

ADDRESS: 1717-19 MOUNT VERNON ST

Proposal: Demolish rear ell, party wall and garage, construct side and rear addition with parking

Review Requested: In-Concept

Owner: Mount Vernon Holdings, LLC

Applicant: Matt Masterpasqua, Mass Architecture Studio, LLC

History: 1859; new façade added, 1890

Individual Designation: None

District Designation: Spring Garden Historic District, Contributing, 10/11/2000

Staff Contact: Laura DiPasquale, laura.dipasquale@phila.gov

OVERVIEW: This in-concept application proposes to make significant alterations and additions to the property at 1717-19 Mount Vernon Street in the Spring Garden Historic District. The western half, or 1719 portion, of the double-width property features a three-story brick main block and rear ell constructed c. 1859 and refaced in 1890, and a one-story frame rear addition. The eastern half, or 1717 portion, has historically remained undeveloped except for garage constructed between 1910 and 1916 at the rear of the lot and an iron fence at the front of the lot. Originally given separate registry plan numbers (5-N-21-188 and -189), but historically sold together, the properties appear as a single parcel in 1858-60, 1910, 1916, 1942 and 1962 historic maps, and as separate properties in the 1875 and 1895 atlases. They were eventually legally consolidated and given a single registry number.

This application proposes to demolish the garage, rear ell, and second and third floor side walls of the main block and to construct three-story additions occupying the majority of the larger parcel. An engineer's report provided in the application claims that the rear ell is structurally compromised and must be demolished. Along Mount Vernon Street, the side addition would match the height of the existing building and feature a gated first-floor entrance to a below-ground parking garage. A new ell and rear addition occupying the full width of the property would be added at the rear.

SCOPE OF WORK

- Demolish rear ell, garage, second and third floor side walls of main block;
- Construct additions and underground parking

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 shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*
 - Since it appears the property was originally intended to be two separately developable lots, the relationship of the historic building to the side yard side is not as significant as some double-width properties with highly ornate side bays and other detailing overlooking historic gardens, for example, so the Historical Commission staff does not oppose the concept of new construction on the 1717 portion of the property. However, the amount of demolition removes a significant amount of historic material of the historic property, including two-thirds of the side wall of the main block, the entire rear ell, and the garage. The application partially satisfies this standard.

- *Standard 6: Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*
 - The application claims that the side wall of the rear ell is beyond repair, but does not propose to replace it in kind. The application does not provide information on the condition of the existing garage also proposed for removal. The application fails to satisfy this standard.
- *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 height, materials, and punched window openings on the second and third floors of the addition proposed along Mount Vernon Street are consistent with the scale, massing, materials and features of the Spring Garden Historic District; however the garage entrance Mount Vernon Street is not appropriate for this mid-block location, nor is the scale or massing of the new construction proposed at the rear. The application partially satisfies this standard.

STAFF RECOMMENDATION: The staff recommends denial, pursuant to Standards 2, 6, and 9.



Figure 1: Aerial view of 1717-19 Mount Vernon St. Source: Atlas.phila.gov



Figure 2: Streetview of 1717-19 Mount Vernon and adjacent parcels. Source: Cyclomedia.



Figure 3: Detail of gate and side yard lot. Source: Google Streetview.



Figure 4: Garage at rear of property. Source: BrightMLS, Trulia.com.



Figure 5: Birdseye view of 1717-19 Mount Vernon St. Source: Pictometry.



Figure 6: 1858-60 Hexamer atlas. Source: Greater Philadelphia GeoHistory Network.

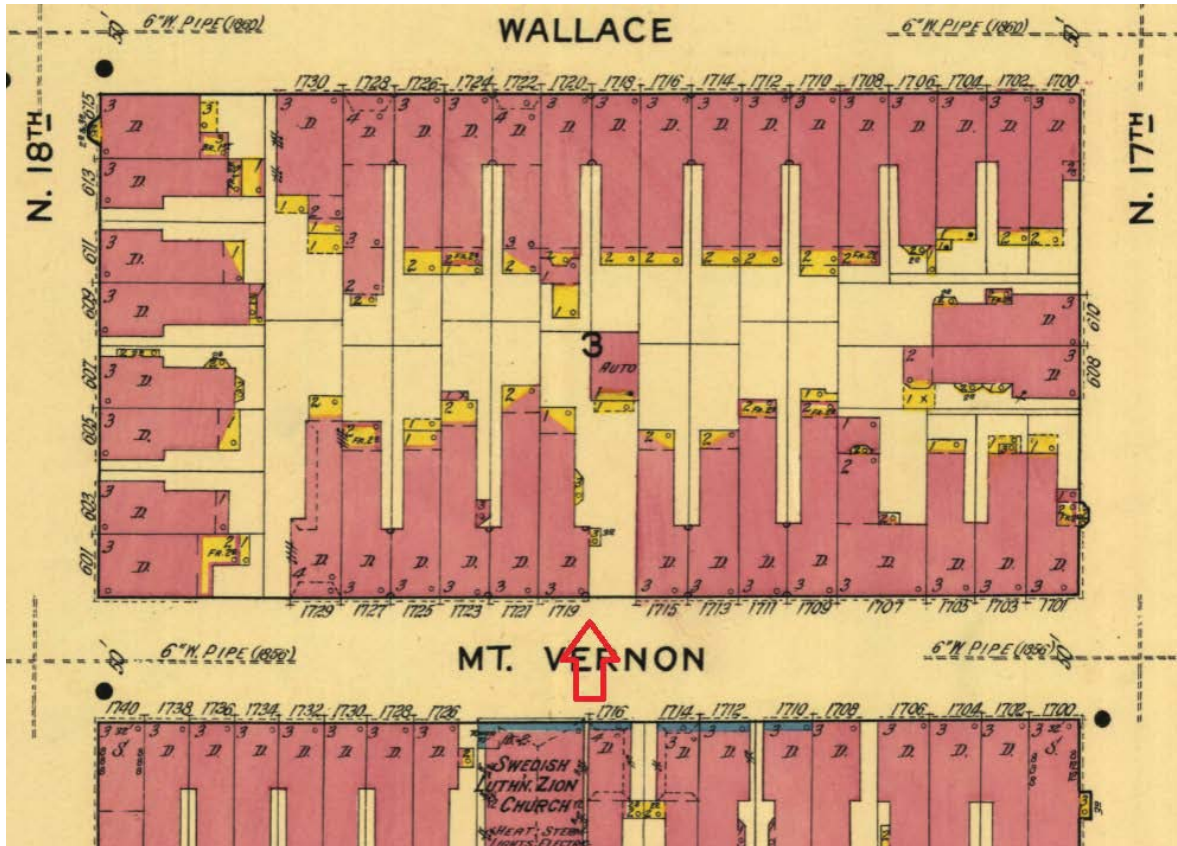


Figure 7: 1916 Sanborn map. Source: Penn State University Libraries.

Matt Masterpasqua, RA
PRINCIPAL



Matt@massarchstudio.com
215 . 399 . 0400

Historical Commission of Philadelphia
1515 Arch St 13th Flr
Philadelphia PA 19102

To Whom it May Concern,

Please see enclosed proposal for the renovation and addition to an existing three story, single family masonry structure located at 1717-19 Mt Vernon St in Philadelphia, PA 19130. Having sat vacant and unmaintained for a time, the structure has been damaged by water infiltration and sub-surface issues. The work proposes to demolish the rear portion of the structure as indicated in the enclosed structural report. New work will include the full renovation of the remaining front portion of the structure, repair of the front facade, the addition of a rear portion of the first floor, and the second and third floors above. The first floor on the currently vacant lot will provide parking access to the basement. Ownership is fully held by Mount Vernon Holdings, LLC.

Enclosed documents propose for Architectural Committee Approval for the demolition of the rear portion of the building, the repair of the front facade to its original state, and the addition/renovation work as indicated on enclosed plans

The rear portion of the building as indicated in the demolition plans has been deemed unsafe by a Professional Engineer and must be demolished to the foundations. The interior of the remaining front portion is to be retained including stairs, floors, and walls. The front windows shall be removed for evaluation, and replaced in kind. New materials will be selected to match with adjacent buildings and will preserve the character and scale of the context.

Thank you for your consideration.

Sincerely

Matthew Masterpasqua, RA

Multifamily Renovation 1717 Mt Vernon St Philadelphia PA 19130

PROJECT

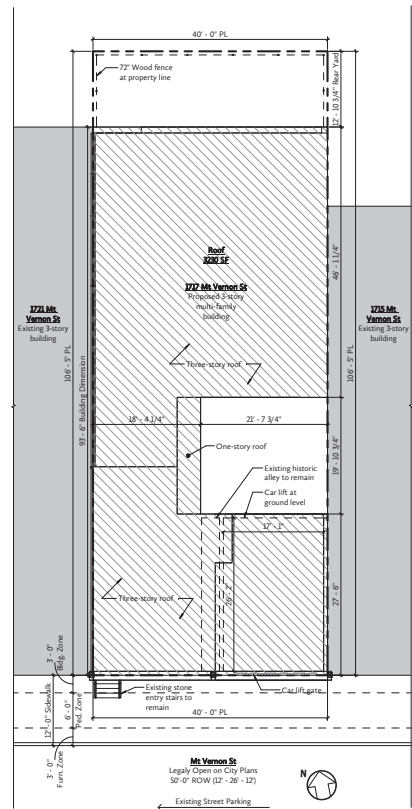
PROJECT

ABBREVIATIONS

ALUM	Aluminum	N/A	Not Applicable
AFF	Above Finish Floor	NIC	Not in Contract
ALT	Alternate	OC	On Center
BTWN	Between	OH	Opposite Hand
BLK	Block	PL	Property Line
BLKG	Blocking	PLAM	Plastic Laminate
BLDG	Building	PMF	Pre-Mixed Filler
CH	Ceiling Height	PROP	Proposed
CL	Center Line	P/T	Pressure Treated (Woodsmanized)
CLR	Clear	RD	Roof Drain
CMU	Concrete Masonry Unit	REIN	Reinforced
CMD	Carbon Monoxide Detector	RM	Room
COL	Column	REF	Refrigerator
CONC	Concrete	REV	Reverse
CONT	Continuous	R/S	Roof & Shelf
DIA	Diameter	SAB	Sound Attenuation Bat
DIM	Dimension	SAN	Sanitary
DN	Down	SCHD	Schedule
DW	Dishwasher	SD	Smoke Detector
EA	Each	SM	Similar
EC	Ejector crane	SPEC	Specification
ELEC	Electrical	SEW	Sewer
EQ	Equal	SS	Stainless Steel
EXTR	Exterior	STG	Storage
FE	Fire Extinguisher	STL	Steel
FIC	FF in Cabinet	STRUCT	Structural
FF	Finish Floor	STD	Standard
FG	Fiberglass	TBD	To Be Determined
FIN	Finish	TOD	Top of Deck
FT	Foot	TYP	Typical
GA	Gauge	TEMP	Temporary
GALV	Galvanized	UL	Underwriters Laboratory
GC	General Contractor	UNFIN	Unfinished
GWB	Gypsum Wall Board	UNO	Unless Stated Otherwise
GYP BD	Gypsum Board	UTIL	Utility
HORIZ	Horizontal	VERT	Vertical
HR	Hour	VF	Ventilation Fan
INSUL	Insulation	W/	With
INTR	Interior	W/O	Without
JNT	Joint	WH	Water Heater
LAV	Lavatory	WC	Walk in Closet
LW	Lengthways	WD	Wood
MANUF	Manufacturer	W/D	Washer-Dryer (stacked)
MATL	Material	WRB	Weather Resistant Barrier
MAX	Maximum		
MECH	Mechanical		
MIN	Minimum		
MTL	Metal		

DRAWING INDEX

#	TITLE
G100	Cover Sheet
A100	Floor Plans
A200	Building Elevations
A201	Massing Diagrams



1 SITE PLAN
1" = 10'-0"

GENERAL CONDITIONS

- No additions, alterations or changes will be made on this project except upon written approval by the architect and/or owner.
- These drawings are for construction of architecture and interior work only. G.C. To coordinate all civil, MEP, structural, NY & security work as required to provide complete and code compliant building systems.
- G.C. Is responsible for design and implementation of all temporary shoring required to complete work as indicated on these drawings.
- All contractors will guarantee all labor and materials for a minimum period of one year from date of occupancy unless specified otherwise in owner/contractor agreement.
- All subcontractors will provide a certificate of insurance to the owner prior to starting any work on this project. Certificate of insurance cannot be terminated or canceled without 30 days prior written notice to the owner.
- All use & references of the term "Owner" in this set of drawings refers to owner as listed on building permit documents submitted to governing agency.
- No substitution of any kind for materials specified on these construction documents is allowed. No "Equivalent" substitutions will be made, unless approved in writing by architect or owner. Submittals shall include but are not limited to the "Submittal requirements memorandum" provided by the architect. In addition, all items not specified on drawings or memorandum but are necessary for completion of this project shall require submittals. For scheduling purposes, contractor shall allow 10 business days for the submittal review process of each submittal item.
- General contractor will be responsible for removal of debris accumulated by each trade. However, each trade will keep the job site clean and safe at all times, along with a broom finish at the end of each working day.
- Each contractor will abide by local area standards and related osha standards for the protection and safety for their employees on site. This architect and his professional consultants will be held harmless by the owner, general contractor and related awarded trades on this project for accidents or injuries caused or accrued on this property during the pre/actual/post construction phases of this project.
- Site Safety Requirements are the responsibility of the General Contractor. Requirements shall be in place and followed, prior to, during, and after the commencement of the construction process until receipt of a Certificate of Occupancy by any and all governing agencies. General contractor is also responsible for any unsafe conditions caused by- or related to their sub contractors work. Mass Architecture Studio and their Professional consultants associated with these documents are not responsible for Means and Methods of Construction, and/or Site Safety, including but not limited to OSHA Construction Safety Requirements, Standard Construction Job Site Safety, Job Site safety training of workers, Safe Work Site Organization, Safety direction and safety engineering of required safety elements. It is the Sole responsibility of the Licensed Contractor to ensure that all Site Safety measures are in accordance with the governing authorities. Refer to OSHA Web Site (WWW.OSHA.GOV) for additional information.

SITE SAFETY

It is the sole responsibility of the General Contractor and/or the contractor listed as the licensed entity on the building permit for the municipality to ensure all Site Safety Requirements are in place and followed, prior to, during and after the commencement of the construction process until they are 100% complete and have received a building Certificate of Occupancy by governing agencies. General Contractor(s) are also responsible for any unsafe conditions caused by or related to their sub contractors work. Mass Architecture Studio and their Professional consultants (associated with these documents) are not responsible for Means and Methods of Construction, and/or Site Safety, including but not limited to OSHA Construction Safety Requirements, Standard Construction Job Site Safety, Job Site safety training of workers, Safe Work Site Organization, Safety direction and safety engineering of required safety elements.

It is the Sole responsibility of the Licensed Contractor to ensure that all Site Safety measures are in accordance with the governing authorities. Please refer to OSHA Web Site (WWW.OSHA.GOV) for additional training and information requirements for Site Safety Compliance.

PROJECT DIRECTORY

Architect:	Mass Architecture Studio, LLC. 1813 N 2nd St Phila, PA 19122 610 388-0274	Contact:	Matt Mastropasqua, RA Principal Matt@MassArchStudio.com
Engineer:	Enthink Engineering, LLC 1266 Railway Ave Westfield, NJ 07090	Contact:	Puram Doshi pdoshi@hlldevelop.com
Agency Responsible for Special Inspections:	Enthink Engineering, LLC 1266 Railway Ave Westfield, NJ 07090	Contact:	Puram Doshi pdoshi@hlldevelop.com



3427 D ST #1E1
PHILADELPHIA
PA 19134
MassArchStudio.com
215.399.0400

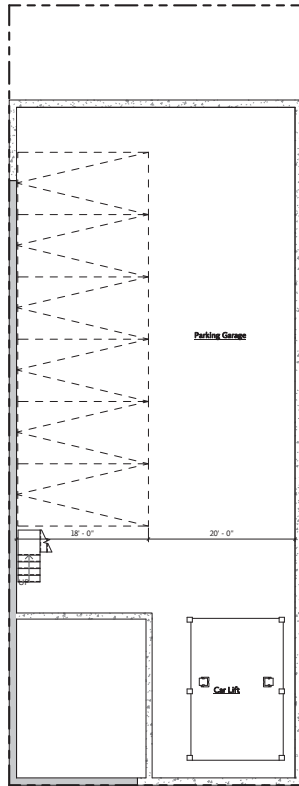


PROJECT
Multifamily Renovation
1717 Mt Vernon St
Philadelphia PA 19130

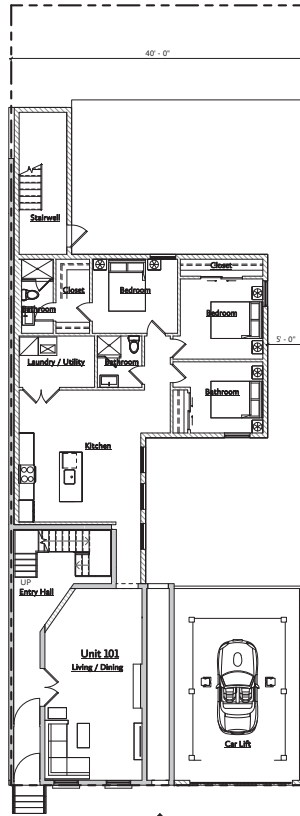
REVISIONS	DATE
1	01/21/2021

DRAWING TITLE
Cover Sheet

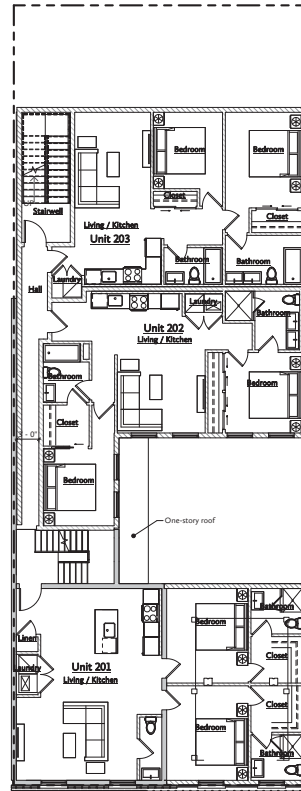




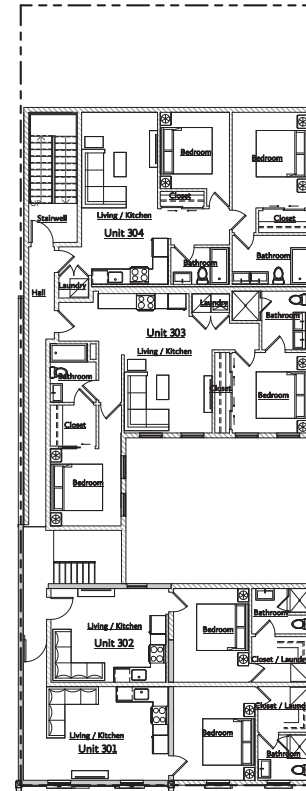
1 BASEMENT PLAN
1/8" = 1'-0"



2 FIRST FLOOR PLAN
1/8" = 1'-0"



3 SECOND FLOOR(1)
1/8" = 1'-0"



4 THIRD FLOOR
1/8" = 1'-0"

ARCHITECTURE, GSANBSS, D
NOT FOR
CONSTRUCTION

3427 D ST #121
PHILADELPHIA
PA 19134
MossArchStudio.com
215.399.0400

PHILADELPHIA
PEN
MASS
ARCHITECTURE
STUDIO, LLC

PROJECT
Multifamily Renovation
1717 Mt Vernon St
Philadelphia PA 19130

REVISIONS	DATE	BY
1		

DRAWING
A100
SUBSET
Floor Plans

DRAWING
A100
SUBSET



1 FRONT ELEVATION
A200 1/4" = 1'-0"

ARCHITECTURE. GSANBSS
NOT FOR
CONSTRUCTION
ALL RIGHTS
RESERVED

3427 D ST #121
PHILADELPHIA
PA 19134
MossArchStudio.com
215.399.0400

PHILADELPHIA
PEN
MASS
ARCHITECTURE
STUDIO, LLC

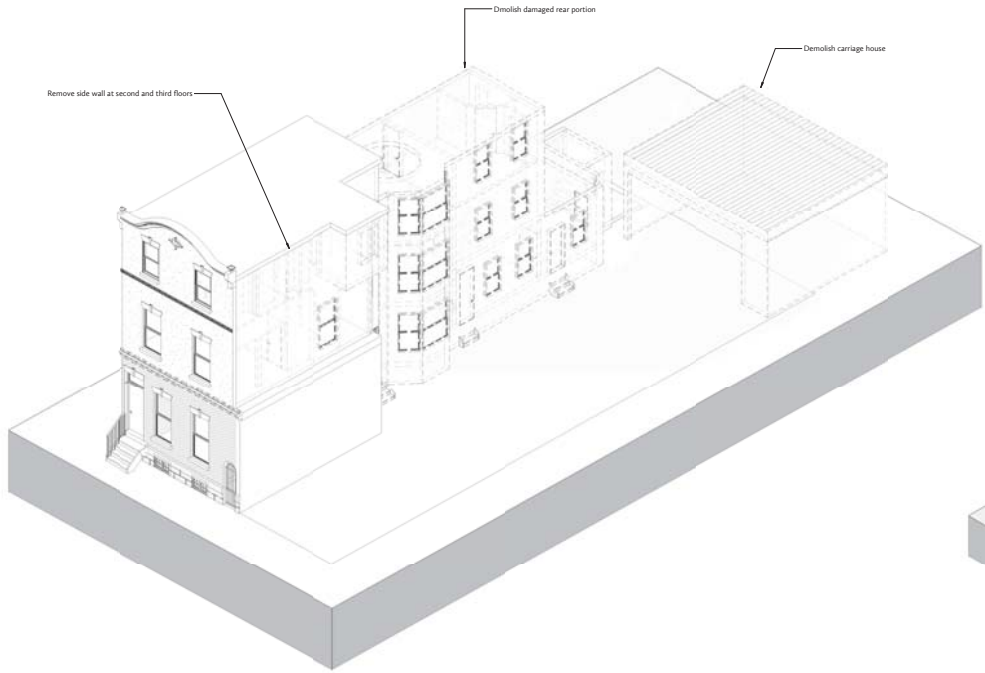
PROJECT
Multifamily Renovation
1717 Mt Vernon St
Philadelphia PA 19130
PROJECT

REVISION	DATE
1	

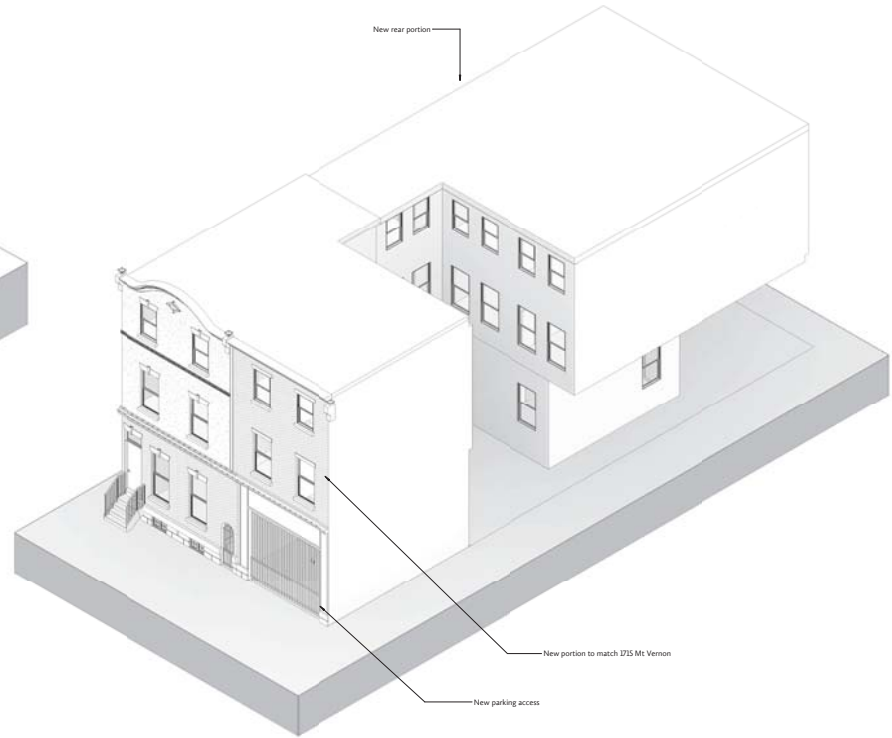
DRAWING TITLE
Building Elevations

DRAWING NUMBER
A200





1 Demolition Axonometric View



2 New Work Axonometric View



ARCHITECTURE. OSAMBERS
NOT FOR
CONSTRUCTION
ALL RIGHTS RESERVED

3427 D ST #121
PHILADELPHIA
PA 19134
MossArchStudio.com
215.399.0400

PHILADELPHIA
NEW
MASS
ARCHITECTURE
STUDIO, LLC

PROJECT
Multifamily Renovation
1717 Mt Vernon St
Philadelphia PA 19130
PROJECT

REVISION	DATE
1	10/13/21

DRAWING TITLE
Massing
Diagrams

DRAWING NUMBER
A201

SITE OBSERVATION REPORT

Project: 1717-19 Mt Vernon St, PA 19130		
Project No:	Report Reviewed by: Sunil Saigal	Weather: Clear
Report No: 01	Issue Date: July 29 th , 2022	Observation Date: July 28 th , 2022

Distribution:	Company:

Present:	
Raymond Chan	

General Notes <ul style="list-style-type: none">• Elements shown in the images of the report are to help to understand the condition. The comments will be applied to elements in the images and to elements in similar condition unless otherwise noted.• See the attached report for detail.
--

Purpose of the letter

Enthink Engineering was retained by architect Mass Architecture Studio to perform structural inspection/observation of the property on 1719 Mt Vernon St. This letter summarizes our on-site observations. The recommendation made in this report are based on on-site observations, our experience and engineering judgement.

GOVERNING CODES:

1. International Building Code and Residential Code 2018 (IBC/IRC 2018)
2. AISC 14th Edition, Manual of Steel Construction
3. ACI 318-08, Building Code Requirements for Structural Concrete
4. ASCE/SEI 7-05, Minimum Design Loads for Buildings & Other Structures
5. AWC SDPWS-08, National Design Specifications for Wood Construction
6. ACI 530-08, Building Code Requirements for Masonry Structures

Observations

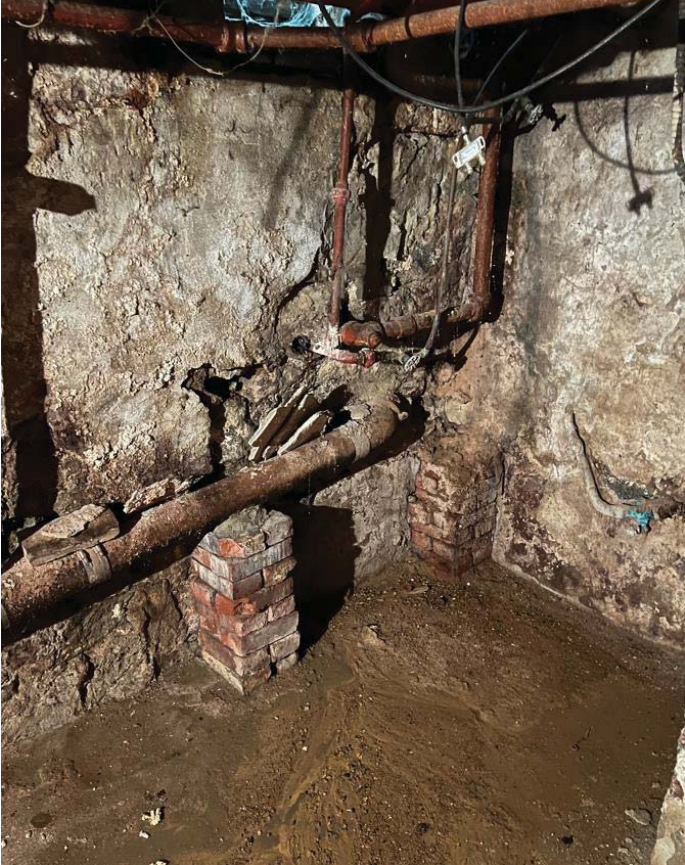
Issue 01: Foundation Settlement:

There are signs of water infiltration around the foundation walls. This water infiltration is caused by poor drainage and the soil conditions around and under the foundation. Water infiltration introduced into previously consolidated soil can induce secondary consolidation of the soil that will result in settlement of the foundation.

Recommendation

Repair/Replace Main Line. Check the main sewer line for damage that is allowing water to seep out of the line and into the soil around the foundation. Any cracks allowing water to infiltrate into the soil around the foundation must be repaired or replaced.

French Drain. A french drain is a perforated pipe just below the ground's surface. Water will soak into the soil and percolate up and into the french drain. As the water enters the drain it is then transported away from the home. Installing a french drain along the exterior perimeter of the home will help keep water from saturating the soils around the foundation and help to alleviate any additional pressures caused by water infiltration.

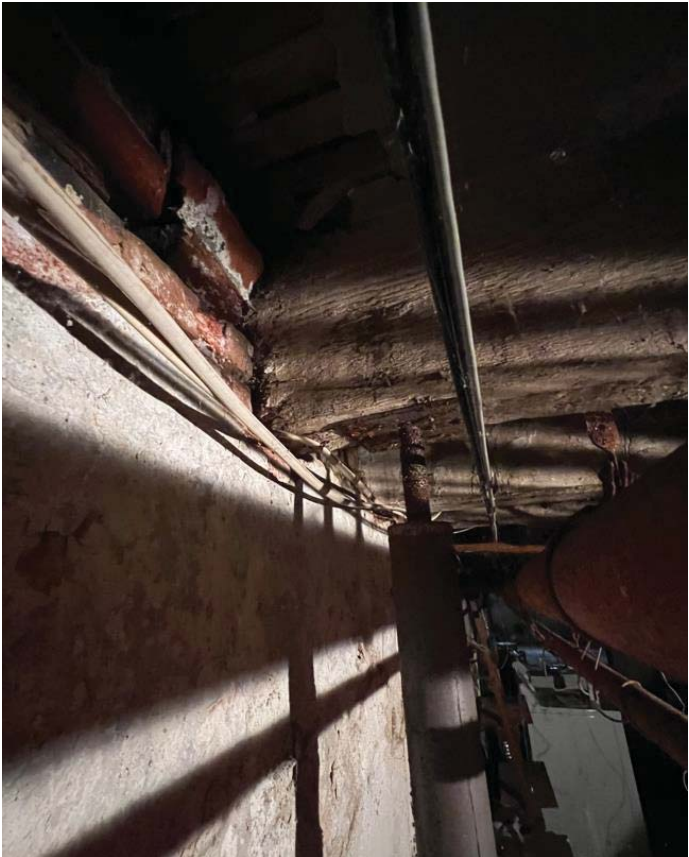
Sr. No	Image / Description	Location/Remarks
1.		<ul style="list-style-type: none">• Basement Northeast corner

Issue 02: Joists Bearing Failure

The joists on the sidewall side of the basement are compressing where they rest on the exterior wall. This type of failure is called a bearing failure and is the result of water infiltration on the exterior wall that is damaging the joists and causing it to compress. As a result of this compression the floors above the joists are starting to deflect and sag.

Recommendation

Beam/Column/Footer. Install a 2-2"x12" Beam that spans a maximum of 10' The beam should be supported on either side by a 4"x4" wood post on top of a 18"x18"x12" concrete footer with 4-#4 reinforcement bars going each way


Sr. No	Image / Description	Location/Remarks
2.		<ul style="list-style-type: none">• Basement

Issue 03: Undersized Floor Joists

The joists above the level 01 living room are undersized and not properly supported given the size, spacing and span of the floor. As a result of the undersized joists the floor itself is starting to sag along the corners. Oftentimes improperly supported rafters will exert a lateral pressure on the exterior walls and cause them to deflect, which will sometimes cause floors to sag.

Recommendation

Sister every other rafter with a 2x10 member


Sr. No	Image / Description	Location/Remarks
3.		<ul style="list-style-type: none">• Level 01 living room• Visible crack in ceiling



Issue 04: Facade Bowing

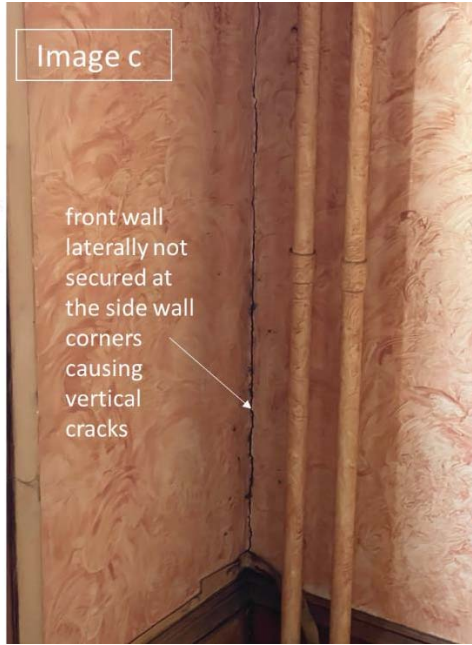
Front wall in not laterally secured by the floor joists (very common in this type of constructions). Additionally, the foundation on the front corner of the house is settling and causing the brick facade in the corner above it to separate. This settlement is the result of secondary settlement caused by water infiltration. The voids/cracks begin to open in the layers of brick and is visible from inside. If this remains un-attended the water will infiltrate those voids and will freeze and expand in the winter slowly separating the layers of brick.

Recommendation

Install 3-star bolts on the front façade at both the levels. These star bolts should be spaced evenly along the front facade both vertically and horizontally

Sr. No	Image / Description	Location/Remarks
4.		<ul style="list-style-type: none">• The front elevation from the street• See the photos below from the inside at multiple levels showing how the front wall is coming apart

Sr. No	Image / Description	Location/Remarks
5.	 	<p data-bbox="1214 281 1438 390">Level 02 Image a, b and c locations</p> <p data-bbox="1214 1058 1438 1436">Horizontal cracks emanating at the ceiling level damaging top cornice along the entire length of the front façade at level 02</p>



Vertical cracks visible along the entire height of level 02 at the front wall location.

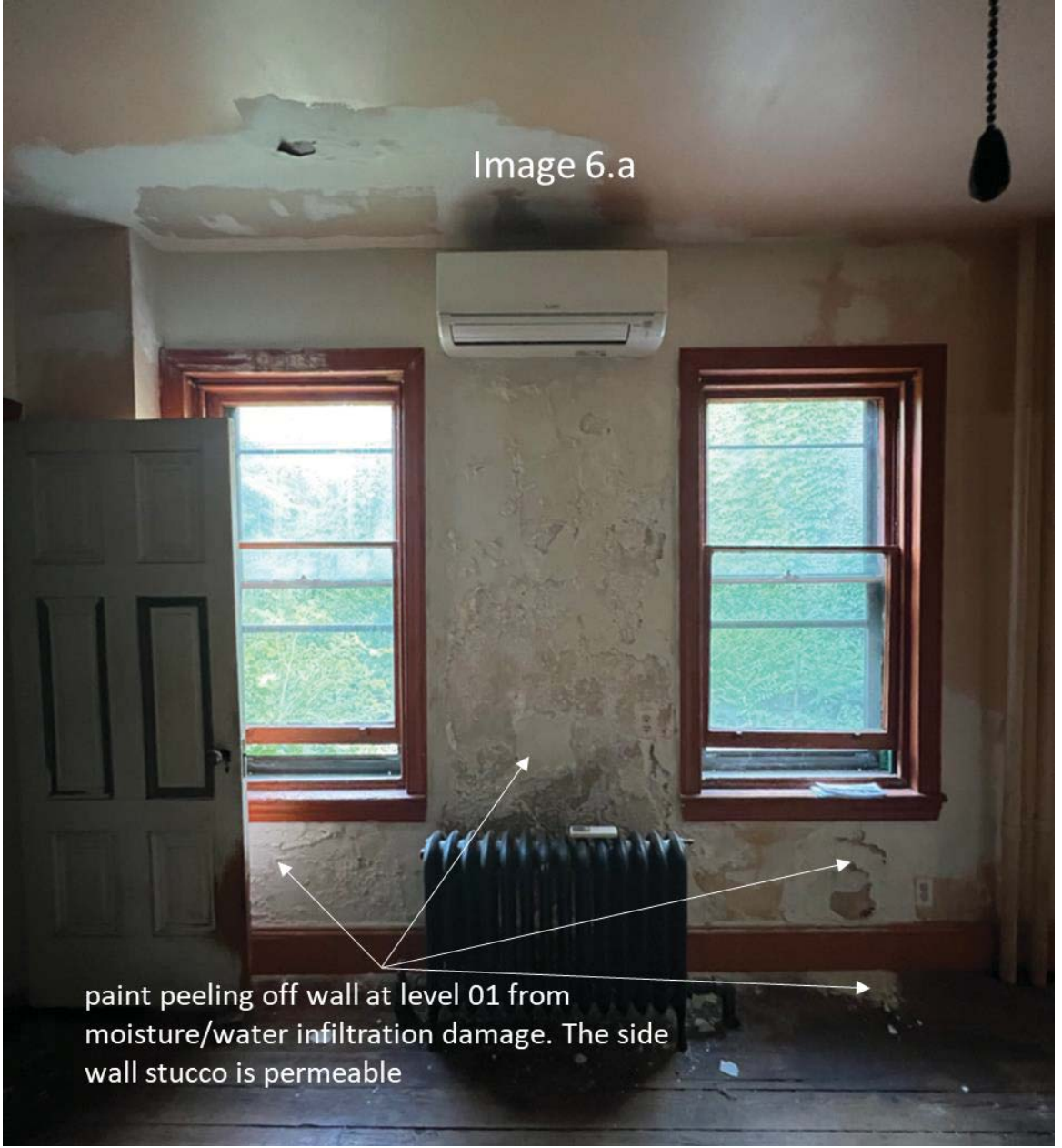
Issue 05: Damaged Side Wall**

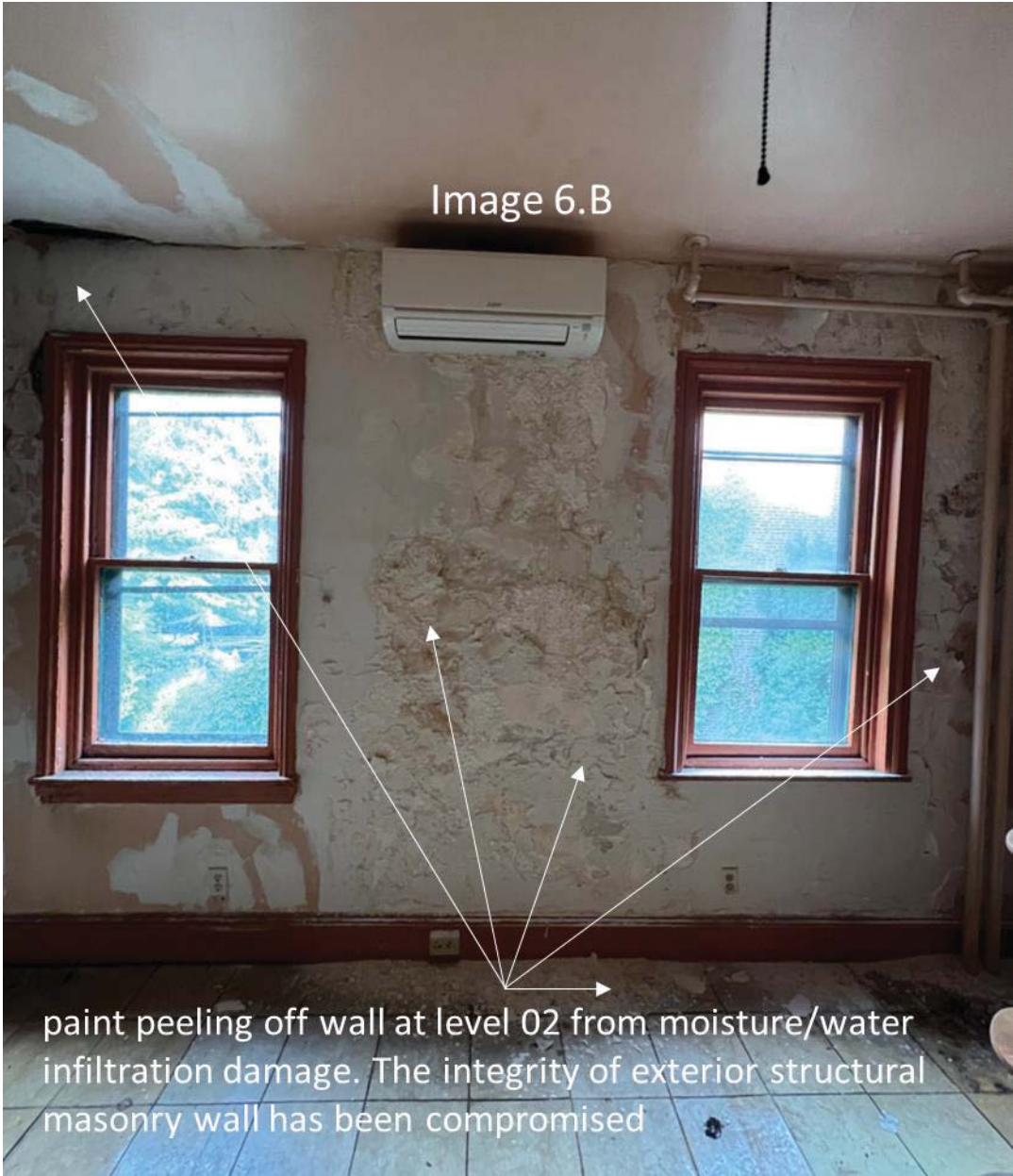
The side wall has lost its water-resistant characteristic and has become water/moisture permeable. The prolonged water/moisture infiltration has compromised the structural integrity of the entire side wall at all the levels. The following photos of the wall from inside documents the damages caused from water infiltration at different levels and locations. Since the side wall is load bearing and supports all the floor joists, these damages present a dangerous situation. In case if the side wall fails the floors that it supports will also fail.


Recommendation

The structural integrity of existing side wall is compromised and is beyond salvageable (needs to be demolished/cannot be repaired).

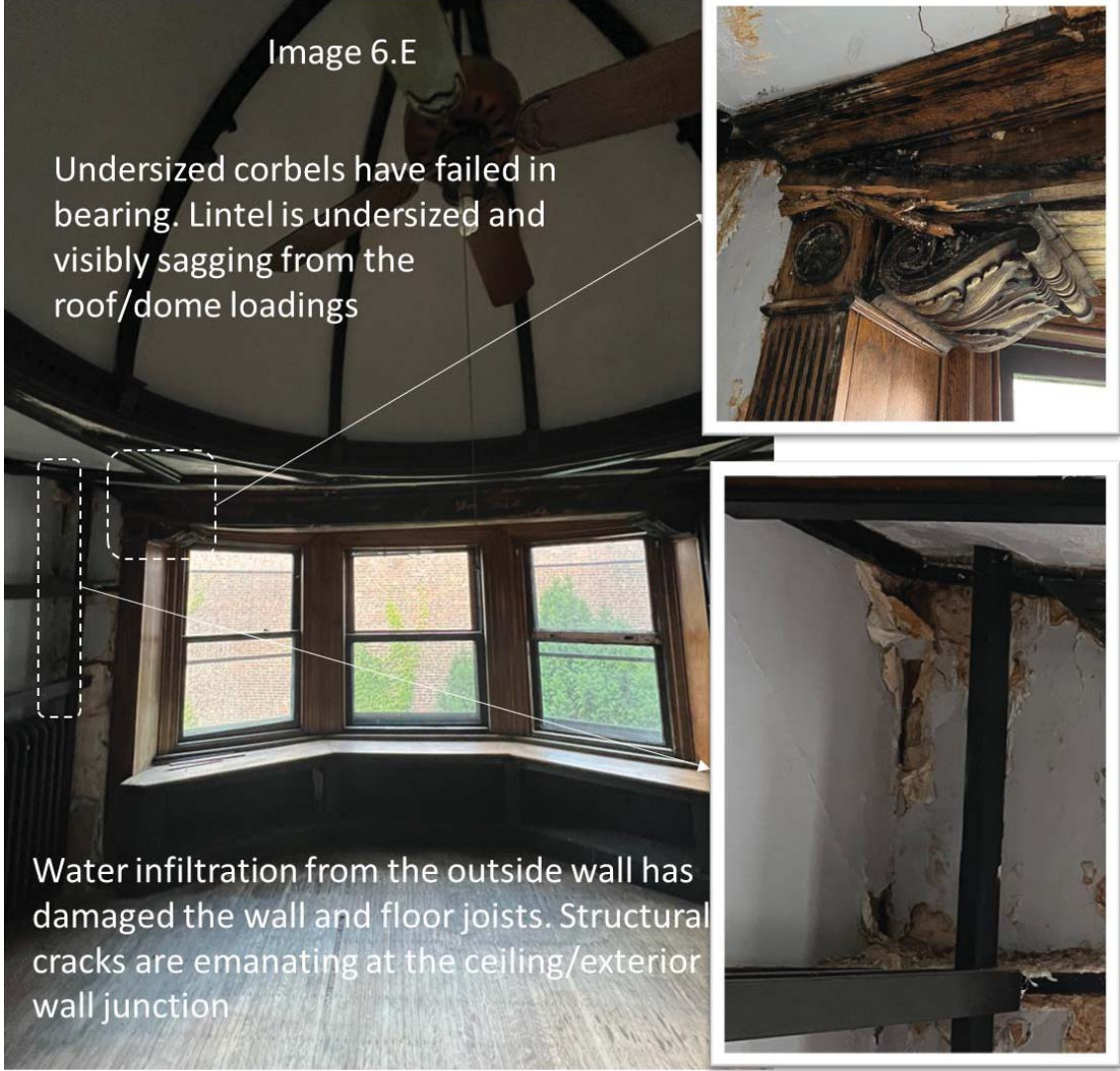
Sr. No	Image / Description	Location/Remarks
6.		Side wall Image a, b, c, d, e and f locations

Sr.No.	Image 6.A
6 continued	 <p data-bbox="841 478 1019 527">Image 6.a</p> <p data-bbox="415 1392 1057 1507">paint peeling off wall at level 01 from moisture/water infiltration damage. The side wall stucco is permeable</p>
Remarks	Water/Moisture infiltration damage at level 01 is causing paint to peel along the entire length and width of the wall. Prolonged exposure to moisture undermines the structural integrity of masonry/wood framed wall

Sr.No.	Image 6.B
6 continued	 <p data-bbox="787 510 982 556">Image 6.B</p> <p data-bbox="378 1377 1312 1520">paint peeling off wall at level 02 from moisture/water infiltration damage. The integrity of exterior structural masonry wall has been compromised</p>
Remarks	Water/Moisture infiltration damage at level 02 is causing paint to peel along the entire length and width of the wall. Prolonged exposure to moisture undermines the structural integrity of masonry/wood framed wall

Sr.No.	Image 6.C
6 continued	<p data-bbox="867 426 992 457">Image 6.C</p>  <p data-bbox="513 1077 1089 1178">paint peeling off wall at level 02 bay-window from moisture/water infiltration damage. The side wall stucco is permeable</p>
Remarks	<p>Water/Moisture infiltration damage at level 02 bay window is causing paint to peel along the entire length and width of the wall. Masonry wall is exposed at the corner and its deterioration is evident from crumbling bricks. The structural integrity of masonry wall is compromised.</p>

Sr.No.	Image 6.D
6 continued	<div data-bbox="337 289 1065 1255" data-label="Image"> </div> <div data-bbox="1019 289 1422 764" data-label="Image"> </div> <p data-bbox="362 1077 1000 1241">Water infiltration from the outside wall has damaged the wall and floor joists. Structural cracks are emanating at the ceiling/exterior wall junction</p>
Remarks	Water/Moisture infiltration damage is also evident at other location at level 02

Sr.No.	Image 6.E
6 continued	<p data-bbox="613 327 764 365">Image 6.E</p> <p data-bbox="396 447 906 621">Undersized corbels have failed in bearing. Lintel is undersized and visibly sagging from the roof/dome loadings</p>  <p data-bbox="375 1150 1057 1325">Water infiltration from the outside wall has damaged the wall and floor joists. Structural cracks are emanating at the ceiling/exterior wall junction</p>
Remarks	Water/Moisture infiltration damage at level 03/roof is causing paint to peel along the entire height/sides of bay window. Undersized lintels/corbels have failed in bearing.

Sr.No.	Image 6.E
6 continued	 <p data-bbox="706 325 836 367">Image 6.F</p>
Remarks	Water/Moisture infiltration damage at level 03/roof is causing paint to peel along the entire height/sides of windows. See through cracks are visible around the window openings

The above report comprises of issues that were visible and accessible during the inspections. Should additional or other information become available we reserve the rights to change our conclusions. The conclusions are based on data gathered by a field inspection and represents our opinion based on our experience and engineering judgement.

Any site plans or details provided with this report are not meant to be used as construction documents. Construction documents can be provided for an additional fee. If you have any questions, please feel free to reach out to us.

Sincerely,
On behalf of Enthink Engineering LLC



Sunil Saigal, PE
Principal
Enthink Engineering LLC
1266 Rahway Avenue, Westfield, NJ 07090
T.: (646) 632-7738
E.: saigal@enthinkengineering.com
www.enthinkengineering.com