

ADDRESS: 800 S 5TH ST

Proposal: Construct third-floor rear addition; alter rear wall

Review Requested: Final Approval

Owner: Quinn Blackwell

Applicant: Carl Massara

History: 1835

Individual Designation: 6/2/1975

District Designation: None

Staff Contact: Kim Chantry, kim.chantry@phila.gov

OVERVIEW: This application proposes to remove a non-historic rear addition, construct a third-floor rear addition, and alter the rear wall openings of this corner building in Queen Village. New basement windows will be installed into existing basement window openings, which are currently infilled with plywood.

SCOPE OF WORK:

- Remove non-historic rear addition
- Construct third-floor rear addition
- Alter rear wall openings
- Install basement windows

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 proposed alterations will not destroy historic materials, features, and spatial relationships that characterize the property, and will be compatible with the historic materials, features, size, scale and proportions.

STAFF RECOMMENDATION: Approval, with the staff to review details, pursuant to Standard 9.



Figure 1. 800 S. 5th Street, 1964.



Figure 2. 800 S. 5th Street, 1981.

May 28, 2025

To:

Architectural Committee and Historical Commission
Philadelphia Historical Commission

Re: Building Permit Application – 800 S 5th Street, Philadelphia, PA 19147

Property Owner: Quinn Blackwell (qblackwell@gmail.com)

Architect & Applicant: Carl Massara, AIA (massaracarl@gmail.com)
2401 Walnut Street, 1st Floor, Philadelphia, PA 19103

Dear Members of the Architectural Committee and Historical Commission,

I am submitting this application on behalf of the property owner, Quinn Blackwell, for final approval of proposed alterations to the residence at 800 S 5th Street. This property is a single-family, owner-occupied home.

The scope of work includes the demolition of an existing non-historic rear addition. We are also proposing modifications to the existing rear wall, including the installation of historically appropriate doors and windows. The existing window openings will be used where possible, with any necessary repairs or replacements made in a historically sensitive manner.

In addition, we propose constructing a new third-floor rear addition. The rear elevation will be clad in stucco to match the existing material, while the long elevation will feature brickwork consistent with the original construction. The overall renovation is intended to provide improved and functional interior space while respecting the architectural character of the home and its surroundings.

Thank you for your time and consideration. Please do not hesitate to contact me with any questions or for further information.

Sincerely,

Carl Massara, AIA
massaracarl@gmail.com
2401 Walnut Street, 1st Floor
Philadelphia, PA 19103



GENERAL DEMOLITION NOTES

- 01 GENERAL CONTRACTOR SHALL PROVIDE TEMPORARY PROTECTION AROUND WORK AREA SO AS TO MINIMIZE DISRUPTION OF ADJACENT SPACES AND SHALL PROVIDE TEMPORARY CLOSURES AND DUST BARRIERS AT LOCATIONS WHERE EXISTING AND/OR NEW SURFACES, FINISHES AND EQUIPMENT COULD BE SOILED OR DAMAGED BY THE CONSTRUCTION OPERATION. GC TO BE RESPONSIBLE FOR THE RESTORATION OF ALL DAMAGED OR SOILED SURFACES, WITH ALL RESTORATION TO MATCH EXISTING IN KIND.
- 02 ANY ITEMS NOT INDICATED ON THE DEMOLITION DRAWING TO BE REMOVED, BUT REQUIRED REMOVAL TO ACCOMMODATE NEW CONSTRUCTION, SHALL BE REMOVED BY THE CONTRACTOR. UPON VERIFICATION BY THE ARCHITECT, NO OBJECTION FROM THE WORK INDICATED ON THE DRAWINGS SHALL BE PERMITTED DUE TO A CONFLICT WITH EXISTING CONSTRUCTION WHICH HAS NOT BEEN REMOVED AS NECESSARY.
- 03 NOTIFY ARCHITECT AND OWNER OF ANY CONDITIONS THAT ARE ENCOUNTERED AND WHICH MAY BE INCOMPATIBLE WITH THE EXTENT OF PROPOSED.
- 04 SHOULD ANY HAZARDOUS MATERIALS BE ENCOUNTERED IN THE COURSE OF SELECTIVE DEMOLITION WORK, NOTIFY THE OWNER AND ARCHITECT IMMEDIATELY. DO NOT PROCEED WITH SELECTIVE DEMOLITION WORK UNTIL HAZARDOUS MATERIALS HAVE BEEN PROPERLY REMOVED.
- 05 SHORE EXISTING STRUCTURE AS REQUIRED DURING DEMOLITION TO MAINTAIN INTEGRITY OF EXISTING STRUCTURE & FINISHES.
- 06 CONTRACTOR TO CONFIRM WITH OWNER ALL ITEMS TO BE SALVAGED. ALL OTHER ITEMS AND CONSTRUCTION INDICATED TO BE COMPLETELY REMOVED SHALL BECOME THE PROPERTY OF THE GENERAL CONTRACTOR AND SHALL BE LEGALLY DISPOSED OF OFF-SITE.
- 07 THE GENERAL CONTRACTOR SHALL COORDINATE THE LOCATION OF WASTE DISPOSAL DUMPSTER WITH OWNER AND ARCHITECT. THE GENERAL CONTRACTOR SHALL SECURE ALL APPROVALS REQUIRED FOR LOCATIONS OF ALL WASTE DISPOSAL DUMPSTERS.

DEMOLITION NOTES

1. NO HISTORICAL FABRICS TO BE REMOVED
2. ALL EXISTING HISTORIC MASONRY OPENINGS SHALL REMAIN UNALTERED.
3. ALL EXISTING DOORS AND WINDOWS TO BE REMOVED ARE NON-HISTORIC. ANY AND ALL REPLACEMENT WINDOWS AND DOORS SHALL BE OF WOOD MATERIALS, O.C. TO PROVIDE SHOP DRAWINGS TO BE REVIEWED AND APPROVED BY THE HISTORICAL COMMISSION PRIOR TO FABRICATION.
4. EXISTING MASONRY CHIMNEY SHALL BE REMOVED AND REBUILT. FINAL BRICK SELECTION SHALL BE APPROVED BY THE HISTORICAL COMMISSION.
5. MORE INFORMATION PLEASE SEE DOORS & WINDOWS DETAILS.
- REMOVE & DISPOSE OF OFF-SITE THE FOLLOWING:
-TYPICAL THROUGHOUT UNLESS OTHERWISE NOTED:
6. CEILING ASSEMBLY & ASSOCIATED COMPONENTS
-INCLUDING BUT NOT LIMITED TO GRID, GRILLS, HANGERS & TILES
& ALL CRAFT PAPER FACED INSULATION
7. FLOOR FINISHES:
-REMOVE ALL MATERIAL ADHESIVES, FASTENERS ETC
8. INTERIOR FINISHES
-INCLUDING BUT NOT LIMITED TO BASE, WALLS & CEILINGS
9. ALL CASEWORK & ASSOCIATED COMPONENTS
-INCLUDING BUT NOT LIMITED TO COUNTERTOPS, CABINETS, SHELVEING & STORAGE UNITS
10. ALL FURNISHINGS & DECOR
11. ALL LIGHTING FIXTURES & ASSOCIATED COMPONENTS

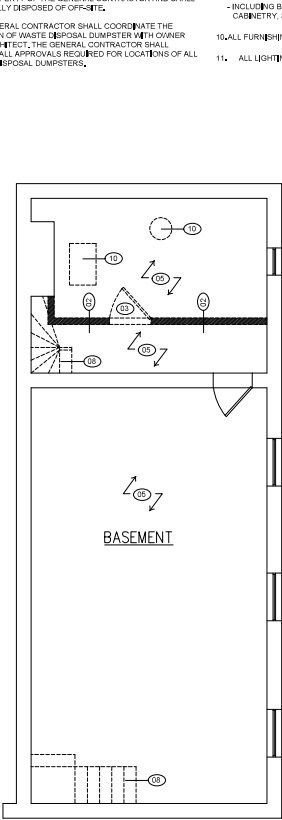
DEMOLITION SYMBOLS KEY

- ITEMS OR WALLS TO BE REMOVED
----- EXTG TO REMAIN
█ REMOVE EXTG WALLS AS NOTED
11 DEMOLITION KEY NOTE

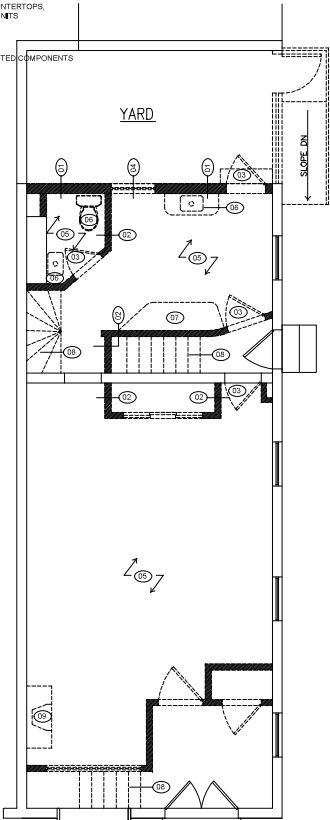
DEMOLITION KEY NOTES

REMOVE AND DISPOSE OF OFF-SITE THE FOLLOWING:

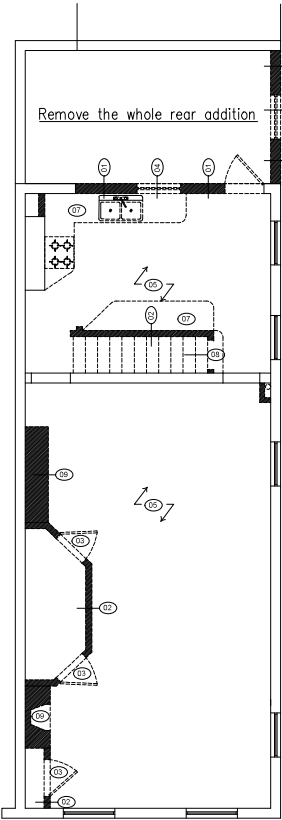
- 11 EXTERIOR WALL, NON-STRUCTURAL
12 INTERIOR WALL, NON-STRUCTURAL
13 DOOR ASSEMBLY & ANY ASSOCIATED HARDWARE.
14 WINDOW ASSEMBLY, GLAZING & ANY ASSOCIATED COMPONENTS
15 GWS CEILING / SOFFIT ASSEMBLY
16 PLUMBING FIXTURES AND ALL ASSOCIATED COMPONENTS - CAP OFF
17 CABINETS, CASEWORK AND COUNTERTOPS AS REQUIRED
18 STAIRCASE ASSEMBLY, HANDRAIL & ANY ASSOCIATED HARDWARE
19 FIREPLACE
20 MECHANICAL UNITS DUCTWORK & HOT WATER HEATERS AND PIPES



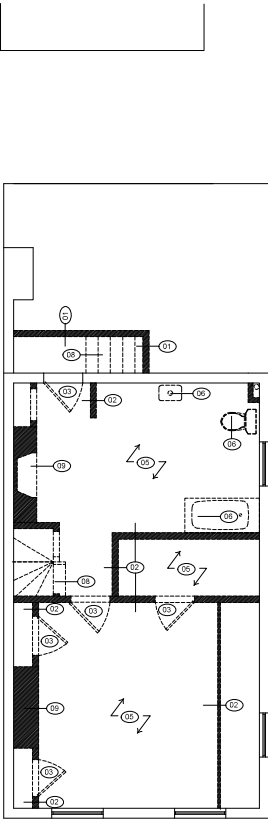
BASEMENT FLOOR PLAN



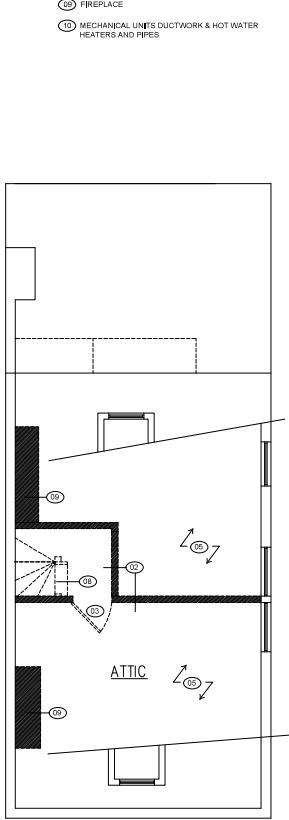
FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN



FOURTH FLOOR PLAN

1 EXISTING BASEMENT PLAN
A-0 1/4" = 1'-0"

2 EXISTING FIRST FLOOR PLAN
A-0 1/4" = 1'-0"

3 EXISTING SECOND FLOOR PLAN
A-0 1/4" = 1'-0"

4 EXISTING THIRD FLOOR PLAN
A-0 1/4" = 1'-0"

5 EXISTING FOURTH FLOOR PLAN
A-0 1/4" = 1'-0"

REVISIONS		
NO.	DESCRIPTION	DATE

PROJECT NAME:

SINGLE FAMILY RESIDENCE
800 S 5TH STREET
PHILADELPHIA, PA 19147



ARCHITECT:

DRAWING STATUS:

permit set

DRAWING TITLE:

EXISTING
FLOOR PLANS

DRAWING SEAL:

AS NOTED

PLOT CONFIG, FILE NAME:

COMPUTER FILE NAME:

DAY STAMP:

JOB NO.:

DRAWN BY:

JON

DRAWING NUMBER:

DATE:

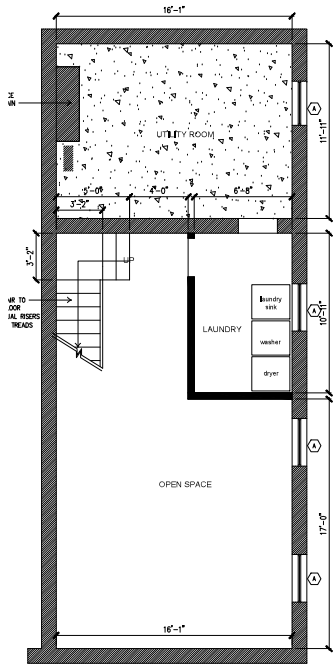
SCALE:

AS NOTED

A-0

SEE RCPs FOR LIGHTING INFORMATION

EXISTING TO REMAIN
NEW CONSTRUCTION
NEW WALLS AS NOTED; SEE WALL TYPES
LINE OF ITEMS ABOVE
LINE OF ITEMS BELOW
INDICATES CHANGE IN ELEVATION
AT CLOSET;
PROVIDE HANG ROD & HAT SHELF; TYP. UOM
FLOOR TRANSITION;
TILE : WOOD
PROVIDE SCHLUTER STRIPS; 1/4" MAX ELEV DIFFERENCE
TILE : WOOD
PROVIDE CARRARA MARBLE THRESHOLD;
1/4" MAX ELEV DIFFERENCE



PROPOSED NEW HISTORICAL WINDOWS TO MATCH THE EXISTING WINDOWS, THE HISTORICAL COMMISSION TO APPROVE PRIOR TO FABRICATION

1 PROPOSED BASEMENT PLAN
A-1 1/4" = 1'-0"

REVISIONS		
NO.	DESCRIPTION	DATE

PROJECT NAME: SINGLE FAMILY RESIDENCE
800 S 5TH STREET
PHILADELPHIA, PA 19147



ARCHITECT:

DRAWING STATUS: permit set

DRAWING TITLE: PROPOSED FLOOR PLANS

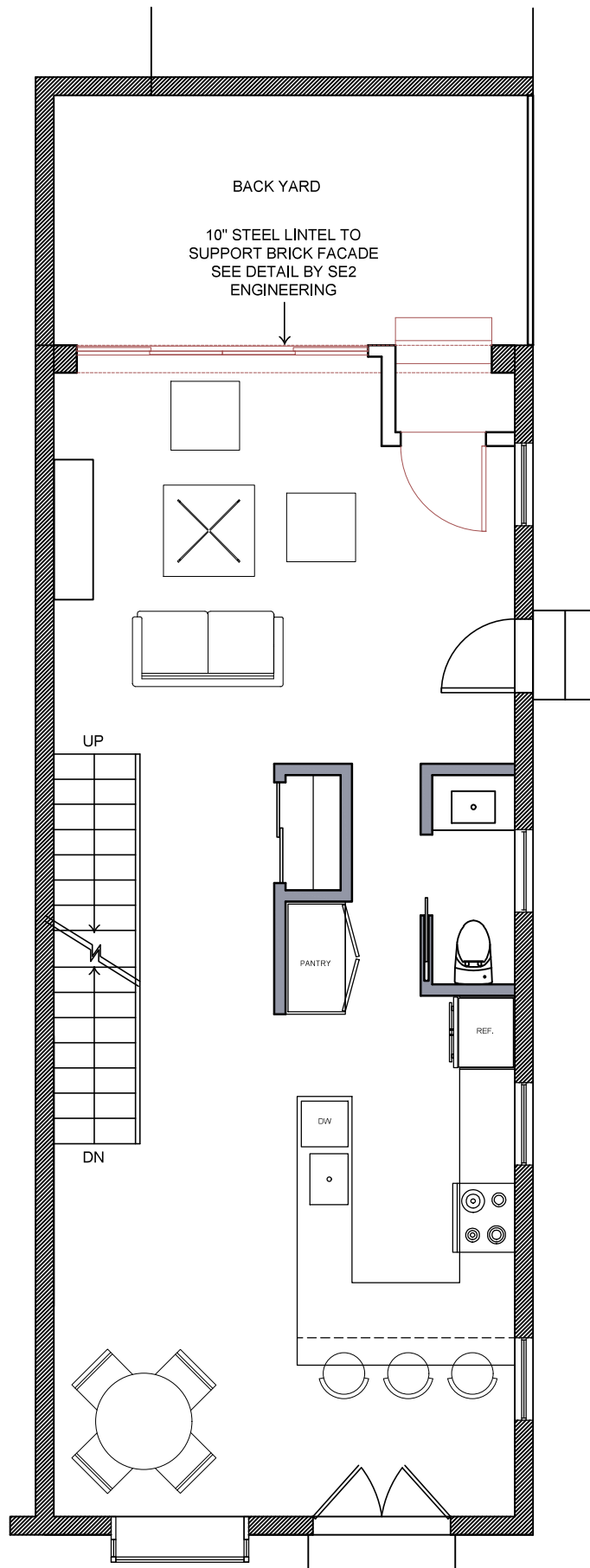
DRAWING SEALER: AS NOTED

PLOT CONFIG, FILE NAME:

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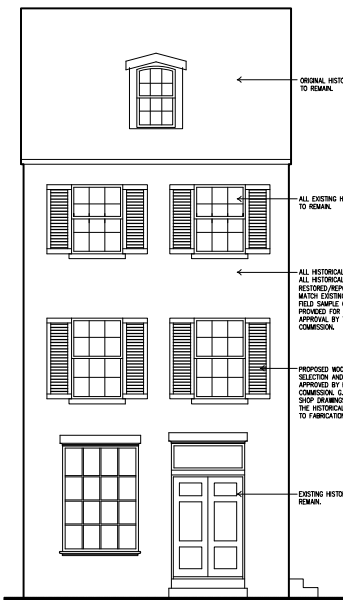
DAY STAMP:

JOB NO.	DRAWN BY	DRAWING NUMBER
02/14/24	AS NOTED	A-1



PROPOSED FIRST FLOOR PLAN

702 sf



KEY

- * TEMPERED OR LAMINATED GLASS
- ▶ EGRESS WINDOW
BASIC UNIT CLEAR OPENING EXCEEDS
20" IN WIDTH, 24" IN HEIGHT &
A MINIMUM OF 5.7 SQ. FT.

REVISIONS		
NO.	DESCRIPTION	DATE

PROJECT NAME:

SINGLE FAMILY RESIDENCE
800 S 5TH STREET
PHILADELPHIA, PA 19147



ARCHITECT:

DRAWING STATUS:

permit set

DRAWING TITLE:

PROPOSED ELEVATION:

DRAWING SCALE:

AS NOTED

PLOT CONFIG, FILE NAME:

COMPUTER FILE NAME:

DAY STAMP:

JOB NO.:

DRAWN BY:

DATE:

SCALE:

AS NOTED

A-3

1 PROPOSED FRONT ELEVATION
A-3 1/4" = 1'-0"

2 PROPOSED SIDE ELEVATION ALONG CATHARINE ST.
A-3 1/4" = 1'-0"



Proposed rear elevation

EXTERIOR DOORS & WINDOWS SCHEDULE

EXTERIOR DOORS							
FLOOR LEVEL	DOOR NUMBER	LOCATION	TYPE	SIZE	MATERIAL	HARDWARE	NOTE
FIRST FLOOR	101	LIVING ROOM	①	16'-0"W X 6'-8"H	WD.	TBD	INSULATED
SECOND FLOOR	201	BEDROOM 1	②	3'-2"W X 6'-8"H	WD.	TBD	INSULATED
SECOND FLOOR	202	BEDROOM 1	②	3'-2"W X 6'-8"H	WD.	TBD	INSULATED
THIRD FLOOR	301	BEDROOM 2	②	3'-2"W X 6'-8"H	WD.	TBD	INSULATED
THIRD FLOOR	302	BEDROOM 2	②	3'-2"W X 6'-8"H	WD.	TBD	INSULATED

① GLASS DOOR

CUSTOMIZED TAMPER GLASS SLIDING WINDOW/DOOR

② GLASS DOOR

DOOR FRAME

* G.C. shall provide shop drawings for all new exterior doors for the historical commission review & approval prior to fabrication.

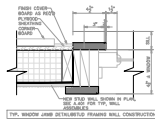
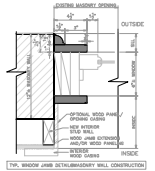
EXTERIOR WINDOWS						
FLOOR LEVEL	WINDOW QTY.	LOCATION	TYPE	SIZE	SILL HEIGHT	NOTE
BASEMENT	4	OPEN AREA/LAUNDRY/STORAGE	A	3'-0"W X 1'-2"H	MEASURE ON SITE	
THIRD FLOOR	2	BEDROOM 2	B	3'-0"W X 3'-6"H	2'-6"	EGRESS

A SLIDING BASEMENT WINDOW

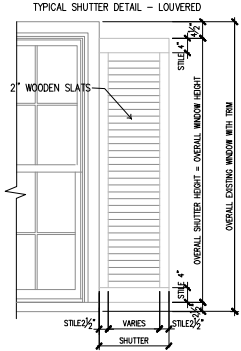
B DOUBLE HUNG WINDOW

* Historic Masonry Openings shall remain unchanged. G.C. shall field verify all M.O. dimensions prior to window fabrication. G.C. shall provide shop drawings for all new & replacement windows for historical review & approval prior to fabrication.

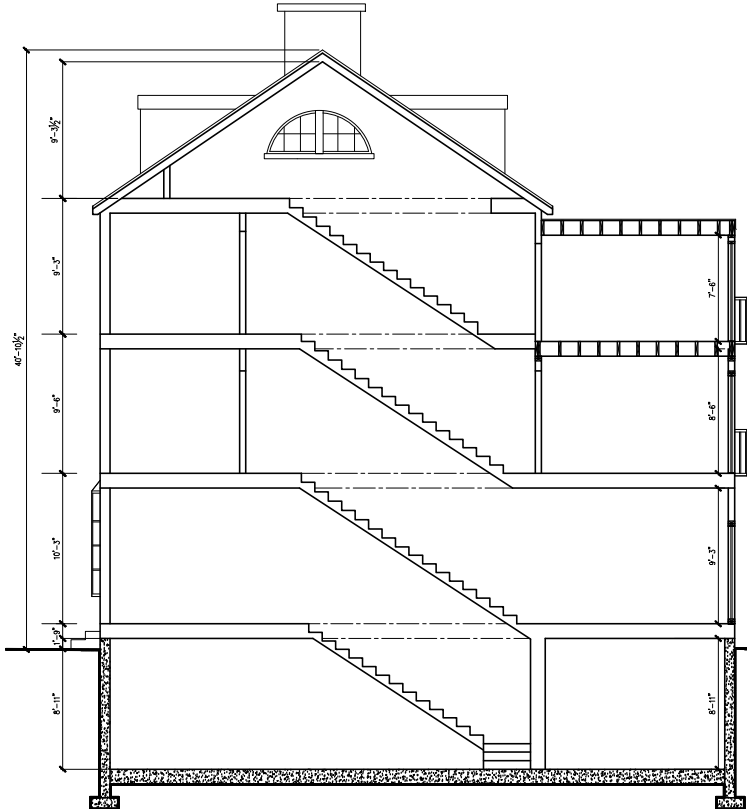
* SHUTTER NOTES
Overall width of shutter will vary between window types. Window shutter shall be $\frac{1}{2}$ of the overall window width. G.C. shall provide shop drawings of shutters and associated mounting hardware for historical commission approval prior to fabrication.



3 WINDOW TRIM DETAILS
A-4 1 - 1/2" x 1-5/8"



2 WINDOW SHUTTER DETAILS
A-4 3/4" x 1-5/8"



1 PROPOSED BUILDING SECTION
A-4 1/4" = 1'-0"

REVISIONS		
NO.	DESCRIPTION	DATE

PROJECT NAME
SINGLE FAMILY RESIDENCE
800 S 5TH STREET
PHILADELPHIA, PA 19147



ARCHITECT

DRAWING STATUS
permit set

DRAWING TITLE

Building Section; Windows
& exterior doors schedule

DRAWING SCALE
AS NOTED

PLOT CONFIG, FILE NAME

COMPUTER FILE NAME

DAY STAMP

JOB NO.	DRAWN BY	DATE	SCALE	DATE
A-4	JSN	02/14/24	AS NOTED	

A-4