**ADDRESS: 339 AND 341 S 25TH ST**  
Proposal: Combine properties; construct 3rd floor addition  
Review Requested: Final Approval  
Owner: Brooks Tanner  
Applicant: Julie Scott, Reku Design  
History: c. 1855  
Individual Designation: None  
District Designation: Rittenhouse Fitler Historic District, Contributing, 2/8/1995  
Staff Contact: Laura DiPasquale, laura.dipasquale@phila.gov

**OVERVIEW:**  
This application proposes to make modifications and additions to two contributing two-story rowhouses in the Rittenhouse Fitler Historic District to create a double-wide three-story house. The proposal calls for the demolition of the entire party wall between the two buildings and the demolition of both roofs and chimneys. A third floor, set back five feet from the front façade, would span the rear ells of the buildings and a small deck would be located on the rear roof of the 341 portion of the property. The new construction would be clad in Hardie shingle siding.

The Architectural Committee reviewed an application in August 2022 that also called for the demolition of most of the rear and side walls of the ells of the properties. Since that time, the application has been revised to retain the rear ell walls and to relocate a deck from the front to the rear. In March 2021, the Historical Commission approved a rooftop addition at 341 S. 25th Street that was set back five feet from the front façade.

**SCOPE OF WORK:**  
- Construct rooftop addition spanning two buildings

**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 will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will 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 project is differentiated from but not compatible with the historic properties and alters the spatial relationships that characterize the properties, failing to satisfy Standard 9.

- **New Exterior Additions Guideline:**  
  - **Recommended: Ensuring the addition is stylistically appropriate for the historic building type; considering the design for a new addition in terms of its relationship to the historic building as well as the historic district, neighborhood, and setting.**  
    - The staff suggests that rather than an addition with a minimal setback that has no relationship to the historic buildings, a simple mansard addition limited to the main blocks of the buildings would be more appropriate for these properties and in keeping with the character of the district, provided the massing, fenestration, and details were appropriately scaled.

**STAFF RECOMMENDATION:** Denial, pursuant to Standard 9.
Figure 1: 337, 339, and 341 S 25th Street.
Figure 2: South and west elevations of 341 S 25th Street and the west elevations of 339 and 337 S 25th.

Figure 3: Aerial view of 339 and 341 S 25th Street.
Re: 339/341 S 25th Street

Project Address: 339/341 S 25th Street Philadelphia PA 19103

Applicant:
Julia L Scott, Reku Design
Juliescott1225@gmail.com

Property Owners:
Brooks Tanner and Penelope Carter

Project Description:
Proposed 3rd floor addition to the combined properties of 339 and 341 S 25th Street, existing two-story, single family residences within the Fitler/Rittenhouse Historic District. Please see attached drawings and photographs for existing and proposed conditions.

The adjoining property to the north at 337 S 25th is a two-story structure and the adjacent properties to the south along Pine (2433-2427 Pine) Street are three-story structures. The Pine Street properties face Pine and are oriented north-south with the rear yards abutting an alley that runs along the south edge of 341 S 25th St. The proposed three-story addition for 339/341 S 25th St. is lower than the existing Pine Street facades as well as several on Panama and Pine. Additionally, across 25th Street to the west, the 2500 blocks of Pine Street and Panama Street are also predominantly three-story structures. There are also a few other scattered third floor additions along the 2400 block of Panama and on 25th St to the north of the property, notably a similar combined property that has a third-story addition set back with a deck in front along 25th.

The project was previously approved as a single addition to 341 S. 25th. The owners have since purchased 339 S. 25th and have combined the lots. This proposal is similar in the front with a 5 foot set back across the entire front and low point of the roof in front to lower the height viewed from the street. The project differs in the rear with a small roof deck.

Thank you for your time and consideration of this project.
A View looking Northeast on 25th from Pine

B View looking Southeast on 25th
View looking Southeast on 25th from Panama

View of rear of property from 2400 block of Panama St. (roof deck is on 339 S. 25th)
View of West side of 25th Street (opposite 339/341 S 25th)
2500 Block of Panama St.

View of West side of 25th Street (opposite 339/341 S 25th)
2500 Block of Panama St.
Similar nearby 3rd story additions

G View of 331 S. 25th with similar lot consolidation, 3rd floor addition, and roof deck.

H View of 331 S. 25th from roof of 339 S. 25th

I View of 2423 Panama Street from roof of 339 S. 25th with similar addition and deck.
1. All dimensions and existing conditions are to be checked and verified by contractor on site.
2. Hold indicated dimensions. Do not scale drawings. Verify any discrepancies with architect or owner prior to commencing work.
3. Follow all applicable codes.
4. See written specifications and schedules for additional notes.
Basement Demolition Plan

- REMOVE EXISTING CHIMNEYS, EXTENT TBD
- REMOVE EXISTING CABINETRY, FLOORING, PLUMBING, APPLIANCES
- REMOVE EXISTING WINDOW & MASONRY BELOW
- LEAVE EXISTING HEADER
- REMOVE EXISTING CABINETRY, FLOORING, PLUMBING, APPLIANCES
- REMOVE EXISTING DOOR
- REMOVE EXISTING WALLS & WINDOWS TO REMAIN

First Floor Demolition Plan

- REMOVE EXISTING ROOF FACADE - WINDOWS & MASONRY TO REMAIN
- REMOVE MASONRY & EXHAUST SYSTEM FOR NEW WINDOW
- REMOVE MASONRY & EXHAUST SYSTEM FOR NEW DOOR OPENING
- DEMOLISH EXISTING CHIMNEY FOUNDATIONS TO REMAIN
- EXAMINE EXISTING MASONRY FOR DAMAGE/REPAIR WORK
- EXISTING FINISHED SPACE TO REMAIN
- EXISTING LAUNDRY TO REMAIN

Second Floor Demolition Plan

- REMOVE EXISTING ROOF ACCESS
- REMOVE DECK AND ROOF ACCESS
- REMOVE SKYLIGHTS
- REMOVE DECK & ROOF ACCESS
- REMOVE PARAPET EXISTING STRUCTURE BELOW TO REMAIN
- EXAMINE EXISTING MASONRY FOR DAMAGE/REPAIR WORK
- EXISTING LAUNDRY TO REMAIN

Third Floor (Roof) Demolition Plan

- REMOVE EXISTING ROOF ACCESS
- REMOVE DECK AND ROOF ACCESS
- REMOVE SKYLIGHTS
- REMOVE DECK & ROOF ACCESS
- REMOVE PARAPET EXISTING STRUCTURE BELOW TO REMAIN
- EXAMINE EXISTING MASONRY FOR DAMAGE/REPAIR WORK
- EXISTING LAUNDRY TO REMAIN