

ADDRESS: 1018 WINTER ST

Proposal: Demolish and reconstruct upper floors with pilot house

Review Requested: Final Approval

Owner: Ken Leong and Marie Chin

Applicant: Sam Xu, Constrecture LLC

History: 1835

Individual Designation: 4/25/1974

District Designation: None

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

BACKGROUND:

This application proposes demolishing the majority of the primary façade, roof, and rear ell at the building at 1018 Winter Street and reconstructing the building with a contemporary design and materials. The building was constructed in 1835 and retains a high level of historic integrity with its form, features, and materials. The property at 1018 Winter Street is individually listed on the Philadelphia Register of Historic Places. Although the rear of the property has a parking area, the back of the building is not visible from the public right-of-way.

SCOPE OF WORK:

- Demolish majority of second and third floors including roof and dormers.
- Construct second and third floors including front façade.
- Construct pilot house.

STANDARDS FOR REVIEW:

The Secretary of the Interior's Standards for the Treatment of Historic Properties and Guidelines include:

- *Standard 2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alterations of features, spaces, and spacial relationships that characterize a property will be avoided.*
 - The application proposes a significant amount of demolition, including the front façade's second floor, roof, and dormer. Therefore, the application does not meet Standard 2.
- *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 works shall 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 to the front façade in terms of materials, features, scale, and proportion do not meet Standard 9.
 - The proposed increase in size and massing at the rear of the property overwhelms the original form and environment of the historic building and does not meet Standard 9.
- *Standard 10: New additions and adjacent or related new construction will be undertaken in such manner that, if removed in the future, the essential form and integrity of the historic property and its environment will be unimpaired.*
 - The proposed demolition and proposed new construction permanently alter the historic building's form and integrity; therefore, the application does not meet Standard 10.
- *Roofs Guideline | Recommended: Designing rooftop additions, elevator or stair towers, decks or terraces, dormers, or skylights when required by a new or continuing use*



Image 2: 1972 photograph of 1018 Winter Street. *Historical Commission files.*



Image 3: Rear photograph of property. The rear of the building is not visible from the public right-of-way. The rear of property can only be viewed through private parking lots. *Historical Commission staff, 2026.*



Image 4: Aerial view looking south at 1018 Winter Street. *CONNECTExplorer*, 2023.



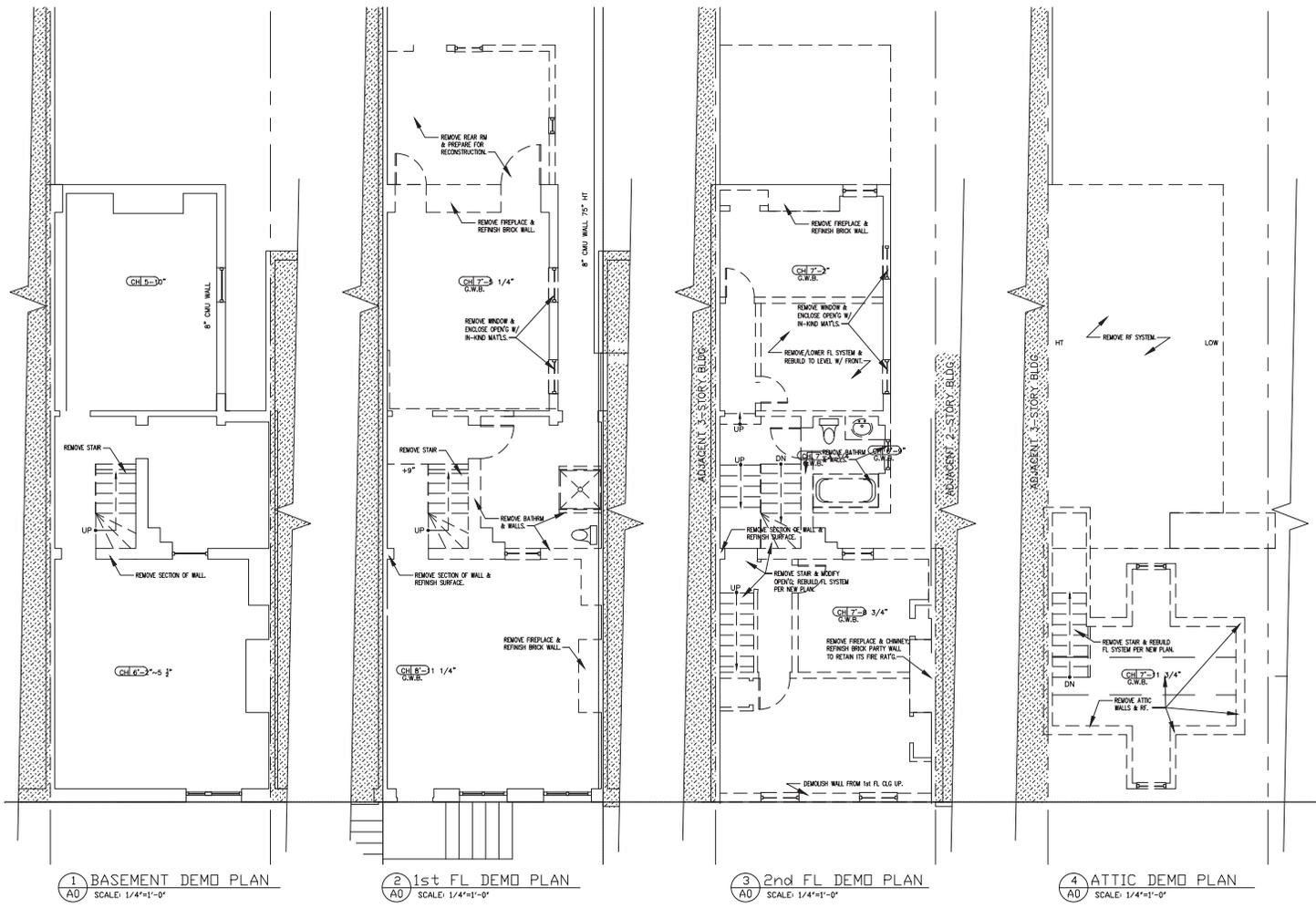
Image 5: Aerial view looking north at 1018 Winter Street. *CONNECTExplorer*, 2025.



Image 6: Front façade of 1018 Winter Street, 2026. *Historical Commission staff, 2026.*

Cover Letter/ Project Description:

The project is a renovation and expansion of the delapidated 2-story brick house. The house has been vacant for many years; it needs significant investment to bring everything up to code to be habitable. Owners would like to make this an opportunity to do that and beyond by adding two units to this single-family house.



PROJECT DATA:

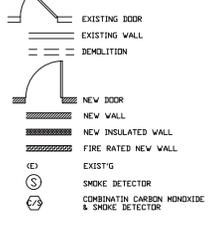
DESCRIPTION OF WORK: BLDG RENOVATION & EXPANSION TO TURN INTO MULTI-FAMILY C3 FROM SINGLE FAMILY
 PROJECT AREA: TOTAL: 3,950 SF (1st FL-848 SF, 2nd FL-754 SF, 3rd FL-750 SF)

OWNERS: CHEN MARIE & LEUNG KEN
 ADDRESS: 1018 WINTER ST.
 PHILA., PA 19107

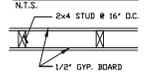
CODE DATA:

ZONING: CH1-3
 USE GROUP: R2 - MULTI-FAMILY
 FIRE SUPPRESSION: TO BE FULLY SPRINKLERED (NFPA 13R)
 CONSTRUCTION TYPE: III-B & V-B - MASONRY 1st & 2nd EXTR WALLS, 3rd FL WOOD EXTR WALLS, & ALL WOOD JOISTS & RAFTERS

LEGEND



STANDARD PARTITION



PROJECT NOTES:

1. ALL DIMENSIONS ARE FINISHED MEASUREMENTS.
2. ALL NEW IDS TO BE 6'-8".
3. ALL HANDRAILS TO BE 1 1/2" DIA MOUNTED 36" AFF.
4. BATHROOM POWDER RM EXHAUST 50 CFM HOU TO EXTR.
5. INSULATE EXTR WALL W/ R-21 & RF R-49 BATT.
6. NEW WINDOW U FACTOR TO BE .32 (FIXED) & .45 (OPERABLE)
7. NEW ENTRANCE DR II FACTOR TO BE .77 MIN.
8. CONC STRENGTH TO BE 3,000 P.S.I. MIN.
9. RE-FINISH FL, WALL & CLO WHERE DISTURBED W/ IN-KIND MAT'L'S.
10. CONTRACTOR TO VERIFY EXIST'G CONDITIONS & NOTIFY ARCHITECT OF DEVIATION FROM DRAW'G BEFORE PROCEED'G.

SHAO-XIAN XU, RA
 CONSTRUCTURE LLC.
 BUILDING FOR COMFORT & EFFICIENCY



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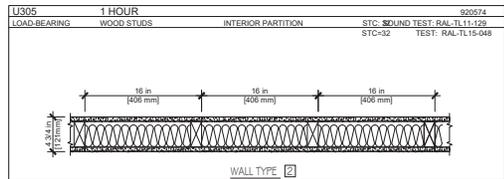
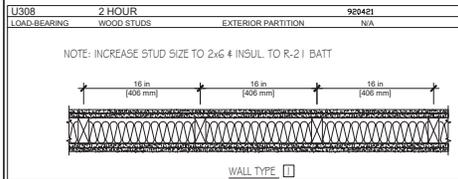
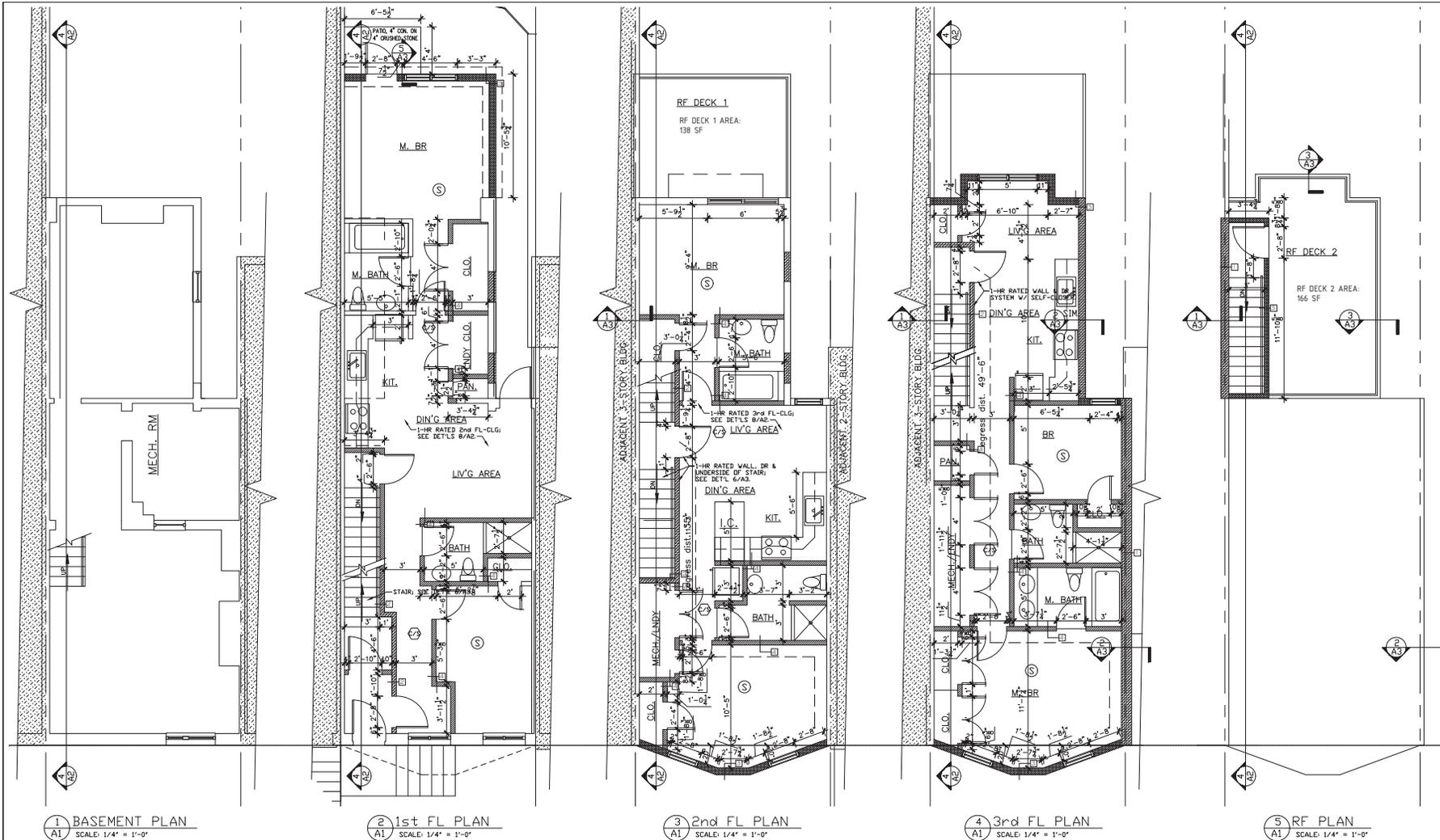
NAME DATE REV
 SURVEYED BY: SXX 10/10/20
 DRAWN BY: SXX 10/20/20
 CHECKED BY: SXX 04/04/20
 REVISION BY:

PROJECT NO. 2020-09

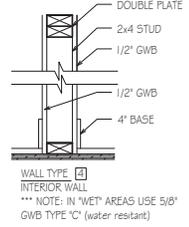
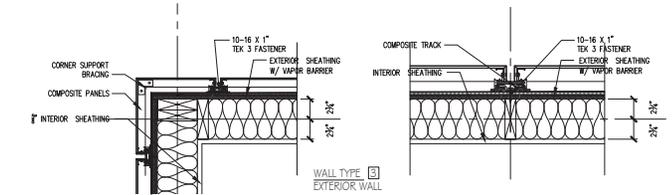
BUILD'G RENOVATION + EXPANSION
 1018 WINTER ST.
 PHILA., PA 19107
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NOTE: 2" ROCKWOOL OR 3 1/2" BATT INSUL. ADDED TO INCREASE STC VALUE >50.



*** NOTE: IN "WET" AREAS USE 5/8" GWB TYPE "C" (water resistant)

6 WALL TYPES
SCALE: N.T.S.

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筑 构
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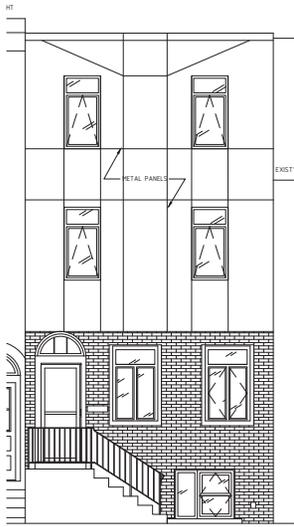
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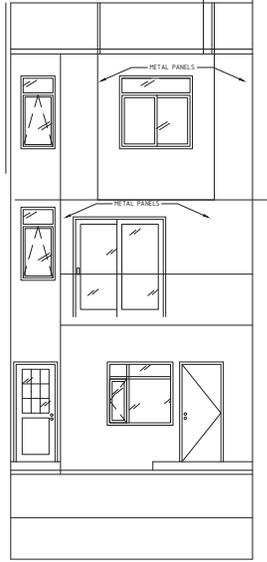
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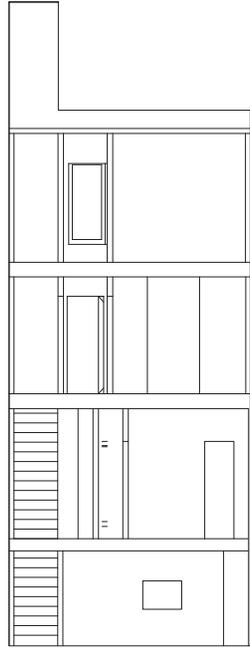
DWG 2 OF 4



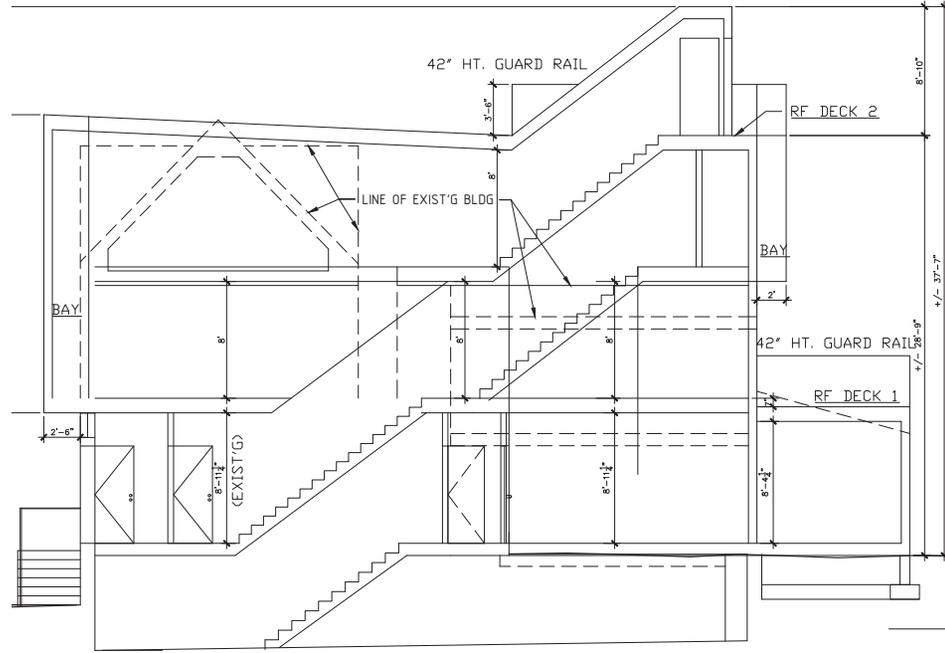
1 FRONT ELEVATION
A2 SCALE: 1/4"=1'-0"



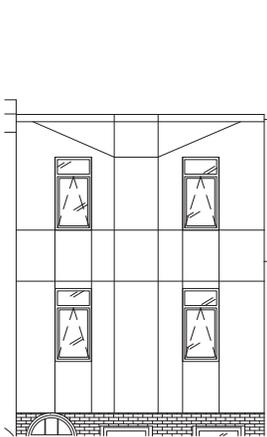
2 BACK ELEVATION
A2 SCALE: 1/4"=1'-0"



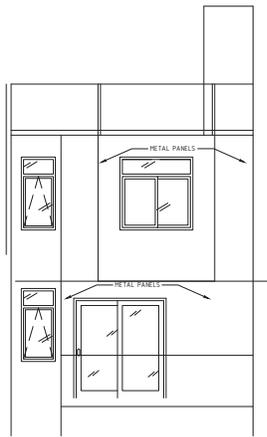
3 BLDG CROSS SECTION
A2 SCALE: 1/4"=1'-0"



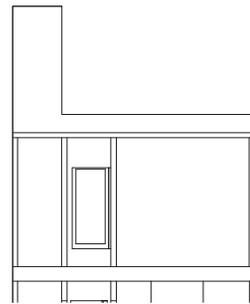
4 BLDG LONGITUDINAL SECTION
A2 SCALE: 1/8"=1'-0"



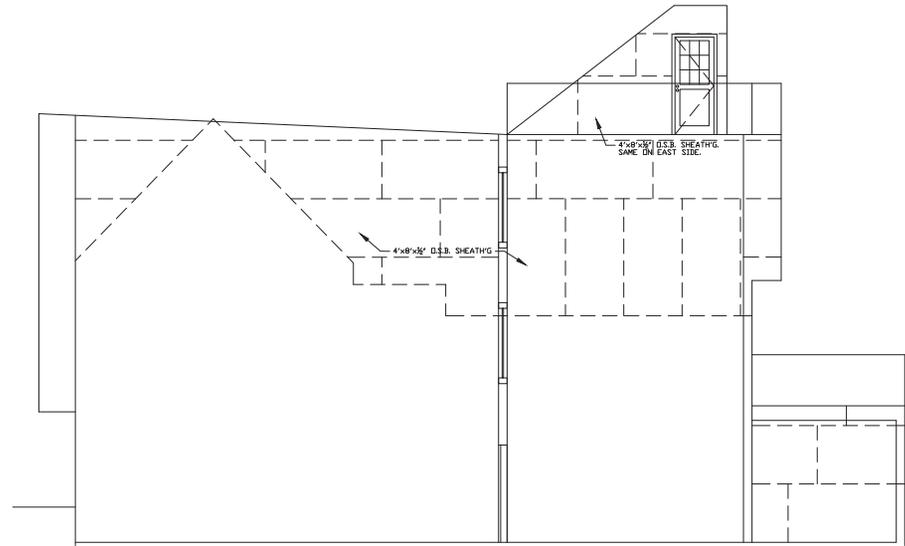
5 ADDITION WALL BRAC'G
A2 SCALE: 1/4"=1'-0"



BACK



SIDE/WEST



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DRAWN BY:	SKK	10/22/20
CHECKED BY:	SKK	10/22/20
REVISION BY:		

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 + EXPANSION**
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DWG 3 OF 4

SIGNED:











