

**ADDRESS: 331 QUEEN ST**

Proposal: Demolish rear roof slope and dormer; construct sloped roof addition at third floor

Review Requested: Final Approval

Owner: Libby J Goldstein

Applicant: Raymond Rola, Raymond F. Rola Architect

History: 1825

Individual Designation: 3/25/1969

District Designation: None

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

**BACKGROUND:**

This application proposes to demolish the rear roof slope and rear dormer of this c. 1825 rowhouse and replace it with a new low-slope roof with French doors leading to a small roof deck over the existing second-floor rear addition. No work is proposed for the front façade. The rear of the property is currently visible from Kauffman Street, although the applicant's cover letter indicates that visibility may be blocked in the future by new construction.

**SCOPE OF WORK:**

- Demolish rear roof slope and rear dormer.
- Construct low slope roof at rear with doors to deck.

**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 will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.*
  - Removal of the historic rear dormer and rear roof alters features that characterize the historic property.
- *Standard 9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*
  - The proposed alteration would destroy historic materials and features that characterize the property.

**STAFF RECOMMENDATION:** Denial, pursuant to Standards 2 and 9.



Figure 1. View from Kauffman Street, April 2021.





Figure 2. View from Kauffman Street, April 2021.





Figure 3. View from Kauffman Street, April 2021.



March 12, 2021  
Philadelphia Historic Commission  
1515 Arch Street, 13<sup>th</sup> Floor  
Philadelphia, PA 19102

Proposed Addition to 331 Queen Street

To whom it may concern,

Attached please find the Construction Drawings and other presentation materials for the above mentioned project. The project involves the expansion of the third floor rear. We are requesting a final review and approval of this project.

331 Queen Street is an early 19<sup>th</sup> century London House in the Queen Village neighborhood of Philadelphia. It is proposed to remove the existing roof and dormer on the third floor rear of the residence and replace with a new low slope roof with French doors leading to a small roof deck over the existing second floor rear.

The proposed addition will not be visible from Kauffman Street which is the next street to the north of Queen Street. A new residence is planned for the property on Kauffman Street which is directly behind 331 Queen Street. Approximately half of the similar adjacent properties have made this modification to the rear of their properties. We do not feel that the proposed modifications will in anyway detract from the historical character of the Queen Village neighborhood.

Sincerely,

Raymond F. Rola, AIA



May 4, 2021  
Philadelphia Historic Commission  
1515 Arch Street, 13<sup>th</sup> Floor  
Philadelphia, PA 19102

Proposed Addition to 331 Queen Street

To whom it may concern,

Please accept this letter as additional information in regards to the above mentioned project. We have conducted research into the adjoining properties that are similar in style that have been modified in a similar fashion to that which we are proposing. The results are as follows:

311 Queen: nothing in folder regarding alts to rear roof

313 Queen: permit application from 1986 for "addition on 3<sup>rd</sup> floor rear" but the application was not stamped approved by the PHC.

319 Queen: permit approved in 1975 for new rear roof and new dormer. Dormer runs almost the full width of the rear roof in approved drawing.

321 Queen: nothing in folder regarding alts to rear roof

325 Queen: not historically designated

327 Queen: permit approved in 1972 for "3<sup>rd</sup> story addition, straighten slope of rear roof to make all 3 stories.

It should also be noted that the rear of 331 Queen Street will be substantially obscured by a proposed single family dwelling that is to be undertaken by our office at 326 Kauffman Street that is directly behind the subject property. This property is also owned by the same owner as 331 Queen Street.

Sincerely,

Raymond F. Rola, AIA





QUEEN STREET ELEVATION

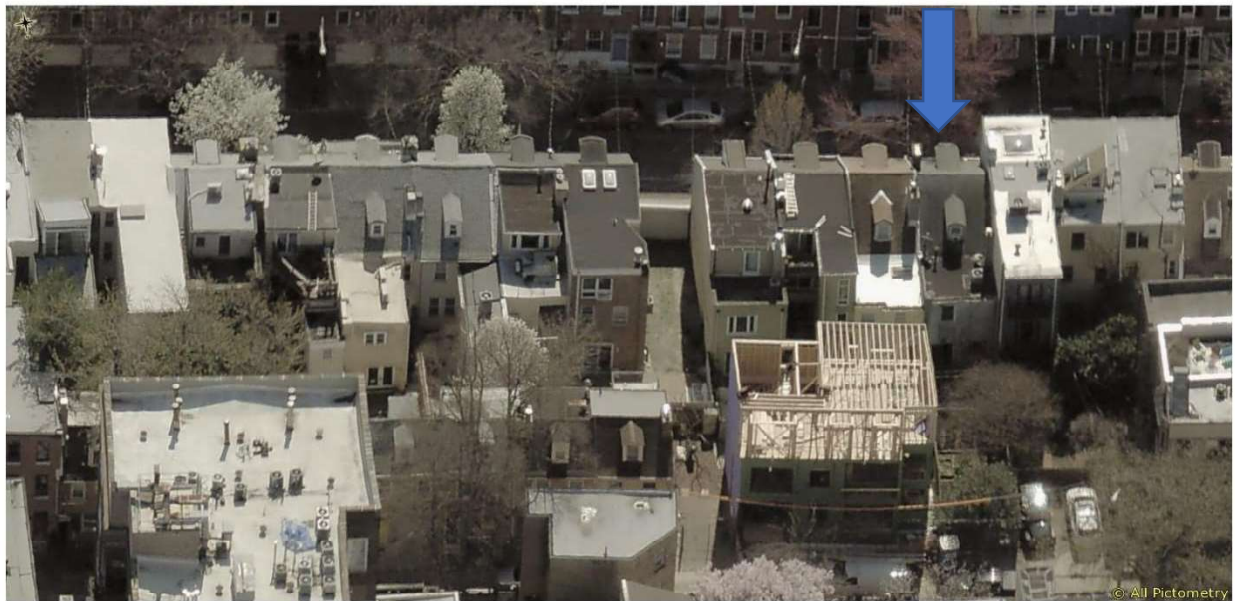


KAUFMAN STREET VIEW





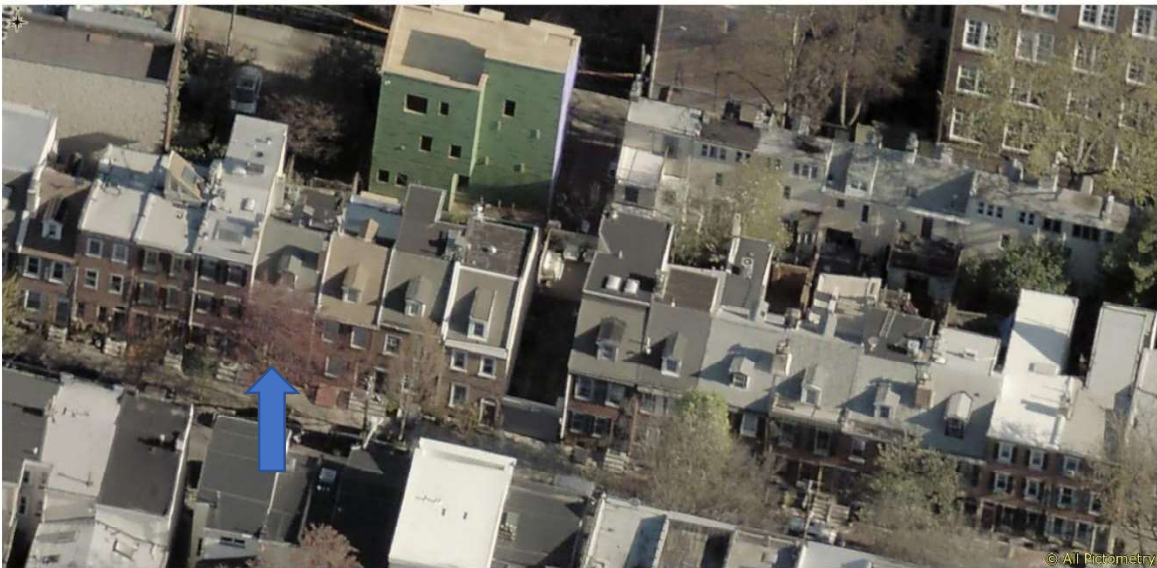
03/21/2020



03/21/2020

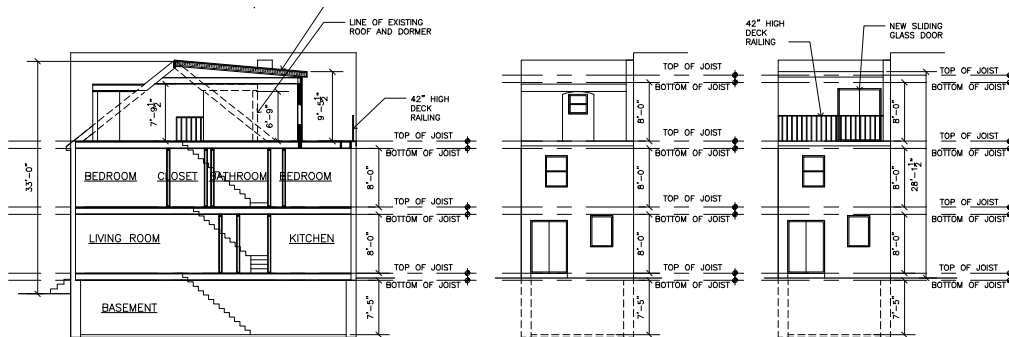


04/06/2020



04/02/2020





6  
Z1 BUILDING SECTION  
SCALE: 1/8" = 1' - 0"

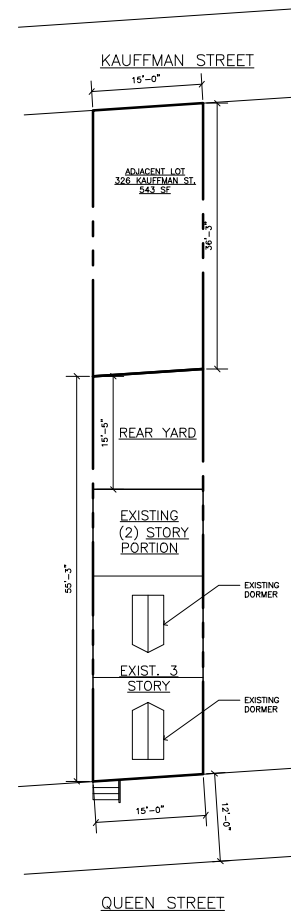
5  
Z1 EXISTING REAR ELEV.  
SCALE: 1/8" = 1' - 0"

4  
Z1 PROPOSED REAR ELEV.  
SCALE: 1/8" = 1' - 0"

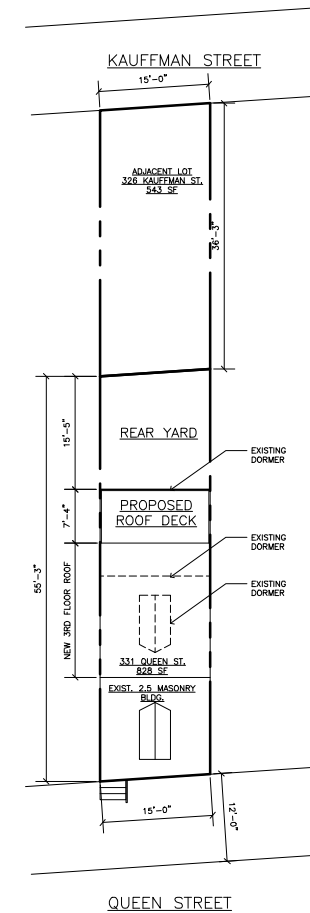
ZONING CODE SUMMARY FOR 331 QUEEN STREET			
PROJECT: 331 QUEEN STREET	ZONING DISTRICT: RM-1		
	PROVISION	EXISTING	PROPOSED
USE REGULATIONS:	SINGLE FAMILY	NONE	SINGLE FAMILY
MIN. LOT SIZE	1,440 SF	828 SF	NO CHANGE
MIN. LOT FRONTAGE (WIDTH)	16'-0"	15'-0"	NO CHANGE
MIN. OPEN AREA	25%	26.8%	NO CHANGE
MIN. FRONT YARD SETBACK	N/A	0	0
MIN. SIDE YARD DEPTH	N/A	0	0
MIN. REAR YARD DEPTH	SINGLE FAMILY: 9'-0"	15'-8"	NO CHANGE
MIN. REAR AREA	144 SF	326 SF	NO CHANGE
HEIGHT REGULATIONS	38'-0"	33'-0"	NO CHANGE
REQUIRED PARKING	1	0	0



3  
Z1 KEY PLAN  
SCALE: NO SCALE



1  
Z1 EXISTING SITE PLAN  
SCALE: 1/8" = 1' - 0"



2  
Z1 PROPOSED SITE PLAN  
SCALE: 1/8" = 1' - 0"

ARCHITECT



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SEAL



OWNER

LIBBY J. GOLDSTEIN  
331 QUEEN ST.  
PHILADELPHIA, PA  
19147

DATE	DESCRIPTION
01/12/21	ISSUE DATE

PROPOSED  
ALTERATIONS

PROJECT LOCATION

331 QUEEN STREET  
PHILADELPHIA PA

BLOCK: -

LOT: -

SHEET TITLE:

PROJECT NO. 00000

SCALE: AS NOTED

DATE: 2017

DRAWN BY: RR

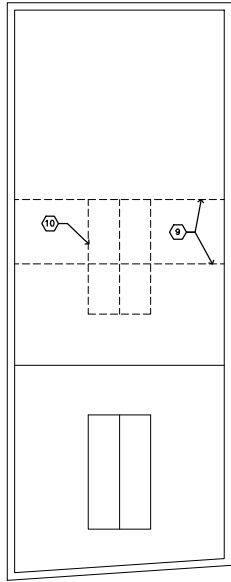
REVIEWED BY: RR

SHEET NO.

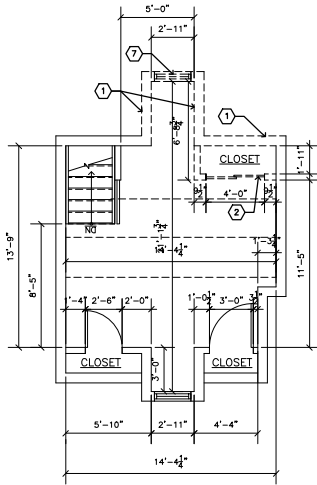
Z1



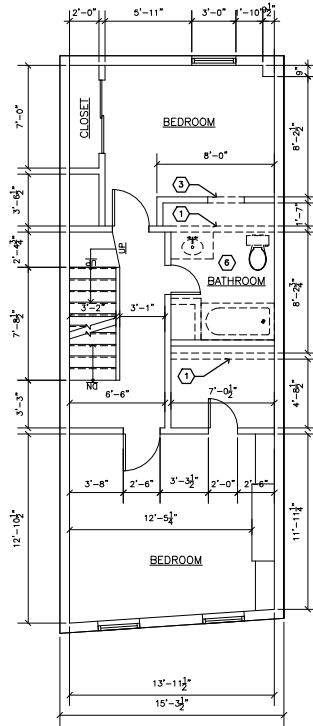




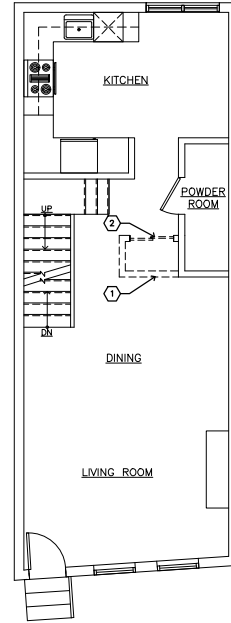
**5** ROOF PLAN  
SCALE: 1/4" = 1' - 0"



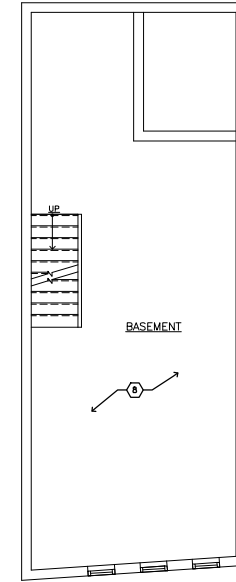
**4** THIRD FLOOR PLAN  
SCALE: 1/4" = 1' - 0"



**3** SECOND FLOOR PLAN  
SCALE: 1/4" = 1' - 0"



**2** FIRST FLOOR PLAN  
SCALE: 1/4" = 1' - 0"



**1** BASEMENT FLOOR PLAN  
SCALE: 1/4" = 1' - 0"

- DEMOLITION REFERENCE NOTES:**
- 1 EXISTING WALLS TO BE REMOVED.
  - 2 EXISTING DOORS TO BE REMOVED.
  - 3 NEW OPENING
  - 4 MODIFIED OPENING
  - 5 NEW ROOF AND FRAMING
  - 6 BATHROOM FIXTURES TO BE REMOVED
  - 7 EXISTING WINDOW TO BE REMOVED
  - 8 NO DEMO EXISTING TO REMAIN
  - 9 PORTION OF ROOF TO BE REMOVED
  - 10 DORMER TO BE REMOVED.

ARCHITECT



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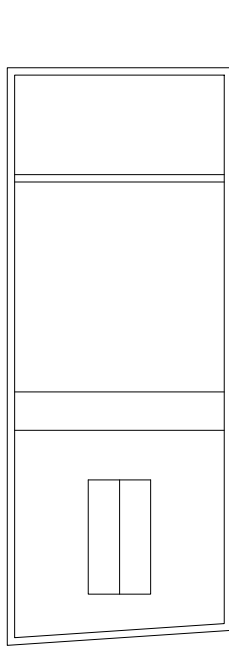
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DRAWN BY: RR

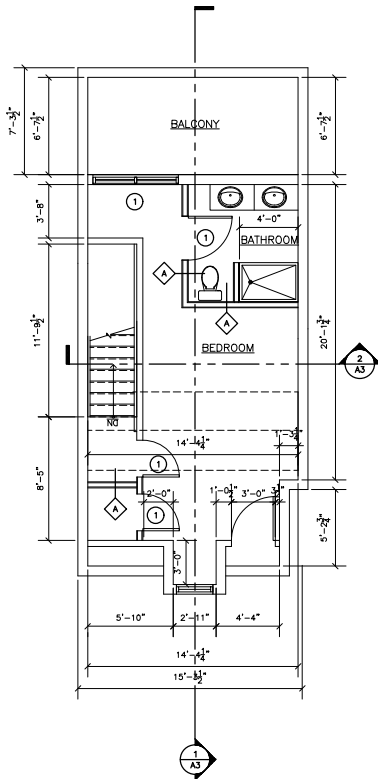
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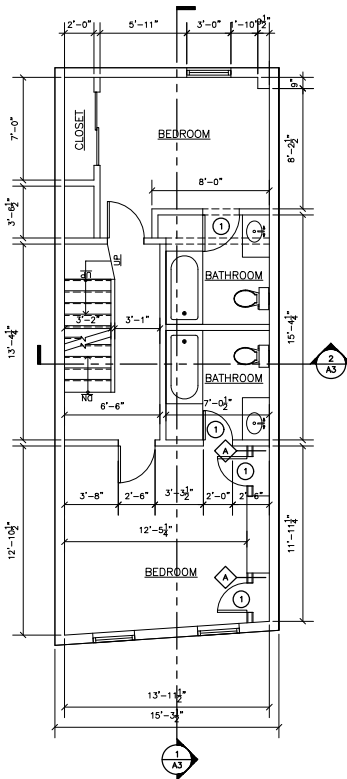
**D1**



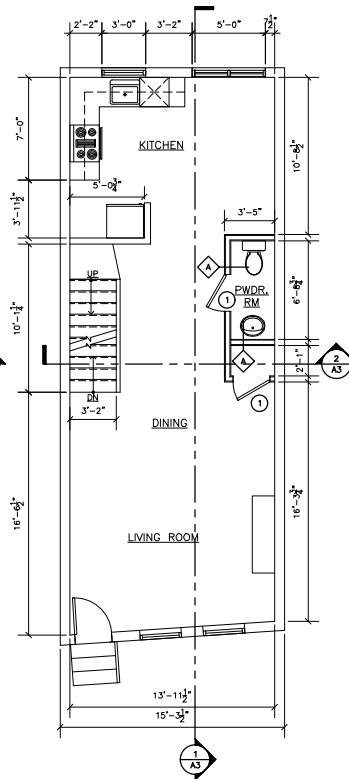
5 ROOF PLAN  
A1 SCALE: 1/4" = 1' - 0"



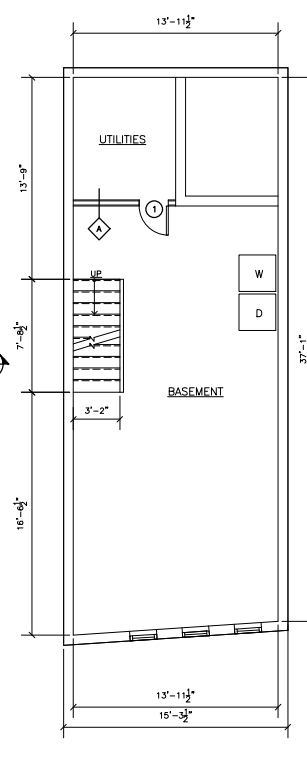
4 THIRD FLOOR PLAN  
A1 SCALE: 1/4" = 1' - 0"



3 SECOND FLOOR PLAN  
A1 SCALE: 1/4" = 1' - 0"



2 FIRST FLOOR PLAN  
A1 SCALE: 1/4" = 1' - 0"



1 BASEMENT FLOOR PLAN  
A1 SCALE: 1/4" = 1' - 0"

LEGEND  
① = COMBINATION SMOKE AND CO2 DETECTOR

SYMBOLS			
	LIGHT FIXTURE		PENDANT LIGHT FIXTURE
	SWITCH		WALL SCONCE
	OUTLET		3 WAY SWITCH
	GFI OUTLET		SPLIT WIRED OUTLET

ARCHITECT



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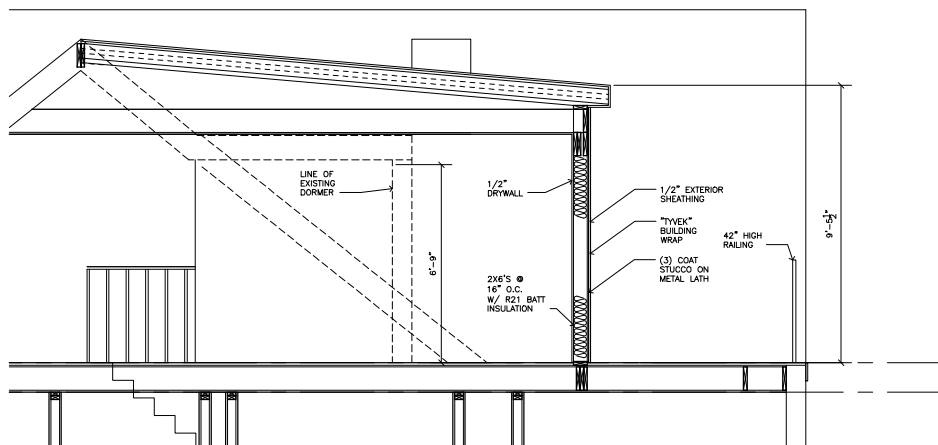
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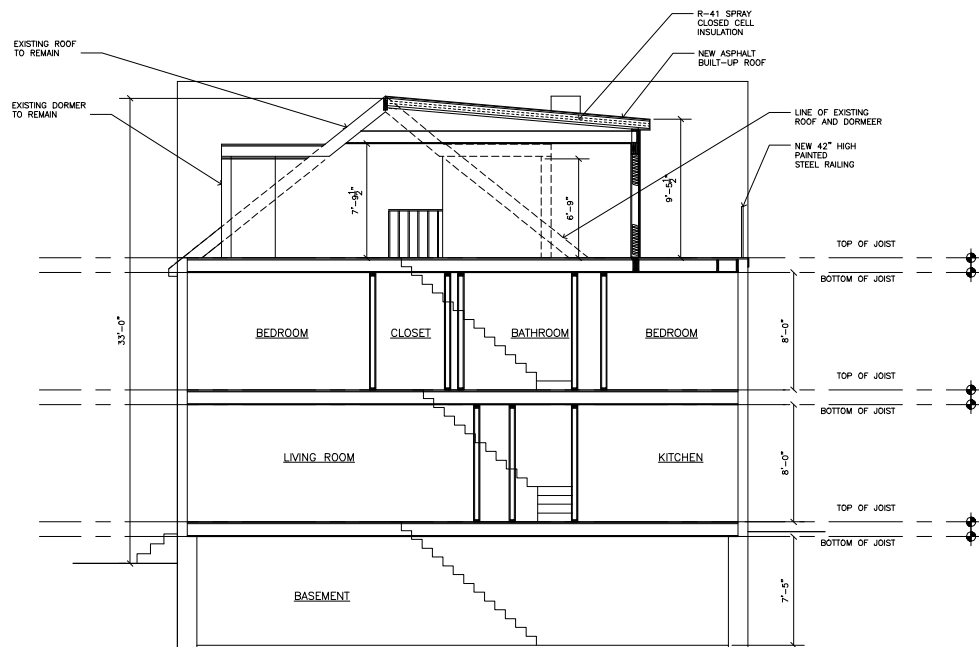
SHEET NO.

A1

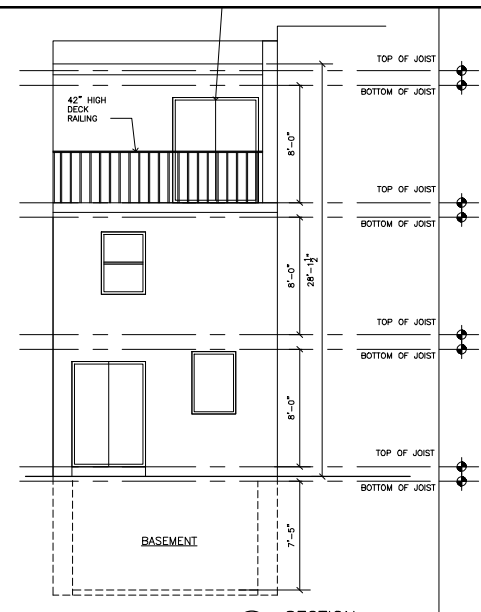




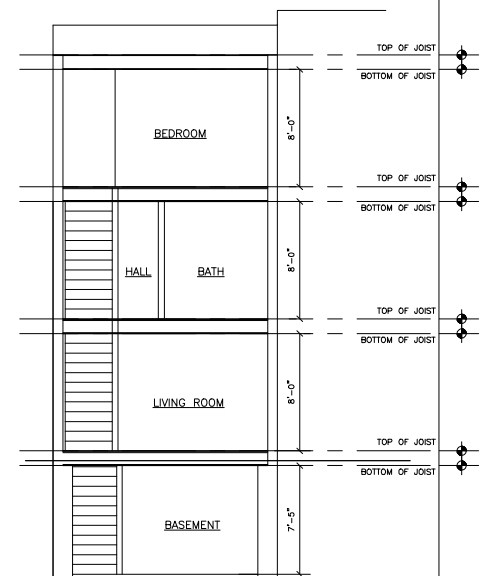
1  
A3 SECTION  
SCALE: 1/2" = 1' - 0"



2  
A2 SECTION  
SCALE: 1/4" = 1' - 0"



3  
A2 SECTION  
SCALE: 1/4" = 1' - 0"



4  
A2 SECTION  
SCALE: 1/4" = 1' - 0"

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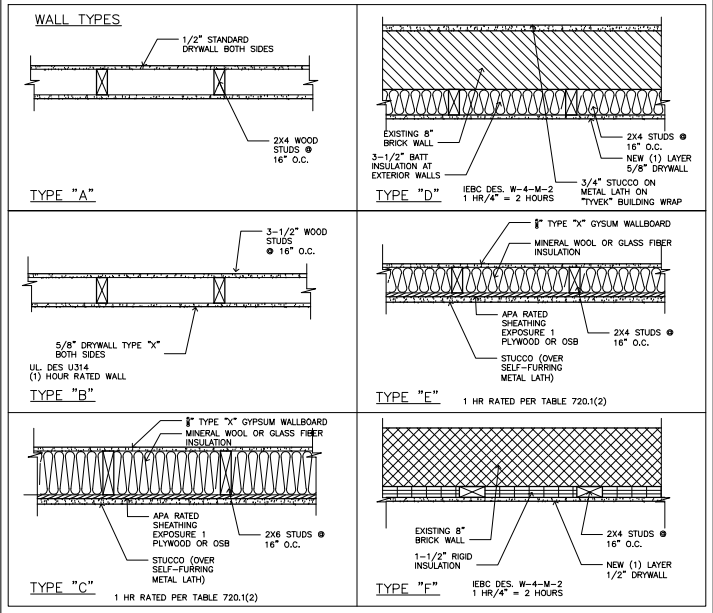
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LOT: -  
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PROJECT NO. 00000  
SCALE: AS NOTED  
DATE: 2017  
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REVIEWED BY: RR  
SHEET NO.

A2

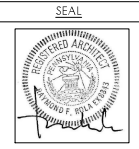
DOOR SCHEDULE										
ROOM NAME	DOOR NUMBER	DOOR				FRAME		HARDWARE SET	NOTES	
		SIZE		MATERIAL	FINISH	MATERIAL	FINISH			
		W	HT							THICK
EXTERIOR - ENTRY	01	3'-0"	8'-0"	1-3/4"	MTL	PNT	HM	PNT	TBD	EXTERIOR
EXTERIOR - BACK ENTRY	02	3'-0"	7'-0"	1-3/4"	MTL	PNT	HM	PNT	TBD	EXTERIOR
CLOSET	03	2'-6"	6'-8"	1-3/8"	HC WD	PNT	WD	PNT	TBD	
BATHROOM	04	2'-0"	6'-8"	1-3/8"	HC WD	PNT	WD	PNT	PRIVACY LOCK	
BEDROOM	05	2'-8"	6'-8"	1-3/8"	HC WD	PNT	WD	PNT	PRIVACY LOCK	
BATHROOM	06	2'-6"	6'-8"	1-3/8"	HC WD	PNT	WD	PNT	PRIVACY LOCK	
CLOSET (SLIDER)	07	(2)2'-0"	6'-8"	1-3/8"	HC WD	PNT	WD	PNT	TBD	
LAUNDRY	08	(2)2'-0"	6'-8"	1-3/8"	HC WD	PNT	WD	PNT	TBD	
WINDOW SCHEDULE										
TAG	SIZE	MANUFACTURER	STYLE	EXTERIOR FINISH	INTERIOR FINISH	REMARKS				
A	GC TO VERIFY	JELD-WEN		VINYL	VINYL	CONTRACTOR TO VERIFY WINDOW OPENING				



ARCHITECT

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**A3**