

**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:

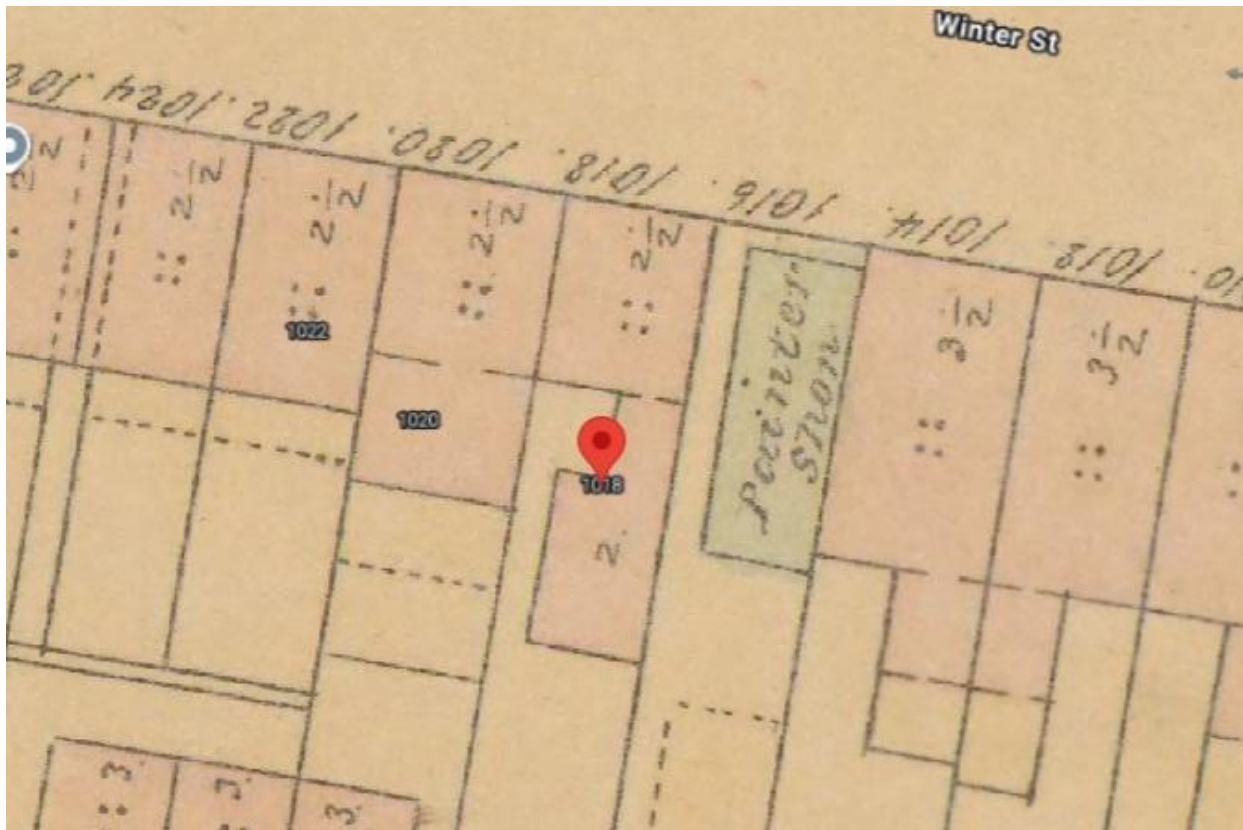
- *Standard 2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alterations of features, spaces, and spacial relationships that characterize a property will be avoided.*
  - The application proposes a significant amount of demolition, including 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*

so that they are inconspicuous and minimally visible on the site and from the public right-of-way and do not damage or obscure character-defining historic features.

- The location of the proposed pilot house at the rear of the property could meet the Roofs Guideline if other aspects of the application were revised to meet Standards 2, 9, and 10.

**STAFF RECOMMENDATION:** Denial, pursuant to Standards 2, 9, and 10.

**IMAGES:**



**Image 1:** 1018 Winter Street shown on 1858-60 Hexamer & Locher map. The rear ell maintains most of its original form. *Image accessed through Athenaeum of Philadelphia website.*



**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.*

Architectural Committee meeting minutes  
February 24, 2026

**REPORT OF THE ARCHITECTURAL COMMITTEE  
OF THE PHILADELPHIA HISTORICAL COMMISSION**

**TUESDAY, 24 FEBRUARY 2026  
REMOTE MEETING ON ZOOM  
DAN MCCOUBREY, CHAIR**

**CALL TO ORDER**

**START TIME IN AUDIO RECORDING:** 00:00:00

The Chair called the meeting to order at 9:01 a.m. The following Committee members joined him:

<b>Committee Member</b>	<b>Present</b>	<b>Absent</b>	<b>Comment</b>
Dan McCoubrey, FAIA, LEED AP BD+C, Chair	X		
John Cluver, AIA, LEED AP	X		
Justin Detwiler	X		
Nan Gutterman, FAIA	X		
Allison Lukachik	X		Arrived 9:27 a.m.
Amy Stein, AIA, LEED AP	X		
Sam Weiner	X		

The meeting was held remotely via Zoom video and audio-conferencing software.

The following staff members were present:

- Jonathan Farnham, Executive Director
- Kim Chantry, Historic Preservation Planner III
- Heather Hendrickson, Historic Preservation Planner II
- Ted Maust, Historic Preservation Planner II
- Allyson Mehley, Historic Preservation Planner III
- Joshua Schroeder, Historic Preservation Planner I
- Dan Shachar-Krasnoff, Historic Preservation Planner II
- Alex Till, Historic Preservation Planner II

The following persons were present:

- Alex Bruno, Leake Engineering
- Andy Cantu
- Asli Basoglu
- Brenden Garza, National Liberty Museum
- Chrissy Clawson, Chestnut Hill Conservancy
- Dorothy Boersma
- Eran Aharonovich
- Hanna Stark, Preservation Alliance
- Harry Leong
- Hsing-Yuan Chen, HYC Architect PC
- Jay Farrell
- John Cunningham
- Lauren Thomsen, Lauren Thomsen Design
- Nancy Pontone

Roy Aharonovich, Vich Properties  
Sam Xu, Constrecture LLC  
Sara Pochedly, Toner Architects  
Stephanie Magagna, Esq., Klehr Harrison  
Trevor Cordivari, Lauren Thomsen Design  
Zamir Garcia, M Architects

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History: 1830

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

**OVERVIEW:** 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 1830 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.*
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- *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.*
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  - The proposed demolition and proposed new construction permanently alter the historic building's form and integrity; therefore, the application does not meet Standard 10.
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- The location of the proposed pilot house at the rear of the property could meet the Roofs Guideline if other aspects of the application were revised to meet Standards 2, 9, and 10.

**STAFF RECOMMENDATION:** Denial, pursuant to Standards 2, 9, and 10.

**START TIME OF DISCUSSION IN ZOOM RECORDING:** 01:58:41

**PRESENTERS:**

- Ms. Mehley presented the application to the Architectural Committee.
- Architect Sam Xu and owner Harry Leong represented the application.

**DISCUSSION:**

- Ms. Stein asked about the need for extensive demolition of the building. She observed that, although the applicant provided a series of photographs showing the present condition, the applicant did not provide a structural report. Ms. Stein explained that the Architectural Committee often reviews applications for buildings that have been vacant for years and require extensive repairs. She requested that the applicant explain the need for so much demolition at an individually designated building.
  - Mr. Xu stated that the inside and outside of building have been modified over time. He pointed to the extensive deterioration and explained that the intent of their proposed scope of work was to improve the overall condition of the building.
- Ms. Stein observed that the aerial photos in the application show that a small section of the building has been removed at the very back. She commented that the main roofs appear intact and asked Mr. Xu if they were leaking.
  - Mr. Xu confirmed that there is no water infiltration from the main gable roof.
- Ms. Gutterman stated that, for the Architectural Committee to consider the proposed demolition scope, they need a structural report with an assessment stating that the house must be demolished. She said that, even if demolition was allowed, the new design would need to maintain a compatible front elevation. Ms. Stein asserted that the applicant and owner cannot demolish the house because they wish to build something new. They need to preserve the historic house if possible.
  - Mr. McCoubrey agreed that the current proposal would be considered a demolition.
  - Ms. Gutterman added that the question in her mind is whether it is a case of demolition by neglect.
- Mr. McCoubrey said that, typically, in a situation like this, the expectation would be that the main block of the house would remain intact, and the rear of the property could be considered for removal. He commented on the lack of visibility of the rear area of the building but stressed that the Architectural Committee would still need to review a structural report stating whether it could be saved.
  - Mr. Xu inquired if maintaining the front portion of the property and building new in the rear would be an acceptable proposal.
- Ms. Gutterman stated that the Architectural Committee would need to review a drawing of the revised proposal and would still need a structural engineering report with an assessment of the building's condition.
  - Mr. Xu confirmed they would obtain structural engineering report.
- Mr. Xu pointed out that adjacent and nearby buildings on Winter Street had been modified.

- Ms. Gutterman replied that the adjacent buildings may or may not be listed on the Philadelphia Register of Historic Places, so it would be difficult to say what sort of review process was undertaken that led to the approvals of those alterations.
- Ms. Mehley stated that adjacent buildings are historically designated. She explained that the single building to the left at 1016 Winter Street and the three buildings to the right at 1020, 1022, and 1024 Winter Street are all individually designated.
- Mr. McCoubrey pointed out that, for this review, the Architectural Committee needs to remain focused on the building at 1018 Winter Street, which is individually designated.
- Mr. Detwiler commented that changes to the adjacent buildings may have been undertaken prior to their historic designations.
- Mr. Gutterman said that the Architectural Committee is not saying that the applicant cannot change the rear of the property but that he will need to tell them what they are planning to do.
- Mr. Detwiler stated they should also preserve as much original fabric as possible in the process. He said the Historical Commission often allows modifications of rear eaves.
- Mr. Leong explained that the building at 1018 Winter Street belongs to his family and he currently lives around the corner. He said that he maintains the front of the building because it is not presently occupied. Mr. Leong commented that his intention with the proposed design was to maintain the front of the building as much as possible with changes to the back of the building. He said the building was his childhood home and that his intention was to move back into the building.
  - Mr. Weiner pointed out to Mr. Leong that that is not what his application is proposing.
  - Ms. Gutterman agreed and pointed out that the application drawings show a completely new front facade and new interior. She said that this is not an acceptable intervention to an individually designated property. Ms. Gutterman recommended that the applicant and owner think about restoring the front elevation of the building and maintaining the gable roof and dormer. She said that rear of the building could be modified with a compatible renovation or new construction in terms of massing and scale.
  - Mr. Detwiler agreed that any new construction would need to occur at the back of the building, not at the front.

**PUBLIC COMMENT:**

- None.

**ARCHITECTURAL COMMITTEE FINDINGS & CONCLUSIONS:**

The Architectural Committee found that:

- A structural engineering report should be submitted with an assessment of the building's structural integrity and identification of unsafe areas.
- To satisfy the Standards, the proposal should be revised to maintain the building's main block and limit changes to the rear that are compatible with the materials, features, scale and proportion of the main block.

The Architectural Committee concluded that:

- The application fails to satisfy Standard 2, owing to the significant demolition proposed for the front façade’s second floor, gable roof, and front dormer.
- The application fails to satisfy Standard 9 as the proposed front façade alterations are incompatible in terms of the materials, features, scale, and proportion. The proposed increase in size and massing at the rear of the property overwhelms the original form and environment of the historic building.
- The application fails to satisfy Standard 10 because the proposed demolition and new construction would permanently alter the historic building’s form and integrity.

**ARCHITECTURAL COMMITTEE RECOMMENDATION:** The Architectural Committee voted to recommend denial, pursuant to Standards 2, 9, and 10.

<b>ITEM: 1018 Winter St</b>					
<b>MOTION: Denial</b>					
<b>MOVED BY: Detweiler</b>					
<b>SECONDED BY: Gutterman</b>					
<b>VOTE</b>					
Committee Member	Yes	No	Abstain	Recuse	Absent
Dan McCoubrey	X				
John Cluver	X				
Justin Detwiler	X				
Nan Gutterman	X				
Allison Lukachik	X				
Amy Stein	X				
Sam Weiner	X				
Total	7				

**ADJOURNMENT**

**START TIME OF DISCUSSION IN ZOOM RECORDING:** 02:19:55

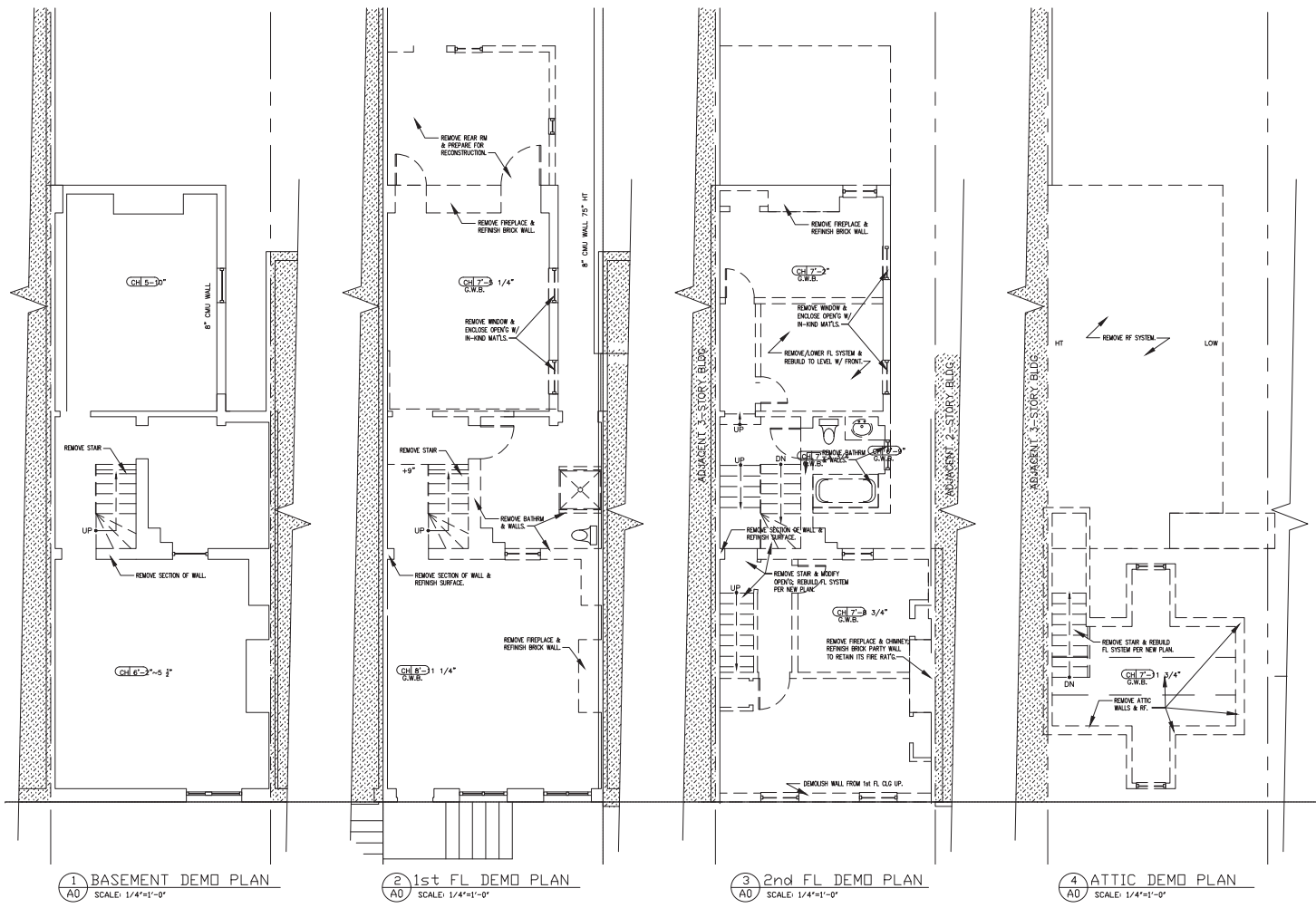
**ACTION:** The Architectural Committee adjourned at 11:21 a.m.

**PLEASE NOTE:**

- Minutes of the Philadelphia Historical Commission and its advisory Committees are presented in action format. Additional information is available in the video recording for this meeting. The start time for each agenda item in the recording is noted.
- Application materials and staff overviews are available on the Historical Commission’s website, [www.phila.gov/historical](http://www.phila.gov/historical).

**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.



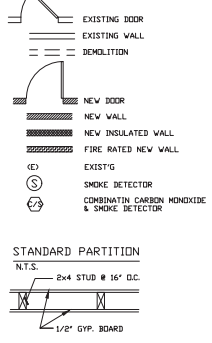
**PROJECT DATA**

DESCRIPTION OF WORK: BLDG RENOVATION & EXPANSION TO TURN INTO MULTI-FAMILY CSD 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**



**PROJECT NOTES:**

1. ALL DIMENSIONS ARE FINISHED MEASUREMENTS.
2. ALL NEW DOORS 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 & CLOJ 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  
 1509 ROSALIE ST., PHILA., PA 19149  
 TEL: (646) 250-2564  
 EMAIL: sarmxxu@yahoo.com

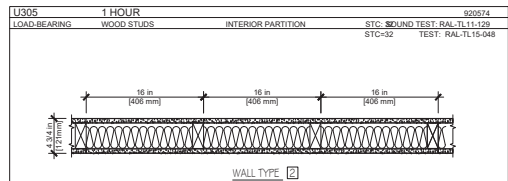
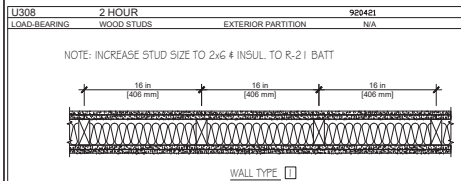
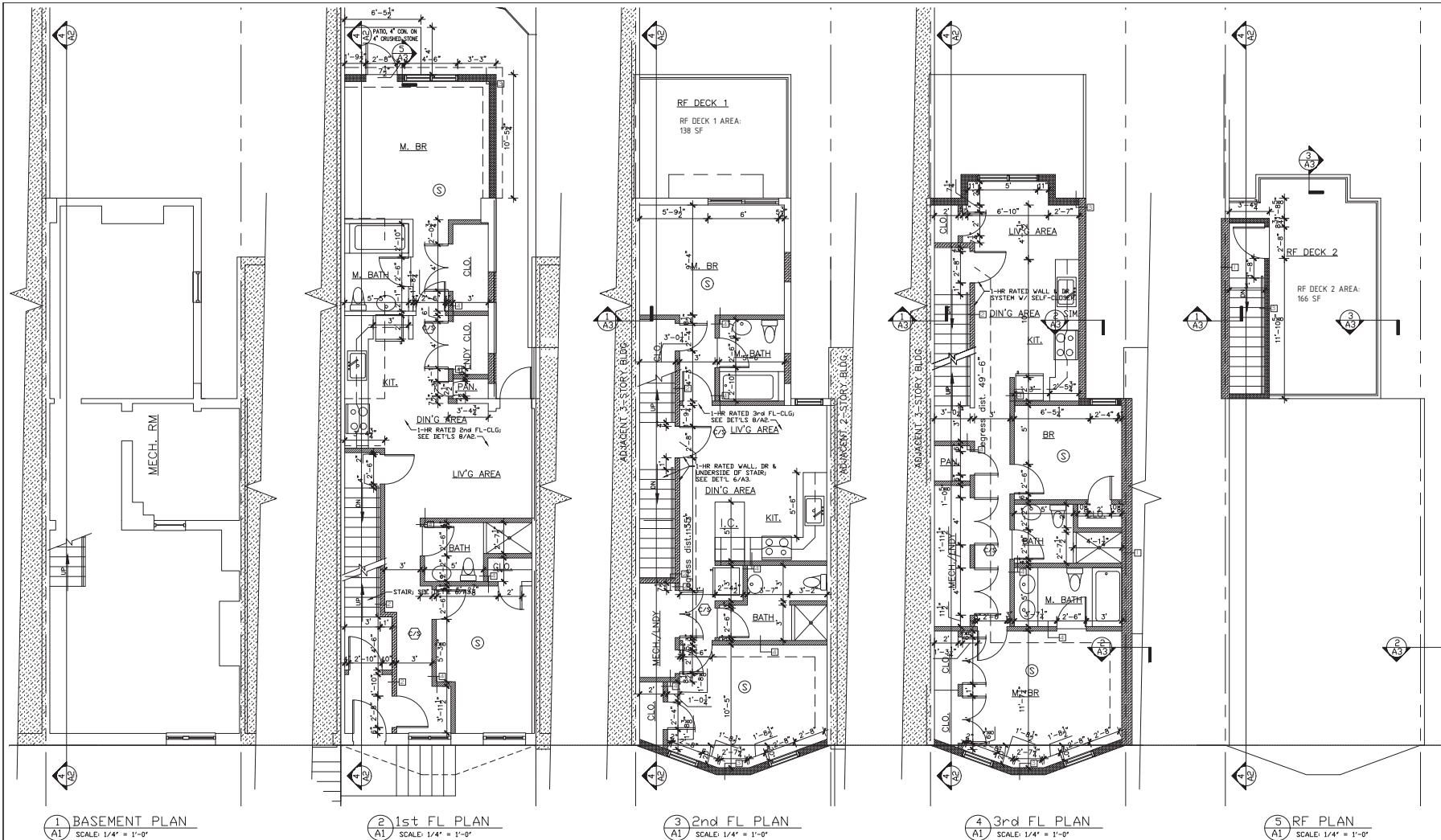
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 CHECKED BY: SXX 04/04/20  
 REVISION BY:

PROJECT NO. 2020-09

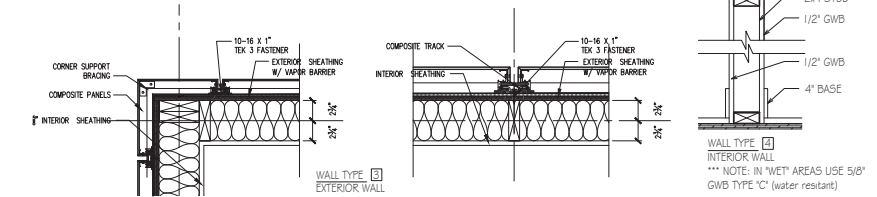
**BUILD'G RENOVATION + EXPANSION**  
 1018 WINTER ST.  
 PHILA., PA 19107  
 2020 BY SHAO-XIAN XU ARCHITECT, DESIGNER & PLANNER

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**A0**



NOTE: 2" ROCKWOOL DR 3 1/2" BATT INSUL. ADDED TO INCREASE STC VALUE >50.



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

**WALL TYPES**  
SCALE: N.T.S.

建 筑  
SHAO-XIAN XU, RA  
CONSTRUCTURE LLC.  
BUILDING FOR COMFORT & EFFICIENCY  
1509 ROSALE ST.  
PHILA., PA 19149  
TEL: (846) 250-2564  
EMAIL: samxxu@yahoo.com

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

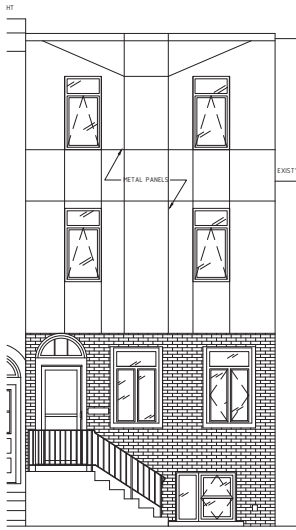
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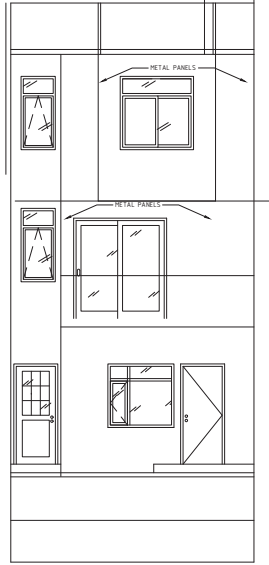
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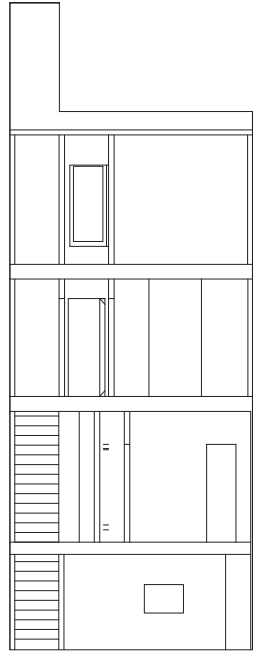
DWG 2 OF 4



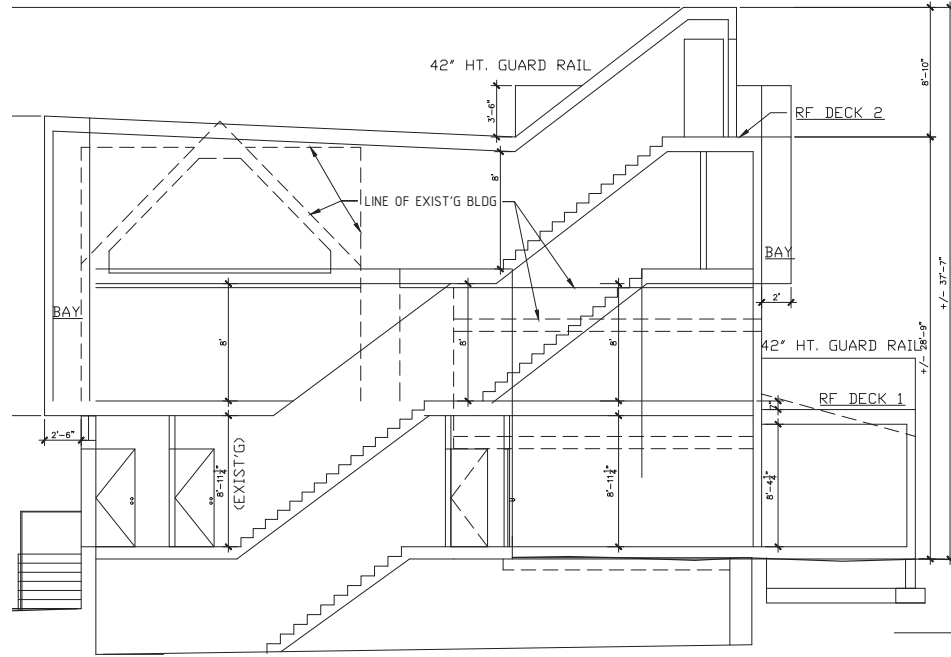
1 FRONT ELEVATION  
A2 SCALE: 1/4"=1'-0"



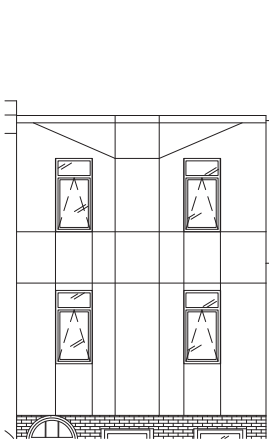
2 BACK ELEVATION  
A2 SCALE: 1/4"=1'-0"



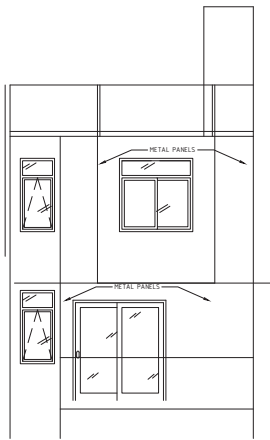
3 BLDG CROSS SECTION  
A2 SCALE: 1/4"=1'-0"



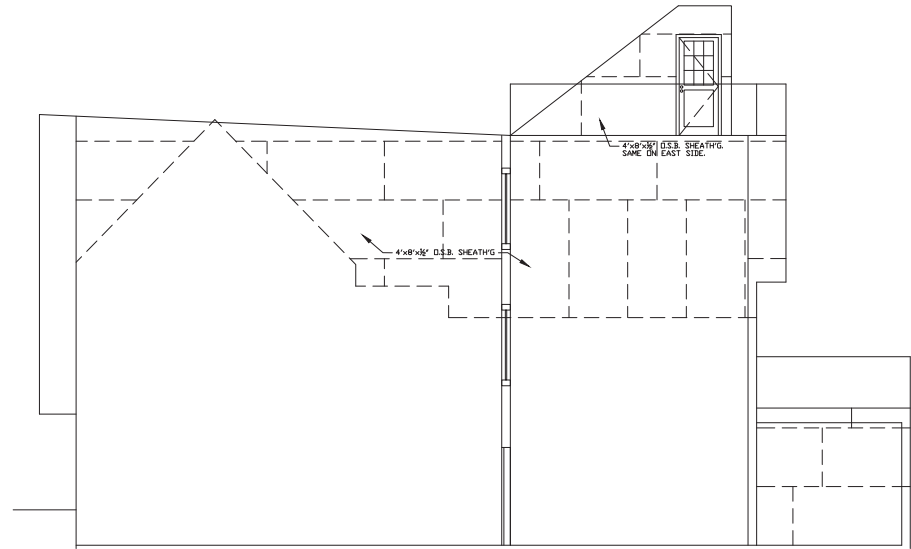
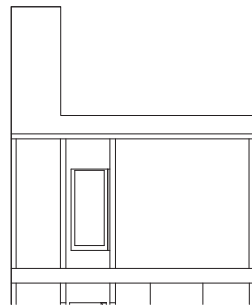
4 BLDG LONGITUDINAL SECTION  
A2 SCALE: 1/8"=1'-0"



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



BACK



SIDE/WEST

建 筑  
SHAO-XIAN XU, RA  
CONSTRUCTURE LLC.  
BUILDING FOR COMFORT & EFFICIENCY  
1509 ROSALE ST.  
PHILA., PA 19149  
TEL: (646) 250-2564  
EMAIL: samxu@yahoo.com

NAME	DATE	REV
SURVEYED BY:	SKK	10/10/20
DRAWN BY:	SKK	10/22/20
CHECKED BY:	SKK	10/22/20
REVISION BY:		

PROJECT NO. 2020-09

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DWG 3 OF 4











