

**ADDRESS: 336 S 17TH ST**

Proposal: Enlarge existing roof deck

Review Requested: Final Approval

Owner: Lia Gentile

Applicant: Elizabeth Johnson, Brighton Architecture and Design LLC

History: 1840; alterations, c. 1900

Individual Designation: None

District Designation: Rittenhouse-Fitler Historic District, Contributing, 2/8/1995

Staff Contact: Heather Hendrickson, [heather.hendrickson@phila.gov](mailto:heather.hendrickson@phila.gov)

**OVERVIEW:** This application proposes to enlarge an existing roof deck at 336 South 17<sup>th</sup> Street, a contributing property in the Rittenhouse-Fitler Historic District. The property is situated on the southwest corner of S. 17<sup>th</sup> and Panama Streets. This block of Panama is a narrow dead-end segment of the street, with both garages and residential properties fronting the street. The existing deck is 11' x 16', with a portion being roughly 7' x 13'. The proposed roof deck extension would enlarge the deck by 5' x 28'-8" and result in a zero-foot setback from Panama Street. There is currently, and would continue to be, a 15' setback from S. 17<sup>th</sup> Street.

The property owner originally applied for a roof deck at this property in early 2020 and the matter was reviewed by the Architectural Committee on 25 February 2020. The original proposal called for a roof deck that was 11' x 37' with a 7'-3" setback from S. 17<sup>th</sup> Street and a 5' setback from Panama Street and a nine-foot-tall pilot house. The Architectural Committee voted to recommend denial as proposed, but approval provided the deck was set back from the front façade to align with the pilot house; the height of the pilot house roof was minimized; the structural beams were revised on the Panama Street side to reduce visibility; and the back of the deck was moved away from the rear wall, with the staff to review details. The architect revised the plans to incorporate that feedback and the matter was placed on the Consent Agenda of the March 2020 Historical Commission meeting. Owing to the pandemic, plans were put on hold and a building permit was finally issued in May 2023.

The property owner contends that the property has a small, concrete pad as a yard, with no real usable outdoor space, and the roof deck, as built, has not provided sufficient outdoor space for the owner's needs. The property owner has indicated that she is very willing to consider any and all design options, materials, etc. that might be agreeable to the Architectural Committee and Historical Commission.

**SCOPE OF WORK:**

- Extend existing roof deck by 5' x 28'-8"

**STANDARDS FOR REVIEW:**

The Secretary of the Interior's Standards for the Treatment of Historic Properties and Guidelines include:

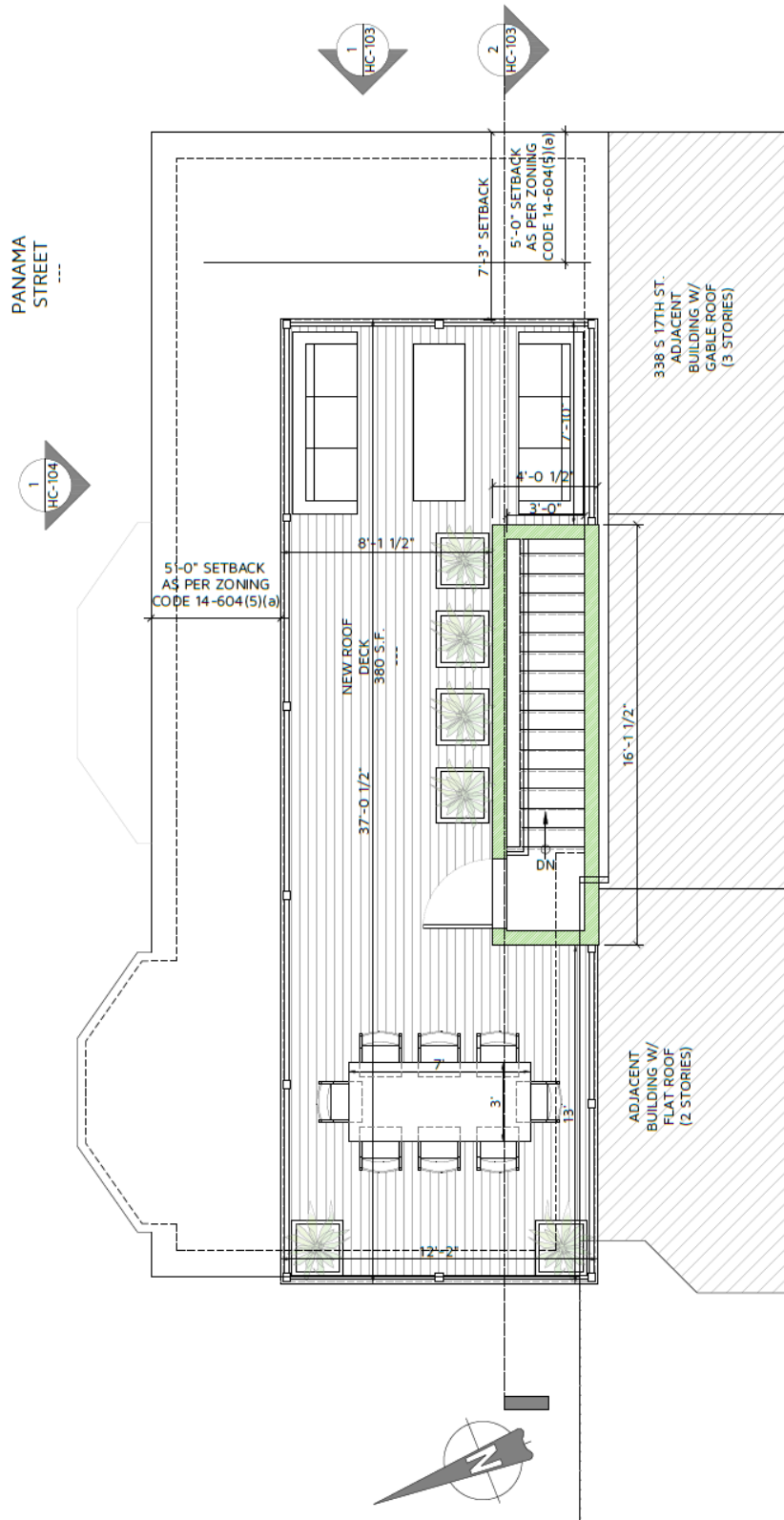
- *Standard 9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*
  - The proposed deck does not meet Standard 9 as the roof deck, which would be visible from both S. 17<sup>th</sup> Street and Panama Street, would interfere with the historic integrity of the property and its environment, especially the narrow and picturesque Panama Street.

- *Roofs Guideline | Recommended: Designing rooftop additions, elevator or stair towers, decks or terraces, dormers, or skylights when required by a new or continuing use so that they are inconspicuous and minimally visible on the site and from the public right-of-way and do not damage or obscure character-defining historic features.*
  - The proposed deck does not meet the Roofs Guideline, owing to the high visibility of the proposed deck from both South 17<sup>th</sup> Street and Panama Street.

**STAFF RECOMMENDATION:** Denial pursuant to Standard 9 and the Roof Guideline.



The rear yard of 336 S 17<sup>th</sup> Street. Google Street View, image captured November 2020.



Initial design of roof deck, as proposed and discussed during the February 2020 Architectural Committee meeting. Drawing by Jack Burns Architecture LLC.

# BRIGHTON

Architecture + Design LLC

Philadelphia Historical Commission  
1515 Arch St., 13th Floor  
Philadelphia, PA 19102  
[preservation@phila.gov](mailto:preservation@phila.gov)

Property: 336 S 17<sup>th</sup> St  
Property Owner: Lia Gentile

To whom it may concern:

I am submitting documents to be reviewed by the Philadelphia Historical Commission, for a proposed extension of an existing roof deck at 336 S 17<sup>th</sup> St, on the corner of 17<sup>th</sup> and Panama St, in the Rittenhouse-Fitler Historic District.

The proposed roof deck extension will be enlarge the deck by 5'-0" X 28'-8". The deck will now have zero setback from Panama St, if also approved by the Zoning Board of Adjustment. The original deck and pilot house (reviewed, approved and constructed in 2023), has a 15ft setback from 17<sup>th</sup> St, as requested by the Historical Commission.

As built, the main portion of the existing deck is roughly 11ft x 16ft, with a portion being roughly 7ft x 13ft. The property has a small, concrete pad as a yard, with no real useable outdoor space, so being able to maximize the deck would provide a reasonably sized outdoor space.

The proposed deck and railing would be visible from Panama St. With numerous options for railing design, if matching the existing railing would not be agreeable, we'd be happy to discuss alternative railing designs that help maintain the historic nature of the street and neighborhood.

Thank you for reviewing these documents, and for your consideration in this matter.

Sincerely,



Elizabeth Johnson  
Registered Architect



## 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: \_\_\_\_\_

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: \_\_\_\_\_ Company: \_\_\_\_\_

Address: \_\_\_\_\_

Email: \_\_\_\_\_ Phone No.: \_\_\_\_\_

### 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: \_\_\_\_\_ ☐ Check box if new owner is being listed

Address: \_\_\_\_\_

#### Owner (2)

Name: \_\_\_\_\_

Address: \_\_\_\_\_

### Design Professional in Responsible Charge

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

4

Name: \_\_\_\_\_ Firm: \_\_\_\_\_

PA License No.: \_\_\_\_\_ Phila. Commercial Activity License No.: \_\_\_\_\_

Email: \_\_\_\_\_ Phone No.: \_\_\_\_\_

### 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: \_\_\_\_\_ (Sq. Ft.)

(d) **Building Floor Areas** New Floor Area: \_\_\_\_\_ (Sq. Ft.) Existing Altered Area: \_\_\_\_\_ (Sq. Ft.)

(e) **Number of Stories** \_\_\_\_\_

(f) **Description of Work** \_\_\_\_\_

#### (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: \_\_\_\_\_ Cost of Building Work: \$ \_\_\_\_\_

License Number: \_\_\_\_\_ Phone: \_\_\_\_\_

**(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)

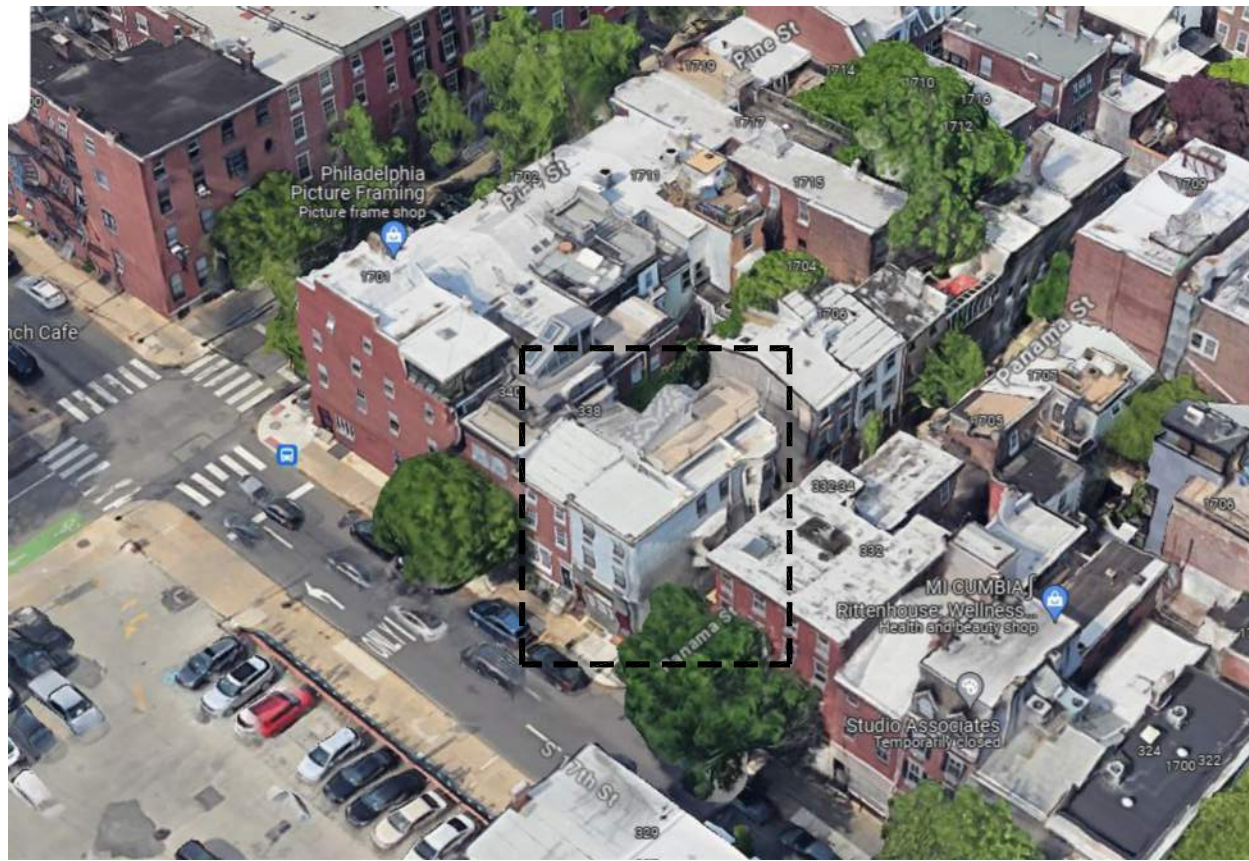
- ☐ Check box if your project is excluded from real estate tax exemption and exempt from Development Impact Tax (Review OPA's website for tax abatement information at: <https://www.phila.gov/services/property-lots-housing/property-taxes/get-real-estate-tax-relief/get-a-property-tax-abatement/>)

**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.

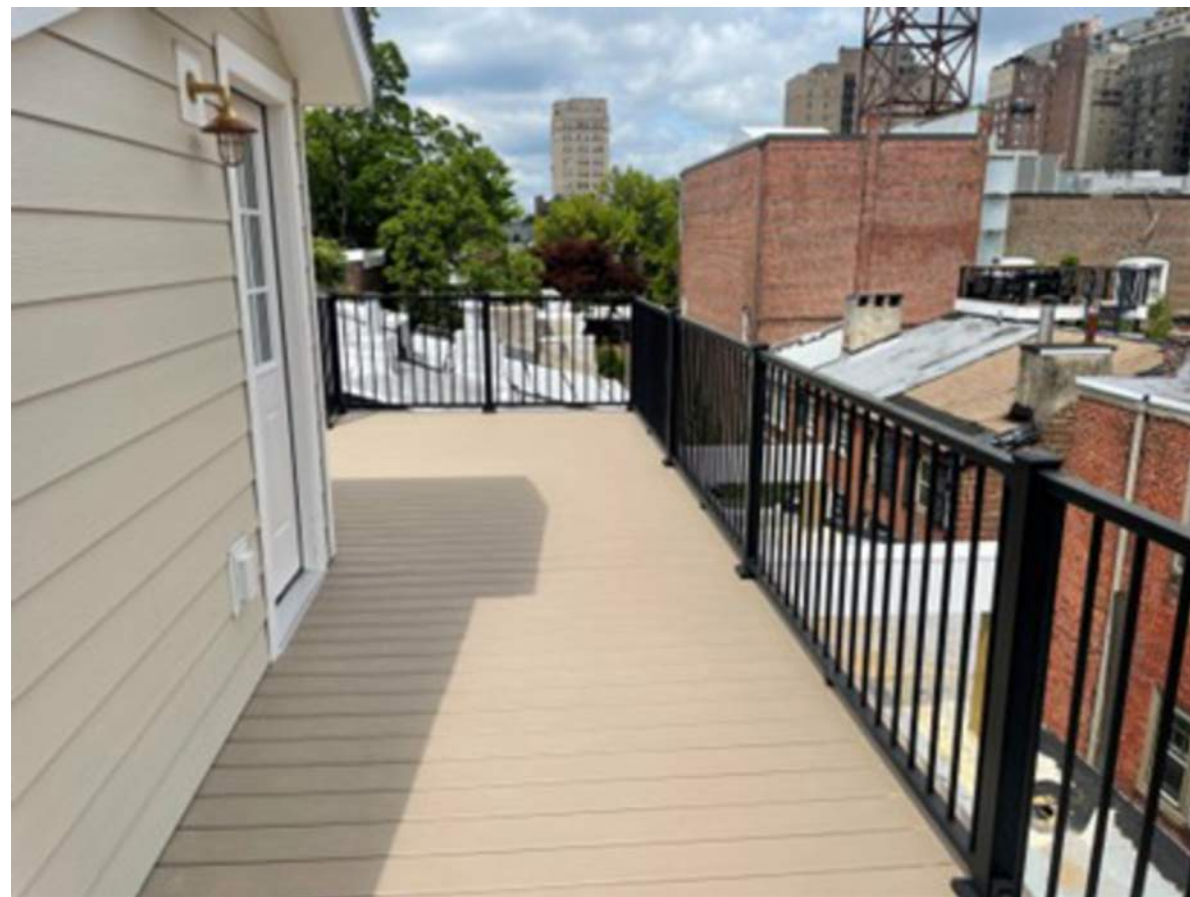
Applicant Signature: \_\_\_\_\_ Date: \_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_



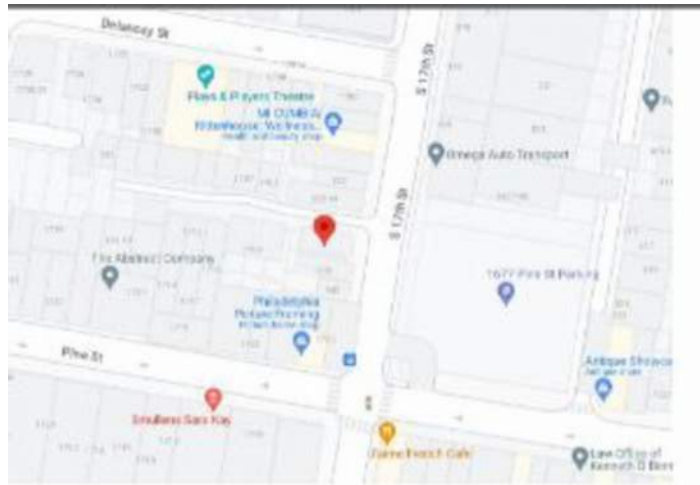


336 S. 17th St, Philadelphia, PA  
 Proposed Roof Deck Extension  
 Philadelphia Historic Commission Review  
 April 2024

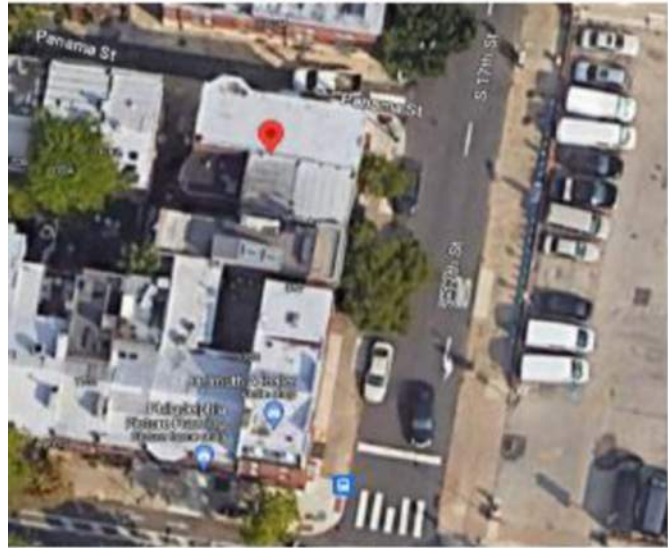








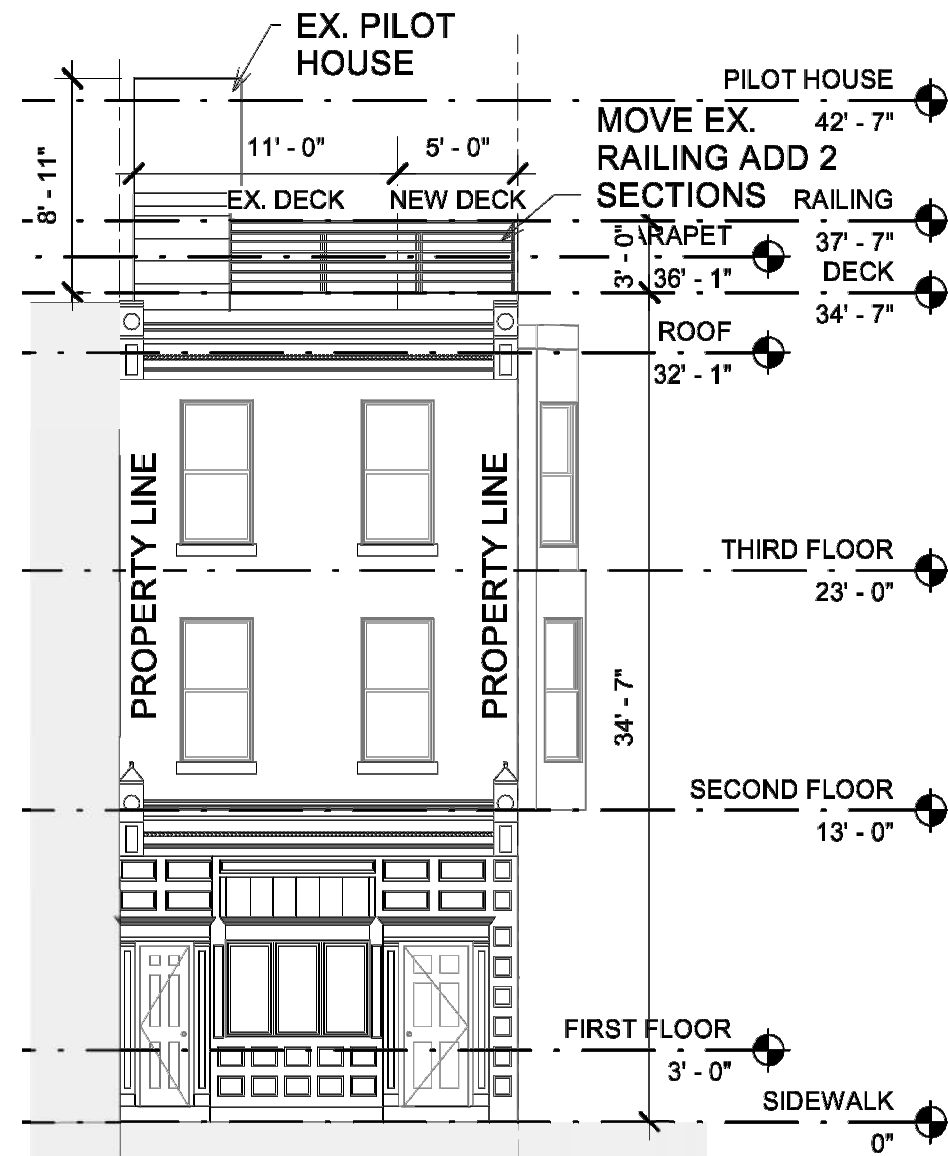
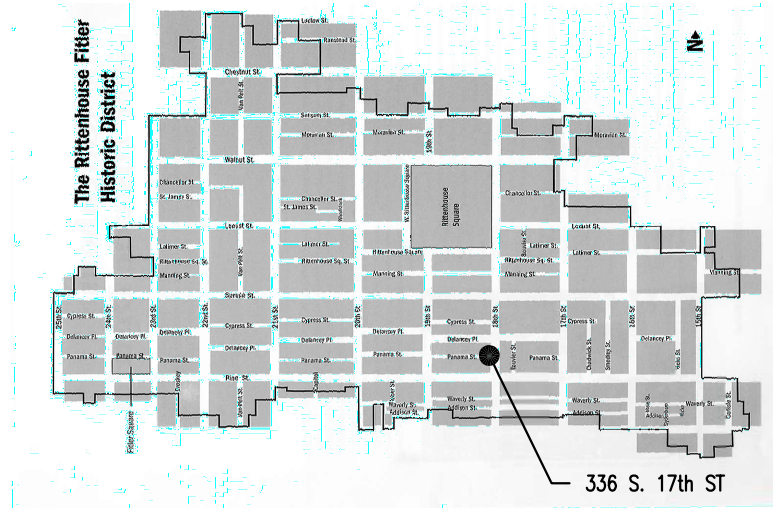
AERIAL VIEW



AERIAL VIEW

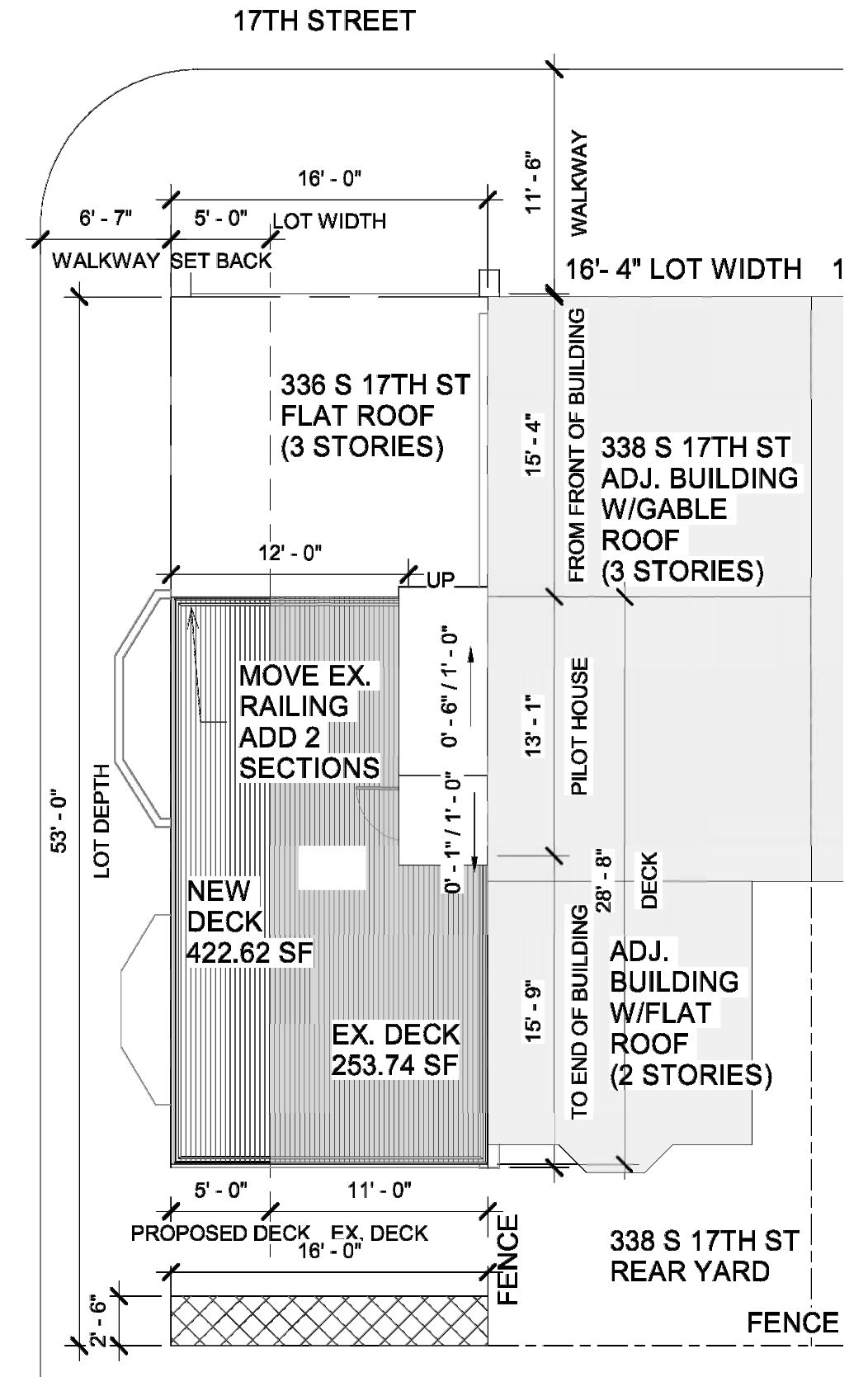


17TH STREET



FRONT ELEVATION  
Scale: 1/8" = 1'-0"

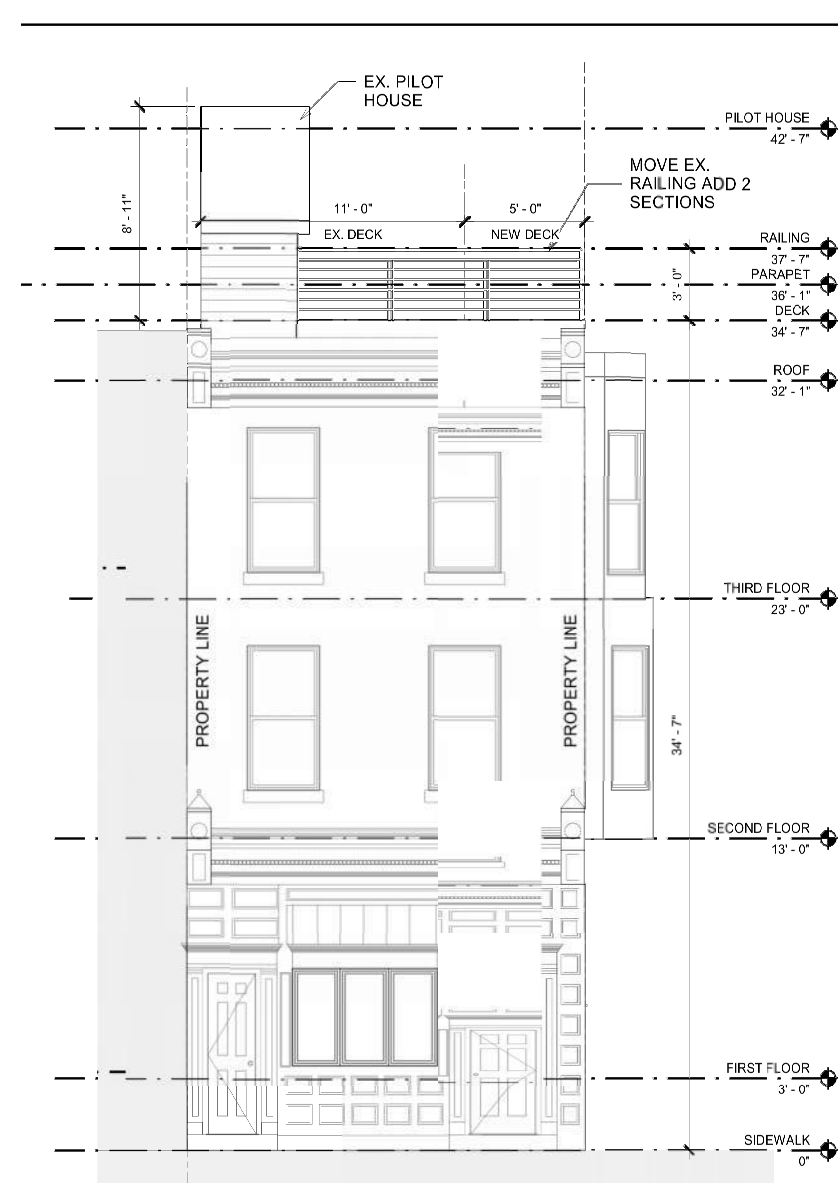
PANAMA STREET



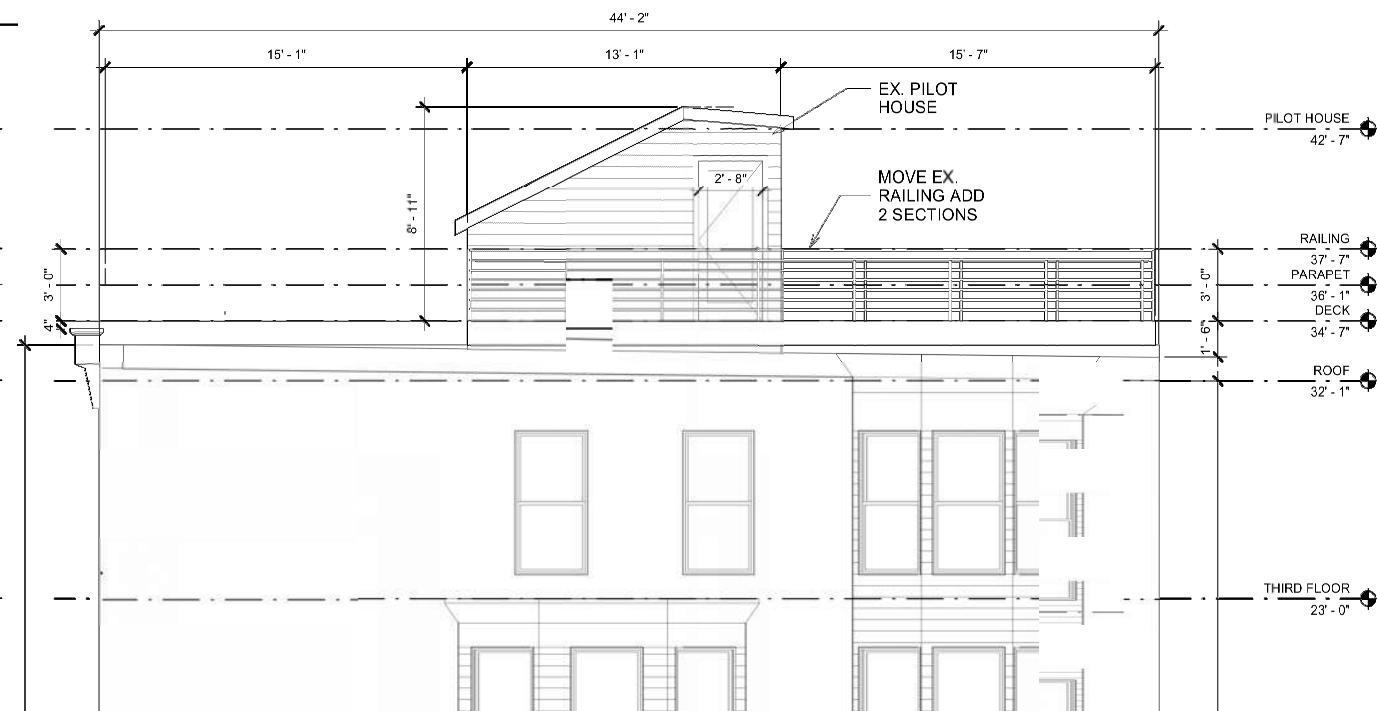
BUILDING PLAN  
Scale: 1/8" = 1'-0"

0 .5 1 2 Feet  
| | | |

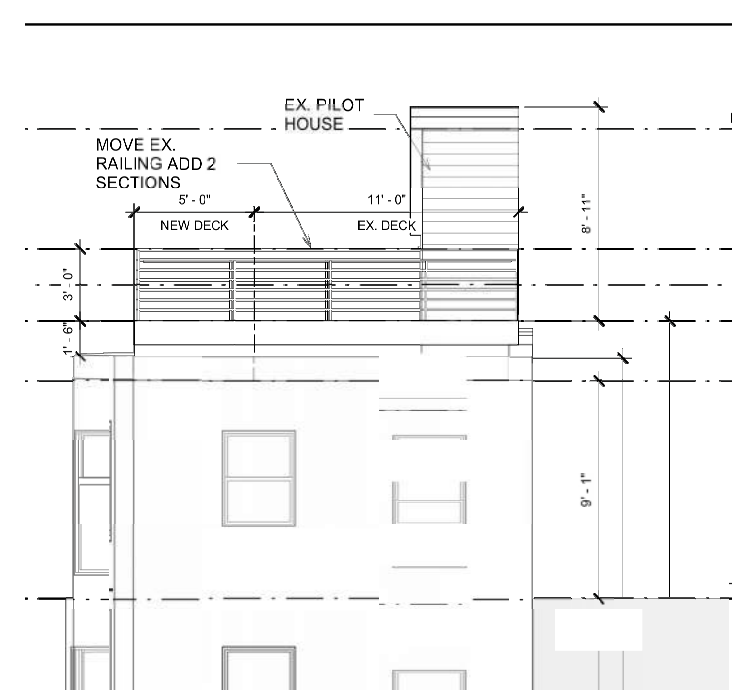
336 S. 17th St, Philadelphia, PA  
Proposed Roof Deck Extension  
Philadelphia Historic Commission Review  
April 2024



FRONT ELEVATION



PROPOSED DECK EXTENSION  
(ZERO SETBACK ALONG PANAMA)



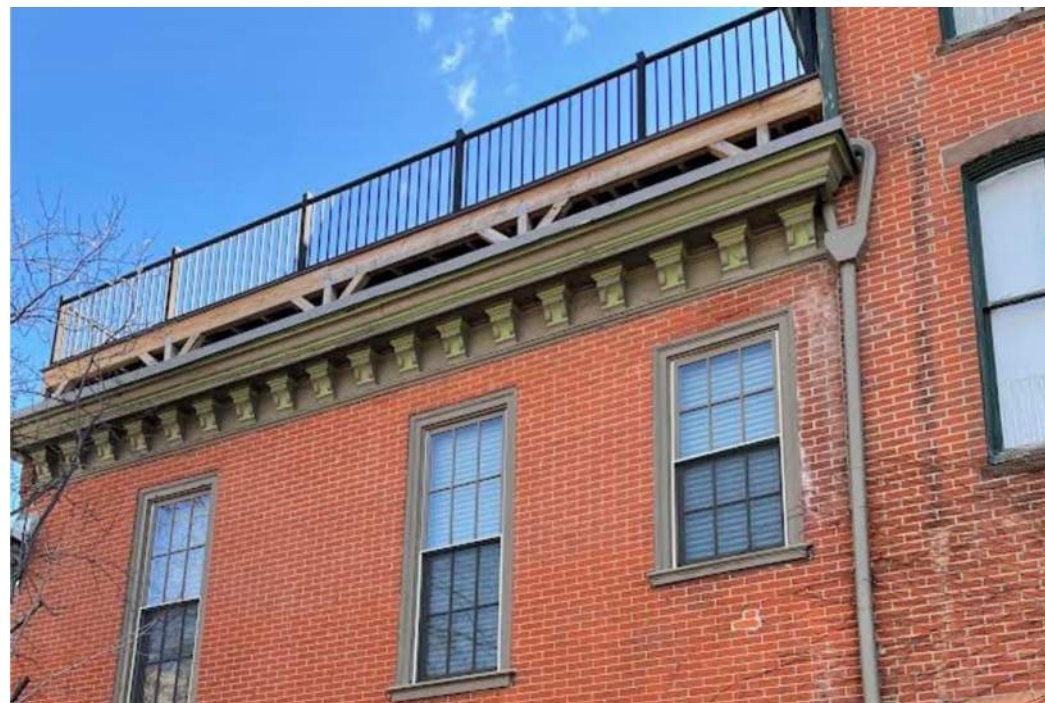




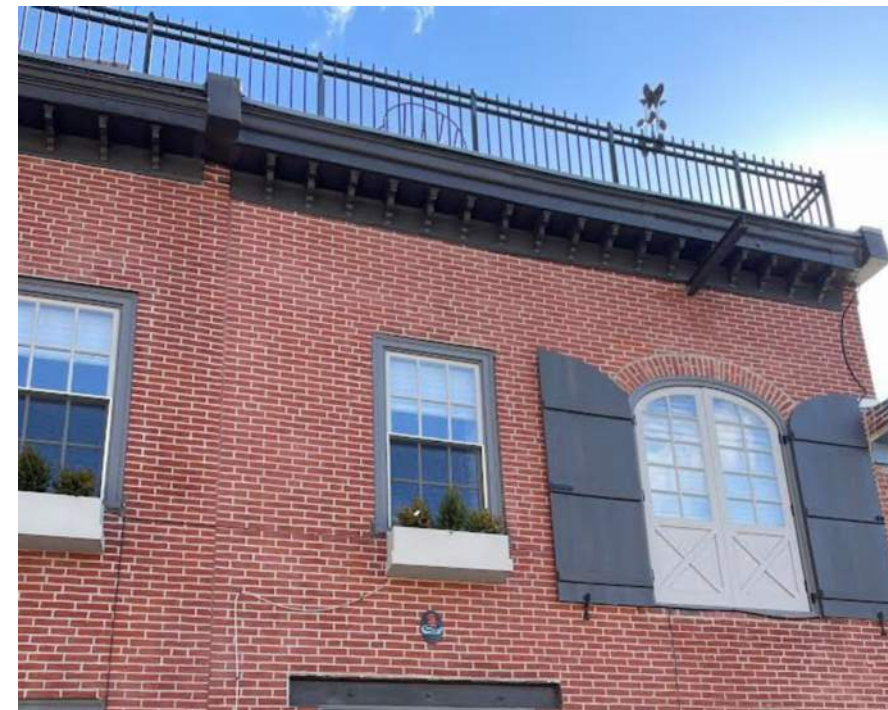
ROOF DECKS ALONG CHADWICK ST



309-311 CHADWICK ST



321 CHADWICK ST



313-315 CHADWICK ST