

PREVIOUS APPLICATION FOR 341 S 25TH ST
REVIEWED BY THE PHC IN 2021

**MEETING OF THE ARCHITECTURAL COMMITTEE
OF THE PHILADELPHIA HISTORICAL COMMISSION**

**TUESDAY, 23 MARCH 2021
REMOTE MEETING ON ZOOM
DAN MCCOUBREY, CHAIR**

CALL TO ORDER

START TIME IN AUDIO RECORDING: 00:00:00

The Chair called the meeting to order at 9:00 a.m. The following Committee members joined him:

Committee Member	Present	Absent	Comment
Dan McCoubrey, FAIA, LEED AP BD+C, Chair	X		
John Cluver, AIA, LEED AP	X		
Rudy D'Alessandro	X		
Justin Detwiler	X		
Nan Gutterman, FAIA	X		
Allison Lukachik	X		
Amy Stein, AIA, LEED AP	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:

- Jon Farnham, Executive Director
- Kim Chantry, Historic Preservation Planner III
- Laura DiPasquale, Historic Preservation Planner II
- Shannon Garrison, Historic Preservation Planner II
- Meredith Keller, Historic Preservation Planner II
- Allyson Mehley, Historic Preservation Planner II
- Megan Cross Schmitt, Historic Preservation Planner II

The following persons were present:

- Paul Steinke, Preservation Alliance for Greater Philadelphia
- Patrick Grossi, Preservation Alliance for Greater Philadelphia
- Adam Zangrilli
- Monica Wyatt
- Andrew Clayton
- Rob Fluehr
- Chelsea Hengstler
- Jeremy Tobacman
- Jean Galbraith
- Ian Toner
- Alex Balloon
- Charles Overholser

ITEM: 312-14, 316, and 318 Race Street MOTION: Denial MOVED BY: Gutterman SECONDED BY: D'Alessandro					
VOTE					
Committee Member	Yes	No	Abstain	Recuse	Absent
Dan McCoubrey	X				
John Cluver	X				
Rudy D'Alessandro	X				
Justin Detwiler	X				
Nan Gutterman	X				
Allison Lukachik	X				
Amy Stein	X				
Total	7				

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 Fidler 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 Fidler 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.

ARCHITECTURAL COMMITTEE, 23 MARCH 2021

PHILADELPHIA HISTORICAL COMMISSION, PRESERVATION@PHILA.GOV

PHILADELPHIA'S PRINCIPAL PUBLIC STEWARD OF HISTORIC RESOURCES

START TIME OF DISCUSSION IN ZOOM RECORDING: 00:36:00

PRESENTERS:

- Ms. Keller presented the application to the Architectural Committee.
- Architects Catharine Lowery and Ian Toner represented the application.

DISCUSSION:

- Ms. Gutterman stated that there is no drawing showing the addition's visibility from the south. She agreed that the materials are correct and acknowledged that it has been set back from the façade; however, she expressed concern that the setback may not be enough to make the addition inconspicuous.
- Mr. Detwiler inquired about the interior ceiling height at the proposed third story.
 - Ms. Stein questioned whether the addition could be lowered by about one foot, noting that there is 11 feet between the floor and parapet at the front. She commented that the height is awkward in elevation.
 - Mr. Detwiler agreed.
- Mr. McCoubrey stated that the scale is incompatible, observing that the addition towers over the building. He added that it seems much larger than it needs to be. He suggested that the roof pitch forward or incorporate a flat gable.
 - Other Committee members agreed.
- Ms. Stein commented that she does not take issue with the proposed five-foot setback, adding that it is enough to differentiate the addition from the two-story building. She added that her concerns relate to reducing the height of the addition and its presence from the street.
- Mr. Detwiler opined that there is a wonderful small scale to the row and that the overbuild is too tall for the structure below.
- Mr. D'Alessandro expressed concern over the amount of setback and the horizontal siding. He commented that the addition should be clad in stucco or have a masonry appearance.
 - Mr. Detwiler responded that he does not find the siding to be problematic, though he argued that the addition stands too far forward on the building and would be too conspicuous from the street. He suggested that it be set back six to eight feet.
- Ms. Stein asked the applicant to respond to the Committee's comments.
 - Ms. Lowery replied that the interior ceiling height at the high point at the front is at about nine feet, which then slopes back to 8.5 feet. She agreed that she could investigate the ceiling shapes that were suggested or could slope the roof toward the front, which is 11 feet above the existing second story. Regarding material, she commented that she considered stucco but contended that there are buildings in the immediate neighborhood with clapboard siding, though she noted that those buildings were on Waverly Street, just outside the district.
- Mr. Detwiler asked why the addition overhangs by one foot in the rear.
 - Ms. Lowery answered that the client was adamant that as much space be incorporated as possible. She pointed to the floor plan and noted that the space is tight. Instead of a 7-foot 4-inch room, she added, there would be an 8-foot 4-inch room, which is considerably more comfortable and useable.
- Ms. Gutterman asked whether the addition can be reduced in height, noting that there is a one-foot roof structure and a one-foot floor structure. She questioned whether it could be lowered by a foot, adding that the reduction by a foot would

address the Committee's concerns. She then remarked that by constructing the addition on top of the existing roof increases the height substantially.

- Ms. Stein agreed, adding that retaining the roof also extends the stair at the inside, which is part of the reason for the overhang.
- Ms. Lowery stated it is typically easier to retain the existing structure but commented that she could explore lowering the height.
- Mr. Toner explained that when he designs an addition for a finished and occupied home, he typically builds the addition above the roof to avoid exposing the interior to the elements during construction. When a home is unoccupied and the entire interior is to be remodeled, he stated that he would normally remove the roof and set the addition lower. He agreed that it results in a better finished design but countered that it removes more of the original structure and potentially exposes the interior to weather during the removal period.
- Mr. Detwiler contended that a third of the mass of the building is being added, and it would have a significant impact on the existing fabric. He stated that his preference would be to work with the existing roof structure so that it supports the load above. He suggested potentially incorporating a clipped ceiling so that the height could be reduced at the front of the building. He argued against the rear overhang and recommended that it align with the existing rear wall.
- Ms. Lukachik stated that the load of the addition will impact the rear wall and the bearing walls. She contended that the applicant will need to bring interventions to accommodate the load and suggested that the depth of the structure be reduced.
- Mr. McCoubrey commented that his main issue centers on the height of the front cornice of the addition and asked that it be lowered. He opined that any number of interventions could be done to achieve a reduced mass and make the scale of the addition more compatible with the existing two-story structure.
 - Mr. Detwiler suggested a dormer overbuild, adding that the windows are too tall for the front of the addition.
 - Ms. Lowery responded that the third-story windows are currently the same size as the first-story windows but that she could consider reducing the size.

PUBLIC COMMENT:

- None.

ARCHITECTURAL COMMITTEE FINDINGS & CONCLUSIONS:

The Architectural Committee found that:

- The Historical Commission reviewed the same application in-concept at its 12 February 2021 meeting and commented that the addition was appropriate in size, scale, massing, and material.
- The third-story addition would be set back five feet and would include a one-foot rear overhang that would not be visible from a public right-of-way.
- The in-concept application proposed six-over-six aluminum clad double-hung sash windows at the front façade of the addition and fiber cement clapboard siding. The current application proposes the same materials and maintains the same overall appearance.

The Architectural Committee concluded that:

- It did not agree with the Historical Commission's decision that the addition was appropriate in size, scale, massing, and material, which it made during its February 2021 in-concept review of the application.

- The size and scale of the addition is incompatible and its height should be further reduced by either lowering the overall height of the addition or modifying the design by sloping the roof toward the front façade or incorporating a dormer overbuild.

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

ITEM: 341 S. 25th Street MOTION: Denial MOVED BY: Gutterman SECONDED BY: Detwiler					
VOTE					
Committee Member	Yes	No	Abstain	Recuse	Absent
Dan McCoubrey	X				
John Cluver	X				
Rudy D'Alessandro	X				
Justin Detwiler	X				
Nan Gutterman	X				
Allison Lukachik	X				
Amy Stein	X				
Total	7				

ADDRESS: 25 SUMMIT ST

Proposal: Construct two-story rear addition

Review Requested: Final Approval

Owner: Michele and Andrew Clayton

Applicant: Charles Overholser, McCoubrey/Overholser, Inc.

History: 1928

Individual Designation: 8/2/1973

District Designation: None

Staff Contact: Laura DiPasquale, laura.dipasquale@phila.gov, 215-686-7660

BACKGROUND:

Constructed in 1928, the existing building at 25 Summit Street is the remaining east wing of a large, three-story villa constructed c. 1858 in the Chestnut Hill section of Philadelphia. The original building was added to and altered numerous times between 1895 and 1950, when it was demolished. The foundation of the original house became the walled garden on the southwest side of the existing building. Additional alterations were made to the property in 1974. This application proposes to construct a two-story rear addition to the 1928 wing. At the first floor, the addition would extend approximately 21 feet in width and depth, over an existing garage. At the second floor, the addition would be set in from the sides and extend approximately eight feet from the rear façade. The addition would require the removal of approximately 16 feet 10 inches of masonry at the rear of both floors. The addition would be clad in composite siding, with Azek trim and aluminum clad windows.

SCOPE OF WORK:

- Remove portion of rear wall
- Construct two-story addition

**THE MINUTES OF THE 704TH STATED MEETING OF THE
PHILADELPHIA HISTORICAL COMMISSION**

**FRIDAY, 9 APRIL 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 9:02 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		
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
Meredith Keller, Historic Preservation Planner II
Allyson Mehley, Historic Preservation Planner II
Leonard Reuter, Esq., Law Department
Megan Cross Schmitt, Historic Preservation Planner II
Maggy White, Esq., Law Department

ARCHITECTURAL COMMITTEE RECOMMENDATION: The Architectural Committee voted to recommend denial, pursuant to Standard 9 and the demolition provision at 14-1005(6)(d) of the preservation ordinance.

START TIME OF DISCUSSION IN ZOOM RECORDING: 00:07:00

PRESENTERS:

- Ms. Keller presented the application to the Historical Commission.
- No one represented the application.

PUBLIC COMMENT:

- None.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The application is in-concept, and the applicant is seeking guidance on the removal of the rear ells at 312-14 Race Street.
- The application proposes to demolish the existing rear ells of 312-14 Race Street in their entirety; no demolition is proposed to the main block of the building, and the rear wall of the main block would be retained.
- The rear ells are minimally visible from the public right-of-way.
- The applicant is also seeking guidance on the appropriateness of the massing for future new construction at all three properties.

The Historical Commission concluded that:

- The rear ells of 312-14 Race Street are narrow, in poor condition, and are compromised.
- Complete demolition of the rear ells may not be appropriate and may not satisfy Standard 9 or the demolition provision at 14-1005(6)(d) of the preservation ordinance. To satisfy the standards and preservation ordinance, consideration should be given to incorporating some component of the rear wings in the development plan.
- The overall massing of the proposed new construction is satisfactory, including the potential visibility of the additions. The proposed construction complies with Standard 9.

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.

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

START TIME OF DISCUSSION IN ZOOM RECORDING: 00:11:35

PRESENTERS:

- Ms. Keller presented the application to the Historical Commission.
- Architects Catharine Lowery and Ian Toner represented the application.

PUBLIC COMMENT:

- None.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The application was approved in-concept by the Historical Commission at its 12 February 2021 meeting.
- The application was revised to slope the roof of the addition forward, reducing its height at the front elevation by approximately two feet. The front windows were also reduced in size.
- The third-story addition would be set back five feet and would include a one-foot rear overhang that would not be visible from a public right-of-way.
- The application proposes six-over-six, aluminum-clad, double-hung sash windows at the front façade of the addition and fiber cement clapboard siding.

The Historical Commission concluded that:

- The addition is appropriate in in size, scale, massing, and materials and complies with Standard 9.

ACTION: Mr. Thomas moved to approve the revised application, with the staff to review details, pursuant to Standard 9. Mr. McCoubrey seconded the motion, which passed by unanimous consent.

ITEM: 341 S 25TH ST MOTION: Approval MOVED BY: Thomas SECONDED BY: McCoubrey					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Carney (DPD)	X				
Cooperman	X				
Dodds (DHCD)	X				
Edwards	X				
Hartner (DPP)	X				
Lippert (L&I)					X
Mattioni	X				
McCoubrey	X				
Sánchez (Council)	X				
Lepori (Commerce)	X				
Turner, Vice Chair					X
Washington	X				
Total	11				2

ADDRESS: 25 SUMMIT ST

Proposal: Construct two-story rear addition

Review Requested: Final Approval

Owner: Michele and Andrew Clayton

Applicant: Charles Overholser, McCoubrey/Overholser, Inc.

History: 1928

Individual Designation: 8/2/1973

District Designation: None

Staff Contact: Laura DiPasquale, laura.dipasquale@phila.gov, 215-686-7660

BACKGROUND:

Constructed in 1928, the existing building at 25 Summit Street is the remaining east wing of a large, three-story villa constructed c. 1858 in the Chestnut Hill section of Philadelphia. The original building was added to and altered numerous times between 1895 and 1950, when it was demolished. The foundation of the original house became the walled garden on the southwest side of the existing building. Additional alterations were made to the property in 1974.

This application proposes to construct a two-story rear addition to the 1928 wing. At the first floor, the addition would extend approximately 21 feet in width and depth, over an existing garage. At the second floor, the addition would be set in from the sides and extend approximately eight feet from the rear façade. The addition would require the removal of approximately 16 feet 10 inches of masonry at the rear of both floors. The addition would be clad in composite siding, with Azek trim and aluminum clad windows.

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 Fidler 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 Fidler 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:

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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.

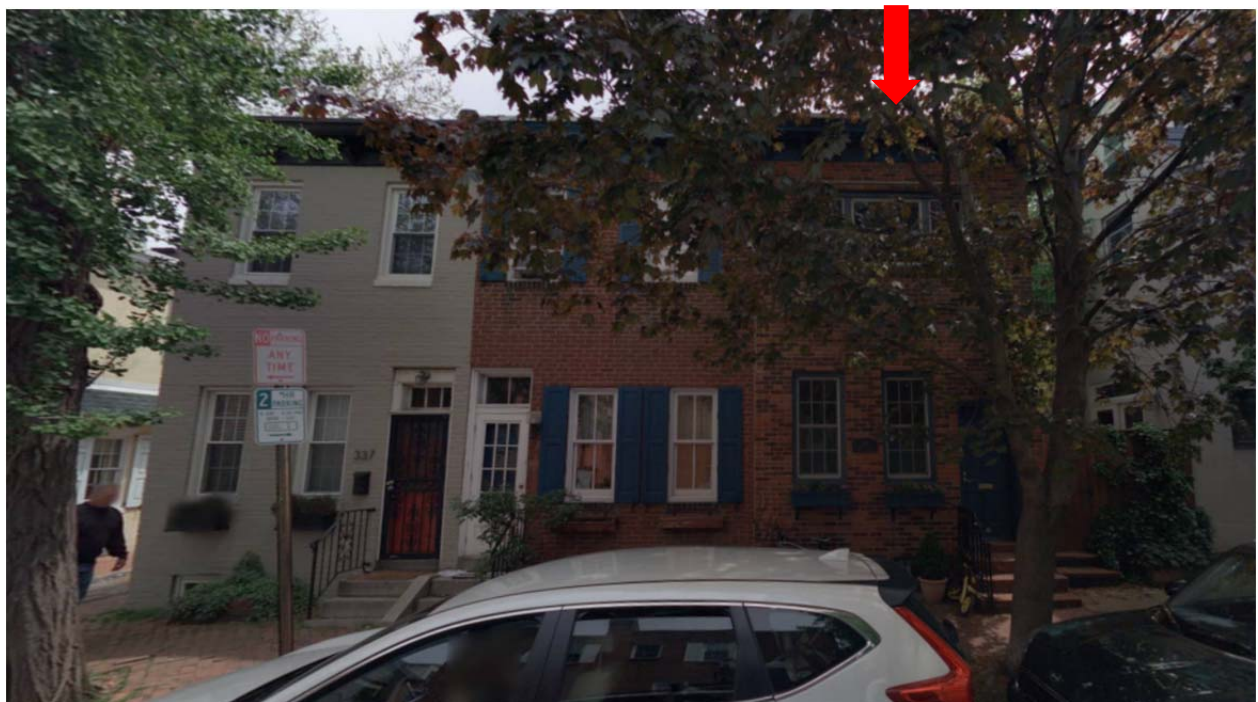


Figure 2: 341 S. 25th Street, 2020. Source: Cyclomedia.

APPLICATION FOR BUILDING PERMIT

APPLICATION # _____

(Please complete all information below and print clearly)



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

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 Fitler/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

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

RE: Final review for 341 S 25th Street

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: Proposed third-floor addition to 341 South 25th Street, an existing two-story, single-family residence within the Filtler/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.

(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). 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,

A handwritten signature in black ink, reading "Ian M. Toner". The signature is fluid and cursive, with the first name "Ian" and last name "Toner" clearly legible.

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



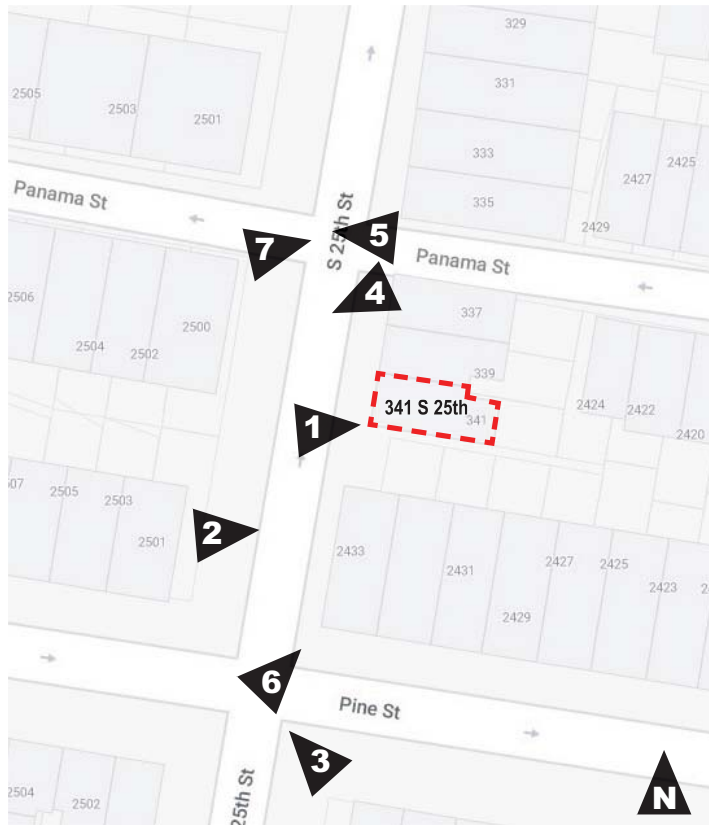
341 S 25th: Context

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



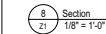
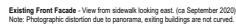
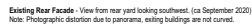
6

View from sidewalk looking northeast at the corner of the 2400 block of Pine Street



7

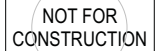
View from sidewalk looking northeast at the third floor addition to 331 S 25th St



REVISÉD



1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466
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Brooks Tanner and
Penelope Carter
341 S 25th
341 South 25th Street
Philadelphia, PA 19103

Project number	2008
Date	30 March 202

Drawn by	CS
Checked by	IM

Z1

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

SIGHTLINE STUDIES

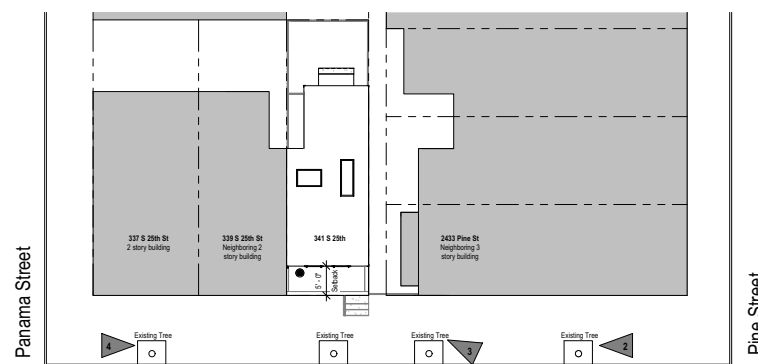
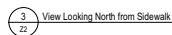
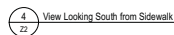
Project number	20081
Date	30 March 2021
Drawn by	CSL
Checked by	IMT

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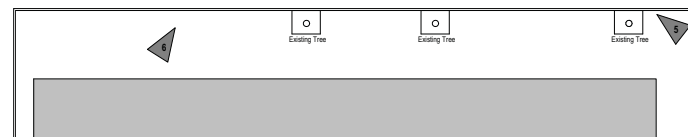


Note: Existing mature trees not shown for clarity and would obstruct view of addition in all views. See context photographs for complete existing conditions.



South 25th Street

Breakdown: 12 - 26 - 12



North Project North

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

CITY OF PHILADELPHIA APPROVAL STAMPS

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

DETAILS & MATERIALS

Project number	2008
Date	30 March 202
Drawn by	CS
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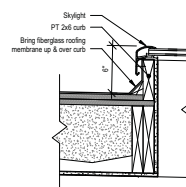
Copyright 2020, Toner Architects, Inc.



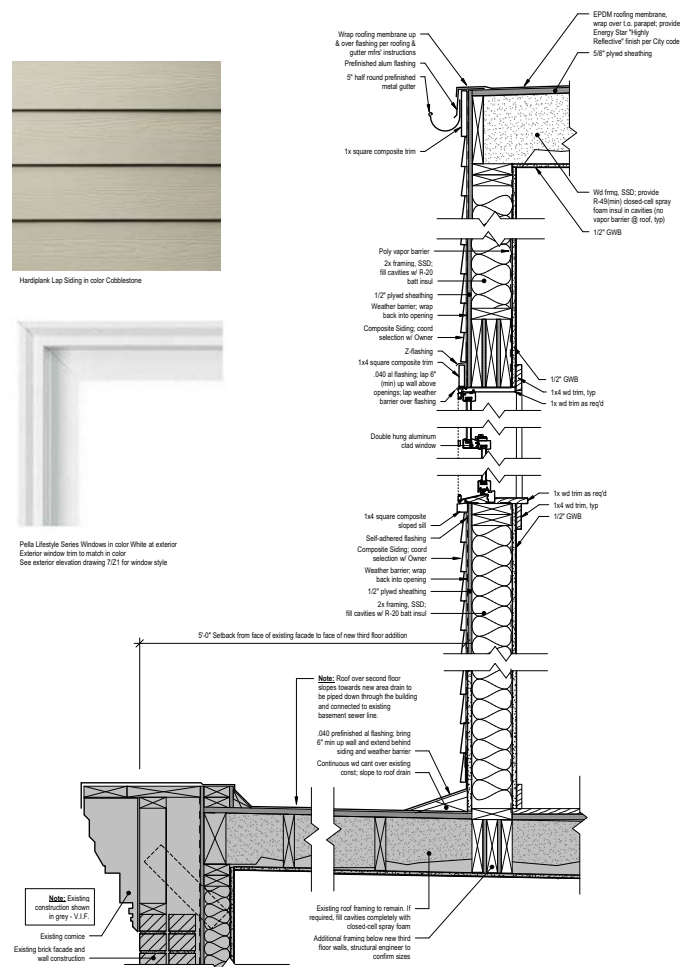
Marlinbank 1 on Sidings in color Cobblestone



Pella Lifestyle Series Windows in color White at exterior
Exterior window trim to match in color
See exterior elevation drawing 7/21 for window style



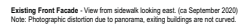
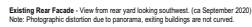
2 Typical Skylight Curb Detail
23 1 1/2" = 1'-0"



1 Section Detail @ Front Facade
23 1 1/2" = 1'-0"

CITY OF PHILADELPHIA APPROVAL STAMPS

REVISÉD



NOTES

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REVIEWED BY ARCHITECTURAL
COMMITTEE MARCH 2021



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

SIGHTLINE STUDIES

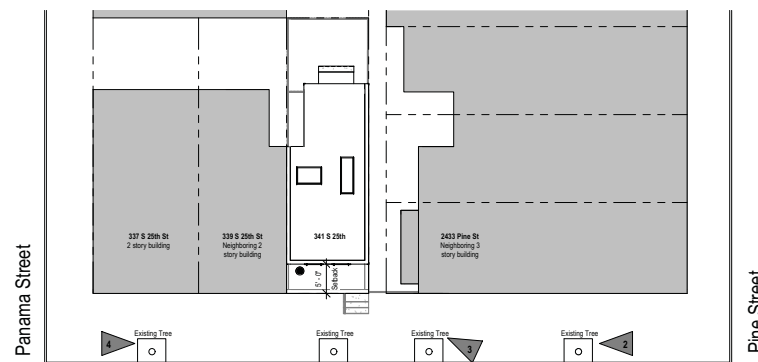
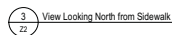
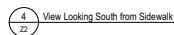
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Date	09 March 2021
Drawn by	CSL
Checked by	IMT

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Scale 1" = 10'-0"

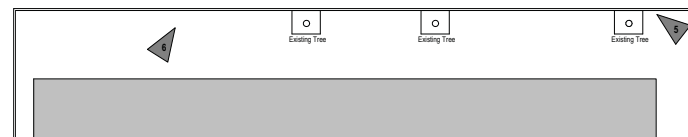


Note: Existing mature trees not shown for clarity and would obstruct view of addition in all views. See context photographs for complete existing conditions.



South 25th Street

Breakdown: 12 - 26 - 12



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



CITY OF PHILADELPHIA APPROVAL STAMPS

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COMMITTEE MARCH 2021



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

DETAILS & MATERIALS

Project number	2008
Date	09 March 202
Drawn by	CS
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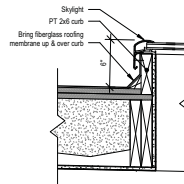
Copyright 2020, Toner Architects, Inc.



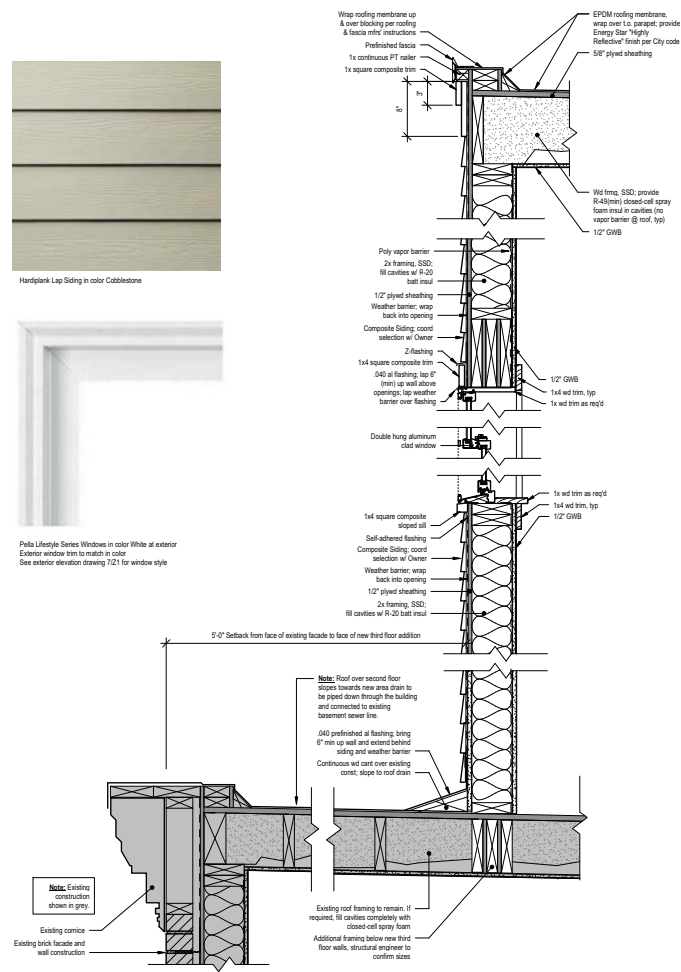
Handiplank Lap Siding in color Cobblestone



Pella Lifestyle Series Windows in color White at exterior
Exterior window trim to match in color
See exterior elevation drawing 7/21 for window style



2 Typical Skylight Curb Detail
23 1 1/2" = 1'-0"



1 Section Detail @ Front Facade
23 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.

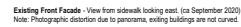
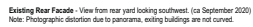
We look forward to hearing feedback from the Commission regarding the concept of this proposal. We are seeking support for the proposed building mass and welcome material and aesthetic suggestions.

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 fluid and cursive, with the first name "Ian" and last name "Toner" clearly legible.

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





NOTES



NOT FOR
CONSTRUCTION

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

Sightline Studies

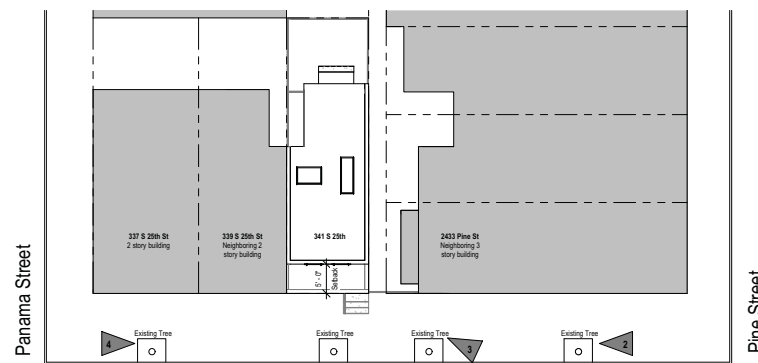
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Drawn by	CS
Checked by	IM

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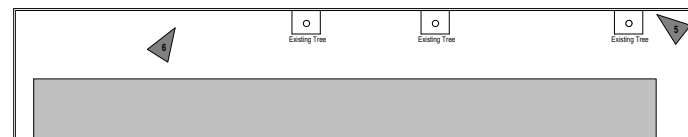


Note: Existing mature trees not shown for clarity and would obstruct view of addition in all views. See context photographs for existing conditions.



South 25th Street

Breakdown: 12 - 26 - 12



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



CITY OF PHILADELPHIA APPROVAL STAMPS

IN-CONCEPT APPLICATION REVIEWED BY PHC 12 FEBRUARY 2021

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