

ADDRESS: 27 DRUIM MOIR LN

Proposal: Construct dormer addition

Review: Final Approval

Owner: Ori Feibush, Elise Feibush

Applicant: Michael J. Thompson, Designblendz Architecture LLP

History: 1887, Brinkwood at Druim Moir; G.W and W.D. Hewitt, architects

Individual Designation: 6/5/1980

District Designation: None

Staff Contact: Josh Schroeder, joshua.schroeder@phila.gov

BACKGROUND:

This application proposes to construct a dormer addition at the third floor of the mansion at 27 Druim Moir Lane, known as Brinkwood, to accommodate the conversion of an attic into living space. The proposal includes the demolition of a portion of the roof and a small existing dormer. The new dormer would include two aluminum-clad window systems whose alignment and configuration would match those on the first and second stories below, with cedar shake siding to match the existing facade. The roof's existing asphalt shingles would be replaced with slate tiles.

In January 2023, the Architectural Committee reviewed a nearly identical proposal for 27 Druim Moir Lane. The Architectural Committee recommended denial and noted that the proposed dormer was out of proportion with the facade and that the replicated windows would diminish the visual impact of the historic windows. A revised design that proposed a shed dormer was approved by the Historical Commission in February 2023. The Architectural Committee reviewed and recommended denial for a different proposed dormer design in March 2023. The Historical Commission again approved a revised application that proposed a shed dormer in April 2023.

SCOPE OF WORK: Demolish dormer and portion of roof; construct dormer 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 work will 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.*
 - The proposed window system would not be easily differentiated from the historic windows below and its large size would diminish the prominence of the historic window features below.

STAFF RECOMMENDATION: Denial as proposed, but approval provided the dormer is reduced in size and set back from the roof edge to maintain the cornice line, and windows are differentiated from the historic windows, pursuant to Standard 9.



Image 1: Aerial view of 27 Druim Moir Ln (Brinkwood), Pictometry, 2026.

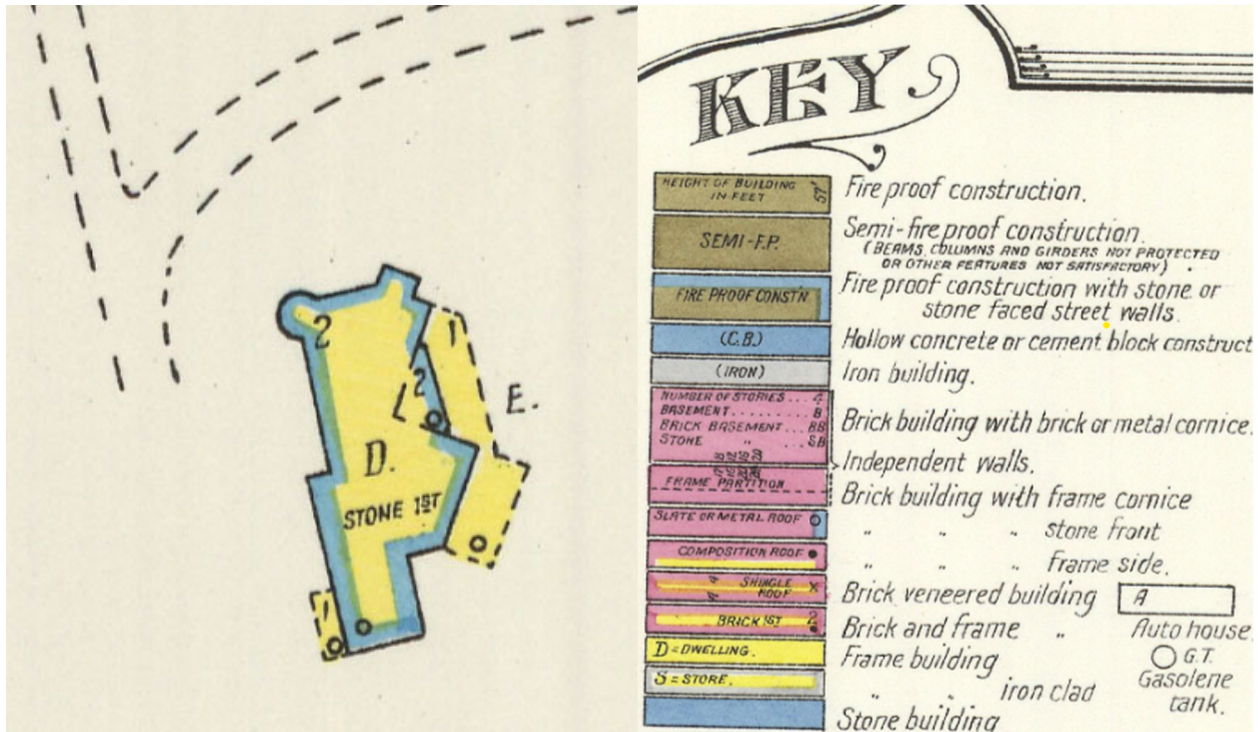


Image 2: 27 Druim Moir Ln (Brinkwood), as shown on 1925 Sanborn map and key excerpt.

June 8, 2026

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

Re: Historic Review Application – 27 Druim Moir Lane, Philadelphia, PA 19118

Dear Members of the Philadelphia Historical Commission:

On behalf of the property owner, Ori Feibush, we respectfully submit this application for Historic Commission review of proposed alterations to the property located at 27 Druim Moir Lane, Philadelphia, PA 19118.

The subject property is a historic Shingle Style residence constructed in 1887, designed by George and William Hewitt for Samuel Frederic Houston. The proposed scope of work consists of a modest third-floor dormer addition and associated interior stair extension to provide safe and functional access to the existing third-floor level and convert the currently underutilized attic area into habitable living space.

The proposed addition has been carefully designed to minimize its impact on the historic character of the residence. The primary façade and the most architecturally significant portions of the building will remain unchanged. The addition is located on a secondary roof plane and is substantially screened from public view by the building's existing massing and mature landscape features.

The proposed construction utilizes materials selected to complement and match the existing historic building, including:

- Cedar shake wood siding to match existing exterior finishes.
- Aluminum-clad window systems with painted aluminum trim and mullions coordinated with adjacent historic windows.
- Replacement of the existing asphalt roofing in the affected area with slate roofing tiles.
- Interior stair construction designed to match the character of the existing monumental stair.

The enclosed submission package includes:

- Existing conditions photographs documenting the property and its surrounding context.
- Photographs demonstrating visibility from the public right-of-way.
- Existing and proposed floor plans.
- Existing and proposed elevations.
- Roof plan and building section drawings.

- Architectural renderings illustrating the proposed work.
- Site plan and vicinity information.

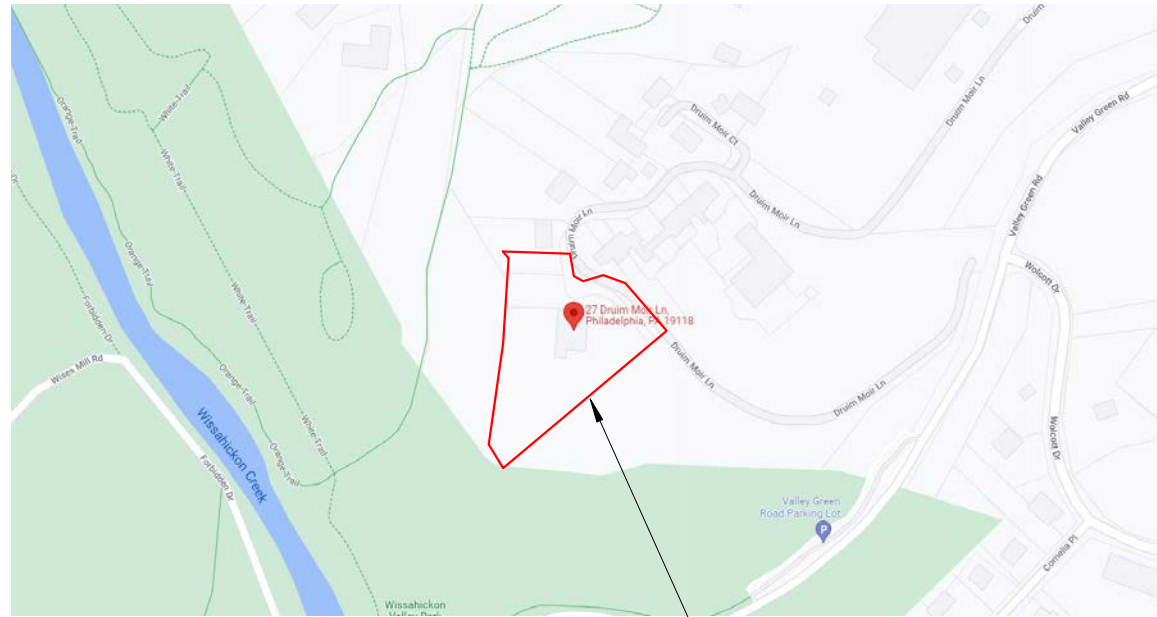
The proposed improvements have been designed to preserve the historic integrity of the residence while allowing continued residential use and long-term stewardship of this important property.

We respectfully request the Commission's review and approval of the proposed work. Should additional information be required, please do not hesitate to contact our office.

Sincerely,

Michael J. Thompson, AIA, LEED AP, NCARB
Principal
Designblendz Architecture LLP

For the Owner:
Ori Feibush
27 Druim Moir Lane
Philadelphia, PA 19118



PROJECT LOCATION

VICINITY MAP



EXISTING CONDITIONS

HISTORICAL SUBMISSION



DESIGNBLENDZ ARCHITECTURE
4001 MAIN ST, SUITE 203
PHILADELPHIA, PA, 19127

215.995.0228
www.designblendz.com

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ORI FEIBUSH
27 DRUM MOIR LANE
PHILADELPHIA, PA 19118

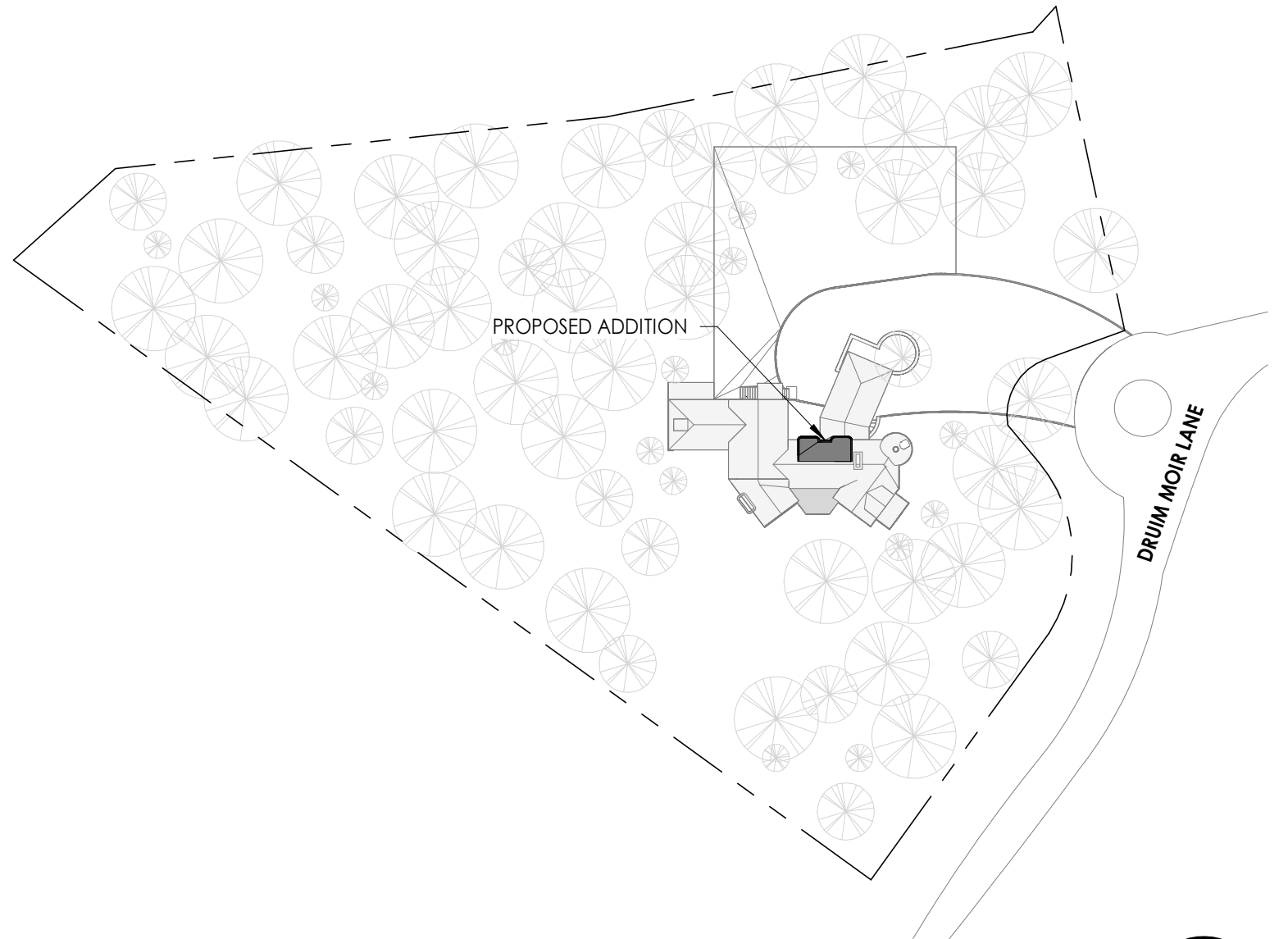
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DATE: 2026.06.08
SCALE: 1/64" = 1'-0"

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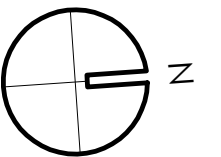
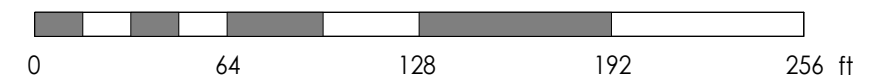
PREFACE:

THE PROPERTY IN QUESTION, 27 DRUM MOIR LANE, IS A SHINGLE STYLE HOME THAT WAS BUILT IN 1887 BY THE HEWITT BROTHERS FOR SAMUEL HOUSTON. THE PROPOSED SCOPE OF WORK INCLUDES THE CONSTRUCTION OF A DORMER ON THE 3RD FLOOR OF THE RESIDENCE. THE PROPOSED ADDITION WILL PROVIDE THE ADDITIONAL HEAD HEIGHT NECESSARY TO EXTEND THE STAIR CASE UP TO THE THIRD FLOOR AND TRANSFORM THE 3RD FLOOR AREA INTO A USEABLE LIVING SPACE. THIS WILL PROVIDE MORE SQUARE FOOTAGE TO THE HOME. THE FRONT FACADE WILL REMAIN COMPLETELY UNTOUCHED TO PRESERVE HISTORICAL APPEARANCES. THE NEW ADDITION PROPOSES THE USE OF CEDAR WOOD SHINGLES, ALUMINUM-CLAD WINDOW FRAME, ALUMINUM TRIM AND MULLIONS PAINTED TO MATCH ADJACENT WINDOWS.



SITE PLAN

1/64" = 1'-0"



OVERVIEW



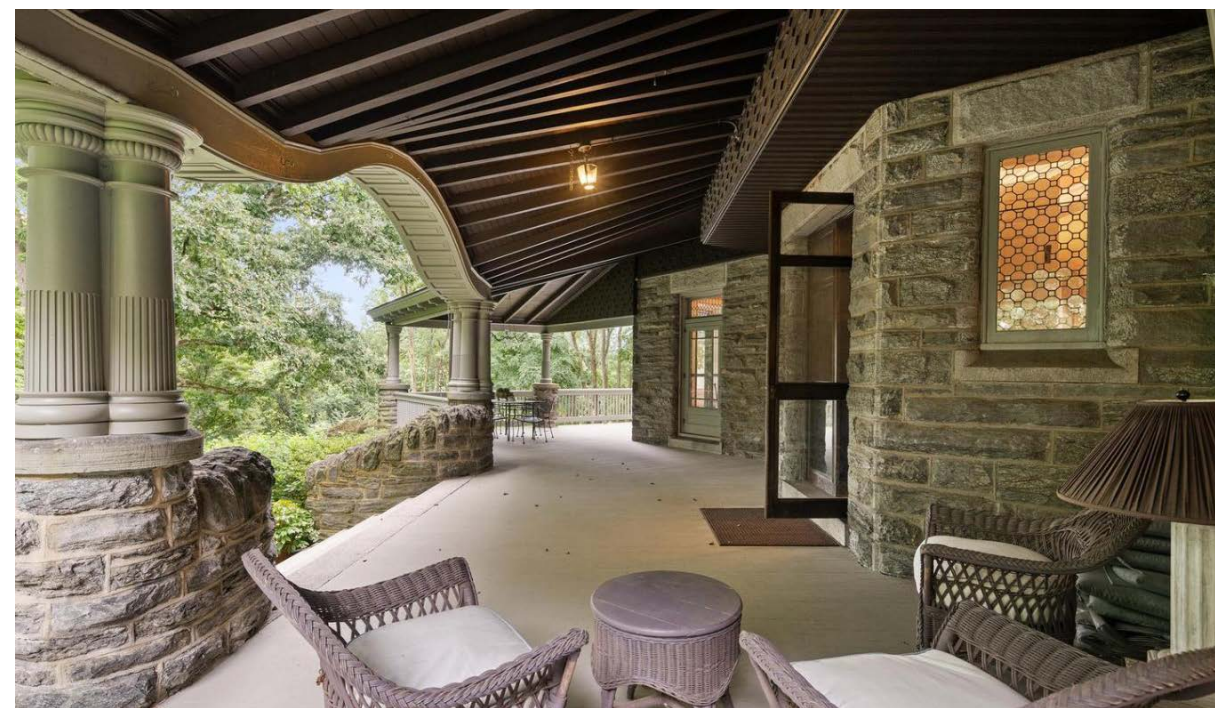
REAR YARD



SIDE YARD



REAR PATIO



REAR PATIO



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EXISTING PHOTOS

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DRUIM MOIR LN PERSPECTIVE



DRUIM MOIR LN PERSPECTIVE



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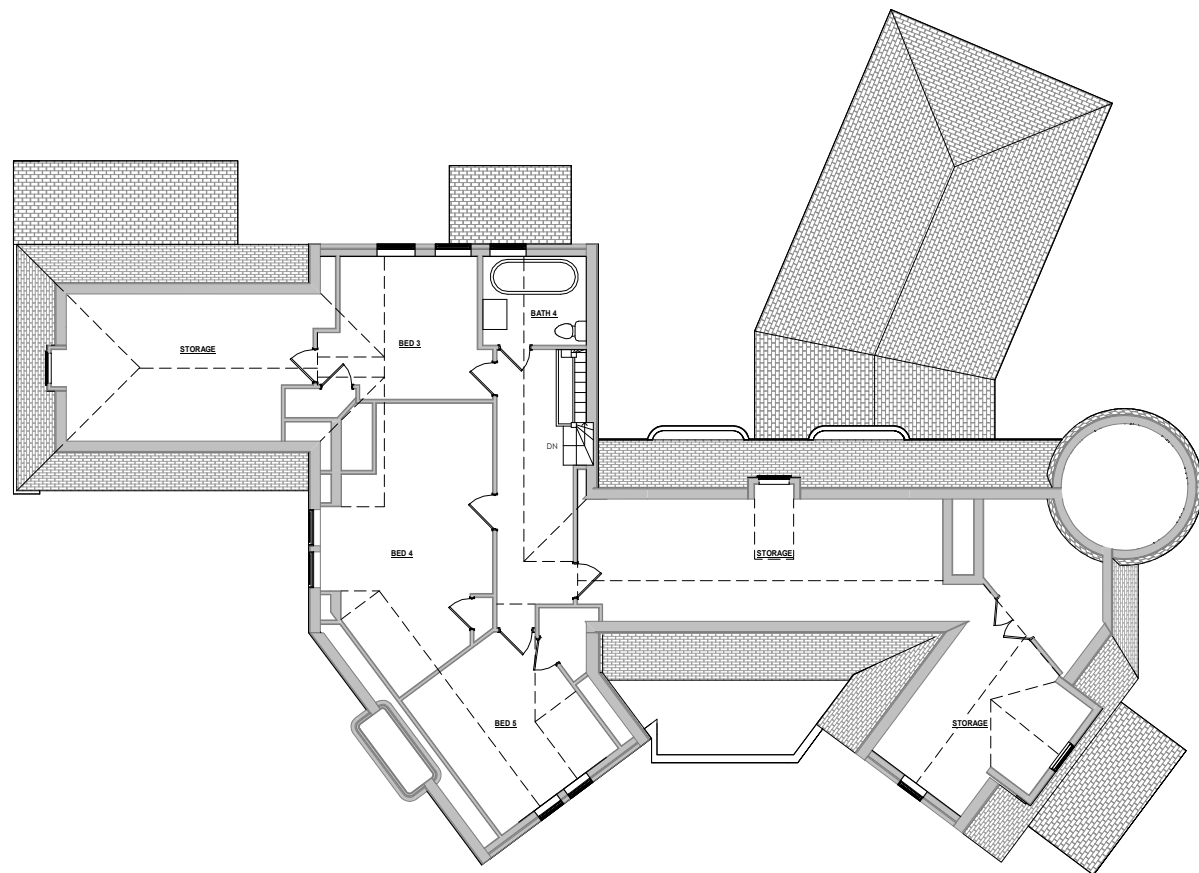
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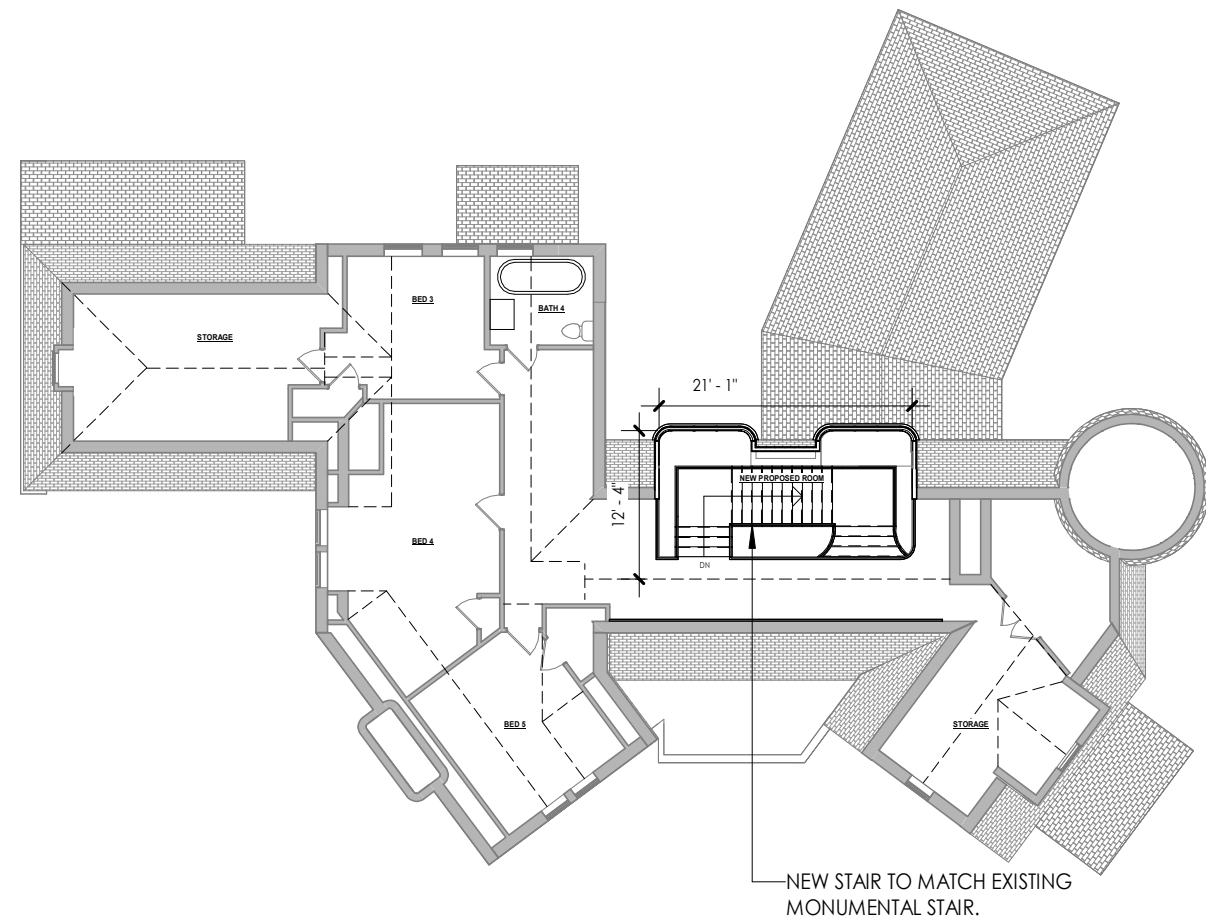
EXISTING PHOTOS

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LEVEL 03 EXISTING FLOOR PLAN



LEVEL 03 PROPOSED FLOOR PLAN



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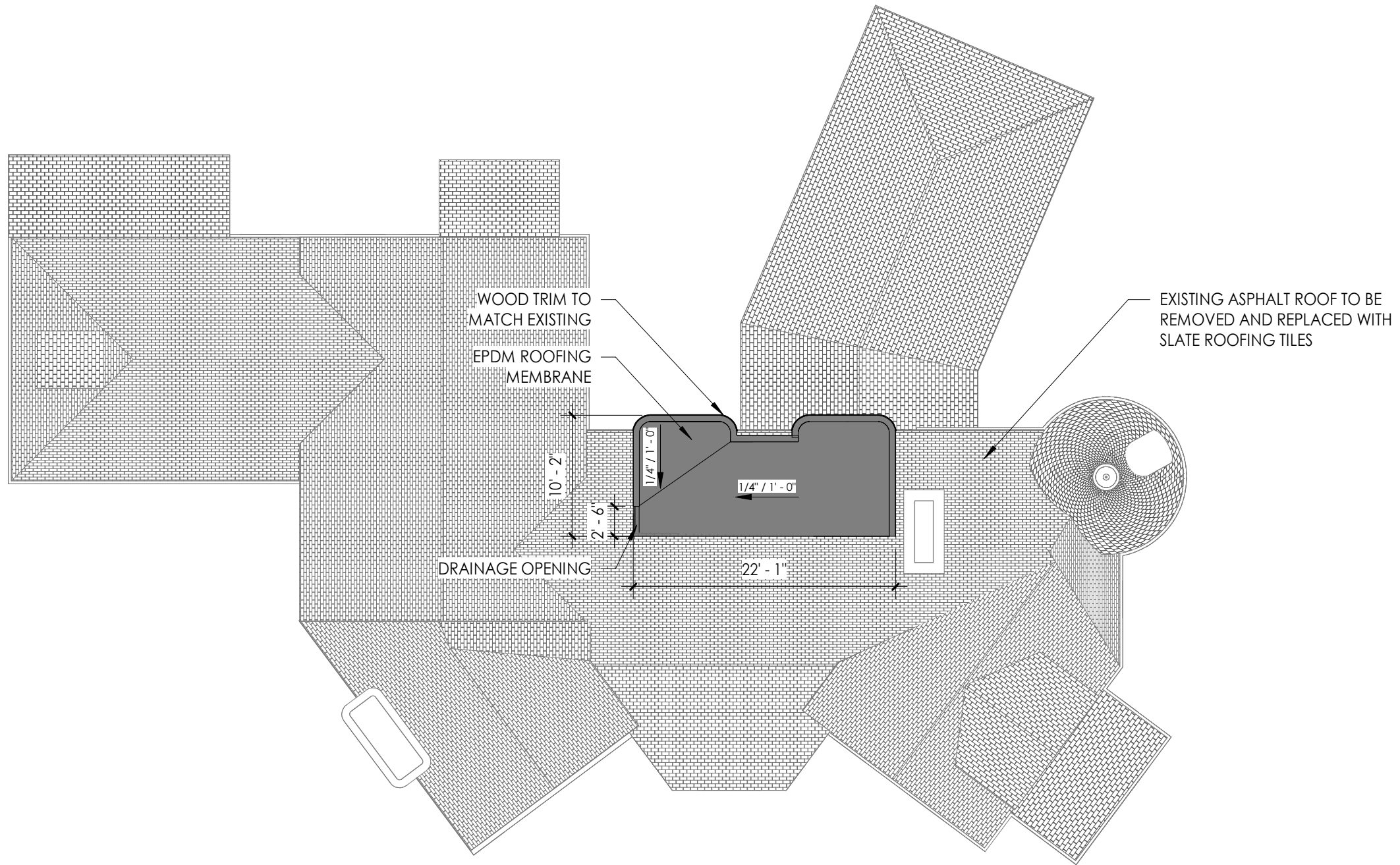
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FLOOR PLAN

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ROOF PLAN

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ROOF PLAN

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EXISTING WEST ELEVATION



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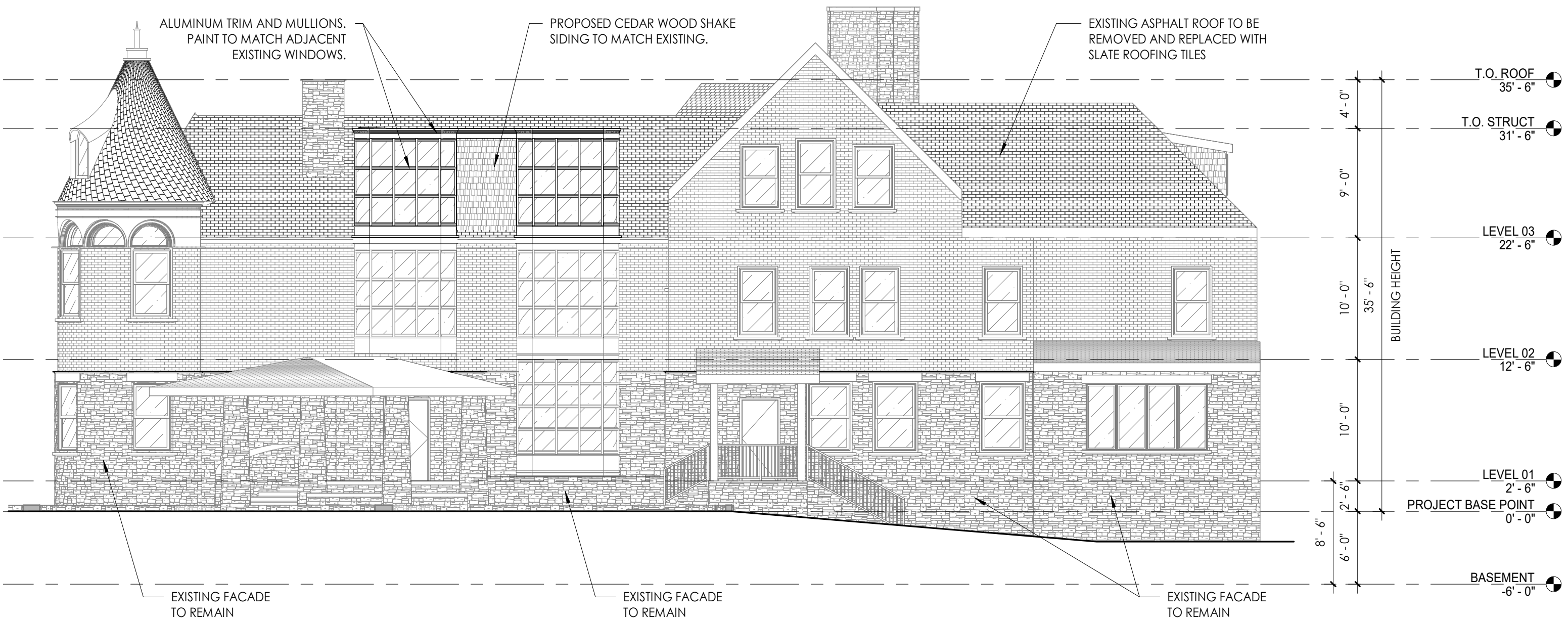
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EXISTING ELEVATIONS

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PROPOSED WEST ELEVATION



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PROPOSED ELEVATIONS

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EXISTING NORTH ELEVATION



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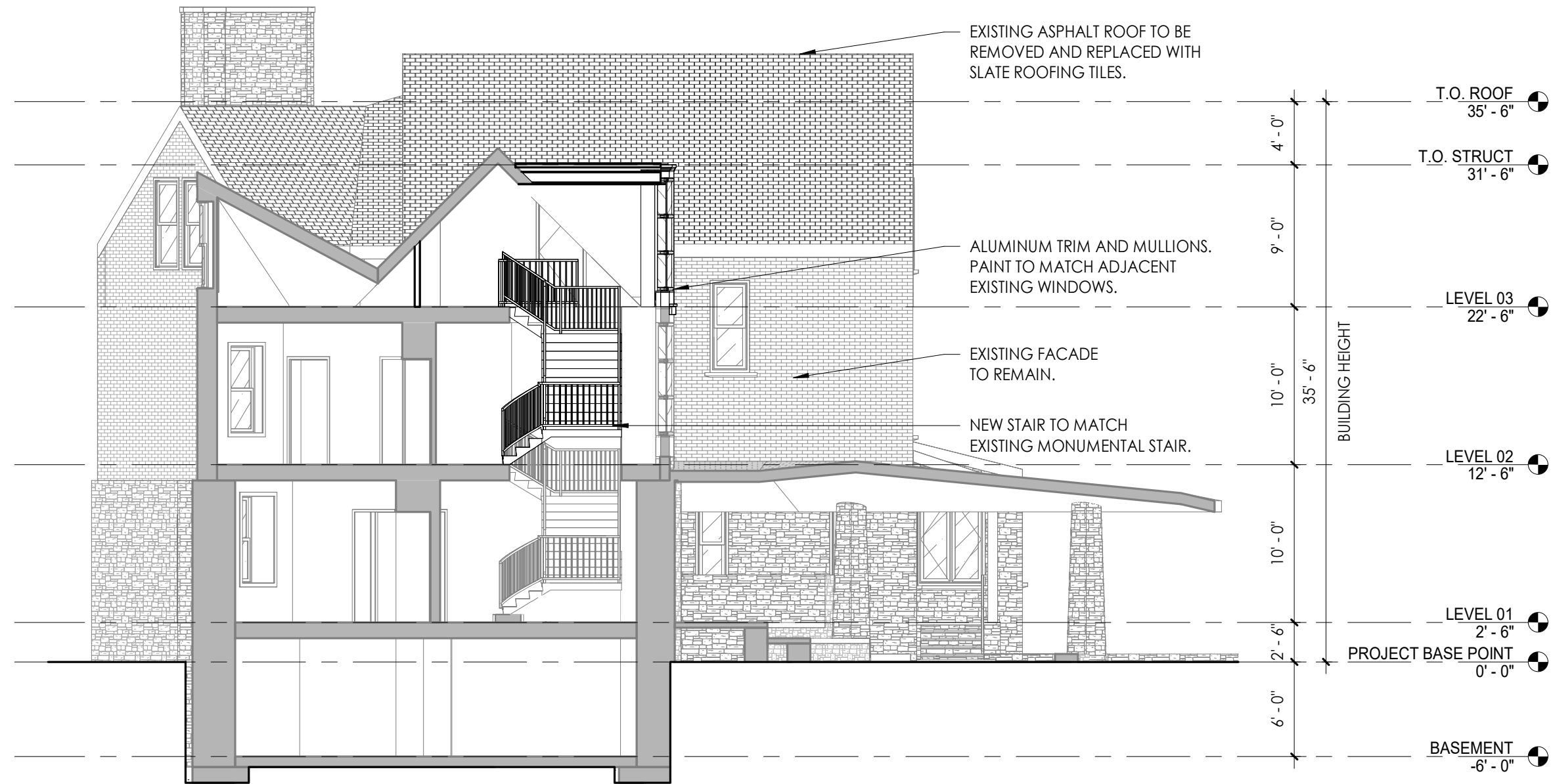
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EXISTING ELEVATIONS

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PROPOSED PARTIAL NORTH ELEVATION



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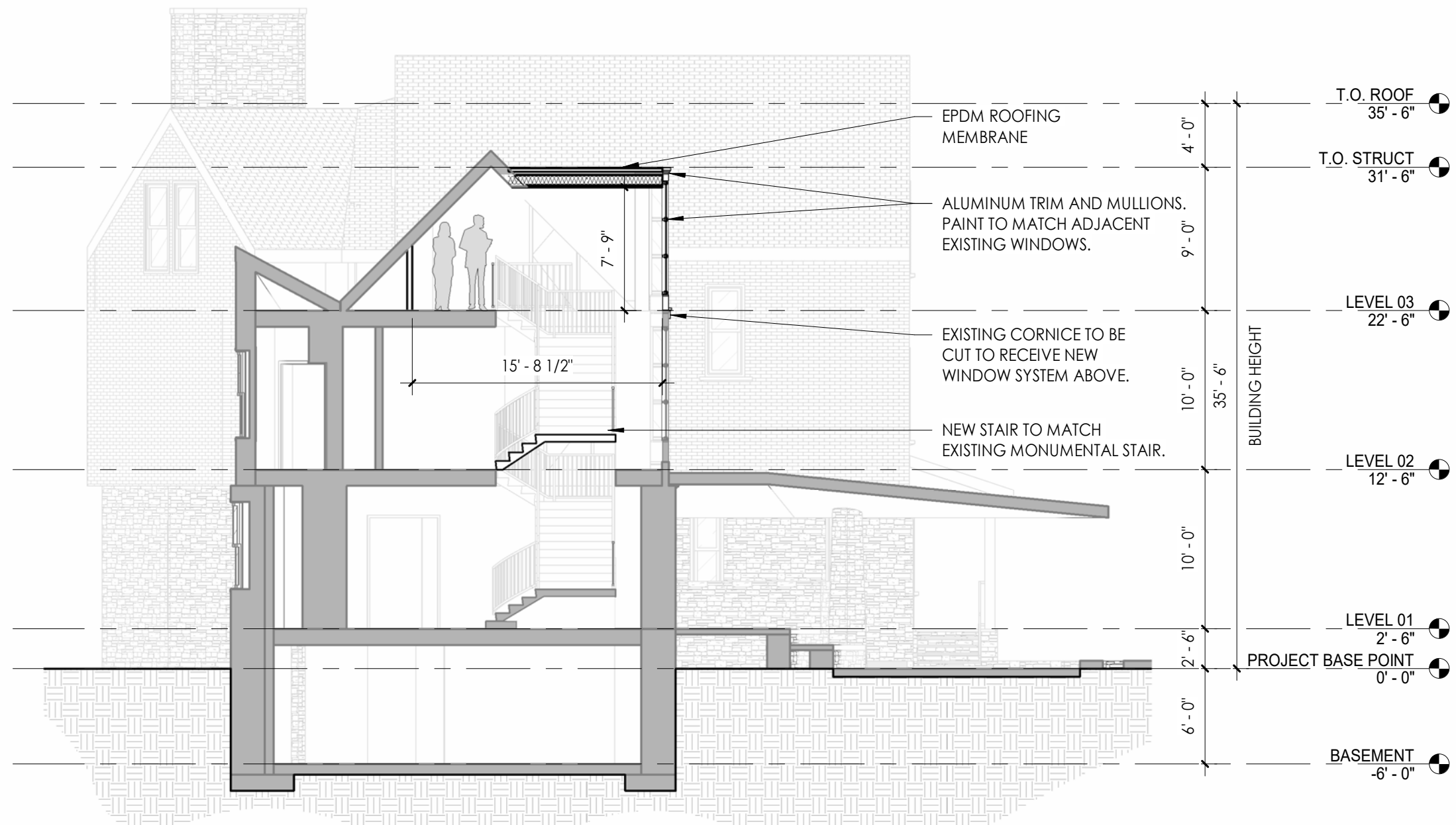
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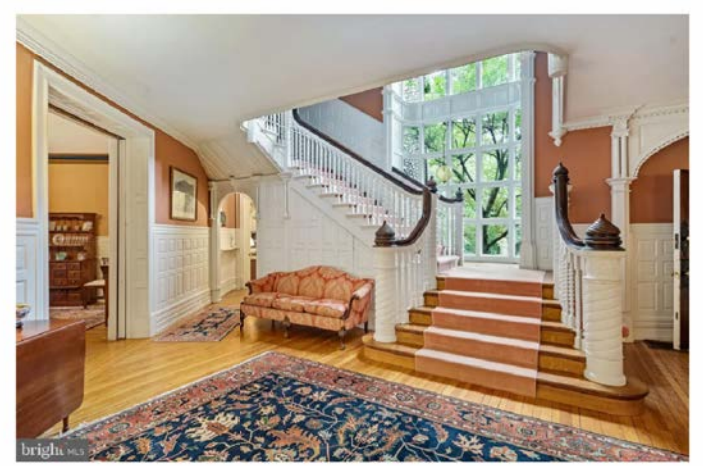
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PROPOSED ELEVATIONS

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EXISTING MONUMENTAL STAIR



BUILDING SECTION



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BUILDING SECTION

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FRONT PERSPECTIVE

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FRONT PERSPECTIVE

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ENTRY PERSPECTIVE 2

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FRONT PERSPECTIVE

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AERIAL PERSPECTIVE

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AERIAL PERSPECTIVE

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