

**ADDRESS: 1108 S FRONT ST**

Proposal: Legalize addition, roof deck, and other unpermitted work

Review Requested: Final Approval

Owner: Lauren Revak

Applicant: William Klotz, Restoration Specialist Inc.

History: Built early 19<sup>th</sup> century

Individual Designation: 3/30/1965

District Designation: None

Staff Contact: Ted Maust, [theodore.maust@phila.gov](mailto:theodore.maust@phila.gov)

**OVERVIEW:** Between December 2023 and March 2024, a significant addition was constructed at the rear of 1108 S. Front Street without a building permit or the Historical Commission's review or approval. The Historical Commission did approve interior demolition and make-safe permit applications in August and December 2023, respectively, but those permits did not cover the new construction. When a Historical Commission staff member visited the site, he saw that the unpermitted addition was under construction despite a Stop Work Order issued by the Department of Licenses and Inspections on 9 February 2024. The developer applied for a permit in late February 2024 that included details that showed what was described as an existing roof deck and pilot house. Photographs of the property submitted as part of this legalization application show that further modification has been made to the front cornice since the site visit.

**SCOPE OF WORK:**

- Legalize unpermitted rear addition, roof deck, pilot house, and work to front cornice and 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 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 rear addition is very large in comparison to the historic structure. The roof deck and pilot house are very visible from the public right-of-way and change the established spatial relationships of the property.
  - A two-story addition with a roof deck on the rear ell rather than the main block may be able to satisfy this Standard.
- *Standard 10: New additions and adjacent or related new construction will 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.*
  - From the submitted floor plans, it appears that at least some of the existing rear walls were demolished without the Historical Commission's approval.

**STAFF RECOMMENDATION:** Denial, pursuant to Standards 9 and 10.



Left: Photo of 1108 S Front Street on 10/9/2023 (Cyclomedia); Middle: Photo taken 3/14/2024 by PHC staff; Right: Photo submitted by applicant on 4/9/2024



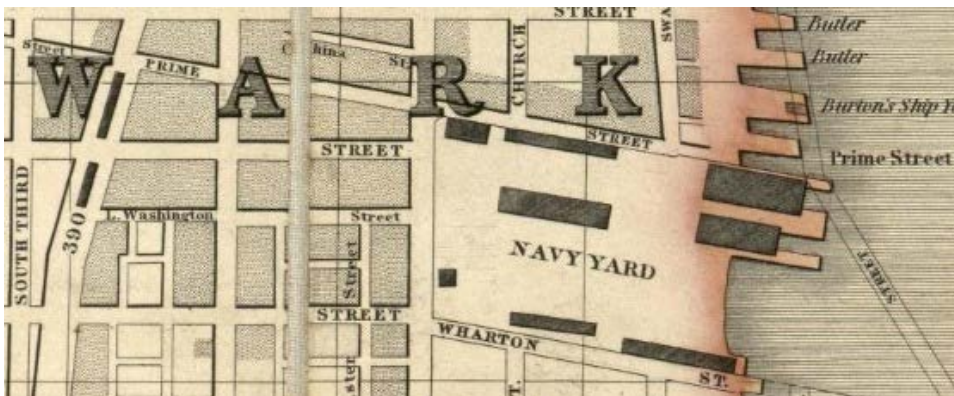
Left: Photo of 1108 S Front Street on 10/9/2023 (Cyclomedia); Right: Photo taken 3/14/2024 by PHC staff.



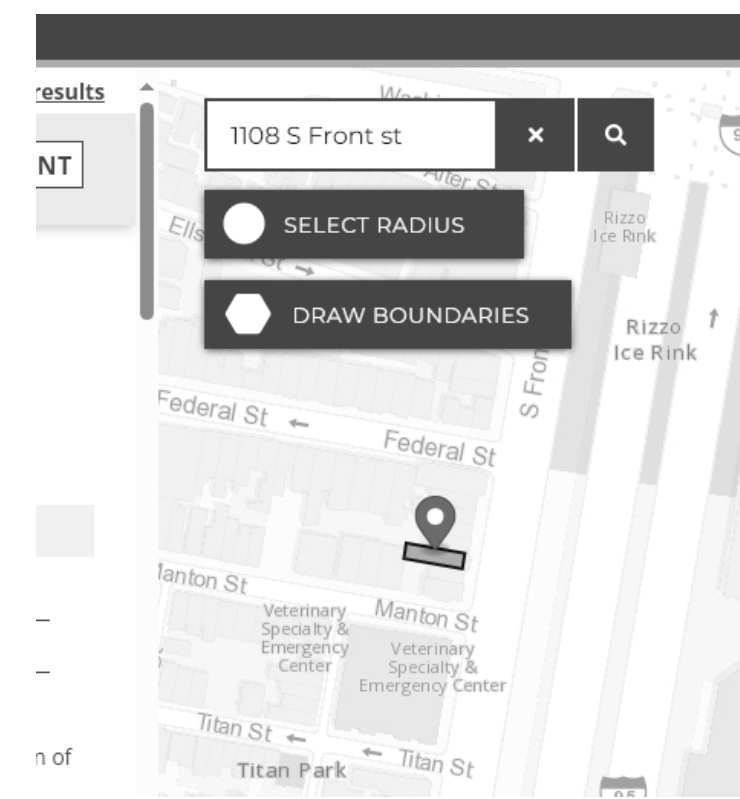
Aerial photo of 1108 S Front Street, March-May 2023  
(Pictometry)



An 1802 map by Charles Varle, "To the citizens of Philadelphia, this new plan of the city and its environs is respectfully dedicated by the editor," shows the area around 1108 S Front St as undeveloped.



By 1830, Allen, Dawson, and Tanner's "Plan of the city of Philadelphia and adjoining districts," shows the subject block of South Front Street as having buildings on it.



BUILDING CONTRACTOR/HOME OWNER  
TO REVIEW AND VERIFY ALL DIMENSIONS,  
SPECS, AND CONNECTIONS BEFORE  
CONSTRUCTION BEGINS.

ELECTRICAL SYSTEM CODE: SEC.2701  
MECHANICAL SYSTEM CODE: SEC.2801  
PLUMBING SYSTEM CODE: SEC.2901

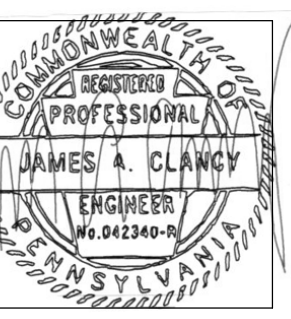
HOMEOWNER WILL TAKE NECESSARY  
PRECAUTIONS TO REMOVE OR RELOCATE  
ITEMS OF VALUE TO BE REUSED AND/OR  
SAVED, OR IN ANY DANGER OF BEING  
DAMAGED DUE TO CONSTRUCTION PROCESS.

THESE DRAWINGS ARE THE PROPRIETARY WORK PRODUCT AND  
PROPERTY OF *Restoration Development Group*, DEVELOPED FOR THE  
EXCLUSIVE USE OF *Restoration Development Group*. USE OF THESE  
DRAWINGS AND CONCEPTS CONTAINED THEREIN WITHOUT THE  
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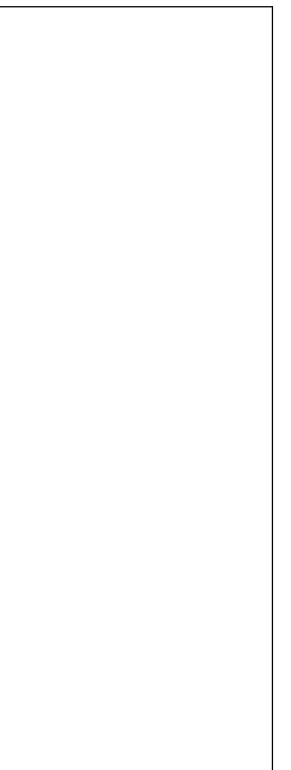
To the best of my knowledge these plans are drawn to comply with owner's  
and/or builder's specifications and any changes made on them after prints  
are made will be done at the owner's and/or builder's expense and  
responsibility. The contractor shall verify all dimensions and enclosed  
drawing. *Restoration Development Group* is not liable for errors once  
construction has begun. While every effort has been made in the preparation  
of this plan to avoid mistakes, the maker can not guarantee against human  
error. The contractor of the job must check all dimensions and other details  
prior to construction and be solely responsible thereafter.

HOMEOWNER & CONTRACTOR: TO VERIFY ALL  
DIMENSIONS, STRUCTURAL DETAILS, AND  
BUILDING CODES, AND GRADE  
REQUIREMENTS.

**HOME OWNER:** N/A  
**PROJECT ADDRESS:** 1108 S Front St  
Philadelphia, PA 19148  
**LEGAL ADDRESS:** Single Family Dwelling  
**FIRE DISTRICT:** PFD  
**WATER DISTRICT:** PWD  
**STORM WATER#:** N/A  
**BLDG PERMIT#:** Not Obtained  
**BUILDING AREA:** FLOOR 1: 600 SQ. FT.  
FLOOR 2: 600 SQ. FT.  
FLOOR 3: 600 SQ. FT.  
FOUNDATION: N/A SQ. FT.  
GARAGE: N/A SQ. FT.  
**TOTAL: 1800 SQ. FT.**  
DECKS 250 SQ. FT.  
**LIVABLE AREA: SQ. FT.**



NUMBER	DATE	REVISED BY	DESCRIPTION



1108 S Front St  
Civil

DRAWINGS PROVIDED BY:  
MK  
Com Liberty Design Build  
Registration # 056430

DATE:

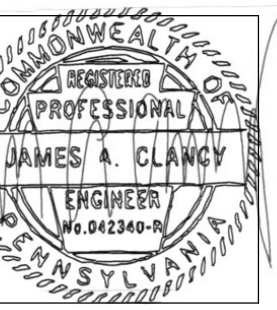
4/7/2024

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SHEET:

C - 1



NUMBER	DATE	REVISION TABLE	REVISOR	DESCRIPTION

1108 S Front St

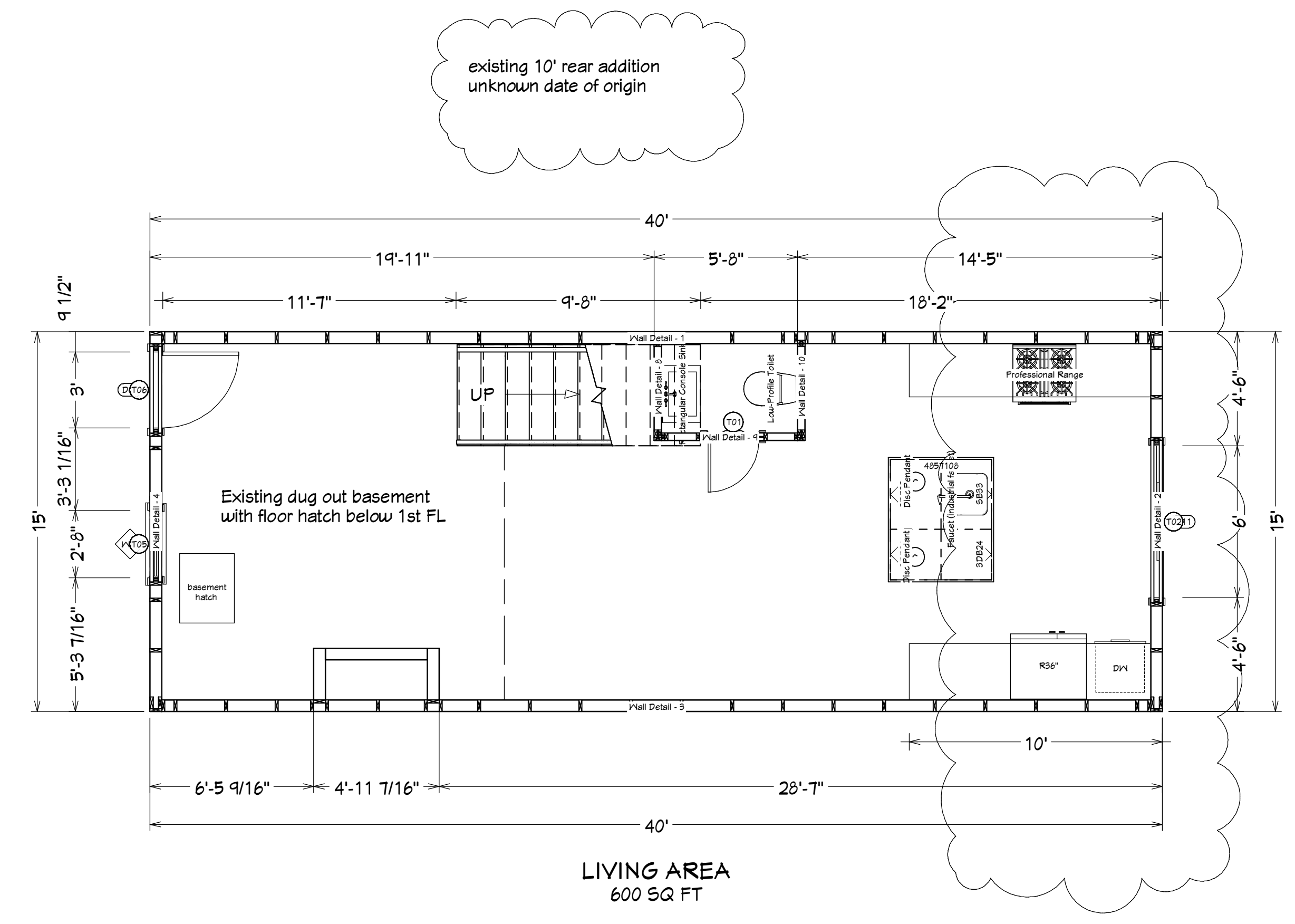
first floor

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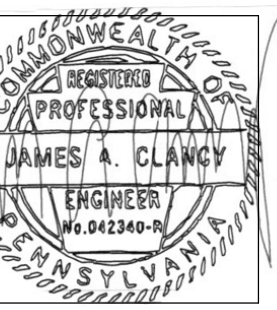
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 4/7/2024

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 1/4" = 1'

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 A - 1



1st Floor



NUMBER	DATE	REVISION TABLE	DESCRIPTION

1108 S Front St

second floor

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 MK  
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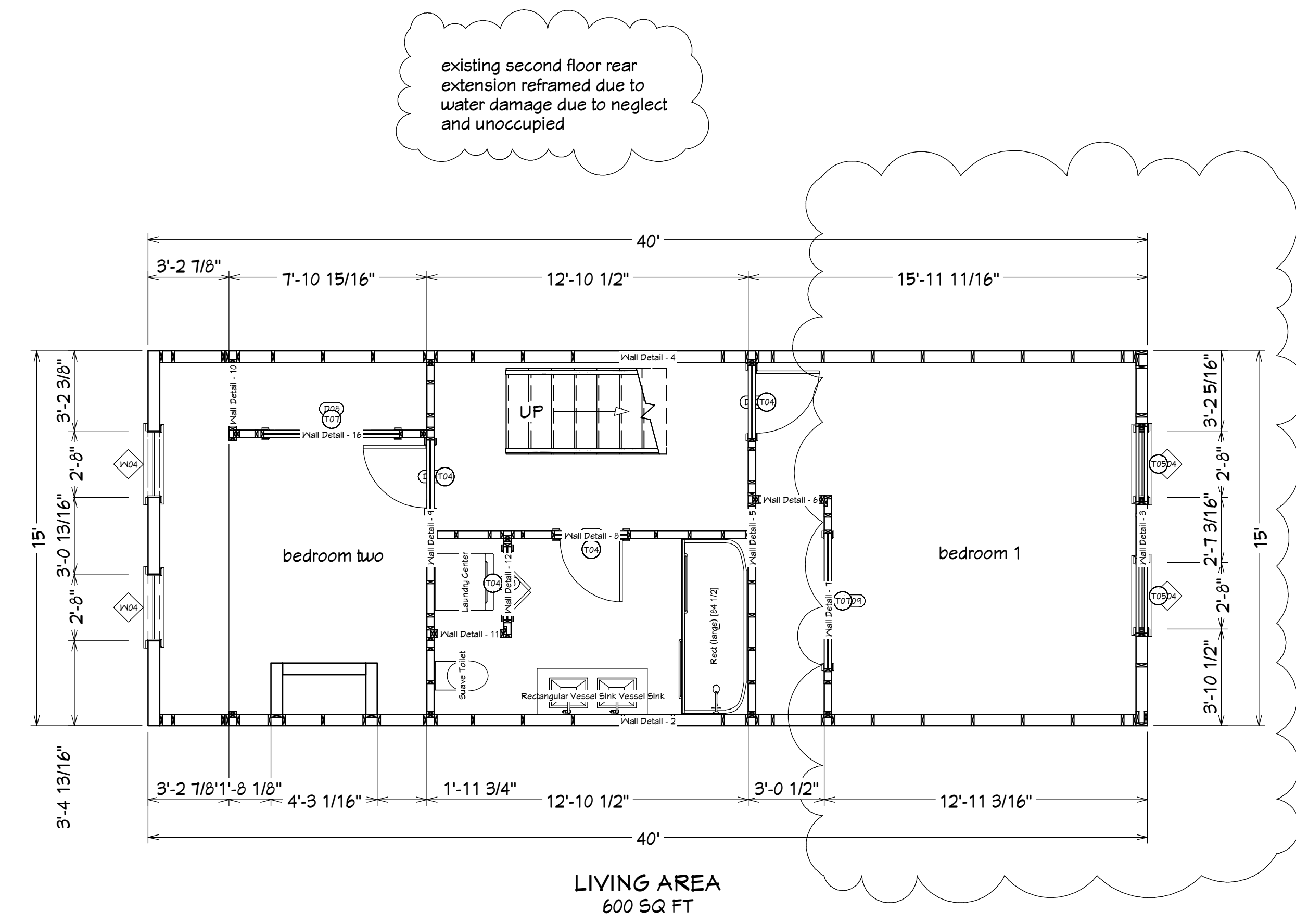
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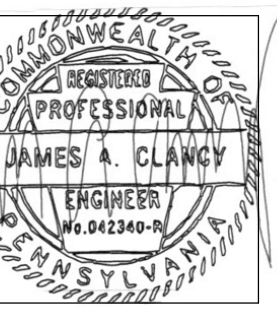
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A - 2

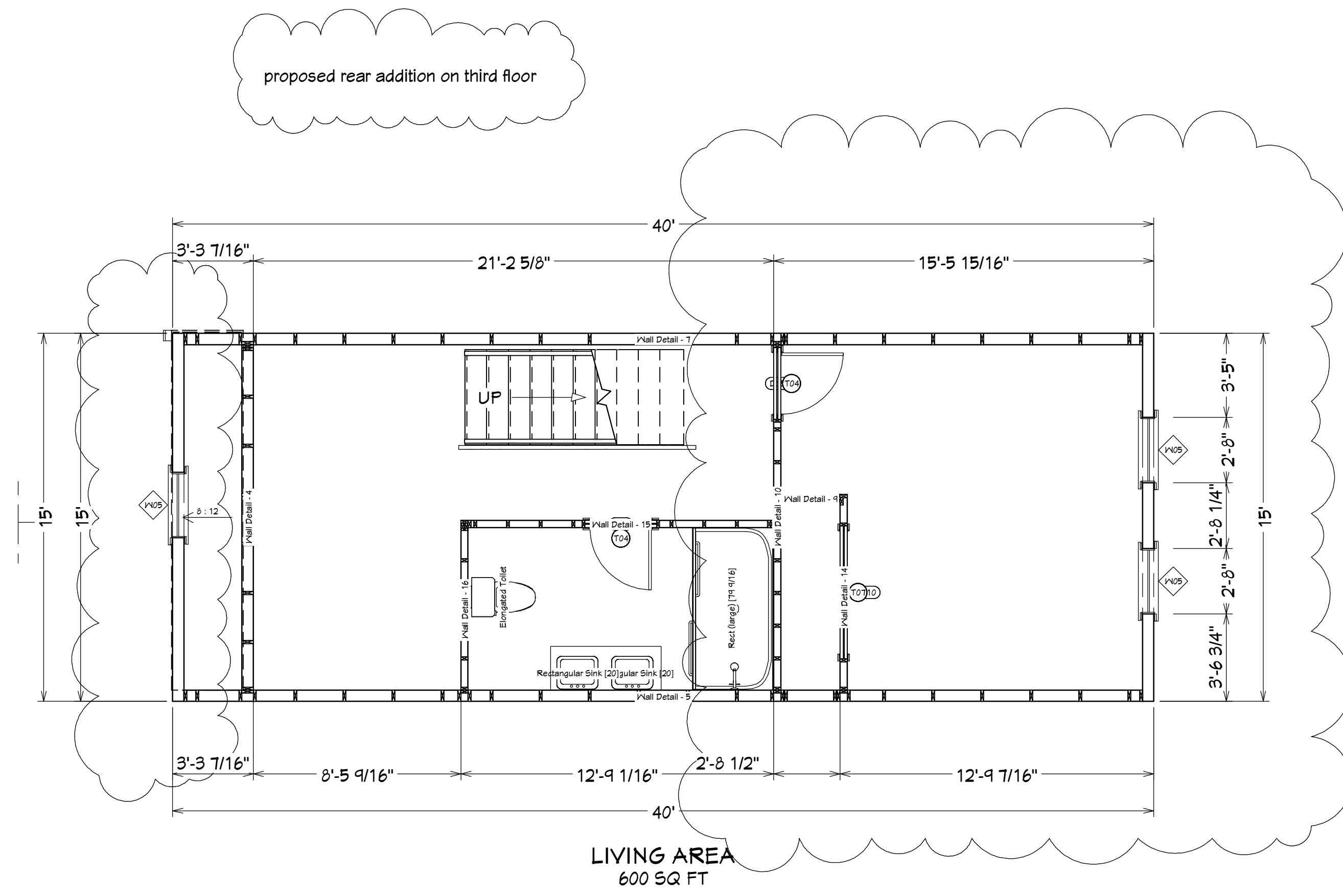


existing second floor rear extension reframed due to water damage due to neglect and unoccupied

2nd Floor



NUMBER	DATE	REVISION TABLE	DESCRIPTION



rebuild existing eave and  
cornices to match original

3rd Floor

1108 S Front St  
third floor

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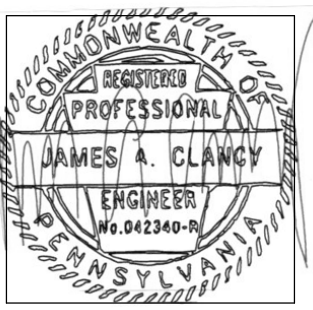
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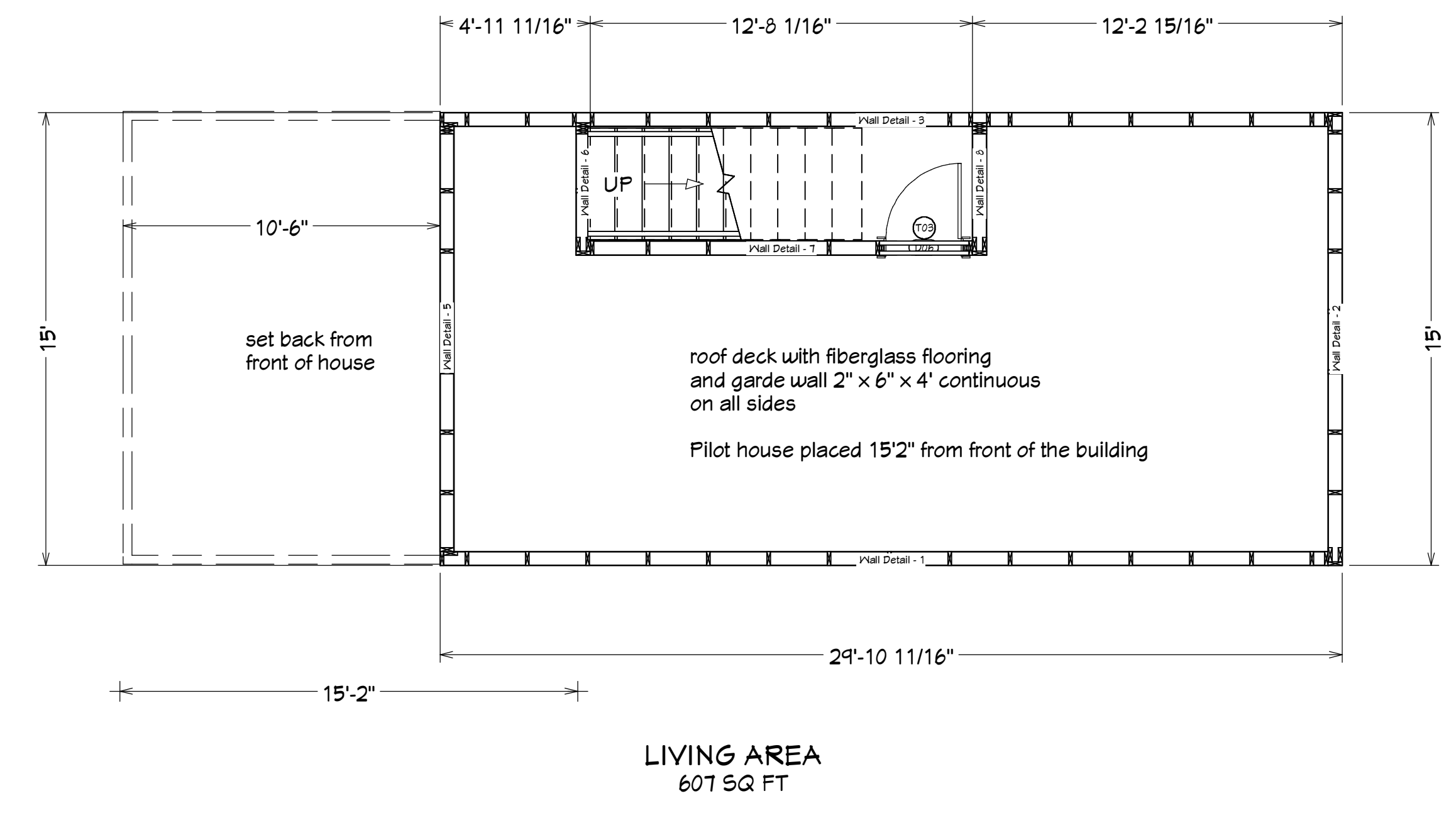
1/4" = 1'

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A - 3



NUMBER	DATE	REVISION	DESCRIPTION



4th Floor

1108 S Front St  
roof deck

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4/7/2024

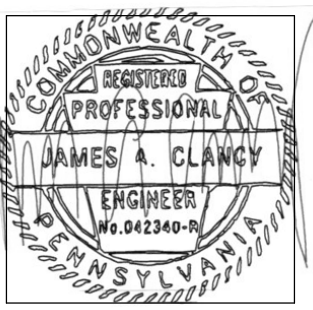
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1/4" = 1'

SHEET:

A - 4





NUMBER	DATE	REVISION	DESCRIPTION

DOOR SCHEDULE													
NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	R/O	DESCRIPTION	HEADER	THICKNESS	CODE	MANUFACTURER	COMMENTS
D01	2060	1	1	2060 R IN	24"	80"	26"X82 1/2"	HINGED-DOOR P04	2"X6"X35" (2)	1 3/8"			
D02	2660	2	2	2660 L IN	30"	80"	32"X82 1/2"	HINGED-DOOR P04	2"X6"X35" (2)	1 3/8"			
D03	2660	1	2	2660 R	30"	80"	32"X82 1/2"	2 DR. BIFOLD-LOUVERED	2"X6"X35" (2)	1 3/8"			
D04	2660	1	2	2660 R IN	30"	80"	32"X82 1/2"	HINGED-DOOR P04	2"X6"X35" (2)	1 3/8"			
D05	2660	2	3	2660 L IN	30"	80"	32"X82 1/2"	HINGED-DOOR P04	2"X6"X35" (2)	1 3/8"			
D06	2660	1	4	2660 R IN	30"	80"	32"X82 1/2"	HINGED-DOOR P04	2"X6"X35" (2)	1 3/8"			
D07	3060	1	1	3060 L EX	36"	80"	38"X83"	EXT. HINGED-DOOR E21	2"X6"X41" (2)	1 3/4"			
D08	5060	1	2	5060 L IN	60"	80"	62"X82 1/2"	SLIDER-DOOR P04	2"X8"X65" (2)	1 3/8"			
D09	5060	1	2	5060 R IN	60"	80"	62"X82 1/2"	SLIDER-DOOR P04	2"X8"X65" (2)	1 3/8"			
D10	5060	1	3	5060 R IN	60"	80"	62"X82 1/2"	SLIDER-DOOR P04	2"X8"X65" (2)	1 3/8"			
D11	6060	1	1	6060 R EX	72"	80"	74"X83"	EXT. SLIDER-GLASS PANEL	2"X10"X11" (2)	1 3/4"			

FRAMING SCHEDULE						
NUMBER	NAME	QTY	NOMINAL	LENGTH	MATERIAL	TYPE
T01	HEADER	2	1 1/2 X 3 13/16	29"	FIR STUD 16" OC	LUMBER
T02	HEADER	2	2X10	77"	FIR STUD 24" OC	LUMBER
T03	HEADER	2	2X6	35 7/16"	FIR STUD 24" OC	LUMBER
T04	HEADER	12	2X6	35"	FIR STUD 16" OC	LUMBER
T05	HEADER	6	2X6	36"	FIR STUD 24" OC	LUMBER
T06	HEADER	2	2X6	41"	FIR STUD 24" OC	LUMBER
T07	HEADER	6	2X6	65"	FIR STUD 16" OC	LUMBER

ELECTRICAL SCHEDULE												
NUMBER	QTY	FLOOR	WIDTH	DEPTH	HEIGHT	ATTACHED TO	DESCRIPTION	CODE	MANUFACTURER	COMMENTS	NUMBER	
E12	2	1	4"	4"	36"	CEILING	DISC PENDANT				E12	

WALL SCHEDULE	
2D SYMBOL	WALL TYPE(S)
	BRICK-6
	INTERIOR RAILING
	INTERIOR-4
	ROOM DIVIDER
	SIDING-6
	SIDING-6/BRICK-6

WINDOW SCHEDULE													
NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	R/O	EGRESS	DESCRIPTION	HEADER	CODE	MANUFACTURER	COMMENTS
W03	2840DH	1	1	2840DH	32"	48"	33"X49"		DOUBLE HUNG	2"X6"X36" (2)			
W04	2840DH	4	2	2840DH	32"	48"	33"X49"		DOUBLE HUNG	2"X6"X36" (2)			
W05	2840DH	3	3	2840DH	32"	48"	33"X49"		DOUBLE HUNG	2"X6"X36" (2)			

FIXTURE SCHEDULE												
NUMBER	LABEL	QTY	FLOOR	WIDTH	DEPTH	HEIGHT	DESCRIPTION	CODE	MANUFACTURER	COMMENTS		
A01	ELONGATED TOILET	1	3	19 3/16"	32 5/8"	31"	ELONGATED TOILET					
A02	FAUCET (INDUSTRIAL FAUCET)	1	1	4 7/8"	15 15/16"	26 1/2"	FAUCET (INDUSTRIAL FAUCET)					
A03	LAUNDRY CENTER	1	2	27 1/4"	28"	71 3/4"	LAUNDRY CENTER					
A04	LOW-PROFILE TOILET	1	1	16 1/16"	25 1/8"	18"	LOW-PROFILE TOILET					
A05	PROFESSIONAL RANGE	1	1	30"	28"	41 3/16"	PROFESSIONAL RANGE					
A06	RECT (LARGE) [19 9/16]	1	3	19 9/16"	41"	19 9/16"	RECT (LARGE) [19 9/16]					
A07	RECT (LARGE) [84 1/2]	1	2	84 1/2"	32 7/8"	19 9/16"	RECT (LARGE) [84 1/2]					
A08	RECTANGULAR CONSOLE SINK	1	1	27"	17 15/16"	41 11/16"	RECTANGULAR CONSOLE SINK					
A09	RECTANGULAR SINK [20]	2	3	20"	16"	12 1/4"	RECTANGULAR SINK [20]					
A10	RECTANGULAR VESSEL SINK	2	2	18 7/16"	17 3/16"	15 3/4"	RECTANGULAR VESSEL SINK					
A11	SINGLE 24" (UNDERMOUNT) [20 5/16W]	1	1	20 5/16"	17 1/8"	11 9/16"	SINGLE 24" (UNDERMOUNT) [20 5/16W]					
A12	SUAVE TOILET	1	2	14 9/16"	25 7/16"	17 3/8"	SUAVE TOILET					
A13	DW	1	1	24"	25 3/4"	34"	DISHWASHER 1					
A14	R36"	1	1	36"	32"	66"	SIDE-BY-SIDE REFRIGERATOR 2					

1108 S Front St  
schedule

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Registration # 056430

DATE:

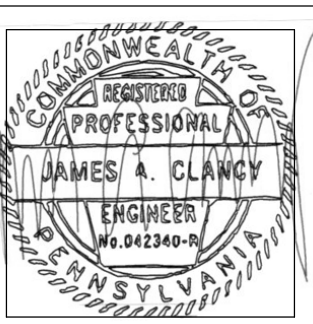
4/7/2024

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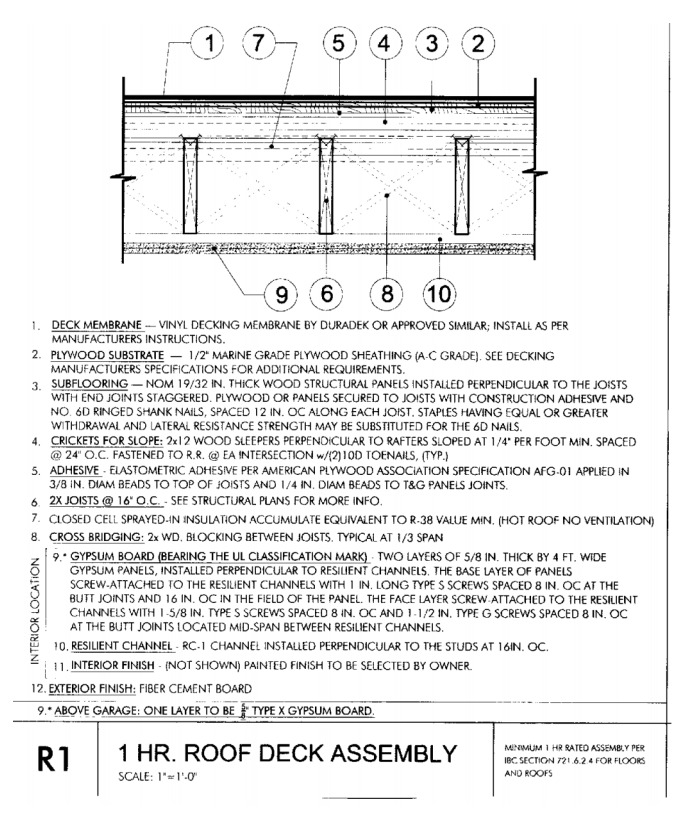
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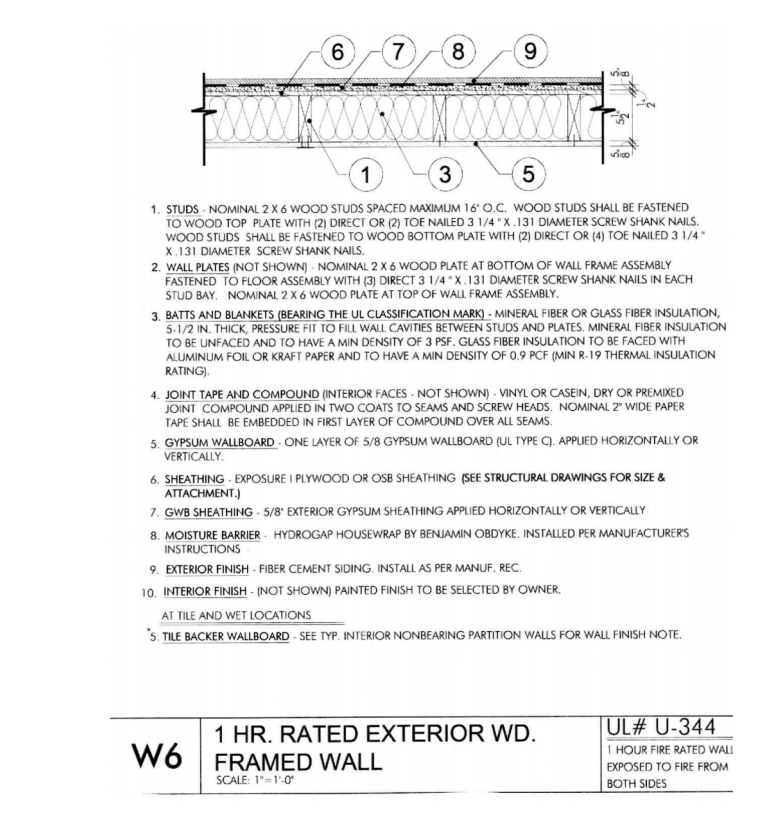
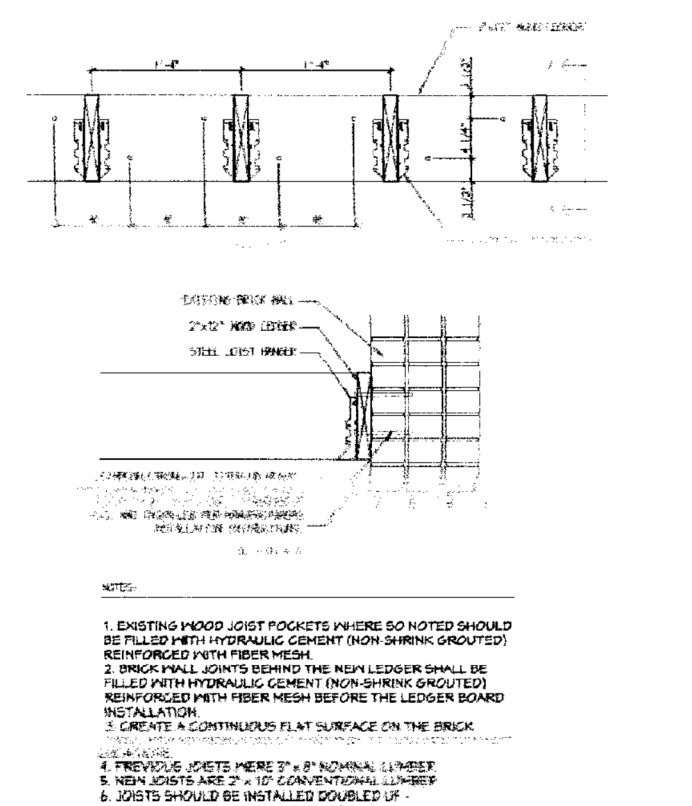
NUMBER	DATE	REVISION	DESCRIPTION

1108 S Front St  
details

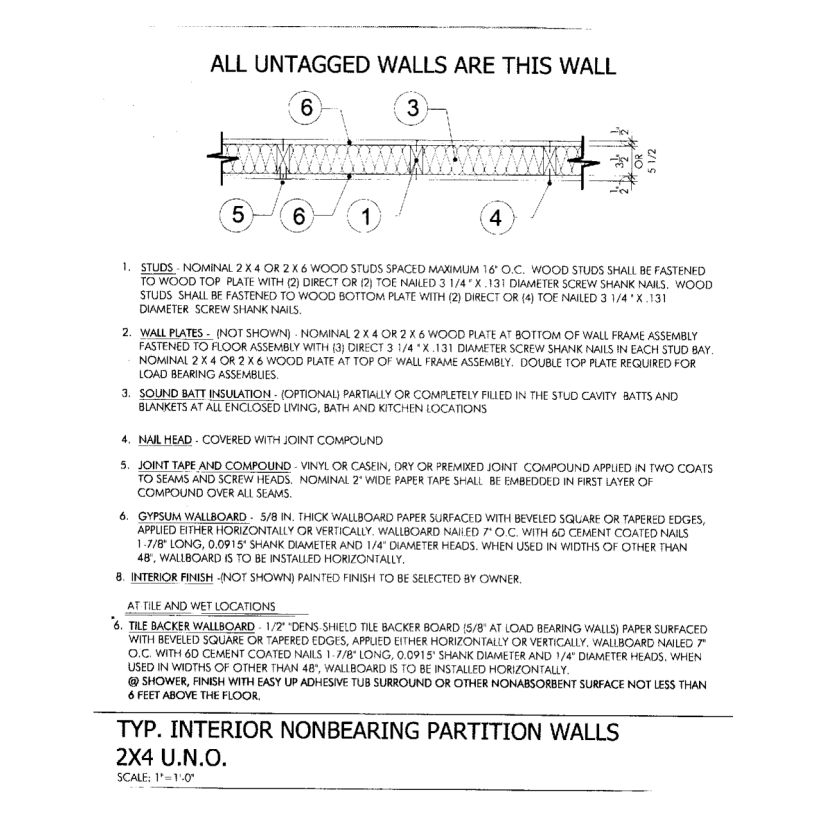
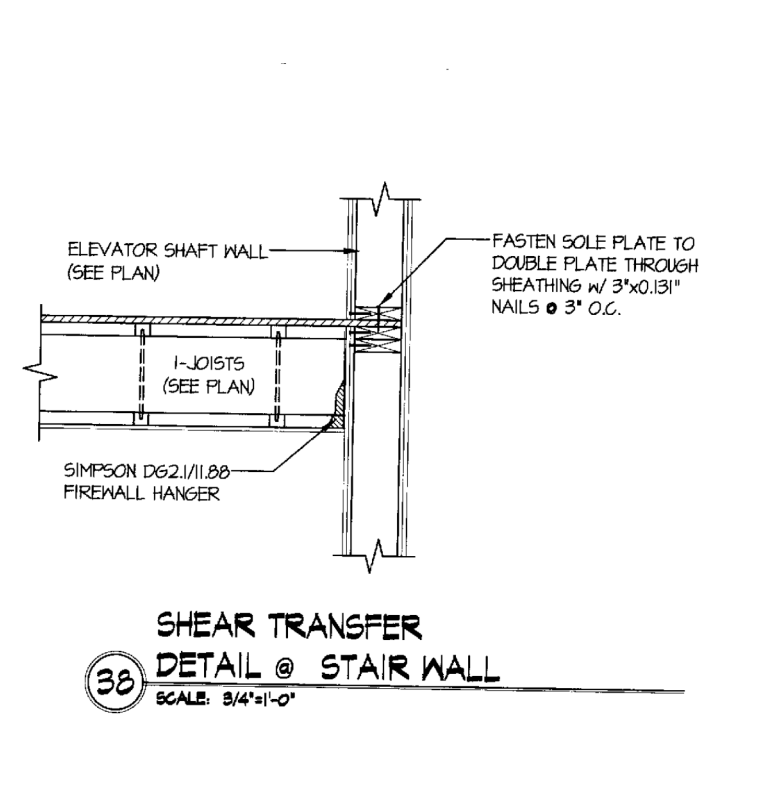
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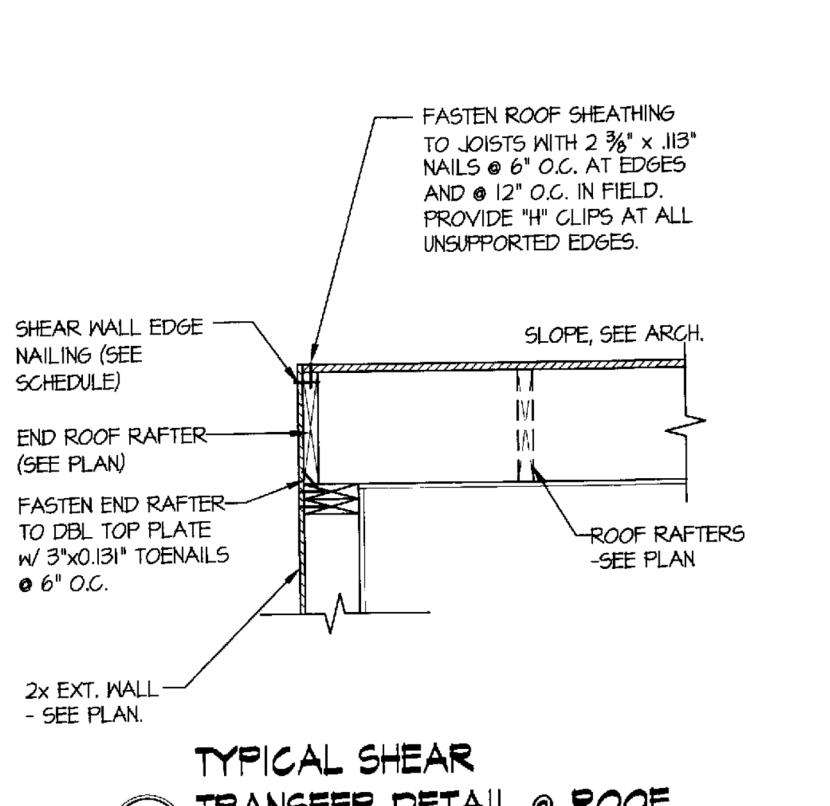
1 hr roof



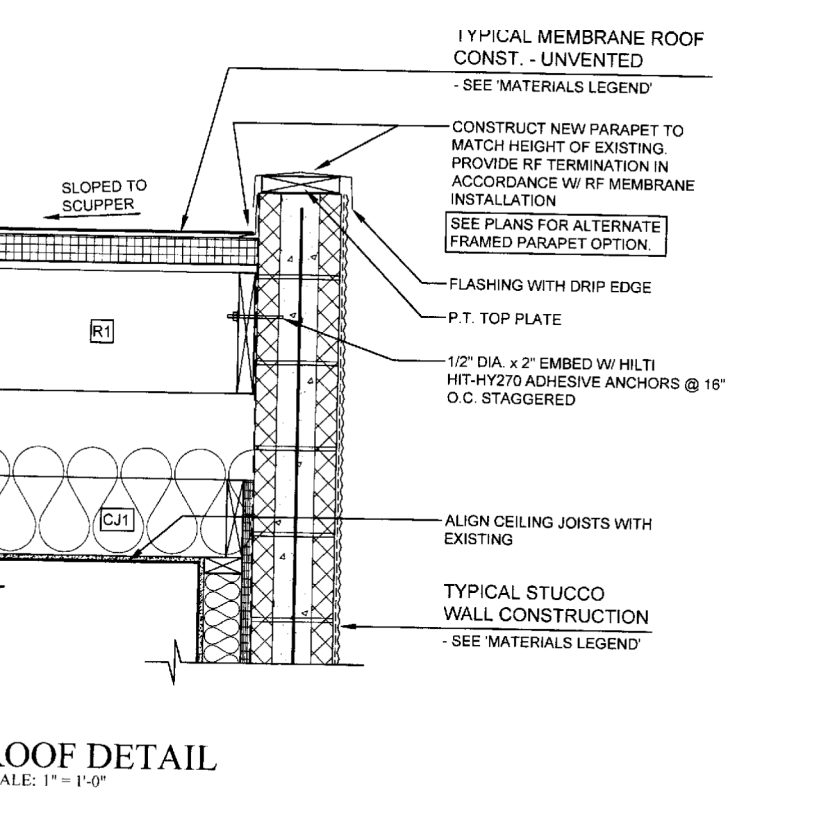
1 hr ext wall



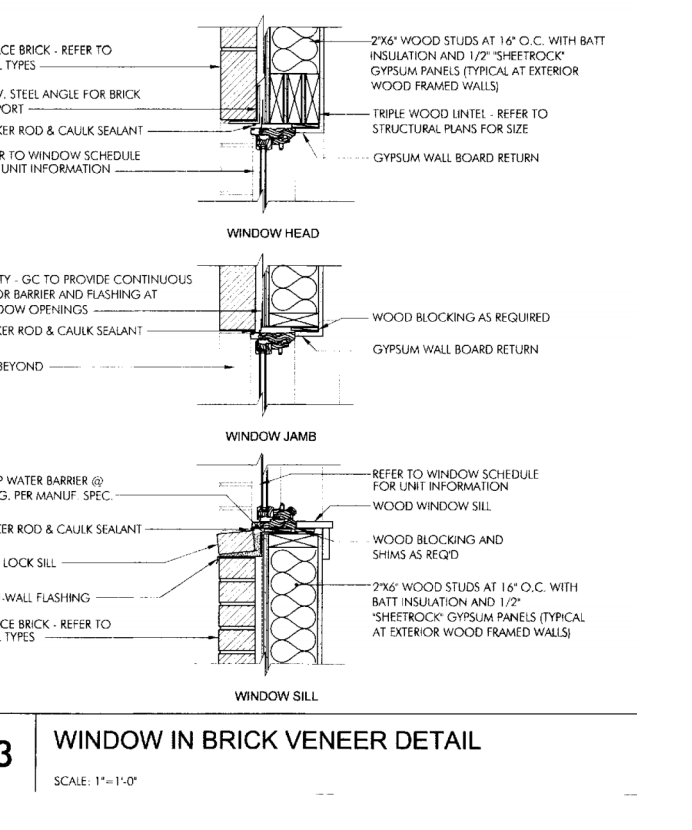
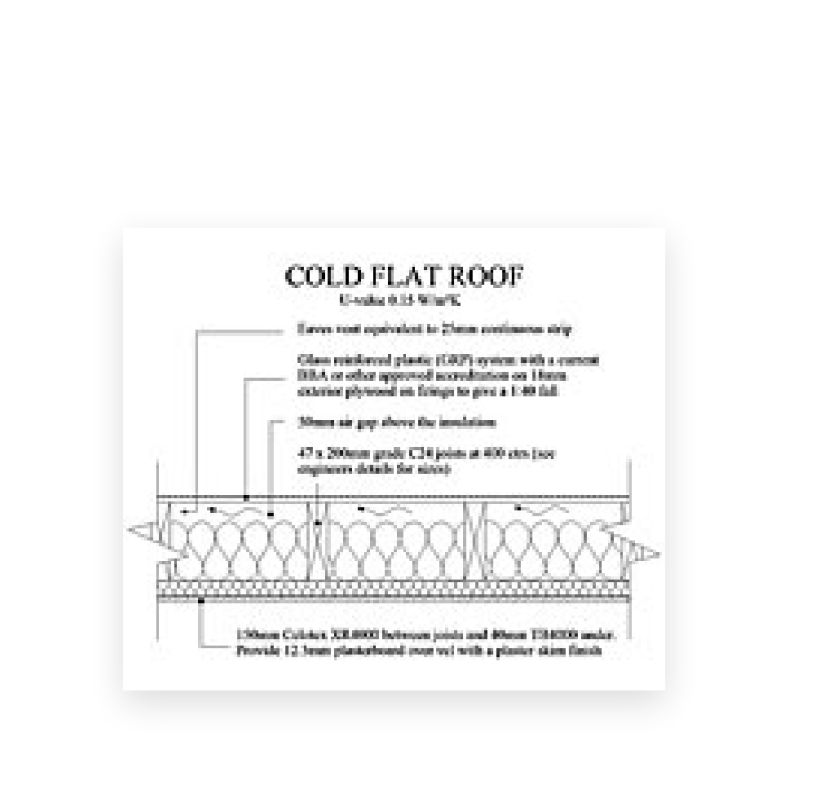
interior wall non loadbearing wall



shear transfer at roof



roof detail one



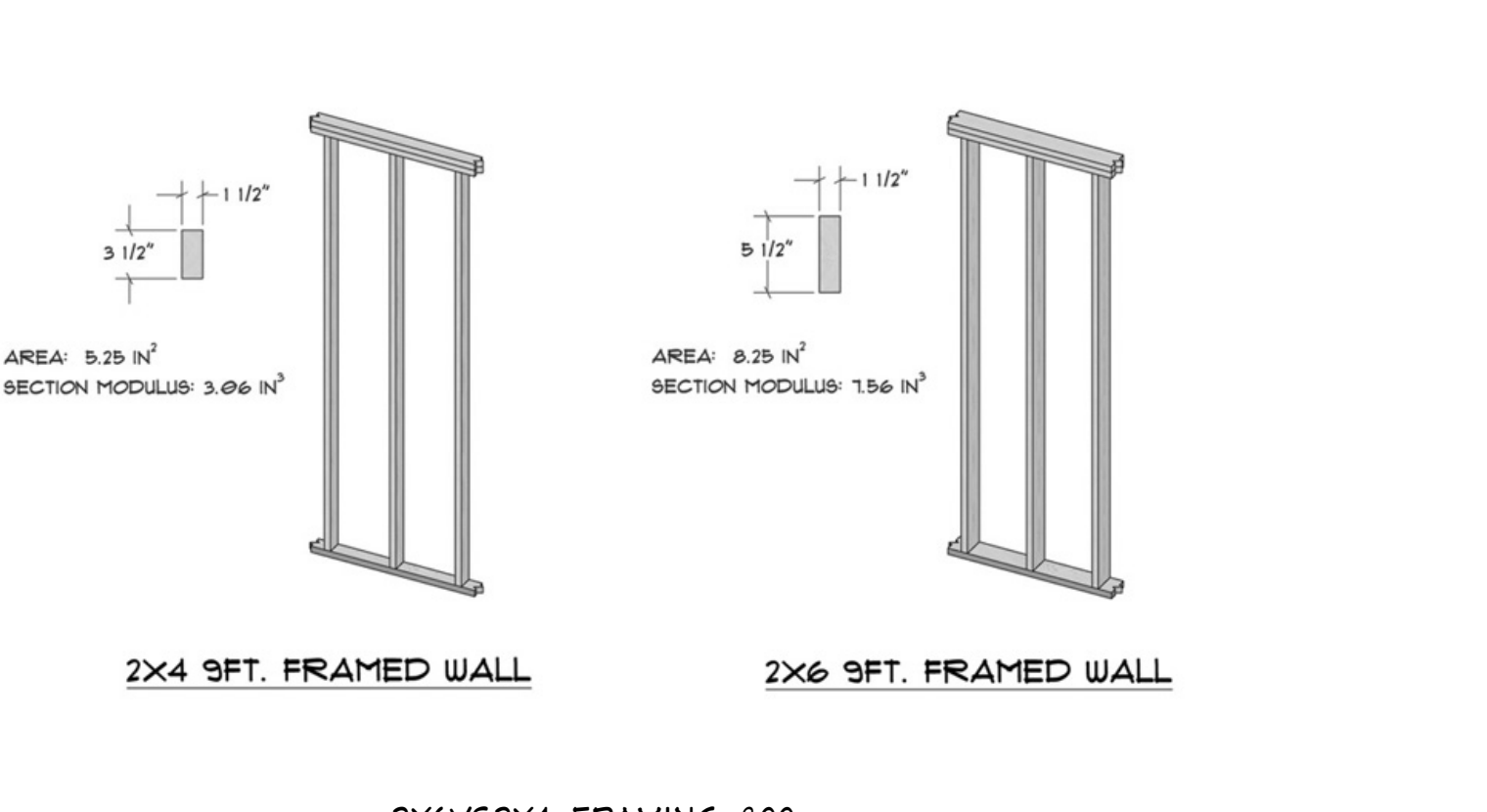
wdw detail

**Wedge Anchor Strength And Load Specifications**

**FASTENER**

Anchor Diameter (in)	Minimum Embedment Depth (in)	4000 psi		6000 psi	
		Allowable Tensile Capacity (lb)	Allowable Shear Capacity (lb)	Allowable Tensile Capacity (lb)	Allowable Shear Capacity (lb)
1/2"	5.0	1,000	1,000	1,000	1,000
3/8"	4.0	750	750	750	750
5/8"	6.0	1,500	1,500	1,500	1,500
1"	8.0	2,000	2,000	2,000	2,000
1 1/8"	9.0	2,500	2,500	2,500	2,500
1 1/4"	10.0	3,000	3,000	3,000	3,000
1 3/8"	11.0	3,500	3,500	3,500	3,500
1 1/2"	12.0	4,000	4,000	4,000	4,000
1 5/8"	13.0	4,500	4,500	4,500	4,500
1 3/4"	14.0	5,000	5,000	5,000	5,000
1 7/8"	15.0	5,500	5,500	5,500	5,500
2"	16.0	6,000	6,000	6,000	6,000

Wedge Anchor Strength Chart \_ Fastenere, Page 1



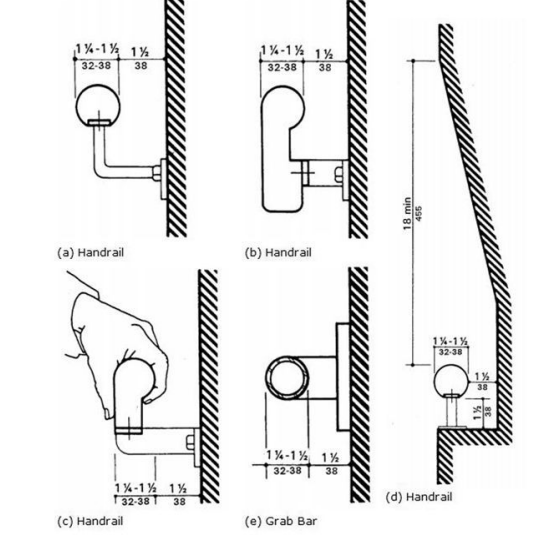
2x6V52x4\_FRAMING\_800

DATE:  
4/7/2024

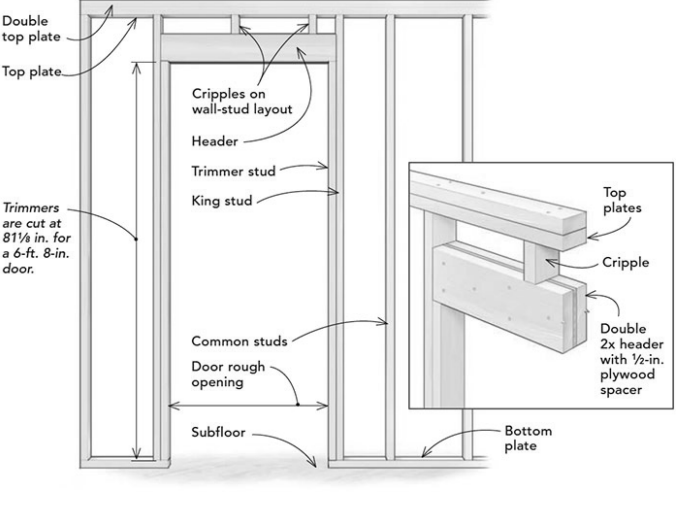
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D - 1

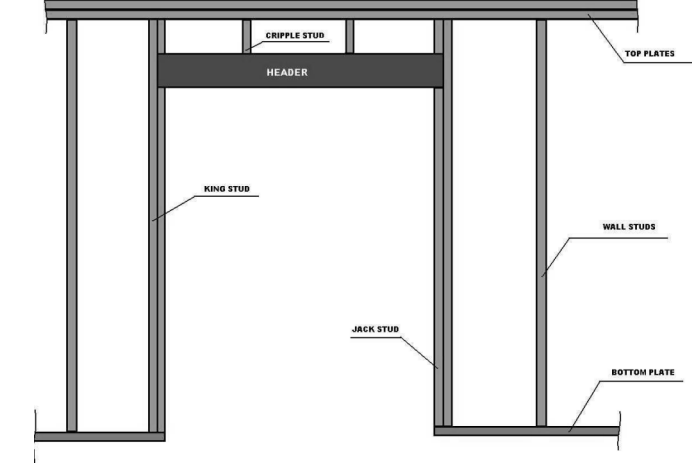
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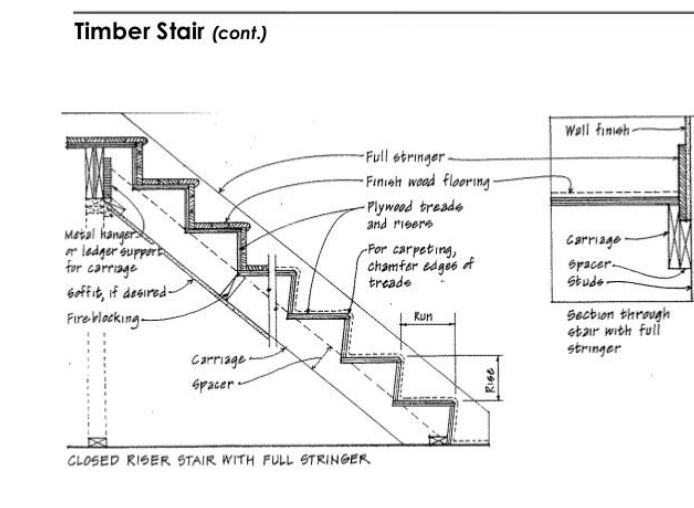
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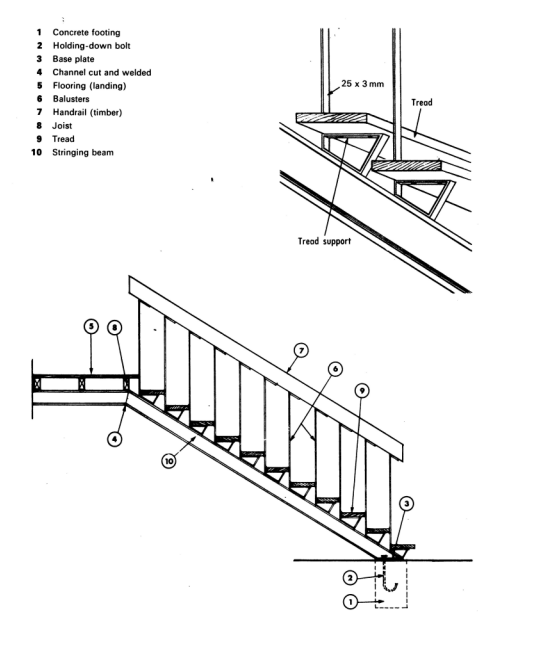
Frame-a-door-rough-opening-drawing



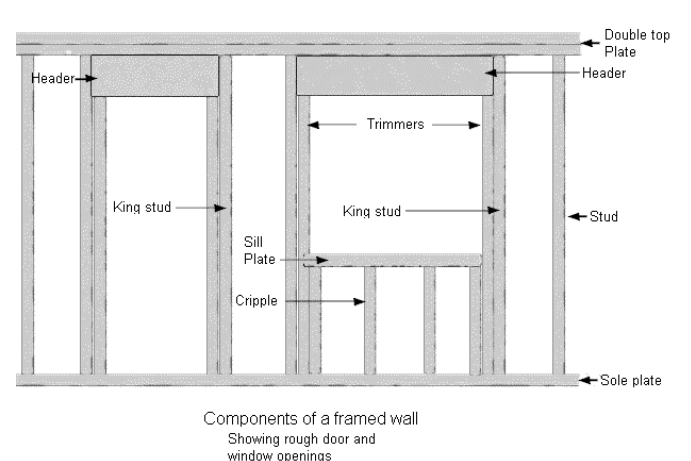
sliding door details 2



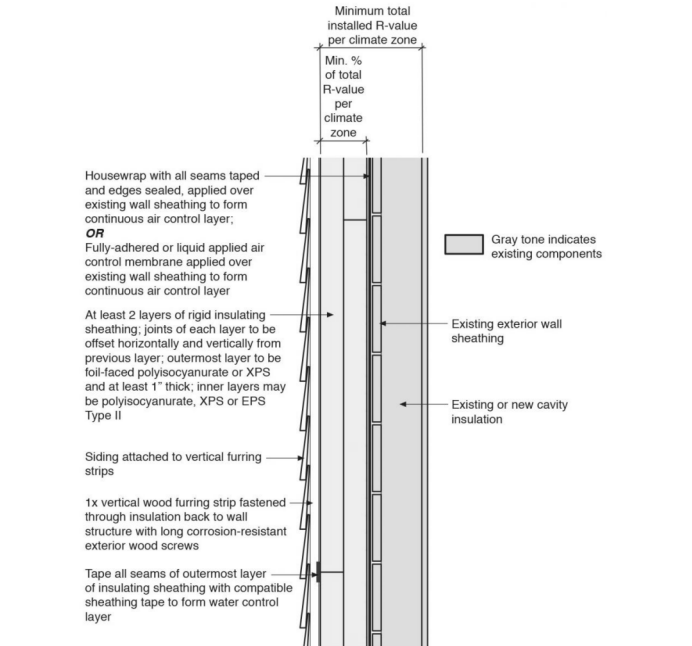
stair framing details



stair rail detail



wdw and door framing detail

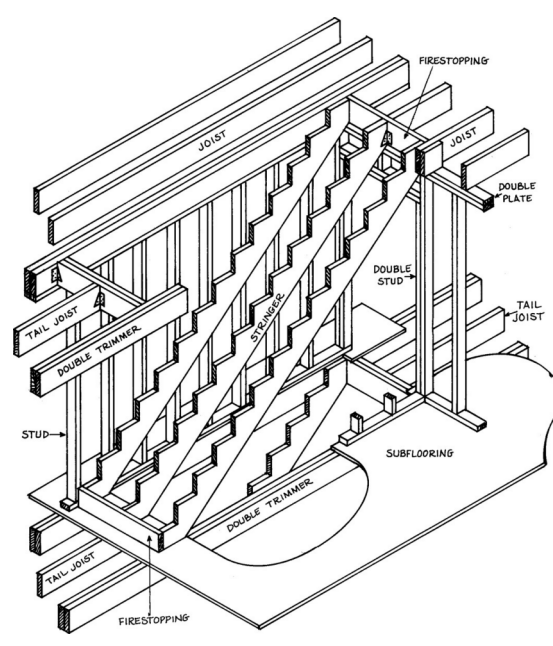


siding detail

	IECC 2015	IECC 2018	RAEP 2021
Fenestration U-factor	0.32	0.30	0.30
Skylights U-factor	0.55	0.55	0.55
Glazed Fenestration SHGC	N/R	N/R	N/R
Ceiling R-value	49	49	49
Wood Frame Wall R-value	20 <sup>a</sup> or 13+5	20 <sup>a</sup> or 13+5	20 <sup>a</sup> or 13+5
Mass Wall R-value	13/17	13/17	13/17
Floor R-value	30 <sup>b</sup>	30 <sup>b</sup>	30 <sup>b</sup>
Basement Wall R	15/19	15/19	10/13
Slab R-value and depth	10, 2 ft	10, 2 ft	10, 2 ft
Crawlspace Wall R-value	15/19	15/19	10/13

<sup>a</sup> As assembled. <sup>b</sup> R-18 insulation shall be permitted in place of R-20 equipment provided the wall framing factor is 20% or less or interior walls with 2" x 4" nominal vertical stud spacing.  
 c. Floor insulation may be reduced to R-18 if installed above an unconditioned basement.

2018 insulation chart



stair opening detail

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 MK  
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DATE:

4/7/2024

SCALE:

no scale

SHEET:

D - 2

1108 S Front St  
 details con't





Photo of Subject Property Submitted by Applicant



Photo of Subject Property Submitted by Applicant



Photo of Subject Property Submitted by Applicant



Photo of Subject Property Submitted by Applicant





Photo of Subject Property Submitted by Applicant



Photo of Subject Property Submitted by Applicant



Photo of Subject Property Submitted by Applicant



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Photo of Subject Property Submitted by Applicant



Photo of Subject Property Submitted by Applicant



Photo of Subject Property Submitted by Applicant



Photo of Nearby Property Submitted by Applicant



Photo of Nearby Property Submitted by Applicant



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Photo of Nearby Property Submitted by Applicant