

ADDRESS: 203 CARPENTER ST

Proposal: Construct three-story addition

Review Requested: Final Approval

Owner: Gabriel Procaccino and Rachele Kurlander

Applicant: Rustin Ohler, Harman Deutsch Ohler Architecture

History: 1837

Individual Designation: 5/31/1966

District Designation: None

Staff Contact: Ted Maust, theodore.maust@phila.gov

OVERVIEW: This application proposes a three-story rear addition to the building at 203 Carpenter Street, with a small deck at the second-floor level. The proposal includes demolition of the existing two-story rear ell and the rear wall of the historic main block of the building, which survives at the second- and third-floor levels.

As proposed, the roof system of the addition would intersect the roof of the main block near the rear eave, but no details are provided showing that junction. A skylight is also proposed for the rear slope of the gable roof.

The proposed addition would be visible from various points along Hall Street, though a one-story garage at 206 Hall Street mitigates the view somewhat.

SCOPE OF WORK:

- Demolish two-story ell and rear wall of main block.
- Construct three-story addition.

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 will not destroy historic materials, features, and spatial relationships that characterize the property. The new works shall 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.*
 - *Recommended: Constructing a new addition that results in the least possible loss of historic materials so that character-defining features are not obscured, damaged, or destroyed.*
 - The application proposes demolishing the rear wall of the main block, the rear eave, and a chimney, which appear to be historic features of the building.
 - *Recommended: Ensuring that the addition is subordinate and secondary to the historic building and is compatible in massing, scale, materials, relationship of solids to voids, and color.*
 - The proposed addition would be out of scale with the main block and break the established pattern of two-story rear ell buildings.
 - An addition that retained the surviving portions of the rear wall and met the building below the rear cornice would satisfy Standard 9.

STAFF RECOMMENDATION: Denial, pursuant to Standard 9.



Figure 1: Rear of subject property (highlighted) seen from Hall St.

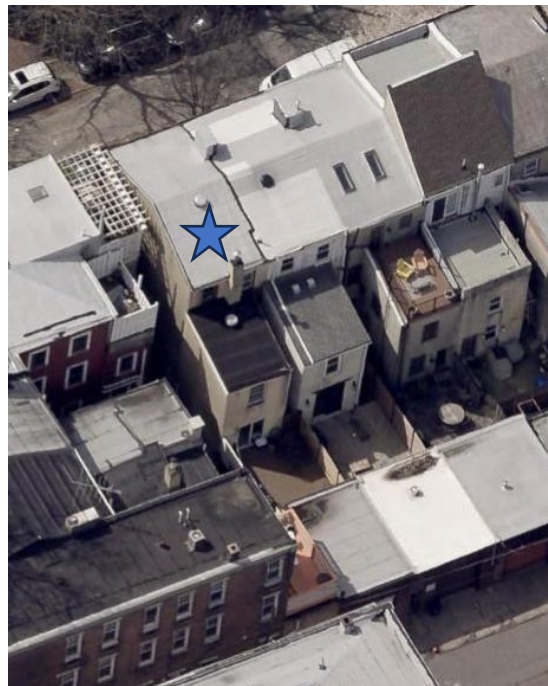


Figure 2: Aerial view of the rear of subject property.

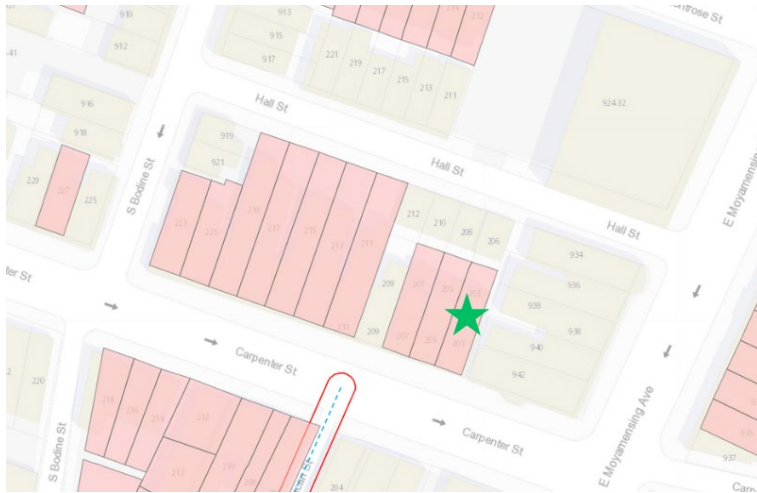


Figure 3: Subject property was designated with other properties on the block in May, 1966.



Figure 4: Bromley's Atlas, 1910, shows the earlier ell, which shared a party wall with 205 Carpenter St.

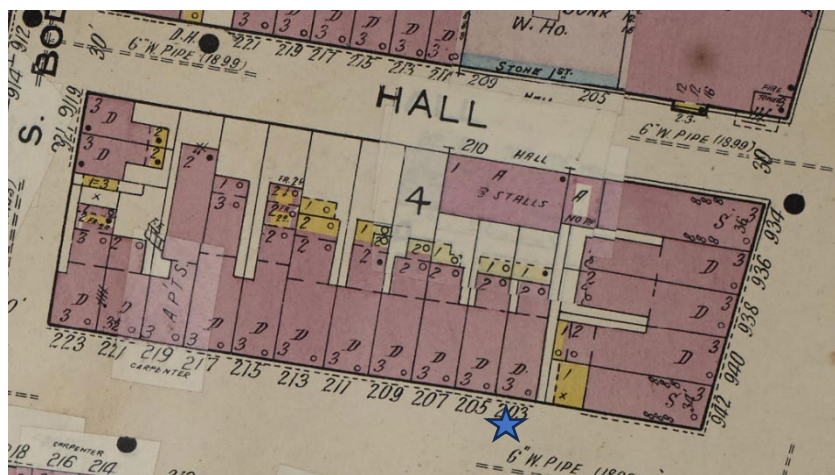


Figure 5: Sanborn Fire Insurance Map, 1917 (with later paste-ins), shows the current footprint of the rear ell.



Jan 10th, 2026

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

ATTN: Philadelphia Historical Commission

Re: 203 Carpenter Street, Philadelphia PA.

Harman Deutsch Ohler Architecture is proposing a 3-story addition to an existing 3-story single family dwelling, as per plans.

Harman Deutsch Ohler Architecture has prepared this application on behalf of Gabe Procaccino, and Racheal Kurlander, the owners of the property. This application is intended for final approval for the proposed addition as per the enclosed drawings.

Please let us know if you have any questions regarding our submission.

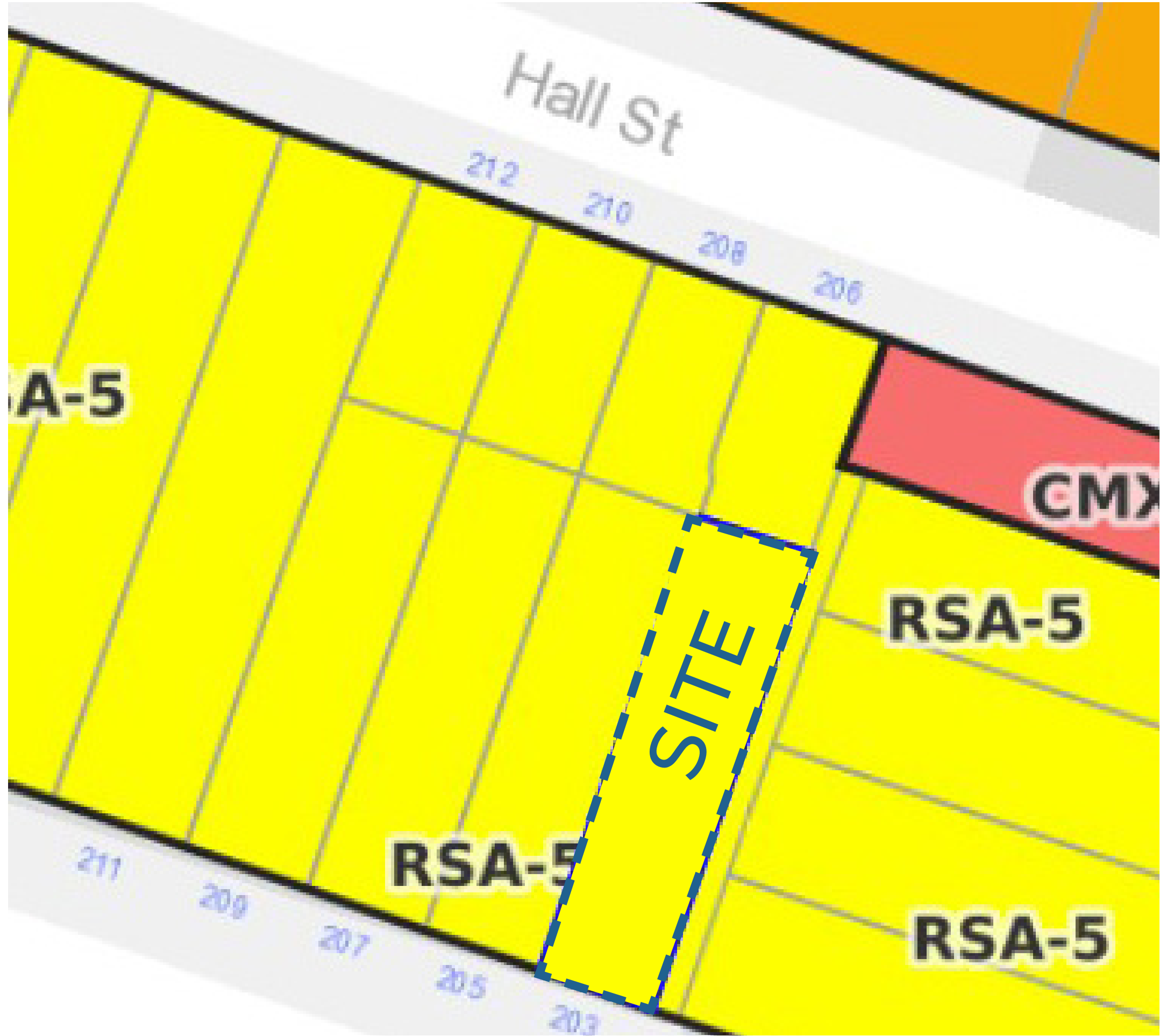
Respectfully,

Rustin Ohler
267.324.3601
Harman Deutsch Ohler Architecture

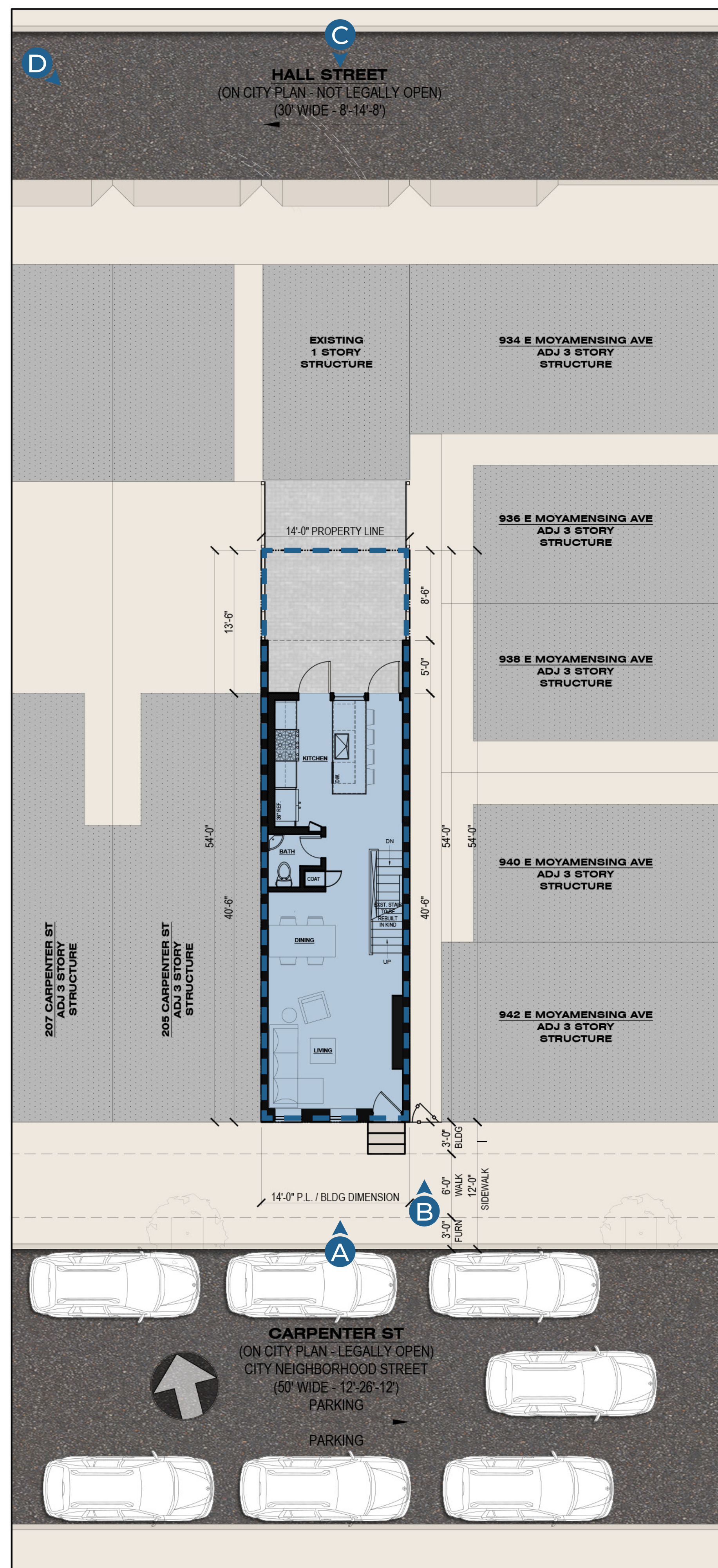
203 CARPENTER ST.

Historic Commission Submission

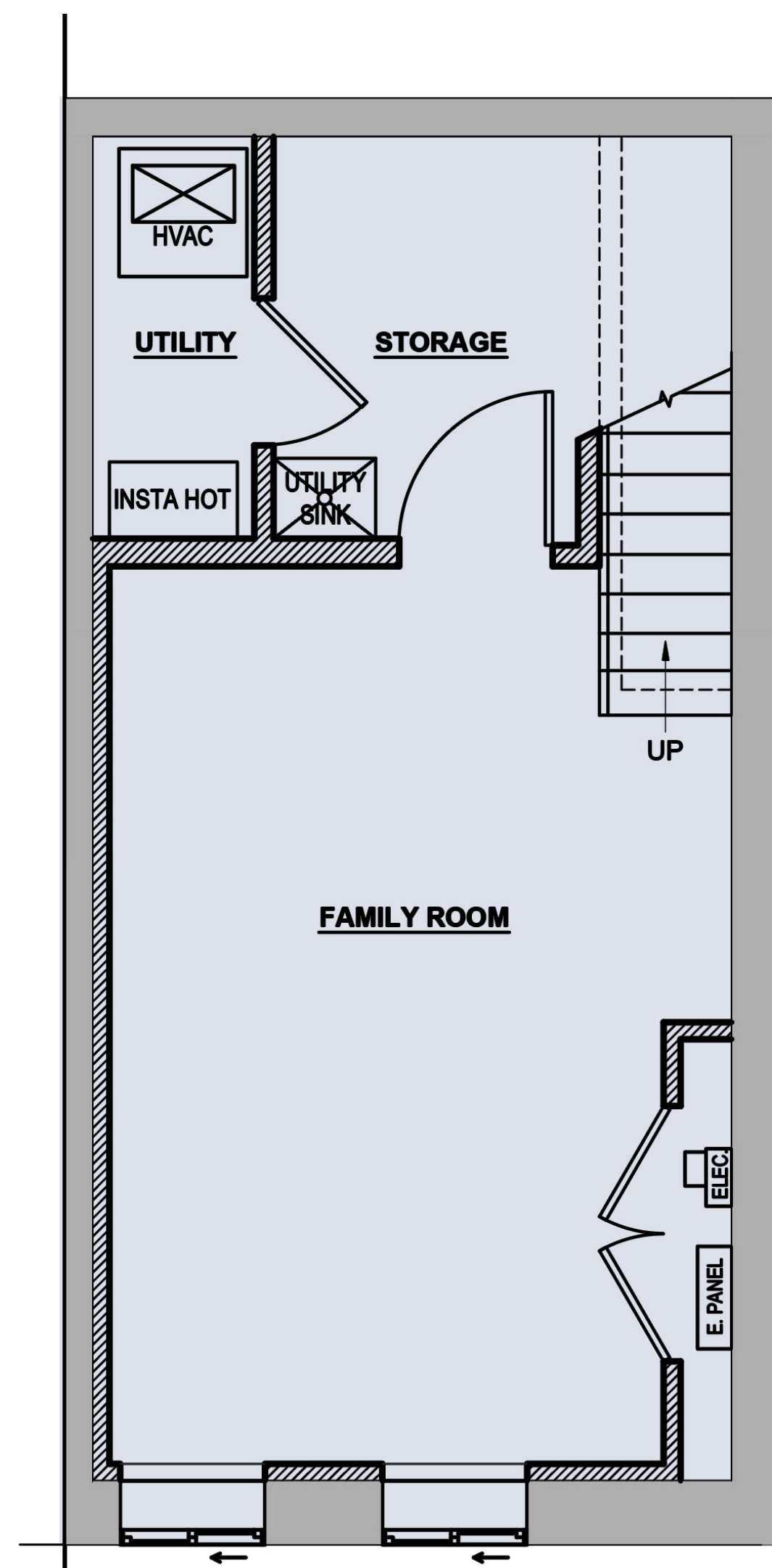
Date: 01.12.2026



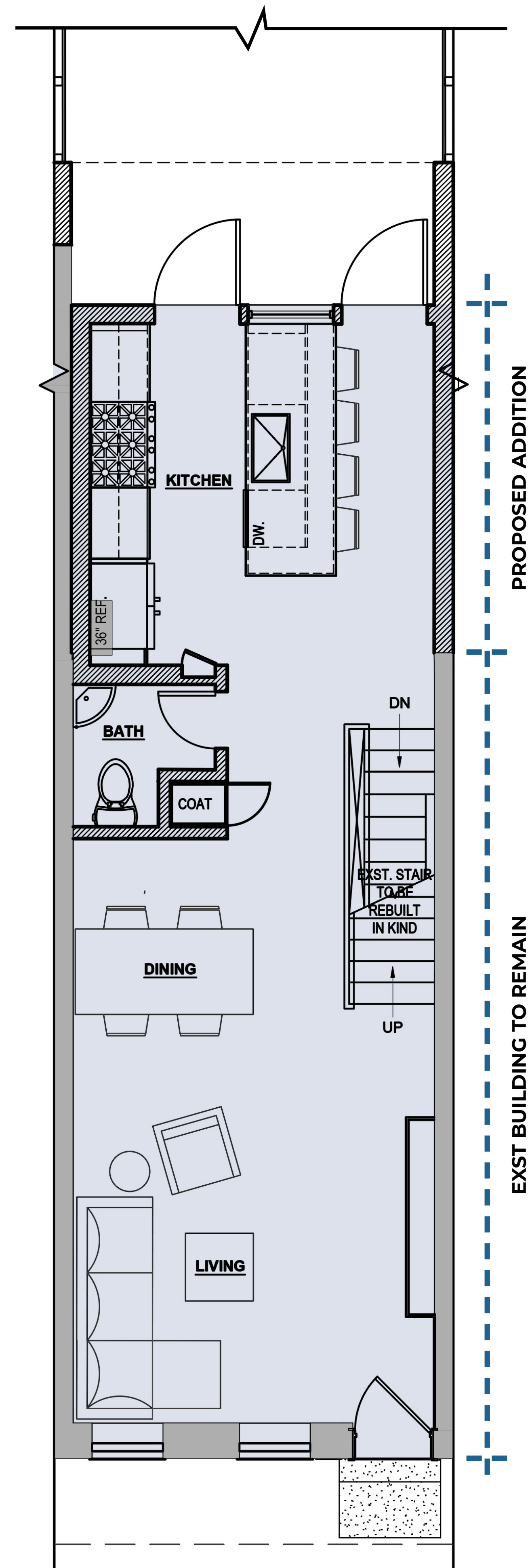




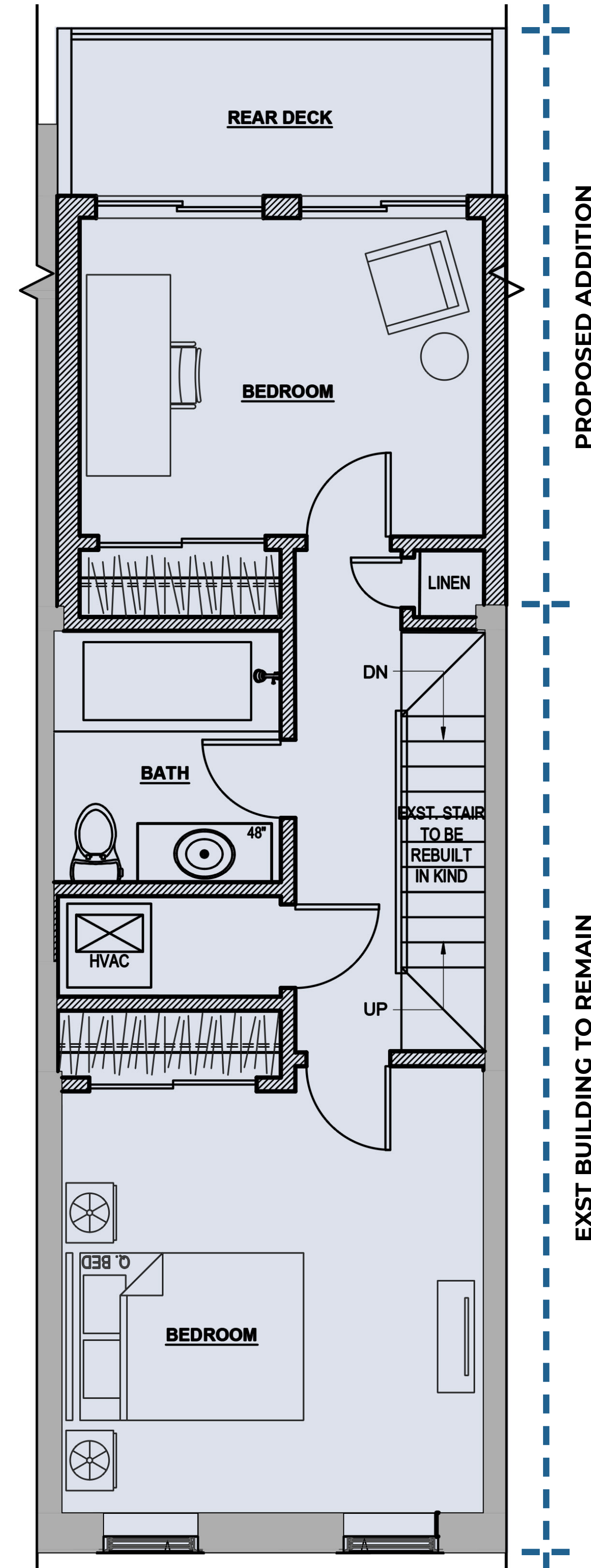




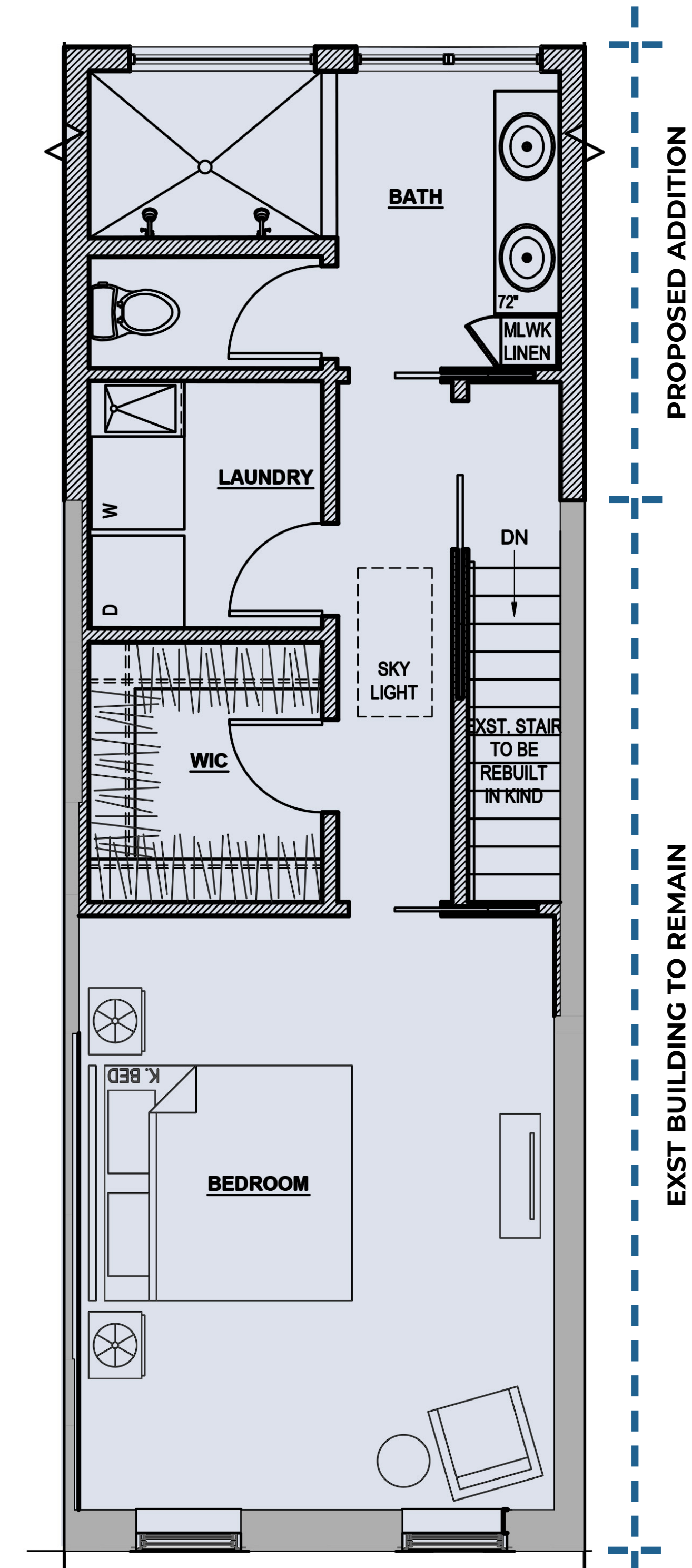
BASEMENT PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN

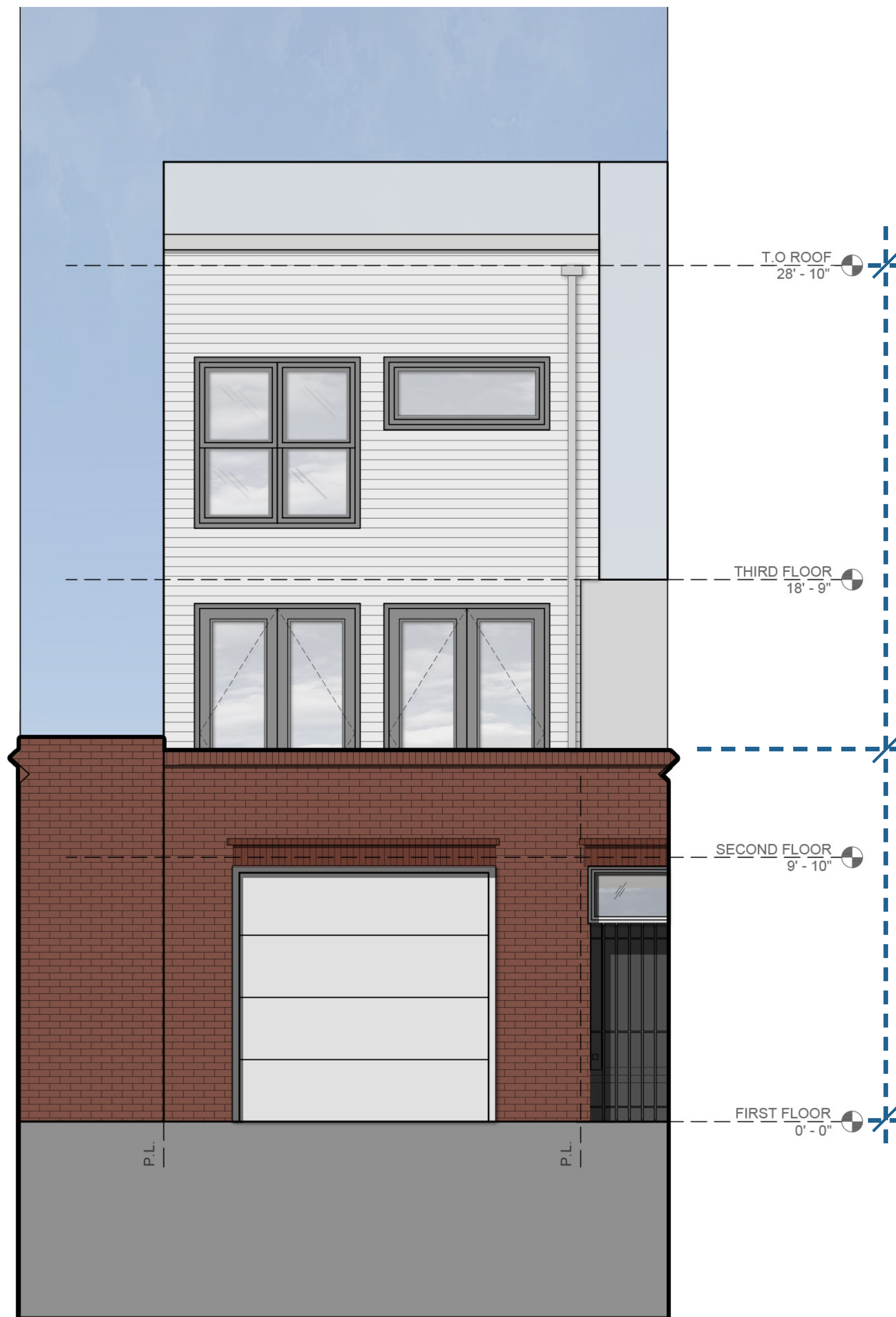


FRONT ELEVATION
- NO CHANGE -

203 CARPENTER ST



**REAR ELEVATION
- FROM REAR YARD -**



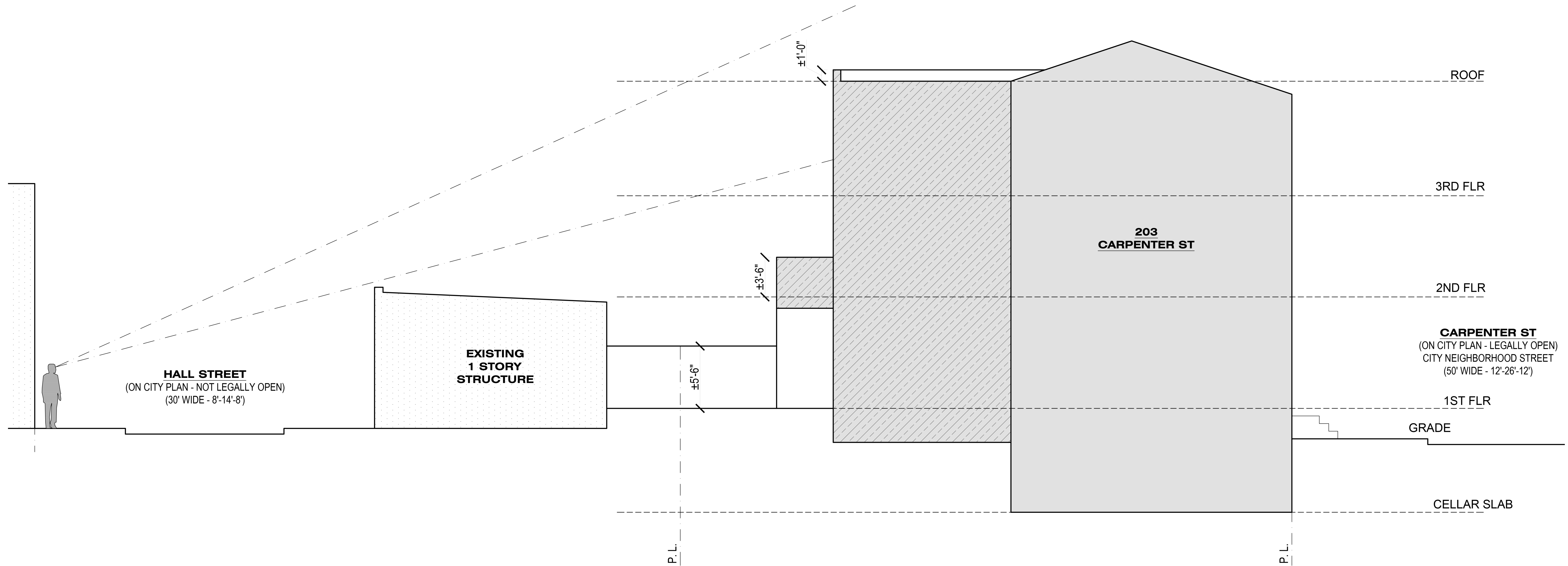
**REAR ELEVATION
- FROM HALL ST -**

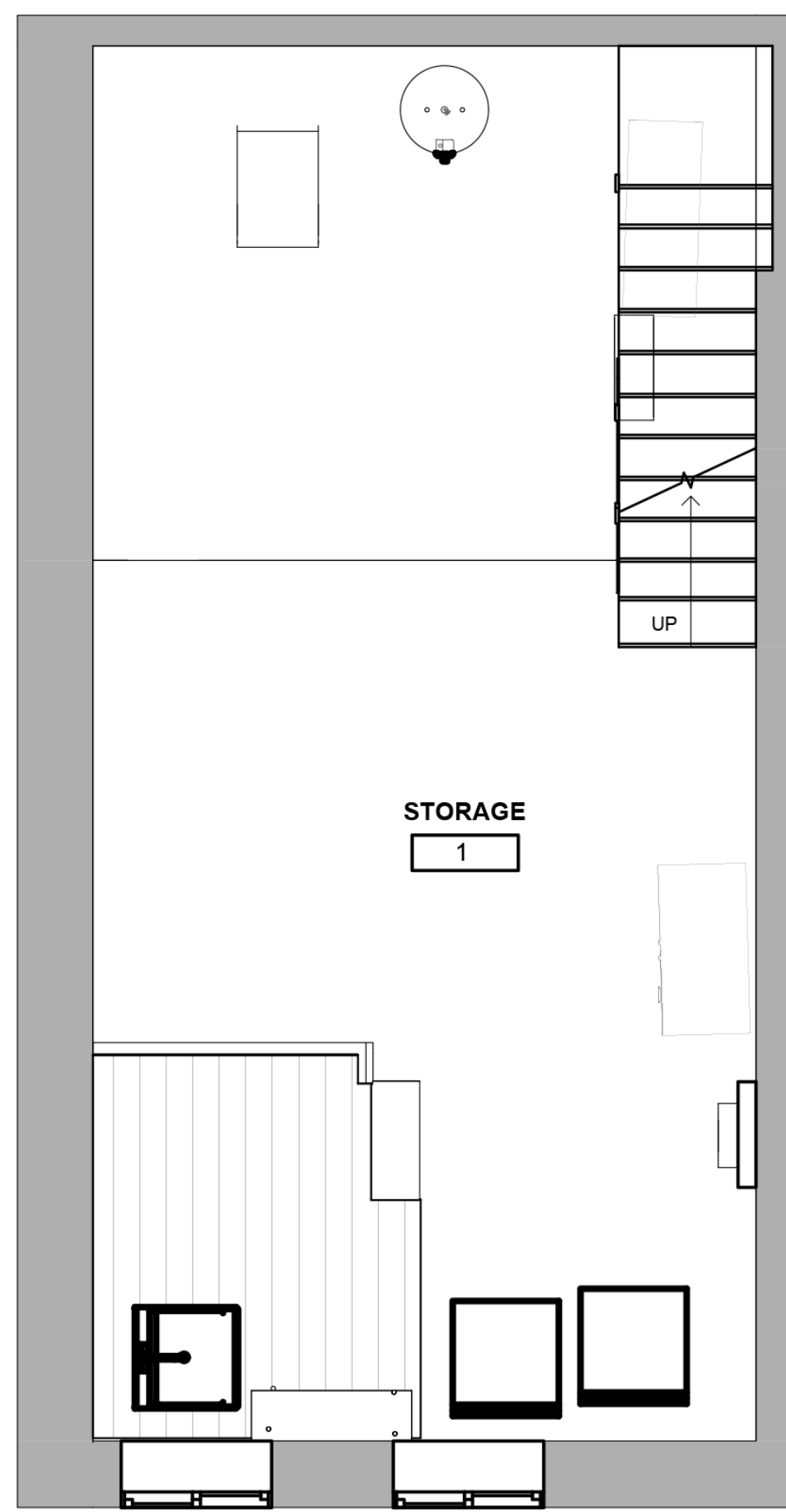
KEYNOTES:

1. ALUMINUM CLAD WOOD DOOR ASSEMBLY (BLACK)
2. ALUMINUM CLAD WOOD CASEMENT WINDOW (BLACK)
3. ALUMINUM DOWNSPOUT (LIGHT GRAY)
4. FIBER CEMENT LAP SIDING (LIGHT GRAY)
5. 42" HIGH METAL GUARDRAIL (BLACK)
6. ALUMINUM CLAD WOOD SLIDING DOOR ASSEMBLY (BLACK)
7. ALUMINUM CLAD WOOD DOUBLE HUNG WINDOW (BLACK)
8. ALUMINUM CLAD WOOD TRANSOM FIXED WINDOW (BLACK)
9. 6" METAL COPING (LIGHT GRAY)

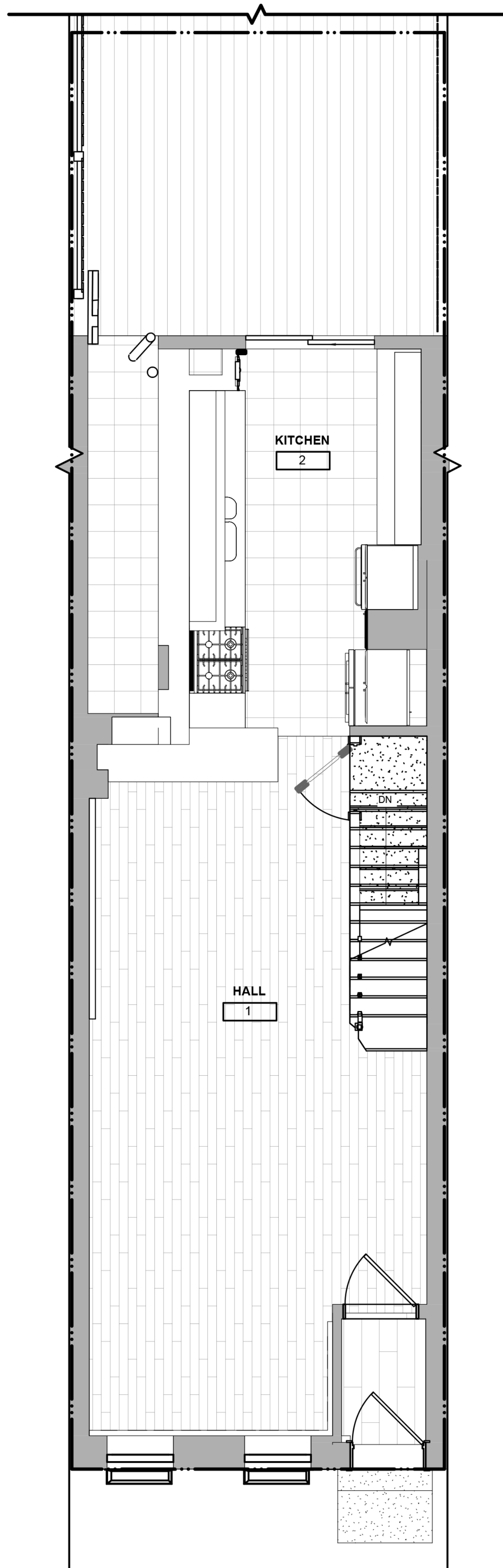
**203 CARPENTER ST
- REAR BEYOND -**

**206 HALL ST
ADJACENT
REAR PROPTY GARAGE
- NOT INCLUDED -**

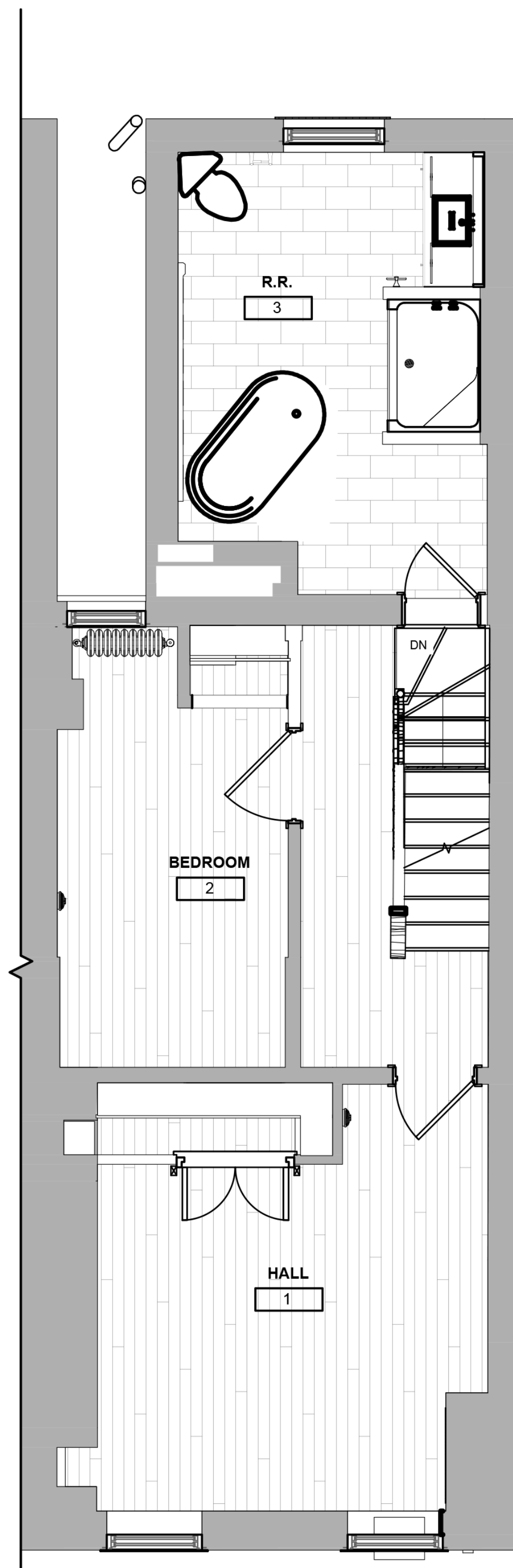




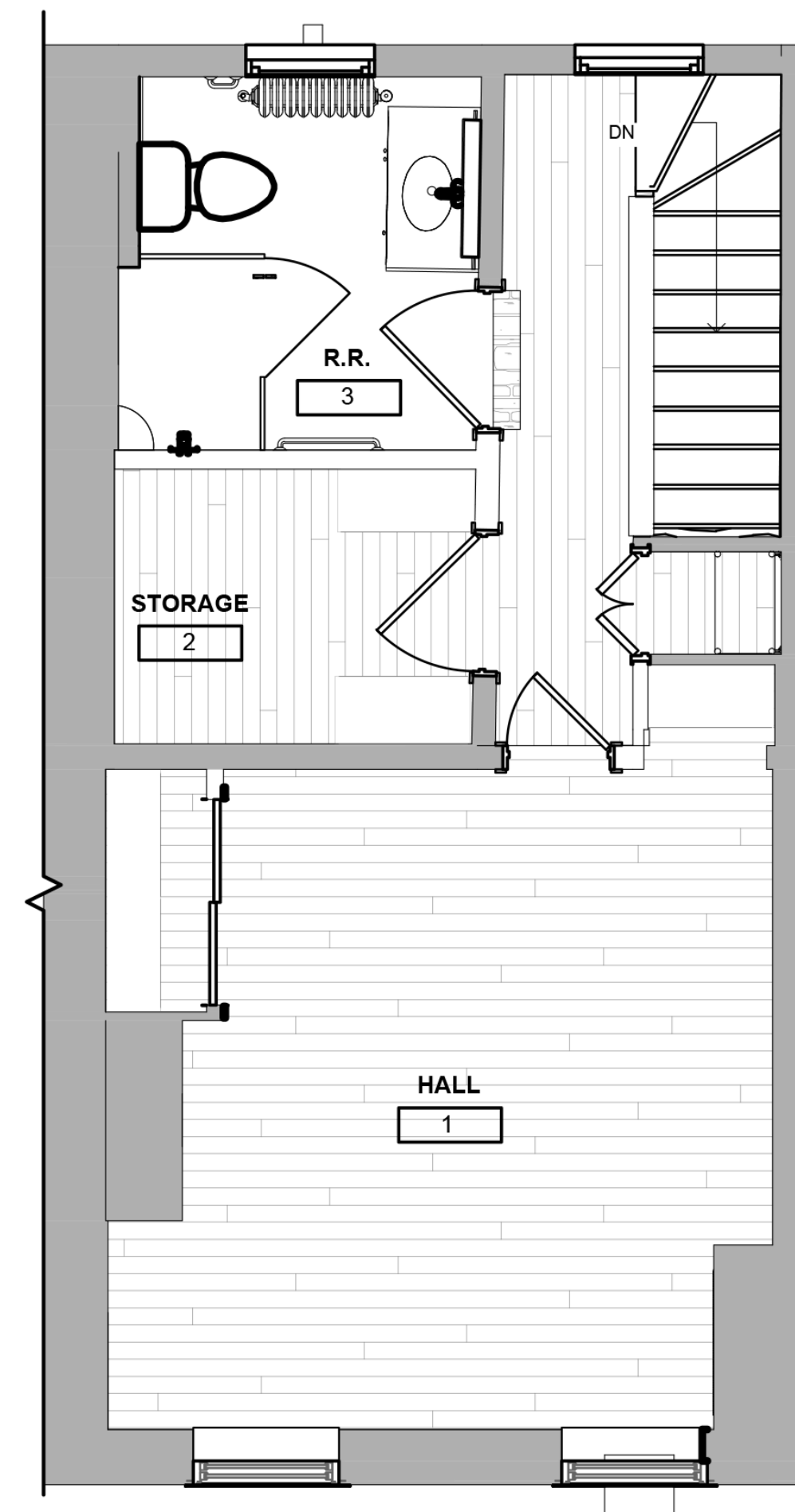
BASEMENT PLAN



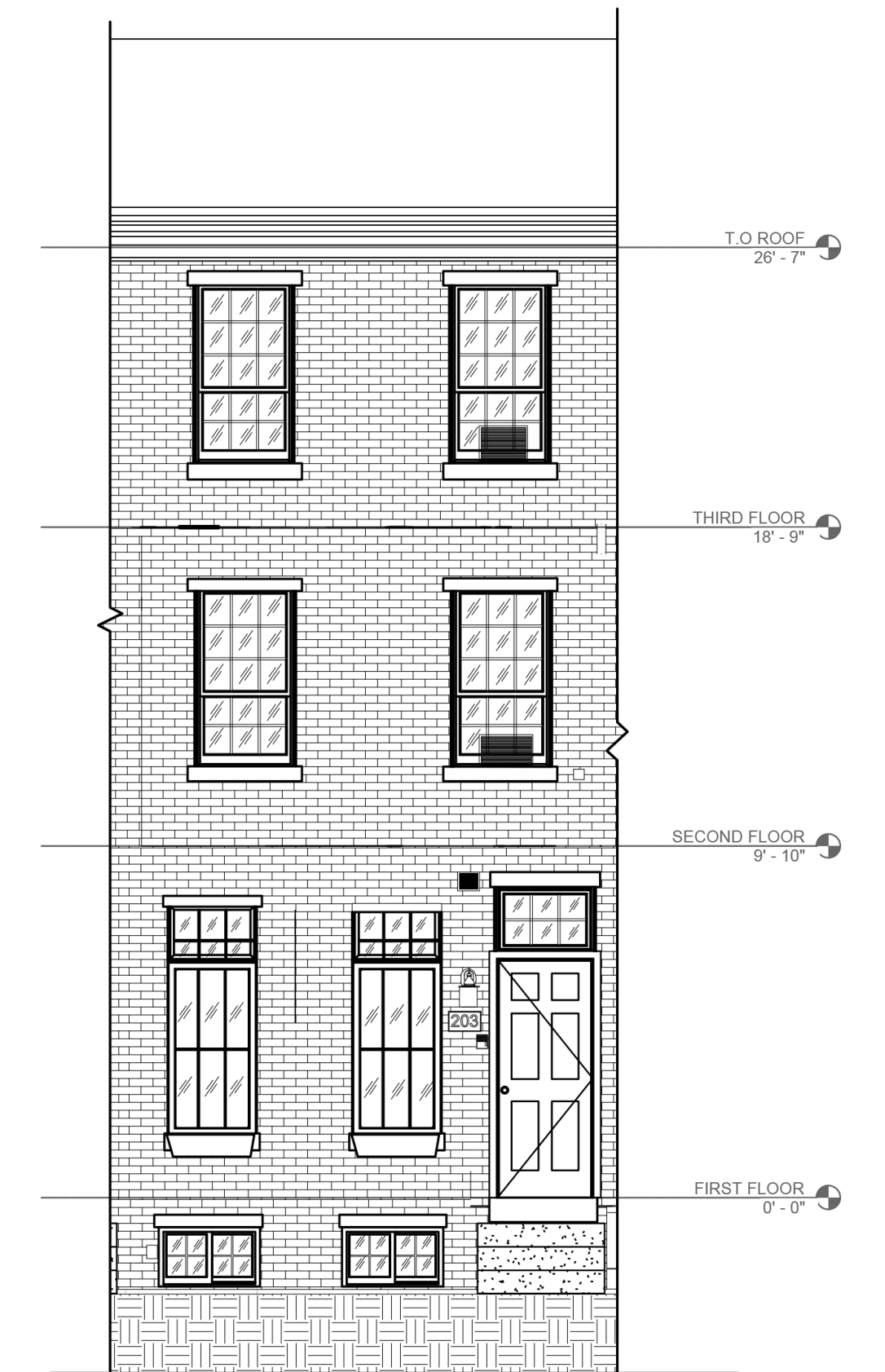
FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN



FRONT ELEVATION



**REAR ELEVATION
- FROM HALL ST -**



Application for Construction Permit

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

Address 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	<u>Parcel Address</u> <u>Specific Location</u> Check box if this application is part of a project and provide project number: PR- 2 0 -
Applicant 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 <u>Name</u> <u>Company</u> <u>Address</u> <u>Email</u> <u>Phone</u>
Property Owner Identify the deeded property owner. If there was a recent change of ownership, documentation such as a deed or settlement sheet will be required.	3	<u>Name</u> Check box if new owner is being listed <u>Address</u> <u>Email</u> <u>Phone</u>
Design Professional in Responsible Charge Identify the PA- licensed design professional who is legally responsible.	4	<u>Name</u> <u>Firm</u> <u>PA License #</u> <u>Phila. Commercial Activity License #</u> <u>Email</u> <u>Phone</u>
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, or interior/exterior alterations. (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. (g) Select all conditions that apply to this project (if any).	5	(a) Occupancy Single-Family Two-Family Other, please describe: _____ (b) Scope of Work New Construction Addition and/or Alteration Shell (No Fit Out) – Option for Commercial Permits Only (c) Earth Disturbance <u>Area of Earth Disturbance</u> (Sq. Ft.) (d) Building Floor Areas <u>New Floor Area</u> (Sq. Ft.) <u>Existing Altered Area</u> (Sq. Ft.) (e) Number of Stories _____ (f) Description of Work _____ _____ _____ (g) Project Conditions Project Impacts Street/Right-of-Way New High Rise Green Roof Included Modular Construction Façade Work Initial Fit Out of Newly Constructed Space



Department of
Licenses and Inspections
CITY OF PHILADELPHIA

DO NOT MAIL THIS APPLICATION

Job Number: (for office use only)

(PERMIT TYPE PREFIX – YEAR – NUMBER)

**Project Details &
Contractor Information**

(a) Select 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 permit number.

(b) Identify the general contractor and estimated cost of building construction.

(c) 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.

(d) Identify the licensed electrical contractor, estimated cost of electrical work, and a registered third-party electrical inspection agency.

(e) 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

(f) 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.

(a) Check all that apply:

Building Mechanical & Fuel Gas Electrical Plumbing Fire Suppression

Note: Trades listed below are mandatory for all residential new construction jobs.

RP or CP- 2 0 | | - | | | | | | | |

Provide the associated **Zoning Permit** number for this construction, if applicable: ZP- 2 0 | | - | | | | | | | |

(b) General Building Construction Contractor Information

Name _____ Cost of Building Work \$ _____

License Number _____ Phone | | | | | | | | | |

(c) 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 Detail & Quantities _____

(d) Electrical Work & Contractor Information

New Installation Alteration *Rough-In

Name _____ Cost of Electrical Work \$ _____

License Number _____ Phone | | | | | | | | | |

Third-Party Inspection Agency Name _____

(e) 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.) _____

(f) 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: _____

Declaration & Signature

All provisions of the Building 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: _____ / _____ / _____