

**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 Fidler 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 Fidler 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. 25<sup>th</sup> 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 25<sup>th</sup> Street.



Figure 2: South and west elevations of 341 S 25<sup>th</sup> Street and the west elevations of 339 and 337 S 25<sup>th</sup>.



Figure 3: Aerial view of 339 and 341 S 25<sup>th</sup> Street.

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4607 Larchwood Avenue  
Philadelphia PA 19143  
215.384.5281

September 12, 2022

Philadelphia Historical Commission  
1515 Arch Street, 13<sup>th</sup> Floor  
Philadelphia PA 19102

Re: 339/341 S 25<sup>th</sup> Street

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

Applicant:

Julia L Scott, Reku Design  
[Juliescott1225@gmail.com](mailto:Juliescott1225@gmail.com)

Property Owners:

Brooks Tanner and Penelope Carter

Project Description:

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

The adjoining property to the north at 337 S 25<sup>th</sup> 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 25<sup>th</sup> St. The proposed three-story addition for 339/341 S 25<sup>th</sup> St. is lower than the existing Pine Street facades as well as several on Panama and Pine. Additionally, across 25<sup>th</sup> 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 25<sup>th</sup> 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 25<sup>th</sup>.

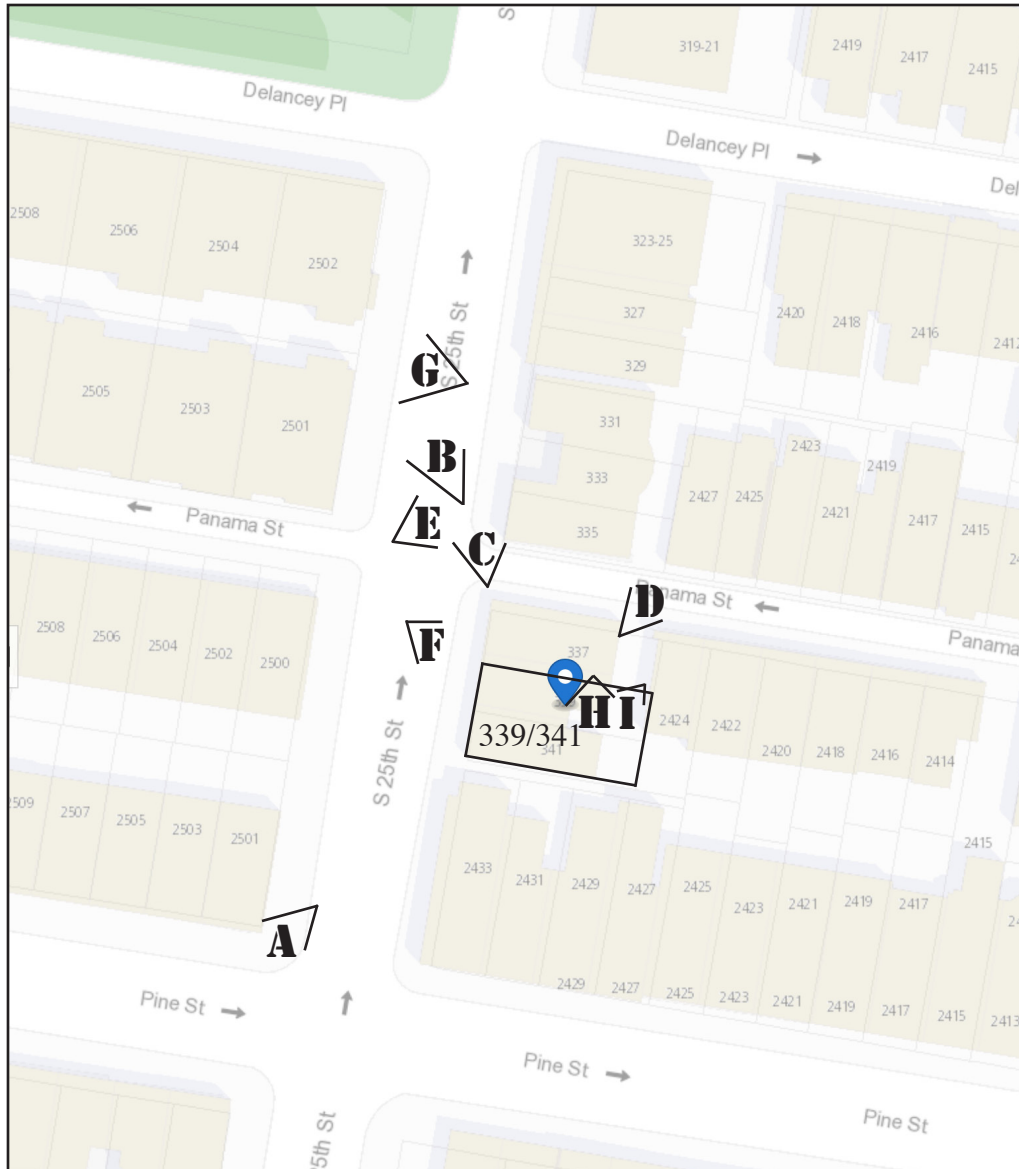
The project was previously approved as a single addition to 341 S. 25<sup>th</sup>. The owners have since purchased 339 S. 25th and have combined the lots. This proposal is similar in the front with a 5 foot set back across the entire front and low point of the roof in front to lower the height viewed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

Thank you for your time and consideration of this project.

Principal

Julia L. Scott, Registered Architect

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Area Map



**A** View looking Northeast on 25th from Pine

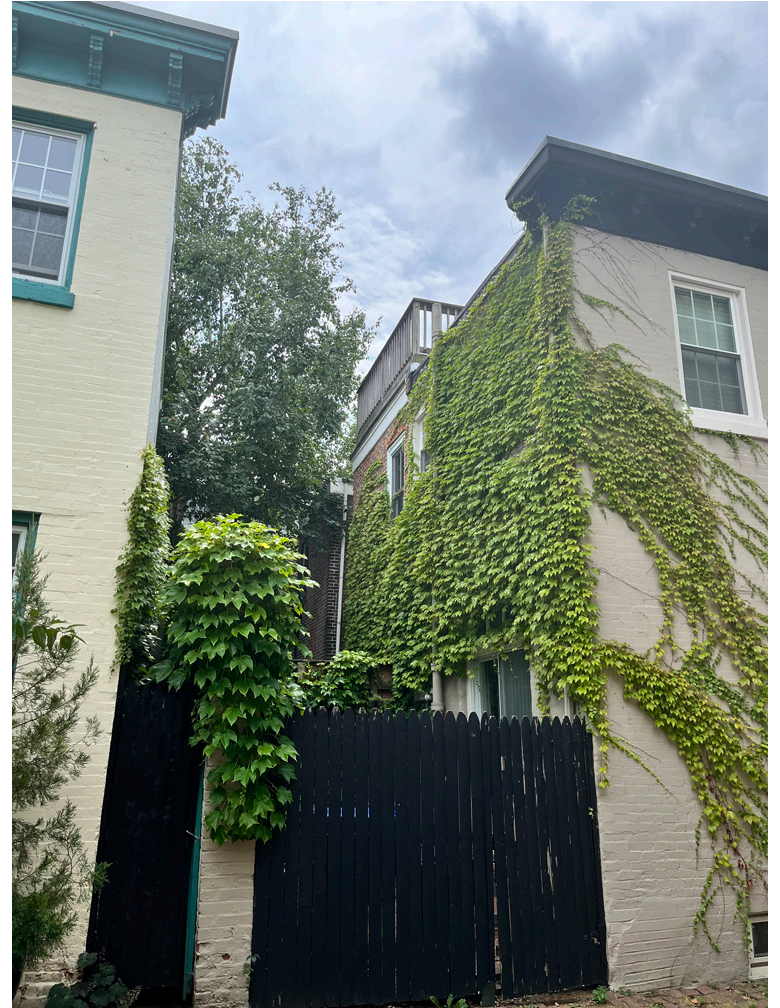


**B** View looking Southeast on 25th

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**C** View looking Southeast on 25th from Panama



**D** View of rear of property from 2400 block of Panama St.  
(roof deck is on 339 S. 25th)

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**E** View of West side of 25th Street (opposite 339/341 S 25th)  
2500 Block of Panama St.



**F** View of West side of 25th Street (opposite 339/341 S 25th)  
2500 Block of Panama St.

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Similar nearby 3rd story additions



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



**I** View of 2423 Panama Street from roof of 339 S. 25th with similar addition and deck.

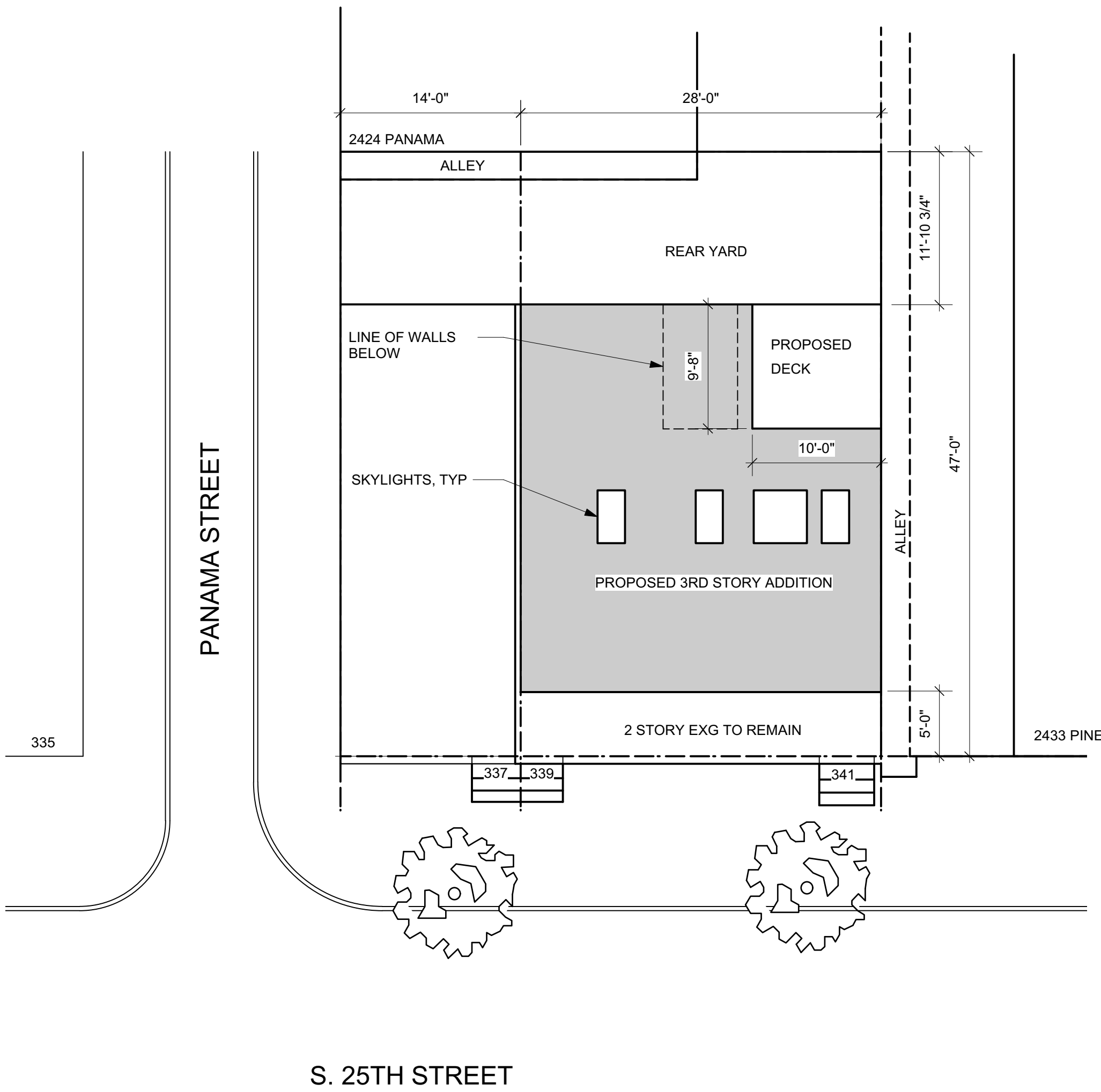


**H** View of 331 S. 25th from roof of 339 S. 25th

# Tanner-Carter Home Renovation

## Construction Documents

RSA 5		
AREA REGULATIONS	MIN REQD	NEW COMBINED PARCEL
LOT WIDTH (FT)	16	28'
LOT AREA (SF)	1440	1316
OPEN AREA (5 OF LOT)	25, 20	27.3 % (360 SF)
FRONT YARD SETBACK	BASE ON ADJ.	0
SIDE YARD WIDTH (FT)	5' IF USED	0
REAR YARD WIDTH (FT)	9'	11.9'
HEIGHT	38' MAX	34' PROPOSED



FRONT



FRONT



REAR



REAR

2 Site Photographs

### Drawing List

A-0	Cover
A-1	Demolition Plans
A-2	Floor Plans
A-3	Not Used
A-4	Elevations

### General Notes

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.

### Abbreviations

BO	BOTTOM OF
CABT	CABINET
CXN	CONNECTION
DEMO	DEMOLITION
DR	DOOR
DW	DISHWASHER
DWR	DRAWER
EO	EDGE OF
EXG	EXISTING
FIN	FINISH
KITCH	KITCHEN
LOCN	LOCATION
MARM	MARMOLEUM
MICRO	MICROWAVE
MTD	MOUNTED
MTL/MATL	MATERIAL
PNL	PANEL
PROV	PROVIDE
PTD	PAINTED
PTN	PARTITION
REQD	REQUIRED
RM	ROOM
SCHED	SCHEDULE
TL	TOILET
TO	TOP OF
TYP	TYPICAL
UC	UNDER CABINET
W	WITH
WD	WOOD

### Symbols

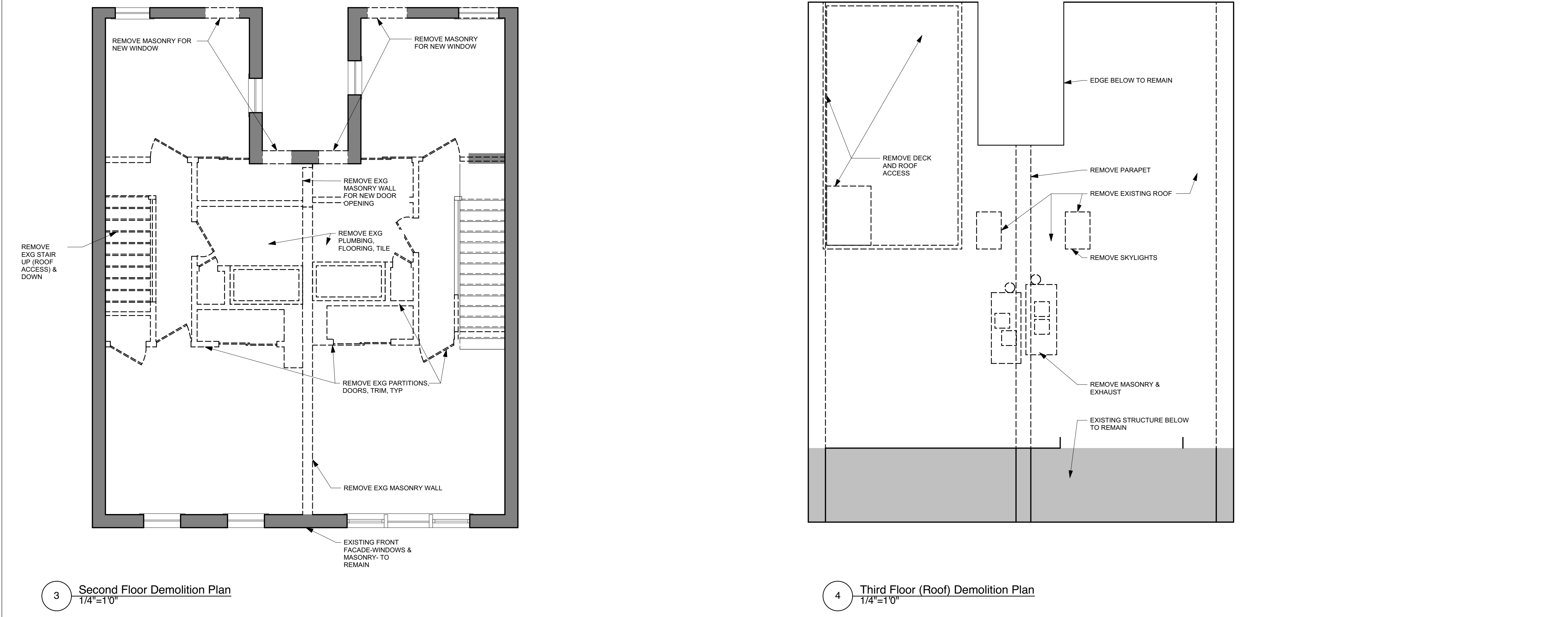
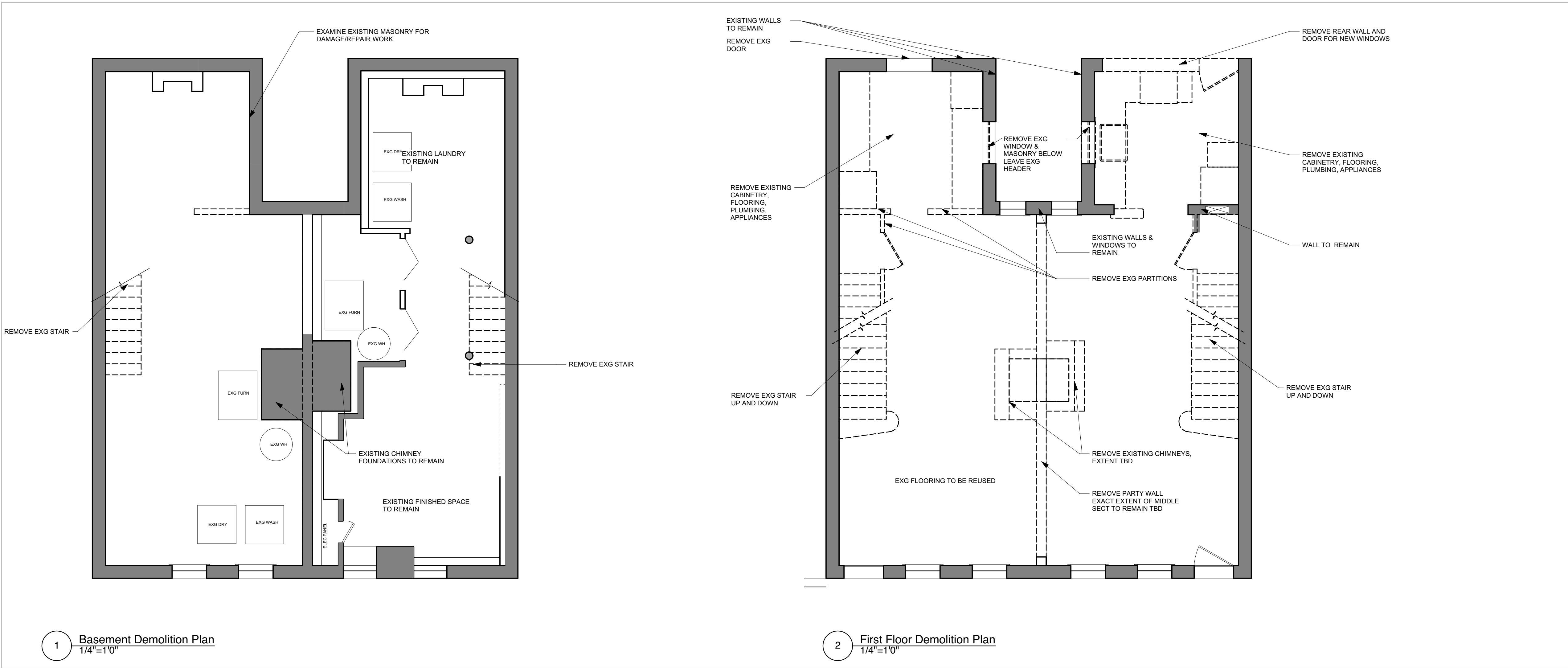


CITY OF PHILADELPHIA STAMP APPROVAL AREA

## COVER

TITLE		DATE	
Tanner-Carter		September 12, 2022	
339/341 S. 25th Street		PER DRAWING	
Philadelphia PA		SCALE	
PROJECT		ARCHITECT	
REKU Design		DWG NO.	
4607 Larchwood Ave			
Philadelphia PA 19143			
215.384.5281			
ARCHITECT			

A-0



SYMBOL KEY	
A APPLIANCE OUTLET	LED STRIP, SEE SCHED
C COUNTER HT OUTLET	PENDANT FIXTURE, SEE SCHED
E EXISTING SWITCH	RECESSED FIXTURE, SEE SCHED
3 3-WAY SWITCH	EXG RECESSED FIXTURE TO REMAIN
D SWITCH W DIMMER	

EXG TO REMAIN

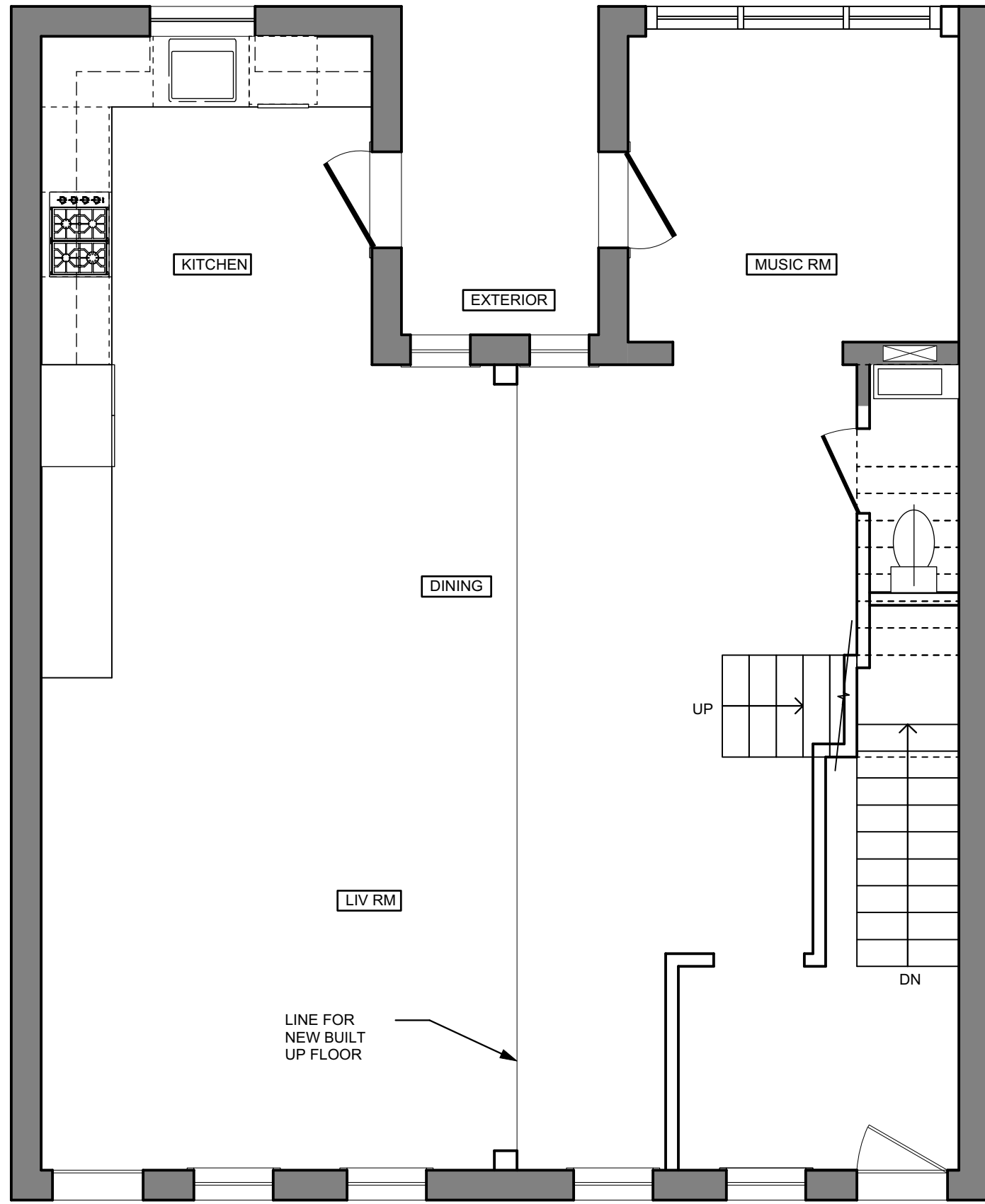
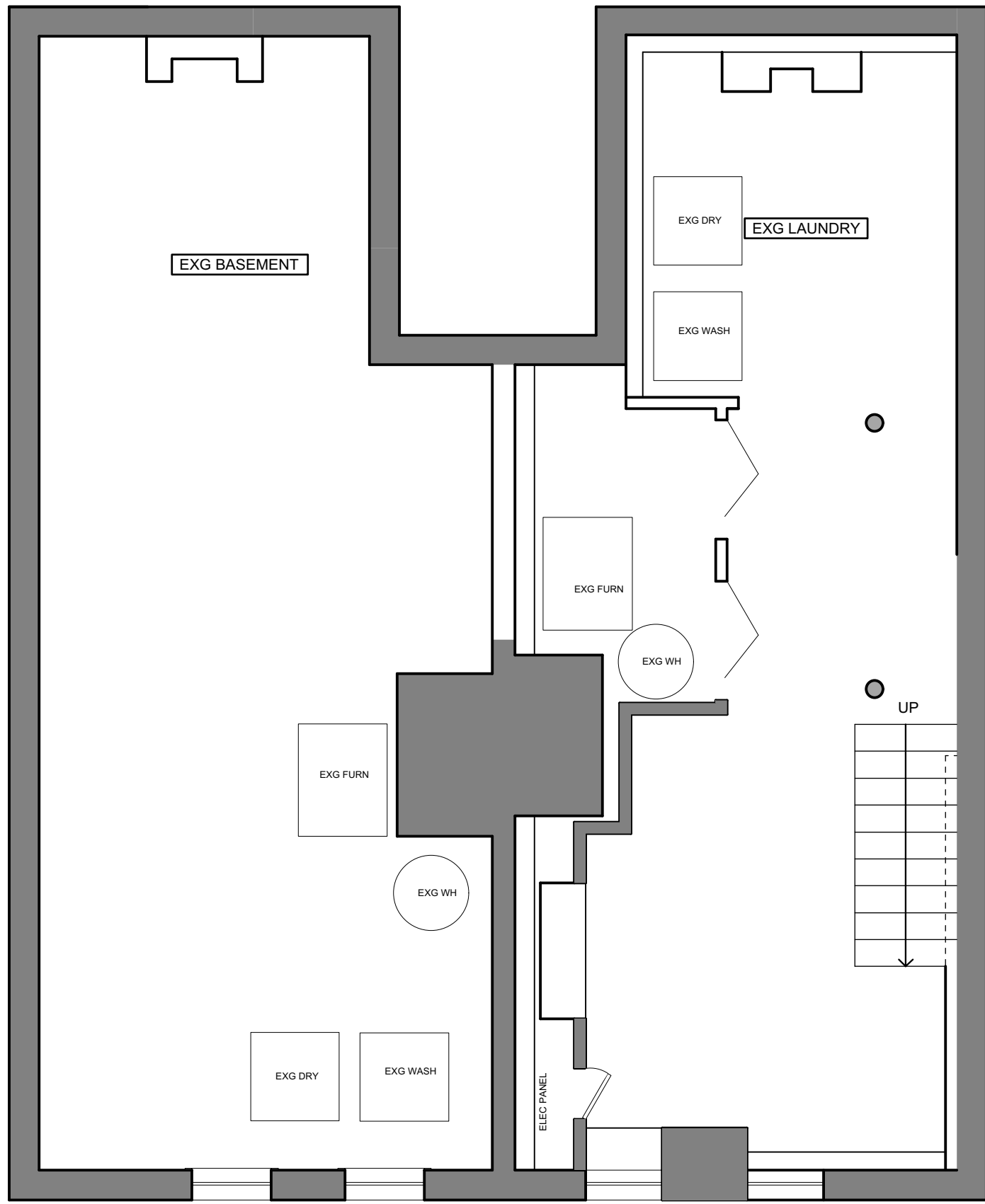
PRICING SET

STAMP AREA



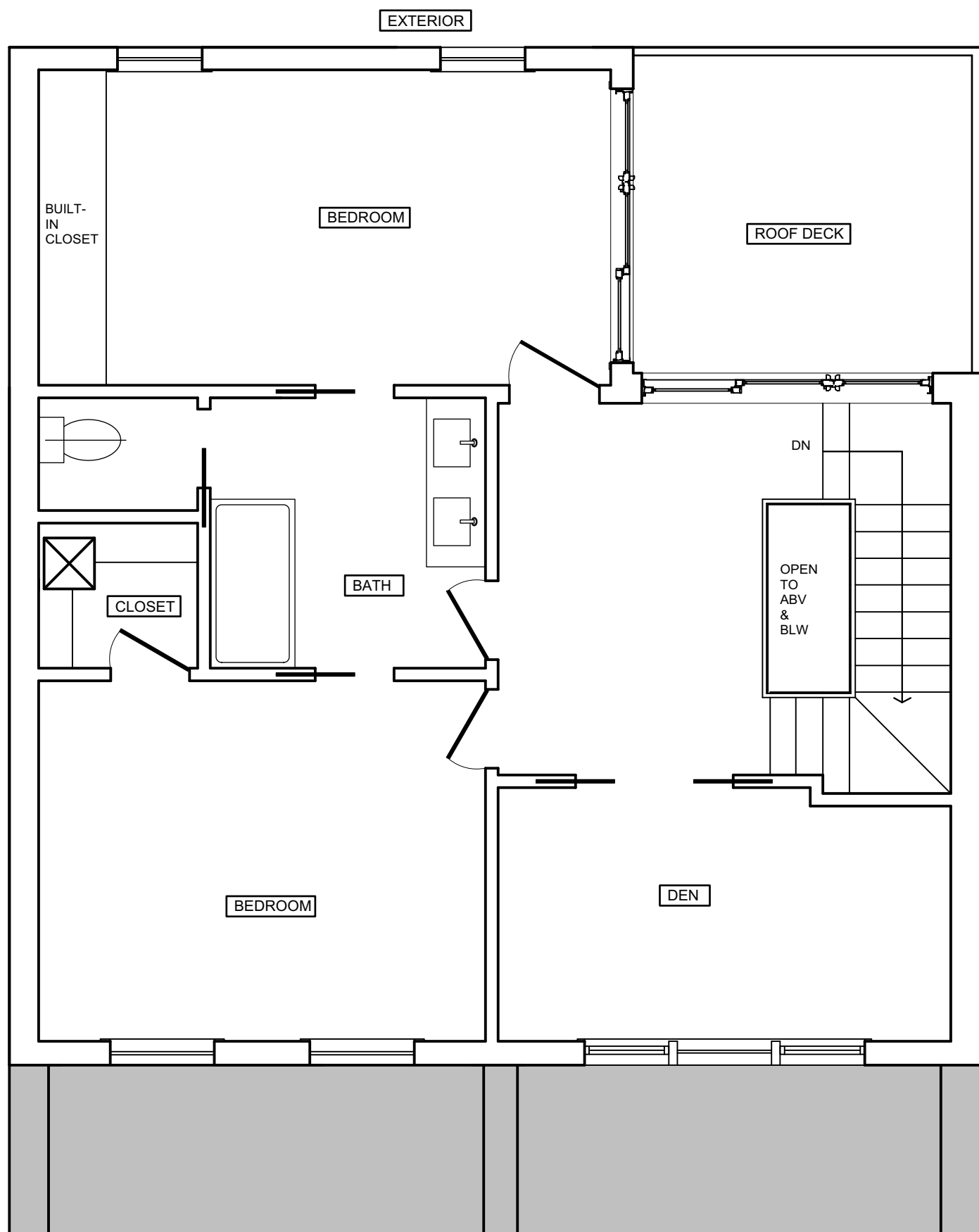
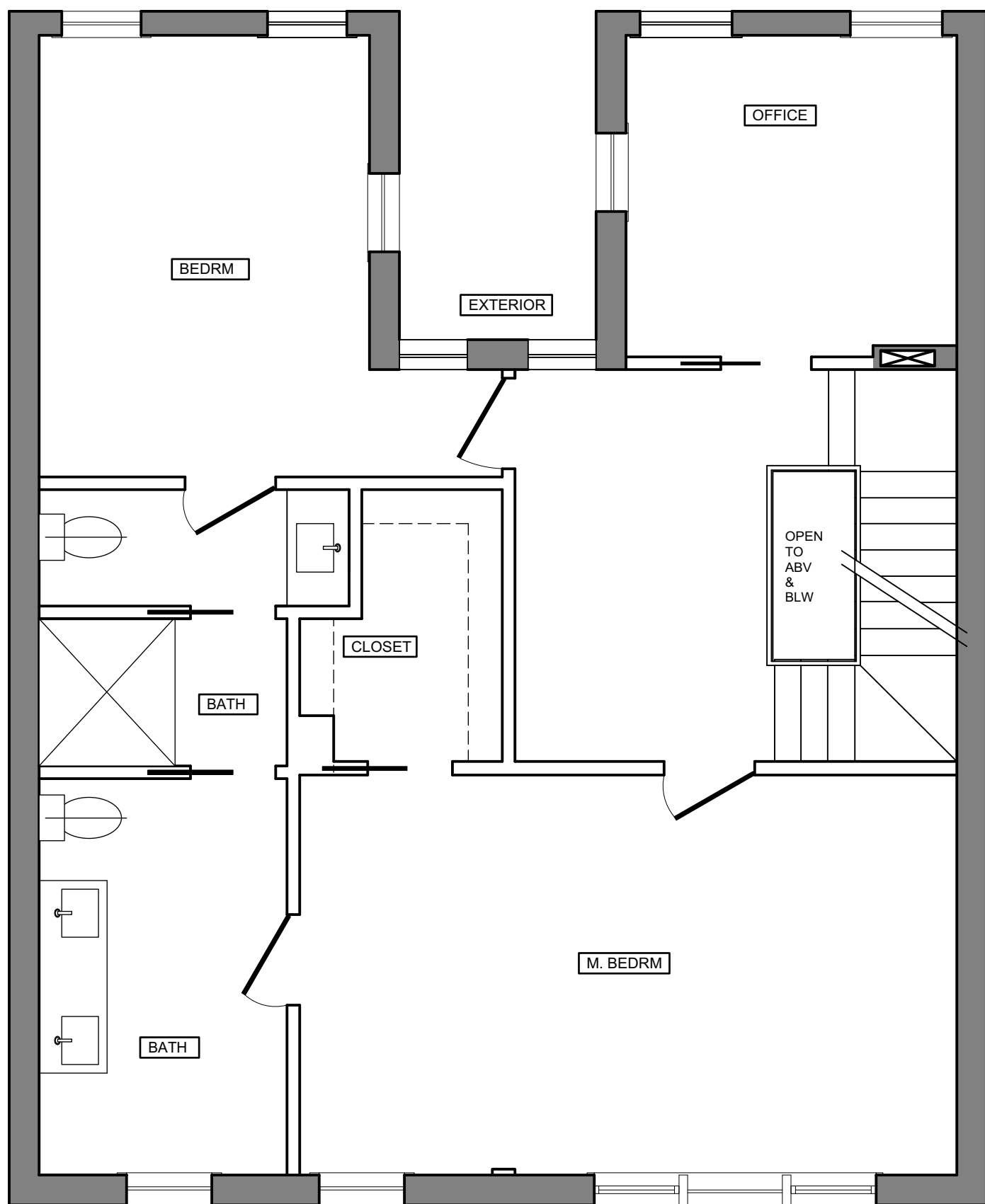
Demolition Plans		
TITLE		
Tanner-Carter 339/341 S. 25th Street Philadelphia PA	REKU Design 4607 Larchwood Ave Philadelphia PA 19143 215.384.5281 ARCHITECT	September 12, 2022 DATE PER DRAWING SCALE
PROJECT		DWG NO.

A-1



1 Basement Plan  
1/4"=1'0"

2 First Floor Plan  
1/4"=1'0"



3 Second Floor Plan  
1/4"=1'0"

4 Third Floor Plan  
1/4"=1'0"

#### SYMBOL KEY

	APPLIANCE OUTLET		LED STRIP, SEE SCHED
	COUNTER HT OUTLET		PENDANT FIXTURE, SEE SCHED
	EXISTING SWITCH		RECESSED FIXTURE, SEE SCHED
	3-WAY SWITCH		EXG RECESSED FIXTURE TO REMAIN
	SWITCH W DIMMER		

EXG TO REMAIN

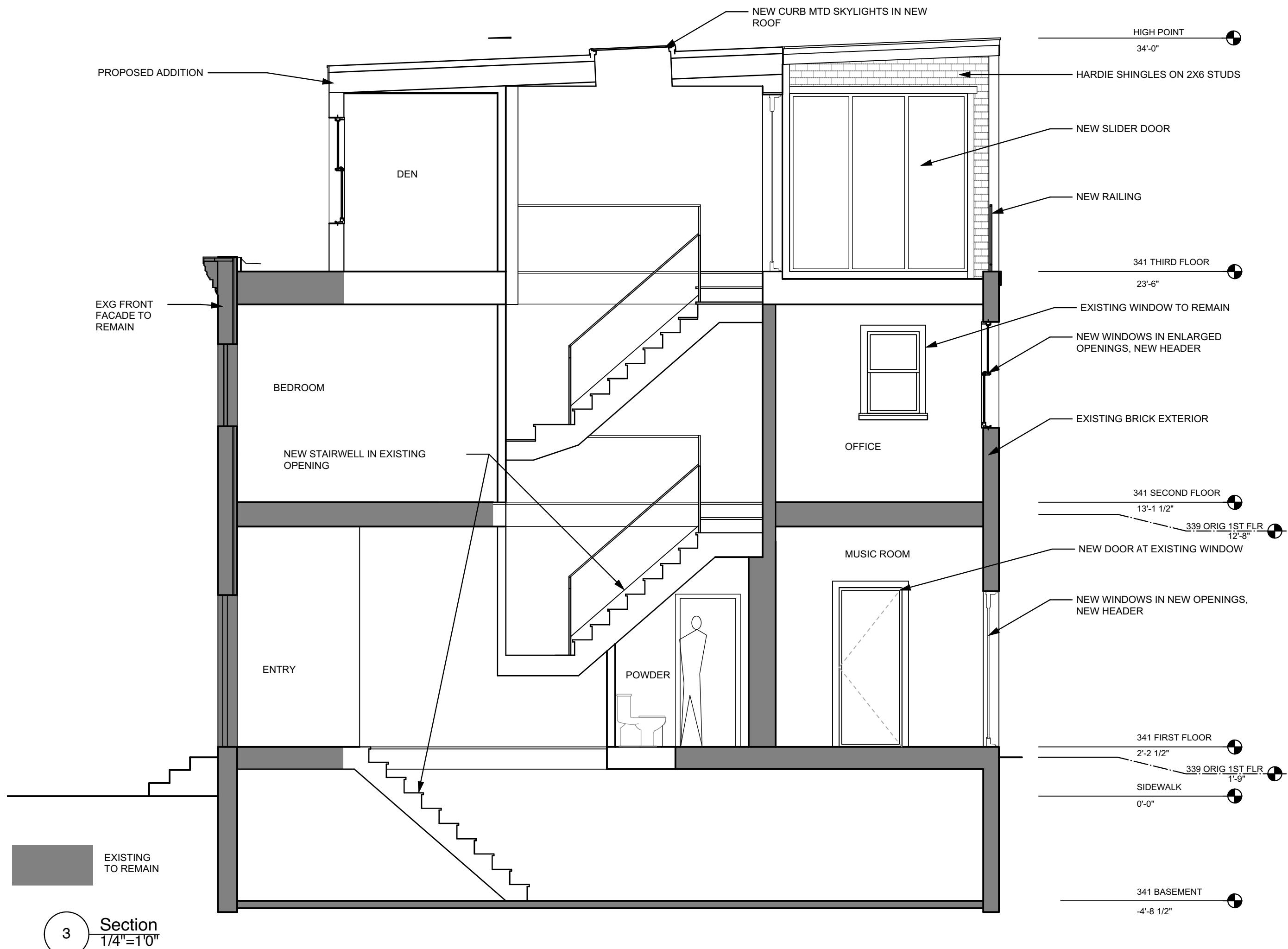
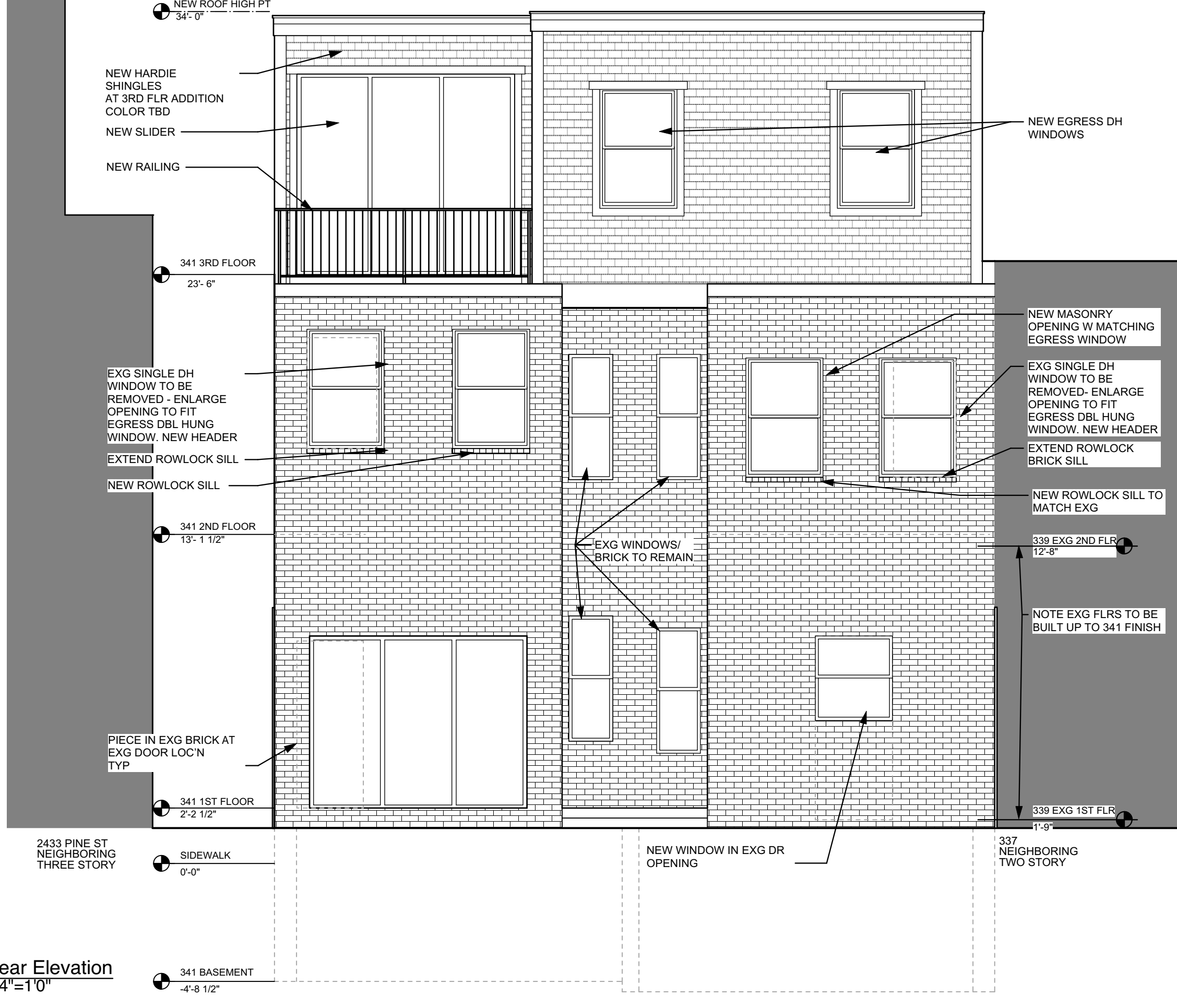
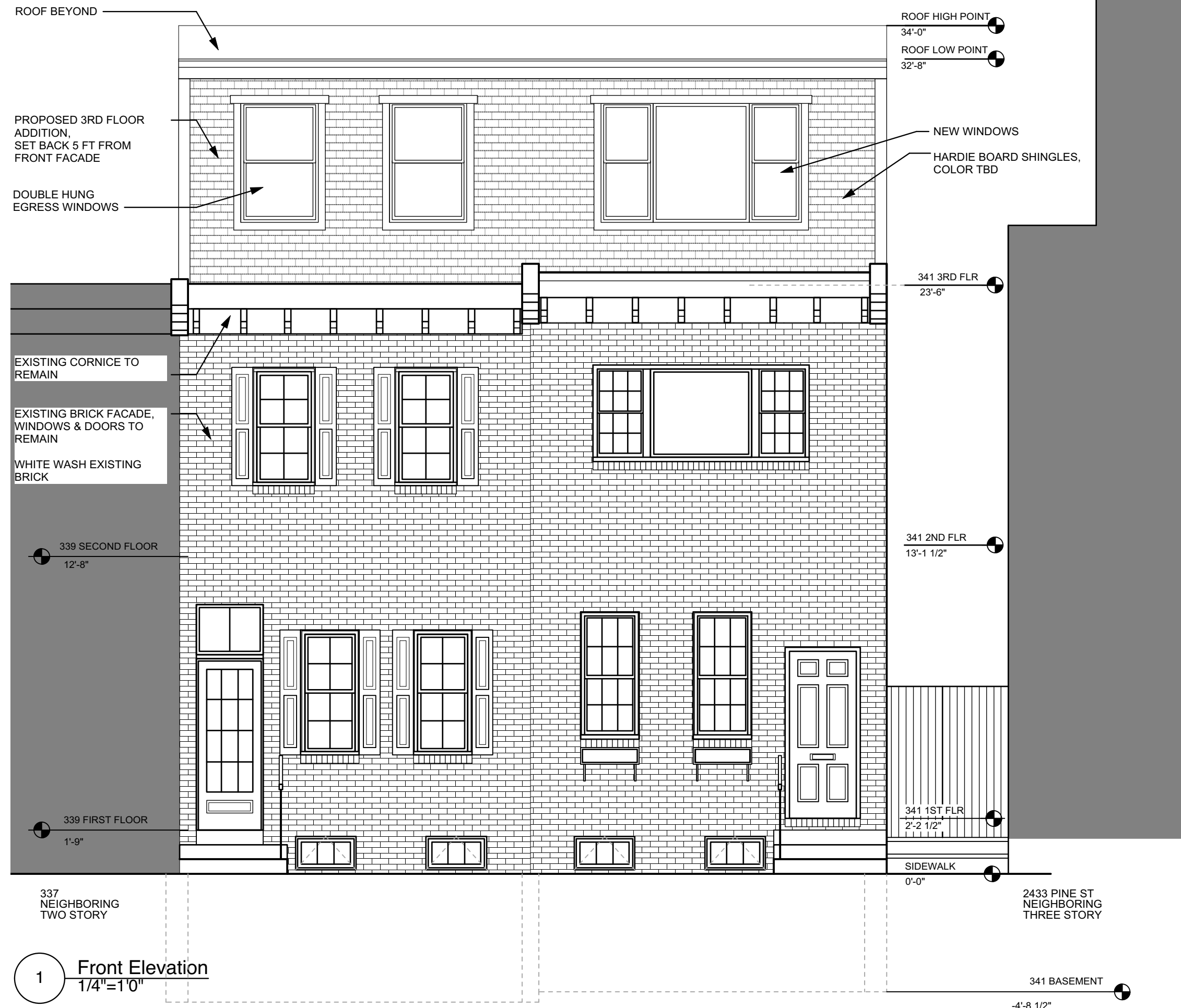
PRICING SET

#### STAMP AREA



## Floor Plans

Tanner-Carter 339/341 S. 25th Street Philadelphia PA		REKU Design 4607 Larchwood Ave Philadelphia PA 19143 215.384.5281 ARCHITECT	September 12, 2022 DATE PER DRAWING SCALE	A-2
PROJECT			DWG NO.	



SYMBOL KEY	
	APPLIANCE OUTLET
	COUNTER HT OUTLET
	EXISTING SWITCH
	3-WAY SWITCH
	SWITCH W DIMMER
	LED STRIP, SEE SCHED
	PENDANT FIXTURE, SEE SCHED
	RECESSED FIXTURE, SEE SCHED
	EXG RECESSED FIXTURE TO REMAIN

EXG TO REMAIN

HISTORIC SUBMISSION

STAMP AREA



Elevations

TITLE	Tanner-Carter	REKU Design	September 12, 2022
PROJECT	339/341 S. 25th Street Philadelphia PA	4607 Larchwood Ave Philadelphia PA 19143 215.384.5281 ARCHITECT	DATE
			PER DRAWING
			SCALE
			DWG NO.

A-4