

ADDRESS: 7321 ELBOW LN

Proposal: Construct one-story addition; modify window

Review Requested: Final Approval

Owner: Michael and Christina Peterson

Applicant: Jeffrey Regan, Tallulah Regan, and Eva Zhou, Tallulah & Bird

History: 1925; Willing, Sims & Talbutt

Individual Designation: None

District Designation: French Village Historic District, Contributing, 11/12/2021

Staff Contact: Alex Till, alexander.till@phila.gov

OVERVIEW: This application proposes to construct a one-story addition on a two-story wing of a large Norman style residence in the French Village Historic District. The property is classified as contributing to the historic district. The addition will be clad in stone matching that of the house and will feature wide windows and French doors on all sides and a hipped standing seam copper roof. Sections of a first-floor wall of the wing will be removed where the addition will connect to it. Stone will be salvaged to be used in the construction of the addition. The application also proposes widening an existing window on the adjacent southwestern facade of the building near the new addition.

The house was constructed in 1925 in a French Norman style as part of a planned suburban residential neighborhood. The proposed addition faces and will be minimally visible from the adjacent Elbow Lane and not visible from the adjacent McCallum Street. Most of the addition will be hidden behind tall garden walls that delimit a courtyard between the house and the street. The addition will feature windows and doors that will replicate the design of those on the historic building and a hipped copper roof that reflects the roof design of the historic building, albeit in a different material. The construction of the addition will necessitate removing sections of a first-floor façade with windows and doors. The window on the southwestern façade proposed for widening will not be visible from any surrounding public rights-of-way but is a historic feature of the building.

SCOPE OF WORK:

- Remove sections of a first-floor wall, including windows and doors, on a wing of the house
- Construct a one-story addition
- Widen an existing window

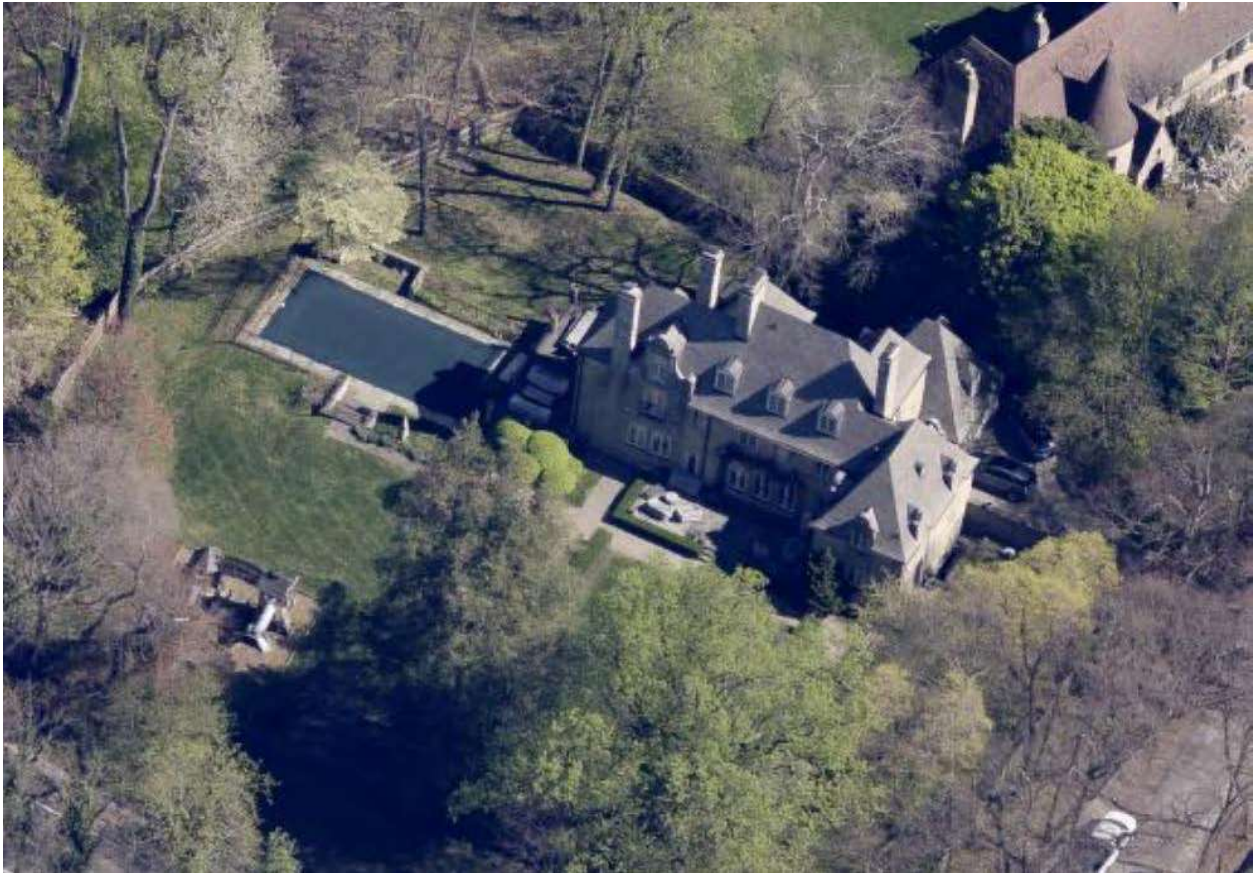
STANDARDS FOR REVIEW:

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

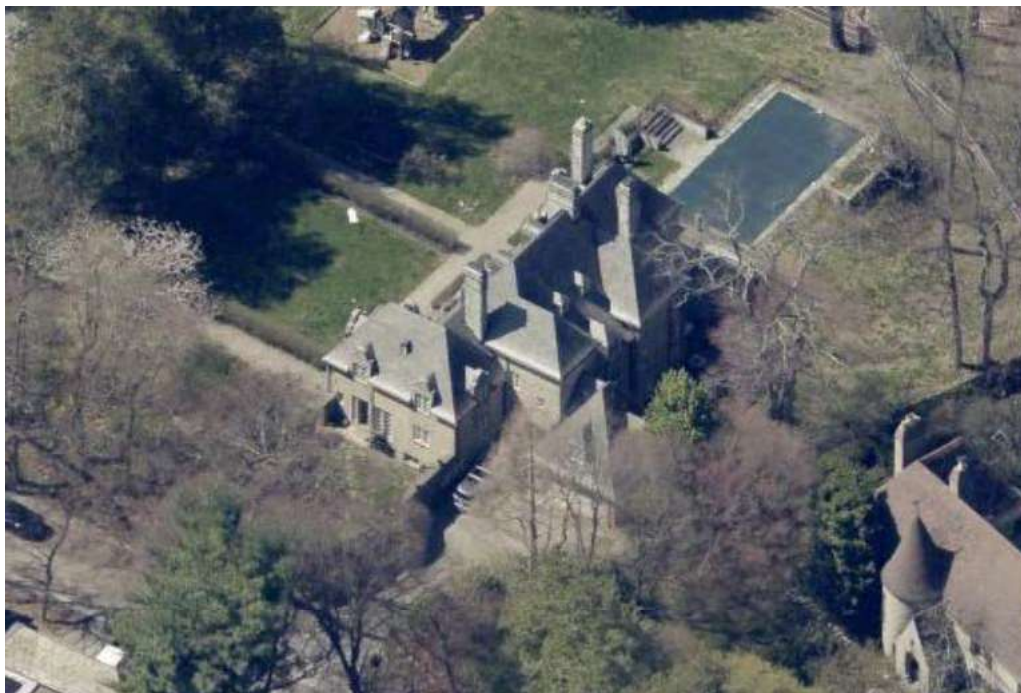
- *Standard 9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*
 - The proposed addition satisfies Standard 9. It will necessitate the removal of sections of an original exterior wall along with windows and doors. Its massing, size, scale, and architectural features are compatible with those of the historic building.

STAFF RECOMMENDATION: Approval, with the staff to review details, pursuant to Standard 9.

IMAGES:



7321 Elbow Lane
June/July 2025
Philadelphia Historical Commission



7321 Elbow Lane
June/July 2025
Philadelphia Historical Commission

Tallulah & Bird
7670 Queen Street, Suite 200,
Wyndmoor, PA 19038

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

Project Address: 7321 Elbow Lane, Philadelphia, PA 19119

History: 1925

Individual Designation: None

District Designation: French Village, Contributing, 11/12/2021

Review Requested: Staff Review for Final Approval

Applicants: Tallulah Regan
Tallulah@tallulahandbird.com
215-704-1082

Jeffrey Regan
Jeff@regancon.com
215-704-1081

Eva Zhou
eva@tallulahandbird.com
215-886-1888 ext. 316

Owners: Michael Peterson & Christina Peterson

Project Proposal

This application requests for the partial demolition of an existing stone wall on the SE elevation and exterior stairs that lead to the basement. The new 1-story addition will be within the existing walled courtyard. The exterior stone will be a mix of salvaged stone from the demolition and stone that will match the existing as close as possible. The addition will have a copper standing seam metal roof and limestone headers at the new windows and doors. We will be using Lepage wooden French push-out casement windows and doors with unlacquered brass cremone bolts.

The addition will not be visible from McCallum Street, the public right-of-way. The addition does extend past the courtyard stone wall that will be partially seen from the driveway and Elbow Lane, a private street.

Scope of Work

- Demolition of windows, doors and exterior stairs
- Partial Demolition of stone wall, stone to be salvaged
- Construction of addition

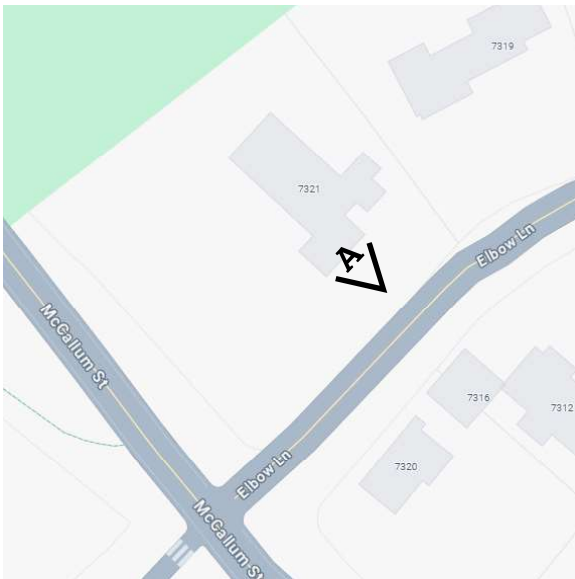


7321 Elbow Lane, Philadelphia, PA 19119
Tallulah & Bird

Existing Site Conditions



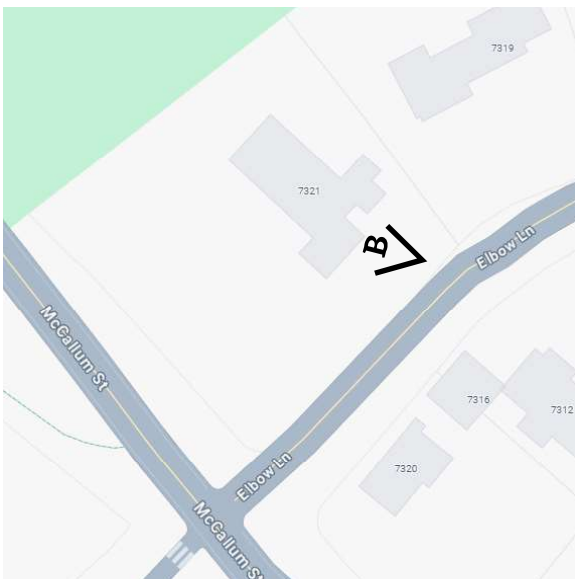
A: SE Elevation, within the walled courtyard. (April 15, 2025)



Existing Site Conditions



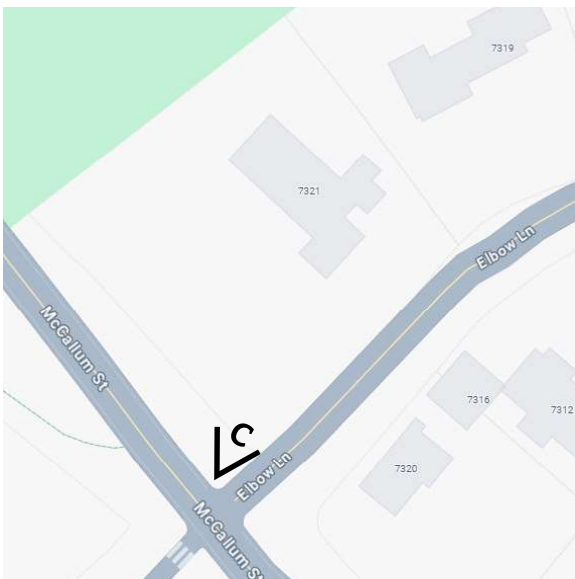
B: View of SE Elevation from the driveway on Elbow Lane. (April 15, 2025)



Existing Site Conditions



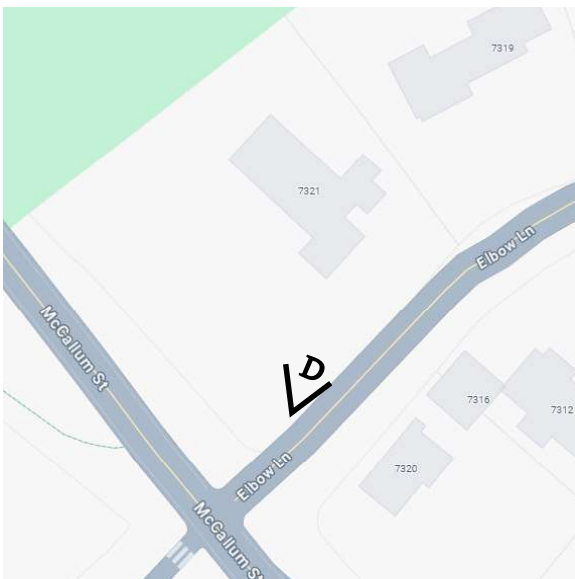
C: On McCallum Street sidewalk, looking towards the SE Elevation. (June 10, 2025)



Existing Site Conditions



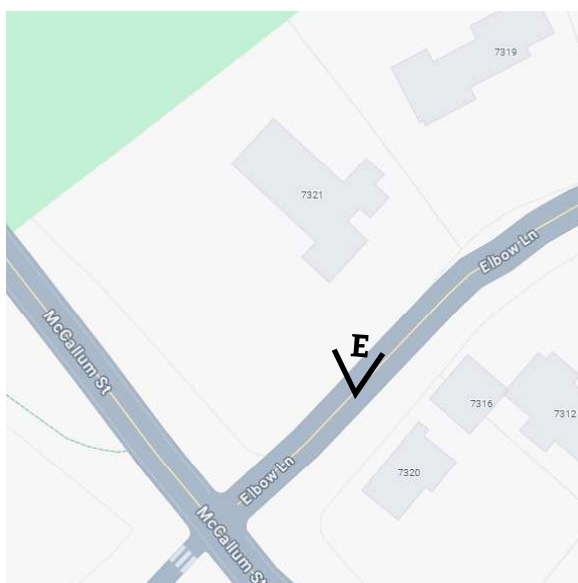
D: On Elbow Lane sidewalk, looking towards the SE Elevation. (June 10, 2025)



Existing Site Conditions



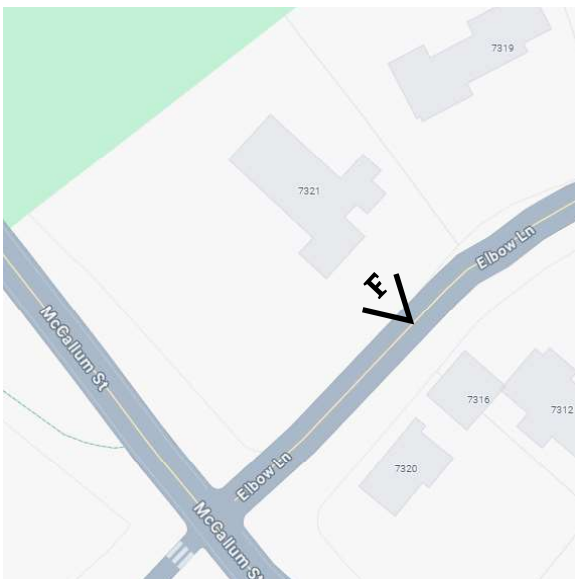
E: On Elbow Lane, looking towards the SE Elevation. (June 10, 2025)



Existing Site Conditions



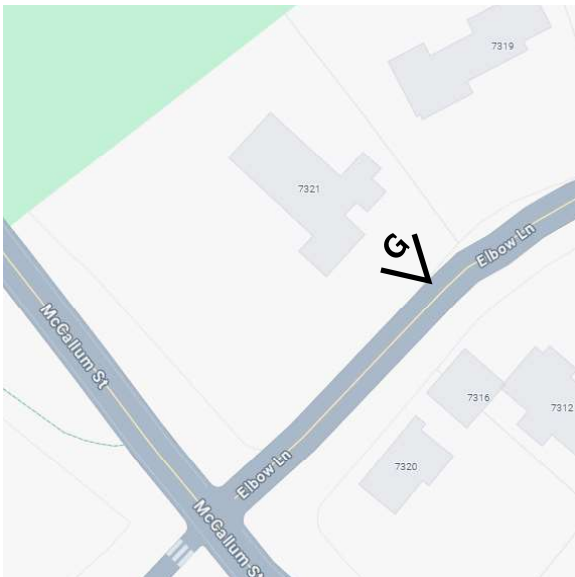
F: On Elbow Lane, looking towards the SE Elevation. (June 10, 2025)



Existing Site Conditions



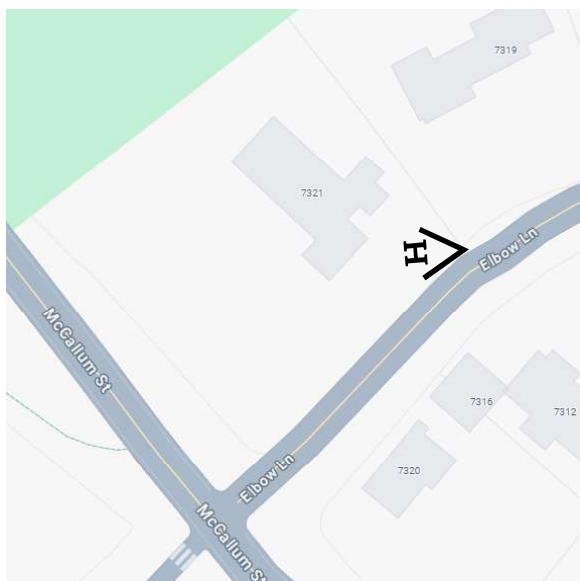
G: On Elbow Lane, looking towards the SE Elevation. (June 10, 2025)



Existing Site Conditions



H: On Elbow Lane, looking towards the SE Elevation. (June 10, 2025)



Existing Site Conditions



Aerial view of 7321 Elbow Lane



TALLULAH & BIRD LLC
INTERIOR ARCHITECTURE
& DESIGN

TALLULAH RES.
7670 QUINN ST., SUITE 200,
WYNDMOR, PA 19038
PHONE: (215) 704-1082

SEAL:

CONSULTANTS:

PETERSON RESIDENCE
7321 ELBOW LANE,
PHILADELPHIA, PA 19119

REVISION:

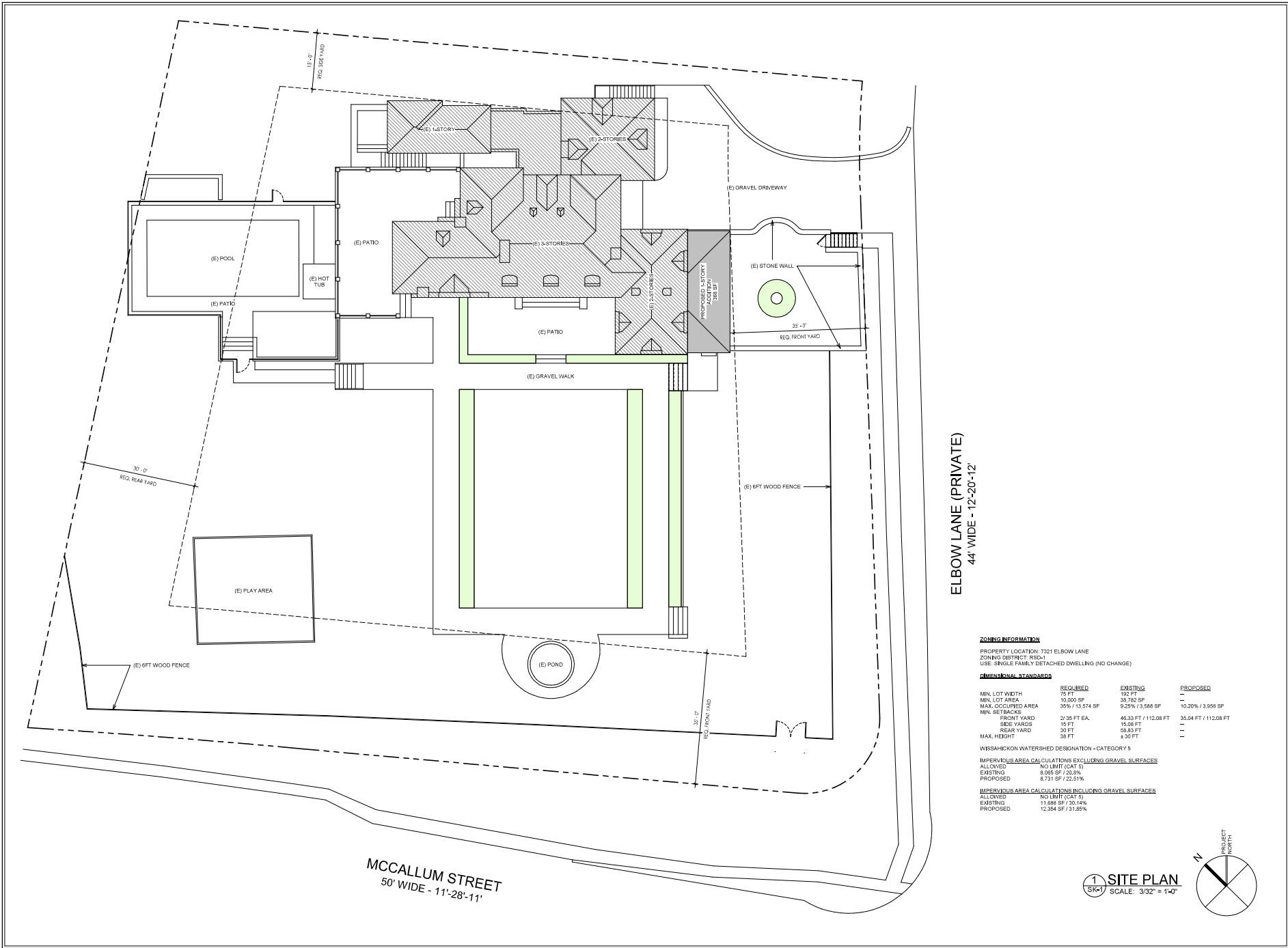
DATE: 6/11/2025

SCALE: 3/32" = 1'-0"

DWG. NO.:

SK-1

SITE PLAN



1 FLOOR PLAN - EXISTING
SK-2 SCALE: 3/16" = 1'-0"

THIS SET OF DRAWING IS TO BE USED ONLY FOR THE PETERSON RESIDENCE AT 7321 ELBOW LANE, PHILADELPHIA, PA 19119



1
SK-5

EXTERIOR ELEVATIONS - EXISTING

SCALE: 3/16" = 1'-0"



TALLULAH & BIRD LLC
INTERIOR ARCHITECTURE
& DESIGN

TALLULAH REGAN
7670 QUEEN ST., SUITE 200,
WYNDMOOR, PA 19038
PHONE: (215) 704-1082

THIS DRAWING AND ITS CONTENTS IS THE SOLE PROPERTY OF
TALLULAH & BIRD LLC. (T&B). ANY USE OR ALTERATION OF THIS
DRAWING BY OTHERS WITHOUT WRITTEN REQUEST AND APPROVAL
OF THE T&B PRINCIPAL IS STRICTLY PROHIBITED. FURTHERMORE,
ANY USE OF THIS DRAWING BEYOND ITS ORIGINAL INTENT, AS
DETERMINED BY T&B, WHETHER AUTHORIZED OR NOT, SHALL HOLD
T&B HARMLESS FROM ANY ISSUES RESULTING FROM SAME.
ALL CONTENTS CANNOT BE SHARED OR POSTED ON ANY WEBSITE
WITHOUT EXPLICIT PERMISSION FROM T&B

PETERSON RESIDENCE

7321 ELBOW LANE,
PHILADELPHIA, PA 19119

REVISION

DATE: 6/12/2025

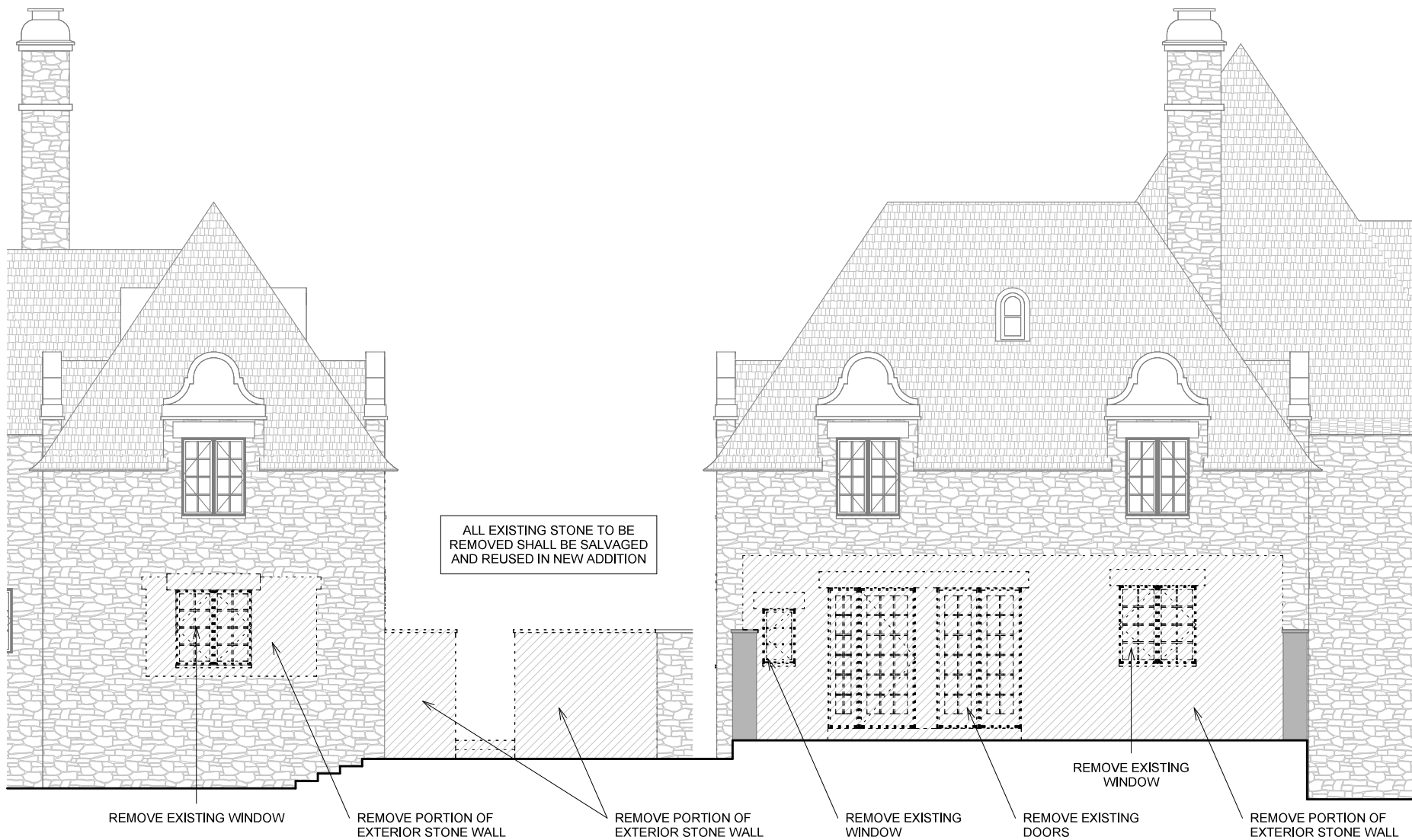
SCALE: 3/16" = 1'-0"

DWS, NO.

SK-5

EXTERIOR ELEVATION -
EXISTING

THIS SET OF DRAWING IS TO BE USED ONLY FOR THE PETERSON RESIDENCE AT 7321 ELBOW LANE, PHILADELPHIA, PA 19119



1 EXTERIOR ELEVATIONS - DEMOLITION
SK-6 SCALE: 3/16" = 1'-0"



TALLULAH & BIRD LLC
INTERIOR ARCHITECTURE
& DESIGN

TALLULAH REGAN
7670 QUEEN ST., SUITE 200,
WYNDMOOR, PA 19038
PHONE: (215) 704-1082

THIS DRAWING AND ITS CONTENTS IS THE SOLE PROPERTY OF TALLULAH & BIRD LLC. (T&B). ANY USE OR ALTERATION OF THIS DRAWING BY OTHERS WITHOUT WRITTEN REQUEST AND APPROVAL OF THE T&B PRINCIPAL IS STRICTLY PROHIBITED. FURTHERMORE, ANY USE OF THIS DRAWING BEYOND ITS ORIGINAL INTENT, AS DETERMINED BY T&B, WHETHER AUTHORIZED OR NOT, SHALL HOLD T&B HARMLESS FROM ANY ISSUES RESULTING FROM SAME. ALL CONTENTS CANNOT BE SHARED OR POSTED ON ANY WEBSITE WITHOUT EXPLICIT PERMISSION FROM T&B

PETERSON RESIDENCE
7321 ELBOW LANE,
PHILADELPHIA, PA 19119

REVISION	
DATE:	6/12/2025
SCALE:	3/16" = 1'-0"
DWS. NO.:	

SK-6
EXTERIOR ELEVATION -
DEMOLITION

THIS SET OF DRAWING IS TO BE USED ONLY FOR THE PETERSON RESIDENCE AT 7321 ELBOW LANE, PHILADELPHIA, PA 19119



1
SK-7

EXTERIOR ELEVATIONS - PROPOSED

SCALE: 3/16" = 1'-0"



TALLULAH & BIRD LLC
INTERIOR ARCHITECTURE
& DESIGN

TALLULAH REGAN
7670 QUEEN ST., SUITE 200,
WYNDMOOR, PA 19038
PHONE: (215) 704-1082

THIS DRAWING AND ITS CONTENTS IS THE SOLE PROPERTY OF TALLULAH & BIRD LLC. (T&B). ANY USE OR ALTERATION OF THIS DRAWING BY OTHERS WITHOUT WRITTEN REQUEST AND APPROVAL OF THE T&B PRINCIPAL IS STRICTLY PROHIBITED. FURTHERMORE, ANY USE OF THIS DRAWING BEYOND ITS ORIGINAL INTENT, AS DETERMINED BY T&B, WHETHER AUTHORIZED OR NOT, SHALL HOLD T&B HARMLESS FROM ANY ISSUES RESULTING FROM SAME. ALL CONTENTS CANNOT BE SHARED OR POSTED ON ANY WEBSITE WITHOUT EXPLICIT PERMISSION FROM T&B

PETERSON RESIDENCE

7321 ELBOW LANE,
PHILADELPHIA, PA 19119

REVISION	
DATE:	6/12/2025
SCALE:	3/16" = 1'-0"
DWG. NO.:	

SK-7

EXTERIOR ELEVATION -
PROPOSED





