

ADDRESS: 1108 S FRONT ST

Proposal: Legalize rear addition, replace windows, restore cornice

Review Requested: Final Approval

Owner: DML Worldwide LLC

Applicant: William Klotz, Restoration Development Group

History: 1800

Individual Designation: 3/30/1965

District Designation: None

Staff Contact: Ted Maust, theodore.maust@phila.gov

OVERVIEW: This application seeks to legalize a rear addition built between December 2023 and March 2024, without the Historical Commission's review, at 1108 S. Front Street. The Historical Commission did approve interior demolition and make-safe permit applications in August and December 2023, respectively, but those permits did not cover the new construction. When a Historical Commission's staff visited the site, they saw that the unpermitted addition was under construction despite a Stop Work Order issued by the Department of Licenses and Inspections on 9 February 2024. Two previous versions of this application have been reviewed by the Architectural Committee and Historical Commission, and ultimately denied.

This revised application calls for removal of the roof deck and pilot house. On the front façade, this application proposes a cornice modeled after the neighboring house at 1106 S Front St as well as six-over-six vinyl windows and a six-panel fiberglass door.

SCOPE OF WORK:

- Legalize unpermitted rear addition
- Alter front cornice and dormer
- Replace of windows and door on front elevation

STANDARDS FOR REVIEW:

The Secretary of the Interior's Standards for the Treatment of Historic Properties and Guidelines include:

- *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 work will 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 rear addition is very large in comparison to the historic structure. Removing the pilot house and roof deck is an improvement, but the rear addition is still very visible from the public right-of-way and changes the established spatial relationships of the property.
 - The bright white siding of the rear addition is out of keeping with the neighboring masonry structures.
 - A two-story masonry addition with a roof deck on the rear ell rather than the main block may be able to satisfy this Standard.
- *Standard 10: New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*
 - From the submitted floor plans, it appears that at least some of the existing rear walls were demolished without the Historical Commission's approval.

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



Left: Photo of 1108 S Front Street on 10/9/2023 (Cyclomedia); Middle: Photo taken 3/14/2024 by PHC staff; Right: Photo submitted by applicant on 4/9/2024.



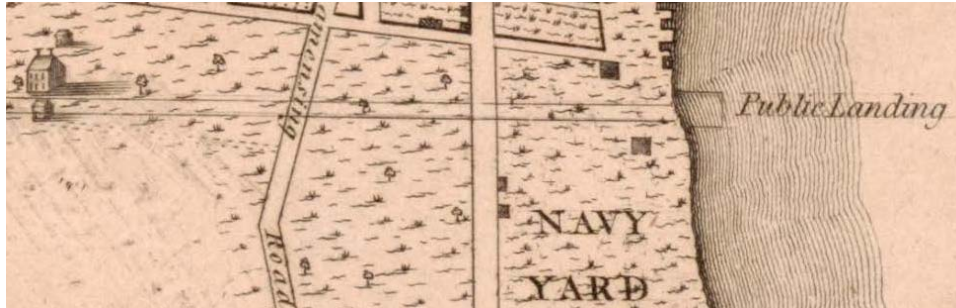
Photo by PHC staff 7/11/2024



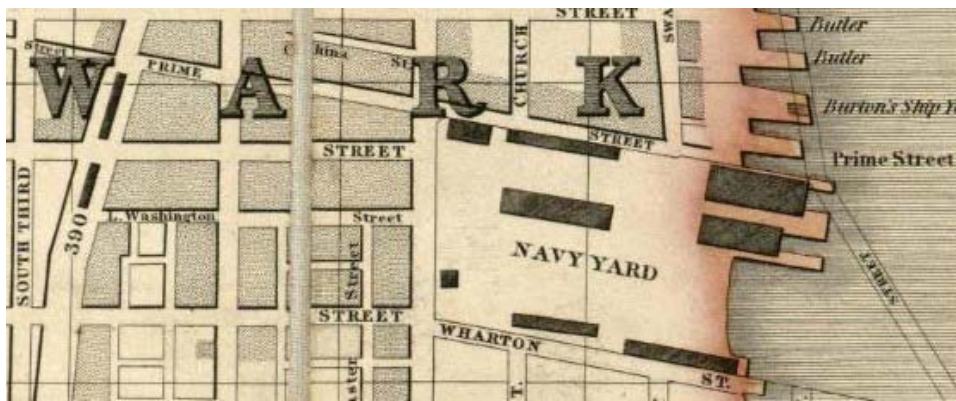
Left: Photo of 1108 S Front Street on 10/9/2023 (Cyclomedia); Right: Photo taken 3/14/2024 by PHC staff.



Aerial photo of 1108 S Front Street, March-May 2023
(Pictometry)



An 1802 map by Charles Varle, "To the citizens of Philadelphia, this new plan of the city and its environs is respectfully dedicated by the editor," shows the area around 1108 S Front St as undeveloped.

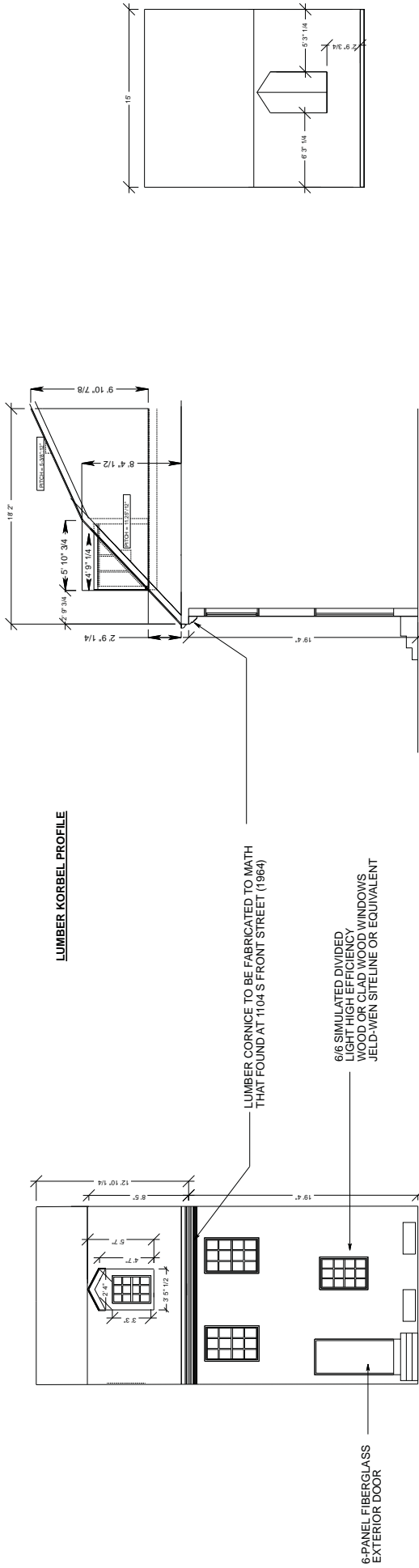


By 1830, Allen, Dawson, and Tanner's "Plan of the city of Philadelphia and adjoining districts," shows the subject block of South Front Street as having buildings on it.



NOTE:

- LOCATION AND SIZE OF ROOF OPENING AS WELL AS HEIGHT OF DORMER REMAINS AS ORIGINAL
- NOTE ORIGINAL FRAMING MEMBERS IN PHOTOS ABOVE



FRONT VIEW

PROFILE VIEW

TOP VIEW

HISTORIC COMMISSION PLANS

1108 S FRONT STREET
PHILADELPHIA, PA

OWNER

DML WORLDWIDE, LLC
11725 BRANDON ROAD
PHILADELPHIA, PA 19154

DATE: 18 NOV 2024
DRAWN: JB
SCALE: 1/4" = 1'

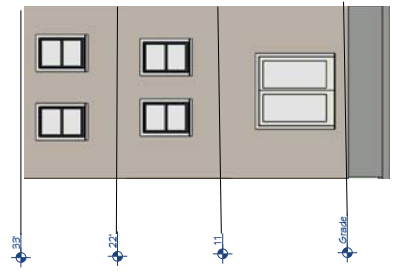
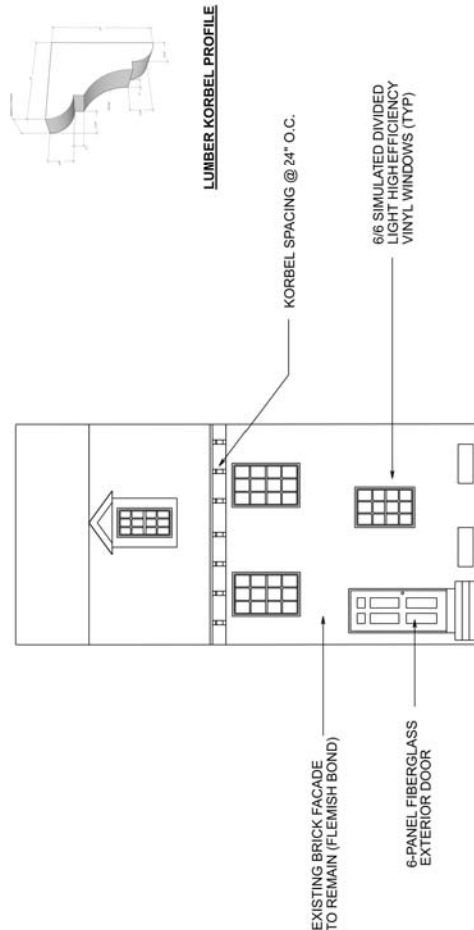
JAMES A. CLANCY, P.E.
601 ASBURY AVENUE
NATIONAL PARK, NJ 08063
(P) 856.853.7306

SEAL:





1104 S Front St.
Pictured in 1963
Photo from
Historical
Commission
archives



4.25x6 elevation

BUILDING CONTRACTOR/HOME OWNER TO REVIEW AND VERIFY ALL DIMENSIONS, SPECS, AND CONNECTIONS BEFORE CONSTRUCTION BEGINS.
ELECTRICAL SYSTEM CODE: SEC.2701
MECHANICAL SYSTEM CODE: SEC.2801
PLUMBING SYSTEM CODE: SEC.2901

HOMEOWNER WILL TAKE NECESSARY PRECAUTIONS TO REMOVE OR RELOCATE ITEMS OF VALUE TO BE REUSED AND/OR SAVED, OR IN ANY DANGER OF BEING DAMAGED DUE TO CONSTRUCTION PROCESS.

THESE DRAWINGS ARE THE PROPRIETARY WORK PRODUCT AND PROPERTY OF Restoration Development Group. DEVELOPED FOR THE EXCLUSIVE USE OF Restoration Development Group. USE OF THESE DRAWINGS AND CONCEPTS CONTAINED THEREIN WITHOUT THE WRITTEN PERMISSION OF Restoration Development Group IS PROHIBITED AND MAY SUBJECT YOU TO A CLAIM FOR DAMAGES FROM Restoration Development Group.

To the best of my knowledge these plans are drawn to comply with owner's and/or builder's specifications and any changes made on them after prints are issued shall be the responsibility of the contractor. The contractor shall verify all dimensions and enclosed drawing. Restoration Development Group is not liable for errors once construction has begun. While every effort has been made in the preparation of these drawings, the contractor shall be responsible for any errors or omissions. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible thereafter.

HOMEOWNER & CONTRACTOR TO VERIFY ALL DIMENSIONS, STRUCTURAL DETAILS, AND REQUIREMENTS.

HOME OWNER:	N/A
PROJECT ADDRESS:	1108 S Front St Philadelphia, PA 19148
LEGAL ADDRESS:	Single Family Dwelling
FIRE DISTRICT:	PFD
WATER DISTRICT:	PWD
STORM WATER:	N/A
BLOG PERMIT#:	Not Obtained
BUILDING AREA:	FLOOR 1: 600 SQ. FT. FLOOR 2: 600 SQ. FT. FLOOR 3: 600 SQ. FT. FOUNDATION: N/A SQ. FT. TOTAL: 1800 SQ. FT.
DECKS:	250 SQ. FT.
LIVABLE AREA:	SQ. FT.

REVISION	DATE	REVISOR	DESCRIPTION



1108 S Front St
Civil

DRAWINGS PROVIDED BY:
MK
Com Liberty Design Build
Registration # 056430

DATE:
11/12/2024

SCALE:
no scale

SHEET:
C-1



NUMBER	DATE	REVISION	DESCRIPTION

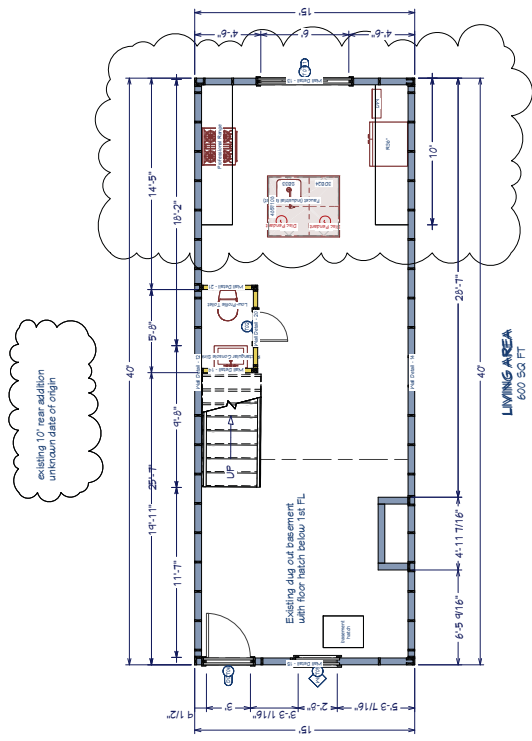
1108 S Front St
1st Floor

Drawings Provided By:
MK
Com Liberty Design Build
Registration # 05450

DATE:
11/12/2024

SCALE:
1/4" = 1'

SHEET:
A-1



1st Floor

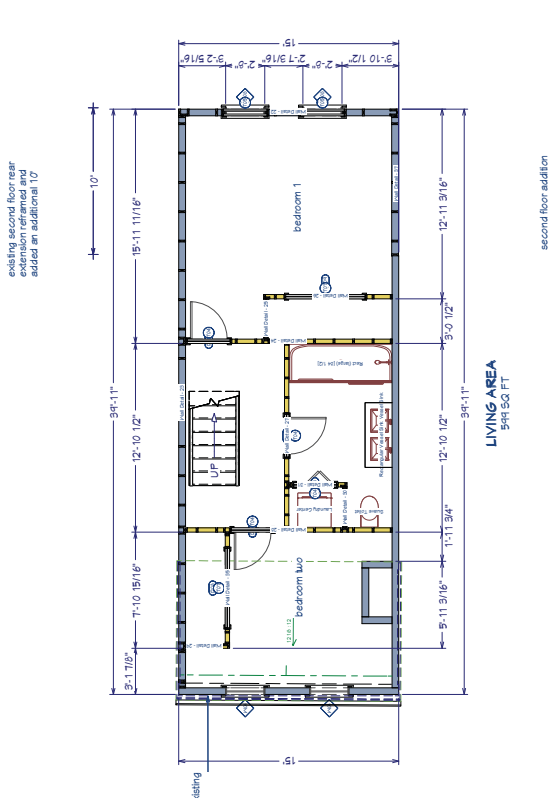


NUMBER	DATE	REVISION BY	DESCRIPTION

1108 5 Front St
second floor

COM LIBERTY DESIGN BUILD
REGISTRATION # 05450
MK
DRAWINGS PROVIDED BY:

DATE: 11/12/2024
SCALE: 1/4" = 1'
SHEET: A-2



2nd Floor



NUMBER	DATE	REVISION BY	DESCRIPTION

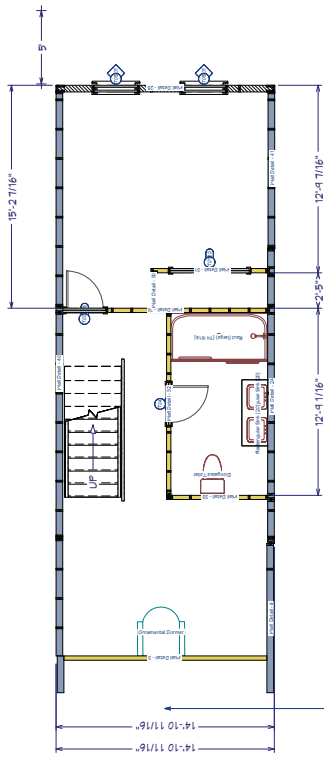
1108 S Front St
third floor

DRAWINGS PROVIDED BY:
MK
Com Liberty Design Build
Registration # 056430

DATE:
11/12/2024

SCALE:
1/4" = 1'

SHEET:
A - 3



LIVING AREA
328 S.G. FT.

3rd Floor



REVISION	DATE	DESCRIPTION

1108 S Front St
roof deck

DRAWINGS PROVIDED BY:
MK
Com Lething Design Build
Registration # 056420

DATE: 11/12/2024
SCALE: 1/4" = 1'
SHEET: A-4

NUMBER LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	DESCRIPTION	HEADER	THICKNESS	CODE	MANUFACTURER	COMMENTS
D01	2/65	1	2/65 R	1/4"	50"	26 X 52 1/2"	HINGED DOOR R04	2 X 6 X 8 (2)	1.30"		
D02	2/65	1	2/65 L	3/4"	50"	32 X 52 1/2"	HINGED DOOR R04	2 X 6 X 8 (2)	1.30"		
D03	2/65	1	2/65 R	3/4"	50"	32 X 52 1/2"	HINGED DOOR R04	2 X 6 X 8 (2)	1.30"		
D04	2/65	1	2/65 L	3/4"	50"	32 X 52 1/2"	HINGED DOOR R04	2 X 6 X 8 (2)	1.30"		
D05	2/65	2	2/65 L	3/4"	50"	32 X 52 1/2"	HINGED DOOR R04	2 X 6 X 8 (2)	1.30"		
D06	2/65	2	2/65 R	3/4"	50"	32 X 52 1/2"	HINGED DOOR R04	2 X 6 X 8 (2)	1.30"		
D07	2/65	1	2/65 L	3/4"	50"	32 X 52 1/2"	HINGED DOOR R04	2 X 6 X 8 (2)	1.30"		
D08	2/65	1	2/65 R	3/4"	50"	32 X 52 1/2"	HINGED DOOR R04	2 X 6 X 8 (2)	1.30"		
D09	2/65	1	2/65 L	3/4"	50"	32 X 52 1/2"	HINGED DOOR R04	2 X 6 X 8 (2)	1.30"		
D10	2/65	1	2/65 R	3/4"	50"	32 X 52 1/2"	HINGED DOOR R04	2 X 6 X 8 (2)	1.30"		
D11	2/65	1	2/65 L	3/4"	50"	32 X 52 1/2"	HINGED DOOR R04	2 X 6 X 8 (2)	1.30"		
D12	2/65	1	2/65 R	3/4"	50"	32 X 52 1/2"	HINGED DOOR R04	2 X 6 X 8 (2)	1.30"		
D13	2/65	1	2/65 L	3/4"	50"	32 X 52 1/2"	HINGED DOOR R04	2 X 6 X 8 (2)	1.30"		
D14	2/65	1	2/65 R	3/4"	50"	32 X 52 1/2"	HINGED DOOR R04	2 X 6 X 8 (2)	1.30"		
D15	2/65	1	2/65 L	3/4"	50"	32 X 52 1/2"	HINGED DOOR R04	2 X 6 X 8 (2)	1.30"		
D16	2/65	1	2/65 R	3/4"	50"	32 X 52 1/2"	HINGED DOOR R04	2 X 6 X 8 (2)	1.30"		
D17	2/65	1	2/65 L	3/4"	50"	32 X 52 1/2"	HINGED DOOR R04	2 X 6 X 8 (2)	1.30"		
D18	2/65	1	2/65 R	3/4"	50"	32 X 52 1/2"	HINGED DOOR R04	2 X 6 X 8 (2)	1.30"		

NUMBER	QTY	FLOOR	WIDTH	DEPTH	HEIGHT	DESCRIPTION	CODE	MANUFACTURER	COMMENTS	NUMBER
E01	2	3	4"	18"	36"	CEILING				E01
E02	4	1	4"	18"	36"	CEILING				E02

QTY	FLOOR	SIZE	WIDTH	HEIGHT	DESCRIPTION	HEADER	THICKNESS	CODE	MANUFACTURER	COMMENTS
M01	1	0	4"	18"	36"	CEILING				
M02	1	0	4"	18"	36"	CEILING				
M03	1	0	4"	18"	36"	CEILING				
M04	1	0	4"	18"	36"	CEILING				
M05	1	0	4"	18"	36"	CEILING				
M06	1	0	4"	18"	36"	CEILING				
M07	1	0	4"	18"	36"	CEILING				
M08	1	0	4"	18"	36"	CEILING				
M09	1	0	4"	18"	36"	CEILING				
M10	1	0	4"	18"	36"	CEILING				
M11	1	0	4"	18"	36"	CEILING				
M12	1	0	4"	18"	36"	CEILING				
M13	1	0	4"	18"	36"	CEILING				
M14	1	0	4"	18"	36"	CEILING				
M15	1	0	4"	18"	36"	CEILING				
M16	1	0	4"	18"	36"	CEILING				
M17	1	0	4"	18"	36"	CEILING				
M18	1	0	4"	18"	36"	CEILING				
M19	1	0	4"	18"	36"	CEILING				
M20	1	0	4"	18"	36"	CEILING				

NUMBER	NAME	QTY	WIDTH	LENGTH	MATERIAL	TYPE
101	HEADER	2	26.0"	52.0"	FIR STUD 2" X 6"	LUMBER
102	HEADER	2	26.0"	52.0"	FIR STUD 2" X 6"	LUMBER
103	HEADER	2	26.0"	52.0"	FIR STUD 2" X 6"	LUMBER
104	HEADER	2	26.0"	52.0"	FIR STUD 2" X 6"	LUMBER
105	HEADER	2	26.0"	52.0"	FIR STUD 2" X 6"	LUMBER
106	HEADER	2	26.0"	52.0"	FIR STUD 2" X 6"	LUMBER
107	HEADER	2	26.0"	52.0"	FIR STUD 2" X 6"	LUMBER

NUMBER LABEL	QTY	FLOOR	WIDTH	DEPTH	HEIGHT	DESCRIPTION	CODE	MANUFACTURER	COMMENTS
A01	1	0	18"	18"	36"	CEILING			
A02	1	0	18"	18"	36"	CEILING			
A03	1	0	18"	18"	36"	CEILING			
A04	1	0	18"	18"	36"	CEILING			
A05	1	0	18"	18"	36"	CEILING			
A06	1	0	18"	18"	36"	CEILING			
A07	1	0	18"	18"	36"	CEILING			
A08	1	0	18"	18"	36"	CEILING			
A09	1	0	18"	18"	36"	CEILING			
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A27	1	0	18"	18"	36"	CEILING			
A28	1	0	18"	18"	36"	CEILING			
A29	1	0	18"	18"	36"	CEILING			
A30	1	0	18"	18"	36"	CEILING			

NUMBER LABEL	QTY	FLOOR	WIDTH	DEPTH	HEIGHT	DESCRIPTION	CODE	MANUFACTURER	COMMENTS
M01	1	0	4"	18"	36"	CEILING			
M02	1	0	4"	18"	36"	CEILING			
M03	1	0	4"	18"	36"	CEILING			
M04	1	0	4"	18"	36"	CEILING			
M05	1	0	4"	18"	36"	CEILING			
M06	1	0	4"	18"	36"	CEILING			
M07	1	0	4"	18"	36"	CEILING			
M08	1	0	4"	18"	36"	CEILING			
M09	1	0	4"	18"	36"	CEILING			
M10	1	0	4"	18"	36"	CEILING			
M11	1	0	4"	18"	36"	CEILING			
M12	1	0	4"	18"	36"	CEILING			
M13	1	0	4"	18"	36"	CEILING			
M14	1	0	4"	18"	36"	CEILING			
M15	1	0	4"	18"	36"	CEILING			
M16	1	0	4"	18"	36"	CEILING			
M17	1	0	4"	18"	36"	CEILING			
M18	1	0	4"	18"	36"	CEILING			
M19	1	0	4"	18"	36"	CEILING			
M20	1	0	4"	18"	36"	CEILING			



REVISION TABLE	NUMBER	DATE	REVISION BY	DESCRIPTION

1108 S Front St
Schedule

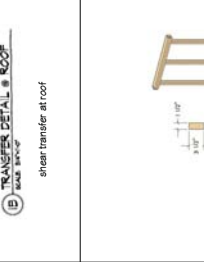
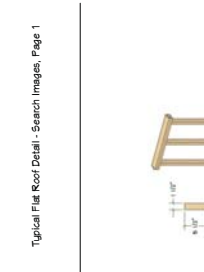
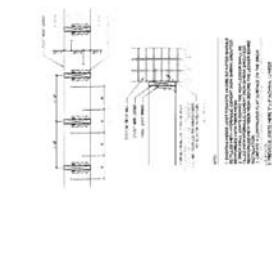
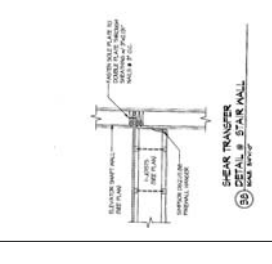
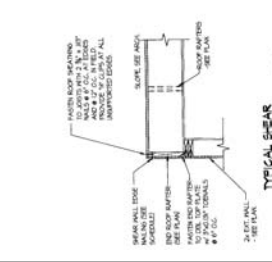
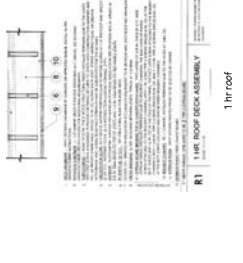
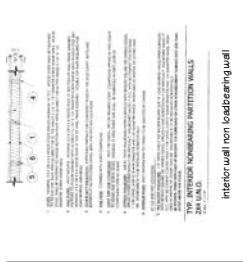
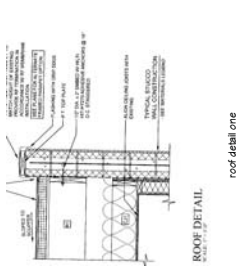
1108 S Front St
Schedule

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Com Liberty Design Build
Registration # 05450

DATE:
11/12/2024

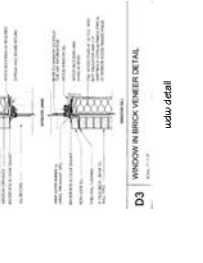
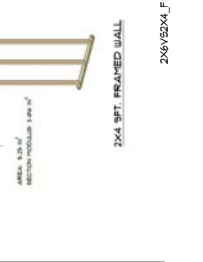
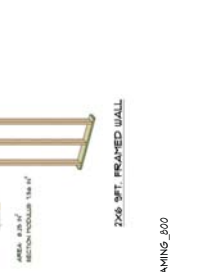
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SHEET:
SCH



Wedge Anchor Strength And Load Specifications

Anchor Size	Embedment Depth (in)	Concrete Strength (psi)	Design Strength (kips)	Design Load (kips)
1/2"	4"	4000	1.5	1.2
3/4"	4"	4000	2.0	1.6
1"	4"	4000	2.5	2.0
1 1/4"	4"	4000	3.5	2.8
1 1/2"	4"	4000	4.0	3.2
2"	4"	4000	5.5	4.4
2 1/2"	4"	4000	7.0	5.6
3"	4"	4000	8.5	6.8
3 1/2"	4"	4000	10.0	8.0
4"	4"	4000	11.5	9.2



2x6 9FT FRAMED WALL

2x4 9FT FRAMED WALL

Wedge Anchor Strength Chart - Fastener, Page 1

Window in Brick Veneer Detail



REVISION TABLE	NUMBER	DATE	REVISION BY	DESCRIPTION

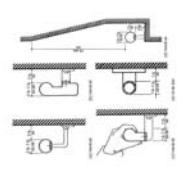
1108 S Front St
details

DRAWINGS PROVIDED BY:
MK
Com Liberty Design Build
Registration # 056450

DATE:
11/12/2024

SCALE:
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SHEET:
D - 1

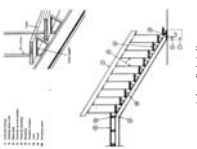


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2019 Insulation Chart

Material	R-Value	Material	R-Value
Asph/Flt Shingles	0.06	1/2" Gypsum Board	0.06
2" XPS Insulation	5.0	1" Mineral Wool Batt	3.5
1" EPS Insulation	4.2	1/2" Mineral Wool Batt	3.5
1" XPS Insulation	5.0	1" Mineral Wool Batt	3.5
1" EPS Insulation	4.2	1" Mineral Wool Batt	3.5
1" XPS Insulation	5.0	1" Mineral Wool Batt	3.5
1" EPS Insulation	4.2	1" Mineral Wool Batt	3.5
1" XPS Insulation	5.0	1" Mineral Wool Batt	3.5
1" EPS Insulation	4.2	1" Mineral Wool Batt	3.5
1" XPS Insulation	5.0	1" Mineral Wool Batt	3.5
1" EPS Insulation	4.2	1" Mineral Wool Batt	3.5

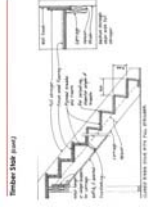
2019 Insulation Chart



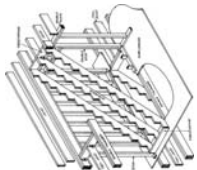
stair rail detail



stucco on CMU wall



stair framing details



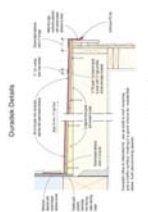
roof opening detail



dormer details



roof corner detail



dormer-detail



NUMBER	DATE	REVISION BY	DESCRIPTION

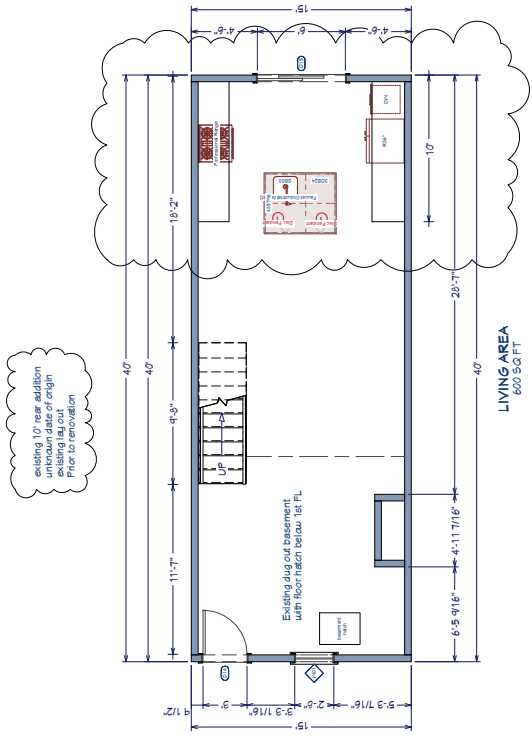
1108 S Front St
general notes

DRAWINGS PROVIDED BY:
MK
Com Liberty Design Build
Registration # 056430

DATE:
11/12/2024

SCALE:
no scale

SHEET:
N - 1





REVISION TABLE	REVISOR	DATE	DESCRIPTION

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1108 S Front St
 building footprint prior to
 construction

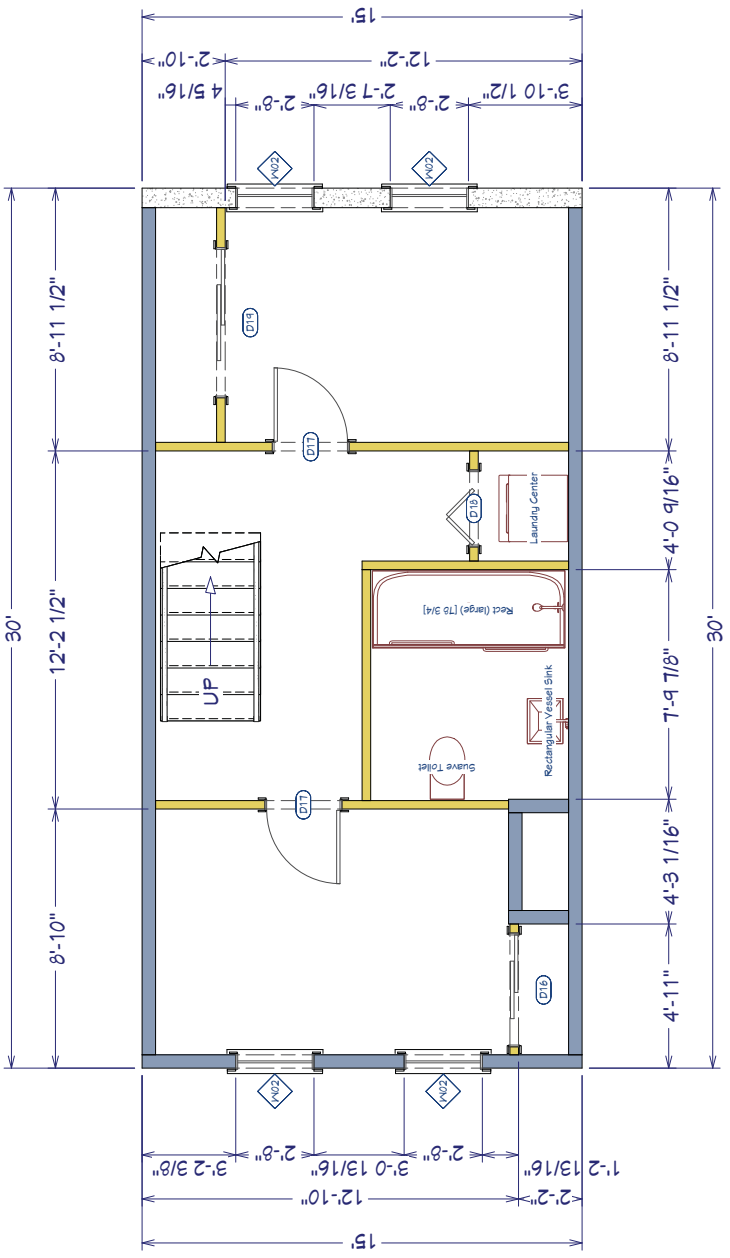
DRAWINGS PROVIDED BY:
 MK
 Com Liberty Design Build
 Registration # 056430

DATE:
 11/12/2024

SCALE:
 1/2" = 1'

SHEET:
 A - 1.1

existing 2nd fl lay out
 Prior to renovation



LIVING AREA
 450 SQ FT



REVISION TABLE	NUMBER	DATE	REVISION BY	DESCRIPTION

1108 S Front St
building footprint prior to
construction

1108 S Front St
building footprint prior to
construction

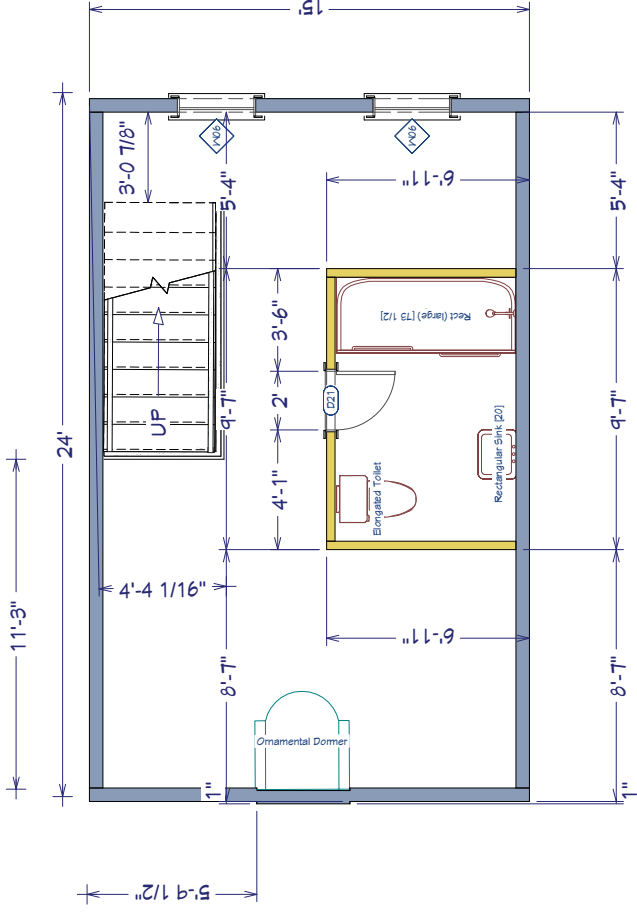
DRAWINGS PROVIDED BY:
MK
Com Liberty Design Build
Registration # 05450

DATE:
11/12/2024

SCALE:
1/2" = 1'

SHEET:
A - 2.1

existing lay out third floor
Prior to renovation



LIVING AREA
66 SQ FT



REVISION TABLE			
NUMBER	DATE	REVISOR	DESCRIPTION

1108 S Front St
building footprint prior to
construction

DRAWINGS PROVIDED BY:
MK
Com Liberty Design Build
Registration # 056430

DATE:
11/12/2024

SCALE:
1/2" = 1'

SHEET:
A - 3.1

