

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.

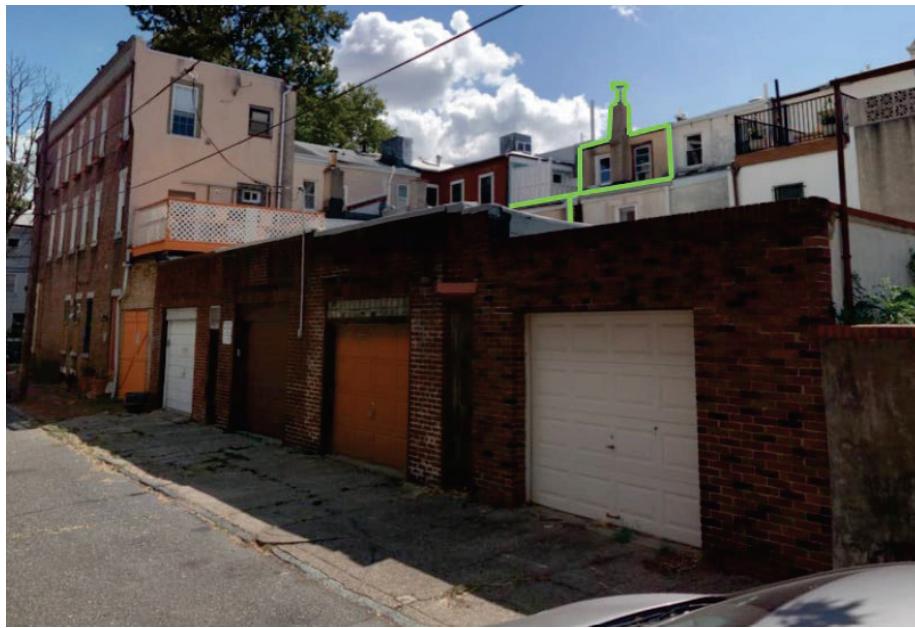


Figure 1: Rear of subject property (highlighted) seen from Hall St.

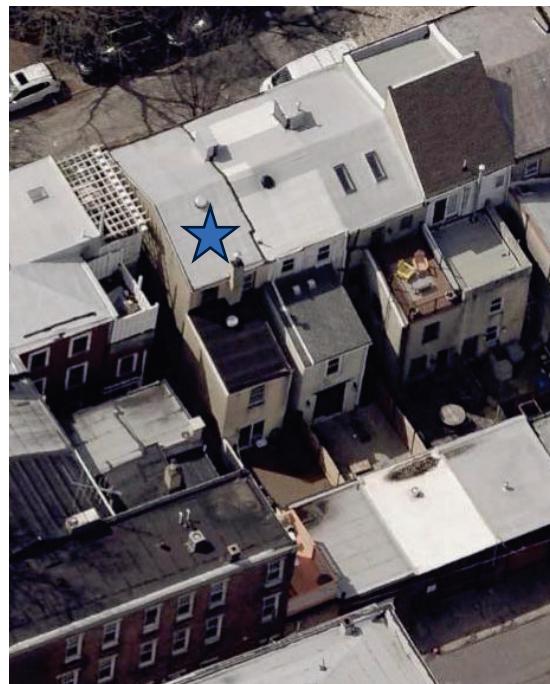
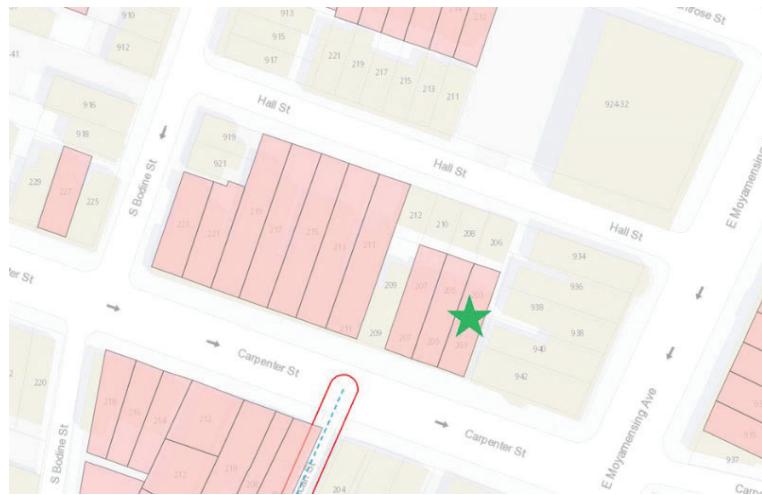


Figure 2: Aerial view of the rear of subject property.



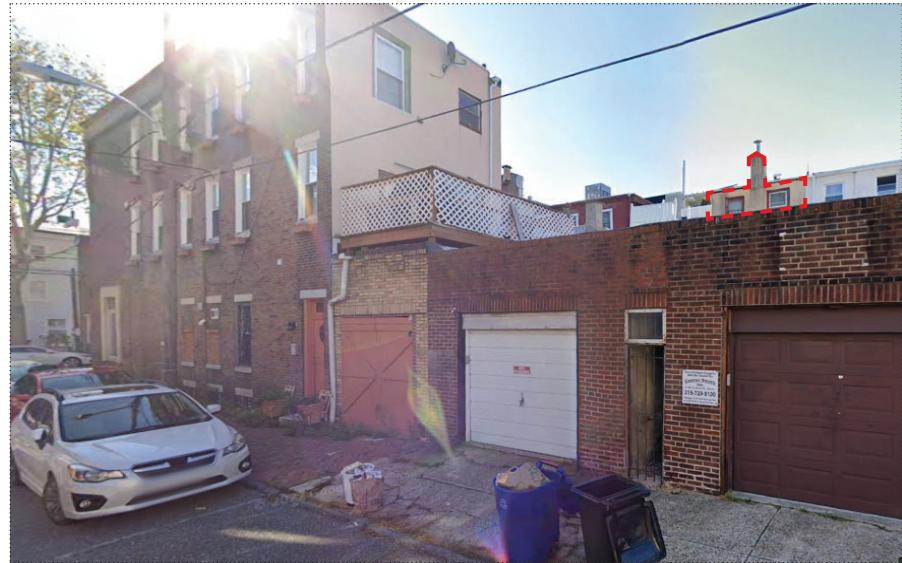
Revised Application

203 CARPENTER ST.

Historic Commission Hearing

Date: 02.13.2026

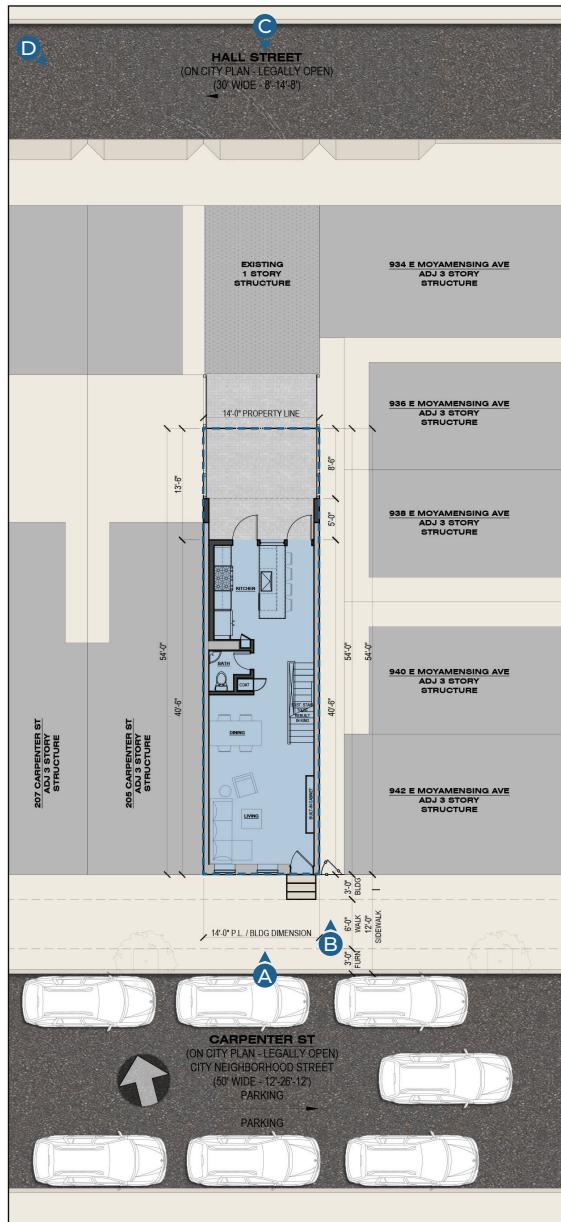




203 CARPENTER ST

SITE CONTEXT

03

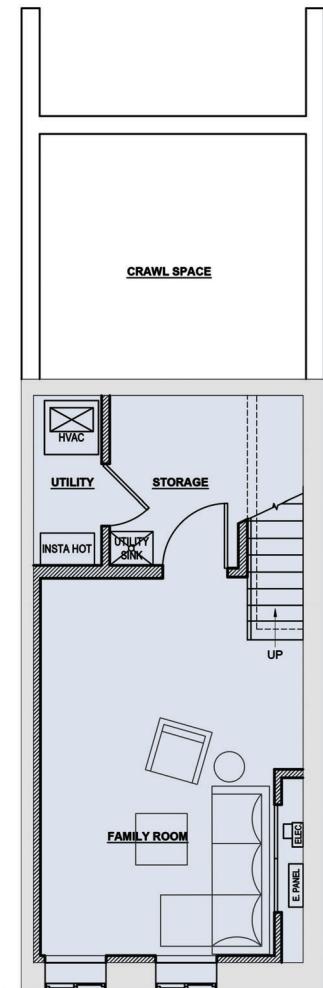


203 CARPENTER ST

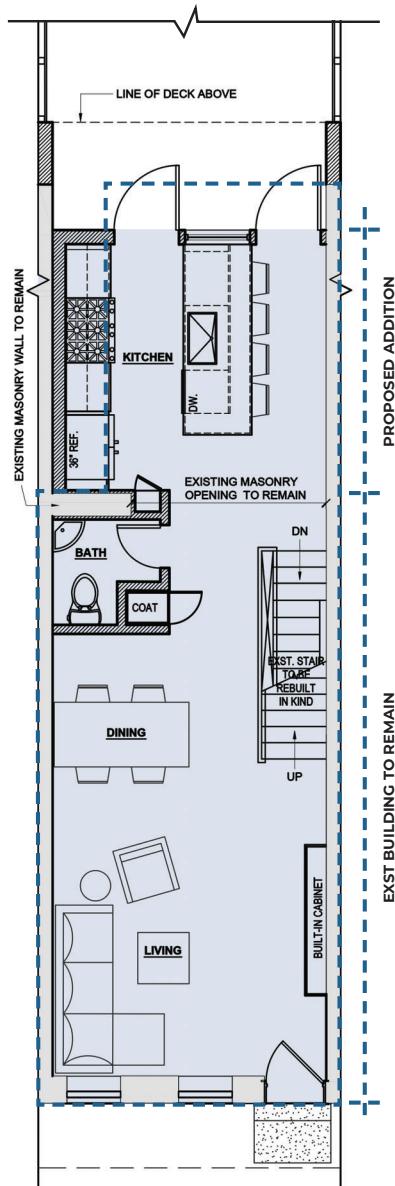
GROUND FLOOR PLAN.



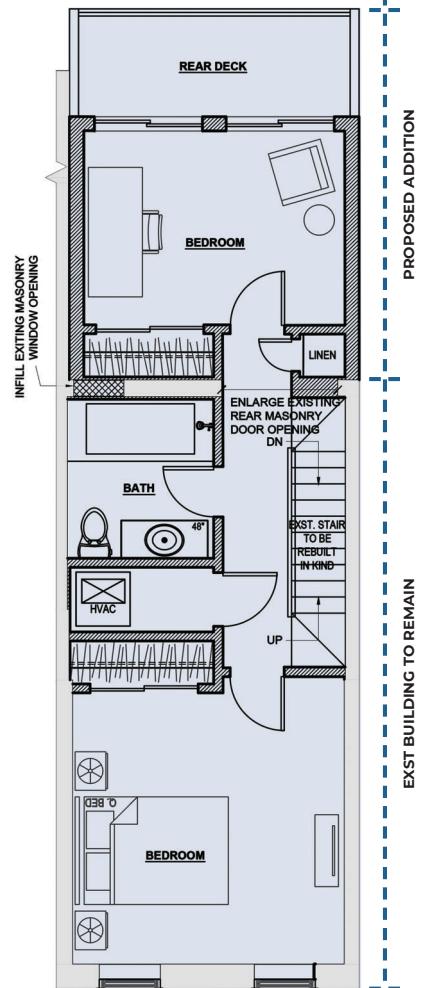
203 CARPENTER ST



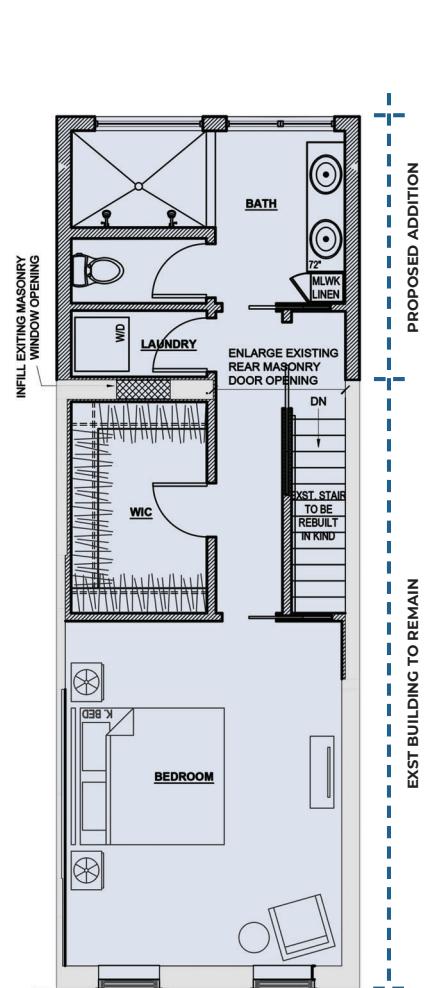
BASEMENT PLAN



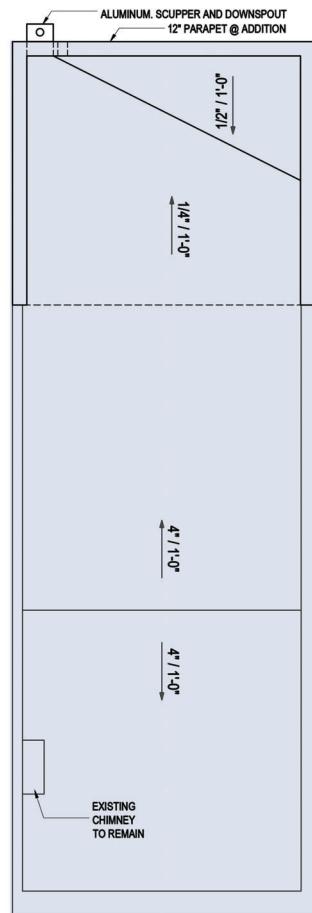
FIRST FLOOR PLAN



SECOND FLOOR PLAN

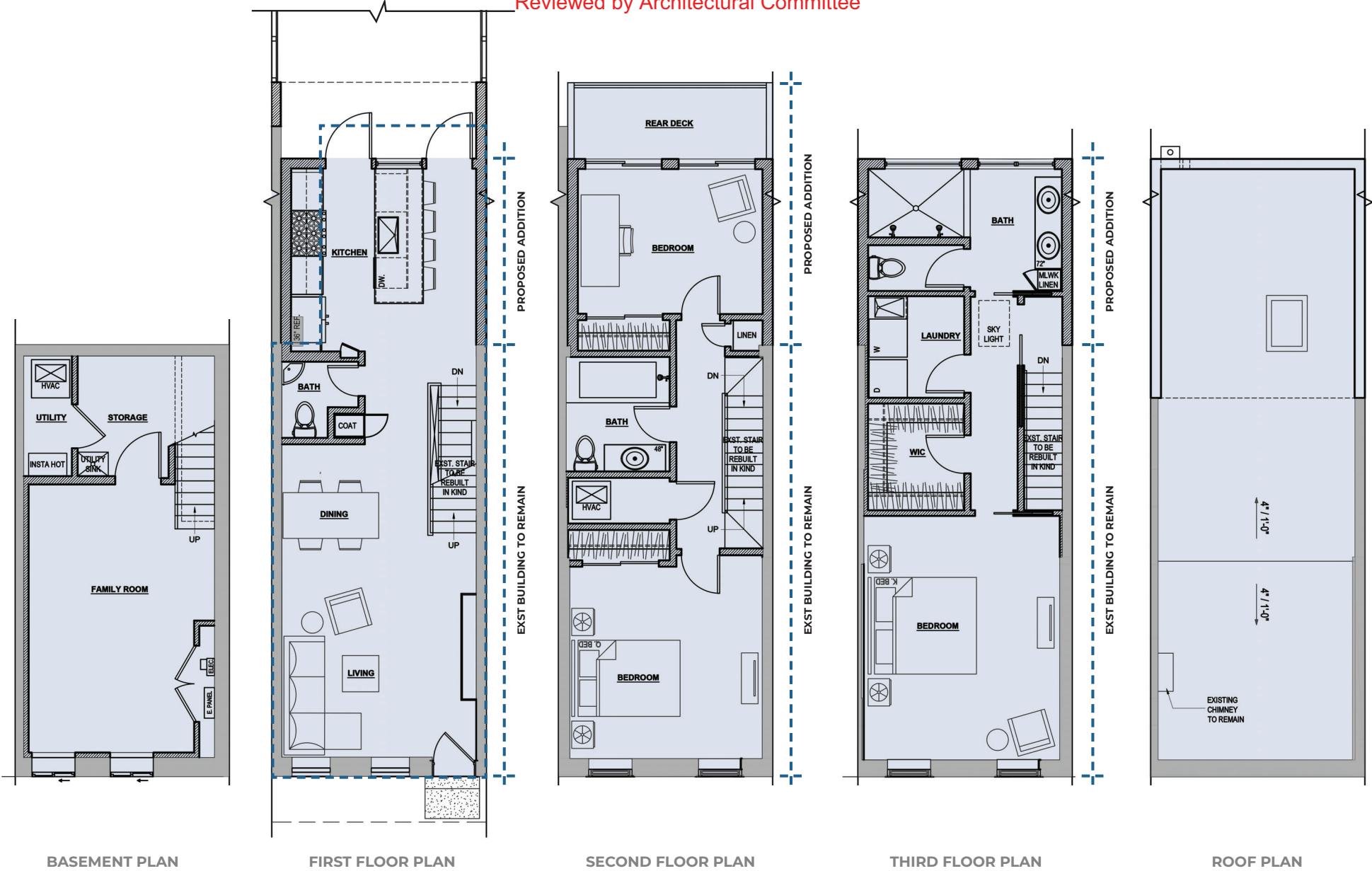


THIRD FLOOR PLAN



ROOF PLAN

Reviewed by Architectural Committee





FRONT ELEVATION
- NO CHANGE -

203 CARPENTER ST

ELEVATIONS

07

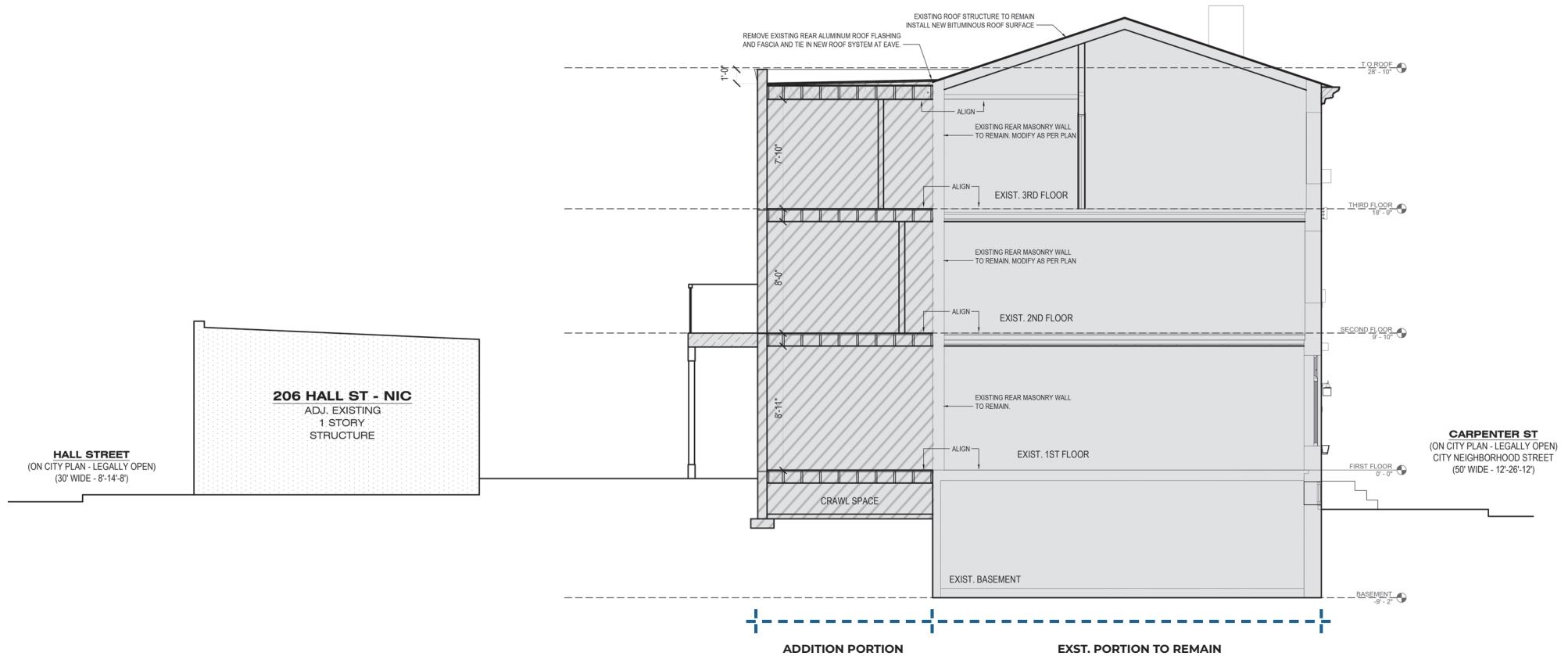


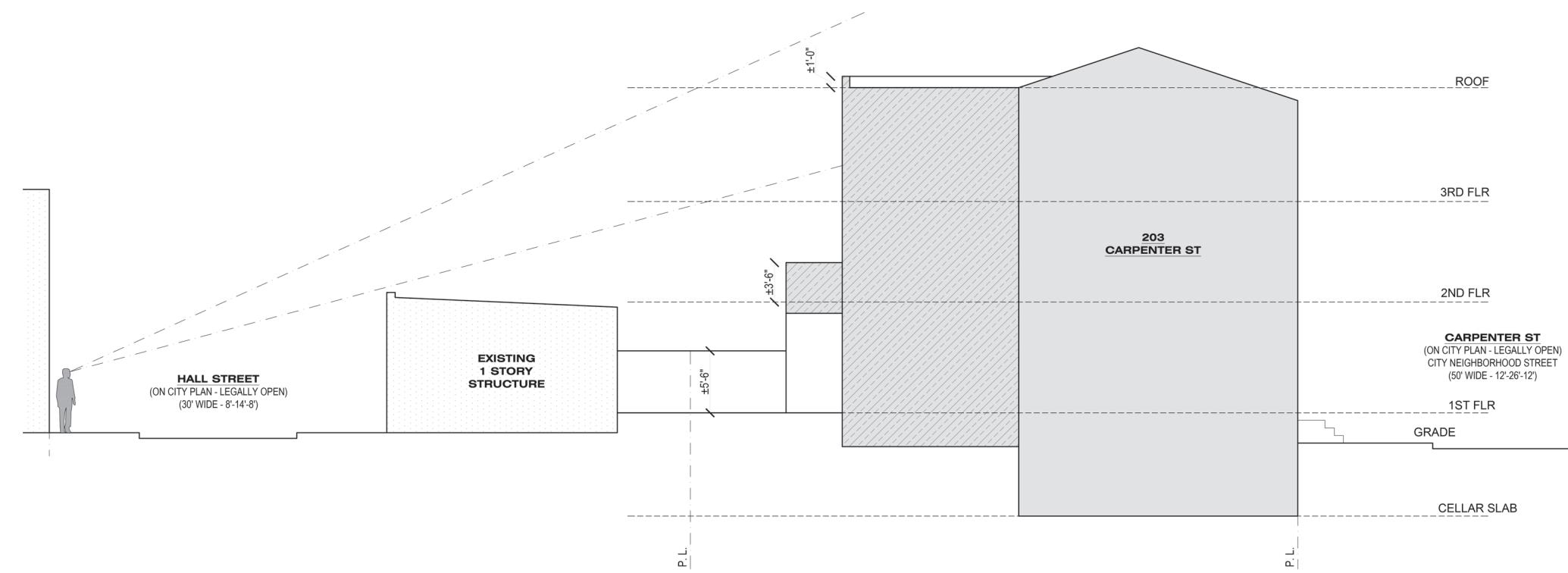
KEYNOTES:

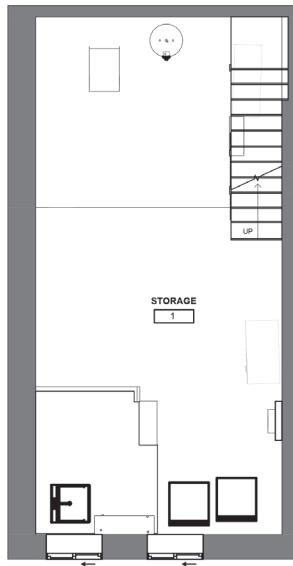
1. ALUMINUM CLAD WOOD DOOR ASSEMBLY (BLACK)
2. ALUMINUM CLAD WOOD CASEMENT WINDOW (BLACK)
3. ALUMINUM DOWNSPOUT (LIGHT GRAY)
4. FIBER CEMENT LAP SIDING (LIGHT GRAY)
5. 42" HIGH METAL GUARDRAIL (BLACK)
6. ALUMINUM CLAD WOOD SLIDING DOOR ASSEMBLY (BLACK)
7. ALUMINUM CLAD WOOD DOUBLE HUNG WINDOW (BLACK)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

203 CARPENTER ST
- REAR BEYOND -

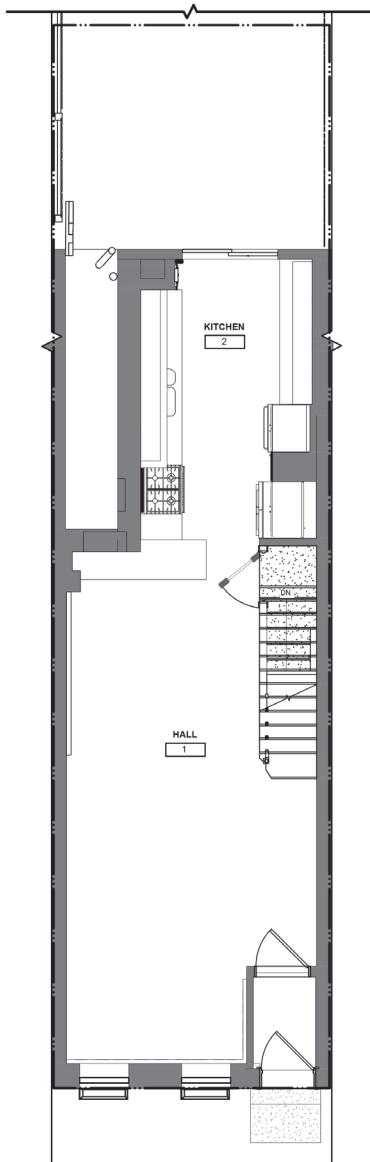
206 HALL ST
ADJACENT
REAR PROPERTY GARAGE
- NOT INCLUDED -



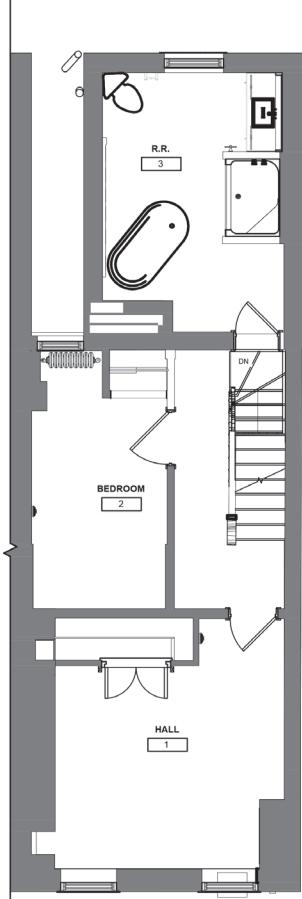




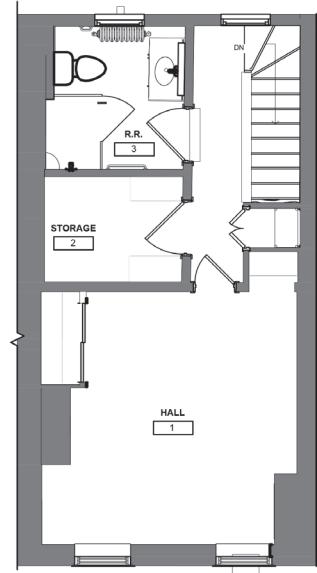
BASEMENT PLAN



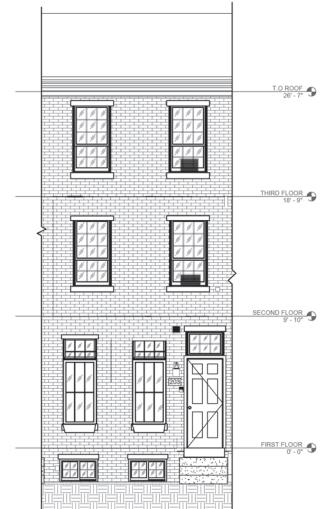
FIRST FLOOR PLAN



SECOND FLOOR PLAN



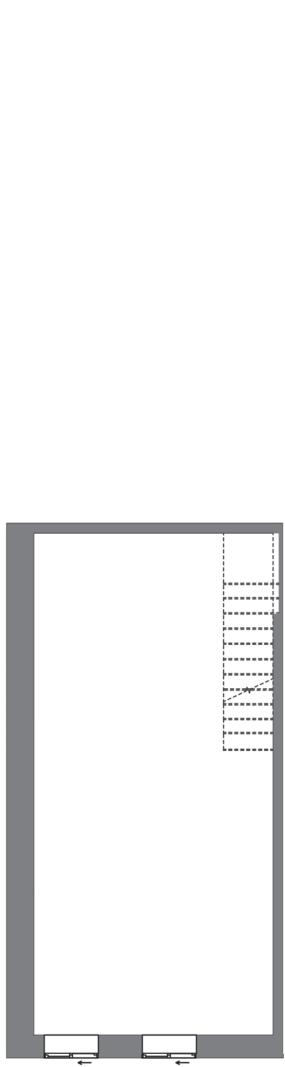
THIRD FLOOR PLAN



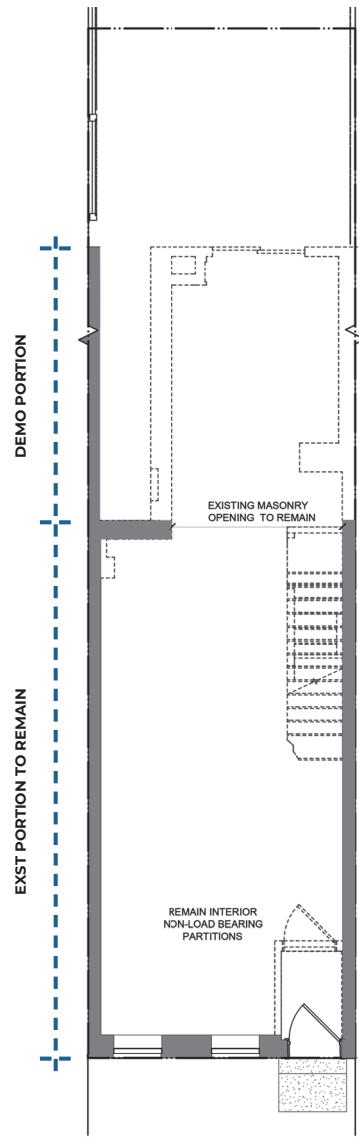
FRONT ELEVATION



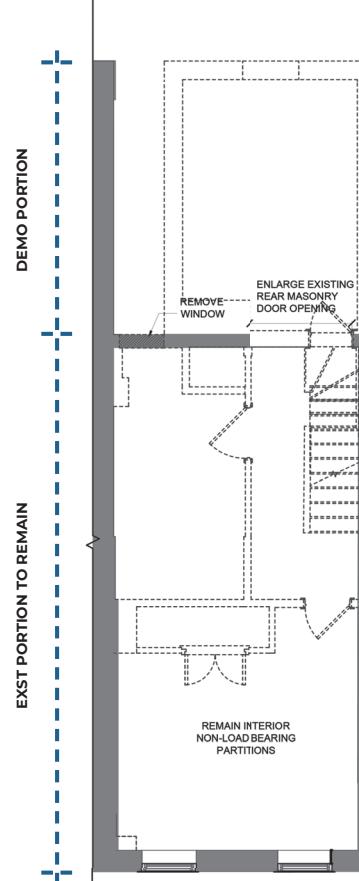
REAR ELEVATION
- FROM HALL ST -



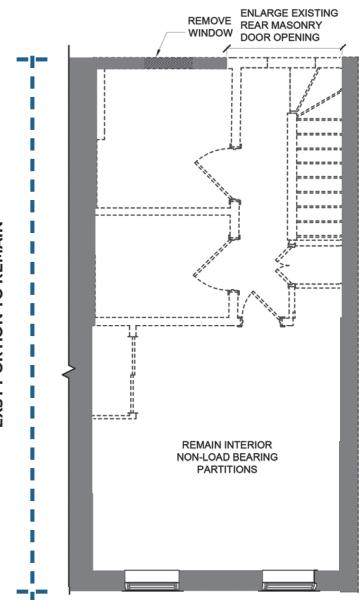
BASEMENT PLAN



FIRST FLOOR PLAN

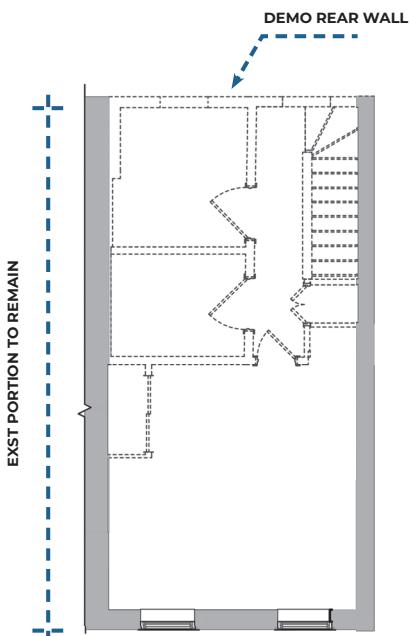
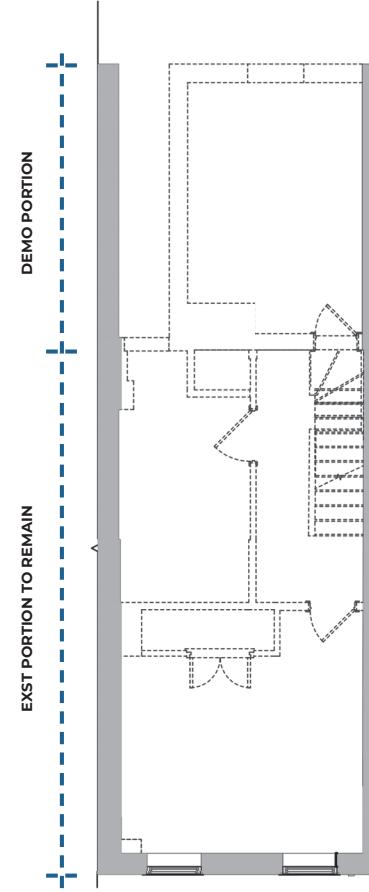
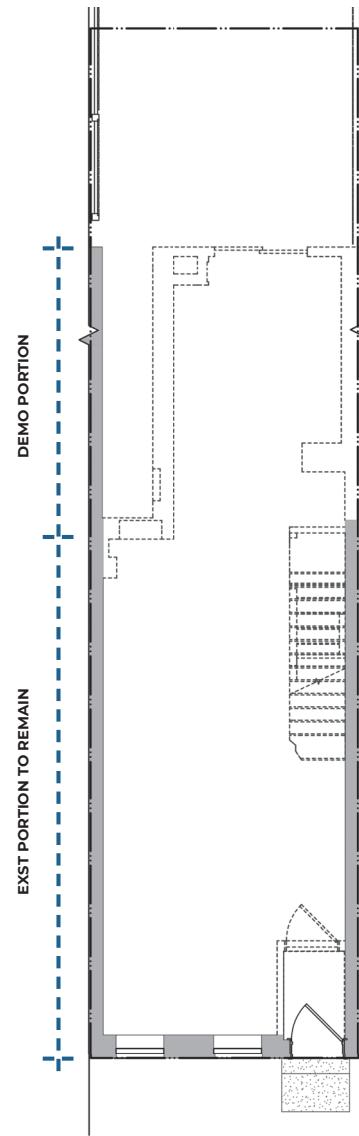
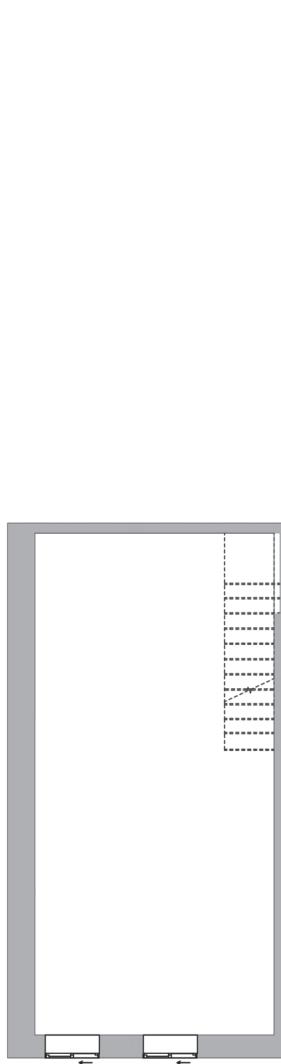


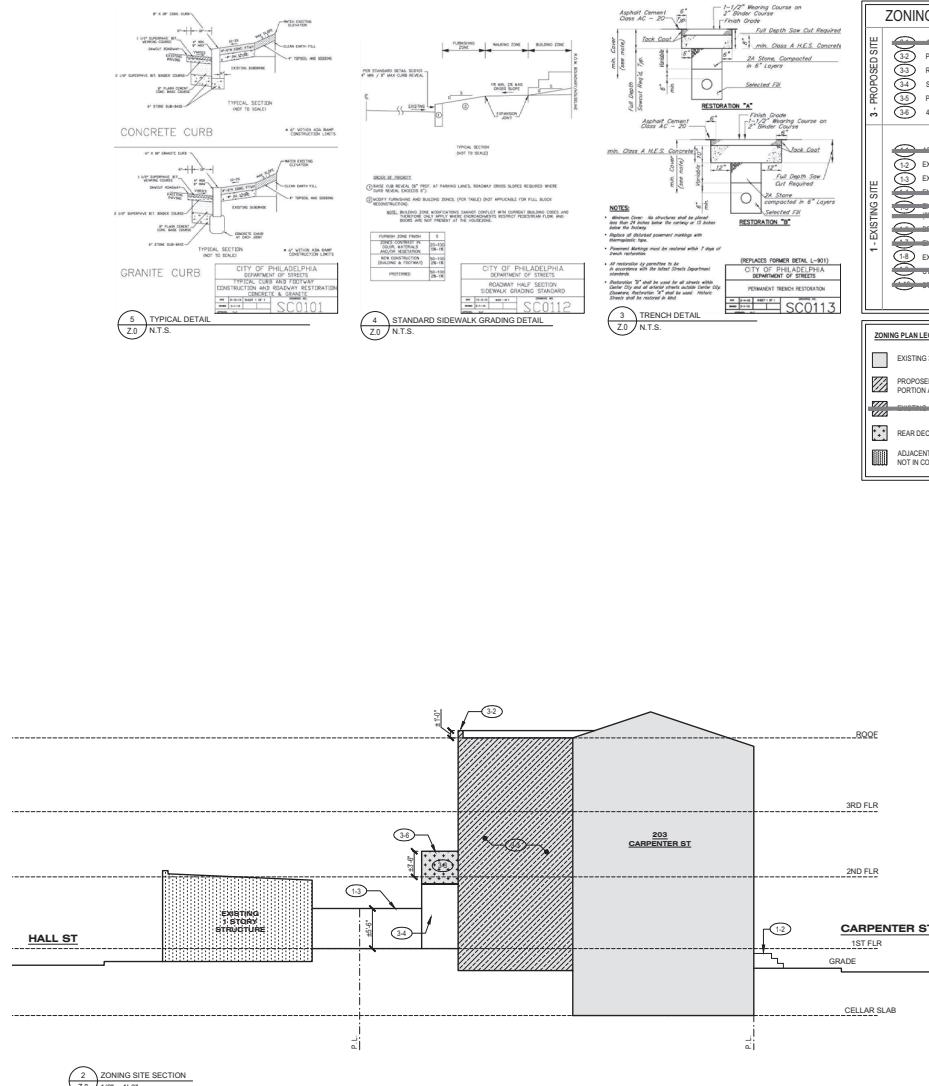
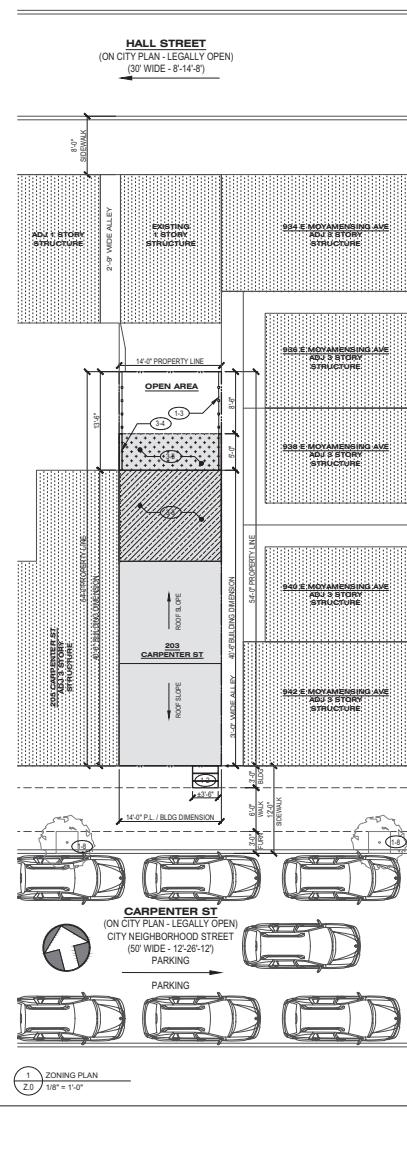
SECOND FLOOR PLAN



THIRD FLOOR PLAN

Reviewed by Architectural Committee





ZONING KEYED NOTES	
3 - PROPOSED SITE	 PARPET (SEE SECTION / ELEV. FOR HEIGHTS)  REAR DECK @ 2ND FLOOR  SUPPORTING WALL @ 1ST FLOOR  PROPOSED 3 STORY PORTION ADDITION  42' HIGH METAL GUARDRAIL
1 - EXISTING SITE	 EXISTING 3 STORY PORTION  EXISTING ENTRY STEPS / LANDING  EXISTING FENCE - HEIGHT PER SECTION  EXISTING GUARDRAIL  EXISTING STREET TREE  STREET LIGHT
ZONING PLAN LEGEND	
 EXISTING 3 STORY PORTION	
 PROPOSED 3 STORY PORTION ADDITION	
 REAR DECK @ 2ND FLOOR	
 ADJACENT STRUCTURE - NOT IN CONTRACT	

PROJECT SUMMARY: 203 CARPENTER ST				
ZONING: RSA-5				
ABUTTING ZONING DISTRICT: RSA-5				
ZONING DISTRICT ACROSS STREET: RSA-5				
LOT AREA: 748 SF				
USE: EXISTING 3 STORY STRUCTURE WITH CELLAR WITH A 3 STORY REAR ADDITION				
DWELLING UNITS	ALLOWED	EXISTING	PROPOSED	
1	1	1	1	
DIMENSIONAL STANDARDS				
	ALLOWED	REQD	EXISTING	PROPOSED
OPEN AREA	525 SF (57%)	221 SF (25.3%)	525 SF (57%)	525 SF (57%)
OCCUPIED AREA	567 SF (61%)	525 SF (58%)	567 SF (61%)	567 SF (75%)
FRONT YARD SETBACK	0'	0'	0'	NO CHANGE
SIDE YARD	N/A	N/A	N/A	NO CHANGE
REAR YARD	N/A	N/A	N/A	NO CHANGE
HEIGHT	35'	235'	35'	NO CHANGE

TYPICAL ENCROACHMENTS INTO RIGHT OF WAY	
CARPENTER ST	HAN
PEDESTRIAN ZONE 6'-0"	8'-0"
FURNISHING ZONE 3'-0"	0'-0"
BUILDING ZONE 3'-0"	0'-0"
STAIR ENCROACHMENT - 3'-0" EXISTING	

harman
deutsch
ohler
architecture
1330 17th street

www.elsevier.com/locate/jtbi

PROJECT ADDRESS:

203 CARPENTER STREET
PHILADELPHIA, PA

SEAL:

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COORDINATE UTILITY TRENCH LOCATIONS WITH APPROVED ERSA PLAN PROVIDED BY XXXXXXXXX

STREETS DEPARTMENT NOTES:

1. PURSUANT TO THE REQUIREMENTS OF PENNSYLVANIA ACT 287 (1974), AND AS AMENDED, THE CONTRACTOR SHALL CONTACT THE PENNSYLVANIA ONE CALL SYSTEM AT 1-800-242-1776. AT LEAST 3 WORKDAYS IN ADVANCE OF THE PROPOSED WORK.

- PENNSYLVANIA ONE CALL SYSTEM #2025 307 1848
WARD #12

2. UTILITIES SHOWN ARE TAKEN FROM PUBLIC RECORD.

STREETS DEPARTMENT NOTES:

1. WORK TO BE DONE IN ACCORDANCE WITH STANDARD SPECIFICATIONS, APPROVED DRAWINGS, AND REGULATIONS OF THE DEPARTMENT OF STREETS, PHILADELPHIA WATER DEPARTMENT, PHILADELPHIA PARKS & RECREATION DEPARTMENT, AND SPECIAL PROVISIONS OF THE PROPOSAL.
2. NEW CURB PER CUBE, FOOTWAY AND ROADWAY RESTORATION STANDARD DRAWING NUMBER 50-1000.
3. MINIMUM PEDESTRIAN BUILDING, AND FURNISHING ZONES PER COMPLETE STREETS POLICY, CHAPTER 11-600.
4. THE CITY OF PHILADELPHIA SHALL PROVIDE INSPECTION SERVICES FOR PAVING AND RELATED WORK TO BE PAID UNDER ITEM 11041 AT A COST OF \$34 PER M. THE CONTRACTOR SHALL CONTACT THE CITY OF PHILADELPHIA FOR INSPECTION SERVICES. DESIGN CONSTRUCTION AT (215) 686-5259 A MINIMUM OF 2 WEEKS PRIOR TO THE START OF WORK. THE ITEM 1104 INSPECTION SERVICES SHALL BE INCLUDED IN THE CONTRACTORS BID.
5. STREET TREES MUST BE PERMITTED BY THE PHILADELPHIA DEPARTMENT OF PARKS & RECREATION CONSTRUCTION DIVISION AND THE STREETS DEPARTMENT DIVISION AT (215) 686-4363.
6. ALL GROSS-WEIGHT SHELL IN SCAFFOLD WILL BE CAPPED FLUSH W/ FINISHED SIDEWALK SURFACE IF WEAK SHELLS, STEL BAR GRATING.
7. SIDEWALK SPOT ELEVATIONS ARE TAKEN FROM PUBLIC RECORD. MEASUREMENTS ARE SET ABOVE PHILADELPHIA DATUM (A.P.D.). ALL SPOT ELEVATIONS ARE EXISTING AND DO NOT NECESSITATE REFLECT PROJECTION.
8. STREET LIGHT POLE LOCATIONS ARE NOT FINAL. THE STREETS DEPARTMENT STREET LIGHTING ENGINEER WILL DETERMINE THE EXACT LOCATIONS OF THE STREET LIGHT POLLS DURING CONSTRUCTION. CONTACT THE STREET LIGHTING ENGINEER AT (215) 686-5517 TO COORDINATE STREET LIGHT POLE LOCATIONS.
9. FOR PROJECTS ON STATE COUNTRIES, NOTICE IS HEREBY GIVEN THAT THE RECEIPT OF A PERMIT FROM EITHER THE STATE DEPARTMENT OF TRANSPORTATION, OR THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION (PHOTO) DOES NOT IMPLY A PERMIT FROM THE OTHER. ALL PERMITS MUST BE OBTAINED PRIOR TO THE START OF CONSTRUCTION.
10. HORIZONTAL AND VERTICAL CONTROL LINE AND GRADE SURVEYS FOR CURB, GUTTER, ETC. WILL BE PROVIDED BY THE CONTRACTOR. THE CONTRACTOR WILL PAY FOR PLACEMARKS DATED 2014 M-140.
- NOTE: THIS ENGINEERING SERVICES IS A PRE-DETERMINED AMOUNT TO BE DETERMINED BY THE SURVEY ENGINEER AND REGULATED TO BE INCLUDED IN THE CONTRACTORS BD.
11. PERMITS FOR BOLLARDS, CURB, AND SIDEWALK PAVING WILL BE FURNISHED BY THE HIGHWAY DISTRICT OF THE CITY OF PHILADELPHIA.

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ZONING SITE PLAN

DRAWING NUMBER:

— 1 —

70

2.0

ZONING / R.O.W REVIEW