

ADDRESS: 331 LAWRENCE CT

Proposal: Construct dormer and roof deck

Review Requested: Final Approval

Owner: Kristien Verbeke

Applicant: Mary McClenaghan, 39' North Architects

History: 1812

Individual Designation: 4/30/1957

District Designation: Society Hill Historic District, Contributing, 3/10/1999

Staff Contact: Heather Hendrickson, heather.hendrickson@phila.gov

OVERVIEW: This application proposes to remove a historic rear dormer and construct a larger shed dormer with roof deck on the rear of this residence located at the intersection of Lawrence Court and Lawrence Court Walk in Society Hill. The Redevelopment Authority rehabilitated this building, along with the similar buildings at 327 and 329 Lawrence Court, in 1959. The matching rear additions at 331 and 329 Lawrence Court were constructed in 1977. The rear dormer and deck at 329 Lawrence Court were added in 1992; they were altered in 2020; the Historical Commission approved both projects. The rear dormer at 331 Lawrence Court, which would be removed with this project, appears to be original. This application also proposes restoring a front basement window which is currently infilled with glass block, which can be approved by the staff through the review of window shop drawings.

SCOPE OF WORK:

- Construct rear dormer and 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 shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*
 - The removal of the original rear dormer does not satisfy Standard 2.
- *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 proposed deck and shed dormer are located on a corner property and will be highly conspicuous when viewing the property from the side and rear, from the public right-of-way. This work does not satisfy the Roofs Guideline.

STAFF RECOMMENDATION: Denial, pursuant to Standard 2 and the Roofs Guideline.

10 June 2024

Mr. Thomas, Chairman
Philadelphia Historical Commission
1515 Arch Street, Suite 13
Philadelphia, Pennsylvania 19102

RE: Philadelphia Historical submission for the Verbeke Residence located at 331 Lawrence Court,
Philadelphia, Pennsylvania

Mr. Thomas and Members of the Historical Commission:

It is our pleasure to introduce the following project. Built in 1860, the Verbeke residence is tucked away on a quiet cobblestone street occupying a corner lot at the intersection of Lawrence Court and Lawrence Court Walk in Society Hill. The residence fronts Lawrence Court to the west and Lawrence Court Walk to the south. The historic structure has a brick façade on the front and stucco on the south and east sides. The residence is spread out over four floors plus basement, has the main entrance on Lawrence Court and access to a small walled garden to the rear. Numerous renovations have been done to the home over the years.

Ms. Kristien Verbeke is the owner of the home where she also resides. It is her intent to provide limited modifications to the residence. Since the building is historically certified, any modifications require the Historical Commission's approval. The following modifications shall be addressed under a future building permit application:

Basement Window

Window "A" (Lawrence Court façade next to the marble steps)

The window has been infilled with glass block. The owner would like to replace the glass block with a clear glazed wood window in order to restore the original beauty to the main facade.

Rooftop Deck (Attic Level)

The existing attic contains a dormer on the Lawrence Court façade and a dormer on the east side (rear façade). The intention is to keep all existing roofing and dormer on the main façade on Lawrence Court and change the rear dormer to a shed dormer. The shed dormer would have a door and window on the east façade providing light and access to the proposed deck. The deck would be constructed above the existing third floor bedroom roof on the east side. The wooden deck would be outfitted with a powder-coated aluminum railing on two sides and a solid low wall comprised of horizontal siding on the third side.

Stair Addition/ Extension (Attic Level – east façade)

The proposed new shed dormer would extend to the east for a distance of 5'-8 ¼" by 7'-1" wide as shown on the attached drawing. The intention is to extend the main interior stair to the attic level for ease of access to the attic level. The walls surrounding the stair extension would have a window to provide light for the stair.

Ms. Verbeke seeks approval to replace the existing basement window on the west facade, replace the existing dormer with a shed dormer on the rear elevation (east), add a rooftop deck, and extend the interior stair to the attic level. The replacement window on the west façade would be historically accurate with profiles matching the door style that is currently in place.

Enclosed, please find the following documents to support our request:

Drawing A-4.0: Existing and proposed Attic Level Floor Plan dated 6.10.2024.

Drawing A-4.1: Existing and proposed exterior elevations (facades) dated 6.10.2024.

Drawing A-4.2: Building sections dated 6.10.2024.

HC-1 Current aerial plan view of the residence

HC-2 Current axonometric aerial view of the residence as viewed from the south west

HC-3 Current Bird's eye view of the residence and neighbor's dwellings as viewed from the southeast

HC-4 Current Bird's eye view of the residence and neighbor's dwellings as viewed from the southwest

HC-5 Current street view of the west façade and the south façade

HC-6 Current west façade as viewed from Lawrence Court

HC-7 Current Lawrence Court Walk view and south façade view as viewed from Lawrence Court

HC-8 Current south façade view as viewed from the south west

HC-9 Current partial west façade showing the basement window next to the stoop to be replaced

HC-10 Current next door neighbor's deck as view from 331 Lawrence Court's dormer window

We thank the Historical Commission for their time in reviewing this application for the aforementioned proposed modifications to the Verbeke Residence at 331 Larence Court and hope that you grant us the approval necessary to make the changes.

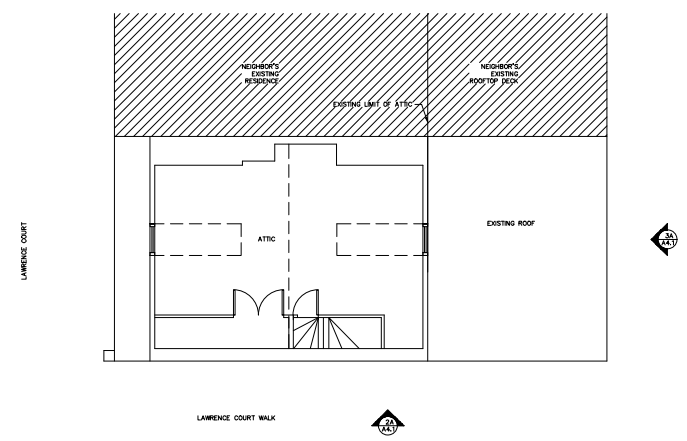
Respectfully submitted,



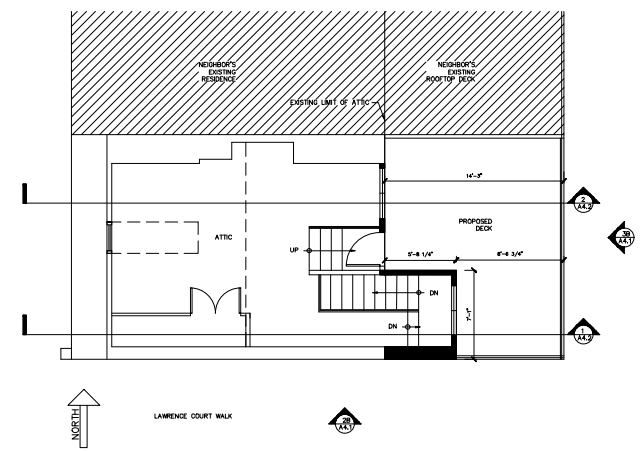
Mary McClenaghan, AIA, NCARB

Founding Principal

Attachments



① EXISTING ATTIC PLAN
Scale: 1/4" = 1'-0"

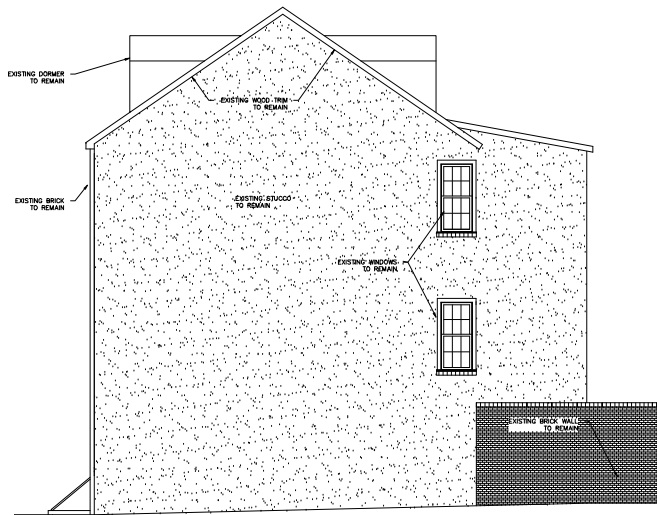


② PROPOSED ATTIC PLAN
Scale: 1/4" = 1'-0"

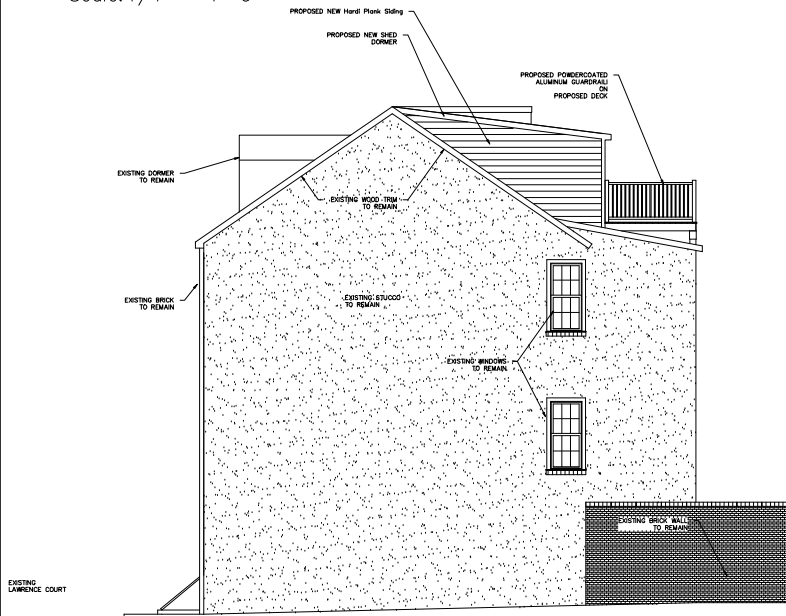
NO.	ISSUES	DATE
1	PHILA. HISTORIC COMMISSION	JUN. 10, 2024
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CHECKED BY:	GP

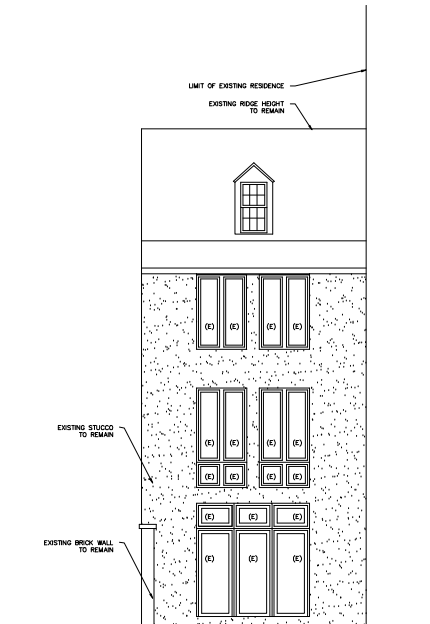
EXISTING + PROPOSED PLANS



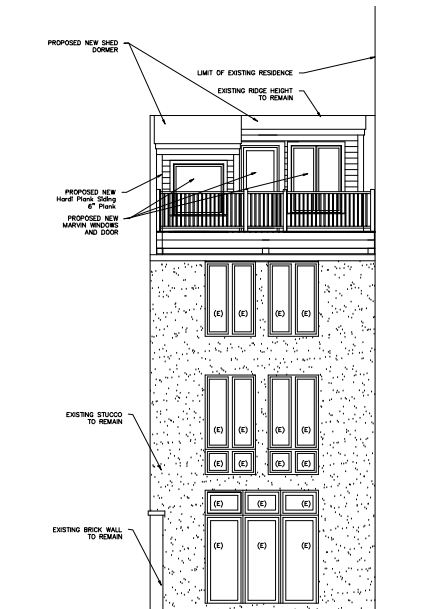
2A EXISTING SOUTH (SIDE) ELEVATION
Scale: 1/4" = 1'-0"



2B PROPOSED SOUTH (SIDE) ELEVATION
Scale: 1/4" = 1'-0"



3A EXISTING EAST (REAR) ELEVATION
Scale: 1/4" = 1'-0"



3B PROPOSED EAST (REAR) ELEVATION
Scale: 1/4" = 1'-0"

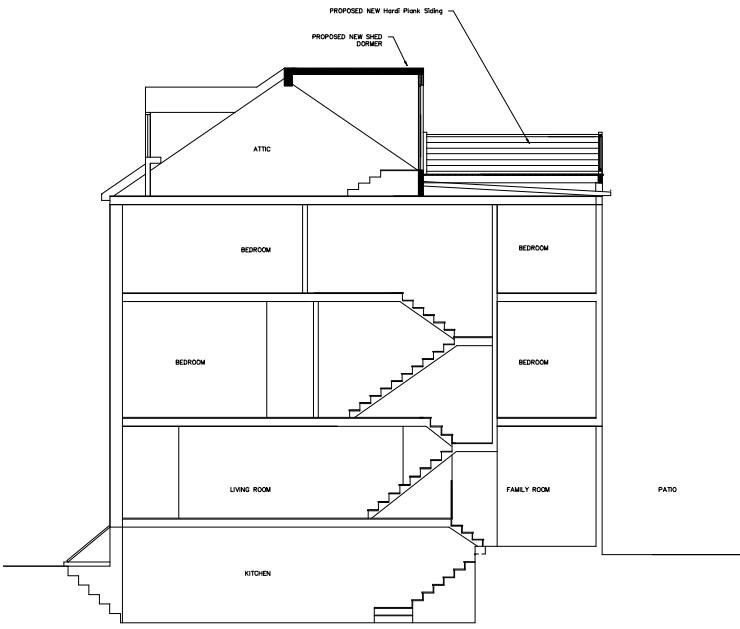
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PROJECT# 23101

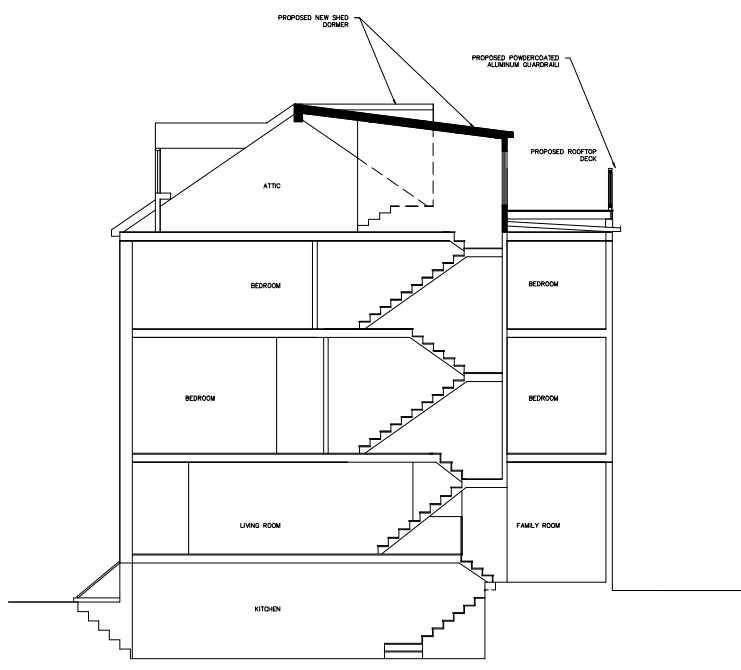
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CHECKED BY: GP

EXISTING =
PROPOSED
ELEVATIONS



2 PROPOSED BUILDING SECTION
Scale: 1/4" = 1'-0"



1 PROPOSED BUILDING SECTION
Scale: 1/4" = 1'-0"

NO	ISSUES	DATE
1	PHILA. HISTORIC COMMISSION	JUN 10, 2024
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NOT TO SCALE
ALL DIMENSIONS ARE APPROXIMATE AND SHOULD BE VERIFIED ON SITE
CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS
THIS DRAWING IS THE PROPERTY OF 29N ARCHITECTS AND SHALL NOT BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF 29N ARCHITECTS
DATE PLOTTED: 06/10/2024 10:00 AM
PROJECT: 23101

PROJECT: 23101
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CHECKED BY: GP

PHOTOS

HC-1
LOCATION

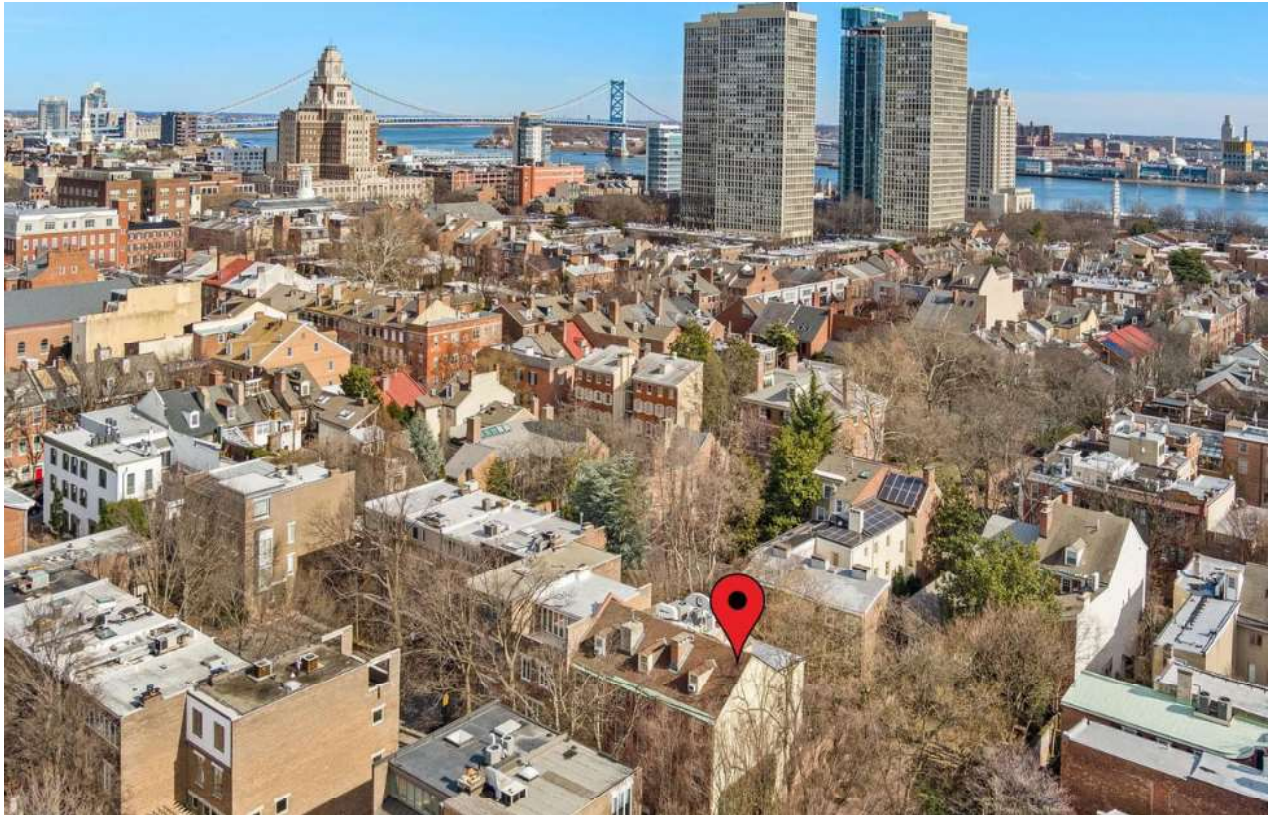
LAWRENCE COURT

331 LAWRENCE COURT

LAWRENCE COURT
WALK

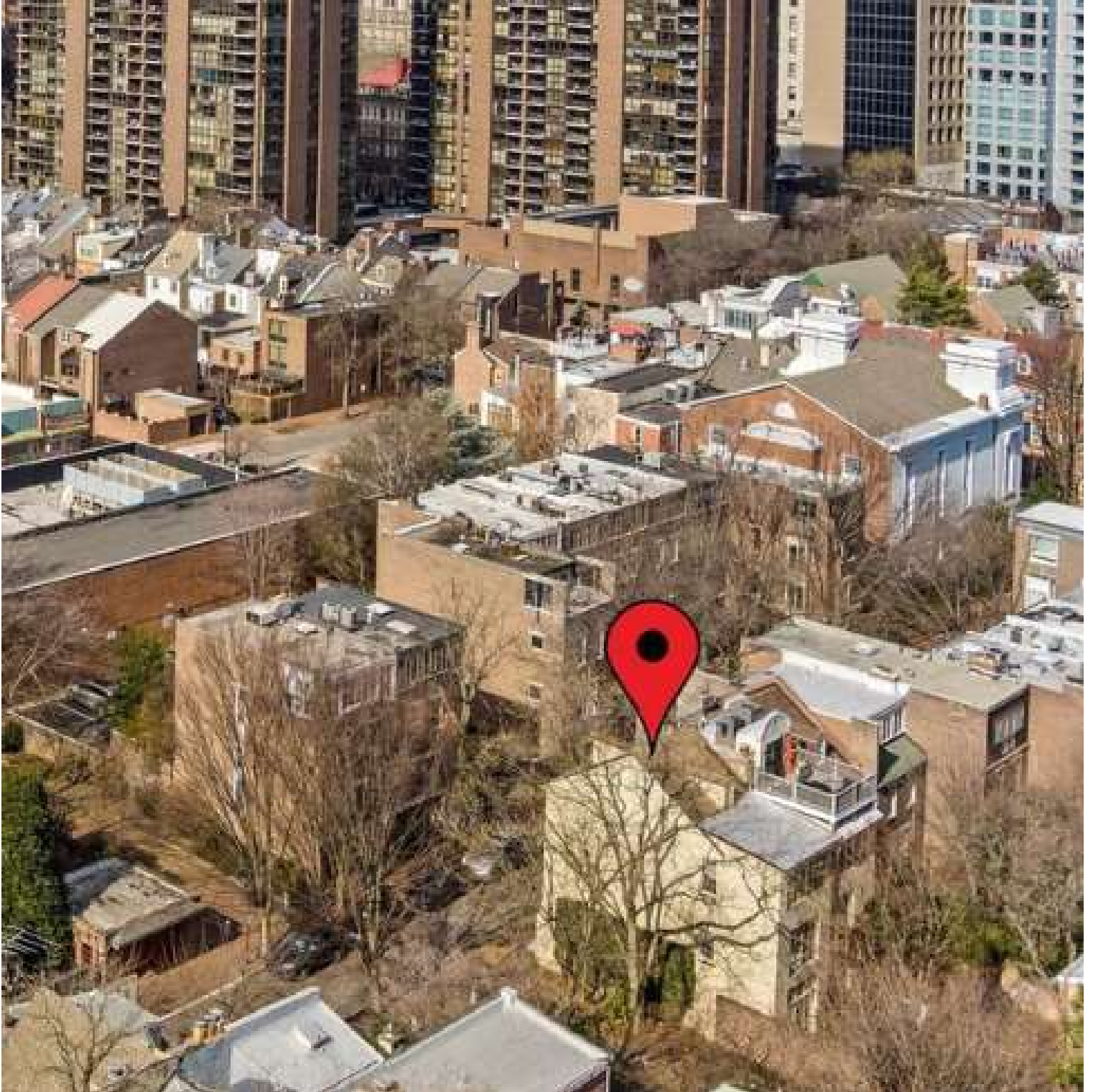


HC-2
LOCATION



331 LAWRENCE COURT

HC-3
LOCATION



HC-4
BIRD'S EYE VIEW OF FRONT

NEIGHBOR'S EXISTING ROOFTOP

331 LAWRENCE COURT
EXISTING REAR ROOF



LAWRENCE COURT

HC-5
WEST AND SOUTH VIEWS



LAWRENCE COURT

331 LAWRENCE COURT

LAWRENCE COURT WALK

HC-6
WEST FACADE



LAWRENCE
COURT
WALK

331 LAWRENCE COURT

WEST FACADE

HC-7
SOUTH FACADE



331 LAWRENCE COURT
SOUTH FACADE

LAWRENCE
COURT
WALK

HC-8
SOUTH FACADE

LAWRENCE COURT



SOUTH FACADE

LAWRENCE
COURT
WALK

HC-9
BASEMENT WINDOW
LOCATED ON WEST FACADE

331 LAWRENCE COURT
PARTIAL WEST FACADE



BASEMENT WINDOW
TO BE REPLACED
WITH HISTORIC REPLICA

HC-10
NEIGHBOR'S ROOFTOP DECK
AS VIEWED FROM ATTIC WINDOW
OF 331 LAWRENCE COURT

NEIGHBOR'S ROOFTOP DECK



EXISTING 331 LAWRENCE COURT
ROOF

EXISTING DORMER ON REAR FACADE