

ADDRESS: 510 E WILDEY ST

Proposal: Legalize alterations to front façade owing to financial hardship

Review Requested: Final Approval

Owner: GLY Investments LLC

Applicant: German Yakubov, Haverford Sq GC LLC

History: 1840

Individual Designation: 2/28/1967

District Designation: None

Staff Contact: Kim Chantry, kim.chantry@phila.gov

OVERVIEW: This application requests that the Historical Commission relax its review standards owing to a finding of financial hardship and allow for the retention of front façade work which does not comply with plans for a rear addition and selective front façade work approved by the Historical Commission in 2020 and 2023, or an electrical permit approved in 2024. The approved plans called for wood six-over-six double-hung windows in existing openings, the existing (non-historic) front door to remain, and no exterior electrical work. The completed work includes vinyl windows with grilles between the glass in openings which are slightly larger than the former openings, a new front door that is not based on historic documentation, and the electric meter and associated conduit installed on the front façade. The residential building permit included the following “PHC Staff Review” conditions, none of which were met:

This permit is subject to the following conditions.

CONDITIONS

Homeowner assumes all liability for any work they perform. If a contractor is not named compliance with codes is the sole responsibility of the homeowner performing the work.

PHC Staff Review of railings required for final approval.

PHC Staff Review of siding required for final approval.

PHC Staff Review of door assembly 'shop' drawings required for final approval.

PHC Staff Review of window assembly 'shop' drawings required for final approval.

The approved plans called for Hardie Plank siding to bring the front façade closer to the original wood clapboard appearance, and it appears that this product was indeed used although a sample was not provided to the staff for review. The Department of Licenses and Inspections issued a violation for the exterior work at the request of the Historical Commission’s staff, which prompted an application for legalization from the property owner/developer. That application was reviewed by the Architectural Committee in December 2024 and the Historical Commission in January 2025, when the legalization request was denied. Commissioners noted that the perceived hardship appeared to be self-imposed and did not excuse the applicant from following the approved permit conditions. Several Commissioners encouraged the applicant to work with the staff on a solution, or submit a financial hardship application, given that the argument for legalization was based on financial concerns. The Historical Commission’s staff offered to work with the applicant on a solution, but that offer was declined. Instead, the applicant chose to submit this financial hardship application.

Pursuant to Sections 14-1005(5)(b) and (6)(d) of the Philadelphia Code, the Commission may determine that a building, structure, site, object, or public interior portion of a building or structure cannot be used for any purpose for which it is or may reasonably be adapted. Such a finding, commonly referred to as a finding of financial hardship, allows the Commission to consider the approval of an application to alter or demolish an historic property that may not otherwise satisfy the Commission’s review standards. However, such a finding does not release

the historic resource from the Commission's regulation; it allows the Commission to consider relaxing its review standards. To substantiate a claim of financial hardship to justify an alteration as this application seeks to do, the applicant must demonstrate that the property cannot be used for any purpose for which it is or may be reasonably adapted. In this case, the applicant must prove that it was not possible for any reasonable developer to rehabilitate the building with the accurate restoration of the front façade in a way that would provide a reasonable return on the investment. The Historical Commission must determine whether it was feasible to rehabilitate the building according to preservation standards given the condition, configuration, location, and other characteristics of the building and current construction costs, real estate market, and other factors. In this particular case, the applicant claims that conditions at the property that were not apparent until construction had begun drove up construction costs unexpectedly and compelled cost-cutting measures wherever possible. The applicant claims that there was no financially feasible way to rehabilitate the building while accurately restoring the front façade. He claims that he is losing money on the project even with the cheaper façade.

This application was reviewed by the Architectural Committee which recommended denial, pursuant to Standard 6. Since the time of review by the Architectural Committee, the applicant has provided a written summary outlining the hardship, and photographs of the property during construction, which show that the front wall is entirely new construction.

SCOPE OF WORK:

- Legalize alterations to front façade owing to financial hardship.

STANDARDS FOR REVIEW:

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

- *Standard 6: Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*
- *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 vinyl windows and entrance door do not match the old in design or materials. The electrical meter was not installed in an inconspicuous location. This application fails to satisfy Standards 6 and 9.

STAFF RECOMMENDATION: The staff recommends that the application demonstrates that the building could not have been rehabilitated according to preservation standards in such a way that it would have provided a reasonable rate of return on the investment. Unexpected conditions at the building related to foundations and party walls increased construction costs such that no developer could have made money on the project. It is unfortunate that the developer did not consult with the Historical Commission and the Department of Licenses and Inspections after discovering the unexpected conditions, but the Historical Commission's task is to endeavor to bring properties into compliance with the preservation ordinance, not to punish. In retrospect, it seems self-evident that this building, which was cheaply and poorly originally constructed, and which had been poorly maintained for decades, could not have been rehabilitated for a profit. The staff recommends that the Historical Commission approve the application, pursuant to Section 14-1005(6)(d).



Figure 1: The row of four frame buildings on E. Wildey Street in 1958. Source: Historical Commission files.

AFFIDAVIT OF FINANCIAL HARDSHIP COMMONWEALTH OF PENNSYLVANIA CITY OF PHILADELPHIA

I, German Yakubov, residing at 614 S 4th St, Unit 510, Philadelphia, PA 19147, being duly sworn, depose and state as follows:

1. Property Information

- a. The property located at 510 E Wildey St, Philadelphia, PA 19125, was purchased on June 2, 2023, for \$50,000 plus liens, as evidenced by the attached closing documents.
- b. The property was purchased from Mary McCleod Kistler, a former employee of Haverford Square Properties.

2. Assessed Value

- a. The most recent assessed value of the property is \$265,000 . \$212,000 for improvements and \$53,000 land value, as documented by the Philadelphia Office of Property Assessment.

3. Financial Information (Previous Two Years)

- a. Annual gross income from the property: \$0 (vacant property required rehabilitation)
- b. Itemized expenses: (see attached Construction budget of \$192,000 not including soft costs)
 - Construction and materials: Attached invoices from Lowe's (\$1,967.22) and Seven Stars Remodeling (\$19,484.20).
 - Real estate taxes: \$3,709
 - Insurance and other costs: \$2,500
 - Depreciation and tax deductions: N/A

4. Appraisals

- a. No formal appraisals have been conducted in connection with the purchase or financing of the property.

5. Listings, Pricing, and Offers

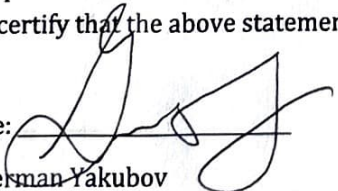
- a. The property was listed on Redfin for \$415,000, with full details in the attached MLS listing.
- b. No offers have been received to date.

6. Consideration of Profitable and Adaptive Uses

- a. Rehabilitation efforts, as outlined in the Philadelphia Historical Commission submission, include compliance with neighborhood aesthetics, addressing squatter issues at adjacent properties, and enhancing curb appeal.
- b. Vinyl windows, doors were installed as a cost-effective measure due to financial constraints while balancing aesthetic requirements.

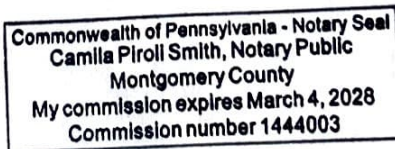
Attachments:

- Philadelphia Historical Commission submission - Invoices from Lowe's and Seven Stars Remodeling - Redfin listing
- I hereby certify that the above statements are true and accurate to the best of my knowledge, information, and belief.

Signature: 

Name: German Yakubov

Date: 1/13/2025



Notary Acknowledgment

Subscribed and sworn to before me this 13th day of January, 2025

Notary Public Signature: Camila Pirolli Smith

My Commission Expires: 03/04/2028

Re: 510 e Wildey

From German Yakubov <Germy@haverfordsq.com>

Date Tue 1/28/2025 6:23 PM

To Kim Chantry <Kim.Chantry@Phila.gov>

 1 attachment (9 MB)

IMG_0950.pdf;

Hi Kim,

Thank you for the feedback, please see the paragraph below... as well as the attached pictures during the construction, and notations made on them.

During the course of rehabilitation, we discovered significant foundation and structural issues, drastically increasing project costs beyond our initial estimates. Our acquisition and initial construction budget/ loan amount was \$340,000, and we've incurred monthly holding costs of about \$4,500 since Jan 2024—none of which were in the original construction budget. Even in the best-case scenario of selling for \$415,000, we lose roughly 8% (about \$33,000) to commissions and transfer taxes, leaving net proceeds of approximately \$382,000—effectively creating a negative return when we factor in acquisition, holding expenses, and structural repairs. Any further mandated changes (new doors, windows, relocating electrical equipment) would only deepen these losses, clearly illustrating our financial hardship.

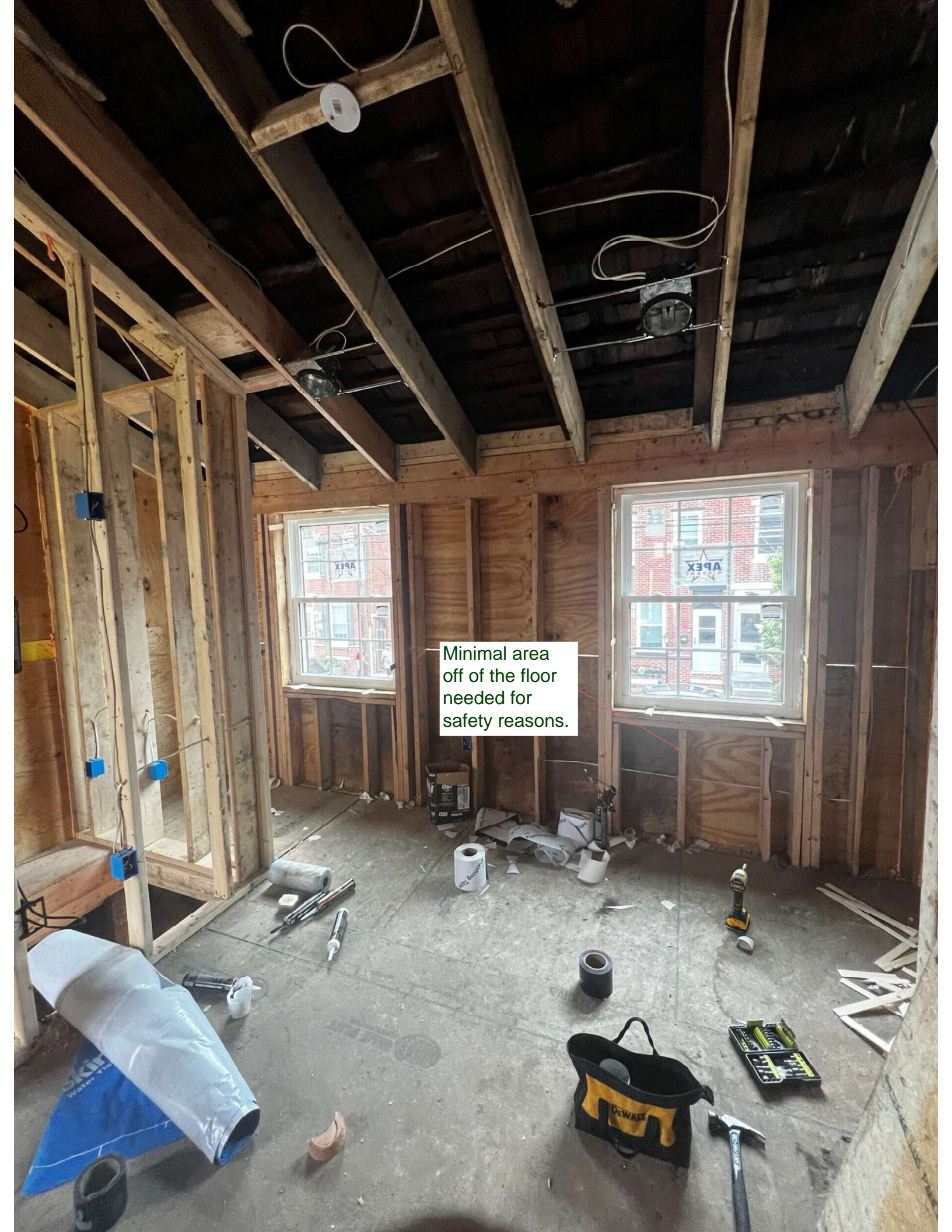
As a side note, your observation was correct, had we not done the needed foundation work, this property would have crumbled and would have taken down the adjoining properties with it.

Thanks

-German



tree growing through Foundation need to be addressed.



Minimal area
off of the floor
needed for
safety reasons.



Neighboring property stucco not attached to their wall due to water damage.


Poured new footing for front wall. Had to build temp wall to support existing roof.













No fire or sound insulation between neighbor...that's THEIR drywall.

Fully rotted wall.



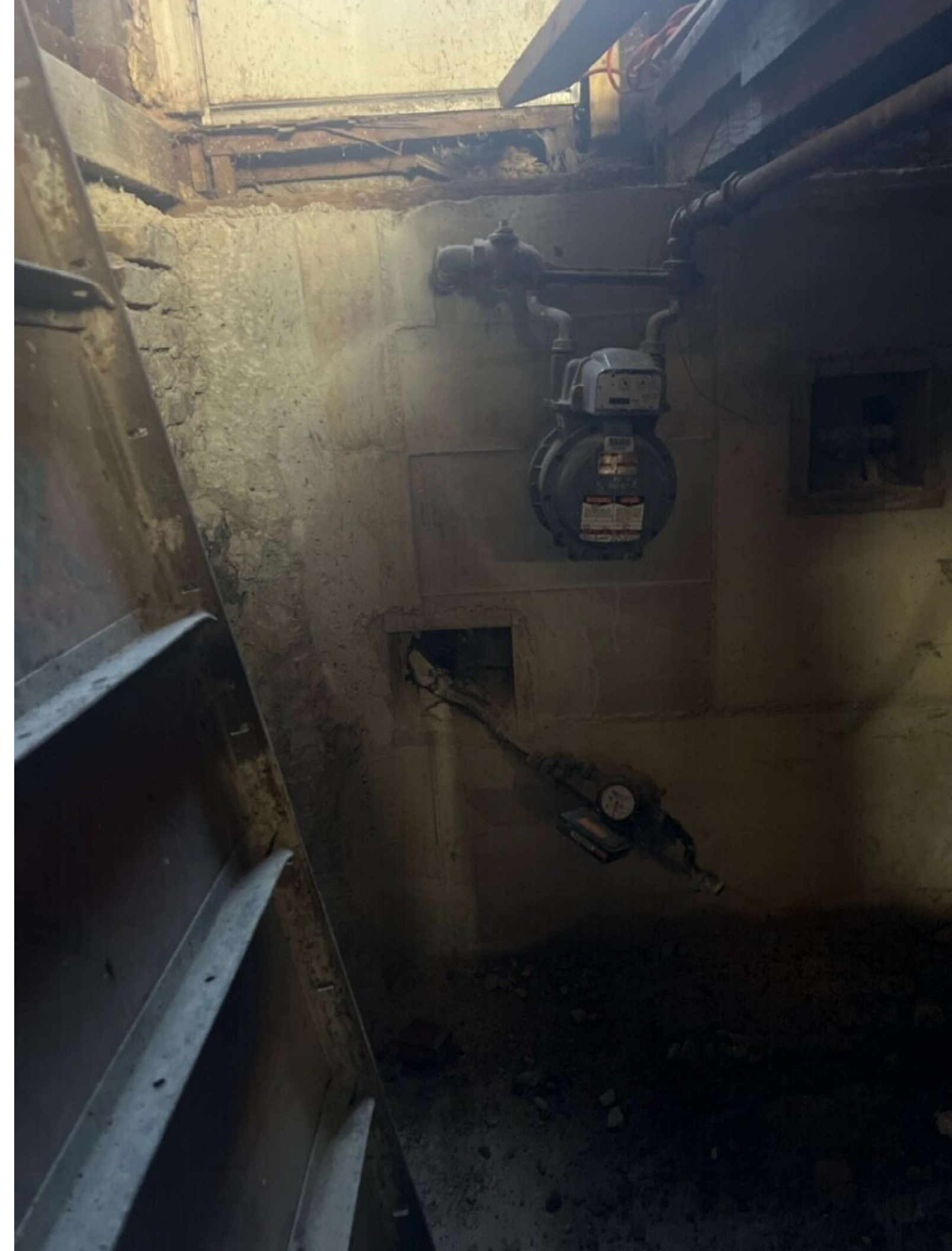
Added fire proofing and sound insulation to wall.



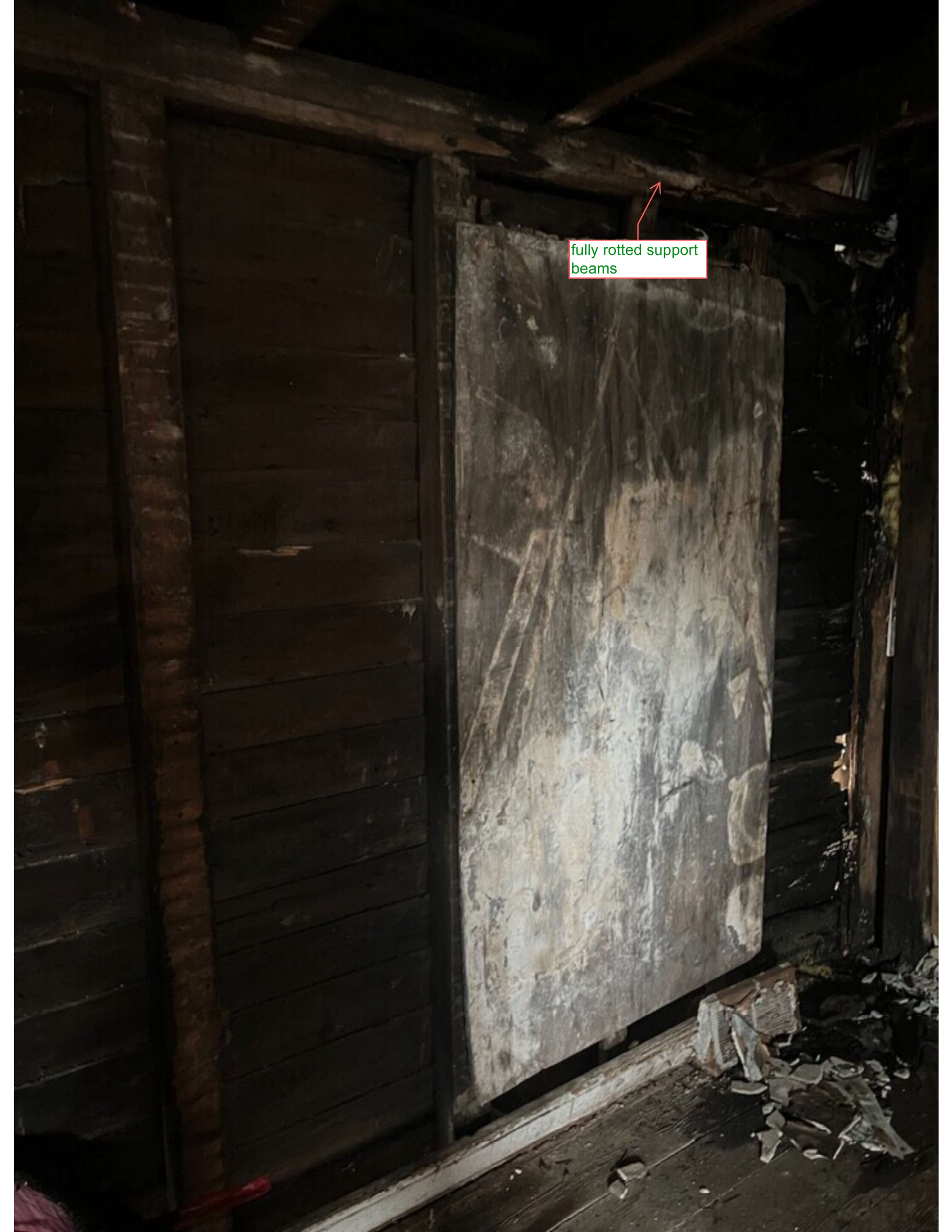
Poured new foundation to reinforce existing crumbling rubble foundation.











fully rotted support
beams



no fire, sound, or support protection with neighbor.

rotted front wall..

Submission to the Philadelphia Historical Commission

Details

Street Address: 510 E WILDEY ST, PHILADELPHIA, PA

Applicant: German Yakubov

Email: Germy@HaverfordSq.com

Phone: 215-651-1777

Mailing Address: 614 S 4th St #510, Philadelphia, PA 19147

Property Owner: GLY Investments LLC

Background

The property underwent significant rehabilitation while adhering to historical guidelines. Despite financial constraints, efforts were made to align the property with the neighborhood's aesthetic standards.

Justifications for Vinyl Window Installation

- Cost Constraints: Wooden windows compliant with historical standards were estimated at \$10,000. Vinyl windows were chosen as a cost-effective alternative.
- Neighborhood Consistency: Neighboring properties have vinyl windows and stucco exteriors. We opted for shiplap siding for better compliance.
- Functionality: Enlarged the entrance door for modern usability while maintaining historical aesthetics.

Site Challenges

- 512 E Wildey: Occupied by a squatter with no utilities, creating health and safety concerns.
- 508 E Wildey: Used as a storage shed by a neighbor. Overgrown weeds required removal efforts.
- Improved Curb Appeal: Rehabilitation efforts enhanced the neighborhood's streetscape.

Request

We respectfully request the Commission's approval to legalize the vinyl windows, considering the outlined financial, functional, and contextual factors.

Current photograph

Images



Rear of adjacent property



Rear of adjacent property



Company name

1

1,100.00 Project location
 174.1818182 510 E Wildey St
 Loan Officer and bank

Phase:

From: Company Name Contact person / cell # / lock box code
 Requisition # 1

Date of Request: 7/14/2023

Description	Scheduled Value	Previous Payments	Current Requests	Current Approved	Total Completed	% Comp	Balance to Complete	Retainage
1 HARD COSTS TO CONSTRUCT								
2 Demolition of existing structures	7,000.00		7,000.00	7,000.00	7,000.00	100%	\$0.00	
3 Site clearing and prep	1,500.00		1,500.00	1,500.00	1,500.00	100%	\$0.00	
4 Excavation	5,000.00		5,000.00	5,000.00	5,000.00	100%	\$0.00	
5 Footings	5,000.00		5,000.00	5,000.00	5,000.00	100%	\$0.00	
6 Foundations	5,000.00				0.00	0%	\$5,000.00	
7 Under slab drain systems and sump	1,800.00				0.00	0%	\$1,800.00	
8 Under slab plumbing for sewer lines	0.00				0.00	#DIV/0!	\$0.00	
9 Waterproofing Backfill					0.00	#DIV/0!	\$0.00	
10 Slabs	6,000.00				0.00	0%	\$6,000.00	
11 Connection for Water	4,000.00				0.00	0%	\$4,000.00	
12 Connection for Sewer	7,500.00				0.00	0%	\$7,500.00	
13 Connection for Gas					0.00	#DIV/0!	\$0.00	
14 Connection for Sprinkler					0.00	#DIV/0!	\$0.00	
15 Connection for Electric Supply					0.00	#DIV/0!	\$0.00	
16 Masonry Brick					0.00	#DIV/0!	\$0.00	
17 Masonry Block					0.00	#DIV/0!	\$0.00	
18 Masonry Stucco					0.00	#DIV/0!	\$0.00	
19 Masonry Stone					0.00	#DIV/0!	\$0.00	
20 Rough Framing material	7,000.00				0.00	0%	\$7,000.00	
21 Rough Framing Labor	7,000.00				0.00	0%	\$7,000.00	
22 Framing tie-ins and repairs	0.00				0.00	#DIV/0!	\$0.00	
23 Internal stairs and railing system combined	2,500.00				0.00	0%	\$2,500.00	
24 Roof Systems	8,000.00				0.00	0%	\$8,000.00	
25 Windows	7,000.00				0.00	0%	\$7,000.00	
26 Exterior Doors	2,000.00				0.00	0%	\$2,000.00	
27 Rough Plumbing	13,000.00				0.00	0%	\$13,000.00	
28 Rough Electric	12,000.00				0.00	0%	\$12,000.00	
29 Rough HVAC	3,500.00				0.00	0%	\$3,500.00	
30 Rough Sprinklers					0.00	#DIV/0!	\$0.00	
31 Rough Smart home and alarm systems	1,000.00				0.00	0%	\$1,000.00	
32 Fireproofing wall systems and blocking					0.00	#DIV/0!	\$0.00	
33 Insulation	9,000.00				0.00	0%	\$9,000.00	
34 Fire caulking	0.00				0.00	#DIV/0!	\$0.00	
35 Drywall	9,000.00				0.00	0%	\$9,000.00	
36 Exterior wall coverings Siding	9,000.00				0.00	0%	\$9,000.00	
37 Exterior wall coverings Cement board	0.00				0.00	#DIV/0!	\$0.00	
38 Exterior wall coverings Metal siding	0.00				0.00	#DIV/0!	\$0.00	
39 Exterior wall coverings Wood	0.00				0.00	#DIV/0!	\$0.00	
40 Exterior Decks					0.00	#DIV/0!	\$0.00	
41 Interior trim Material	2,500.00				0.00	0%	\$2,500.00	
42 Interior trim Labor	2,500.00				0.00	0%	\$2,500.00	
43 Paint	5,000.00				0.00	0%	\$5,000.00	
44 Kitchen cabinets	3,500.00				0.00	0%	\$3,500.00	
45 Kitchen tops	1,500.00				0.00	0%	\$1,500.00	
46 Bath vanities	2,700.00				0.00	0%	\$2,700.00	
47 Shower Doors	1,800.00				0.00	0%	\$1,800.00	
48 Finish Plumbing and fixtures	3,000.00				0.00	0%	\$3,000.00	
49 Finish Electric devices and fixtures	2,000.00				0.00	0%	\$2,000.00	
50 Finish HVAC furnace, boiler, condensing unit	3,500.00				0.00	0%	\$3,500.00	
51 Finish Sprinkler valves and connection	0.00				0.00	#DIV/0!	\$0.00	
52 Flooring Hardwood					0.00	#DIV/0!	\$0.00	
53 Flooring Ceramic tile					0.00	#DIV/0!	\$0.00	
54 Flooring Carpet	0.00				0.00	#DIV/0!	\$0.00	
55 Flooring Vinyl	4,500.00				0.00	0%	\$4,500.00	
56 Ceramic tile in Bathrooms	5,000.00				0.00	0%	\$5,000.00	
57 Ceramic tile Backsplashes	800.00				0.00	0%	\$800.00	
58 Built in Furnishing	0.00				0.00	#DIV/0!	\$0.00	
59 Closet fit out	2,000.00				0.00	0%	\$2,000.00	
60 Appliance Package	4,500.00				0.00	0%	\$4,500.00	
61 Bath accessories					0.00	#DIV/0!	\$0.00	
62 Balconies, Railings, Fencing, security bars					0.00	#DIV/0!	\$0.00	
63 Exterior steps					0.00	#DIV/0!	\$0.00	
64 Exterior concrete sidewalks	3,500.00				0.00	0%	\$3,500.00	
65 Exterior concrete patios	6,000.00				0.00	0%	\$6,000.00	
66 Trash removal	1,000.00				0.00	0%	\$1,000.00	
67 Cleaning of Property	1,000.00				0.00	0%	\$1,000.00	
68 Final Caulking, touch up punch list	1,000.00				0.00	0%	\$1,000.00	
69 Profit and overhead for contractor	0.00				0.00	#DIV/0!	\$0.00	
70 General conditions					0.00	#DIV/0!	\$0.00	
71 Construction Fencing					0.00	#DIV/0!	\$0.00	
72 Construction Alarms					0.00	#DIV/0!	\$0.00	
73 Construction Toilets	500.00				0.00	0%	\$500.00	
74 Construction Labor	1,000.00				0.00	0%	\$1,000.00	
75 Construction Trailer					0.00	#DIV/0!	\$0.00	
76 Construction Storage					0.00	#DIV/0!	\$0.00	
77					0.00	#DIV/0!	\$0.00	
78 CONTINGENCY					0.00	#DIV/0!	\$0.00	
79					0.00	#DIV/0!	\$0.00	
80					0.00	#DIV/0!	\$0.00	
81 SOFT COSTS					0.00	#DIV/0!	\$0.00	
82 Permits					0.00	#DIV/0!	\$0.00	
83 Drawings					0.00	#DIV/0!	\$0.00	
84 Engineer Fees					0.00	#DIV/0!	\$0.00	
85 Inspections					0.00	#DIV/0!	\$0.00	
86 Legal Fees					0.00	#DIV/0!	\$0.00	
87 Insurance					0.00	#DIV/0!	\$0.00	
88					0.00	#DIV/0!	\$0.00	
89					0.00	#DIV/0!	\$0.00	
90 PAGE TOTALS	191,600.00	0.00	18,500.00	18,500.00	18,500.00	#DIV/0!	173,100.00	

Company name

1

1,100.00 Project location
174.1818182 510 E Wildey St
Loan Officer and bank

Phase:

From: Company Name

Contact person / cell # / lock box code
Requisition # 2

Date of Request: 2/20/2024

Description	Scheduled Value	Previous Payments	Current Requests	Current Approved	Total Completed	% Comp	Balance to Complete	Retainage
1 HARD COSTS TO CONSTRUCT								
2 Demolition of existing structures	7,000.00	7,000.00			7,000.00	100%	\$0.00	
3 Site clearing and prep	1,500.00	1,500.00			1,500.00	100%	\$0.00	
4 Excavation	5,000.00	5,000.00			5,000.00	100%	\$0.00	
5 Footings	5,000.00	5,000.00			5,000.00	100%	\$0.00	
6 Foundations	5,000.00	0.00	5,000.00	5,000.00	5,000.00	100%	\$0.00	
7 Under slab drain systems and sump	1,800.00	0.00	1,800.00	1,800.00	1,800.00	100%	\$0.00	
8 Under slab plumbing for sewer lines	0.00	0.00			0.00	#DIV/0!	\$0.00	
9 Waterproofing Backfill		0.00			0.00	#DIV/0!	\$0.00	
10 Slabs	6,000.00	0.00	3,000.00	3,000.00	3,000.00	50%	\$3,000.00	
11 Connection for Water	4,000.00	0.00			0.00	0%	\$4,000.00	
12 Connection for Sewer	7,500.00	0.00			0.00	0%	\$7,500.00	
13 Connection for Gas		0.00			0.00	#DIV/0!	\$0.00	
14 Connection for Sprinkler		0.00			0.00	#DIV/0!	\$0.00	
15 Connection for Electric Supply		0.00			0.00	#DIV/0!	\$0.00	
16 Masonry Brick		0.00			0.00	#DIV/0!	\$0.00	
17 Masonry Block		0.00			0.00	#DIV/0!	\$0.00	
18 Masonry Stucco		0.00			0.00	#DIV/0!	\$0.00	
19 Masonry Stone		0.00			0.00	#DIV/0!	\$0.00	
20 Rough Framing material	7,000.00	0.00			0.00	0%	\$7,000.00	
21 Rough Framing Labor	7,000.00	0.00			0.00	0%	\$7,000.00	
22 Framing tie-ins and repairs	0.00	0.00			0.00	#DIV/0!	\$0.00	
23 Internal stairs and railing system combined	2,500.00	0.00			0.00	0%	\$2,500.00	
24 Roof Systems	8,000.00	0.00			0.00	0%	\$8,000.00	
25 Windows	7,000.00	0.00			0.00	0%	\$7,000.00	
26 Exterior Doors	2,000.00	0.00			0.00	0%	\$2,000.00	
27 Rough Plumbing	13,000.00	0.00	2,000.00	2,000.00	2,000.00	15%	\$11,000.00	
28 Rough Electric	12,000.00	0.00			0.00	0%	\$12,000.00	
29 Rough HVAC	3,500.00	0.00			0.00	0%	\$3,500.00	
30 Rough Sprinklers		0.00			0.00	#DIV/0!	\$0.00	
31 Rough Smart home and alarm systems	1,000.00	0.00			0.00	0%	\$1,000.00	
32 Fireproofing wall systems and blocking		0.00			0.00	#DIV/0!	\$0.00	
33 Insulation	9,000.00	0.00			0.00	0%	\$9,000.00	
34 Fire caulking	0.00	0.00			0.00	#DIV/0!	\$0.00	
35 Drywall	9,000.00	0.00			0.00	0%	\$9,000.00	
36 Exterior wall coverings Siding	9,000.00	0.00			0.00	0%	\$9,000.00	
37 Exterior wall coverings Cement board	0.00	0.00			0.00	#DIV/0!	\$0.00	
38 Exterior wall coverings Metal siding	0.00	0.00			0.00	#DIV/0!	\$0.00	
39 Exterior wall coverings Wood	0.00	0.00			0.00	#DIV/0!	\$0.00	
40 Exterior Decks		0.00			0.00	#DIV/0!	\$0.00	
41 Interior trim Material	2,500.00	0.00			0.00	0%	\$2,500.00	
42 Interior trim Labor	2,500.00	0.00			0.00	0%	\$2,500.00	
43 Paint	5,000.00	0.00			0.00	0%	\$5,000.00	
44 Kitchen cabinets	3,500.00	0.00			0.00	0%	\$3,500.00	
45 Kitchen tops	1,500.00	0.00			0.00	0%	\$1,500.00	
46 Bath vanities	2,700.00	0.00			0.00	0%	\$2,700.00	
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49 Finish Electric devices and fixtures	2,000.00	0.00			0.00	0%	\$2,000.00	
50 Finish HVAC furnace, boiler, condensing unit	3,500.00	0.00			0.00	0%	\$3,500.00	
51 Finish Sprinkler valves and connection	0.00	0.00			0.00	#DIV/0!	\$0.00	
52 Flooring Hardwood		0.00			0.00	#DIV/0!	\$0.00	
53 Flooring Ceramic tile		0.00			0.00	#DIV/0!	\$0.00	
54 Flooring Carpet	0.00	0.00			0.00	#DIV/0!	\$0.00	
55 Flooring Vinyl	4,500.00	0.00			0.00	0%	\$4,500.00	
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58 Built in Furnishing	0.00	0.00			0.00	#DIV/0!	\$0.00	
59 Closet fit out	2,000.00	0.00			0.00	0%	\$2,000.00	
60 Appliance Package	4,500.00	0.00			0.00	0%	\$4,500.00	
61 Bath accessories		0.00			0.00	#DIV/0!	\$0.00	
62 Balconies, Railings, Fencing, security bars		0.00			0.00	#DIV/0!	\$0.00	
63 Exterior steps		0.00			0.00	#DIV/0!	\$0.00	
64 Exterior concrete sidewalks	3,500.00	0.00			0.00	0%	\$3,500.00	
65 Exterior concrete patios	6,000.00	0.00	3,000.00	3,000.00	3,000.00	50%	\$3,000.00	
66 Trash removal	1,000.00	0.00			0.00	0%	\$1,000.00	
67 Cleaning of Property	1,000.00	0.00			0.00	0%	\$1,000.00	
68 Final Caulking, touch up punch list	1,000.00	0.00			0.00	0%	\$1,000.00	
69 Profit and overhead for contractor	0.00	0.00			0.00	#DIV/0!	\$0.00	
70 General conditions		0.00			0.00	#DIV/0!	\$0.00	
71 Construction Fencing		0.00			0.00	#DIV/0!	\$0.00	
72 Construction Alarms		0.00			0.00	#DIV/0!	\$0.00	
73 Construction Toilets	500.00	0.00			0.00	0%	\$500.00	
74 Construction Labor	1,000.00	0.00			0.00	0%	\$1,000.00	
75 Construction Trailer					0.00	#DIV/0!	\$0.00	
76 Construction Storage					0.00	#DIV/0!	\$0.00	
77					0.00	#DIV/0!	\$0.00	
78 CONTINGENCY					0.00	#DIV/0!	\$0.00	
79					0.00	#DIV/0!	\$0.00	
80					0.00	#DIV/0!	\$0.00	
81 SOFT COSTS					0.00	#DIV/0!	\$0.00	
82 Permits					0.00	#DIV/0!	\$0.00	
83 Drawings					0.00	#DIV/0!	\$0.00	
84 Engineer Fees					0.00	#DIV/0!	\$0.00	
85 Inspections					0.00	#DIV/0!	\$0.00	
86 Legal Fees					0.00	#DIV/0!	\$0.00	
87 Insurance					0.00	#DIV/0!	\$0.00	
88					0.00	#DIV/0!	\$0.00	
89					0.00	#DIV/0!	\$0.00	
90 PAGE TOTALS	191,600.00	18,500.00	14,800.00	14,800.00	33,300.00		158,300.00	

Company name

1

1,100.00 Project location
 174.1818182 510 E Wildey St
 Loan Officer and bank

Phase:

From: Company Name

Contact person / cell # / lock box code
 Requisition # 3

Date of Request: 3/4/2024

Description	Scheduled Value	Previous Payments	Current Requests	Current Approved	Total Completed	% Comp	Balance to Complete	Retainage
1 HARD COSTS TO CONSTRUCT								
10 Slabs	6,000.00	3,000.00	3,000.00	3,000.00	6,000.00	100%	\$0.00	
11 Connection for Water	4,000.00	0.00			0.00	0%	\$4,000.00	
12 Connection for Sewer	7,500.00	0.00			0.00	0%	\$7,500.00	
20 Rough Framing material	7,000.00	0.00			0.00	0%	\$7,000.00	
21 Rough Framing Labor	7,000.00	0.00			0.00	0%	\$7,000.00	
23 Internal stairs and railing system combined	2,500.00	0.00			0.00	0%	\$2,500.00	
24 Roof Systems	8,000.00	0.00			0.00	0%	\$8,000.00	
25 Windows	7,000.00	0.00			0.00	0%	\$7,000.00	
26 Exterior Doors	2,000.00	0.00			0.00	0%	\$2,000.00	
27 Rough Plumbing	13,000.00	2,000.00			2,000.00	15%	\$11,000.00	
28 Rough Electric	12,000.00	0.00			0.00	0%	\$12,000.00	
29 Rough HVAC	3,500.00	0.00			0.00	0%	\$3,500.00	
31 Rough Smart home and alarm systems	1,000.00	0.00			0.00	0%	\$1,000.00	
33 Insulation	9,000.00	0.00			0.00	0%	\$9,000.00	
35 Drywall	9,000.00	0.00			0.00	0%	\$9,000.00	
36 Exterior wall coverings Siding	9,000.00	0.00			0.00	0%	\$9,000.00	
41 Interior trim Material	2,500.00	0.00			0.00	0%	\$2,500.00	
42 Interior trim Labor	2,500.00	0.00			0.00	0%	\$2,500.00	
43 Paint	5,000.00	0.00			0.00	0%	\$5,000.00	
44 Kitchen cabinets	3,500.00	0.00			0.00	0%	\$3,500.00	
45 Kitchen tops	1,500.00	0.00			0.00	0%	\$1,500.00	
46 Bath vanities	2,700.00	0.00			0.00	0%	\$2,700.00	
47 Shower Doors	1,800.00	0.00			0.00	0%	\$1,800.00	
48 Finish Plumbing and fixtures	3,000.00	0.00			0.00	0%	\$3,000.00	
49 Finish Electric devices and fixtures	2,000.00	0.00			0.00	0%	\$2,000.00	
50 Finish HVAC furnace, boiler, condensing unit	3,500.00	0.00			0.00	0%	\$3,500.00	
55 Flooring Vinyl	4,500.00	0.00			0.00	0%	\$4,500.00	
56 Ceramic tile in Bathrooms	5,000.00	0.00			0.00	0%	\$5,000.00	
57 Ceramic tile Backsplashes	800.00	0.00			0.00	0%	\$800.00	
59 Closet fit out	2,000.00	0.00			0.00	0%	\$2,000.00	
60 Appliance Package	4,500.00	0.00			0.00	0%	\$4,500.00	
64 Exterior concrete sidewalks	3,500.00	0.00			0.00	0%	\$3,500.00	
65 Exterior concrete patios	6,000.00	3,000.00	3,000.00	3,000.00	6,000.00	100%	\$0.00	
66 Trash removal	1,000.00	0.00			0.00	0%	\$1,000.00	
67 Cleaning of Property	1,000.00	0.00			0.00	0%	\$1,000.00	
68 Final Caulking, touch up punch list	1,000.00	0.00			0.00	0%	\$1,000.00	
73 Construction Toilets	500.00	0.00			0.00	0%	\$500.00	
74 Construction Labor	1,000.00	0.00			0.00	0%	\$1,000.00	
90 PAGE TOTALS	191,600.00	33,300.00	6,000.00	6,000.00	39,300.00		152,300.00	

Company name

1

1,100.00 Project location
174.1818182 510 E Wildey St
Loan Officer and bank

Phase:

From: Company Name Contact person / cell # / lock box code
Requisition # 4

Date of Request: 4/10/2024

Description	Scheduled Value	Previous Payments	Current Requests	Current Approved	Total Completed	% Comp	Balance to Complete	Retainage
1 HARD COSTS TO CONSTRUCT								
2 Demolition of existing structures	7,000.00	7,000.00			7,000.00	100%	\$0.00	
3 Site clearing and prep	1,500.00	1,500.00			1,500.00	100%	\$0.00	
4 Excavation	5,000.00	5,000.00			5,000.00	100%	\$0.00	
5 Footings	5,000.00	5,000.00			5,000.00	100%	\$0.00	
6 Foundations	5,000.00	5,000.00			5,000.00	100%	\$0.00	
7 Under slab drain systems and sump	1,800.00	1,800.00			1,800.00	100%	\$0.00	
8 Under slab plumbing for sewer lines	0.00	0.00			0.00	#DIV/0!	\$0.00	
9 Waterproofing Backfill		0.00			0.00	#DIV/0!	\$0.00	
10 Slabs	6,000.00	6,000.00			6,000.00	100%	\$0.00	
11 Connection for Water	4,000.00	0.00			0.00	0%	\$4,000.00	
12 Connection for Sewer	7,500.00	0.00			0.00	0%	\$7,500.00	
13 Connection for Gas		0.00			0.00	#DIV/0!	\$0.00	
14 Connection for Sprinkler		0.00			0.00	#DIV/0!	\$0.00	
15 Connection for Electric Supply		0.00			0.00	#DIV/0!	\$0.00	
16 Masonry Brick		0.00			0.00	#DIV/0!	\$0.00	
17 Masonry Block		0.00			0.00	#DIV/0!	\$0.00	
18 Masonry Stucco		0.00			0.00	#DIV/0!	\$0.00	
19 Masonry Stone		0.00			0.00	#DIV/0!	\$0.00	
20 Rough Framing material	7,000.00	0.00	7,000.00	7,000.00	7,000.00	100%	\$0.00	
21 Rough Framing Labor	7,000.00	0.00	6,500.00	6,500.00	6,500.00	93%	\$500.00	
22 Framing tie-ins and repairs	0.00	0.00			0.00	#DIV/0!	\$0.00	
23 Internal stairs and railing system combined	2,500.00	0.00			0.00	0%	\$2,500.00	
24 Roof Systems	8,000.00	0.00			0.00	0%	\$8,000.00	
25 Windows	7,000.00	0.00			0.00	0%	\$7,000.00	
26 Exterior Doors	2,000.00	0.00			0.00	0%	\$2,000.00	
27 Rough Plumbing	13,000.00	2,000.00			2,000.00	15%	\$11,000.00	
28 Rough Electric	12,000.00	0.00			0.00	0%	\$12,000.00	
29 Rough HVAC	3,500.00	0.00			0.00	0%	\$3,500.00	
30 Rough Sprinklers		0.00			0.00	#DIV/0!	\$0.00	
31 Rough Smart home and alarm systems	1,000.00	0.00			0.00	0%	\$1,000.00	
32 Fireproofing wall systems and blocking		0.00			0.00	#DIV/0!	\$0.00	
33 Insulation	9,000.00	0.00			0.00	0%	\$9,000.00	
34 Fire caulking	0.00	0.00			0.00	#DIV/0!	\$0.00	
35 Drywall	9,000.00	0.00			0.00	0%	\$9,000.00	
36 Exterior wall coverings Siding	9,000.00	0.00			0.00	0%	\$9,000.00	
37 Exterior wall coverings Cement board	0.00	0.00			0.00	#DIV/0!	\$0.00	
38 Exterior wall coverings Metal siding	0.00	0.00			0.00	#DIV/0!	\$0.00	
39 Exterior wall coverings Wood	0.00	0.00			0.00	#DIV/0!	\$0.00	
40 Exterior Decks		0.00			0.00	#DIV/0!	\$0.00	
41 Interior trim Material	2,500.00	0.00			0.00	0%	\$2,500.00	
42 Interior trim Labor	2,500.00	0.00			0.00	0%	\$2,500.00	
43 Paint	5,000.00	0.00			0.00	0%	\$5,000.00	
44 Kitchen cabinets	3,500.00	0.00			0.00	0%	\$3,500.00	
45 Kitchen tops	1,500.00	0.00			0.00	0%	\$1,500.00	
46 Bath vanities	2,700.00	0.00			0.00	0%	\$2,700.00	
47 Shower Doors	1,800.00	0.00			0.00	0%	\$1,800.00	
48 Finish Plumbing and fixtures	3,000.00	0.00			0.00	0%	\$3,000.00	
49 Finish Electric devices and fixtures	2,000.00	0.00			0.00	0%	\$2,000.00	
50 Finish HVAC furnace, boiler, condensing unit	3,500.00	0.00			0.00	0%	\$3,500.00	
51 Finish Sprinkler valves and connection	0.00	0.00			0.00	#DIV/0!	\$0.00	
52 Flooring Hardwood		0.00			0.00	#DIV/0!	\$0.00	
53 Flooring Ceramic tile		0.00			0.00	#DIV/0!	\$0.00	
54 Flooring Carpet	0.00	0.00			0.00	#DIV/0!	\$0.00	
55 Flooring Vinyl	4,500.00	0.00			0.00	0%	\$4,500.00	
56 Ceramic tile in Bathrooms	5,000.00	0.00			0.00	0%	\$5,000.00	
57 Ceramic tile Backsplashes	800.00	0.00			0.00	0%	\$800.00	
58 Built in Furnishing	0.00	0.00			0.00	#DIV/0!	\$0.00	
59 Closet fit out	2,000.00	0.00			0.00	0%	\$2,000.00	
60 Appliance Package	4,500.00	0.00			0.00	0%	\$4,500.00	
61 Bath accessories		0.00			0.00	#DIV/0!	\$0.00	
62 Balconies, Railings, Fencing, security bars		0.00			0.00	#DIV/0!	\$0.00	
63 Exterior steps		0.00			0.00	#DIV/0!	\$0.00	
64 Exterior concrete sidewalks	3,500.00	0.00			0.00	0%	\$3,500.00	
65 Exterior concrete patios	6,000.00	6,000.00			6,000.00	100%	\$0.00	
66 Trash removal	1,000.00	0.00			0.00	0%	\$1,000.00	
67 Cleaning of Property	1,000.00	0.00			0.00	0%	\$1,000.00	
68 Final Caulking, touch up punch list	1,000.00	0.00			0.00	0%	\$1,000.00	
69 Profit and overhead for contractor	0.00	0.00			0.00	#DIV/0!	\$0.00	
70 General conditions		0.00			0.00	#DIV/0!	\$0.00	
71 Construction Fencing		0.00			0.00	#DIV/0!	\$0.00	
72 Construction Alarms		0.00			0.00	#DIV/0!	\$0.00	
73 Construction Toilets	500.00	0.00			0.00	0%	\$500.00	
74 Construction Labor	1,000.00	0.00			0.00	0%	\$1,000.00	
75 Construction Trailer		0.00			0.00	#DIV/0!	\$0.00	
76 Construction Storage		0.00			0.00	#DIV/0!	\$0.00	
77		0.00			0.00	#DIV/0!	\$0.00	
78 CONTINGENCY		0.00			0.00	#DIV/0!	\$0.00	
79		0.00			0.00	#DIV/0!	\$0.00	
80		0.00			0.00	#DIV/0!	\$0.00	
81 SOFT COSTS		0.00			0.00	#DIV/0!	\$0.00	
82 Permits		0.00			0.00	#DIV/0!	\$0.00	
83 Drawings		0.00			0.00	#DIV/0!	\$0.00	
84 Engineer Fees		0.00			0.00	#DIV/0!	\$0.00	
85 Inspections		0.00			0.00	#DIV/0!	\$0.00	
86 Legal Fees		0.00			0.00	#DIV/0!	\$0.00	
87 Insurance		0.00			0.00	#DIV/0!	\$0.00	
88		0.00			0.00	#DIV/0!	\$0.00	
89		0.00			0.00	#DIV/0!	\$0.00	
90 PAGE TOTALS	191,600.00	39,300.00	13,500.00	13,500.00	52,800.00		138,800.00	

Company name
 1,100.00 Project location
 174.1818182 510 E Wildey St
 Loan Officer and bank

From: Company Name

Contact person / cell # / lock box code
 Requisition # 5

Phase:

Date of Request: 5/24/2024

Description	Scheduled Value	Previous Payments	Current Requests	Current Approved	Total Completed	% Comp	Balance to Complete	Retainage
1 HARD COSTS TO CONSTRUCT								
11 Connection for Water	4,000.00	0.00			0.00	0%	\$4,000.00	
12 Connection for Sewer	7,500.00	0.00			0.00	0%	\$7,500.00	
21 Rough Framing Labor	7,000.00	6,500.00	500.00	500.00	7,000.00	100%	\$0.00	
23 Internal stairs and railing system combined	2,500.00	0.00	1,500.00	1,500.00	1,500.00	60%	\$1,000.00	
24 Roof Systems	8,000.00	0.00	8,000.00	8,000.00	8,000.00	100%	\$0.00	
25 Windows	7,000.00	0.00	6,000.00	6,000.00	6,000.00	86%	\$1,000.00	
26 Exterior Doors	2,000.00	0.00			0.00	0%	\$2,000.00	
27 Rough Plumbing	13,000.00	2,000.00	11,000.00	11,000.00	13,000.00	100%	\$0.00	
28 Rough Electric	12,000.00	0.00			0.00	0%	\$12,000.00	
29 Rough HVAC	3,500.00	0.00			0.00	0%	\$3,500.00	
31 Rough Smart home and alarm systems	1,000.00	0.00			0.00	0%	\$1,000.00	
33 Insulation	9,000.00	0.00			0.00	0%	\$9,000.00	
35 Drywall	9,000.00	0.00			0.00	0%	\$9,000.00	
36 Exterior wall coverings Siding	9,000.00	0.00			0.00	0%	\$9,000.00	
41 Interior trim Material	2,500.00	0.00			0.00	0%	\$2,500.00	
42 Interior trim Labor	2,500.00	0.00			0.00	0%	\$2,500.00	
43 Paint	5,000.00	0.00			0.00	0%	\$5,000.00	
44 Kitchen cabinets	3,500.00	0.00			0.00	0%	\$3,500.00	
45 Kitchen tops	1,500.00	0.00			0.00	0%	\$1,500.00	
46 Bath vanities	2,700.00	0.00			0.00	0%	\$2,700.00	
47 Shower Doors	1,800.00	0.00			0.00	0%	\$1,800.00	
48 Finish Plumbing and fixtures	3,000.00	0.00			0.00	0%	\$3,000.00	
49 Finish Electric devices and fixtures	2,000.00	0.00			0.00	0%	\$2,000.00	
50 Finish HVAC furnace, boiler, condensing unit	3,500.00	0.00			0.00	0%	\$3,500.00	
55 Flooring Vinyl	4,500.00	0.00			0.00	0%	\$4,500.00	
56 Ceramic tile in Bathrooms	5,000.00	0.00			0.00	0%	\$5,000.00	
57 Ceramic tile Backsplashes	800.00	0.00			0.00	0%	\$800.00	
59 Closet fit out	2,000.00	0.00			0.00	0%	\$2,000.00	
60 Appliance Package	4,500.00	0.00			0.00	0%	\$4,500.00	
64 Exterior concrete sidewalks	3,500.00	0.00			0.00	0%	\$3,500.00	
66 Trash removal	1,000.00	0.00			0.00	0%	\$1,000.00	
67 Cleaning of Property	1,000.00	0.00			0.00	0%	\$1,000.00	
68 Final Caulking, touch up punch list	1,000.00	0.00			0.00	0%	\$1,000.00	
73 Construction Toilets	500.00	0.00			0.00	0%	\$500.00	
74 Construction Labor	1,000.00	0.00			0.00	0%	\$1,000.00	
90 PAGE TOTALS	191,600.00	52,800.00	27,000.00	27,000.00	79,800.00		111,800.00	

Company name

1

1,100.00 Project location

174.1818182 510 E Wildey St

Loan Officer and bank

Phase:

From: Company Name

Contact person / cell # / lock box code

Requisition # 6

Date of Request: 6/13/2024

Description	Scheduled Value	Previous Payments	Current Requests	Current Approved	Total Completed	% Comp	Balance to Complete	Retainage
1 HARD COSTS TO CONSTRUCT								
11 Connection for Water	4,000.00	0.00			0.00	0%	\$4,000.00	
12 Connection for Sewer	7,500.00	0.00			0.00	0%	\$7,500.00	
23 Internal stairs and railing system combined	2,500.00	1,500.00			1,500.00	60%	\$1,000.00	
25 Windows	7,000.00	6,000.00			6,000.00	86%	\$1,000.00	
26 Exterior Doors	2,000.00	0.00			0.00	0%	\$2,000.00	
28 Rough Electric	12,000.00	0.00	12,000.00	12,000.00	12,000.00	100%	\$0.00	
29 Rough HVAC	3,500.00	0.00	3,500.00	3,500.00	3,500.00	100%	\$0.00	
31 Rough Smart home and alarm systems	1,000.00	0.00			0.00	0%	\$1,000.00	
33 Insulation	9,000.00	0.00			0.00	0%	\$9,000.00	
35 Drywall	9,000.00	0.00			0.00	0%	\$9,000.00	
36 Exterior wall coverings Siding	9,000.00	0.00	6,000.00	6,000.00	6,000.00	67%	\$3,000.00	
41 Interior trim Material	2,500.00	0.00			0.00	0%	\$2,500.00	
42 Interior trim Labor	2,500.00	0.00			0.00	0%	\$2,500.00	
43 Paint	5,000.00	0.00			0.00	0%	\$5,000.00	
44 Kitchen cabinets	3,500.00	0.00			0.00	0%	\$3,500.00	
45 Kitchen tops	1,500.00	0.00			0.00	0%	\$1,500.00	
46 Bath vanities	2,700.00	0.00			0.00	0%	\$2,700.00	
47 Shower Doors	1,800.00	0.00			0.00	0%	\$1,800.00	
48 Finish Plumbing and fixtures	3,000.00	0.00			0.00	0%	\$3,000.00	
49 Finish Electric devices and fixtures	2,000.00	0.00			0.00	0%	\$2,000.00	
50 Finish HVAC furnace, boiler, condensing unit	3,500.00	0.00			0.00	0%	\$3,500.00	
55 Flooring Vinyl	4,500.00	0.00			0.00	0%	\$4,500.00	
56 Ceramic tile in Bathrooms	5,000.00	0.00			0.00	0%	\$5,000.00	
57 Ceramic tile Backsplashes	800.00	0.00			0.00	0%	\$800.00	
59 Closet fit out	2,000.00	0.00			0.00	0%	\$2,000.00	
60 Appliance Package	4,500.00	0.00			0.00	0%	\$4,500.00	
64 Exterior concrete sidewalks	3,500.00	0.00			0.00	0%	\$3,500.00	
66 Trash removal	1,000.00	0.00			0.00	0%	\$1,000.00	
67 Cleaning of Property	1,000.00	0.00			0.00	0%	\$1,000.00	
68 Final Caulking, touch up punch list	1,000.00	0.00			0.00	0%	\$1,000.00	
73 Construction Toilets	500.00	0.00			0.00	0%	\$500.00	
74 Construction Labor	1,000.00	0.00			0.00	0%	\$1,000.00	
90 PAGE TOTALS	191,600.00	79,800.00	21,500.00	21,500.00	101,300.00		90,300.00	

Company name

1

1,100.00 Project location
 174.1818182 510 E Wildey St
 Loan Officer and bank

Phase:

From: Company Name

Contact person / cell # / lock box code
 Requisition # 7

Date of Request: 7/3/2024

Description	Scheduled Value	Previous Payments	Current Requests	Current Approved	Total Completed	% Comp	Balance to Complete	Retainage
1 HARD COSTS TO CONSTRUCT								
11 Connection for Water	4,000.00	0.00	4,000.00	4,000.00	4,000.00	100%	\$0.00	
12 Connection for Sewer	7,500.00	0.00	7,500.00	7,500.00	7,500.00	100%	\$0.00	
23 Internal stairs and railing system combined	2,500.00	1,500.00			1,500.00	60%	\$1,000.00	
25 Windows	7,000.00	6,000.00			6,000.00	86%	\$1,000.00	
26 Exterior Doors	2,000.00	0.00			0.00	0%	\$2,000.00	
31 Rough Smart home and alarm systems	1,000.00	0.00			0.00	0%	\$1,000.00	
33 Insulation	9,000.00	0.00	9,000.00	9,000.00	9,000.00	100%	\$0.00	
35 Drywall	9,000.00	0.00	9,000.00	9,000.00	9,000.00	100%	\$0.00	
36 Exterior wall coverings Siding	9,000.00	6,000.00			6,000.00	67%	\$3,000.00	
41 Interior trim Material	2,500.00	0.00			0.00	0%	\$2,500.00	
42 Interior trim Labor	2,500.00	0.00			0.00	0%	\$2,500.00	
43 Paint	5,000.00	0.00			0.00	0%	\$5,000.00	
44 Kitchen cabinets	3,500.00	0.00			0.00	0%	\$3,500.00	
45 Kitchen tops	1,500.00	0.00			0.00	0%	\$1,500.00	
46 Bath vanities	2,700.00	0.00			0.00	0%	\$2,700.00	
47 Shower Doors	1,800.00	0.00			0.00	0%	\$1,800.00	
48 Finish Plumbing and fixtures	3,000.00	0.00			0.00	0%	\$3,000.00	
49 Finish Electric devices and fixtures	2,000.00	0.00			0.00	0%	\$2,000.00	
50 Finish HVAC furnace, boiler, condensing unit	3,500.00	0.00			0.00	0%	\$3,500.00	
55 Flooring Vinyl	4,500.00	0.00			0.00	0%	\$4,500.00	
56 Ceramic tile in Bathrooms	5,000.00	0.00			0.00	0%	\$5,000.00	
57 Ceramic tile Backsplashes	800.00	0.00			0.00	0%	\$800.00	
59 Closet fit out	2,000.00	0.00			0.00	0%	\$2,000.00	
60 Appliance Package	4,500.00	0.00			0.00	0%	\$4,500.00	
64 Exterior concrete sidewalks	3,500.00	0.00			0.00	0%	\$3,500.00	
66 Trash removal	1,000.00	0.00			0.00	0%	\$1,000.00	
67 Cleaning of Property	1,000.00	0.00			0.00	0%	\$1,000.00	
68 Final Caulking, touch up punch list	1,000.00	0.00			0.00	0%	\$1,000.00	
73 Construction Toilets	500.00	0.00	500.00	500.00	500.00	100%	\$0.00	
74 Construction Labor	1,000.00	0.00			0.00	0%	\$1,000.00	
90 PAGE TOTALS	191,600.00	101,300.00	30,000.00	30,000.00	131,300.00		60,300.00	

Company name

1

1,100.00 Project location

174.1818182 510 E Wildey St

Loan Officer and bank

Phase:

From: Company Name

Contact person / cell # / lock box code

Requisition # 8

Date of Request: 9/3/2024

	Description	Scheduled Value	Previous Payments	Current Requests	Current Approved	Total Completed	% Comp	Balance to Complete	Retainage
1	HARD COSTS TO CONSTRUCT								
23	Internal stairs and railing system combined	2,500.00	1,500.00	1,000.00	1,000.00	2,500.00	100%	\$0.00	
25	Windows	7,000.00	6,000.00	1,000.00	1,000.00	7,000.00	100%	\$0.00	
26	Exterior Doors	2,000.00	0.00	2,000.00	2,000.00	2,000.00	100%	\$0.00	
31	Rough Smart home and alarm systems	1,000.00	0.00			0.00	0%	\$1,000.00	
36	Exterior wall coverings Siding	9,000.00	6,000.00	3,000.00	3,000.00	9,000.00	100%	\$0.00	
41	Interior trim Material	2,500.00	0.00	2,500.00	2,500.00	2,500.00	100%	\$0.00	
42	Interior trim Labor	2,500.00	0.00	2,500.00	2,500.00	2,500.00	100%	\$0.00	
43	Paint	5,000.00	0.00			0.00	0%	\$5,000.00	
44	Kitchen cabinets	3,500.00	0.00			0.00	0%	\$3,500.00	
45	Kitchen tops	1,500.00	0.00			0.00	0%	\$1,500.00	
46	Bath vanities	2,700.00	0.00			0.00	0%	\$2,700.00	
47	Shower Doors	1,800.00	0.00			0.00	0%	\$1,800.00	
48	Finish Plumbing and fixtures	3,000.00	0.00			0.00	0%	\$3,000.00	
49	Finish Electric devices and fixtures	2,000.00	0.00			0.00	0%	\$2,000.00	
50	Finish HVAC furnace, boiler, condensing unit	3,500.00	0.00			0.00	0%	\$3,500.00	
55	Flooring Vinyl	4,500.00	0.00	4,500.00	4,500.00	4,500.00	100%	\$0.00	
56	Ceramic tile in Bathrooms	5,000.00	0.00	5,000.00	5,000.00	5,000.00	100%	\$0.00	
57	Ceramic tile Backsplashes	800.00	0.00			0.00	0%	\$800.00	
59	Closet fit out	2,000.00	0.00			0.00	0%	\$2,000.00	
60	Appliance Package	4,500.00	0.00			0.00	0%	\$4,500.00	
64	Exterior concrete sidewalks	3,500.00	0.00	3,500.00	3,500.00	3,500.00	100%	\$0.00	
66	Trash removal	1,000.00	0.00			0.00	0%	\$1,000.00	
67	Cleaning of Property	1,000.00	0.00			0.00	0%	\$1,000.00	
68	Final Caulking, touch up punch list	1,000.00	0.00			0.00	0%	\$1,000.00	
74	Construction Labor	1,000.00	0.00			0.00	0%	\$1,000.00	
90	PAGE TOTALS	191,600.00	131,300.00	25,000.00	25,000.00	156,300.00		35,300.00	

Company name

1

1,100.00 Project location

174.1818182 510 E Wildey St

Loan Officer and bank

Phase:

From: Company Name

Contact person / cell # / lock box code

Requisition # 9

Date of Request: 9/16/2024

Description	Scheduled Value	Previous Payments	Current Requests	Current Approved	Total Completed	% Comp	Balance to Complete	Retainage
1 HARD COSTS TO CONSTRUCT								
31 Rough Smart home and alarm systems	1,000.00	0.00			0.00	0%	\$1,000.00	
43 Paint	5,000.00	0.00			0.00	0%	\$5,000.00	
44 Kitchen cabinets	3,500.00	0.00	3,500.00	3,500.00	3,500.00	100%	\$0.00	
45 Kitchen tops	1,500.00	0.00			0.00	0%	\$1,500.00	
46 Bath vanities	2,700.00	0.00			0.00	0%	\$2,700.00	
47 Shower Doors	1,800.00	0.00			0.00	0%	\$1,800.00	
48 Finish Plumbing and fixtures	3,000.00	0.00			0.00	0%	\$3,000.00	
49 Finish Electric devices and fixtures	2,000.00	0.00			0.00	0%	\$2,000.00	
50 Finish HVAC furnace, boiler, condensing unit	3,500.00	0.00			0.00	0%	\$3,500.00	
57 Ceramic tile Backsplashes	800.00	0.00			0.00	0%	\$800.00	
59 Closet fit out	2,000.00	0.00			0.00	0%	\$2,000.00	
60 Appliance Package	4,500.00	0.00			0.00	0%	\$4,500.00	
66 Trash removal	1,000.00	0.00			0.00	0%	\$1,000.00	
67 Cleaning of Property	1,000.00	0.00			0.00	0%	\$1,000.00	
68 Final Caulking, touch up punch list	1,000.00	0.00			0.00	0%	\$1,000.00	
74 Construction Labor	1,000.00	0.00			0.00	0%	\$1,000.00	
90 PAGE TOTALS	191,600.00	156,300.00	3,500.00	3,500.00	159,800.00		31,800.00	

shortfall from loan remaining	
Loan remaining	\$ (907.28)
original loan	\$ 340,000.00
from hud	\$ (145,100.00)
initial appraisal	\$ (375.00)
postage.copy	\$ (65.00)
processing fee	\$ (185.00)
wire fee	\$ (45.00)
legal fees	\$ (22,966.27)
underwriting	\$ (157.59)
admin fee	\$ (127.50)
loan fee	\$ (10,200.00)
daily interest	\$ (1,885.92)
draw 1	\$ (18,500.00)
draw 2	\$ (14,800.00)
draw 3	\$ (6,000.00)
draw 4	\$ (13,500.00)
draw 5	\$ (27,000.00)
draw 6	\$ (21,500.00)
draw 7	\$ (30,000.00)
draw 8	\$ (25,000.00)
draw 9	\$ (3,500.00)



A. Settlement Statement (HUD-1)

OMB Approval No. 2502-0265

B. Type of Loan

1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> RHS	3. <input type="checkbox"/> Conv. Unins.	6. File Number: 6412-S	7. Loan Number:	8. Mortgage Insurance Case Number:
4. <input type="checkbox"/> VA	5. <input type="checkbox"/> Conv. Ins.				
C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agents are shown. Items marked "(p.o.c)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.					
D. Name & Address of Borrower: 4068 Parkside LLC 614 S 4th Street, PO BOX 510, Philadelphia, PA 19147		E. Name & Address of Seller: Mary MacLeod N.K.A. Mary Kistler		F. Name & Address of Lender: Real Estate Investment Company 3038 Church Road, Lafayette Hill, PA 19444	
G. Property Location: 510 E Wildey Street Philadelphia, PA 19125 18th Ward, City of Philadelphia		H. Settlement Agent: Sentex Settlement Services, Inc. 708 Lakeside Drive, Southampton, PA 18966 215-947-8277 phone 215-933-5280 fax		I. Settlement Date: 06/02/2023 Disbursement Date: 06/02/2023	
		Place of Settlement: 708 Lakeside Drive, Southampton, PA 18966		TitleExpress Printed 06/02/2023 at 11:57 am by DL	

CERTIFIED TRUE COPY

J. Summary of Borrower's Transaction

K. Summary of Seller's Transaction

100. Gross Amount Due from Borrower	
101. Contract sales price	50,000.00
102. Personal property	
103. Settlement charges to borrower (line 1400)	15,977.71
104. Buyer Paid Costs	78,209.82
105.	
Adjustments for items paid by seller in advance	
106. City/town taxes 06/02/2023 to 12/31/2023	898.56
107. County taxes to	
108. Assessments to	
109.	
110.	
111.	
112.	
120. Gross Amount Due from Borrower	145,086.09
200. Amounts Paid by or in Behalf of Borrower	
201. Deposit or earnest money	
202. Amount of Loan \$340,000.00	
203. Existing loan(s) taken subject to	
204.	
205. Loan Advance	145,100.00
206.	
207.	
208.	
209.	
Adjustments for items unpaid by seller	
210. City/town taxes to	
211. County taxes to	
212. Assessments to	
213.	
214.	
215.	
216.	
217.	
218.	
219.	
220. Total Paid by/for Borrower	145,100.00
300. Cash at Settlement from/to Borrower	
301. Gross amount due from borrower (line 120)	145,086.09
302. Less amounts paid by/for borrower (line 220)	145,100.00
303. Cash <input type="checkbox"/> From <input checked="" type="checkbox"/> To Borrower	13.91

400. Gross Amount Due to Seller	
401. Contract sales price	50,000.00
402. Personal property	
403.	
404. Buyer Paid Costs	78,209.82
405.	
Adjustments for items paid by seller in advance	
406. City/town taxes 06/02/2023 to 12/31/2023	898.56
407. County taxes to	
408. Assessments to	
409.	
410.	
411.	
412.	
420. Gross Amount Due to Seller	129,108.38
500. Reductions in Amount Due to Seller	
501. Excess deposit (see instructions)	
502. Settlement charges to seller (line 1400)	
503. Existing loan(s) taken subject to	
504. Payoff of first mortgage loan to KML Law Group P.C.	129,108.38
505. Payoff of second mortgage loan	
506.	
507.	
508.	
509.	
Adjustments for items unpaid by seller	
510. City/town taxes to	
511. County taxes to	
512. Assessments to	
513.	
514.	
515.	
516.	
517.	
518.	
519.	
520. Total Reduction Amount Due Seller	129,108.38
600. Cash at Settlement to/from Seller	
601. Gross amount due to seller (line 420)	129,108.38
602. Less reductions in amount due seller (line 520)	129,108.38
603. Cash <input checked="" type="checkbox"/> To <input type="checkbox"/> From Seller	0.00

The Public Reporting Burden for this collection of information is estimated to average 35 minutes per response for collecting, reviewing, and reporting the data. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. No confidentiality is assured, this disclosure is mandatory. This is designed to provide the parties to a RESPA covered transaction with information during the settlement process.

L Settlement Charges

		Paid From Borrower's Funds at Settlement	Paid From Seller's Funds at Settlement
700. Total Real Estate Broker Fees			
Division of commission (line 700) as follows:			
701. \$0.00	to		
702. \$0.00	to		
703. Commission paid at settlement			
800. Items Payable in Connection with Loan			
801. Our origination charge (includes Origination Point 0.000% or \$0.00)	\$	(from GFE #1)	
802. Your credit or charge (points) for the specific Interest rate chosen	\$	(from GFE #2)	
803. Your adjusted origination charges		(from GFE A)	
804. Initial Appraisal fee	to Real Estate Investment Cor	\$375.00 P.O.C.(B*) (from GFE #3)	
805. Postage/Copy	to Real Estate Investment Cor	\$65.00 P.O.C.(B*) (from GFE #3)	
806. Processing Fee	to Real Estate Investment Cor	\$185.00 P.O.C.(B*) (from GFE #3)	
807. Wire Fee	to Real Estate Investment Cor	\$45.00 P.O.C.(B*) (from GFE #3)	
808. Legal Fees & Accrued Legal Fees	to Banks & Banks	\$22,966.27 P.O.C.(B*) (from GFE #3)	
809. Underwriting Fee	to David Banks	\$157.50 P.O.C.(B*) (from GFE #3)	
810. Administrative Fee	to Sofika Vuka	\$127.50 P.O.C.(B*) (from GFE #3)	
811. Loan Fees	to Real Estate Investment Cor	\$10,200.00 P.O.C.(B*) (from GFE #3)	
900. Items Required by Lender to be Paid in Advance			
901. Daily interest charges from	from 06/01/2023 to 07/01/2023 @ \$62.8640/day	\$1,885.92 P.O.C.(B*) (from GFE #10)	
902. Mortgage Insurance premium	months to	(from GFE #3)	
903. Homeowner's Insurance	months to	(from GFE #11)	
904.	months to	(from GFE #11)	
1000. Reserves Deposited with Lender			
1001. Initial deposit for your escrow account		(from GFE #9)	
1002. Homeowner's insurance	months @ \$ /month		
1003. Mortgage Insurance	months @ \$ /month		
1004. Property taxes	months @ \$ 0.00/month	\$	
1005.	months @ \$ /month		
1006. Assessments	months @ \$ 0.00/month	\$	
1007. Aggregate Adjustment		\$	
1100. Title Charges			
1101. Title services and lender's title insurance	\$	(from GFE #4)	3,188.00
1102. Settlement or closing fee	to Sentex Settlement Services Inc.	\$300.00	
1103. Owner's title insurance - ORNTIC	\$	(from GFE #5)	
1104. Lender's title insurance - ORNTIC	\$2,393.00		
1105. Lender's title policy limit \$340,000.00	Lender's Policy		
1106. Owner's title policy limit \$50,000.00	Owner's Policy		
1107. Agent's portion of the total title insurance premium	\$2,057.98		
	to Sentex Settlement Services, Inc.		
1108. Underwriter's portion of the total title insurance premium	\$335.02		
	to ORNTIC		
1109. Notary Fee	to Diligent Solutions LLC	\$25.00	
1110. Overnight Fee	to Sentex Settlement Services Inc.	\$20.00	
1111. Electronic Delivery Fee	to Sentex Settlement Services Inc.	\$25.00	
1112. 100 No Viol\100	to ORNTIC	\$100.00	
1113. 300 Survey\300	to ORNTIC	\$100.00	
1114. 900 EPL-Res\0.1	to ORNTIC	\$100.00	
1115. Closing Protec\1\CPL	to ORNTIC	\$125.00	
1200. Government Recording and Transfer Charges			
1201. Government recording charges	\$	(from GFE #7)	519.50
1202. Deed \$274.75	Mortgage \$244.75	Release \$	
1203. Transfer taxes	\$	(from GFE #8)	2,139.00
1204. City/County tax/stamps	Deed \$1,639.00	Mortgage \$	
1205. State Tax/stamps	Deed \$500.00	Mortgage \$	
1206. Deed \$	Mortgage \$	Release \$	
1300. Additional Settlement Charges			
1301. Required services that you can shop for		(from GFE #6)	
1302. PGW Liens	to ESCROW		2,253.58
1303. Water Lien	to ESCROW		1,835.63
1304. Corp. lien cert	to PA Department of Revenue		2.00
1305. GSC	to Sentex Settlement Services, Inc.		40.00
1306. WATER METER EST READS	to ESCROW		5,000.00
1307. Final Gas	to ESCROW		1,000.00
1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)			15,977.71
			0.00

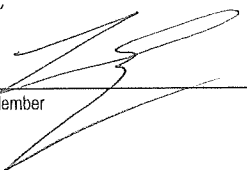
*Paid outside of closing by (B)orrower, (S)eller, (L)ender, (I)nvestor, Bro(K)er. **Credit by lender shown on page 1. ***Credit by seller shown on page 1.

HUD CERTIFICATION OF BUYER AND SELLER

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the HUD-1 Settlement Statement.

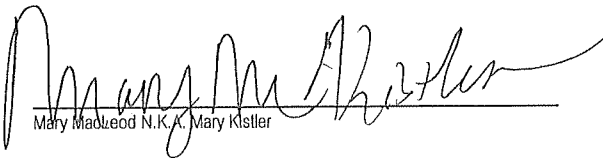
Buyers

4068 PARKSIDE LLC



Lev Yakubov, Sole Member

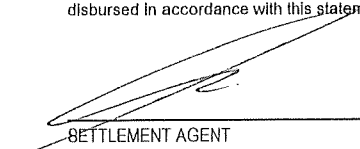
Sellers



Mary MacLeod N.K.A. Mary Kistler

Settlement Agent

The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused or will cause the funds to be disbursed in accordance with this statement.



SETTLEMENT AGENT

6/2/23

DATE

WARNING: IT IS A CRIME TO KNOWINGLY MAKE FALSE STATEMENTS TO THE UNITED STATES ON THIS OR ANY SIMILAR FORM. PENALTIES UPON CONVICTION CAN INCLUDE A FINE AND IMPRISONMENT. FOR DETAILS SEE TITLE 18: U.S. CODE SECTION 1001 AND SECTION 1010.



510 Wi...St[30].xls

GY

German Yakubov <Germy@haverfordsq.com>

To: Kim Chantry



Wed 1/15/2025 1:35 PM

Flag for follow up.

You replied on Wed 1/15/2025 2:55 PM



510 Wildey St[30].xls

83 KB



Start reply with:

Thank you!

Received, thank you.

Got it, thanks!

External Email Notice. This email comes from outside of City government. Do not click on links or open attachments unless you recognize the sender.

Hi Kim,

We do not have an appraisal for the property as it is... but it is obviously less than \$415k as that is the listing price, and we have not received any offers.

See attached for a quote we got from Architectural windows... it has several options. But they are all very expensive..

I am not sure on what kind of door to get a quote for.

And I can request a quote for the meter change.

**ARCHITECTURAL
WINDOW OF PHILADELPHIA INC.**

6/15/2023
Haverford Properties
510 Wildey st

Keith Yaller
1901 Hazzad st
Philadelphia Pa 19125

Cell: 215-292-7505
Office: 215-545-2956
E Mail:
keith.y@arch-window.com

Job: **Quote for 6/6 wood windows; several wood species and manufacturer options given**

Qty		Description	Each	Total
		Full Windows All Wood Historic : Isulated Glass Simulated Divided Lights 7/8" Muntins 2-1/2" Clam Shell Casing with Historic Sill Nose Specs Per Philadelphia Historic Commission		
		Dallas Millwork All Mahogany in and Out: Pre Finish Paint Inside and out		
1	1st Floor	Full Double Hung Window: 36-1/2" x 57" 6/6	\$ 3,568.00	
2	2end Floor	Full Double Hung Window : 30" x 48" 6/6	\$ 3,120.00	
		Trim Line Pine windows with with mahogany Option: All Pre Finished		
1	1st Floor Pine Mahogany	Full Double Hung Window: 36-1/2" x 57" 6/6 Full Double Hung Window: 36-1/2" x 57" 6/6	\$ 2,285.00 \$ 3,185.00	
2	2end Floor Pine Mahogany	Full Double Hung Windows: 30" x 57" 6/6 Full Double Hung Windows: 30" x 57" 6/6	\$ 2,115.00 \$ 2,915.00	
3		Removal of existing: Re Frame and install new windows into exsiting brick openings Seal insiade and out Foam and Caulk Full windows	\$ 625.00	\$ 1,875.00
			Sub Tax Total	
		Architectural Window will present the drawings and permit for Historic Stamp and sign off:From The Philadelphia Historic Commission The cost to process the permit is not included \$150.00		



German Yakubov <Germ@haverfordsq.com>

To: Kim Chantry



Tue 1/21/2025 10:57 AM

External Email Notice. This email comes from outside of City government. Do not click on links or open attachments unless you recognize the sender.

I got a verbal quote for the electrical work, as well as the carpentry work that would be required to move the conduit inside, and it would be roughly \$5-6k.

Thanks
-German

From: German Yakubov <Germ@haverfordsq.com>

Date: Sunday, January 19, 2025 at 10:37 PM

To: Kim Chantry <Kim.Chantry@Phila.gov>

Subject: Re: 510 e Wildey

<https://www.homedepot.com/p/JELD-WEN-36-in-x-80-in-6-Panel-Unfinished-Wood-Prehung-Right-Hand-Inswing-Front-Door-w-Rot-Resistant-Jamb-Brickmould-N99346/203386274>

Here is the door... waiting for quote from electrician.

Thanks
-German



South Philadel...

9PM

19148



South Philadel...

9PM

19148

Shop All Services

DIY

Log In

... / Exterior Doors / Front Doors / Wood Doors / Wood Doors Without Glass

Internet # 203386274 Model # N99346

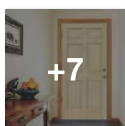
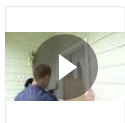
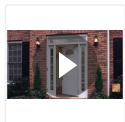
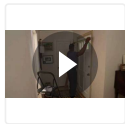
54

JELD-WEN (Brand Rating: 3.8/5)

36 in. x 80 in. 6-Panel Unfinished Wood Prehung Right-Hand Inswing Front Door w/Rot Resistant Jamb & Brickmould

★★★★★ (3) Questions & Answers (12)

Quote for 6 panel door



Share Print

\$1208⁰⁰

\$202.00/mo** suggested payments with 6 months** financing Apply Now

- Engineered wood is crafted to withstand varying weather types
- Prehung wood door includes frame for easier installation
- Actual unit size is 37-11/16 in. x 81-3/4 in.
- [View More Details](#)



(https://www.phila.gov)

Cyclomedia

Before work



Search for an address





(https://www.phila.gov)

Cyclomedia

After work



Search for an address



Seven Stars Remodeling LLC/Alco Windows and Services

63 Skoures In, Newtown, PA 18940

(267) 401-5274

sevenstarsoffice@gmail.com |

https://www.sevenstarsremodeling.com



RECIPIENT:

Haverford Square Properties

510 East Wildey Street

Philadelphia, Pennsylvania 19125

Quote for materials and products used for project

Quote #9651	
Sent on	04/15/2024
Quote Status	Quote #1 - Vinyl siding, Hardie planks, Roofing, Windows Production, Installation
Total	\$19,484.20

Product/Service	Description	Qty.	Unit Price	Total
Hardie Planks (sq/f)	<p>- Front only - Alley stucco wall (neighbor's wall is not included)</p> <p>Color: "Pearl Gray" (Factory Colors) Statement collection</p> <p>- Planks to be James Hardie 7" exposure, different per agreement, smooth, painted on factory or in the field, fastened with galvanized Hardie nails over standard house wrap (or similar). All outside corners to receive X-Treme Trim painted in color. All System to be sealed with OSI Quad caulking No trim around windows included. Wood surface required for proper installation in most cases.</p>	415	\$8.00	\$3,320.00
Vinyl Siding Dutchlap (sq/f)	<p>Price given for wall as New plywood - Rear - Partial Left & Right elevations</p> <p>Color: "Harvard slate" Royal Crest or Similar Entire Builder's Grade system without excessive penetrations and detailing</p> <p>- Includes basic House Wrap</p>	680	\$2.95	\$2,006.00
Additional Vinyl Siding Dutchlap (sq/f)	<p>Rear Stucco area Color: "Harvard slate" Royal Crest or Similar Entire Builder's Grade system without excessive penetrations and detailing</p> <p>- Cover over stucco - Includes basic House Wrap</p> <p>4x20+16x5=160 SF + 10% = 176 SF</p>	176	\$2.95	\$519.20

Seven Stars Remodeling LLC/Alco Windows and Services

63 Skoures In, Newtown, PA 18940



(267) 401-5274

sevenstaroffice@gmail.com |

<https://www.sevenstarsremodeling.com>

Quote for materials and products used for project

Product/Service	Description	Qty.	Unit Price	Total
Wood Furring 2x4(sq/f)	2x4 - Stucco wall at Alley - Rear Stucco area	310	\$2.50	\$775.00
Soffit Ceiling Vinyl (sq/f)	- rear Balcony - between houses at Alley Vinyl, (Standard Colors/ Light Colors) T4 or similar Builders Grade	103	\$6.00	\$618.00
Soffit Linear (linear/f)	- Front - Right side 1st floor Vinyl, Vented or Solid (Standard Colors/ Light Colors) Builders grade T4 or similar	19	\$7.00	\$133.00
Aluminum Flashing (linear/f)	Color to be determined by owner (Standard Colors) Light gauge bent Metal - Fascia Front 1st floor - Fascia at balcony - Fascia at top walls (right, rear, and front) - Vertical connection to the existing buildings (left and right elevations) NOTE: Dark colors have tendency to warp with raising temperature	220	\$7.00	\$1,540.00
Downspouts 3x4 (liner/f)	- Front - Right side (Alley) - Rear 1st floor Color to be determined by owner (Standard Colors) 10 Ft Runs installed on screws Aluminum	70	\$8.00	\$560.00
Gutters 5K (linear/f)	- Right side (alley) - Front - Rear 1st floor Color to be determined by owner (Standard Colors) Standard Gauge Aluminum Seamless if possible Hidden hangers if possible	56	\$9.00	\$504.00

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Product/Service	Description	Qty.	Unit Price	Total
Rubber Torch-down System (sq/f)	Top Roof (Main Roof) GAF or similar / Granular or non granular Cover over existing Roof / Penetrations covered with roof cement 18x17=306 SF + 10% = 337 SF	337	\$3.50	\$1,179.50
Drip edge with roof cement (linear/f)	Top Roof (Main Roof) Color to be determined by owner (Standard Colors)	32	\$10.00	\$320.00
Rubber Torch-down System (New construction Roof) (sq/f)	New construction Lower Roof 25x13=325 SF + 10% = 358 SF GAF or similar / Granular or non granular Cover over existing Roof / Penetrations covered with roof cement Base sheet included	358	\$3.75	\$1,342.50
Drip Edge (linear/f)	New construction Lower Roof	60	\$7.00	\$420.00
Cut in flashing (linear/f)	New construction Lower Roof Transition to stucco	12	\$10.00	\$120.00
Rubber Connection (linear/f)	- Horizontal connection to the existing building at Right and Left sides - Over existing cricket - No frame included - For appropriate surface only - Neighbor needs to be aware	24	\$13.00	\$312.00

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Quote for materials and products used for project

Product/Service	Description	Qty.	Unit Price	Total
Windows Production, Installation	<p>FRONT (Vinyl, Cocoa outside/White inside, Low-E/Argon, Contour grids 2V-1H, Half Screen, Making size, New construction)</p> <p>2 ea. Double Hung - 36 1/2 x 48 1/2 1 ea. Double Hung - 35 1/2 x 56</p> <p>REAR (Vinyl, White, Low-E/Argon, NO GRIDS, Half Screen, Making size)</p> <p>1st floor 2 ea. Double Hung - 31 3/4 x 57 (New construction)</p> <p>2nd floor 2 ea. Casement - 31 3/4 x 48 1/2 (New construction) (right hinges if view from inside) 1 ea. Casement - 31 3/4 x 49 (New construction) (right hinges if view from inside) 1 ea. Double Hung - 27 3/4 x 44 (Replacement) (capping included)</p> <p>Total: 9 ea. windows</p>	1	\$4,615.00	\$4,615.00
Entry Door Installation (ea)	2 ea. Entry doors Installation (labor only): - Front Entry door 36x80 - Rear Entry floor 36x80	2	\$250.00	\$500.00
French Door Installation (ea)	2 ea. New Construction French Doors	2	\$350.00	\$700.00
Exclusions	Stucco wall at Rear Balcony roof (fiberglass)			

Total

\$19,484.20

Front

- Hardie pl: (16x17)=272 SF
- Fascia: 16+16=32 LF
- Soffit Linear: 16 LF
- Downspout: 20+10=30 LF
- Aluminum fl: 17x2=34 LF (vertical connection to the existing building)
- Gutters: 16 LF

Rear

- Vinyl siding: (16x8)+(12x8)+(3+1)x5+(5+1)x7-(5x7)x2=216 SF
- Fascia: 12 LF (top roof)
- Fascia: 16 LF (balcony)
- Soffit ceiling: 3x16=48 SF (balcony)

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Quote for materials and products used for project

Notes Continued...

- Aluminum fl: $(12+7)+(20+5)=44$ LF (vertical connection to the existing buildings)
- Gutter 1st floor: 16 LF
- Downspout 1st floor: 15 LF

Left

- Vinyl siding: $10 \times 5 = 50$ SF
- Aluminum fl: 5 LF (vertical connection to the existing building)
- Rubber connection: 13 LF

Right

- Vinyl siding: $(24 \times 8) + (13 \times 10) + (3 \times 10) = 352$ SF
- Fascia: $24 + (3 + 11 \times 2) = 49$ LF
- Gutters: 24 LF
- Downspouts: 20 LF
- Aluminum fl: $10 + 18 = 28$ LF (vertical connection to the existing building)
- Soffit Linear: 3 LF
- Rubber connection: 11 LF

Alley

- Hardie pl: $15 \times 7 = 105$ SF
- Wood furring: $15 \times 7 + 15 \times 3 = 150$ SF
- Soffit Ceiling: $15 \times 3 = 45$ SF

TOTAL:

1. Hardie planks: 377 SF + 10% = 415 SF
2. Vinyl siding: 618 SF + 10% = 680 SF
3. Soffit ceiling: 93 SF + 10% = 103 SF
4. Soffit Linear: 19 LF
5. Fascia: 109 LF
6. Vertical connection: 111 LF
7. Downspouts: 70 LF
8. Gutters: 56 LF
9. Rubber connection: 24 LF
10. Wood furring: 150 SF

Terms and Conditions

1. Invoice will be copied from the original quote if no changes were made during building/installation procedure. All terms and conditions are true for both quotes and invoices sent from Seven Stars Remodeling/Alco Windows and Services and as follows.
2. If this quote is preliminary and based on the drawings and documents provided to Seven Stars Remodeling/Alco Windows and Services LLC and is accepted, field measurements of the structure need to be completed to confirm that the field conditions match the drawings and documents.
3. If no field measurements are taken and the quote is accepted, the client acknowledges and agrees that additional fees or deductions may be required above and beyond the quote to the extent that the structure is larger/smaller than what was provided on the drawings and documents. Extra items may be added for additional cost.
4. Client is solely and/or with their architect responsible to inspect provided proposal and confirm the specifications of proposed materials meet the expectations, designs and/or current building codes.
5. If proposal is not signed and work started on the project Seven Stars Remodeling must assume it is approved verbally and the client assumes to take responsibility in accordance with this contract.
6. Unless specified, Seven Stars Remodeling/Alco Windows and Services LLC assumes that structure measured in the field stays the way it is. If any changes are made after initial measurement were done and quote is given, It might result in an extra invoice.
7. This quote is valid for sixty (60) days from the date the quote is sent to the client. After sixty (60) days, the quote is subject to modifications based upon escalation in labor and material costs. After sixty (60) days Seven Stars Remodeling/Alco Windows and Services LLC and the client will have to revisit the quote and agree that the quote is valid or agree on any materials or labor that has escalated.
8. The client acknowledges and expressly agrees that it shall provide the following payments:
 - a) No deposit required for all quotes \$1,000.00 or under. The client agrees to pay Seven Stars Remodeling/Alco Windows and Services LLC the entire sum within one (1) week from the date that the project is complete.
 - b) Fifty percent (50%) deposit for all quotes \$10,000.00 or under. The client agrees to pay Seven Stars Remodeling/Alco Windows and

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Notes Continued...

Services LLC the remaining balance within one (1) week from the date that the project is complete.

c) Forty percent (40%) deposit for all quotes over \$10,000.00. At the time that the project is fifty percent (50%) complete, the client shall pay Seven Stars Remodeling/Alco Windows and Services LLC thirty percent (30%) of the total contract price. When the project is completed, the client agrees to Seven Stars Remodeling/Alco Windows and Services LLC the remaining thirty percent (30%) of the total contract price within two (2) weeks from the date the project is complete.

d) The client agrees that it shall pay all invoices as set forth herein. All invoices that are not paid within thirty (30) days from the date the invoice is subject to interest, reasonable attorney fees and court fees. The client acknowledges and expressly agrees that it shall pay interest at a rate of 18% per annum, or 1 ½% per month and all applicable fees, on all overdue invoices.

e) The client acknowledges and expressly agrees that at the time that the windows/doors are ordered, the client shall remit a fifty percent (50%) deposit to Seven Stars Remodeling/Alco Windows and Services LLC. If no deposit is received, the production of the windows/doors will not commence and will delay the delivery of the windows.

f). At the time that the windows are ready for pick-up or installation, the client agrees to pay the remaining fifty percent (50%) of the contract price. In the event Seven Stars Remodeling/Alco Windows and Services LLC is installing the windows, the client agrees to pay the entire balance for the windows and will pay the labor cost for installation, within one (1) week from the time the windows/doors are completely installed.

9. Seven Stars Remodeling/Alco Windows and Services LLC will not commence work or order any materials on any project that a deposit has not been provided.

10. Special order materials will require a deposit with No Exceptions. Please be advised on prolonged lead times which can vary from two (2) to ten (10) weeks depending on dealer/supplier availability. In most cases special order materials can't be returned or returned with restocking fee only (30%).

11. In rare cases when supplier delays the material for unreasonably longer time than expected or cannot deliver as promised because of the Force Majeure also, if material from the supplier received with visible/structural damage and cannot be installed in time owner is entitled for refund or different material of the same value can be ordered instead. Seven Stars remodeling is not responsible for the delays of other trades during those situations.

12. Price is valid for a period of 60 days if not discussed differently. All prices are subject to change due to market fluctuations, labor, material, etc price increases.

13. The client must provide written authorization to Seven Stars Remodeling/Alco Windows and Services LLC and tender a deposit in an amount agreed to by both Seven Stars Remodeling/Alco Windows and Services LLC and the client prior to any work being performed.

14. Seven Stars Remodeling/Alco Windows and Services LLC will answer any questions or address any concerns of the client. However, once the client signs the quote, the client is acknowledging that the quote is correct and accurate. Any issues with the windows regarding sizes, colors, quantities or options, after the quote is signed, and the windows are produced pursuant to the quote, are not the fault of Seven Stars Remodeling/Alco Windows and Services LLC and the client acknowledges and agrees to pay for all the windows produced.

15. Customer takes responsibility of the color matching approval if physical match was not performed or closer color is not available (be aware of different manufactures have different color codes and names and darker colors have higher tendency to fade over time).

16. The client shall provide Seven Stars Remodeling/Alco Windows and Services LLC with access to the site so that Seven Stars Remodeling/Alco Windows and Services LLC can install all the material set forth in the quote. Any permission to use the neighbor's property to access the work performed on the client's site shall be the sole responsibility of the client. In the event of the neighbor denies access to their property, Seven Stars Remodeling/Alco Windows and Services LLC shall not be responsible for any delays or issues that arise in the dispute between the client and the neighbor.

17. Customer should expect the reasonable fee added if the structure is not complete for the proper siding/roofing/windows install (need additional furring, different type of fasteners, different type of installation, additional materials have to be used etc.).

18. The client acknowledges that any obstacles that are present at the site that would prohibit Seven Stars Remodeling/Alco Windows and Services LLC from installing its material at the site, shall be removed, either permanently or temporarily, by the client at its own expense. Included, but not limited, debris from other trade, any furniture, trees, fences, stumps, poison ivy, shrubs, and/or other structures. In the event of the obstacle is not removed, Seven Stars Remodeling/Alco Windows and Services LLC will notify the client and provide a reasonable time to remove said obstacle. To the extent that the obstacle is not removed, Seven Stars Remodeling/Alco Windows and Services LLC may be required to use methods that require additional monies and cause delays. Seven Stars Remodeling/Alco Windows and Services LLC will take all reasonable measures to work around the issue, but the client agrees that a change order may be required or that Seven Stars Remodeling/Alco Windows and Services LLC will be unable to complete the work. If obstacles cannot be removed during the installation process Seven Stars Remodeling/Alco Windows and Services can not guarantee the proper quality of the product installed.

19. For jobs, which include windows installation in occupied buildings, working zone must be clear of any obstacles (at least 3 ft around the working area). Under our agreement we are not responsible for any damage to these items.

20. For siding jobs in occupied buildings all fragile items must be removed from the working area (including but not limited to exterior/interior furniture, pictures, trophies, glass items etc.) Under our agreement we are not responsible for any damage to these items.

21. The client shall provide a safe environment to work. Seven Stars Remodeling/Alco Windows and Services LLC is not responsible to determine if a structure is structurally sound. To the extent the work environment is not safe, Seven Stars Remodeling/Alco Windows and Services LLC reserves the right to not perform work at the site until the site is safe to work and all reasonable precautions are made.

22. Seven Stars Remodeling/Alco Windows and Services LLC is not responsible for settlement of the structure and for issues created as a

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Notes Continued...

result of the settlement. Also Seven Stars Remodeling/Alco Windows and Services LLC is not responsible for improper framing of the structure. It is assumed that all roof structures, if sloped, are sloped properly to provide proper drainage. In the event of the roof slope is not as per plans and creates ponding of water, Seven Stars Remodeling/Alco Windows and Services LLC shall not be responsible for said ponding water. With the same issue in mind Seven Stars Remodeling/Alco Windows and Services is not responsible for loose or open siding on settled structure or if new lumber compressed over time creating “unlocked” panels issue for horizontal application and “wavy” panels issue for both vertical and horizontal applications.

23. Seven Stars Remodeling/Alco Windows and Services LLC is not responsible to obtain any permits for the project, unless it is agreed to between Seven Stars Remodeling/Alco Windows and Services LLC and the client in writing and paid for. Moreover, if Seven Stars Remodeling/Alco Windows and Services LLC is required to obtain a permit Seven Stars Remodeling/Alco Windows and Services LLC is not responsible for the time acquire said permit by local authorities and any fees in connection of getting the permit (architect fees, layer fees, expeditor fees, historical commission fees etc.)

24. All transactions paid by Credit cards are subject to credit card processing fee of 2.95% of total amount.

25. If not specified differently, labor warranty will be given for the period of one (1) year.

26. For any returned check administrative fee will be added in the amount of \$35.

27. Client gives Seven Stars Remodeling/Alco Windows and Services permission to use photos and videos of the project (partially or entirely) in their marketing materials (including but not limited to printed materials, social media, internet advertising, google, Facebook, Instagram, YouTube etc.) if other is not agreed upon.

28. Roof certifications, water test is not included in the quote.

29. Client gives Seven Stars Remodeling/Alco Windows and Services permission to set the lawn sign for the period agreed and advertise the company in the neighborhood if other is not agreed upon.

30. Any additional equipment for the proper set up which may be required, will be assessed during the initial walk-through and charged separately if needed. If its not originally specified, it is not included in the price of installation.

31. Initial deposit received from client for the above referred project will be treated as a full agreement of the above terms and conditions.

32. Any siding work will include standard amount of accessories required 1 of ea. (light box, split block, dryer vent) per 10 sq area.

Excessive amount will be charged separately. Any custom accessories (jumbo boxes, crown and other wildings, any additional trim or decoration) will be charged separately if needed.

33. We reserve the right not to disclose any private/confidential information about our supply chains, dealers, sales persons, independent contractors and/or employees to anyone other than government agencies.

This quote is valid for the next 30 days, after which values may be subject to change.

Signature: _____ Date: _____

Your Lowe's Receipt - Order Confirmation

Thanks for shopping at Lowe's. Use this just like you would a paper receipt for proof of purchase, record keeping, returns and more.

LOWE'S HOME CENTERS, LLC
1400 East Lincoln Highway
Langhorne , PA 19047
(215) 702-7730

Transaction # : 432232412
Order # : 508955930
Order Date : 07/02/24 14:00:34

Quote for door used for project

Item	Price
30IN WHITE HD PATIO SCREE	\$ 165.44
Item #: 1694015	
2 @ 82.72	
[DELIVERY]	
TT 36 6L SHAKER RH	\$ 779.58
Item #: 833539	
448.00 Discount Ea -58.21	
2 @ 389.79	
[DELIVERY]	
150 SPD 60X80 IN SNDF AR	\$ 876.48
Item #: 1562606	
2 @ 438.24	
[DELIVERY]	
DELIVERY FEE	\$ 0.00

Quote for door used for project

Item #: 2

1 @ 0.00

Invoice 95586 Subtotal \$ 1821.50

Invoice 95586 Subtotal \$ 1821.50

Subtotal \$ 1821.50

Total Tax \$ 145.72

Total \$ 1967.22

**Total Savings This Trip: \$
195.42**

Total # of items purchased: 6
Excludes fees, services and special order items

Payment: \$ 1967.22

Order Date 07/02/24 14:00:34

Store # 1572

Terminal # 68

Delivery Details

Delivery Address

510 E Wilkey St,
Philadelphia, PA 19125
6106569869

Delivery Date

Monday July 8, 2024
08:00 AM-08:00 PM*

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New construction



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\$415,000

510 E Wildey St, Philadelphia, PA 19125

2

beds

2

baths

844

sqft

Est.: **\$2,521/mo** [Get pre-qualified](#)

Townhouse

Built in 1925

809 sqft lot

\$-- Zestimate[®]

\$492/sqft

\$-- HOA

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PRIVATE PATIO IN-UNIT WASHER AND DRYER EXPANSIVE WRAPAROUND DECK

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Welcome to 510 E Wildey St, a stunning urban retreat in the heart of Fishtown, where contemporary design meets everyday convenience. This meticulously renovated home offers two spacious bedrooms and bathrooms, thoughtfully crafted to blend style, comfort, and functionality. Start your mornings on the expansive wraparound deck, perfect for enjoying a peaceful coffee with city views, or unwind on your private patio – an ideal setting for entertaining, whether it's casual evenings with friends or lively summer barbecues. Step into the open, modern kitchen equipped with stainless steel appliances, setting the stage for both everyday meals and culinary exploration. Added conveniences include an in-unit washer and dryer for seamless living, along with a private alley for discreet trash storage, preserving the clean and polished curb appeal. Plus, enjoy the added benefit of a 10-year tax abatement, making this home not only a beautiful choice but a smart investment. Situated in the vibrant Fishtown neighborhood, you'll have easy access to acclaimed local spots like Suraya, Mulherin's Sons, and La Colombe, where diverse dining, craft coffee, and a lively atmosphere await. For commuters, I-95 is just minutes away, offering quick and convenient access to Center City and beyond. At 510 E Wildey St, you're not just buying a home; you're embracing a lifestyle where modern living and urban excitement go hand-in-hand.

[^ Hide](#)**82 days** on Zillow | **662** views | **35** saves

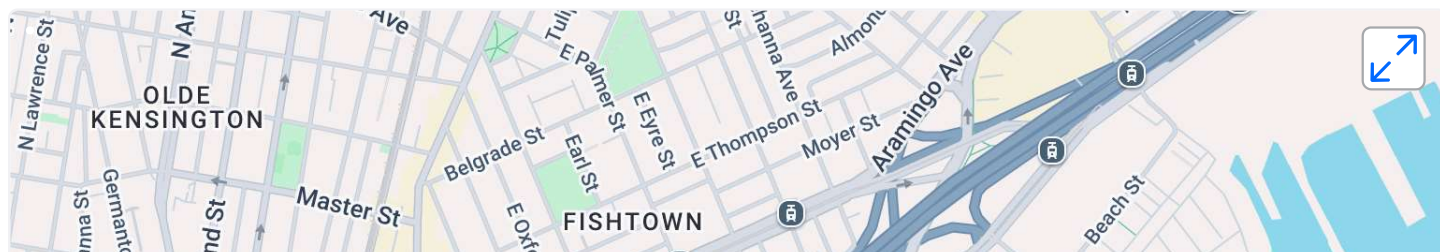
Zillow last checked: 3 hours ago

Listing updated: January 20, 2025 at 08:28am

Listed by:

Eric Dvotsky 267-243-4652, BHHS Fox & Roach-Center City Walnut (215) 627-6005,

Co-Listing Agent: Jason L Rabinovich 484-816-6130, BHHS Fox & Roach-Center City Walnut

Source: Bright MLS, MLS#: PAPH2414754 

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Sun, Jan 26

12:00 PM - 2:00 PM

[Add to calendar](#)

Facts & features

Interior

Bedrooms & bathrooms

- Bedrooms: 2
- Bathrooms: 2
- Full bathrooms: 2
- Main level bathrooms: 2
- Main level bedrooms: 2

Basement

- Area: 0

Heating

- Forced Air, Natural Gas

Cooling

- Central A/C, Electric

Appliances

- Included: Electric Water Heater
- Laundry: Washer In Unit, Dryer In Unit

Features

- Eat-in Kitchen

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Features

- Eat-in Kitchen
- Has basement: No
- Has fireplace: No

Interior area

- Total interior livable area: 844 sqft
- Finished area above ground: 844
- Finished area below ground: 0

Property

Parking

- Parking features: On Street
- Has uncovered spaces: Yes

Accessibility

- Accessibility features: None

Features

- Levels: Two
- Stories: 2
- Pool features: None

Lot

- Size: 809 sqft
- Dimensions: 16 x 52

Details

- Additional structures: Above Grade, Below Grade
- Parcel number: 181321600

• Zoning: RCAF

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Community

- Subdivision: Fishtown

HOA

- Has HOA: No

Location

- Region: Philadelphia
- Municipality: PHILADELPHIA

Financial & listing details

- Price per square foot: \$492/sqft
- Tax assessed value: \$110,000
- Annual tax amount: \$1,539
- Date on market: 10/31/2024
- Listing agreement: Exclusive Agency
- Ownership: Fee Simple

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Price history

Date	Event	Price
10/31/2024	Listed for sale	\$415,000 +730% \$492/sqft
Source: Bright MLS #PAPH2414754 Report		
6/22/2023	Sold	\$50,000 -69.1% \$59/sqft
Source: Public Record Report		
2/3/2021	Listing removed	--
Source: Auction.com 2 Report		
1/3/2021	Listed for sale	--
Source: Auction.com Report		
5/7/2020	Listing removed	--
Source: Auction.com Report		

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Public tax history

Historical Commission minutes for the review of
the legalization request for 510 E. Wildey Street,
January 10, 2025

**THE MINUTES OF THE 749TH STATED MEETING OF THE
PHILADELPHIA HISTORICAL COMMISSION**

**FRIDAY, 10 JANUARY 2025, 9:00 A.M.
REMOTE MEETING ON ZOOM
ZACHARY FRANKEL, CHAIR**

CALL TO ORDER

START TIME IN ZOOM RECORDING: 00:00:00

Mr. Frankel, the Chair, called the meeting to order at 9:07 a.m. and announced the presence of a quorum. The following Commissioners joined him:

Commissioner	Present	Absent	Comment
Zachary Frankel, Chair (Real Estate Developer)	X		
Kimberly Washington, Esq., Vice Chair (Community Development Corporation)	X		
Ibriz Muhammad (Commerce Department)			
Donna Carney (Philadelphia City Planning Commission)	X		
Emily Cooperman, Ph.D., Committee on Historic Designation Chair (Historian)	X		
Thomas Holloman (City Council)	X		
John P. Lech (Department of Licenses & Inspections)	X		
Dan McCoubrey, AIA, LEED AP BD+C, Architectural Committee Chair (Architect)	X		
Stephanie Michel (Community Organization)		X	Arrived 9:53 a.m.
Kyle O'Connor (Department of Public Property)	X		
Franz Rabauer	X		
Robert Thomas, AIA (Architectural Historian)	X		
Matthew Treat (Department of Planning and Development)	X		

The meeting was held remotely via Zoom video and audio-conferencing software.

The following staff members were present:

- Jonathan Farnham, Executive Director
- Kim Chantry, Historic Preservation Planner III
- Kristin Hankins, Historic Preservation Planner I
- Heather Hendrickson, Historic Preservation Planner II
- Izzy Korostoff, Community Initiatives Specialist
- Ted Maust, Historic Preservation Planner II
- Allyson Mehley, Historic Preservation Planner III
- Leonard Reuter, Esq., Law Department
- Dan Shachar-Krasnoff, Historic Preservation Planner II
- Alex Till, Historic Preservation Planner II

The following persons attended the online meeting:

- Allison Weiss, SoLo Germantown Civic Association
- Aaron Moselle, WHY News

Abbey Lewis
Adrienne Carpenter
Alan Lindy, Sedgwick Gardens
Alex Gauzza
Ashley Maass, Chestnut Hill Conservancy
Bertha Sarmina
Bill Klotz
Danny McGoldrick
Brian Phillips, Interface Studio Architects
Daniel Trubman
David Fecteau, Philadelphia City Planning Commission
David Gest, SquareSpace
David Traub, Save Our Sites
Eileen Smith
Elizabeth Milroy
Frank Lindy, Sedgwick Gardens
Frank Boyer
German Yakubov, Haverford Square
Hanna Stark, Preservation Alliance
James Blumgart
Jay Farrell
Julia Hayman
Kathy Dowdell
Kevin McMahon, Powers & Co.
Kimberly Haas, Hidden City Philadelphia
Krista Gebbia, Chestnut Hill Conservancy
Kristin Demarco
Max Frankel
Meg Cavanagh, PCPC Staff
Michael Phillips, Esq., Klehr Harrison
Michael Ramos
Monica Gonzalez
Nino Cutrufello
Oscar Beisert, Keeping Society
Paul Steinke, Preservation Alliance
Sherman Aronson, West Mt. Airy Neighbors
Steven Peitzman
Suzanna Barucco
Suzanne Ponsen, West Central Germantown Neighbors

ADOPTION OF MINUTES, 748TH STATED MEETING, 13 DECEMBER 2024

START TIME IN ZOOM RECORDING: 00:06:20

DISCUSSION:

- Mr. Frankel asked the Commissioners, staff, and members of the public if they had any suggested additions or corrections to the minutes of the preceding meeting of the Historical Commission, the 748th Stated Meeting, held 13 December 2024. No comments were offered.

ACTION: Mr. Thomas moved to adopt the minutes of the 748th Stated Meeting of the Philadelphia Historical Commission, held 13 December 2024. Mr. McCoubrey seconded the motion, which was adopted by unanimous consent.

ITEM: Adoption of the Minutes of the 748th Stated Meeting of the PHC					
MOTION: Adopt minutes					
MOVED BY: Thomas					
SECONDED BY: McCoubrey					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Frankel, Chair	X				
Washington, Vice Chair	X				
Muhammad (Commerce)	X				
Carney (PCPC)	X				
Cooperman	X				
Holloman (City Council)	X				
Lech (L&I)	X				
McCoubrey	X				
Michel					X
O'Connor (DPP)	X				
Rabauer	X				
Thomas	X				
Treat (DPD)	X				
Total	12				1

REPORT OF THE ARCHITECTURAL COMMITTEE, 17 DECEMBER 2024

CONSENT AGENDA

START TIME OF DISCUSSION IN ZOOM RECORDING: 00:07:00

DISCUSSION:

- Mr. Frankel asked the Commissioners, staff, and public for comments on the Consent Agenda. None were offered.

PUBLIC COMMENT:

- None.

ACTION: Mr. McCoubrey moved to adopt the recommendation of the Architectural Committee for the application for 1108 S. Front Street. Ms. Washington seconded the motion, which was adopted by unanimous consent.

ITEM: Consent Agenda					
MOTION: Adopt Architectural Committee recommendation for Consent Agenda item					
MOVED BY: McCoubrey					
SECONDED BY: Washington					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Frankel, Chair	X				
Washington, Vice Chair	X				
Muhammad (Commerce)	X				
Carney (PCPC)	X				
Cooperman	X				
Holloman (City Council)	X				
Lech (L&I)	X				
McCoubrey	X				
Michel					X
O'Connor (DPP)	X				
Rabauer	X				
Thomas	X				
Treat (DPD)	X				
Total	12				1

AGENDA

ADDRESS: 510 E WILDEY ST

Proposal: Legalize work to front facade
 Review Requested: Final Approval
 Owner: GLY Investments LLC
 Applicant: German Yakubov, Haverford Sq GC LLC
 History: 1840
 Individual Designation: 2/28/1967
 District Designation: None
 Staff Contact: Kim Chantry, kim.chantry@phila.gov

OVERVIEW: This application proposes to legalize work to the front façade of 510 E. Wildey Street that does not comply with plans for a rear addition and selective front façade work approved by the Historical Commission in 2020 and 2023, or an electrical permit approved in 2024. The approved plans called for wood six-over-six double-hung windows in existing openings, the existing (non-historic) front door to remain, and no exterior electrical work. The completed work includes vinyl windows with grilles between the glass in openings which appear slightly larger than the former openings, a new front door that is not based on historic documentation, and the electric meter and associated conduit installed on the front façade. The residential building permit included the following “PHC Staff Review” conditions, none of which were met:

This permit is subject to the following conditions.

CONDITIONS

Homeowner assumes all liability for any work they perform. If a contractor is not named compliance with codes is the sole responsibility of the homeowner performing the work.

PHC Staff Review of railings required for final approval.

PHC Staff Review of siding required for final approval.

PHC Staff Review of door assembly 'shop' drawings required for final approval.

PHC Staff Review of window assembly 'shop' drawings required for final approval.

The approved plans called for Hardie Plank siding to bring the front façade closer to the original wood clapboard appearance, and it appears that this product was indeed used although a sample was not provided to the staff for review. The Department of Licenses and Inspections issued a violation for the exterior work at the request of the Historical Commission's staff, prompting this request for legalization from the property owner/developer.

SCOPE OF WORK:

- Legalize work to front façade.

STANDARDS FOR REVIEW:

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

- *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 vinyl windows and entrance door do not match the old in design or materials. The Historical Commission's staff routinely approves electrical permit applications where the meter is located on the interior or an otherwise inconspicuous location. This application fails to satisfy Standard 6.

STAFF RECOMMENDATION: Denial, pursuant to Standard 6.

ARCHITECTURAL COMMITTEE RECOMMENDATION: The Architectural Committee voted to recommend denial, pursuant to Standard 6.

START TIME OF DISCUSSION IN ZOOM RECORDING: 00:08:10

PRESENTERS:

- Ms. Chantry presented the application to the Historical Commission.
- Property owner and developer German Yakubov represented the application and explained that cost was what drove him to do work that did not conform with the Historical Commission's conditions on the earlier approvals.

PUBLIC COMMENT:

- None.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The approved plans from 2020 and 2023 called for wood six-over-six double-hung windows in existing openings, the existing, non-historic front door to remain, and no exterior electrical work. The completed work includes vinyl windows with grilles between the glass in openings which appear slightly larger than the former openings, a new front door that is not based on historic documentation, and the electric meter and associated conduit installed on the front façade.
- This could be considered a self-inflicted hardship, owing to the fact that the applicant did not comply with the conditioned approvals.
- The Historical Commission has a process to evaluate claims of financial hardship and may relax its standards with a finding of hardship. The process requires the submission of a complete financial hardship application. A successful hardship application would demonstrate that the owner would incur a financial hardship if he were unable to sell the property, owing to the violation and the costs of the new door and windows and relocation of electrical equipment, and that there is no financially feasible way to achieve those changes and still obtain a reasonable rate of return on his investment in the property.
- The property can be sold with the violation in place. However, the new owner would be responsible for correcting the violations.
- The applicant could work with the Historical Commission's staff on a solution for appropriate windows and entry door that would allow the violation to be complied quickly after the work is complete.

The Historical Commission concluded that:

- The vinyl windows, window casing, entrance door, and siding exposure do not match the old in design or materials. The electrical meter and conduit were installed in a conspicuous location on the front facade. This application fails to satisfy Standard 6.

ACTION: Mr. McCoubrey moved to deny the application, pursuant to Standard 6. Ms. Washington seconded the motion, which was adopted by unanimous consent.

ITEM: 510 E Wildey St					
MOTION: Denial					
MOVED BY: McCoubrey					
SECONDED BY: Washington					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Frankel, Chair	X				
Washington, Vice Chair	X				
Muhammad (Commerce)	X				
Carney (PCPC)	X				
Cooperman	X				
Holloman (City Council)	X				
Lech (L&I)	X				
McCoubrey	X				
Michel					X
O'Connor (DPP)	X				
Rabauer	X				
Thomas	X				
Treat (DPD)	X				
Total	12				1

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 without the Historical Commission’s review, at 1108 S. Front Street. The as-built addition is presently three-stories in height and clad in vinyl siding. The Historical Commission denied two previous versions of this application. At the Architectural Committee’s November 2024 meeting, the applicant presented a plan which would remove the roof deck and pilot house but keep the full three stories as constructed. The Committee recommended denial of the application with comments that the size and massing remained an unresolved issue.

The revised application presented today addresses the key concerns of the Architectural Committee. The submitted plans show the full removal of the third-floor roof deck, pilot house, and a large section of the third floor. The vinyl siding will be removed and replaced with a synthetic stucco finish. A roof deck above the second floor is also proposed, with a black metal picket railing. The revised scope shows a proposed rear addition that is more compatible in terms of historic materials, features, size, and massing with the historic property and neighboring buildings.