

ADDRESS: 2200-04 LOCUST ST

Proposal: Construct roof deck with pilot house

Review Requested: Final Approval

Owner: George J. Badey III

Applicant: Michael Drury, Seiler + Drury Architecture

History: 1904; Henry Butcher House; Field & Medary, architects

Individual Designation: None

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

Staff Contact: Allyson Mehley, allyson.mehley@phila.gov

BACKGROUND:

This application proposes to construct a roof deck and pilot house at 2200-04 Locust Street. The property is a significant historic resource to the Rittenhouse Fidler Historic District.

SCOPE OF WORK:

- Demolish section of upper roof.
- Construct roof deck and pilot house.

STANDARDS FOR REVIEW:

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

- *Standard 10: New additions and adjacent or related new construction will be undertaken in a manner such that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*
 - Demolition is limited to a small, non-visible section of the upper roof. All proposed work is reversible and could be removed in the future; therefore, this element of the project meets Standard 10.
- *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 roof addition could meet the Roofs Guideline if the pilot house was lowered in height by one to two feet. The roof mockup shows the flag visible 12 feet above the roof deck from viewpoints looking toward primary facades along Locust and S. 22nd Streets. The height of the pilot house is currently proposed to be 10 feet. If the pilot house is reduced in height by one to two feet, it will be inconspicuous from the public right-of-way along Locust Street and S. 22nd Street.
 - The proposed roof deck and railing could meet the Roofs Guideline if they are moved back five feet from the Locust Street (east) and S. 22nd Street (north) elevations. With this additional setback, the railing will be inconspicuous from the public right-of-way along Locust Street and S. 22nd Street.
 - Elements of the roof deck structure and railing on the west elevation may be visible from the east further down Locust Street, but they will likely be inconspicuous from the public right-of-way.

STAFF RECOMMENDATION: Approval, provided the height of the pilot house is reduced and roof deck is set back further along Locust Street and S 22nd Street, pursuant to Standard 10 and the Roofs Guideline.

IMAGES:

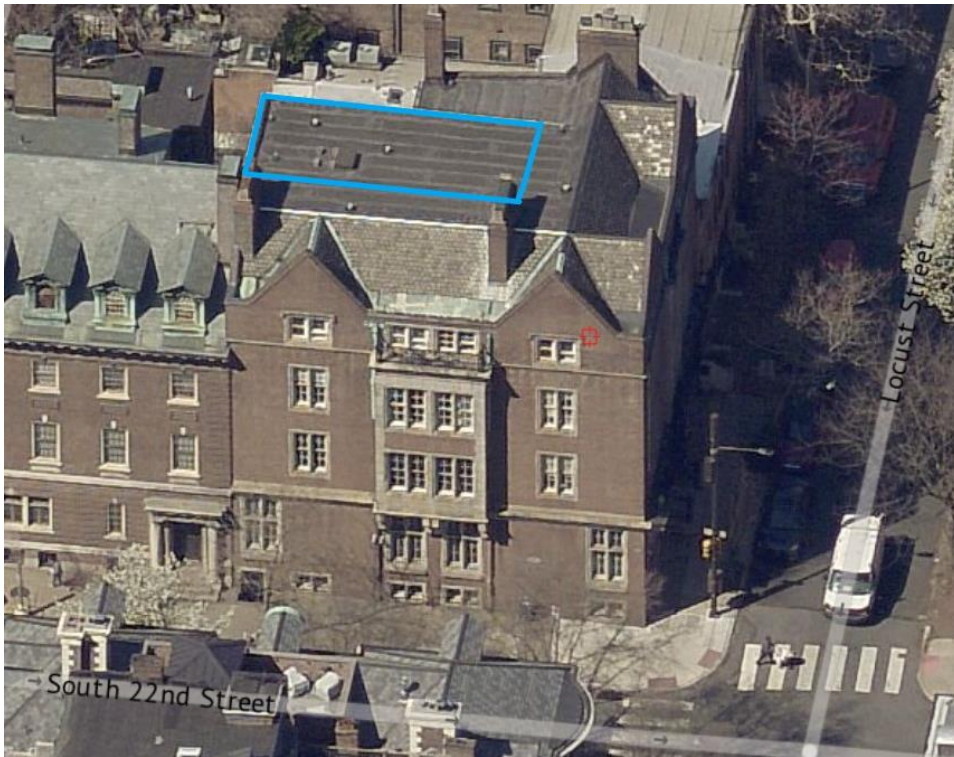


Figure 1: Aerial view looking west at roof of 2200-04 Locust Street. The blue outline shows the approximate location of the proposed roof deck and pilot house.



Figure 2: Aerial view looking southeast at roof of 2200-04 Locust Street.

SEILER + DRURY

A R C H I T E C T U R E

March 12, 2024

Philadelphia Historical Commission
CO: Allyson Mehley
1515 Arch Street, 13th Floor
Philadelphia, Pennsylvania 19102

Re: 2200 Locust Street, Philadelphia, PA

Dear Allyson,

I would like to be added to the schedule for the upcoming Architectural Committee meeting on March 26th. This application involves the proposed construction of a residential rooftop deck and access pilot house on a portion of the roof at 2200 Locust Street. The proposed work is part of the fourth-floor residence and has received zoning approval.

The design of the pilot house and rooftop deck took visibility into consideration. The pilot house access structure was located on the corner of the roof furthest from both primary streets. Prior to the final design, a survey of the potential views from the street was conducted (the photos of this survey are included as part of the submission) and potential visibility was assessed. With the information from this survey in mind, the pilot house was designed to be as minimally visible as possible, and a portion was given a lower roof height where it can slope above the interior stair. This eliminates visibility of the pilot house from several of the potential street views. The finishing materials selected are also intended to blend in with the current roofscape: the pilot house will use brick veneer to match the existing bricks, and other items such as the roof, mullions, and trim will be a mid-grey that will help it fade into the sky and other roof elements.

The structural design is in the schematic design process, but we are showing our worst-case scenario preliminary design in terms of the height above the existing roof. Should we find upon further investigation that the structure above the current roof can be reduced, we can lower the overall height of the roof deck and pilot house. At this time, we have no reason to believe there would be a need for the roof deck to be higher than we are currently showing.

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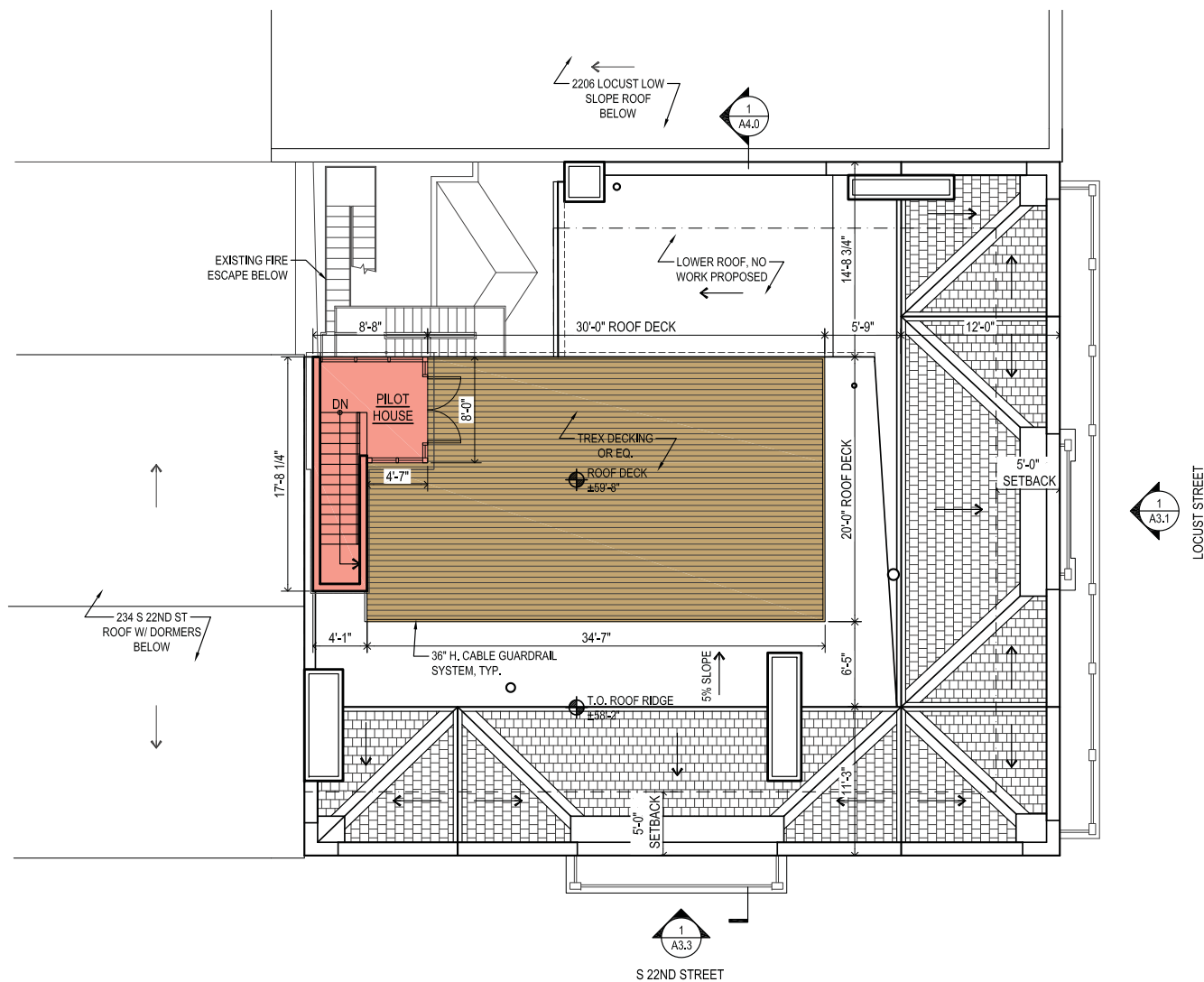
A R C H I T E C T U R E

Attached to this letter are drawings, photos, and 3D views to show the design and visibility of the pilot house and roof deck.

Sincerely,

A handwritten signature in black ink, appearing to read 'MJD', with a stylized flourish at the end.

Michael J. Drury, AIA - Principal
Seiler + Drury Architecture



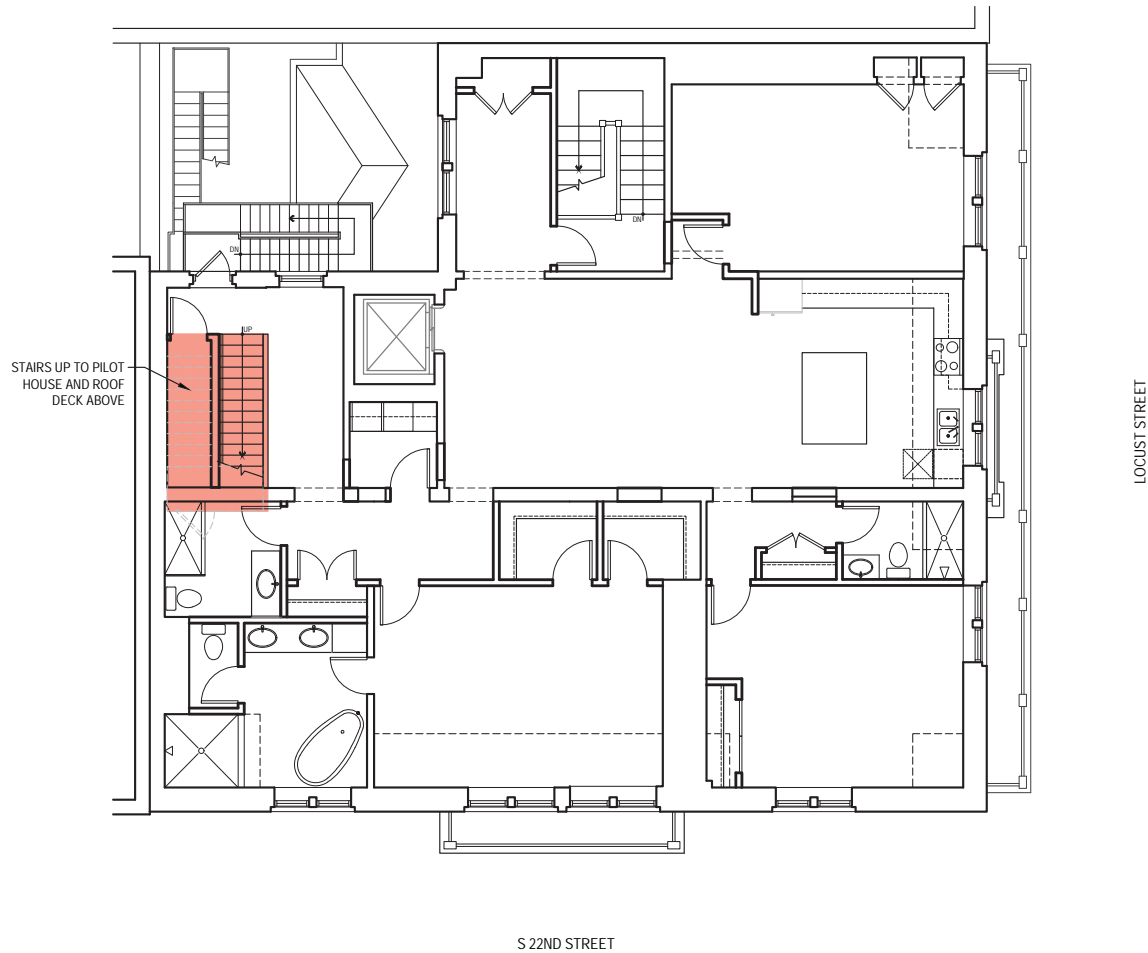
PROJECT
NORTH

1

A1.

PROPOSED ROOF PLAN

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



PROJECT
NORTH

1

A1.1

4TH FLOOR RESIDENTIAL PLAN

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

PROJECT NAME:
PROPOSED ROOF DECK &
PILOT HOUSE AT:
2200 LOCUST STREET
PHILADELPHIA, PA 19103

EXISTING BUILDING
ELEVATION

DATE: 3/12/24

PROJECT NO: 2051

SKETCH NO:

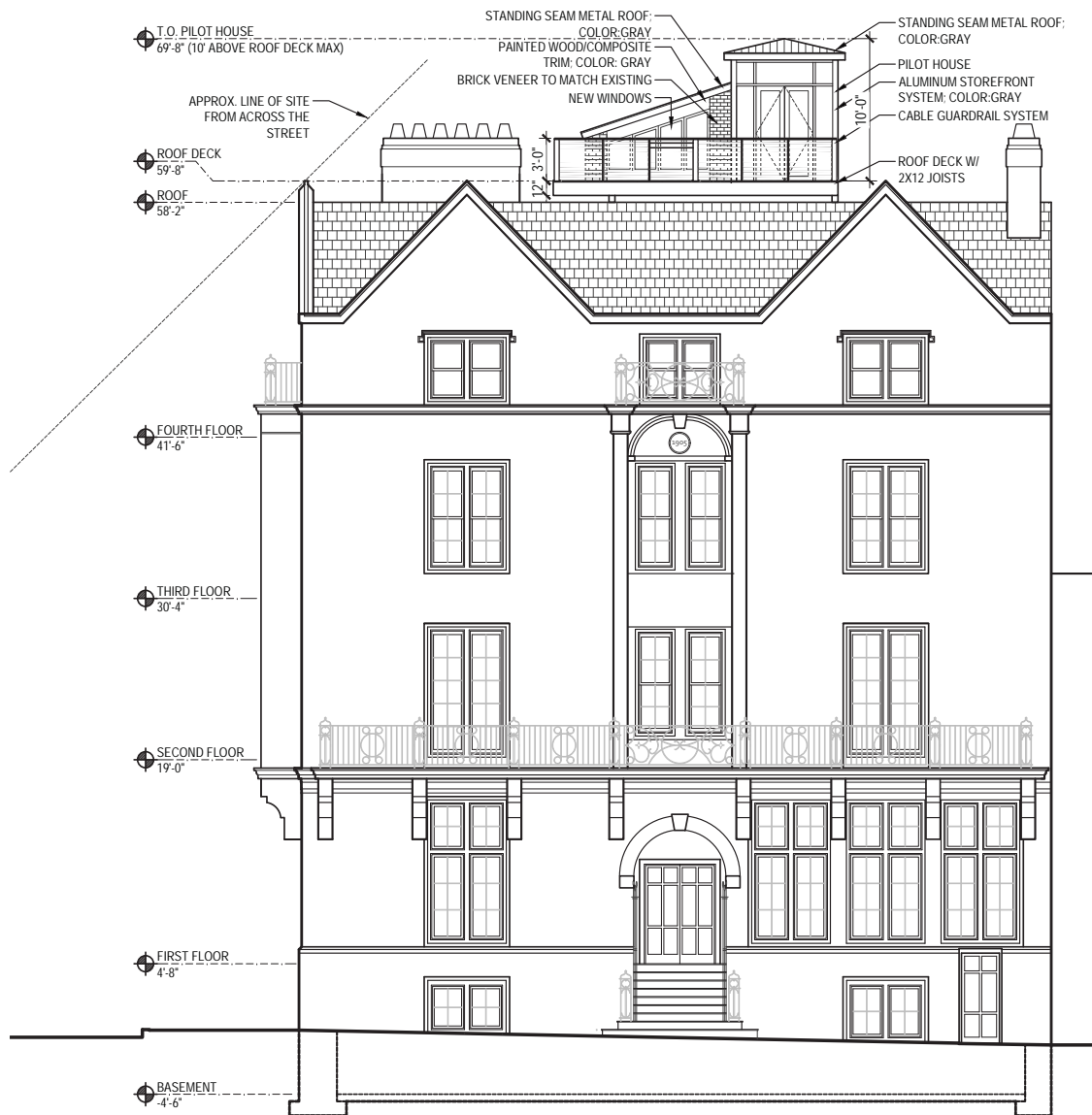
A3.0



1
A3.0

EXISTING NORTH ELEVATION

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



HATCH LEGEND

	STANDING SEAM METAL ROOF (GRAY)
	BRICK VENEER (MATCH EXIST)
	EXISTING SLATE SHINGLES

PILOT HOUSE TRIM AND FASCIA TO BE PAINTED GRAY.

METAL RAILING TO BE GRAY OR BLACK

ROOF DECK IS PT LUMBER WITH TREX DECKING OR EQUAL

SEILER+DRURY
ARCHITECTURE

PROJECT NAME:
**PROPOSED ROOF DECK &
PILOT HOUSE AT:**
2200 LOCUST STREET
PHILADELPHIA, PA 19103

**PROPOSED BUILDING
ELEVATION**

DATE: 3/12/24

PROJECT NO: 2051

SKETCH NO:

A3.1

1
A3.1 **PROPOSED NORTH ELEVATION**
SCALE: 1/8"=1'-0"

PROJECT NAME:
PROPOSED ROOF DECK &
PILOT HOUSE AT:
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PHILADELPHIA, PA 19103

EXISTING BUILDING
ELEVATION

DATE: 3/12/24

PROJECT NO: 2051

SKETCH NO:

A3.2



1
A3.2
EXISTING EAST ELEVATION
SCALE: 1/8"=1'-0"



1
A3.3

PROPOSED EAST ELEVATION
SCALE: 1/8"=1'-0"

DATE: 3/12/24
PROJECT NO: 2051
SKETCH NO:

PROJECT NAME:
**PROPOSED ROOF DECK &
PILOT HOUSE AT:**
2200 LOCUST STREET
PHILADELPHIA, PA 19103

**PROPOSED BUILDING
ELEVATION**

A3.3

**SEILER+
DRURY**
ARCHITECTURE

HATCH LEGEND	
	STANDING SEAM METAL ROOF (GRAY)
	BRICK VENEER (MATCH EXIST)
	EXISTING SLATE SHINGLES

PILOT HOUSE TRIM AND FASCIA TO BE PAINTED GRAY.

METAL RAILING TO BE GRAY OR BLACK

ROOF DECK IS PT LUMBER WITH TREX DECKING OR EQUAL

PROJECT NAME:

PROPOSED ROOF DECK & PILOT HOUSE AT:

2200 LOCUST STREET
PHILADELPHIA, PA 19103

PROPOSED PARTIAL BUILDING ELEVATIONS

DATE:

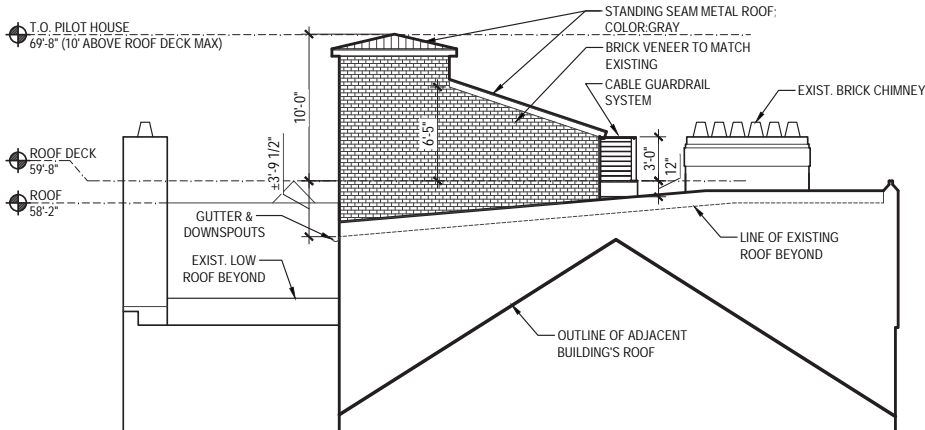
3/12/24

PROJECT NO:

2051

SKETCH NO:

A3.4

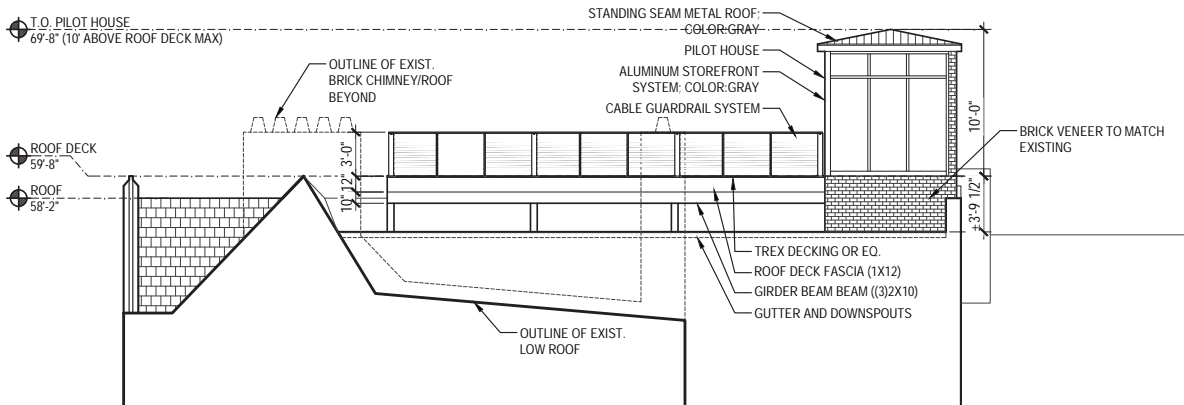


1

PROPOSED PARTIAL SOUTH ELEVATION

A3.4

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

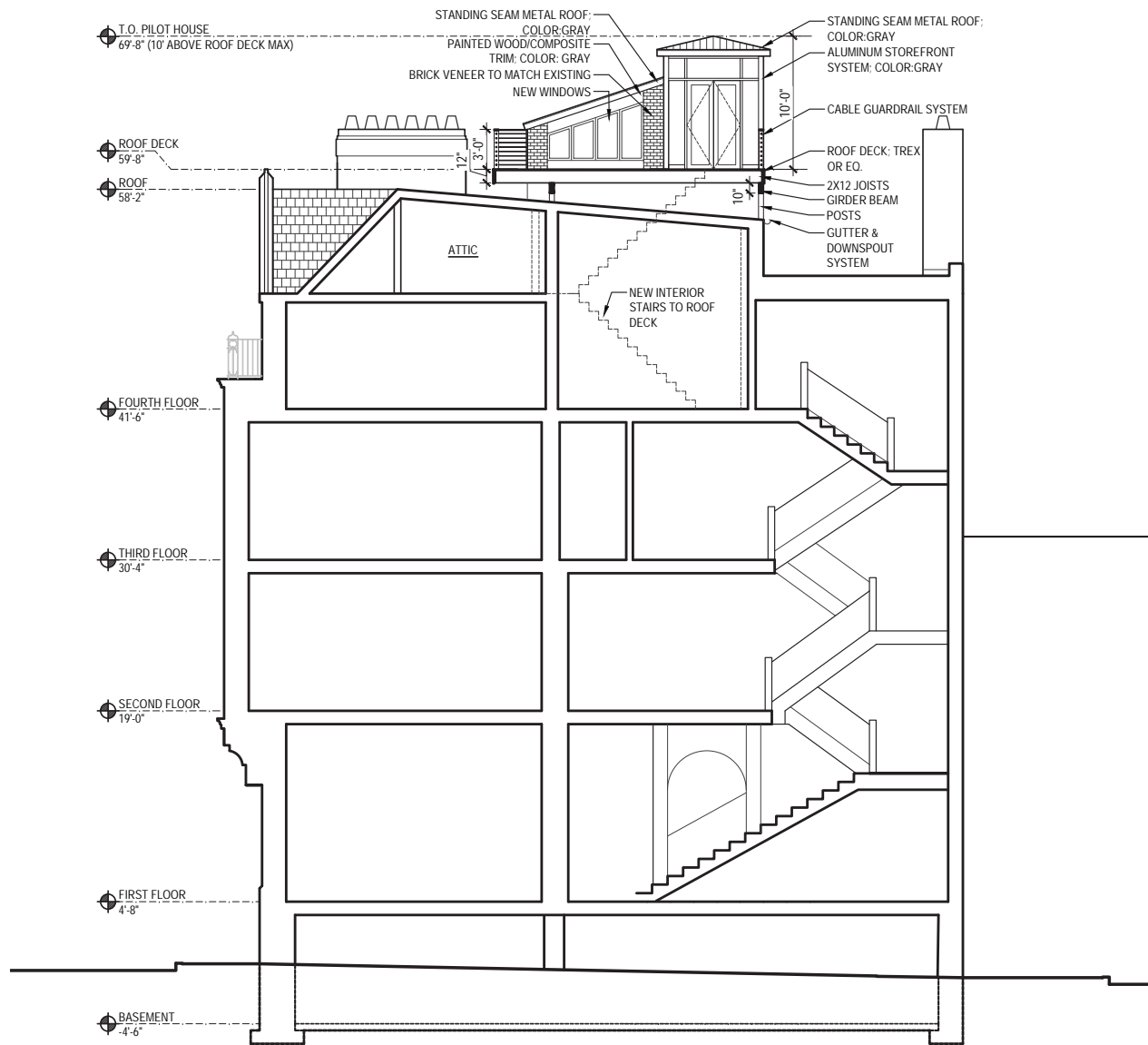


1

PROPOSED PARTIAL WEST ELEVATION

A3.4

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



HATCH LEGEND

- STANDING SEAM METAL ROOF
- BRICK VENEER (MATCH EXIST)
- EXISTING SLATE SHINGLES

PILOT HOUSE TRIM AND FASCIA TO BE PAINTED GRAY.

METAL RAILING TO BE GRAY OR BLACK

ROOF DECK IS PT LUMBER WITH TREX DECKING OR EQUAL

SEILER+DRURY
ARCHITECTURE

PROJECT NAME:
PROPOSED ROOF DECK &
PILOT HOUSE AT:
2200 LOCUST STREET
PHILADELPHIA, PA 19103

PROPOSED BUILDING
SECTION

DATE: 3/12/24

PROJECT NO: 2051

SKETCH NO:

A4.0

1 BUILDING SECTION
A4.0 SCALE: 1/8"=1'-0"

MAP OF PHOTO LOCATIONS

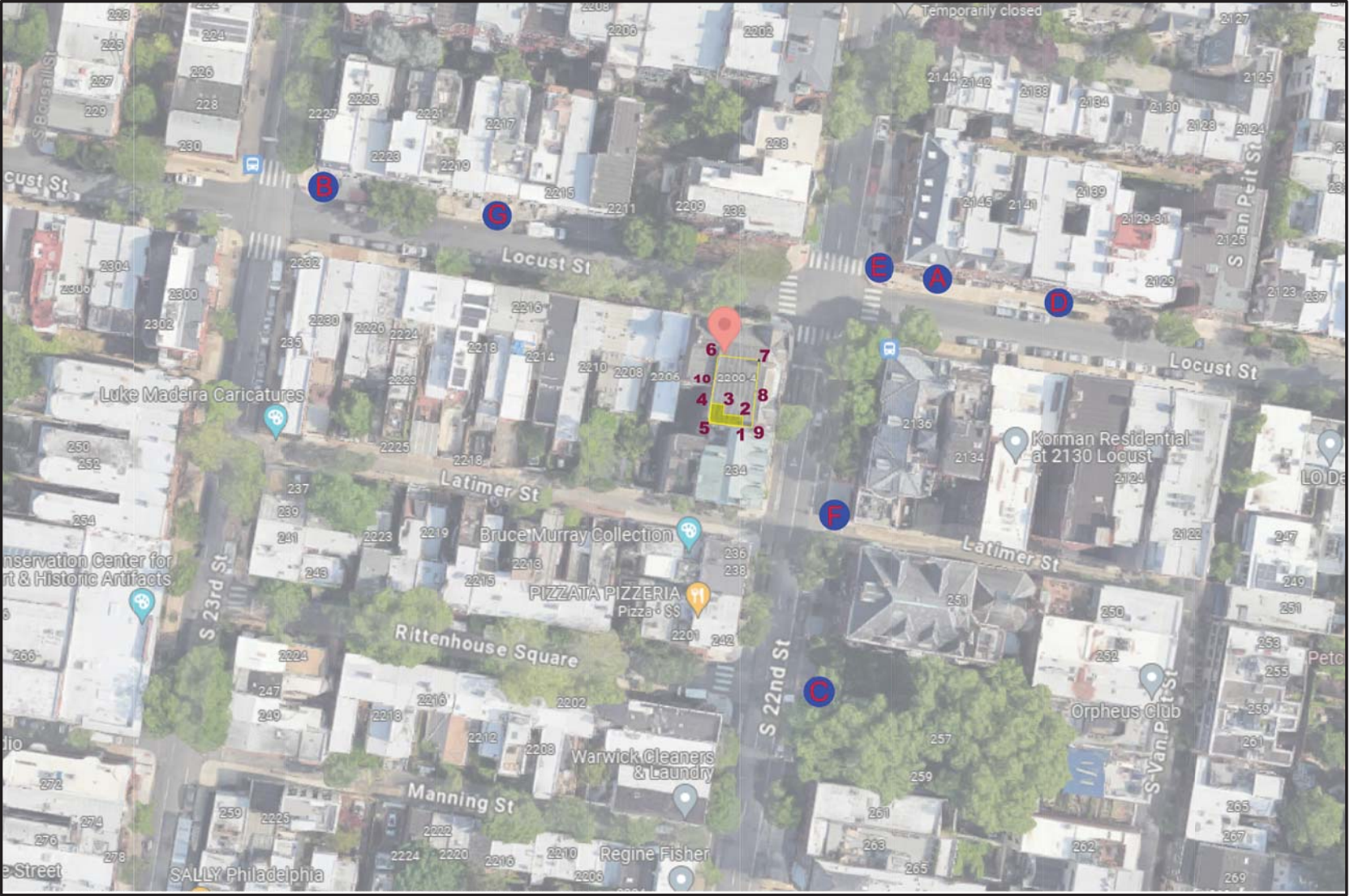


PHOTO NAMING: LOCATION - POINT ON ROOF - FEET UP FROM MANSARD (EX: A-1-12)

- A-VIEW FROM E LOCUST STREET
- B-VIEW FROM LOCUST AND 23RD
- C-VIEW FROM 22ND AND RITTENHOUSE
- D-VIEW FROM E LOCUST STREET (TREE OBSCURES THE VIEW)
- E-VIEW FROM 22ND AND LOCUST (MANSARD ROOF OBSCURES THE VIEW)
- F-VIEW FROM 22ND AND LATIMER (MANSARD ROOF OBSCURES THE VIEW)
- G-VIEW FROM W LOCUST STREET (TREE OBSCURES THE VIEW)

PROJECT NAME:
**PROPOSED ROOF DECK &
PILOT HOUSE AT:**
2200 LOCUST STREET
PHILADELPHIA, PA 19103

MAP OF PHOTO LOCATIONS

DATE: 3/12/24
PROJECT NO: 2051
SKETCH NO:

LOCATION A: VIEW FROM E LOCUST STREET



FLAG AT 12' ABOVE PROPOSED ROOF DECK HEIGHT
POINT 1: SE CORNER OF PILOT HOUSE



FLAG AT 5' ABOVE PROPOSED ROOF DECK HEIGHT
POINT 2: CORNER OF PILOT HOUSE

LOCATION B: VIEW FROM LOCUST STREET AND S 23RD STREET



FLAG AT 5' ABOVE ROOF HEIGHT
POINT 10: MIDDLE OF ROOF DECK



FLAG AT 5' ABOVE ROOF HEIGHT
POINT 6: CORNER OF ROOF DECK (BEHIND TREE)

LOCATION C: VIEW FROM S 22ND STREET AND RITTENHOUSE



FLAG AT 12' ABOVE ROOF HEIGHT (5' FLAG IS NOT VISIBLE AT THIS LOCATION)
POINT 1: SE CORNER OF PILOT HOUSE



FLAG AT 12' ABOVE ROOF HEIGHT
POINT 2: CORNER OF PILOT HOUSE (NOT VISIBLE)

LOCATION D: VIEW FROM E LOCUST STREET



FLAG AT 5' ABOVE PROPOSED ROOF DECK HEIGHT
POINT 7: NE CORNER OF ROOF DECK

LOCATION E: VIEW FROM LOCUST STREET AND S 22ND STREET



FLAG AT 12' ABOVE PROPOSED ROOF DECK HEIGHT (5' FLAG NOT VISIBLE)
POINT 2: CORNER OF PILOT HOUSE

LOCATION E: VIEW FROM LOCUST STREET AND S 22ND STREET



FLAG AT 12' ABOVE PROPOSED ROOF DECK HEIGHT
POINT 2: CORNER OF PILOT HOUSE



FLAG AT 5' ABOVE PROPOSED ROOF DECK HEIGHT
POINT 8: MIDDLE OF ROOF DECK

LOCATION F: VIEW FROM S 22ND STREET AND LATIMORE



NO FLAGS VISIBLE

LOCATION G: VIEW FROM W LOCUST STREET



TREE OBSCURES THE VIEW

LOCATION A: VIEW FROM E LOCUST STREET



LOCATION B: VIEW FROM LOCUST STREET AND S 23RD STREET



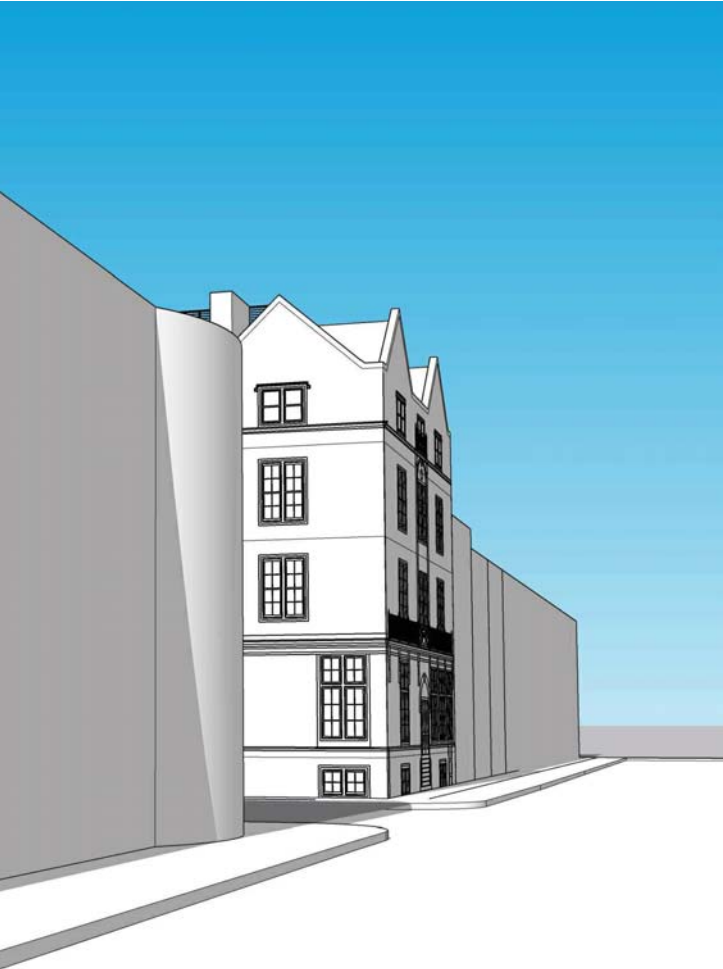
PILOT HOUSE IS MINIMALLY VISIBLE. DECK IS PARTIALLY OBSCURED BY TREES

LOCATION C: VIEW FROM 22ND STREET AND RITTENHOUSE



NOT VISIBLE

LOCATION D: VIEW FROM E LOCUST STREET



NOTE: PILOT HOUSE AND ROOF DECK WILL NOT BE VISIBLE FROM POINT E & F AND LOCATION G IS OBSCURED BY A LARGE TREE