

ADDRESS: 2201 PANAMA ST

Proposal: Construct fourth floor and roof deck

Review Requested: Review In Concept

Owner: Amy and Alexander Blumenthal

Applicant: Amy Blumenthal

History: 1963; Goldberg & Nauta, architects

Individual Designation: None

District Designation: Rittenhouse Fidler Historic District, Non-contributing, 2/8/1995

Staff Contact: Dan Shachar-Krasnoff, dan.shachar-krasnoff@phila.gov

OVERVIEW: This application proposes to construct a fourth-floor addition with a mansard roof and roof deck on a rowhouse at 2201 Panama Street, built in 1963 and classified as non-contributing in the Rittenhouse-Fidler Historic District. The Historical Commission approved fourth-floor additions and roof decks at 2211-13 Panama Street in 2025, 2225 Panama Street in 2019, and 2227 Panama Street in 2021. This application is for a corner property. The other houses were mid-block.

The Roofs Guideline is the standard typically invoked when reviewing rooftop additions and decks; it requires that the addition is inconspicuous from the public right-of-way to ensure that the addition does not adversely impact the public's perception of the historic building. However, in this case, the building is non-contributing, so the public's perception of it does not merit protection, so the inconspicuous standard does not apply. In this case, the preservation question is whether the proposed addition and deck have an adverse impact on the district more broadly. Additions and roof decks can be visible on non-historic buildings and new construction without adversely affecting the surrounds.

The question in this case is whether the addition and deck will adversely impact the historic district, not the building itself. The proposed addition and roof deck will visually impact the 2200 block of Panama Street and the 300 block of S. 22nd Street. Both blocks are composed of contributing buildings. The building at 2201 Panama Street is more squat than surrounding residential contributing properties. A rooftop addition at 2201 Panama Street will not add enough height to the building to impose upon the surrounding taller historic buildings. This project can be executed without negatively impacting the surrounding historic district buildings, provided the height and massing of the rooftop addition, and the placement of the roof deck is adjusted to limit the visual impact on adjacent and nearby contributing historic properties.

SCOPE OF WORK:

- Construct a fourth-story addition
- Construct a roof deck

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 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.*
 - o The building is not historic, so no historic materials would be destroyed with the construction of the addition and deck. The height and massing of the roof

addition, and the placement of the roof deck, should be adjusted to limit the visual impact on adjacent and nearby contributing historic properties.

- *Roofs Guideline I Recommended: Designing rooftop additions, elevator or stair towers, decks or terraces, dormers, or skylights when required by a new or continuing use so that they are inconspicuous and minimally visible on the site and from the public right-of-way and do not damage or obscure character-defining historic features.*
 - o The Roofs Guideline does not apply to this application because the building in question is non-contributing; there are no character-defining features at the building. The visual impact of the proposed addition and deck should be minimized to lessen the impact on contributing buildings in the vicinity.

STAFF RECOMMENDATION: Approval, provided the height and massing of the roof addition and the placement of the roof deck are adjusted to minimize to limit the visual impact on nearby contributing historic properties, with the staff to review details, pursuant to the Roofs Guideline and Standard 9.

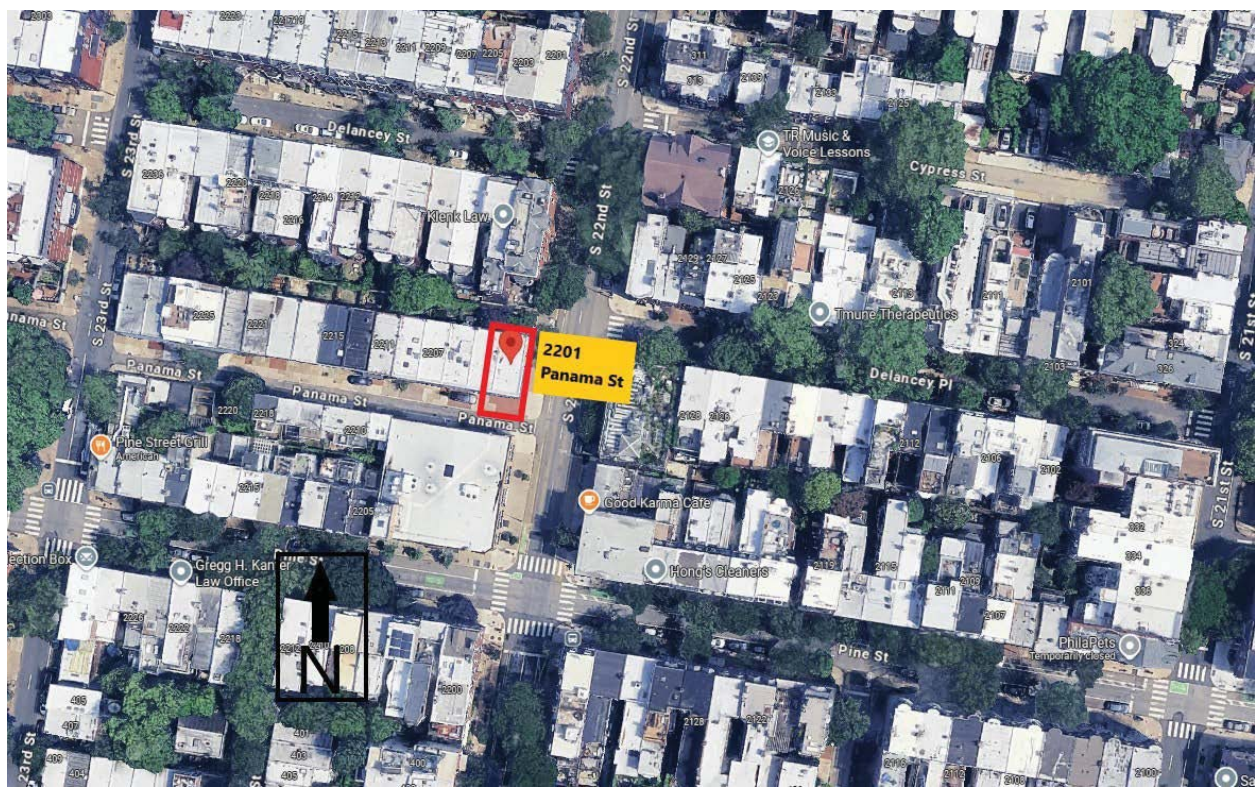


Figure 1: Location of 2201 Panama St.



Figure 2: 2201 Panama St (Non-Contributing) Primary Façade.



Figure 3: 2201 Panama St (Non-Contributing) Primary & East facades.



Figure 4: Looking west on Panama St, 2201 Panama St (Non-Contributing) on right.



Figure 5: Looking North on 22nd St. 2201 Panama St (Non-Contributing) on left, center.



Figure 6: Looking East on Panama St. 2201 Panama St (Non-Contributing) at end of row.



Figure 7: Looking Southeast, 300 block 22nd St. 2201 Panama St.

3rd Story Philly - Design Build

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August 19, 2026

Philadelphia Historical Commision

1515 Arch Street, Philadelphia, PA 19102

215.686.7660

Subject: Historic Project Review Application for 2201 Panama St

Hello,

I am reaching out on behalf of Alex and Amy Blumenthal, the owners of 2201 Panama Street, to submit a drawing package for an In-Concept historic review for a 4th floor addition and roof deck, to their existing 3-story home. The project aims to provide the owners with an additional primary bedroom, bathroom and flex space, as well as a roof deck. The proposed design aims to both maximize space within the existing building footprint, while remaining conscious of the surrounding context of the neighborhood.

Please note that on page 4 of the package, we are showing two versions of the proposed addition - one where the existing 3rd floor mansard remains, and one where the mansard is removed. Given the building is not itself designated, rather just in a designated area, we believe that removing the existing mansard can actually improve the context of the neighborhood with this addition, providing a similar condition to adjacent properties such as 22nd and Cypress Streets. We welcome and appreciate any comments and feedback regarding the feasibility of this proposal.

Thank you,

The 3rd Story Philly Team



OPTION 1 - EXISTING MANSARD TO REMAIN



OPTION 2 - EXISTING MANSARD TO BE REMOVED

Proposed 3D Views

2201 Panama

Scale



SITE VACINITY MAP



(EXIST.) 2201 PANAMA ST. FRONT FACADE



(EXIST) 2201 PANAMA ST. FRONT & SIDE FACADE

SIMILAR CONTEXTUAL PROJECTS ON SAME BLOCK



2225-2227 PANAMA ST MANSARD ADDITION



2225 PANAMA ST MANSARD ADDITION

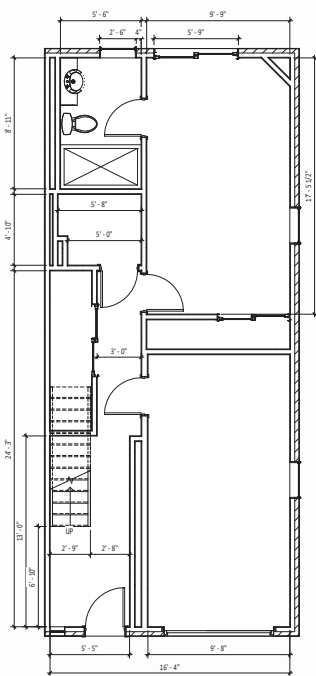


2201 PANAMA ST PROPOSED

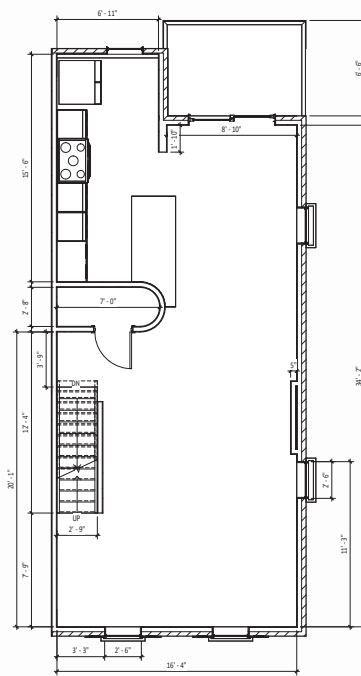
Site Context + Proposed

2201 Panama

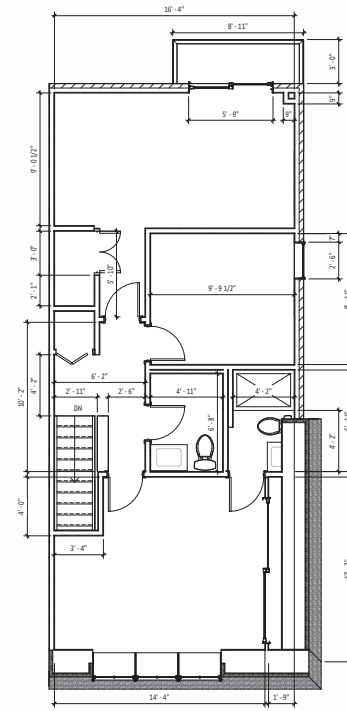
Scale



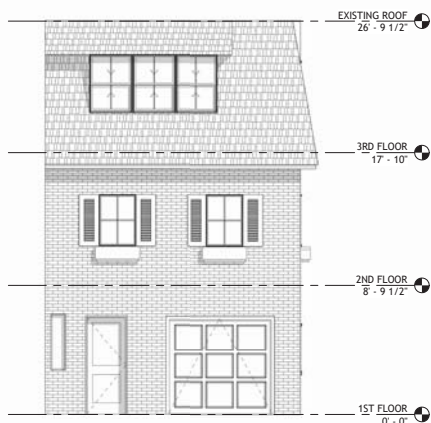
① Level 1 - Existing
1/4" = 1'-0"



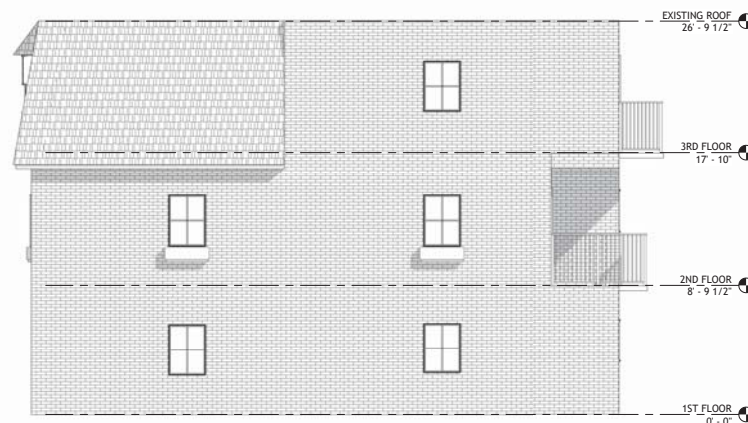
② Level 2 - Existing
1/4" = 1'-0"



③ Level 3 - Existing
1/4" = 1'-0"



④ Existing Front Elevation
1/4" = 1'-0"

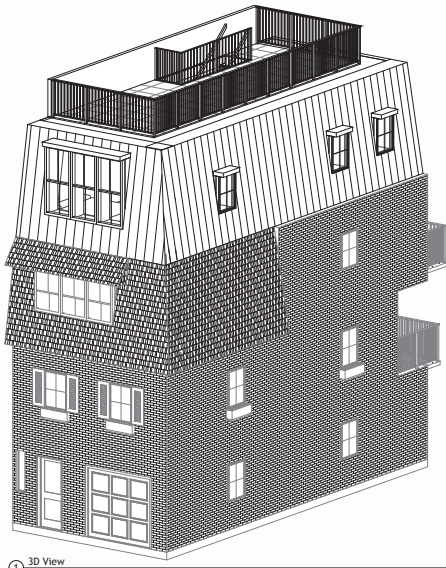


⑤ Existing Right Elevation
1/4" = 1'-0"

Existing Plans

2201 Panama

Scale 1/4" = 1'-0"

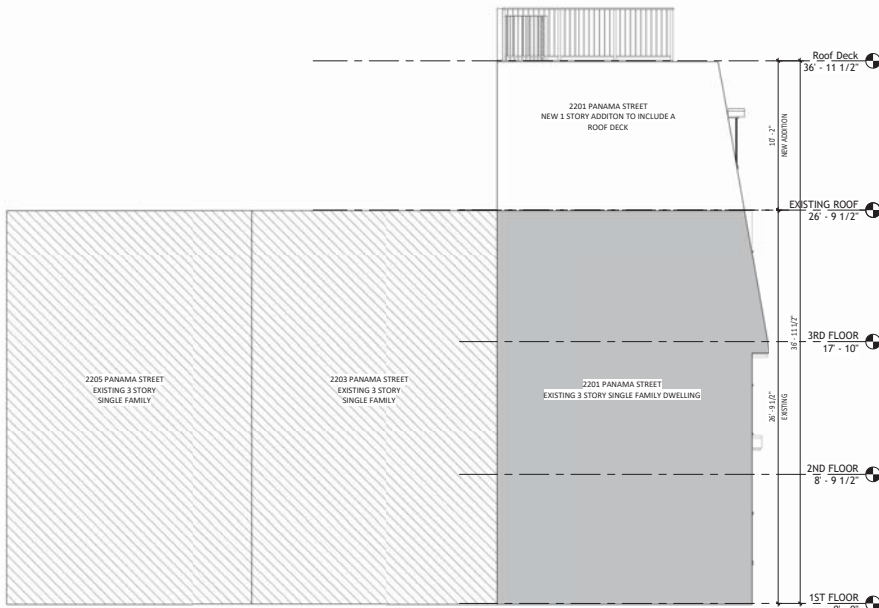


① 3D View

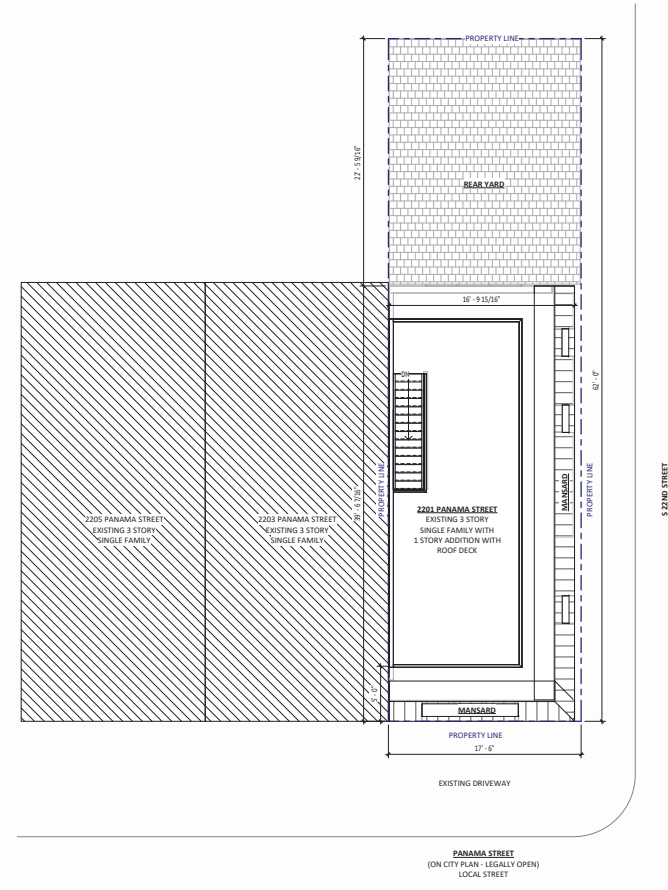
ZONING: RSA-5

LOT AREA:	1085 SF	100%
ALLOWABLE BUILDING AREA:	868 SF	80%
PROPOSED BUILDING AREA:	662 SF	61%
MAXIMUM BUILDING HEIGHT:	38'-0"	
REQUIRED OPEN AREA:	217 SF	20%
CURRENT OPEN AREA:	423 SF	39%
PROPOSED OPEN AREA:	423 SF	39% (NO CHANGE)
REQUIRED REAR YARD:	9'-0"	
PROVIDED REAR YARD:	22'-5 9/16"	

*NO CHANGES TO EXISTING FOOTPRINT PROPOSED UNDER THIS SCOPE OF WORK



③ Zoning Proposed Front Elevation
1/4" = 1'-0"

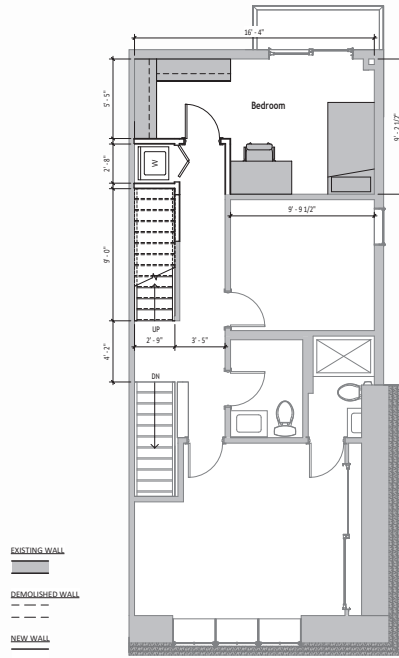


② Site Plan
3/16" = 1'-0"

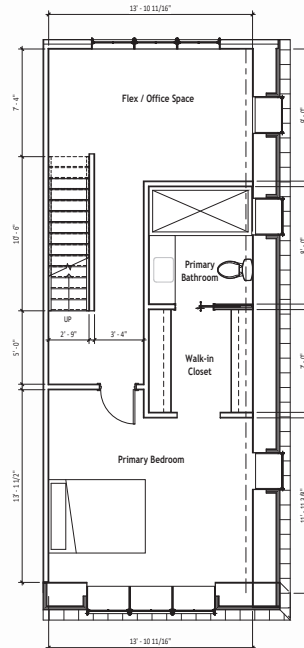
Zoning + Site Plan

2201 Panama

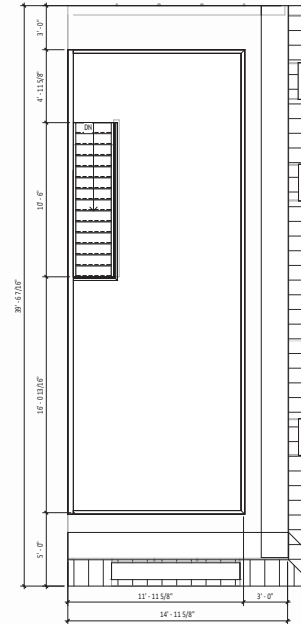
Scale As indicated



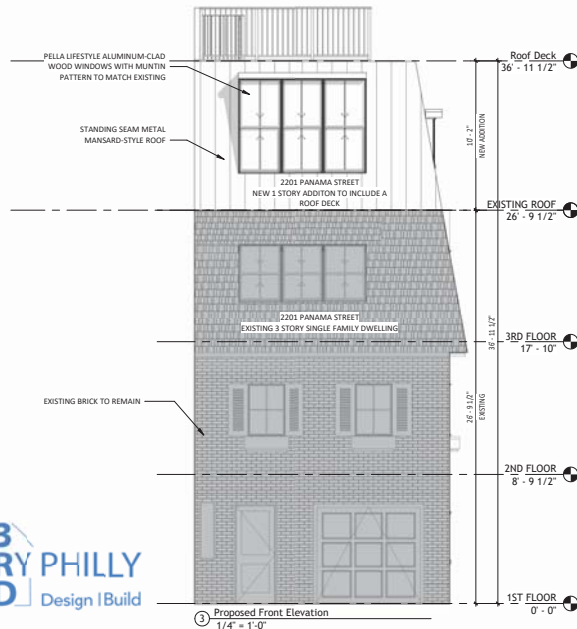
⑤ Proposed Level 3
1/4" = 1'-0"



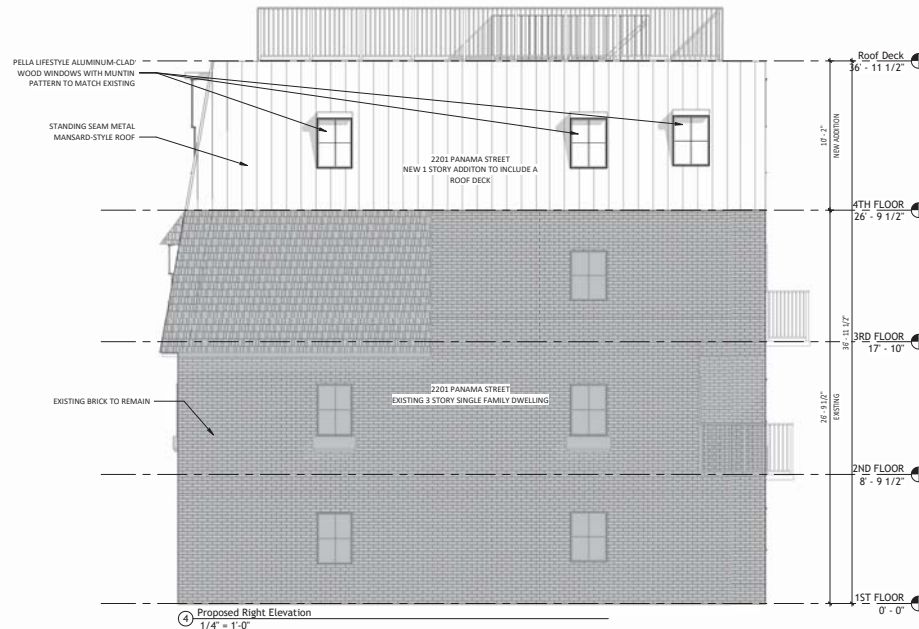
① Proposed Level 4
1/4" = 1'-0"



② Proposed Roof Deck
1/4" = 1'-0"



③ Proposed Front Elevation
1/4" = 1'-0"



④ Proposed Right Elevation
1/4" = 1'-0"

Proposed Plans

2201 Panama

Scale As indicated



VIEW LOOKING SOUTH ON 22nd STREET



VIEW LOOKING EAST ON PANAMA STREET



VIEW LOOKING NORTH ON 22nd STREET



VIEW LOOKING WEST ON 22nd STREET

Proposed Street Views

2201 Panama

Scale

