

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.

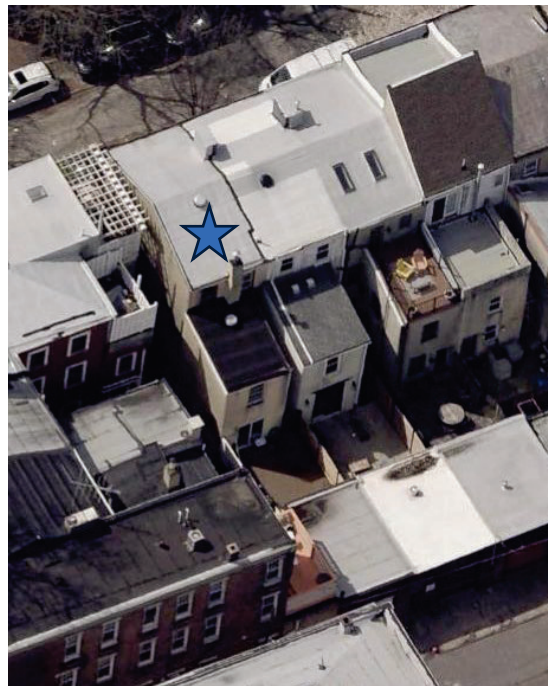


Figure 2: Aerial view of the rear of subject property.

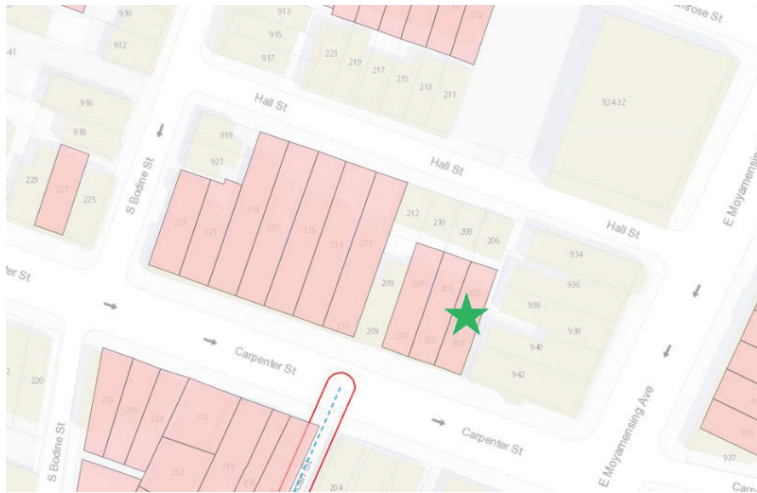


Figure 3: Subject property was designated with other properties on the block in May, 1966.

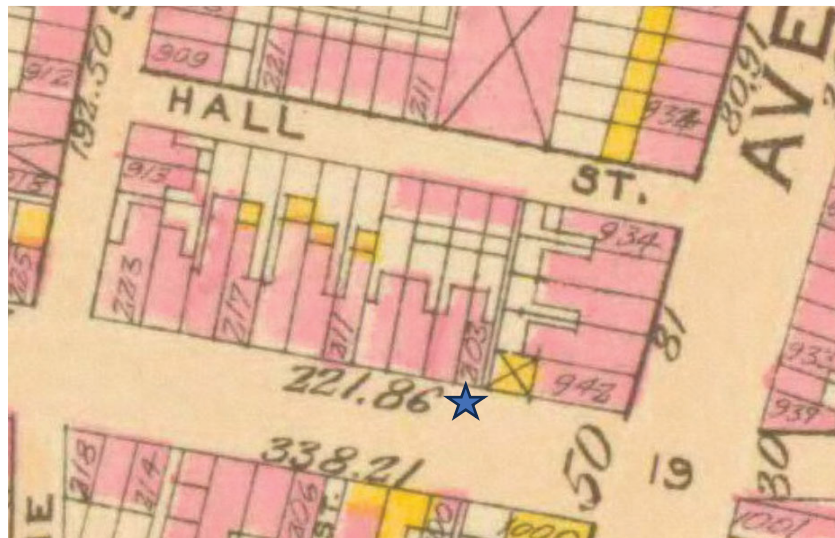


Figure 4: Bromley's Atlas, 1910, shows the earlier ell, which shared a party wall with 205 Carpenter St.

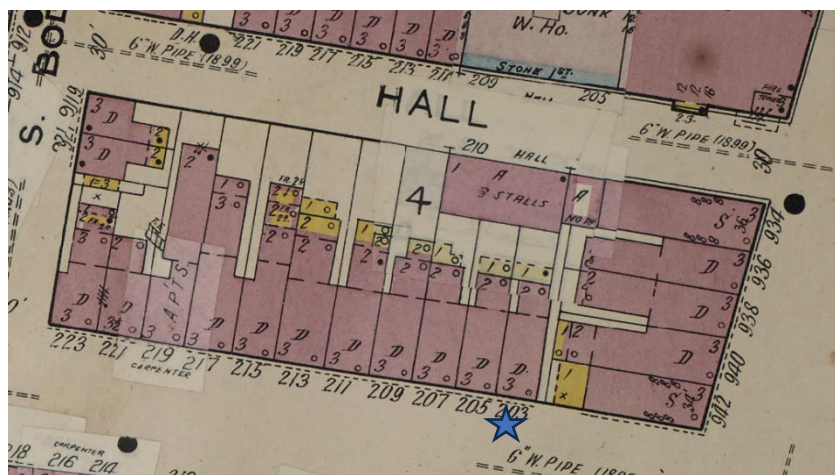


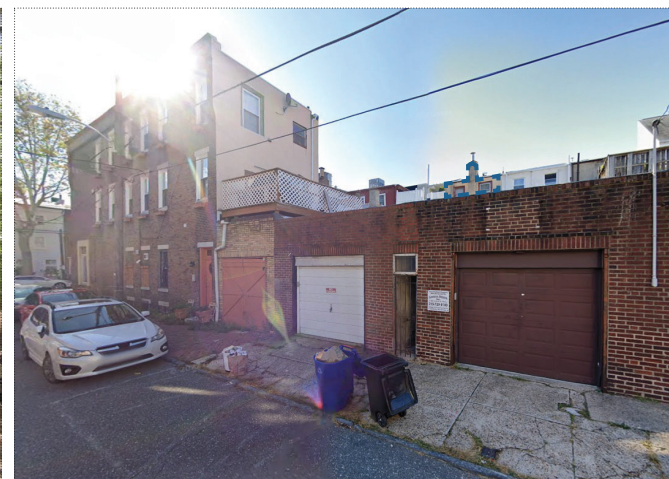
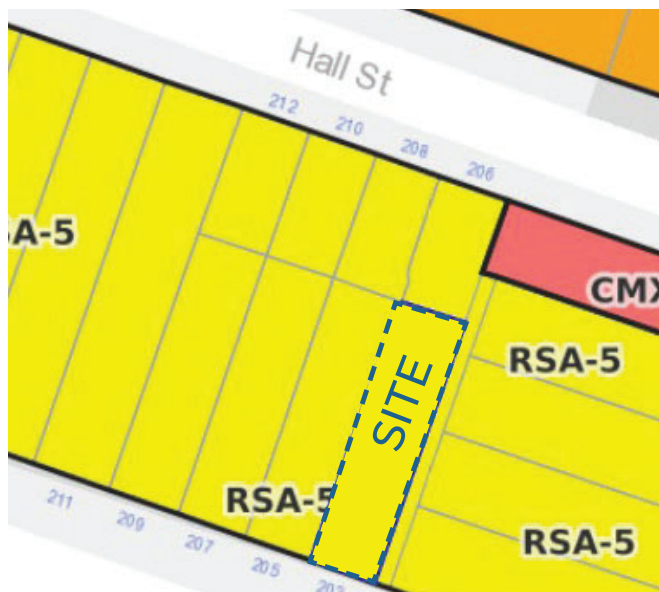
Figure 5: Sanborn Fire Insurance Map, 1917 (with later paste-ins), shows the current footprint of the rear ell.

Revised Application

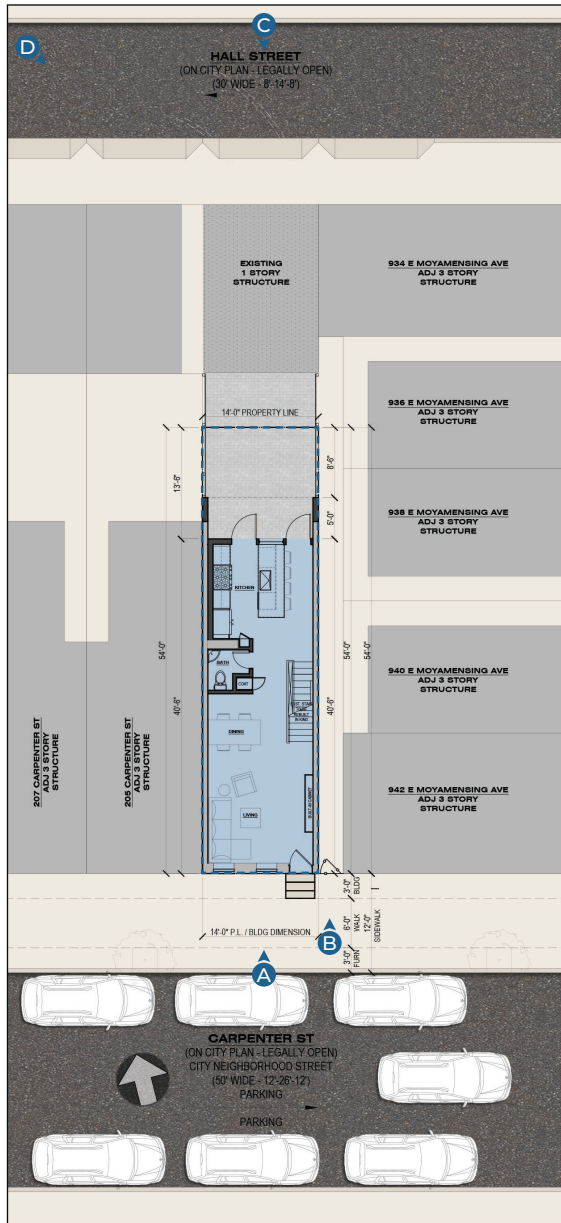
203 CARPENTER ST.

Historic Commission Hearing

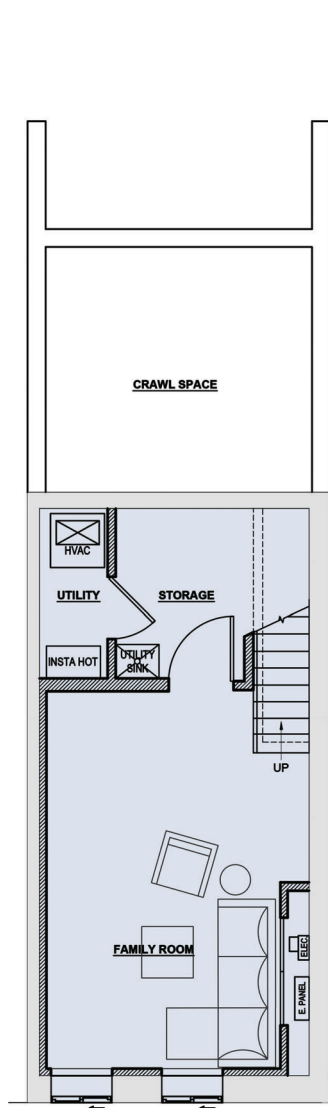
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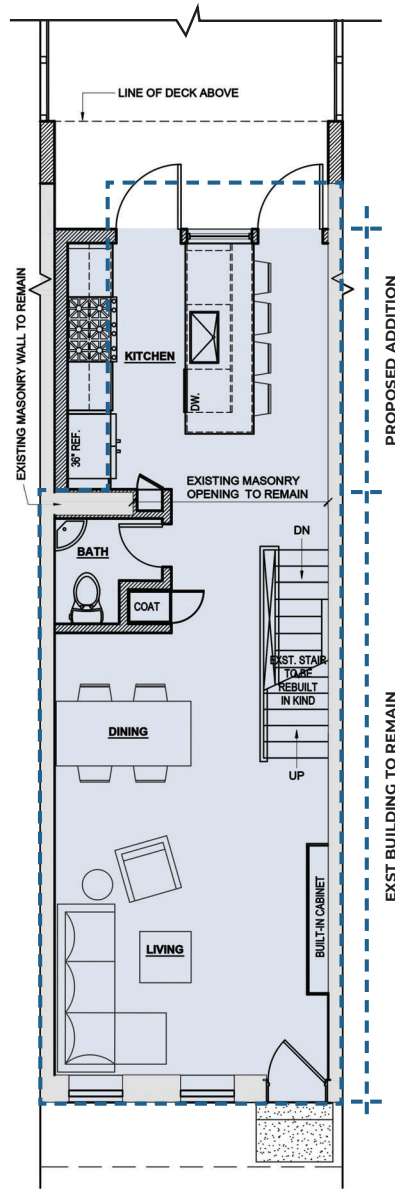




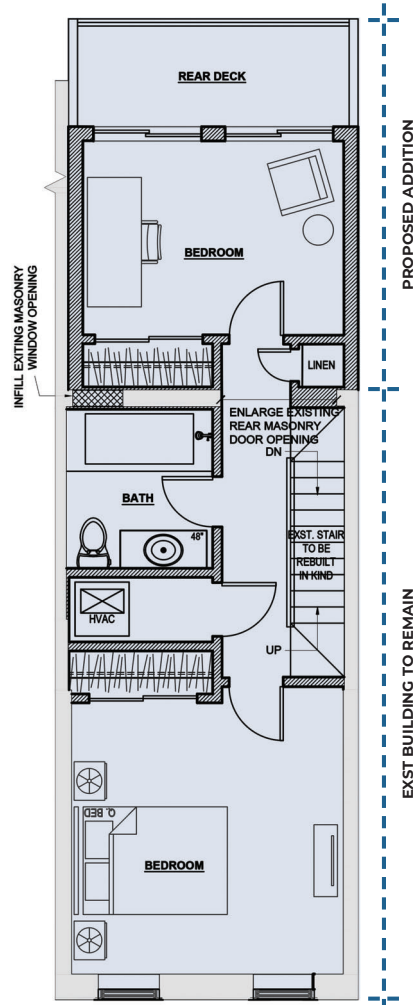




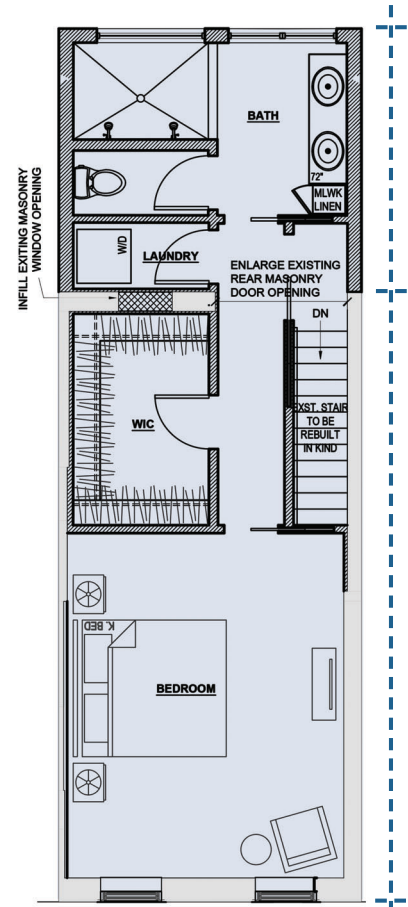
BASEMENT PLAN



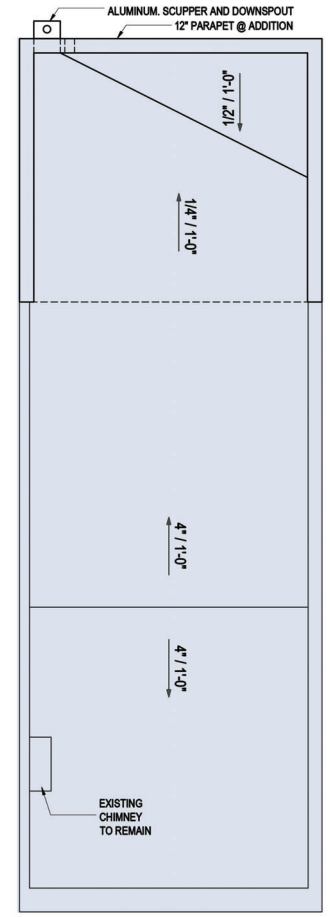
FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN

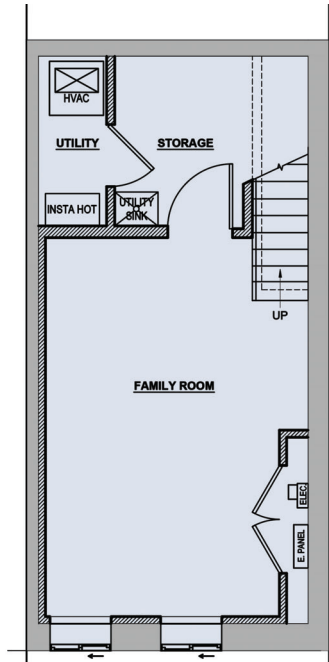


ROOF PLAN

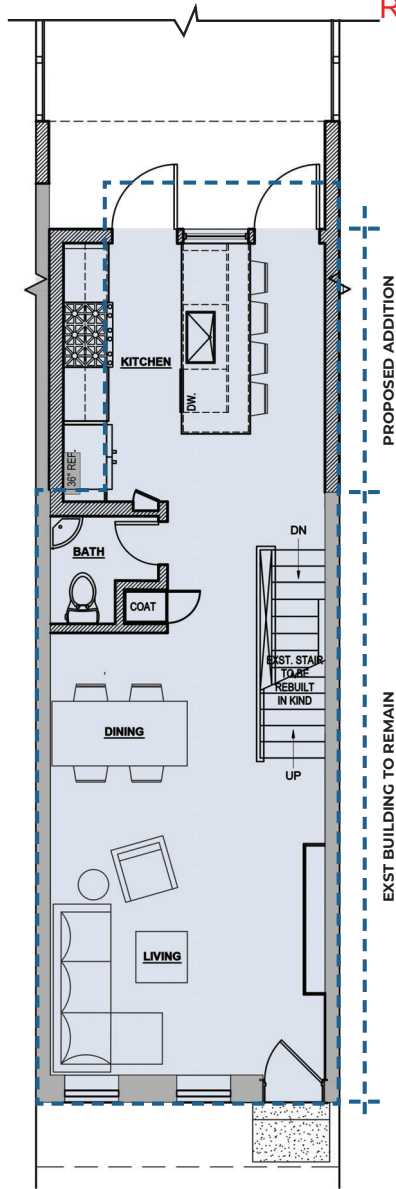
203 CARPENTER ST

FLOOR PLANS.

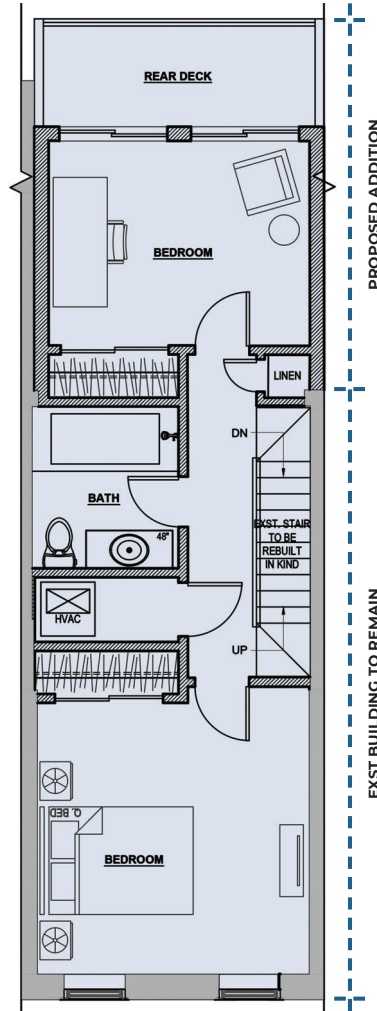
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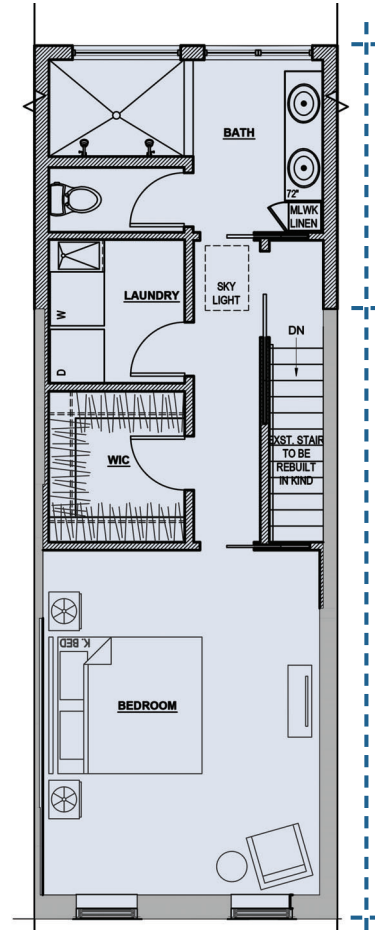
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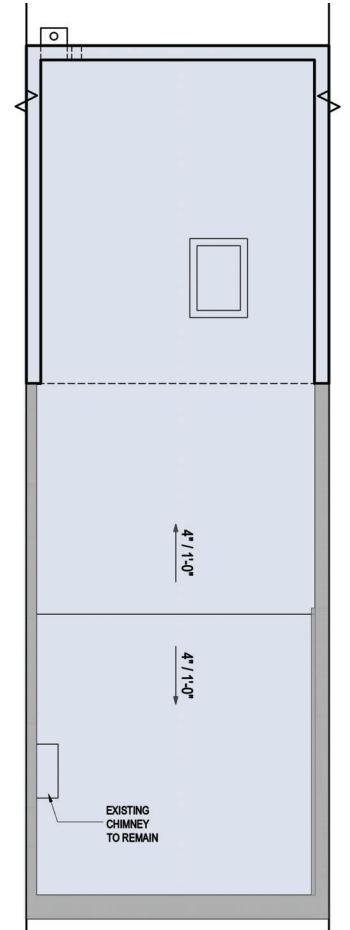
FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN



ROOF PLAN

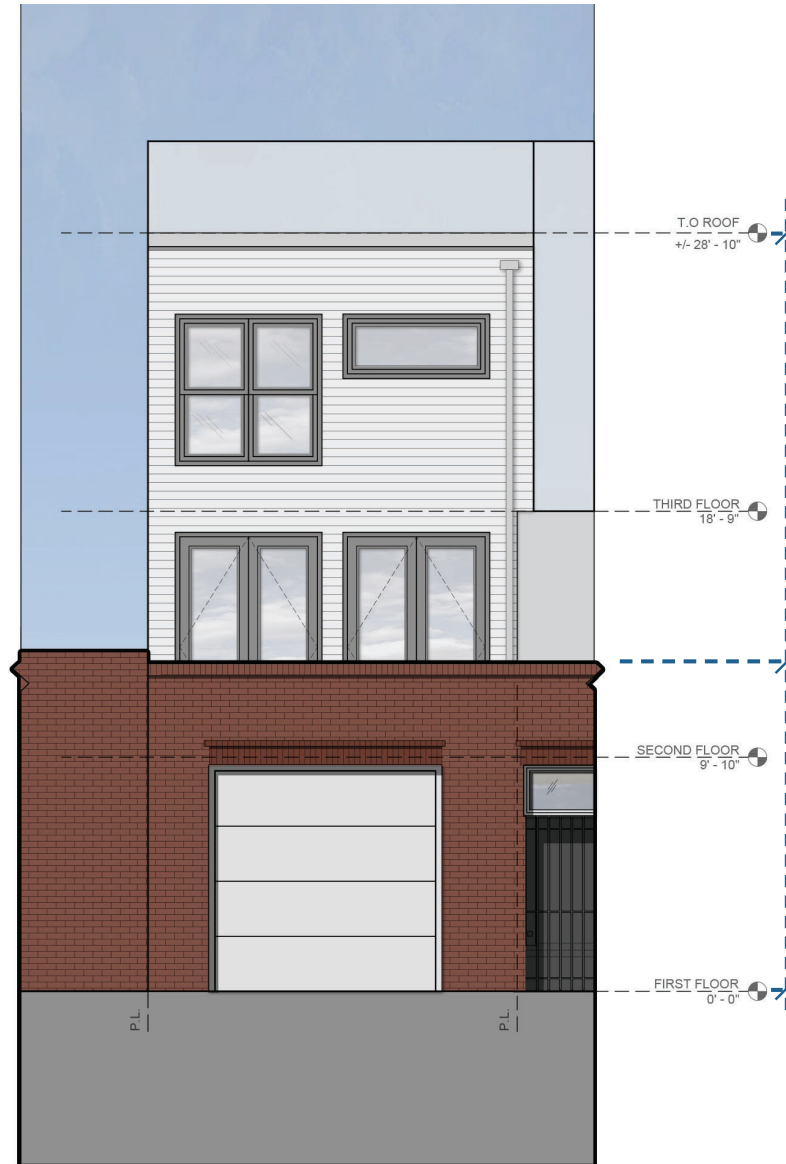


FRONT ELEVATION
- NO CHANGE -

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)

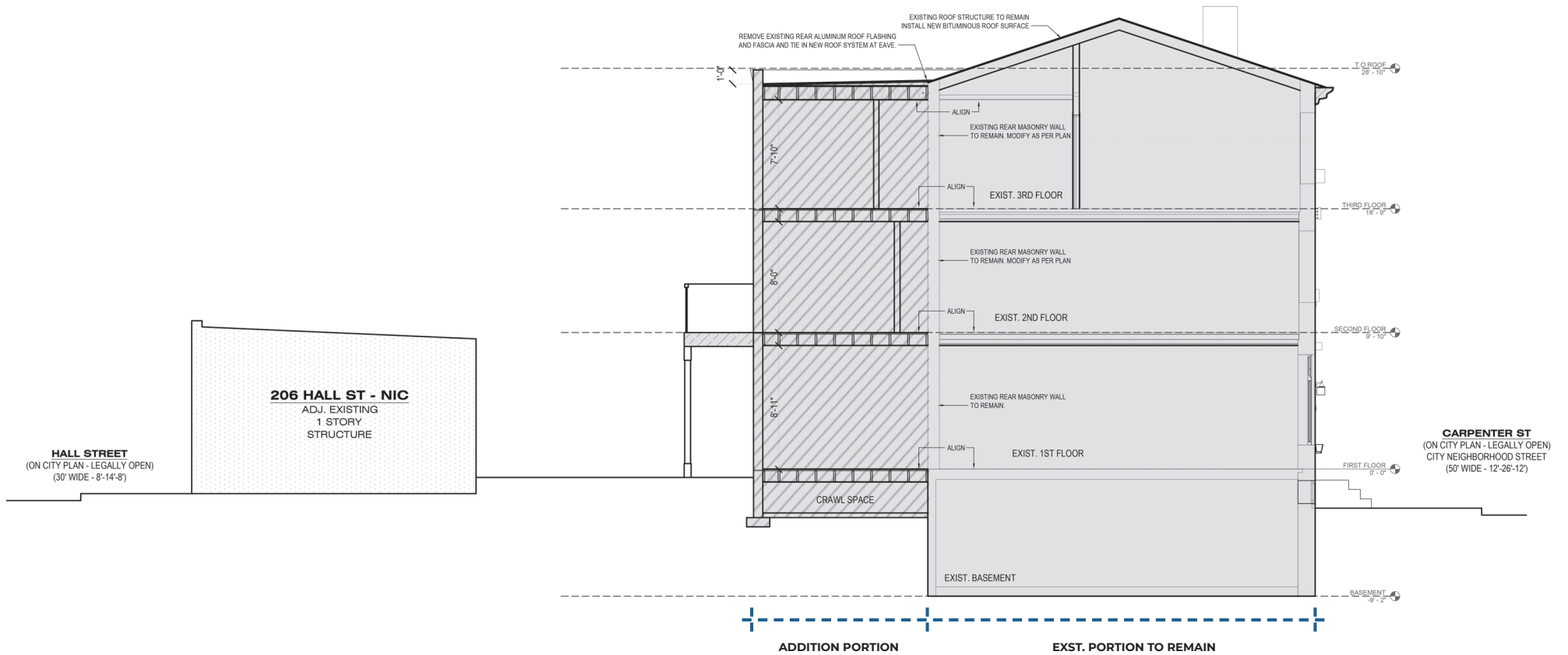
203 CARPENTER ST
- REAR BEYOND -

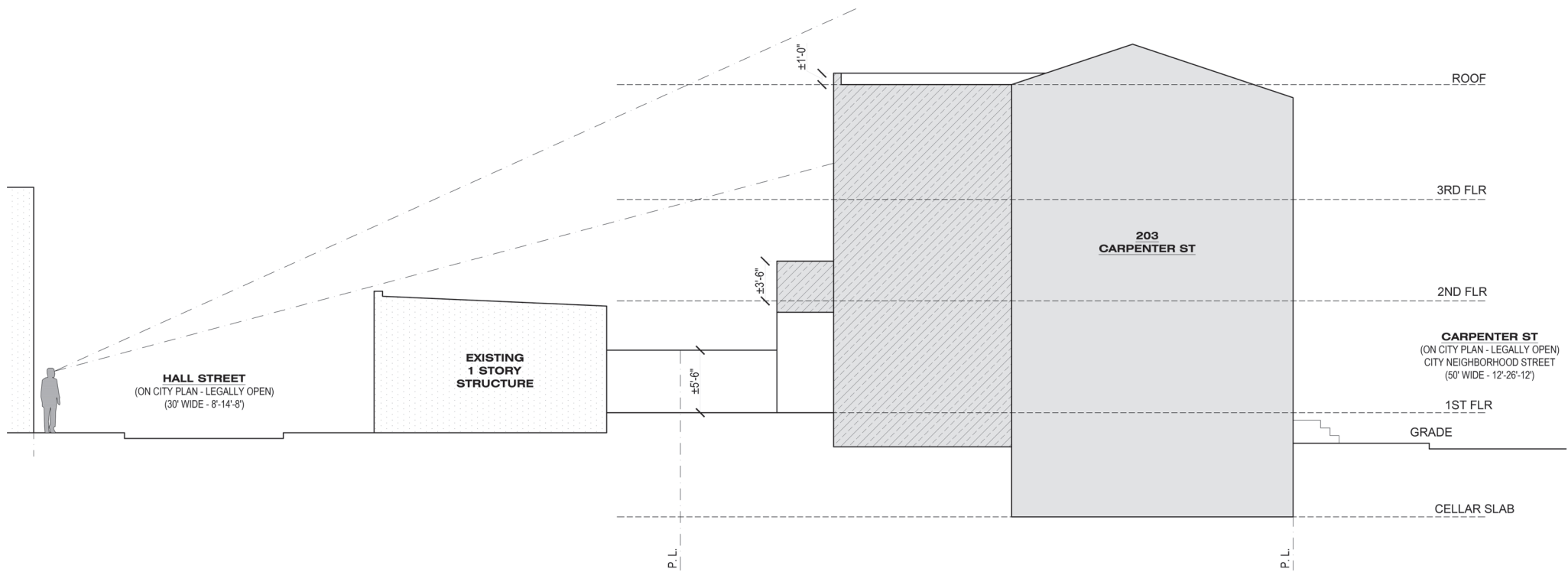
206 HALL ST
ADJACENT
REAR PROPERTY GARAGE
- NOT INCLUDED -

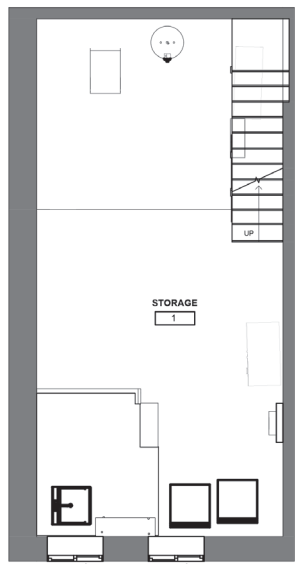
203 CARPENTER ST

ELEVATIONS

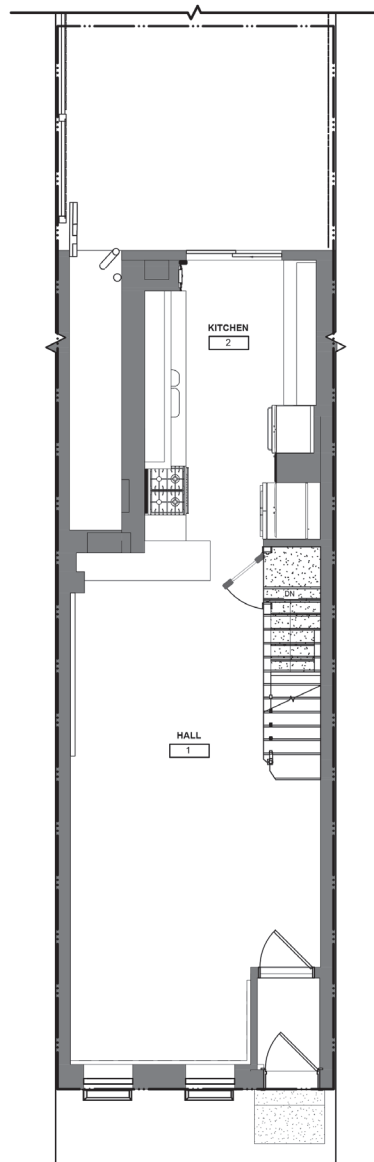
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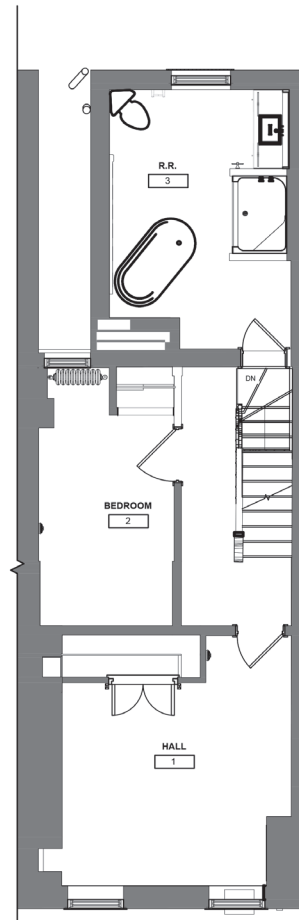




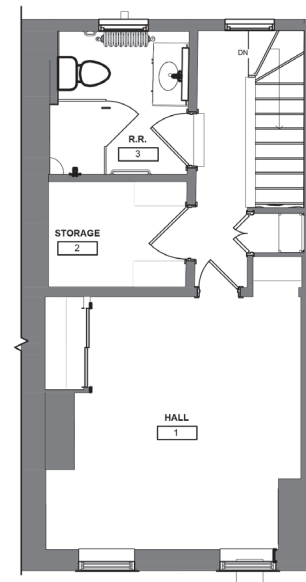
BASEMENT PLAN



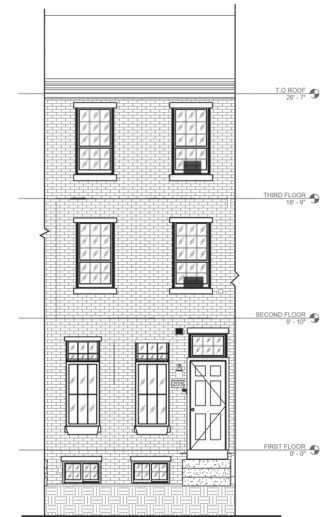
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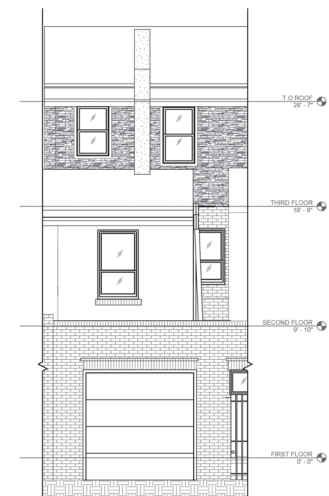
SECOND FLOOR PLAN



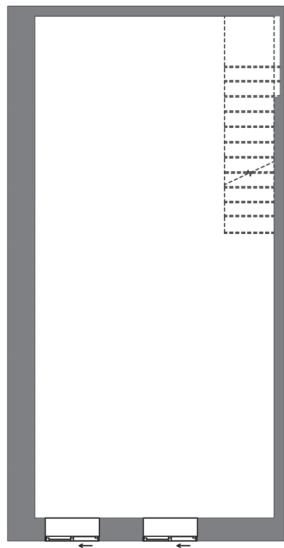
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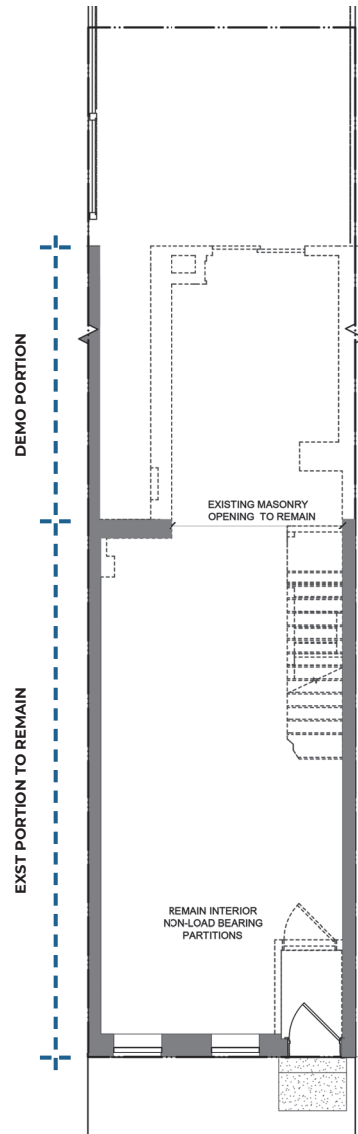
FRONT ELEVATION



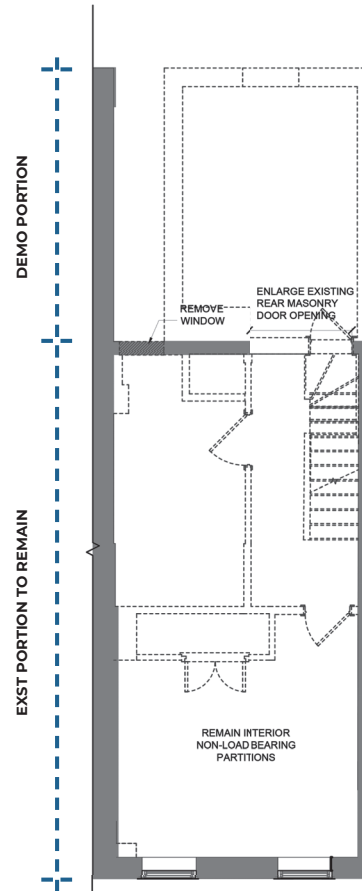
REAR ELEVATION
- FROM HALL ST -



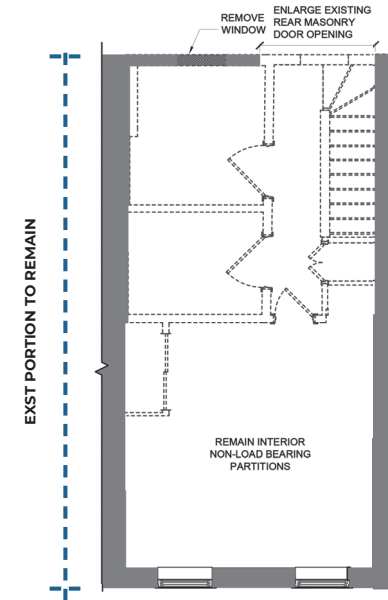
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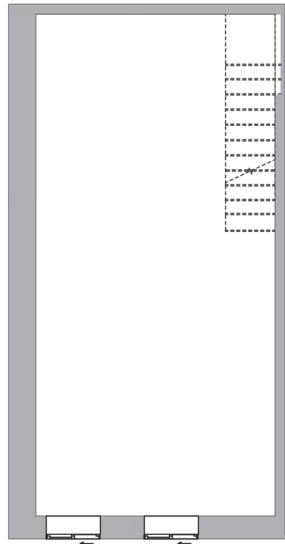
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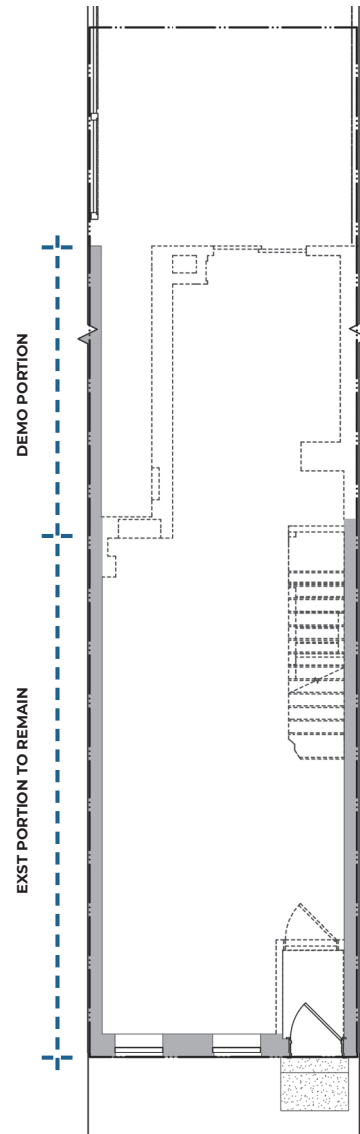
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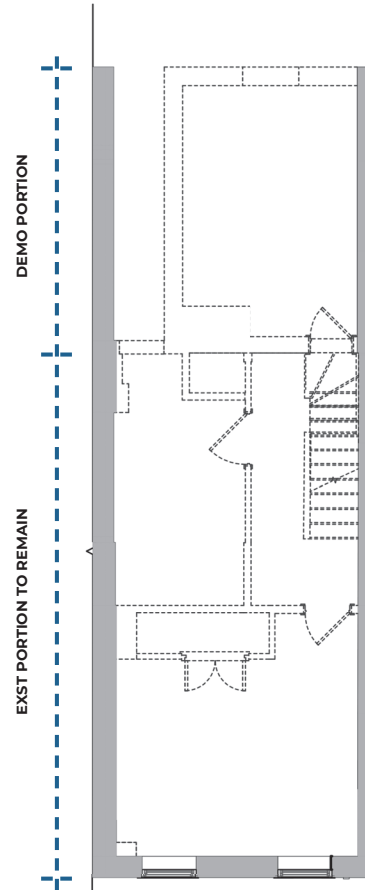
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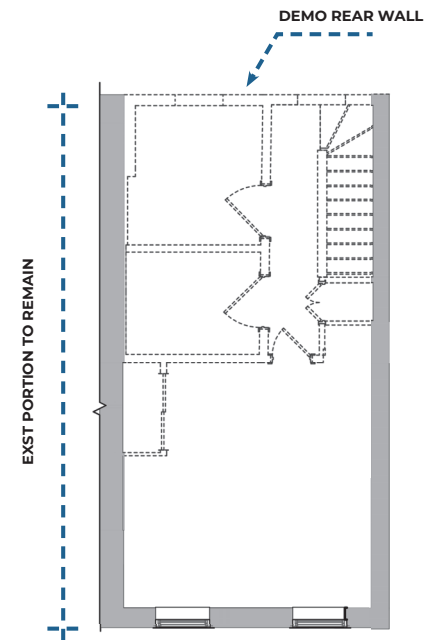
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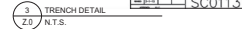
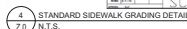
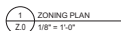
FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN



ZONING PLAN LEGEND

-  EXISTING 3 STORY PORTION
-  PROPOSED 3 STORY PORTION ADDITION
-  EXISTING 1 STORY GARAGE
-  REAR DECK @2ND FLOOR
-  ADJACENT STRUCTURE- NOT IN CONTRACT

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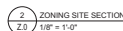
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SEE PAGE C-ALL NUMBER IN SITE'S EXEMPTION NOTICES. THIS PAGE: HARMAN DEUTSCHER CORP SHALL NOT BE RESPONSIBLE FOR ANY FINDINGS BY A PE C-ALL THAT MAY DIFFER FROM THE PLANS.

FOOTNOTES: UTILITY TRENCHES (C-ALL) WITH APPROXIMATE DEPTHS BY DISTANCE FROM: 0000000000



PROJECT ADDRESS:

**203 CARPENTER STREET
PHILADELPHIA, PA**

SEAL:



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CONSULTANTS:

[illegible]

DRAWINGS PREPARED BY:
SY

DRAWINGS CHECKED BY:
RS

DRAWING TITLE:

ZONING SITE PLAN

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ZONING / R.O.W REVIEW