

**ADDRESS: 208-10 REX AVE**

Proposal: Construct rear addition and two freestanding houses

Review Requested: Final Approval

Owner: William H. Baltzell

Applicant: Jeffery Watson, BartonPartners

History: 1857; William L. Hirst/H. Louis Duhring House; additions 1893; 1927 by H. Louis Duhring

Individual Designation: 2/12/2021

District Designation: None

Staff Contact: Laura DiPasquale, [laura.dipasquale@phila.gov](mailto:laura.dipasquale@phila.gov)

**OVERVIEW:**

This application proposes to construct a rear addition and two freestanding residential buildings on the parcel at 208-10 Rex Avenue. The existing property features a large Italianate villa with an Arts and Crafts addition designed by H. Louis Duhring, who was also the owner of the property from 1919 to 1946. The historic building is surrounded by a large yard and has featured a semi-circular driveway since at least 1876.

In February 2021, the Historical Commission reviewed an in-concept application for the construction of four additional twin residences on the property at 208-10 Rex Avenue. At that time, the Historical Commission commented that some additional construction on the site would be acceptable, provided viewsheds of the historic mansion are preserved, the curvilinear driveway is retained, the new buildings are residential in scale and appearance, and development is pushed back on the site and away from the historic house.

This application responds to the previous concerns raised by the Historical Commission regarding new construction on the parcel. The new construction is limited to two freestanding buildings, set back and away from the historic building and accessed from a driveway offshoot from the original semi-circular driveway, which is retained. The three-story houses would feature stone veneer, fiber cement siding, and gable roofs with large dormer windows.

The application also proposes to construct a two-story addition at the rear of the historic building, below the eave line of the gabled roof of the 1927 Duhring addition. One rear dormer window would be removed, and other windows infilled at the center of the rear façade, which is not visible from the public right-of-way.

**SCOPE OF WORK:**

- Rehabilitate historic building.
- Construct rear addition.
- Construct two free-standing buildings and new driveway

**STANDARDS FOR REVIEW:**

- *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 involves limited removal of historic materials and retains the spatial relationship of the historic building to the curved driveway and large yard.

- The new construction will be differentiated from but compatible with the historic materials, features, and massing to protect the property and its environment.
- The application satisfies this Standard.
- *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.*
  - If the proposed rear addition and new construction buildings were removed in the future, the essential form and integrity of the historic property would remain, satisfying Standard 10.
- *Guidelines for New Exterior Additions to Historic Buildings and Related New Construction, Recommended:*
  - *Designing new construction on a historic site or in a historic setting that it is compatible but differentiated from the historic building or buildings.*
  - *Constructing a new addition on a secondary or non-character-defining elevation and limiting its size and scale in relationship to the historic building.*
  - *Ensuring that the addition is subordinate and secondary to the historic building and is compatible in massing, scale, materials, relationships of solids to voids, and color.*
  - *Distinguishing the addition from the original building by setting it back from the wall plane of the historic building.*
  - *Locating new construction far enough away from the historic building, when possible, where it will be minimally visible and will not negatively affect the building's character, the site, or setting.*
    - The proposed rear addition is located on the least visible elevation, is subordinate to the historic building, and is set back from the wall plane of the historic building.
    - The new construction is located far enough away from the historic building to limit the impact on the building's character, site and setting.
    - The application satisfies this Guideline.

**STAFF RECOMMENDATION:** Approval, with the staff to review details, pursuant to Standards 9 and 10 and the Guideline for New Exterior Additions and Related New Construction.

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

**TUESDAY, 19 DECEMBER 2023  
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:

| <b>Committee Member</b>                  | <b>Present</b> | <b>Absent</b> | <b>Comment</b> |
|--|----------------|---------------|----------------|
| 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             |                |

The meeting was held 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 III  
Heather Hendrickson, Historic Preservation Planner II  
Ted Maust, Historic Preservation Planner II  
Allyson Mehley, Historic Preservation Planner II  
Dan Shachar-Krasnoff, Historic Preservation Planner II  
Alex Till, Historic Preservation Planner II

The following persons were present:

Brandon Lutz, Harman Deutsch Ohler Architecture  
Jake Blumgart  
Max Polichuk  
Rustin Ohler, Harman Deutsch Ohler Architecture  
Stephanie Boggs Magagna, Esq.  
Alexander Fidrych  
Brett Feldman, Esq., Klehr Harrison  
Carey Jackson Yonce, CANNO design  
Tim Lux, Tierview Development  
Dennis Carlisle  
Lea Litvin, LO Design  
Sherman Aronson  
Mike Stanton  
Nancy Pontone

David Lo  
Seth Brown  
Jenn Patrino, Tierview Development  
Kim Juszczak  
Chestnut Hill Conservancy  
Paul Steinke, Preservation Alliance  
Allison Weiss, SoLo/Germantown Civic Association  
Meredith Ferleger  
Jerry Roller, JKRP Architects  
Michael Ramos  
Zuoda He  
Hewson Baltzell  
Steven Peitzman  
Albert Starominsky  
Jeff Watson  
Michael Tucker  
Chris Carickhoff  
Virginia Baltzell  
Oscar Beisert, Keeping Society  
Jay Farrell



| <b>ITEM: 1423 SPRUCE ST</b><br><b>MOTION: Denial</b><br><b>MOVED BY: Cluver</b><br><b>SECONDED BY: Detwiler</b> |     |    |         |        |        |
|---|-----|----|---------|--------|--------|
| 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   | 5   |    |         |        | 2      |

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Staff Contact: Laura DiPasquale, [laura.dipasquale@phila.gov](mailto:laura.dipasquale@phila.gov)

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In February 2021, the Historical Commission reviewed an in-concept application for the construction of four additional twin residences on the property at 208-10 Rex Avenue. At that time, the Historical Commission commented that some additional construction on the site would be acceptable, provided viewsheds of the historic mansion are preserved, the curvilinear driveway is retained, the new buildings are residential in scale and appearance, and development is pushed back on the site and away from the historic house.

This application responds to the previous concerns raised by the Historical Commission regarding new construction on the parcel. The new construction is limited to two freestanding buildings, set back and away from the historic building and accessed from a driveway offshoot from the original semi-circular driveway, which is retained. The three-story houses would feature stone veneer, fiber cement siding, and gable roofs with large dormer windows.

The application proposes to construct a two-story addition at the rear, below the eave line of the gabled roof of the 1927 Duhring addition. One rear dormer window would be removed, and other windows infilled at the center of the rear façade, which is not visible from the public right-

of-way.

**SCOPE OF WORK:**

- Rehabilitate historic building.
- Construct rear addition.
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**STANDARDS FOR REVIEW:**

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  - The proposed project involves limited removal of historic materials and retains the spatial relationship of the historic building to the curved driveway and large yard.
  - The new construction will be differentiated from but compatible with the historic materials, features, and massing to protect the property and its environment.
  - The application satisfies this Standard.
- *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.*
  - If the proposed rear addition and new construction buildings were removed in the future, the essential form and integrity of the historic property would remain, satisfying Standard 10.
- *Guidelines for New Exterior Additions to Historic Buildings and Related New Construction, Recommended:*
  - *Designing new construction on a historic site or in a historic setting that it is compatible but differentiated from the historic building or buildings.*
  - *Constructing a new addition on a secondary or non-character-defining elevation and limiting its size and scale in relationship to the historic building.*
  - *Ensuring that the addition is subordinate and secondary to the historic building and is compatible in massing, scale, materials, relationships of solids to voids, and color.*
  - *Distinguishing the addition from the original building by setting it back from the wall plane of the historic building.*
  - *Locating new construction far enough away from the historic building, when possible, where it will be minimally visible and will not negatively affect the building's character, the site, or setting.*
    - The proposed rear addition is located on the least visible elevation, is subordinate to the historic building, and is set back from the wall plane of the historic building.
    - The new construction is located far enough away from the historic building to limit the impact on the building's character, site and setting.
    - The application satisfies this Guideline.

**STAFF RECOMMENDATION:** Approval, with the staff to review details, pursuant to Standards 9 and 10 and the Guideline for New Exterior Additions and Related New Construction.

## **START TIME OF DISCUSSION IN ZOOM RECORDING: 00:46:00**

### **PRESENTERS:**

- Ms. DiPasquale presented the application to the Architectural Committee.
- Attorney Meredith Ferleger, architect Jeff Watson, developer Mike Stanton, and owners Virginia and Hewson Baltzell represented the application.

### **DISCUSSION:**

- Ms. Ferleger gave a brief overview of the history of the proposed development and neighborhood discussions.
- Mr. Watson explained that their intent is to preserve the spatial relationships of the site, highlight the existing historic building as the key focal point of the property while adding an addition at the rear and two freestanding single-family residences on the property.
- Mr. Detwiler expressed his appreciation that the project went back to the drawing board after the last, failed iteration, and opined that the current proposal is a much better solution than seen previously. He did, however, acknowledge that he was unhappy with the amount of information in the packet, noting that the floor plans and elevations of the proposed freestanding buildings were insufficient, making it difficult to review.
- Regarding the design of the freestanding buildings, Mr. Detwiler commented that the scale of dormers in particular need work. He explained that, in traditional design, scale tapers as it goes up, and that new construction projects often fail because they look too top-heavy.
- Mr. Detwiler questioned why it is necessary to remove the existing dormer on the rear elevation of the Duhring addition and opined that it should be retained.
  - Mr. Watson responded that they do not need the dormer and did not think the addition would be constructable with the dormer in the location it is.
  - Mr. Detwiler responded that the dormer is valuable and its loss unnecessary, and the roof of the new addition could drop slightly to have enough of a flashing course to make it work.
  - Mr. Stanton noted that the rear dormer on the Duhring addition is not visible from anywhere except the train tracks and explained that they are challenged with the distance between the addition and the new house so they cannot further modify the footprint of the addition.
  - Mr. Detwiler responded that he does not think altering the roof of the addition slightly to retain the dormer will impact the usable space at all. He noted that if the drawing is even remotely accurate, they could lower the roof slightly or take a scoop out of it, but that it is not necessary to lose a whole window.
- Mr. Detwiler questioned whether the windows on the rear of the Duhring addition are steel or wood.
  - Mr. Watson replied that he thinks they are wood but can check.
  - Mr. Detwiler noted that he is opposed to replacing steel windows with wood windows.
- Mr. Detwiler explained that Louis Duhring was a significant Chestnut Hill architect of the period, and so it is important to treat the Duhring addition sensitively.
- Mr. Cluver noted that there appear to be some proportional discrepancies between the drawings and the photographs of the existing building, and noted that the replacement elements need to keep the existing proportions.

- Mr. Detwiler agreed, noting that the applicants should tighten up the discrepancies in the drawings.
- Mr. Detwiler commented that there is a metal balcony note that says “remove, repair and replace,” and asked whether the intent is to repair and reinstall or to replace.
  - Mr. Watson responded that he is not sure what will be necessary.
  - Mr. Cluver replied that the wording should be adjusted as it is presently misleading. He suggested that if it needs to be replaced, it should be replaced in kind.
- Mr. Cluver questioned whether the intent on the new construction is to have horizontal windowpanes as shown in the renderings or if the renderings are missing divisions, suggesting that they be more vertically oriented. He also questioned whether the overhang of the roof is accurately depicted.
- Mr. Detwiler opined that, conceptually, the massing of the freestanding buildings seems fine, but there is not enough information on the new construction to make a complete determination, particularly about the detailing.
- Mr. Cluver commented that the scale of windows on the proposed addition are a bit big and could be a little smaller to fit the architecture of the historic house better.
- Mr. Cluver noted that there is a roof overhang on the addition shown overlapping with a window on the “left” elevation and suggested the applicants take a closer look to avoid drainage issues.
- Mr. Detwiler noted that the application shows Azek trim on fiber cement siding and suggested that Boral or fiber cement trim would be more compatible with fiber cement siding.
- Mr. D’Alessandro asked whether the windows on the addition are casements.
  - Mr. Watson responded that they are double-hung windows.
- Mr. McCoubrey noted that he is not fan of half stone/half wood for the cladding of the addition and new construction and would prefer to see a lower stone base with siding above.
- Mr. McCoubrey explained that there are important site features on the property that are not shown in the site plan. He noted that the landscape treatment is showing a big green yard but suggested that some plantings or new trees could direct views toward the main house and make the new construction look more independent.
- Mr. McCoubrey suggested that the proposed driveway offshoot be moved away from the historic house and porch, as it is presently shown being too close to the historic building.
- Mr. McCoubrey asked what the chevron on the site plan is, noting that he is aware there are grade changes towards the rear of the property.
  - Mr. Watson responded that it is a fire truck turnaround, and explained that they are working through grading challenges, able to grade with existing slopes.
- Mr. McCoubrey agreed that it is a significantly improved concept for the site.
  - Mr. Detwiler agreed. He noted that the existing house is wonderful and as quirky as they come, and that the proposed project does a great job preserving the character of the place.
- Mr. Detwiler commented that the addition and new construction should be wood buildings with stone bases, with the stone extending just to the first-floor window sills rather than the full height of the first floor. He also noted that this would save money.
- Mr. D’Alessandro questioned the flow of pedestrian traffic on the site.
  - Mr. Watson responded that the majority of people entering the existing structure will do so from the front or the Crefeld side entrance. He explained that there is a beautiful landscape wall and gate that will lead to a residential entrance on that

side. He noted that the new driveway is really only intended to provide access for the addition and two single-family houses.

- Mr. Detwiler noted that he is not comfortable giving full approval of the cottages.
- Mr. Watson asked if they were to subdivide the parcel whether the Historical Commission would be able to review the proposed construction.
  - Ms. DiPasquale responded that the Historical Commission would retain jurisdiction over any new construction on a parcel subdivided from the historic parcel.
- Mr. Stanton asked what additional information is needed.
  - Mr. Detwiler responded that in addition to the materials provided, full drawings of the proposed freestanding houses should be provided, including elevations, plans, sections, and details would also be helpful. He also noted that the existing drawing set should be tightened up to accurately depict the existing details.

**PUBLIC COMMENT:**

- None.

**ARCHITECTURAL COMMITTEE FINDINGS & CONCLUSIONS:**

The Architectural Committee found that:

- Louis Duhring was a significant Chestnut Hill architect, and his addition should be treated as sensitively as the main block of the house.
- The rear dormer of the Duhring addition should be retained by adjusting the roof of the proposed addition slightly.
- The scale of the windows on the proposed addition should be adjusted so they are not larger than those of the historic building.
- The stone cladding on the first floor of the proposed addition and freestanding houses should be limited to the first-floor window sill height.
- The proportions of the freestanding buildings should be adjusted so that the scale tapers as it goes up, particularly at the dormer level.
- Boral or fiber cement trim would be more compatible with fiber cement siding than Azek trim.
- The new driveway offshoot is too close to the historic building and should be moved away from it.
- Landscaping should be utilized to direct views towards the historic building and make the new construction look more independent.
- The applicants should provide scaled plans and elevation drawings of the freestanding buildings, not just renderings, along with sections and details.
- The notations and proportions on the drawings of the existing building should be carefully looked at to ensure they are accurate and discrepancies within the submission set be eliminated.

The Architectural Committee concluded that:

- The proposed project involves limited removal of historic materials and retains the spatial relationship of the historic building to the curved driveway and large yard, satisfying Standard 9.
- The location and overall massing of the new construction will be compatible with the historic property and its environment; however, the proportions and features of the current proposal are overly differentiated from the historic and the information provided is insufficient to demonstrate compliance with Standard 9.

- If the proposed rear addition and new construction buildings were removed in the future, the essential form and integrity of the historic property would remain, satisfying Standard 10.
- The proposed rear addition is located on the least visible elevation, is subordinate to the historic building, and is set back from the wall plane of the historic building and the new construction is located far enough away from the historic building to limit the impact on the building's character, site and setting, satisfying the Guideline for New Exterior Additions and Related New Construction.

**ARCHITECTURAL COMMITTEE RECOMMENDATION:** The Architectural Committee voted to recommend approval of the addition, provided the existing dormer is maintained and the masonry on the addition is lowered to first-floor sill height and below, and existing steel windows be maintained or replaced in kind; and approval in-concept of the freestanding houses, with the staff to review details, pursuant to Standards 9, 10, and the Guideline for New Exterior Additions.

| <b>ITEM: 208-10 REX AVE</b><br><b>MOTION: Partial approval with conditions</b><br><b>MOVED BY: Detwiler</b><br><b>SECONDED BY: Cluver</b> |     |    |         |        |        |
|---|-----|----|---------|--------|--------|
| VOTE  |     |    |         |        |        |
| Committee Member  | Yes | No | Abstain | Recuse | Absent |
| Dan McCoubrey   | X   |    |         |        |        |
| John Cluver   | X   |    |         |        |        |
| Rudy D'Alessandro   | X   |    |         |        |        |
| Justin Detwiler   | X   |    |         |        |        |
| Nan Guttermann  |     |    |         |        | X      |
| Allison Lukachik  | X   |    |         |        |        |
| Amy Stein   |     |    |         |        | X      |
| Total   | 5   |    |         |        | 2      |

**ADDRESS: 1716 SPRUCE ST**

Proposal: Construct four-story building at rear

Review Requested: Final Approval

Owner: Sergeant Glass of 0818 LLC

Applicant: Christopher Carickhoff, Studio C Architecture LLC

History: 1855; rear garage built 1955

Individual Designation: None

District Designation: Rittenhouse Fidler Historic District, Significant, 2/8/1995

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

**OVERVIEW:** The property at 1716 Spruce Street extends from Spruce Street to Delancey Place. No work is proposed in this application for the historic building at 1716 Spruce Street. The proposed new construction on Delancey Place is a four-story, red-brick, single-family dwelling with front-loaded garage, roof deck, and pilot house. It will replace a non-historic one-story garage which was constructed in 1955.

**SCOPE OF WORK:**

**ARCHITECTURAL COMMITTEE, 19 DECEMBER 2023**

**PHILADELPHIA HISTORICAL COMMISSION, PRESERVATION@PHILA.GOV**

**PHILADELPHIA'S PRINCIPAL PUBLIC STEWARD OF HISTORIC RESOURCES**



## Construction Permit Application

Use this application to obtain permits for a residential or commercial construction proposal and/or excavation projects.  
Mechanical / Fuel Gas, Electrical, Plumbing, and Fire Suppression trade details are found on page 2.

### Property Information

Identify the location of work for the permit(s).

If the activity will take place in a specific building, tenant space, floor level, or suite, note that detail in the 'Specific Location' field. If applicable, list PR#.

1

Parcel Address: 208 Rex Avenue

Specific Location:

☐ Check box if this application is part of a project and provide the project number: **PR-20** -

### Applicant Information

Identify how you are associated with the property.

Licensed professionals include design professionals, attorneys, and expeditors. A tradesperson must have an active Philadelphia license for their trade or hold a PA Home Improvement Contractor Registration.

2

I am the: ☐ Property Owner ☐ Tenant ☐ Equitable Owner ☒ Licensed Professional or Tradesperson

Name: Jeffrey Watson, AIA

Company: BartonPartners

Address: 700 E Main Street Norristown PA 19401

Email: jwatson@bartonpartners.com

Phone No.: 610-930-2800

### Property owner Information

Identify the deeded property owner.

If there was a recent change of ownership, documentation such as a deed or settlement sheet is required.

\*If the property owner is a 'company', identify the contact information for any natural person with more than 49% equity interest in the property. If no individual has such an interest, provide contact information of at least two (2) natural persons with the largest equity interest in the property.

3

The property owner is a/an: ☒ Individual ☐ Company\*

#### Owner (1)

Name: William H Baltzell

☐ Check box if new owner is being listed

Address: 208-10 Rex Ave Philadelphia Pa 19118

#### Owner (2)

Name:

Address:

### Design Professional in Responsible Charge

Identify the PA-licensed design professional who is legally responsible.

4

Name: Jeffrey Watson AIA

Firm: BartonPartners

PA License No.: 408540

Phila. Commercial Activity License No.: 58037

Email: jwatson@bartonpartners.com

Phone No.: 610-930-2800

### Project Scope

Use this section to provide project details; all fields are mandatory.

(a) Choose the proposed occupancy of the entire building. If not one-or-two-family, provide a description of group(s) per code.

(b) Identify if the project will be new construction, an addition, interior/exterior alterations, excavation or shell.

(c) List the site area that will be disturbed by construction, if any. Enter 'zero' if no disturbance.

(d) Note the new floor area created, including basements, cellars, and occupiable roofs. Where existing areas will be altered, list those areas separately.

(e) State the number of new or affected stories.

(f) Provide a detailed description of the work proposed (use separate sheet if needed).

(g) Select all conditions that apply to this project (if any).

\* Provide the associated Streets Review number if "Project Impacts Streets / Right-of-Way" is selected.

\*\* If 'Yes' is selected, an Owners' Acknowledgement of Receipt form must be provided for each affected property.

5

(a) **Occupancy** ☐ Single-Family ☐ Two-Family ☒ Other, please describe:

(b) **Scope of Work** ☒ New Construction ☐ Excavation ☒ Addition / Alteration ☐ Shell (No Fit Out) - Option for Commercial Permits Only

(c) **Earth Disturbance** Area of Earth Disturbance: 17,600 (Sq. Ft.)

(d) **Building Floor Areas** New Floor Area: 9800 (Sq. Ft.) Existing Altered Area: 11,200 (Sq.Ft.)

(e) **Number of Stories** 2

(f) **Description of Work** FOR THE INTERIOR ALTERATIONS OF EXISTING STRUCTURE, WITH EXTERIOR FACADE REPAIR WORK; FOR THE ERECTION OF 2 STORY ADDITION TO EXISTING STRUCTURE, AND ERECTION OF (2) 3-STORY SINGLE FAMILY HOMES, AS PER PLANS

#### (g) Project Conditions

☐ New High Rise

☐ Green Roof Included

☐ Initial Fit-out of Newly Constructed Space

☐ Modular Construction

☐ Façade Work

☐ Project Impacts Streets/Right-of-Way\*

☐ Project Impacts Adjacent Property\*\*

\* Provide the associated **Streets Review** number for this project, if applicable: **SR-20**

\*\* This project includes work described below: ☒ Yes ☐ No

- Excavation work more than 5 feet below adjacent grade and within 10 feet of an adjacent building or structure.
- Excavation or construction work where historic structure is within 90 feet on the same or adjacent parcel.
- Structural alterations of a historic structure (excluding one-or-two family dwelling).
- Modifications to a party wall, including joist replacement, and additions.
- Severing of structural roof or wall covering spanning properties.



# Department of Licenses and Inspections

CITY OF PHILADELPHIA

\*\*\*DO NOT MAIL THIS APPLICATION\*\*\*

Job Number: (for office use only)

## Project Details, Other Permits & Contractor Information

Use this section to provide project details, pre-requisite approvals and applicable contractor information.

- (a) Choose all disciplines of work for which permits are being requested.
- If 'Building' is not requested, provide the number of the associated permit that was previously issued (where applicable).
  - If a Zoning Permit was issued for this work, provide the related Zoning Permit number.
- (b) Identify the general contractor and estimated cost of building construction.
- (c) Identify the licensed excavation contractor and estimated cost of excavation work.
- (d) Identify the mechanical contractor, estimated cost of mechanical work, equipment type, and quantity as:
- Number of registers/diffusers (separate new / relocated)
  - Number of appliances
  - Number of Type I / Type II kitchen hoods
- Where fuel gas work is included, note the estimated cost of fuel gas work.
- (e) Identify the licensed electrical contractor, estimated cost of electrical work, and a registered third-party electrical inspection agency.
- (f) Identify the registered master plumber, estimated cost of plumbing work, number of fixtures, and check location of work as:
- Interior
  - Exterior Drainage and/or Water Distribution
- (g) Identify the licensed fire suppression contractor, estimated cost of fire suppression work, and number of devices:
- Sprinkler Heads (separate new / relocated quantities)
  - Standpipes
  - Fire Pumps
  - Stand-alone Backflow Prevention Devices
  - Kitchen Extinguishing Systems
  - Hydrants

**\*ROUGH-IN NOTICE:** If you are seeking a rough-in permit, an application for plan review must be submitted already.

- (h) Provide the total improvement cost for residential (including multi-family) alterations and additions. Check the box if your project is excluded from real estate tax exemption and exempt from Development Impact Tax.

### (a) Check all that apply:

☒ Building ☒ Excavation ☐ Mechanical & Fuel Gas ☐ Electrical ☐ Plumbing ☐ Fire Suppression

Provide the associated Construction Permit number, if applicable: **RP or CP – 20** \_\_\_\_\_ - \_\_\_\_\_

Provide the associated Zoning Permit number for this construction, if applicable: **ZP – 20** \_\_\_\_\_ - \_\_\_\_\_

**Note:** Trades listed below (d, e, f, and g) are mandatory for all residential new construction jobs.

### (b) General Building Construction Contractor Information

Name: TURNKEY Cost of Building Work: \$ 3900000  
License Number: \_\_\_\_\_ Phone: 484-904-0121

### (c) Excavation Work & Contractor Information

Name: \_\_\_\_\_ Cost of Excavation Work: \$ \_\_\_\_\_  
License Number: \_\_\_\_\_ Phone: \_\_\_\_\_

### (d) Mechanical / Fuel Gas Work & Contractor Information

Name: \_\_\_\_\_ Cost of Mechanical Work: \$ \_\_\_\_\_  
License Number: \_\_\_\_\_ Cost of Fuel Gas Work: \$ \_\_\_\_\_  
Equipment Types: ☐ Registers / Diffusers ☐ Appliances ☐ Hoods Phone: \_\_\_\_\_  
Equipment Details & Quantities: \_\_\_\_\_

### (e) Electrical Work & Contractor Information ☐ New Installation ☐ Alteration ☐ \*Rough-In

Name: \_\_\_\_\_ Cost of Electrical Work: \$ \_\_\_\_\_  
License Number: \_\_\_\_\_ Phone: \_\_\_\_\_  
Third Party Inspection Agency Name: \_\_\_\_\_

### (f) Plumbing Work & Contractor Information ☐ New Installation ☐ Alteration ☐ \*Rough-In

Name: \_\_\_\_\_ Cost of Plumbing Work: \$ \_\_\_\_\_  
License Number: \_\_\_\_\_ Phone: \_\_\_\_\_  
Number of Fixtures: \_\_\_\_\_  
Check one: ☐ Interior Work ☐ Exterior Building Drainage ☐ Exterior Water Distribution:  
line size: \_\_\_\_\_ (in.)

### (g) Fire Suppression Work & Contractor Information ☐ New Installation ☐ Alteration ☐ \*Rough-In

Name: \_\_\_\_\_ Cost of Fire Supp. Work: \$ \_\_\_\_\_  
License Number: \_\_\_\_\_ Phone: \_\_\_\_\_  
Sprinkler Heads: \_\_\_\_\_ Standpipes: \_\_\_\_\_ Fire Pumps: \_\_\_\_\_  
Commercial Kitchen Systems: \_\_\_\_\_ Backflow Devices: \_\_\_\_\_ Hydrants: \_\_\_\_\_

### (h) Total Improvement Cost: \$ \_\_\_\_\_ (The total improvement cost must also include the cost of all electrical, plumbing, mechanical, fire suppression systems work, and interior finishes)

☐ Check box if your project is excluded from real estate tax exemption and exempt from Development Impact Tax (Review OPA's website for tax abatement information at: <https://www.phila.gov/services/property-lots-housing/property-taxes/get-real-estate-tax-relief/get-a-property-tax-abatement/>)

## Declaration & Signature

All provisions of the Philadelphia 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 statements herein, I am subject to such penalties as may be prescribed by law or ordinance, inclusive of the penalties contained in 18 Pa. C.S. § 4904.

Applicant Signature: [Signature]

Date: 12 / 05 / 2023



February 2<sup>nd</sup>, 2024

Philadelphia Historic Commission  
1515 Arch Street  
13<sup>th</sup> Floor  
Philadelphia Pa 19102  
Attention: Laura DiPasquale Zupan

**RE: 208-10 Rex Avenue Historic Commission Responses**

Dear Ms. DiPasquale Zupan,

In December, our team submitted a package for review to the Architectural Committee. We received some constructive comments that we wanted to evaluate and respond to appropriately. Below is the list of comments with our responses. Our revised package is also included as an attachment.

- *Retain the rear dormer on the Duhring addition by adjusting the roof of the addition slightly.*
  - We evaluated the height of the addition's roof and believe we can keep the dormer we previously marked as being removed, without complicating flashing or waterproofing details.
- *Adjust the scale of the windows on the addition so that they are not larger than those of the historic building.*
  - The windows have been adjusted so they are in scale with the windows in the historic building.
- *Lower the stone cladding to the first-floor sill height for both the addition and on the freestanding buildings.*
  - The stone cladding has been lowered, and coordinated with grade so that the height can be continuous around the building.
- *Adjust the proportions of the new construction so that the scale tapers as it goes up.*
  - The new construction homes have been redesigned and the scale comments considered in the redesign.
- *Reconsider the scale of the dormers to create more traditional proportions and make the buildings look less top-heavy.*
  - The redesigned dormers are more proportional to the home as compared to the previous design.
- *Provide scaled plans and elevation drawings, not just renderings, of the new construction. Sections would also be helpful as well as some details.*
  - New plans and elevations have been added for the redesigned homes.
- *Reconsider the use of Azek trim on fiber cement siding and use a more compatible material such as fiber cement or Boral trim.*
  - Agreed, we've changed the material to fiber cement trim.
- *Adjust the driveway to give more space between it and the historic house.*
  - We've discussed the driveway design with the Fire Marshall, and we are required 20' width for fire truck access to the homes. Moving the driveway over would affect the parking for the home to the southwest. We have been reviewing permeable paving options to visually distance the driveway away from the historic home.

**Contact**

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- *Utilize landscaping to direct views towards the main building and make the new construction look more independent.*
  - We have included the landscaping plan and rendering in the presentation, with the intent to screen the new construction homes and direct one's eye to the historic home.
- *Look carefully at the notations on the drawings as they relate to the historic building and clarify where elements are to be replaced versus repaired, and to replace in kind.*
  - We've reviewed the presentation and updated our notes accordingly.
- *Tighten up discrepancies within the submission set and proportions of the existing building as seen in photos versus the drawings.*
  - We've reviewed the drawings and updated the drawings accordingly.

We appreciate all the feedback from the architectural committee and look forward to bringing this project into fruition. Feel free to contact our office for any questions or comments.

Respectfully,



Jeffrey Watson AIA  
Principal

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# 208 REX AVENUE

PHILADELPHIA, PA

## PHILADELPHIA HISTORIC COMMISSION SUBMISSION

12/05/2023 (Original application at end of document)

REVISED 02/01/2024

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Situated on the corner of Rex Avenue and Crefeld Street is The Hirst-Duhring Mansion, first constructed between 1857-1860. Built into the steep site is the eye-catching Italianate style house with a large Arts and Crafts style rear addition built in 1927 by its resident and architect Louis Duhring. The home sits back off the street with a semi-circle driveway through the front of the yard connecting Crefeld Street and Rex Avenue, which has been part of the documented record since 1876.

The development of this section in Chestnut Hill beginning in the late 1800’s subdivided the large estates in the neighborhood into smaller lots, fronting closer to the street, While the estate at 208 Rex Ave remained largely intact.

This proposal aims to restore and preserve the exterior historic architectural characteristics of the house and site due to its significance to the surrounding neighborhood, while also enhancing the value of the property. 4 residential units are proposed in the existing home. Two new detached single-family homes are proposed for the side and rear of the site. In collaboration with the neighborhood association, a one dwelling unit addition to the rear of the existing home was deemed appropriate to preserve the spatial relationship with the historic property and the surrounding community. The proposed addition is set back and intends minimum visibility from the public rights of way.

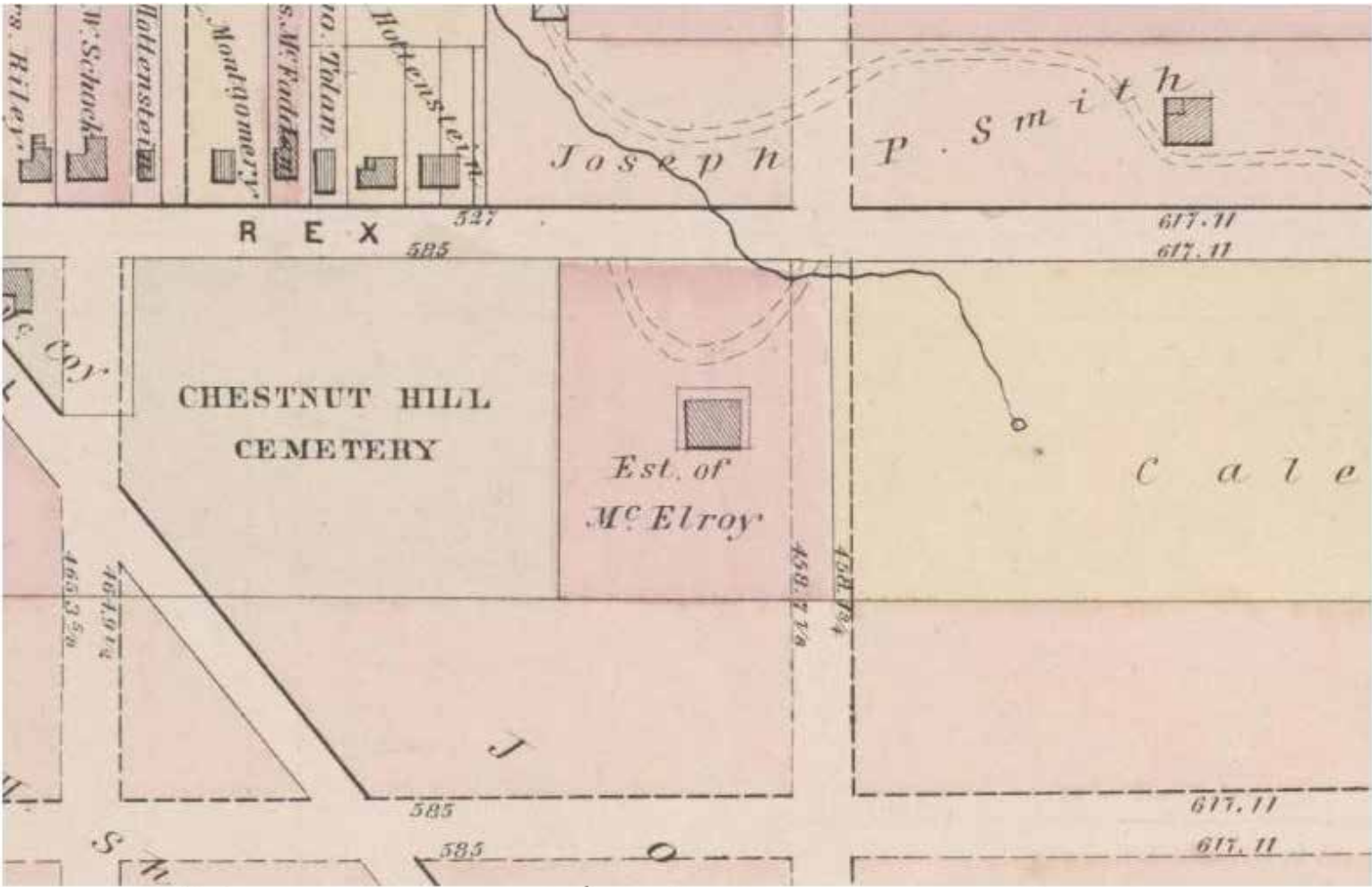
To preserve site characteristics this design maintains the established street access following the semi-circle driveway with the incorporation of parking and ensuring the historic access remains. The existing façade will be repaired, existing mill work will be scraped, repaired, and painted. All new energy efficient divided lite windows are proposed to match the existing. The existing wrap around porch is in a questionable structural state and will be evaluated and replaced in-kind where necessary. The existing roofing material will be replaced, and siding will be replaced with a fiber cement product replicating the cedar shake material that exists on the Duhring addition.

The proposed addition is attached to the existing rear wall, below the eave of the existing roof and extending down to the existing walk out basement level. The addition would preserve many of the existing windows on the rear wall, while creating a modest living space complementary to the existing structure.

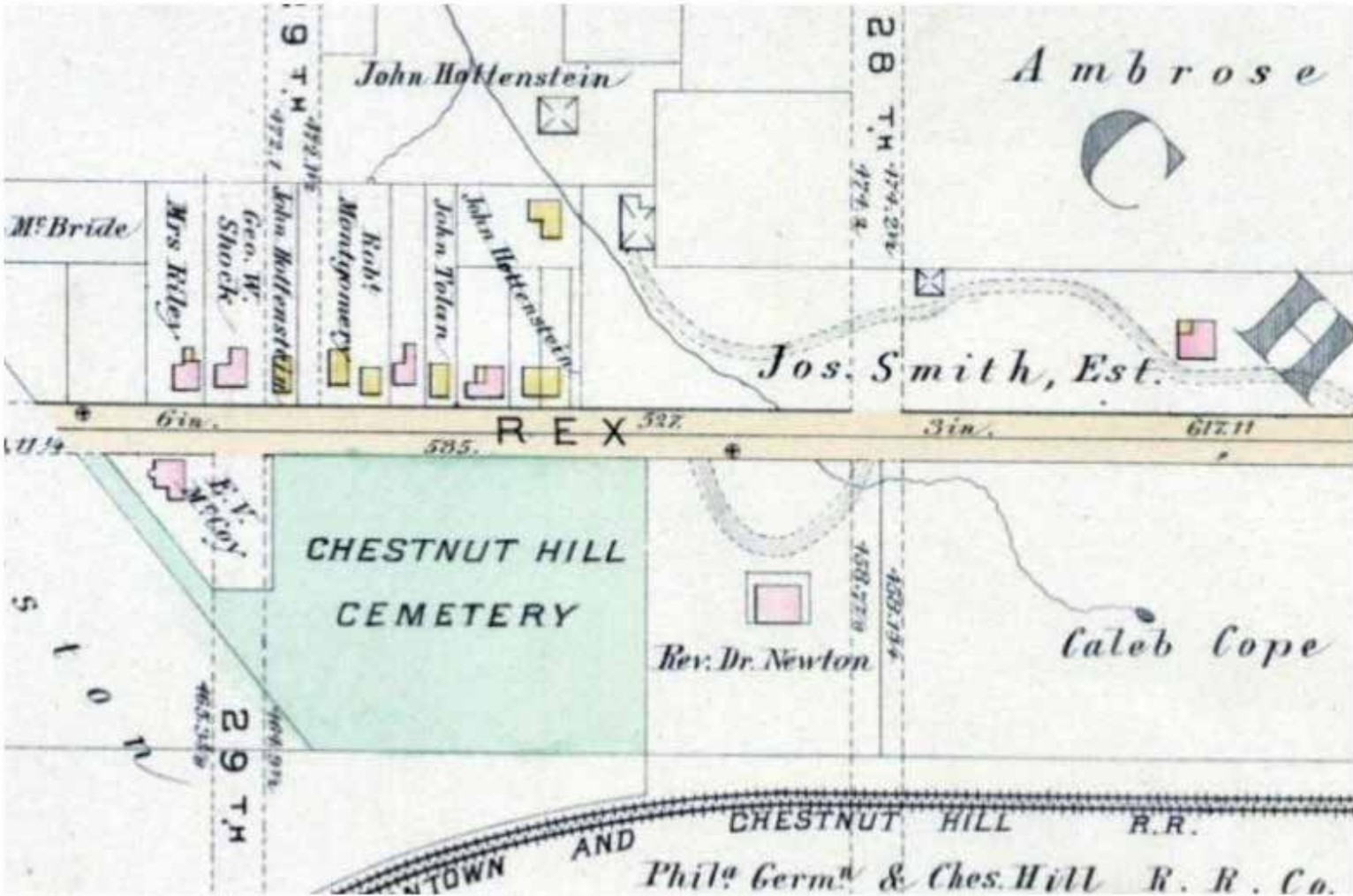
The proposed single-family homes were set back and away from the existing home not to interfere with the historic home’s presence on the street. The new construction will utilize complementary finish materials analogous with the site and surrounding community.

PROJECT DESCRIPTION  
NOT TO SCALE

208 REX AVENUE  
Philadelphia, PA



1876

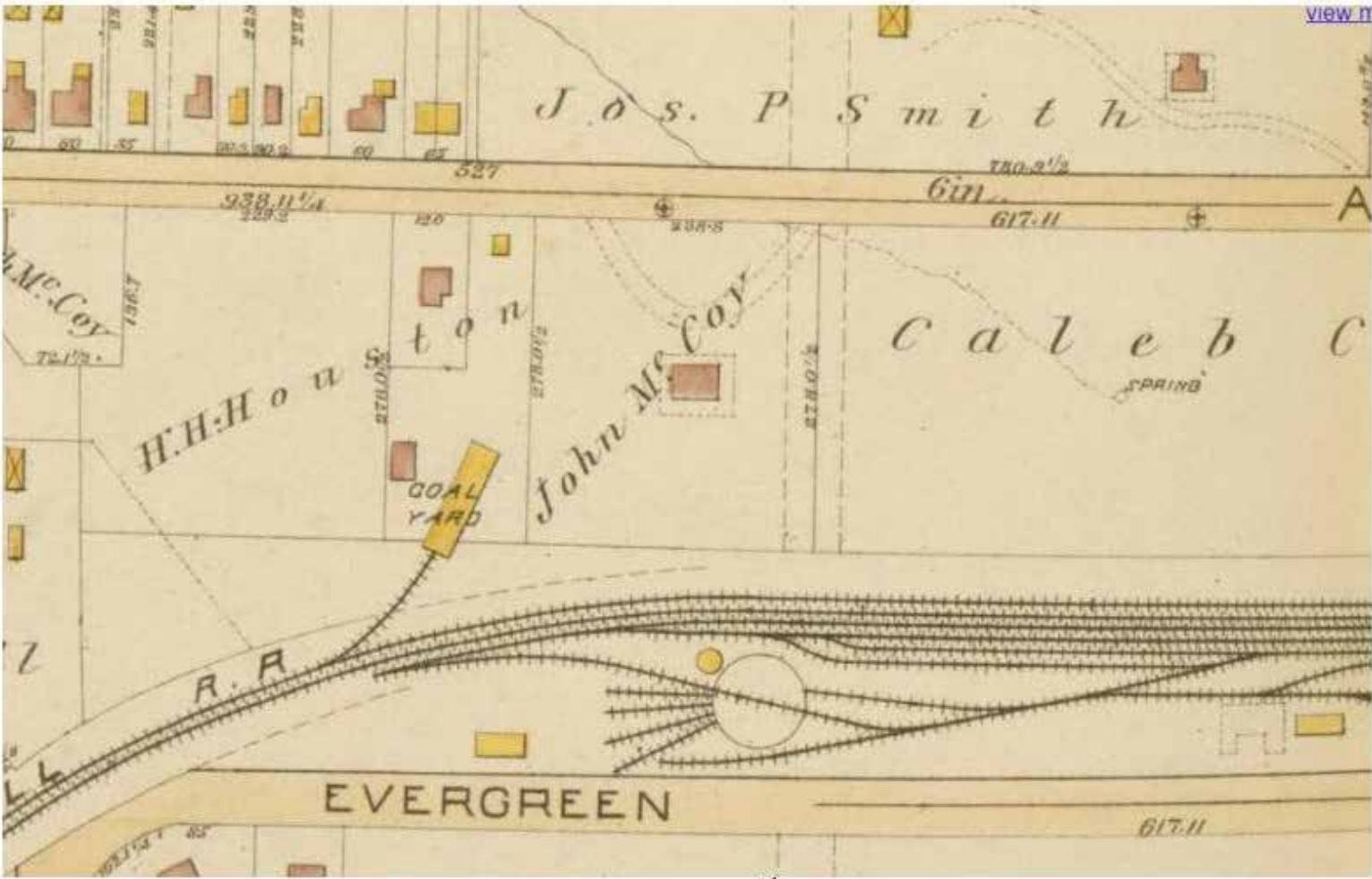


1885

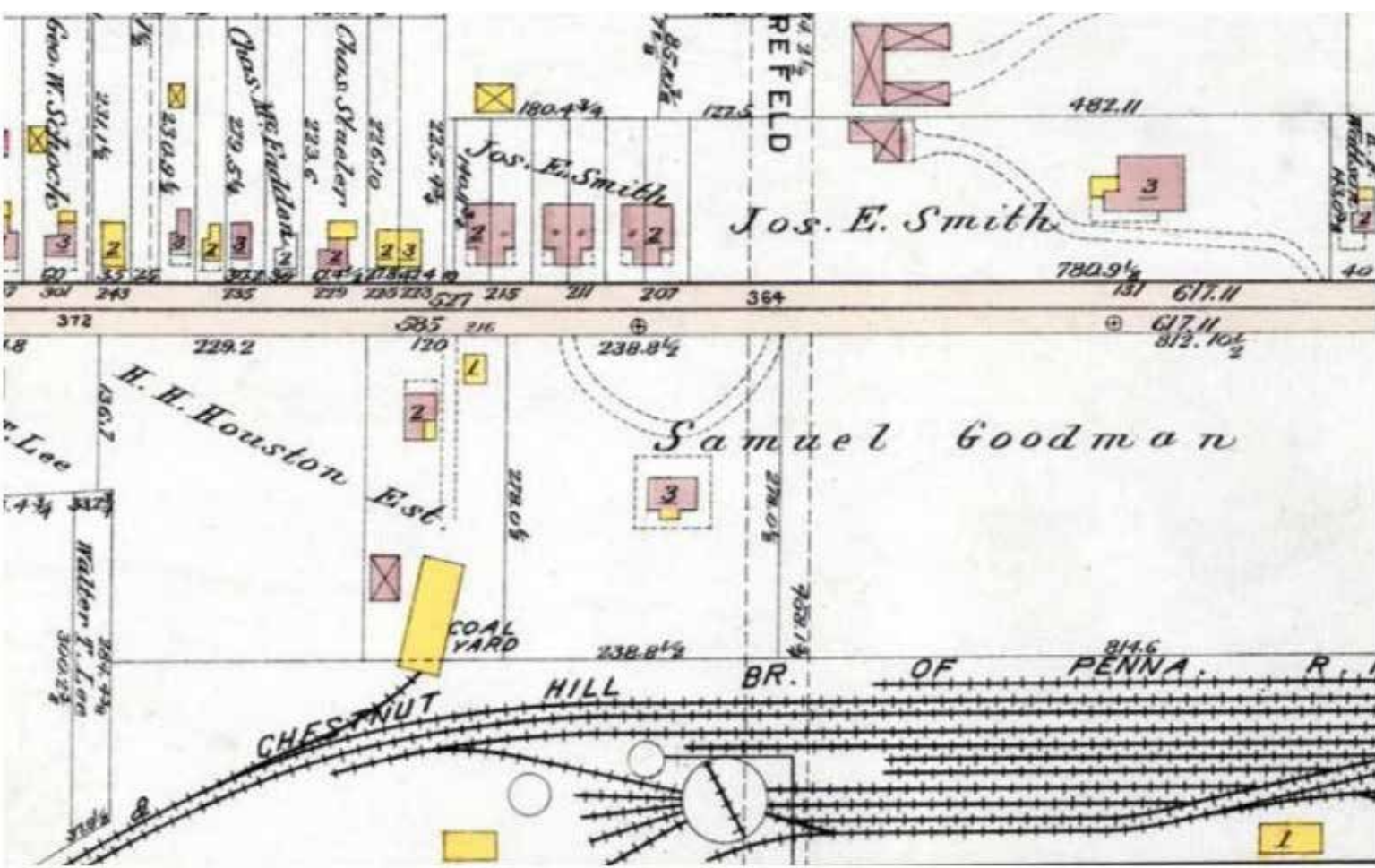
HISTORICAL MAPS  
NOT TO SCALE

208 REX AVENUE  
Philadelphia, PA





1889



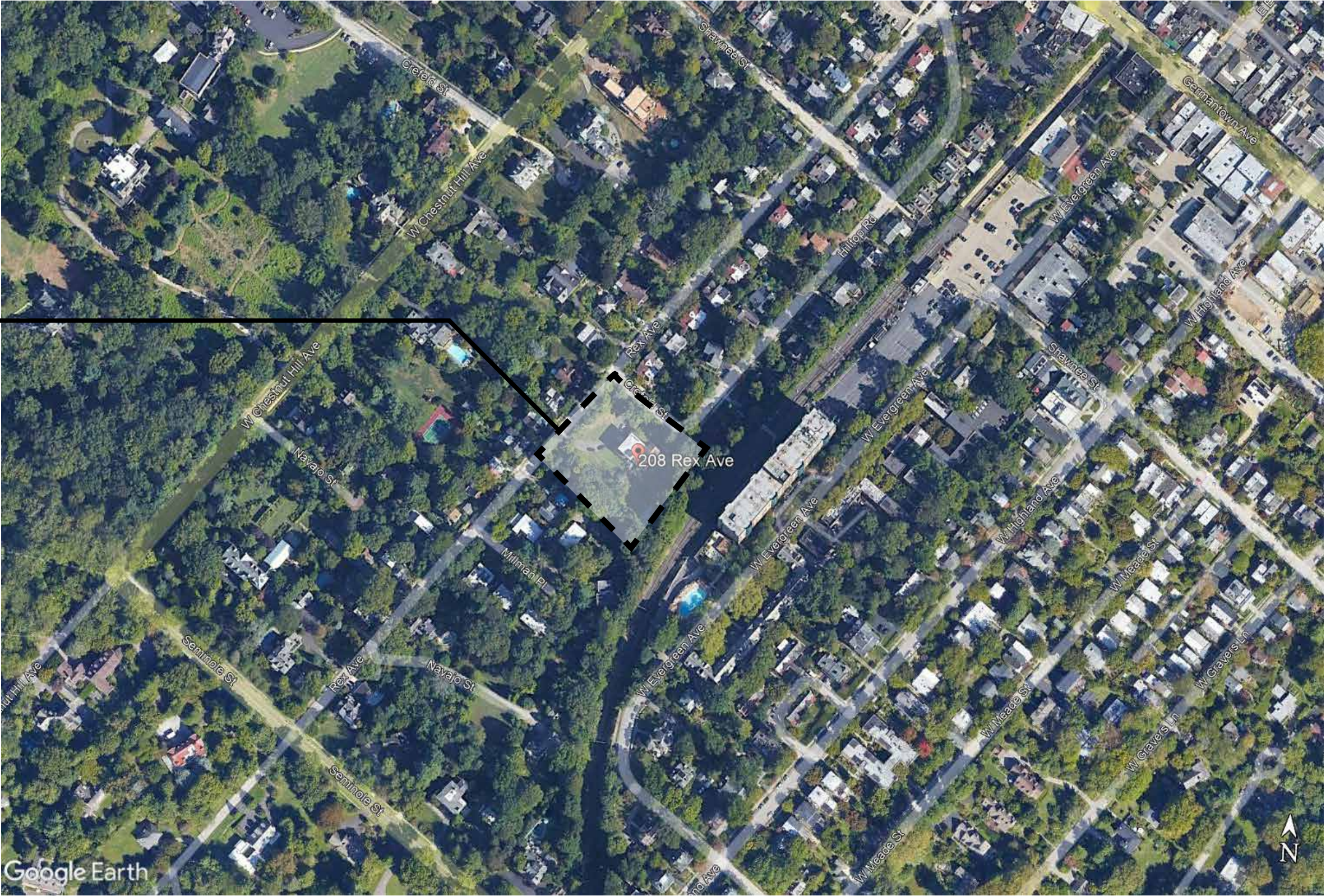
1911

HISTORICAL MAPS  
NOT TO SCALE

208 REX AVENUE  
Philadelphia, PA



PROJECT SITE



AERIEL VIEW  
NOT TO SCALE

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Philadelphia, PA

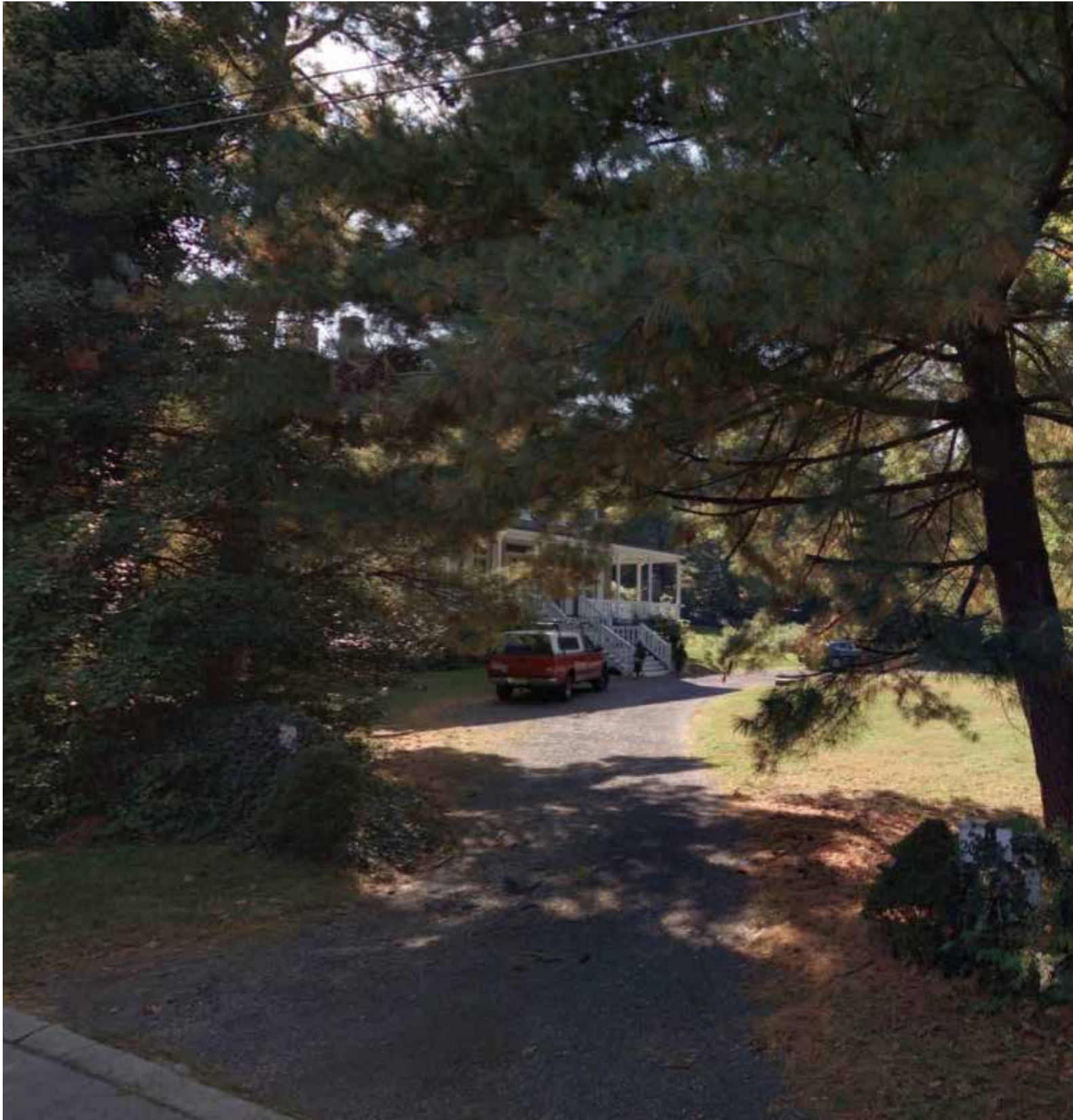
Drawing Number: 05 of 31  
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EXISTING PHOTOS  
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CONTEXTUAL PHOTOS  
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# ARCHITECTURAL SITE PLAN

SCALE: 1"=40'

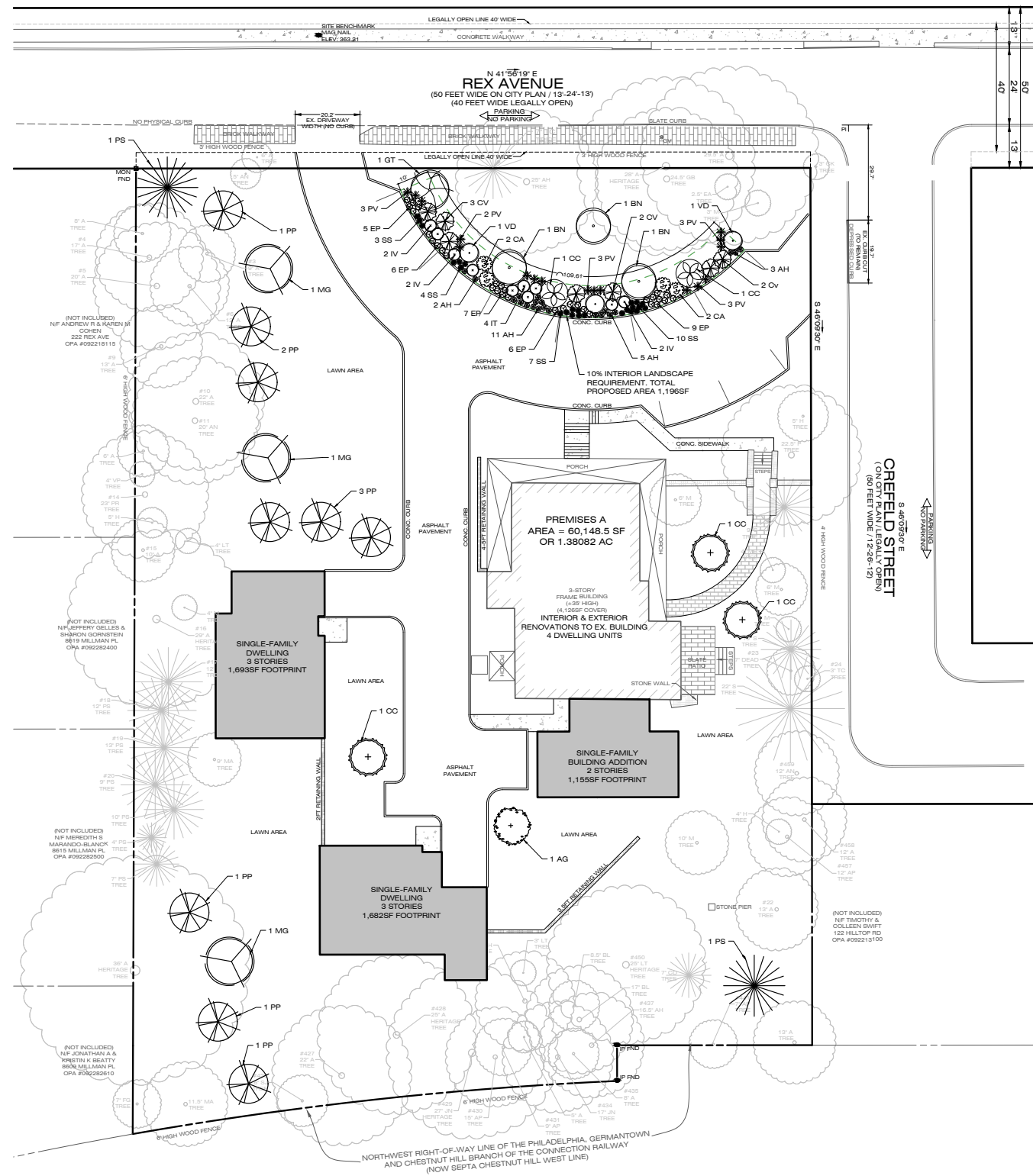
**208 REX AVENUE**  
Philadelphia, PA

Drawing Number: 09 of 31  
Date: 2023.12.05 REVISED 2024.02.01

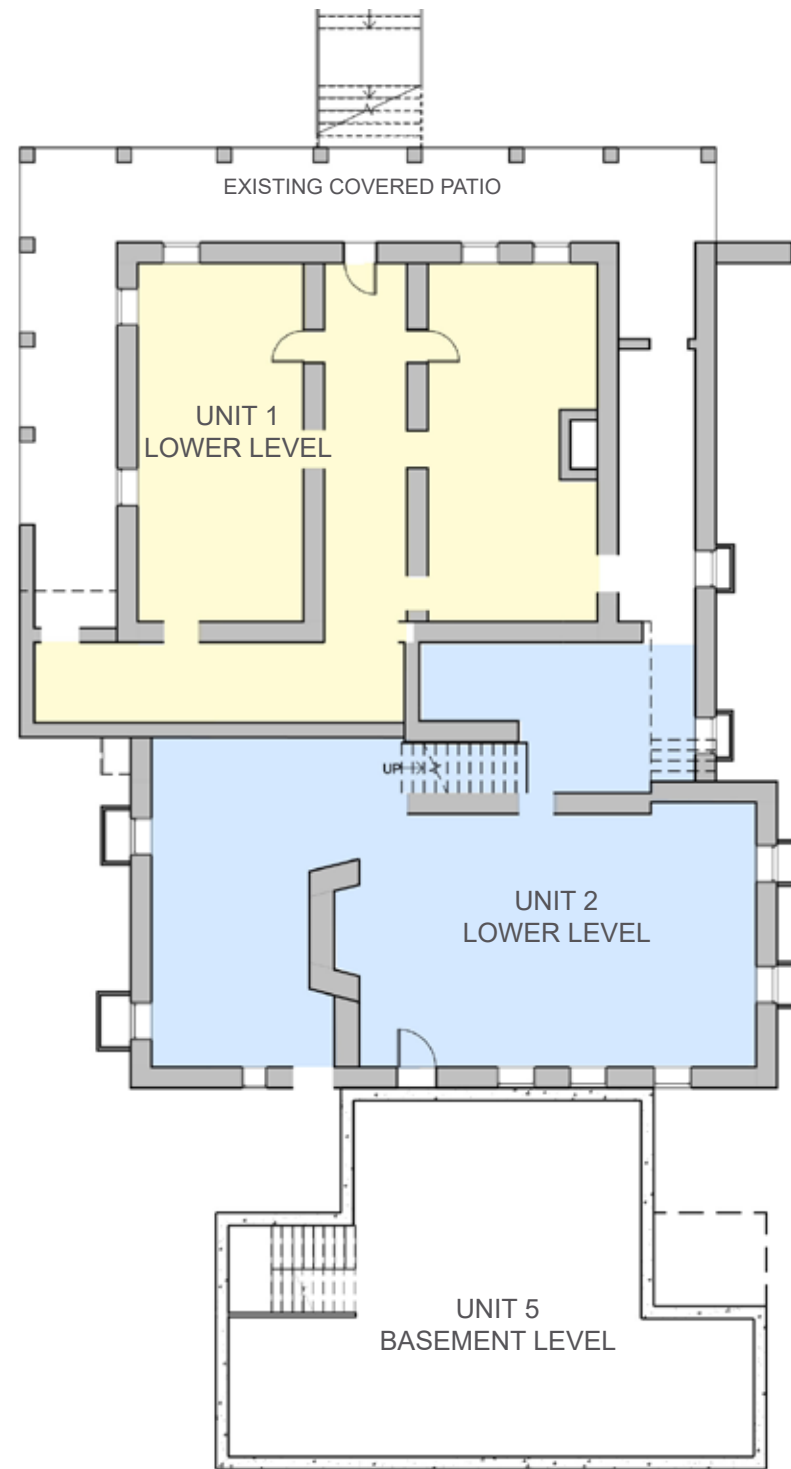
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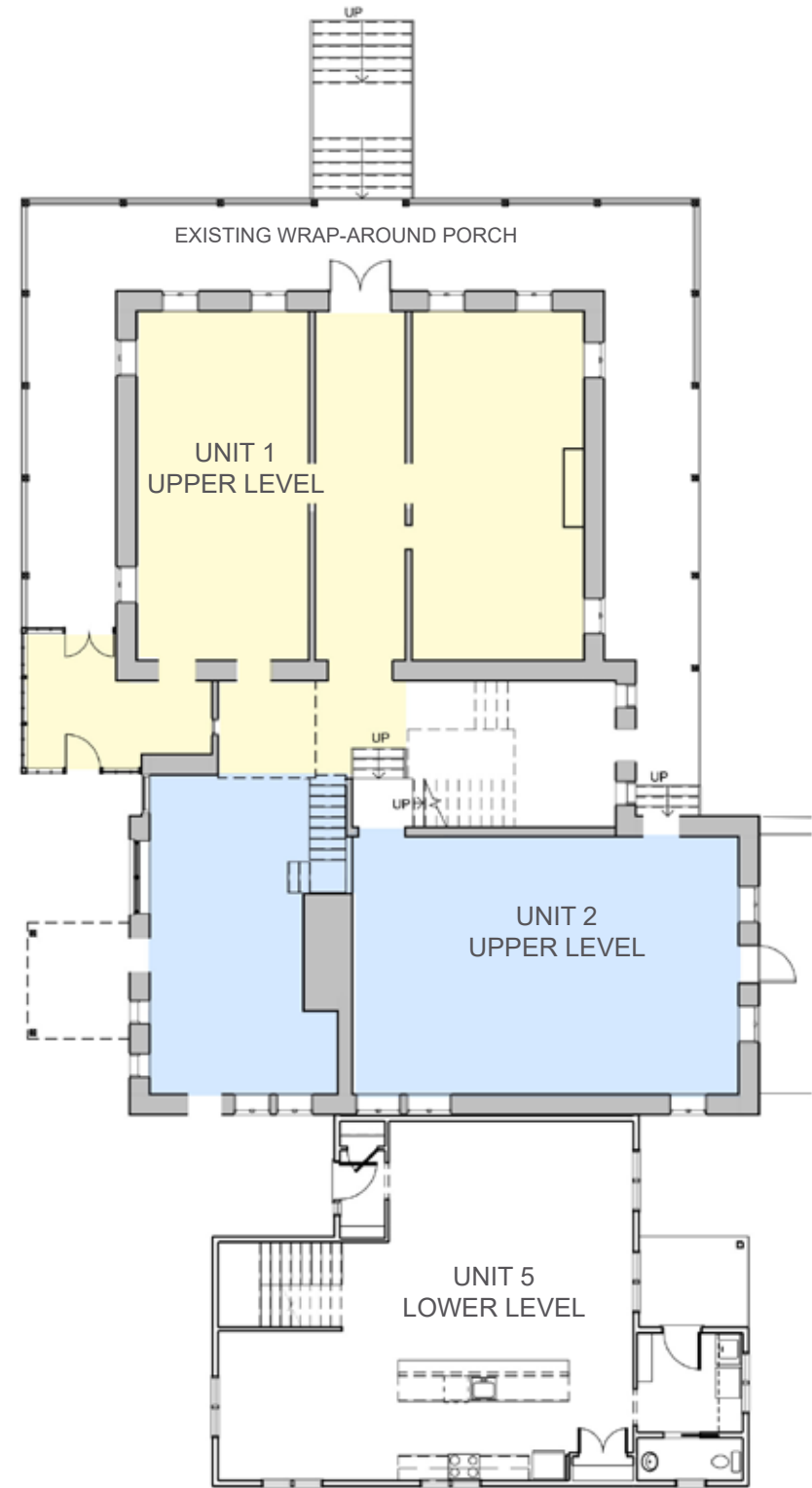
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LOWER LEVEL PLAN

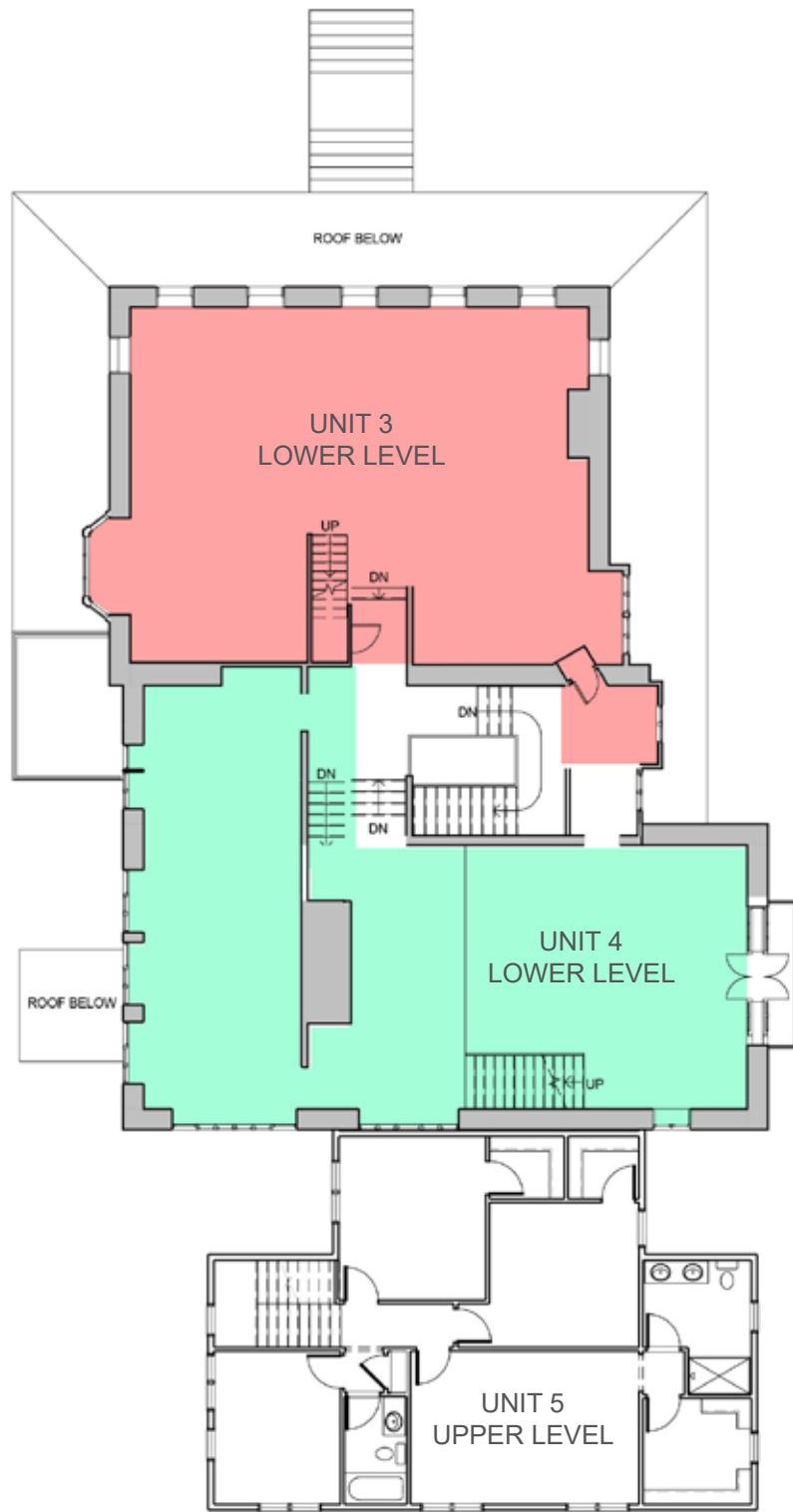


FIRST LEVEL PLAN

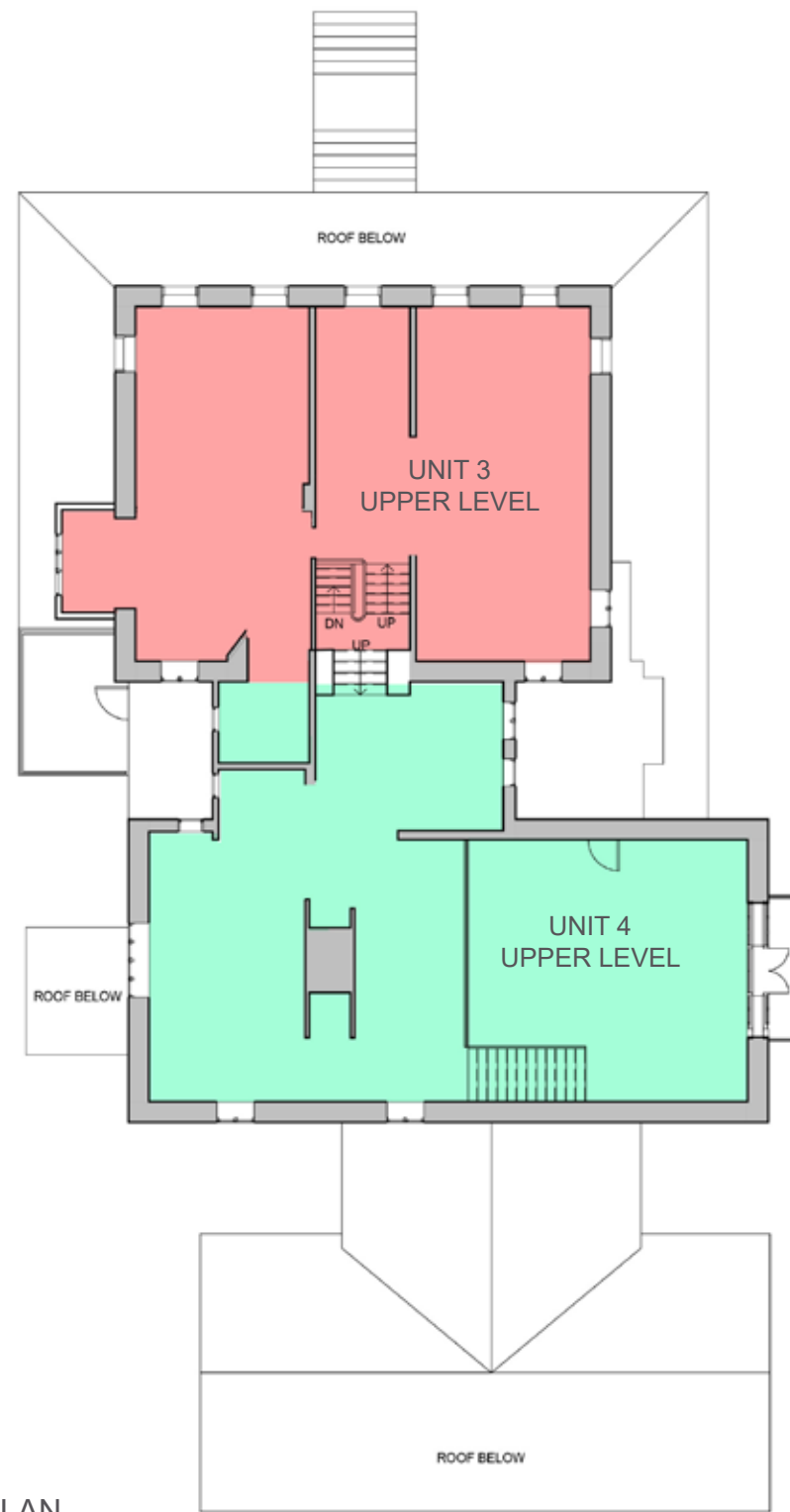
# EXISTING BUILDING PLANS

SCALE: 1/16" = 1'-0"

**208 REX AVENUE**  
Philadelphia, PA



SECOND LEVEL PLAN



THIRD LEVEL PLAN

# EXISTING BUILDING PLANS SCALE: 1/16" = 1'-0"

**208 REX AVENUE**  
Philadelphia, PA





- KEYNOTES
1.

REPLACE EXISTING WINDOWS WITH NEW WINDOWS IN KIND WITH DIVIDED LITES, PHC STAFF TO REVIEW SHOP DRAWINGS PRIOR TO INSTALL.
2.

CLEAN, PATCH AND REPAIR EXISTING MARSONRY WHERE NECESSARY. PHC STAFF TO REVIEW MORTAR MATERIAL AND COLOR ON SITE.
3.

PATCH, REPAIR, AND REPAINT MILLWORK AND TRIM. PHC STAFF TO REVIEW COLOR (WHITE) ON SITE PRIOR TO INSTALL.
4.

REMOVE LATTICE.
5.

REMOVE OVERGROWN BRUSH.
6.

REPLACE MISSING SHUTTER, MATCH EXISTING.
7.

REPLACE EXISTING ASPHALT SHINGLES. PHC STAFF TO REVIEW COLOR SELECTION ON SITE.
8.

RE-GRADE AREA ADJACENT TO COVERED PATIO.
9.

OPEN AND PIN SHUTTERS BACK, REPLACE WINDOWS.
10.

REMOVE STUCCO, REPLACE WITH FIBER CEMENT SIDING. SIDING COLOR TO BE REVIEWED WITH PHC STAFF ON SITE.
11.

REMOVE AND REPLACE SIDING WITH FIBER CEMENT SIDING.
12.

REMOVE EXISTING FLOOD LIGHTS.
13.

REMOVE EXISTING MECHANICAL VENTS.
14.

REMOVE AND REPLACE EXISTING GUTTERS AND DOWNSPOUTS.
15.

BASED ON STRUCTURAL REPORT OF WRAP AROUND PORCH, REMOVE AND REPLACE IN KIND EXISTING STRUCTURAL MEMBERS, RAILINGS AND DECKING.
16.

REMOVE AND INFILL EXISTING POOL.
17.

REMOVE, REPAIR AND REPLACE IN KIND EXISTING METAL BALCONY.
18.

REMOVE EXTERIOR STAIR TO GRADE.

EXISTING BUILDING PHOTOS  
NOT TO SCALE

208 REX AVENUE  
Philadelphia, PA





- KEYNOTES
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EXISTING BUILDING PHOTOS  
NOT TO SCALE

208 REX AVENUE  
Philadelphia, PA





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18.

REMOVE EXTERIOR STAIR TO GRADE.

EXISTING BUILDING PHOTOS  
NOT TO SCALE

208 REX AVENUE  
Philadelphia, PA





FRONT ELEVATION

BUILDING ELEVATIONS  
SCALE: 1/8" = 1'-0"

208 REX AVENUE  
Philadelphia, PA

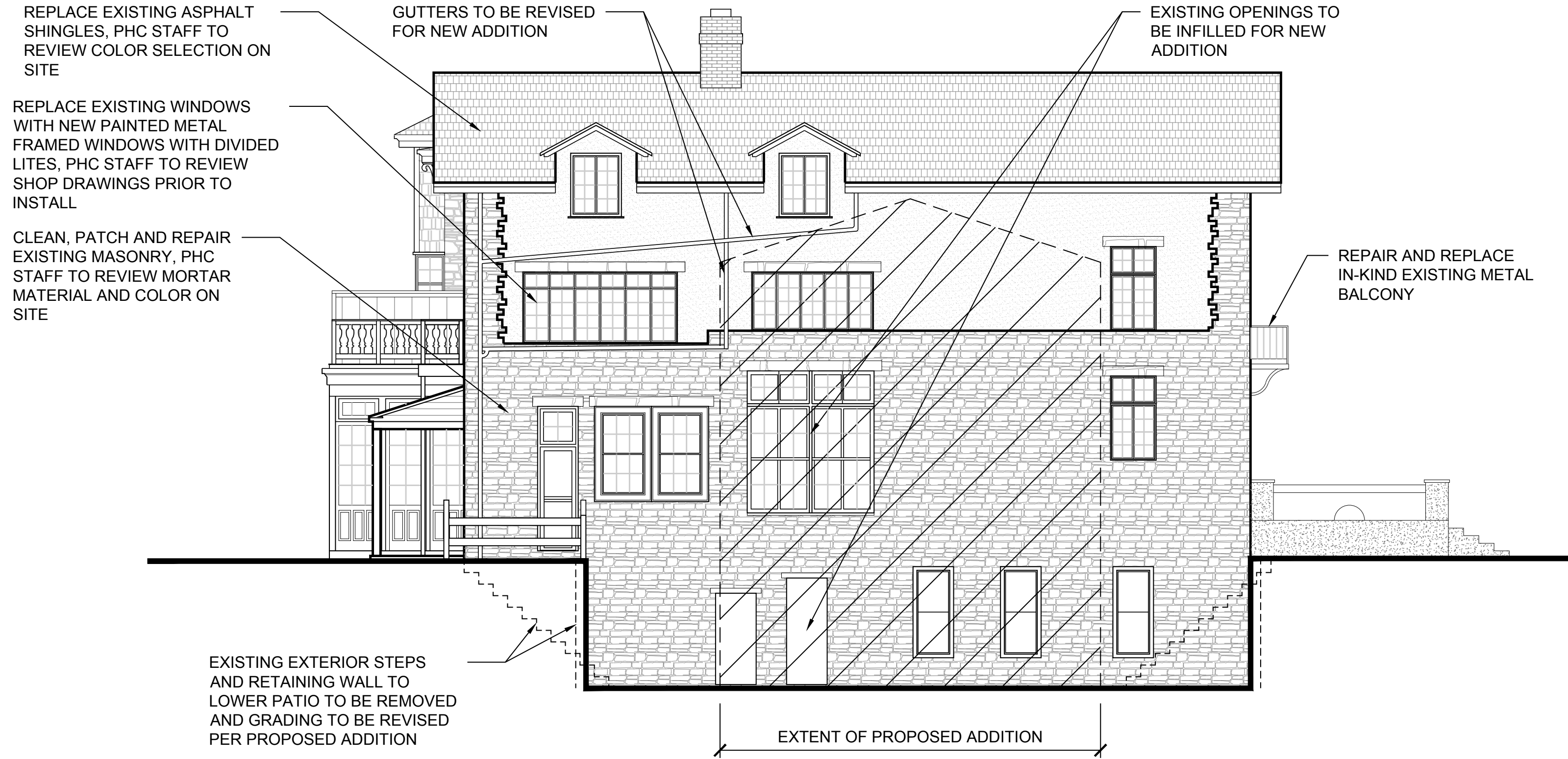


RIGHT ELEVATION

## BUILDING ELEVATIONS

SCALE: 1/8" = 1'-0"

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REAR ELEVATION

**BUILDING ELEVATIONS**  
SCALE: 1/8" = 1'-0"

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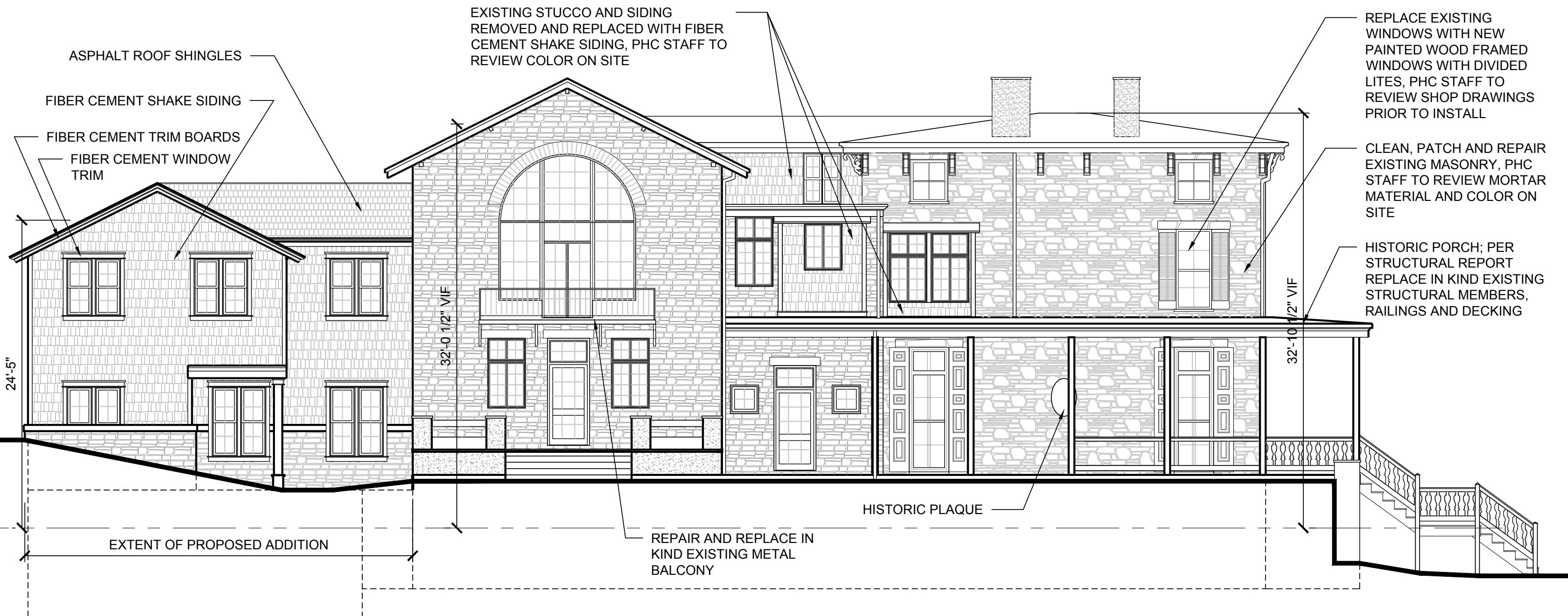




REAR ELEVATION WITH ADDITION

BUILDING ELEVATIONS  
SCALE: 1/8" = 1'-0"

208 REX AVENUE  
Philadelphia, PA



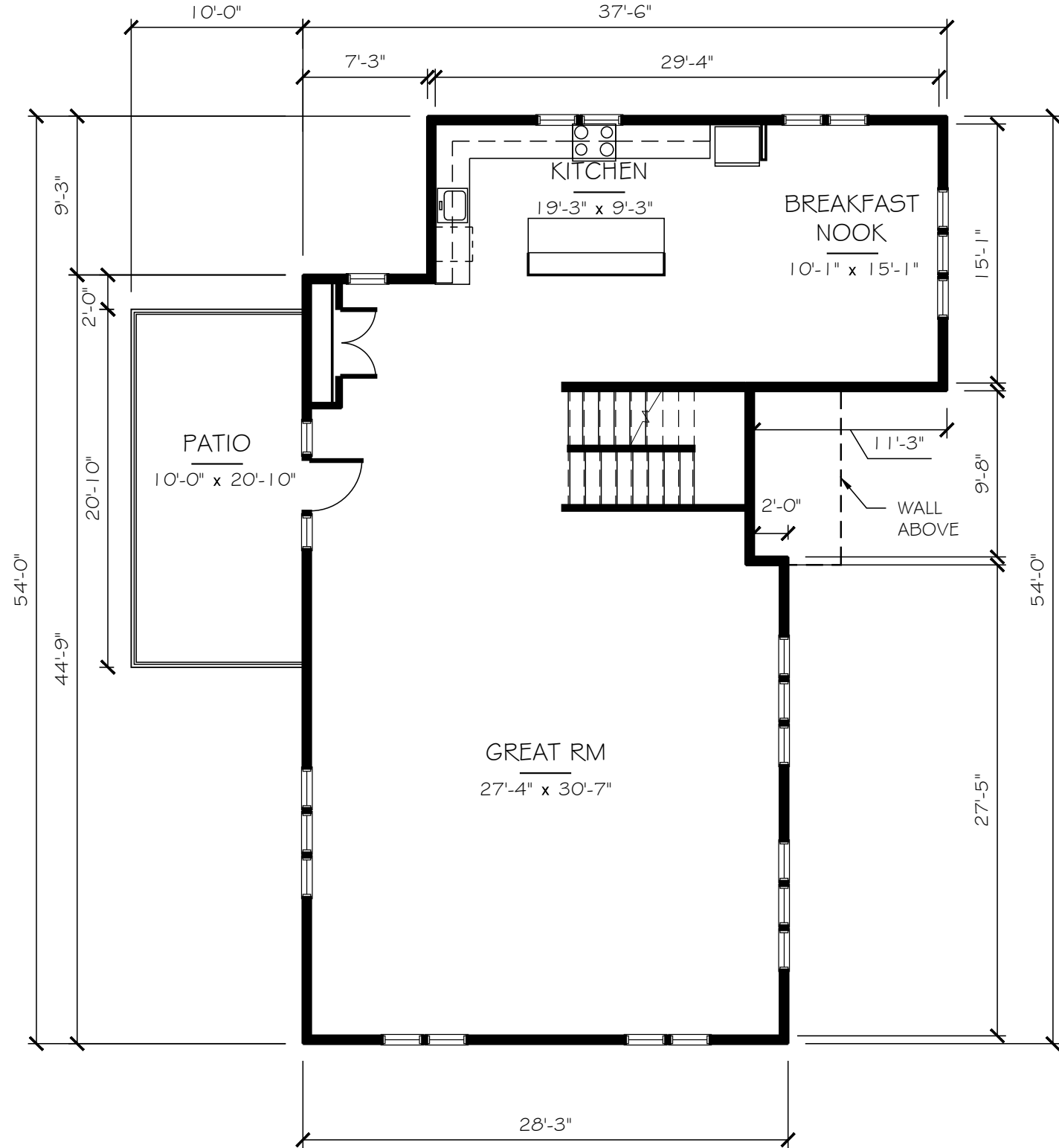
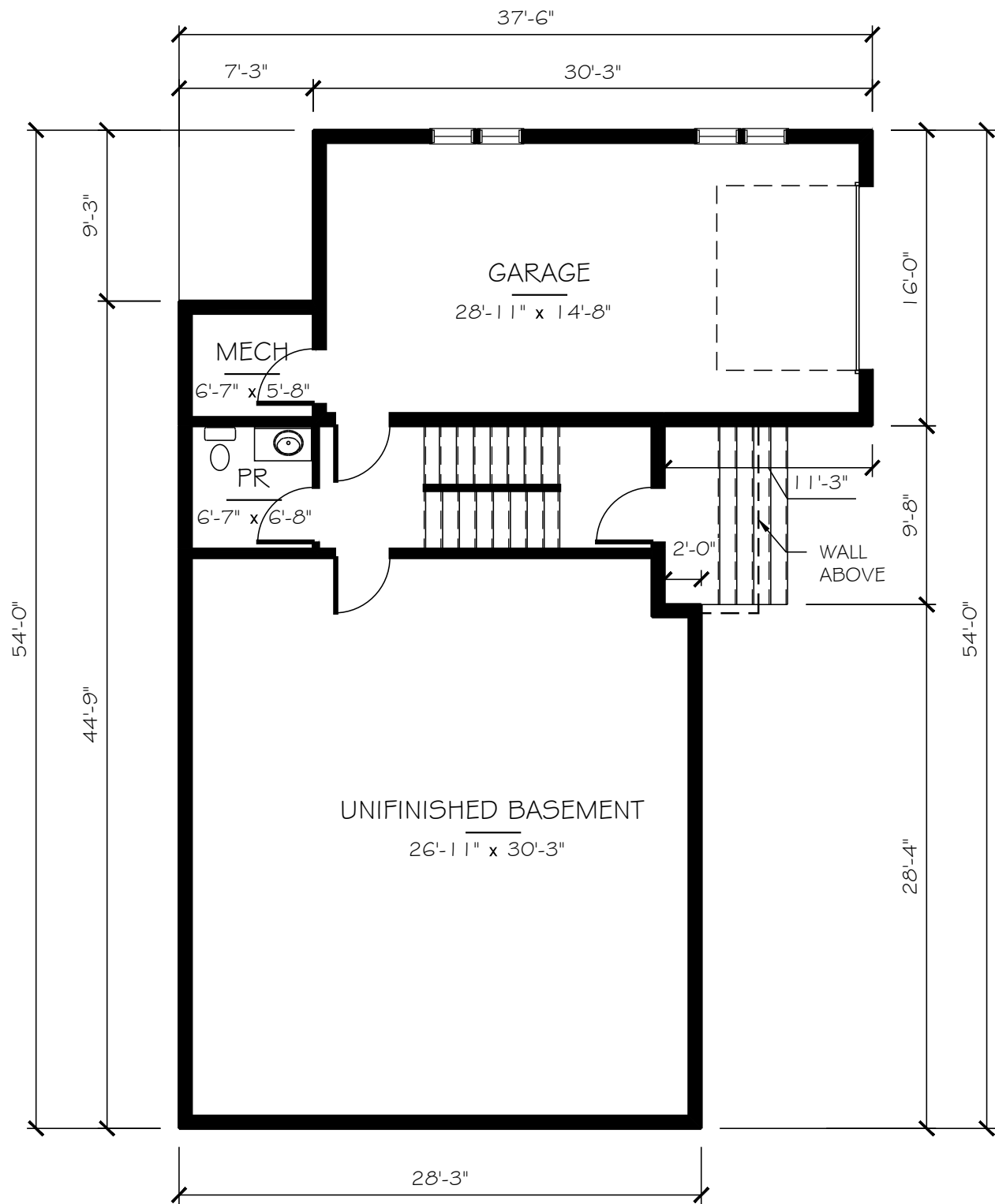
SCALE: 1/8" = 1'-0"

BUILDING ELEVATIONS

1/8" = 1'-0"

208 REX AVENUE

Philadelphia, PA



LOWER LEVEL FLOOR PLAN

SINGLE FAMILY HOMES

SCALE: 1/8" = 1'-0"

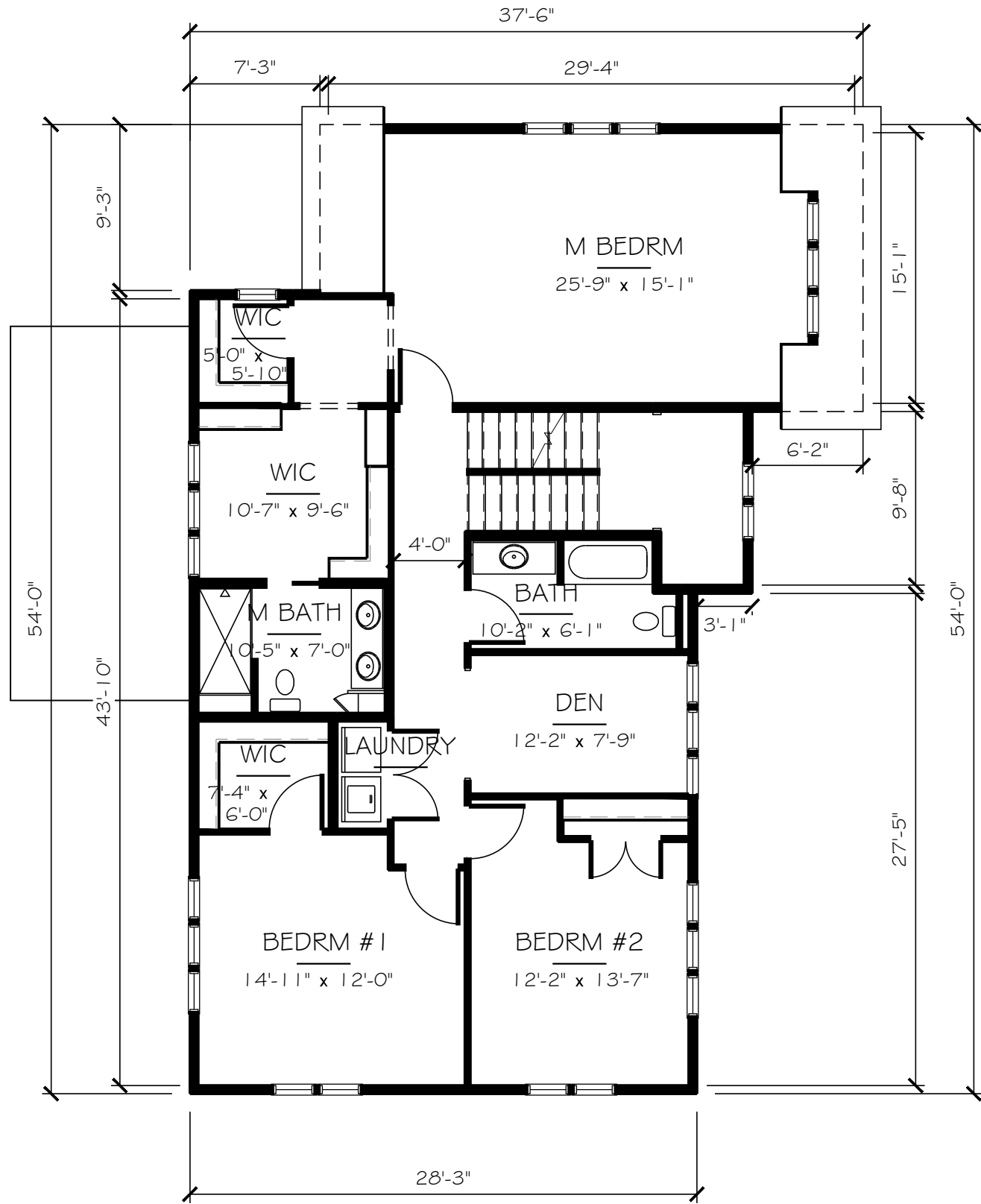
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FIRST FLOOR PLAN

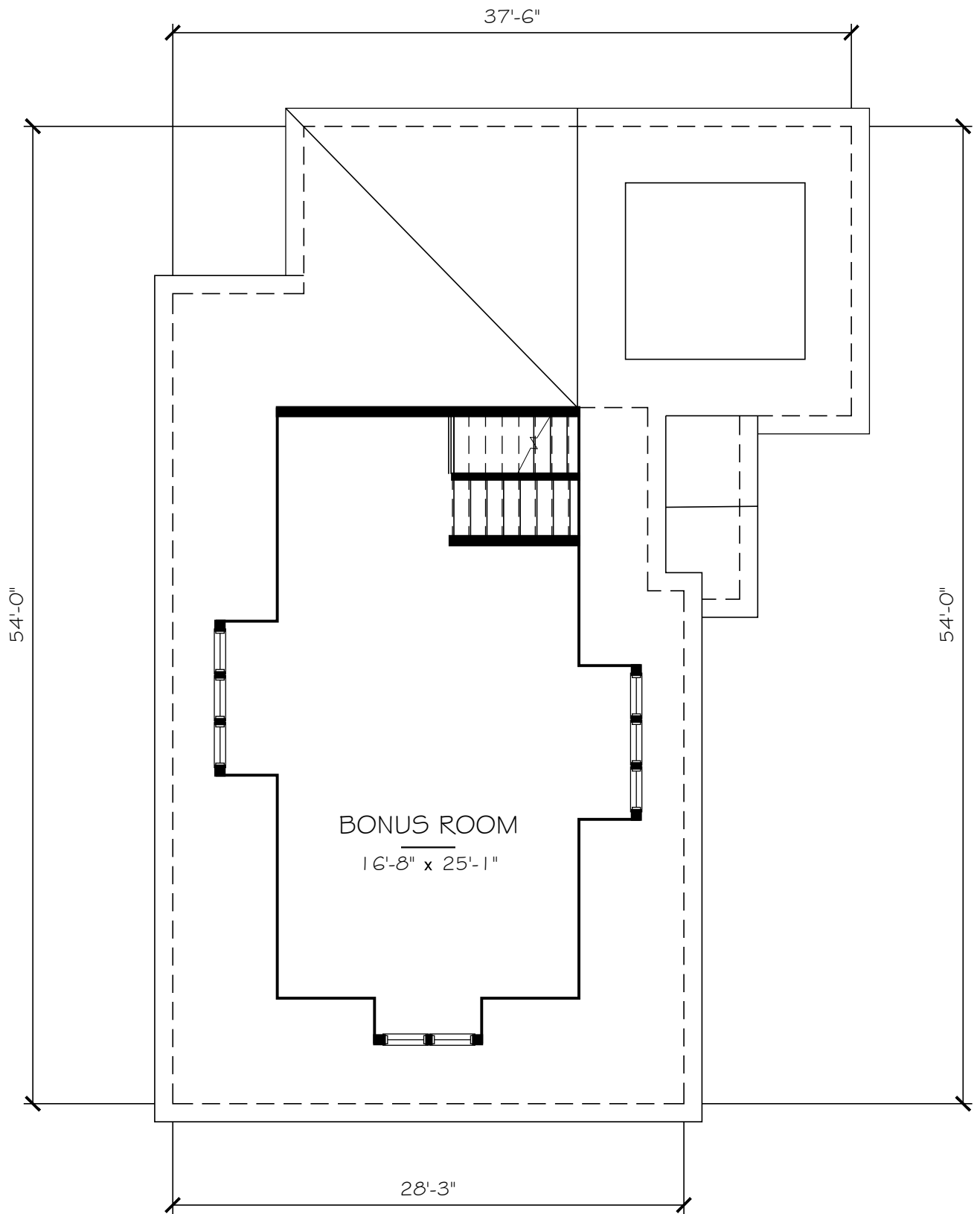
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SECOND FLOOR PLAN  
 SINGLE FAMILY HOMES  
 SCALE: 1/8" = 1'-0"



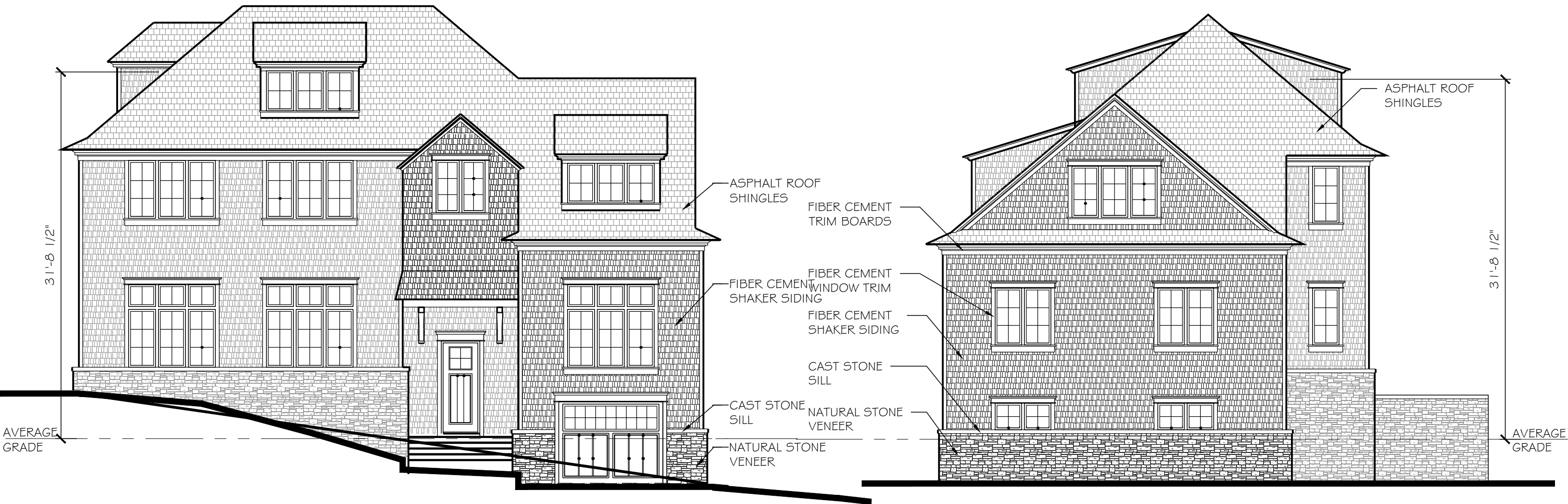
THIRD FLOOR PLAN

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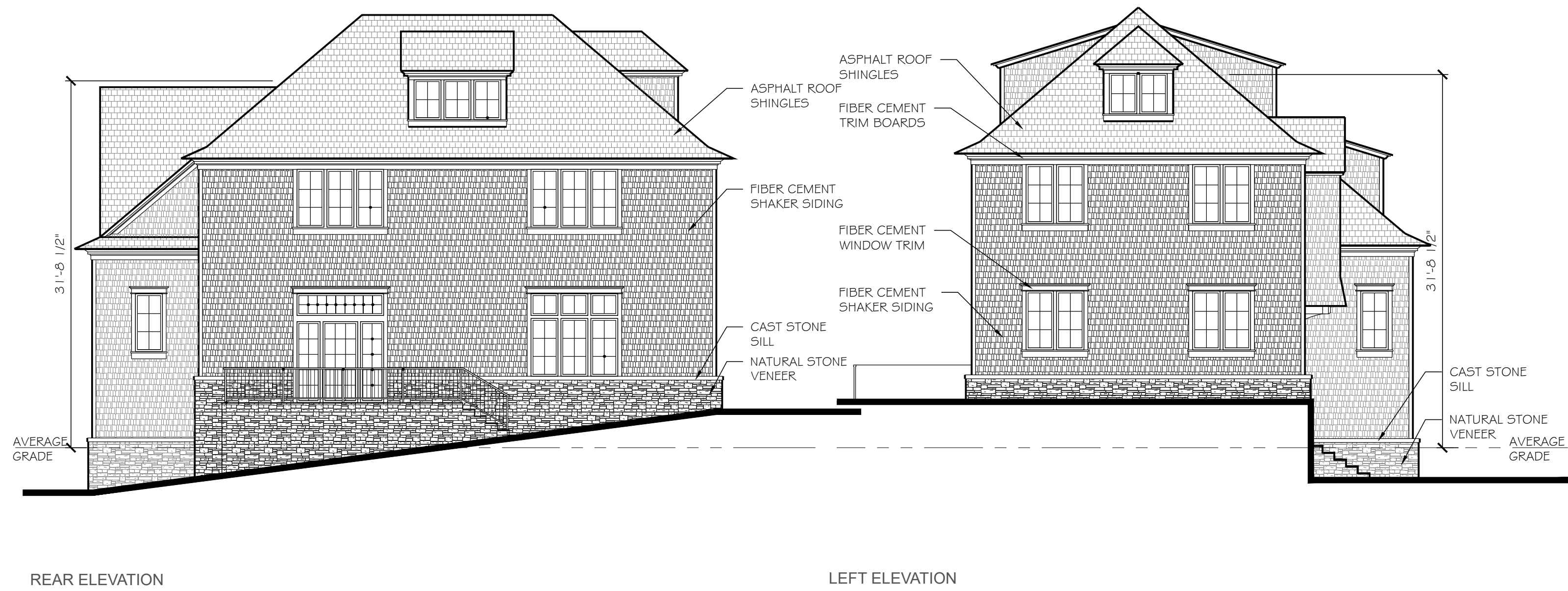


FRONT ELEVATION

RIGHT ELEVATION

SINGLE FAMILY HOMES  
SCALE: 1/8" = 1'-0"

208 REX AVENUE  
Philadelphia, PA



SINGLE FAMILY HOMES  
SCALE: 1/8" = 1'-0"

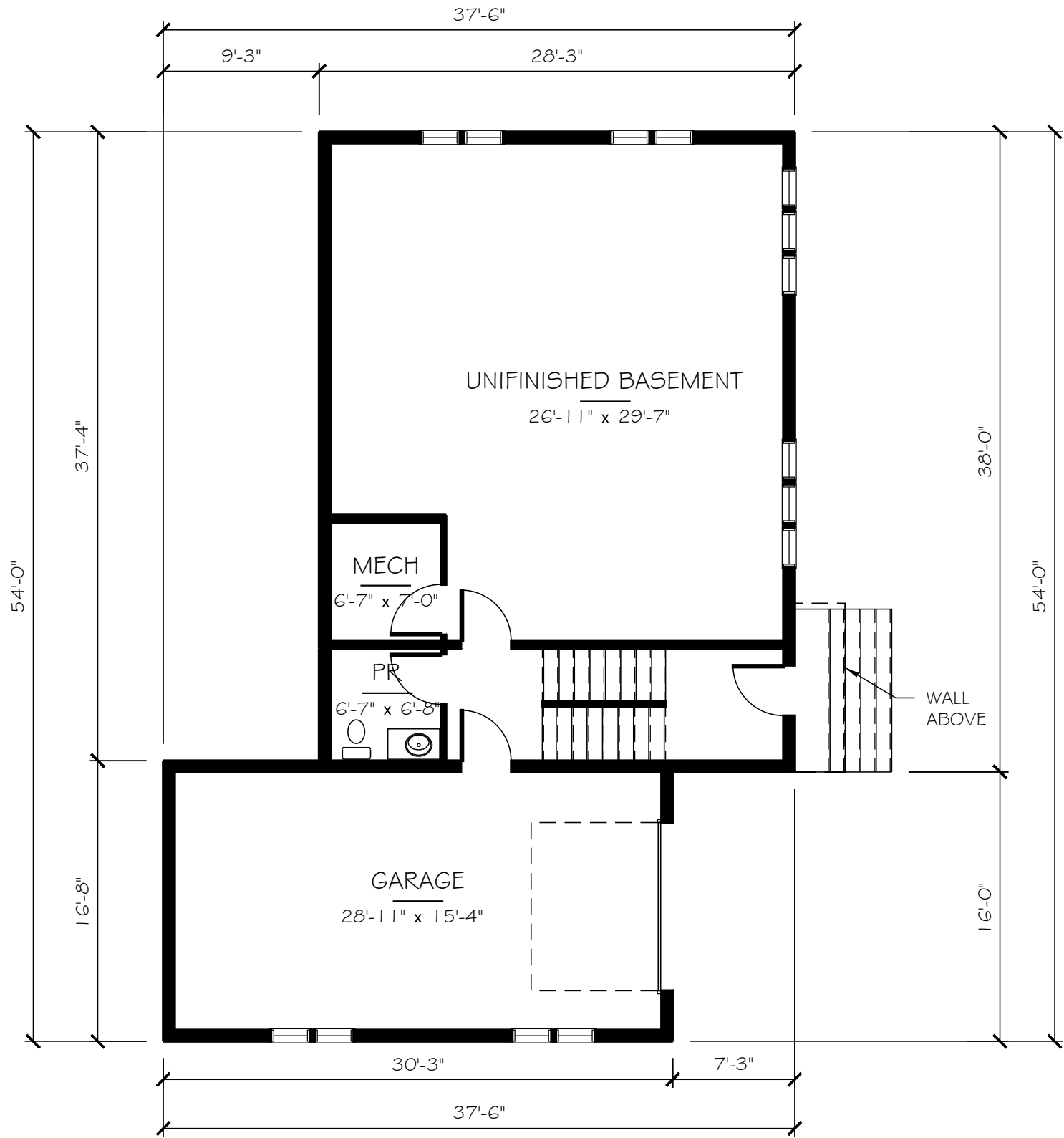
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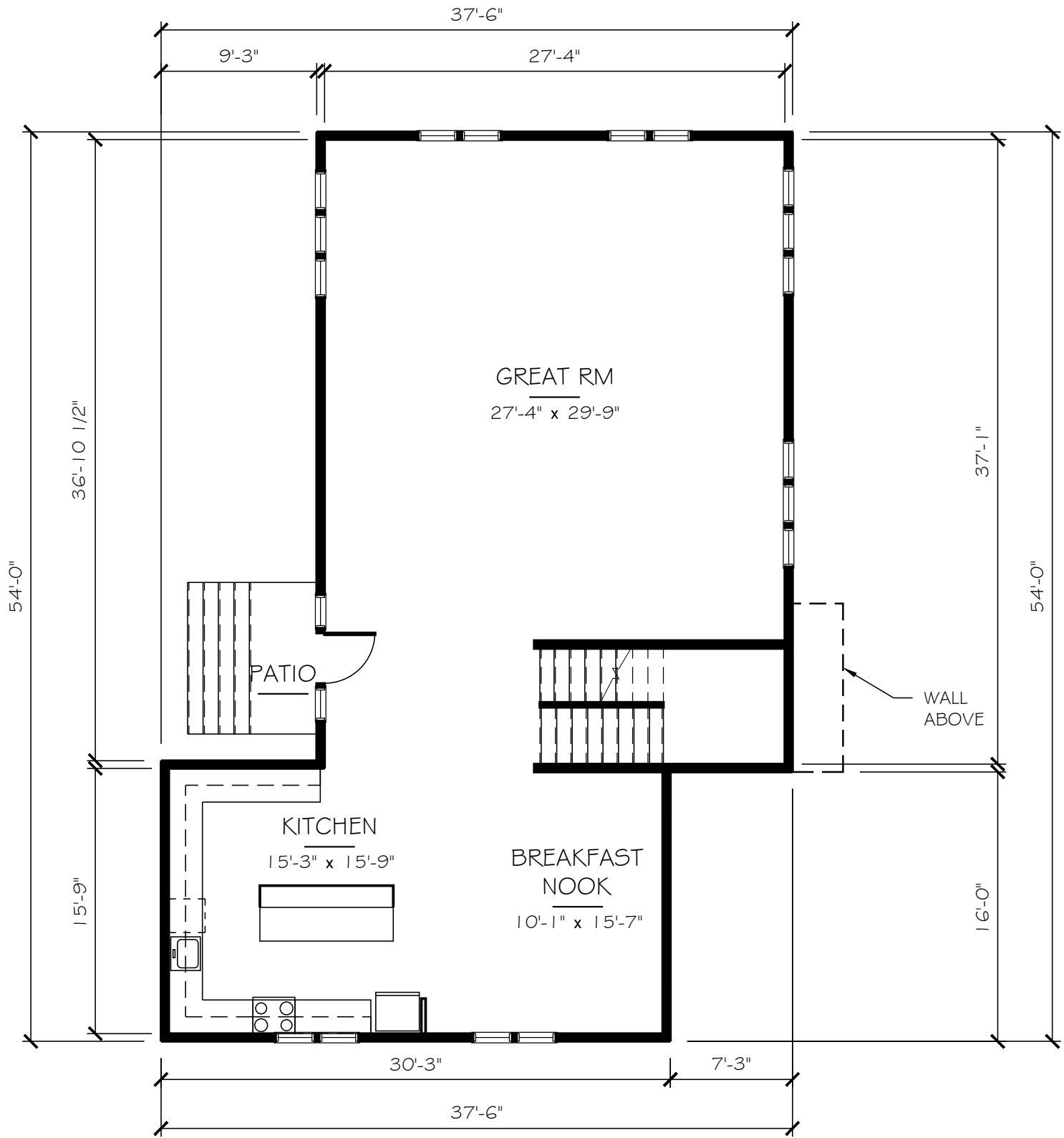
LOWER LEVEL FLOOR PLAN

SINGLE FAMILY HOMES

SCALE: 1/8" = 1'-0"

208 REX AVENUE  
Philadelphia, PA

Drawing Number: 25 of 31  
Date: 2023.12.05 REVISED 2024.02.01

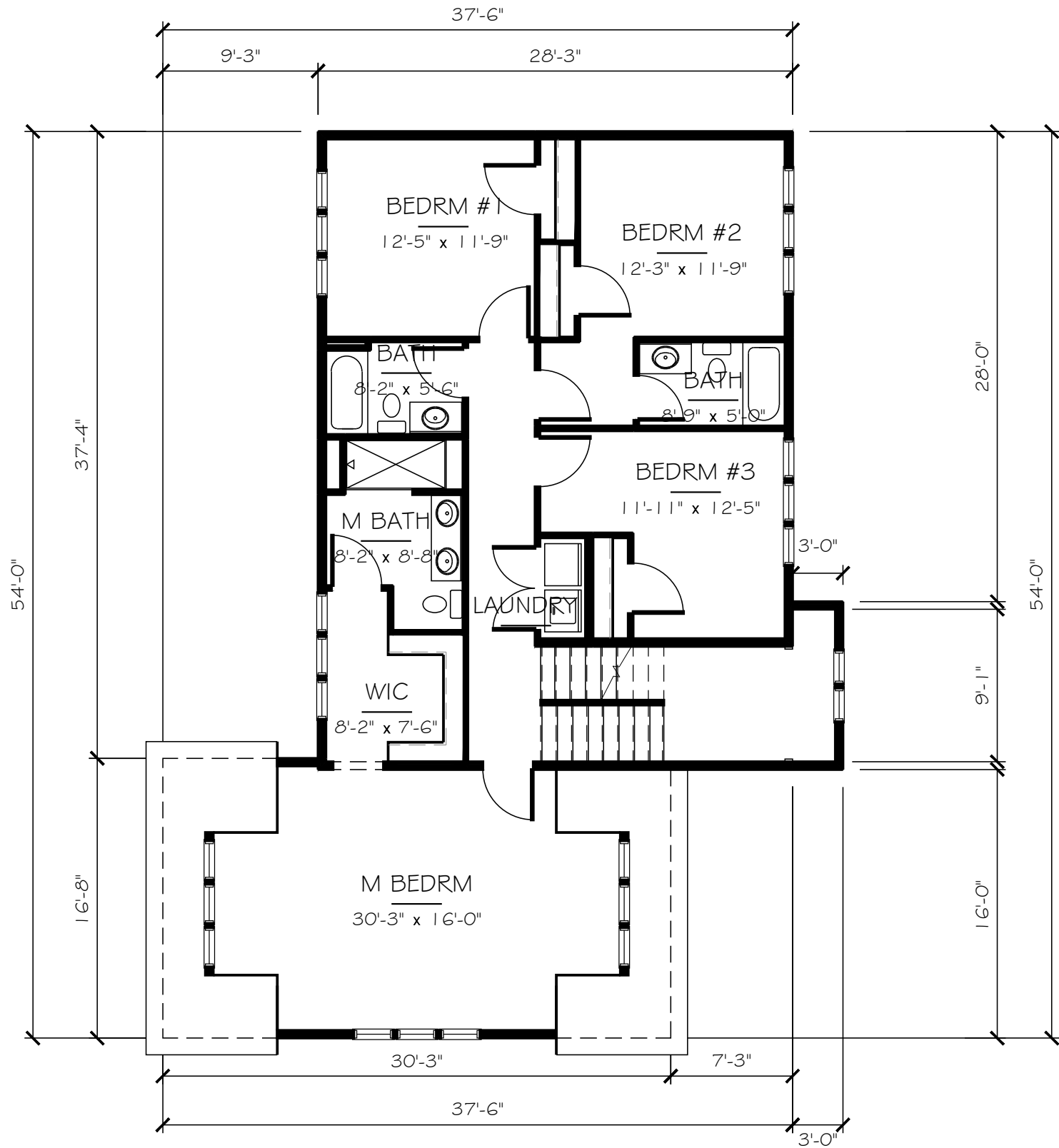


FIRST FLOOR PLAN

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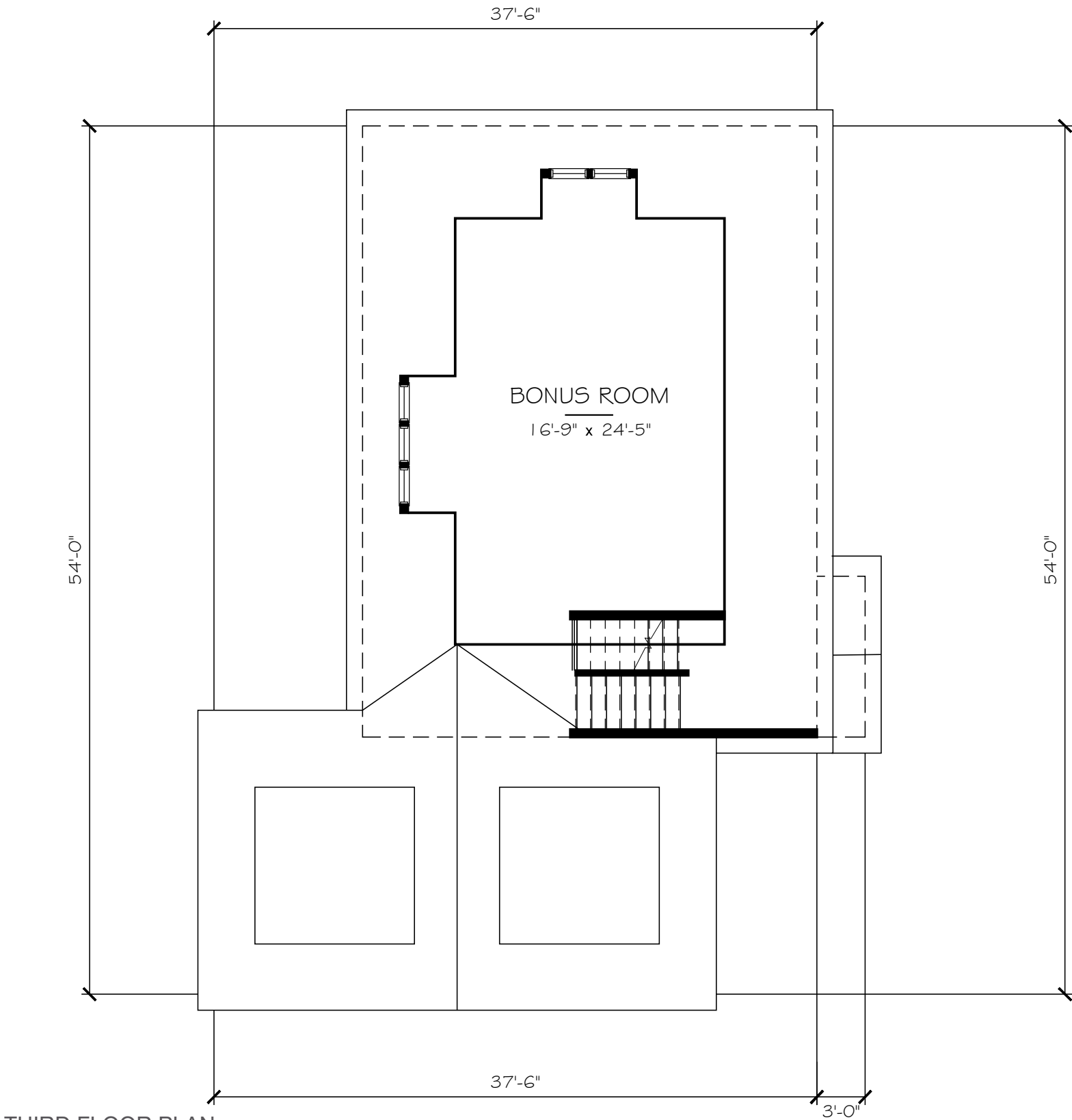
SECOND FLOOR PLAN

# SINGLE FAMILY HOMES

SCALE: 1/8" = 1'-0"

**208 REX AVENUE**  
Philadelphia, PA

Drawing Number: 26 of 31  
Date: 2023.12.05 REVISED 2024.02.01

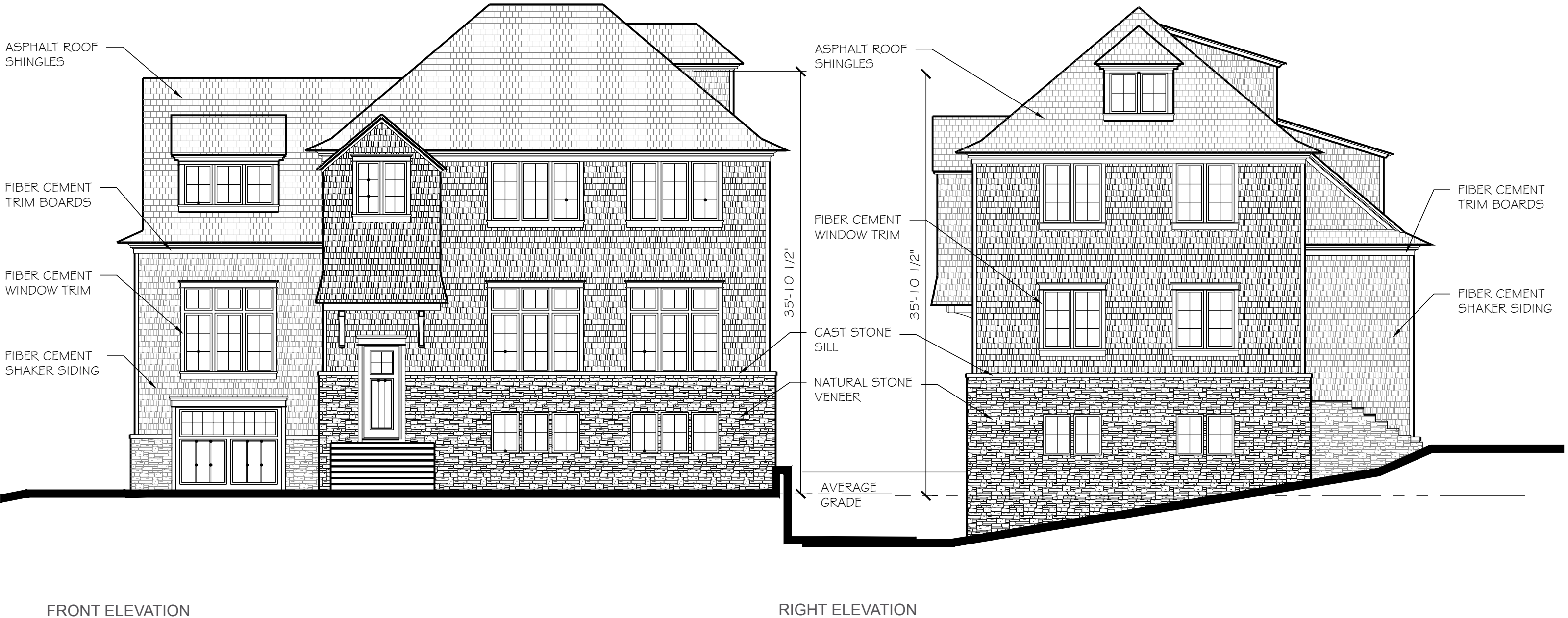


THIRD FLOOR PLAN

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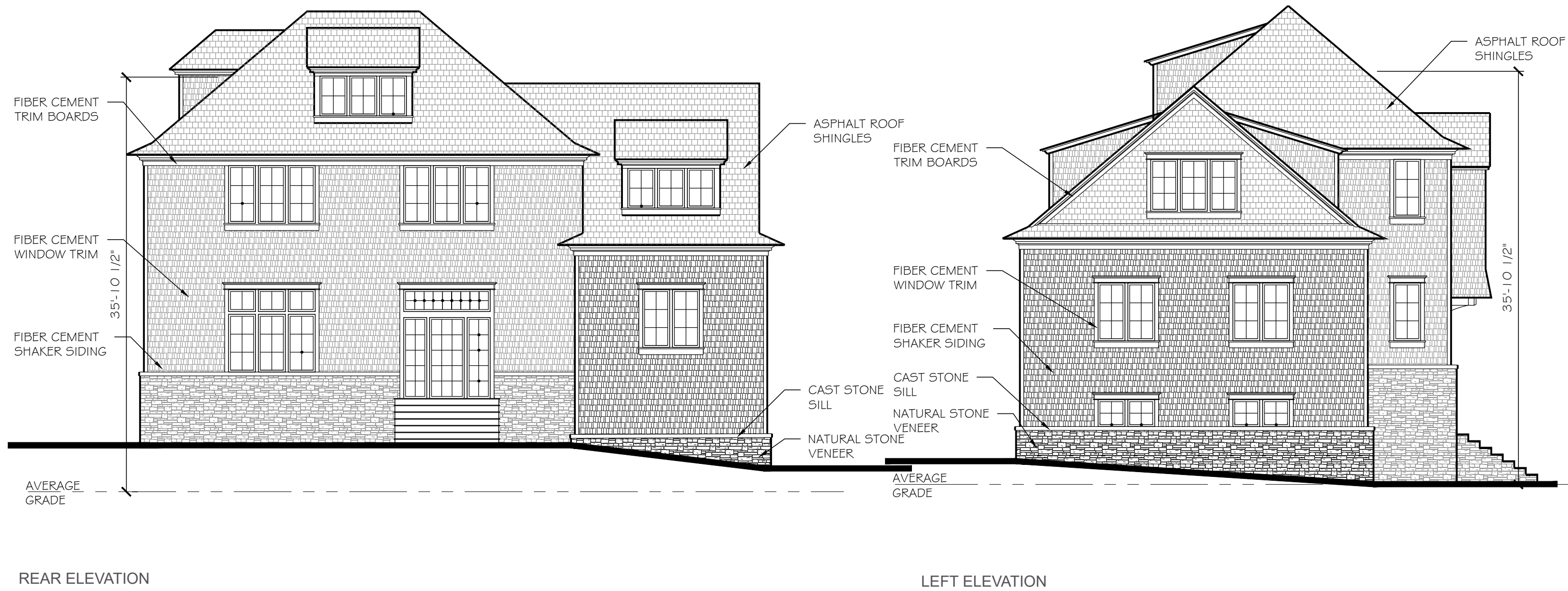
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SINGLE FAMILY HOMES  
SCALE: 1/8" = 1'-0"

208 REX AVENUE  
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SINGLE FAMILY HOMES  
SCALE: 1/8" = 1'-0"

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RENDERING  
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Date: 2023.12.05 REVISED 2024.02.01

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RENDERING  
NOT TO SCALE

**208 REX AVENUE**  
Philadelphia, PA

Drawing Number: 30 of 31  
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FIBER CEMENT SIDING



FIBER CEMENT TRIM BOARD



NATURAL STONE VENEER



ASPHALT SHINGLES



DIVIDED LITE WOOD WINDOWS

MATERIALS BOARD  
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PHC STAFF TO REVIEW FINAL CUT SHEETS  
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# 208 REX AVENUE

PHILADELPHIA, PA

PHILADELPHIA HISTORIC COMMISSION SUBMISSION  
12/5/2023

ORIGINAL

Redundant introduction pages removed

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The above illustrations are representative of the architectural style. They are not meant to illustrate the final design or materials but are intended to depict the size, mass, and general materials of the proposed building.

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# ORIGINAL



## ARCHITECTURAL SITE PLAN NOT TO SCALE

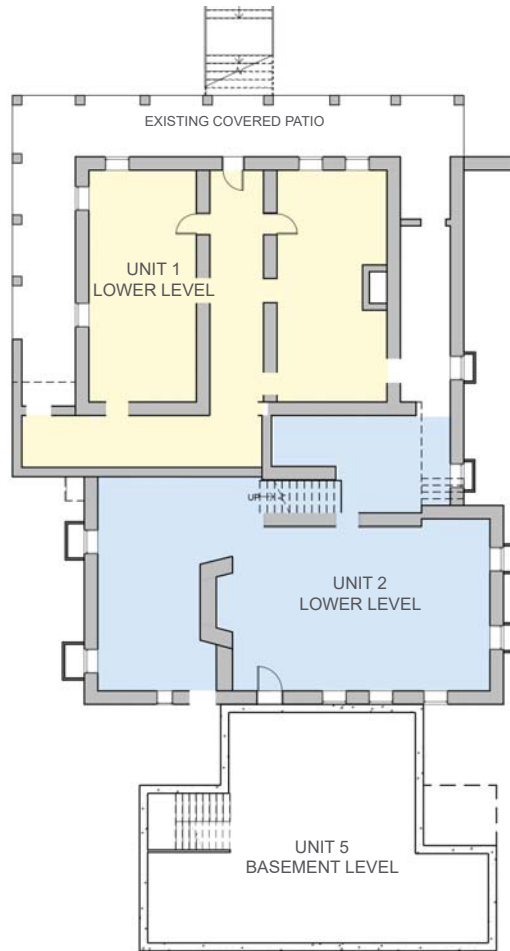
**208 REX AVENUE**  
Philadelphia, PA

Drawing Number: 09 of 22  
Date: 2023.12.05

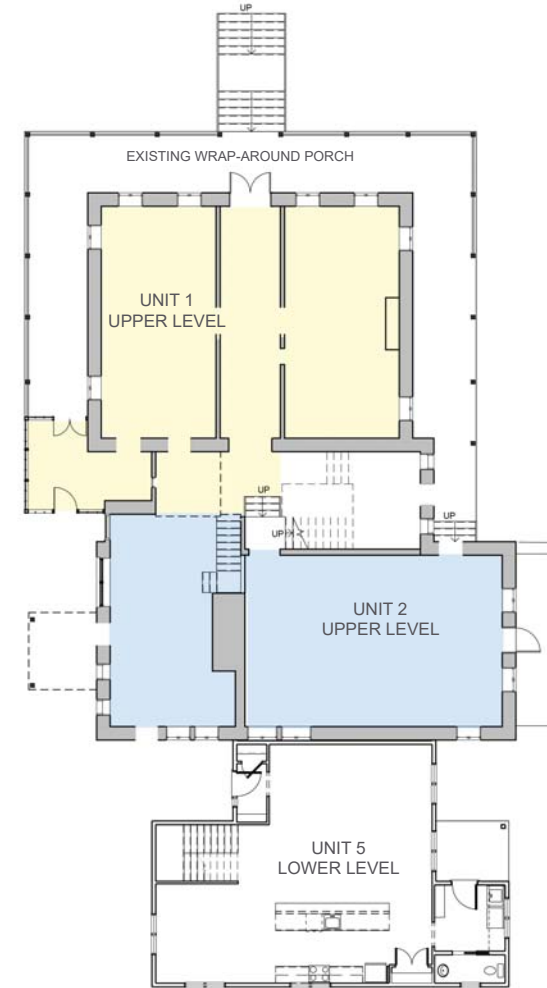
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LOWER LEVEL PLAN



FIRST LEVEL PLAN

## EXISTING BUILDING PLANS NOT TO SCALE

**208 REX AVENUE**  
Philadelphia, PA

Drawing Number: 10 of 22  
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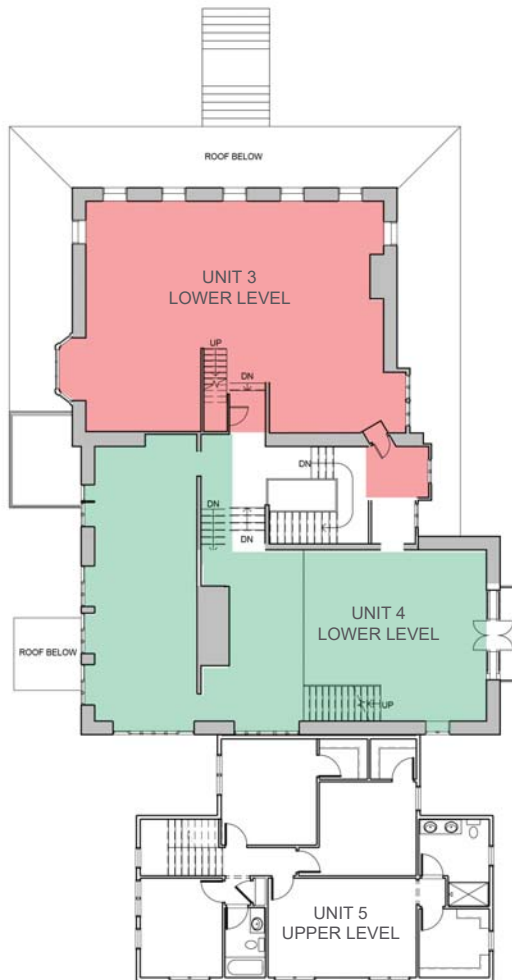
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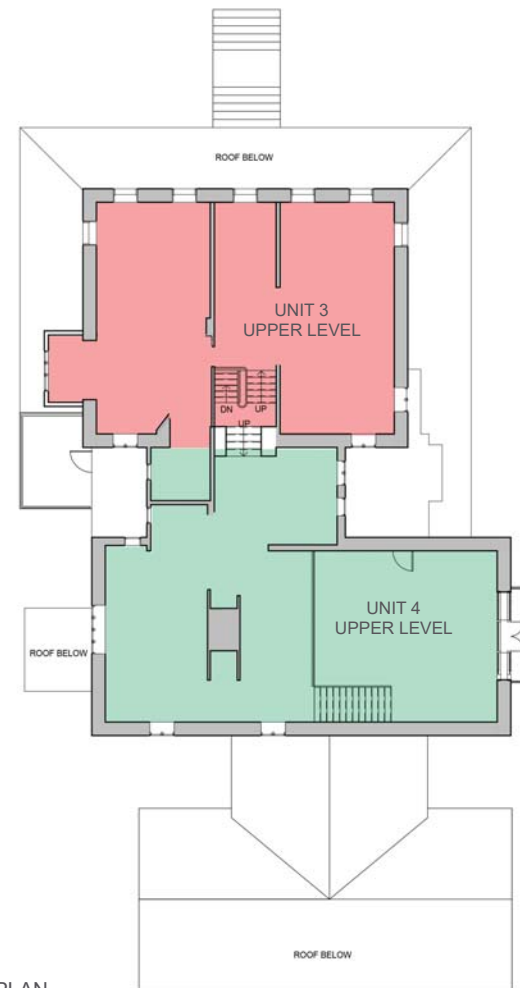
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# ORIGINAL



SECOND LEVEL PLAN



THIRD LEVEL PLAN

EXISTING BUILDING PLANS  
NOT TO SCALE

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# ORIGINAL

## KEYNOTES

1. REPLACE EXISTING WINDOWS WITH NEW PAINTED WOOD FRAMED WINDOWS WITH DIVIDED LITES, PHC STAFF TO REVIEW SHOP DRAWINGS PRIOR TO INSTALL.
2. CLEAN, PATCH AND REPAIR EXISTING MARSONRY WHERE NECESSARY. PHC STAFF TO REVIEW MORTAR MATERIAL AND COLOR ON SITE.
3. PATCH, REPAIR, AND REPAINT MILLWORK AND TRIM. PHC STAFF TO REVIEW COLOR (WHITE) ON SITE PRIOR TO INSTALL.
4. REMOVE LATTICE.
5. REMOVE OVERGROWN BRUSH.
6. REPLACE MISSING SHUTTER, MATCH EXISTING.
7. REPLACE EXISTING FIBERGLASS SHINGLES. PHC STAFF TO REVIEW COLOR SELECTION ON SITE.
8. RE-GRADE AREA ADJACENT TO COVERED PATIO.
9. OPEN AND PIN SHUTTERS BACK, REPLACE WINDOWS.
10. REMOVE STUCCO, REPLACE WITH FIBER CEMENT SIDING. SIDING COLOR TO BE REVIEWED WITH PHC STAFF ON SITE.
11. REMOVE AND REPLACE SIDIN WITH FIBER CEMENT SIDING.
12. REMOVE EXISTING FLOOD LIGHTS.
13. REMOVE EXISTING MECHANICAL VENTS.
14. REMOVE AND REPLACE EXISTING GUTTERS AND DOWNSPOUTS.
15. BASED ON STRUCTURAL REPORT OF WRAP AROUND PORCH, REMOVE AND REPLACE IN KIND EXISTING STRUCTURAL MEMBERS, RAILINGS AND DECKING.
16. REMOVE AND PATCH DORMER WHERE ADDITION WILL BE PLACED.
17. REMOVE AND INFILL EXISTING POOL.
18. REMOVE, REPAIR AND REPLACE EXISTING METAL BALCONY.
19. REMOVE EXTERIOR STAIR TO GRADE.



EXISTING BUILDING PHOTOS  
NOT TO SCALE

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16. REMOVE AND PATCH DORMER WHERE ADDITION WILL BE PLACED.
17. REMOVE AND INFILL EXISTING POOL.
18. REMOVE, REPAIR AND REPLACE EXISTING METAL BALCONY.



## EXISTING BUILDING PHOTOS

NOT TO SCALE

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EXISTING BUILDING PHOTOS  
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FRONT ELEVATION

BUILDING ELEVATIONS  
NOT TO SCALE

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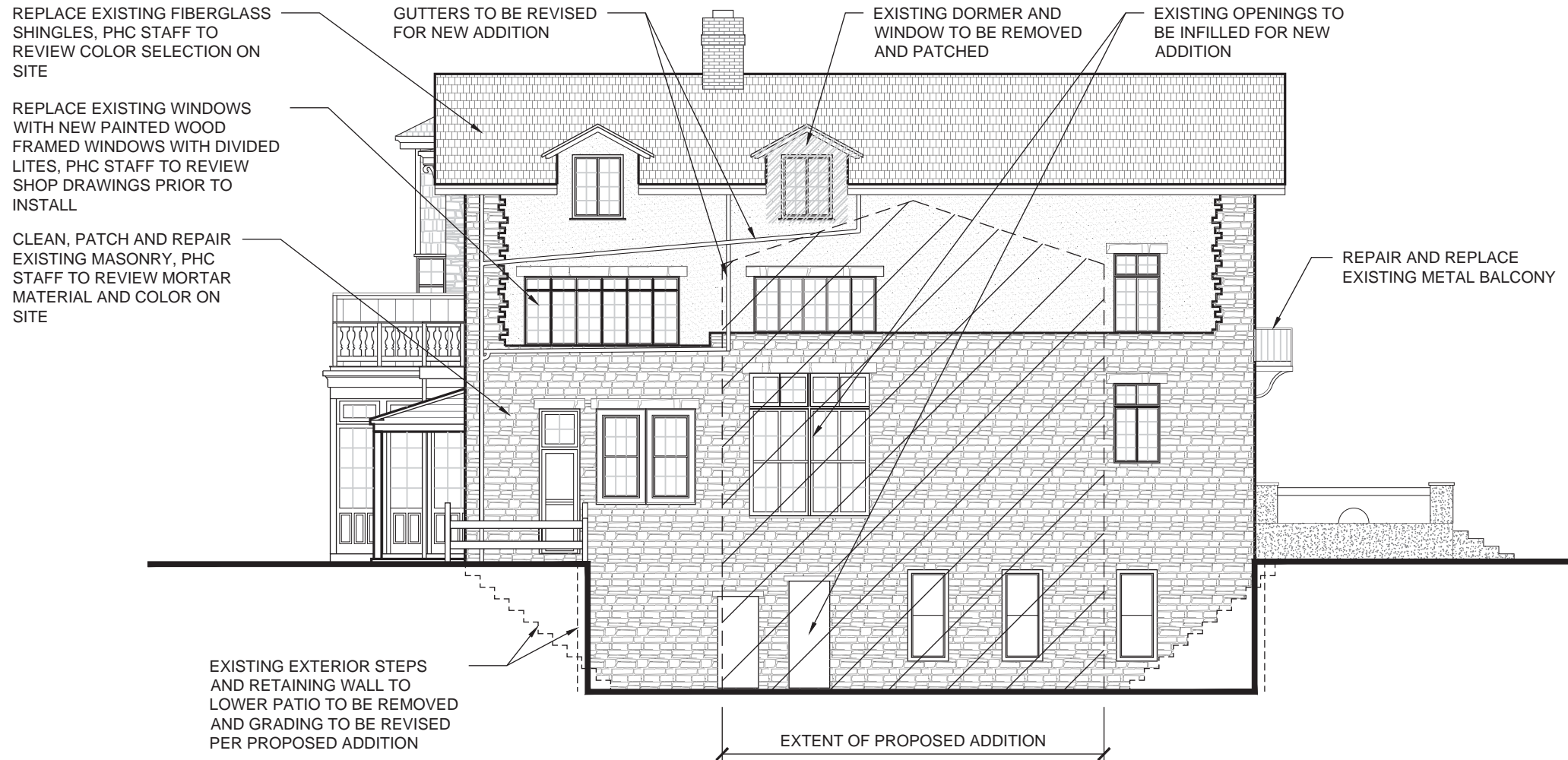
RIGHT ELEVATION

## BUILDING ELEVATIONS

NOT TO SCALE

**208 REX AVENUE**  
Philadelphia, PA





REAR ELEVATION

## BUILDING ELEVATIONS

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REAR ELEVATION WITH ADDITION

BUILDING ELEVATIONS  
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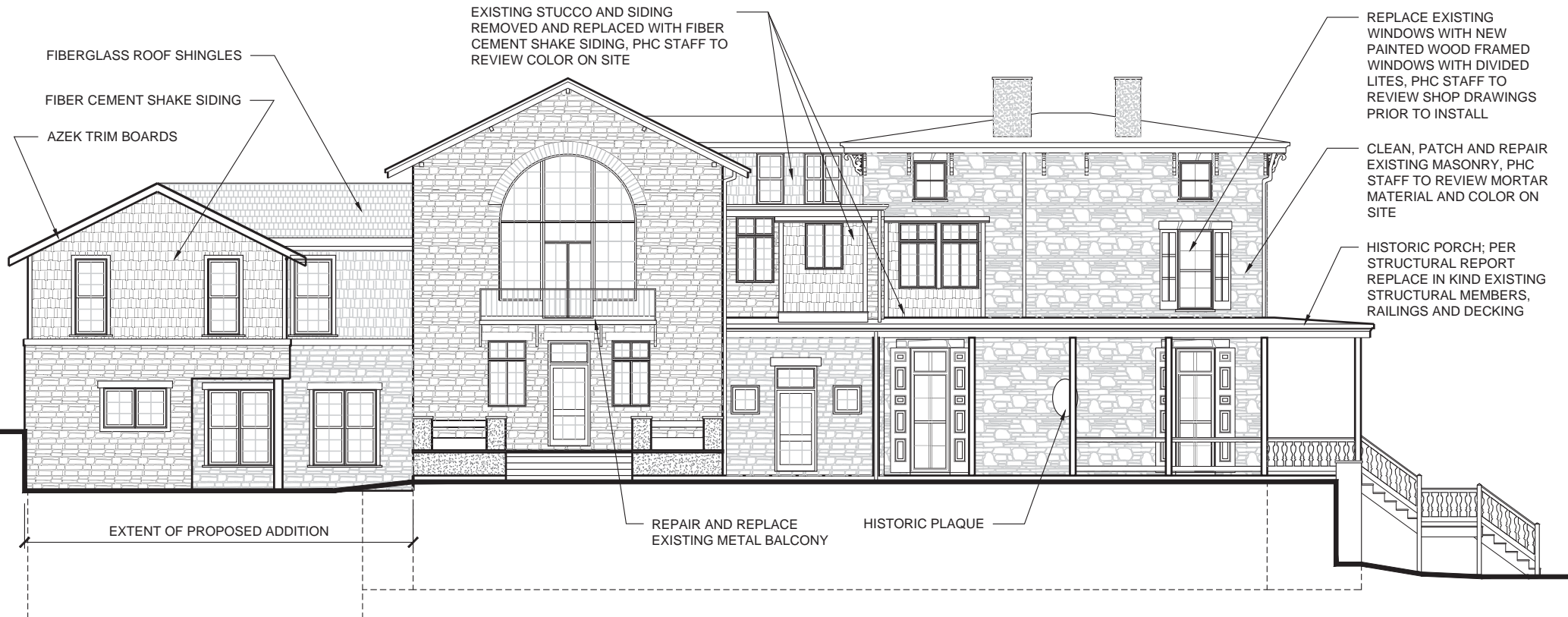
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LEFT ELEVATION

## BUILDING ELEVATIONS

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SINGLE FAMILY HOMES  
NOT TO SCALE

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FIBER CEMENT SIDING



AZEK TRIM BOARD



NATURAL STONE VENEER



ASPHALT SHINGLES



DIVIDED LITE WOOD WINDOWS

**MATERIALS BOARD**  
NOT TO SCALE

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