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.



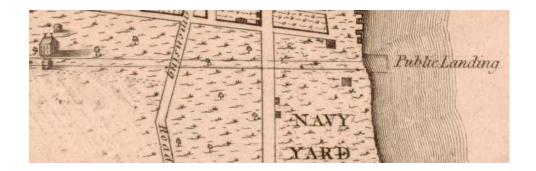
Photo by PHC staff 7/11/2024



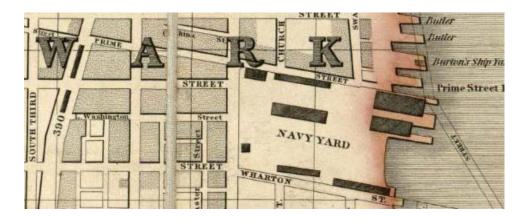
Left: Photo of 1108 S Front Street on 10/9/2023 (Cyclomedia); Right: Photo taken 3/14/2024 by PHC staff.



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.



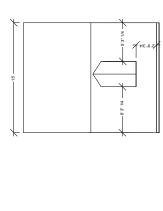
By 1830, Allen, Dawson, and Tanner's "Plan of the city of Philadelphia and adjoining districts," shows the subject block of South Front Street as having buildings on it.

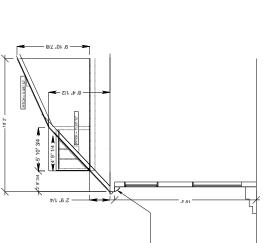




NOTE:

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





LUMBER CORNICE TO BE FABRICATED TO MATH THAT FOUND AT 1104 S FRONT STREET (1964)

6/6 SIMULATED DIVIDED LIGHT HIGH EFFICIENCY WOOD OR CLAD WOOD WINDOWS JELD-WEN SITELINE OR EQUIVALENT

6-PANEL FIBERGLASS - EXTERIOR DOOR

LUMBER KORBEL PROFILE

FRONT VIEW

## HISTORIC COMMISSION PLANS

1108 S FRONT STREET PHILADELPHIA, PA

OWNER

DML WORLDWIDE, LLC 11725 BRANDON ROAD PHILADELPHIA, PA 19154

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

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

SEAL:



TOP VIEW

PROFILE VIEW



1104 S Front St. Pictured in 1963 Photo from Historical Commission archives NUMBER DATE REVISED BY DESCRIPTION

1108 5 Front St Civil

1108 S Front St Philadelphia, PA 19148 Single Family Dwelling HOME OWNER: PROJECT ADDRESS:

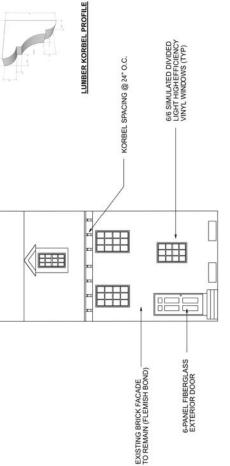
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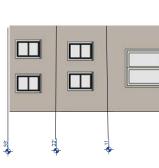
BUILDING AREA:

FLOOR 1: 600 SQ.FT.
FLOOR 2: 600 SQ.FT.
FLOOR 3: 600 SQ.FT.
GARGEL NA SQ.FT.
TOTAL: 1890 SQ.FT.
DECKS 250 SQ.FT.

BUILDING CONTRACTOR/HOME OWNER TO REVIEW AND VERIFY ALL DIMENSIONS, SPECS, AND CONNECTIONS BEFORE CONSTRUCTION BEGINS.







SHEET: noscale SCALE:

11/12/2024

DATE:

Com Liberty Design Build Registration # 056430

0-1

NT HOMEOWNER WILL TAKE NECESSARY
PRECAUTIONS TO REMOVE OR RELOCATE
ITEMS OF VALUE TO BE REUSED AND/OR
SAVED, OR INANY DANGER OF BEING
DAMAGED DUE TO CONSTRUCTION PROCESS. ELECTRICAL SYSTEM CODE: SEC.2701
MECHANICAL SYSTEM CODE: SEC.2801
PLUMBING SYSTEM CODE: SEC.2901

THESE DRAWINGS ARE THE PROPRIETARY WORK PRODUCT AND PROPERTY STATES THE PROPERTY OF A READ AND A READ A READ AND AND A READ AND AND A READ AND A READ AND AND A READ AND AND AND A READ AND A READ A READ

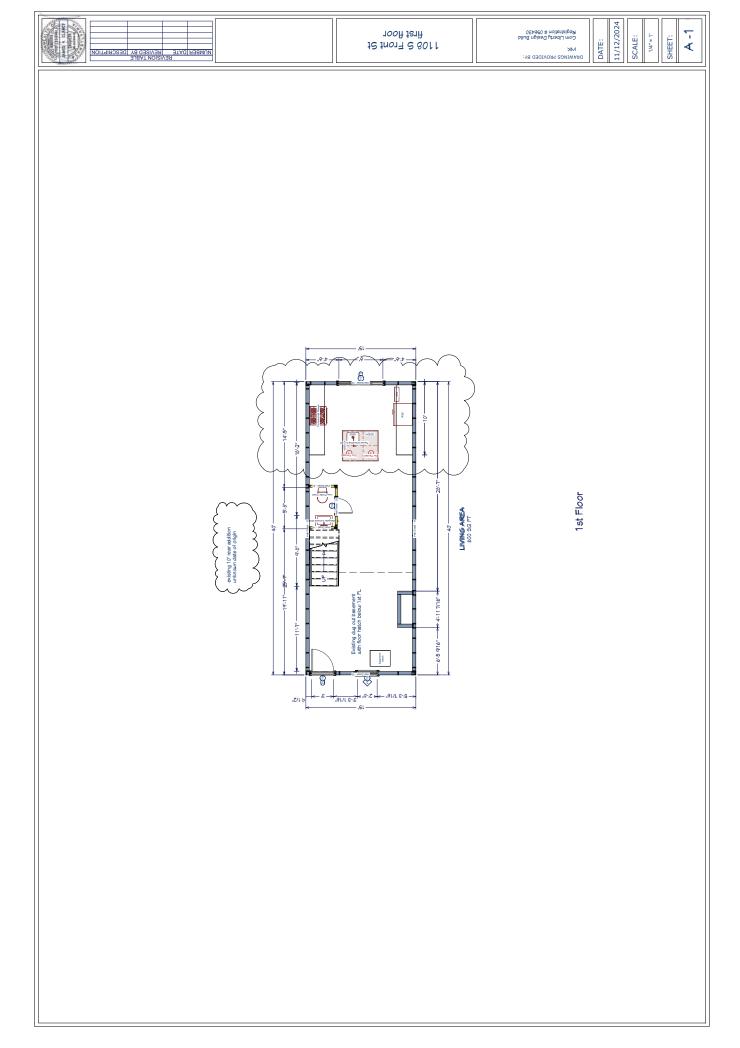
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HOMEOWNER & CONTRACTOR: TO VERIFY ALL DIMENSONS STRUCTURAL DETAILS, AND BUILDING CODES, AND GRADE REQUIREMENTS.

LEGAL ADDRESS: WATER DISTRICT: FIRE DISTRICT:

STORM WATER#: BLDG PERMIT#:

LIVABLE AREA: SQ. FT.

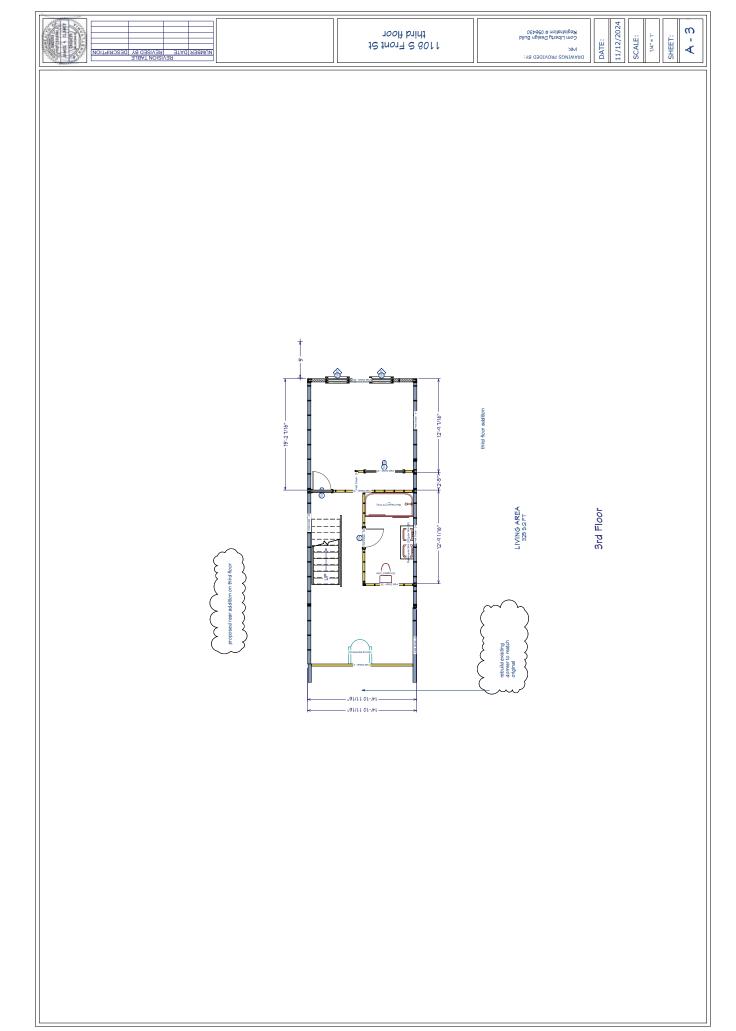


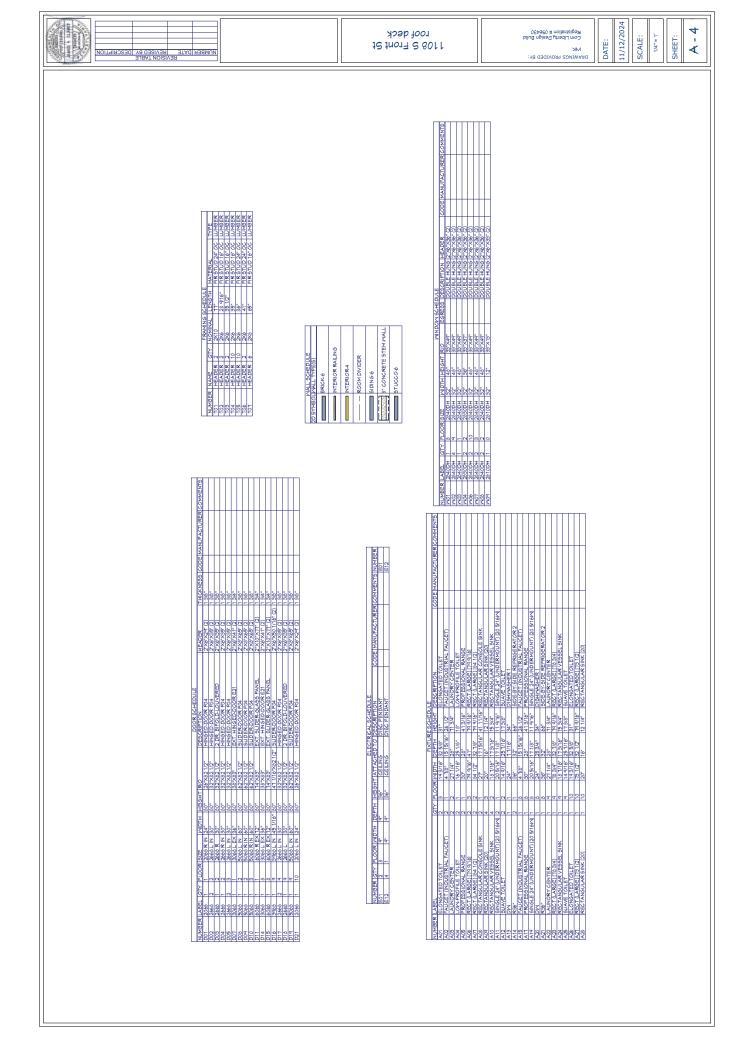
DATE: 11/12/2024 SCALE:

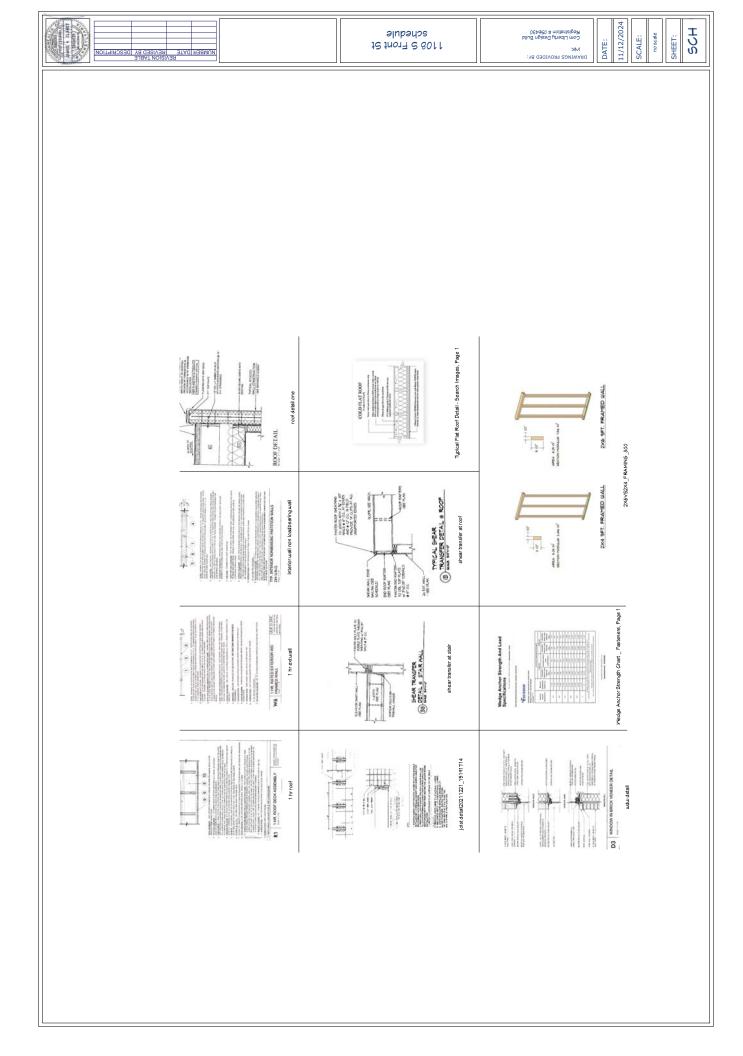
1/4" = 1'

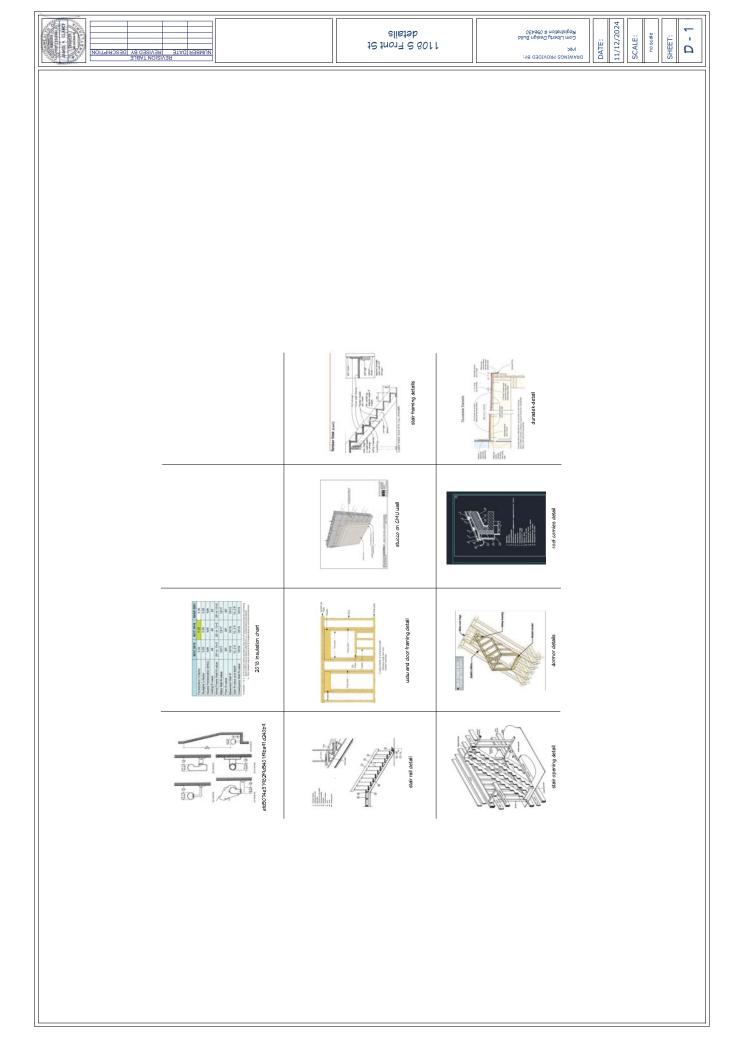
SHEET:

A -2 108 S Front St second floor 3-10 1/5... 5.-9.. 5.-1 3/10... 5.-9.. 3-7 2/10... 2nd Floor LIVING AREA 549 SQ FT 12"-10 1/2"-









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BOOF FRAMING / TRUSS NOTES:

ALL TRUSSES SHALL HAVE DESIGN DETAILS & D INSPECTION. ALL CONNECTIONS OF RAFTERS, JACK OR HEP PROVIDED BY TRUSS MANUFACTURER.

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