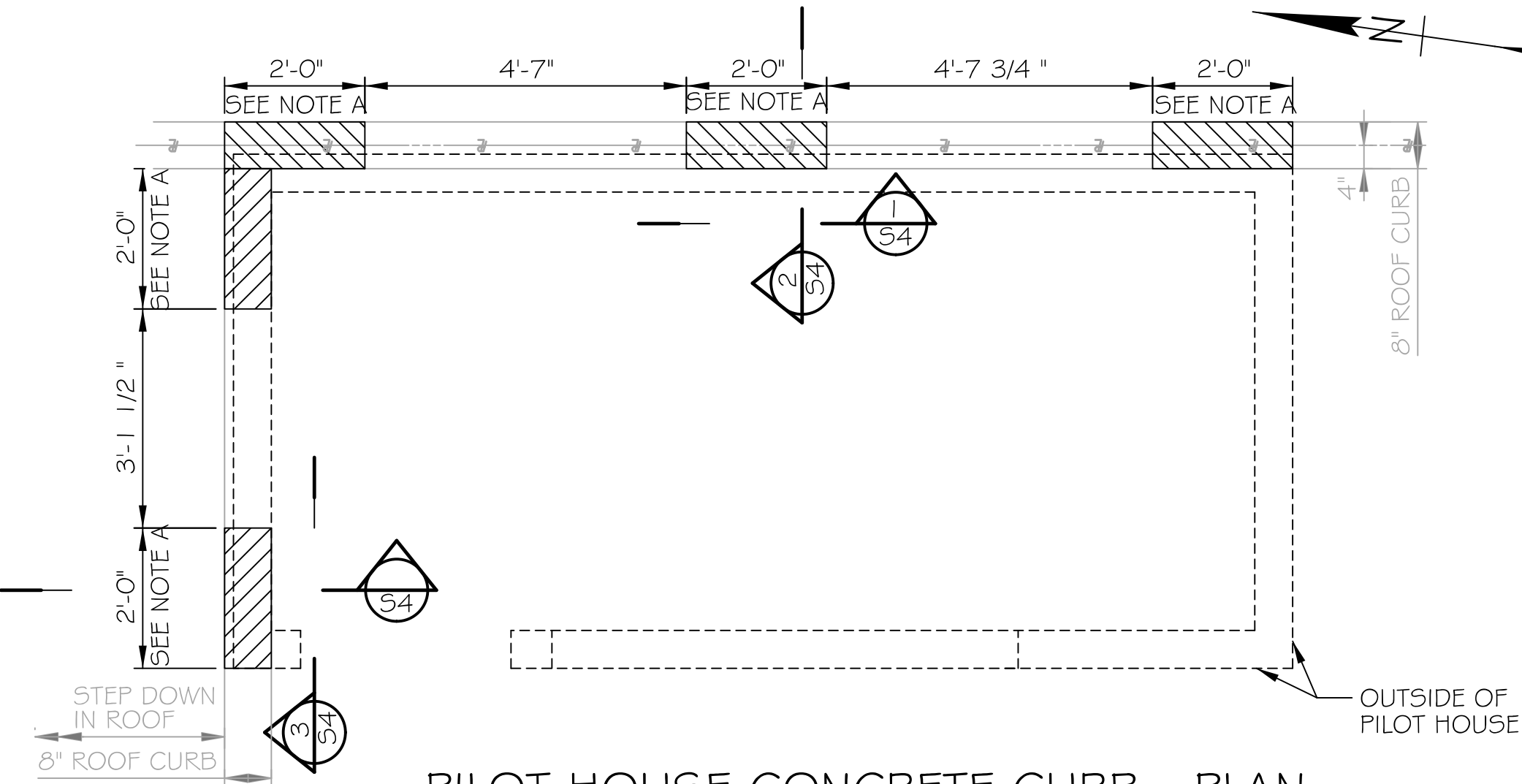
DATE: 10-2023

SHEET S3 OF S5

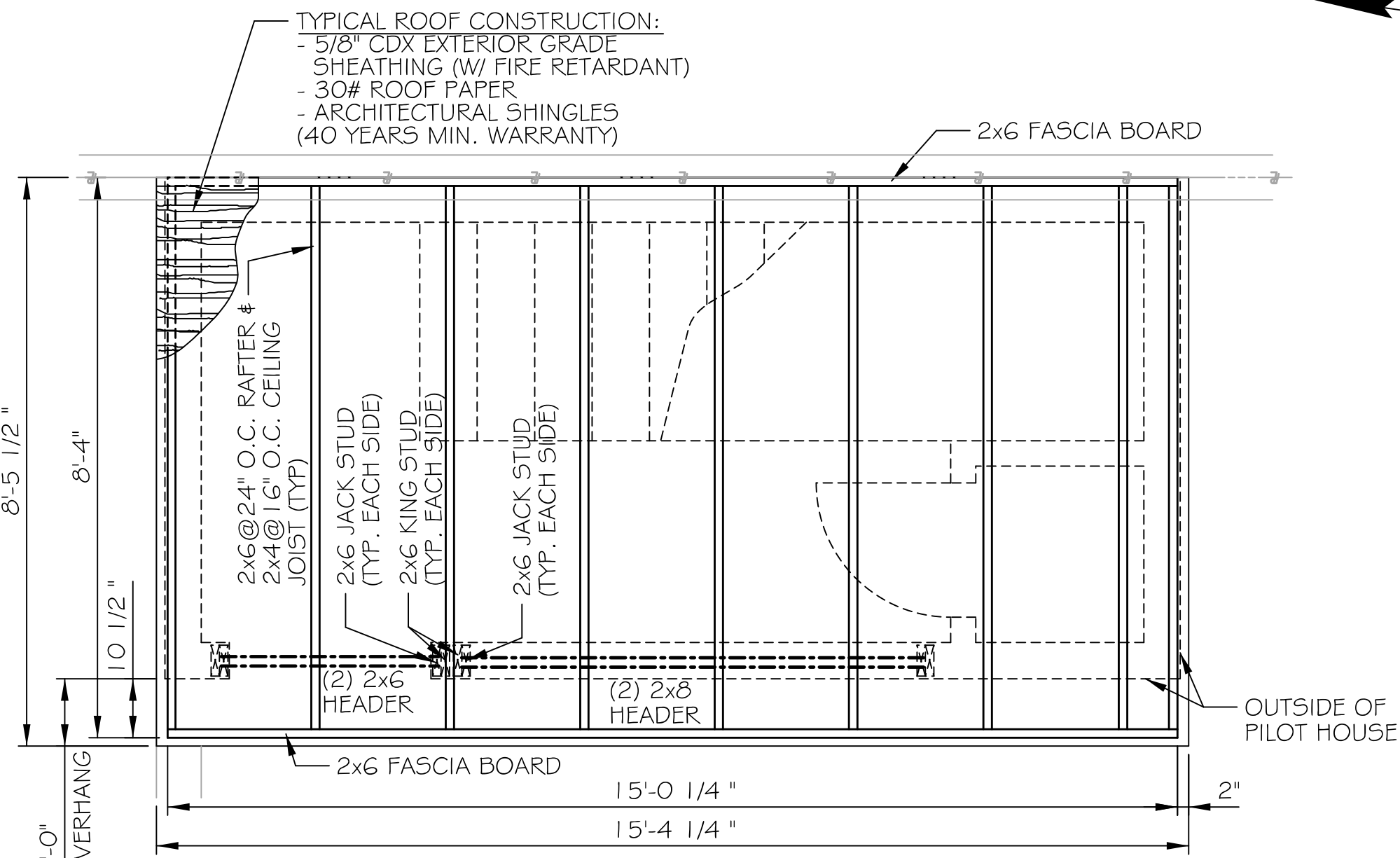
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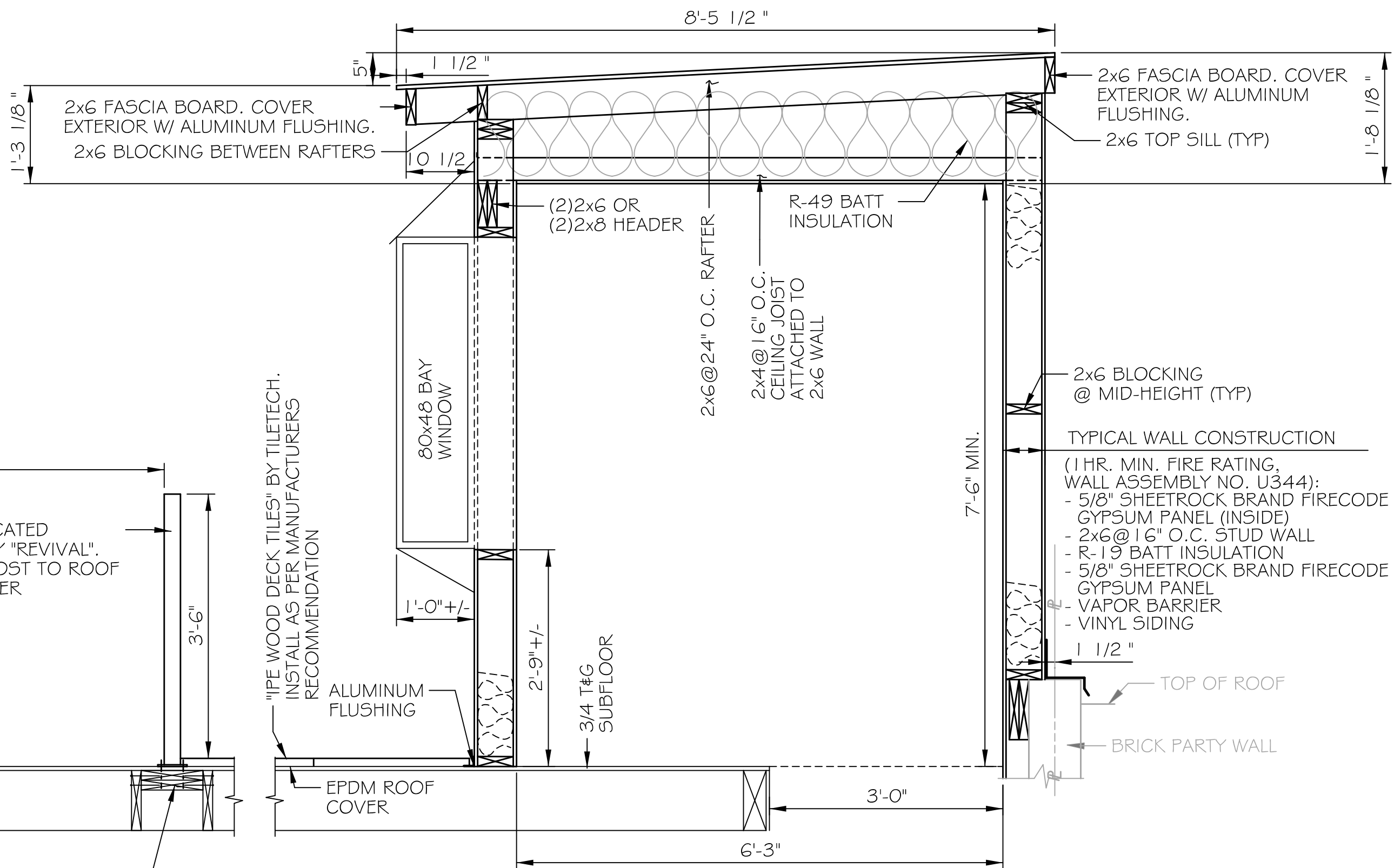
PILOT HOUSE FLOOR PLAN
SCALE: 1/2" = 1'-0" (FOR 22"x34" DRAWING)
1/4" = 1'-0" (FOR 11"x17" DRAWING)



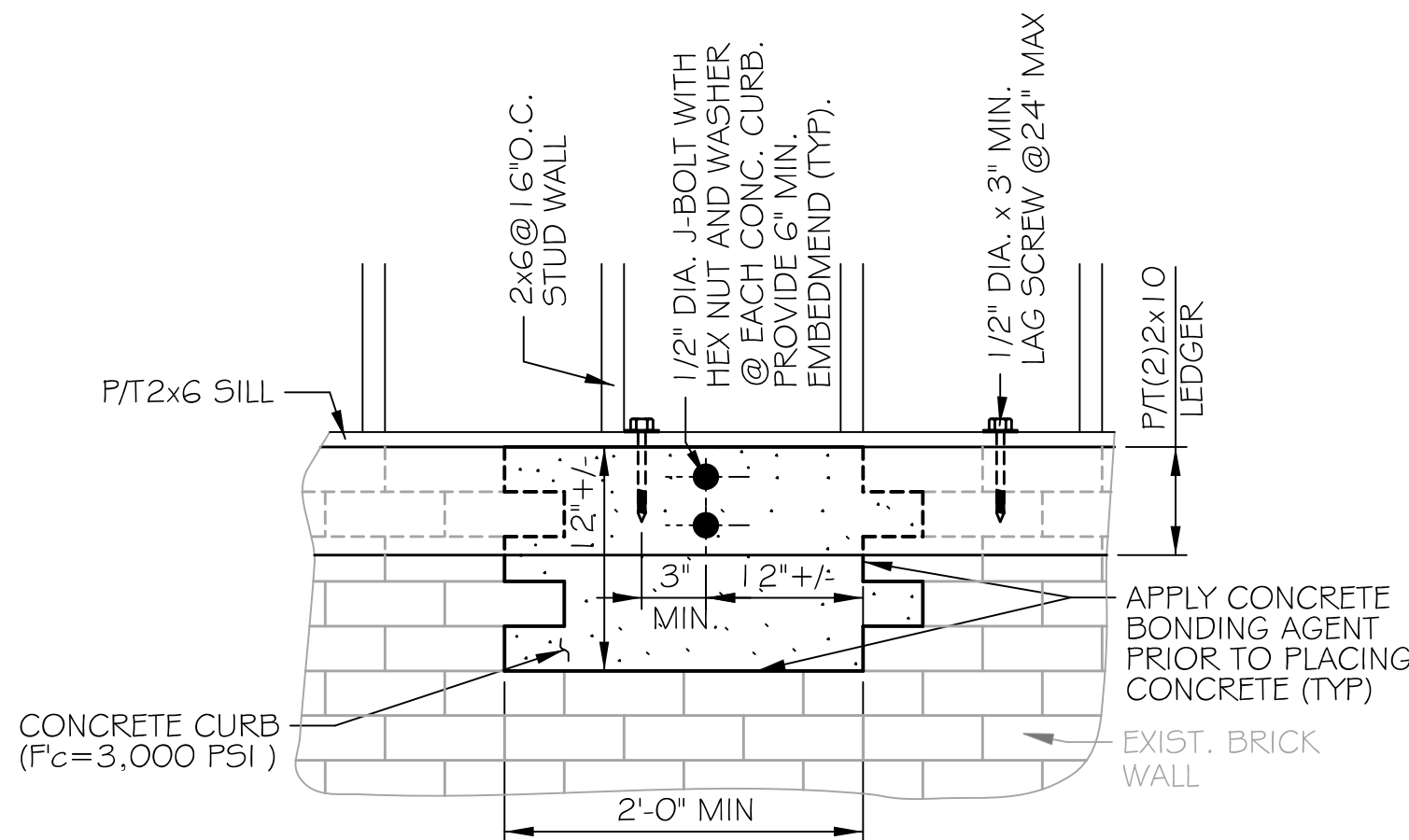
PILOT HOUSE CONCRETE CURB - PLAN
SCALE: 1/2" = 1'-0" (FOR 22"x34" DRAWING)
1/4" = 1'-0" (FOR 11"x17" DRAWING)



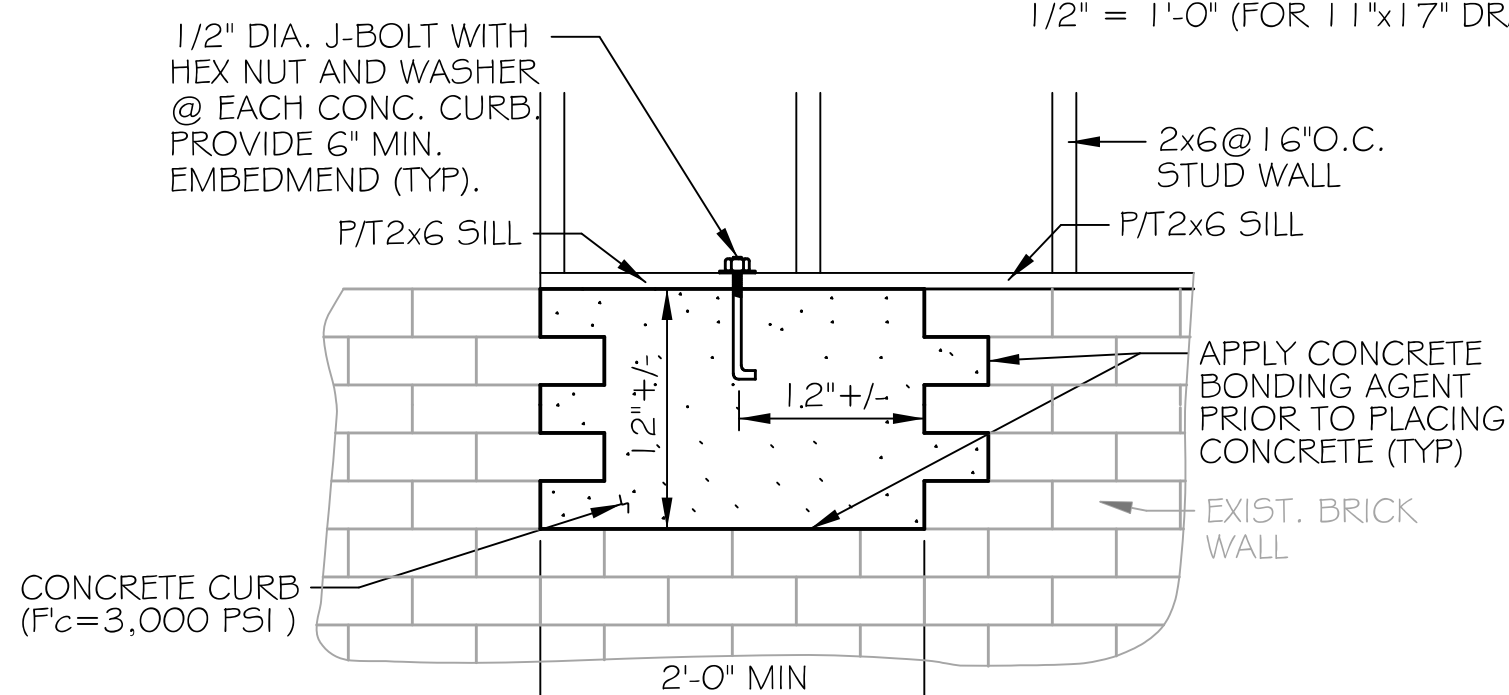
PILOT HOUSE ROOF FRAMING - PLAN
SCALE: 1/2" = 1'-0" (FOR 22"x34" DRAWING)
1/4" = 1'-0" (FOR 11"x17" DRAWING)



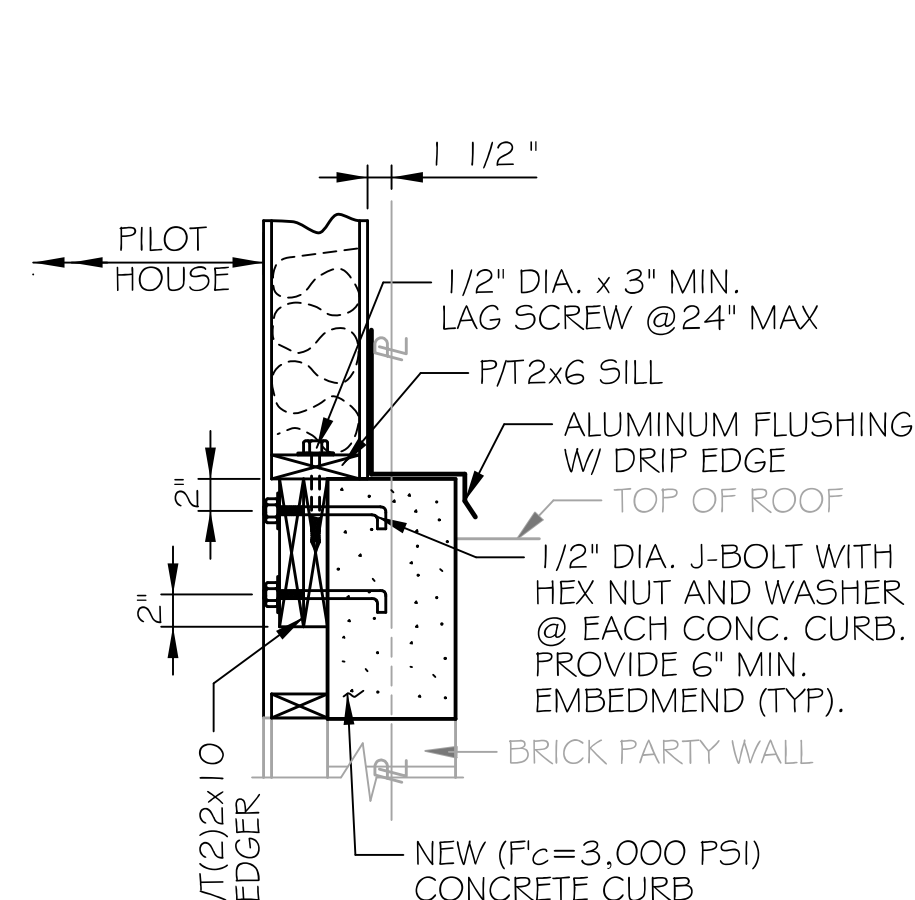
TRANSVERSE SECTION THROUGH PILOT HOUSE
SCALE: 3/4" = 1'-0"



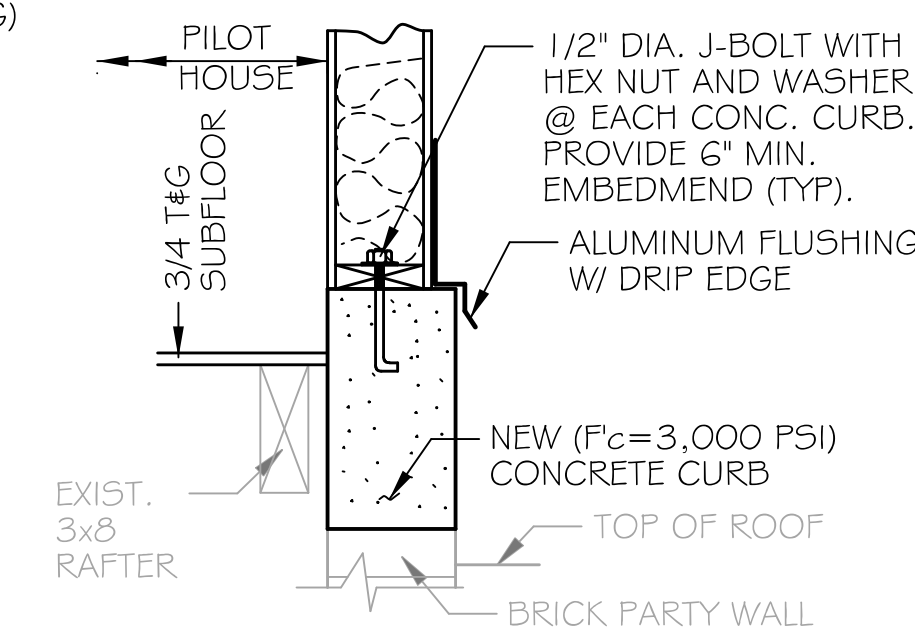
SECTION 1
CONCRETE CURB CONNECTION DETAILS - 1
SCALE: 1" = 1'-0" (FOR 22"x34" DRAWING)
1/2" = 1'-0" (FOR 11"x17" DRAWING)



SECTION 3
CONCRETE CURB CONNECTION DETAILS - 2
SCALE: 1" = 1'-0" (FOR 22"x34" DRAWING)
1/2" = 1'-0" (FOR 11"x17" DRAWING)



SECTION 2



SECTION 4

Structural Engineering Consultants LLC.
389 MAPLEWOOD RD.
MERION STATION, PA 19066

CUMMING CONSTRUCTION
OWNER: **WILLIAM LONG**
PROJECT: **PILOT HOUSE & ROOF DECK ADDITION**
3847 SPRING GARDEN ST. PHILADELPHIA, PA
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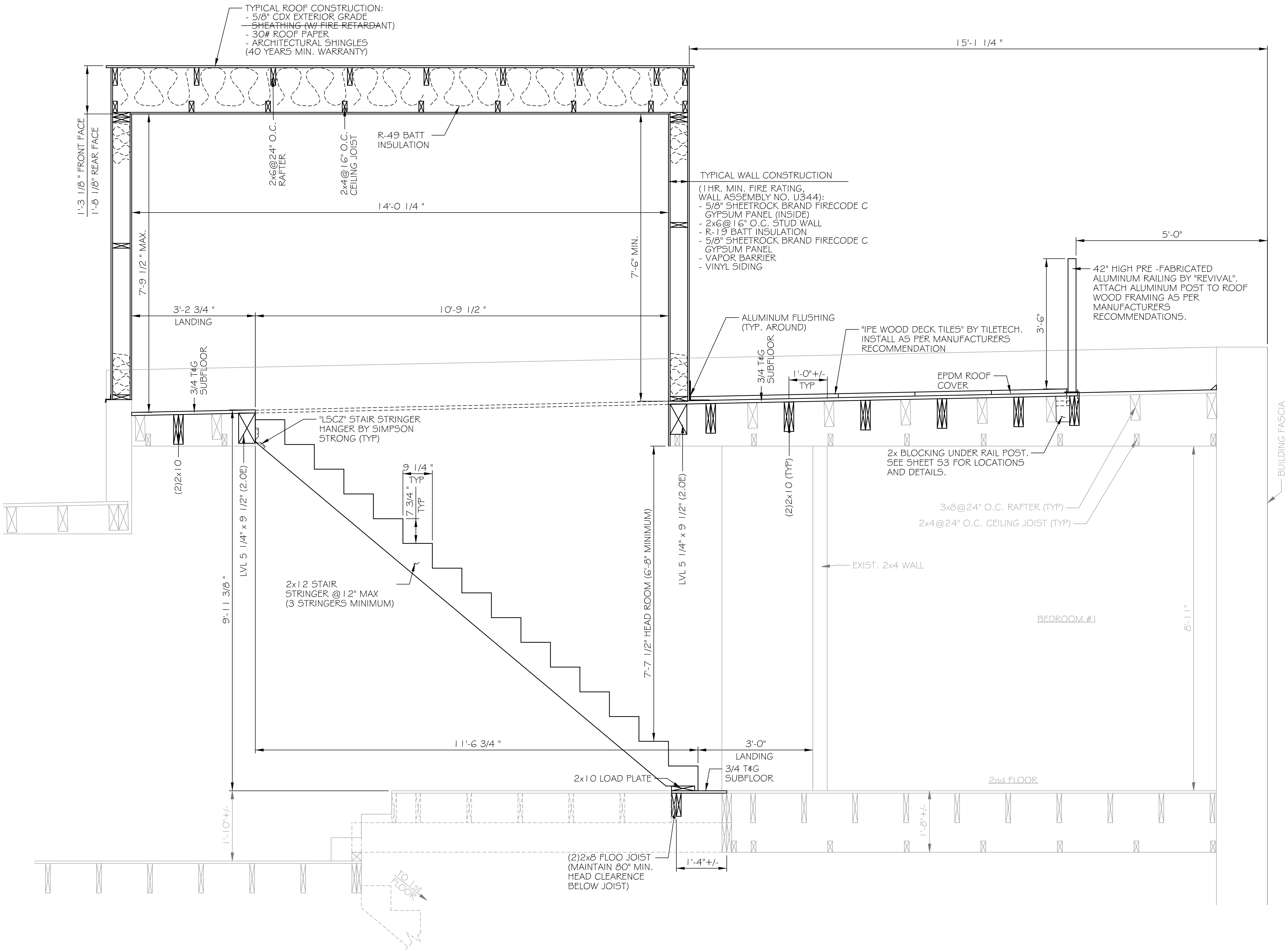
DRAWING TITLE:
DECK FLOOR & PILOT HOUSE ROOF FRAMING PLAN & ATTACHMENT DETAILS

REVISIONS	
DESIGNED BY: AT	
REVIEWED BY: AT	
SCALE:	
DATE: 10-2023	

SHEET S4 OF S5

ANDRIY TURBIN P.E.
TEL: (484) 754-6494

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
ANDRIY TURBIN
ENGINEER
PE078445



B
34
LONGITUDINAL SECTION THROUGH PILOT HOUSE
SCALE: 3/4" = 1'-0"

**Structural
Engineering
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LLC.**
389 MAPLEWOOD RD.
MERION STATION, PA
19066

CUMMING CONSTRUCTION
OWNER: WILLIAM LONG
PROJECT: PILOT HOUSE & ROOF DECK ADDITION
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DRAWING TITLE:
**LONGITUDINAL
SECTION THROUGH
PILOT HOUSE**

REVISIONS	

DESIGNED BY: AT
REVIEWED BY: AT
SCALE:
DATE: 10-2023

SHEET S5 OF S5

ANDRIY TURBIN P.E.
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