

**ADDRESS: 449 LOCUST AVE**

Proposal: Rehabilitate designated house and construct addition

Review Requested: Final Approval

Owner: KJB Solutions, LLC

Applicant: Logan Dry, KDA Design Associates

History: 1861; Edwin T. Chase House

Individual Designation: 12/13/2024

District Designation: None

Staff Contact: Dan Shachar-Krasnoff, daniel.shachar-krasnoff@phila.gov

**OVERVIEW:** This application proposes to convert the Edwin T. Chase House to a multi-unit residential building. The proposal calls for restoration of the primary (east) façade and rehabilitation of the north and south facades of the main block and secondary block located behind. An altered one-story enclosure at the rear of the building will be demolished. Fire escapes on the north and south facades of the main block will be removed. Much of the original fenestration pattern will be restored on the first and second stories of the north and south facades of the main block. The third story of the main block's north and south facades have two small, double arched windows that were partially altered by the construction of the fire escapes. The proposal would restore the top portions of the arched windows but lengthen them by adding lower sashes. An elevator overrun will be removed from the main block. The roof height of the secondary block will be raised to align with the rear addition, diminishing the original difference in height between the main block and the secondary block.

The three-story addition will be clad in cementitious siding with two-over-two windows similar to those in the original building. A hipped roof will cover most of the addition with a flat-roofed hyphen where the addition will adjoin the secondary block of the original building. Juliet balconies with minimal railings will break up the massing of the addition.

The Architectural Committee reviewed the application at its 25 February 2025 meeting and recommend denial, pursuant to Standards 2 and 9. The Committee expressed concerns about the lack of restoration details, the size of the third story egress windows, the lack of setback on the addition's north elevation, and disorganization of the new fenestration. This revised application reflects the Committee's feedback, and provides additional restoration details and modifications to the third story windows. On the addition, a small setback has been added on the north side, the fenestration pattern has been simplified, and French doors have replaced sliding doors at the balconies.

**SCOPE OF WORK:**

- Restore/rehabilitate the main block of the original building.
- Raise the roof height of the secondary block of the main building.
- Demolish the altered one-story block at the rear of the original building.
- Construct a three-story rear addition.

**STANDARDS FOR REVIEW:**

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

- *Standard 2: The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*
  - The primary façade of the main block will be restored to its original appearance.

- The top sash of the paired, arched windows on the third story of the main block's north and south facades will be restored but lower sash will be added to lengthen these windows.
- The roof of the secondary block will be raised to be the same height as the third story of the addition.
- An original, altered one-story room at the rear of the house will be demolished.
- The addition is shorter than the main block, but its roof is slightly taller than the secondary block of the original building.
- *Standard 9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*
  - The addition allows for retention of the cornice and roof line of the north and south facades of the secondary block.
  - Cladding in cementitious clapboard siding differentiates the addition from the historic structure.
  - The addition is deferential to the historic building and the topography of the site reduces its visual impact.

**STAFF RECOMMENDATION:** Approval, with reconsideration of the lengthening of the third-story arched windows of the main block, with the staff to review details, pursuant to Standards 2 and 9.



## DESIGN ASSOCIATES

6525 Tulip Street, Philadelphia, PA 19135  
tel. (570) 259-9546

email: [logan.dry@kcadesignassociates.com](mailto:logan.dry@kcadesignassociates.com)

January 28, 2025 – original submission

March 4, 2025 – post Architectural committee comments & revisions

City of Philadelphia  
Philadelphia Historic Commission  
1515 Arch Street, 13<sup>th</sup> Floor,  
Philadelphia, PA 19102

Re: **449 Locust Ave** – Existing 3-story structure w/ cellar. Proposed interior & exterior alterations. Proposed rear 3-story addition w/ walkout cellar & parking area, size location & extent per attached plans– Final Approval.

Owner: KJB Solutions LLC  
Kenny Brown  
219 S Carol Blvd  
Upper Darby PA 19082

Architect: Logan Dry  
KCA Design Associates  
6525 Tulip Street  
Philadelphia PA 19135

To Whom it may concern,

Please see attached outline, narrative & compilation of drawings and photographs that document the proposed renovation of an existing 3-story structure w/ cellar with a proposed rear 3-story addition w/ walkout cellar & parking area, for multi-family use. The design proposal seeks to remove significant amounts of non-historic alterations to the original home massing including: an elevator shaft & over-run, catwalk bridge from cupola to said elevator shaft on the roof, as well as removal of previously installed metal fire escapes, non-historic windowless bay addition in front porch, and removal of front porch enclosure. Additionally, we propose a rear addition (mostly obscured from view due to the topography & trees on & at surrounding properties) that is compatible with the massing & style of the original Italianate structure, so that the building as a whole can have re-adapted, sustainable long term use as a multi-family building. It is our sincerest goal that the overall design intent of the proposed addition will not only make the building more functional, but will also help to improve the overall appearance and continuity of the neighborhood through the introduction of a thoughtful & sensitive design.

We look forward to presenting our proposal & share the mutual hope that this building can greatly benefit from the proposal.

Regards,

A handwritten signature in black ink, appearing to read 'Logan Dry', written in a cursive, flowing style.

Logan Dry, Registered Architect  
Project Coordinator  
KCA Design Associates

## **Project Outline**

- I. Project Narrative
  - A. Design Intent
  - B. Design element Disclaimer
- II. Design Code
  - A. Zoning Application
  - B. Building Application
  - C. Deed
- III. Existing Building & New Addition Design
  - A. Site Plan- See drawing Sheet SK-0
  - B. Plans – See Architectural Plans SK-1 thru SK-5 Series
  - C. Elevations – See drawing sheet, SK-6 thru SK-9 Series
  - D. Color renderings & site plan
- IV. Façade Design Elements
  - A. See drawing sheet SK-6 thru SK-9 for elevations & notes
  - B. Refer to photos in section VI
  - C. 449 Locust Ave – Historic Designation package (approved 11/8/2024)
- V. Context Photos
- VI. Executive summary of Revisions between Architectural committee & Commission meetings

## I. Project Narrative

### A. Design Intent

The design goals for this project are twofold: to remove non-historic additions & elements to the existing 3-story structure onsite, and restore historic elements back to the building under the originally designed Italianate aesthetic of John Riddell's design. The restoration of the existing building, most specifically the front façade design is based on materials taken from the historic designation package received by Philadelphia Historic Commission dated 8/13/2024. The second goal of the project is to create a sustainable long term adaptive re-use of the building by means of adding a rear 3-story addition w/ walkout cellar & small parking area. The original structure and addition, in tandem, will serve as a multi-family building, ensuring that a continuous occupancy & use of the building will continue for years to come.

### B. Design Disclaimer

Any & all proposed elements, as well as replacement/repair of existing historic elements, including, but not limited to windows, doors, trim, masonry, cornice/fascia shall be reviewed & approved by the P.H.C. staff. At their discretion, whether through the production of shop drawings by the G.C., element fabricator, or field mockup of said elements/façade materials, will be produced to represent the indicated design element for introduction/replacement/repair prior to final or permanent installation in the field. Final discretion with regards to material selection, colors, etc. is relinquished to the Philadelphia Historic Commission, T.B.D. at Staff, Committee, Commission level.

## II. Design Code

### A. Zoning – See attached for zoning application outlining:

- **Use-** Proposed use shall be 12 multi-family w/ 12 accessory parking spaces.
- **Rear Yard-** The rear minimum size required is 25'. The proposed rear yard is 144', 89'-6" of which is completely undisturbed due to topographical limitations.
- **Height** – The design of the addition benefits from the sloping topography of the site, in that our addition, physically & visibly, does not exceed the height of the main 3-story home's roofline, in fact it ties into the existing rear 2-story massing of the home. The full 3-story height w/ walkout cellar is only realized at the extreme rear of the addition, at the new proposed parking area.
- **Pilot house/roof deck** – The proposal is purposely devoid of a pilot house & roof deck in order to respect the surrounding context & allow for a more contextual roof line (hip roof) instead of a flat roof. For outdoor space, we opted to provide Juliet balconies, the newly restored front porch, and a large amount of undisturbed green space (89'-6" +/-) in the rear for usage.
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### B. Building - See attached for building application referencing above proposed in zoning.

### III. Existing Building & New Construction Design

The existing building shall be greatly improved through the removal of fire escapes & non historic, non-contextual additions such as the CMU block elevator shaft/overrun, catwalk between cupola and elevator shaft for mechanicals, removal of non historic windowless bay & front porch enclosures, window & doors. While there is no photos of this exact building to reference historically, the design most closely emulates that of Riddell's "Cottage #11". References to the window style, shutters, front porch posts, and ground floor front entry doors & side French door style windows & shutters are all referenced and incorporated into the front façade of 449 Locust ave. Our intention is to retain the stone façade, although most references & similar buildings contained stucco, we believe the stone is unique and in good shape to keep exposed, as it has been for decades. Sitework includes restoration/installation of what is presumed to be a former semi-circular drive in the front. This will be used to enter & exit the site for short vehicle drop off's deliveries, etc, whereas permanent parking will be located in the rear of the addition. The treatment of the front yard as described and as illustrated in SK-0 & the rendered site plan, is an attempt to keep in context with other properties on the block and as a nod to what may have existed previously.

The massing of the addition seeks to emulate the massing & rooflines of the existing 2-story original rear extension of the original home. The proposed hip style roof will be reminiscent of the hip style roof that currently exists at the original 2-story rear extension. The new & old extension will be blended w/ a re-framed hip style roof that continues through to the proposed new rear addition. Once again the topography of the lot helps to keep the height of the new addition below the existing main 3-story roofline & cupola; in addition to the surrounding trees/greenery, the addition is fairly unassuming and fairly obscured from view from Locust Ave.

- A. **Plans** – Referring Architectural (SK-1 thru SK-5) and Site Plan (SK-0) & rendered site plan.
- B. **Elevations** – Referring to sheets SK-6 & SK-9 for noted elevations, and also color renderings.
- C. **Historic Designation Package** – Referring to pages 7 & 8 for the design inspiration & reference of period correct details of front porch, windows, shutters, porch columns, etc.
- D. **Color renderings & site plan** – Reference artistic rendering/site plan

### IV. Façade Design Elements – New addition

Referring once again to sheet SK-6 thru SK-9, take note of the proposed elevations. The approach here was to design a façade that referenced historic massing & materiality of the existing home, as well as elements found on surrounding properties with a Italianate / Victorian style.

- A. **Materiality**- The main original building façades are composed of stacked stone. The proposed addition seeks to use a composite Hardie lap style siding. The intentional use of a more "tensile" versus "compressive" material on the addition helps to let the natural stone and it's related building mass retain visual prominence and helps to distinguish a later addition. The use of siding is not uncommon at the rear & sides of many surrounding homes of which one could describe as a mix of Italianate, Victorian & Shingle in overall style. Moreover, it is our opinion that an attempt to match & use stone for the new addition would create a scenario of trying to copy existing context

rather than using it as a design motif, not to mention a true match would never be feasible leading to a further visual discontinuity & business that is not an issue when using an intentionally different material such as siding.

- B. Window selection-** The proposed addition would use a series of double hung windows with a 2 over 2 muntin pattern, indicative of Italianate Architecture, as evidenced by the window configuration shown on page 7 of the “Designation Package”. The use of 2 over 2 windows in the original home design, is a motif we seek to continue on the addition. All windows at existing structure shall be at a minimum metal clad, with final color & trim selections to be reviewed & approved by P.H.C. Staff. Window materiality within the new addition shall also be specified and approved by PHC staff prior to procurement.
- C. Juliet balcony elements** – As there is no proposed roof deck on the project, in order to provide some private outdoor spaces for the units, sliding patio doors & Juliet balconies are proposed. The idea is that these balconies & their associated metal railings would be constructed out of metal & painted black, to emulate the look of wrought iron balconies typically found in Italianate designs. While there is no evidence of existing balconies at this particular address, their addition is in keeping with the main governing design style.
- D. Cornice line & brackets & soffit** – The existing rear 2-story extension contains a hip roof w/ wood soffit, cornice line & decorative brackets. The design intent at the connection point of new addition to old building is to create an intentional visual “gap” or separation. The existing rear 2-story extension will have the roof raised & rebuilt to accommodate changes of floor level on the interior. Then an 11’+/- separation is created through the use of a flat roof before the new addition picks up again with it’s own hip style roof. The design intent is to marry the existing rear extension with the new addition by incorporating a cornice line & bracket detail, running this element throughout the rear & sides of the new addition. As mentioned above the difference in façade materials (stone versus lap siding) offsets original versus new sufficiently in addition to the gap in the rooflines, but elements like the cornice/soffit line & brackets help to tie them together.

## V. Context photos

Refer to attached photos documenting existing building photos, currently, as well as any historic photos that exist to date.

Our general observation is that the existing building retains a good deal of it’s historic design, but some of those elements have been obscured or removed over the years as the building has been used for various used over the years, including a religious convent. Improvements proposed to the existing structure, based on historic documentation of Riddell’s “Cottage #11” design, we’ve returned the structure back to a state similar to that of it’s original design. We feel that the proposal fits in well with the mid-block design language, and again takes cues from surrounding materiality & integrates them into an Italianate style that’s rooted in this building’s original design.

## **VI. Executive Summary of Revisions between Architectural committee & commission meetings**

Comments and revisions to the project are shown in both plan, elevation & color rendering views, and were made to the project in response to comments made at the architectural Committee meeting held on 2/25/2025. Any and all summarization of comments & related design responses were made in a good faith effort to address concerns of the committee related to the design of the addition as well as restoration of the existing building onsite. It should be noted that comments raised by the committee were relegated to details & execution of the proposed restoration & addition. Moreover, the comments were mainly addressing the transition between new & existing construction relate to roof lines & creating a visual “hyphen” between new & old. Further discussion was raised about the window placements & alignments of doors and windows in the proposed addition, which have also been addressed. Lastly, notes throughout the submission have been updated to be more deliberate about proposed material selections, however we would ultimately defer to PHC staff for final directives on those issues when we are applying for building permits/conducting shop drawing review & approval process. See the below summary of revisions, sorted out by “SK” sheet number and also building façade view (front, rear, left & right sides). It should be noted that while every attempt has been made for consistency between color renderings and sealed plans/elevations, the SK sheets shall take precedence of proposed conditions as these are technical drawings, whereas the renderings are artistic renders.

### **SK-6 – Front elevation view**

- Hanging pendant lantern was added at the front porch entry, soft/warm white lighting to be used. Note regarding hanging pendent light within the existing cupola was also added for clarity; cupola illumination was an original element of the design, with soft/warm white lighting to be used.
- Main roof note was updated to indicate architectural asphalt shingle to be used if main roof replacement is deemed necessary by GC based on further evaluation
- Front porch roof note was updated to indicate the use of standing seam metal roof in bronze color.
- Front porch columns were updated with a note to designate the use of painted wood or composite material for column construction.
- Existing black metal fencing @ property street frontage shall remain & shall be repaired/modified as required in conjunction with the installation / reorganization of front horseshoe driveway.

### **SK-7 – Right side Elevation view**

- Comments and notes from front elevation view (for cupola, roof, lantern, porch columns) are carried into this side view as well.
- 3<sup>rd</sup> floor double archtop windows have been revised (reduced height) to match the existing double archtop window size found in the front of the building.
- Between the existing stone building and the new addition, a 10’ wide x 12” deep wall recess was added at the new addition, in order to let the stone remain proud of the new addition @ the juncture between old & new. Additional notes were added to address the expansion joint & transition condition between old & new construction. At this same wall recess, we’ve centered windows within & also chose to do a slightly darker siding material within the recess to further create a visual “hyphen” between original structure & new addition. Return corner cornice brackets have also been shown between new & existing additions to further help with the visual transition & also help to further define/break down the massing of the addition relative to it’s connection to existing structure.



- Windows & doors within the addition have been reorganized, realigned and paired down. Juliet balcony doors have been narrowed and heightened with the intention to have these as French style doors w/ divided lites instead of the originally proposed sliding glass units. The pairing down of windows & alignment has resulted in something more proportionate relative to opening vs. solid wall ratio.

#### **SK-8 – Rear Elevation view**

- Comments and notes from front elevation view (for cupola, roof) are carried into this side view as well.
- No substantive change other than addition of double window resulting from interior plan configuration and design intent to create more visual balance.

#### **SK-9 – Left side Elevation view**

- Comments and notes from front elevation view (for cupola, roof, lantern, porch columns) are carried into this side view as well.
- 3<sup>rd</sup> floor double archtop windows have been revised (reduced height) to match the existing double archtop window size found in the front of the building.
- Windows & doors within the addition have been reorganized, realigned and paired down. Juliet balcony doors have been narrowed and heightened with the intention to have these as French style doors w/ divided lites instead of the originally proposed sliding glass units. The pairing down of windows & alignment has resulted in something more proportionate relative to opening vs. solid wall ratio. It is important to note that this side elevation is close to, but not identical to the right side elevation, main differences can be attributed to stair tower placement between the plan and the connection condition to the building. On this side a “courtyard” exists between the old building & the proposed addition, so the necessity to create a visual “hyphen” on this side does not exist as the courtyard serves that purpose.



## Application for Zoning / Use Registration Permit

Use this application to obtain permits for compliance with the Philadelphia Zoning Code.

### Property Address

Identify the location of work for the permit.

If a specific location applies or the project involves multiple parcels, please note additional details or address information in the space provided.

1

Address **449 Locust Ave**

Specific Location or Additional Parcels

### Applicant

Identify how you are associated with the property.

Licensed professionals include design professionals, attorneys, and expeditors. A tradesperson must have an active Philadelphia license for their trade or hold a PA Home Improvement Contractor Registration and provide their license number.

2

I am the:  Property Owner  Tenant  Equitable Owner  Licensed Professional or Tradesperson

Name **Logan Dry** Company **KCA Design Associates**

Address **6525 Tulip Street Phila PA 19135**

Email **logan.dry@kcadesignassociates.c** Phone **5 7 0 2 5 9 9 5 4 6**

License #

### Property Owner

Identify the deeded property owner.

\*If the property owner is a 'company', then provide the contact information for any natural person with more than 49% equity interest in the property. If no individual has such an interest, provide contact information of at least two (2) natural persons with the largest equity interest in the property.

3

The property owner is a/an:  Individual  Company\*

Owner (1)

Name **KJB Solutions LLC**

Check box if new owner is being listed

Address **219 S Carol Blvd Upper Darby PA 19082**

Owner (2)

Name

Address

### Use

Select the category that best describes the **proposed use** of the site. Separately identify any existing uses to remain as well.

If 'Other' is selected, provide a description of all uses in the space provided and note the quantity of principal uses.

See § 14-601 for use categories, subcategories, and specific use types.

4

Single-Family  Two-Family

Other; describe below and note quantity of uses: \_\_\_\_\_ (#)

Proposed Use(s): **Proposed multi-family (12) units w/ (1) accessory parking spaces including (1) ADA space**

Existing Uses to Remain:

### Application Scope

Use this section to indicate the project scope. Check the box that best describes your request.

\* 'Parking Only' requests should not include any additions or new construction, but may include fencing, retaining walls, and landscaping.

\*\* Sign types may be accessory and / or non-accessory. No other development may be proposed.

\*\*\* A Zoning Permit is not required for fencing that meets code requirements. See § 14-706 and A-301.2.1.

\*\*\*\* This option does not include partial demolition. Use change in gross floor area (section 6d on page 2) if scope is partial demolition.

5

### Scope of Request (select one):

Change of Use Only

Change of Use to 'Family Day Care'

Parking Only \*

Signs Only \*\*

Fencing Only \*\*\*

Full Demolition Only \*\*\*\*

New Construction, Addition, or Change in Gross Floor Area of a Building or Structure

Lot Line Relocation Only (Adjustment, Consolidation, or Subdivision)

Combined Lot Line Relocation & New Construction, Addition, or Change in Gross Floor Area

Conditional Zoning Approval



Additional Project Details

Use this section for signage, bonuses, and other review triggers.

(a) Only complete this section if the project was given Conditional Zoning Approval. Attach Civic Design Review letter, if available.

(b) Provide a detailed summary of the proposal.

(c) Select which agencies must perform a review of this project:

- City Planning: Lot adjustments, certain lots bounded by more than one street, lots in certain overlays, properties in master plan districts, etc.
Streets Department: Curb cuts, off-street parking, and loading. \*Provide the associated Streets Review number if Street's review is required.
Art Commission: For certain types of signs and projects located in certain overlays.
Water Department: Projects proposing an earth disturbance of 5,000 square feet or more.

(d) If eligible and bonuses will be used per § 14-702 to increase building height, gross floor area, or unit density, check all bonus options to be used.

(e) If signs are included, note their type, size, illumination, and whether they are accessory or non-accessory. Attach additional sheets if needed.

Signs may only be entered if the Application Scope under section 5 (page 1) is 'Signs Only'.

6

(a) Projects with Conditional Approval

If Conditional Zoning Approval was previously issued for this project, provide the permit number here: ZP- 2 0 | | | | - | | | | | | | | | |

(b) Project Summary

Existing 3-story structure w/ cellar to remain, proposed interior & exterior alterations

Proposed 3-story rear addition w/ walkout cellar & 12 accessory parking spaces including (1) ADA space

Size location & extent per attached plans

(c) Pre-Requisite Approvals

City Planning Commission (One Parkway Building, 1515 Arch St., 13th Floor)

Streets Department (Municipal Services Building, 1401 JFK Blvd., 9th Floor)

\*Provide the associated Streets Review number for this project, if applicable: SR- 2 1 0 | | | | - | | | | | | | | | |

Art Commission (One Parkway Building, 1515 Arch St., 13th Floor)

Water Department (1101 Market St., 2nd Floor)

(d) Bonuses for Development

Public Space

Mixed Income Housing

Underground Accessory Parking

Trails

Retail Space

Through Block Connection

Public Art

Transit Improvements

Green Building or Site

Street Extensions

Stormwater Management

Other \_\_\_\_\_

(e) Signs

Table with 5 columns: Sign #, Type (Free-Standing, Wall, Projecting, Marquee, Roof), Size (length, width, depth, height and/or projection), Illumination Type (Non-Illuminated, Static, or Animated), Accessory or Non-Accessory?

Review Type:

Standard

Accelerated (Complete and attach the Accelerated Review Agreement Form available on www.phila.gov/li). Note: Only certain project scopes are eligible for Accelerated Review.

Declaration & Signature

All provisions of the Zoning Code and other City ordinances will be complied with, whether specified herein or not. Plans approved by the Department form a part of this application. I hereby certify that the statements contained herein are true and correct to the best of my knowledge and belief.

Applicant Signature: Logan Dry

Date: 01 / 28 / 2025



## Application for Construction Permit

Use this application to obtain permits for a residential or commercial construction proposal.  
Mechanical / Fuel Gas, Electrical, Plumbing, and Fire Suppression trade details are found on page 2.

<p><b>Address</b></p> <p>Identify the location of work for the permit(s).</p> <p>If the activity will take place in a specific building, tenant space, floor level, or suite, note that detail in the 'Specific Location' field. If applicable, list PR #.</p>	<p><b>1</b></p> <p>Parcel Address _____</p> <p>Specific Location _____</p> <p><input type="checkbox"/> Check box if this application is part of a project and provide project number: <b>PR - 2   0                    </b></p>
<p><b>Applicant</b></p> <p>Identify how you are associated with the property.</p> <p>Licensed professionals include design professionals, attorneys, and expeditors. A tradesperson must have an active Philadelphia license for their trade or hold a PA Home Improvement Contractor Registration.</p>	<p><b>2</b></p> <p>I am the: <input type="checkbox"/> Property Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Equitable Owner <input checked="" type="checkbox"/> Licensed Professional or Tradesperson</p> <p>Name <b>Logan Dry</b> Company <b>KCA Design Associates</b></p> <p>Address <b>449 Locust Ave</b></p> <p>Email <b>logan.dry@kcadesignassociates.com</b> Phone <b>5   7   0   2   5   9   9   5   4   6  </b></p>
<p><b>Property Owner</b></p> <p>Identify the deeded property owner.</p> <p>*If the property owner is a 'company', then provide the contact information for any natural person with more than 49% equity interest in the property. If no individual has such an interest, provide contact information of at least two (2) natural persons with the largest equity interest in the property.</p> <p>If there was a recent change of ownership, documentation such as a deed or settlement sheet will be required.</p>	<p><b>3</b></p> <p>The property owner is a/an: <input type="checkbox"/> Individual <input checked="" type="checkbox"/> Company*</p> <p><b>Owner (1)</b></p> <p>Name <b>KJB Soutlions LLC</b> <input type="checkbox"/> Check box if new owner is being listed</p> <p>Address <b>6525 Tulip Street Phila PA 19135</b></p> <p><b>Owner (2)</b></p> <p>Name <b>Logan Dry</b></p> <p>Address <b>KCA Design Associates</b></p>
<p><b>Design Professional in Responsible Charge</b></p> <p>Identify the PA- licensed design professional who is legally responsible.</p>	<p><b>4</b></p> <p>Name <b>Nicholas Coulter</b> Firm <b>KCA Design Associates</b></p> <p>PA License # <b>RA405359</b> Phila. Commercial Activity License # <b>608265</b></p> <p>Email <b>alun.coulter@kcadesignassociates.com</b> Phone <b>8   5   6   9   0   5   0   2   5   4  </b></p>
<p><b>Project Scope</b></p> <p>Use this section to provide project details; all fields are mandatory.</p> <p>(a) Choose the proposed occupancy of the entire building. If not one- or two-family, provide a description of group(s) per code.</p> <p>(b) Identify if the project will be new construction, an addition, or interior/ exterior alterations.</p> <p>(c) List the site area that will be disturbed by construction, if any. Enter 'zero' if no disturbance.</p> <p>(d) Note the new floor area created, including basements, cellars, and occupiable roofs. Where existing areas will be altered, list those areas separately.</p> <p>(e) State the number of new or affected stories.</p> <p>(f) Provide a detailed description of the work proposed.</p> <p>(g) Select all conditions that apply to this project (if any).</p> <p>*Provide the associated Streets Review number if "Project Impacts Streets/Right-of-Way" is selected.</p>	<p><b>5</b></p> <p><b>(a) Occupancy</b></p> <p><input type="checkbox"/> Single-Family <input type="checkbox"/> Two-Family <input checked="" type="checkbox"/> Other, please describe: _____</p> <p><b>(b) Scope of Work</b></p> <p><input type="checkbox"/> New Construction <input checked="" type="checkbox"/> Addition and/or Alteration <input type="checkbox"/> Shell (No Fit Out) – Option for Commercial Permits Only</p> <p><b>(c) Earth Disturbance</b></p> <p>Area of Earth Disturbance <b>6700</b> (Sq. Ft.)</p> <p><b>(d) Building Floor Areas</b></p> <p>New Floor Area <b>9580</b> (Sq. Ft.) Existing Altered Area <b>6597</b> (Sq. Ft.)</p> <p><b>(e) Number of Stories</b> <b>3</b></p> <p><b>(f) Description of Work</b> <u>Exist. 3-story structure to remain, proposed interior &amp; exterior alterations</u> <u>Proposed 3-story rear addition w/ walkout cellar &amp; 12 accessory parking spaces, per plan</u></p> <p><b>(g) Project Conditions</b></p> <p><input type="checkbox"/> New High Rise <input type="checkbox"/> Green Roof Included <input type="checkbox"/> Initial Fit Out of Newly Constructed Space</p> <p><input type="checkbox"/> Modular Construction <input checked="" type="checkbox"/> Façade Work <input checked="" type="checkbox"/> Project Impacts Streets/Right-of-Way*</p> <p>*Provide the associated <b>Streets Review</b> number for this project, if applicable: <b>SR - 2   0                    </b></p>



Department of Licenses and Inspections CITY OF PHILADELPHIA

Job Number: (for office use only)

(PERMIT TYPE PREFIX - YEAR - NUMBER)

Project Details & Contractor Information

(a) Select all disciplines of work for which permits are being requested. If 'Building' is not requested, provide the number of the associated permit that was previously issued (where applicable). If a Zoning Permit was issued for this work, provide the related permit number.

(b) Identify the general contractor and estimated cost of building construction.

(c) Identify the mechanical contractor, estimated cost of mechanical work, equipment type, and quantity as:

- Number of registers/diffusers (separate new/relocated)
• Number of appliances
• Number of Type I / Type II kitchen hoods

Where fuel gas work is included, note the estimated cost of fuel gas work.

(d) Identify the licensed electrical contractor, estimated cost of electrical work, and a registered third-party electrical inspection agency.

(e) Identify the registered master plumber, estimated cost of plumbing work, number of fixtures, and check location of work as:

- Interior
• Exterior Drainage and/or Water Distribution

(f) Identify the licensed fire suppression contractor, estimated cost of fire suppression work, and number of devices:

- Sprinkler Heads (separate new/relocated quantities)
• Standpipes
• Fire Pumps
• Stand-alone Backflow Prevention Devices
• Kitchen Extinguishing Systems
• Hydrants

\*ROUGH-IN NOTICE: If you are seeking a rough-in permit, an application for plan review must be submitted already.

(g) Provide the total improvement cost for residential (including multi-family) alterations and additions.

(a) Check all that apply:

- [X] Building [ ] Mechanical & Fuel Gas [ ] Electrical [ ] Plumbing [ ] Fire Suppression

Note: Trades listed below are mandatory for all residential new construction jobs.

RP or CP- 2 0 | | - | | | | | | | | | |

Provide the associated Zoning Permit number for this construction, if applicable: ZP- 2 0 | | - | 28 | | | | | | | | | |

(b) General Building Construction Contractor Information

Name KJB Solutions LLC Cost of Building Work \$

License Number Phone | | | | | | | | | |

(c) Mechanical/Fuel Gas Work & Contractor Information

Name Cost of Mechanical Work \$

License Number Cost of Fuel Gas Work \$

Equipment Types: [ ] Registers / Diffusers [ ] Appliances [ ] Hoods Phone | | | | | | | | | |

Equipment Detail & Quantities

(d) Electrical Work & Contractor Information

- [ ] New Installation [ ] Alteration [ ] \*Rough-In

Name Cost of Electrical Work \$

License Number Phone | | | | | | | | | |

Third-Party Inspection Agency Name

(e) Plumbing Work & Contractor Information

- [ ] New Installation [ ] Alteration [ ] \*Rough-In

Name Cost of Plumbing Work \$

License Number Phone | | | | | | | | | |

Number of Fixtures Check one: [ ] Interior Work [ ] Exterior Building Drainage [ ] Exterior Water Distribution; line size (in.)

(f) Fire Suppression Work & Contractor Information

- [ ] New Installation [ ] Alteration [ ] \*Rough-In

Name Cost of Fire Supp. Work \$

License Number Phone | | | | | | | | | |

Sprinkler Heads: Standpipes: Fire Pumps:

Commercial Kitchen Systems: Backflow Devices: Hydrants:

(g) Total Improvement Cost: \$

(The total improvement cost must also include the cost of all electrical, plumbing, mechanical, fire suppression systems work, and interior finishes)

Declaration & Signature

All provisions of the Building Code and other City ordinances will be complied with, whether specified herein or not. Plans approved by the Department form a part of this application. I hereby certify that the statements contained herein are true and correct to the best of my knowledge and belief. I further certify that I am authorized by the owner to make the foregoing application, and that, before I accept my permit for which this application is made, the owner shall be made aware of all conditions of the permit. I understand that if I knowingly make any false statements herein, I am subject to such penalties as may be prescribed by law or ordinance, inclusive of the penalties contained in 18 Pa. C.S. § 4904.

Applicant Signature: Logan Dry

Date: 01 / 2025 / 2025

**Fee Simple Deed**

**Prepared By:**

Sage Premier Settlements  
2002 Sproul Road, Suite 206  
Broomall, PA 19008  
484-423-6520

**Return To:**

Sage Premier Settlements  
2002 Sproul Road, Suite 206  
Broomall, PA 19008  
484-423-6520

Parcel Number: 122070005  
File No: 388520SPRS

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(Space above this line for Recorder of Deed Use Only)

## This Deed Indenture

Made this 2nd day of May, 2024  
Effective this 2nd day of May, 2024

**Between**

**Cardella Clayton**, (hereinafter called the Grantor)

**And**

**KJB Solutions, LLC** (hereinafter called the Grantee),

**Witnesseth** That the said Grantor for and in consideration of the sum of Three Hundred Eighteen Thousand and 00/100 Dollars (\$318,000.00) lawful money of the United States of America, unto Grantor well and truly paid by the said Grantee and at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, released and confirmed, and by these presents does grant, bargain and sell, release and confirm unto the said Grantee, **KJB Solutions, LLC**,

**ALL THAT CERTAIN** lot or piece of ground with the stone messuage or tenement thereon erected, Situate in Germantown, in the 77th (formerly part of the 22nd) Ward of the City of Philadelphia and Commonwealth of Pennsylvania, described according to a survey thereof made as follows, to wit:

**BEGINNING** at a point on the Northwest side of Locust Avenue (formerly called Armat Street) at the distance of 273 feet Southwestwardly from the Southwest side of Magnolia Avenue (formerly called Wilson Street).

**CONTAINING** in front or breadth on said Locust Avenue 90 feet 7-1/4 inches and extending of that width between parallel lines in length or depth Northwestwardly on the Northeast line thereof 433 feet, 7 inches, and on the Southwest line thereof 433 feet 4-1/2 inches to Woodlawn Street or Avenue (formerly called Woodbine Avenue).

**BOUNDED** on the Northeast by ground now or late of Lilburn H. Steel, on the Northwest by said Woodlawn Avenue, on the Southwest by grounds now or late of Rebecca Warner, et al, and on the Southeast by said Locust Avenue.

**BEING BRT No. 122070005**

**BEING** the same premises which Daughters of Charity Ministries, Inc. a Missouri Nonprofit Corporation, by Deed dated November 20, 2015 and recorded December 1, 2015 in Philadelphia County as Instrument No. 52994982, granted and conveyed unto Andre N. Koger-Clayton, in fee.

**AND ALSO BEING** the same premises which Andre N. Koger-Clayton, by Deed dated June 15, 2017 and recorded June 21, 2017, in and for the Office of the Recorder of Deeds in the County of Philadelphia, Pennsylvania in Deed Book , Page 19006, granted and conveyed unto Cardella Clayton, in fee.

The improvements thereon being known as 449 East Locust Avenue

Parcel ID#: 122070005

**Subject** to all existing rights of way, conditions, easements, restrictions, rights, agreements, notes and other matters of record to the extent valid and enforceable and still applicable to the above-described premises.

**Together with** all and singular improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any wise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the said Grantor and Grantor's heirs, successors and/or assigns, as well at law as in equity, of, in, and to the same.

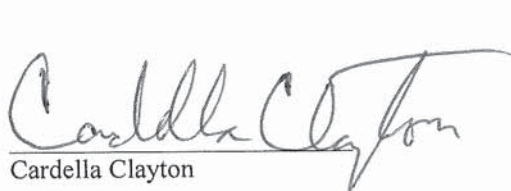
**To have and to hold** the said premises above described with the hereditaments and premises hereby granted, or mentioned, and intended so to be, with the appurtenances, unto the said Grantee as **KJB Solutions, LLC**, forever,

**And** the said Grantor does hereby covenant to and with the said Grantee, that he, the said Grantor, his Personal Representatives, heirs and/or assigns, shall and will warrant and forever defend the hereinabove described premises, with the hereditaments and appurtenances, unto the said Grantee, its Personal Representatives, heirs and/or assigns, against the said Grantor and against every other person lawfully claiming or who shall hereafter claim the same or any part thereof, by, from or under it, them or any of them.

In Witness Whereof, the said Grantor has caused these presents to be duly executed dated the day and year first above written.

WITNESS:

\_\_\_\_\_

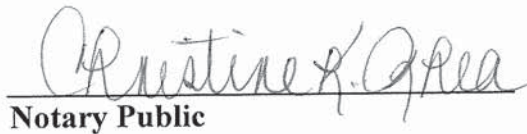
  
Cardella Clayton

STATE OF Pennsylvania  
COUNTY OF Delaware :ss

ON this, the 2nd day of May, 2024, before me, a Notary Public, the undersigned Officer, personally appeared Cardella Clayton, known to me (satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that she executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Commonwealth of Pennsylvania - Notary Seal  
CHRISTINE K. RHEA, Notary Public  
Delaware County  
My Commission Expires February 4, 2025  
Commission Number 1136825

  
Notary Public



AFTER RECORDING, PLEASE RETURN TO:

Sage Premier Settlements  
2002 Sproul Road, Suite 206  
Broomall, PA 19008  
484-423-6520  
FILE NO: **388520SPRS**

Grantor:  
Cardella Clayton

**TO**

Grantee:  
KJB Solutions, LLC

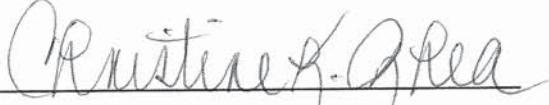
FOLIO/PARCEL:  
122070005


PREMISES:  
449 East Locust Avenue  
Philadelphia, PA 19144  
Philadelphia County

I HEREBY CERTIFY THAT THE ADDRESS OF THE GRANTEE IS:

219 S. Carol Blvd.  
Upper Darby, PA 19082

Certified by:

  
Kristine K. Area

<b>PHILADELPHIA REAL ESTATE TRANSFER TAX CERTIFICATION</b>		BOOK NO.	PAGE NO.
		DATE RECORDED	
CITY TAX PAID			
<p>Complete each section and file in duplicate with Recorder of Deeds when (1) the full consideration/value is/is not set forth in the deed, (2) when the deed is with consideration, or by gift, or (3) a tax exemption is claimed. If more space is needed, attach additional sheet(s).</p>			
<b>A CORRESPONDENT – All inquiries may be directed to the following person:</b>			
Name: KJB Solutions, LLC		Telephone Number: Area Code: (610) 764-8258	
Street Address 219 S Carol Blvd	City Upper Darby	State PA	Zip Code 19082
<b>B. TRANSFER DATA</b>		DATE OF ACCEPTANCE OF DOCUMENT:	
GRANTOR(S)LESSOR(S) (267) 624-2526 Cardella Clayton		GRANTEE(S)LESSEE(S) (610) 764-8258 KJB Solutions, LLC	
STREET ADDRESS 110 Marie Court		STREET ADDRESS 219 S Carol Blvd	
Newark	DE	19702	Upper Darby PA 19082
STREET ADDRESS 449 East Locust Avenue		CITY, TOWNSHIP, BOROUGH PHILADELPHIA	
COUNTY Philadelphia	SCHOOL DISTRICT PHILADELPHIA	TAX PARCEL NUMBER 122070005	
<b>D. VALUATION DATA</b>			
1. ACTUAL CASH CONSIDERATION \$318,000.00	2. OTHER CONSIDERATION + 0.00	3. TOTAL CONSIDERATION =\$318,000.00	
4. COUNTY ASSESSED VALUE \$203,800.00	5. COMMON LEVEL RATIO FACTOR X 1	6. FAIR MARKET VALUE \$203,800.00	
<b>E. EXEMPTION DATA</b>			
1a. AMOUNT OF EXEMPTION 0%	1b. PERCENTAGE OF INTEREST CONVEYED 100%		
<b>2. Check Appropriate Box Below for Exemption Claimed</b>			
<input type="checkbox"/> Will or intestate succession <input type="checkbox"/> Transfer to Industrial Development Agency <input type="checkbox"/> Transfer to agent or straw party. (Attach copy of agency/straw party agreement) <input type="checkbox"/> Transfer between principle and agent.(Attach a copy of agency/straw trust agreement). Tax paid prior deed \$ <input type="checkbox"/> Transfer to the Commonwealth, the United States, and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (Attach copy of resolution) <input type="checkbox"/> Transfer from mortgagor to a older of a mortgage in default. Mortgage Book Number , Page Number . <input type="checkbox"/> Corrective deed (Attach copy of the prior deed). <input type="checkbox"/> Other (Please explain exemption claimed, if other than listed above)			
<p><i>Under penalties of law or ordinance, I declare that I have examined this Statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.</i></p>			
SIGNATURE OF CORRESPONDENT OR RESPONSIBLE PARTY 			DATE May 2, 2024

# Zoning Permit

Permit Number ZP-2025-000428

**LOCATION OF WORK**

449 LOCUST AVE, Philadelphia, PA 19144-1323

**PERMIT FEE**

\$632.00

**DATE ISSUED**

2/1/2025

**ZBA CALENDAR**

**ZBA DECISION DATE**

**ZONING DISTRICTS**

RSD3

**PERMIT HOLDER**

KJB SOLUTIONS LLC

219 S CAROL BLVD KJB SOLUTIONS LLC UPPER DARBY PA 19082

**OWNER CONTACT 1**

c/o Kenny Brown

219 S CAROL BLVD UPPER DARBY PA 19082

**OWNER CONTACT 2**

**TYPE OF WORK**

Lot Line Relocation

**APPROVED DEVELOPMENT**

For a lot adjustment (subdivision) to create two (2) lots [Parcels "A" and "B"] from one (1) existing lot [449 Locust Ave]. Sizes and locations as shown on plans.

**APPROVED USE(S)**

THIS PERMIT IS SUBJECT TO THE FOLLOWING PROVISO(S) AS ESTABLISHED BY THE ZONING BOARD OF ADJUSTMENT (ZBA)



**CONDITIONS AND LIMITATIONS:**

• Permits, including Zoning Permits **not** involving development, shall expire if the authorized work or Use is not commenced within, or if work is suspended or abandoned for period of, **six (6) months from the date of issuance** with the following exceptions:

- **30-days or 10-days** for Permits related to Unsafe or Imminently Dangerous properties respectively.
- **3-years** from issuance or date of decision by ZBA for Zoning Permits involving development.
- **60-days** for Plumbing, Electrical or Fire Suppression Rough-In Approvals.
- Any Permit issued for construction or demolition is valid for no more than **five (5) years**.

• All provisions of the Philadelphia Code must be complied with, whether specified herein or not. This permit does NOT constitute approval of any Violation of such Code.

• The issuance of this CO/permit does not affirm that the subject property is federally compliant with the Americans with Disabilities Act. Owner remains responsible for ensuring property complies with all local, state and federal requirements.

# Zoning Permit

Permit Number ZP-2025-000428

#### ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

#### PARCEL

449 LOCUST AVE, Philadelphia, PA 19144-1323

#### ADDITIONAL USE DETAILS

See front side for specific use(s) associated with this permit

This permit is subject to the following specific conditions.

#### CONDITIONS

This Zoning Permit (ZP) shall expire if construction or operation pursuant to the permit or approval has not begun within three years after the date the permit or approval was granted.

Changes of use shall be valid for a period of six months unless an application for a Certificate of Occupancy is submitted for that use within such period.

See § 14-303 of the Philadelphia Zoning Code for more information.



**Tax Exemption(Abatement):** Information and applications for Real Estate Tax Abatement for new construction and improvements available from the Office of Property Assessment [www.phila.gov/opa](http://www.phila.gov/opa), 215-686-4334, 601 Walnut St., 300W, Phila, PA 19106. Applications for new construction and commercial improvements due within 60 days of permit issuance. Residential rehab and builder/developer applications due by Dec 31 of year of permit issuance.

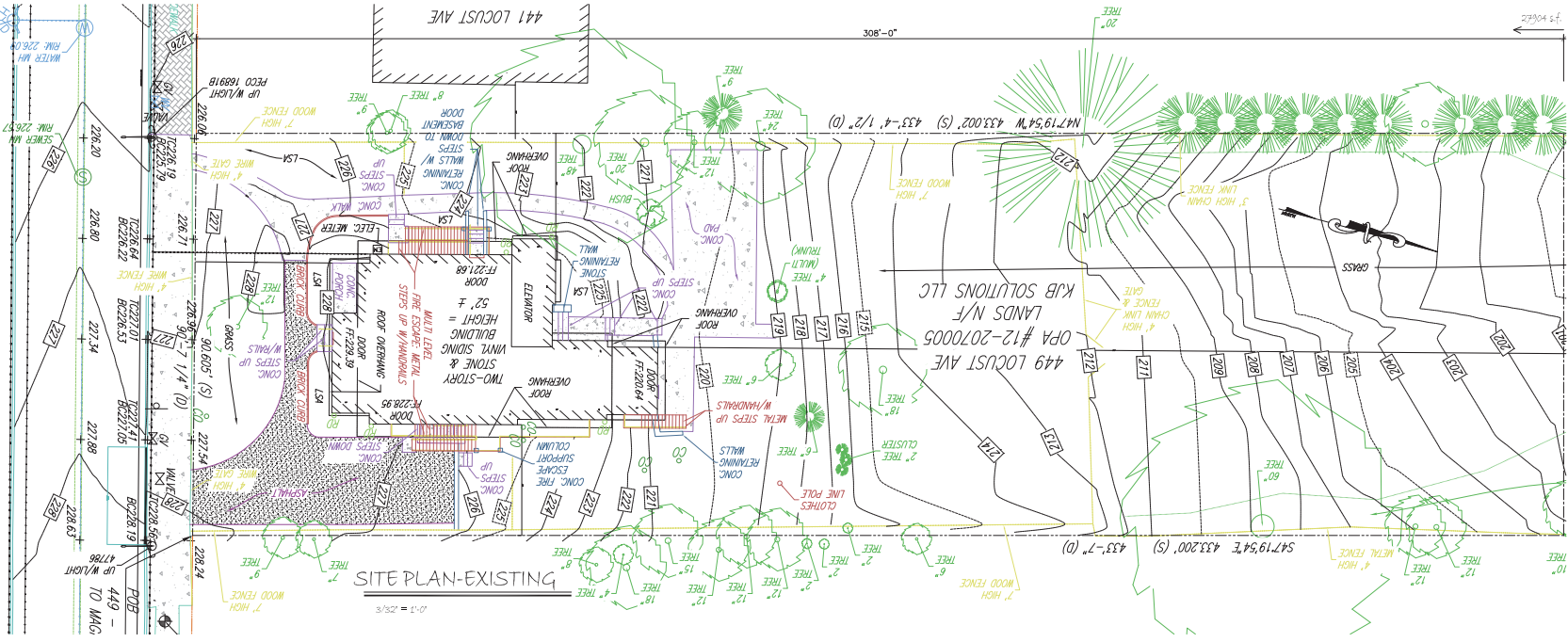
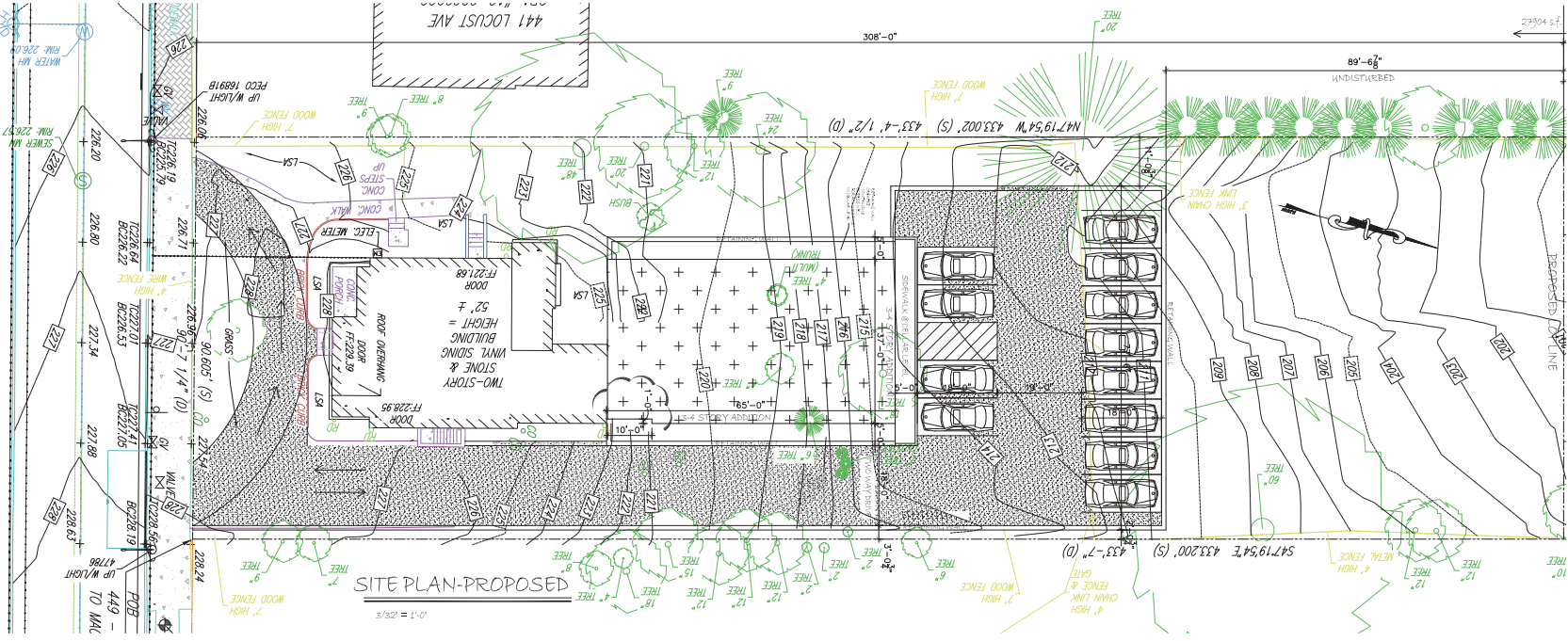




REVISED FOR HISTORICAL COMMISSION

LOCUST AVENUE  
 (50' WIDE ROW / 10'-30'-10' ON CITY PLAN-LEGALLY OPEN)  
 PARK

LOCUST AVENUE  
 (50' WIDE ROW / 10'-30'-10' ON CITY PLAN-LEGALLY OPEN)  
 PARK



SK-0

PROJECT: LOCUST AVE  
 FILE: LOCUST AVE

DRAWN BY: LD  
 CHECKED BY: HK  
 DATE: 05/24/2024  
 SCALE: AS SHOWN

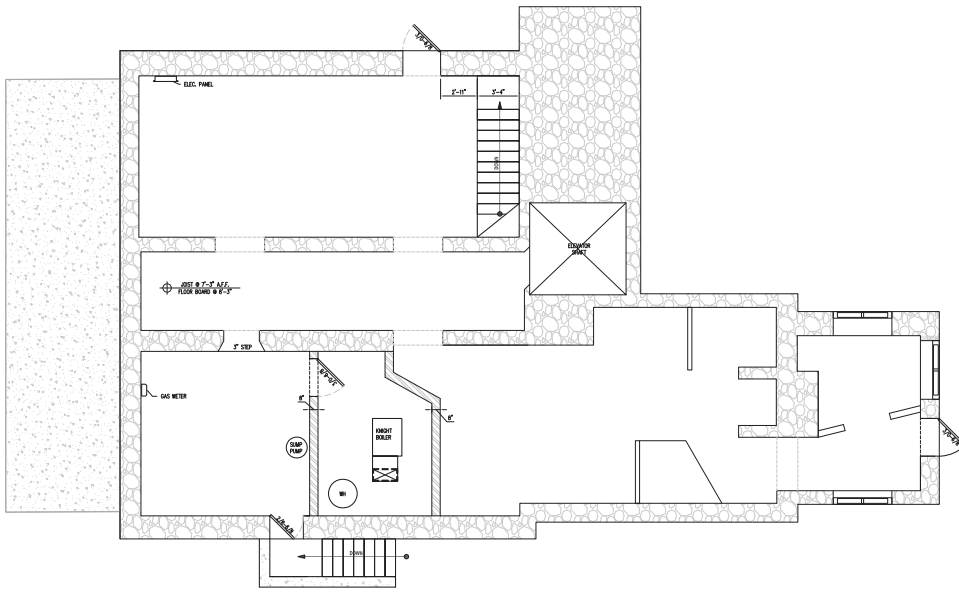
REVISIONS:  
 2.26.25 REV

DWG. TITLE

PROPOSED MULTI-FAMILY BUILDING  
 449 LOCUST AVE  
 PHILADELPHIA, PENNSYLVANIA



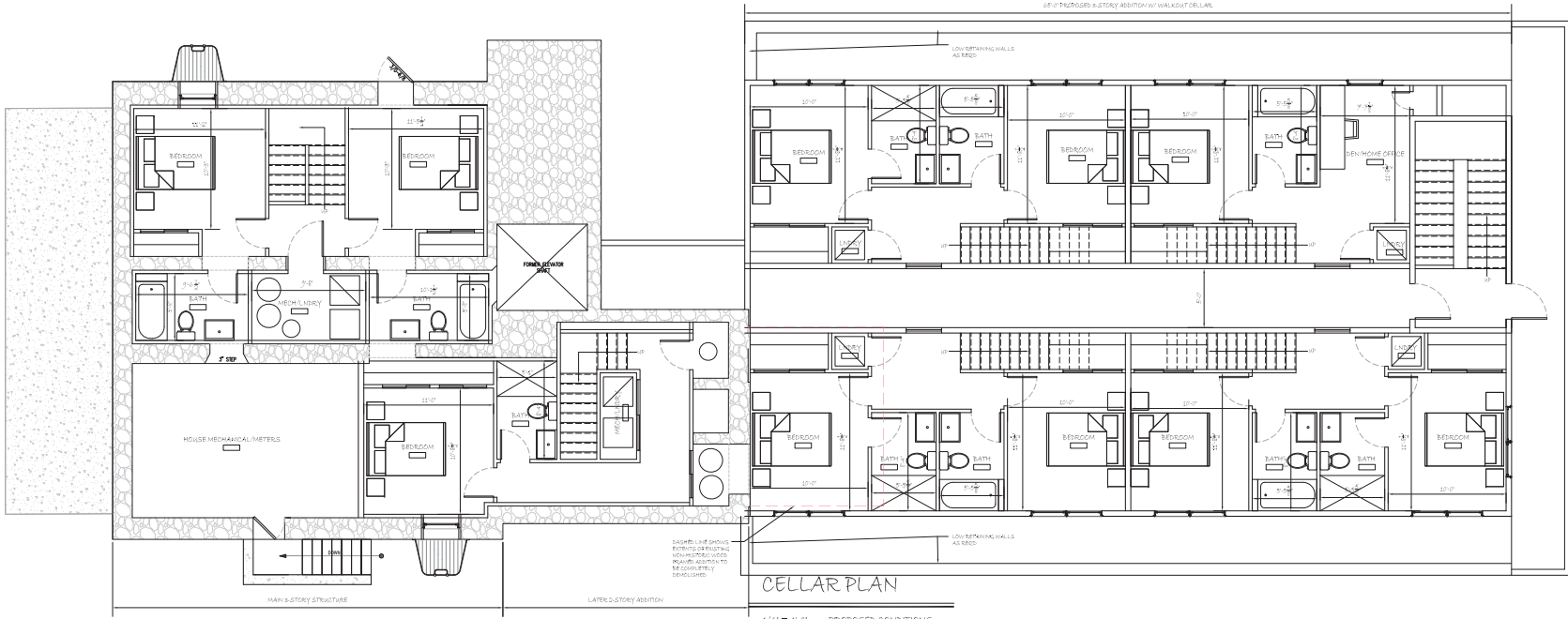
KCA DESIGN ASSOCIATES  
 6025 THE FIRST  
 PHILADELPHIA, PA 19131  
 (215) 545-5500



CELLAR PLAN

1/4" = 1'-0" EXISTING CONDITIONS

BUILDING UNIT MATRIX	
STUDIOS -	0
1 BEDROOM -	1
2 BEDROOM -	10
3 BEDROOM -	1
TOTAL	12



CELLAR PLAN

1/4" = 1'-0" PROPOSED CONDITIONS



PROJECT: PROPOSED MULTI-FAMILY BUILDING  
 449 LOCUST AVE  
 PHILADELPHIA, PENNSYLVANIA

DWG. TITLE: SCHEMATIC FLOOR PLANS

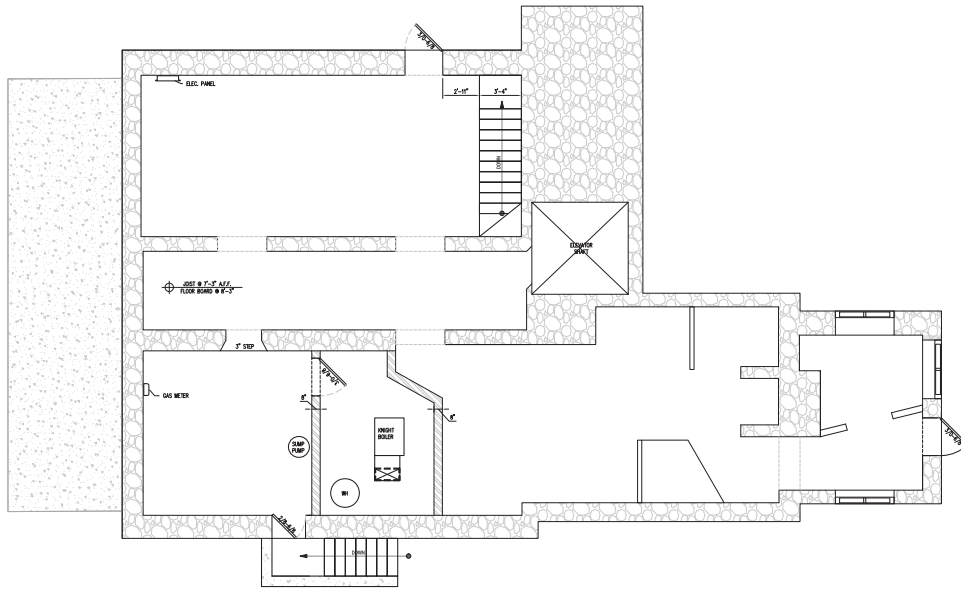
REVISIONS:

DRAWN BY: LD  
 CHECKED BY: HK  
 DATE: 10/24/2024  
 SCALE: AS NOTED

JOB No: LOCUST AVE  
 FILE: LOCUST AVE

SK-1

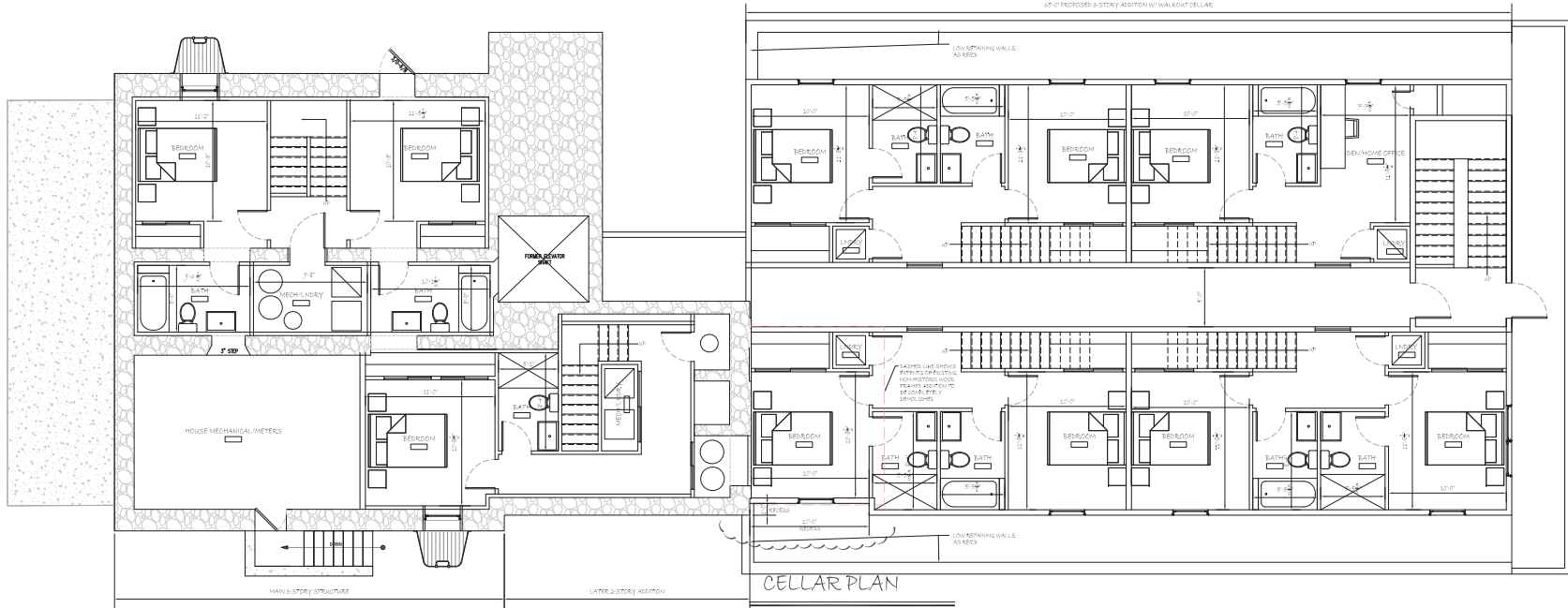




CELLAR PLAN

1/4" = 1'-0" EXISTING CONDITIONS

BUILDING UNIT MATRIX	
STUDIOS -	0
1 BEDROOM -	1
2 BEDROOM -	10
3 BEDROOM -	1
TOTAL	12



CELLAR PLAN

1/4" = 1'-0" PROPOSED CONDITIONS



PROJECT: PROPOSED MULTI-FAMILY BUILDING  
449 LOCUST AVE  
PHILADELPHIA, PENNSYLVANIA

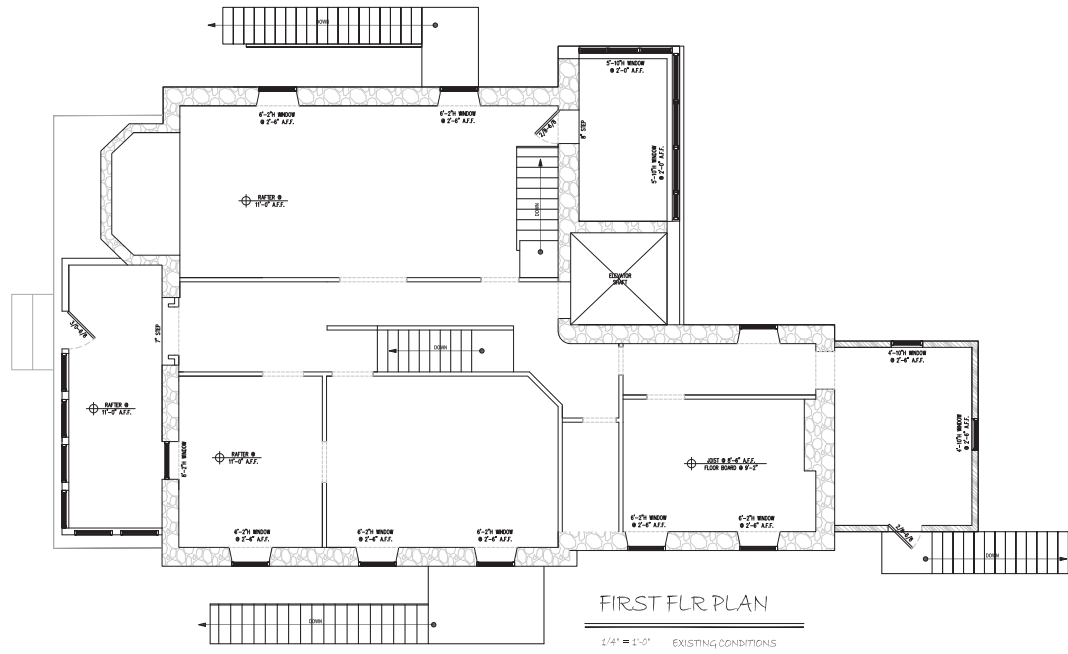
DWG. TITLE: SCHEMATIC FLOOR PLANS

REVISIONS:  
2.26.25 REV

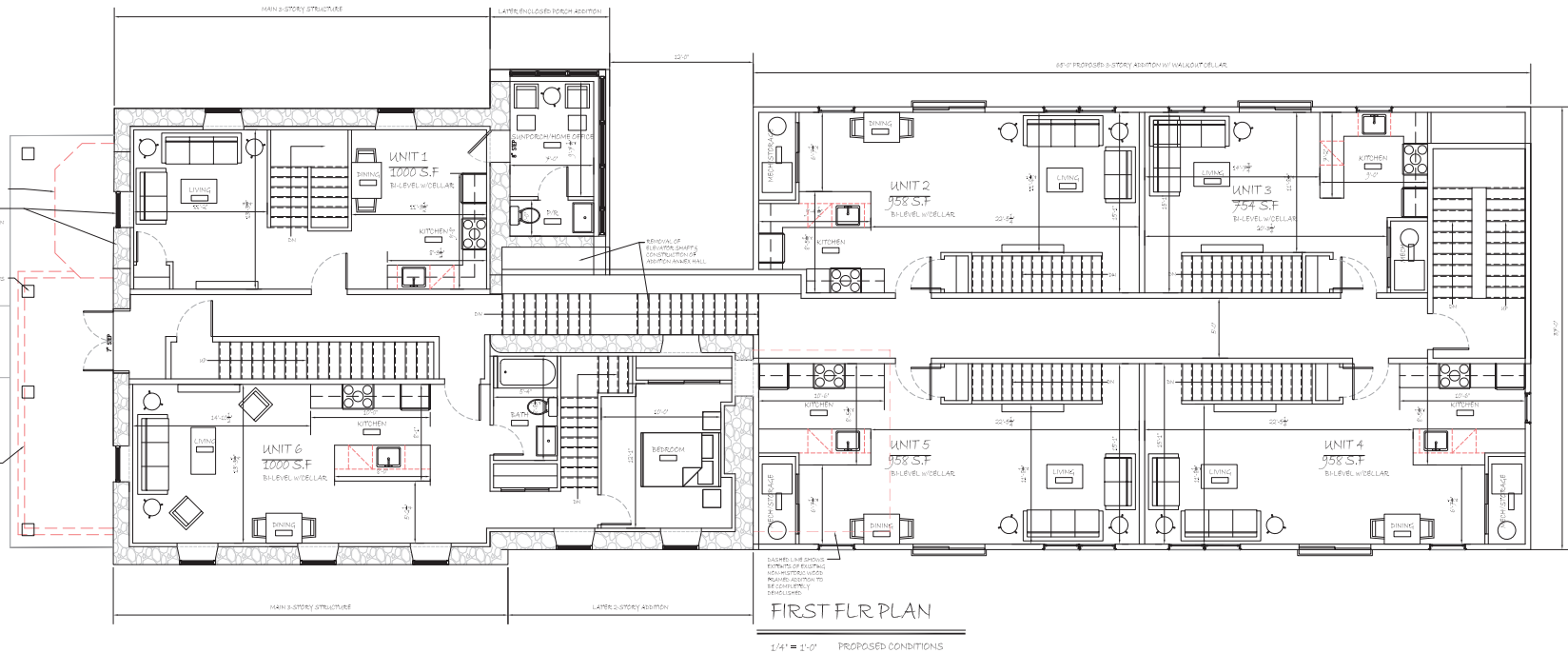
DRAWN BY: LD  
CHECKED BY: HK  
DATE: 10/24/2024  
SCALE: AS NOTED

JOB No: LOCUST AVE  
FILE: LOCUST AVE

SK-1



BUILDING UNIT MATRIX	
STUDIOS -	0
1 BEDROOM -	1
2 BEDROOM	10
3 BEDROOM -	1
TOTAL	12



PROJECT: PROPOSED MULTI-FAMILY BUILDING  
449 LOCUST AVE  
PHILADELPHIA, PENNSYLVANIA

DWG. TITLE: SCHEMATIC FLOOR PLANS

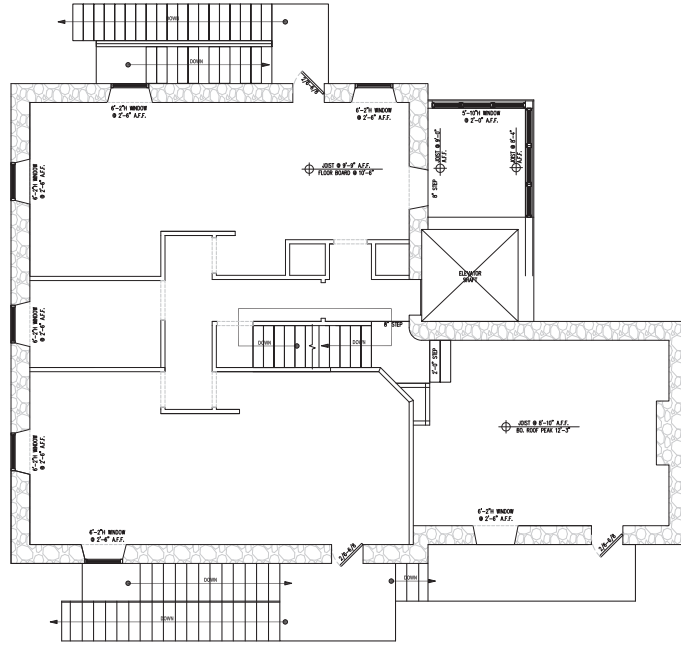
REVISIONS:

DRAWN BY: LD  
CHECKED BY: HK  
DATE: 10/24/2024  
SCALE: AS NOTED

JOB No: LOCUST AVE  
FILE: LOCUST AVE

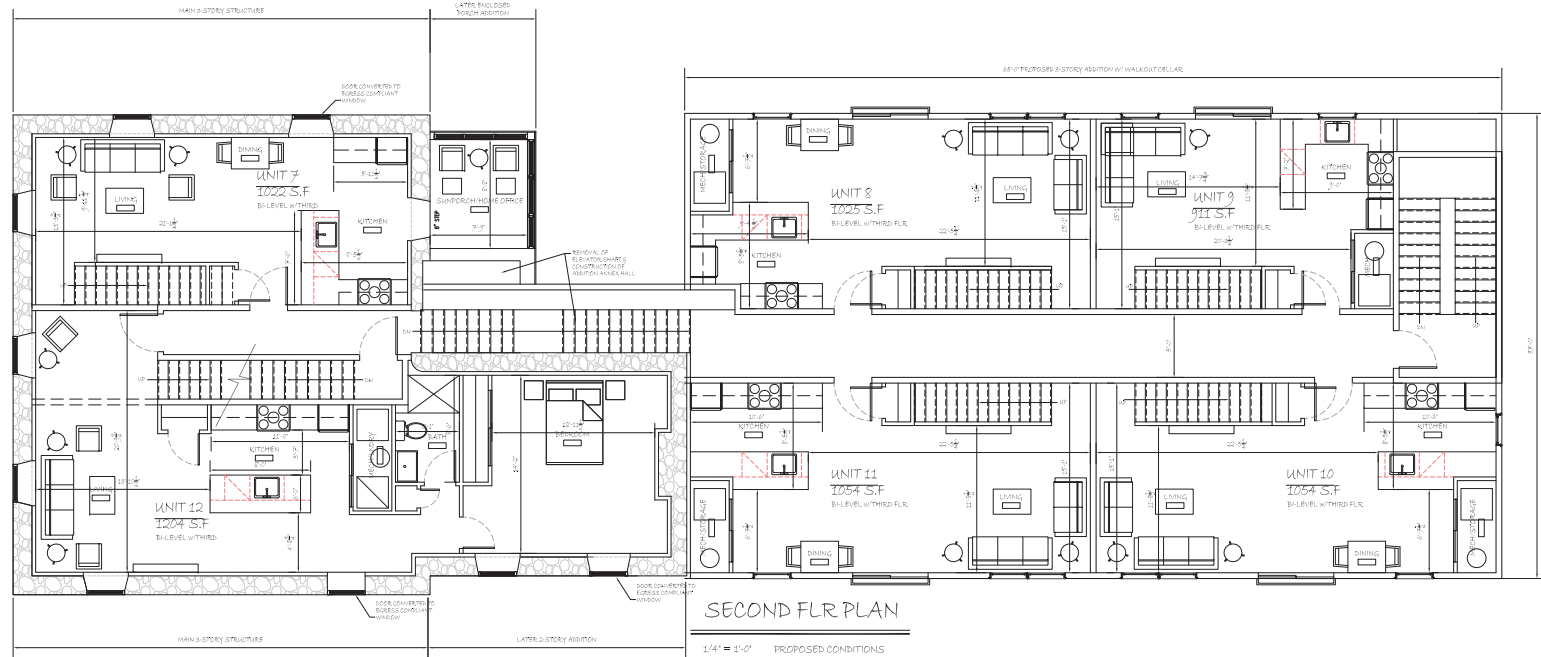
SK-2





SECOND FLR PLAN  
1/4" = 1'-0" EXISTING CONDITIONS

BUILDING UNIT MATRIX	
STUDIOS -	0
1 BEDROOM -	1
2 BEDROOM -	10
3 BEDROOM -	1
TOTAL	12



SECOND FLR PLAN  
1/4" = 1'-0" PROPOSED CONDITIONS



PROJECT  
**PROPOSED MULTI-FAMILY BUILDING**  
 449 LOCUST AVE  
 PHILADELPHIA, PENNSYLVANIA

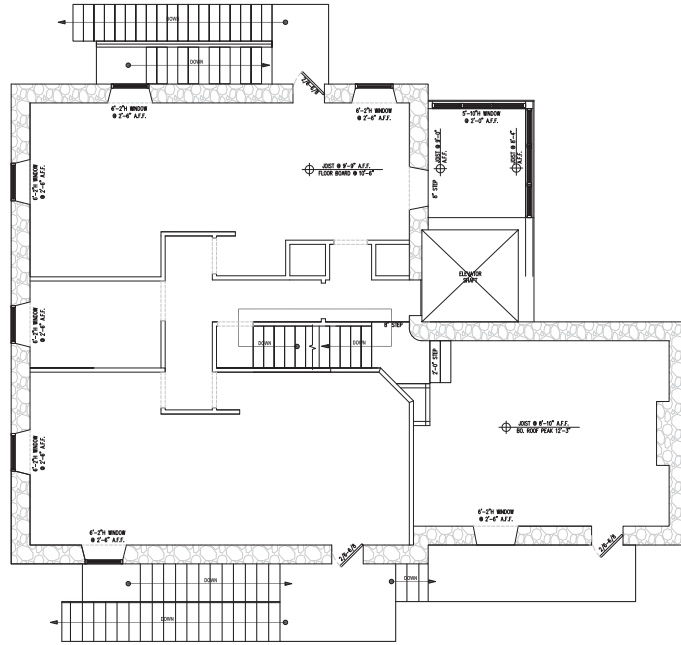
DWG. TITLE  
 SCHEMATIC FLOOR PLANS

REVISIONS:

DRAWN BY: LD  
 CHECKED BY: HK  
 DATE: 10/24/2024  
 SCALE: AS NOTED

JOB NO: LOCUST AVE  
 FILE: LOCUST AVE

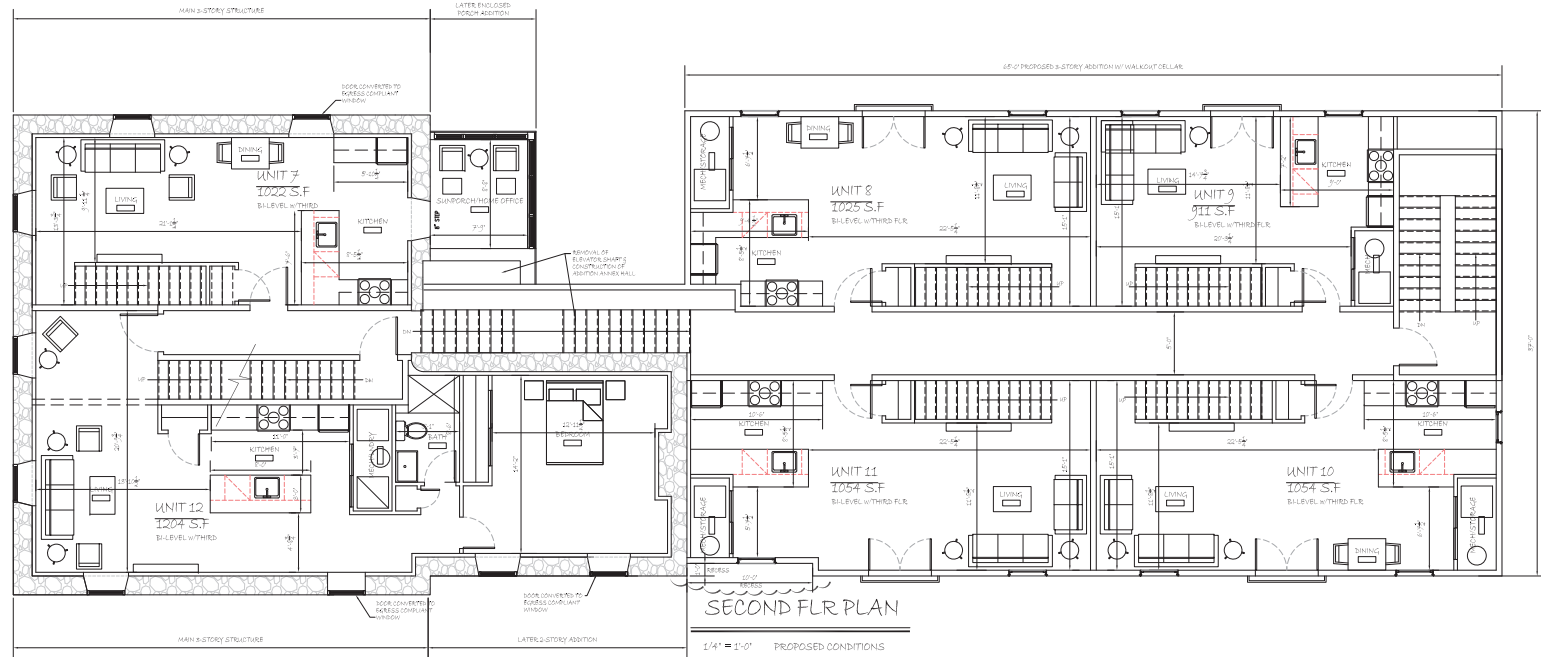
SK-3



SECOND FLR PLAN

1/4" = 1'-0" EXISTING CONDITIONS

BUILDING UNIT MATRIX	
STUDIOS -	0
1 BEDROOM -	1
2 BEDROOM	10
3 BEDROOM -	1
TOTAL	12



SECOND FLR PLAN

1/4" = 1'-0" PROPOSED CONDITIONS



PROJECT: PROPOSED MULTI-FAMILY BUILDING  
449 LOCUST AVE  
PHILADELPHIA, PENNSYLVANIA

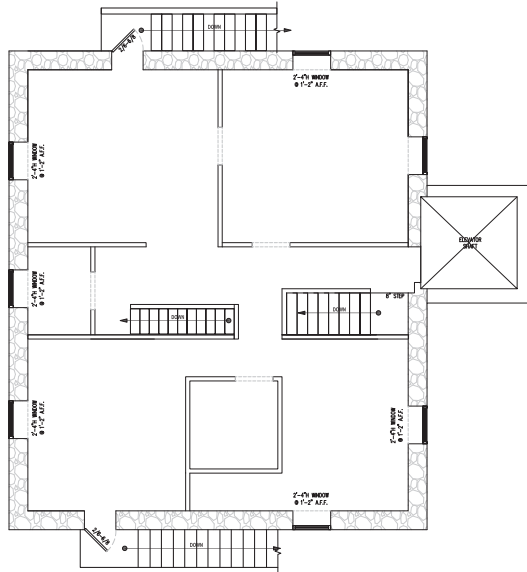
DWG. TITLE: SCHEMATIC FLOOR PLANS

REVISIONS:  
2.26.25 REV

DRAWN BY: LD  
CHECKED BY: HK  
DATE: 10/14/2024  
SCALE: AS NOTED

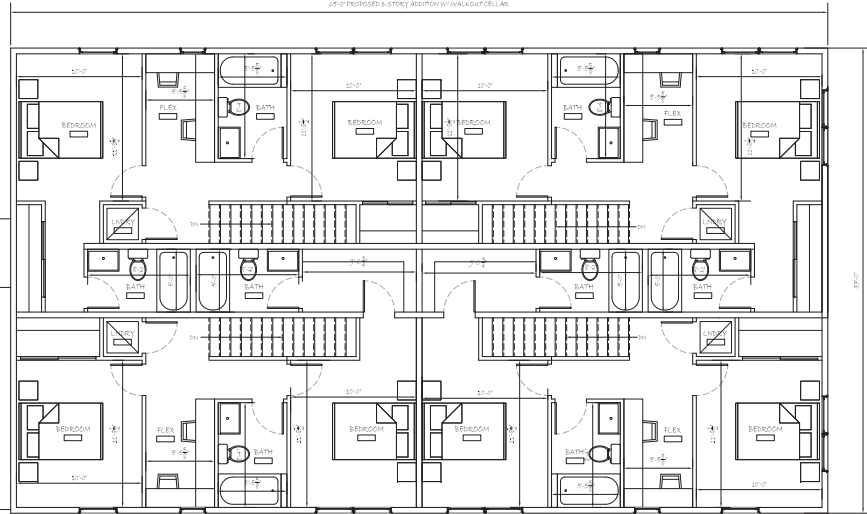
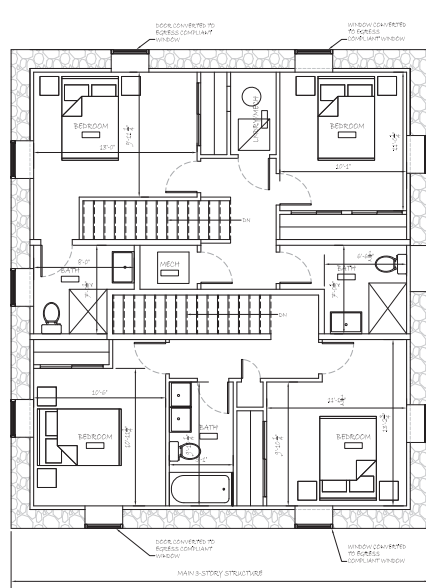
JOB No: LOCUST AVE  
FILE: LOCUST AVE

SK-3



THIRD FLR PLAN

1/4" = 1'-0" EXISTING CONDITIONS



THIRD FLR PLAN

1/4" = 1'-0" PROPOSED CONDITIONS

BUILDING UNIT MATRIX	
STUDIOS -	0
1 BEDROOM -	1
2 BEDROOM	10
3 BEDROOM -	1
TOTAL	12



PROPOSED MULTI-FAMILY BUILDING  
449 LOCUST AVE  
PHILADELPHIA, PENNSYLVANIA

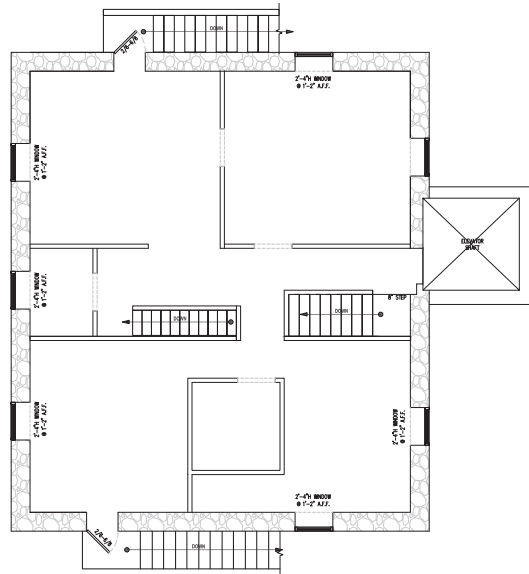
PROJECT  
DWC TITLE

REVISIONS:

DRAWN BY: LD  
CHECKED BY: HK  
DATE: 10/24/2024  
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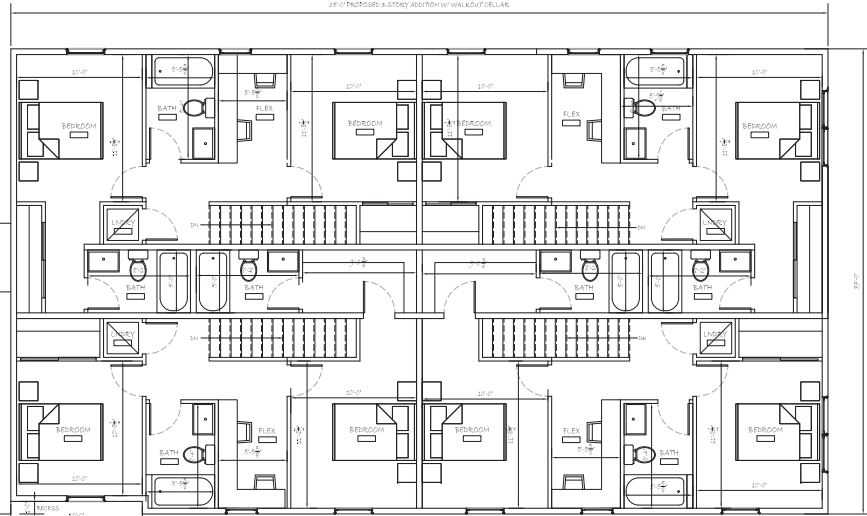
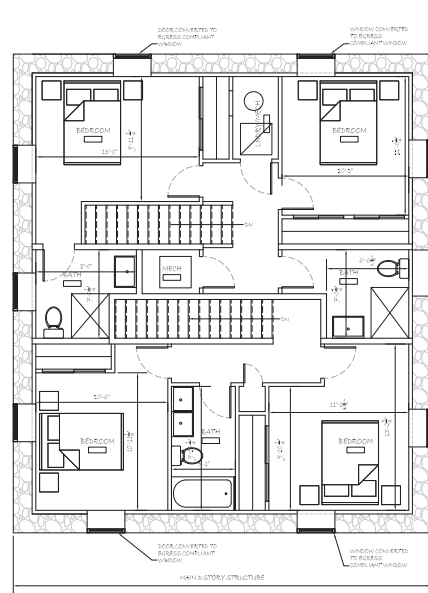
JOB No: LOCUST AVE  
FILE: LOCUST AVE

SK-4



THIRD FLR PLAN

1/4" = 1'-0" EXISTING CONDITIONS



THIRD FLR PLAN

1/4" = 1'-0" PROPOSED CONDITIONS

BUILDING UNIT MATRIX	
STUDIOS -	0
1 BEDROOM -	1
2 BEDROOM	10
3 BEDROOM -	1
TOTAL	12



PROPOSED MULTI-FAMILY BUILDING  
449 LOCUST AVE  
PHILADELPHIA, PENNSYLVANIA

PROJECT  
DWG. TITLE

REVISIONS:  
2.26.25 REV

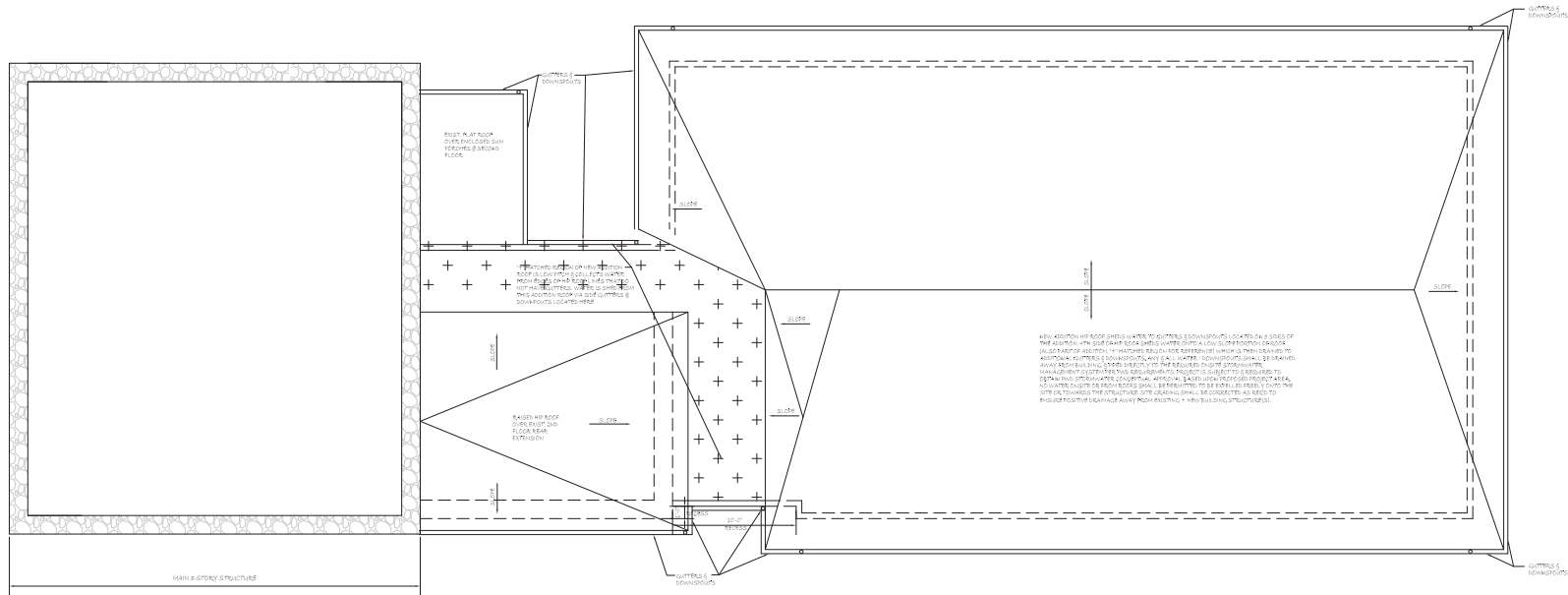
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DATE: 10/31/2024  
SCALE: AS NOTED

JOB No: LOCUST AVE  
FILE: LOCUST AVE

SK-4







THIRD FLR ADDITION ROOF PLAN

1/4" = 1'-0" PROPOSED CONDITIONS

BUILDING UNIT MATRIX	
STUDIOS -	0
1 BEDROOM -	1
2 BEDROOM	10
3 BEDROOM -	1
TOTAL	12



PROJECT: PROPOSED MULTI-FAMILY BUILDING  
449 LOCUST AVE  
PHILADELPHIA, PENNSYLVANIA

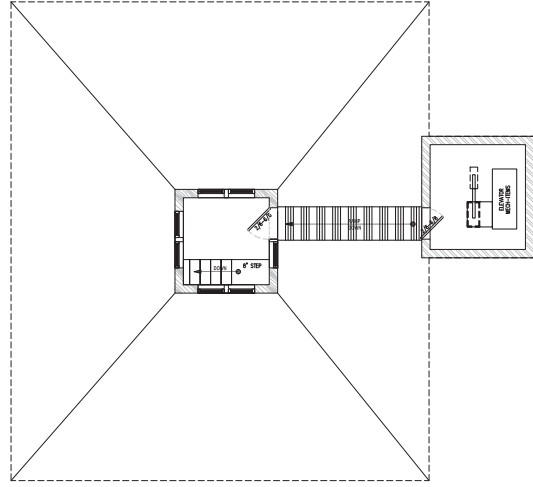
DWG. TITLE: SCHEMATIC FLOOR PLANS

REVISIONS:  
2.26.25 REV

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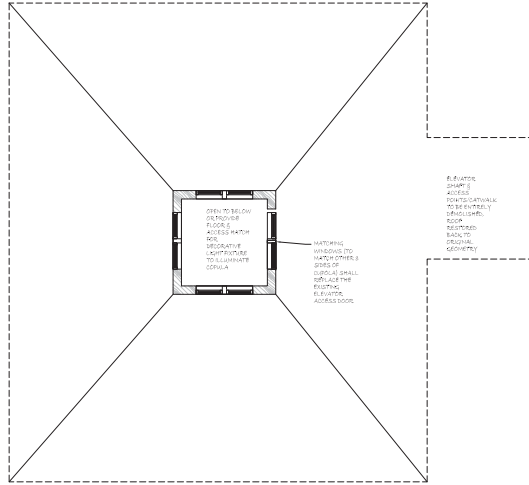
JOB No: LOCUST AVE  
FILE: LOCUST AVE

SK-4.1



ROOF PLAN

1/4" = 1'-0" EXISTING CONDITIONS



ROOF PLAN

1/4" = 1'-0" PROPOSED CONDITIONS

BUILDING UNIT MATRIX	
STUDIOS -	0
1 BEDROOM -	1
2 BEDROOM	10
3 BEDROOM -	1
TOTAL	12



PROJECT: PROPOSED MULTI-FAMILY BUILDING  
449 LOCUST AVE  
PHILADELPHIA, PENNSYLVANIA

DWG. TITLE: SCHEMATIC FLOOR PLANS

REVISIONS:

DRAWN BY: LD  
CHECKED BY: HK  
DATE: 10/24/2024  
SCALE: AS NOTED

JOB No: LOCUST AVE  
FILE: LOCUST AVE

SK-5





















# 449 LOCUST AVE

## RENDERINGS

PRESENTED TO ARCHITECTURAL COMMITTEE 2/25/2025



# 449 LOCUST AVE

REVISED FOR HISTORICAL COMMISSION



# 449 LOCUST AVE

## RENDERINGS



PRESENTED TO ARCHITECTURAL COMMITTEE 2/25/2025

# 449 LOCUST AVE



REVISED FOR HISTORICAL COMMISSION

# 449 LOCUST AVE

## RENDERINGS

PRESENTED TO ARCHITECTURAL COMMITTEE 2/25/2025





# 449 LOCUST AVE

REVISED FOR HISTORICAL COMMISSION



# 449 LOCUST AVE

## RENDERINGS



PRESENTED TO ARCHITECTURAL COMMITTEE 2/25/2025

# 449 LOCUST AVE



REVISED FOR HISTORICAL COMMISSION

# 449 LOCUST AVE

## RENDERINGS



PRESENTED TO ARCHITECTURAL COMMITTEE 2/25/2025

# 449 LOCUST AVE



REVISED OR HISTORICAL COMMISSION

# 449 LOCUST AVE

## RENDERINGS

PRESENTED TO ARCHITECTURAL COMMITTEE 2/25/2025



# 449 LOCUST AVE

REVISED FOR HISTORICAL COMMISSION



renderbox

Nomination to the Philadelphia Register of Historic Places  
449 Locust Avenue, Philadelphia, PA

In nearly every respect, the Edwin T. Chase House matches the plans and elevation of Riddell's Cottage No. 11 in his *Architectural Designs* (Figs. 5 and 6). As a sketch plan from a 1963 zoning permit application shows, the footprint of the house matches Riddell's plans and comes to within mere inches of the dimensions specified by him (Fig. 7). Additionally, the current placement of the windows on the front and side elevations (those visible from Locust Avenue), is the same as in Riddell's plans. Although Riddell's rendered elevation suggests a stucco facade, the written specifications for Cottage No. 11 do not mention stucco, only that the exterior walls were to be "composed of quarried building stone," which matches the extant exterior walls (see [Appendix](#)). This discrepancy is probably explained by the fact that reproducing the variegated color and texture of natural stone in a chromolithograph would have added greatly to its expense. In addition to these similarities, the existing cornice brackets along the eaves closely match the profile of those depicted in Riddell's elevation.



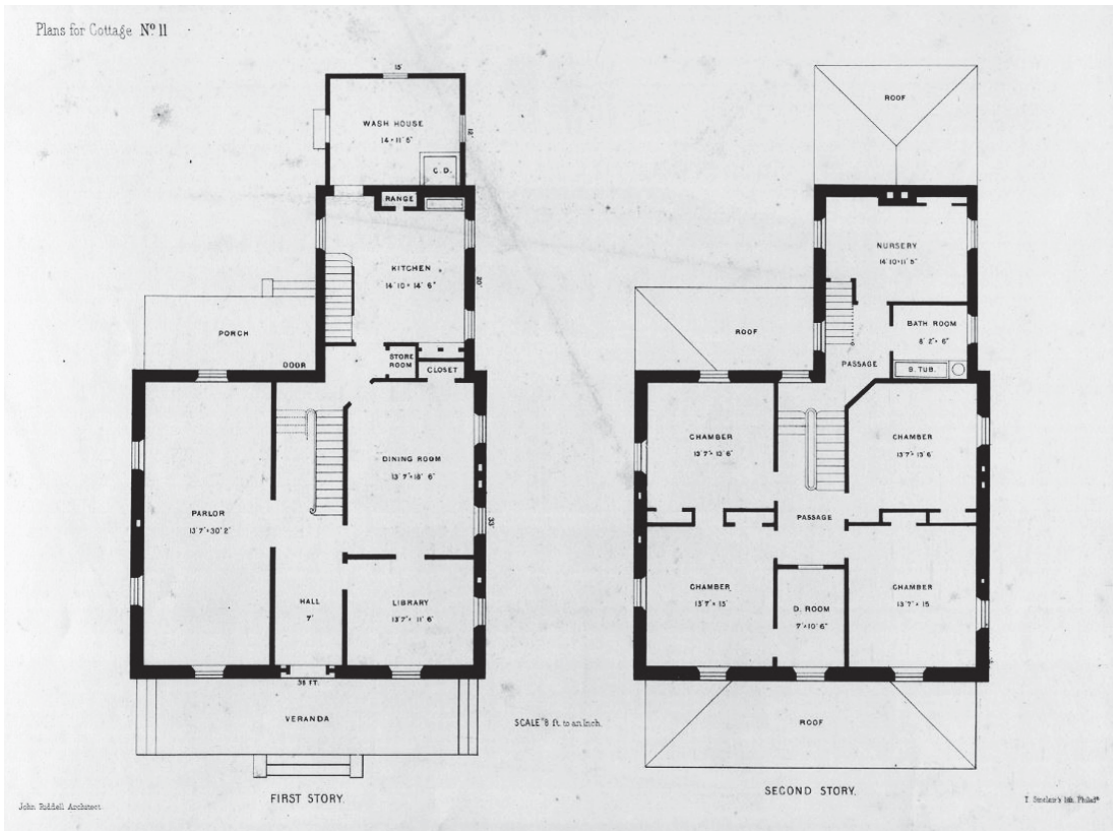
**Figure 5:** Lithograph elevation of Cottage No. 11 from John Riddell's *Architectural Designs for Model Country Residences*, published in 1861. This design was used for the Edwin T. Chase House.

The attribution of 449 Locust Avenue to Riddell remains compelling beyond its physical appearance. Riddell writes in the explanatory text for Cottage No. 11 that the house "is now nearly finished in Germantown, for a gentleman living in the city of Philadelphia" (see [Appendix](#)). While Riddell does not name Chase in the text, the name "Edmund G. Chase" appears in the client list at the end of his book. A misnomer, Edmund G. Chase was almost certainly intended to be Edwin T. Chase, who acquired 449 Locust Avenue (then called Armat Street) in January 1857.<sup>1</sup> Notably, no one by the name of Edmund G. Chase appears in any Philadelphia directory or in U.S. census records from the city during the mid-nineteenth century period. Chase and his family remained at 449 Locust Avenue for several decades as historic maps, city directories, and later deeds demonstrate ([Fig. 8](#)).

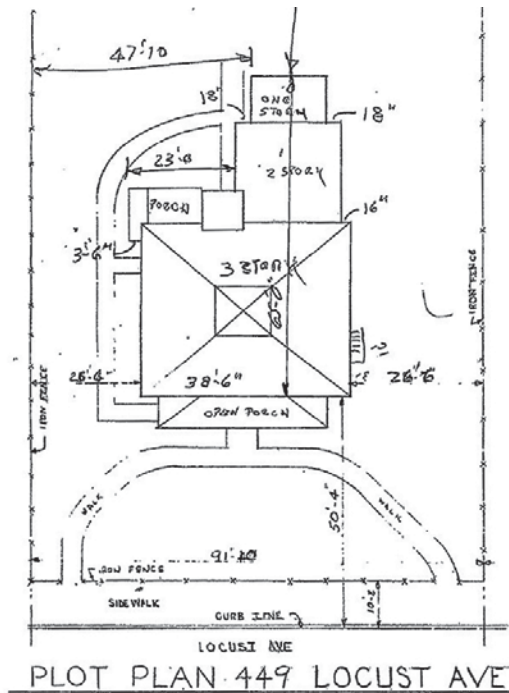
<sup>1</sup> Horatio S. Stephens to Edwin T. Chase, Deed Book R.D.W.:102, p. 451, January 1, 1857.



Nomination to the Philadelphia Register of Historic Places  
 449 Locust Avenue, Philadelphia, PA



**Figure 6:** Floor plans of Cottage No. 11 from John Riddell's *Architectural Designs for Model Country Residences*, published in 1861. This design was used for the Edwin T. Chase House.



**Figure 7:** Sketch plan of the property from a 1963 zoning permit application.



AERIAL VIEW FROM LOCUST



AERIAL VIEW FROM LOCUST



AERIAL VIEW FROM WOODLAWN



ADJACENT LEFT SIDE NEIGHBORING CONTEXT



ADJACENT RIGHT SIDE NEIGHBORING CONTEXT



REAR VIEW FROM WOODLAWN ST - PROPERTY / ADDITION OBSURED BY TREES



REMNANTS OF DRIVE/PATH IN FRONT YARD





REORGANIZED HORSESHOE DRIVE SHALL BE  
INSTALLED IN FRONT YARD



FRONT ELEVATION



RIGHT SIDE PANORAMIC  
ELEVATION VIEW. NOTE  
WINDOW SHAPED STONE  
RECESSED IN MIDDLE FO  
FACADE

WINDOW  
SHAPED  
STONE  
RECESSES



WINDOW SHAPED STONE  
RECESS ON RIGHT SIDE  
FACADE



RIGHT SIDE/  
REAR  
PERSPECTIVE



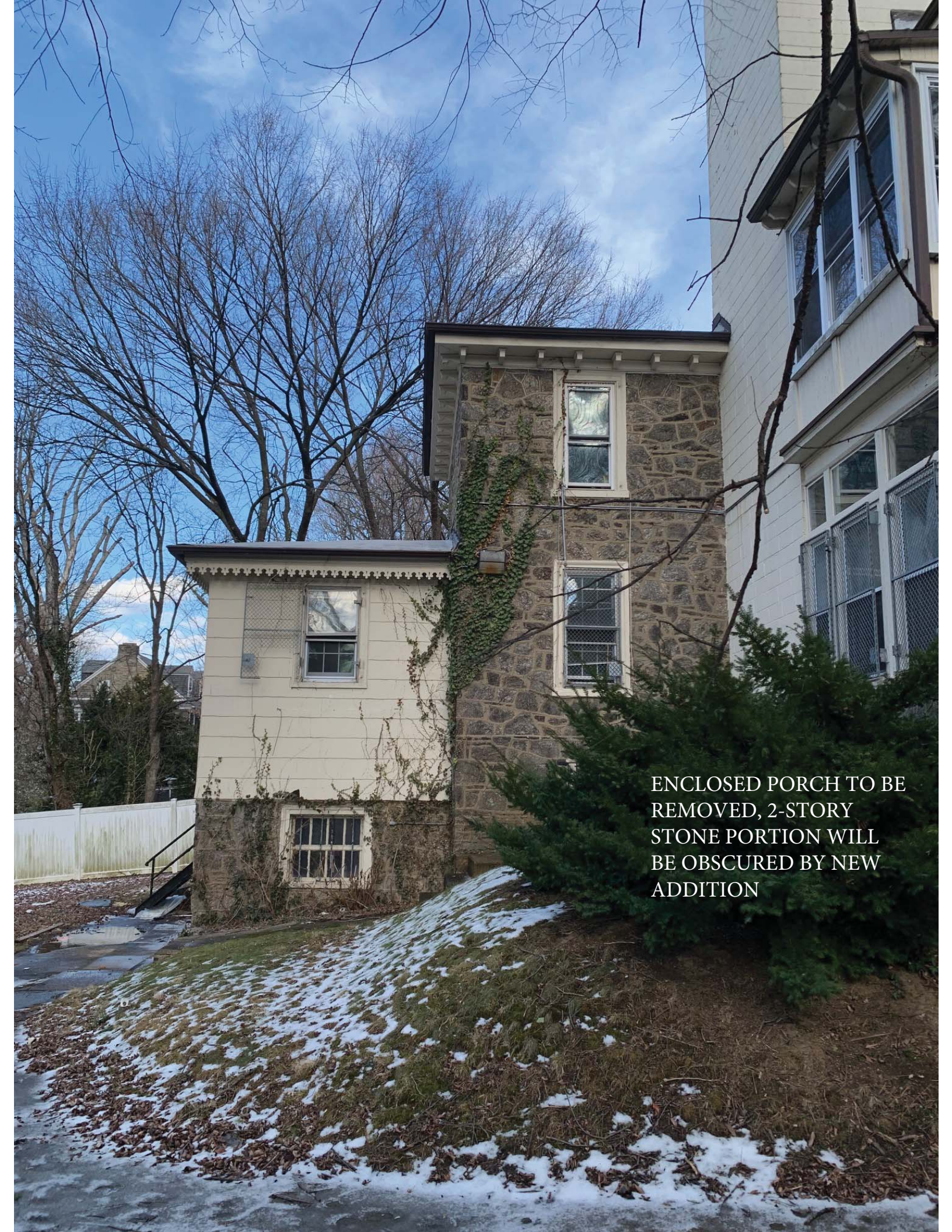
REAR VIEW - ELEVATOR &  
ENCLOSED SIDED PORCH TO  
BE REMOVED





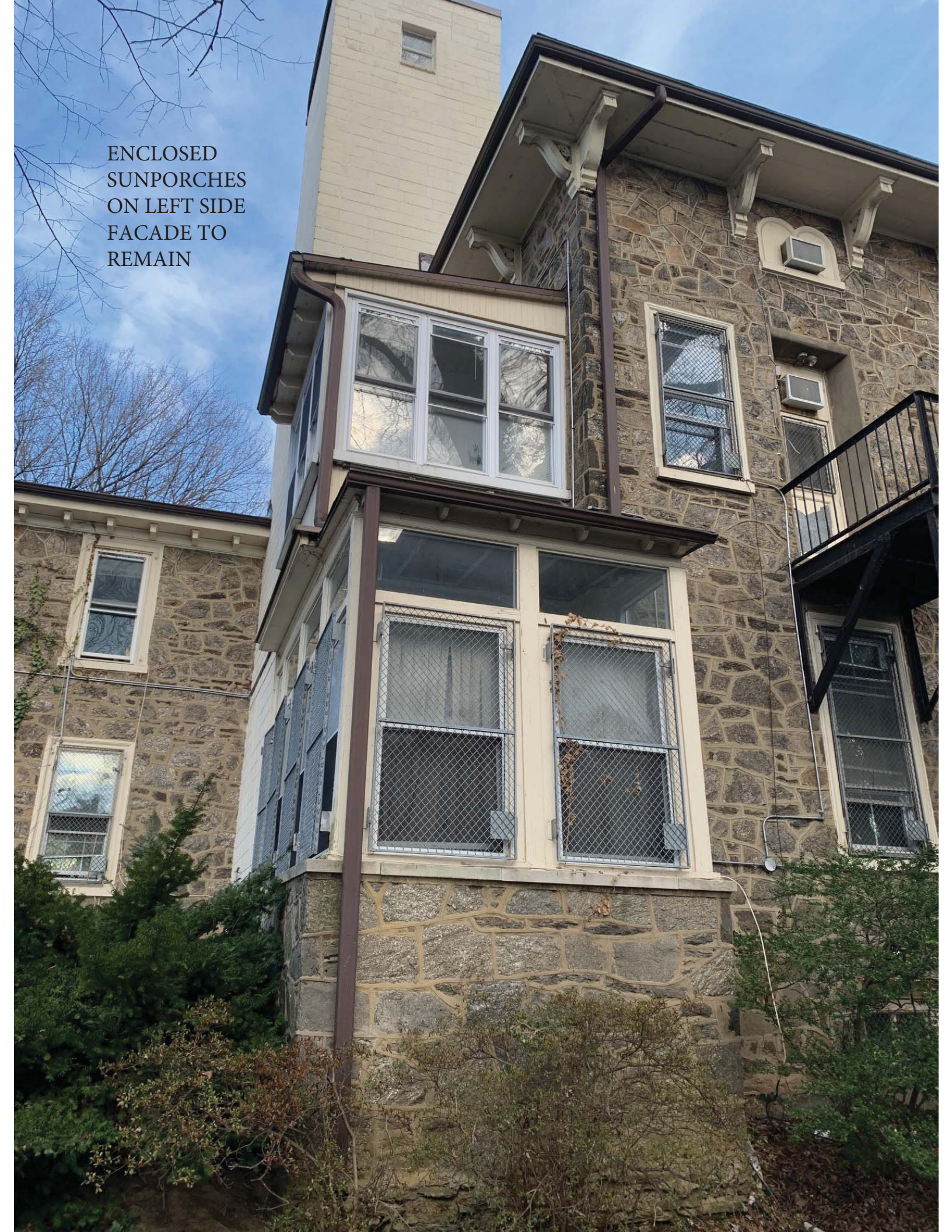




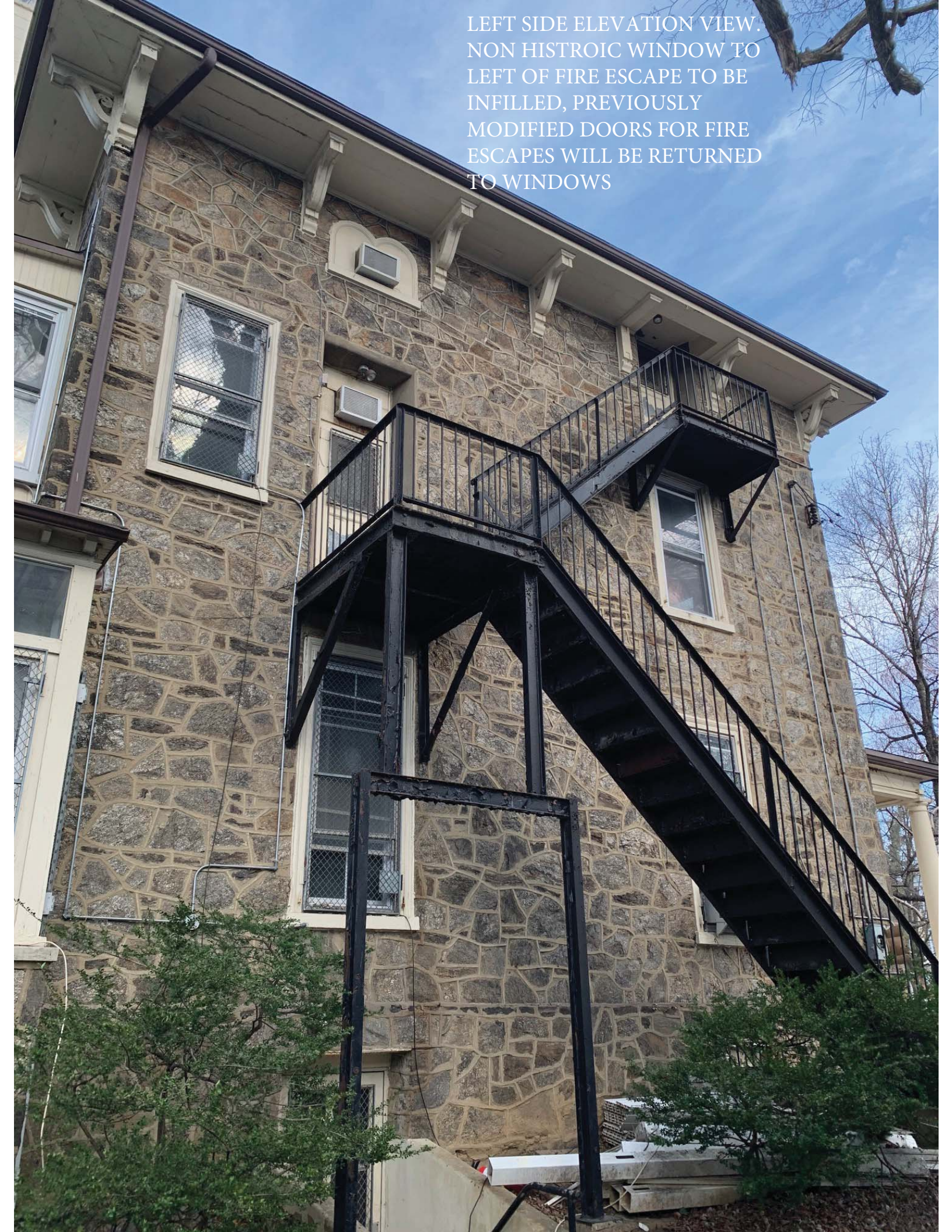


ENCLOSED PORCH TO BE  
REMOVED, 2-STORY  
STONE PORTION WILL  
BE OBSCURED BY NEW  
ADDITION

ENCLOSED  
SUNPORCHES  
ON LEFT SIDE  
FACADE TO  
REMAIN



LEFT SIDE ELEVATION VIEW.  
NON HISTORIC WINDOW TO  
LEFT OF FIRE ESCAPE TO BE  
INFILLED, PREVIOUSLY  
MODIFIED DOORS FOR FIRE  
ESCAPES WILL BE RETURNED  
TO WINDOWS

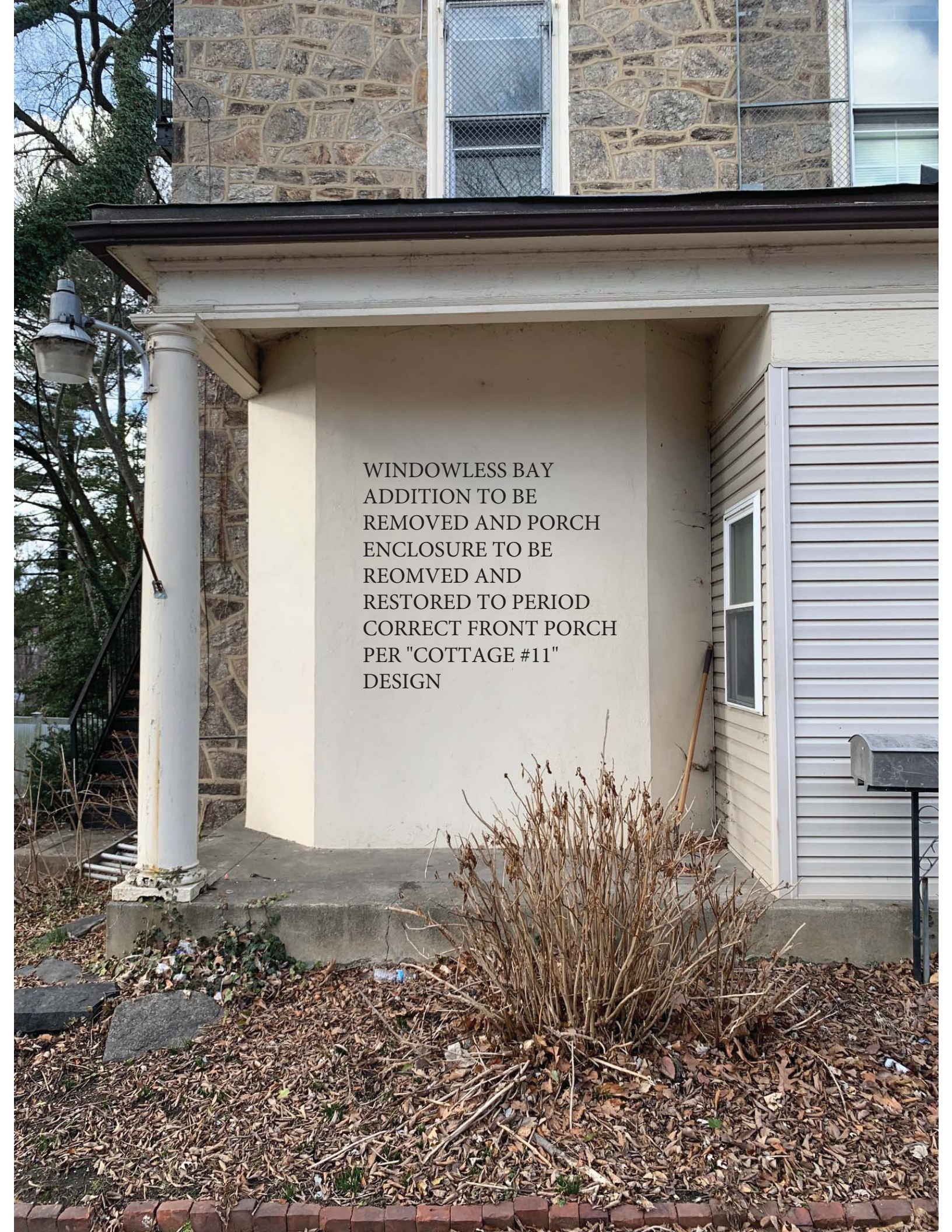




RIGHT SIDE FACADE  
PANORAMIC. NOTE  
THERE ARE NO WINDOW  
SHAPED RECESSED IN THE  
MIDDLE OF THE FACADE,  
UNLIKE THE RIGHT SIDE  
FACADE



WINDOWLESS  
BAY ADDITION  
TO BE  
REMOVED



WINDOWLESS BAY  
ADDITION TO BE  
REMOVED AND PORCH  
ENCLOSURE TO BE  
REMOVED AND  
RESTORED TO PERIOD  
CORRECT FRONT PORCH  
PER "COTTAGE #11"  
DESIGN







WINDOWLESS BAY  
VIEW FROM INTERIOR  
DURING CONVENT  
USAGE

ORIGINAL WINDOW ON  
FRONT FACADE TO RIGHT  
SIDE OF ENTRY DOOR TO  
REMAIN AND SERVE AS  
MODEL FOR DUPLICATION  
& INSTALLATION OF NEW  
WINDOW WHERE  
"WINDOWLESS BAY"  
CURRENTLY EXISTS.



INTERIOR VIEW OF  
ORIGINAL FRONT  
FACADE WINDOW @  
PORCH LEVEL



STORAGE

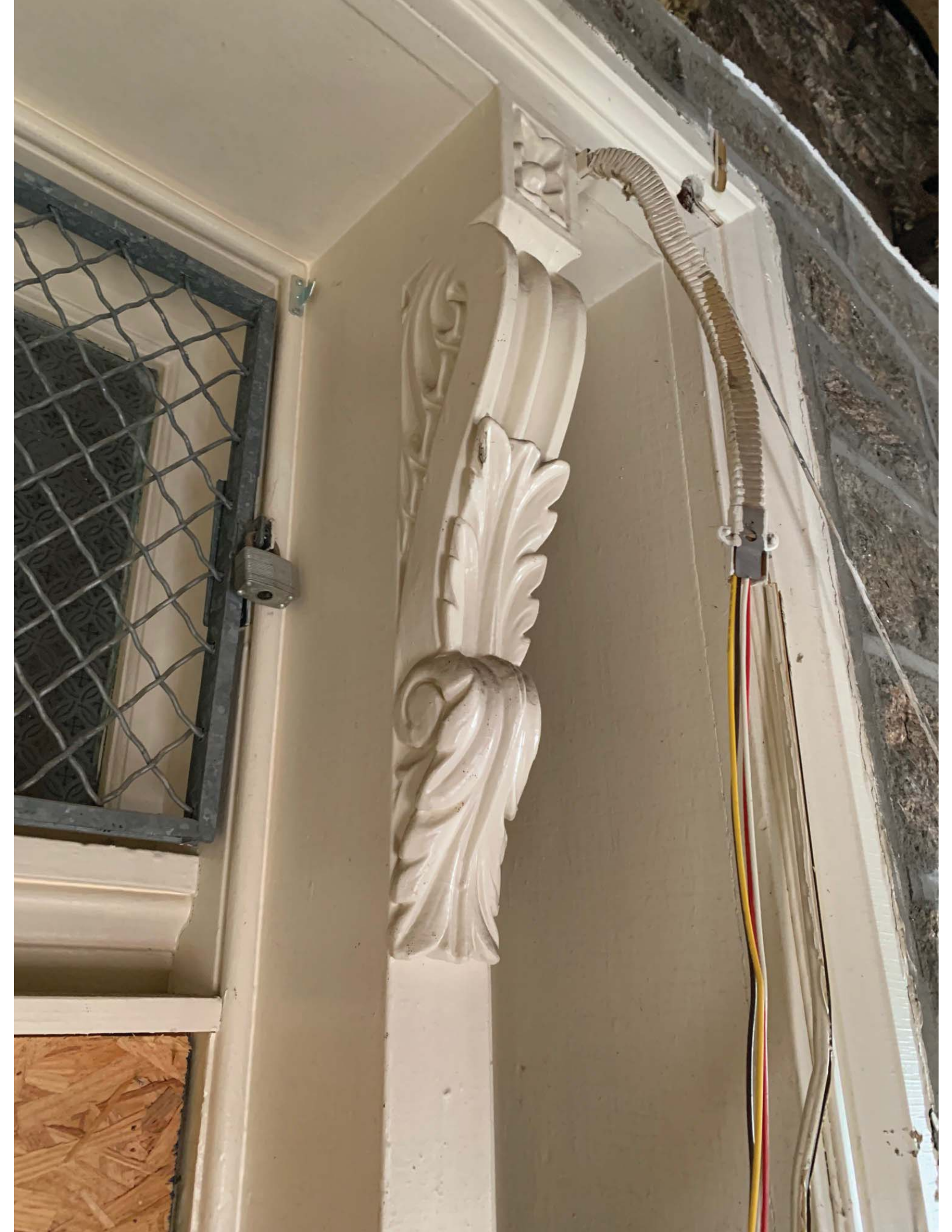


ORIGINAL FRONT DOOR/TRANSOM/  
SIDELITE CASINGS/TRIMS



VIEW OF  
ORIGINAL  
ENTRY DOOR  
OPENING  
FROM WITHIN  
CURRENTLY  
ENCLOSED  
FRONT PORCH





ORIGINAL ENTRY  
DOOR OPENING &  
TRANSOM  
SIDELITE TRIMS/  
CASINGS VIEW  
FROM INSIDE





