

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 **[Revised 6/27/2025]**

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 is been revised since the June 24th Architectual Committee meeting. Changes reflect the concerns raised by the Committee. The pitch of the new roof is reduced to ensure the flashing clears the window sill. The new window at the SW elevation is reduced in size and centered on the existing dormer.

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.

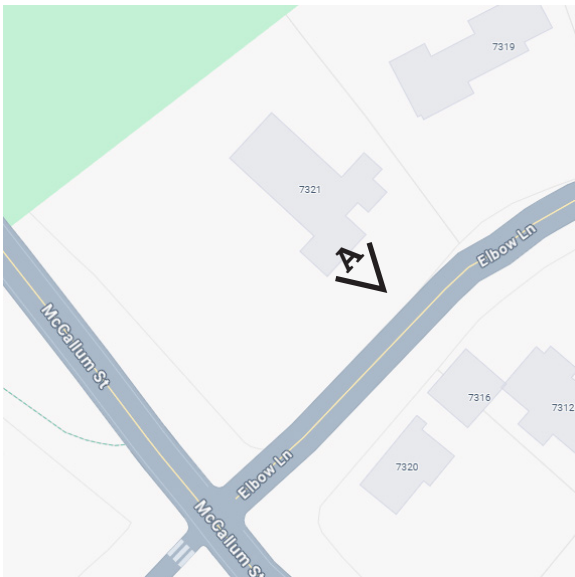
The addition will not be visible from McCallum Street, the public right-of-way. The addition does extend pass the courtyard stone wall that will be partially seen from the driveway and Elbow Lane, a private street.



Existing Site Conditions



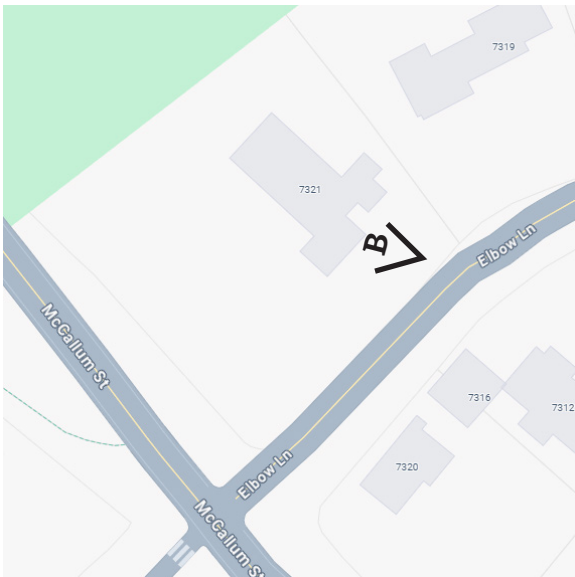
A: SE Elevation, within the walled courtyard. (April 15, 2025)



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



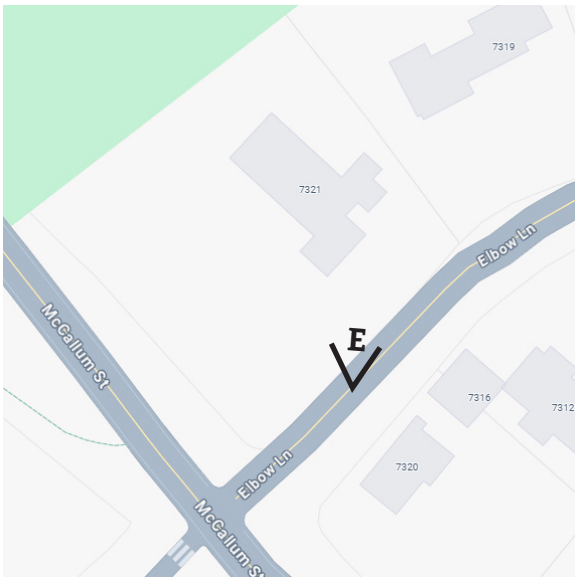
D: On Elbow Lane sidewalk, looking towards the SE Elevation. (June 10, 2025)



Existing Site Conditions



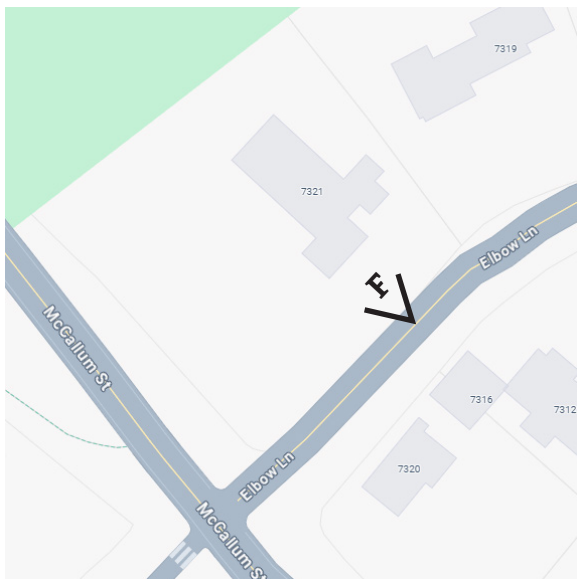
E: On Elbow Lane, looking towards the SE Elevation. (June 10, 2025)



Existing Site Conditions



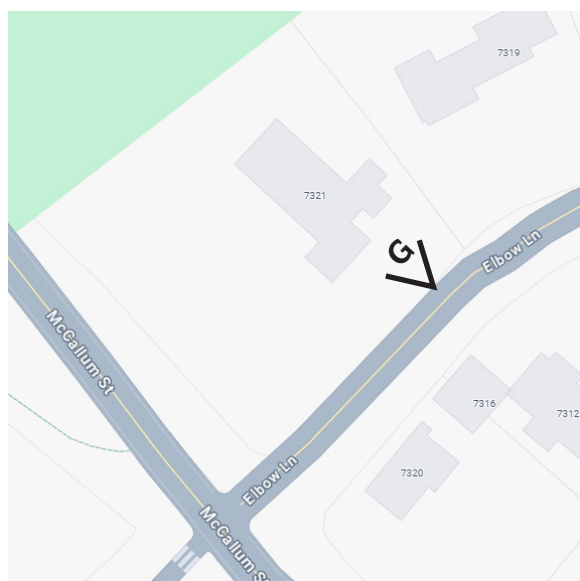
F: On Elbow Lane, looking towards the SE Elevation. (June 10, 2025)



Existing Site Conditions



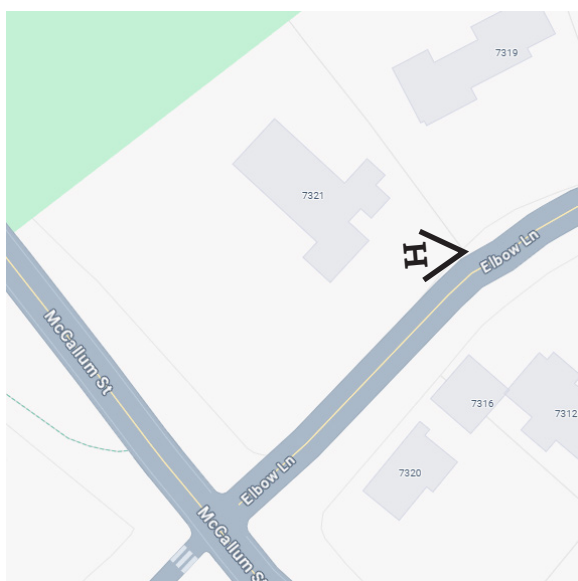
G: On Elbow Lane, looking towards the SE Elevation. (June 10, 2025)



Existing Site Conditions



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



Existing Site Conditions



Google Street View from Elbow Lane, a private street

Existing Site Conditions



Google Street View from McCallum Street, a public right-of-way

Existing Site Conditions



Aerial view of 7321 Elbow Lane

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



TALLULAH & BIRD LLC
INTERIOR ARCHITECTURE
& DESIGN

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7670 QUEEN ST., SUITE 200,
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PHONE: (215) 704-1082

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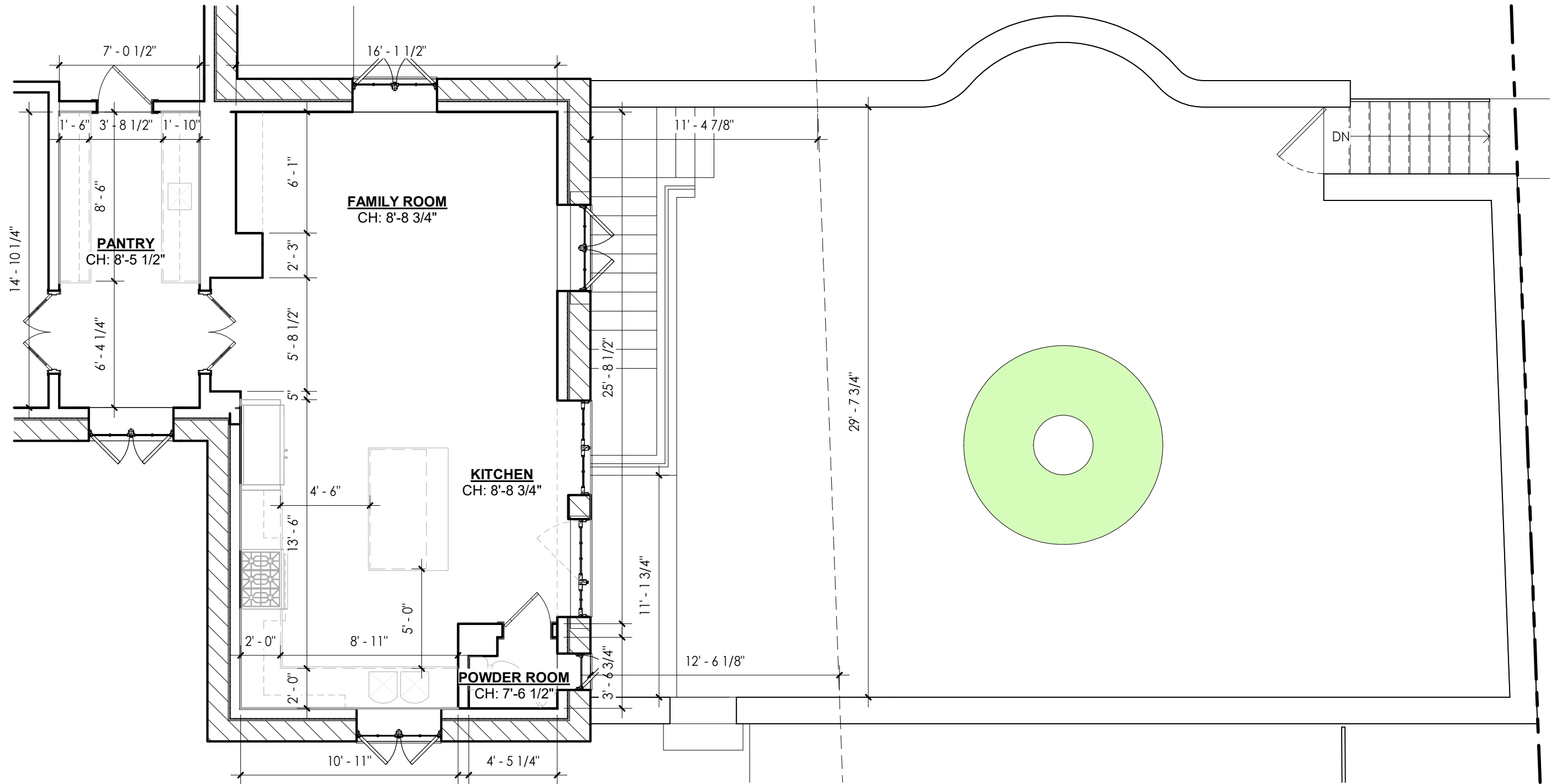
PETERSON RESIDENCE

7321 ELBOW LANE,
PHILADELPHIA, PA 19119

REVISION:		
DATE:	6/27/2025	
SCALE:	3/16" = 1'-0"	
DWG. NO.:		

SK-2

FLOOR PLAN - EXISTING



Revised

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

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PETERSON RESIDENCE

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REVISION:		

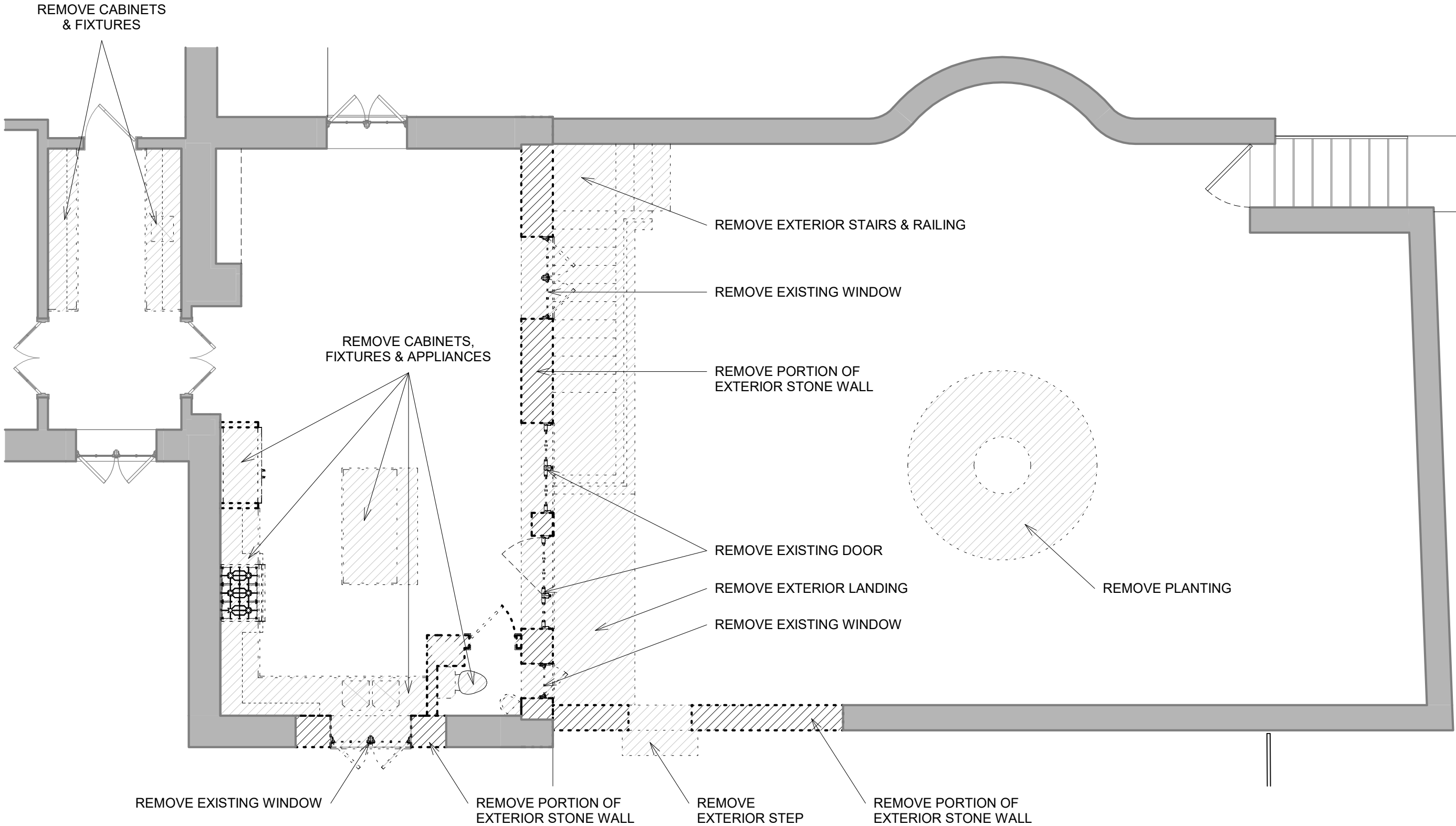
DATE: 6/27/2025

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

DWG. NO.:

SK-3

FLOOR PLAN -
DEMOLITION



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

Revised



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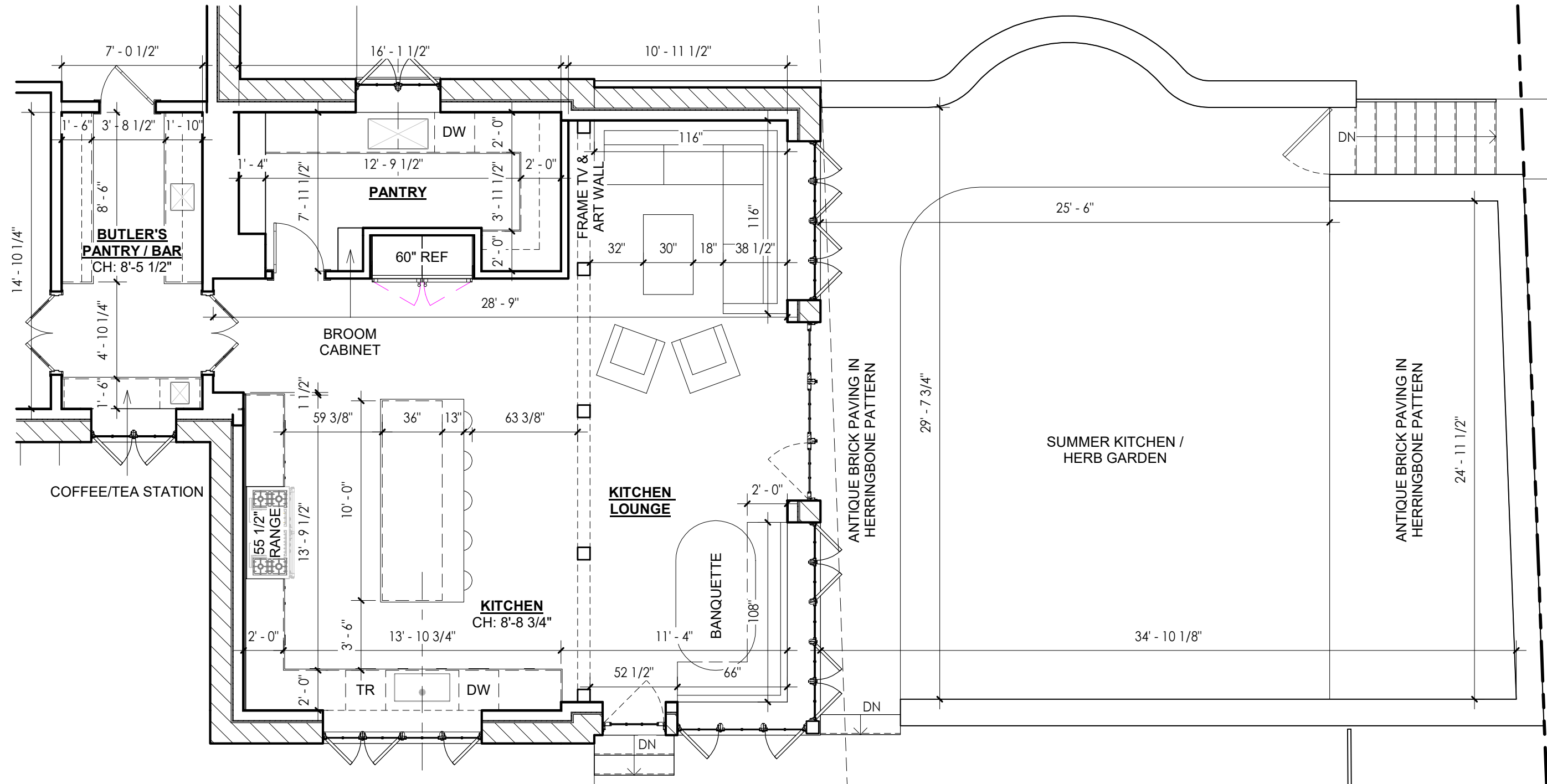
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REVISION:		
DATE:	6/27/2025	
SCALE:	3/16" = 1'-0"	
DWG. NO.:		

SK-4

FLOOR PLAN - PROPOSED



1 FLOOR PLAN - PROPOSED
SK-4 SCALE: 3/16" = 1'-0"

Revised

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Revised

1
SK-5

EXTERIOR ELEVATIONS - EXISTING
SCALE: 3/16" = 1'-0"



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PETERSON RESIDENCE

7321 ELBOW LANE,
PHILADELPHIA, PA 19119

REVISION:		
DATE:	6/27/2025	
SCALE:	3/16" = 1'-0"	
DWG. NO.:	SK-5	
EXTERIOR ELEVATION - EXISTING		

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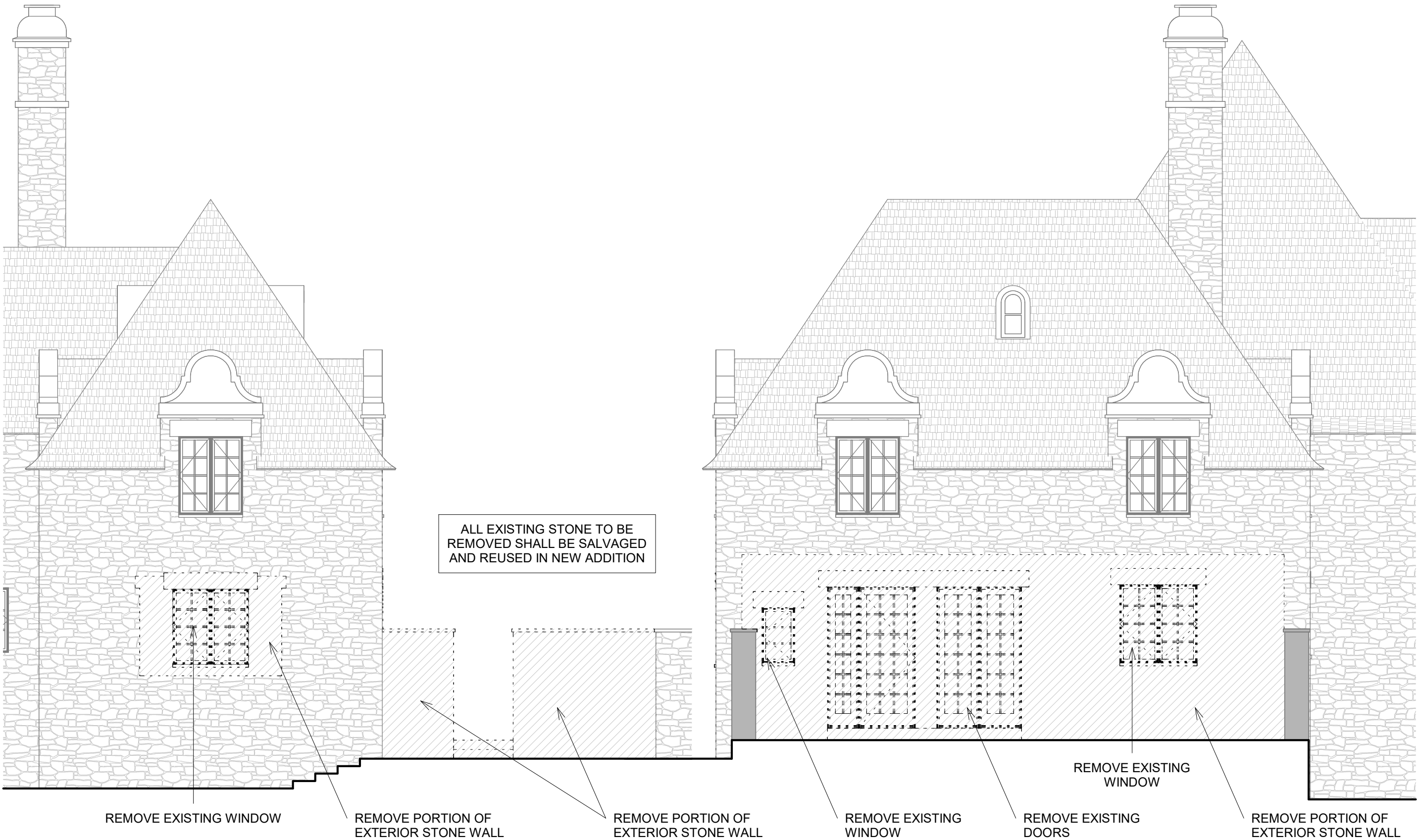
DATE: 6/27/2025

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

DWG. NO.:

SK-6

EXTERIOR ELEVATION -
DEMOLITION



Revised

1
SK-6

EXTERIOR ELEVATIONS - DEMOLITION

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

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REVISION:		
DATE:	6/27/2025	
SCALE:	3/16" = 1'-0"	
DWG. NO.:		

SK-7

EXTERIOR ELEVATION -
PROPOSED



Revised

1
SK-7

EXTERIOR ELEVATIONS - PROPOSED

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

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Original design

1
SK-7

EXTERIOR ELEVATIONS - PROPOSED

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



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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



Revised



Revised



Revised