

ADDRESS: 341 S 25TH ST

Proposal: Construct third-story addition

Review Requested: Final Approval

Owner: Brooks Tanner and Penelope Carter

Applicant: Ian Toner, Toner Architects

History: c. 1855

Individual Designation: None

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

Staff Contact: Meredith Keller, meredith.keller@phila.gov

OVERVIEW: This application proposes to add a third-story addition with a 5-foot setback on a two-story contributing building in the Rittenhouse Fitler Historic District. At its 12 February 2021 meeting, the Historical Commission reviewed an in-concept application of this same proposal. At the time, the Commission commented that the setback addition was compatible in size, scale, massing, and material. The addition would be clad in fiber cement clapboard siding and would feature six-over-six aluminum clad double-hung sash windows.

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.*
 - The proposed addition would be differentiated from the historic building through a 5-foot setback and the use of clapboard siding. At its 12 February 2021 meeting, the Historical Commission found that the addition would be compatible in its massing, size, scale, and materials. The work complies with this standard.

STAFF RECOMMENDATION: Approval, pursuant to Standard 9 and the Historical Commission's comments at its 12 February 2021 meeting.

MAPS & IMAGES:



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

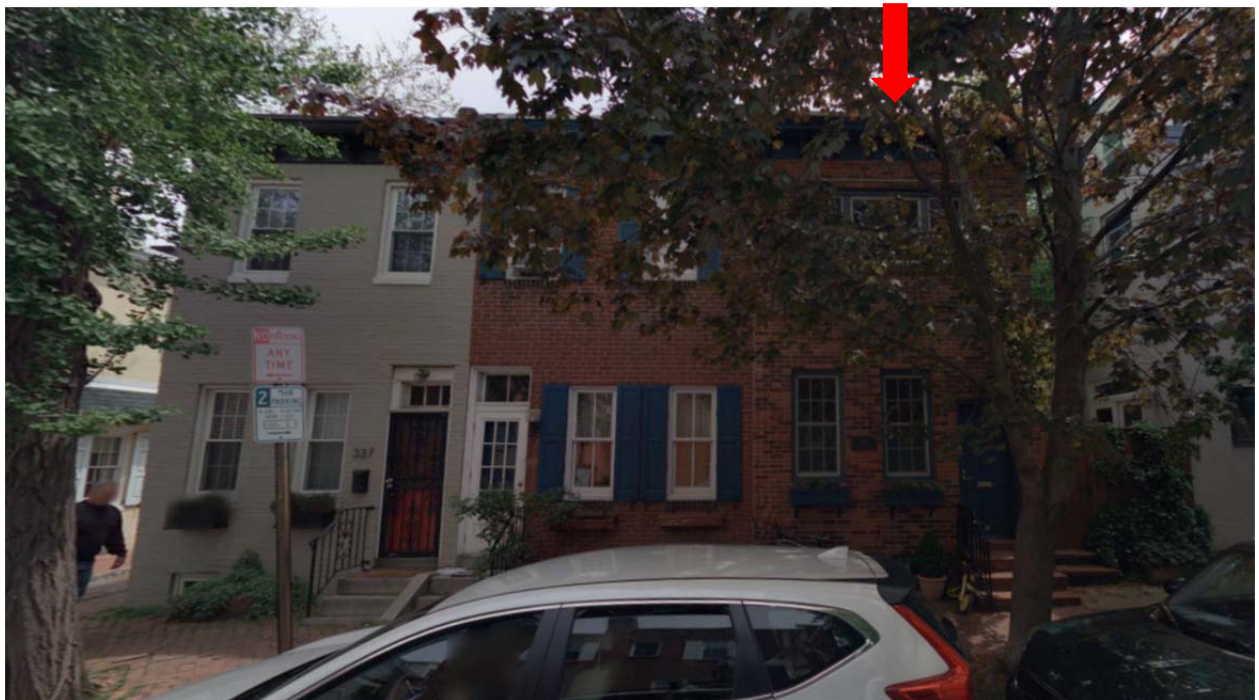


Figure 2: 341 S. 25th Street, 2020. Source: Cyclomedia.

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 #

APPLICANT'S ADDRESS:

1901 South 9th Street, Room 425

Philadelphia, PA 19148

LICENSE #

E-MAIL: ian@tonerarch.com

PROPERTY OWNER'S NAME:

Brooks Tanner & Penelope Carter

PROPERTY OWNER'S ADDRESS:

341 South 25th Street / Philadelphia PA 19103

PHONE #

FAX #

ARCHITECT/ENGINEER IN RESPONSIBLE CHARGE

Ian Toner

ARCHITECT/ENGINEERING FIRM:

Toner Architects

PHONE # (215) 205-1573

FAX #

ARCHITECT/ENGINEERING FIRM ADDRESS:

1901 South 9th Street, Room 425

Philadelphia, PA 19148

LICENSE #

E-MAIL:

CONTRACTOR:

CONTRACTING COMPANY:

PHONE #

FAX #

CONTRACTING COMPANY ADDRESS:

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 Fitler/Rittenhouse Historic District. The third floor addition will sit on top of the existing second floor and be set back 5'-0" from the existing front facade. The rear of the addition will overhang the existing rear facade by 1'-0".

TOTAL AREA UNDERGOING CONSTRUCTION: 399 _____ 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: 03 / 03 / 2021



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

30 March 2021

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

RE: Final review for 341 S 25th Street - REVISED

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

Historic District: Fitler/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: Please note this application has been revised since the March 23rd Architectural Committee meeting. The revisions include pitching the roof towards the front of the building (rather than the rear, as originally proposed) and integrating the new third floor structure with the existing roof framing to minimize the floor structure thickness, all of which reduces the height of the addition by two feet (2'-0"). The front façade windows at the third-floor addition were also reduced 6" in height to better fit the proportion of the addition.

(Continued on the following page)

Original description: Proposed third-floor addition to 341 South 25th Street, an existing two-story, single-family residence within the Fidler/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 and contextual photographs for the existing and proposed conditions.

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 about an alley flanking the south property line of 341 S 25th). It is worth noting the proposed third floor addition at 341 will be lower in height than the adjacent three-story properties along Pine Street. 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 design proposes the third story addition sit on top of the existing second story and include a front setback of 5'-0" from the existing front façade. The 5'-0" setback will not be used as a roof deck. The rear of the addition will overhang the rear façade by 1'-0" to provide additional livable space at the proposed rear bedroom of the addition. The existing cornice will remain intact and no work is proposed at the existing two-story front façade. The addition will be clad in fiber cement clapboard siding on all sides. At the street-facing façade of the addition we propose aluminum clad wood windows to match the existing first floor windows in proportion and style, with flat wood trim.

This project was previously reviewed at the January Architectural Committee meeting and February Historical Commission meeting as a review in concept. The conclusion of those meetings was that the setback addition seemed appropriate in size, scale, massing, and material. There were no objections at the time from any members of the Historical Commission. We are now requesting final approval from the Historic Commission for the proposed work at 341 S 25th.

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

Sincerely,



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



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

03 March 2021

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(Continued on the following page)

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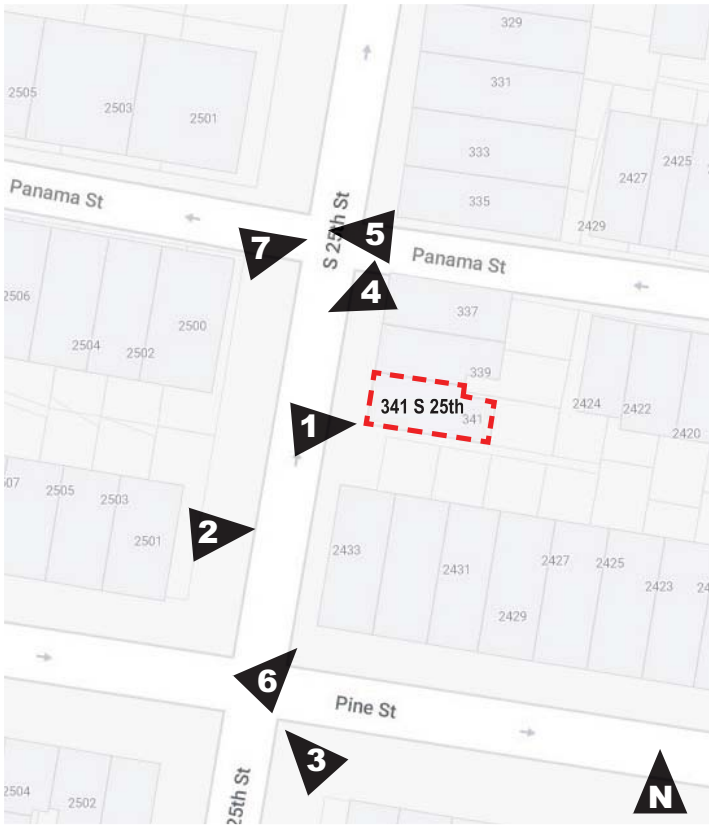
A handwritten signature in black ink that reads "Ian M. Toner". The signature is written in a cursive, slightly slanted style.

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

Project Number: 20081

Owners: Brooks Tanner & Penelope Carter

Address: 341 South 25th Street / Philadelphia, PA / 19103

Last Modified: 01/11/21



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

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



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



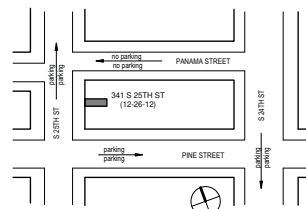
Existing Rear Facade - View from rear yard looking southwest. (ca September 2020)
Note: Photographic distortion due to panorama; existing buildings are not curved.



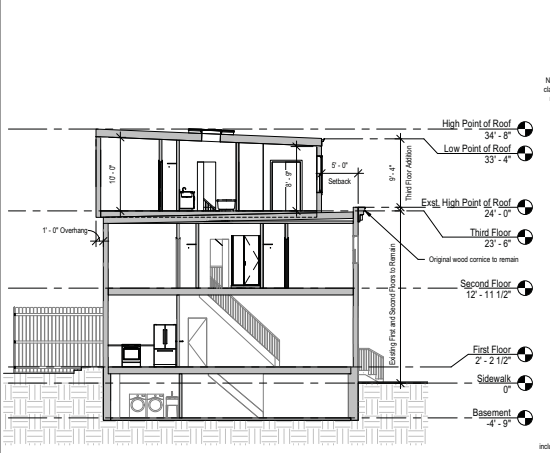
Existing Front Facade - View from sidewalk looking east. (ca September 2020)
Note: Photographic distortion due to panorama; existing buildings are not curved.



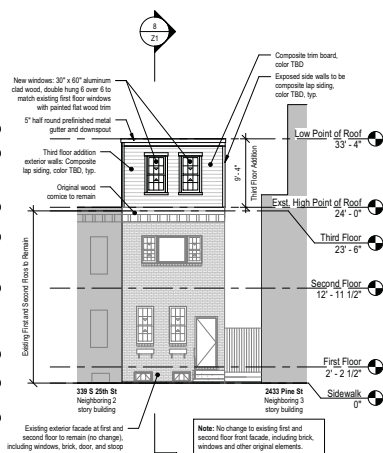
Archival Photograph dated 4/9/1972 - View from the intersection of Panama St and S 25th St looking southeast. (ca Google Streetview)



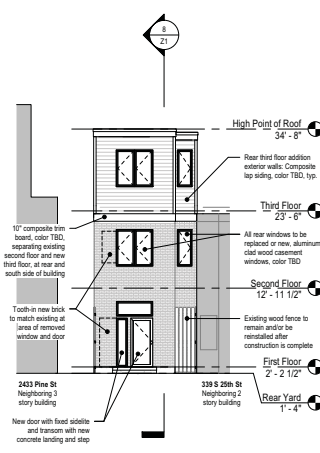
Area Plan
NTS



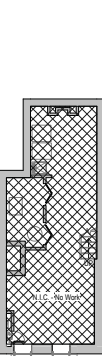
Section
1/8" = 1'-0"



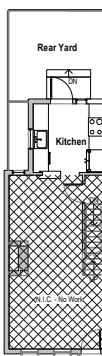
Front Elevation
1/8" = 1'-0"



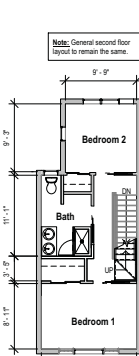
Rear Elevation
1/8" = 1'-0"



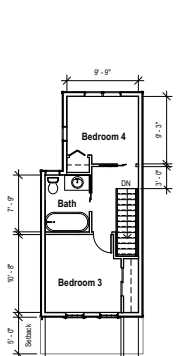
Basement
1/8" = 1'-0"



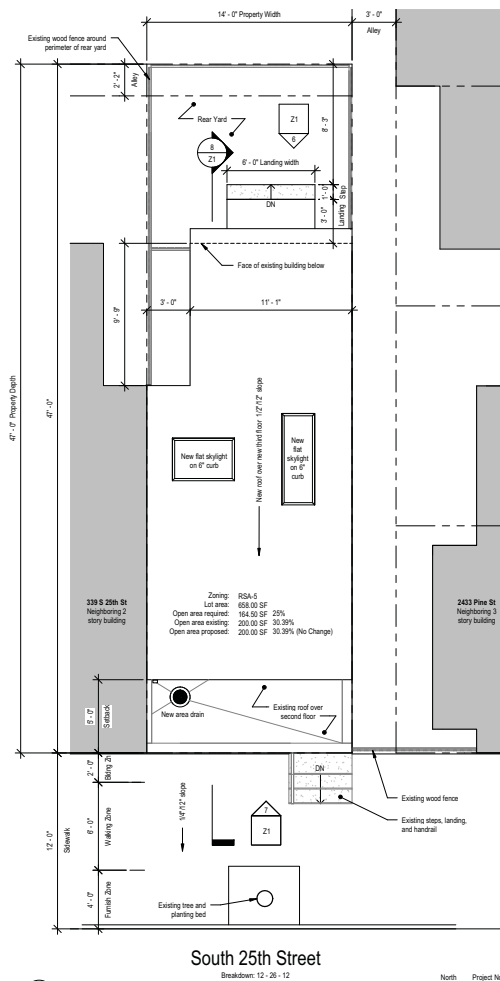
First Floor
1/8" = 1'-0"



Second Floor
1/8" = 1'-0"



Third Floor
1/8" = 1'-0"



Site
1/4" = 1'-0"

TONER
architects

1901 S. 9th Street
Room 423
Philadelphia, PA 19148
215.800.1968
www.tonerarch.com

NOTES



NOT FOR CONSTRUCTION

| No. | Description |
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Brooks Tanner and
Penelope Carter
341 S 25th St
Philadelphia, PA 19103

ZONING & HISTORIC
COMMISSION

Project number 20081
Date 30 March 2021
Drawn by CSL
Checked by IMT

Z1

Scale As indicated

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CITY OF PHILADELPHIA APPROVAL STAMPS

REVISED

NOTES



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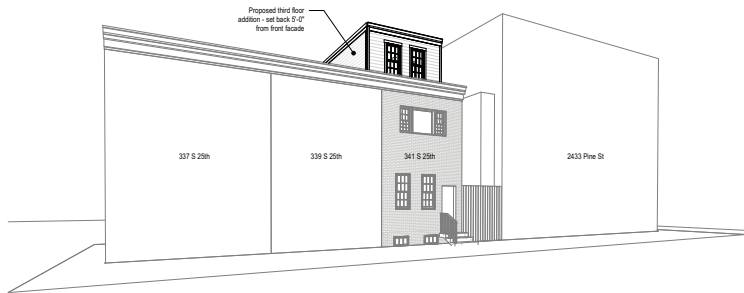
**Brooks Tanner and
 Penelope Carter
 341 S 25th**
 341 South 25th Street
 Philadelphia, PA 19103

SIGHTLINE STUDIES

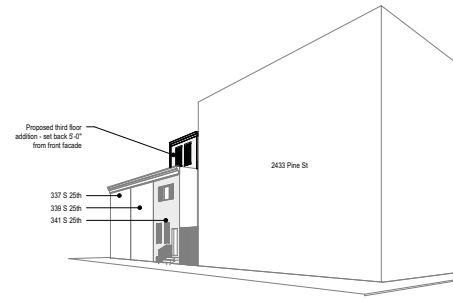
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| Project number | 20081 |
| Date | 30 March 2021 |
| Drawn by | CSL |
| Checked by | IMT |

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Scale: 1" = 10'-0"



6 View Looking Southeast from Opposite Sidewalk



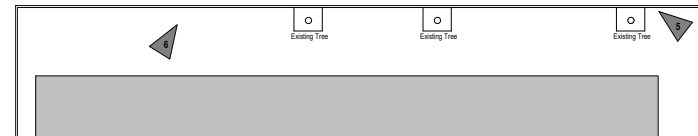
5 View From Pine and 25th Looking Northeast from Opposite Sidewalk

Note: Existing mature trees not shown for clarity and would obstruct view of addition in all views. See context photographs for complete existing conditions.

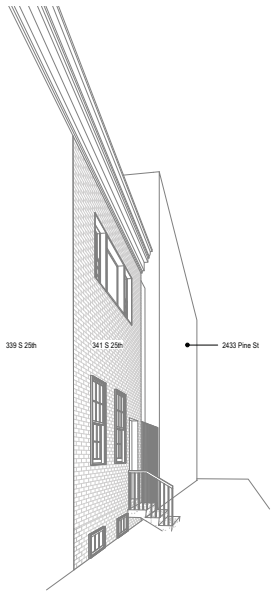


South 25th Street

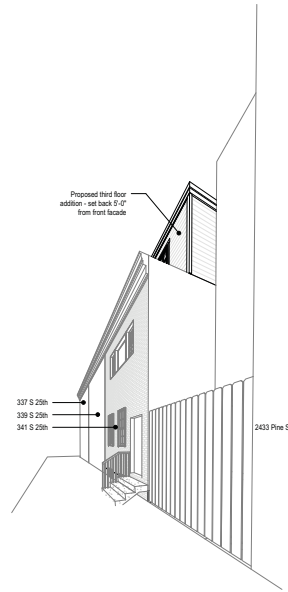
Breakdown: 12 - 26 - 12



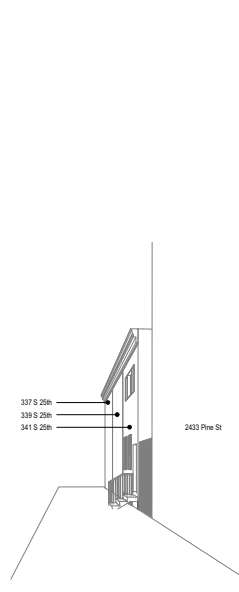
1 Key Plan
 22 1" = 10'-0"



4 View Looking South from Sidewalk



3 View Looking North from Sidewalk



2 View from Pine and 25th Looking North

CITY OF PHILADELPHIA APPROVAL STAMPS

REVISED



NOTES



**NOT FOR
CONSTRUCTION**

| No. | Description | Date |
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**Brooks Tanner and
Penelope Carter
341 S 25th**
341 South 25th Street
Philadelphia, PA 19103

DETAILS & MATERIALS

| | |
|----------------|---------------|
| Project number | 20081 |
| Date | 30 March 2021 |
| Drawn by | CSL |
| Checked by | IMT |

Z3

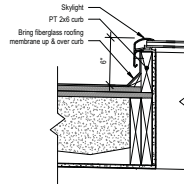
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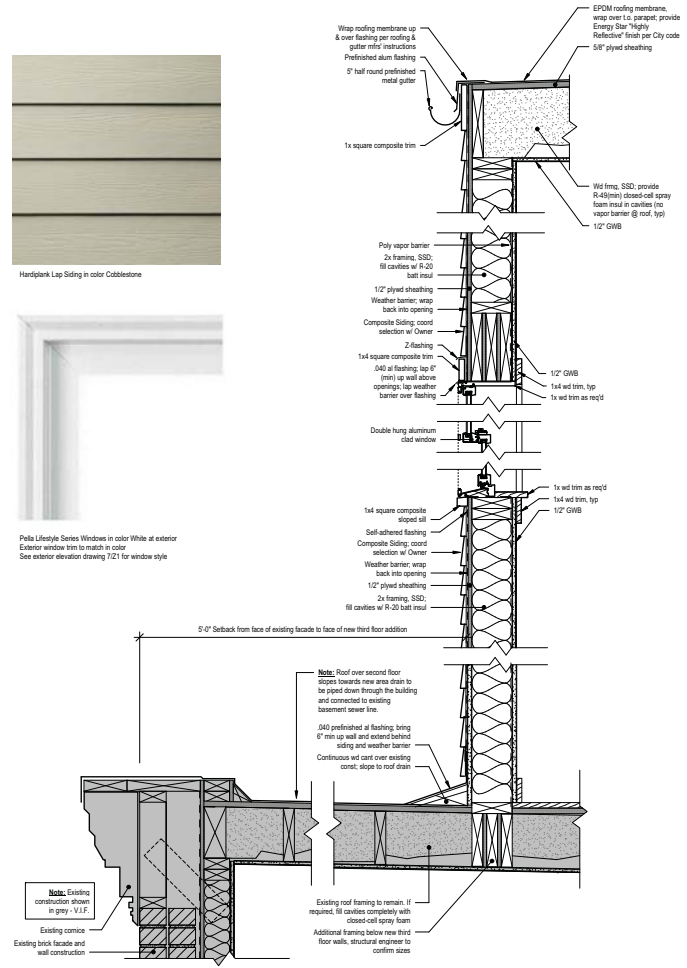
Hardplank Lap Siding in color Cobblestone



Pella Lifestyle Series Windows in color White at exterior
Exterior window trim to match in color
See exterior elevation drawing 1721 for window style



2 Typical Skylight Curb Detail
1 1/2" = 1'-0"



1 Section Detail @ Front Facade
1 1/2" = 1'-0"

CITY OF PHILADELPHIA APPROVAL STAMPS

REVISED



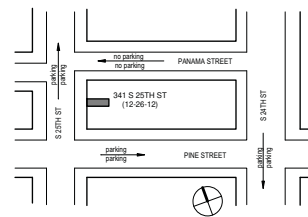
Existing Rear Facade - View from rear yard looking southwest. (ca September 2020)
Note: Photographic distortion due to panorama, existing buildings are not curved.



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



Archival Photograph dated 4/9/1972 - View from the intersection of Panama St and S 25th St looking southeast. (ca Google Streetview)



Area Plan
NTS

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DATE: _____
DESCRIPTION: _____
NO. _____

Brooks Tanner and
Penelope Carter
341 S 25th
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Philadelphia, PA 19103

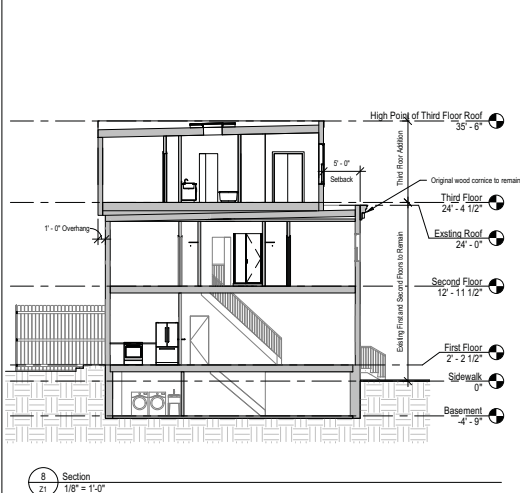
ZONING & HISTORIC
COMMISSION

Project number 20081
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Drawn by CSL
Checked by IMT

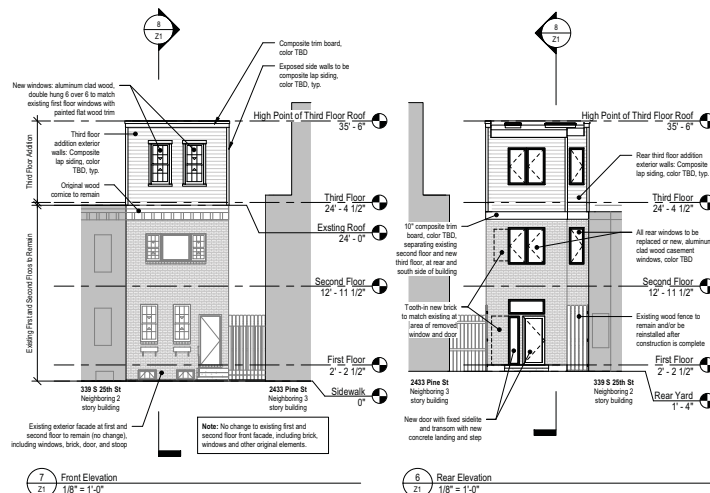
Z1

Scale As indicated

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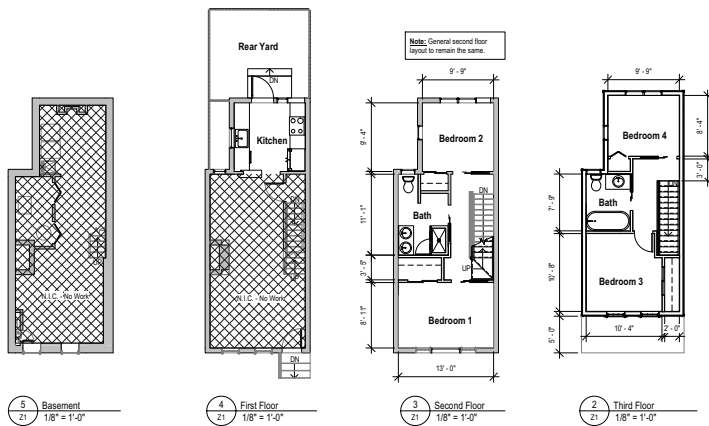


Section
1/8" = 1'-0"



Front Elevation
1/8" = 1'-0"

Rear Elevation
1/8" = 1'-0"

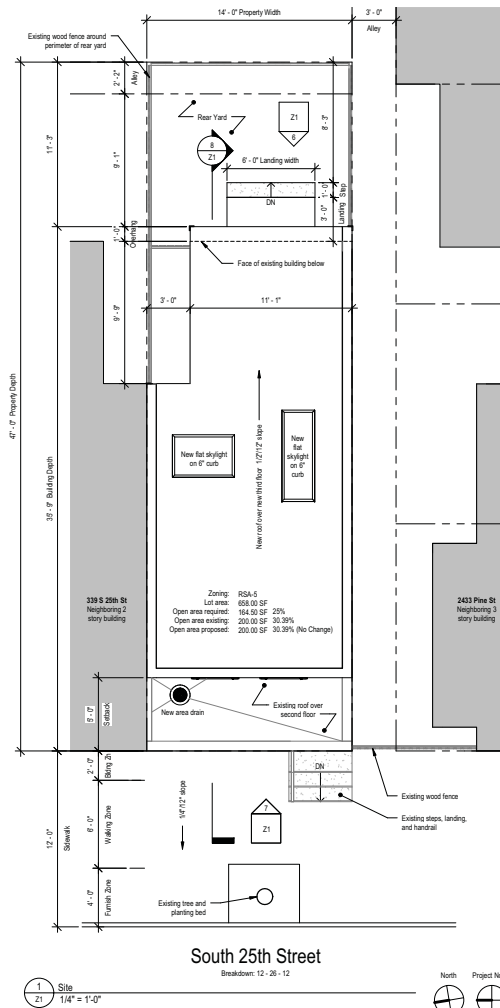


Basement
1/8" = 1'-0"

First Floor
1/8" = 1'-0"

Second Floor
1/8" = 1'-0"

Third Floor
1/8" = 1'-0"



Site
1/4" = 1'-0"

CITY OF PHILADELPHIA APPROVAL STAMPS

REVIEWED BY ARCHITECTURAL
COMMITTEE MARCH 2021

NOTES



NOT FOR CONSTRUCTION

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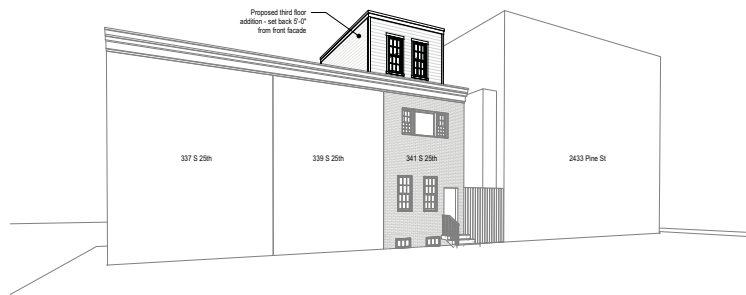
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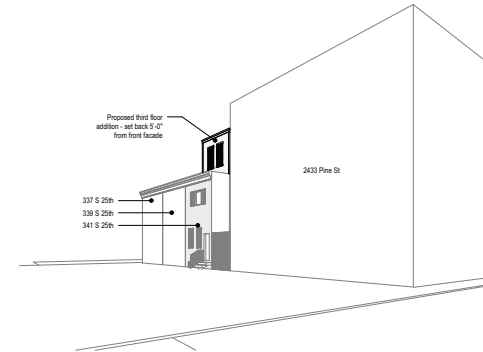
Project number 20081
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Drawn by CSL
Checked by IMT

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Scale 1" = 10'-0"

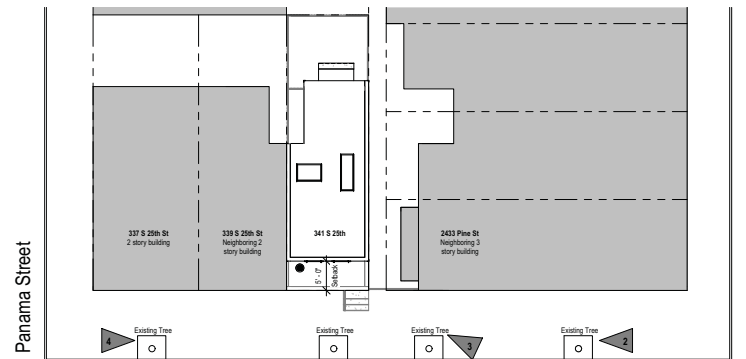


6 View Looking Southeast from Opposite Sidewalk



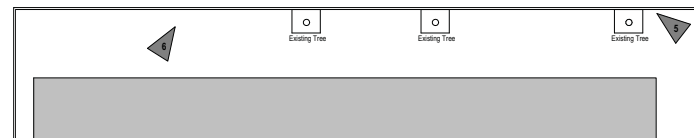
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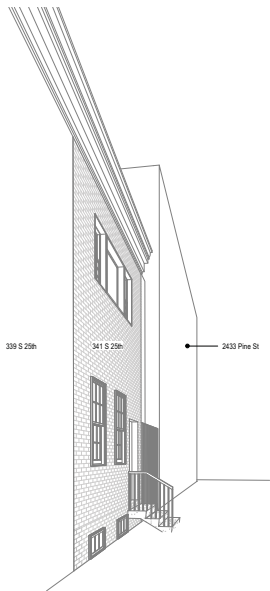


South 25th Street

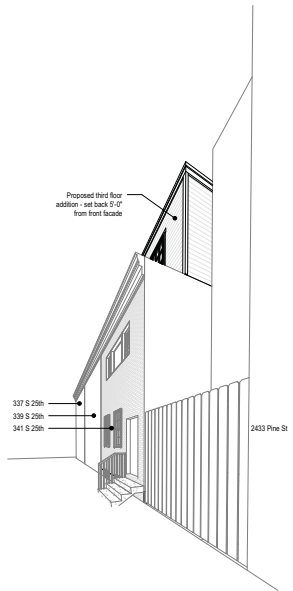
Breakdown: 12 - 26 - 12



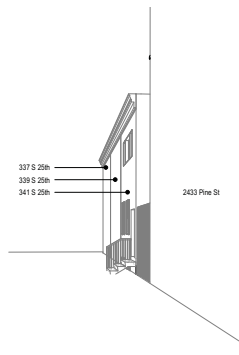
1 Key Plan
22 1" = 10'-0"



4 View Looking South from Sidewalk



3 View Looking North from Sidewalk

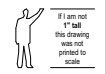


2 View From Pine and 25th Looking North

CITY OF PHILADELPHIA APPROVAL STAMPS

REVIEWED BY ARCHITECTURAL
COMMITTEE MARCH 2021

NOTES



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DETAILS & MATERIALS

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Z3

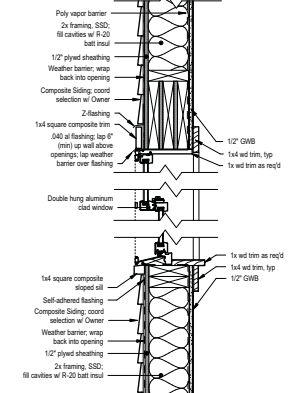
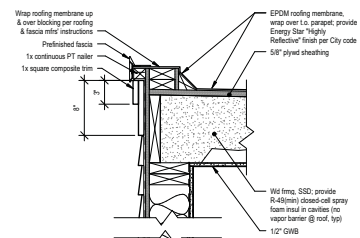
Scale: 1 1/2" = 1'-0"



Hardplank Lap Siding in color Cobblestone



Pella Lifestyle Series Windows in color White at exterior
Exterior window trim to match in color
See exterior elevation drawing 7121 for window style

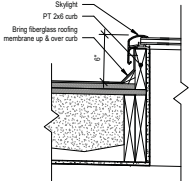


6" Setback from face of existing facade to face of new third floor addition

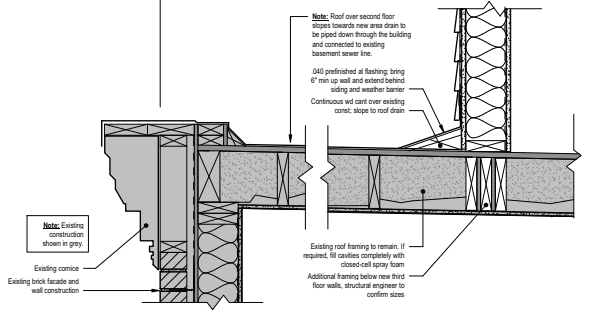
Note: Roof over second floor slopes towards new area drain to be placed down through the building and connected to existing basement sewer line.

.640" prefinished at flashing, bring 6" min up wall and extend behind siding and weather barrier. Continuous wd coat over existing, const. slope to roof drain.

Existing roof framing to remain. If required, fill cavities completely with closed-cell spray foam. Additional framing below new third floor walls, structural engineer to confirm sizes.



2 Typical Skylight Curb Detail
1 1/2" = 1'-0"



1 Section Detail @ Front Facade
1 1/2" = 1'-0"

CITY OF PHILADELPHIA APPROVAL STAMPS

REVIEWED BY ARCHITECTURAL COMMITTEE MARCH 2021

**THE MINUTES OF THE 702ND STATED MEETING OF THE
PHILADELPHIA HISTORICAL COMMISSION**

**FRIDAY, 12 FEBRUARY 2021
REMOTE MEETING ON ZOOM
ROBERT THOMAS, CHAIR**

CALL TO ORDER

START TIME IN ZOOM RECORDING: 00:00:00

Mr. Thomas, the Chair, called the meeting to order at 9:00 a.m. and announced the presence of a quorum. The following Commissioners joined him:

| Commissioner | Present | Absent | Comment |
|---|---------|--------|----------------------|
| Robert Thomas, AIA, Chair | X | | |
| Donna Carney (Department of Planning & Development) | X | | |
| Emily Cooperman, Ph.D., Committee on Historic Designation Chair | | X | Joined 12:21 p.m. |
| Mark Dodds (Division of Housing & Community Development) | | X | |
| Kelly Edwards, MUP | X | | |
| Steven Hartner (Department of Public Property) | X | | |
| Sara Lepori (Commerce Department) | X | | |
| Josh Lippert (Department of Licenses & Inspections) | | X | |
| John Mattioni, Esq. | X | | |
| Dan McCoubrey, AIA, LEED AP BD+C, Architectural Committee Chair | X | | |
| Jessica Sánchez, Esq. (City Council President) | X | | |
| Betty Turner, MA, Vice Chair | X | | |
| Kimberly Washington, Esq. | X | | |

Owing to public health concerns surrounding the COVID-19 virus, all Commissioners, staff, applicants, and public attendees participated in the meeting remotely via Zoom video and audio-conferencing software.

The following staff members were present:

- Jonathan Farnham, Executive Director
- Kim Chantry, Historic Preservation Planner III
- Laura DiPasquale, Historic Preservation Planner II
- Shannon Garrison, Historic Preservation Planner I
- Meredith Keller, Historic Preservation Planner II
- Allyson Mehley, Historic Preservation Planner II
- Leonard Reuter, Esq., Law Department
- Megan Cross Schmitt, Historic Preservation Planner II

SCOPE OF WORK:

- Demolish non-original rear addition;
- Construct three-story addition with elevator penthouse;

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.*
 - The proposed addition would require the demolition of a non-original two-story rear porch constructed as a temporary structure in 1918. The original Federal-style building would remain intact.
 - While the addition is large, the step down of the addition from three to two stories, the alignment of the floors with the historic structure, and the architectural detailing make the building compatible in massing, size, and scale.
 - The proposed materials, fenestration patterns, and architectural features, such as cornices and columns, are compatible with the historic building and surrounding context.
- *Standard 10: New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*
 - The proposed addition would replace a non-original two-story porch and would only impact the rear wall of the historic building. The future removal of the addition would have limited impact on the historic structure and its environment.

STAFF RECOMMENDATION: Approval, with the staff to review details, pursuant to Standards 9 and 10.

ARCHITECTURAL COMMITTEE RECOMMENDATION: The Architectural Committee voted to recommend approval, with the staff to review details, pursuant to Standards 9 and 10, noting that the west elevation reflected on drawing A2.5 is preferred over the alternate elevation reflected on drawing A2.5a.

ACTION: See Consent Agenda

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 Fidler 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 Fidler 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.

ARCHITECTURAL COMMITTEE RECOMMENDATION: The Architectural Committee voted to recommend denial, pursuant to Standard 9.

START TIME OF DISCUSSION IN ZOOM RECORDING: 03:04:15

PRESENTERS:

- Ms. Keller presented the revised application to the Historical Commission.
- Architect Catharine Lowery represented the application.

PUBLIC COMMENT:

- Randall Baron opposed the application, stating the addition would be highly visible.
- Steven Peitzman agreed with Mr. Baron's comments.

HISTORICAL COMMISSION COMMENTS ON THE IN-CONCEPT APPLICATION:

The Historical Commission commented that:

- The application originally proposes a third-story addition that would occupy the entire footprint of the building.
- The Architectural Committee found that an addition may be appropriate if it is set back from the front façade.
- The revised application addresses the Architectural Committee's concerns and proposes an addition set back 5-feet from the front façade. The cladding material would be fiber cement clapboard siding.
- Aluminum clad windows would be appropriate for the addition

- The setback addition seems compatible in size, scale, massing, and material. The corner building is three stories in height, and the proposed addition would remain lower.

ADDRESS: 2035 S COLLEGE AVE

Proposal: Install mechanical equipment; modify openings; provide ADA accessibility

Review Requested: Final Approval

Owner: The Trustees of the Estate of Stephen Girard

Applicant: Doug Seiler, Seiler + Drury Architecture

History: 1833; Founder’s Hall, Girard College; Thomas U. Walter, architect

Individual Designation: 6/26/1956

District Designation: None

Staff Contact: Megan Cross Schmitt, megan.schmitt@phila.gov

BACKGROUND:

This application proposes to make a series of upgrades to Founder’s Hall, in part so Girard College can return the building to its original use as an educational facility and also be used as an event space. Founder’s Hall has long been used to host events, many of which generate income for the school. The proposed work addresses current issues the building has with heating and cooling, ventilation, and interior space configuration. The application also addresses ADA accessibility.

The Architectural Committee reviewed this same scope of work at its last meeting of 15 December 2020, where it provided several comments and recommendations about the proposal. The main concern of the Architectural Committee was the lack of detail in the presentation, given the local and national significance of the building. While reviewing the nine proposed modifications, a member of the Architectural Committee commented that due to the lack of detail, the proposal should be considered as an In-Concept application rather than a Final Review and suggested that the applicant return the following month with more detailed plans. The minutes from this meeting have been included as part of this overview.

The application moved on to the Historical Commission’s meeting of 8 January 2021 where it was reviewed as In-Concept. The applicant presented an updated set of drawings that reflected the recommendations made at the Architectural Committee’s December meeting. The application was received with enthusiasm and the Historical Commission agreed that it would benefit from further review by the Architectural Committee. The current application is for Final Approval of the revised plans.

SCOPE OF WORK:

- Install mechanical equipment.
- Modify openings.
- Provide ADA accessibility.
- Remove existing ceiling panels and replace with louvers.

STANDARDS FOR REVIEW:

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



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

12 February 2021

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

RE: Review in concept for 341 S 25th Street - REVISED

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: Please note this application has been revised since the January 26th Architectural Committee meeting. The revised design includes a 5'-0" front setback of the proposed third floor addition and a 1'-0" overhang of the addition at the rear. The existing cornice will remain as-is and the material of the addition has been revised to composite lap siding. Painted flat wood trim has also been added to the third floor addition front windows.

Original 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



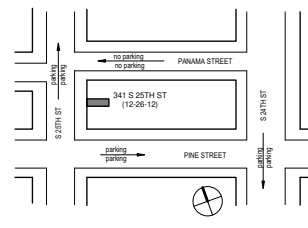
Existing Rear Facade - View from rear yard looking southwest. (ca September 2020)
Note: Photographic distortion due to panorama; existing buildings are not curved.



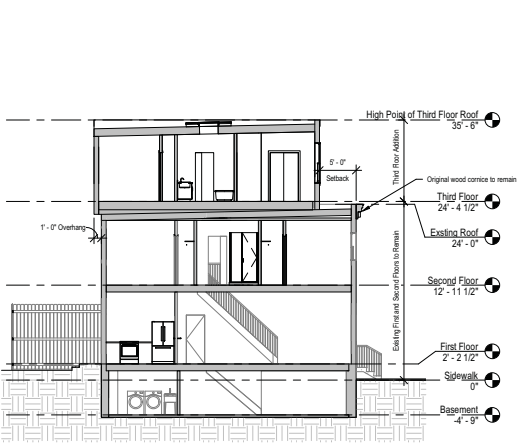
Existing Front Facade - View from sidewalk looking east. (ca September 2020)
Note: Photographic distortion due to panorama; existing buildings are not curved.



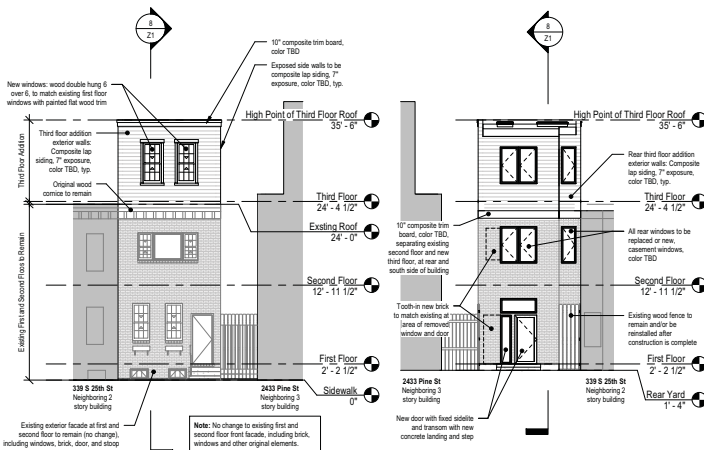
Existing Front Facade & Neighboring Properties - View from S 25th St looking northeast. (ca Google Streetview)



5 Area Plan
21 NTS

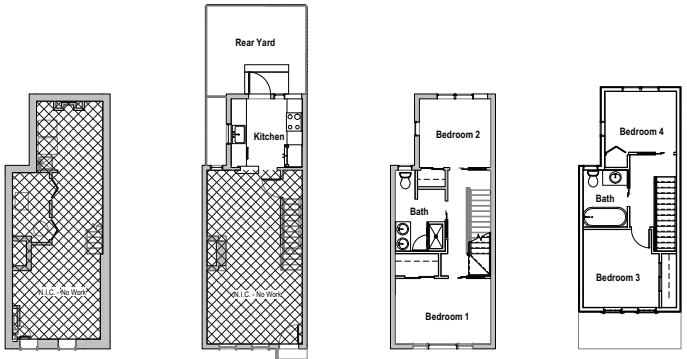


8 Section
21 1/8" = 1'-0"



7 Front Elevation
21 1/8" = 1'-0"

6 Rear Elevation
21 1/8" = 1'-0"

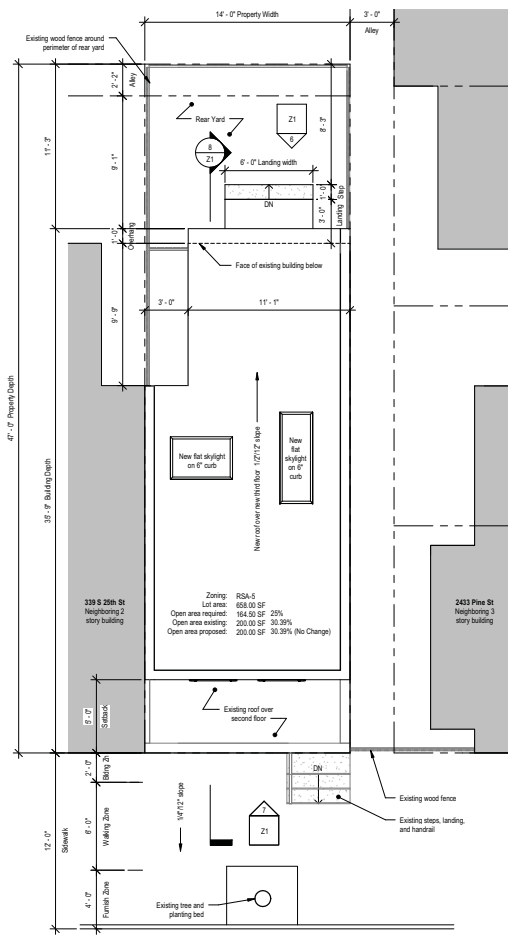


5 Basement
21 1/8" = 1'-0"

4 First Floor
21 1/8" = 1'-0"

3 Second Floor
21 1/8" = 1'-0"

2 Third Floor
21 1/8" = 1'-0"



1 Site
21 1/4" = 1'-0"

South 25th Street
Breakdown: 12'-26" - 12"



CITY OF PHILADELPHIA APPROVAL STAMPS

TONER architects
1901 S. 9th Street
Room 425
Philadelphia, PA 19148
215.800.1968
www.tonerarch.com

NOTES

If I am not
1" tall
this drawing
was not
printed to
scale.

NOT FOR CONSTRUCTION

| Date | Description |
|------|-------------|
| No. | |

Brooks Tanner and
Penelope Carter
341 S 25th
341 South 25th Street
Philadelphia, PA 19103

ZONING & HISTORIC
COMMISSION

Project number 20081
Date 12 February 2021
Drawn by CSL
Checked by IMT

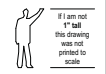
Scale As Indicated

20081
12 February 2021
CSL
IMT
As Indicated



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Philadelphia, PA 19148
215.800.1968
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NOTES



NOT FOR CONSTRUCTION

| No. | Description | Date |
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Brooks Tanner and
Penelope Carter
341 S 25th
341 South 25th Street
Philadelphia, PA 19103

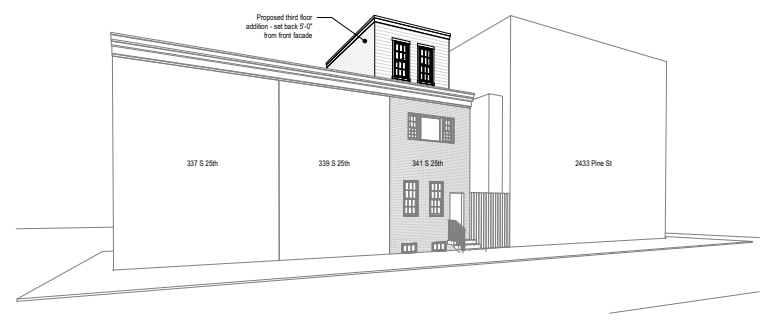
Sightline Studies

Project number 20081
Date 12 February 2021
Drawn by CSL
Checked by IMT

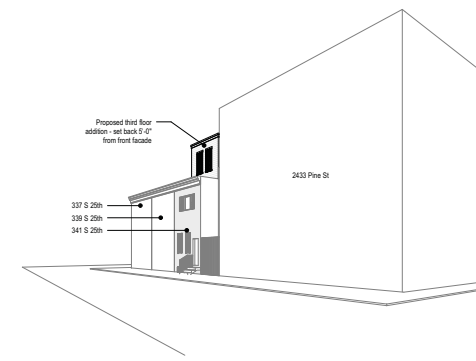
Z2

Scale 1" = 10'-0"

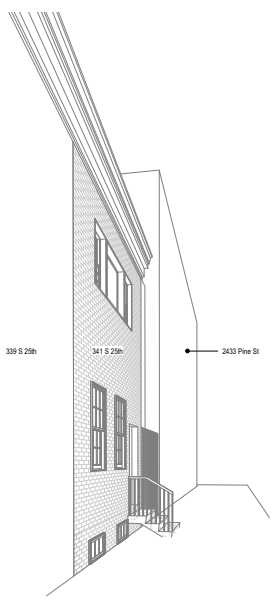
Copyright 2020, Toner Architects, Inc.



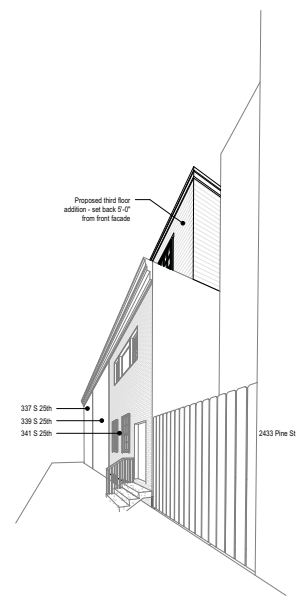
6
22 View Looking Southeast from Opposite Sidewalk



5
22 View From Pine and 25th Looking Northeast from Opposite Sidewalk

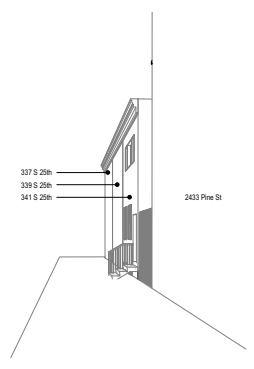


4
22 View Looking South from Sidewalk

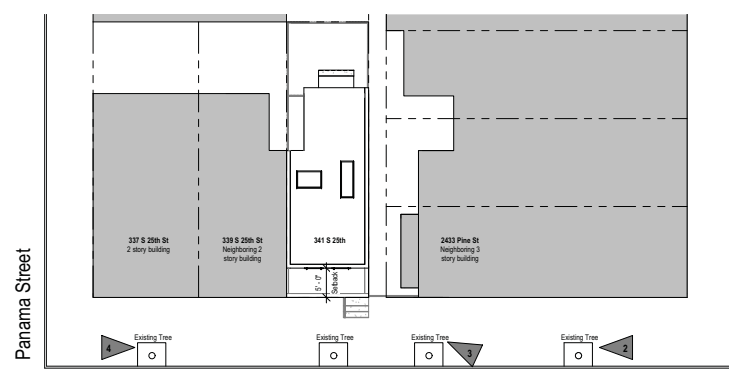


3
22 View Looking North from Sidewalk

Note: Existing mature trees not shown for clarity and would obstruct view of addition in all views. See context photographs for existing conditions.

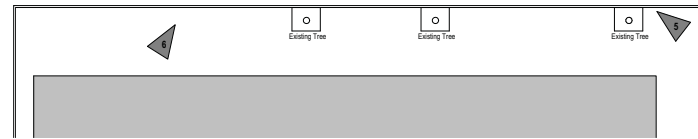


2
22 View from Pine and 25th Looking North

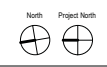


South 25th Street

Breakdown: 12 - 26 - 12



1
22 Key Plan
1" = 10'-0"



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