

ADDRESS: 341 S 25TH ST

Proposal: Construct third-floor addition

Review Requested: Review In Concept

Owner: Brooks Tanner and Penelope Carter

Applicant: Ian Toner, Toner Architects

History: c. 1855

Individual Designation: None

District Designation: Rittenhouse Fitler Historic District, Contributing, 2/8/1995

Staff Contact: Meredith Keller, meredith.keller@phila.gov, 215-686-7660

OVERVIEW: This in-concept application proposes to add a third story with no setback on a two-story contributing building in the Rittenhouse Fitler Historic District. The front façade would be clad in brick, and the sides and rear would be clad in composite lap siding. The existing cornice would be salvaged and reinstalled at the new roofline.

While there are few precedents for similar additions, the Historical Commission has approved several full-story additions typically designed as mansards on carriage houses. In considering the current application, the Committee might comment on the appropriateness of a mansard or other addition at this property.

SCOPE OF WORK:

- Construct third-story addition.

STANDARDS FOR REVIEW:

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

- *Standard 9: New additions, exterior alterations, or related new construction 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.*
 - Double rowlock brick coursing would differentiate the proposed addition from the original building; however, as proposed, the massing, size, and scale of the addition would not be compatible with the historic building. An addition of a different design or set back from the front façade may be more appropriate.

STAFF RECOMMENDATION: Denial, pursuant to Standard 9.

MAPS & IMAGES:



Figure 1: 2020 aerial showing 341 S. 25th Street. Source: Atlas.

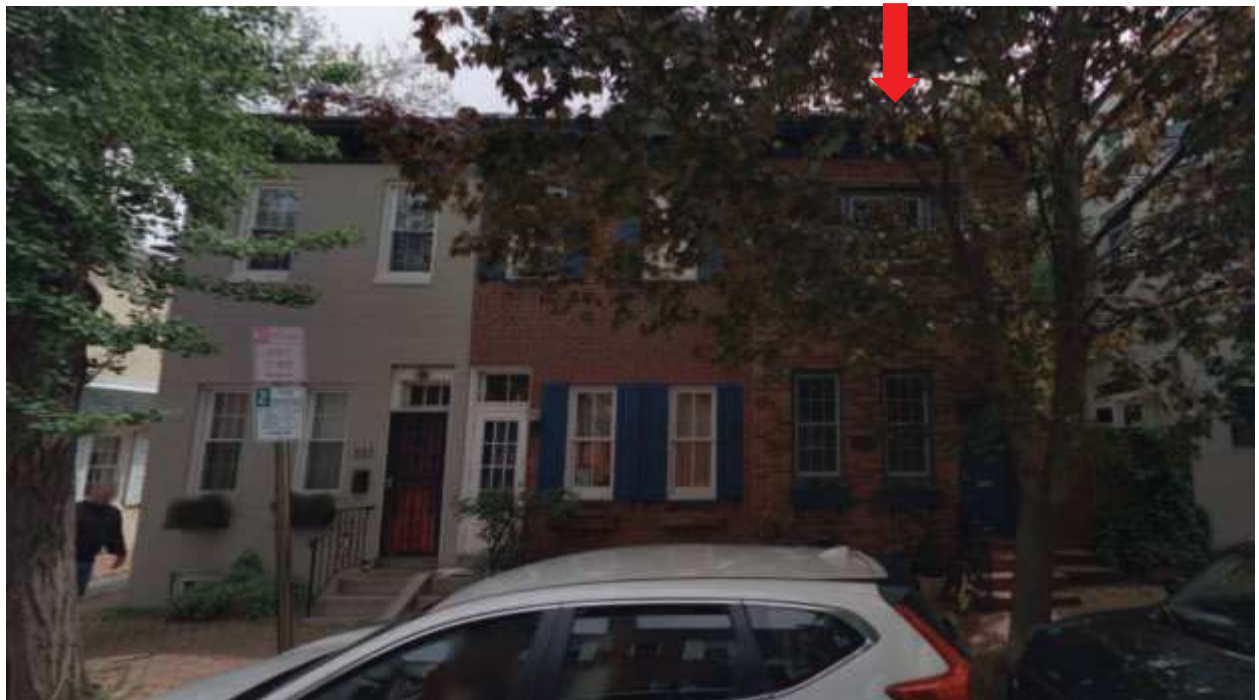


Figure 2: 341 S. 25th Street, 2020. Source: Cyclomedia.

APPLICATION FOR BUILDING PERMIT



CITY OF PHILADELPHIA
DEPARTMENT OF LICENSES AND INSPECTIONS
MUNICIPAL SERVICES BUILDING – CONCOURSE
1401 JOHN F. KENNEDY BOULEVARD
PHILADELPHIA, PA 19102

For more information visit us at www.phila.gov/li

APPLICATION # _____

(Please complete all information below and print clearly)

ADDRESS OF PROPOSED CONSTRUCTION:
341 South 25th Street, Philadelphia PA 19103

APPLICANT:
Ian Toner
COMPANY NAME
Toner Architects

PHONE # (215) 205-1573 FAX #

PROPERTY OWNER'S NAME:
Brooks Tanner & Penelope Carter

PHONE # FAX #

ARCHITECT/ENGINEER IN RESPONSIBLE CHARGE
Ian Toner
ARCHITECT/ENGINEERING FIRM:
Toner Architects

PHONE # (215) 205-1573 FAX #

CONTRACTOR:
CONTRACTING COMPANY:

PHONE # FAX #

APPLICANT'S ADDRESS:
1901 South 9th Street, Room 425
Philadelphia, PA 19148

LICENSE # E-MAIL: ian@tonerarch.com

PROPERTY OWNER'S ADDRESS:
341 South 25th Street / Philadelphia PA 19103

ARCHITECT/ENGINEERING FIRM ADDRESS:
1901 South 9th Street, Room 425
Philadelphia, PA 19148

LICENSE # E-MAIL:

CONTRACTING COMPANY ADDRESS:

LICENSE # E-MAIL:

USE OF BUILDING/SPACE
Residential, single family
ESTIMATED COST OF WORK
\$ _____

BRIEF DESCRIPTION OF WORK:
Proposed third-floor addition to 341 South 25th Street, an existing two-story, single-family residence within the Filter/Rittenhouse Historic District.

The new addition will sit directly on top of the existing second floor.

TOTAL AREA UNDERGOING CONSTRUCTION: 458.00 square feet

COMPLETE THESE ITEMS IF APPLICABLE TO THIS APPLICATION:
OF NEW SPRINKLER HEADS (suppression system permits only): _____ LOCATION OF SPRINKLERS: _____
OF NEW REGISTERS/DIFFUSERS (hvac/ductwork permits only): _____ LOCATION OF STANDPIPES: _____

IS THIS APPLICATION IN RESPONSE TO A VIOLATION? NO YES VIOLATION #: _____

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 statement herein I am subject to such penalties as may be prescribed by law or ordinance.

APPLICANT'S SIGNATURE: *Ian M. Toner* DATE: 01 / 11 / 2021



Ian M Toner AIA, NCARB, LEED AP BD+C
Principal

11 January 2021

Philadelphia Historic Commission
1515 Arch Street, 13th Floor
Philadelphia, PA 19102

RE: Review in concept for 341 S 25th Street

Project address: 341 South 25th Street, Philadelphia PA 19103

Historic District: Filter/Rittenhouse

Applicants: Ian Toner
ian@tonerarch.com
215-205-1573
1901 South 9th Street, Room 425 / Philadelphia, PA 19148

Catharine Lowery
Catharine@tonerarch.com
419-306-6119
1901 South 9th Street, Room 425 / Philadelphia, PA 19148

Property owners: Brooks Tanner & Penelope Carter

Proposal description: For review in concept only, we propose a third-floor addition to 341 South 25th Street, an existing two-story, single-family residence within the Filter/Rittenhouse Historic District. The purpose of the addition is to increase the livable area of the residence, which currently contains only one bathroom and two bedrooms. Please see the submitted drawings for contextual photographs and building drawings.

(Continued on the following page)

For context, the neighboring property at 339 S 25th is a two-story structure and the adjacent properties to the south at 2433 – 2427 Pine Street are three-story structures (the primary facades of these properties face Pine Street and the rear yards abut an alley flanking the south property line of 341 S 25th). Across the street from 341 S 25th, the 2500 blocks of Pine Street and Panama Street also contain three-story structures. At nearby property 331 S 25th Street, a third-floor addition was added on top of an existing two-story structure.

The current design proposes brick at the primary street-facing façade in matching size and bond, in a complimentary color to the existing brick. A decorative brick-work band between the existing structure and new third floor indicates a separation between new and old. The new third floor, street-facing windows will match the existing first floor windows in size and style. The existing wood cornice will be reinstalled atop the new third floor. At the side and rear walls we are currently proposing composite lap siding but stucco is also in consideration.

We look forward to hearing feedback from the Commission regarding the concept of this proposal. We are seeking support for the proposed building mass and welcome material and aesthetic suggestions.

Thank you to the Commission for their time and consideration of this proposal.

Sincerely,

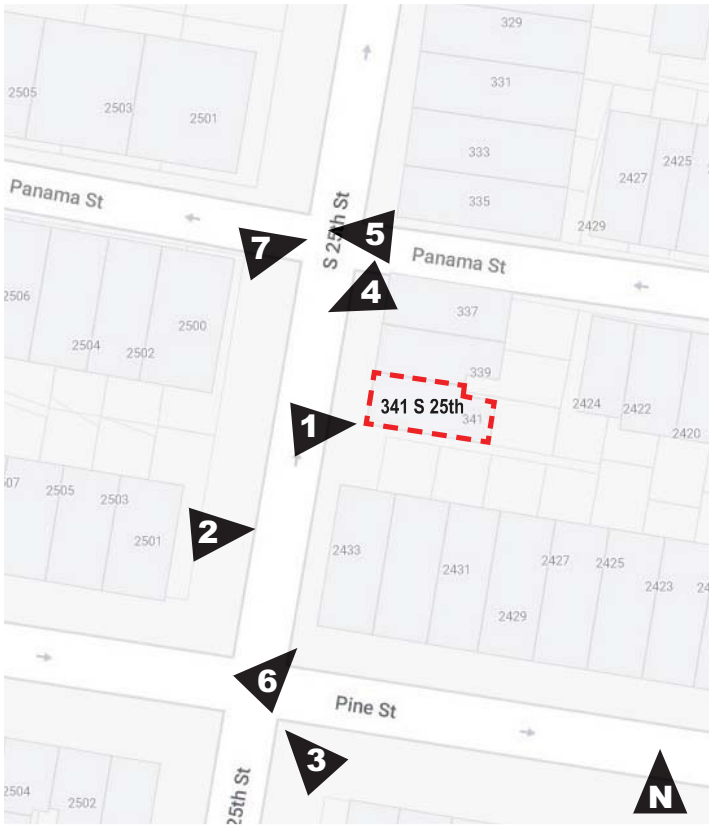
A handwritten signature in black ink that reads "Ian M. Toner". The signature is written in a cursive, slightly slanted style.

Ian Toner RA, NCARB, LEED AP BD+C
Principal
Toner Architects



341 S 25th: Context

Project Number: 20081
Owners: Brooks Tanner & Penelope Carter
Address: 341 South 25th Street / Philadelphia, PA / 19103
Last Modified: 01/11/21



Area Map



1 View from sidewalk looking east at 341 S 25th



2 View from across the street looking east at 341 S 25th



341 S 25th: Context

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3 View from sidewalk looking northwest at the 2500 block of Pine Street



4 View from sidewalk looking southwest across the street from 341 S 25th



5 View from sidewalk looking west at the 2500 block of Panama Street



341 S 25th: Context

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6 View from sidewalk looking northeast at the corner of the 2400 block of Pine Street



7 View from sidewalk looking northeast at the third floor addition to 331 S 25th St



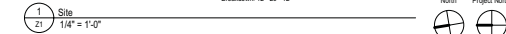
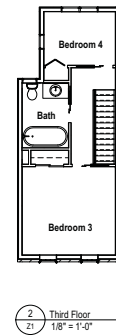
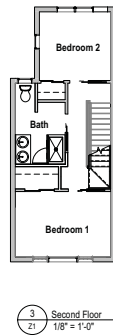
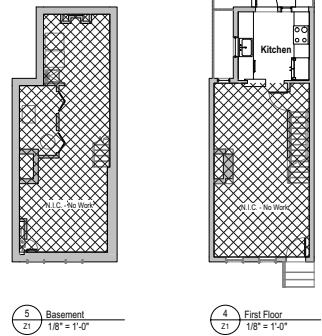
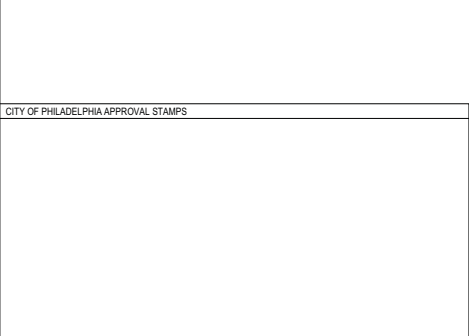
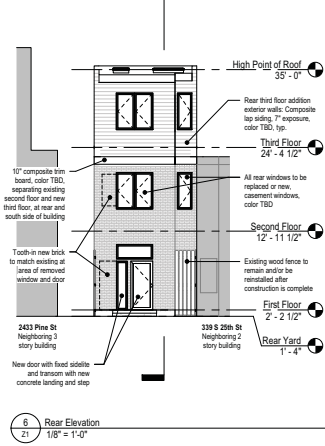
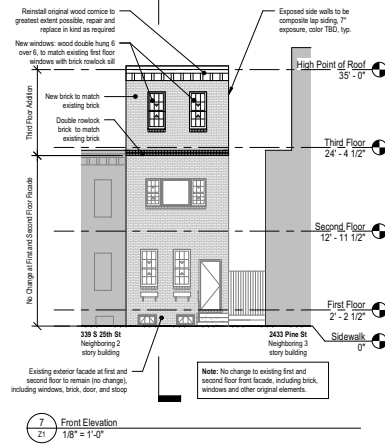
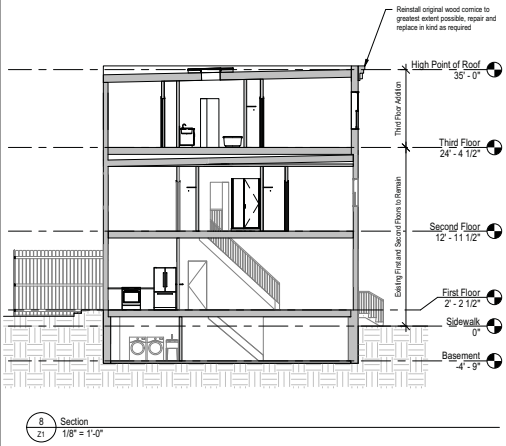
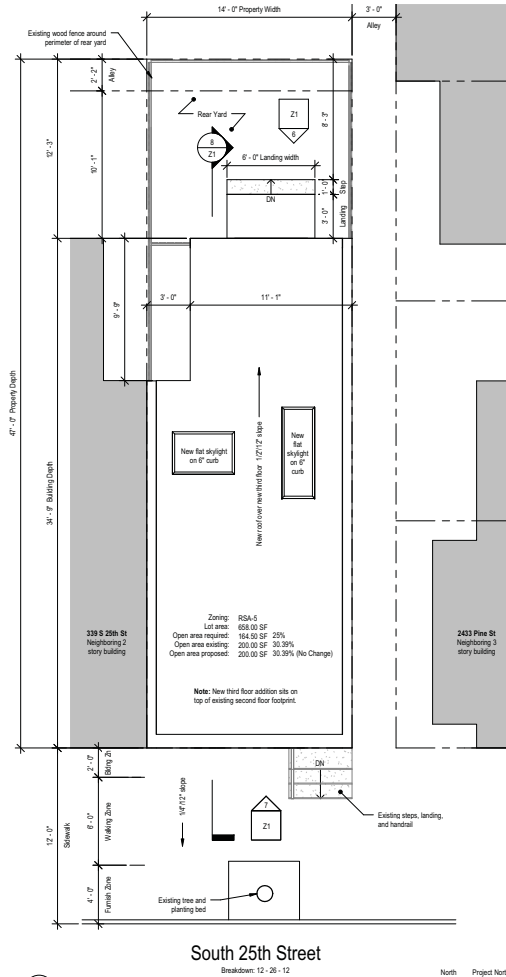
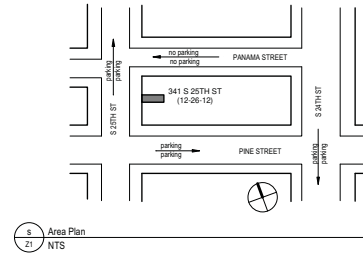
Existing Rear Facade - View from rear yard looking southwest. (ca September 2020)
Note: Photographic distortion due to panoramas, existing buildings are not curved.



Existing Front Facade - View from sidewalk looking east. (ca September 2020)
Note: Photographic distortion due to panoramas, existing buildings are not curved.



Existing Front Facade & Neighboring Properties - View from S 25th St looking northeast. (ca Google Streetview)



| No. | Description |
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