

ADDRESS: 13 LONGFORD ST

Proposal: Demolish first floor area; construct new first and second floor

Review Requested: Final Approval

Owner: April Easley

Applicant: Luciana Mejias, Creative Innovations Group LLC

History: 1955; Montgomery & Bishop, architects

Individual Designation: None

District Designation: Greenbelt Knoll Historic District, Contributing, 6/9/2006

Staff Contact: Alex Till, alexander.till@phila.gov

OVERVIEW: This application proposes demolishing approximately half of the first floor of the one-story house located at 13 Longford Street and reconstructing that portion as a larger two-story section with a rear basement level addition. The reconstructed portion will contain new roof profiles, casement windows, and doors. The entire building will be clad in new composite board-and-batten siding. The building was constructed in 1955 as part of a planned suburban development and is listed as a contributing resource to the Greenbelt Knoll Historic District. Almost all of the properties in this historic district are one-story, single-family homes that embody features of midcentury modern architecture. The building has a flat roof with large overhanging eaves and is sited on a hill with a single-story main facade facing Longford Street and an additional basement level revealed at the sides and rear as the landscape slopes downward. The front and side facades are visible from the public right-of-way on Longford Street from a high angle that also exposes much of the current roof.

SCOPE OF WORK:

- Demolish approximately half the area of the existing building including the front, side, and rear walls and roof.
- Construct a larger, two-story area in place of the demolished portion with an addition at the basement level at the rear.

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 to the building; 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 building do not meet Standard 9. The new two-story construction destroys materials, features and spatial relationships of the building.
 - The proposed increase in size and massing 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 will permanently alter the historic building's form and integrity in an irreversible manner; therefore, the application does not meet Standard 10.

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

IMAGES:

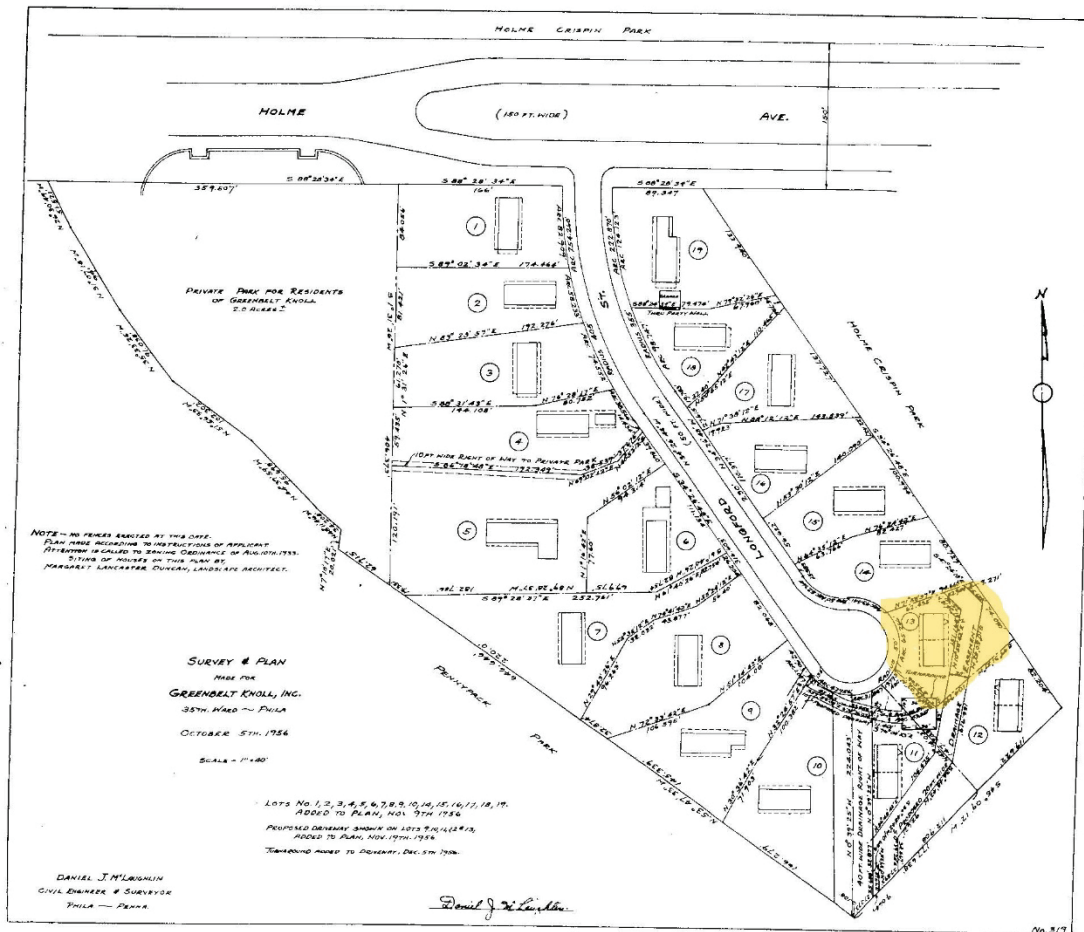


Image 1: 13 Longford St highlighted on a 1956 survey plan. Taken from the Historic District nomination.



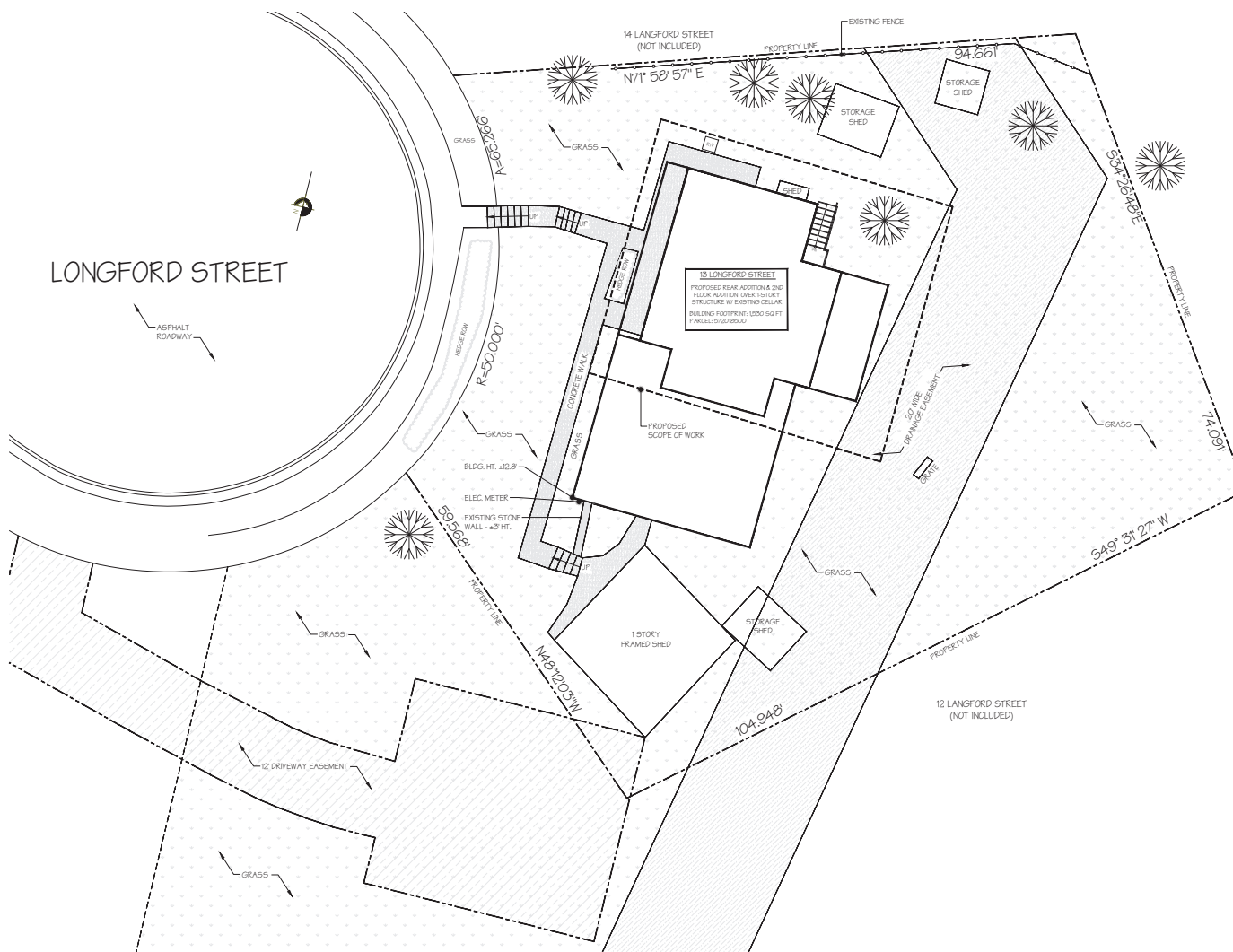
Image 2: Front façade as viewed from the cul-de-sac at the end of Longford Street.



Image 3: Aerial view looking East.



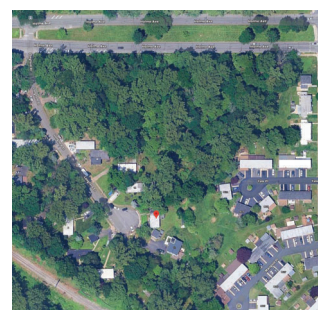
Image 4: Aerial view looking North.



Property Schedule		
Parcel No.	Address	LOT SIZE
572018000	13 LONGFORD ST	0.687 SQFT
TRKZ/SP-PA		
PERMITTED BUILDING TYPE		
RESIDENTIAL MULTIFAMILY (2) / RECREATION		
USED PERMITTED AS OF RIGHT:		
STRUCTURES PERMITTED: FRONT DETACHED; SEMI-ATTACHED; ATTACHED; BASE PERMITTED: FRONT SINGLE-FAMILY; TWO-FAMILY; MODULAR; TRAILERS; PASSIVE RECREATION; ADULT HOME; YOUTH HOME; COMMUNITY CENTER; RELIGIOUS; ASSEMBLY; SAFETY SERVICES; TRANSISTATIONS; COMMUNITY GARDEN; MARKET; COMMUNITY SUPPORT SERVICES; USE REQUIRING SPECIAL EXCEPTION: GROUP HOUSING; SINGLE-FAMILY RESIDENCES; PERSONAL CARE HOMES; ADULT RECREATION; EDUCATIONAL FACILITIES; INTERNAL; ORGANIZATIONS; HOSPITALS; LIBRARIES AND CULTURAL; PARKS; ARTS; SCULPTURES; AND SERVICES; WAREHOUSES		
REQUIRED PROPOSED		
LOT DIMENSIONS	FOOTAGE 120 FT	SAFE
MIN. LOT WIDTH (FT)	50 FT	120 FT (EXISTING)
MIN. LOT AREA (SQFT)	15,000 SQFT	17%
MAX. OCCUPIED AREA (% OF LOT)	INTERMEDIATE: 75% (CORNER: 80%)	
MAXIMUM ALLOWED OCCUPIED AREA: N/A		
FRONT SETBACK		
MINIMUM (FT)	3/4 OF BUILDING HEIGHT	22 FT
MINIMUM SIDEYARD (6) AS SET FORTH IN 14-701		
DETACHED INTERMEDIATE (FT)	3/4 OF BUILDING HEIGHT	
DETACHED CORNER (FT)	3/4 OF BUILDING HEIGHT	
SEMI-DETACHED (FT)	3/4 OF BUILDING HEIGHT	
REAR YARD		
MIN. DEPTH (FT)	3/4 OF BUILDING HEIGHT	
HEIGHT		
MAXIMUM (FT)	70% OF LOT AREA	24 FT
OPEN SPACE SQUARE FOOTAGE		
REAR YARD (SQFT)		3,400 SQFT
ROCK WARD (SQFT)		2,870 SQFT
FRONT YARD (SQFT)		1,887 SQFT
BUILDING FOOTPRINT (SQFT)		1,820 SQFT
BUILDING USE		
RESIDENTIAL SINGLE-FAMILY		
STREETS DEPARTMENT		
RIGHT-OF-WAY	LONGFORD STREET	
STREET BREAK-DOWN:	LONGFORD STREET	
10' SIDEWALK - 14' CARRYWAY - 8' SIDEWALK	= 38' WIDE	
STREET BREAK-DOWN:	LONGFORD STREET	
8' SIDEWALK - 14' CARRYWAY - 8' SIDEWALK	= 30' WIDE	
[BLOCK/MENT TYPE]	DIMENSION	

PROJECT DESCRIPTION & ZONING USE:

PROPOSED 2ND FLOOR ADDITION WITH PORCH
AND WALK OUT BASEMENT ATTACHED TO
EXISTING BASEMENT UNDER PROPOSED REAR
ADDITION.



PHILADELPHIA, PA 19106

PROJECT NORTH

PROJECT:
SUDLER RESIDENCE -
ADDITION

13 LONGFORD STREET
PHILADELPHIA, PA 19106-2028
DATE: 10/07/2025
PROJECT NO.: 2025-181

NOTES:
1. ALL DIMENSIONS SHOWN
ARE TO F.O.D. UNLESS
OTHERWISE NOTED.
2. HOUSE DATUM: X = 0' 0"

REVISIONS:

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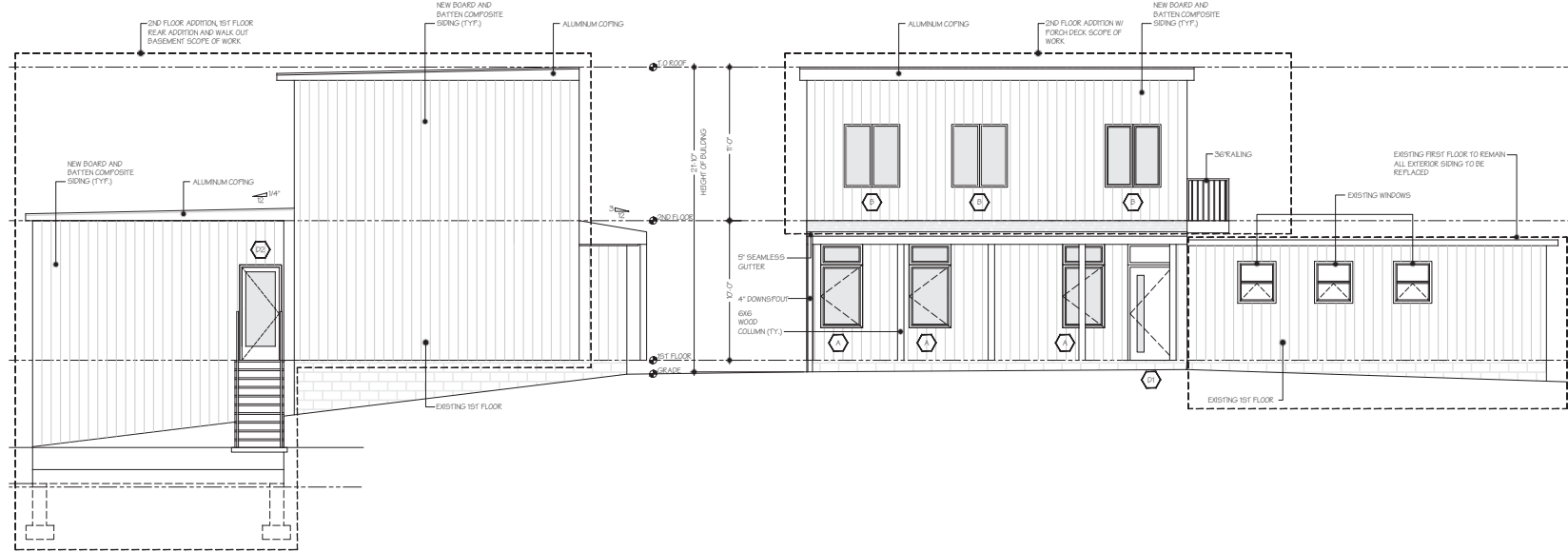
KEY PLAN

SITE PLAN /
PROPOSED
ELEVATIONS

SCALE: 1/8" = 1' 0"

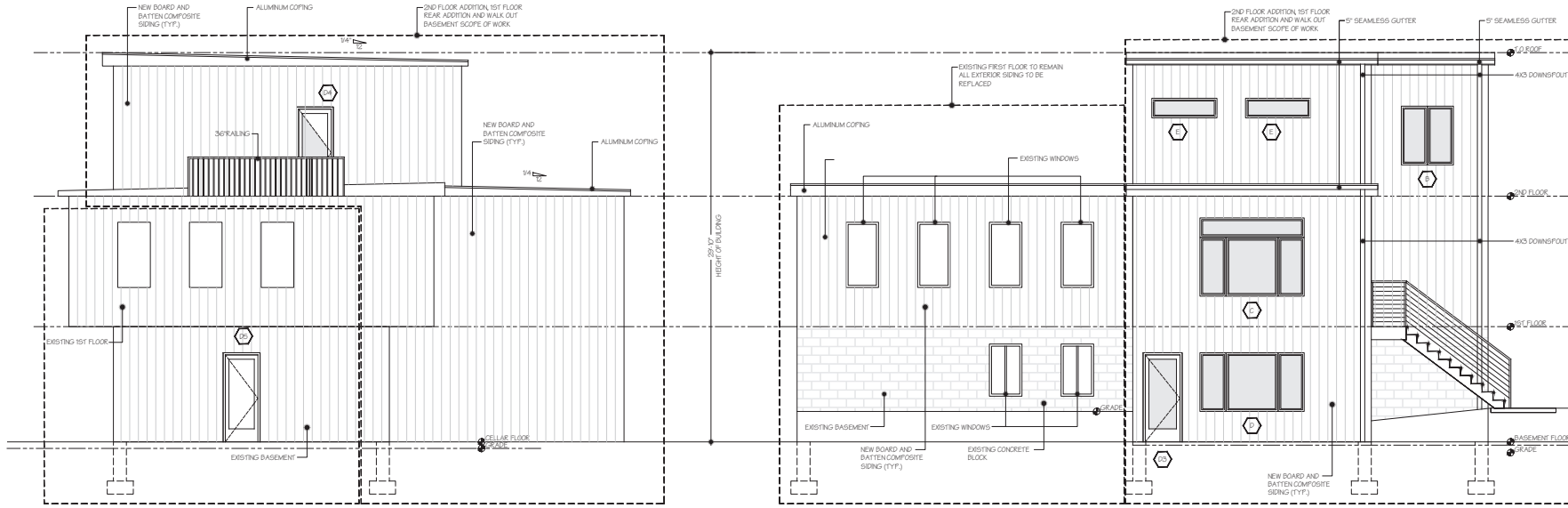
Z1.00

DRAWN BY: MICHAEL SAWET



2 PROPOSED SIDE ELEVATION (NORTH)
 SCALE: 3/8" = 1'-0"

1 PROPOSED FRONT ELEVATION (EAST)
 SCALE: 3/8" = 1'-0"



4 PROPOSED SIDE ELEVATION (SOUTH)
 SCALE: 3/8" = 1'-0"

3 PROPOSED REAR ELEVATION (WEST)
 SCALE: 3/8" = 1'-0"

BUILDING OWNER:
DR. APRIL SUDLER & JOSEPH SUDLER
13 LONGFORD STREET
PHILADELPHIA PA 19136

STRUCTURAL ENGINEER:
MARK RESIDENTIAL, LLC
DENNIS BRUSILOVSKIY
17 GATEHOUSE LANE
DOYLESTOWN, PA 18901

CONTRACTOR

- g. THE GC IS RESPONSIBLE FOR OBTAINING ALL PERMITS, INSPECTIONS AND LICENSES NECESSARY FOR THE PROPER EXECUTION COMPLETION OF THE WORK, AND OCCUPANCY OF THE SPACE BY THE OWNER. ALL PERMIT FEES ARE TO BE INCLUDED IN BID PRICE AND ARE TO BE PAID FOR BY THE GC.
- h. THE GC SHALL BE RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES
- i. THE GC SHALL BE RESPONSIBLE FOR VERIFYING ALL SITE CONDITIONS AND ADEQUATE SLOPE DRAIN CAPACITIES.
- j. THE GC IS RESPONSIBLE FOR THE SELECTION OF ALL BUILDING MATERIALS USED ON THIS PROJECT EXCEPT THOSE SPECIFIED ON THESE DRAWINGS.
- k. FINISHING OF INTERIOR AND EXTERIOR FINISHES IE MILL WORK, TRIM, BUILT-IN, CASE WORK, ETC. SHALL BE THE RESPONSIBILITY OF THE GC.
- l. MECHANICAL CONTRACTOR IS RESPONSIBLE FOR THE DESIGN, LAYOUT AND INSTALLATION OF THE HVAC SYSTEM. THE MECHA CONTRACTOR SHALL COORDINATE WITH THE GENERAL CONTRACTOR IN PERFORMING HIS WORK. THE STRUCTURAL FRAMING MEMBERS, BEAMS AND COLLARS SHALL NOT BE ALTERED IN ANY WAY WITHOUT APPROVAL OF THE STRUCTURAL ENGINEER.
- m. MECHANICAL CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL WORK PERFORMED BY HIM CONFORMS TO ALL APPLICABLE CODES.
- n. ALL CONTRACTORS SHALL BE LICENSED IN THE STATE OF PENNSYLVANIA.
- o. THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR THE DESIGN, LAYOUT AND INSTALLATION OF THE COMPLETE ELECTRICAL SYSTEM AND ALL WORK COVERED BY THE GOVERNING CODES. THE ARCHITECT HAS PROVIDED A SCHEMATIC ELECTRICAL LAYOUT ONLY AND ASSUMES NO RESPONSIBILITY FOR THE DESIGN OF THE ELECTRICAL SYSTEM.

DESIGN IS BASED ON 2016 EDITION OF THE INTERNATIONAL RESIDENTIAL CODE, WITH PENNSYLVANIA AMENDMENTS.

2. WOOD DESIGN BASED ON NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION.

3. ALL BEAMS AND HEADERS SHALL HAVE 12 IN JACK STUDS & 12 IN KING STUDS REQUIRED, AND THE NUMBER OF STUDS INDICATED ON PLAN SHALL BE THE TOTAL NUMBER OF JACK STUDS REQUIRED, AND FACE NAIL MULTIPLE STUDS 1" (2 ROWS 10 NAILS @ 6" OC, 12" AGGREGED.

4. ALL LUMBER EXPOSED TO WEATHER OR IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED SURFACE YELLOW PINE #2. ANCHOR BOLT PLATES ARE NOT ON PLANS.

5. UNLESS NOT OTHERWISE FACE NAIL ALL MULTY-PLY BEAMS AND HEADERS WITH (2) ROWS 160 COMMON NAILS @6" OC. STUDS REQUIRED FOR MANUFACTURERS SPECIFICATIONS FOR ENGINEER LUMBER. APPLY NAILING FROM BOTH FACES FOR (3) OR MORE PLYS.

6. CONCRETE DESIGN BASED ON AC 308 AND AC 308.1 FC = 3000 PSI @ 28 DAYS (3500 PSI = GARAGE SLABS, PORCHES & STEPS) AND.

7. REINFORCING STEEL AT CONCRETE OR MASONRY SHALL COMPLY WITH ASTM A-615, GRADE 60.

8. ALL MASONRY SHALL CONFORM TO ASTM C-90, FC = 1900 PSI. ALL BRICK SHALL CONFORM TO ASTM C-216, FC = 1500 PSI. ALL WORTER SHALL BE TYPE 'S' (TYPE 'M' BELOW GRADE) AND CONFORM TO ASTM C-270.

9. MINIMUM FOOTING ROOF DEPTH = 36"

11. DESIGN LIVE LOADS

ROOF = 30 PSF (LOAD DUK. FACTOR = 1.5)

ATTC = 30 PSF (WHERE SPECIFIED ON PLANS)

FLOOR = 40 PSF

FLOOR (VACANT COMMERICAL SPACES) = 60 PSF

EQUIVALENT LOAD LATERAL EARTH PRESSURE = 15 PSF

SEISMIC DESIGN CATEGORY C OR LOWER

ASSUMED ALLOWABLE SOIL BEARING = 1500 PSF

BASIC DESIGN WIND VELOCITY = 75 MPH, EXPOSURE D

GROUND SNOW LOAD = 25 PSF

11. LUMBER SPECIFICATIONS:

FRAMING JOISTS, BEAMS, HEADERS, ETC) DOUGLAS FIR #2

PLATED STUDS #2 OR GREATER

STUDS UP TO 9" TALL D/2 STUD GRADE

STUDS OVER 9" TALL OF GRADE 10 D/2

2 PSI. (PARALLEL) E=2 D MULTIPLE PSI=2650 PSI

ANY LSL OR LVL BEAM MAY BE REPLACED BY A PSI BEAM OF THE SAME SIZE

12. EXTERIOR WALL SHEATHING IS 1/2" APA RATED SHEATHING FASTENED TO SUPPORTS WITH 8D NAILS AT 6" OC. AT SHEET EDGES AND 6" OC. AT SHEET SUPPORTS.

13. FLOOR WALL SHEATHING IS 3/4" TONGUE AND GROOVE APA RATED SHEATHING FASTENED TO SUPPORTS WITH 10D NAILS AT 6" OC. AT SHEET EDGES AND 12" OC. AT SHEET SUPPORTS.

14. ROOF SHEATHING IS A 1/2" S4S APA RATED SHEATHING FASTENED TO SUPPORTS WITH 8D NAILS AT 6" OC. AT SHEET EDGES AND 12" OC. AT SHEET SUPPORTS.

15. UPLIFT CONNECTORS, ALL TRUSSES AND RAFTERS SHALL BE ATTACHED TO EVERY SUPPORT (WALL BEAM, ETC) WITH A SIMPSON-STRONG TIE HURRICANE CLIP, UNLESS NOT OTHERWISE OR OTHERWISE SPECIFIED BY THE TRUSS MANUFACTURER.

REVISION TAG

A.C.I.	AMERICAN CONCRETE INSTITUTE
BUILD.	BUILDING
CONC.	CONCRETE
C.C.	CONTROL JOINT
COL.	COLUMN
DET.	DETAIL
DIA.	DIAMETER
DOWN	DOWN
ELEV.	ELEVATION
ELEC.	ELECTRICAL
EQ.	EQUAL
FIN.	FINISH
FLOOR	FLOOR
GALV.	GALVANIZED
GYP.	GYPSUM
ID.	INSIDE DIAMETER
JT.	JOINT
Mech.	MECHANICAL
MIN.	MINIMUM
N.T.S.	NOT TO SCALE
NO.	NUMBER
O.C.	ON CENTER
OPG.	OPENING
OD	OUTSIDE DIAMETER
UNO.	UNLESS NOTED OTHERWISE
REF.	REFERENCE
R.	RISER
R.O.	ROUGH OPENING
RM.	ROOM
SL.	SLOPED
S/ST.	STAINLESS STEEL
STRUCT.	STRUCTURAL
SPEC.	SPECIFICATIONS
T.O.	TOP OF ()
T.O.CONC.	TOP OF CONCRETE
T.O.F.	TOP OF FRAMING
T.O.ST.	TOP OF STEEL
T.O.W.	TOP OF WALL
TREAD	TREAD
TYF.	TYPICAL
@	AT
AND	AND
BD.	BORDED
AF.F.	ABOVE FINISHED FLOOR
UNO.	UNLESS OTHERWISE NOTED
V.I.F.	VERIFY IN FIELD

A0.01	COVER SHEET / SITE PLAN, LEGEND, ABBREVIATIONS
A0.02	PROJECT GENERAL NOTES
Z1.00	ZONING PLANS
Z2.00	ZONING PLANS
A2.01	FLOOR PLANS + WALL TYPES + WINDOW/DOOR SCHEDULE
A2.02	DOOR + WINDOW SCHEDULE / DETAILS
AS.01	BUILDING ELEVATION
AS.02	BUILDING SECTION
SI.01	DEMOLITION PLAN / FOUNDATION PLAN / DETAILS
SI.02	FRAMING PLANS / DETAILS
PERMIT SUBMISSION	05.15.26
REVISION 1	---
REVISION 2	---

DESCRIPTION	RENOVATION AND EXPANSION OF AN EXISTING SINGLE-FAMILY DWELLING, INCLUDING A NEW REAR WALK-OUT BASEMENT ADDITION, A FIRST-FLOOR EXTENDED REAR ADDITION, AND A SECOND-FLOOR ADDITION CONSTRUCTED ABOVE THE EXISTING FIRST-FLOOR FOOTPRINT.
CONSTRUCTION TYPE	TYPE V CONSTRUCTION
TOTAL BUILDING AREA	<u>2,702 SQFT.</u>
ADDITION TOTAL:	1,362 SQFT.
35'x40' KITCHEN	35 SQFT.
WALK-OUT BASEMENT:	340 SQFT.
2ND FLOOR:	670 SQFT.
EXISTING TOTAL:	1,362 SQFT.
USE GROUP	RM-2 - RESIDENTIAL MULTI-FAMILY

BUILDING CODE	2021 INTERNATIONAL EXISTING BUILDING CODE 2021 INTERNATIONAL BUILDING CODE 2021 INTERNATIONAL PLUMBING CODE 2021 INTERNATIONAL ELECTRICAL CODE 2021 INTERNATIONAL MECHANICAL CODE 2019 INTERNATIONAL FIRE CODE 2021 INTERNATIONAL ENERGY CONSERVATION CODE
ZONING CLASSIFICATION	RM-2 - RESIDENTIAL MULTI-FAMILY
FRONTAGE	120 FT

An aerial photograph of a suburban neighborhood. A red pin is placed on a small, light-colored house with a dark roof, located in the center-left of the image. The house is surrounded by lush green trees and a lawn. To the right of the pin, there are several other houses, including a larger one with a blue roof and a red roof. A road runs horizontally across the top of the image, and a dirt path or driveway leads from the road towards the house marked with the pin.

PROJECT NORTH

PROJECT:
SINGLE FAMILY
DWELLING WITH 2ND
FLOOR AND REAR
ADDITION

13 LONGFORD STREET
PHILADELPHIA, PA 19136-2028

DATE: 10.07.2025
PROJECT NO. 2025-181

NOTES:

1. ALL DIMENSIONS SHOWN ARE TO F.O. STUD UNLESS OTHERWISE NOTED.
2. HOUSE DATUM: $XX' = 0'-0"$

REVISIONS:

KEY PLAN

COVER SHEET /
PROJECT SCOPE /
INFORMATION

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

AO.01

DRAWN BY: MICHAEL SMART



PLAN

- 2X6 WOOD STUD @ 16" O.C.
- 5/8" TYPE X GYPSUM WALL BOARD
- R-30 BATT INSULATION
- 1/2" 2X SYSTEM SHEATHING
- 5/8" DPG GLASS GOLD FIRE/RATED EXTERIOR SHEATHING WITH UL TYPE GGG CLASSIFICATION
- BUILDING FINISH

1 HOUR PARTY WALL (ADDITION EXTERIOR WALL)

DOOR = D
WINDOW = A

LOCATED AT ALL WALLS WITHIN 6" OF PROPERTY LINES

PLAN

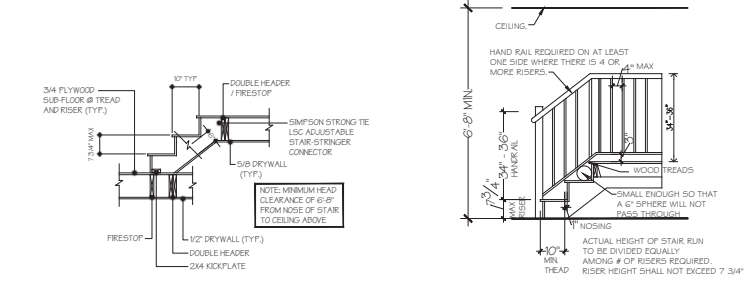
- 2X WOOD STUD @ 16" O.C.
- 5/8" TYPE X GYPSUM WALL BOARD

INTERIOR PARTITION

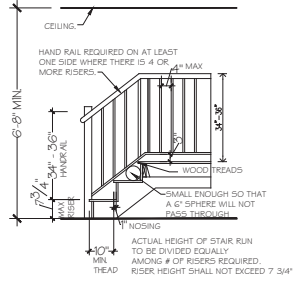
DOOR = D
WINDOW = A

WALL TYPES

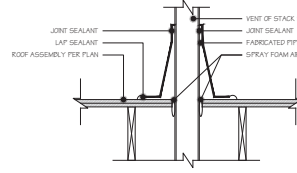
SCALE: 1/4" = 1'-0"



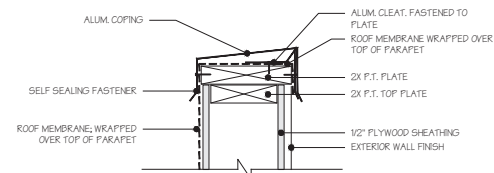
D1 INTERIOR STAIR CONNECTION (TYP.)
SCALE: 3/4" = 1'-0"



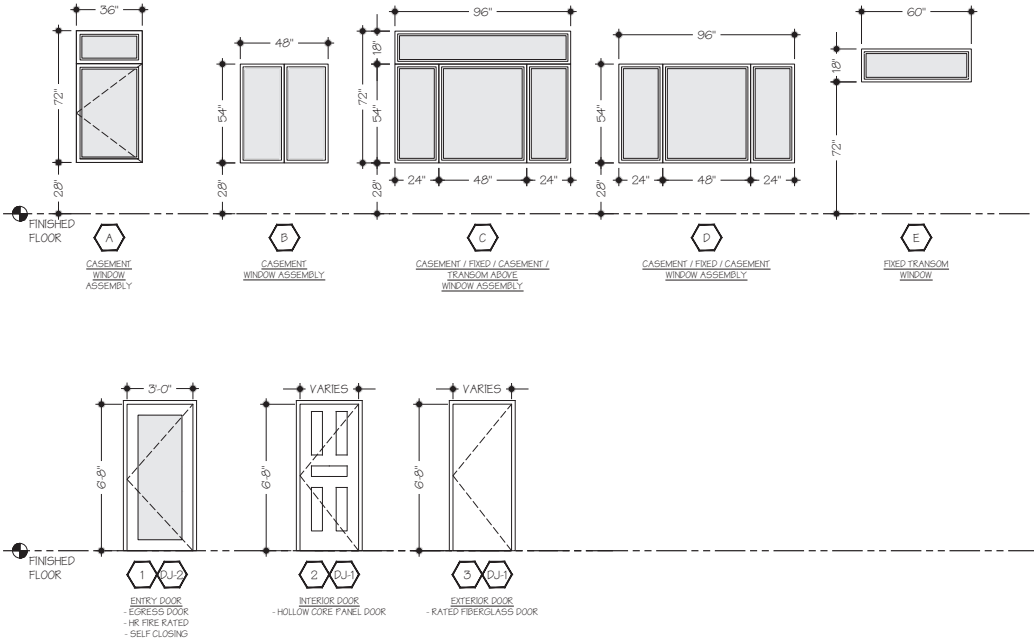
D2 TYP. STAIR RAILING
SCALE: 1/2" = 1'-0"



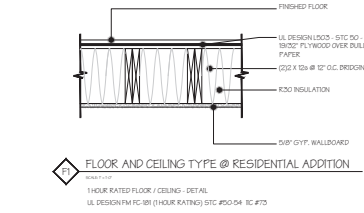
D3 ROOF PENETRATION DETAIL
SCALE: 1" = 1'-0"



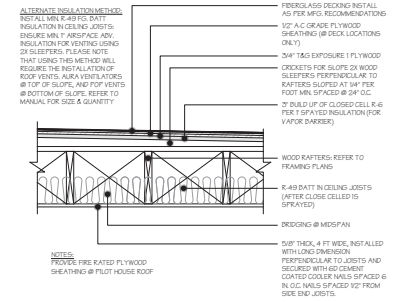
D4 ALUM. COPING DETAIL
SCALE: 1/2" = 1'-0"



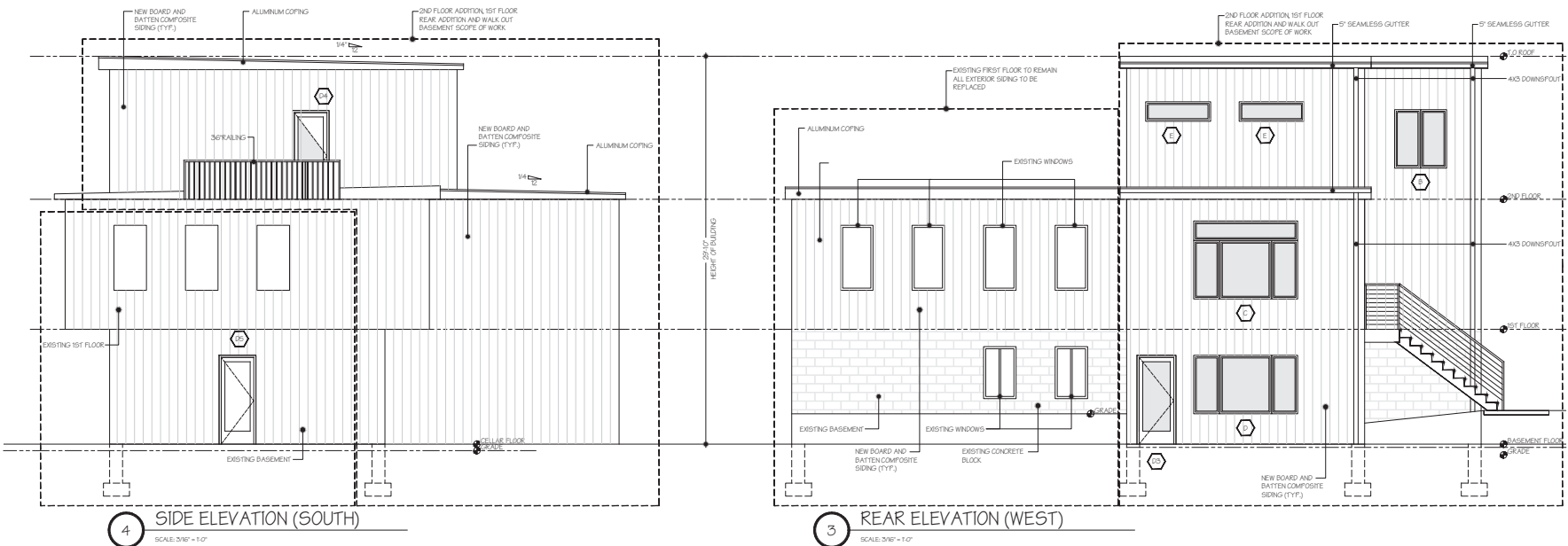
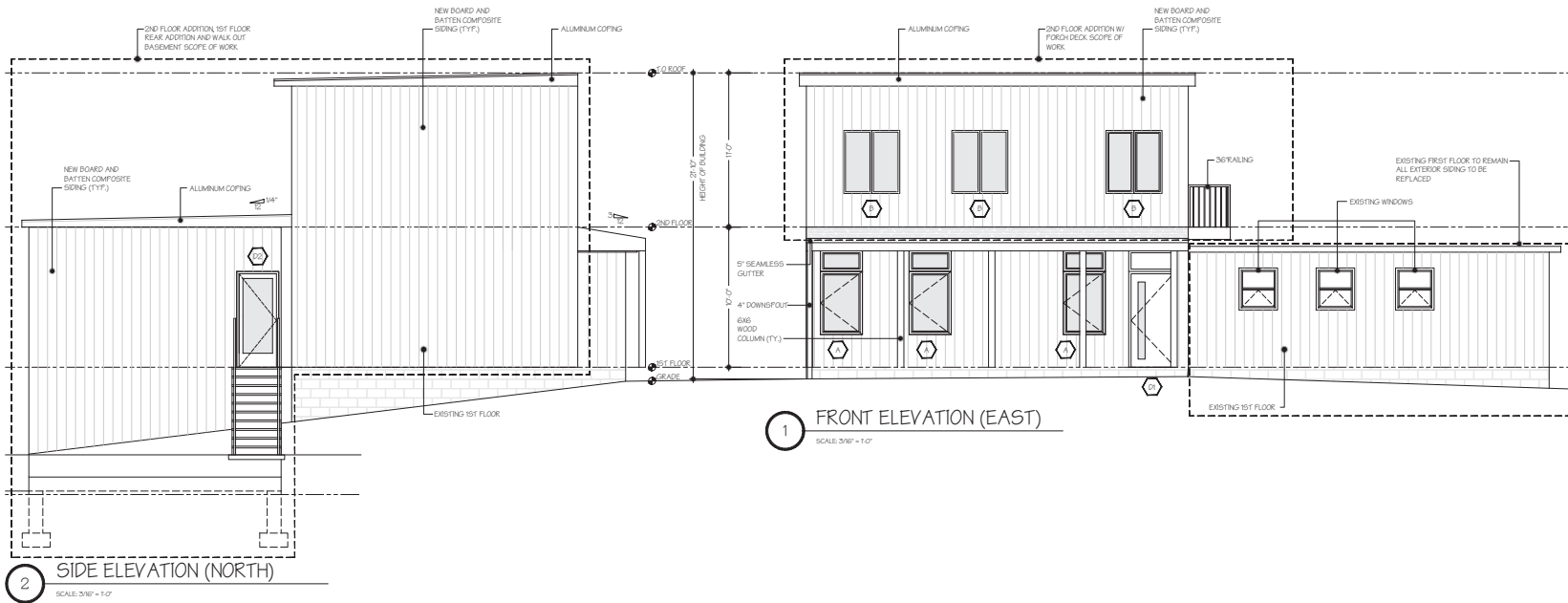
WINDOW & DOOR SCHEDULE
SCALE: 3/8" = 1'-0"



F1 FLOOR AND CEILING TYPE @ RESIDENTIAL ADDITION
1 HOUR RATED FLOOR / CEILING - DETAIL
UL DESIGN F100 (1 HOUR RATING) STC #50-54 NC #75



F2 CEILING TYPE & TYP ROOF ASSEMBLY @ RESIDENTIAL ADDITION
1 HOUR RATED FLOOR / CEILING - DETAIL
UL DESIGN L569
IC RATING 54
STC RATING 60
INSULATION: R-49



PHILADELPHIA, PA 19106

PROJECT NORTH

PROJECT
SINGLE FAMILY DWELLING WITH 2ND FLOOR AND REAR ADDITION

15 LONGFORD STREET
PHILADELPHIA, PA 19106-2028

DATE: 10/07/2020
PROJECT NO: 2020-181

NOTES:
1. ALL DIMENSIONS SHOWN ARE TO F.O.D. STUD UNLESS OTHERWISE NOTED.
2. HOUSE DATUM: X1 = 0'-0"

REVISIONS:

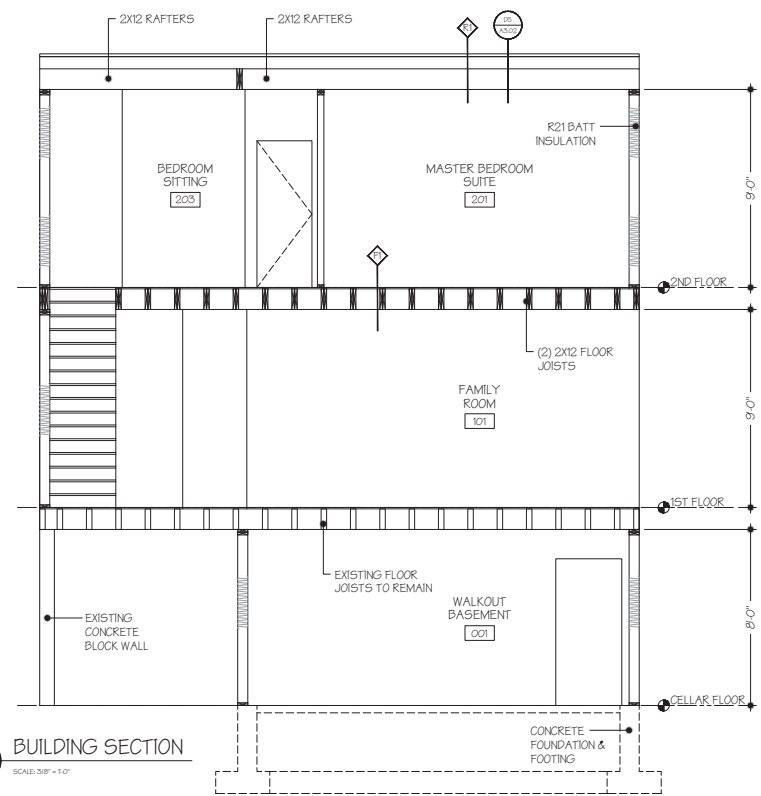
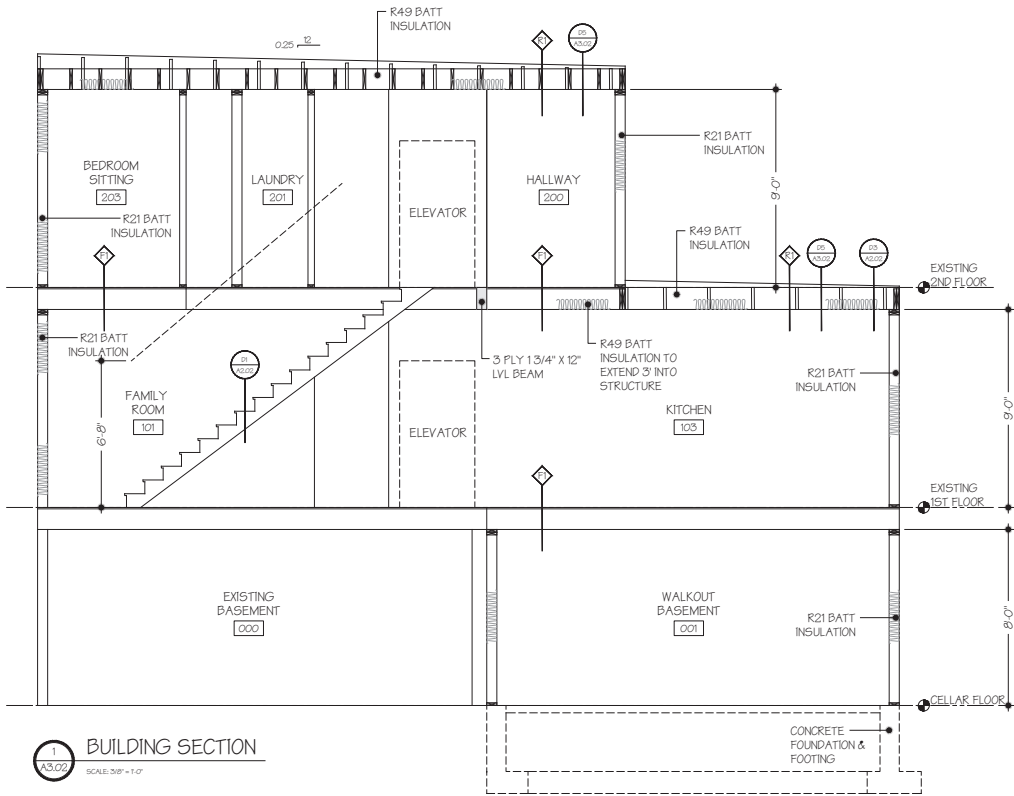
△

KEYPLAN

SCALE: 3/16" = 1'-0"

A3.01

DRAWN BY: MICHAEL SAWET



ENERGY CONSERVATION & ANALYSIS

PROJECT DESCRIPTION

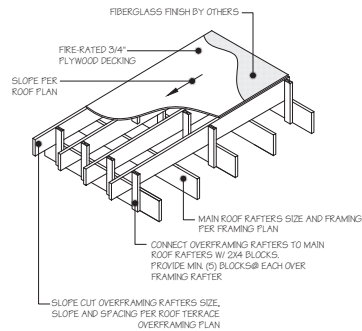
THIS ANALYSIS COVERS A 3-STOREY FAMILY DWELLING WITH A TOTAL FLOOR AREA OF 1925 SQUARE FEET (ADDITION SPACE ONLY).
WALKOUT BASEMENT: 350 SQFT
1ST FLOOR ADDITION: 900 SQFT
2ND FLOOR ADDITION: 675 SQFT
THE RESIDENCE FEATURES A CEILING HEIGHT OF 9'0\"/>

WINDOW TO WALL RATIO - R-VALUE CALCULATION

TOTAL WINDOW AREA: 412.9 SQFT.
TOTAL INSIDE GRADE WALL AREA: 4,070 SQFT.
WINDOW OPENING PERCENTAGE = 10.1%

INSULATION

WALLS: R-21 FIBERGLASS INSULATION (2X6 WALLS)
ROOF AND ROOF DECK: R-49 BATT INSULATION

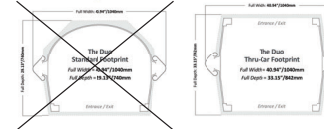


OVERFRAMING @ ROOF DECK
SCALE: 3/8\"/>

Technical Specifications

Drive	Rigid, short, braked gear motor drive
Power supply	120V - 60Hz AC, 1.5 Amps (220v supply can be used with step-up transformer)
Maximum Load	375lb / 170kg
Up/Down Travel	13' 1\"/>

Duo Lift Footprints



STILTZ lift
484 Pottsd Road
Allentown, PA 18103
United States
Tel: 262-444-2282
Email: info@stiltz.com
www.stiltz.com

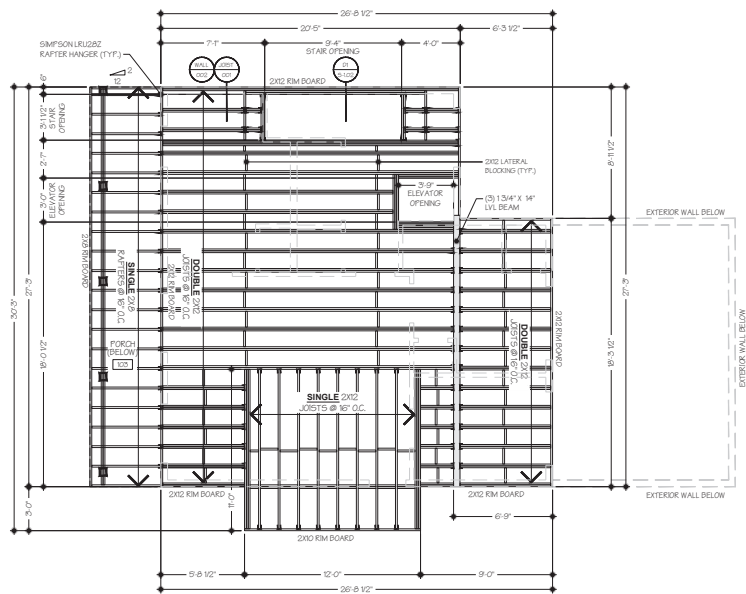
Stiltz
the home lift company



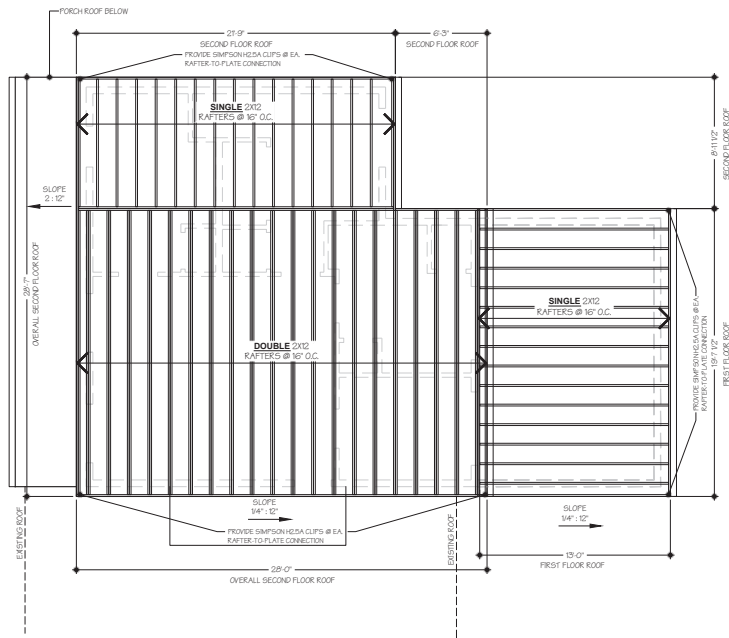
Safety Features

Light curtain A halflight motion sensor is situated at the entrance of our lift's shaft to halt travel should anything exceeding this limit and will not travel.	Weight limit sensors Our Duo lifts are tested to 375lb / 170kg. The lift detects anything exceeding this limit and will not travel.	
Safety lid plug This safety feature plugs the aperture in the floor when the lift is in its downers position. It is a strong enforcer stand on.	Out of balance sensors Sensors will detect if the lift is over out of balance and prevent the unit from travelling.	
Key switch operation This feature allows the owner to isolate the lift if the need arises. This is commonly used when going away or vacation or when children are around.	Emergency stop button This button is found on either side of the lift in the event of an emergency.	
Top & bottom safety zone A laser or ultrasonic sensor scans every 360° to detect objects above or below the lift, causing it to immediately stop.	Overweight detection The lift uses an optical sensor to detect the speed of travel. If this increases beyond the specified limit, the lift will stop.	

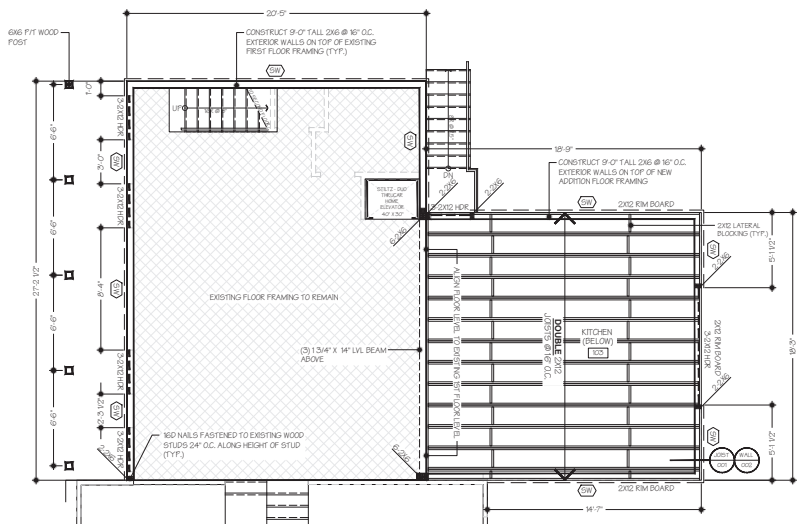
ELEVATOR SPECIFICATIONS - THE DUO
SCALE: 3/8\"/>



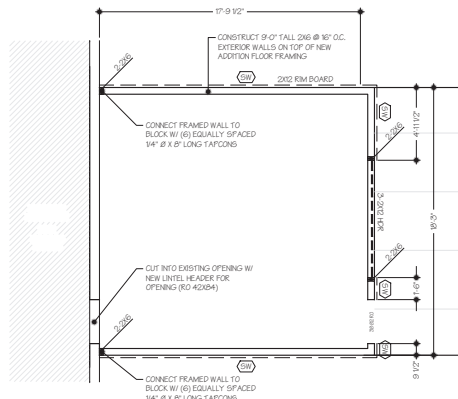
2 SECOND FLOOR PLAN FRAMING PLAN
A2.01 SCALE: 1/4" = 1'-0"



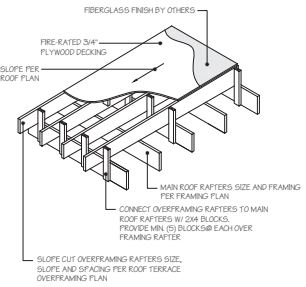
3 ADDITION ROOF FRAMING PLAN
A2.01 SCALE: 1/4" = 1'-0"



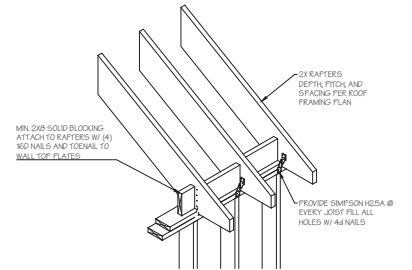
1 FIRST WALL FRAMING AND ADDITION FLOOR FRAMING PLAN
A2.01 SCALE: 1/4" = 1'-0"



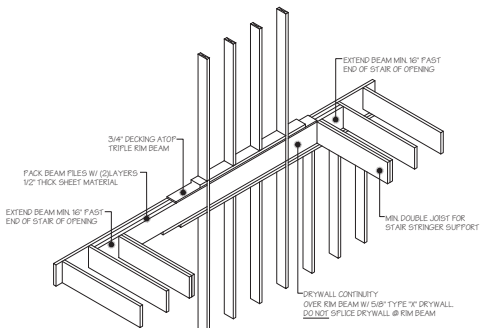
4 WALK OUT BASEMENT
A2.01 SCALE: 1/4" = 1'-0"



D1 OVERFRAMING @ ROOF
SCALE: 3/8" = 1'-0"



D2 RAFTER @ PERPENDICULAR EXTERIOR BEARING WALL
SCALE: 1/4" = 1'-0"



D3 OPENING @ NEW STAIR LOCATION
SCALE: NTS



Proposed Alteration & Second-Floor Addition 13 Longford Street, Philadelphia PA 19136 Greenbelt Knoll Historic District

Project Overview

This submission requests architectural review and approval for proposed alterations at **13 Longford Street**, including a partial first-floor modification, a new second-floor addition, and a rear first-floor extension. Zoning approval for this project has already been granted.

Existing-condition photographs included in this packet document the current one-story flat-roofed dwelling, original siding, window placement, and the sloped site characteristic of Greenbelt Knoll.

Historic District Context

Greenbelt Knoll is a mid-century modern residential district developed between **1950–1970**, defined by:

- One-story, flat-roofed rectilinear dwellings
- Wood siding and natural material palettes
- Large overhanging eaves
- Expansive windows
- Decks, patios, and integration with wooded surroundings
- Site planning that maximizes privacy and blends structures into the landscape

The existing home at 13 Longford Street reflects these characteristics, as shown in the uploaded photos.



1.1 FRONT FAÇADE – EAST ELEVATION



1.2 FRONT FAÇADE – NORTH ELEVATION

- A portion of the first floor is proposed to be demolished down to the floor joists and reconstructed with 9-foot ceilings. A new second-floor addition will be constructed above this area, also with 9-foot ceilings.

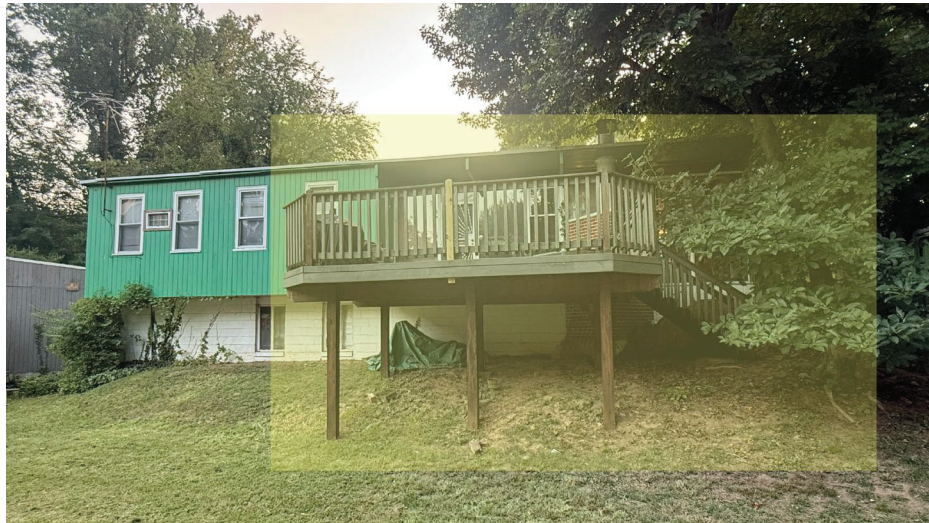


1.3 FRONT FAÇADE – EAST ELEVATION



1.4 REAR – WEST & PARTIAL SOUTH ELEVATIONS

- Figure 1.3 - Highlight area denotes the partial first floor to remain. Siding will be replaced on all façade sides of the building.
- Figure 1.4 – South and Partial west elevations to remain except for siding replacement



1.5 WEST ELEVATION

Proposed Architectural Work

- **Partial first-floor alteration and rear addition** to expand living space
- **New second-floor addition** positioned over the existing structure
- **Single-slope roof profiles** for all new roof areas
- **Exterior materials:**
 - *Pella Impervia* casement windows and doors (**Attached Document - Pelle Windows Casement**)
 - *NewTechWood* board-and-batten siding in **Peruvian Teak** – (**Attached Document – Composite Board and Batten Siding**)
 - Aluminum coping and seamless gutters

The design maintains a clean modernist aesthetic while updating the home for contemporary use.

Compatibility with District Character

Although Greenbelt Knoll historically consisted of one-story homes, the adjacent property at **12 Longford Street** (Figure 1.5) is now a newly constructed **two-story single-family dwelling**, establishing precedent for vertical expansion within the district.



1.5 12 Longford Street

The proposed design remains compatible through:

- Simple geometric massing
- Natural wood-tone siding
- Large window openings
- Respectful integration with the sloped site
- Minimalist roof and façade detailing

Conclusion

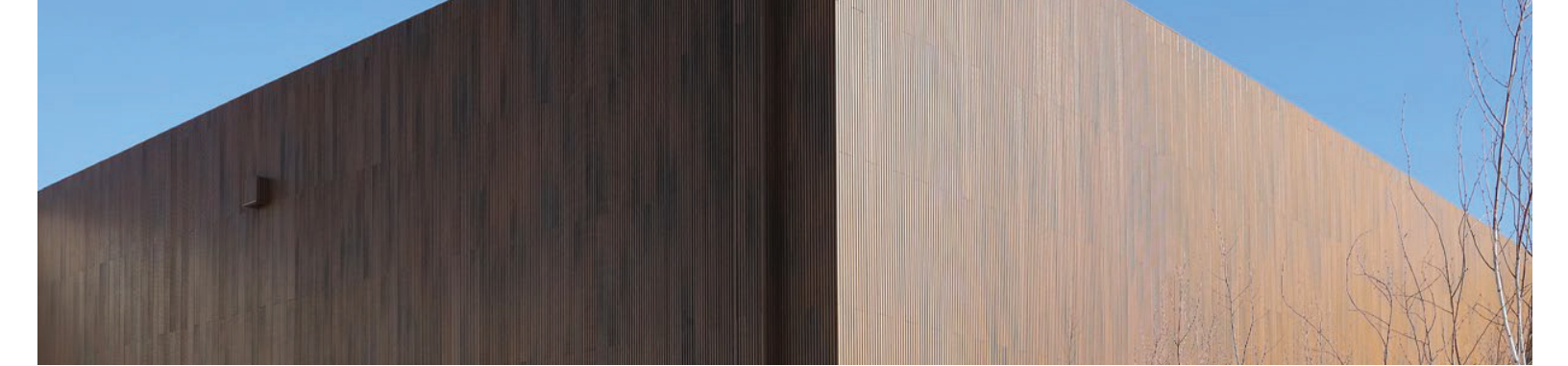
The proposed alterations at 13 Longford Street are designed to be historically sensitive, environmentally integrated, and consistent with the evolving architectural context of Greenbelt Knoll. Approval is respectfully requested for the planned first-floor modifications, rear addition, and second-floor addition.

Attachments:

- **Composite Board and Batten Siding (NEWTECHWOOD)**
- **Pelle Windows Casement (PELLA)**

Michael Smart

Creative Innovations Group LLC
6954 Keystone Street,
Philadelphia PA 19135



Thinking green

We believe sustainability and recycled materials are essential for the future of our environment - right down to the products used in your backyard or outdoor space. That's why, at **NewTechWood**, we help you make green design choices through our recycled composite decking and other products made from recycled materials.



ECO-FRIENDLY

Investing in eco-friendly products, like our recycled deck boards, not only gives you a durable product, but is also a responsible choice for the current environmental crisis. When you buy from NewTechWood, you can feel confident your purchase will lead to a greener, more sustainable home.



SUSTAINABLE

Sustainability, or green living, are not just buzzword. It is a way of life that is important for the future health of the environment. The philosophy includes three main pillars:

- Environmental protection
- Social development
- Economic development



A GREEN FOUNDATION

NewTechWood's foundation was built upon the following green principles and values:

- Products are made from 95% recycled materials, including plastic bottles and reclaimed wood fibers.
- Yearly third-party audits to comply with environmental, health, and safety guidelines and regulations.
- Reducing our carbon footprint through waste reduction, energy conservation, and utilizing an optimum process.

30 YEARS

We have been recycling plastic materials for almost 30 years.

12,000,000 lbs

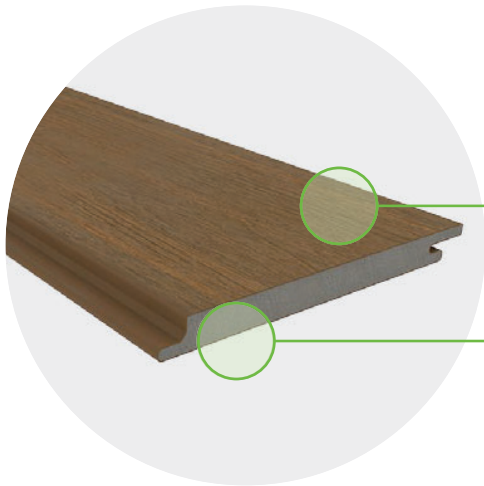
Every month we save over 12,000,000 lbs of plastic from being buried in our landfills forever.

ULTRASHIELD®

Technology

Transform your spaces with **UltraShield®**: The ultimate blend of durability, innovation, and style. Engineered with a capped wood plastic composite, this advanced cladding solution delivers exceptional toughness and longevity.

UltraShield® technology



CO-EXTRUDED CAP

Impenetrable layer that can withstand staining, fading, scratching, cupping, swelling, mold and mildew.

COMPOSITE CORE

High-quality recycled materials with dense hardwood and softwood fibers provide the product with impressive strength and durability.



UV Protection



Stain Resistance



Dual Surface



Environmentally Friendly



UltraShield Coating Layer



Mold/Mildew Resistance



Water Absorption Resistance



Internationally Tested



Corrosion Resistance



Pest Resistance



Scratch Resistance



Natural Surface



Hidden Fastener Groove



Splinter Free



Matte Finish



360 Degree Capstock



25 Year Warranty



Low Maintenance



Multichromatic Color



Fade Resistance

Years of dedicated engineering and extensive field testing have created a product that excels in both performance and aesthetics.

UltraShield®: Designed for unmatched durability and long-lasting beauty, **UltraShield®** provides superior protection against scratches, stains, and fading.

BOARD & BATTEN

UltraShield® Technology

Board & Batten provides a remarkable solution that enhances your exterior walls with a distinctive and powerful aesthetic. This siding combines the toughness and longevity of a capped wood plastic composite with an engineered design. Its deep, dimensional battens create striking vertical and horizontal definition while enhancing overall structural harmony, offering a refined architectural look suitable for both modern and traditional façades.



US86

10-15/16" x 13/16"

COLORS AVAILABLE*





SIDING

Visual Profile	Description	Code	Dimensions	Length	Weight	Finished Product
	Board & Batten	US86	10-15/16" x 13/16" 2" Batten reveal, 7-3/4" Board Reveal	10' and 12'	25.92 lb/ft(12') 21.6 lb/ft (10')	

COMPONENTS

Visual Profile	Description	Code	Dimensions	Finished Product
	F-Trim	CA155-AA154 for 1/2" CA156-AA154 for 1"	2"x1-13/16" for 1/2" 2"x 2-5/16" for 1"	
	Inside Corner Trim	CA50-AA46 for 1/2" CA50-AA61 for 1"	2-5/8" x 2-11/16" for 1/2" 3-1/4" x 3-3/16" for 1"	
	Outside Corner Trim	CA161-AA159 for 1/2" CA161-AA160 for 1"	2-3/16" x 3-9/16" for 1/2" 2-7/8" x 3-9/16" for 1"	
	H-Trim	CA162-AA45 for 1/2" CA162-AA60 for 1"	1" x 2-3/16" for 1/2" 1-1/2" x 2-3/16" for 1"	
	Flashing	CA41	3-3/16" x 3-3/16"	
	Perforated Starting Trim (For 1/2" Board)	CA42	1" x 1-5/8"	
	Perforated Starting Trim (For 1" Board)	CA43	1-1/2" x 1-5/8"	
	J-Trim (For thickness 3/8" Fascia Board)	CA52	11/16" x 1-9/16"	

ACCESSORIES

Visual Profile	Description	Code	Size	Weight	Material
	Rubber Stopper	T-7	Ø11/16" x H 5/16"	0.25 lb Bag	Rubber
	Siding Clip	AW08	1-1/8" x 9/16" x 13/16"	1.06lb/ Bag	Aluminum
	Siding Starter Strip	AW02	11/16" x 9/16"	0.32 lb/ pc	Aluminum

Unmatched strength and lasting durability

Achieve commercial-grade strength and lasting durability for your customers' long-term return on investment. Pella Impervia products are made from our proprietary fiberglass material, the strongest material for windows and patio doors, engineered for lasting durability.¹

Revolutionary hardware

The patented Easy-Slide Operator simply slides to open, without the effort of cranking, on casement and awning windows.

Pella® Impervia®

Fiberglass windows and patio doors

Sleek profiles and more glass

Create bold designs from sleek profiles and more glass with our intentionally-designed products made from our exceptionally strong proprietary fiberglass.

- **73x more impact resistant²**

Pella's fiberglass is 73x more impact-resistant than Andersen's Fibrex windows. You can trust our fiberglass products to be better equipped to stand up to a hammer misfire and other jobsite conditions.

- **Proven performance**

Engineered for the rigorous performance requirements of a commercial building, Pella Impervia products provide outstanding resistance to water, wind and outside noise.³

- **Installation solutions and expertise**

With 100 years in business, we've got you covered with products and installation solutions for your exact situation.

- **Exceptional mulling capabilities**

With both interior and exterior accessory grooves on all Pella fiberglass products, you can create larger, unique combinations specifically for your remodel or new construction project. Our extensive factory-mulled options will come preassembled, saving you time on the jobsite.

- **Up-to-date color palette**

Achieve your design style with up-to-date frame color options, including Black.

- **Tested beyond requirements**

Tested beyond industry standards and to extremes from -40°F to 180°F, our proprietary fiberglass can handle the most extreme heat and sub-zero cold.⁴ Our products are tested beyond industry standards to help ensure less maintenance with fewer callbacks.

- **Durable three-way corner joints**

For added strength, durability and reliable water performance, Pella Impervia products feature corner locks and sashes injected with sealant and fastened with screws.

- **The confidence of a strong warranty⁵**

We know your reputation matters, so we have one of the strongest warranties in the business.

Available in these window and patio door styles:



Special shape windows also available.

^{1,2,3,4,5} See back cover for disclosures.



Delivering unmatched strength, engineered for lasting durability.¹

Pella's proprietary fiberglass vs. Andersen Fibrex^{2, 6, 7}
Pella Impervia products won't dent, bend or break as much as the competition.

Won't dent.

73x

more impact-resistant

Won't bend.

7.8x

stronger

Won't break.

19x

the tensile strength

Product Specifications

Window & Patio Door Styles	Min. Width	Min. Height	Max. Width	Max. Height	Design Pressure	Performance Values			FL #
						U-Factor	SHGC	HVHZ	
Vent Awning	20"	17-1/2"	59-1/2"	59-1/2"	+50/-50	0.21-0.49	0.16-0.55	No	35281
Fixed Awning	13-1/2"	11-1/2"	71-1/2"	79-1/2"	+50/-50	0.18-0.51	0.18-0.63	No	35284
Vent Casement	17-1/2"	20"	37-1/2" ¹⁸	79-1/2"	+50/-50	0.20-0.48	0.18-0.55	No	35278
Fixed Casement	13-1/2"	11-1/2"	71-1/2"	79-1/2"	+50/-50	0.18-0.51	0.20-0.62	No	35284
Vent Double-Hung	17-1/2"	29-1/2"	47-1/2"	77-1/2"	LC30-LC50	0.23-0.52	0.19-0.58	No	12600
Vent Single-Hung	17-1/2"	23-1/2"	47-1/2"	77-1/2"	LC40-LC50	0.23-0.51	0.19-0.59	No	12602
Sliding Window (OX, XO)	23-1/2"	11-1/2"	71-11/2"	71-1/2"	LC30-LC50	0.23-0.51	0.19-0.59	No	12604
Sliding Window (XOX)	47-1/2"	17-1/2"	107-1/2"	71-1/2"	LC30-LC50	0.23-0.51	0.19-0.59	No	12604
Fixed Frame Direct Set	11-1/2"	11-1/2"	143-1/2"	143-1/2"	+50/-55	0.15-0.47	0.18-0.69	No	26584
Sliding Patio Door (One Panel)	27"	71-1/2"	50-5/8"	119-1/2"	+50/-50	0.20-0.49	0.19-0.59	No	39352
Sliding Patio Door (Two Panel)	59-1/4"	71-1/2"	95-1/4"	119-1/2"	+50/-50	0.20-0.49	0.19-0.59	No	39352
Sliding Patio Door (Three Panel)	91-7/8"	71-1/2"	145-7/8"	119-1/2"	+50/-50	0.20-0.49	0.19-0.59	No	39352

Window sizes available in 1/8" increments
Maximum square footage rules apply. Maximum width and height cannot exceed the maximum square footage. Special shapes available.
Two and three-panel sliding patio door configurations that are greater than or equal to 95.5' in height will come knock-down and require field assembly.
Knock-down will be optional for two and three-panel configurations until 95.5' in height.

Glass & Additional Energy Efficiency Upgrades

InsulShield® Low-E Glass⁹ Pella Impervia products offer energy-efficient options that will meet or exceed ENERGY STAR guidelines in all 50 states.¹⁰



Advanced Low-E insulating dual- or triple-pane glass with argon



Advanced Comfort Low-E insulating dual-pane glass with argon



Natural Sun Low-E insulating dual- or triple-pane glass with argon



Natural Sun+ Low-E insulating dual-pane glass with argon



SunDefense™ Low-E insulating dual- or triple-pane glass with argon



SunDefense+™ Low-E insulating dual-pane glass with argon

Additional Glass Options



Tempered glass



Laminated (non-impact-resistant)¹¹ "tinted" or obscure glass also available on select products



STC (Sound Transmission Class) dual-pane sound control glass¹²



Triple Pane¹³



Impact-resistant glass^{14,15}

Foam Insulation Options



Optional foam-insulated frame and sash are available to increase energy efficiency.

^{1, 2, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15} See back cover for disclosures.

Color & Finishes

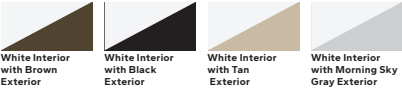
Frame Colors

Our long-lasting powder-coat finish resists chipping and fading and meets AAMA 624, which is a highly-rated fiberglass finish that will never need to be repainted or refinished.

Solid-Color:



Dual-Color:



Window Hardware

Casement & Awning

The patented Easy-Slide Operator is a revolutionary way to operate casement and awning windows. Simply slide to open, without the effort of cranking. With precision venting technology, the window will open to an exact location. Or select the fold-away crank, that folds neatly away, against the window frame. Neither solution will interfere with roomside window treatments.



Easy-Slide Operator



Fold-Away Crank

Color-Matched Finishes:



Additional Finish:¹⁶



Satin Nickel

Sliding, Single & Double-Hung

Pella's cam-action lock pulls the sashes against the weatherstripping on single-hung, double-hung and sliding windows for a tighter seal.



Cam-Action Lock

Color-Matched Finishes:



Additional Finishes:



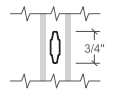
Satin Nickel

Bright Brass

Oil-Rubbed Bronze

Grilles

Grilles are color-matched to window or patio door interior and exterior frame color.



Aluminum Grilles-Between-the-Glass ¹⁷1/4"



Applied Grilles¹⁸

^{16, 17, 18} See back cover for disclosures.

Patio Door Hardware

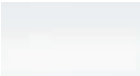
Sliding Patio Door

Elevate a home’s style with sleek hardware selections.



Sliding Patio Door Handle

Color-Matched Finishes:



White



Brown



Matte Black



Tan



Morning Sky Gray

Additional Finish:



Satin Nickel

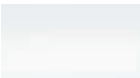
Secure Vent Lock

A secure vent lock comes standard on all Pella Impervia sliding doors and provides security in both the closed and venting positions. Secure vent lock is color-matched to the interior of the frame.



Secure Vent Lock

Color-Matched Finishes:



White



Brown



Matte Black



Tan



Morning Sky Gray

Patio Door Blinds

Blinds-Between-the-Glass¹⁹

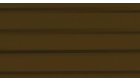
Give your homeowners more privacy by adding blinds-between-the-glass. Located between panes of glass, blinds are protected from dust, dirt and damage.



White



Slate Gray



Espresso

NOTE: Product specifications may change without notice.

Actual colors may vary from those shown and products may vary slightly from illustrations and photos.

¹ Pella's proprietary fiberglass material has displayed superior strength over wood, vinyl, aluminum, wood/plastic composites, and other fiberglass materials used by leading national brands in tensile and 3-point bend tests performed in accordance with ASTM D638 and D790 testing standards.

² Impact testing performance based on testing 10 samples of each material using ASTM D256, Method C.

³ Pella® Impervia® windows and patio doors have a performance class of LC or higher. For information on product ratings see www.pella.com/performance.

⁴ In testing performed in accordance with ASTM testing standards, Pella's fiberglass has displayed superior performance in strength, ability to withstand extreme heat and cold and resistance to dents and scratches. Special shape windows are made from a fiberglass resin material.

⁵ See written limited warranty for details, including exceptions and limitations, at installpella.com/warranties

⁶ Tensile testing performance based on testing 5 samples of each material using ASTM D638 test methodology.

⁷ 3-point bend testing performance based on testing 7 samples of each material using ASTM D790 test methodology.

⁸ Vent casement with impact glass max width is 35-1/2".

⁹ Optional high-altitude Low-E insulating glass available with or without argon on select products.

¹⁰ Some Pella products may not meet ENERGY STAR® guidelines in Canada. For more information, contact your local Pella sales representative or go to energystar.gc.ca.

¹¹ For best performance, the laminated glass may be in the interior or exterior pane of the insulating glass, depending on the product.

¹² Available with Advanced Low-E insulating glass with argon with bronze, gray or green tint on select products.

¹³ Sound control glass consists of dissimilar glass thickness (3mm/5mm or 5mm/3mm).

¹⁴ Available on direct set, awning and casement windows and sliding patio doors. Not available with Advanced Comfort Low-E glass.

¹⁵ Available on direct set, casement and awning windows and sliding patio doors only. Not available with grilles-between-the-glass.

¹⁶ Only available for fold-away crank.

¹⁷ Appearance of exterior grille color may vary depending on the Low-E insulating glass selection.

¹⁸ Available on direct set windows only.

¹⁹ Available on all two-panel and select sizes for three-panel sliding patio doors only.