

ADDRESS: 1018 WINTER ST

Proposal: Demolish and reconstruct upper floors with roof deck

Review Requested: Final Approval

Owner: Ken Leong and Marie Chin

Applicant: Sam Xu, Constrecture LLC

History: 1830

Individual Designation: 4/25/1974

District Designation: None

Staff Contact: Allyson.Mehley@phila.gov

BACKGROUND:

This application proposes demolishing the main front block, roof, and a portion of the rear ell of 1018 Winter Street and reconstructing the main block with an additional floor and new roof with dormer. Construction of a new second and third story and roof deck are proposed at the rear. 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 includes a parking area, the back of the building is not visible from the public right-of-way.

This project was first presented at the February 24, 2026 meeting of the Architectural Committee and the April 10, 2026 meeting of the Historical Commission. It proposed substantial demolition of the front of the building. The Architectural Committee recommended denial. The applicant presented a significantly revised application to the Historical Commission that maintained the historic front wall, roof, and main block and focused the new construction to the rear of the building. The Historical Commission commended that applicant and said the revised application was moving the project in the right direction. The Commission asked the applicant to continue to develop the revised proposal and provide a structural engineer's report on the building, owing to its poor condition. The Commission did not approve or deny the application, but instead remanded the application back to the Architectural Committee for an additional review because of the magnitude of the revisions between the Committee and Commission meetings.

The application submitted for this meeting includes the requested structural report and a revised scope of work. The application is substantially different than the version presented at the April 10, 2026 meeting of the Historical Commission.

SCOPE OF WORK:

- Demolish the front main block of the building including the front wall and roof with dormers, as well as a one-story portion of the rear ell.
- Rehabilitate a portion of the rear ell, construct a extension at the first floor, and construct second and third stories.
- Construct roof deck.

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 to the front of the building; therefore, the application does not meet Standard 2.

- If the front wall and roof must be replaced, as recommended in the structural report, they should be replaced in-kind and not include an additional floor level.
- *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 do not meet Standard 9 in terms of 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 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 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.

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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.

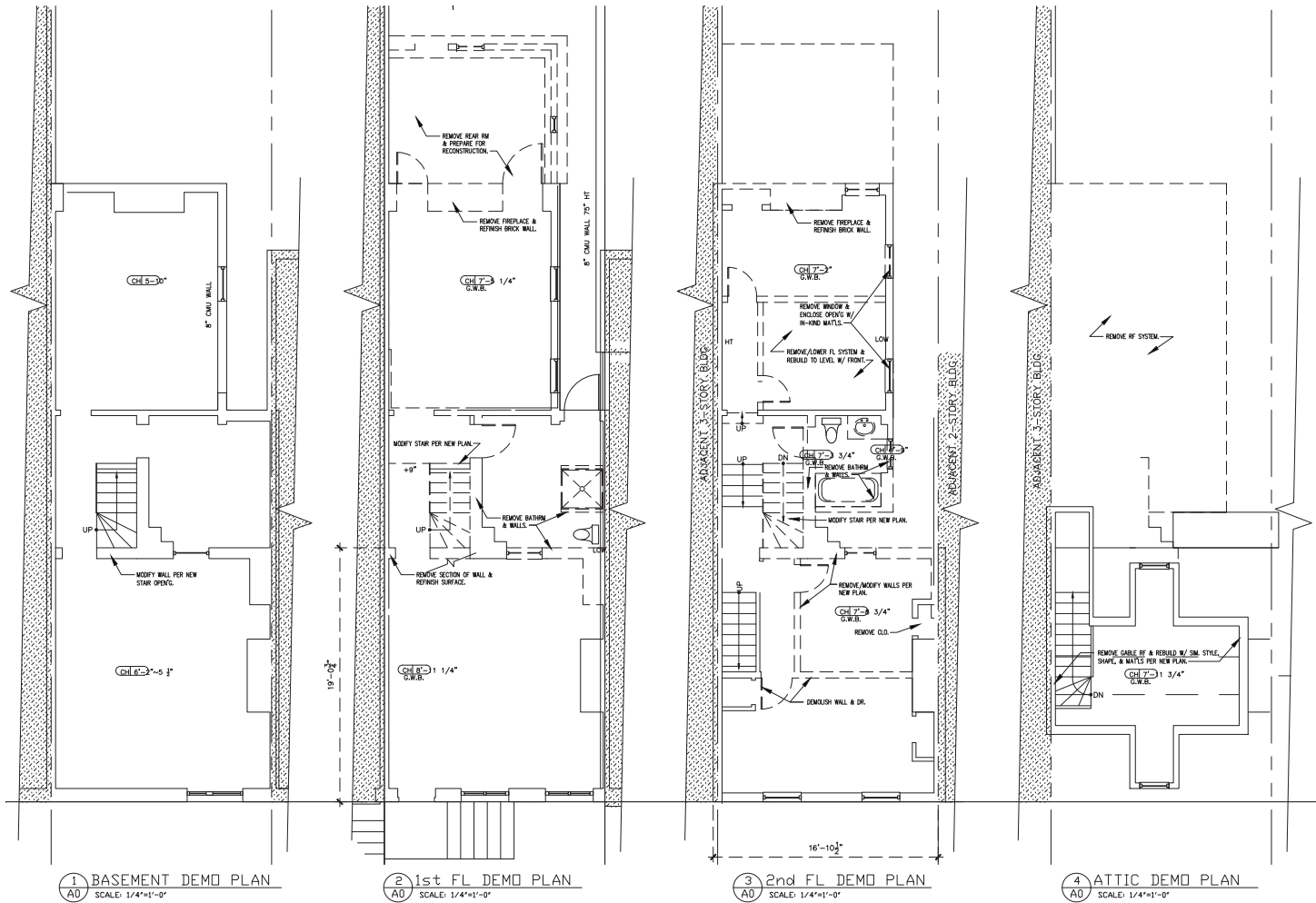


Image 6: Front façade of 1018 Winter Street, 2026. *Historical Commission, 2026.*

Cover Letter/ Project Description (Revised):

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.

We'd like to confirm that our application remains as the original plan to renovate and expand for a 3-family building. We'd reuse the good components and remove the components that are deteriorating badly or dysfunctional, including the front wall and gable roof as described in the engineering report. We're planning to replace the front wall and roof w/ the similar materials and styles, including the stormers, to retain the original appearance. In doing so we're raising the roof to the 3rd story from 2 1/2.



PROJECT DATA

DESCRIPTION OF WORK: BLDG RENOVATION & EXPANSION TO TURN INTO MULTI-UNIT C3 FROM SINGLE FAMILY

PROJECT AREA: TOTAL 8,550 SF (1st FL-848 SF, 2nd FL-734 SF, 3rd FL-738 SF)

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

CODE DATA

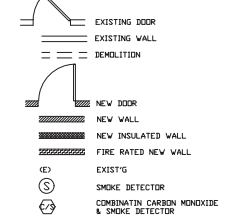
ZONING: CHX-3

USE GROUP: R2 - MULTI-FAMILY

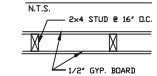
FIRE SUPPRESSION: TO BE FULLY SPRINKLERED (NFPA 13B)

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 DOORS TO BE 6'-8".
3. ALL HANDRAILS TO BE 1 1/2" DIA MOUNTED 36" AFF.
4. BATHROOM POWDER RM EXHAUST: 50 CFM MIN TO EXTR.
5. INSULATE EXTR WALL W/ R-21 & RF R-49 BATT.
6. NEW WINDOW U FACTOR TO BE .35 (FIXED) & .45 (OPERABLE).
7. NEW ENTRANCE DR U FACTOR TO BE .77 MIN.
8. CONC. STRENGTH TO BE 3,000 P.S.I. MIN.
9. RE-FINISH FL. WALL & CLG WHERE DISTURBED W/ IN-KIND MATERIALS.
10. CONTRACTOR TO VERIFY EXIST'G CONDITIONS & NOTIFY ARCHITECT OF DEVIATION FROM DRAW'G BEFORE PROCEED'G.

BUILD'G RENOVATION + EXPANSION

1018 WINTER ST.
PHILA., PA 19107

2020 BY SHAO-XIAN XU ARCHITECT, DESIGNER & PLANNER

建 筑 构 造
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: CHEN MARIE & LEUNG KEN

SURVEYED BY: CHEN MARIE & LEUNG KEN

DRAWN BY: CHEN MARIE & LEUNG KEN

CHECKED BY: CHEN MARIE & LEUNG KEN

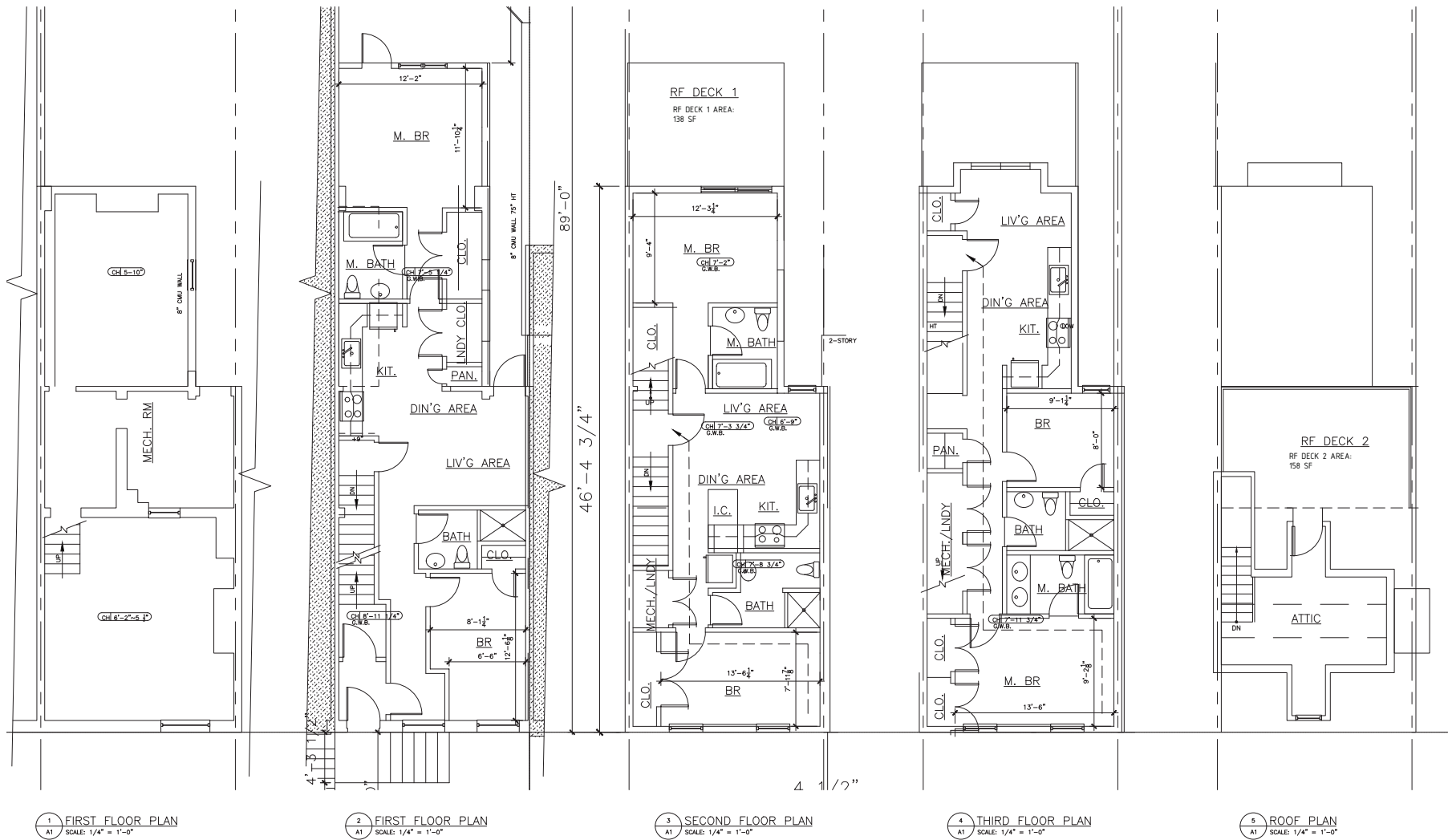
REVISION BY: CHEN MARIE & LEUNG KEN

PROJECT NO. 2020-09

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DWG 1 OF 4

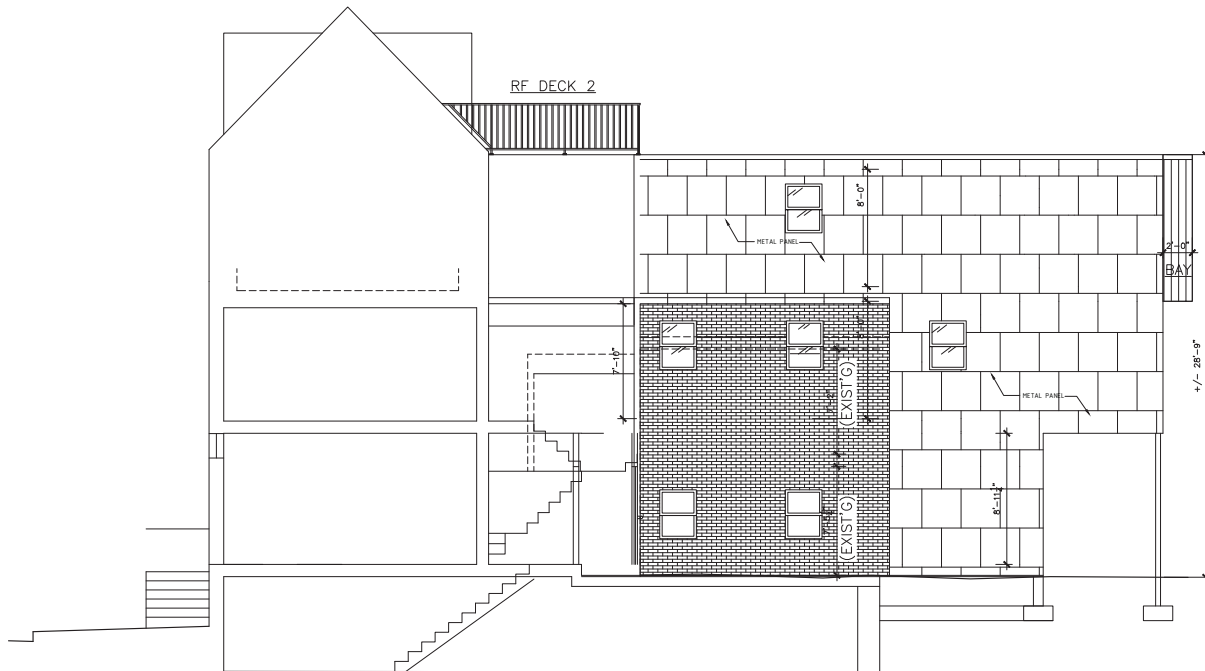




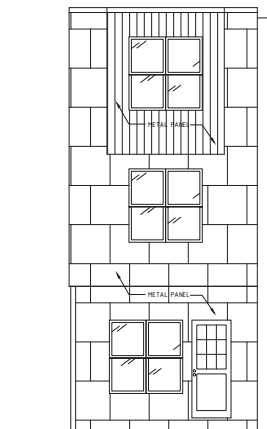
SCALE: $1/4" = 1'-0"$



SCALE: 1/4" = 1'-0"



WEST ELEVATION
SCALE: 1/4" = 1'-0"



SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

STRUCTURAL REPORT

Project site: 1018 Winter Street
Philadelphia, PA 19107

Prepared for:

Harry Leong
Telephone: (215) 627-2360
Email: hl_cccc@yahoo.com

Prepared by:

AR Engineers

191 Presidential Blvd., #616
Bala Cynwyd, PA 19004, Tel. 610-368-8234
Business License No. 331991 (City of Philadelphia)

Alex Y. Rong, Ph.D., P.E.
Professional Engineer: PA 055875-E



March 13th, 2026

Dear Mr. Leong,

Alex Rong and the staff of **AR** Engineers inspected the building at 1018 Winter Street, Philadelphia, PA 19107 on March 13th, 2026. The building structure is composed of masonry bearing walls and wood floor framing.

The scope of our work was limited to inspecting the readily visible and accessible areas of the building and determining the general structural condition of the building. The scope of work did not cover inspection of any non-structural elements, such as roofing, HVAC, electrical elements, etc.

During the time of inspection, we noted the following elements (see Map No. 1 for the location of the elements):

1. The front wall of the building is noted to have star bolts already installed. However, the front wall is noted to be significantly leaning (see Photo No. 2-5). It is recommended that the front wall be fully demolished and reconstructed, including the front foundation wall.
 - a. The front wall along the basement window is measured to be displaced by approximately 1-1/8 inches relative to the window frame, indicating outward movement of the masonry wall (see Photo No. 6-7).
 - b. The windowsill of the front 1st floor window is noted to be sagging and exhibits cracking (see Photo No. 8).
 - c. The brick masonry of the front façade is noted to have multiple decrepit and deteriorated sections throughout (see Photo No. 9-11).
 - d. The interior plaster of the front wall is noted to have multiple deteriorated sections throughout, consistent with ongoing water infiltration (see Photo No. 12-18).
 - e. The front foundation wall of the building is noted to be significantly leaning and has multiple deteriorated sections throughout (see Photo No. 19-22).
2. The concrete steps at the front door are noted to have section loss with cracking throughout (see Photo No. 23). It is recommended that the front concrete steps be removed and replaced.
3. The foundation of the side load-bearing walls is noted to be decrepit (see Photo No. 24). It is recommended that the decrepit foundation walls be repointed and parged.
4. The exterior brick masonry of the rear wall is noted to be decrepit, it appears to be missing a structural header above the opening (see Photo No. 25). It is recommended that the brick masonry be repaired and proper header installed. All window and door openings should be verified for proper header.
5. The roof along the rear of the building is noted to have significantly rotted due to water infiltration (see Photo No. 26). It is recommended that the rotted roof framing be locally removed and replaced, and the roof made weather-tight.
6. The roof along the middle portion of the building, above the interior staircase, is noted to have significantly rotted due to water infiltration (see Photo No. 27). It is recommended that the rotted roof framing be locally removed and replaced, and the roof made weather-tight.

- a. The staircase beneath this area is noted to have significantly rotted due to prolonged water exposure (see Photo No. 28). It is recommended that the rotted staircase be removed and replaced.
7. Attic roof framing appears to be sagging and is likely undersized, replacement of roof framing is recommended
8. Staircases throughout are noted be structurally inadequate due to undersized framing, it is recommended that all staircase framing be replaced
9. Floor framing is noted to be sagging or structurally inadequate in many locations. It is recommended that all floor framing be addressed, replacement needed in many locations and sistering of the rest.
 - a. 1st floor rear floor framing is partially collapsed
 - b. 2nd floor bathroom floor framing appears to be severely deteriorated

Based on the field inspection and our engineering judgment, it is concluded that the renovations scope should include the following in order to restore and preserve the structural condition of the building:

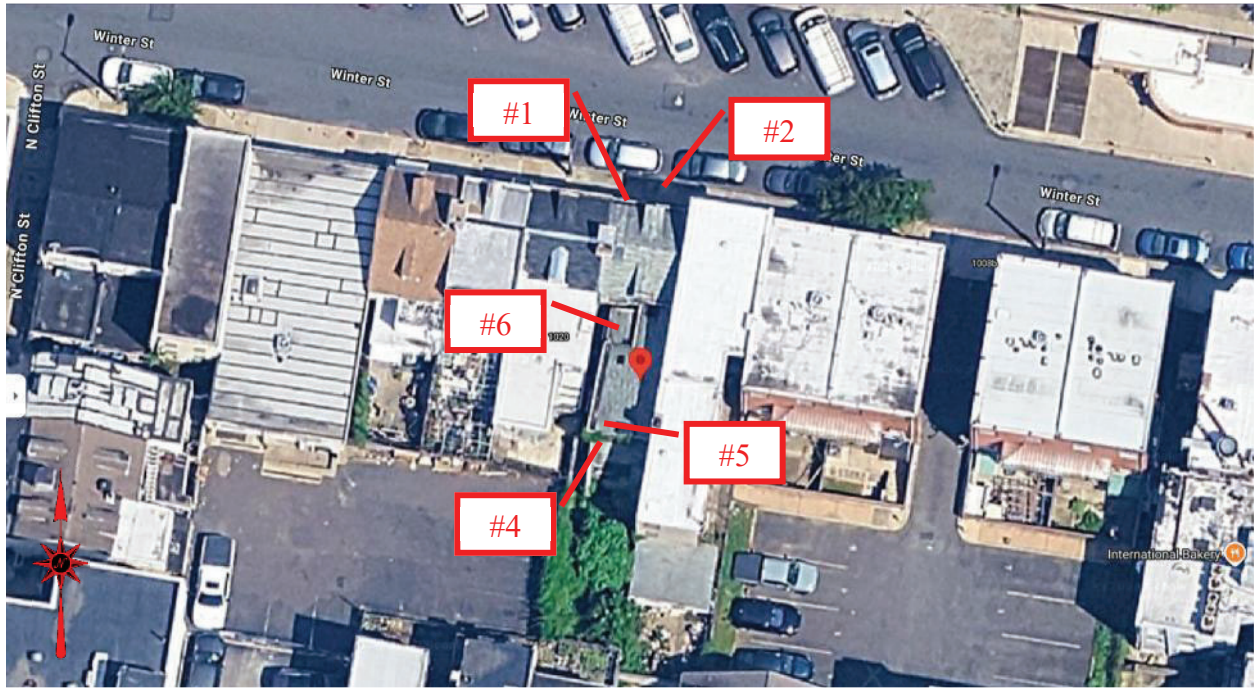
1. Remove and replace front wall and front steps
2. Remove and replace the roof framing throughout
3. Remove and replace all staircase framing
4. Remove and replace the deteriorated wood floor framing and sister the remaining floor joists
5. Rear masonry wall can remain with local repairs
6. Alley masonry wall can remain with local repairs

The findings and conclusions of this report with respect to the inspection of the property at 1018 Winter Street, Philadelphia, PA 19107, on March 13th, 2026, are based on normal visual observations of the site. No conclusions, expressed or implied, shall represent that **AR** Engineers has made an evaluation of the material, fabrication, or erection deficiencies beyond that which would be detectable by a normal visual inspection. Please feel free to contact me if you have any questions. Thank you.

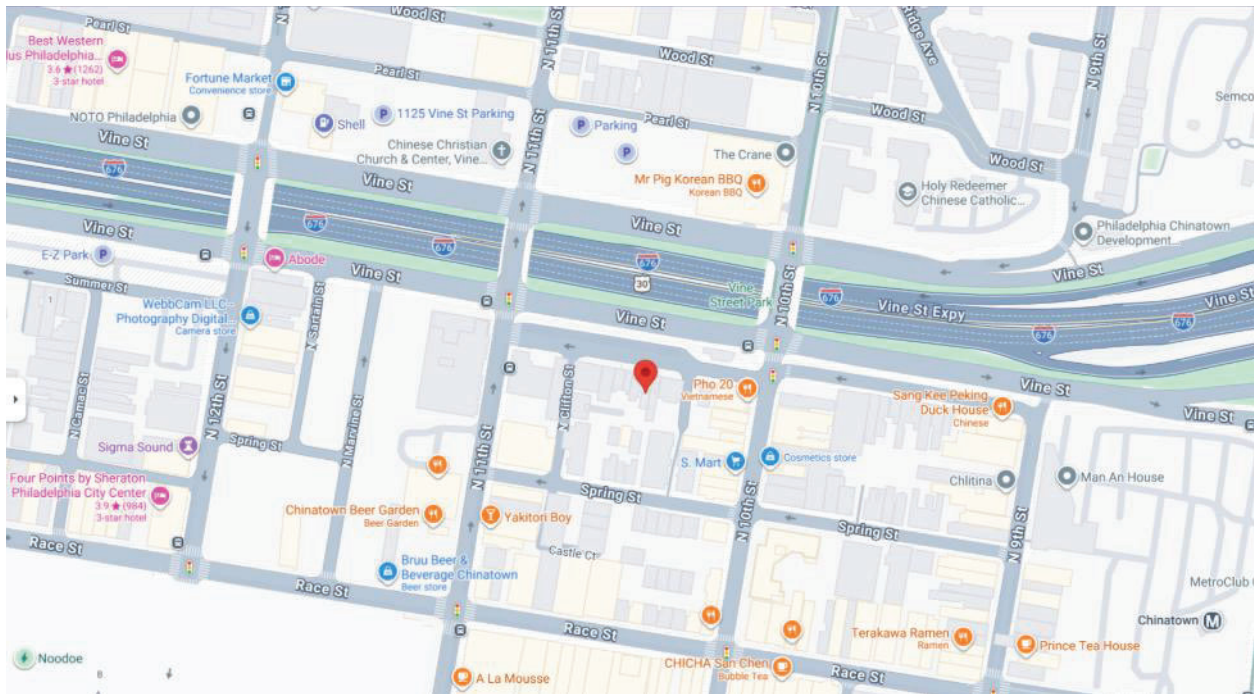
Regards,



Alex Rong, Ph.D., P.E.
President, **AR**-Engineers



Map No. 1. Aerial view of 1018 Winter Street, Philadelphia, PA 19107



Map No. 2. Location of 1018 Winter Street, Philadelphia, PA 19107



Photo No. 1. Front view of 1018 Winter Street, Philadelphia, PA 19107

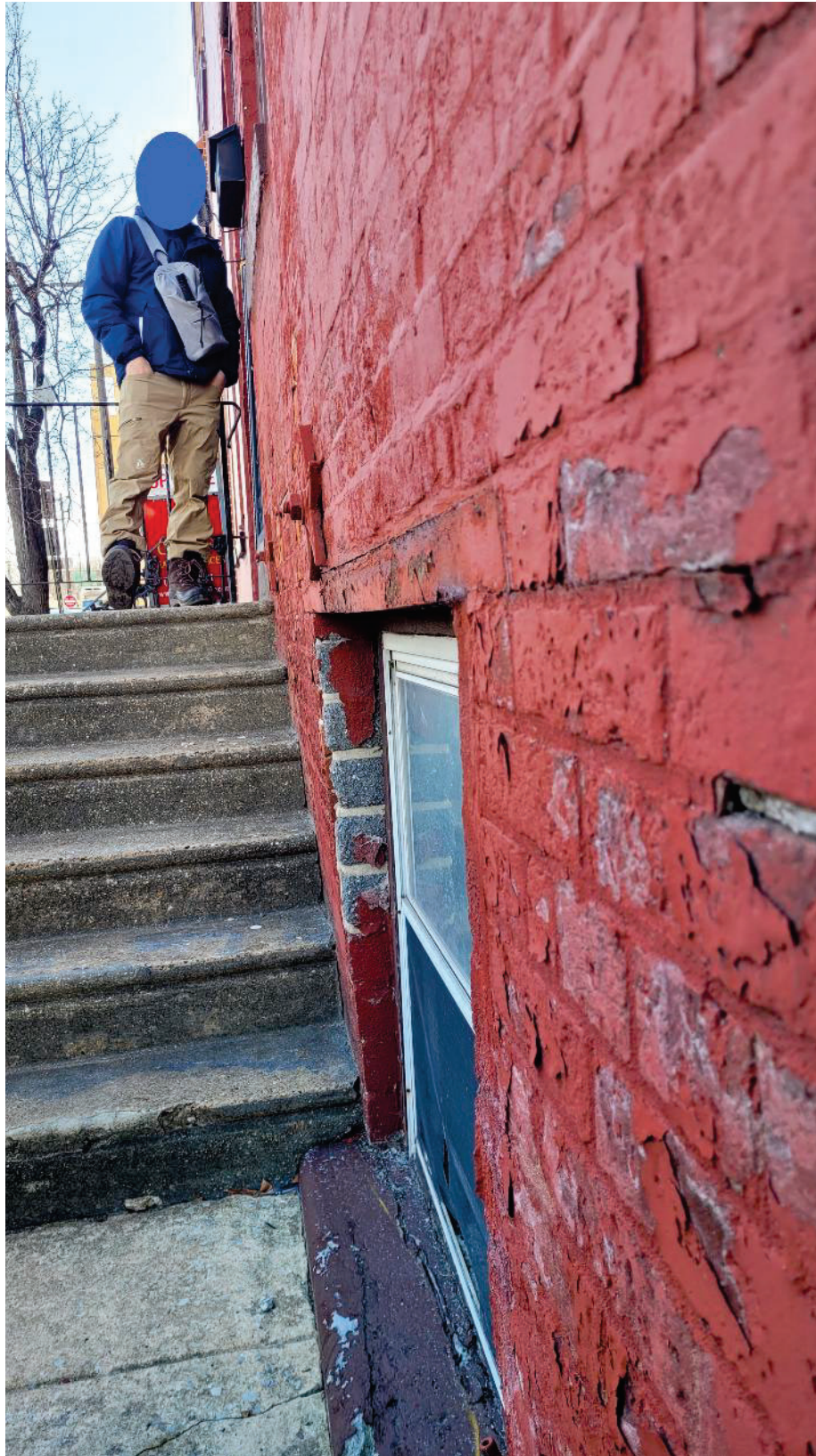


Photo No. 2. View of the significant leaning of the front wall

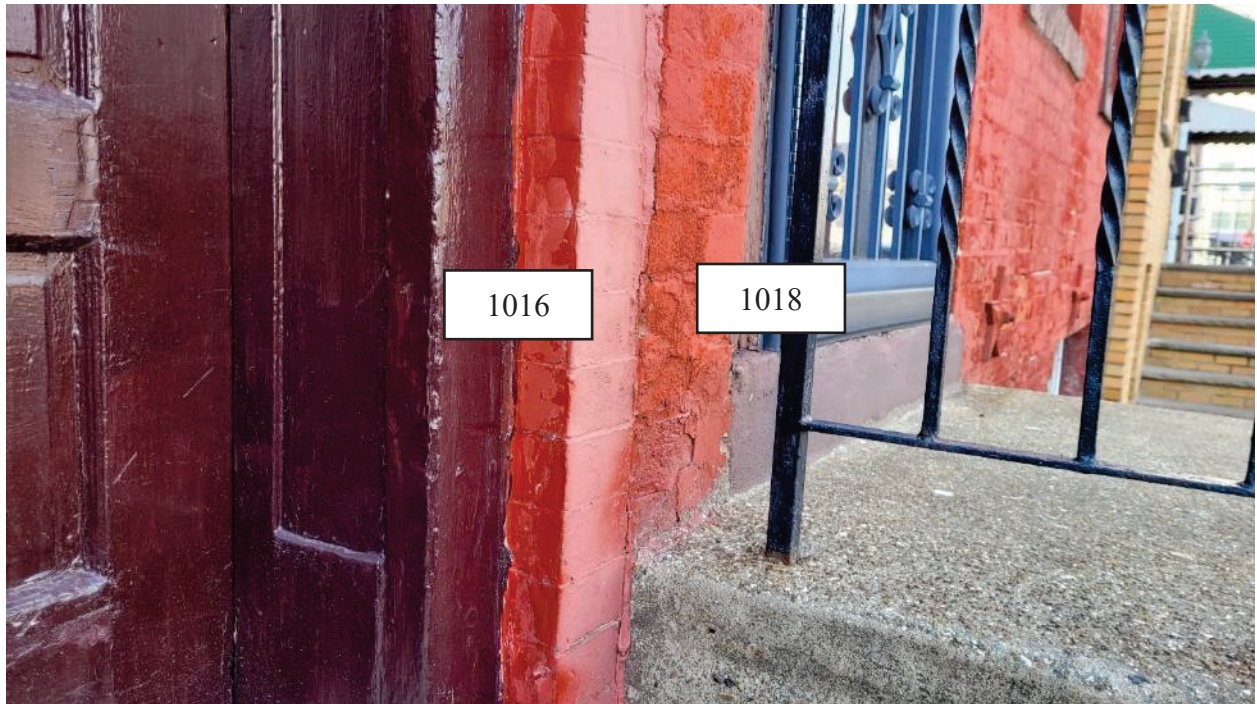


Photo No. 3. View of the bottom portion of the front walls showing 1016 and 1018 flush at the base



Photo No. 4. View of the upper portion of the front walls showing 1018 leaning outward relative to 1016



Photo No. 5. View of the significant leaning of the interior 2nd floor front wall



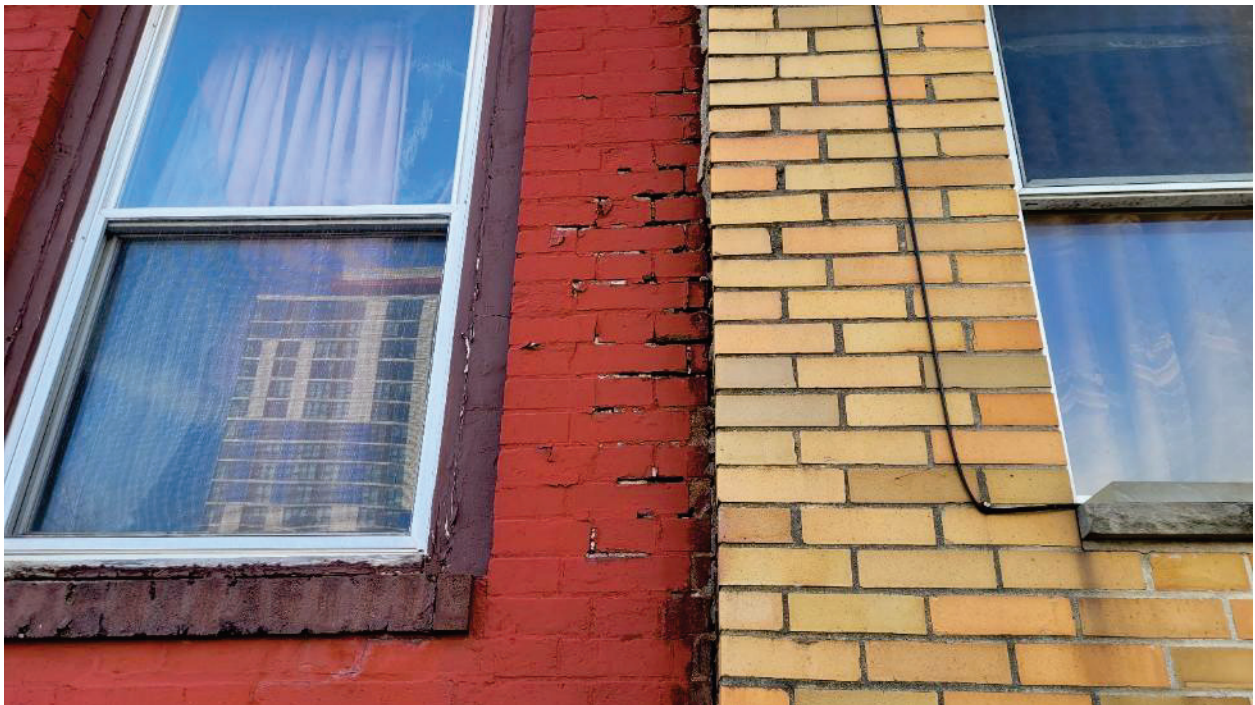
Photo No. 6. View of the measured distance from the basement window frame to the front wall at the bottom of the window (approximately 3-1/8 inches)



Photo No. 7. View of the measured distance from the basement window frame to the front wall at the top of the window (approximately 4-1/4 inches)



Photo No. 8. View of the cracked and sagging 1st floor windowsill



**Photo No. 9. View of the decrepit and deteriorated brick masonry throughout the front
façade**

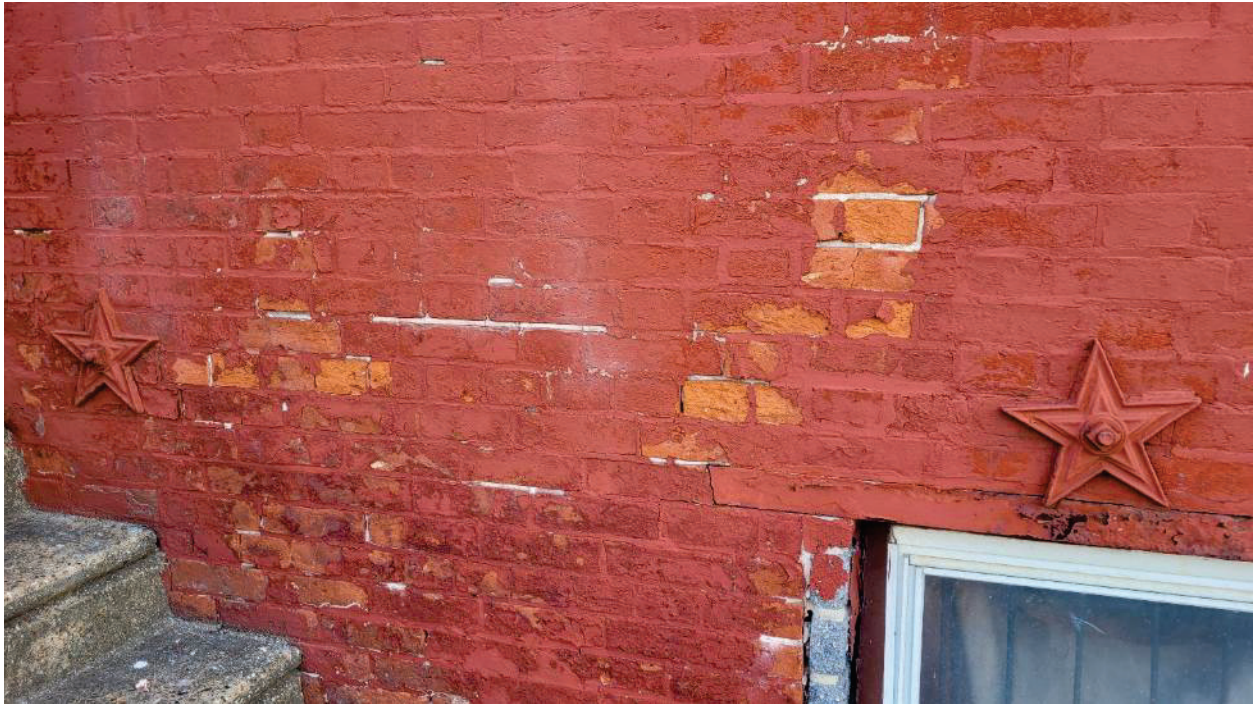


Photo No. 10. View of the decrepit and deteriorated brick masonry throughout the front façade



Photo No. 11. View of the decrepit and deteriorated brick masonry throughout the front façade



Photo No. 12. View of the interior of the 1st floor front wall



Photo No. 13. View of the deteriorated interior plaster of the 1st floor front wall



Photo No. 14. View of the deteriorated interior plaster of the 1st floor front wall



Photo No. 15. View of the deteriorated interior plaster of the 1st floor front wall



Photo No. 16. View of the deteriorated interior plaster of the 1st floor front wall



Photo No. 17. View of the interior of the 2nd floor front wall



Photo No. 18. View of the deteriorated interior plaster of the 2nd floor front wall



Photo No. 19. View of the front foundation wall



Photo No. 20. View of the significant leaning of the front foundation wall



Photo No. 21. View of the deteriorated sections of the front foundation wall



Photo No. 22. View of the deteriorated sections of the front foundation wall



Photo No. 23. View of the concrete steps at the front door with section loss and cracking throughout



Photo No. 24. View of the decrepit foundation wall of the side load-bearing walls



Photo No. 25. View of the decrepit exterior brick masonry of the rear wall



Photo No. 26. View of the rotted roof along the rear of the building

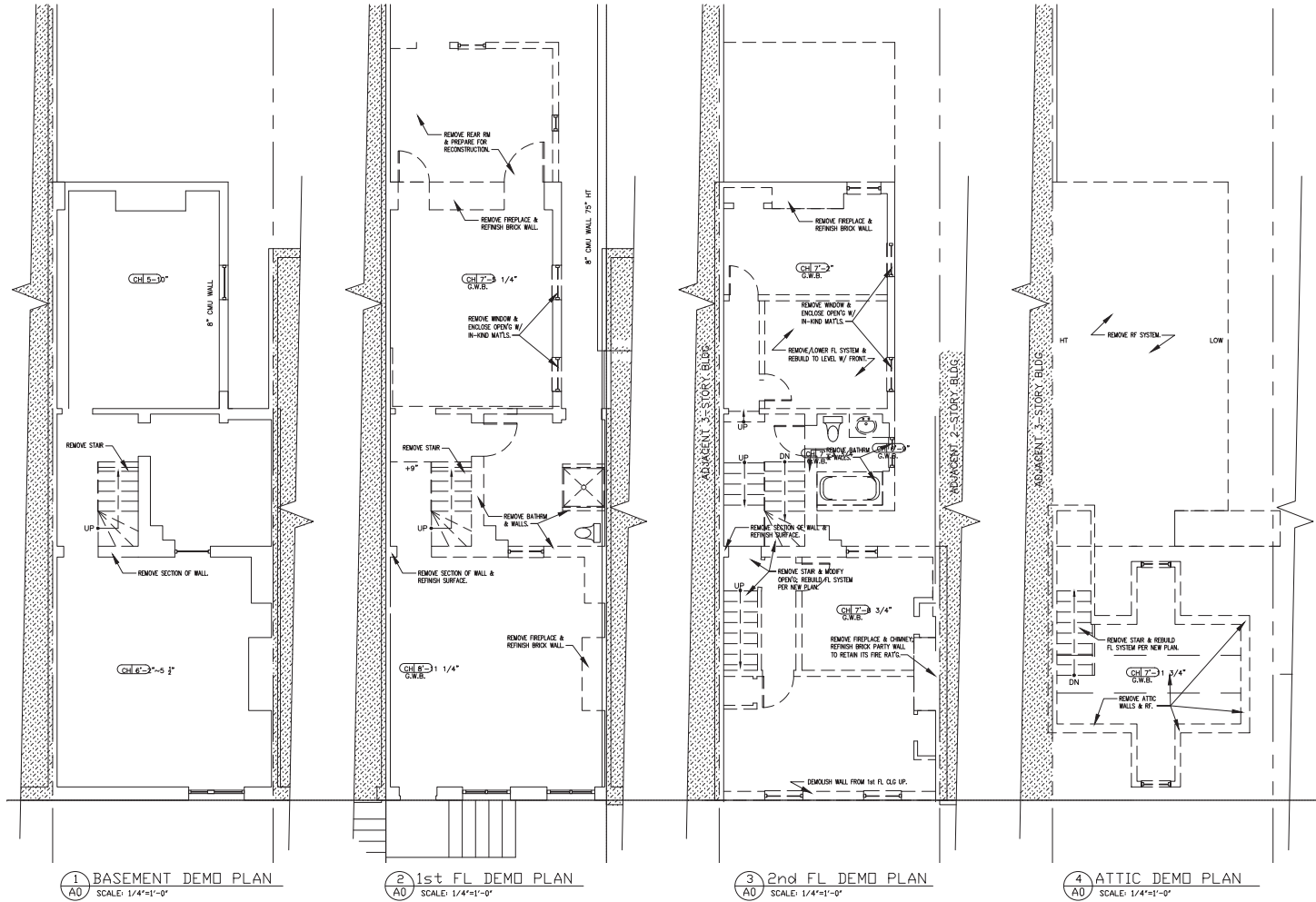


Photo No. 27. View of the rotted roof along the middle of the building, above the interior staircase



Photo No. 28. View of the significantly rotted staircase due to prolonged water exposure

Application drawings presented at the
February 24, 2026 Architectural Committee meeting



PROJECT DATA

DESCRIPTION OF WORK: BLDG RENOVATION & EXPANSION TO TURN INTO MULTI-UNIT CO FROM SINGLE FAMILY

PROJECT AREA: TOTAL 5,950 SF (1st FL-848 SF, 2nd FL-734 SF, 3rd FL-750 SF)

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

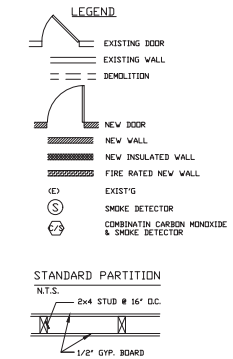
CODE DATA

ZONE: CH-1

USE GROUP: R2 - MULTI-FAMILY

FIRE SUPPRESSION: TO BE FULLY SPINKLERED ONFPA 130

CONSTRUCTION TYPE: III-B & V-B - MASONRY 1st & 2nd EXTR WALLS, 3rd FL WOOD EXTR WALLS, & ALL WOOD JOISTS & RAFTERS



- PROJECT NOTES:**
1. ALL DIMENSIONS ARE FINISHED MEASUREMENTS.
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 5. INSULATE EXTR WALL W/ R-21 & RF R-49 BATT.
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 7. NEW ENTRANCE DR U 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.

BUILD'G RENOVATION + EXPANSION

1018 WINTER ST.
PHILA., PA 19107

2020 BY SHAO-XIAN XU ARCHITECT, DESIGNER & PLANNER

**SHAO-XIAN XU RA
CONSTRUCTURE LLC.**

BUILDING FOR COMFORT & EFFICIENCY

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PHILA., PA 19149
TEL: (646) 250-2564
EMAIL: samxu@yahoo.com

NAME: DATE: RES:

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DRAWN BY: BOX: 10/20/20

CHECKED BY: BOX: 04/06/20

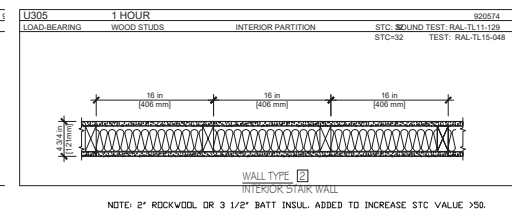
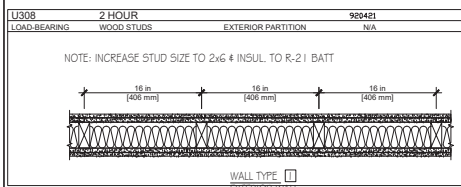
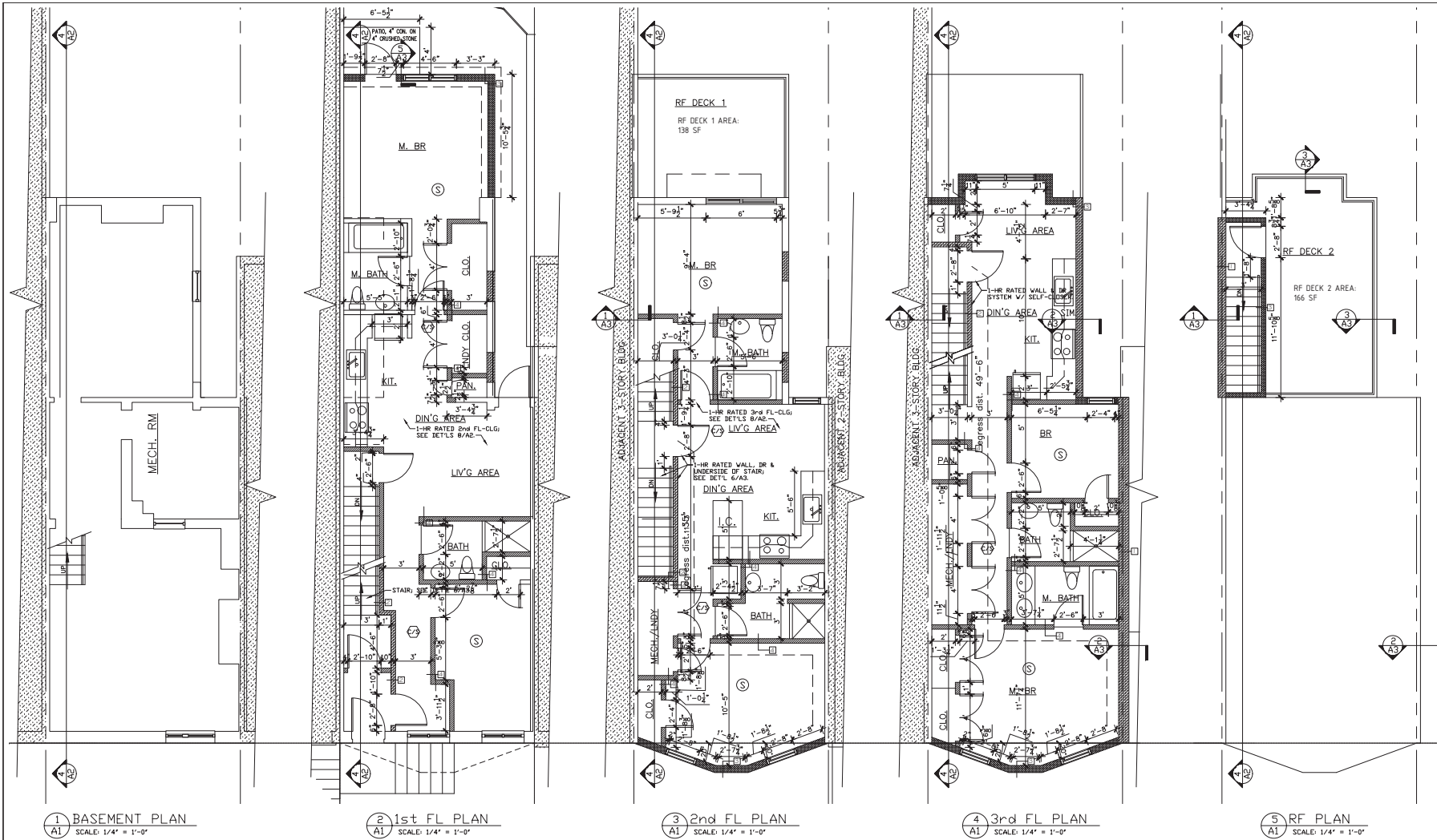
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PROJECT NO.: 2020-09

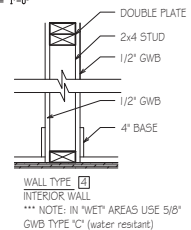
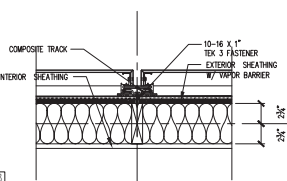
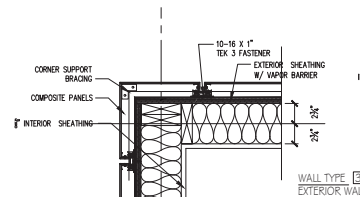
SIGNED: _____

DWG

1 OF 4



6 WALL TYPES
A1 SCALE: N.T.S.



**BUILD'G RENOVATION
+ EXPANSION**
1018 WINTER ST.
PHILA., PA 19107

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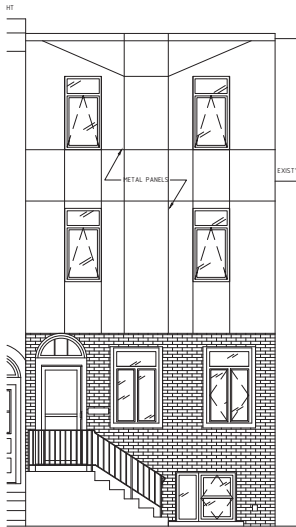
DWG 2 OF 4

NAME DATE REV
SURVEYED BY: SXX 10/10/20
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REVISION BY:
PROJECT NO. 2020-09

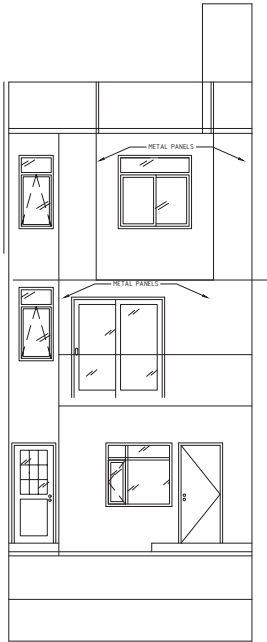
建 筑
SHAO-XIAN XU, RA
CONSTRUCTURE LLC.
BUILDING FOR COMFORT & EFFICIENCY
1509 ROSALE ST.
PHILA., PA 19149
TEL: (646) 250-2564
EMAIL: samxu@yahoo.com

SIGNED:

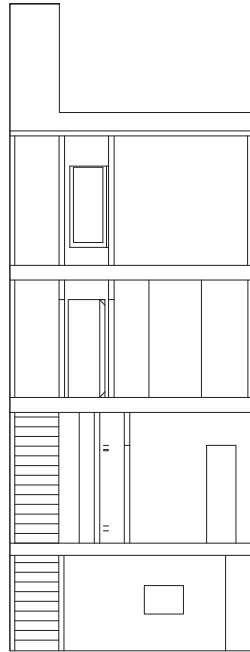
2020 BY SHAO-XIAN XU ARCHITECT, DESIGNER & PLANNER



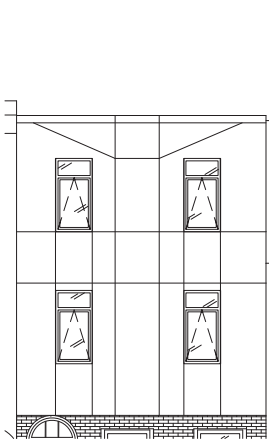
1 FRONT ELEVATION
A2 SCALE: 1/4"=1'-0"



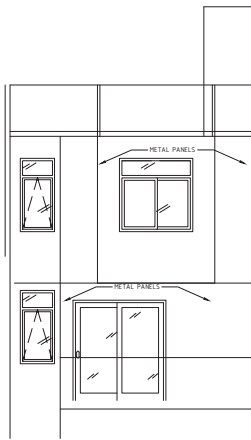
2 BACK ELEVATION
A2 SCALE: 1/4"=1'-0"



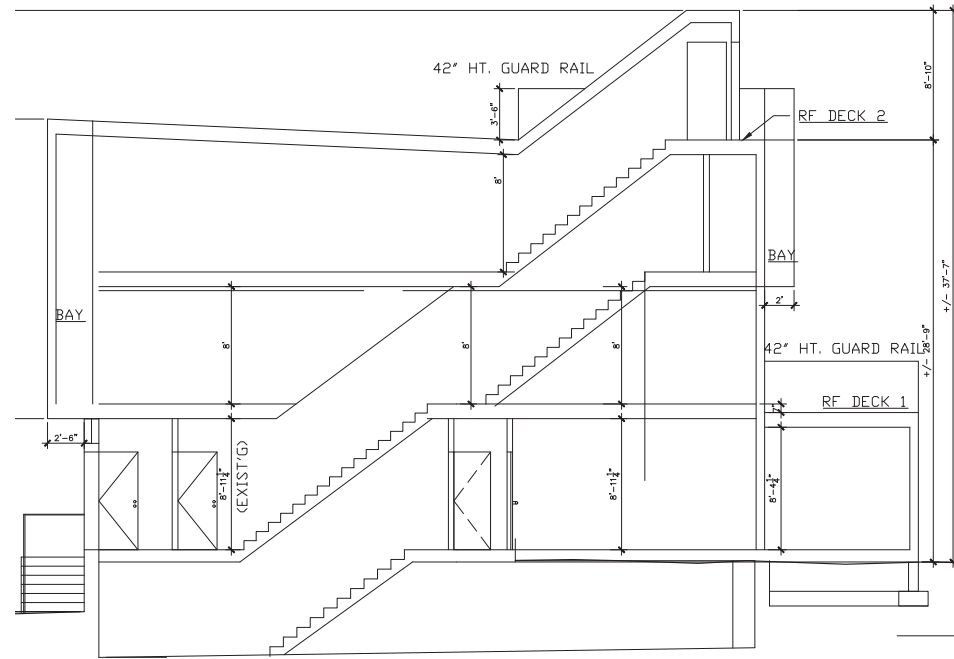
3 BLDG CROSS SECTION
A2 SCALE: 1/4"=1'-0"



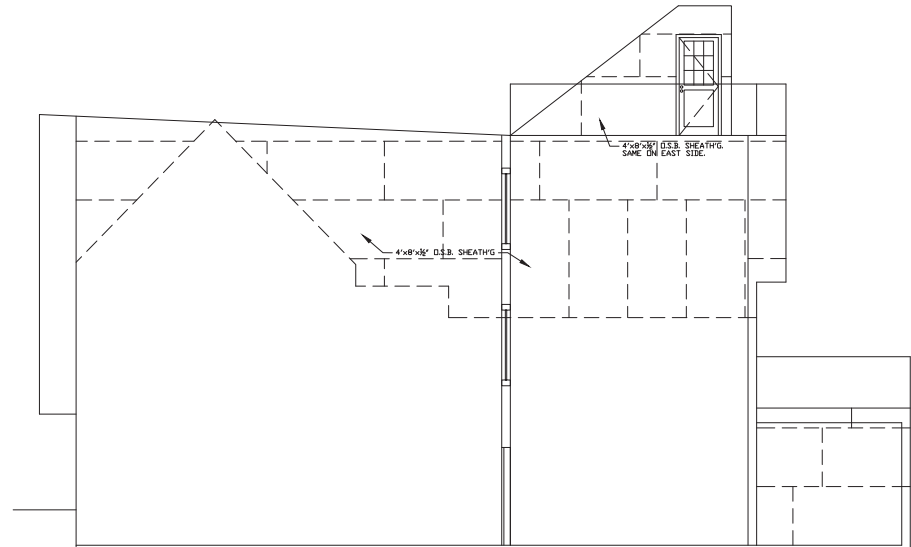
5 ADDITION WALL BRAC'G
A2 SCALE: 1/4"=1'-0"



BACK



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



SIDE/WEST

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NAME	DATE	REV
SHAO-XIAN XU	10/10/20	1
SHAO-XIAN XU	10/10/20	2
SHAO-XIAN XU	10/10/20	3
SHAO-XIAN XU	10/10/20	4
SHAO-XIAN XU	10/10/20	5

PROJECT NO. 2020-09

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

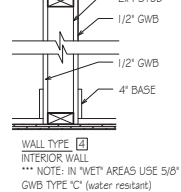
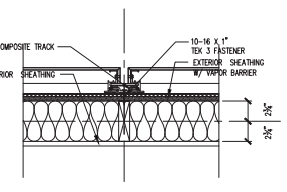
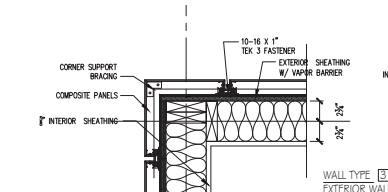
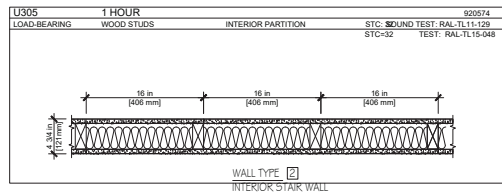
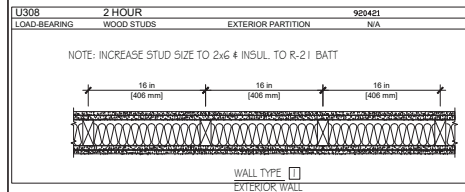
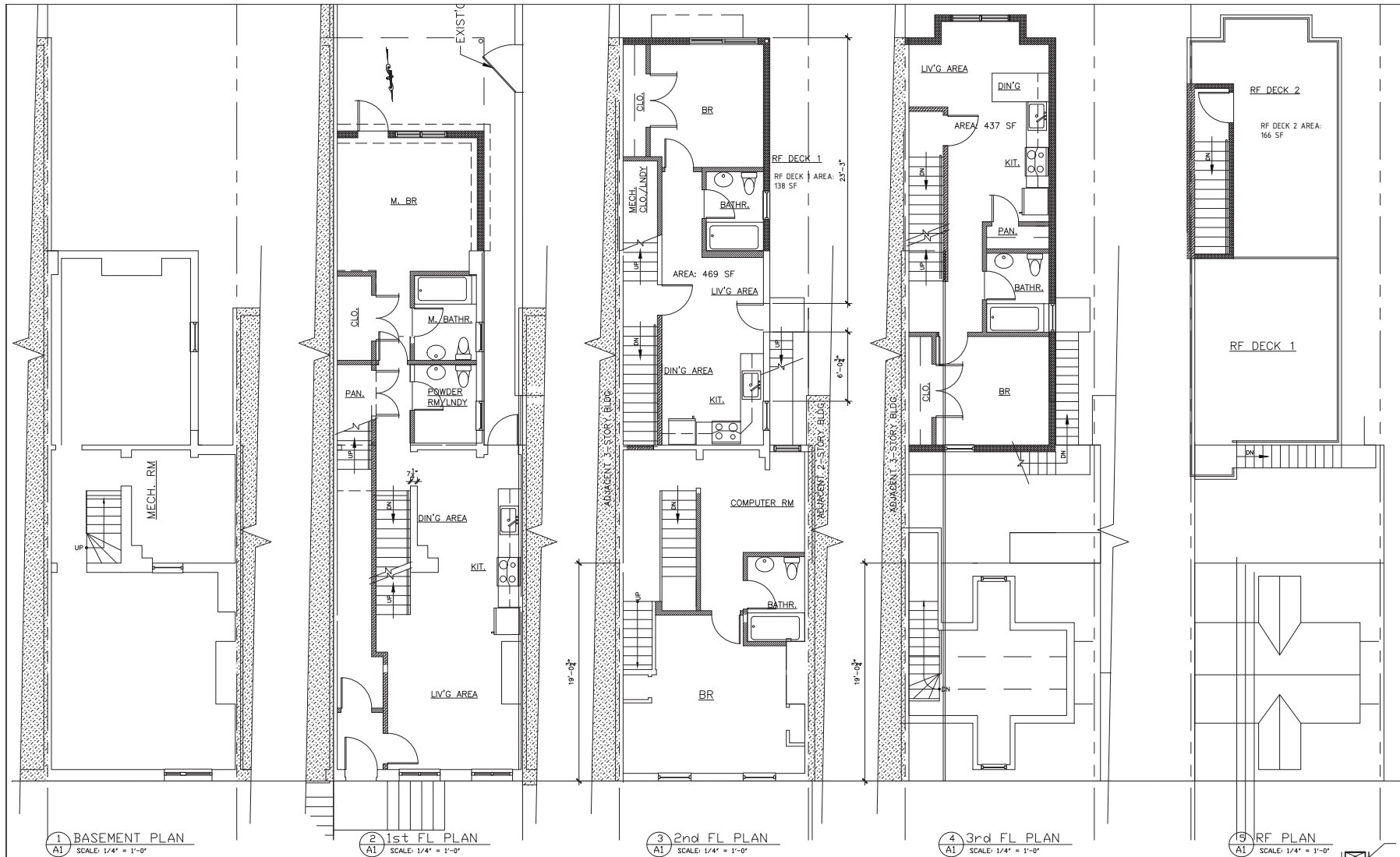
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A2

DWG 3 OF 4

Application drawings presented at the
April 10, 2026 Historical Commission meeting

DWG 1 OF 4



BUILD'G RENOVATION + EXPANSION

1018 WINTER ST.
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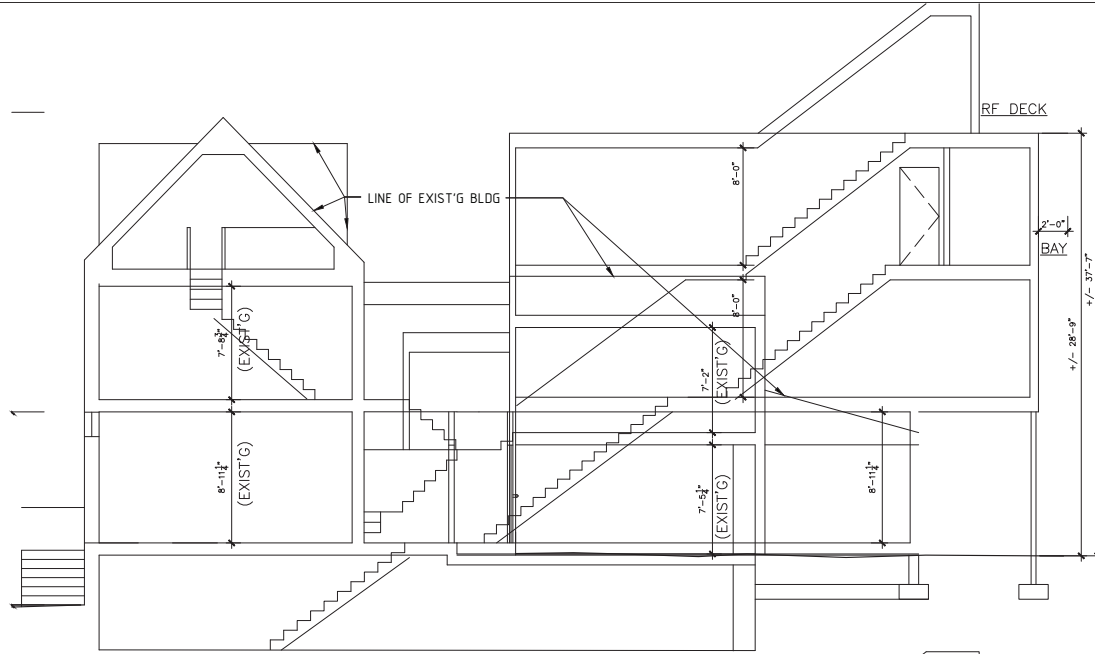
DWG 2 OF 4

NAME DATE REV
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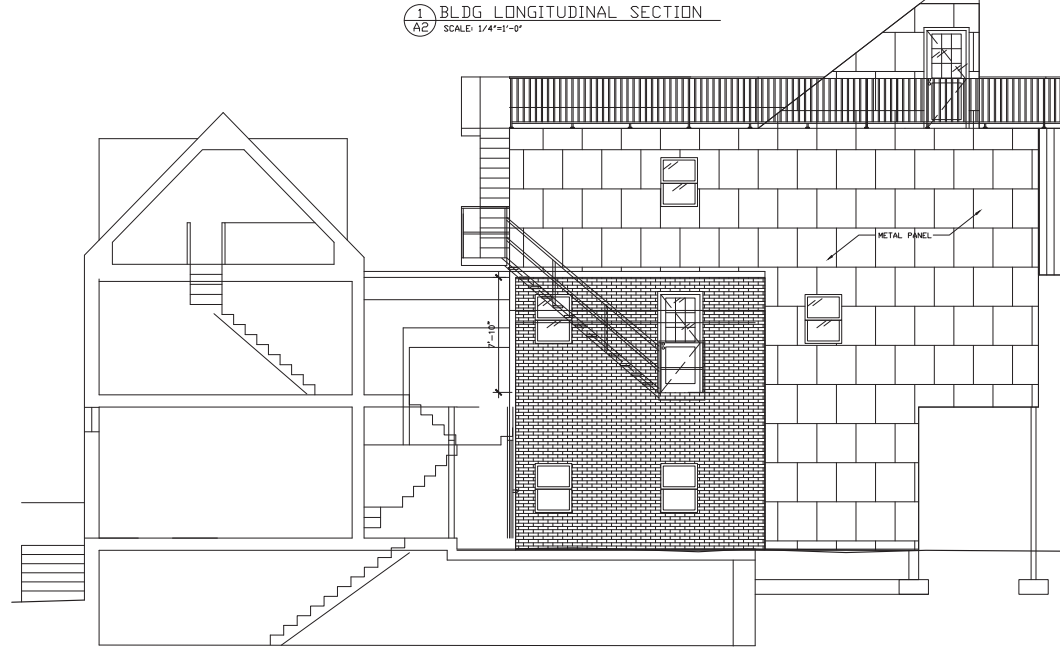
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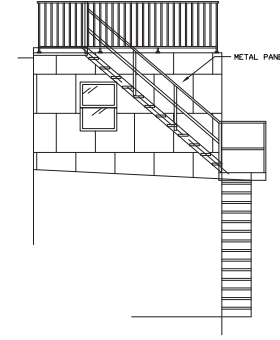
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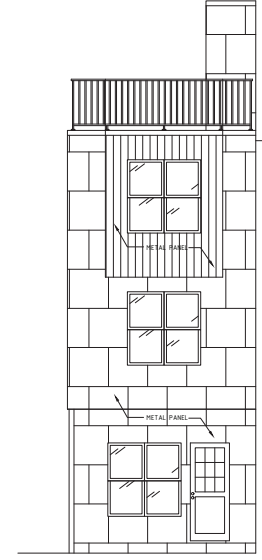
1 BLDG LONGITUDINAL SECTION
SCALE: 1/4"=1'-0"



4 WEST ELEV.
SCALE: 1/4"=1'-0"



2 ADDITION 3rd FL N. ELEV.
SCALE: 1/4"=1'-0"



3 SOUTH ELEV.
SCALE: 1/4"=1'-0"

NAME	DATE	REV
SURVEYED BY:	SXK 10/1/20	
DRAWN BY:	SXK 10/2/20	
CHECKED BY:	SXK 10/2/20	
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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DWG 3 OF 4

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SIGNED:

Meeting minutes from February 9, 2026 Architectural Committee
and April 10, 2026 Historical Commission meetings

**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:

Committee Member	Present	Absent	Comment
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

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: 1830

Individual Designation: 4/25/1974

District Designation: None

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 spatial 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.

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.

ITEM: 1018 Winter St MOTION: Denial MOVED BY: Detweiler SECONDED BY: Gutterman					
VOTE					
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.

**THE MINUTES OF THE 764TH STATED MEETING OF THE
PHILADELPHIA HISTORICAL COMMISSION**

**FRIDAY, 10 APRIL 2026, 9:00 A.M.
REMOTE MEETING ON ZOOM
ZACHARY FRANKEL, CHAIR**

CALL TO ORDER

START TIME IN ZOOM RECORDING: 00:00:00

Mr. Frankel, the Chair, called the meeting to order at 9:06 a.m. and announced the presence of a quorum. The following Commissioners joined him:

Commissioner	Present	Absent	Comment
Zachary Frankel, Chair (Real Estate Developer)	X		
Kimberly Washington, Esq., Vice Chair (Community Development Corporation)	X		
Liam Kelly Fleming (Commerce Department)		X	
Donna Carney (Philadelphia City Planning Commission)	X		
Emily Cooperman, Ph.D., Committee on Historic Designation Chair (Historian)	X		
Thomas Holloman (City Council)	X		
Kyle O'Connor (Department of Public Property)	X		
John P. Lech (Department of Licenses & Inspections)	X		
Dan McCoubrey, AIA, LEED AP BD+C, Architectural Committee Chair (Architect)	X		
Stephanie Michel (Community Organization)		X	
Franz Rabauer	X		
Robert Thomas, AIA (Architectural Historian)	X		
Matthew Treat (Department of Planning and Development)	X		

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

The following staff members were present:

- Jonathan Farnham, Executive Director
- Kim Chantry, Historic Preservation Planner III
- Shannon Garrison, Historic Preservation Planner III
- Kristin Hankins, Historic Preservation Planner II
- Ted Maust, Historic Preservation Planner II
- Allyson Mehley, Historic Preservation Planner III
- Josh Schroeder, Historic Preservation Planner I
- Dan Shachar-Krasnoff, Historic Preservation Planner II
- Alex Till, Historic Preservation Planner II

The following persons attended the meeting in person:

- Henry Cieplinski
- Kathy Dowdell
- Leonard Reuter, Esq., Law Department

OLD BUSINESS

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: 1830

Individual Designation: 4/25/1974

District Designation: None

Staff Contact: 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 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 spatial 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.

ARCHITECTURAL COMMITTEE RECOMMENDATION 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.

START TIME OF DISCUSSION IN ZOOM RECORDING: 01:34:10

PRESENTERS:

- Ms. Mehley presented the application to the Historical Commission.
- Property owner Harry Leong represented the application. Applicant and architect Sam Xu was not present at the meeting. Mr. Farnham confirmed that applicant was notified of the meeting.

PUBLIC COMMENT:

- None.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The application was revised to maintain the building's main block and limit changes to the rear of the building.
- The revisions appear to be moving in the right direction, but the drawings do not adequately show the proposed changes, especially how the rear alterations relate to the main block. The drawing set should be further developed, with special attention to clarifying the demolition plans and the detailed elevations of new rear addition.
- A structural engineering report should be submitted with an assessment of the building's structural integrity and identification of unsafe areas.
- The applicant should work with the Historical Commission's staff to ensure the submission of a complete application.

The Historical Commission concluded that:

- The revised application was incomplete and therefore could not be evaluated for compliance with Standards 2, 9, and 10.

ACTION: Mr. McCoubrey moved to remand the application to the Architectural Committee for a new review because the application had been significantly revised. Ms. Carney seconded the motion, which was adopted by unanimous consent.

ITEM: 1018 WINTER ST MOTION: Remand MOVED BY: McCoubrey SECONDED BY: Carney					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Frankel, Chair	X				
Washington, Vice Chair	X				
Kelly Fleming (Commerce)					X
Carney (PCPC)	X				
Cooperman	X				
Holloman (City Council)	X				
O'Connor (DPP)	X				
Lech (L&I)	X				
McCoubrey	X				
Michel					X
Rabauer	X				
Thomas	X				
Treat (DPD)	X				
Total	11				2