

208 REX AVENUE

PHILADELPHIA, PA

PHILADELPHIA HISTORIC COMMISSION SUBMISSION

12/05/2023

REVISED 02/01/2024

REVISED 03/07/2024

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Situated on the corner of Rex Avenue and Crefeld Street is The Hirst-Duhring Mansion, first constructed between 1857-1860. Built into the steep site is the eye-catching Italianate style house with a large Arts and Crafts style rear addition built in 1927 by its resident and architect Louis Duhring. The home sits back off the street with a semi-circle driveway through the front of the yard connecting Crefeld Street and Rex Avenue, which has been part of the documented record since 1876.

The development of this section in Chestnut Hill beginning in the late 1800’s subdivided the large estates in the neighborhood into smaller lots, fronting closer to the street, While the estate at 208 Rex Ave remained largely intact.

This proposal aims to restore and preserve the exterior historic architectural characteristics of the house and site due to its significance to the surrounding neighborhood, while also enhancing the value of the property. 4 residential units are proposed in the existing home. Two new detached single-family homes are proposed for the side and rear of the site. In collaboration with the neighborhood association, a one dwelling unit addition to the rear of the existing home was deemed appropriate to preserve the spatial relationship with the historic property and the surrounding community. The proposed addition is set back and intends minimum visibility from the public rights of way.

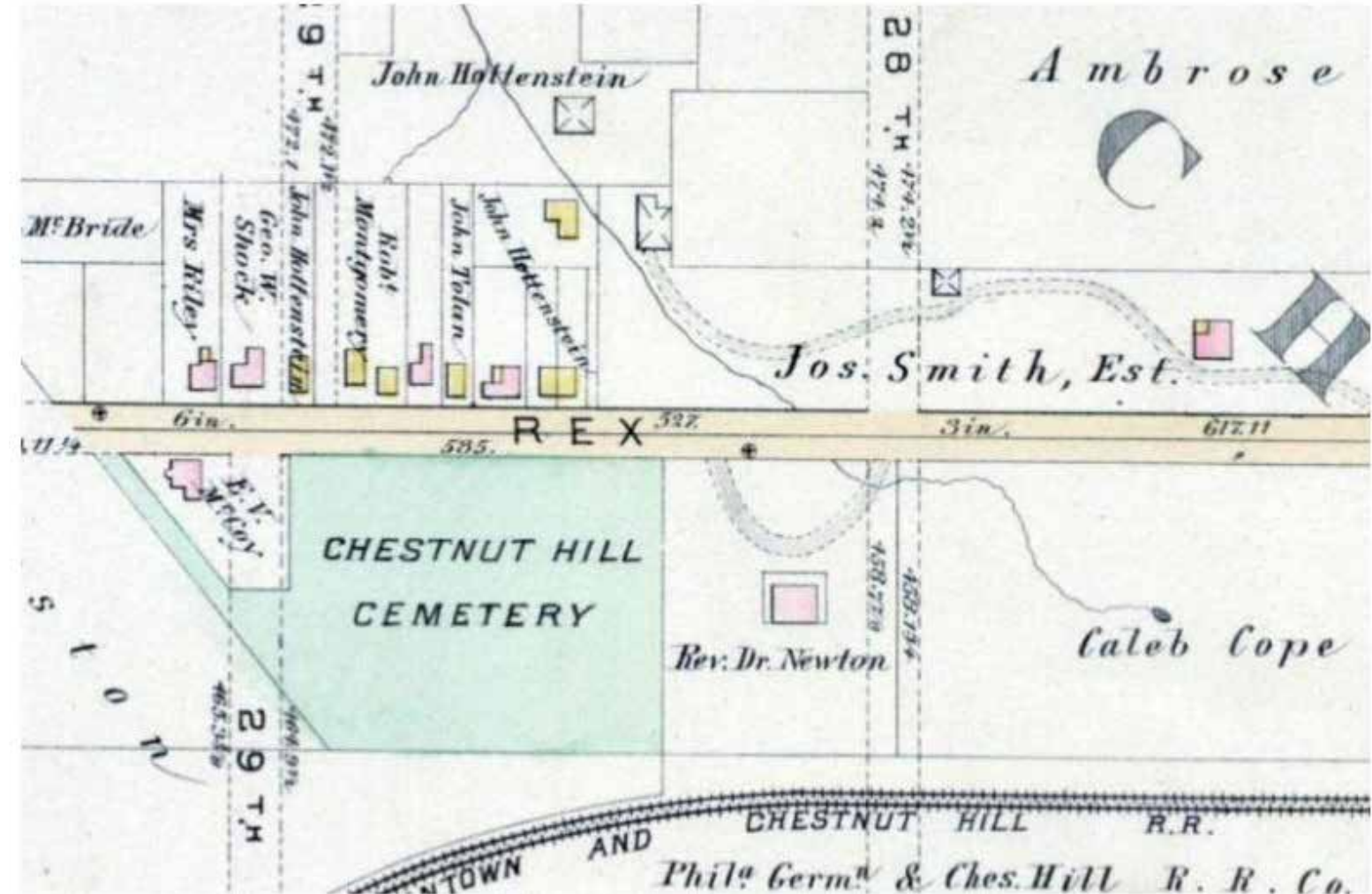
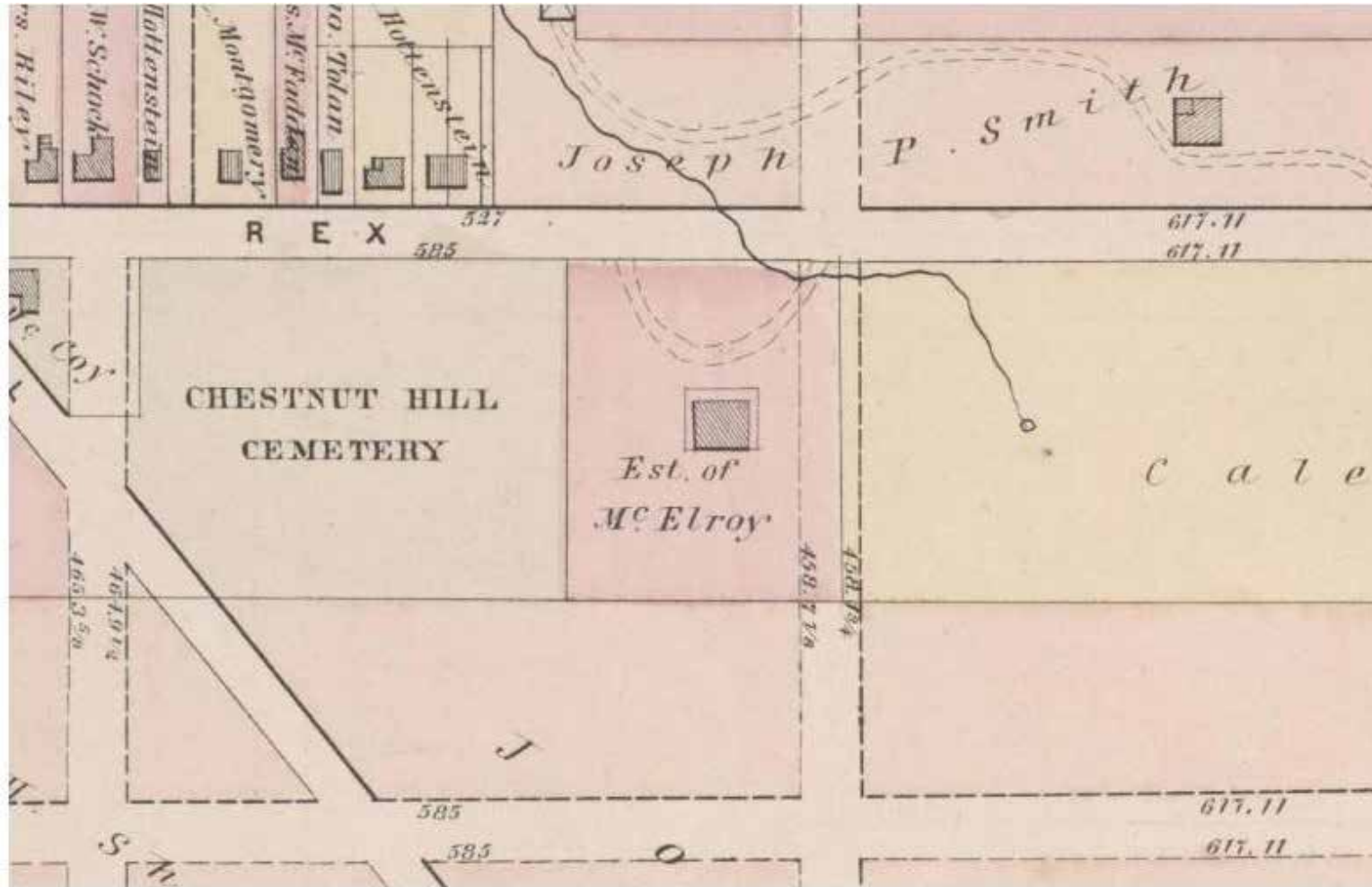
To preserve site characteristics this design maintains the established street access following the semi-circle driveway with the incorporation of parking and ensuring the historic access remains. The existing façade will be repaired, existing mill work will be scraped, repaired, and painted. All new energy efficient divided lite windows are proposed to match the existing. The existing wrap around porch is in a questionable structural state and will be evaluated and replaced in-kind where necessary. The existing roofing material will be replaced, and siding will be replaced with a fiber cement product replicating the cedar shake material that exists on the Duhring addition.

The proposed addition is attached to the existing rear wall, below the eave of the existing roof and extending down to the existing walk out basement level. The addition would preserve many of the existing windows on the rear wall, while creating a modest living space complementary to the existing structure.

The proposed single-family homes were set back and away from the existing home not to interfere with the historic home’s presence on the street. The new construction will utilize complementary finish materials analogous with the site and surrounding community.

PROJECT DESCRIPTION
NOT TO SCALE

208 REX AVENUE
Philadelphia, PA



HISTORICAL MAPS

NOT TO SCALE

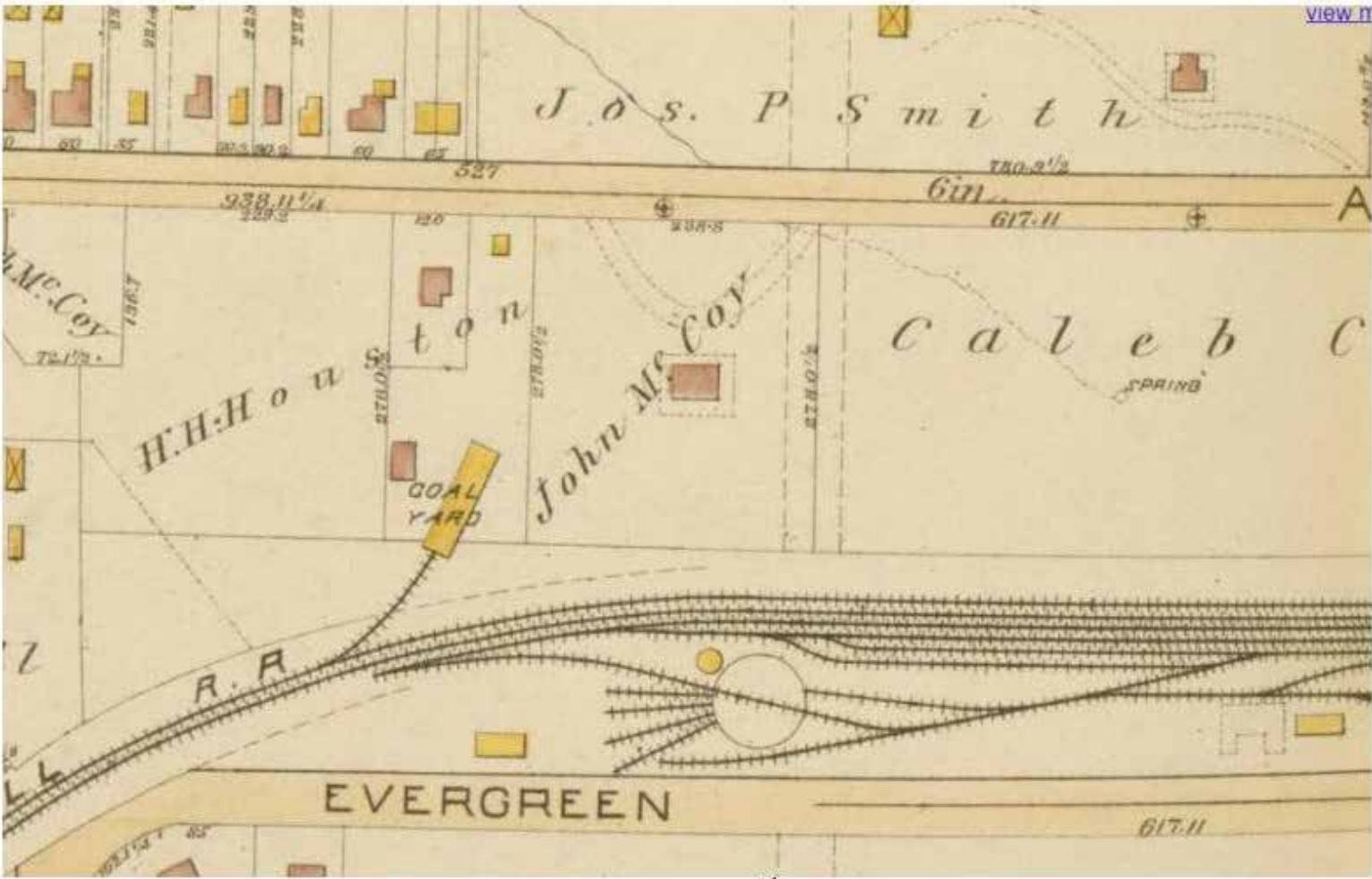
208 REX AVENUE
Philadelphia, PA

Drawing Number: 03 of 33
Date: 2023.12.05 REVISED 2024.02.01, 2024.03.07

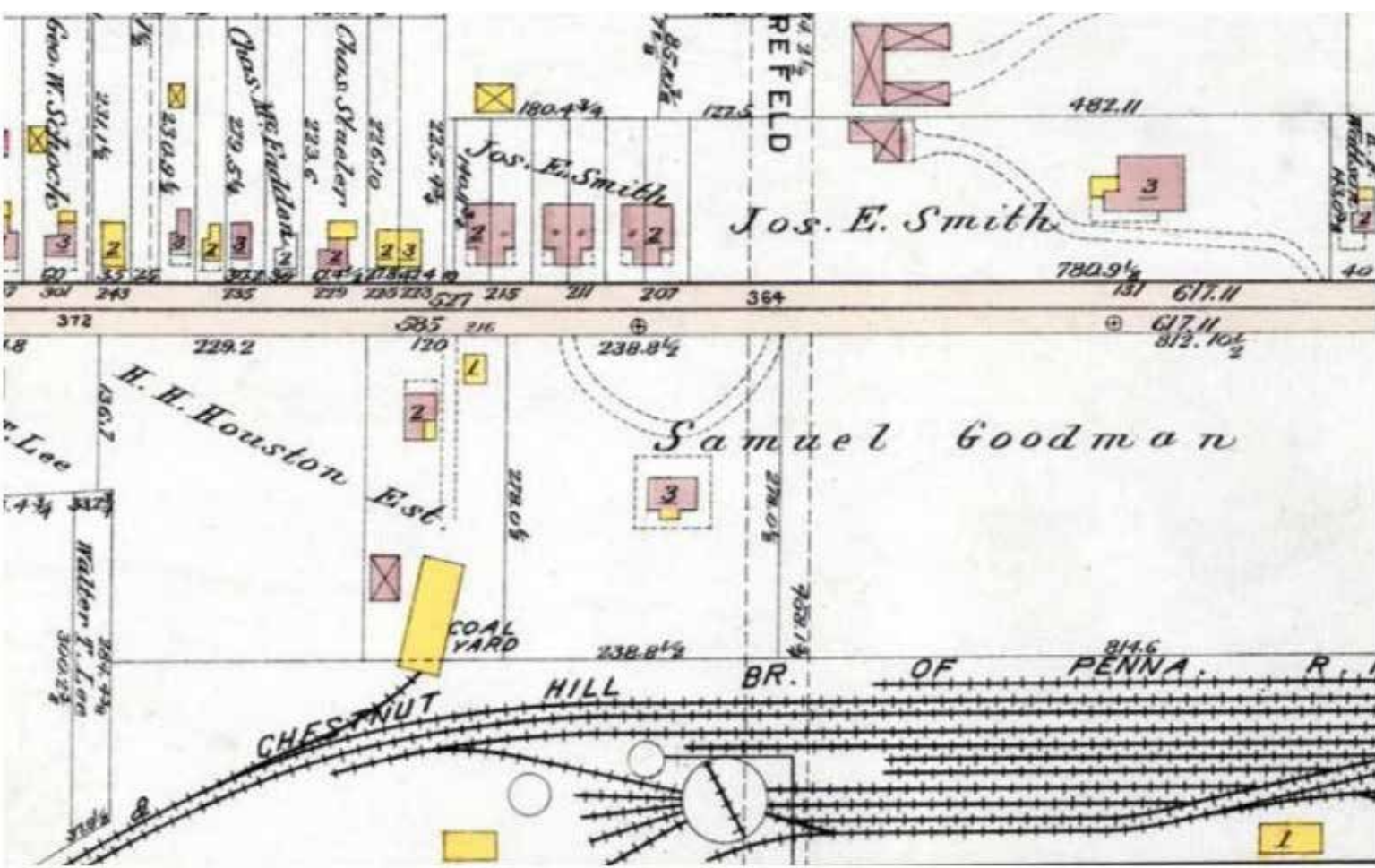
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1889

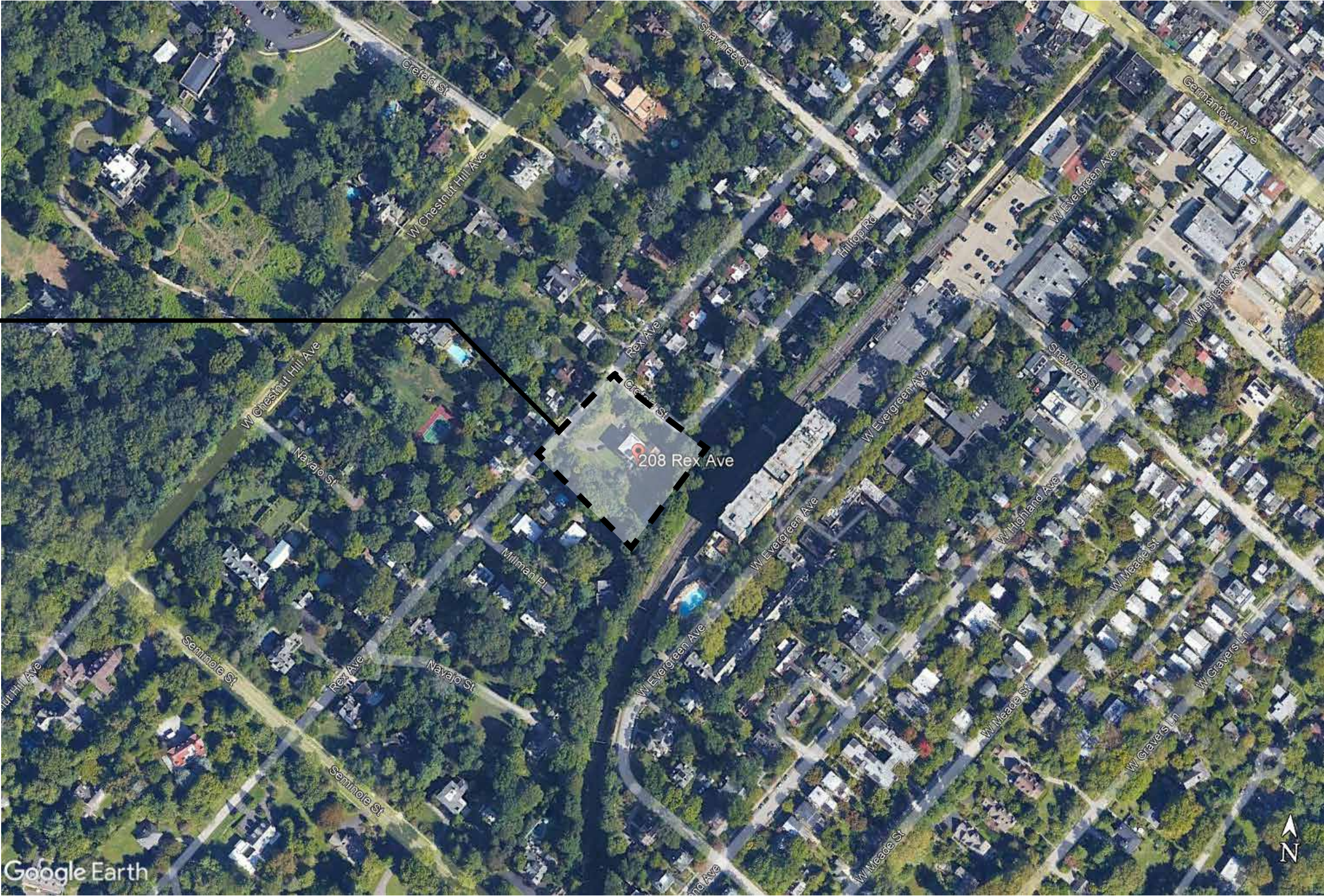


1911

HISTORICAL MAPS
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208 REX AVENUE
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PROJECT SITE



AERIEL VIEW
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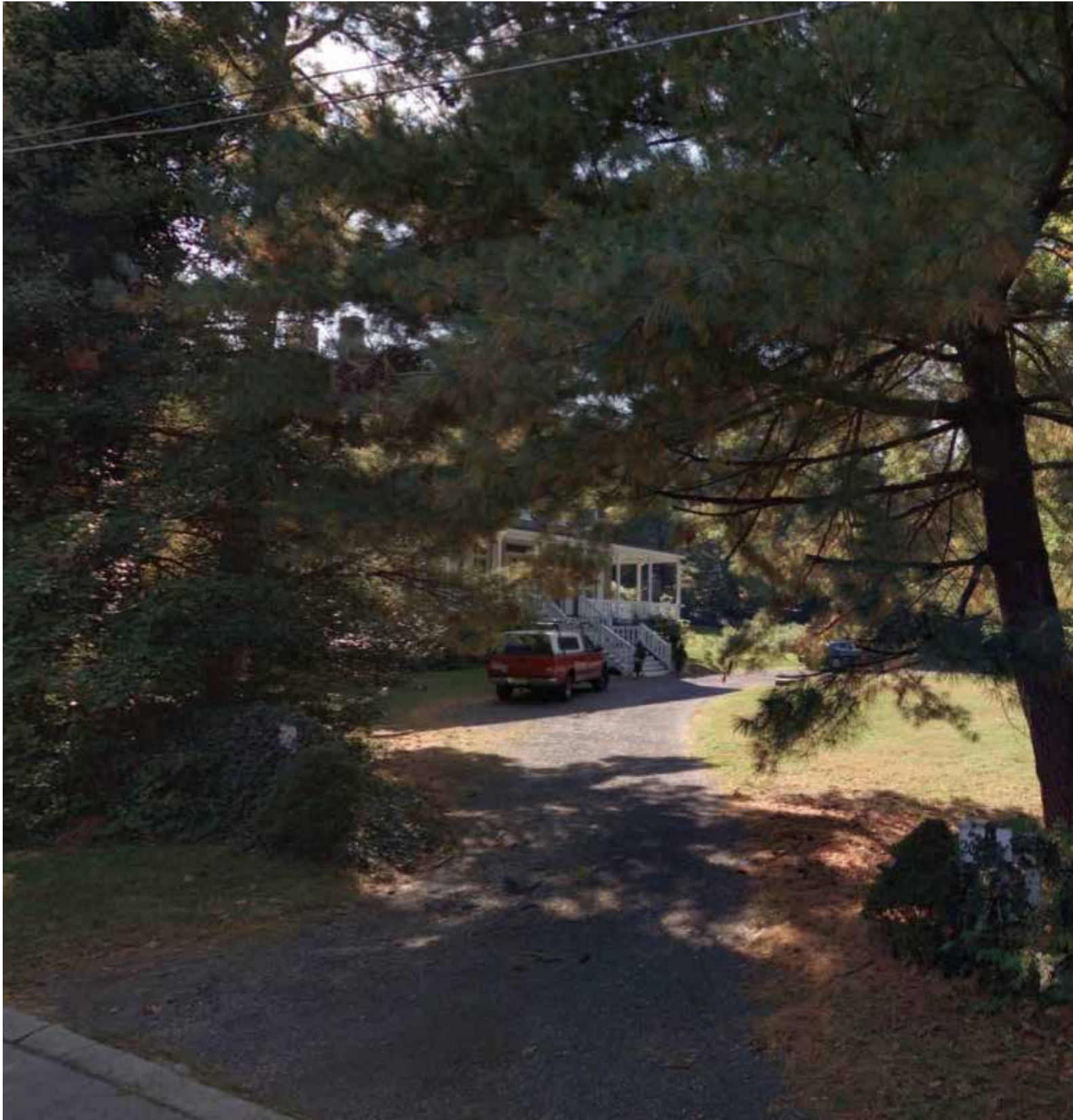
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EXISTING PHOTOS
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CONTEXTUAL PHOTOS
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PROJECT SUMMARY: 208 REX AVE.		
ZONING: RSD-3 ABUTTING ZONING DISTRICT: RSA-3, RSD-3 ZONING DISTRICT ACROSS STREET: RSA-3 LOT AREA: 61,505 SF (1.4 AC)		
USE: RESIDENTIAL SINGLE FAMILY DETACHED AND MULTI-FAMILY (2) DETACHED SINGLE FAMILY HOMES (5) DWELLING UNITS WITHIN EXISTING STRUCTURE AND ADDITION		
DWELLING UNITS PER 14-101(1): MINIMUM LOT AREA 5,000, 50' OF STREET FRONTAGE	PROPOSED 2 SINGLE FAMILY DETACHED, 4 DWELLING UNITS WITHIN STRUCTURE, 1 DWELLING UNIT IN ATTACHED ADDITION TO EXISTING STRUCTURE	
DIMENSIONAL STANDARDS	REQUIRED/ALLOWED	PROPOSED
FRONT YARD SETBACK	25'	95'-6"
SIDE YARD, DETACHED CORNER LOT	7'	25'-1"
REAR YARD	25'	33'-6"
HEIGHT	30'	EXISTING=30' PROPOSED=30'
MAX. OCCUPIED AREA	30%	14%
EXISTING BUILDING AREA= 12,111 SF PROPOSED ADDITION AREA= 3,465 SF SINGLE FAMILY AREA - HOME A = 4,660 SF HOME B = 4,644 SF		

UTILITY NOTES:

THE LOCATIONS OF THE EXISTING UNDERGROUND UTILITIES, SHOWN ON THE PLAN HAVE BEEN TAKEN FROM EXISTING PUBLIC UTILITY RECORDS AVAILABLE AT THE TIME THESE PLANS WERE PREPARED.

BARTONPARTNERS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF ANY UTILITY LOCATIONS OR SPECIFICATIONS.

LOCATIONS OF ALL ON AND OFF SITE UTILITIES AS SHOWN ARE APPROXIMATE AND MAY OR MAY NOT BE COMPLETE OR ACCURATE. THE NATURE AND EXACT LOCATION OF EXISTING UTILITIES SHOULD BE VERIFIED IN THE FIELD PRIOR TO THE INITIATING ANY ACTIVITY THAT MAY AFFECT THEIR USE OR LOCATION. BARTONPARTNERS IS NOT A FIRM WITH EXPERTISE IN MECHANICAL, ELECTRICAL, PLUMBING OR CIVIL ENGINEERING, NOR IS BARTONPARTNERS A FIRM WITH EXPERTISE IN THE DETECTION AND/OR IDENTIFICATION OF POTENTIALLY HAZARDOUS SOILS AND SUBSTANCES. THEREFORE, THIS PLAN DOES NOT PURPORT TO LOCATE OR REVEAL THE SAME.

VAULTS, IF ANY, BELOW SURFACE NOT SHOWN HEREON.

CALL BEFORE YOU DIG PURSUANT TO THE REQUIREMENTS OF PENNSYLVANIA ACT 287 (1974) AND AS AMENDED, THE CONTRACTOR SHALL CONTACT THE PA ONE CALL SYSTEM AT 1-800-242-1776, AT LEAST 3 WORKING DAYS PRIOR TO EXCAVATION.

SEE PA ONE CALL NUMBER IN STREETS DEPARTMENT NOTES, THIS PAGE. BARTONPARTNERS SHALL NOT BE RESPONSIBLE FOR ANY FINDINGS BY PA ONE CALL THAT MAY DIFFER FROM THE PLANS.

ZONING NOTES:

1. GUARD RAILS/TYPICAL PARAPETS ARE 42" A.F.F.

2. 6" TALL FENCE PROPOSED AT REAR AND SIDE YARDS WHERE APPLICABLE

TYPICAL ENCROACHMENTS INTO RIGHT OF WAYS:	
REX AVENUE	
FURNISHING ZONE	3'-6"
PEDESTRIAN ZONE	5'-0"
BUILDING SETBACK IS BUILDING ZONE	
CREPELD STREET	
FURNISHING ZONE	3'-6"
PEDESTRIAN ZONE	5'-0"
NO BUILDING ZONE OBSTRUCTIONS BEYOND LINE OF STEPS OR STOODS	

PARKING SUMMARY	REQUIRED	PROVIDED
AUTO PARKING	1 PER 1 UNIT, 7	14
PROPOSED AUTO PARKING: (2) PARKING SPACES (2) DRIVEWAY PARKING SPACES FOR ADDITION (1) GARAGE PARKING SPACE PER DETACHED SINGLE FAMILY HOME (1) DRIVEWAY PARKING SPACE PER DETACHED SINGLE FAMILY HOME PER TABLE 14-604-1, (3) BICYCLE PARKING SPACES ARE REQUIRED		
ZONING PLAN LEGEND		
	RENOVATION TO EXISTING STRUCTURE	
	EXISTING COVERED PORCH	
	NEW CONSTRUCTION	
	DRIVEWAY	
	PARKING	

STREET DEPARTMENT NOTES:

1. WORK TO BE DONE IN ACCORDANCE WITH STANDARD SPECIFICATIONS, APPROVED DRAWINGS, AND REGULATIONS OF THE DEPARTMENT OF STREETS, PHILADELPHIA WATER DEPARTMENT, PHILADELPHIA PARKS & RECREATION DEPARTMENT, AND SPECIAL PROVISIONS OF THE PROPOSAL.

2. NEW CURBS PER CURB, FOOTWAY AND ROADWAY RESTORATION STANDARD DRAWING NUMBER SC-0101

3. MINIMUM PEDESTRIAN, BUILDING, AND FURNISHING ZONES PER COMPLETE STREETS POLICY, CHAPTER 11-900

4. THE CITY OF PHILADELPHIA SHALL PROVIDE INSPECTION SERVICES FOR PAVING AND RELATED WORK, TO BE PAID UNDER ITEM #4-11041 AT A COST OF \$345 PER DAY. THE CONTRACTOR SHALL CONTACT THE CONSTRUCTION UNIT OF THE DIVISION OF SURVEYS, DESIGN & CONSTRUCTION AT (215)-686-5539, A MINIMUM OF 2 WEEKS PRIOR TO THE START OF WORK. THIS ITEM, INSPECTION SERVICES, SHALL BE INCLUDED IN THE CONTRACTOR'S BID.

5. STREET TREES MUST BE PERMITTED BY THE PHILADELPHIA DEPARTMENT OF PARKS & RECREATION. CONTACT THE STREET TREE MANAGEMENT DIVISION AT (215)-686-4363.

6. ALL EGRESS/LIGHT WELLS IN SIDEWALK SHALL BE CAPPED FLUSH W/ FINISHED SIDEWALK SURFACE W/ WALKABLE STEEL BAR GRATING.

7. SIDEWALK SPOT ELEVATIONS ARE TAKEN FROM PUBLIC RECORD. MEASUREMENTS ARE SET ABOVE PHILADELPHIA DATUM (A.P.D.). ALL SPOT ELEVATIONS ARE EXISTING AND DO NOT NECESSARILY REFLECT PROPOSED CONDITIONS.

8. STREET LIGHT POLE LOCATIONS ARE NOT FINAL. THE STREETS DEPARTMENT STREET LIGHTING ENGINEER WILL DETERMINE THE EXACT LOCATIONS OF THE STREET LIGHT POLES DURING CONSTRUCTION. CONTACT THE STREET LIGHTING ENGINEER AT (215)-686-5517 TO COORDINATE STREET LIGHT POLE LOCATIONS.

9. FOR PROJECTS ON STATE ROUTES, NOTICE IS HEREBY GIVEN THAT THE RECEIPT OF A PERMIT FROM EITHER THE PHILADELPHIA STREETS DEPARTMENT, OR THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION (PennDOT) DOES NOT IMPLY A PERMIT FROM THE OTHER. ALL PERMITS MUST BE OBTAINED PRIOR TO THE START OF CONSTRUCTION.

10. HORIZONTAL AND VERTICAL CONTROL LINE AND GRADE STAKES FOR CURB, PAVING, ETC. WILL BE FURNISHED BY THE 5TH SURVEY DISTRICT OF THE CITY OF PHILADELPHIA BASED ON ITEM #4-11040. NOTE: THIS ITEM, ENGINEERING SERVICES, IS A PRE-DETERMINED AMOUNT TO BE DETERMINED BY THE SURVEYOR & REGULATOR AND TO BE INCLUDED IN THE CONTRACTOR'S BID.

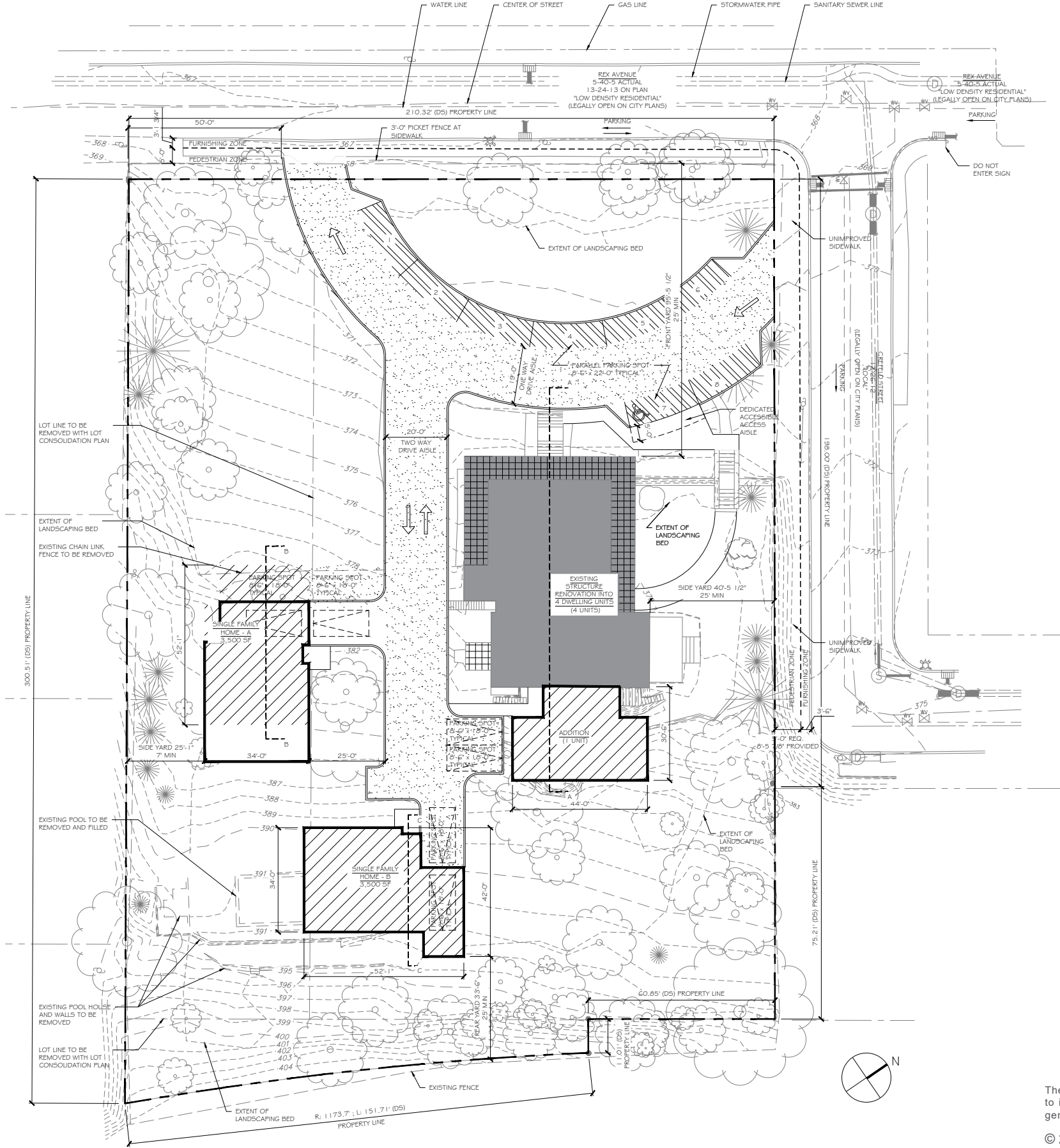
11. PERMITS FOR BOLLARDS, CURB, AND SIDEWALK PAVING WILL BE FURNISHED BY THE 6TH HIGHWAY DISTRICT OF THE CITY OF PHILADELPHIA.

STREET DEPARTMENT NOTES:

1. PURSUANT TO THE REQUIREMENTS OF PENNSYLVANIA ACT 287 (1974), AND AS AMENDED, THE CONTRACTOR SHALL CONTACT THE PENNSYLVANIA ONE CALL SYSTEM AT 1-800-242-1776, AT LEAST 3 WORKING DAYS PRIOR TO EXCAVATION.

-PENNSYLVANIA ONE CALL
SYSTEM #20232852320
-WARD #14

2. UTILITIES SHOWN ARE TAKEN FROM PUBLIC RECORD.



ZONING SITE PLAN

SCALE: 1"=40'

208 REX AVENUE
Philadelphia, PA

The above illustrations are representative of the architectural style. They are not meant to illustrate the final design or materials but are intended to depict the size, mass, and general materials of the proposed building.

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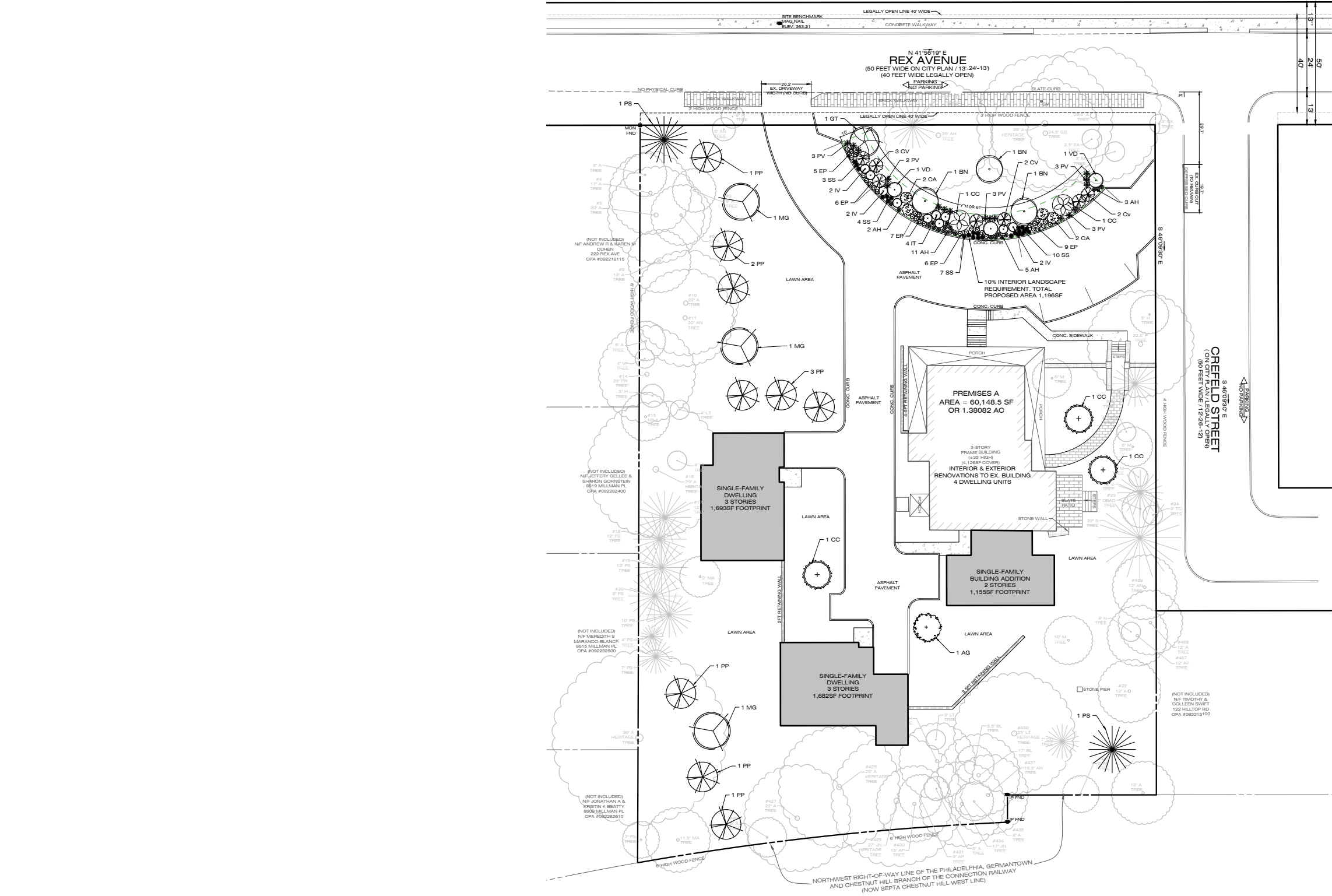
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ARCHITECTURAL SITE PLAN
SCALE: 1"=40'

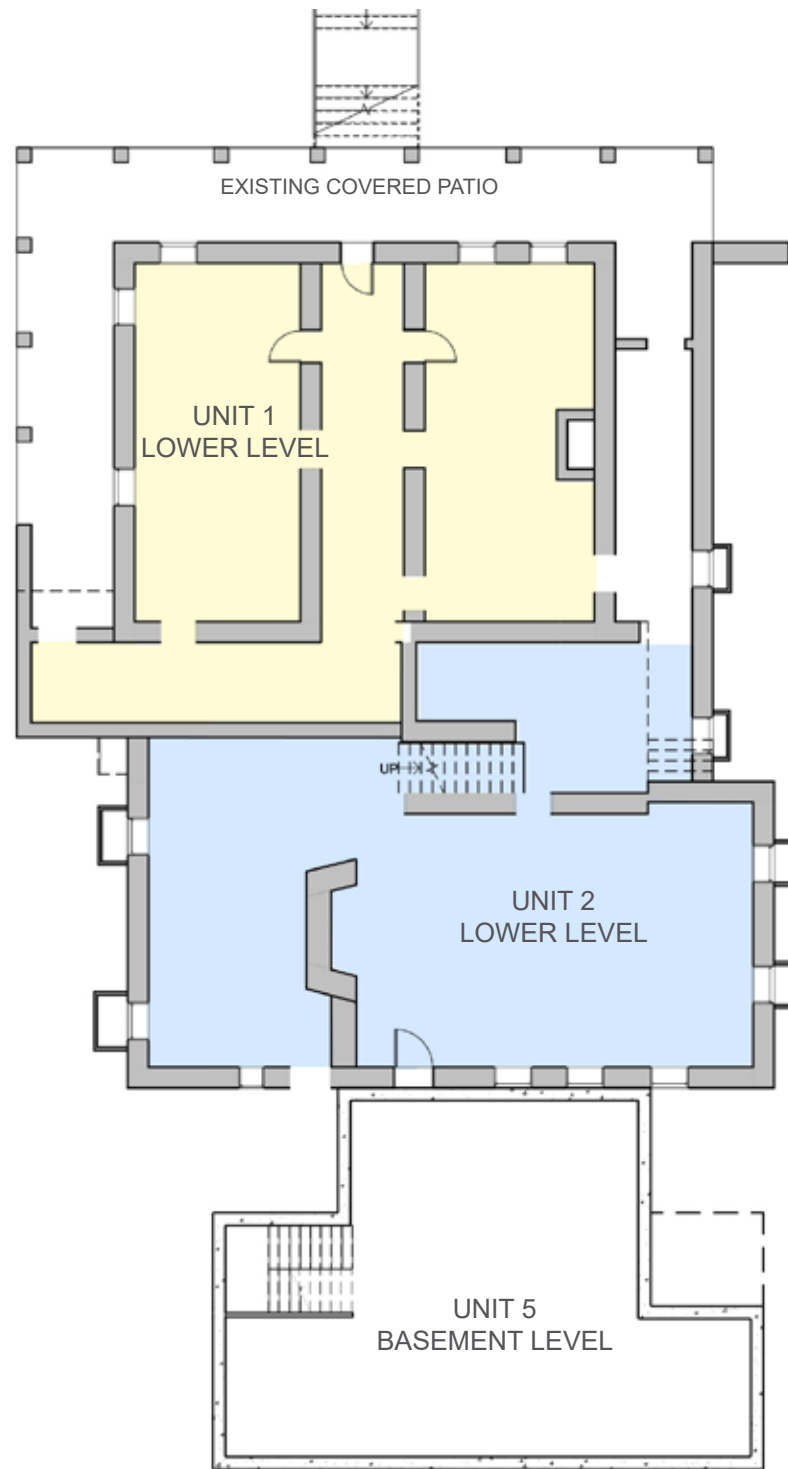
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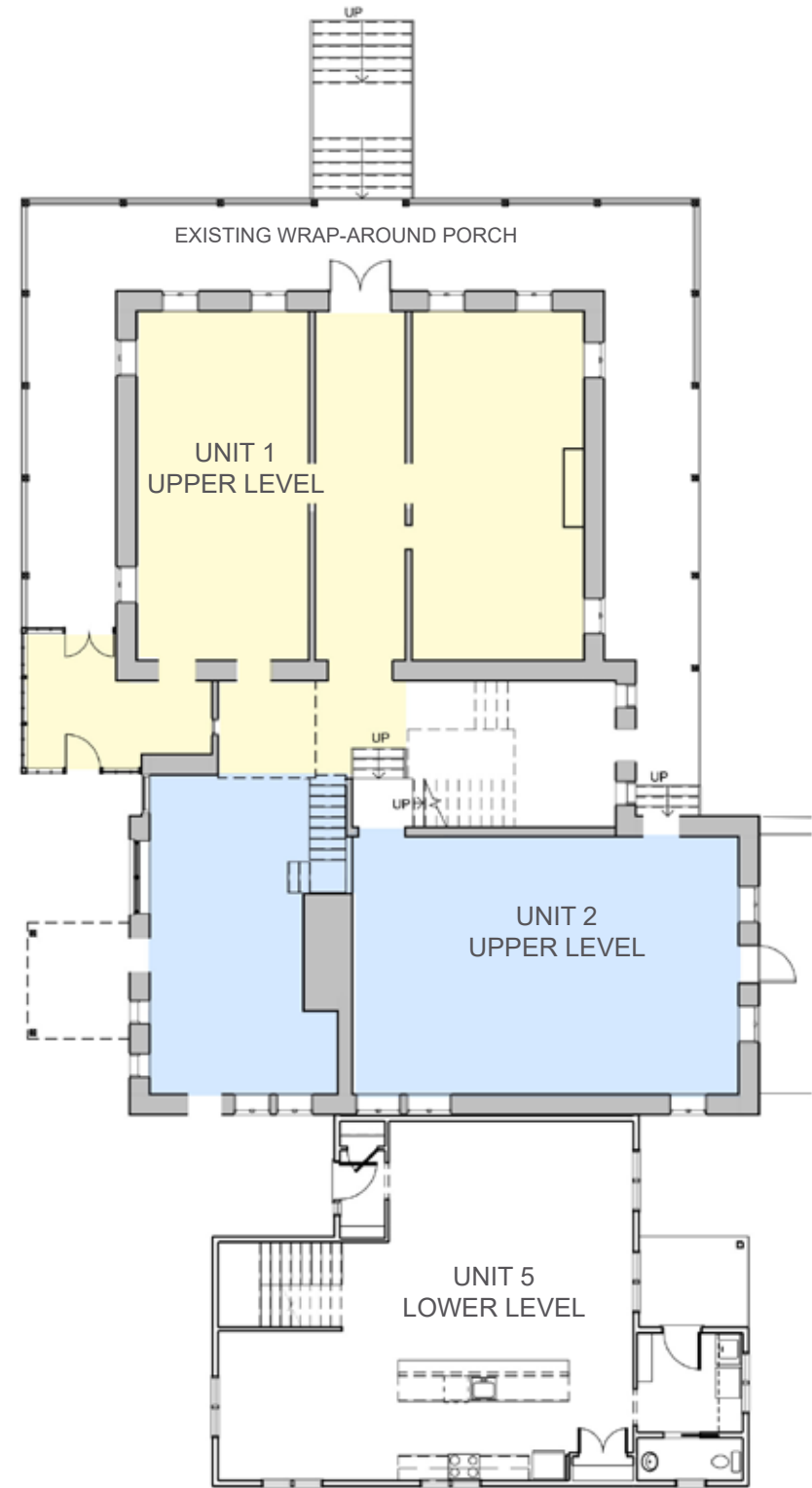
LANDSCAPE PLAN
NOT TO SCALE

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LOWER LEVEL PLAN

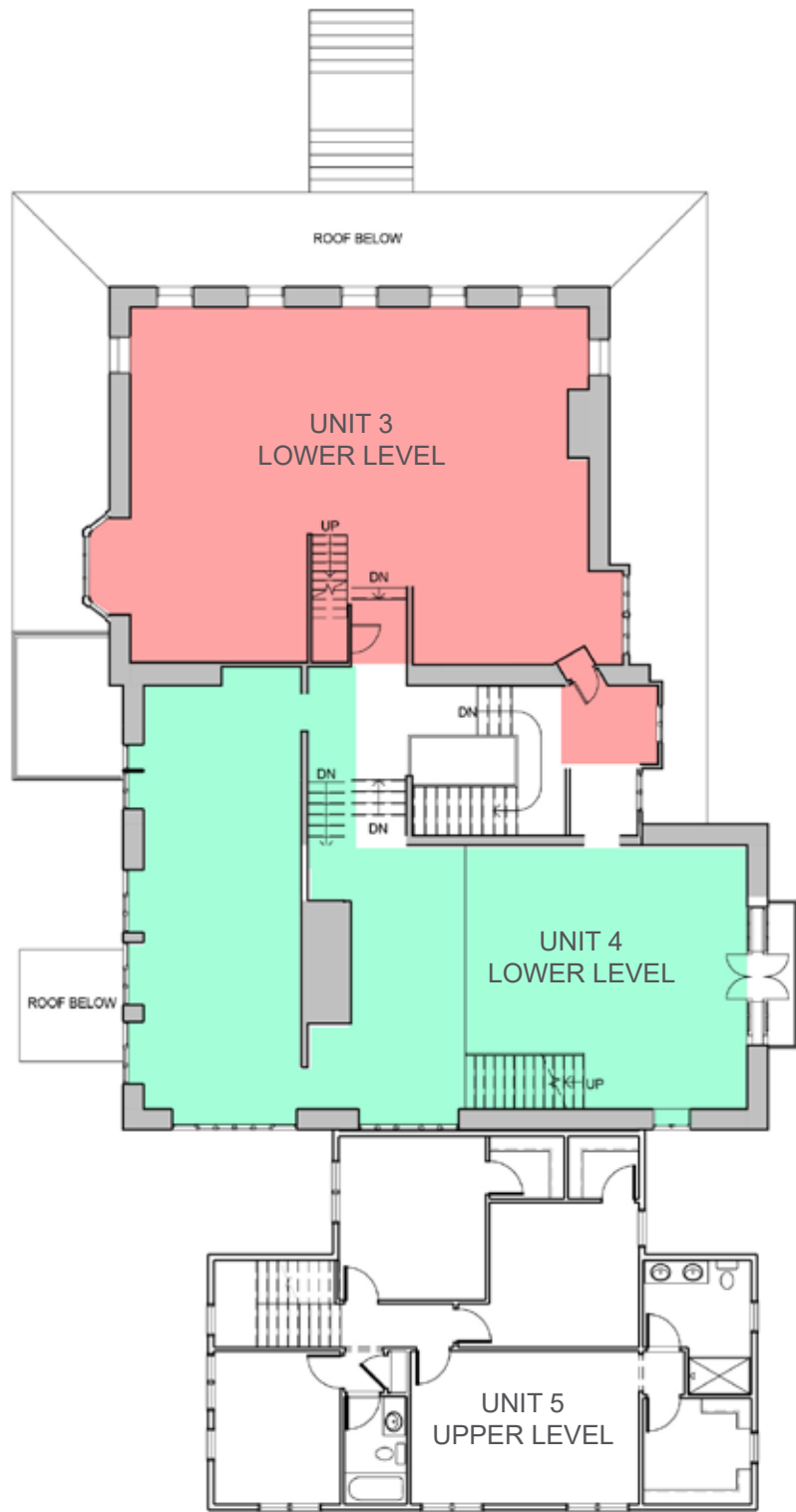


FIRST LEVEL PLAN

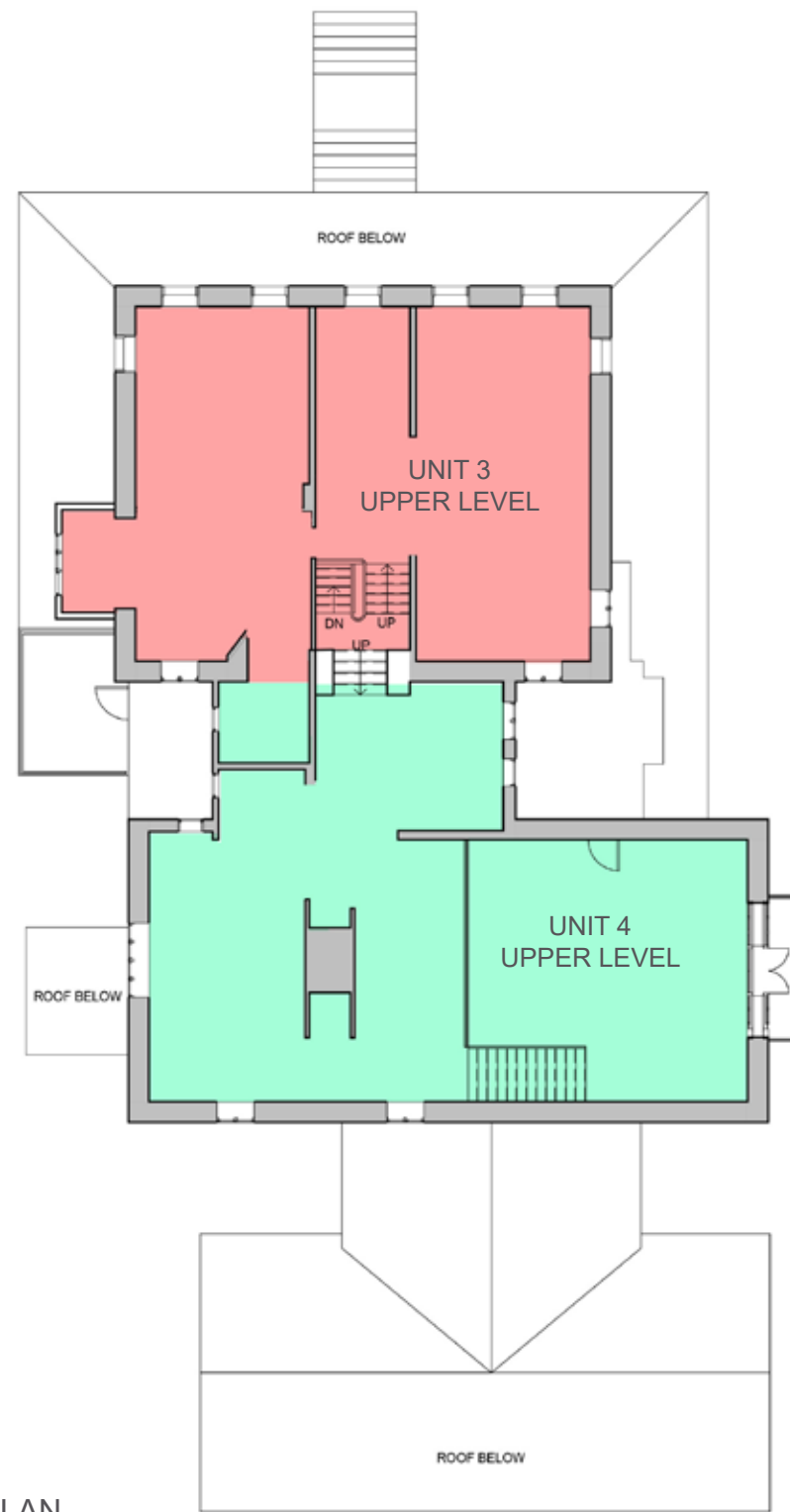
EXISTING BUILDING PLANS

SCALE: 1/16" = 1'-0"

208 REX AVENUE
Philadelphia, PA



SECOND LEVEL PLAN



THIRD LEVEL PLAN

EXISTING BUILDING PLANS SCALE: 1/16" = 1'-0"

208 REX AVENUE
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- KEYNOTES
1.

REPLACE EXISTING WINDOWS WITH NEW WINDOWS IN KIND WITH DIVIDED LITES, PHC STAFF TO REVIEW SHOP DRAWINGS PRIOR TO INSTALL.
2.

CLEAN, PATCH AND REPAIR EXISTING MARSONRY WHERE NECESSARY. PHC STAFF TO REVIEW MORTAR MATERIAL AND COLOR ON SITE.
3.

PATCH, REPAIR, AND REPAINT MILLWORK AND TRIM. PHC STAFF TO REVIEW COLOR (WHITE) ON SITE PRIOR TO INSTALL.
4.

REMOVE LATTICE.
5.

REMOVE OVERGROWN BRUSH.
6.

REPLACE MISSING SHUTTER, MATCH EXISTING.
7.

REPLACE EXISTING ASPHALT SHINGLES. PHC STAFF TO REVIEW COLOR SELECTION ON SITE.
8.

RE-GRADE AREA ADJACENT TO COVERED PATIO.
9.

OPEN AND PIN SHUTTERS BACK, REPLACE WINDOWS.
10.

REMOVE STUCCO, REPLACE WITH FIBER CEMENT SIDING. SIDING COLOR TO BE REVIEWED WITH PHC STAFF ON SITE.
11.

REMOVE AND REPLACE SIDING WITH FIBER CEMENT SIDING.
12.

REMOVE EXISTING FLOOD LIGHTS.
13.

REMOVE EXISTING MECHANICAL VENTS.
14.

REMOVE AND REPLACE EXISTING GUTTERS AND DOWNSPOUTS.
15.

BASED ON STRUCTURAL REPORT OF WRAP AROUND PORCH, REMOVE AND REPLACE IN KIND EXISTING STRUCTURAL MEMBERS, RAILINGS AND DECKING.
16.

REMOVE AND INFILL EXISTING POOL.
17.

REMOVE, REPAIR AND REPLACE IN KIND EXISTING METAL BALCONY.
18.

REMOVE EXTERIOR STAIR TO GRADE.

EXISTING BUILDING PHOTOS
NOT TO SCALE

208 REX AVENUE
Philadelphia, PA



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EXISTING BUILDING PHOTOS
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Philadelphia, PA



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EXISTING BUILDING PHOTOS

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FRONT ELEVATION

BUILDING ELEVATIONS
SCALE: 1/8" = 1'-0"

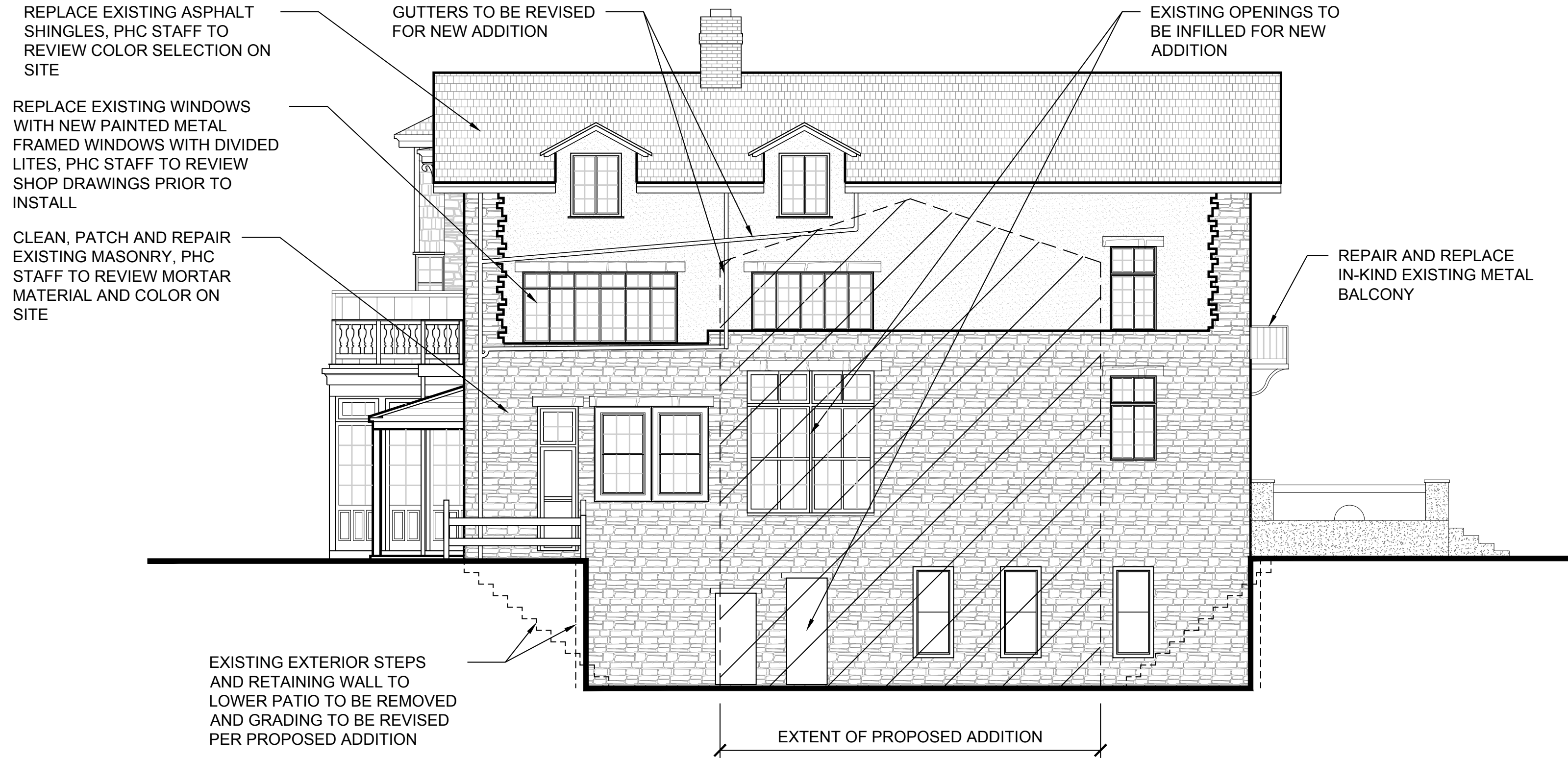
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RIGHT ELEVATION

BUILDING ELEVATIONS
SCALE: 1/8" = 1'-0"

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REAR ELEVATION

BUILDING ELEVATIONS
SCALE: 1/8" = 1'-0"

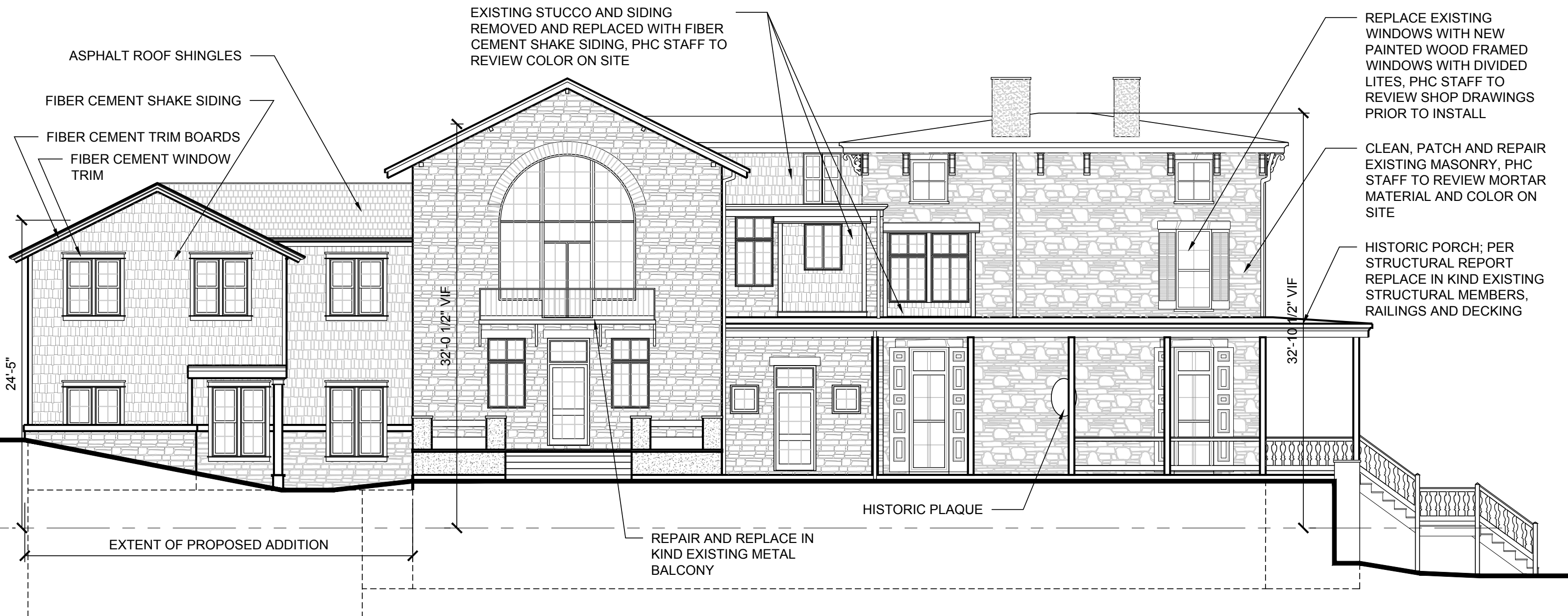
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REAR ELEVATION WITH ADDITION

BUILDING ELEVATIONS
SCALE: 1/8" = 1'-0"

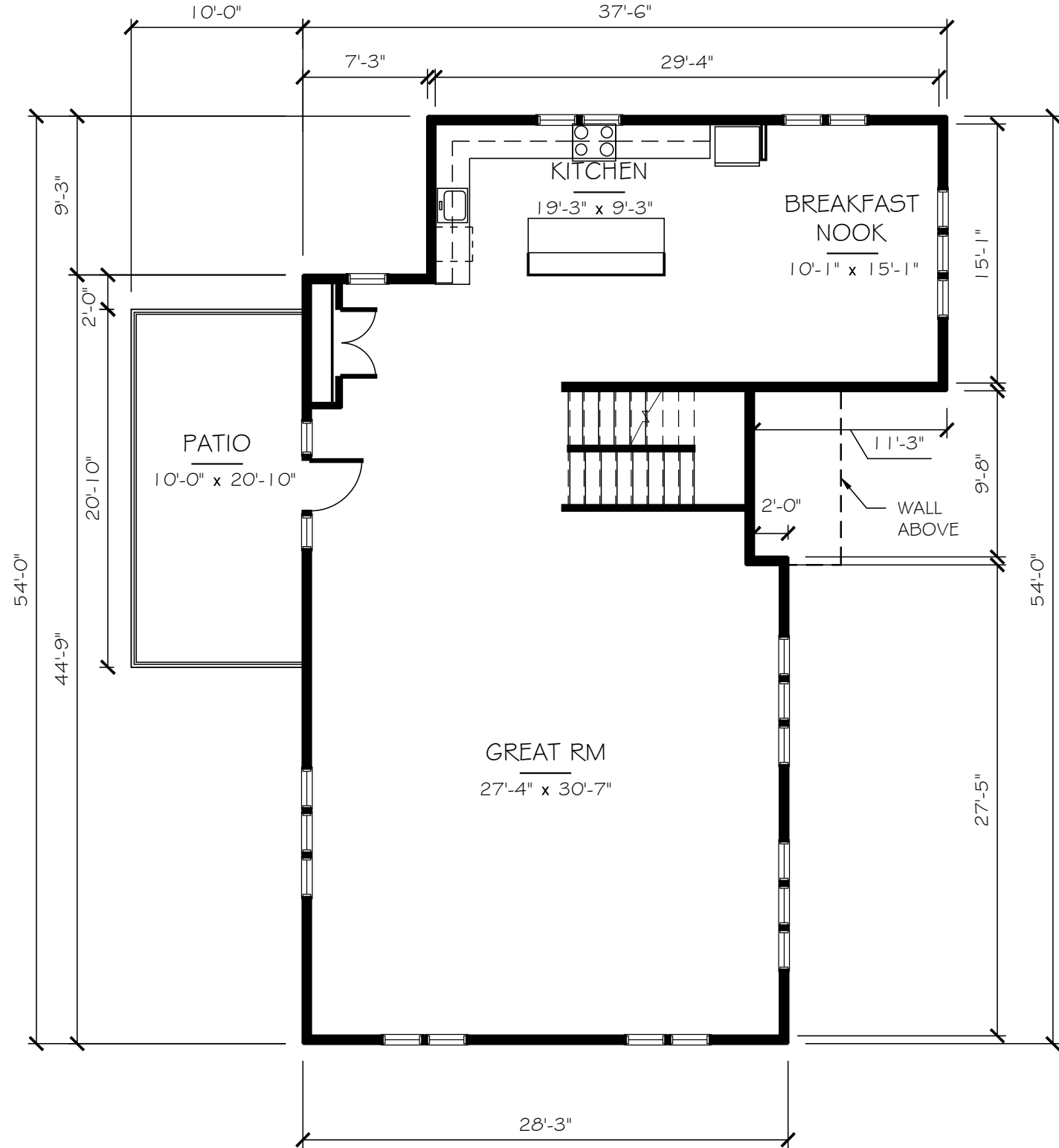
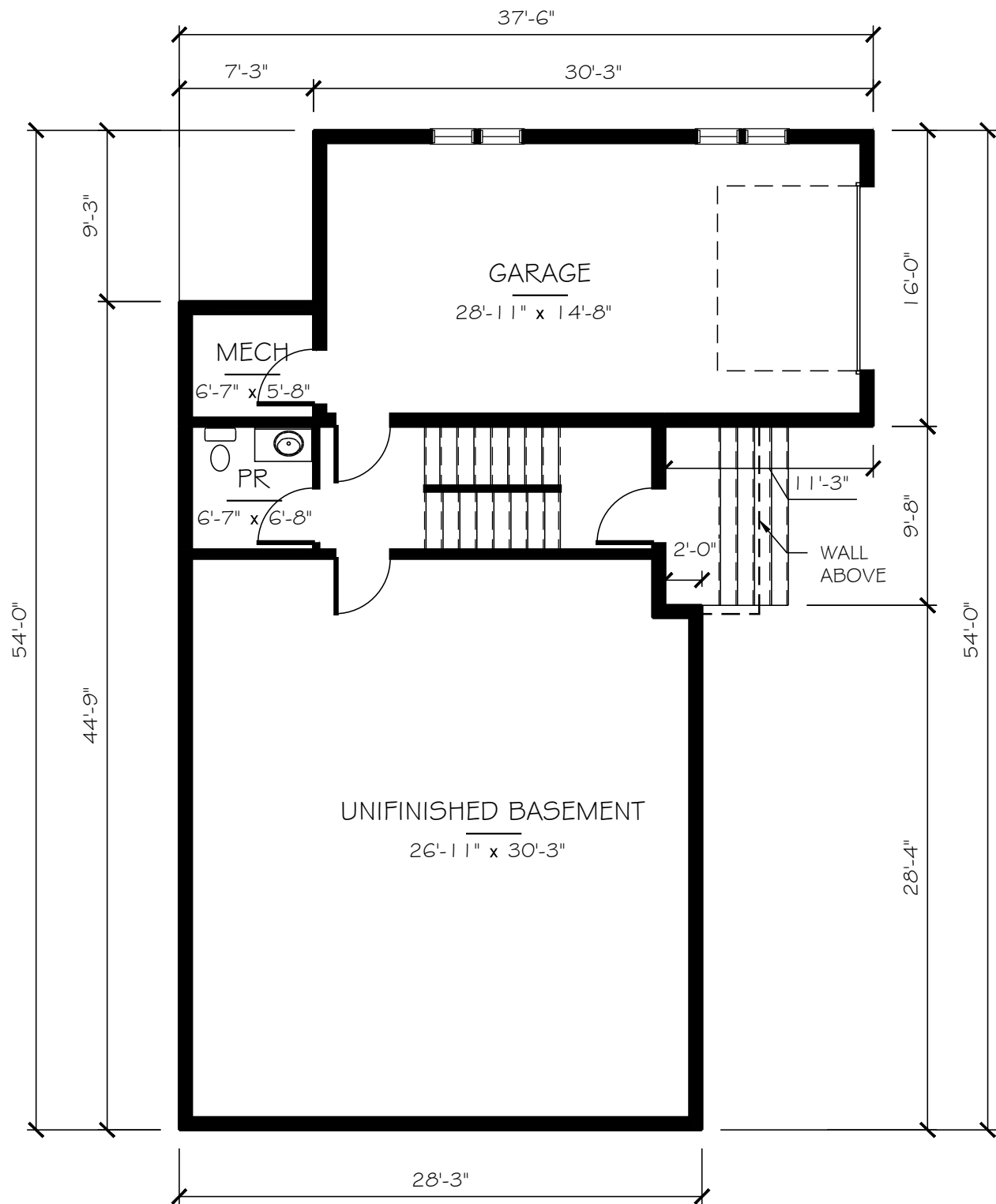
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SCALE: 1/8" = 1'-0"

BUILDING ELEVATIONS
1/8" = 1'-0"

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LOWER LEVEL FLOOR PLAN

SINGLE FAMILY HOMES

SCALE: 1/8" = 1'-0"

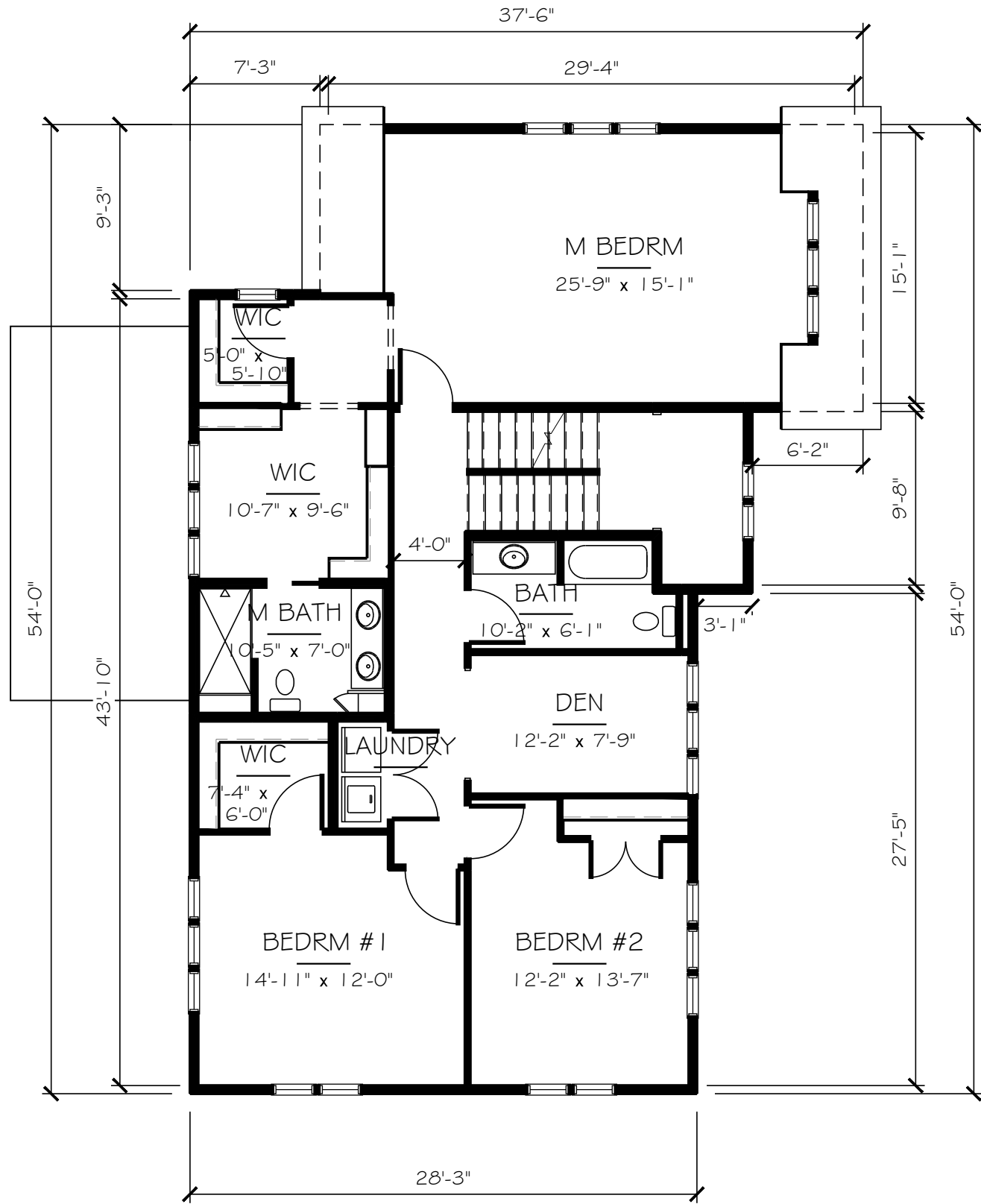
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FIRST FLOOR PLAN

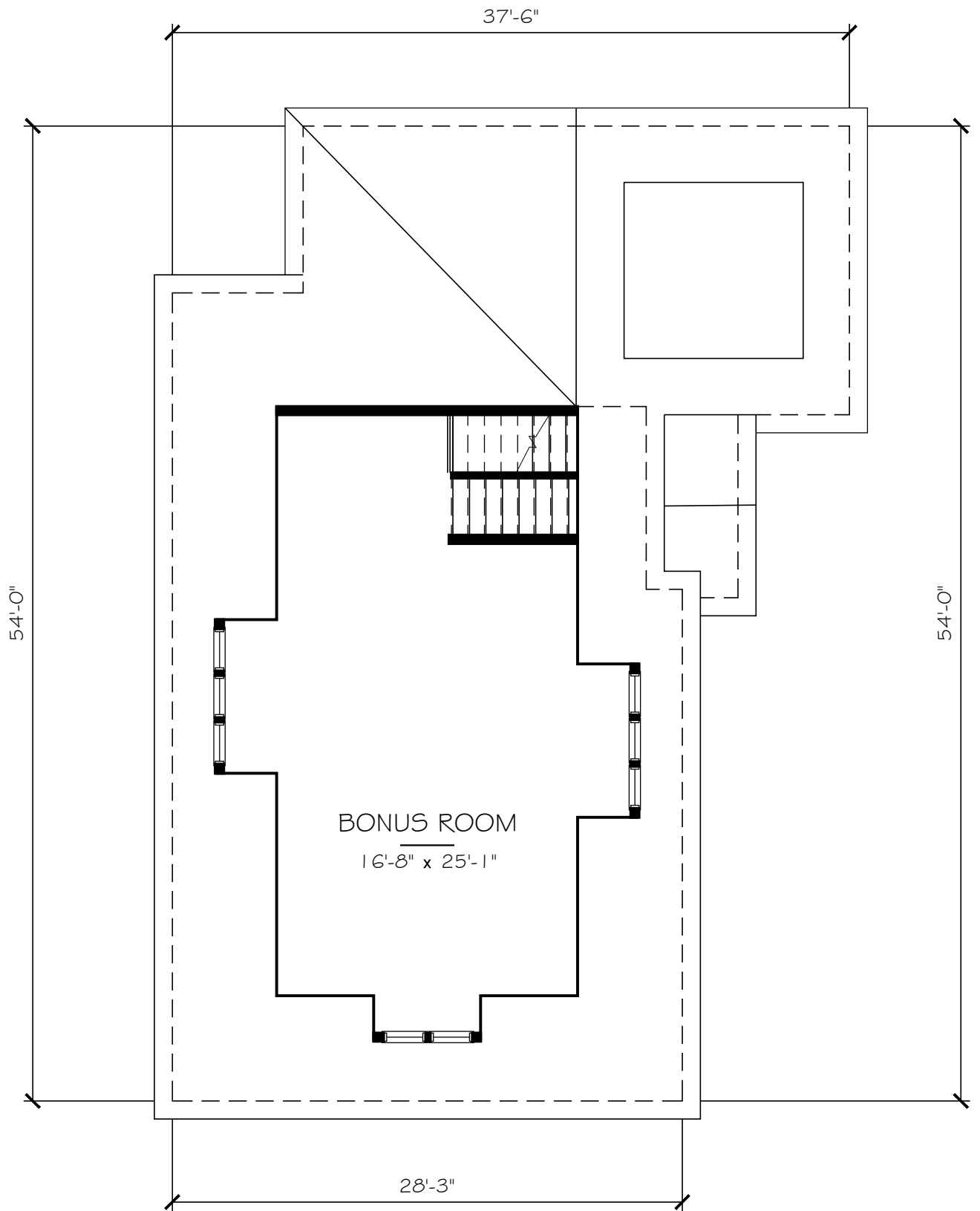
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SECOND FLOOR PLAN
SINGLE FAMILY HOMES
SCALE: 1/8" = 1'-0"



THIRD FLOOR PLAN

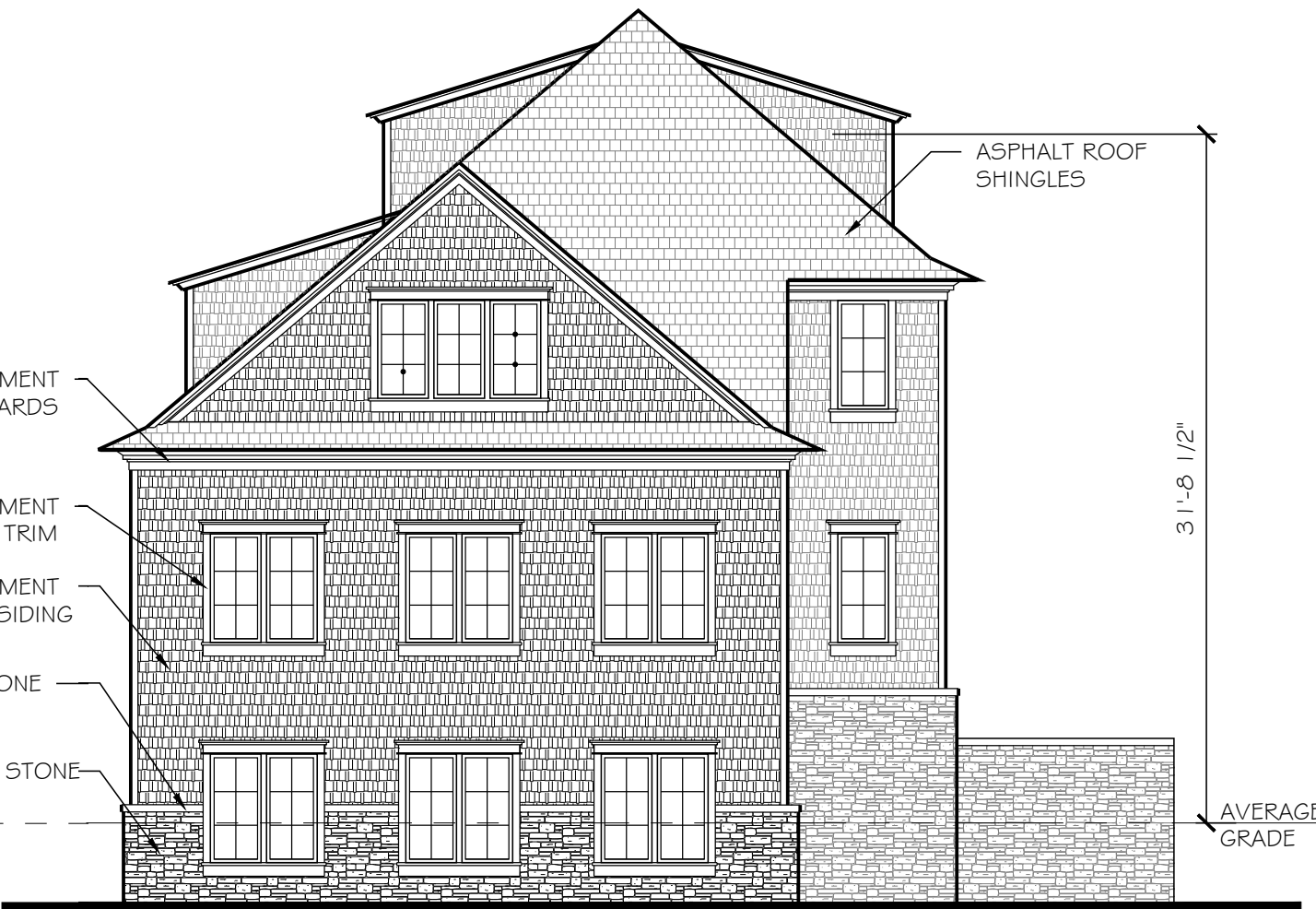
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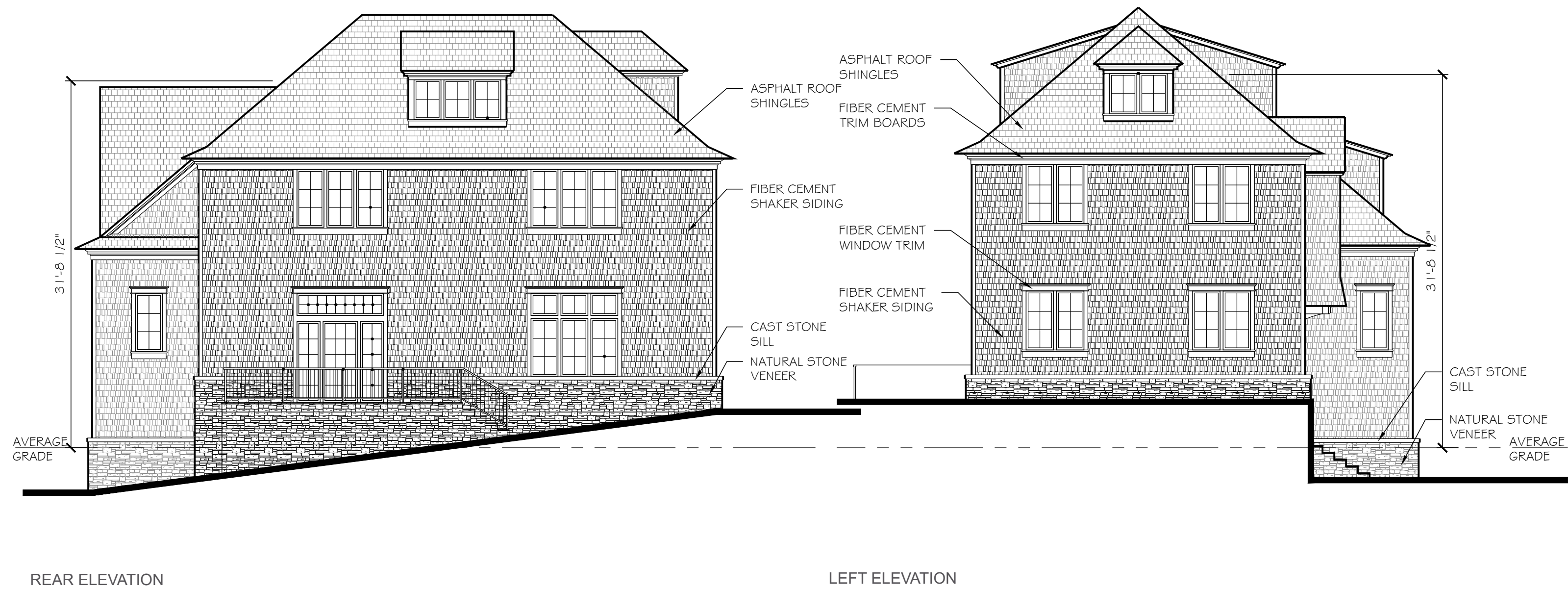
FRONT ELEVATION



RIGHT ELEVATION

SINGLE FAMILY HOMES
SCALE: 1/8" = 1'-0"

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SINGLE FAMILY HOMES
SCALE: 1/8" = 1'-0"

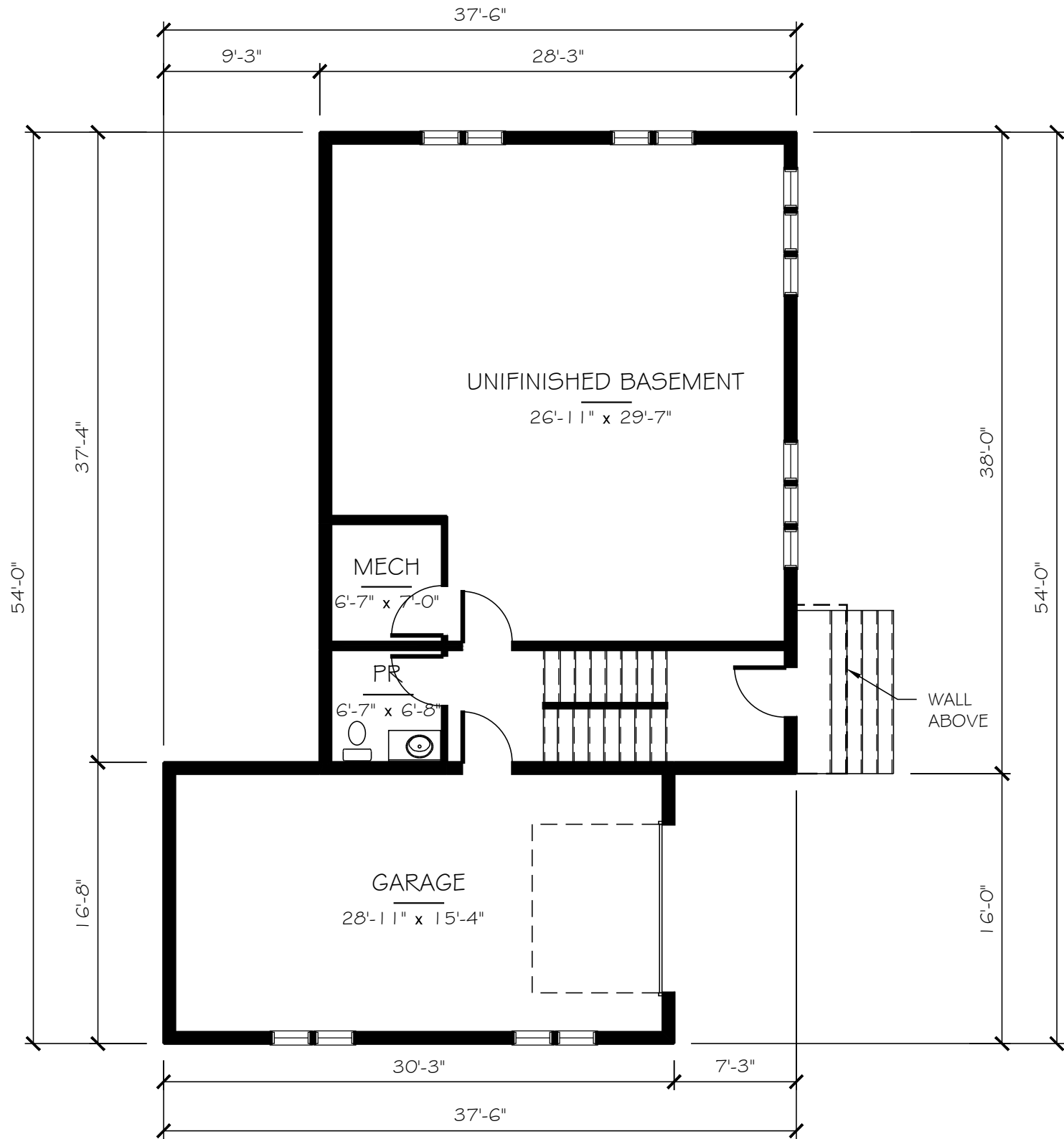
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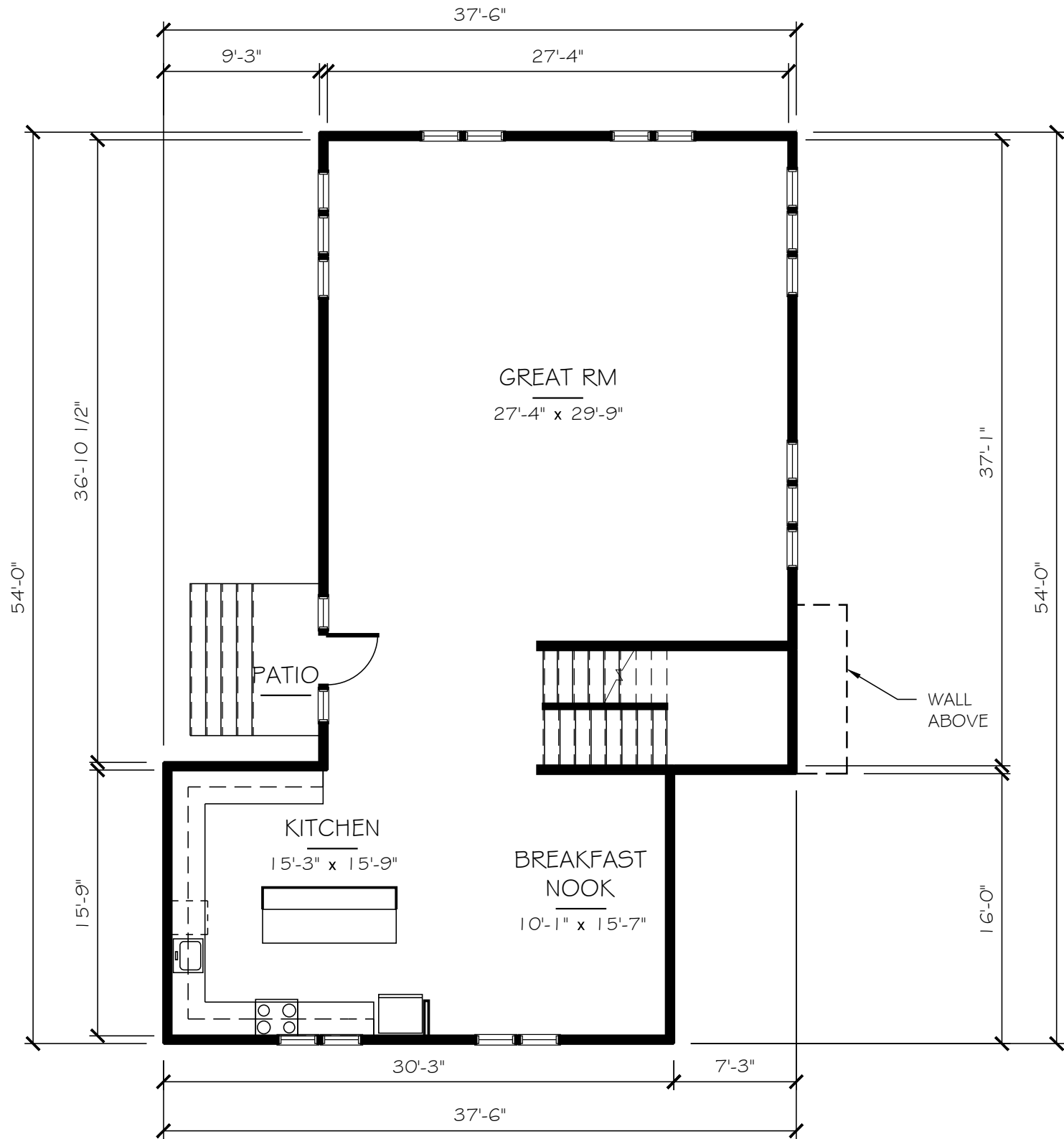
LOWER LEVEL FLOOR PLAN

SINGLE FAMILY HOMES

SCALE: 1/8" = 1'-0"

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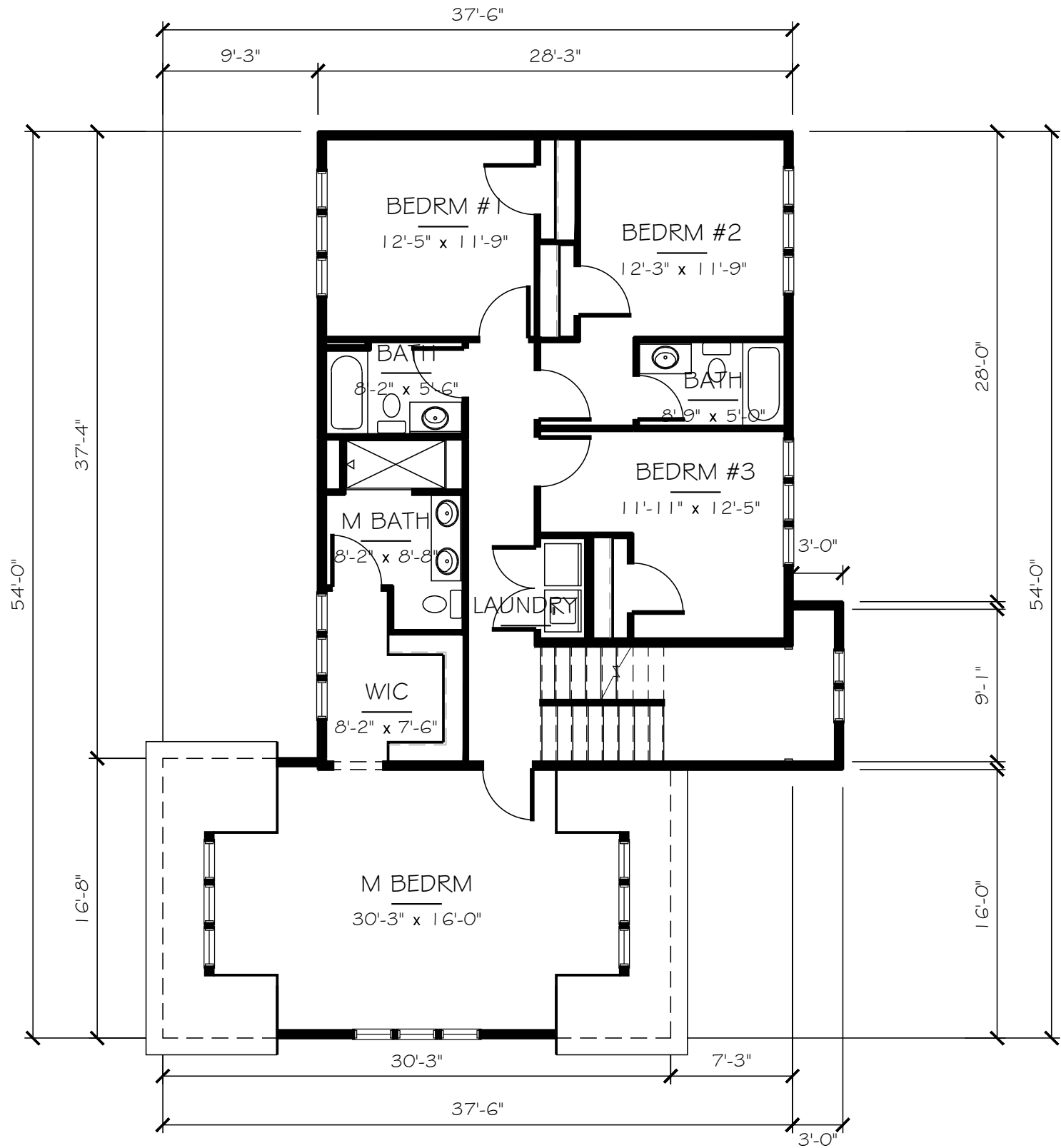


FIRST FLOOR PLAN

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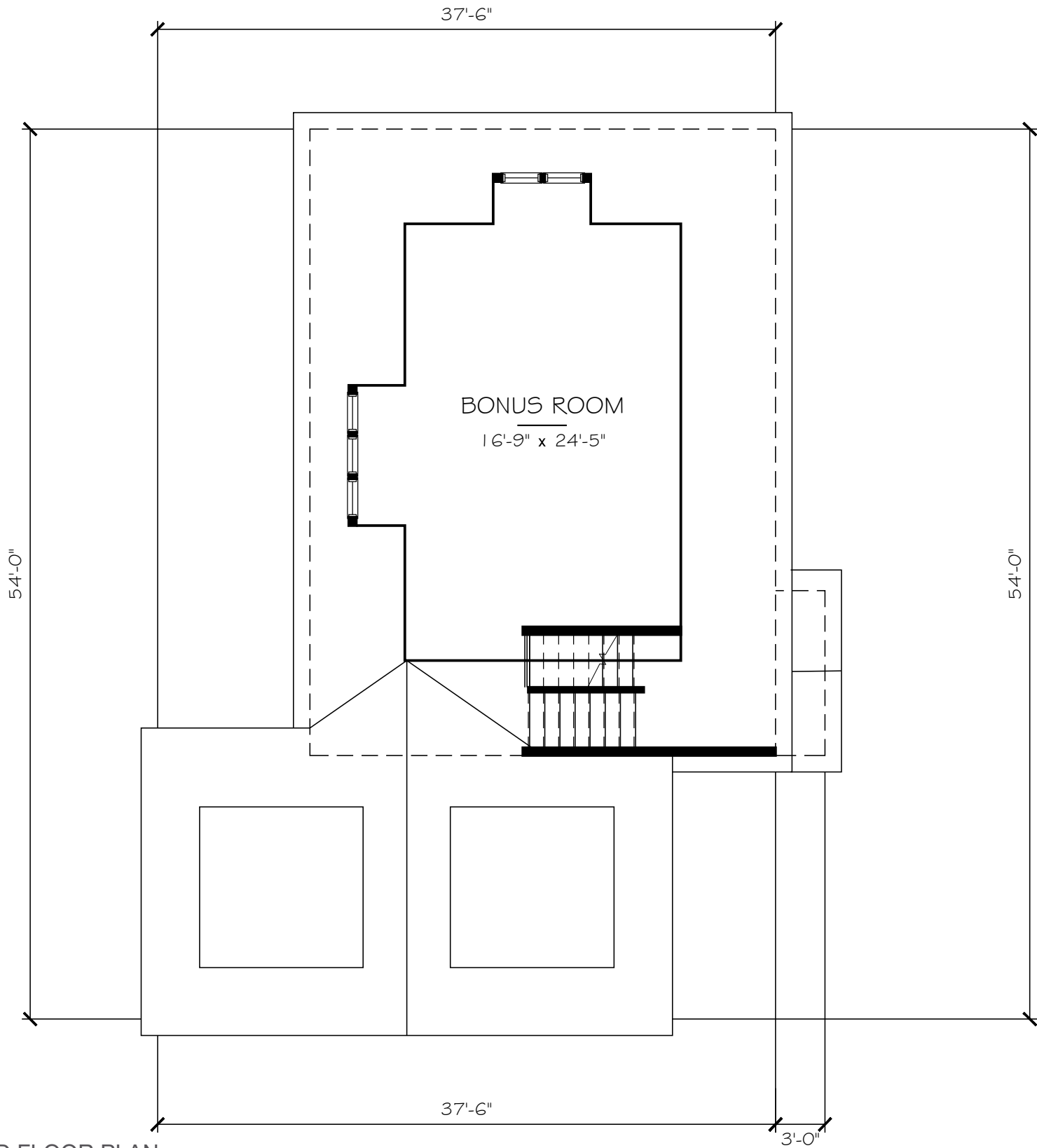
SECOND FLOOR PLAN

SINGLE FAMILY HOMES

SCALE: 1/8" = 1'-0"

208 REX AVENUE
Philadelphia, PA

Drawing Number: 27 of 33
Date: 2023.12.05 REVISED 2024.02.01, 2024.03.07



THIRD FLOOR PLAN

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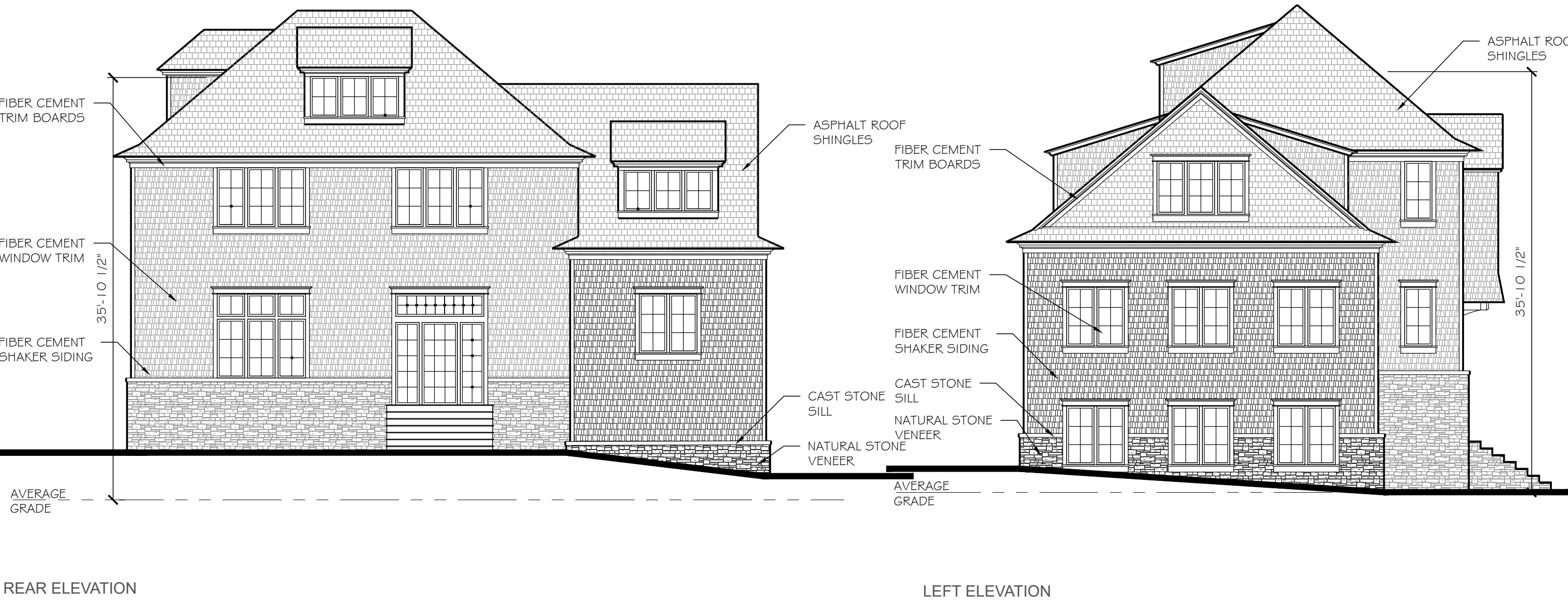
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SINGLE FAMILY HOMES
SCALE: 1/8" = 1'-0"

208 REX AVENUE
Philadelphia, PA



SINGLE FAMILY HOMES
SCALE: 1/8" = 1'-0"

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RENDERING
NOT TO SCALE

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208 REX AVENUE
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FIBER CEMENT SIDING



FIBER CEMENT TRIM BOARD



NATURAL STONE VENEER



ASPHALT SHINGLES



DIVIDED LITE WOOD WINDOWS

MATERIALS BOARD
NOT TO SCALE

208 REX AVENUE
Philadelphia, PA

PHC STAFF TO REVIEW FINAL CUT SHEETS
AND SELECTED COLORS.

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Notice of: ☒ **Refusal** ☐ **Referral**

Application Number: ZP-2024-000840	Zoning District(s): RSD3	Date of Refusal: 2/5/2024
Address/Location: 208-10 REX AVE, Philadelphia, PA 19118-3719 Parcel (PWD Record)		Page Number Page 1 of 2
Applicant Name: Meredith Ferleger DBA: Dilworth Paxon LLP	Applicant Address: 1500 Market St Suite 3500E Philadelphia, PA 19102 USA	Civic Design Review? N


Application for:

For the consolidation of lot lines to create one (1) lot (Parcel A) from three (3) existing lots (all currently under OPA Account No. 092217910). On the newly consolidated lot, uses and structures proposed as follows: for the renovation of and use of the existing structure as four (4) dwelling units. For an addition to the existing structure (height NTE 38') for use as one (1) dwelling unit. The application also proposes the erection of two (2) new detached single-family dwellings on the lot, each with one (1) interior private parking space and one (1) exterior driveway parking space. Total proposed dwelling units: 7. For the creation of additional parking areas (fourteen (14) total parking spaces with one (1) ADA space), drive aisles and landscaping as shown in the enclosed plans.

The permit for the above location cannot be issued because the proposal does not comply with the following provisions of the Philadelphia Zoning Code. (Codes can be accessed at www.phila.gov.)

<u>Code Section(s):</u>	<u>Code Section Title(s):</u>	<u>Reason for Refusal:</u>
Section 14-401(4)(b)	Multiple Principal Uses and Buildings.	No more than one principal building is allowed per lot in RSD, RSA, and RTA zoning districts. Whereas three principal structures would be prohibited in the RSD-3 residential zoning district.
Section 14-704(2)(b)(.2)	Steep Slope Protection: Restrictions on Disturbance	On those portions of the lot where the slope of land is twenty-five percent (25%) or greater, no site clearing or earth moving activity is permitted.
Table 14-602-1	Uses Allowed in Residential Districts - Refusal	Whereas the proposed use, Multi Family Household Living, is expressly prohibited in the RSD-3 residential zoning district.

ONE (1) USE REFUSAL
TWO (2) ZONING REFUSALS



Andrew DiDonato
PLANS EXAMINER

2/5/2024
DATE SIGNED

Notice to Applicant: An appeal from this decision may be made to the Zoning Board of Adjustment, One Parkway Building, 1515 Arch St., 18th Fl., Phila., PA 19102 within thirty (30) days of date of Refusal / Referral. Please see appeal instructions for more information.

Notice of:

☒ **Refusal**

☐ **Referral**

Application Number: ZP-2024-000840	Zoning District(s): RSD3	Date of Refusal: 2/5/2024
Address/Location: 208-10 REX AVE, Philadelphia, PA 19118-3719 Parcel (PWD Record)		Page Number Page 2 of 2
Applicant Name: Meredith Ferleger DBA: Dilworth Paxon LLP	Applicant Address: 1500 Market St Suite 3500E Philadelphia, PA 19102 USA	Civic Design Review? N

Fee to File Appeal: \$ 300.00

NOTES TO THE ZBA:

N/A

Parcel Owner:

BALTZELL WILLIAM H, BALTZELL HEWSON



Andrew DiDonato
PLANS EXAMINER

2/5/2024
DATE SIGNED