

# PROJECT DESCRIPTION

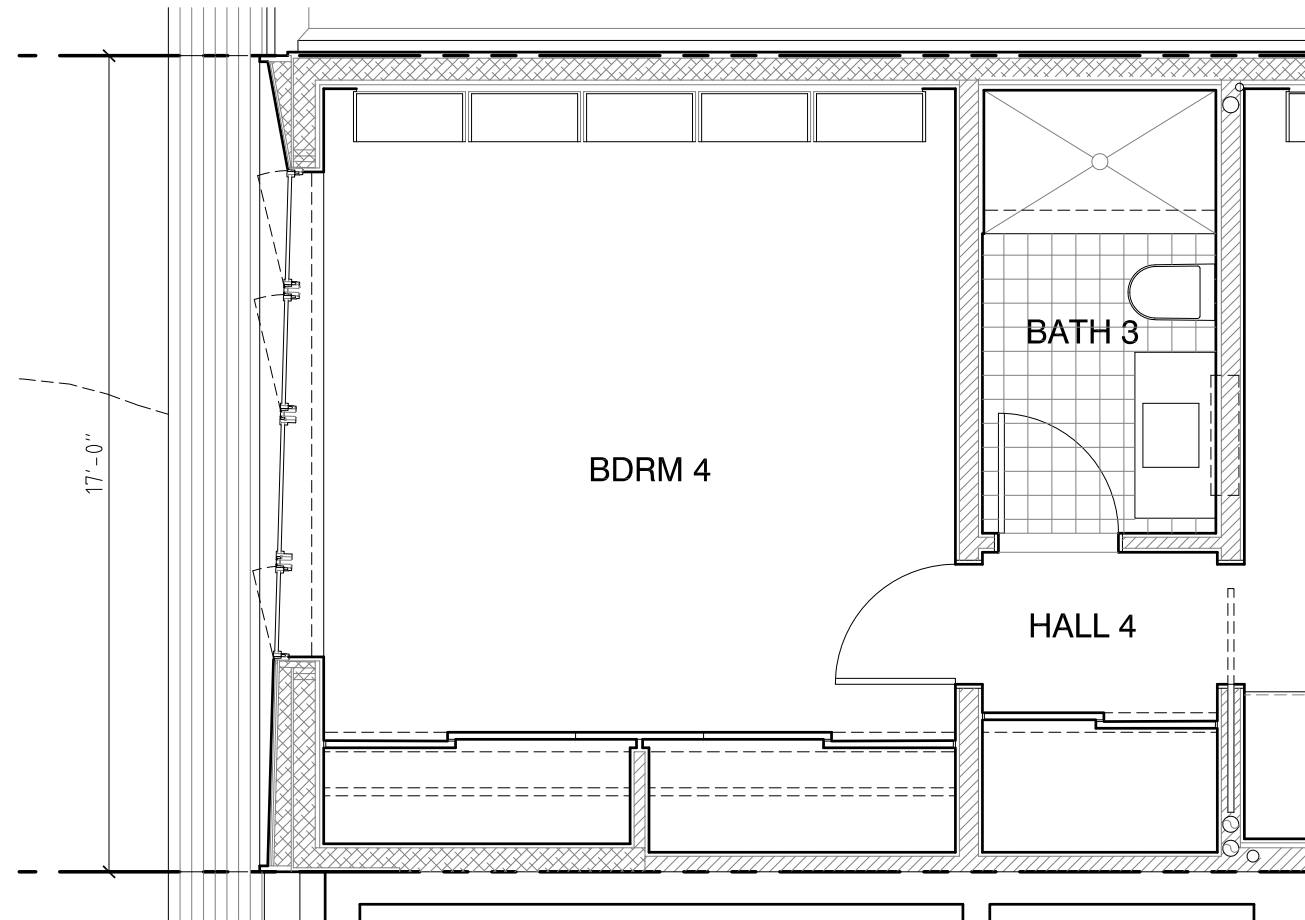
<b>PROJECT</b>	<b>Galbraith   Tobacman Residence</b> 2227 Panama Street Philadelphia, PA 19103
<b>DATE</b>	1 April 2021
<b>RE</b>	<b>Review by the Philadelphia Historical Commission</b>

Jean Galbraith and Jeremy Tobacman wish to add a fourth bedroom to allow each of their three growing children to have their own rooms. With the increase in remote working, the two professional parents would like to add a home workspace. The family also desires more outdoor area – accomplished with a roof deck.

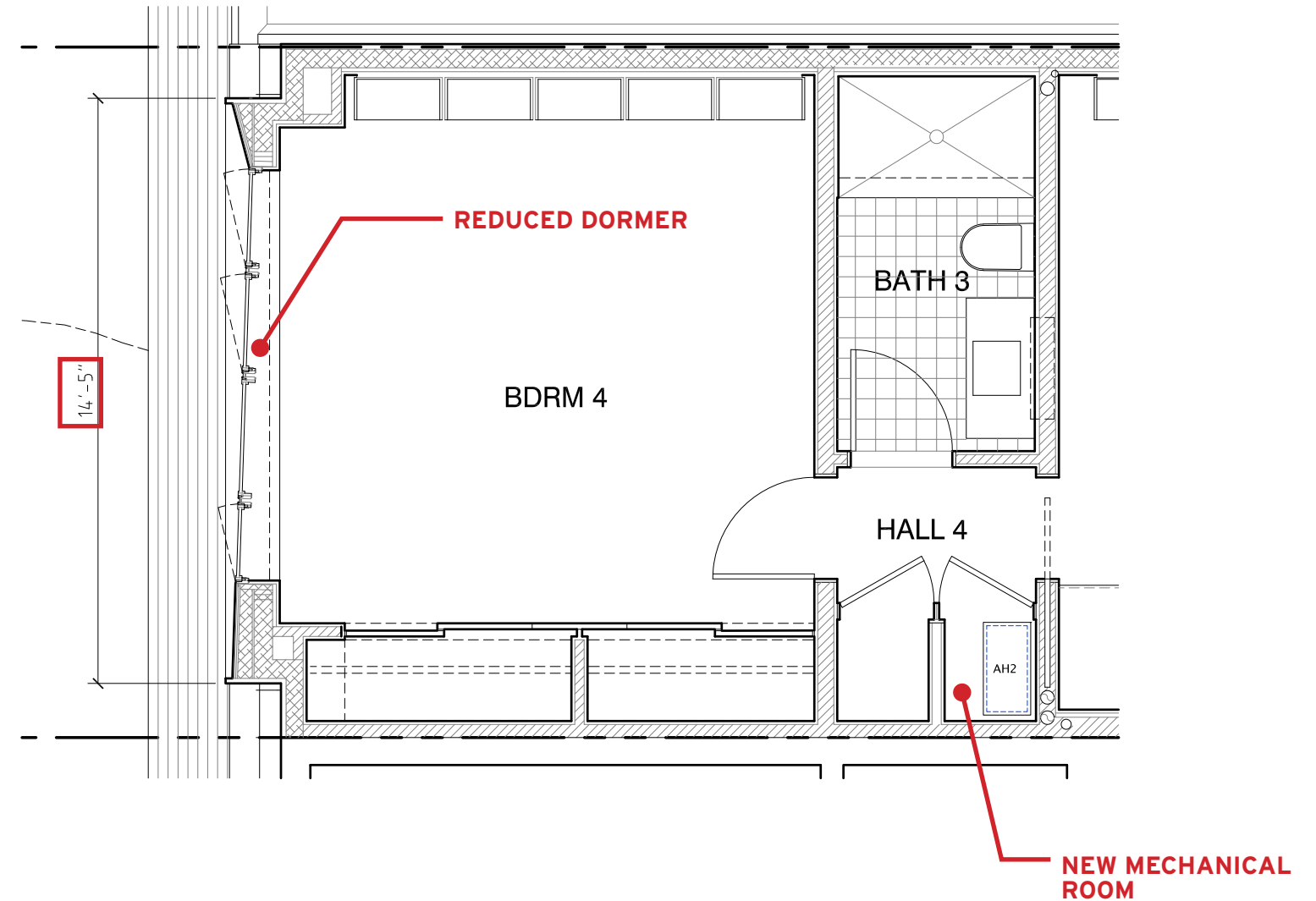
The proposed fourth floor addition has been configured to comply with zoning regulations without the need for variances. The stairs to the fourth floor have been placed in line with the existing stairs to place the roof access structure in the northeast corner of the property which, along with providing 7'-6" headroom, minimizes the impact on the Filter Square viewshed. Consistent with this approach, the southern face of the proposed roof deck is 9'-6" from the face of the building, rather than the 5'-0" required. Finally, rooftop mechanical equipment has been placed on the northern face of the rooftop access structure so that it is not visible from the primary ground views.

In response to comments on 23 March 2021 from the Architectural Committee of the Philadelphia Historical Commission, the area of the pilot house has been reduced by 26.5 square feet (21.2%) and the width of the cawling on the front elevation has been reduced by 2'-7" to create a more dormer like reading.

**End**

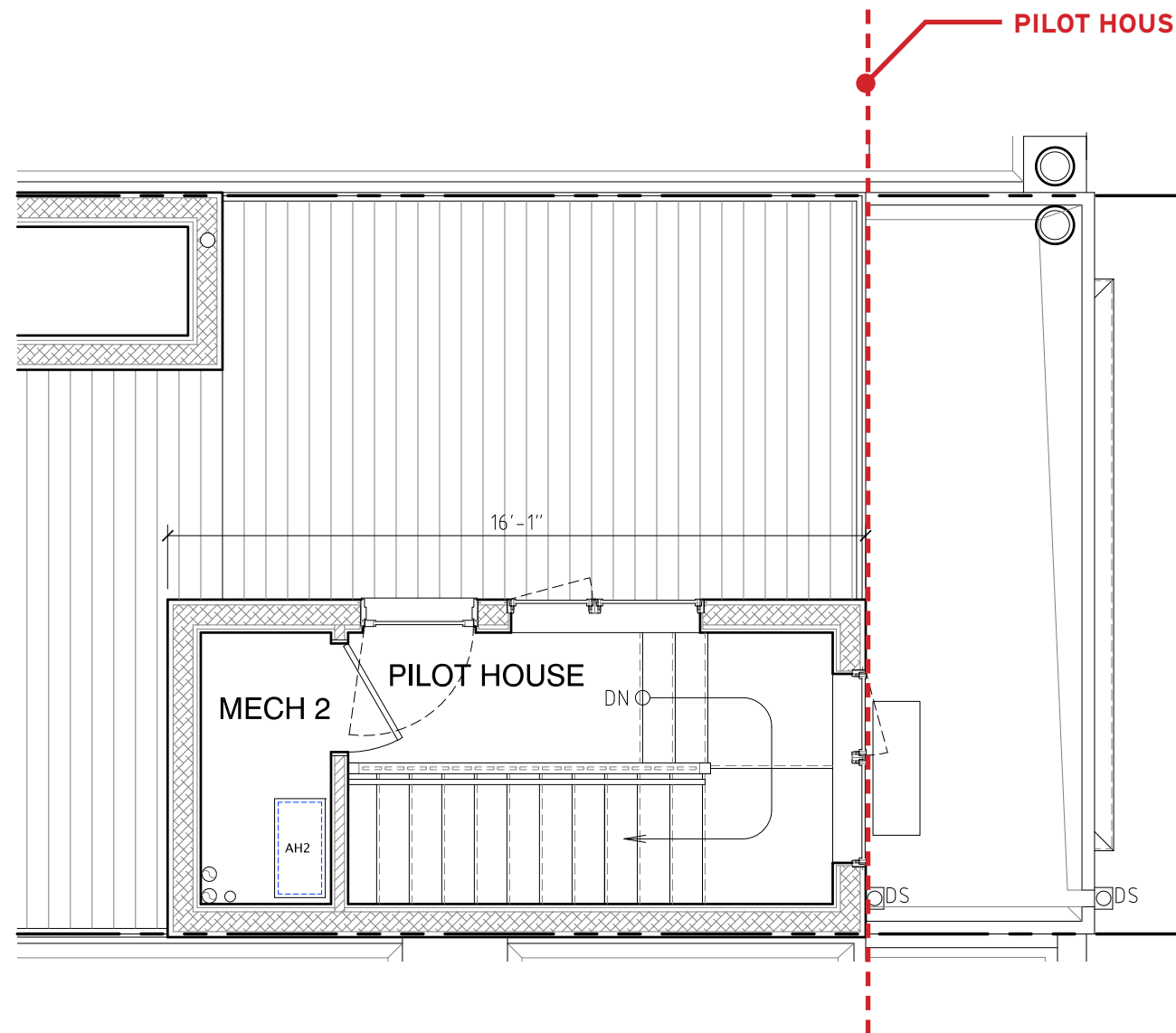


PRESENTED to the ARCHITECTURAL COMMITTEE on 23 MARCH 2021

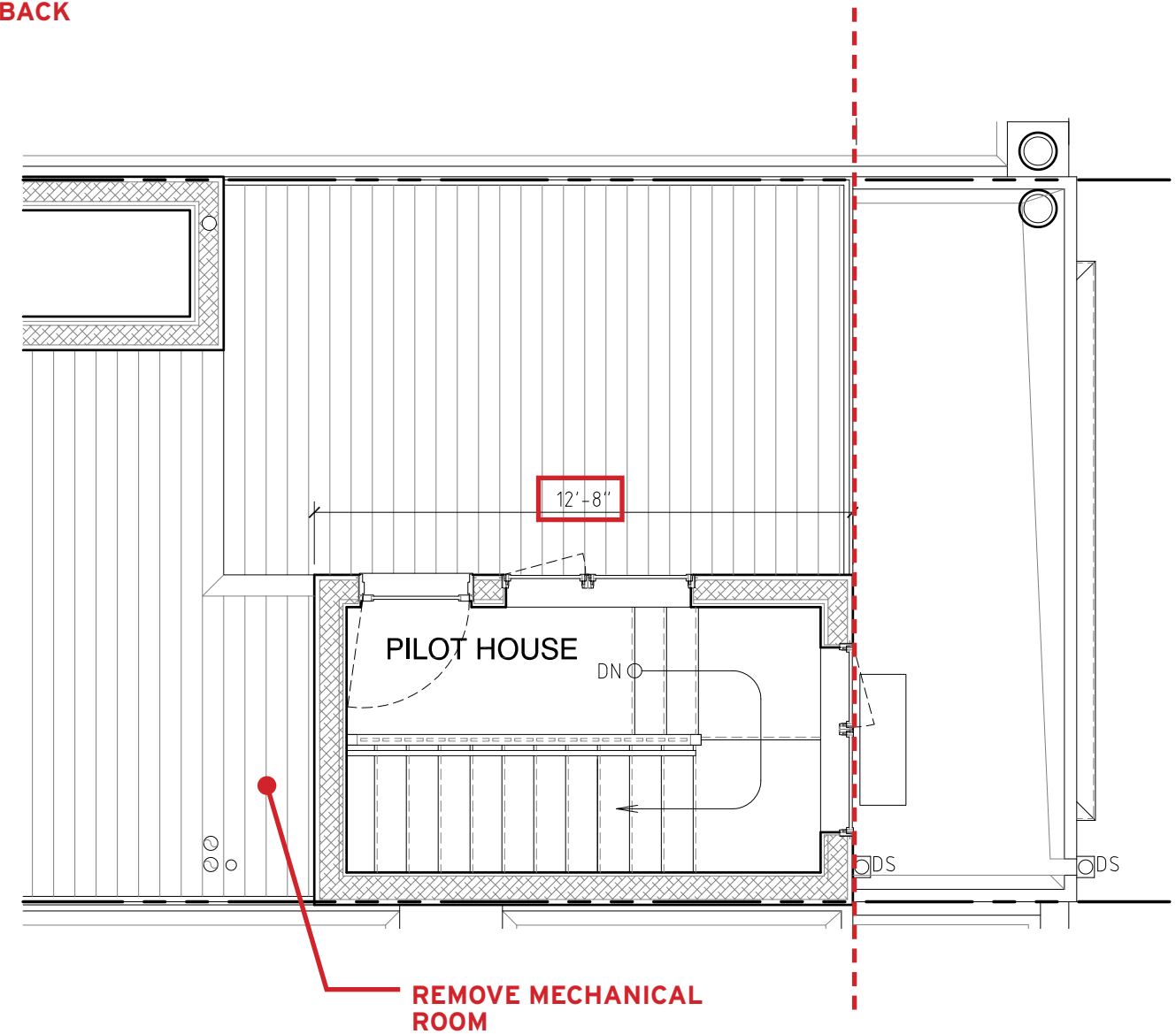


REVISED for the HISTORICAL COMMISSION 9 APRIL 2021

## PROPOSED FOURTH FLOOR PLAN

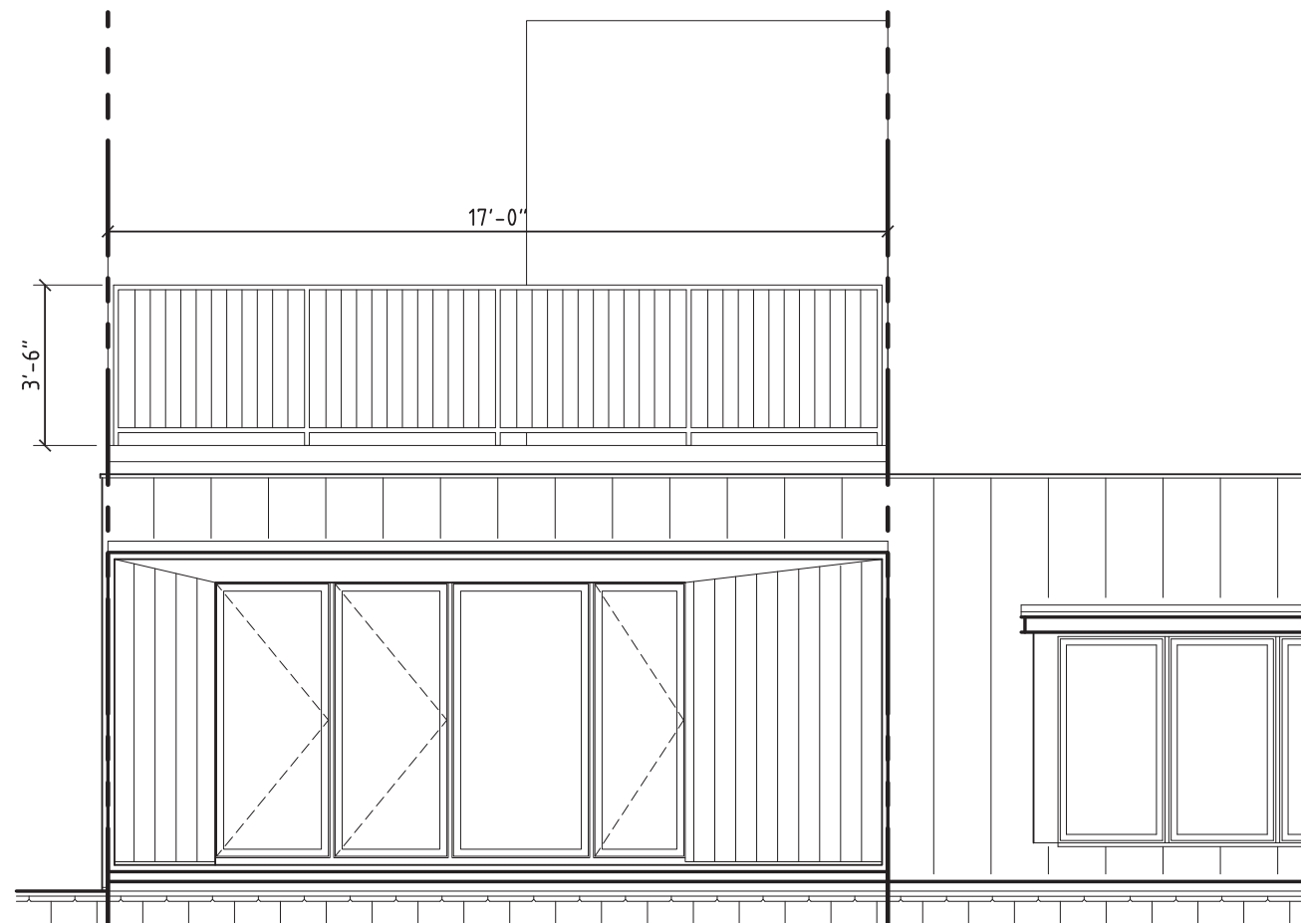


PRESENTED to the ARCHITECTURAL COMMITTEE on 23 MARCH 2021

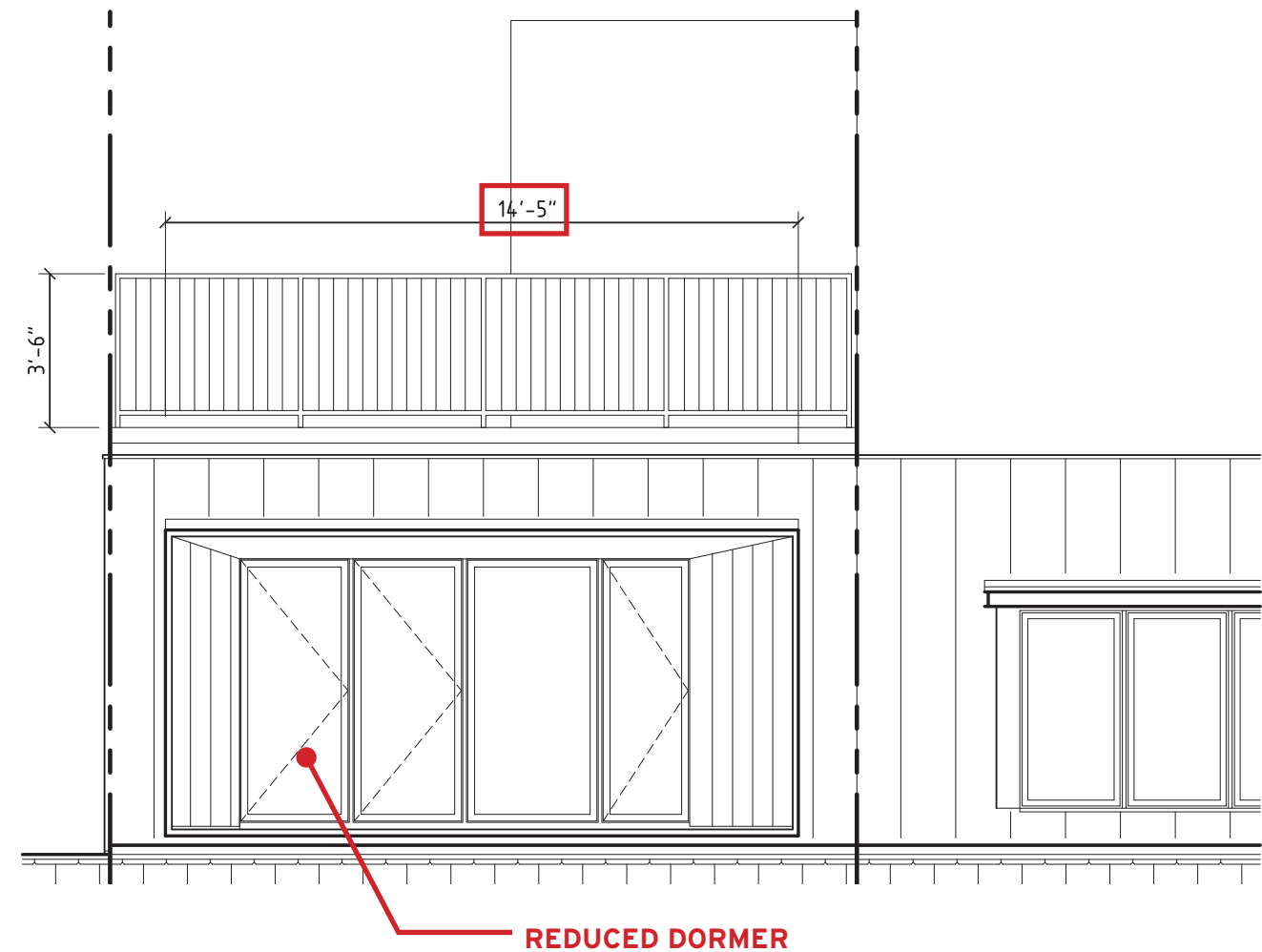


REVISED for the HISTORICAL COMMISSION 9 APRIL 2021

## PROPOSED ROOF PLAN



PRESENTED to the ARCHITECTURAL COMMITTEE on 23 MARCH 2021



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## PROPOSED FRONT ELEVATION





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