

DATE: May 3rd, 2024

TO: Jon Farnham
Executive Director
Philadelphia Historic Commission
1515 Arch Street, 13th Floor
Philadelphia, PA 19102

FROM: Woodcock Design, Inc.
1518 Walnut St. Ste 1308
Philadelphia, PA 19102

RE: **3629 Hamilton St**
RP-2024-002840

We are requesting review of the proposed rear addition of the above referenced property, which is located within the Powelton Village Historic District and listed as a historic resource. The existing building facades are brick (front) with wood porch, and stucco siding at exposed sides and back.

The Powelton Village neighborhood received historic designation in 1985 from the National Trust for Historic Preservation for its buildings built between 1860 and 1910 in Victorian styles from early Italianates to Queen Anne and into Colonial Revival¹. Powelton Village Civic Association provides an interactive map guided by census data to provide further detail on each property. For 3629 Hamilton, the following is noted:

3621-3631: "three-story red brick Victorian rowhouse; two registers with segmental stone lintels, decorative carved wood cornices and brackets.... all but 3625 (Victorian porch) have circa 1905 Colonial Revival porches."²

We propose a two-story addition with brick at party wall and back to match front existing brick and hardie board siding at bay and east facades. On the east side, the addition is one story with stucco siding at party wall, hardie board siding at rear, and two low-profile skylights.

The existing front façade remains unchanged. The addition is not visible from Hamilton St. The addition's size and height have been designed to fit into the surrounding neighborhood.

¹ <https://poweltonvillage.org/history/>

² <http://old.poweltonvillage.org/interactivemap/files/3629hamilton.htm>

Below are the Architectural Committee comments with our replies:

1. The addition appears to extend beyond the neighboring properties. Please confirm depth of neighbors and proposed addition.
 - a. The average depth of neighboring properties on the northside of Hamilton St between 36th & 37th extend approximately 86'-0" from front property line. The addition aligns with this typical depth. The direct neighbor to the east (3627 Hamilton) is the exception with its shorter extension. (See #02/A-001)
 - b. 3629 Hamilton mimics similar forms found on the block with a bay at the rear. 9 out of 15 properties on this block feature bay windows either at back or on a visible side. (See #02/A-001)
2. Request for facades to be brick instead of stucco and hardie board including a brick party wall.
 - a. The addition includes brick façade at party wall and rear, except at the bay. The bay is clad with hardie board which is a common material for the second floor bays along the block. The small 1-story party wall at the east is proposed as a yellow stucco to reference colors at the front façade.
3. Will the addition block the neighbor's skylights?
 - a. The addition will block direct sunlight until approx. 1pm; however, ambient sunlight will still be prevalent during this time and majority of the day will still receive direct sunlight.
 - b. Neighbor at 3631 Hamilton has provided a letter of support with the understanding of how the addition can affect their skylights. (See Neighbor Letter)
4. Typical roofs for these homes are shed roofs that do not include parapets.
 - a. Noted. Shed roof is no longer hidden by parapet.

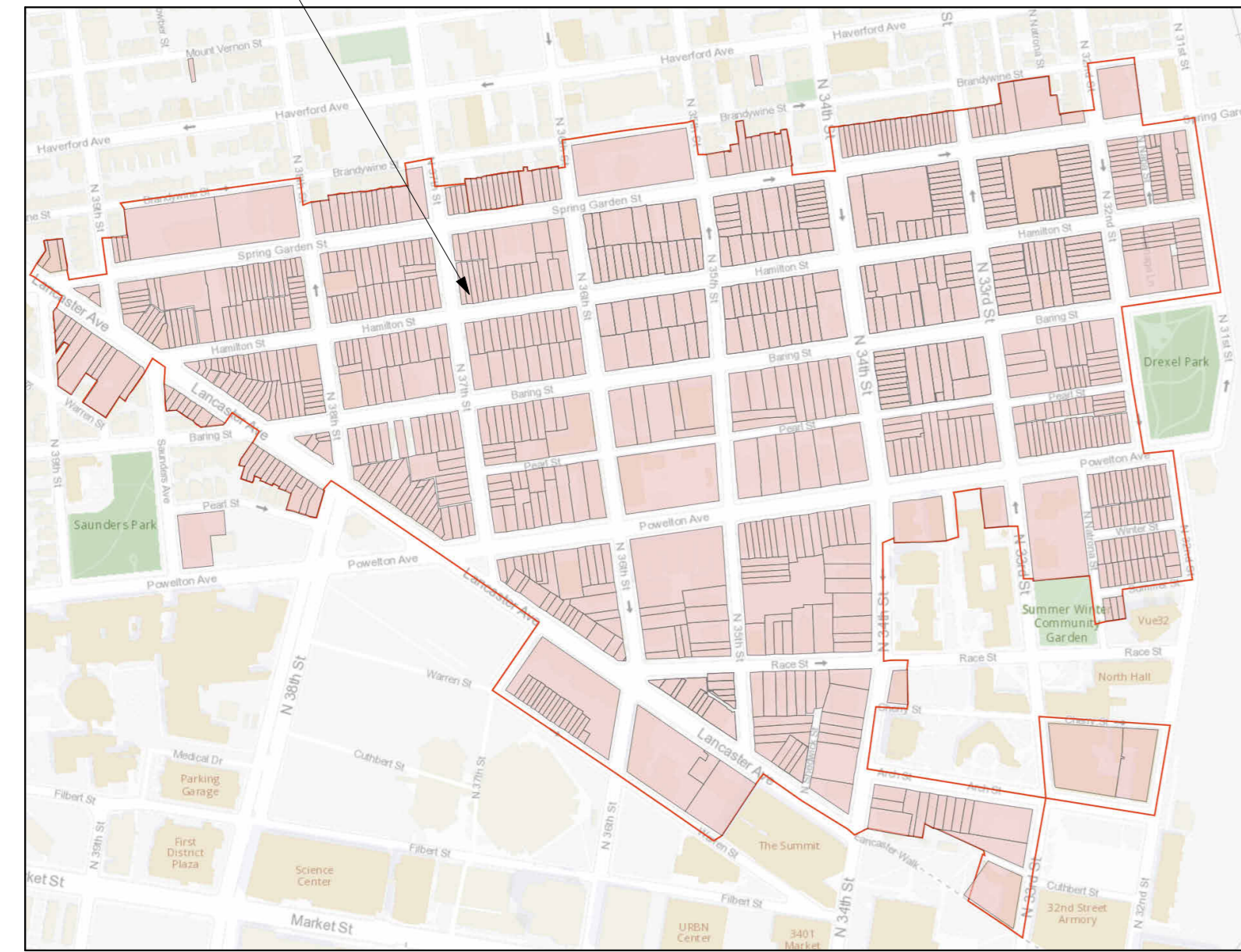
We look forward to your review.

Sincerely,



Janice Woodcock, Principal
Woodcock Design Inc.

3629 HAMILTON STREET



PHC HISTORIC DESIGNATIONS MAP

3629 HAMILTON ST.

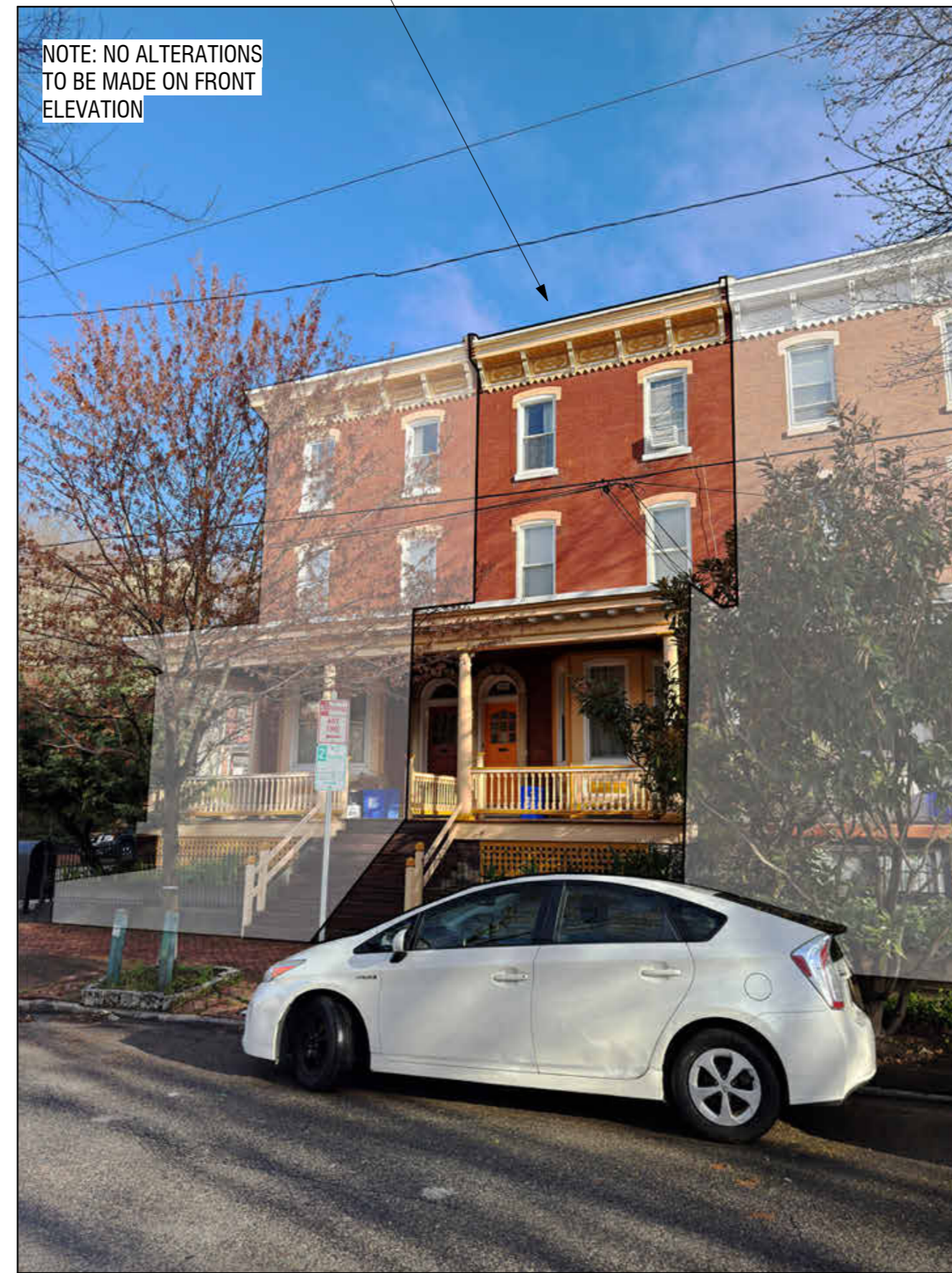


IMAGE 1 - 04.04.2024 EXISTING CONDITIONS



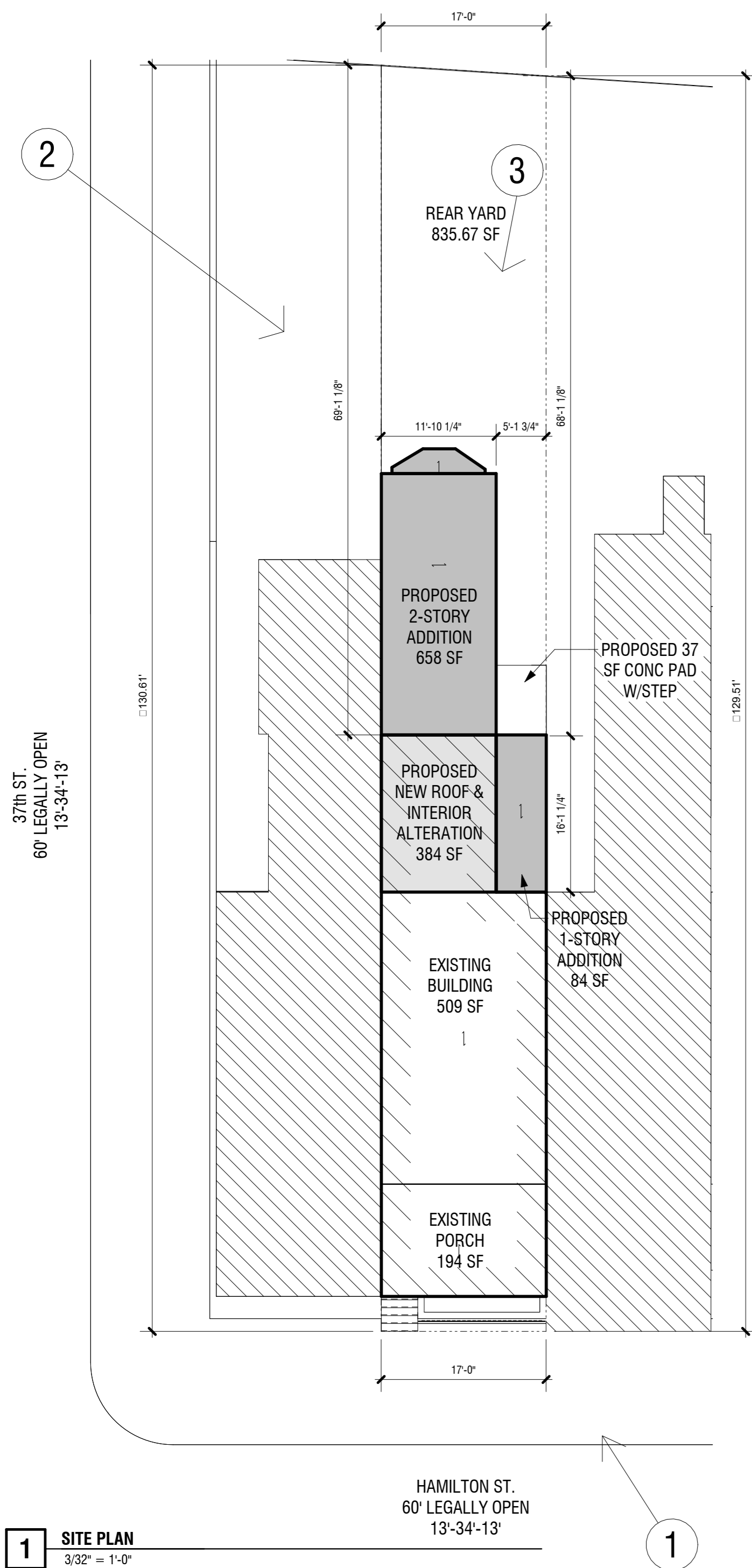
IMAGE 2 - 04.04.2024 - EXISTING CONDITIONS



IMAGE 3 - PROPOSED ADDITION



IMAGE 2 - 04.04.2024 - PROPOSED ADDITION



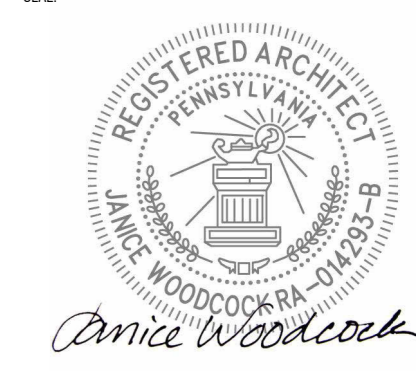
1 SITE PLAN
3/32" = 1'-0"



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PROJECT

3629 HAMILTON

3629 HAMILTON STREET
PHILADELPHIA, PA 19104

NO. SHEET REVISION DATE

PROJECT STATUS:

BUILDING PERMIT

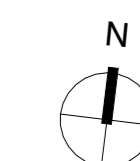
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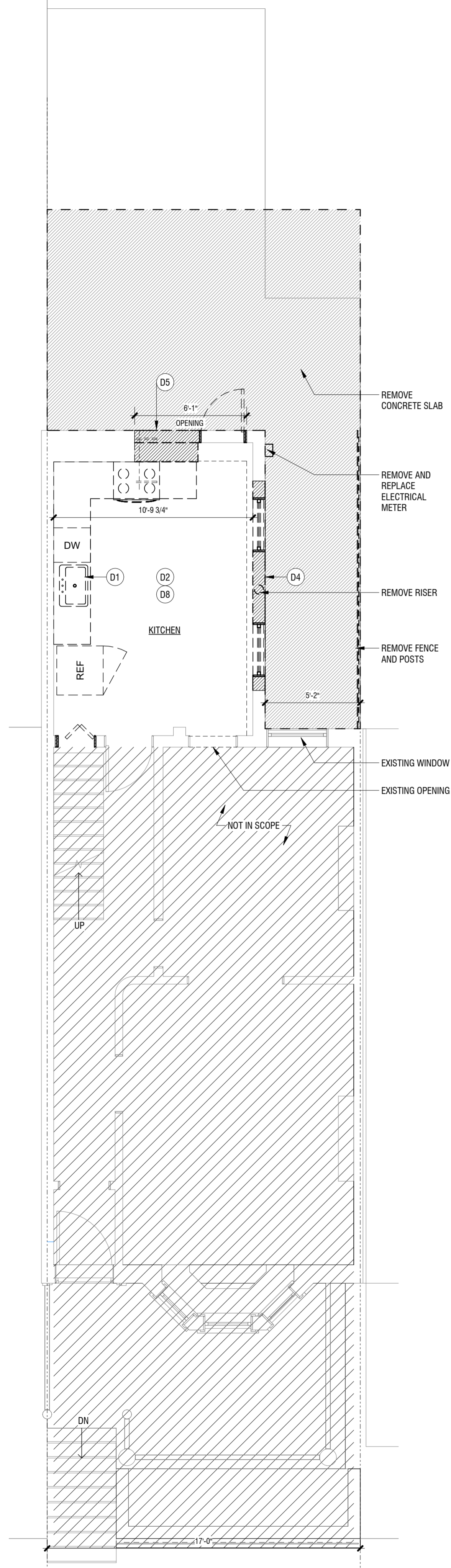
HISTORIC COMMISSION - SITE & RENDERINGS

SHEET ISSUE DATE: 2024.03.13
DRAWN BY:
CHECKED BY:

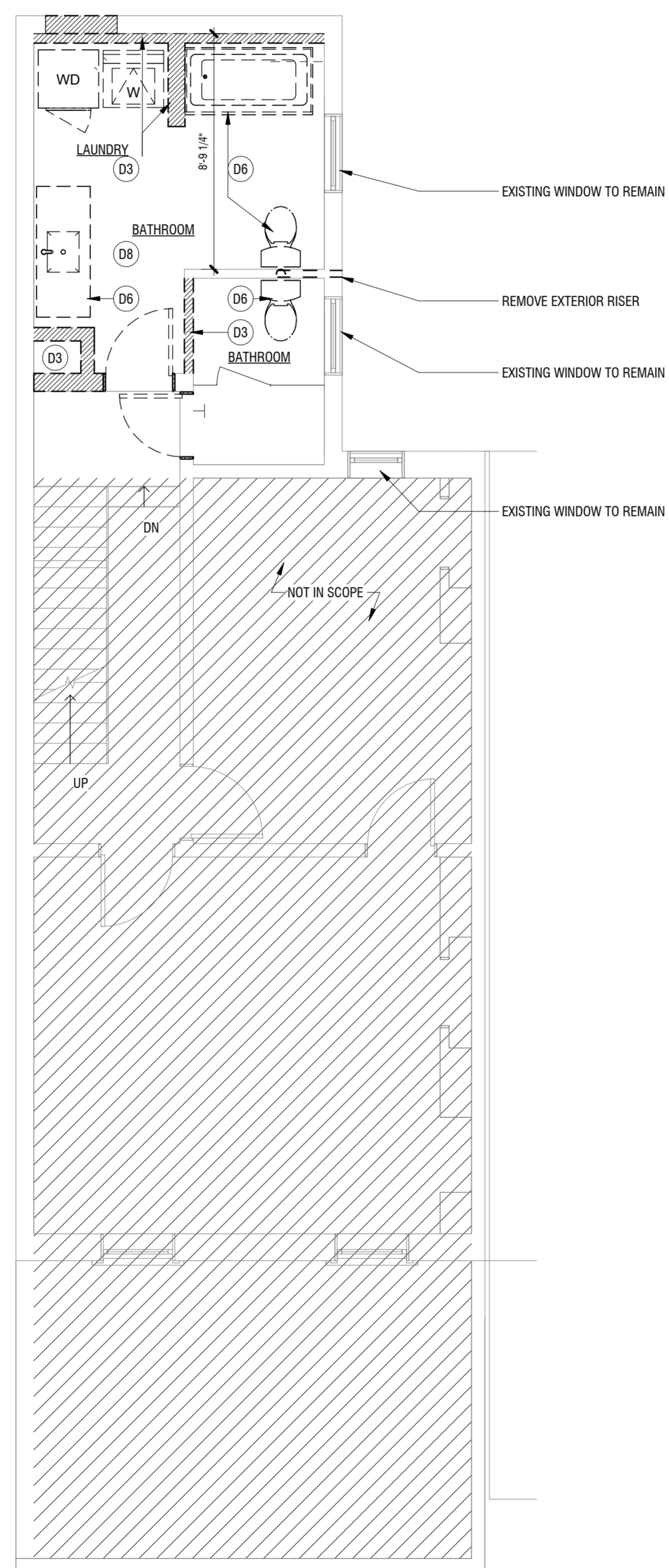
SHEET NO.:

A-000

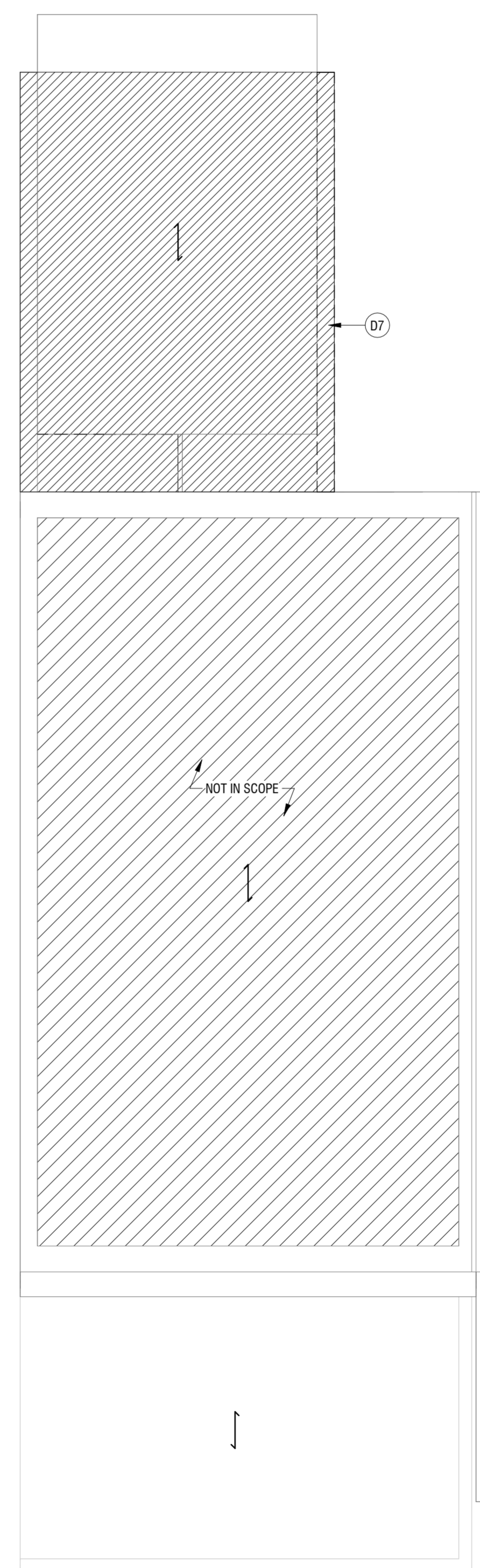




1 LEVEL 1 - REMOVALS
1/4" = 1'-0"



2 LEVEL 2 - REMOVALS
1/4" = 1'-0"



3 ROOF PLAN - REMOVALS
1/4" = 1'-0"

DEMO NOTES:

- D1 REMOVE CBTS, COUNTER, APPLIANCES, BACKSPASH, PLUMBING FIXTURES; CAP EXISTING CONNECTIONS
- D2 REMOVE FLOORING; KEEP SUBSTRATE
- D3 REMOVE INTERIOR WALL PARTITION
- D4 REMOVE WALL AND WINDOWS UP TO UNDERSIDE OF FLOOR JOISTS; SEE STRUCTURAL DWGS FOR SEQUENCING
- D5 PARTIAL WALL OPENING UP TO X-X" AFF; SEE STRUCTURAL FOR SUPPORT AND SEQUENCING
- D6 REMOVE PLUMBING FIXTURES AND CAP CONNECTIONS
- D7 REMOVE EXISTING ROOF TO EXPOSE ROOF DECK; INSPECT AND REPLACE AS REQD.
- D8 REMOVE EXIST CEILING GYP AND LIGHTS

REMOVAL KEY

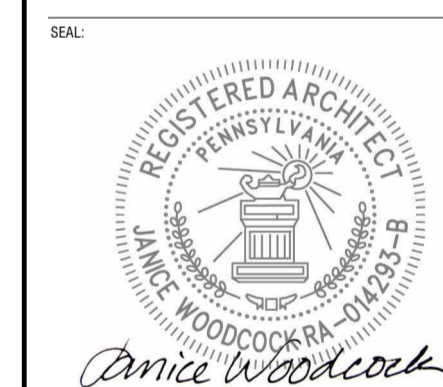
- EXISTING
- REMOVED WALL
- NOT IN SCOPE
- REMOVED OBJECT



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PROJECT:
3629 HAMILTON

3629 HAMILTON STREET
PHILADELPHIA, PA 19104

NO. SHEET REVISION DATE

PROJECT STATUS:
BUILDING PERMIT

SHEET NAME:
REMOVAL PLANS

SHEET ISSUE DATE: 2024.03.13
DRAWN BY:
CHECKED BY:

SHEET NO:

D-100



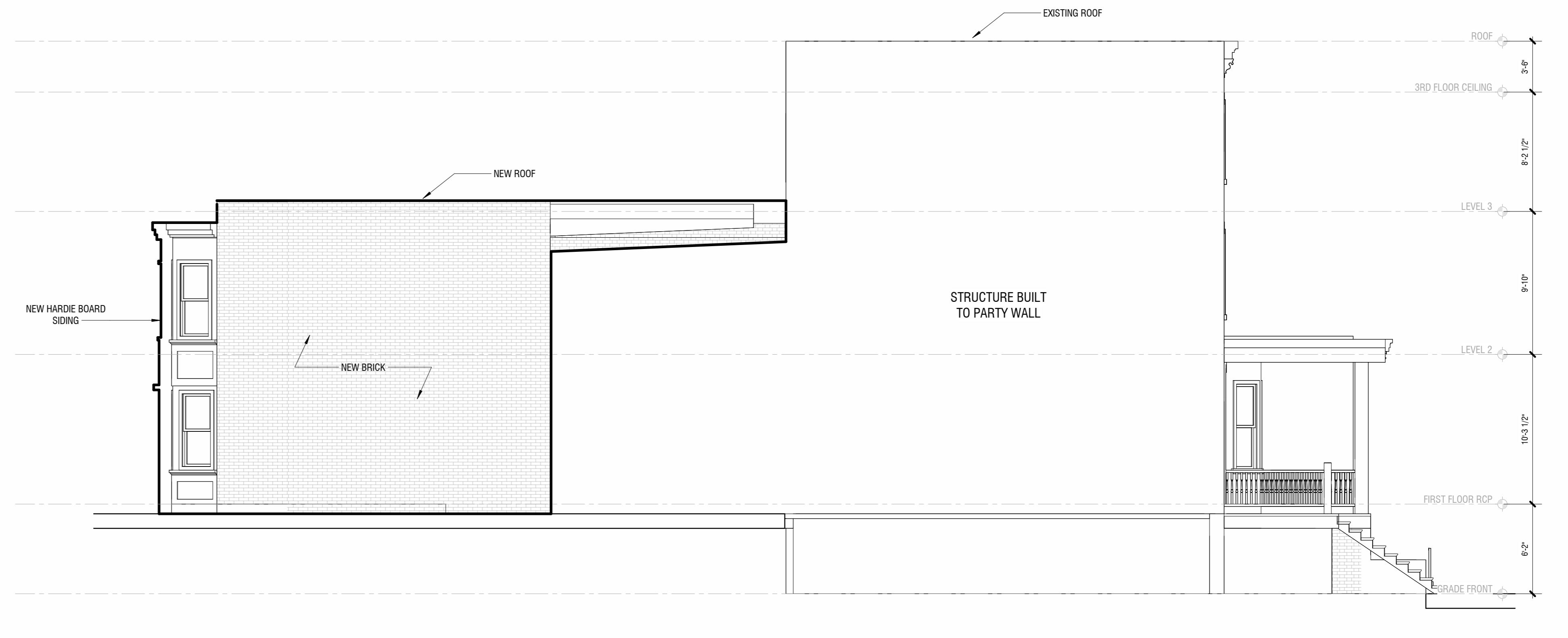
01 FRONT ELEVATION
3/16" = 1'-0"



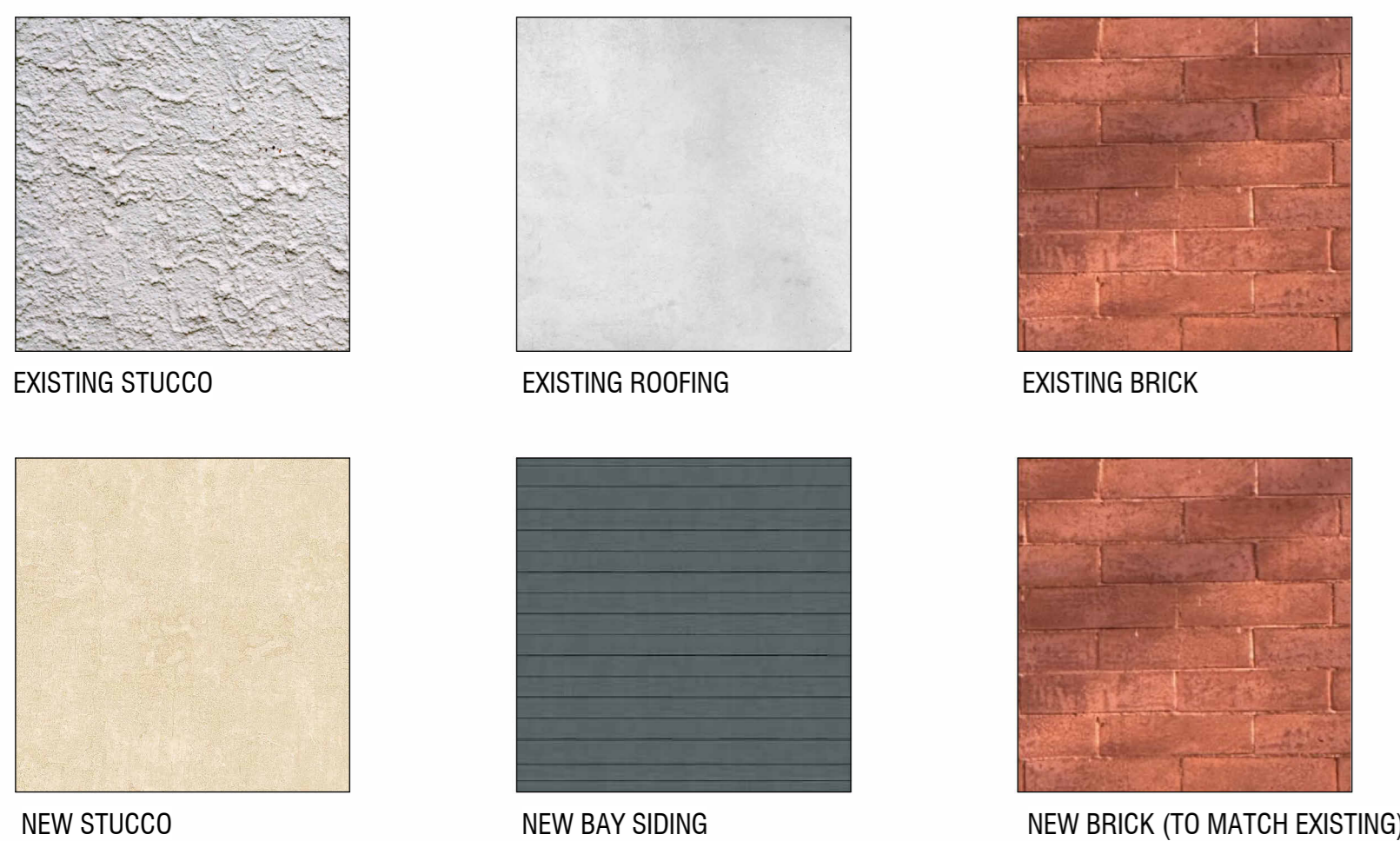
02 EAST ELEVATION
3/16" = 1'-0"



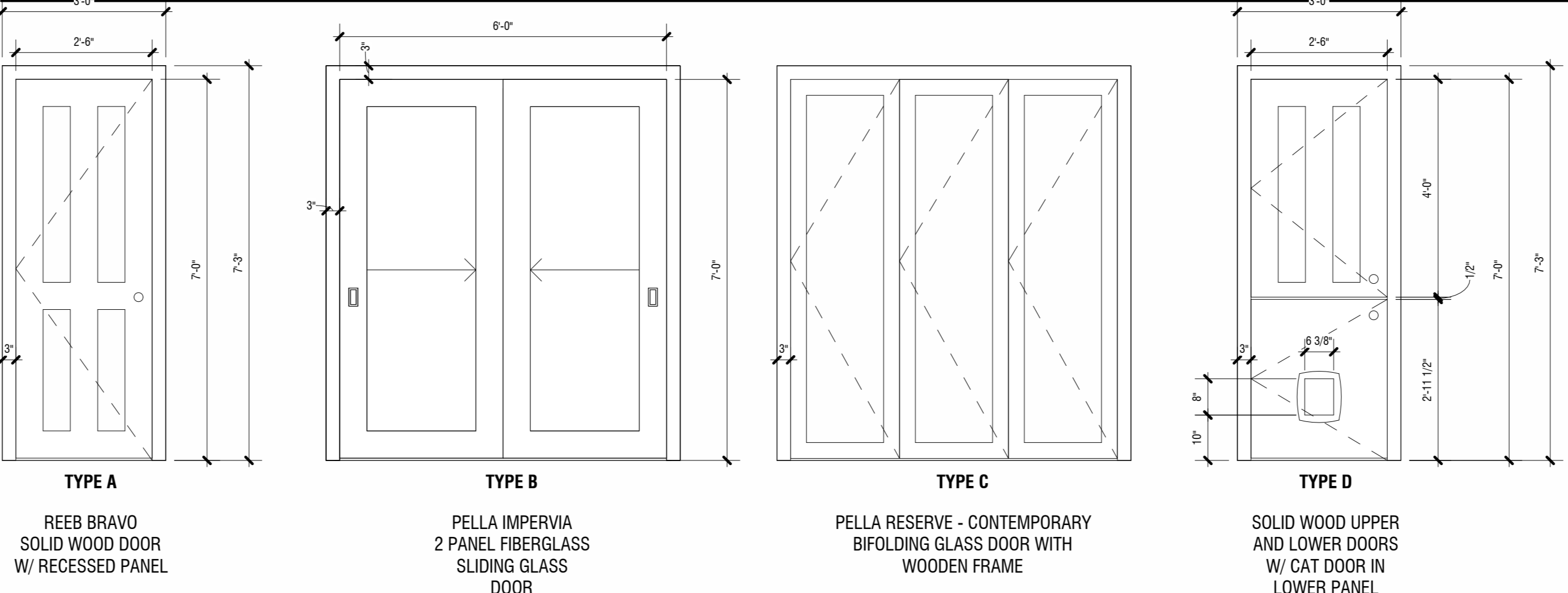
03 REAR ELEVATION
3/16" = 1'-0"



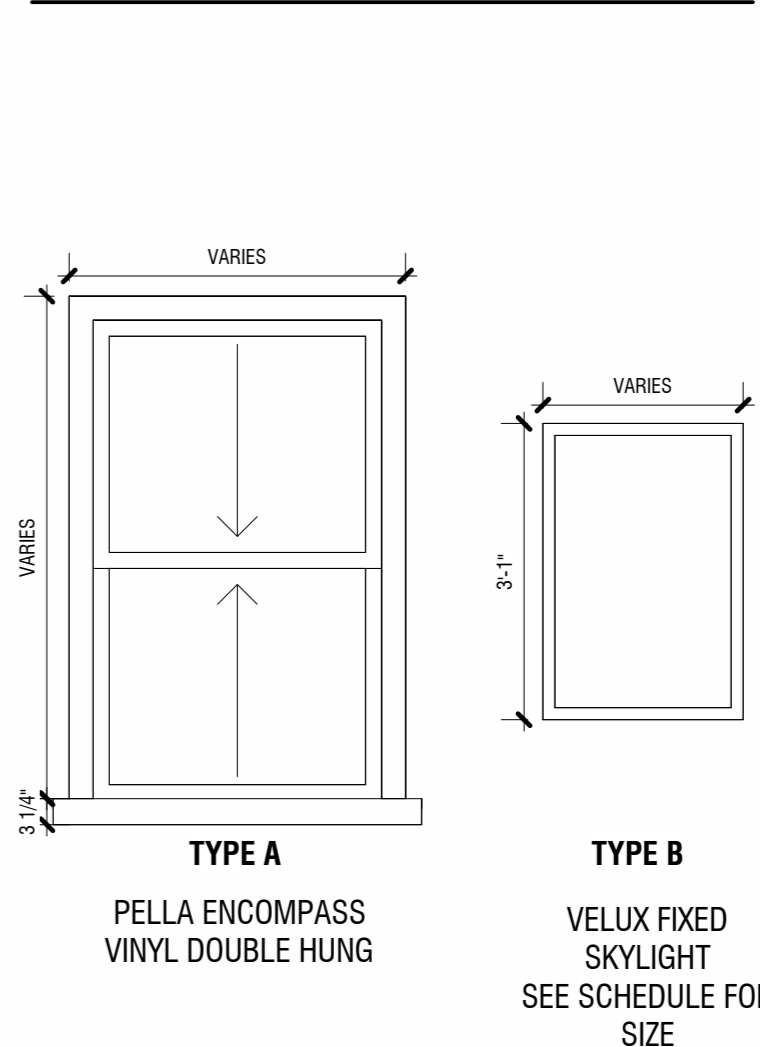
04 WEST ELEVATION
3/16" = 1'-0"



DOOR TYPES



WINDOW TYPES



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SEAL:

PROJECT:
3629 HAMILTON
3629 HAMILTON STREET
PHILADELPHIA, PA 19104

NO. SHEET REVISION DATE

PROJECT STATUS:
BUILDING PERMIT

SHEET NAME:
EXTERIOR ELEVATIONS

SHEET ISSUE DATE: 2024.03.13
DRAWN BY:
CHECKED BY:

SHEET NO. **A-301**

From: [Joanne S Darken](#)
To: [Erin Abraham](#); Ericadarken@yahoo.com; [Himanshu Vyas](#)
Subject: Re the addition proposed for 3629 Hamilton, from the owner-occupant of 3631
Date: Friday, May 3, 2024 9:11:25 AM

To whom it may concern:

I have owned and lived at 3631 Hamilton St since 1989. I had an addition built in 2006 which has 2 skylights. While I know that the proposed addition on the house of my daughter and son-in-law at 3629 Hamilton St. will block direct sunlight until around 1pm, ambient light will still enter throughout the day. I am in favor of my family building this addition. The reduction in direct sunlight is actually a benefit in the summer. Also, the overall design of their addition will enhance the architectural interest of the block, and will make 3629 more welcoming to various generations of family, including those with mobility issues.

Joanne Darken