

ADDRESS: 2201 PANAMA ST

Proposal: Construct fourth floor and roof deck

Review Requested: Final Approval

Owner: Amy and Alexander Blumenthal

Applicant: Amy Blumenthal

History: 1963; Goldberg & Nauta, architects

Individual Designation: None

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

Staff Contact: Dan Shachar-Krasnoff, daniel.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-Fitler Residential 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 Historical Commission is charged with protecting the historic district but not the building itself.

An in-concept application was reviewed at the August 2026 Architectural Committee meeting. The Committee recommended denial and suggested many changes to ensure compatibility with the surrounding historic district. That application was withdrawn prior to review by the Historical Commission. A new in-concept application was reviewed by the Architectural Committee at its September 2026 meeting which incorporated comments from the prior review. The Architectural Committee responded positively to the new in-concept application, making only minor suggestions for changes.

At its October 2026 meeting, the Historical Commission acknowledged that the applicant had addressed the comments of the Architectural Committee, except for the cornice. This application for final approval includes a composite bracketed cornice to replicate a wood cornice. In total, the following changes have been made from the initial in-concept application to ensure compatibility with the historic district:

- The third-floor mansard roof has been eliminated.
- The façade will be painted a red brick color.
- The faux slate mansard roof will be grey.
- The three adjoining windows on the third-floor front facade have been replaced with two windows that have been enlarged to reduce the amount of brick between the top of the windows and the cornice.
- The bracketed cornice design eliminates the expanse of brick above the third-floor windows.
- The roof deck is now set in seven feet from the front, side, and rear of the building.

SCOPE OF WORK:

- Construct a fourth-story addition and 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. Changes to the proposal have increased the compatibility with the historic context. The proposal calls for painting the façade red to blend with the nearby contributing red brick buildings. The low height of the existing house, choice of faux slate grey shingles and addition of the bracketed cornice allows for the addition of the fourth-floor mansard roof without adversely impacting the visual continuity of this area of the Rittenhouse-Fitler Residential Historic District.
- *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.

STAFF RECOMMENDATION: Approval, with the staff to review details, pursuant to Standard 9.

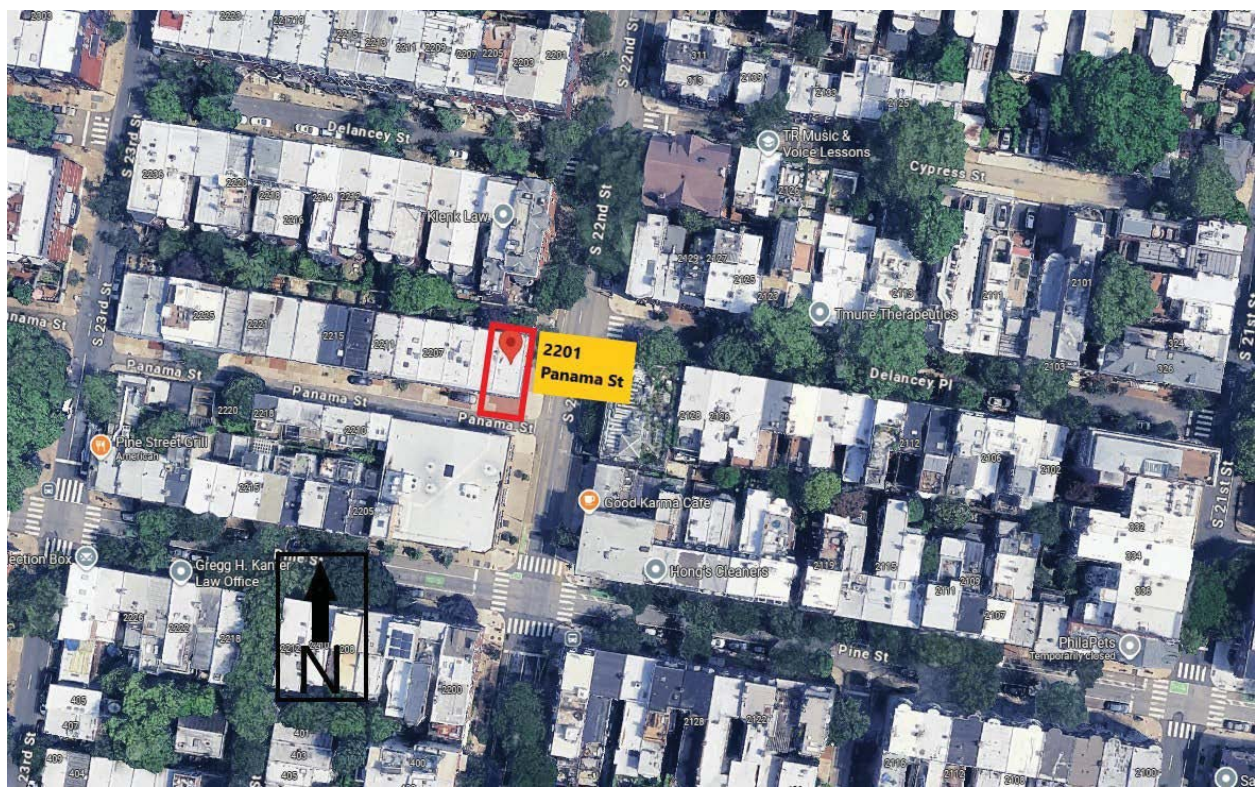


Figure 1: Location of 2201 Panama St.



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

40 W. Evergreen Ave

Philadelphia, PA 19118

office@3rdstoryphilly.com - 215.240.1587



October 13, 2026

Philadelphia Historical Commision

1515 Arch Street, Philadelphia, PA 19102

215.686.7660

Subject: Historic Project Review Application for 2201 Panama St. "For Approval"

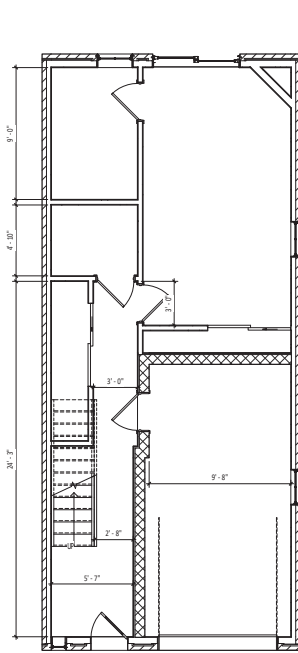
Hello,

I am reaching out on behalf of Alex and Amy Blumenthal, the owners of 2201 Panama Street, to submit a drawing package for a 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.

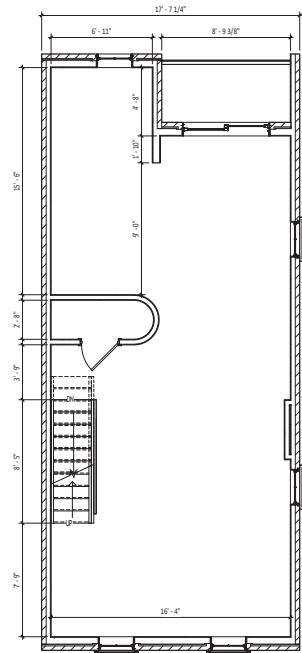
We've presented twice in front of the Committee for an "in concept" review and to the Commission just last week for the first time to get their input. We received positive feedback at all 3 visits, and have narrowed this down to 1 item which is related to the size of cornice and is reflected in this packet.

Thank you,

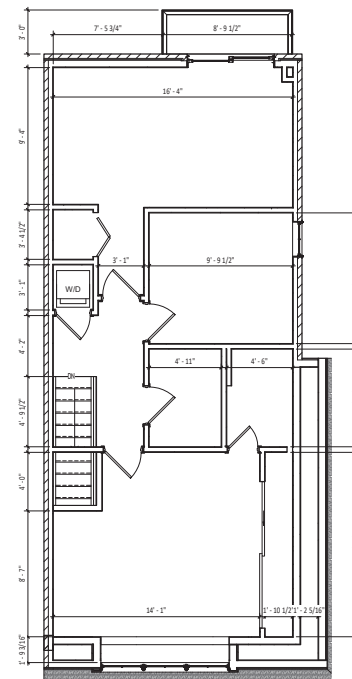
The 3rd Story Philly Team



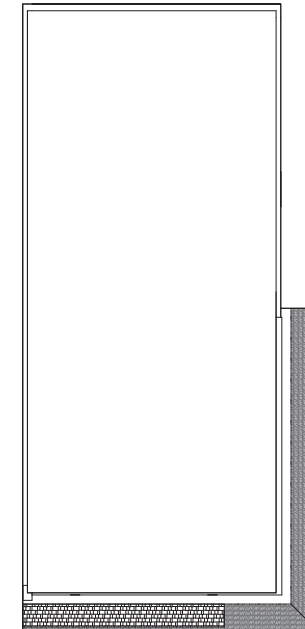
① Level 1 - Existing
1/4" = 1'-0"



② Level 2 - Existing
1/4" = 1'-0"



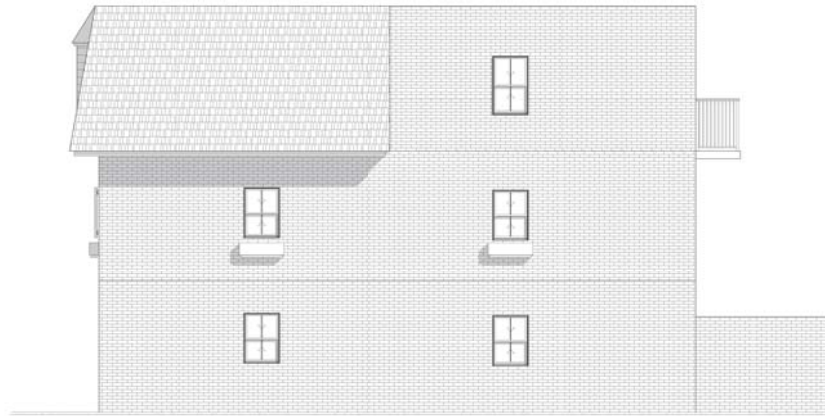
③ Level 3 - Existing
1/4" = 1'-0"



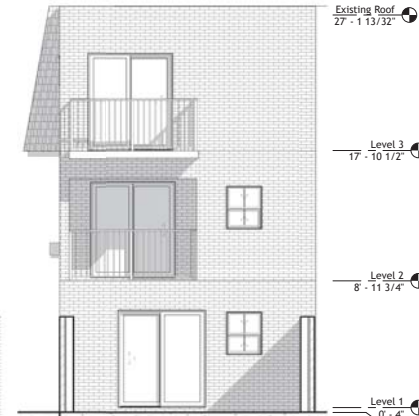
④ Existing Roof - Existing
1/4" = 1'-0"



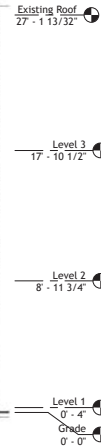
⑤ Front Elevation - Existing
1/4" = 1'-0"



⑦ Right Elevation - Existing
1/4" = 1'-0"



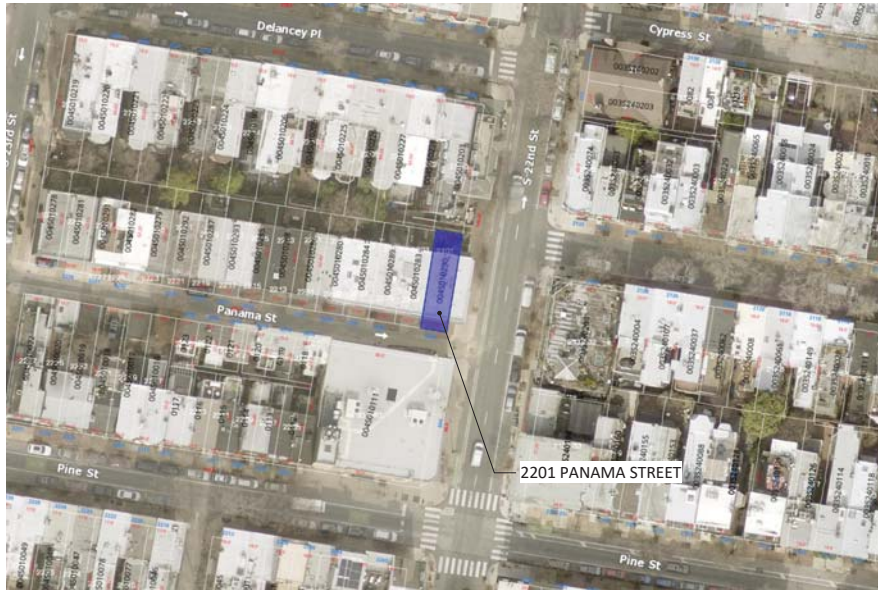
⑥ Rear Elevation - Existing
1/4" = 1'-0"



EXISTING PLANS

2201 Panama

Scale 1/4" = 1'-0"



SITE CONTEXT MAP



VIEW LOOKING NORTHWEST ON 22ND STREET



SITE OVERHEAD CONTEXT MAP



VIEW LOOKING WEST ON 22ND STREET

EXISTING SITE CONTEXT

2201 Panama

Scale

EXISTING



PANAMA STREET LOOKING EAST

PROPOSED



PANAMA STREET LOOKING EAST



22nd STREET LOOKING NORTH-WEST

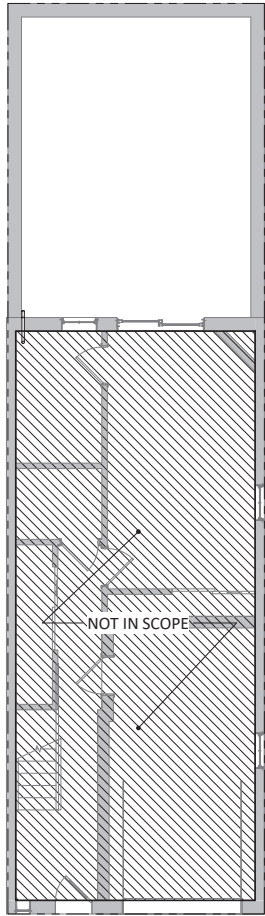


22nd STREET LOOKING NORTH-WEST

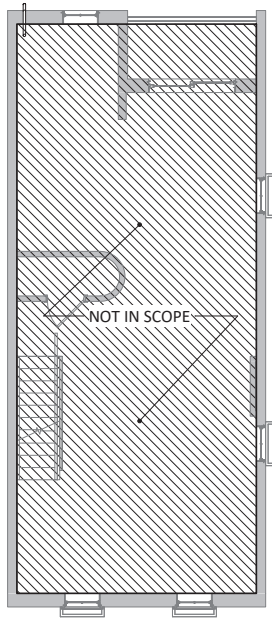
EXISTING vs PROPOSED VIEW

2201 Panama

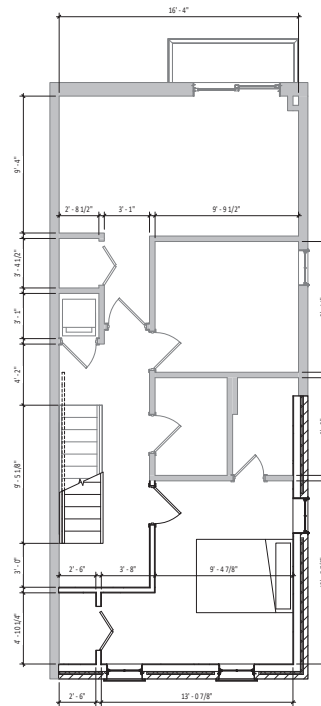
Scale



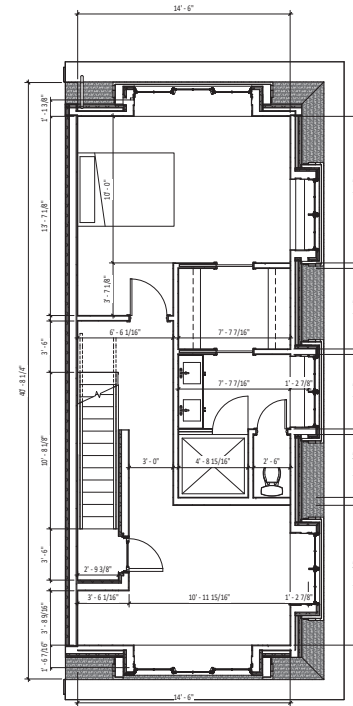
① Level 1 - Working
1/4" = 1'-0"



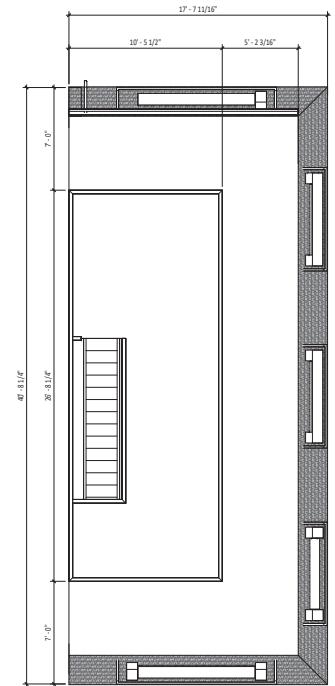
② Level 2 - Working
1/4" = 1'-0"



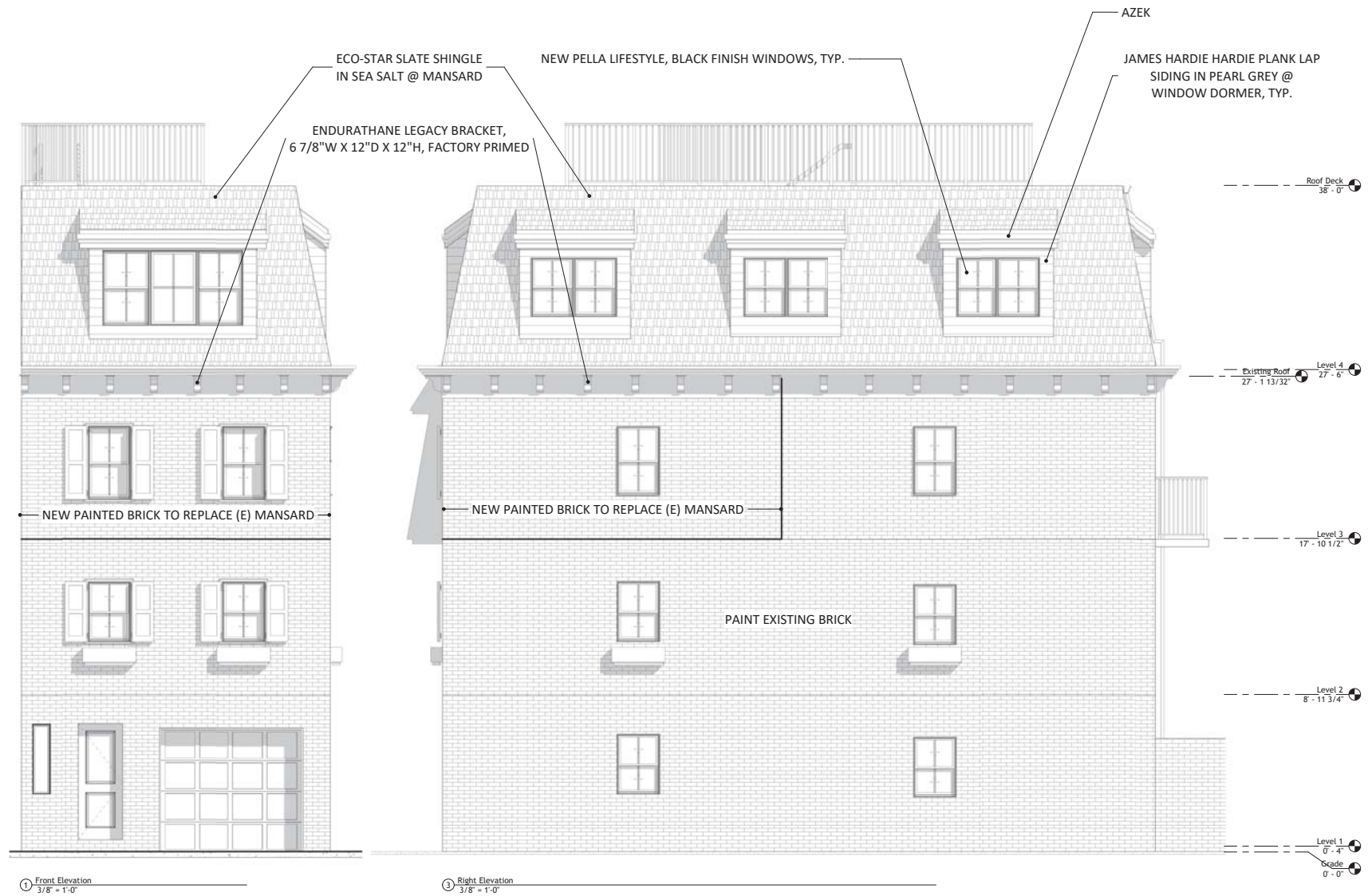
③ Level 3 - Working
1/4" = 1'-0"



④ Level 4 - Working
1/4" = 1'-0"



⑤ Roof Deck
1/4" = 1'-0"



PROPOSED ELEVATIONS

2201 Panama

Scale 3/8" = 1'-0"

NEW PELLA LIFESTYLE,
BLACK FINISH WINDOWS,
TYP.

AZEK

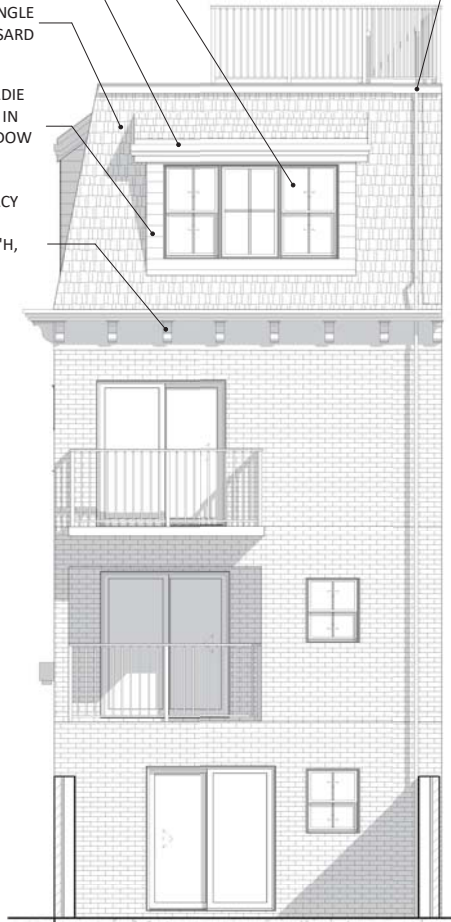
ECO-STAR SLATE SHINGLE
IN SEA SALT @ MANSARD

JAMES HARDIE HARDIE
PLANK LAP SIDING IN
PEARL GREY @ WINDOW
DORMER, TYP.

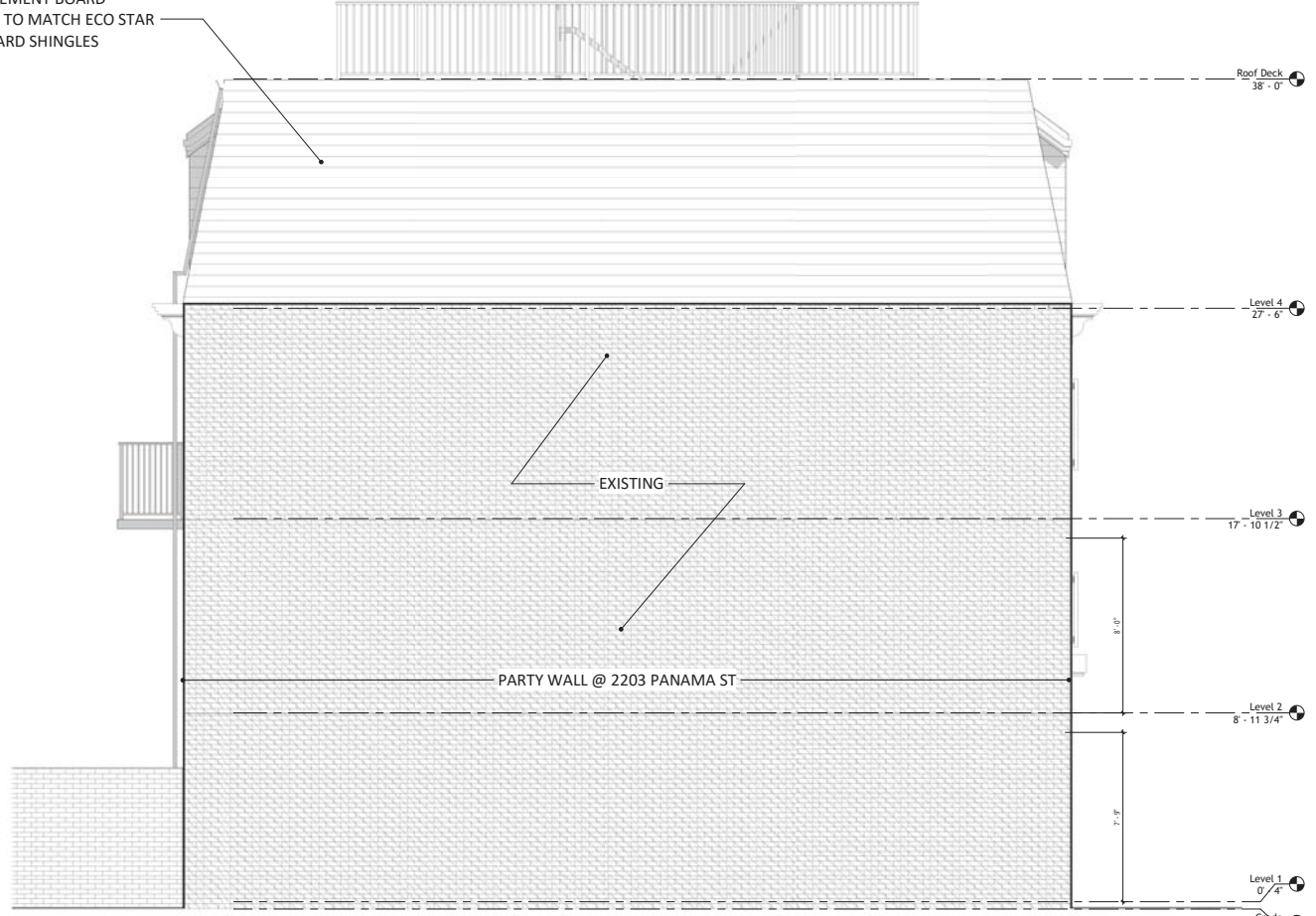
ENDURATHANE LEGACY
BRACKET,
6 7/8"W X 12"D X 12"H,
FACTORY PRIMED

NEW GUTTER AND
DOWNSPOUT TO TIE INTO
THE EXISTING SYSTEM

NEW CEMENT BOARD
COLOR TO MATCH ECO STAR
MANSARD SHINGLES



① Rear Elevation
3/8" = 1'-0"

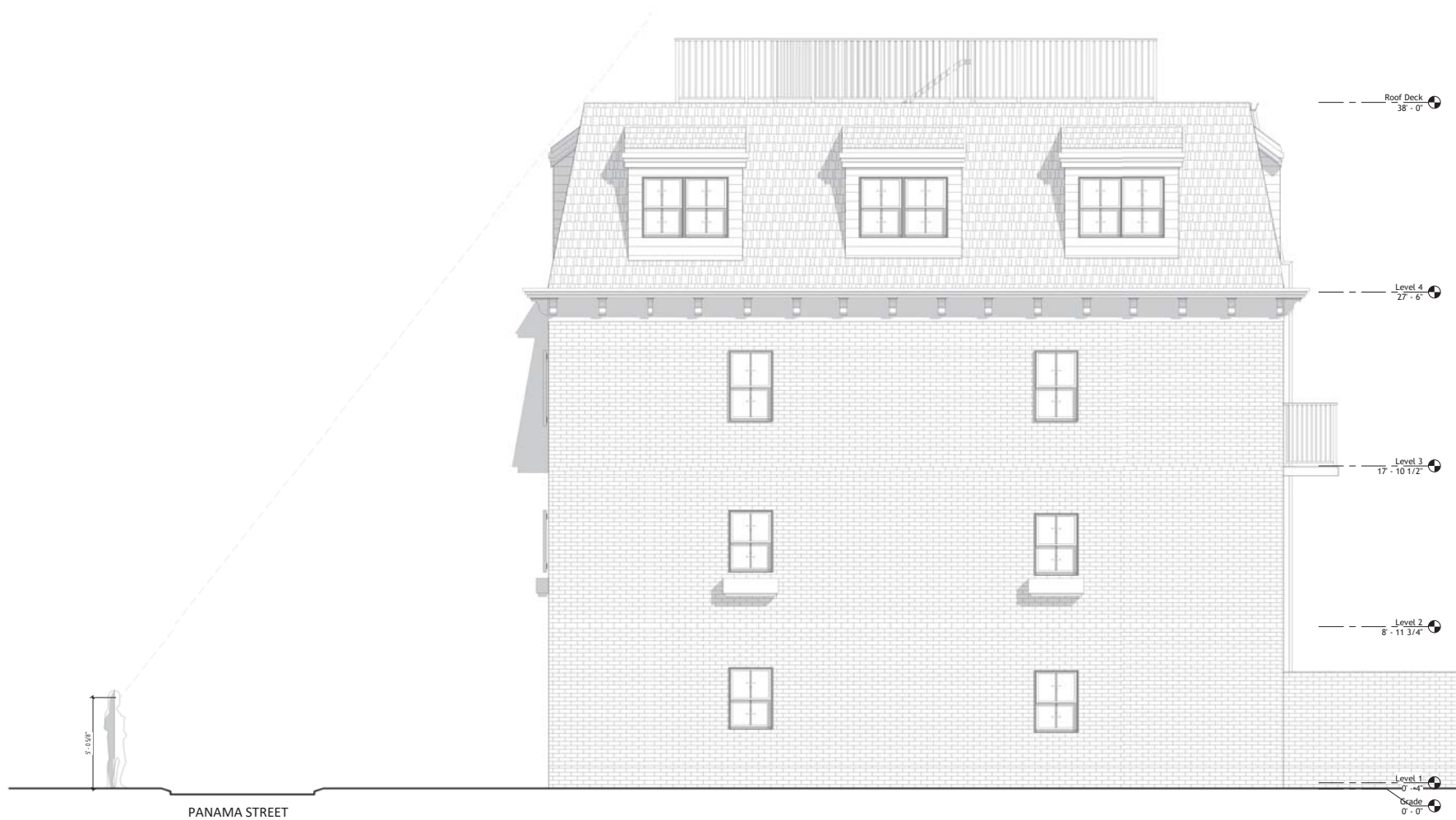


② Left Elevation
3/8" = 1'-0"

PROPOSED ELEVATIONS

2201 Panama

Scale 3/8" = 1'-0"

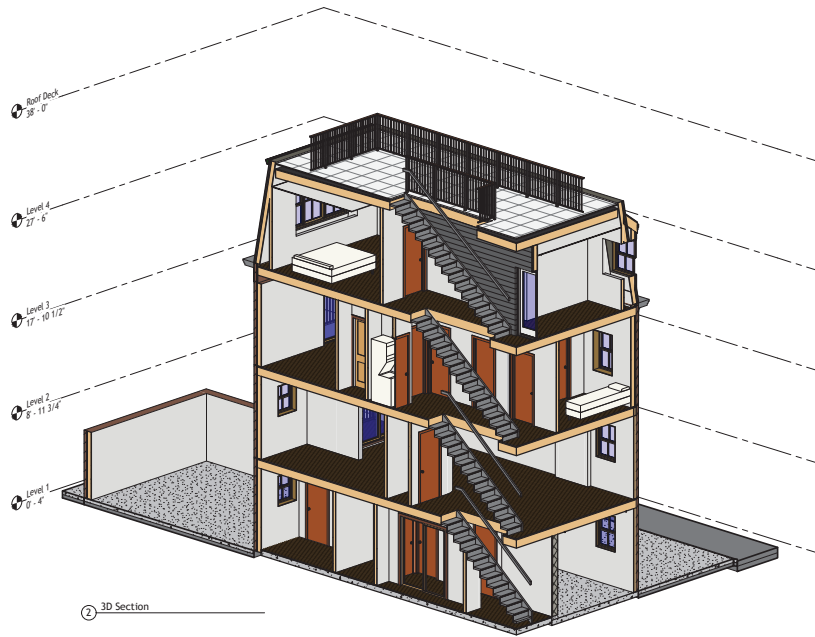


① Right Elevation - Site Lines
3/8" = 1'-0"

PROPOSED PANAMA STREET SITE LINES

2201 Panama

Scale 3/8" = 1'-0"



PROPOSED SECTIONS

2201 Panama

Scale 3/8" = 1'-0"



VIEW LOOKING NORTH ON 22nd & PANAMA STREETS



VIEW LOOKING SOUTH ON 22nd & PANAMA STREETS



DETAIL CORNICE MEETING 2203 PANAMA MANSARD



VIEW LOOKING WEST ON 22nd STREET

PROPOSED STREET VIEWS

2201 Panama

Scale



VIEW LOOKING EAST ON PANAMA STREET

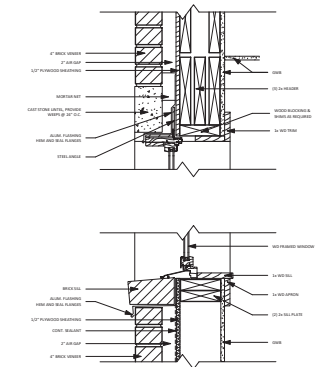


VIEW LOOKING EAST ON PANAMA STREET

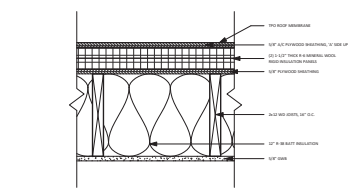
PROPOSED STREET VIEWS

2201 Panama

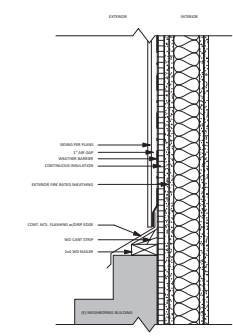
Scale



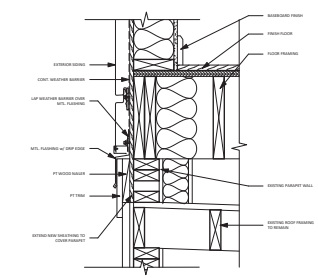
WINDOW SILL & HEADER DETAIL - BRICK
EXT. WALL
1 1/2" = 1'-0"



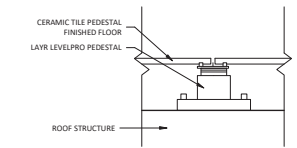
WOOD FRAMED TPO ROOF
1 1/2" = 1'-0"



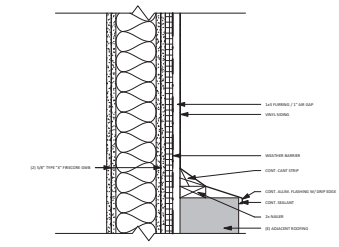
EXTERIOR WALL @ NEIGHBORING BUILDING
1 1/2" = 1'-0"



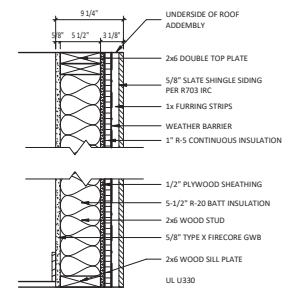
EX. ROOF TO ADDITION CONNECTION
DETAIL
1 1/2" = 1'-0"



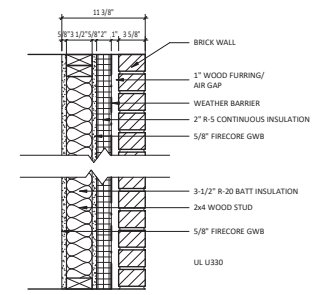
ROOF PEDESTAL DETAIL
1 1/2" = 1'-0"



FLASHING DETAIL @ PARTY WALL
1 1/2" = 1'-0"



1 HR SLATE SHINGLE FIRE RATED EXTERIOR
WALL
1 1/2" = 1'-0"



1 HR BRICK FIRE RATED EXTERIOR WALL
1 1/2" = 1'-0"



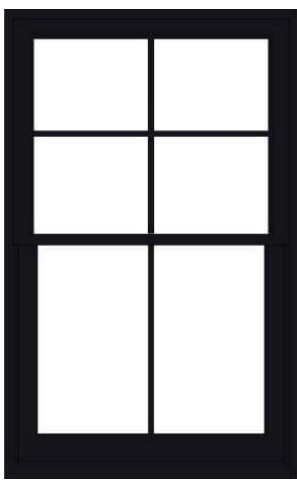
ECO-STAR SLATE TILE MANSARD MATERIAL
SEA SALT



JAMES HARDIE PLANK LAP SIDING
PEARL GREY



ENDURATHANE LEGACY BRACKET, 6
7/8"W X 12"D X 12"H, FACTORY PRIMED



PELLA LIFESTYLE DOUBLE-HUNG WINDOW
INTERIOR FINISH - BRIGHT WHITE
EXTERIOR FINISH - BLACK
MUNTIN PATTERN TO MATCH EXISTING
MUNTIN COLOR - BLACK

DETAILS

2201 Panama

Scale 1 1/2" = 1'-0"

2201 PANAMA ST

CONSIDERED AT THE SEPTEMBER 2026 ARCHITECTURAL COMMITTEE
MEETING

3rd Story Philly - Design Build

40 W. Evergreen Ave

Philadelphia, PA 19118

office@3rdstoryphilly.com - 215.240.1587



September 8th, 2026

Philadelphia Historical Commision

1515 Arch Street, Philadelphia, PA 19102

215.686.7660

Subject: In-Concept Historic Project Review Application for 2201 Panama St

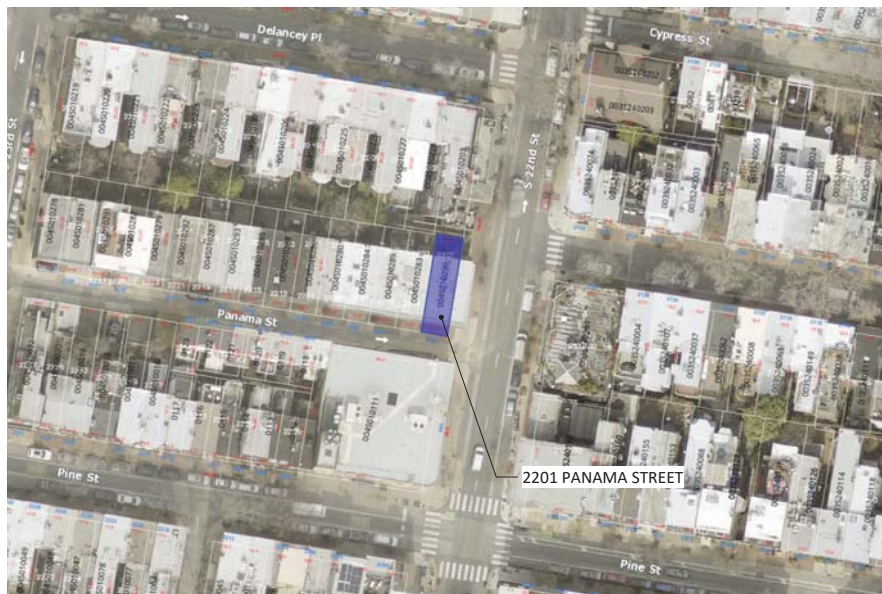
Hello,

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We presented an initial project proposal in the September meeting where we received great feedback, the most important of which was the removal of the existing mansard to “re-establish the row.” In this revised proposal, we incorporated this comment, along with many others we received. We welcome and appreciate any comments and feedback regarding the feasibility of this proposal.

Thank you,

The 3rd Story Philly Team



SITE CONTEXT MAP



VIEW LOOKING NORTHWEST ON 22ND STREET



SITE OVERHEAD CONTEXT MAP

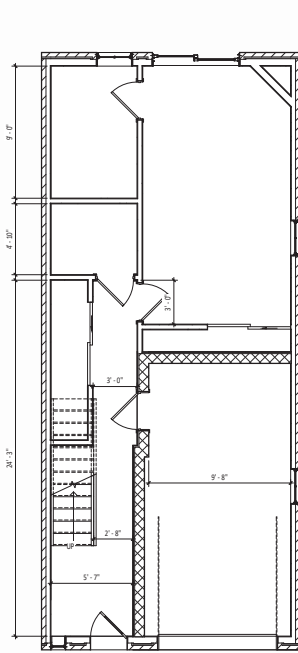


VIEW LOOKING WEST ON 22ND STREET

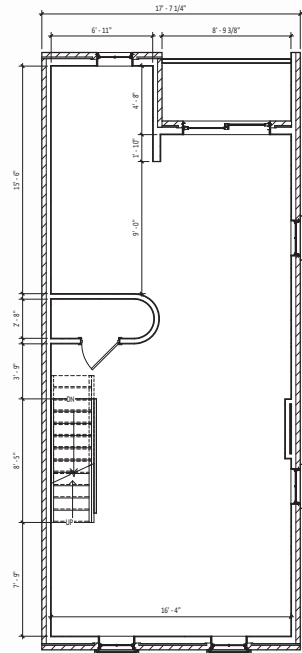
EXISTING SITE CONTEXT

2201 Panama

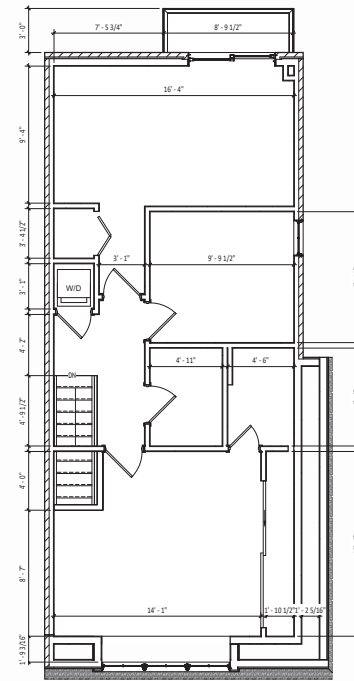
Scale



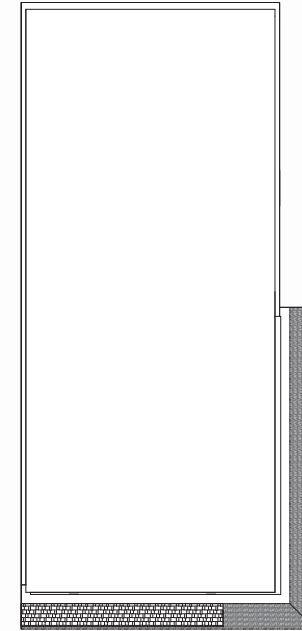
① Level 1 - Existing
1/4" = 1'-0"



② Level 2 - Existing
1/4" = 1'-0"



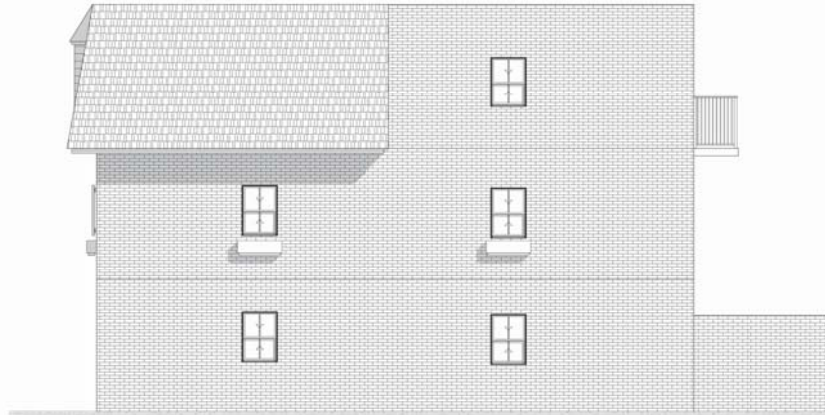
③ Level 3 - Existing
1/4" = 1'-0"



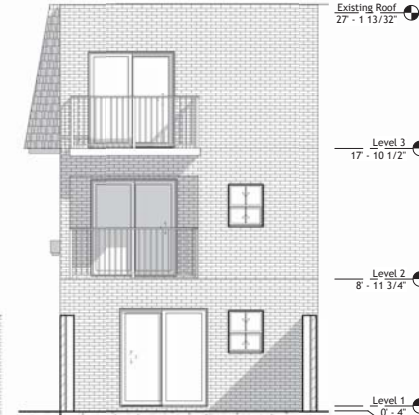
④ Existing Roof - Existing
1/4" = 1'-0"



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



⑦ Right Elevation - Existing
1/4" = 1'-0"



⑥ Rear Elevation - Existing
1/4" = 1'-0"

Existing Roof
27' - 1 13/32"

Level 3
17' - 10 1/2"

Level 2
8' - 11 3/4"

Level 1
0' - 4"

Grade
0' - 0"

EXISTING PLANS

2201 Panama

Scale 1/4" = 1'-0"

EXISTING



PANAMA STREET LOOKING EAST

PROPOSED



PANAMA STREET LOOKING EAST



22nd STREET LOOKING NORTH-WEST

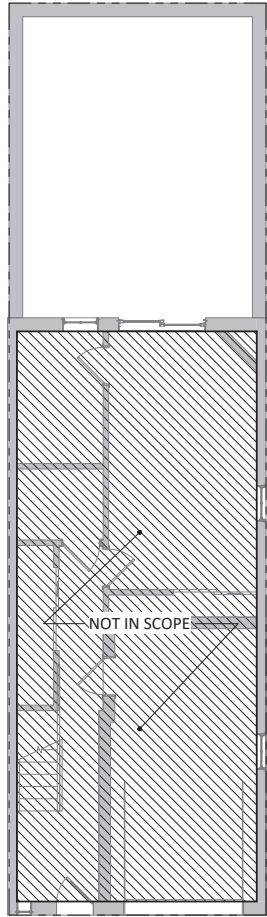


22nd STREET LOOKING NORTH-WEST

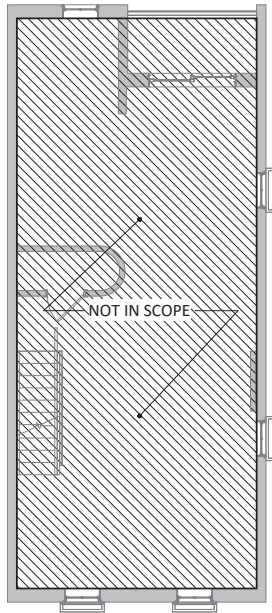
EXISTING vs PROPOSED VIEW

2201 Panama

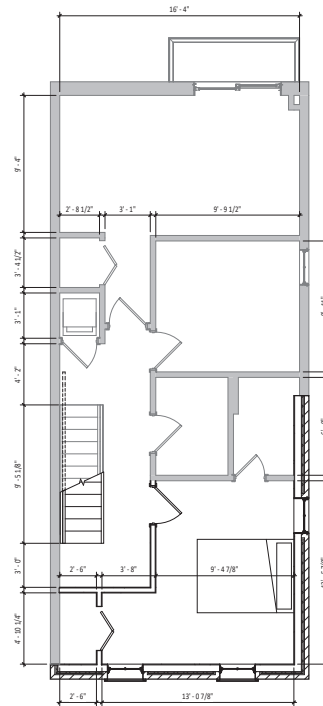
Scale



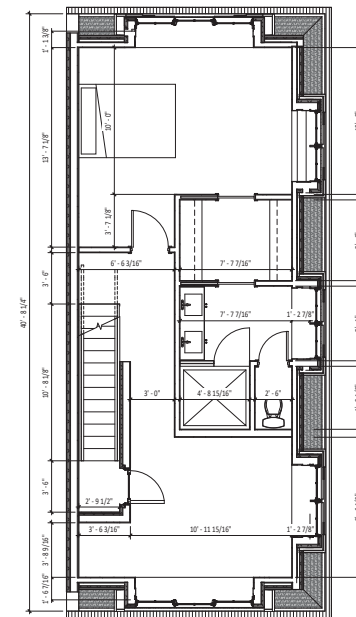
① Level 1 - Working
1/4" = 1'-0"



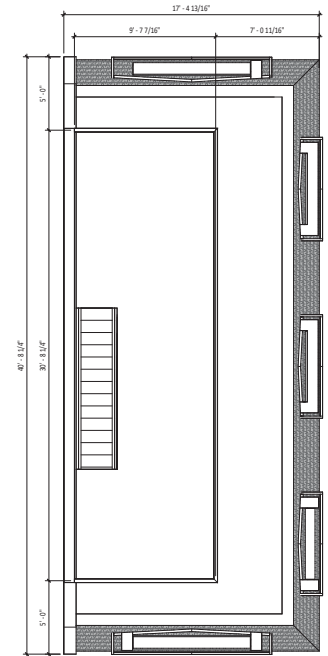
② Level 2 - Working
1/4" = 1'-0"



③ Level 3 - Working
1/4" = 1'-0"



④ Level 4 - Working
1/4" = 1'-0"



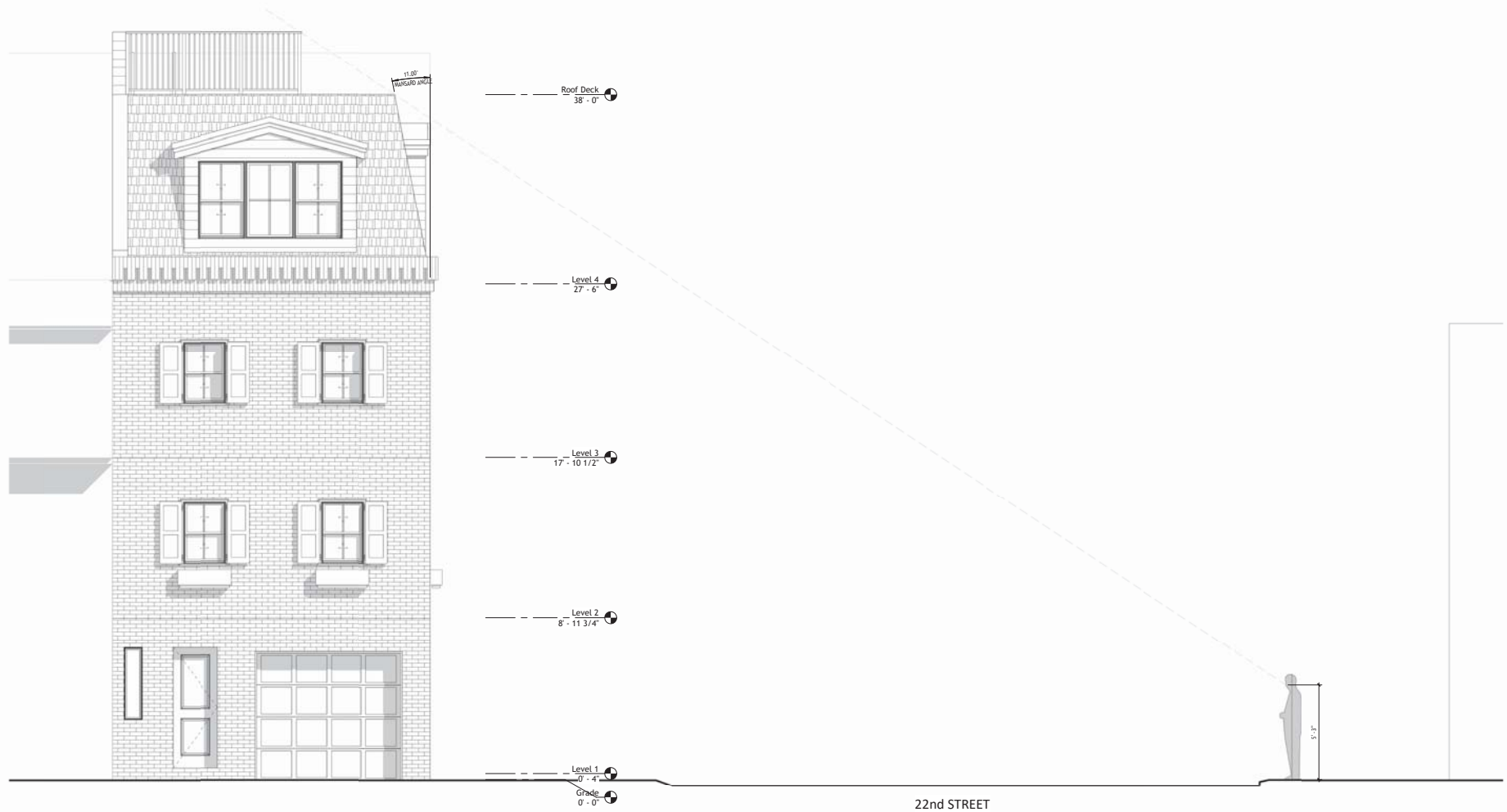
⑤ Roof Deck
1/4" = 1'-0"



PROPOSED ELEVATIONS

2201 Panama

Scale 3/8" = 1'-0"

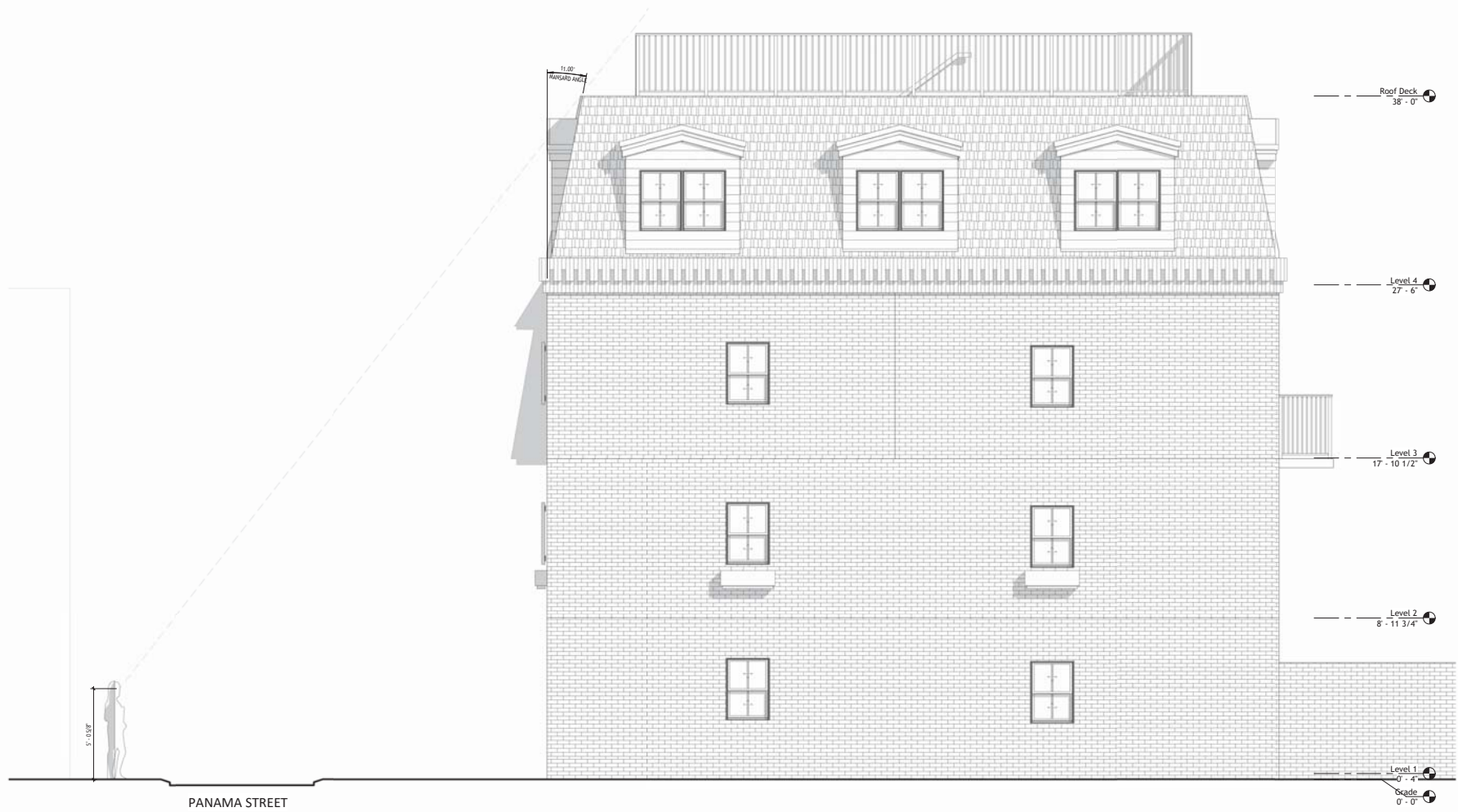


① Front Elevation - Site Lines
3/8" = 1'-0"

PROPOSED 22nd STREET SITE LINES

2201 Panama

Scale 3/8" = 1'-0"

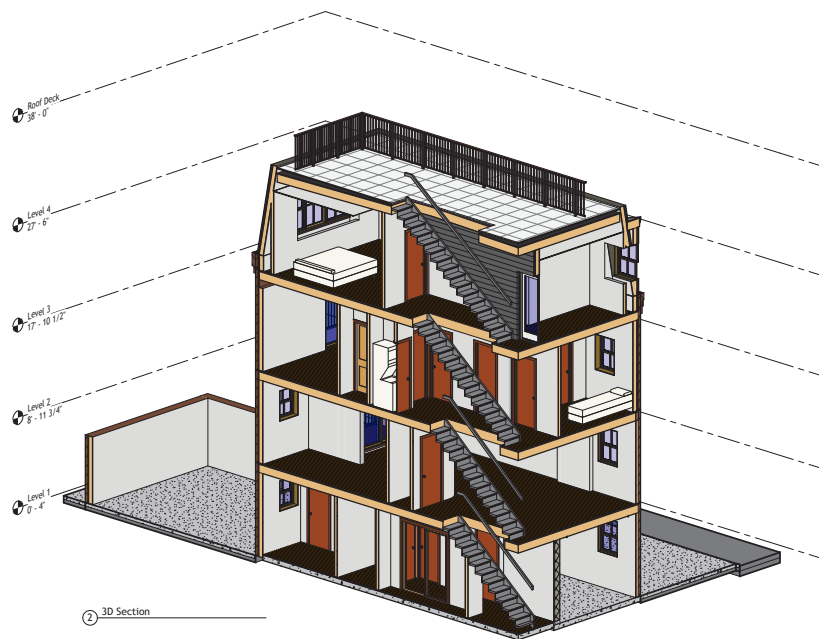


① Right Elevation - Site Lines
3/8" = 1'-0"

PROPOSED PANAMA STREET SITE LINES

2201 Panama

Scale 3/8" = 1'-0"



PROPOSED SECTIONS

2201 Panama

Scale 3/8" = 1'-0"



VIEW LOOKING NORTH ON 22nd & PANAMA STREETS



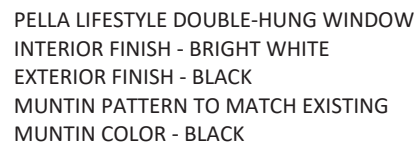
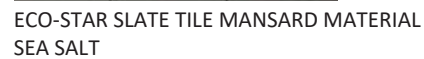
VIEW LOOKING SOUTH ON 22nd & PANAMA STREETS



VIEW LOOKING WEST ON 22nd STREET



VIEW LOOKING EAST ON PANAMA STREET



2201 Panama



www.3rdstoryphilly.com

2201 PANAMA ST

CONSIDERED AT THE AUGUST 2026 ARCHITECTURAL COMMITTEE MEETING

3rd Story Philly - Design Build

40 W. Evergreen Ave

Philadelphia, PA 19118

office@3rdstoryphilly.com - 215.240.1587



August 19, 2026

Philadelphia Historical Commision

1515 Arch Street, Philadelphia, PA 19102

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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

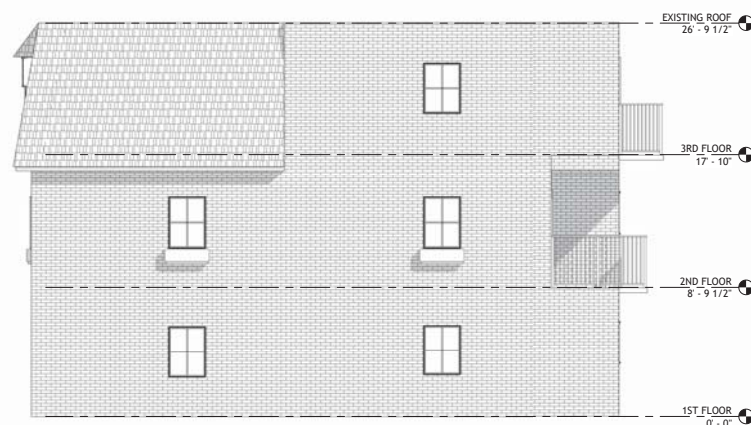
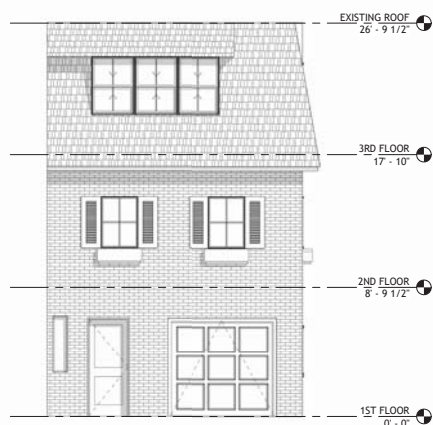
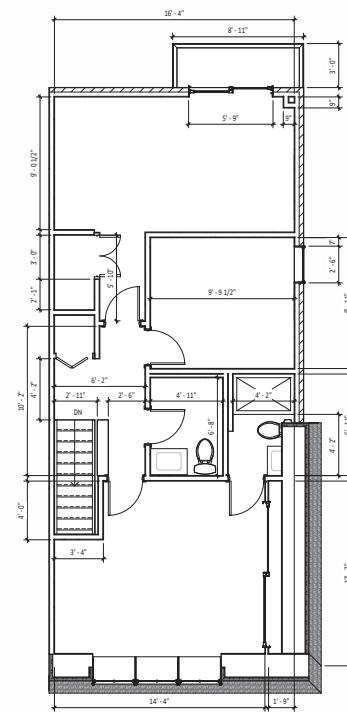
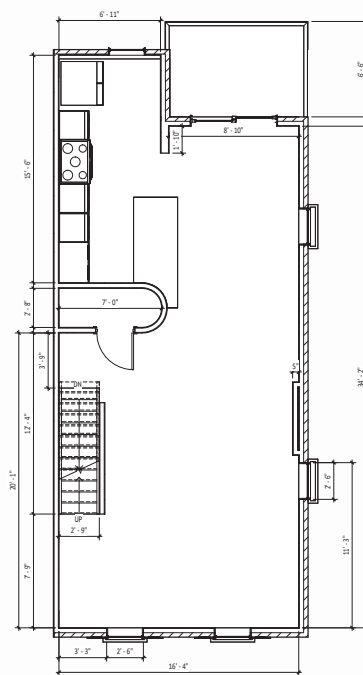
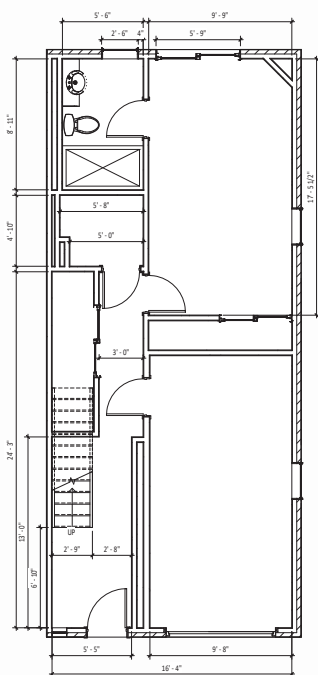


2201 PANAMA ST PROPOSED

Site Context + Proposed

2201 Panama

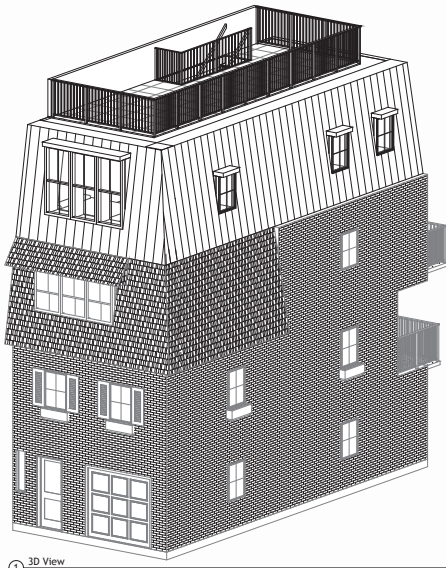
Scale



Existing Plans

2201 Panama

Scale $1/4" = 1'-0"$

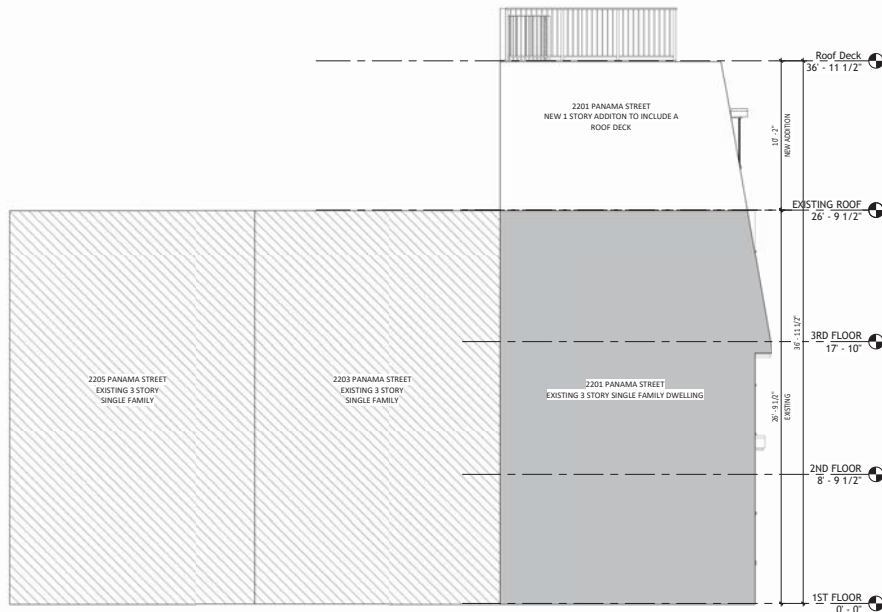


① 3D View

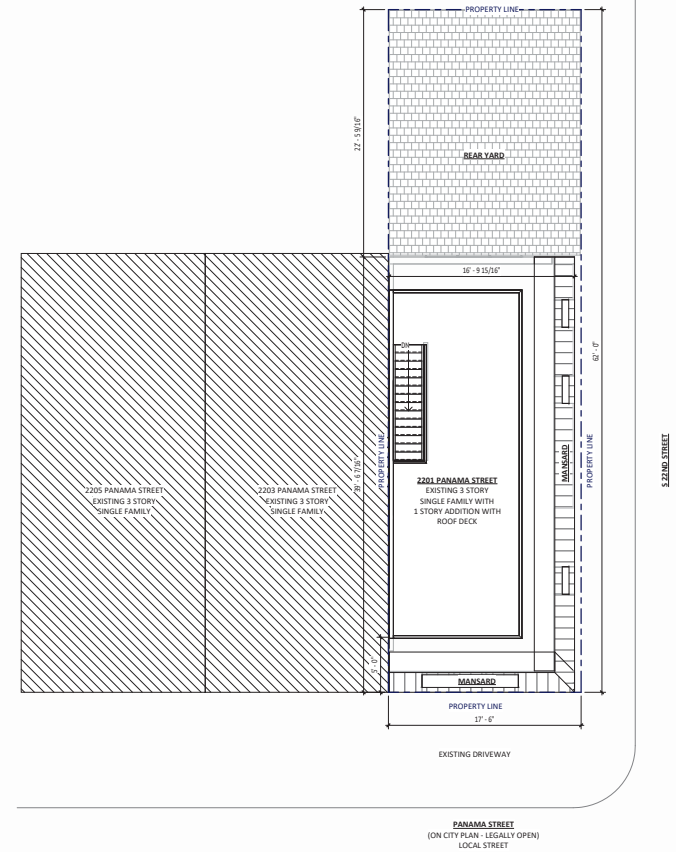
ZONING: RSA-5

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"

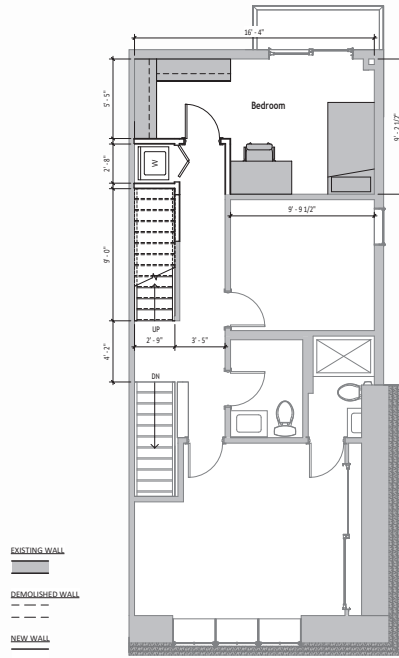


② Site Plan
3/16" = 1'-0"

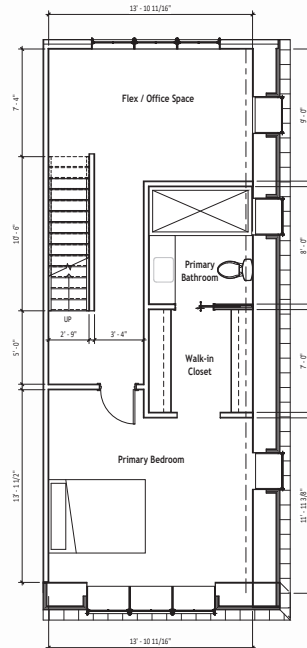
Zoning + Site Plan

2201 Panama

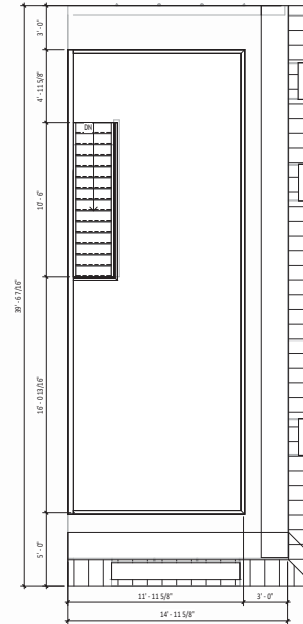
Scale As indicated



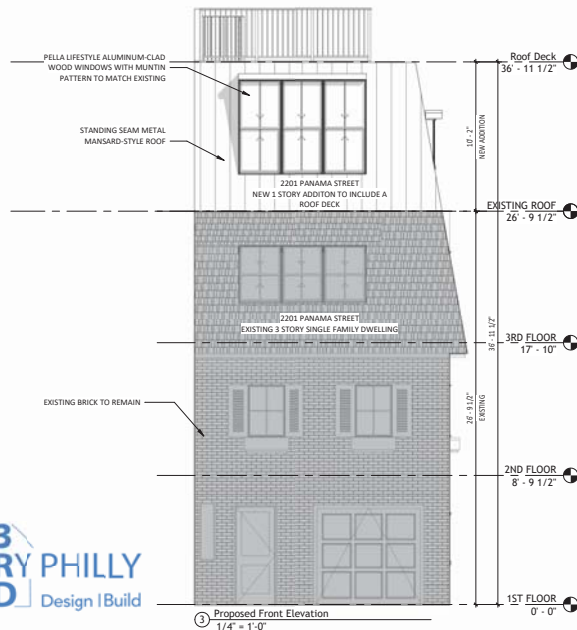
⑤ Proposed Level 3
1/4" = 1'-0"



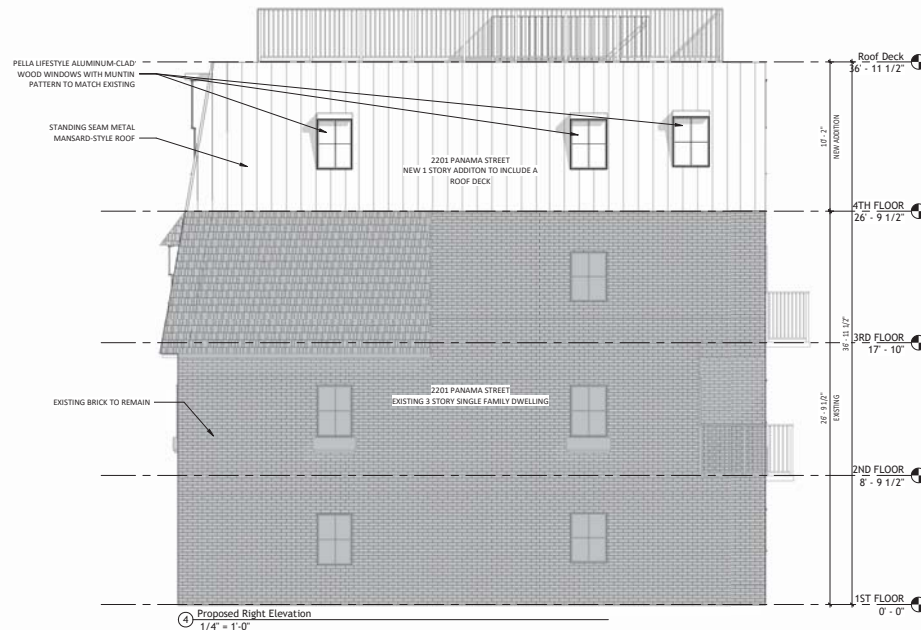
① Proposed Level 4
1/4" = 1'-0"



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

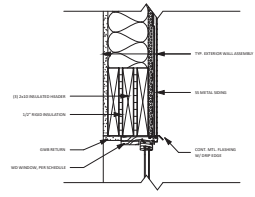


VIEW LOOKING WEST ON 22nd STREET

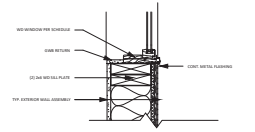
Proposed Street Views

2201 Panama

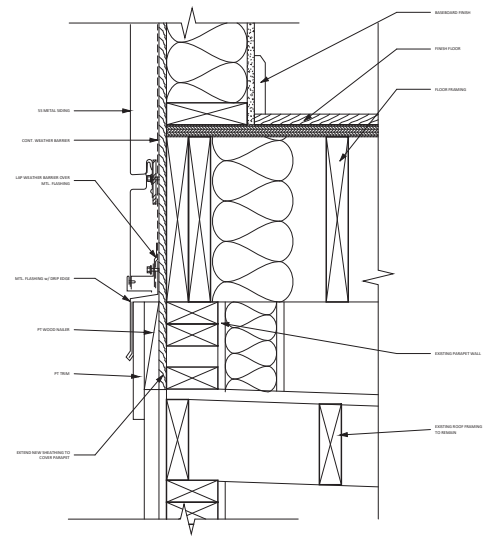
Scale



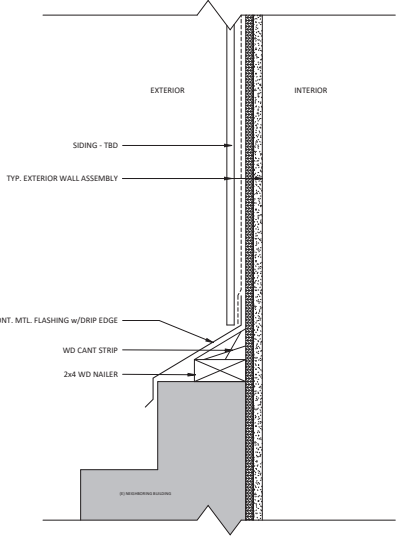
① WINDOW HEADER DETAIL
1 1/2" = 1'-0"



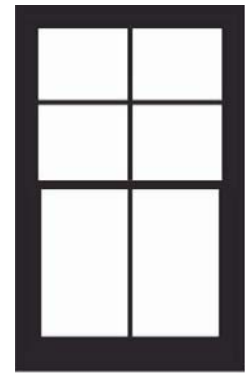
② WINDOW SILL DETAIL
1 1/2" = 1'-0"



EX. ROOF TO ADDITION CONNECTION
① DETAIL
3" = 1'-0"



③ EXTERIOR WALL @ NEIGHBORING BUILDING
3" = 1'-0"



PELLA LIFESTYLE DOUBLE-HUNG WINDOW
INTERIOR FINISH COLOR - BRIGHT WHITE
EXTERIOR FINISH COLOR - BLACK
MUNTIN PATTERN TO MATCH EXISTING
MUNTIN EXTERIOR COLOR - BLACK



SIDING COLOR OPTIONS 1
DARKER



SIDING COLOR OPTIONS 2
LIGHTER