

ADDRESS: 4567 FLEMING ST

Proposal: Construct two additions

Review Requested: Final Approval

Owner: Timothy Spell

Applicant: Rustin Ohler, Harman Deutch Ohler Architecture

History: 1868

Individual Designation: None

District Designation: Victorian Roxborough Historic District, Contributing, 5/13/2022

Staff Contact: Allyson Mehley, allyson.mehley@phila.gov

BACKGROUND:

This application proposes constructing a two-story addition to the historic building and a separate two-story building with a walk-out basement at 4567 Fleming Street. The three-story, two-bay historic building was constructed of stone in the late 1860s. Details of a brick rear ell with a wood porch appeared on historic maps beginning in 1923 but may have been constructed at an earlier date. The property is a contributing resource to the Victorian Roxborough Historic District. The legal parcel is located at the edge of the historic district and the majority of properties facing the property are not within the district boundary. The public visibility of some of the proposed changes may be limited, owing to existing landscaping and natural slope of the full parcel.

The proposed two-story garage addition is set back from the street and is connected by a new hyphen structure to the rear ell behind the main block of the historic building. A covered porch and sections of the wall of the rear ell would be removed to connect the addition to the house. The proposed design shows a shed roof and vertical composite wood siding with a dark finish. A separate two-story building with a walk-out basement is proposed for an open area to the north of the house. The design of the new building is like that of the proposed garage addition with a shed roof and composite wood siding. A suspended metal walkway connects the new building to the addition's hyphen connector.

SCOPE OF WORK:

- Remove sections of the south wall of rear ell.
- Construct garage addition.
- Construct two-story building with a walk-out basement.

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 proposed two-story garage addition is successfully differentiated from the historic building through its massing, size, scale, and architectural features. The use of a hyphen structure to connect the historic building and new garage successfully limits the removal of historic materials and eases the transition between the old and new. Although the general massing is compatible, the architectural details such as the shed roof and dark vertical siding are not compatible with the historic building; therefore, the application does not meet Standard 9. As proposed, the degree of

differentiation between historic and new construction is too great with the addition's design competing with historic building rather than complementing it.

- Similar to the garage addition, the proposed design for the stand-alone building is not compatible with the historic building but the physical separation from the historic building makes its lack of compatibility less crucial; therefore, the proposed new stand-alone building could meet Standard 9.
- There will be limited visibility of the proposed elevated walkway between the addition and new building, therefore it meets Standard 9.
- **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 will be unimpaired.**
 - The removal of historic materials from the historic building is limited to a side porch and select areas of the rear ell's south wall. If a future owner wishes to return it to its original appearance, the hyphen structure and addition could be removed leaving the rear ell largely intact; therefore, the proposal meets Standard 10.

STAFF RECOMMENDATION: Approval, provided the cladding and roof shape of the garage addition and stand-alone building are revised to be more compatible with the historic building, with the staff to review details, pursuant to Standards 9 and 10.

IMAGES:

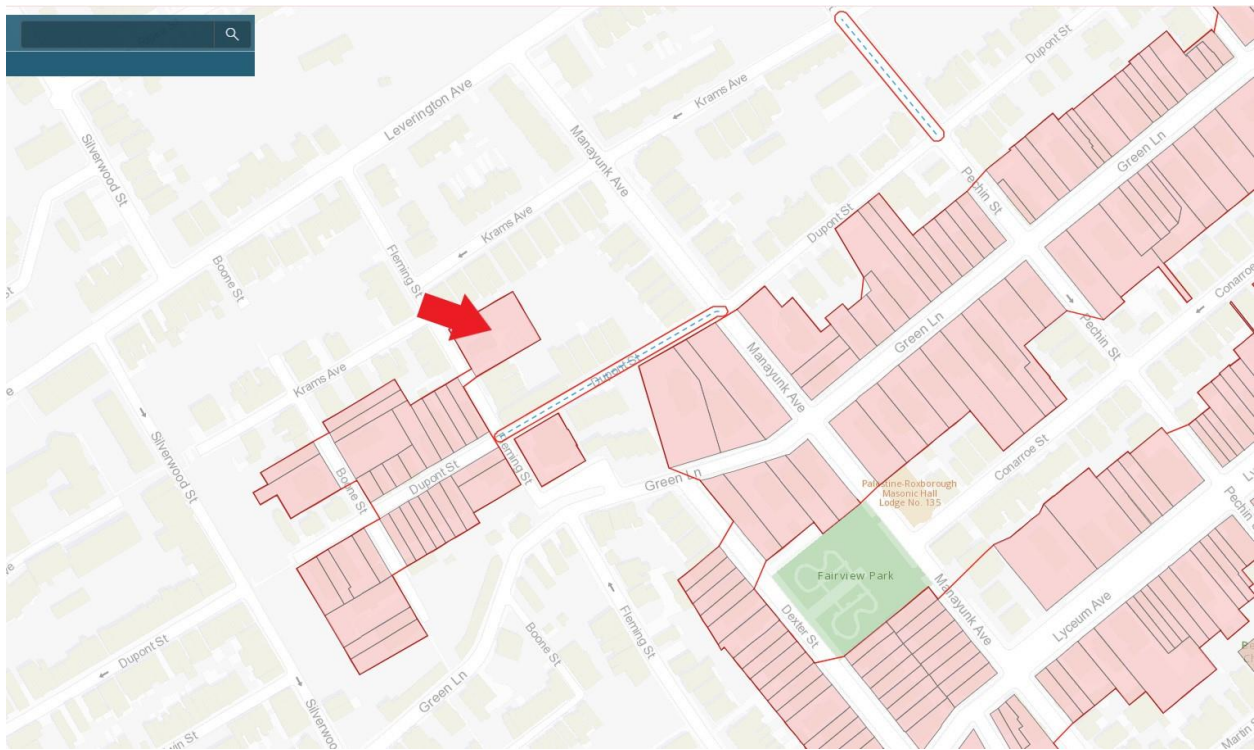


Image 1: The legal parcel is located (see red arrow) at the edge of the historic district and the majority of properties facing it are not within the district boundary.



June 16th, 2025

Philadelphia Historical Commission
1515 Arch Street, 13th Floor
Philadelphia, PA 19102

ATTN: Philadelphia Historical Commission

Re: 4567 Fleming Street, Philadelphia PA.

Harman Deutsch Ohler Architecture is proposing a 2-story addition to an existing 3-story detached single family dwelling. The addition consists of a side portion which is connected to the rear portion by means of a porch/roof deck. The entire addition is 2-stories and is significantly set back from the street and the front façade of the existing structure. Other building elements include a roof deck, balconies, porch, cellar, solar panels, and 2 off-street internal parking stalls, all as per plans. All existing landscaping at the front of the property is to remain.

Harman Deutsch Ohler Architecture has prepared this application on behalf of Timothy Spell, owner of the property. This application is intended for final approval for the proposed addition as per the enclosed drawings.

Per PHC records it is known that the original house was constructed circa 1868. The existing house/property is located in the Victorian Roxborough Historic District and is classified as "contributing" to the district.

Please let us know if you have any questions regarding our submission.

Respectfully,

Rustin Ohler
267.324.3601
Harman Deutsch Ohler Architecture



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	4567 FLEMING ST., PHILA., PA 19128 <u>Parcel Address</u> <u>Specific Location</u> <input type="checkbox"/> Check box if this application is part of a project and provide project number: PR- 2 0 -
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 BRETT HARMAN Company HARMAN DEUTCH OHLE Address 1225 N 7TH STREET, PHILADELPHIA PA 19122 Email PERMITS@HDOARCH.COM Phone 2 6 7 3 2 4 3 6 0 1
Property Owner Identify the deeded property owner. If there was a recent change of ownership, documentation such as a deed or settlement sheet will be required.	3	Name TIMOTHY SPELL <input type="checkbox"/> Check box if new owner is being listed Address 4567 Fleming St, Philadelphia, PA 19128 Email PERMITS@HDOARCH.COM Phone 2 6 7 3 2 4 3 6 0 1
Design Professional in Responsible Charge Identify the PA- licensed design professional who is legally responsible.	4	Name BRETT HARMAN Firm HARMAN DEUTSCH OHLE PA License # 2343093 Phila. Commercial Activity License # Email PERMITS@HDOARCH.COM Phone 2 6 7 3 2 4 3 6 0 1
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).	5	(a) Occupancy <input checked="" type="checkbox"/> Single-Family <input type="checkbox"/> Two-Family <input type="checkbox"/> Other, please describe: _____ (b) Scope of Work <input type="checkbox"/> New Construction <input checked="" 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 2,400 (Sq. Ft.) (d) Building Floor Areas New Floor Area 2,228 (Sq. Ft.) Existing Altered Area 2,144 (Sq. Ft.) (e) Number of Stories 3 + BASEMENT (f) Description of Work For the erection of a 2-story addition to an existing 3-story detached single family dwelling, to include roof deck, balconies, porch, cellar, solar panels, and 2 off-street internal parking stalls, all as per plans. (g) Project Conditions <input type="checkbox"/> Project Impacts Street/Right-of-Way <input type="checkbox"/> New High Rise <input type="checkbox"/> Green Roof Included <input type="checkbox"/> Modular Construction <input type="checkbox"/> Façade Work <input type="checkbox"/> Initial Fit Out of Newly Constructed Space



Department of
Licenses and Inspections
CITY OF PHILADELPHIA

DO NOT MAIL THIS APPLICATION

Job Number: (for office use only)

(PERMIT TYPE PREFIX – YEAR – NUMBER)

Project Details & Contractor Information

(a) Select all disciplines of work for which permits are being requested. If 'Building' is not requested, provide the number of the associated permit that was previously issued (where applicable). If a Zoning Permit was issued for this work, provide the related permit number.

(b) Identify the general contractor and estimated cost of building construction.

(c) Identify the mechanical contractor, estimated cost of mechanical work, equipment type, and quantity as:

- Number of registers/diffusers (separate new/relocated)
- Number of appliances
- Number of Type I / Type II kitchen hoods

Where fuel gas work is included, note the estimated cost of fuel gas work.

(d) Identify the licensed electrical contractor, estimated cost of electrical work, and a registered third-party electrical inspection agency.

(e) Identify the registered master plumber, estimated cost of plumbing work, number of fixtures, and check location of work as:

- Interior
- Exterior Drainage and/or Water Distribution

(f) Identify the licensed fire suppression contractor, estimated cost of fire suppression work, and number of devices:

- Sprinkler Heads (separate new/relocated quantities)
- Standpipes
- Fire Pumps
- Stand-alone Backflow Prevention Devices
- Kitchen Extinguishing Systems
- Hydrants

*ROUGH-IN NOTICE: If you are seeking a rough-in permit, an application for plan review must be submitted already.

(a) Check all that apply:

☒ Building ☐ Mechanical & Fuel Gas ☐ Electrical ☐ Plumbing ☐ Fire Suppression

Note: Trades listed below are mandatory for all residential new construction jobs.

RP or CP- 2 0 | | | | | - | | | | | | | | | |

Provide the associated Zoning Permit number for this construction, if applicable: ZP- 2 0 | | | | | - | | | | | | | | | |

(b) General Building Construction Contractor Information

Name TBD Cost of Building Work \$ _____

License Number _____ Phone | | | | | | | | | | | | | | | |

(c) Mechanical/Fuel Gas Work & Contractor Information

Name TBD Cost of Mechanical Work \$ _____

License Number _____ Cost of Fuel Gas Work \$ _____

Equipment Types: ☐ Registers / Diffusers ☐ Appliances ☐ Hoods Phone | | | | | | | | | | | | | | | |

Equipment Detail & Quantities _____

(d) Electrical Work & Contractor Information

☐ New Installation ☐ Alteration ☐ *Rough-In

Name TBD Cost of Electrical Work \$ _____

License Number _____ Phone | | | | | | | | | | | | | | | |

Third-Party Inspection Agency Name _____

(e) Plumbing Work & Contractor Information

☐ New Installation ☐ Alteration ☐ *Rough-In

Name TBD Cost of Plumbing Work \$ _____

License Number _____ Phone | | | | | | | | | | | | | | | |

Number of Fixtures _____

Check one: ☐ Interior Work ☐ Exterior Building Drainage

☐ Exterior Water Distribution: line size _____ (in.)

(f) Fire Suppression Work & Contractor Information

☐ New Installation ☐ Alteration ☐ *Rough-In

Name TBD Cost of Fire Supp. Work \$ _____

License Number _____ Phone | | | | | | | | | | | | | | | |

Sprinkler Heads: _____ Standpipes: _____ Fire Pumps: _____

Commercial Kitchen Systems: _____ Backflow Devices: _____ Hydrants: _____

Declaration & Signature

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 statements herein, I am subject to such penalties as may be prescribed by law or ordinance, inclusive of the penalties contained in 18 Pa. C.S. § 4904.

Applicant Signature: [Signature] Date: 06 / 09 / 2025

4567 FLEMING ST PHILADELPHIA PA

Historic Committee

2025.06.09

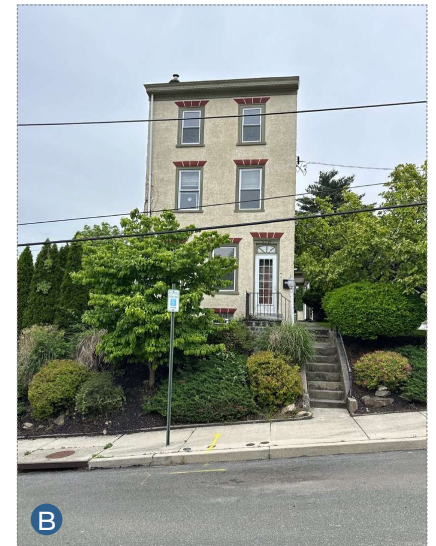


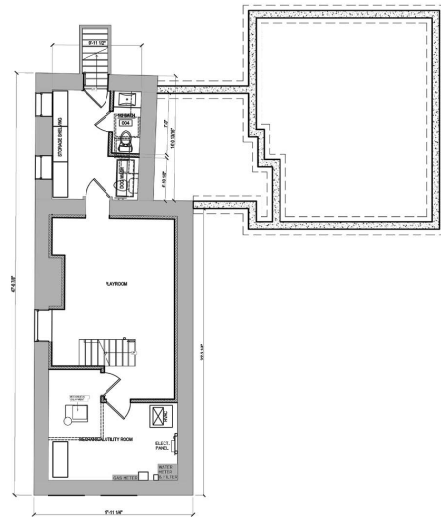
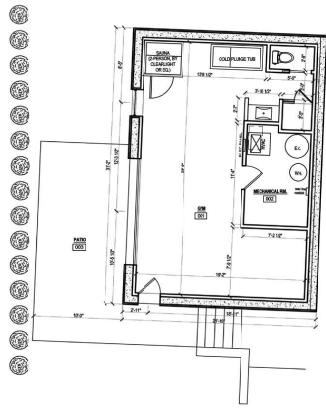


AERIAL MAP

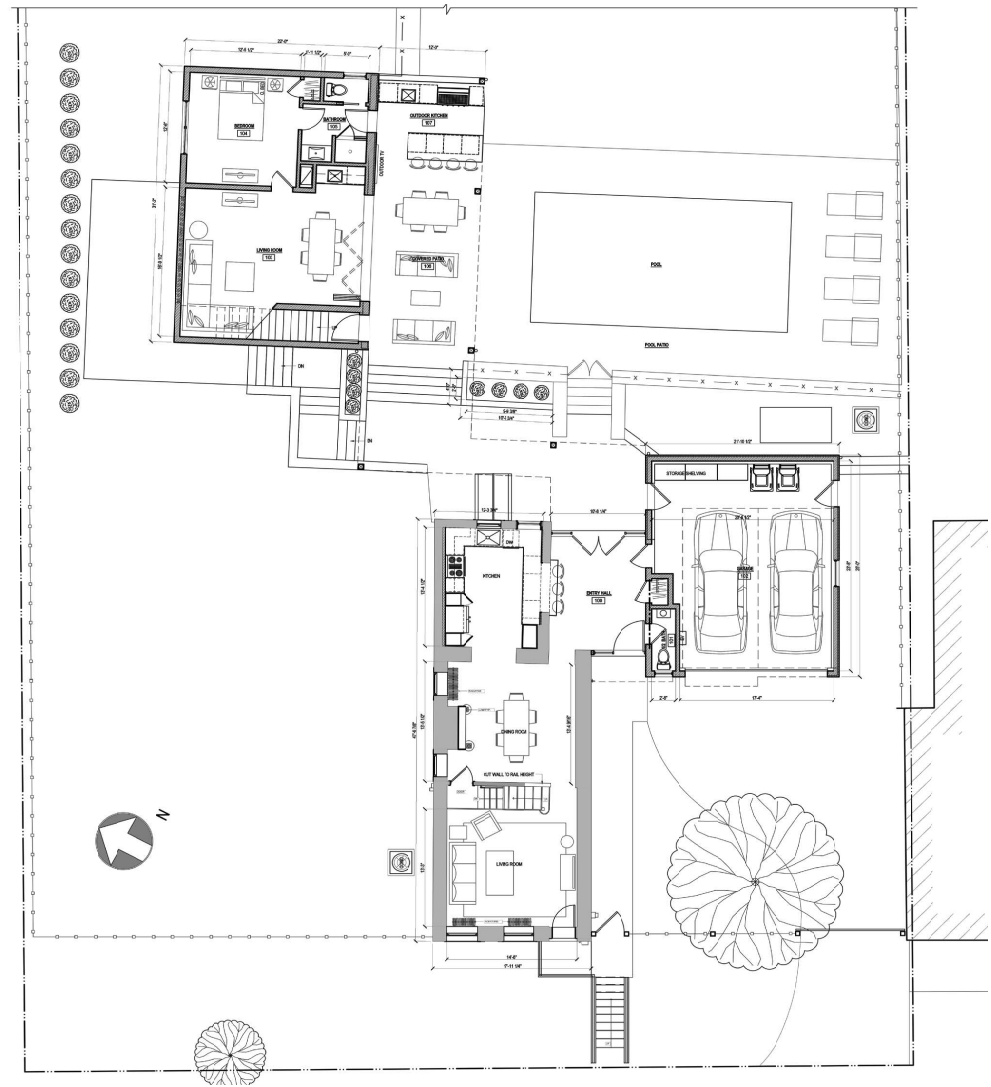


ZONING MAP

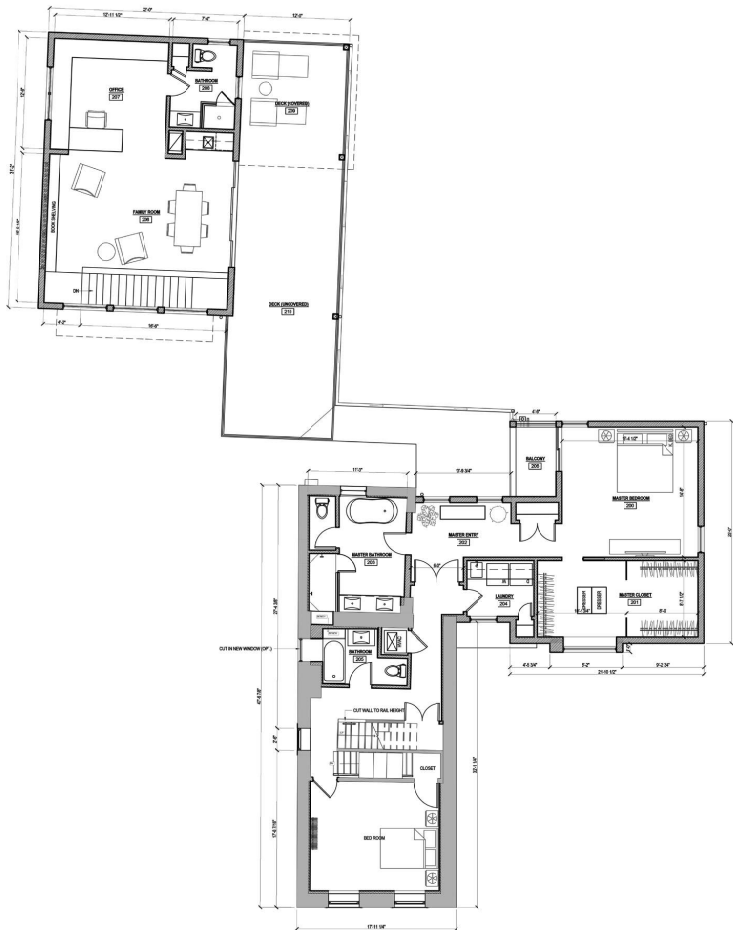




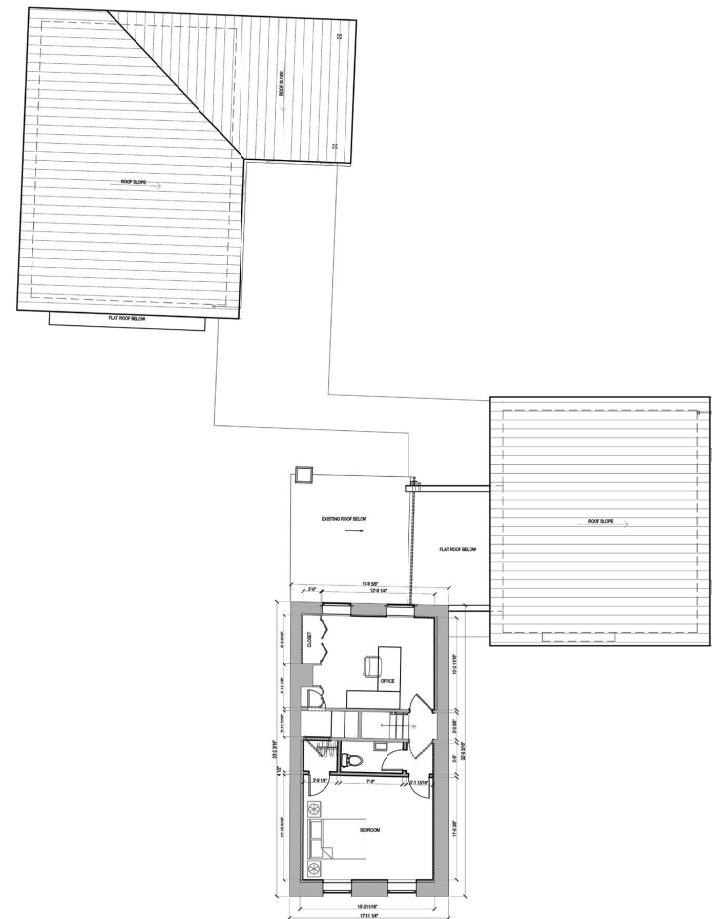
BASEMENT PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN

KEYNOTES:

- E1. EXISTING - STUCCO (OFF-WHITE) TO REMAIN
- E2. EXISTING - STONE TO REMAIN
- E3. EXISTING - PAINT APPLIED LINTEL (RED) TO REMAIN
- E4. EXISTING - WOOD TRIM (OLIVE GREEN) TO REMAIN THROUGHOUT
- E5. EXISTING - WOOD SILL (OLIVE GREEN) TO REMAIN THROUGHOUT
- E6. EXISTING - VINYL DOUBLE HUNG WINDOW (WHITE) TO REMAIN
- E7. EXISTING - VINYL PIED WINDOW (WHITE) TO REMAIN
- E8. EXISTING - GLASS BLOCK WINDOW TO REMAIN
- E9. EXISTING - ALUMINUM STORM DOOR TO REMAIN, WITH FOUR (4) PANEL ENTRY DOOR BEYOND WITH TWO TOP GLASS PANELS, TO BE REFINISHED WITH NEW HARDWOOD, EXISTING WOOD TRANSOM TO REMAIN
- E10. EXISTING - PAINTED WOOD CORNICE (OLIVE GREEN) TO REMAIN
- E11. EXISTING - PAINTED WOOD RAKE BOARD/LASHING (OLIVE GREEN) TO REMAIN
- E12. EXISTING - BITUMINOUS ROOF (BLACK) TO BE REPLACED IN KIND
- E13. EXISTING - LAMP POST TO BE REPLACED WITH NEW BLACK LAMP POST, CUT SHEET TO BE APPROVED BY PHC STAFF
- E14. EXISTING - PAINTED MASONRY LINTEL (RED) TO REMAIN
- E15. EXISTING - METAL BASEMENT ACCESS DOOR (OLIVE GREEN) TO REMAIN
- E16. EXISTING - METAL FENCE / GATE (BLACK) TO REMAIN
- E17. EXISTING - STONE RETAINING WALL TO REMAIN
- E18. EXISTING - 4'-0" TALL METAL FENCE (BLACK) WITH VY TO REMAIN
- E19. EXISTING - POOL DECK PAVERS TO REMAIN
- E20. EXISTING - ALUMINUM GUTTER AND DOWNSPOUT (WHITE) TO REMAIN
- E21. EXISTING - INTEGRATED GUTTER TO REMAIN
- E22. EXISTING - CONCRETE STAIRS TO REMAIN. ADD TWO ADDITIONAL RISERS/TREADS AT TOP. IN KIND. PROVIDE NEW METAL HANDRAIL. PAINTED BLACK, PHC STAFF TO REVIEW.
- E23. EXISTING - METAL RAILING (BLACK) TO REMAIN
- E24. EXISTING - WOOD FENCE/SIDE AND REAR PROPERTY LINES TO REMAIN
- E25. EXISTING - CHIMNEYS TO REMAIN
- E26. EXISTING - SITE TREES, SHRUBS AND LANDSCAPING TO REMAIN
- E27. EXISTING - POOL TO REMAIN

1. NEW WOOD TRIM PAINTED (OLIVE GREEN) TO MATCH EXISTING
2. NEW 1 OVER 1 VINYL DOUBLE HUNG WINDOW (WHITE) TO MATCH EXISTING
3. VERTICAL COMPOSITE WOOD SIDING (CHARCOAL/CHARRED FINISH)
4. COMPOSITE WOOD SOFFIT OR CEILING (NATURAL FINISH)
5. ALUMINUM COMPOSITE PANELS (CHARCOAL)
6. CAST CONCRETE FOUNDATION WALL (CLEAR SEALER)
7. CAST CONCRETE RETAINING WALL WITH PRECAST CONCRETE CAP (CLEAR SEALER)
8. ASPHALT SHINGLE ROOF (CHARCOAL)
9. ALUMINUM TRIM AND FASCIA (BLACK)
10. ALUMINUM STOREFRONT ENTRANCE ASSEMBLY (BLACK)
11. ALUMINUM CLAD WOOD CASEMENT WINDOW (BLACK)
12. ALUMINUM CLAD WOOD FIXED WINDOW (BLACK)
13. ALUMINUM COMPOSITE OVERHEAD GARAGE DOOR WITH TOP LIGHTS AND WOOD GRAIN FINISH (BLACK)
14. SOLAR PANELS WITH ALUMINUM FRAME (BLACK)
15. ALUMINUM SOLID SLAB EXTERIOR ENTRY DOOR (BLACK)
16. 36" HIGH METAL RAILING / GUARDRAIL (BLACK)
17. ALUMINUM WRAPPED AWNING AND BRACKETS (BLACK)
18. ALUMINUM CLAD WOOD FULL LITE ENTRY DOOR (BLACK)
19. ALUMINUM CLAD WOOD FOLDING DOOR ASSEMBLY (BLACK)
20. ALUMINUM CLAD WOOD SLIDING DOOR ASSEMBLY (BLACK)
21. STEEL COLUMN (BLACK)
22. FULL LITE INSULATED ALUMINUM OVERHEAD GARAGE DOOR (BLACK)
23. 6'-0" HIGH ALUMINUM STATE FENCING (BLACK)
24. 6'-0" HIGH ALUMINUM SLIDING GATE AT DRIVEWAY (BLACK)
25. 6'-0" HIGH WOOD PRESSURE TREATED FENCE
26. ALUMINUM GUTTER AND DOWNSPOUT (BLACK)
27. POURED CONCRETE PATIO AND STAIRS (CLEAR SEALER, PHC STAFF TO REVIEW)



KEYNOTES

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- 19. ALUMINUM CLAD WOOD FOLDING DOOR ASSEMBLY (BLACK)
- 20. ALUMINUM CLAD WOOD SLIDING DOOR ASSEMBLY (BLACK)
- 21. STEEL COLUMN (BLACK)
- 22. FULL LITE INSULATED ALUMINUM OVERHEAD GARAGE DOOR (BLACK)
- 23. 6'-0" HIGH ALUMINUM ESTATE FENCING (BLACK)
- 24. 6'-0" HIGH ALUMINUM SLIDING GATE AT DRIVEWAY (BLACK)
- 25. 6'-0" HIGH WOOD PRESSURE TREATED FENCE
- 26. ALUMINUM GUTTER AND DOWNSPOUT (BLACK)
- 27. POURED CONCRETE PATIO AND STAIRS (CLEAR SEALER). PHC STAFF TO REVIEW















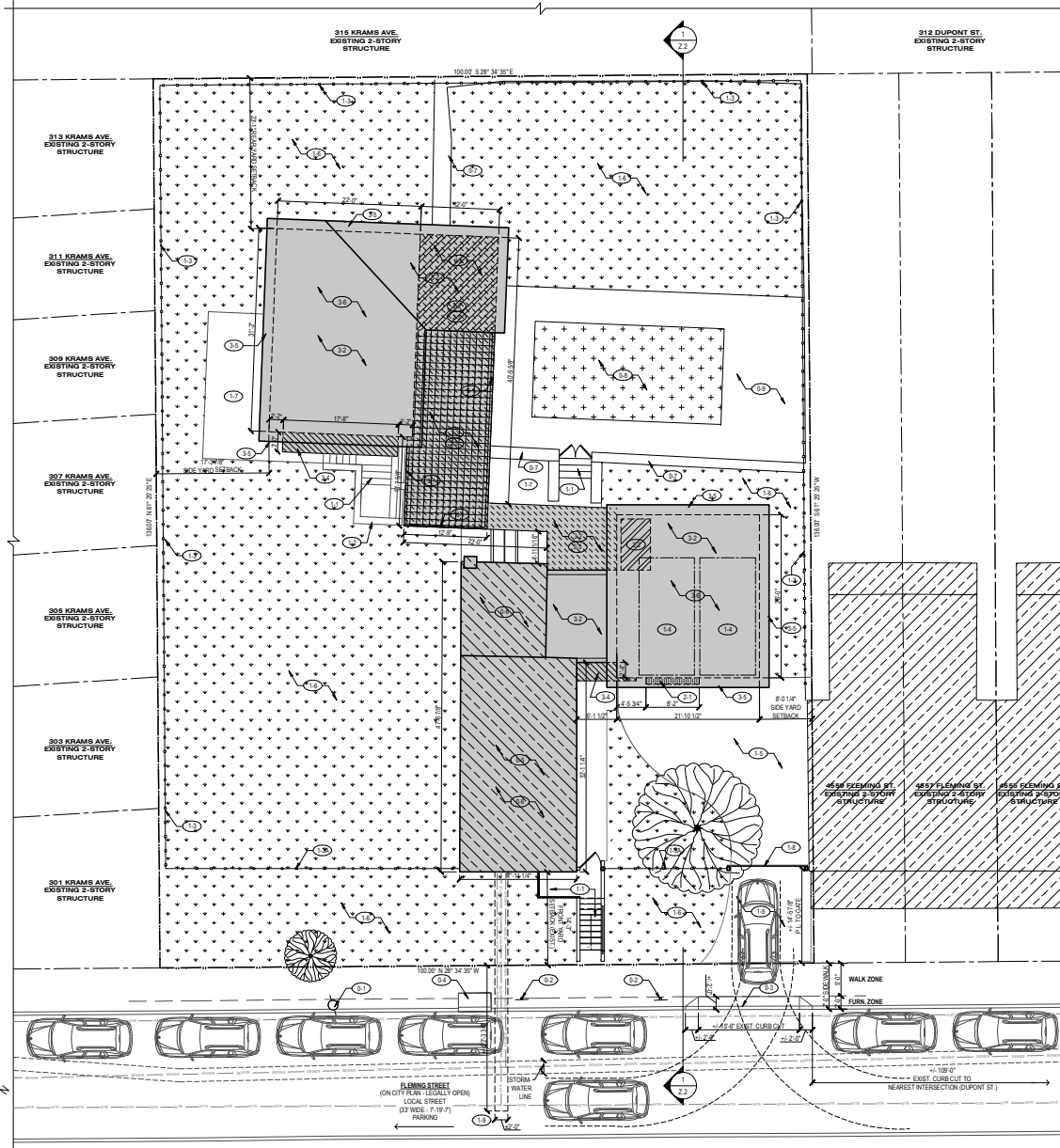






ZONING PLAN LEGEND

	BUILDING (PROPOSED)
	EXISTING STRUCTURE TO REMAIN
	ADJACENT STRUCTURE- NOT IN CONTRACT
	ROOF DECK
	PROJECTED BAY
	AWNING
	RECESSED BALCONY
	PORCH
	POOL (EXISTING)
	OPEN AREA



1 ZONING PLAN
Z.1 1/8" = 1'-0"

ZONING / R.O.W REVIEW

PROJECT ADDRESS:

4567 FLEMING STREET
PHILADELPHIA, PA

SEAI ·

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ALL RIGHTS RESERVED.

CONSULTANTS:

[illegible]

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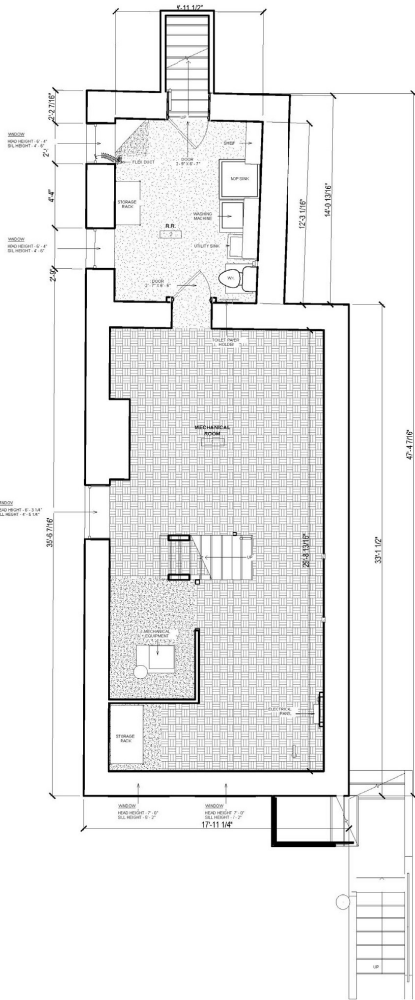
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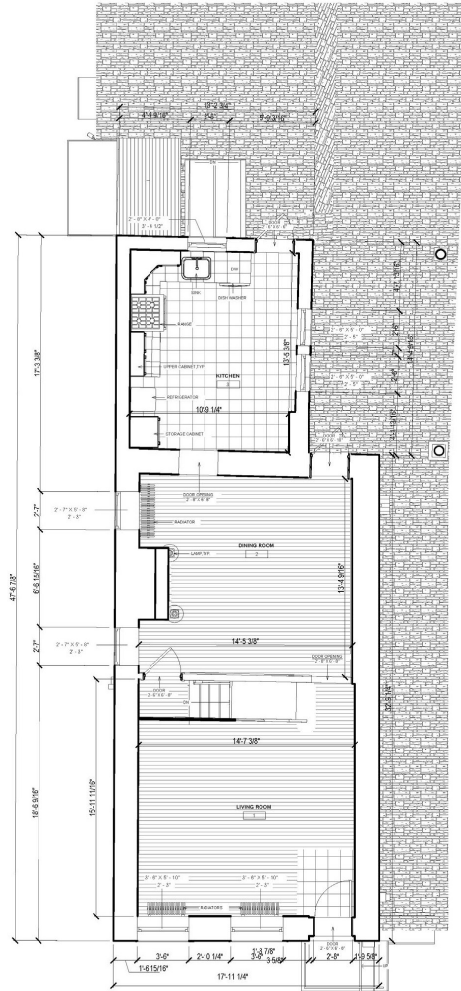
ZONING SITE PLAN

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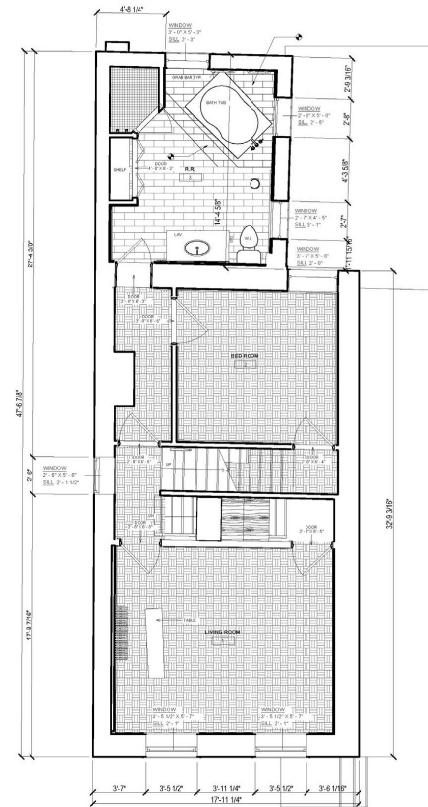
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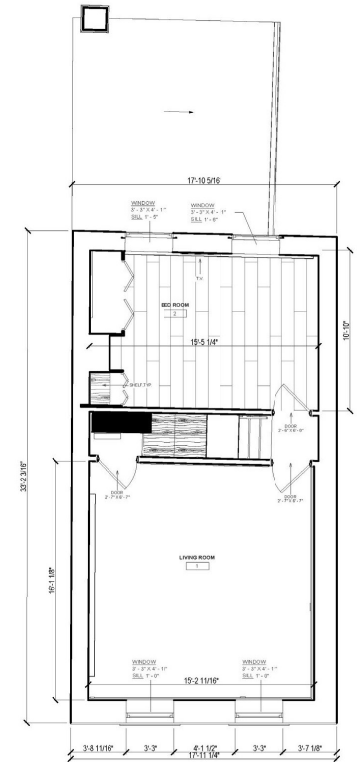
BASEMENT PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN

