REVISED

3rd Story Philly - Design Build
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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,

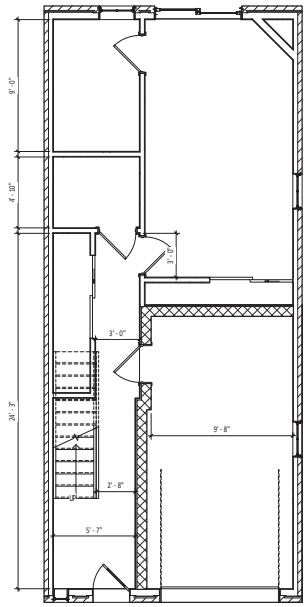
I am reaching out on behalf of Alex and Amy Blumenthal, the owners of 2201 Panama Street, to submit a drawing package for a Historic review for a 4th floor addition and roof deck, to their existing 3-story home. The project aims to provide the owners with an additional primary bedroom, bathroom and flex 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.

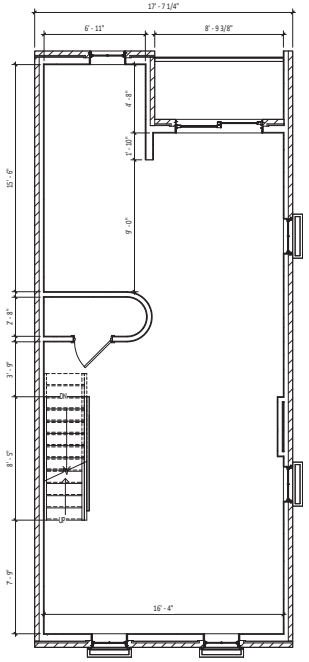
Thank you,

The 3rd Story Philly Team

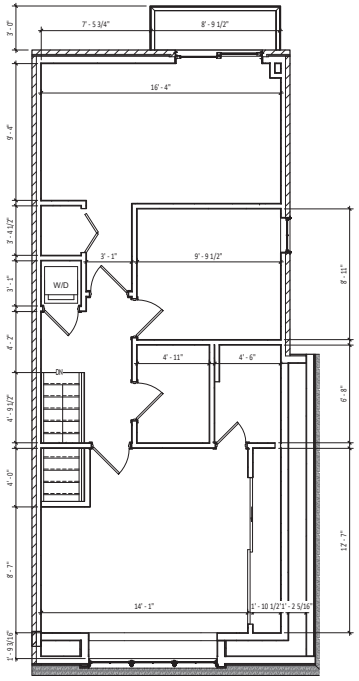
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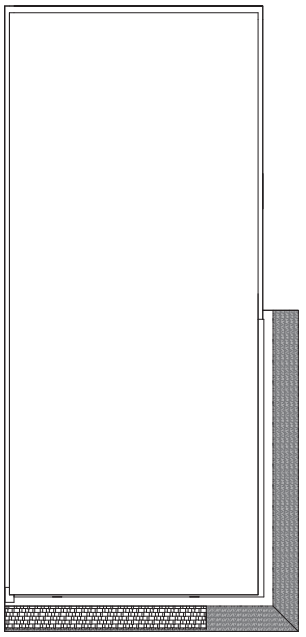
1 Level 1 - Existing
1/4" = 1'-0"



2 Level 2 - Existing
1/4" = 1'-0"



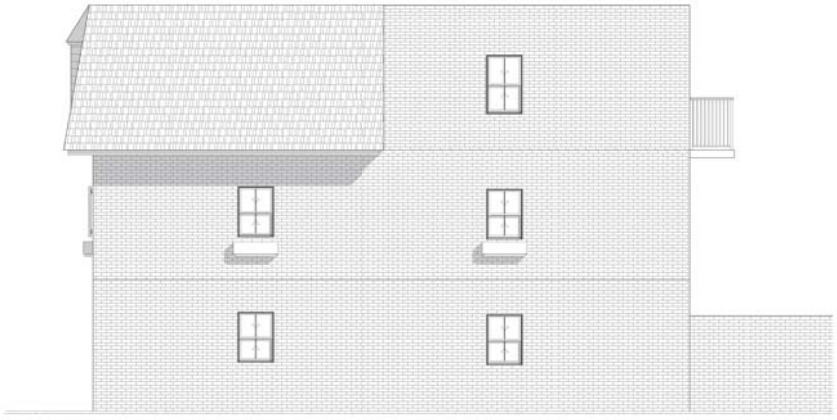
3 Level 3 - Existing
1/4" = 1'-0"



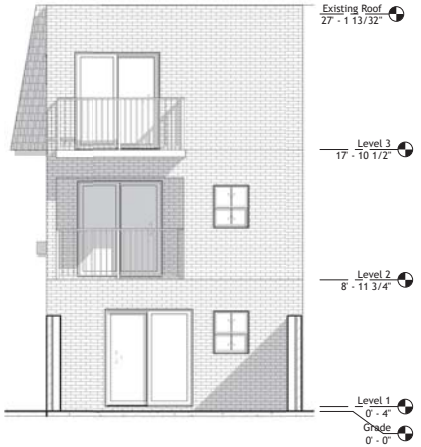
4 Existing Roof - Existing
1/4" = 1'-0"



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



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



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

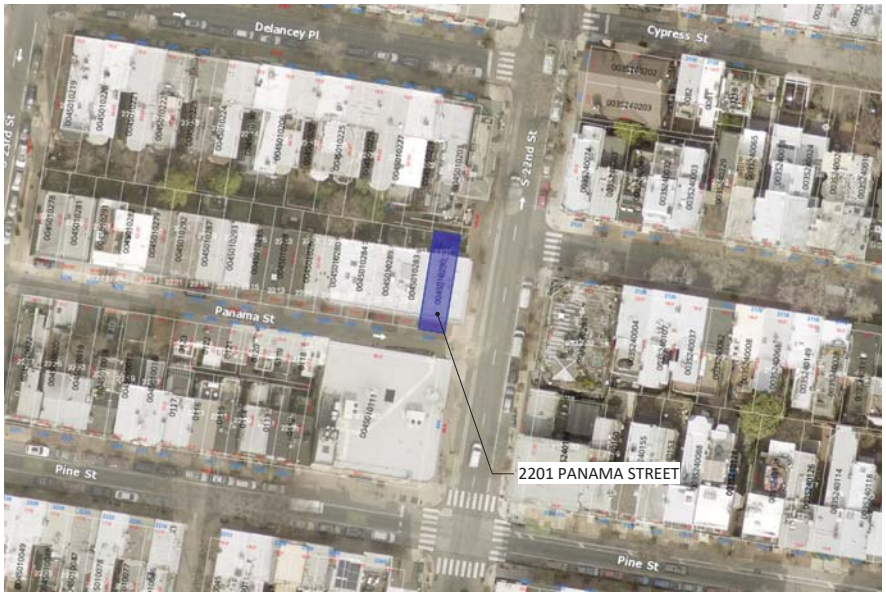
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EXISTING PLANS

2201 Panama

Scale 1/4" = 1'-0"

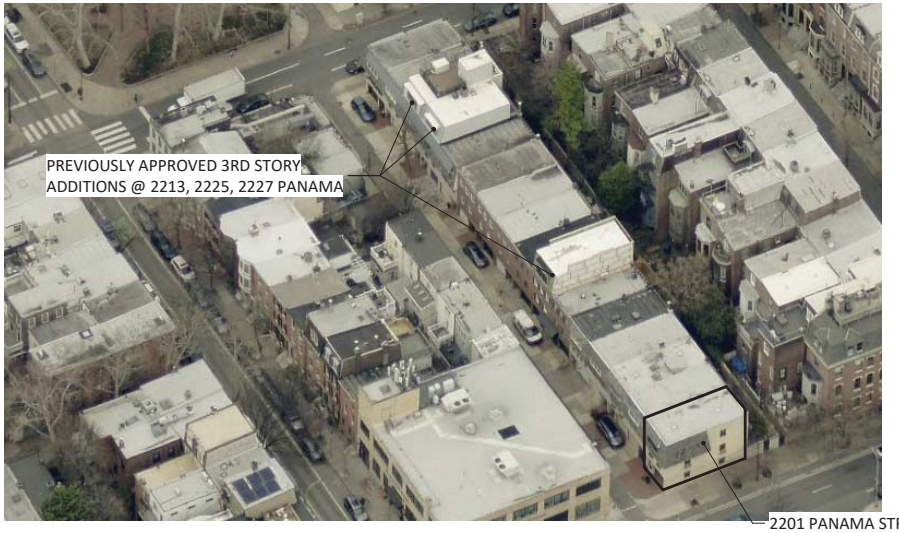
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SITE CONTEXT MAP



VIEW LOOKING NORTHWEST ON 22ND STREET



SITE OVERHEAD CONTEXT MAP



VIEW LOOKING WEST ON 22ND STREET

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EXISTING SITE CONTEXT

2201 Panama

Scale

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EXISTING



PANAMA STREET LOOKING EAST



22nd STREET LOOKING NORTH-WEST

PROPOSED



PANAMA STREET LOOKING EAST



22nd STREET LOOKING NORTH-WEST

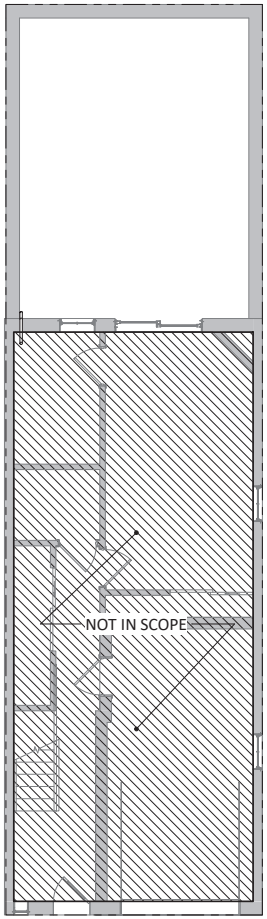
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EXISTING vs PROPOSED VIEW

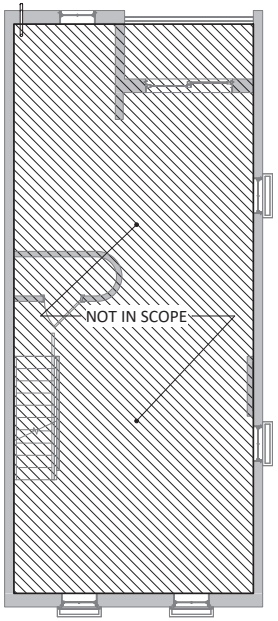
2201 Panama

Scale

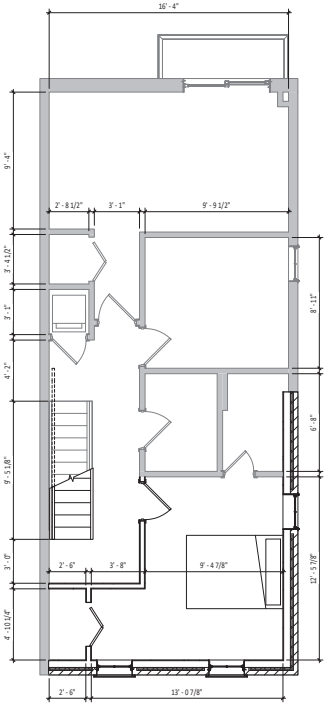
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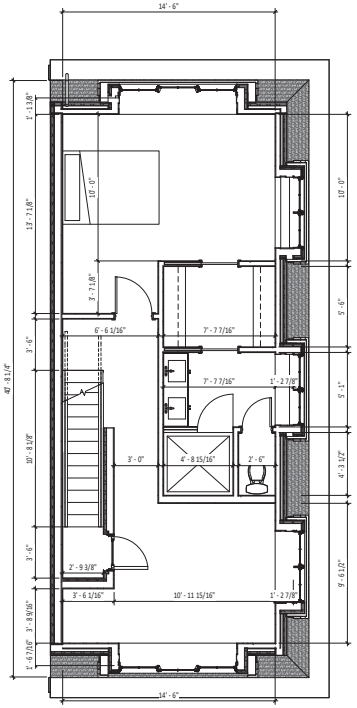
1 Level 1 - Working
1/4" = 1'-0"



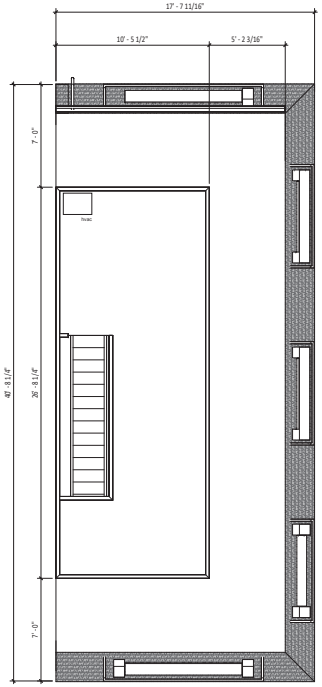
2 Level 2 - Working
1/4" = 1'-0"



3 Level 3 - Working
1/4" = 1'-0"



4 Level 4 - Working
1/4" = 1'-0"



5 Roof Deck
1/4" = 1'-0"

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PROPOSED PLANS

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Scale 1/4" = 1'-0"

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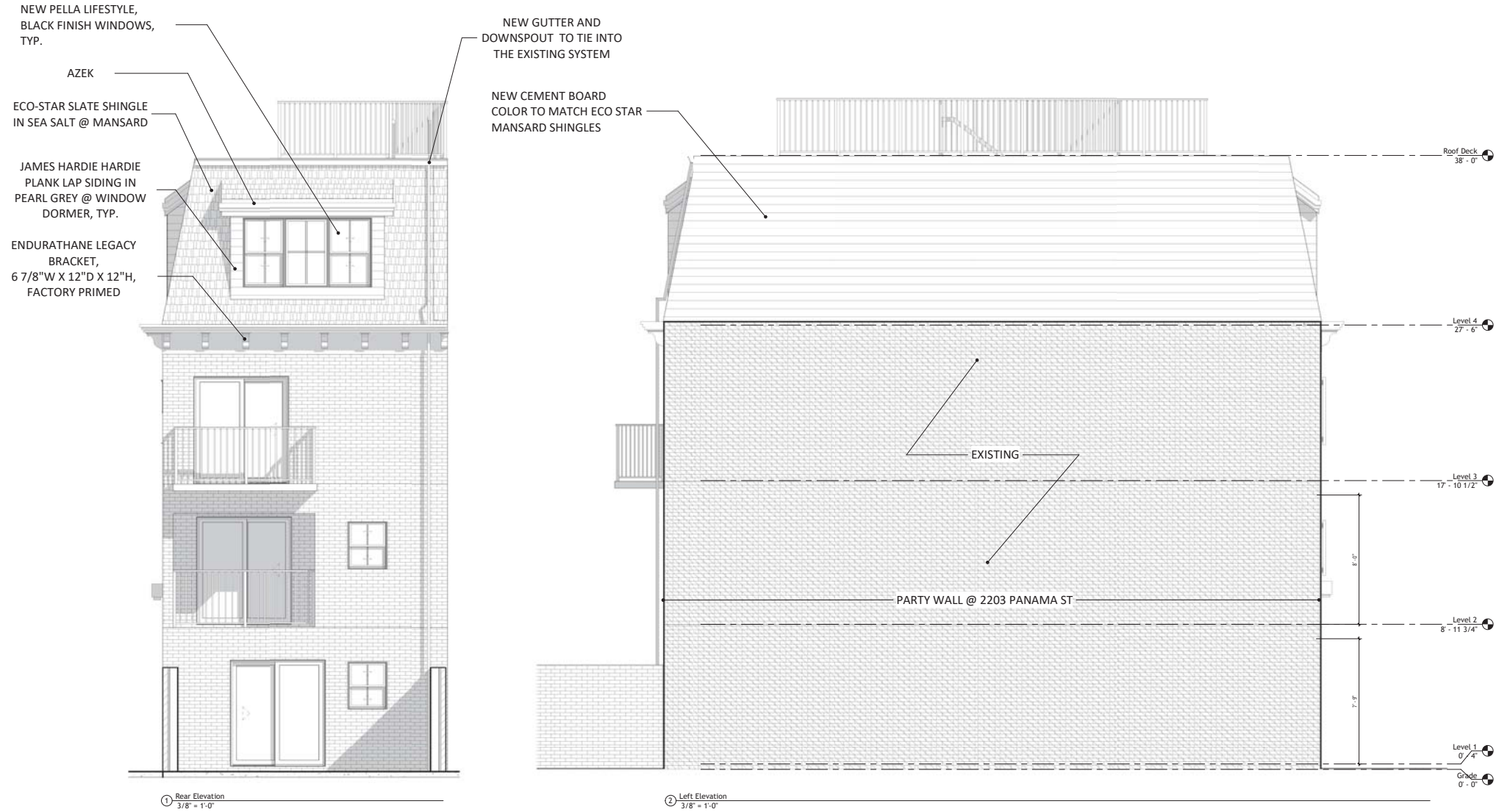
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PROPOSED ELEVATIONS

2201 Panama

Scale 3/8" = 1'-0"

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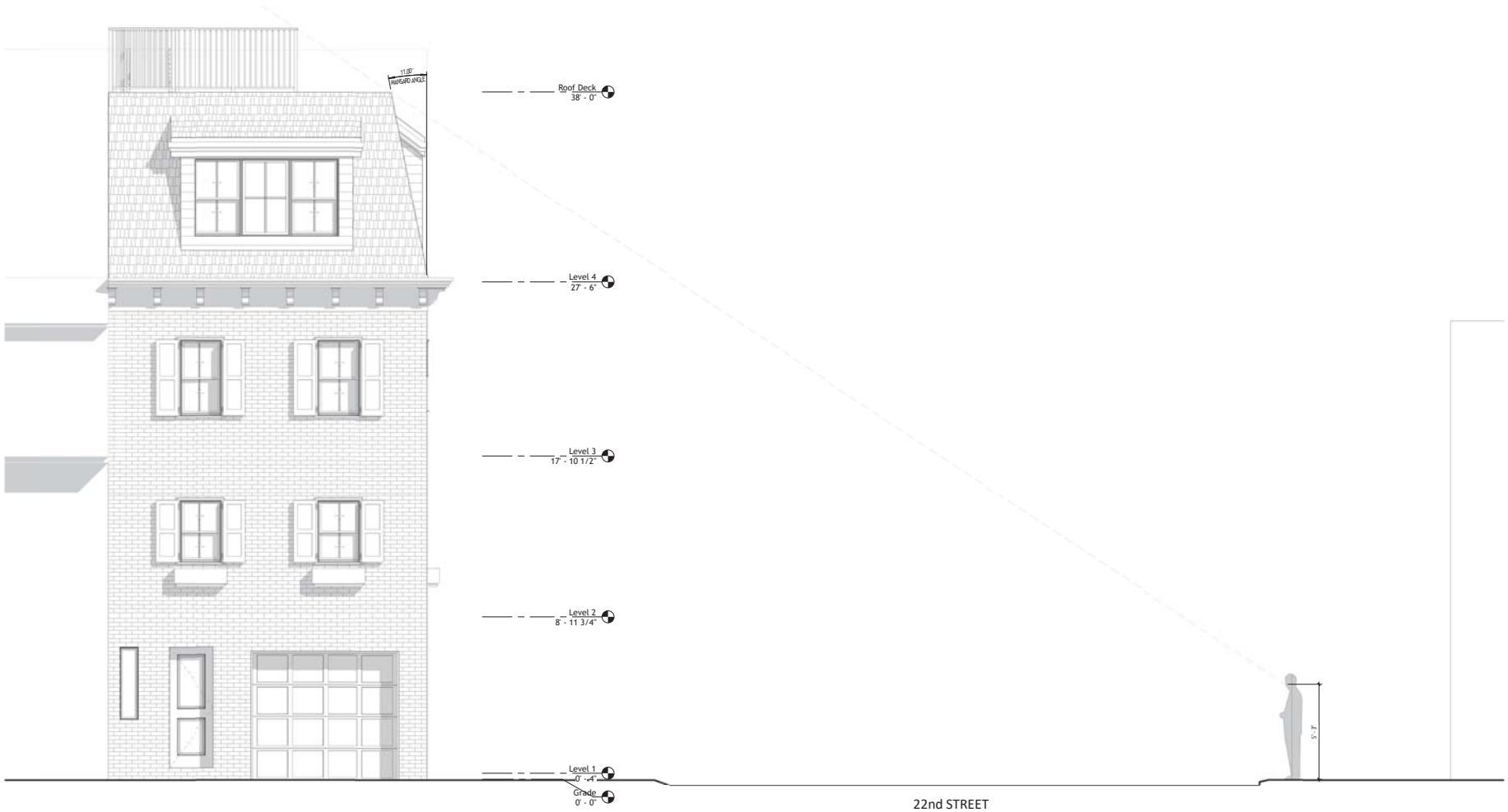
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PROPOSED ELEVATIONS

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Scale 3/8" = 1'-0"

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

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PROPOSED 22nd STREET SITE LINES

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Scale 3/8" = 1'-0"

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

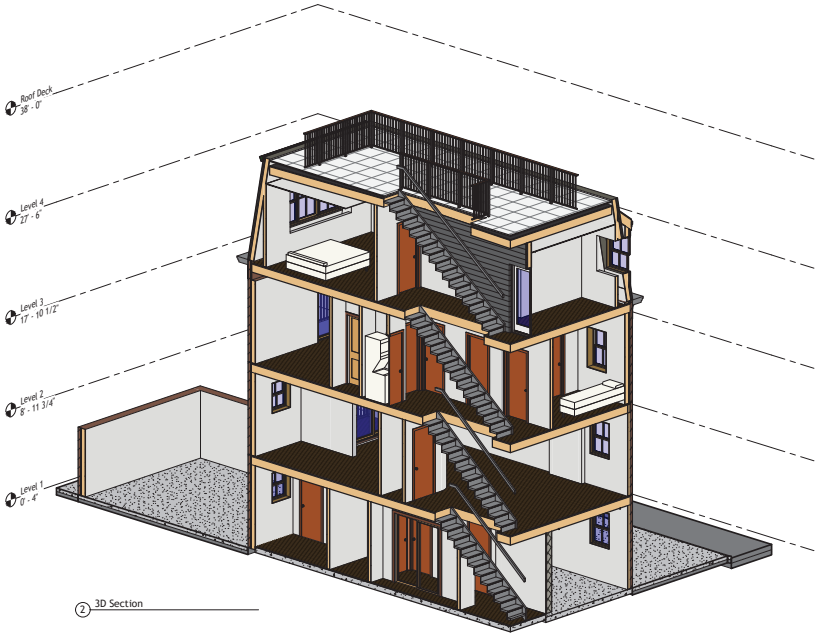
PROPOSED PANAMA STREET SITE LINES

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Scale 3/8" = 1'-0"

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2 3D Section



1 Section 1
3/8" = 1'-0"

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PROPOSED SECTIONS

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Scale 3/8" = 1'-0"

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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

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PROPOSED STREET VIEWS

2201 Panama

Scale

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VIEW LOOKING EAST ON PANAMA STREET



VIEW LOOKING EAST ON PANAMA STREET

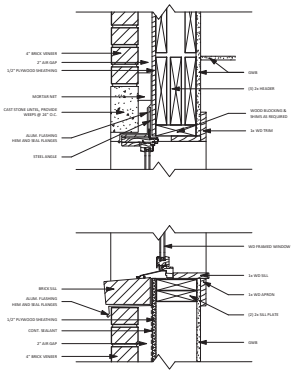
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PROPOSED STREET VIEWS

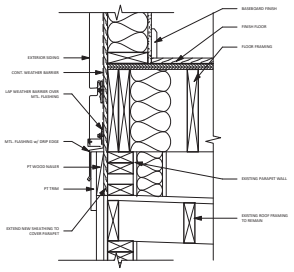
2201 Panama

Scale

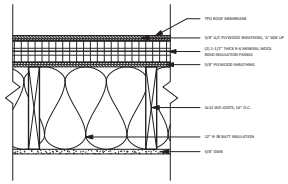
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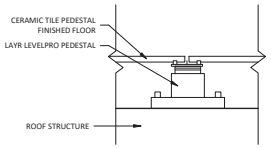
WINDOW SILL & HEADER DETAIL - BRICK EXT. WALL
1 1/2" = 1'-0"



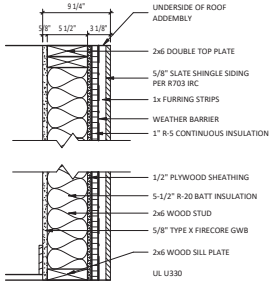
EX. ROOF TO ADDITION CONNECTION DETAIL
1 1/2" = 1'-0"



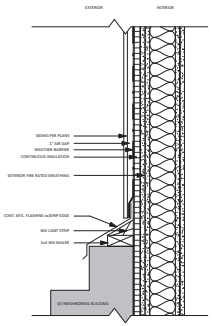
WOOD FRAMED TPO ROOF
1 1/2" = 1'-0"



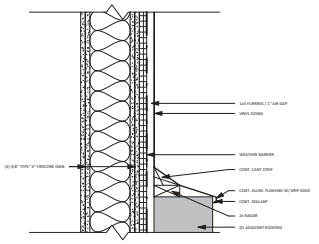
ROOF PEDESTAL DETAIL
1 1/2" = 1'-0"



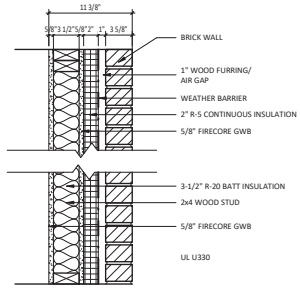
1 HR SLATE SHINGLE FIRE RATED EXTERIOR WALL
1 1/2" = 1'-0"



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



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



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



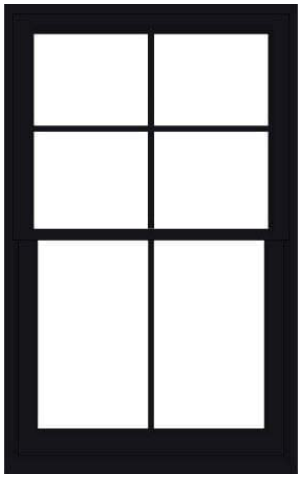
ECO-STAR SLATE TILE MANSARD MATERIAL
SEA SALT



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

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DETAILS

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