

ADDRESS: 27 DRUIM MOIR LN

Proposal: Construct dormer to extend stair to third floor

Review Requested: Final Approval

Owner: Ori Feibush

Applicant: Designblendz Architecture, LLP

History: 1887; Brinkwood at Druim Moir; G.W and W.D. Hewitt, architects

Individual Designation: 6/5/1980

District Designation: None

Staff Contact: Ted Maust, theodore.maust@phila.gov

BACKGROUND:

This application proposes to construct a large dormer to extend the main stair up to the third floor. Currently, the third floor is only accessed by a single, narrow stair. The applicant seeks to add a second, larger stair to the third floor. The new dormer would replace a smaller extant dormer. The design of the dormer's two windows is based on the extant windows below. The façade where the alterations would take place is a secondary façade facing the driveway. The primary façade with the large porch is on the opposite side of the building and faces the gardens. The property and building are only visible obliquely from Druim Moir Lane, a private road.

SCOPE OF WORK

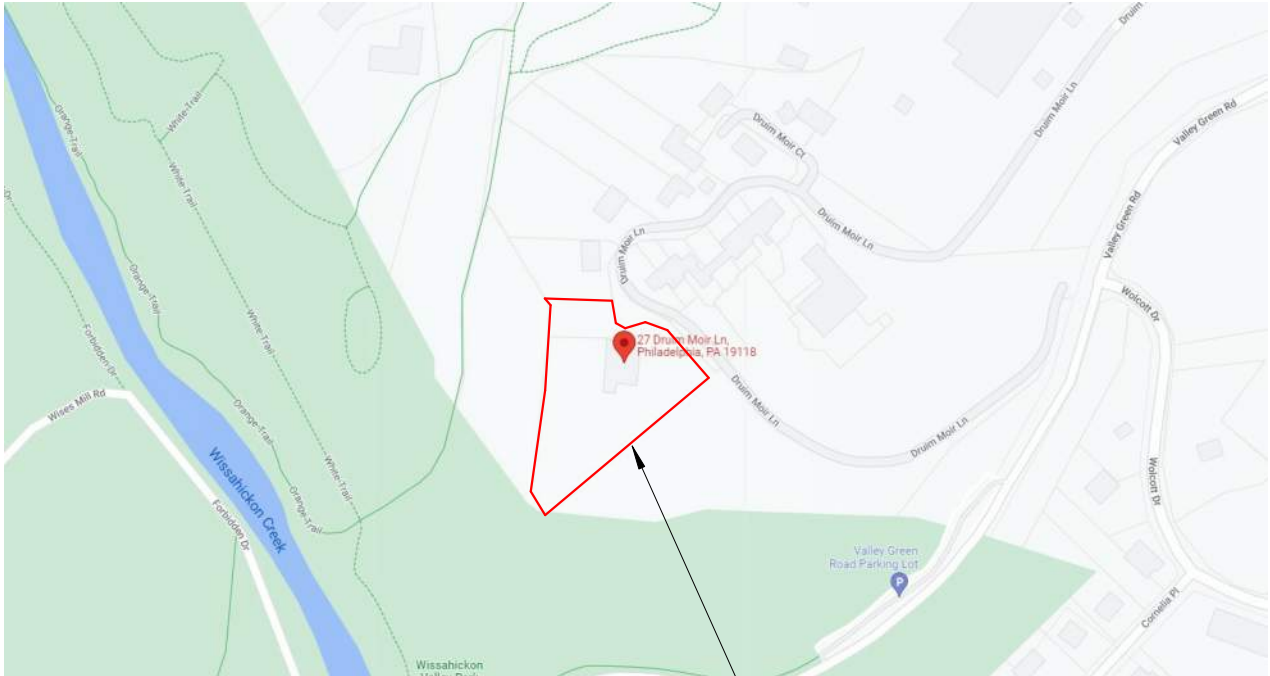
- Demolish small dormer and portion of roof
- Construct larger dormer to extend interior stairway

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 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 dormer is large in size and scale.
 - The dormer windows replicate the historic windows.

STAFF RECOMMENDATION: Denial as proposed, but approval provided the dormer is reduced in size and pulled back slightly from the cornice to maintain the cornice line, and the dormer windows are subtly differentiated from the historic windows, pursuant to Standard 9.



VICINITY MAP



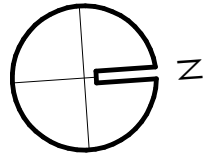
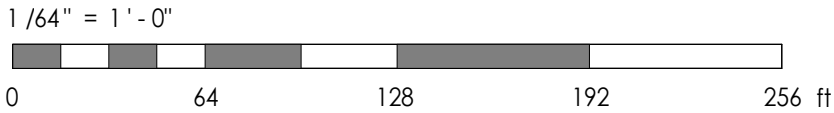
EXISTING CONDITIONS

PREFACE:

THE PROPERTY IN QUESTION, 27 DRUIM MOIR LANE, IS A SHINGLE STYLE HOME THAT WAS BUILT IN 1887 BY THE HEWITT BROTHERS FOR SAMUEL HOUSTON. THE PROPOSED SCOPE OF WORK INCLUDES THE CONSTRUCTION OF A DORMER ON THE 3RD FLOOR OF THE RESIDENCE. THE PROPOSED ADDITION WILL PROVIDE THE ADDITIONAL HEAD HEIGHT NECESSARY TO TRANSFORM THE 3RD FLOOR AREA INTO A USEABLE LIVING SPACE AND WILL PROVIDE MORE SQUARE FOOTAGE TO THE HOME. THE FRONT FACADE WILL REMAIN COMPLETELY UNTOUCHED TO PRESERVE HISTORICAL APPEARANCES. THE NEW ADDITION PROPOSES THE USE OF CEDAR WOOD SHINGLES, WOOD TRIM AND WOOD MULLIONS TO MATCH THE EXISTING CONSTRUCTION



SITE PLAN



OVERVIEW



HISTORICAL SUBMISSION

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PHILADELPHIA, PA, 19127
215.995.0228
www.designblendz.com
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PA 19118

REVISION:

DATE: 2023.01.09
SCALE: 1/64" = 1'-0"

A-HIST-100



REAR YARD



SIDE YARD



REAR PATIO



REAR PATIO



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EXISTING PHOTOS

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DRUIM MOIR LN PERSPECTIVE



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EXISTING PHOTOS

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EXISTING WEST ELEVATION



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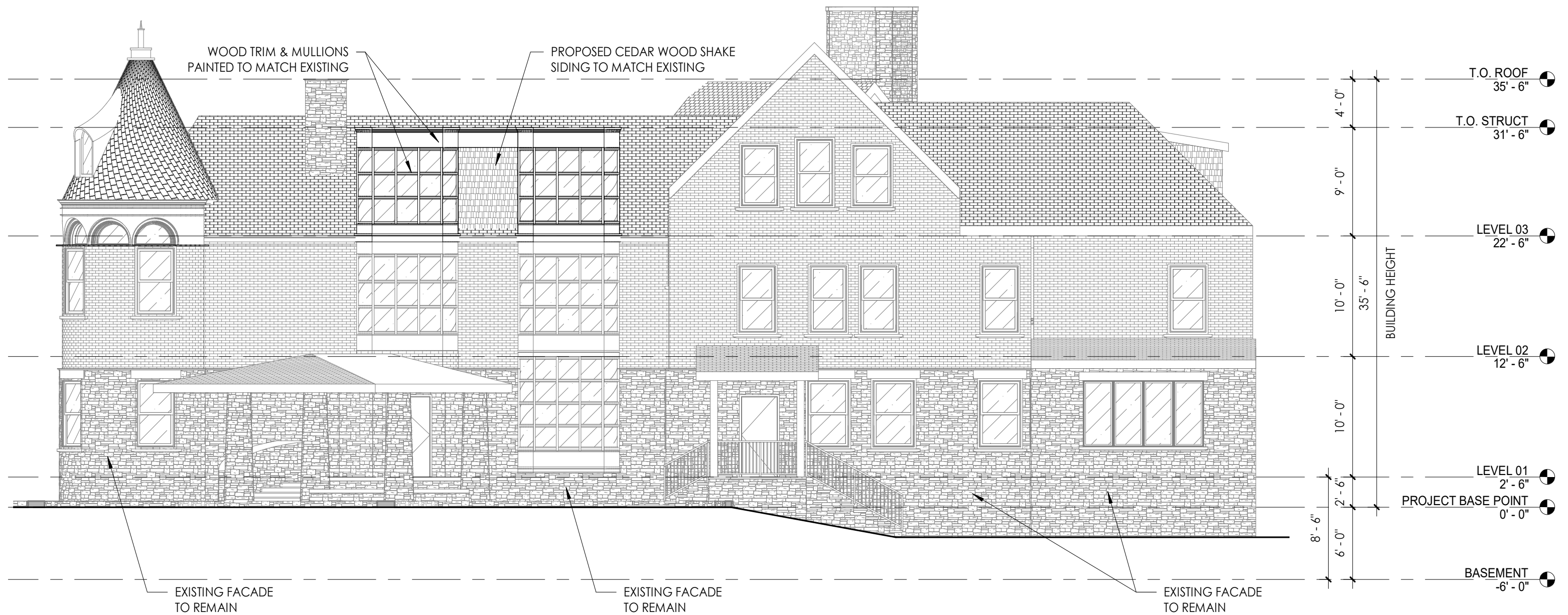
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EXISTING ELEVATIONS

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PROPOSED WEST ELEVATION



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PROPOSED ELEVATIONS

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EXISTING NORTH ELEVATION



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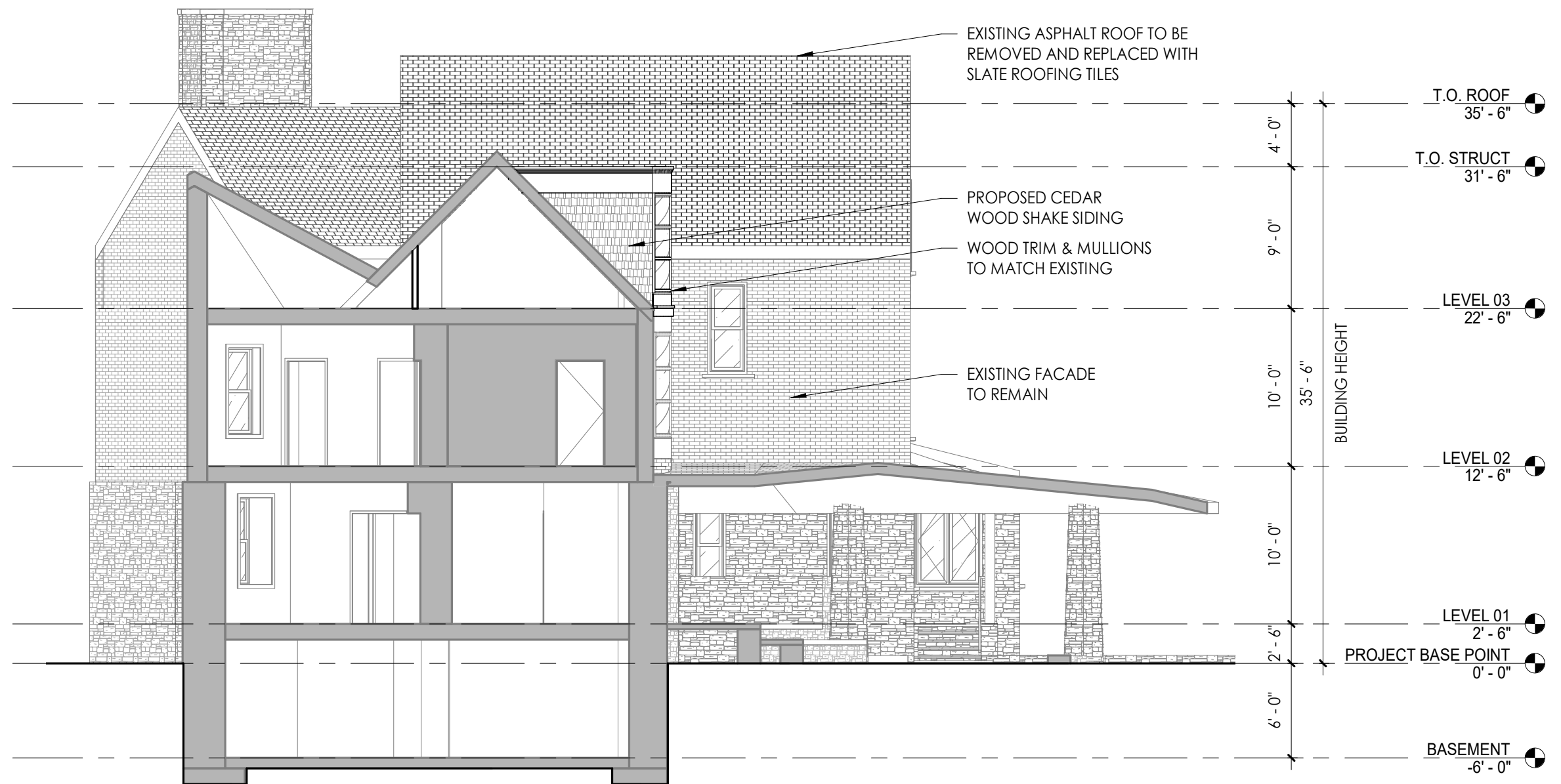
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EXISTING ELEVATIONS

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PROPOSED PARTIAL NORTH ELEVATION



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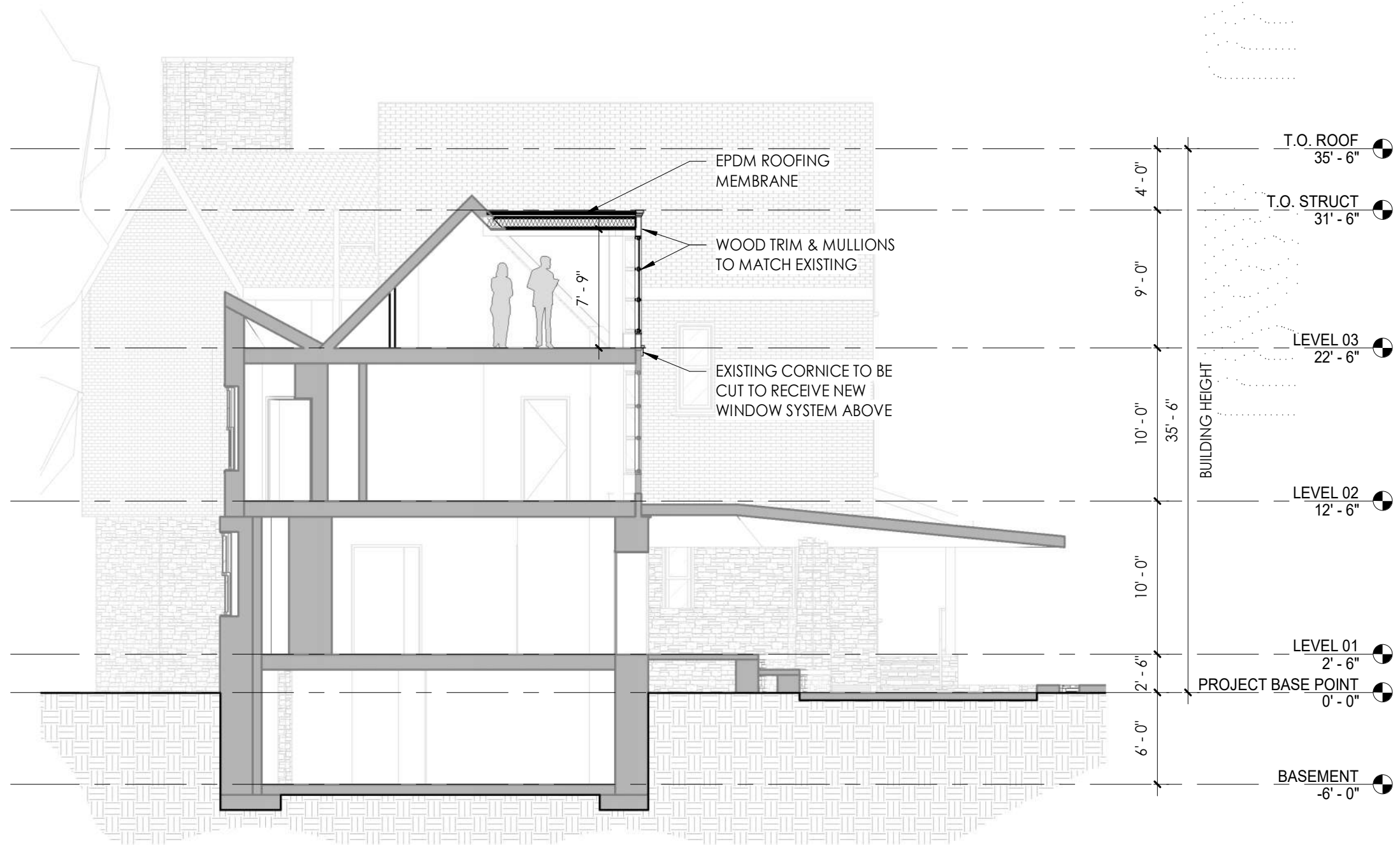
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PROPOSED ELEVATIONS

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BUILDING SECTION

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BUILDING SECTION

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EXTERIOR RENDERING



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EXTERIOR RENDERING

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