

208 REX AVENUE
PHILADELPHIA, PA

PHILADELPHIA HISTORIC COMMISSION SUBMISSION

12/05/2023

REVISED 02/01/2024

REVISED 03/07/2024

REVISED 03/12/2024

© 2023 BartonPartners Architects Planners, Inc. All rights reserved.

BARTONPARTNERS
urban design + architecture

700 East Main Street, Suite 301, Norristown, Pa 19401
www.bartonpartners.com | t:610.930.2800 | e:design@bartonpartners.com

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.

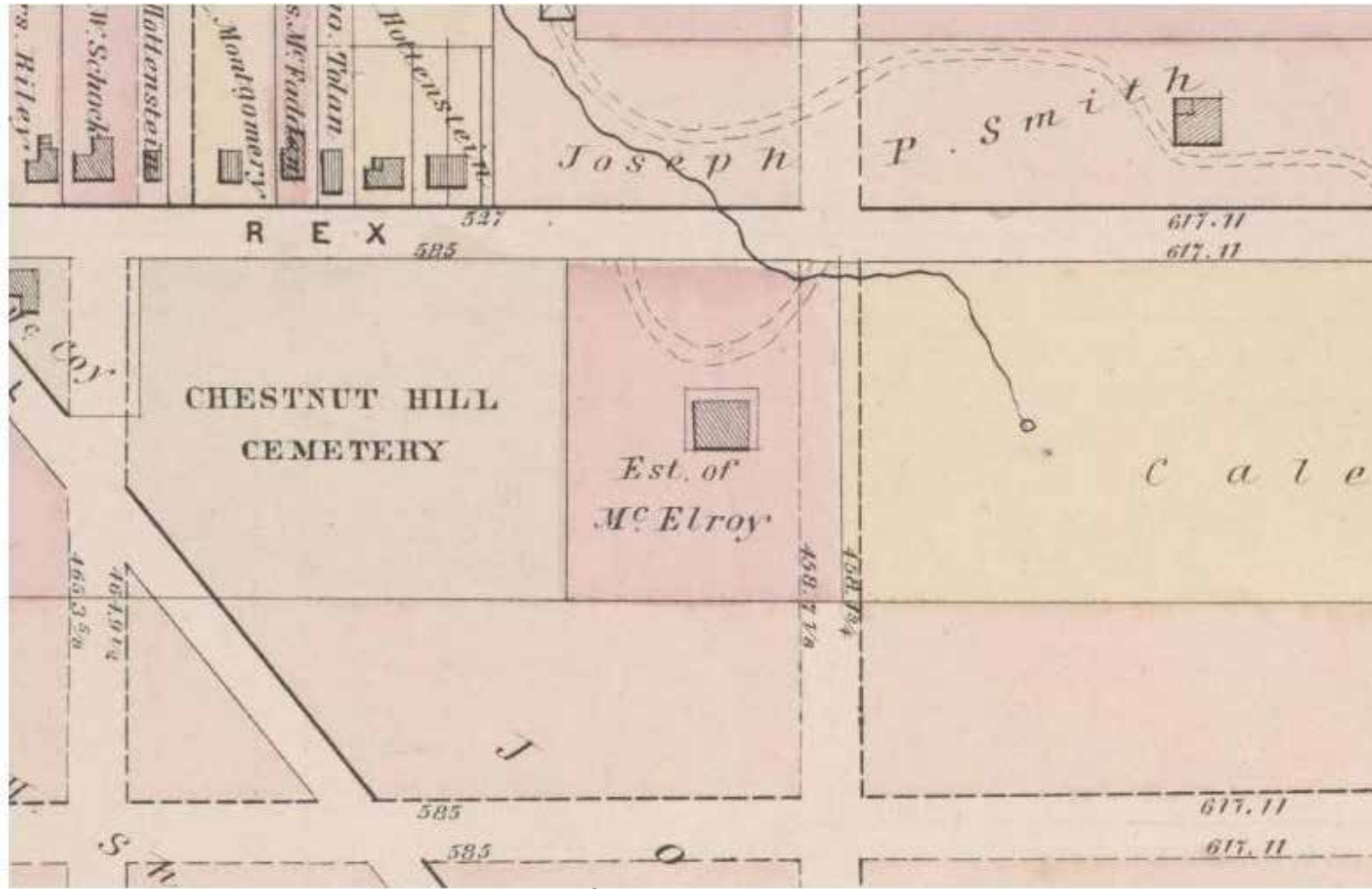
To preserve site characteristics this design maintains the established street access following the semi-circle driveway with the incorporation of parking and ensuring the historic access remains. The existing façade will be repaired, existing mill work will be scraped, repaired, and painted. All new 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.

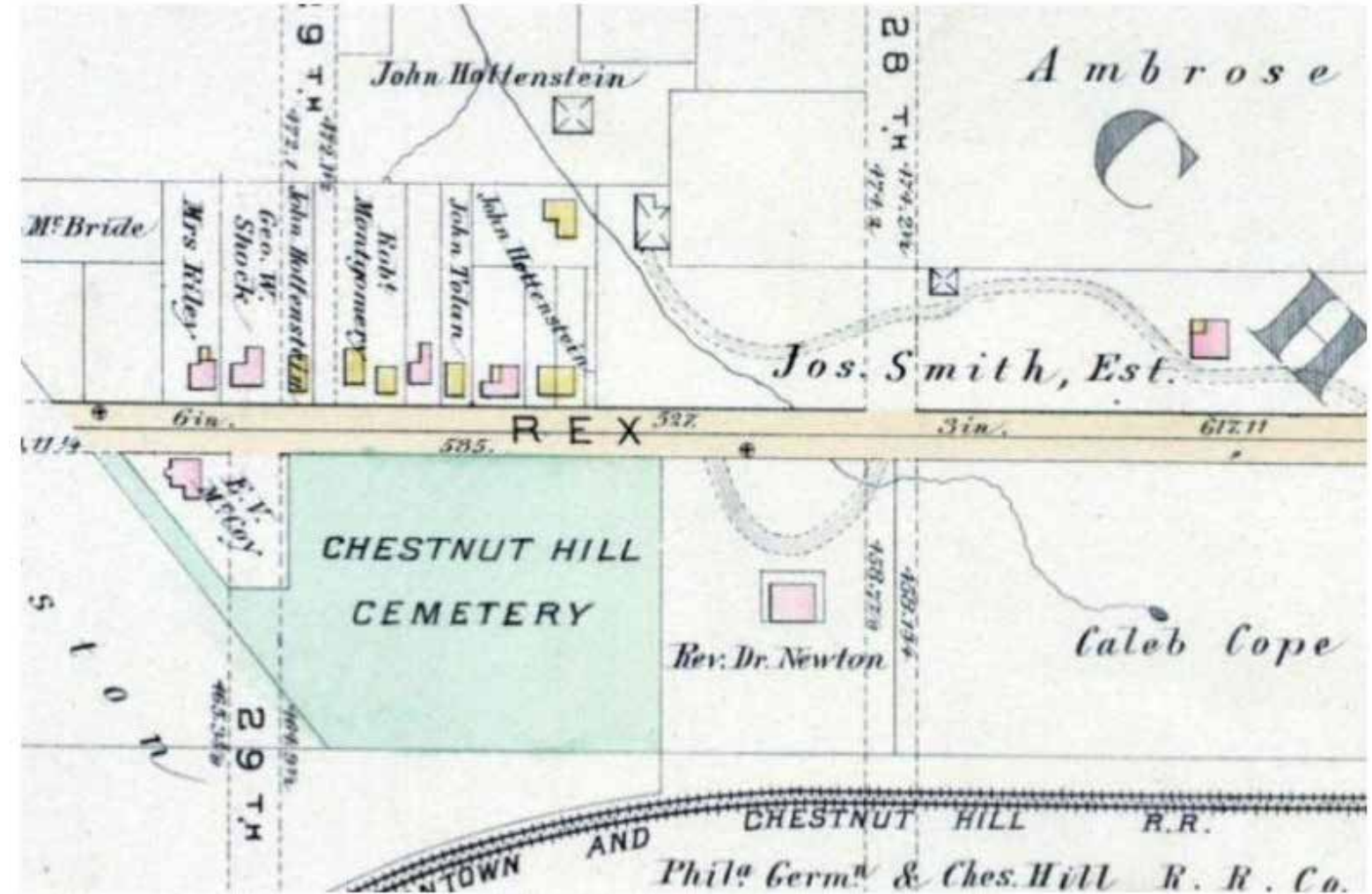
The proposed single-family homes were set back and away from the existing home not to interfere with the historic home's presence on the street. The new construction will utilize complementary finish materials analogous with the site and surrounding community.

PROJECT DESCRIPTION
NOT TO SCALE

208 REX AVENUE
Philadelphia, PA



1876



1885

HISTORICAL MAPS
NOT TO SCALE

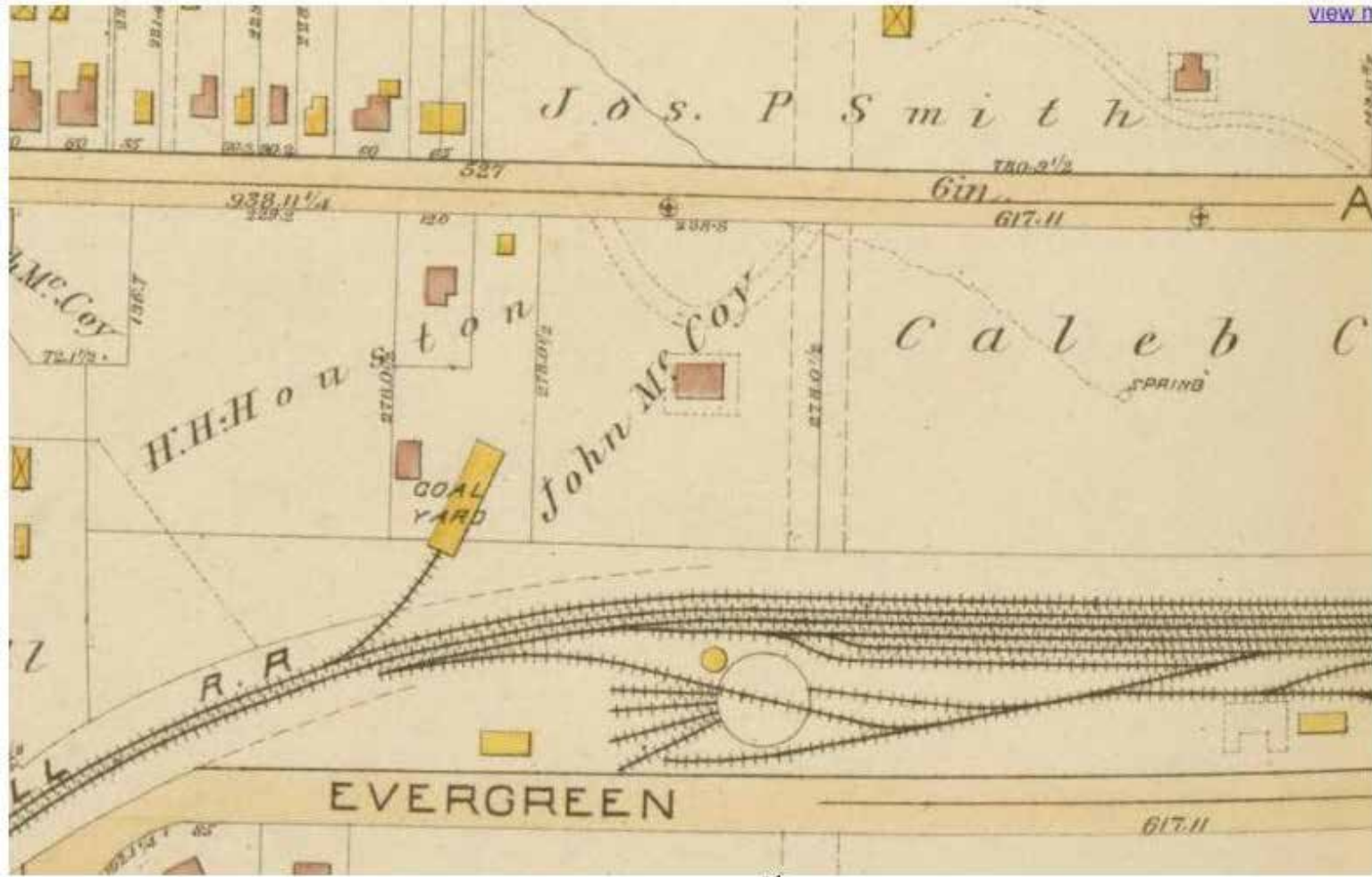
208 REX AVENUE
Philadelphia, PA

Drawing Number: 03 of 32
Date: 2023.12.05 REVISED 2024.02.01, 2024.03.07, 2024.03.12

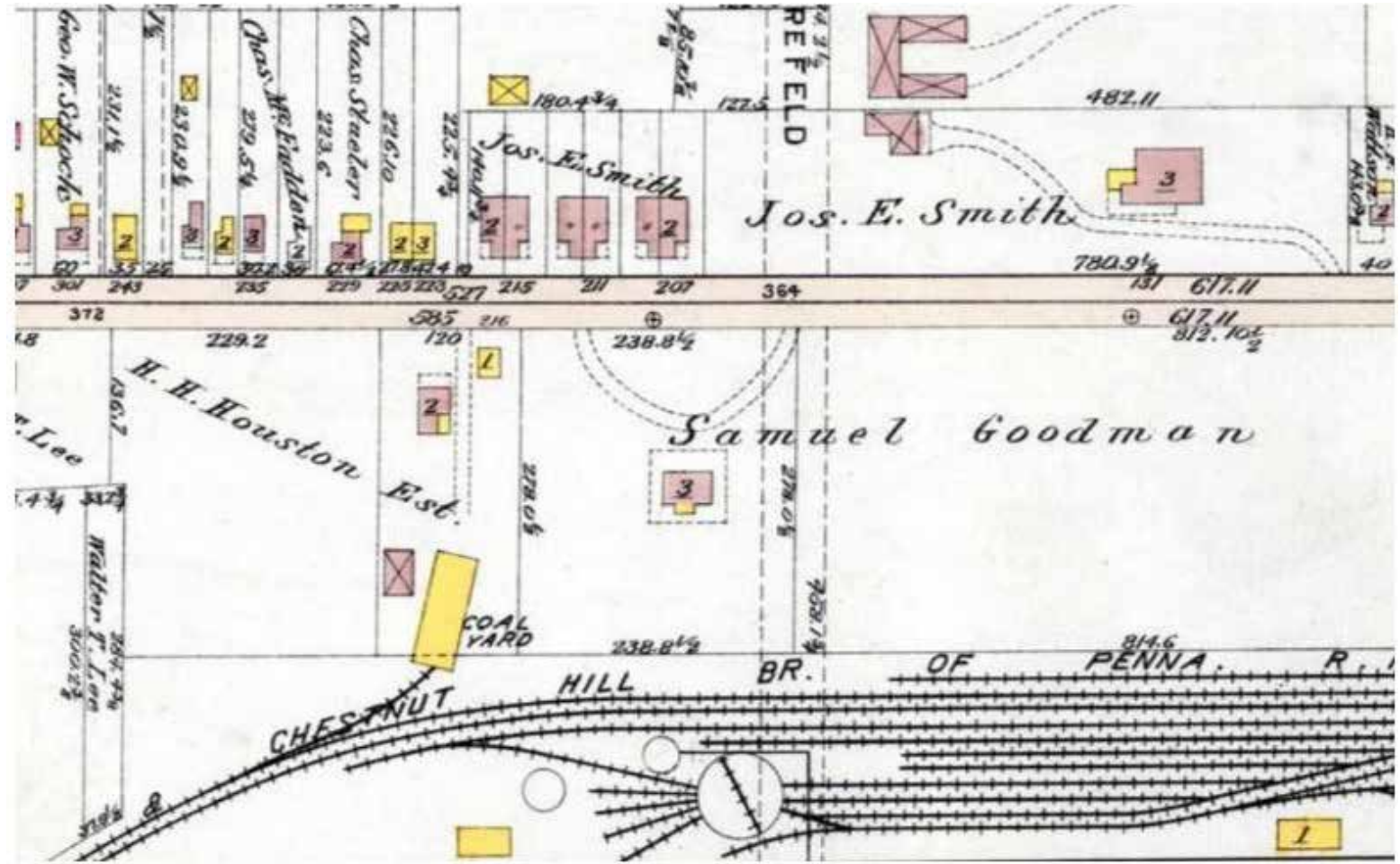
© 2024 BartonPartners Architects Planners, Inc. All rights reserved.

BARTONPARTNERS
urban design + architecture

700 East Main Street, Suite 301, Norristown, Pa 19401
www.bartonpartners.com | t:610.930.2800 | e:design@bartonpartners.com



1889



1911

HISTORICAL MAPS
NOT TO SCALE

208 REX AVENUE
Philadelphia, PA

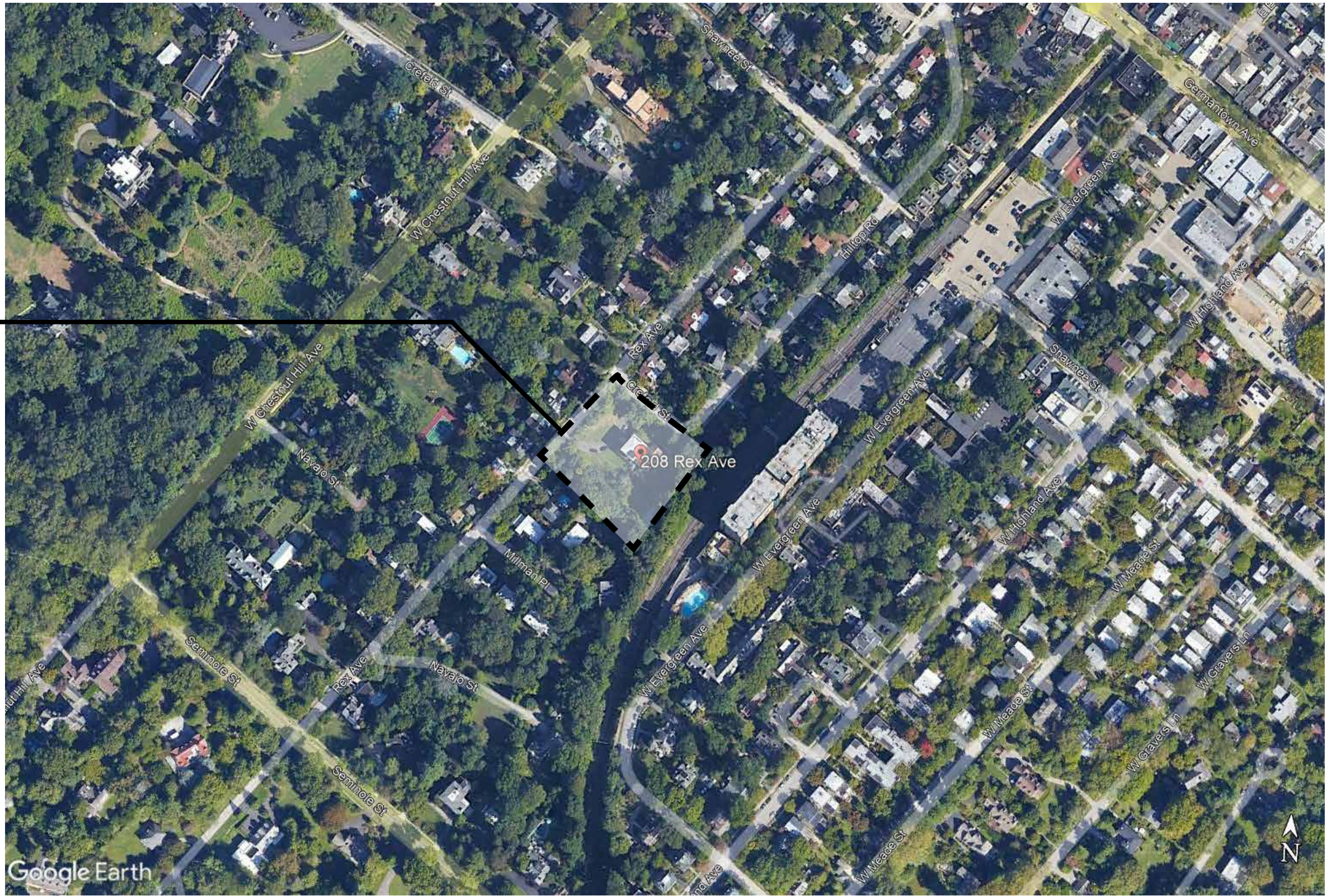
Drawing Number: 04 of 32
Date: 2023.12.05 REVISED 2024.02.01, 2024.03.07, 2024.03.12

© 2024 BartonPartners Architects Planners, Inc. All rights reserved.

BARTONPARTNERS
urban design + architecture

700 East Main Street, Suite 301, Norristown, Pa 19401
www.bartonpartners.com | t:610.930.2800 | e:design@bartonpartners.com

PROJECT SITE



AERIAL VIEW
NOT TO SCALE

208 REX AVENUE

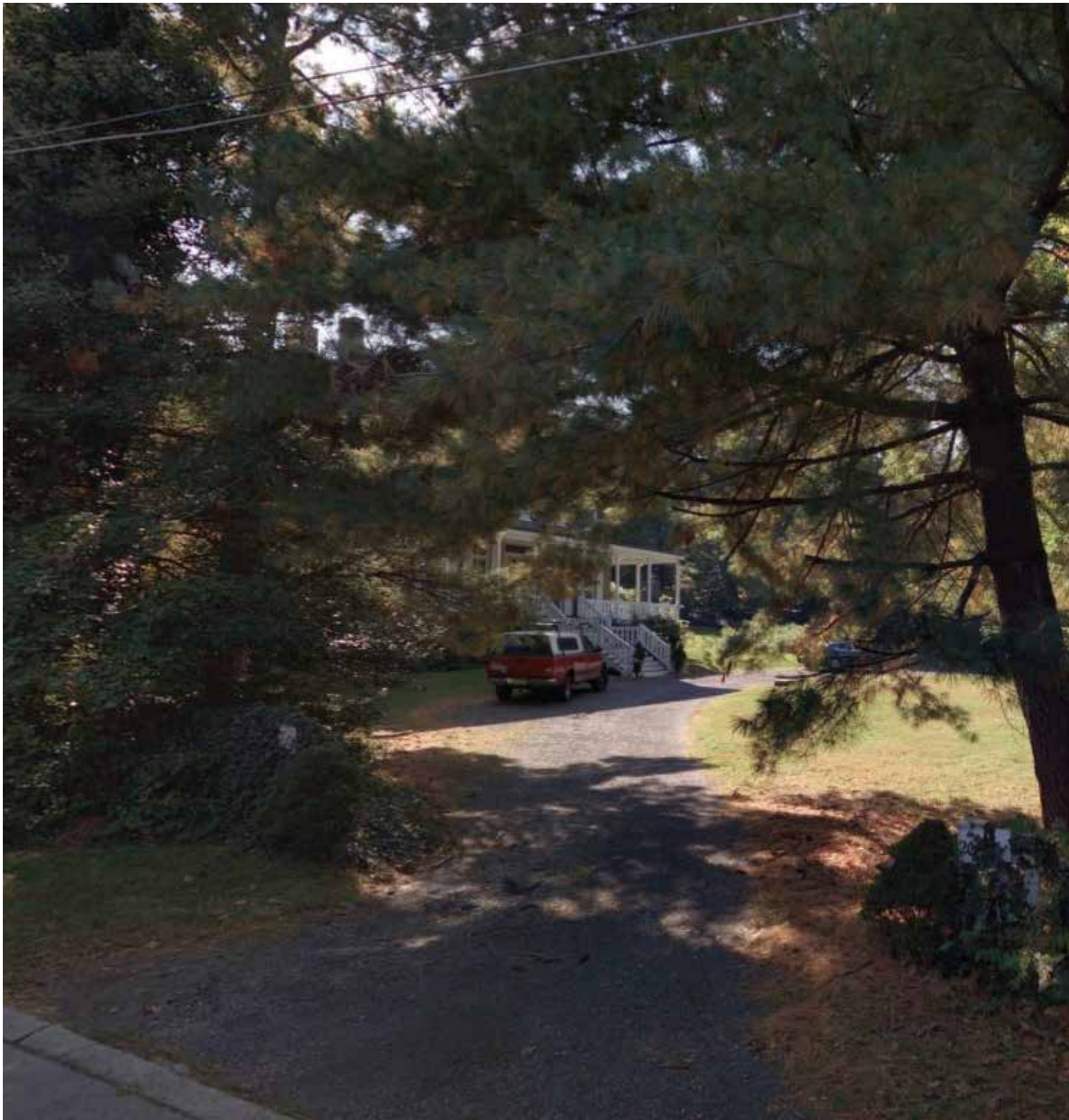
Philadelphia, PA

Drawing Number: 05 of 32
Date: 2023.12.05 REVISED 2024.02.01, 2024.03.07, 2024.03.12

© 2024 BartonPartners Architects Planners, Inc. All rights reserved.

BARTONPARTNERS
urban design + architecture

700 East Main Street, Suite 301, Norristown, Pa 19401
www.bartonpartners.com | t:610.930.2800 | e:design@bartonpartners.com



EXISTING PHOTOS
NOT TO SCALE

208 REX AVENUE
Philadelphia, PA

Drawing Number: 06 of 32
Date: 2023.12.05 REVISED 2024.02.01, 2024.03.07, 2024.03.12

© 2024 BartonPartners Architects Planners, Inc. All rights reserved.

BARTON PARTNERS
urban design + architecture

700 East Main Street, Suite 301, Norristown, Pa 19401
www.bartonpartners.com | t:610.930.2800 | e:design@bartonpartners.com



CONTEXTUAL PHOTOS
NOT TO SCALE

208 REX AVENUE
Philadelphia, PA

Drawing Number: 07 of 32
Date: 2023.12.05 REVISED 2024.02.01, 2024.03.07, 2024.03.12

© 2024 BartonPartners Architects Planners, Inc. All rights reserved.

BARTON PARTNERS
urban design + architecture

700 East Main Street, Suite 301, Norristown, Pa 19401
www.bartonpartners.com | t:610.930.2800 | e:design@bartonpartners.com

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 WITH EXISTING STRUCTURE AND ADDITION		
DWELLING UNITS		
PER 14-701(1)	PROPOSED	
MINIMUM LOT AREA	2 SINGLE FAMILY DETACHED,	
5,000, 50% OF	4 DWELLING UNITS WITHIN	
STREET FRONTAGE	STRUCTURE	
	1 DWELLING UNIT IN ATTACHED	
	ADDITION TO EXISTING	
	STRUCTURE	
DIMENSIONAL STANDARDS		
REQUIRED/ALLOWED	PROPOSED	
FRONT YARD SETBACK	25'-6"	25'-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		

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
 FER TABLE 14-804-1, (O) BICYCLE PARKING SPACES ARE REQUIRED

ZONING PLAN LEGEND	
	RENOVATION TO EXISTING STRUCTURE
	EXISTING COVERED PORCH
	NEW CONSTRUCTION
	DRIVEWAY
	PARKING

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:

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

CREFFELD STREET	
FURNISHING ZONE	3'-6"
PEDESTRIAN ZONE	5'-0"
NO BUILDING ZONE OBSTRUCTIONS BEYOND LINE OF STEPS OR STOOPS	

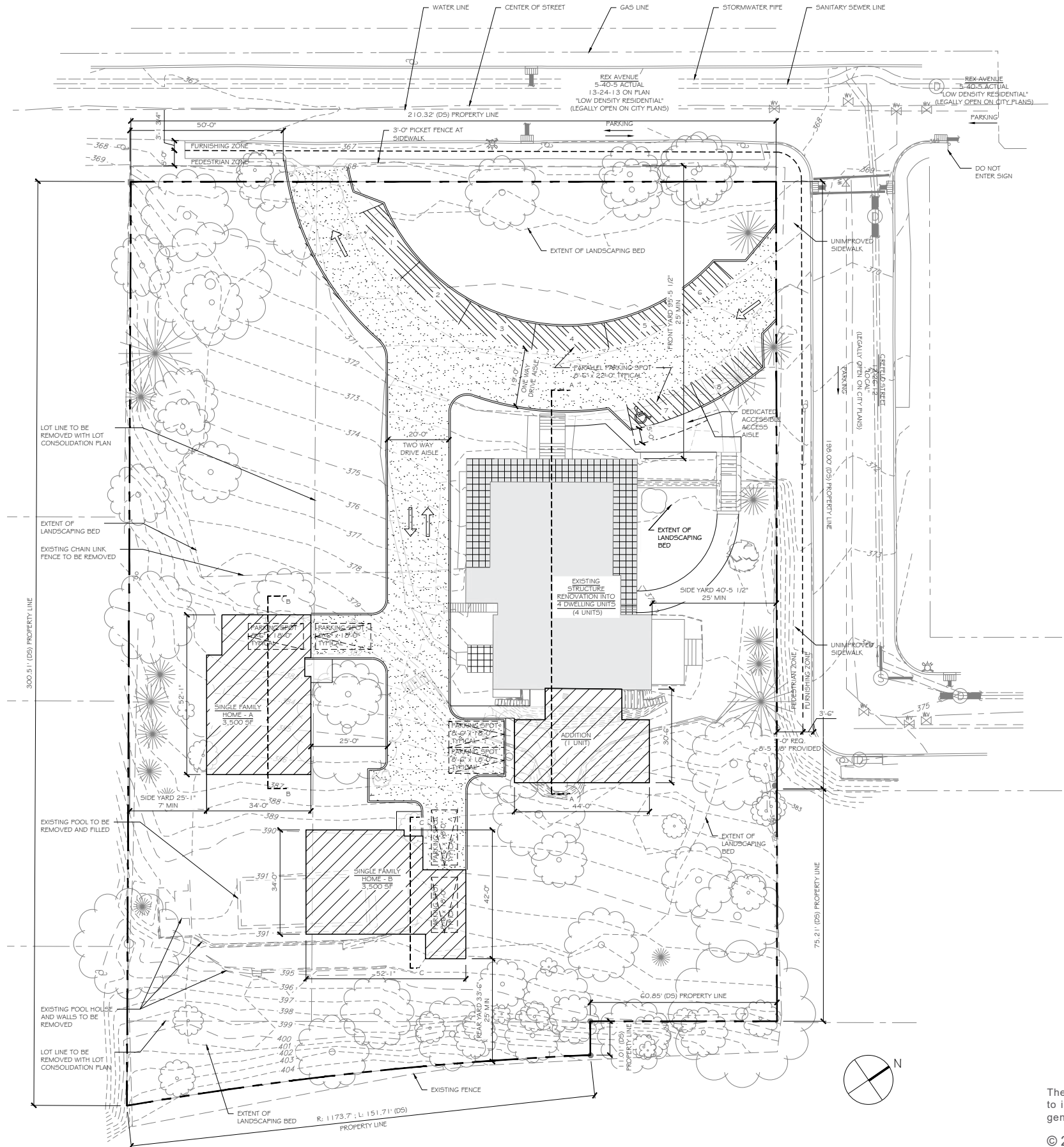
STREETS DEPARTMENT NOTES:

- 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.
- NEW CURBS PER CURB, FOOTWAY AND ROADWAY RESTORATION STANDARD DRAWING NUMBER SC-010
- MINIMUM PEDESTRIAN, BUILDING, AND FURNISHING ZONES PER COMPLETE STREETS POLICY, CHAPTER 11-900
- THE CITY OF PHILADELPHIA SHALL PROVIDE INSPECTION SERVICES FOR PAVING AND RELATED WORK, TO BE PAID UNDER ITEM #4-1 (04) 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 CONTRACTORS BID.
- STREET TREES MUST BE PERMITTED BY THE PHILADELPHIA DEPARTMENT OF PARKS & RECREATION. CONTACT THE STREET TREE MANAGEMENT DIVISION AT (215)-686-4363.
- ALL EGRESS/LIGHT WELLS IN SIDEWALK SHALL BE CAPPED FLUSH W/ FINISHED SIDEWALK SURFACE W/ WALKABLE STEEL BAR GRATING.
- 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.
- 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.
- 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.
- 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 #4-1040. NOTE: THIS ITEM, ENGINEERING SERVICES, IS A PRE-DETERMINED AMOUNT TO BE DETERMINED BY THE SURVEYOR & REGULATOR AND TO BE INCLUDED IN THE CONTRACTORS BID.
- PERMITS FOR BOLLARDS, CURB, AND SIDEWALK PAVING WILL BE FURNISHED BY THE 6TH HIGHWAY DISTRICT OF THE CITY OF PHILADELPHIA.

STREETS DEPARTMENT NOTES:

- 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.
- UTILITIES SHOWN ARE TAKEN FROM PUBLIC RECORD.

-PENNSYLVANIA ONE CALL SYSTEM #20232852320 -WARD #14



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.

© 2024 BartonPartners Architects Planners, Inc. All rights reserved.



700 East Main Street, Suite 301, Norristown, Pa 19401
www.bartonpartners.com | t:610.930.2800 | e:design@bartonpartners.com



ARCHITECTURAL SITE PLAN
SCALE: 1"=40'

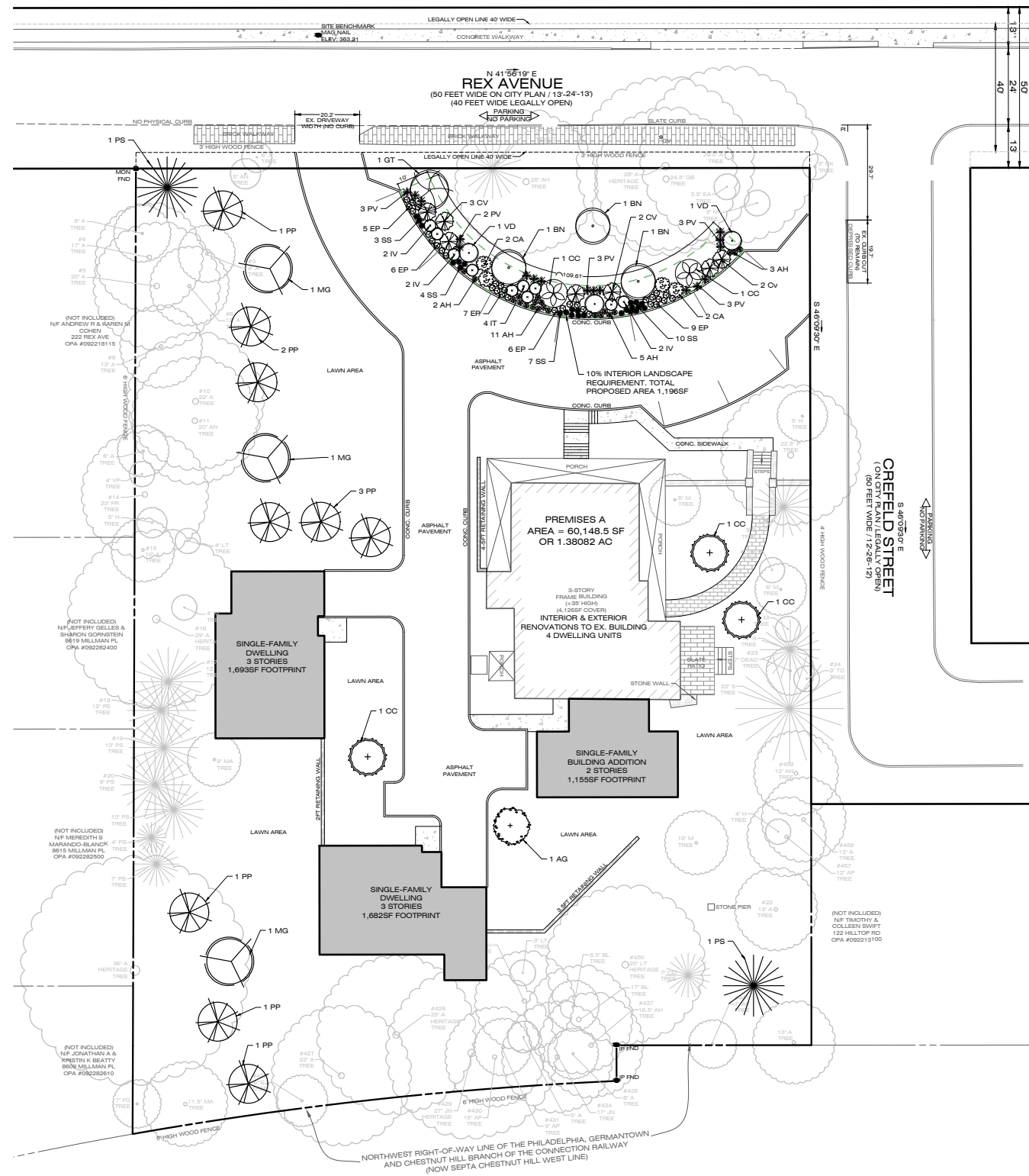
208 REX AVENUE
Philadelphia, PA

Drawing Number: 09 of 32
Date: 2023.12.05 REVISED 2024.02.01, 2024.03.07, 2024.03.12

© 2024 BartonPartners Architects Planners, Inc. All rights reserved.

BARTONPARTNERS
urban design + architecture

700 East Main Street, Suite 301, Norristown, Pa 19401
www.bartonpartners.com | t:610.930.2800 | e:design@bartonpartners.com



LANDSCAPE PLAN
NOT TO SCALE

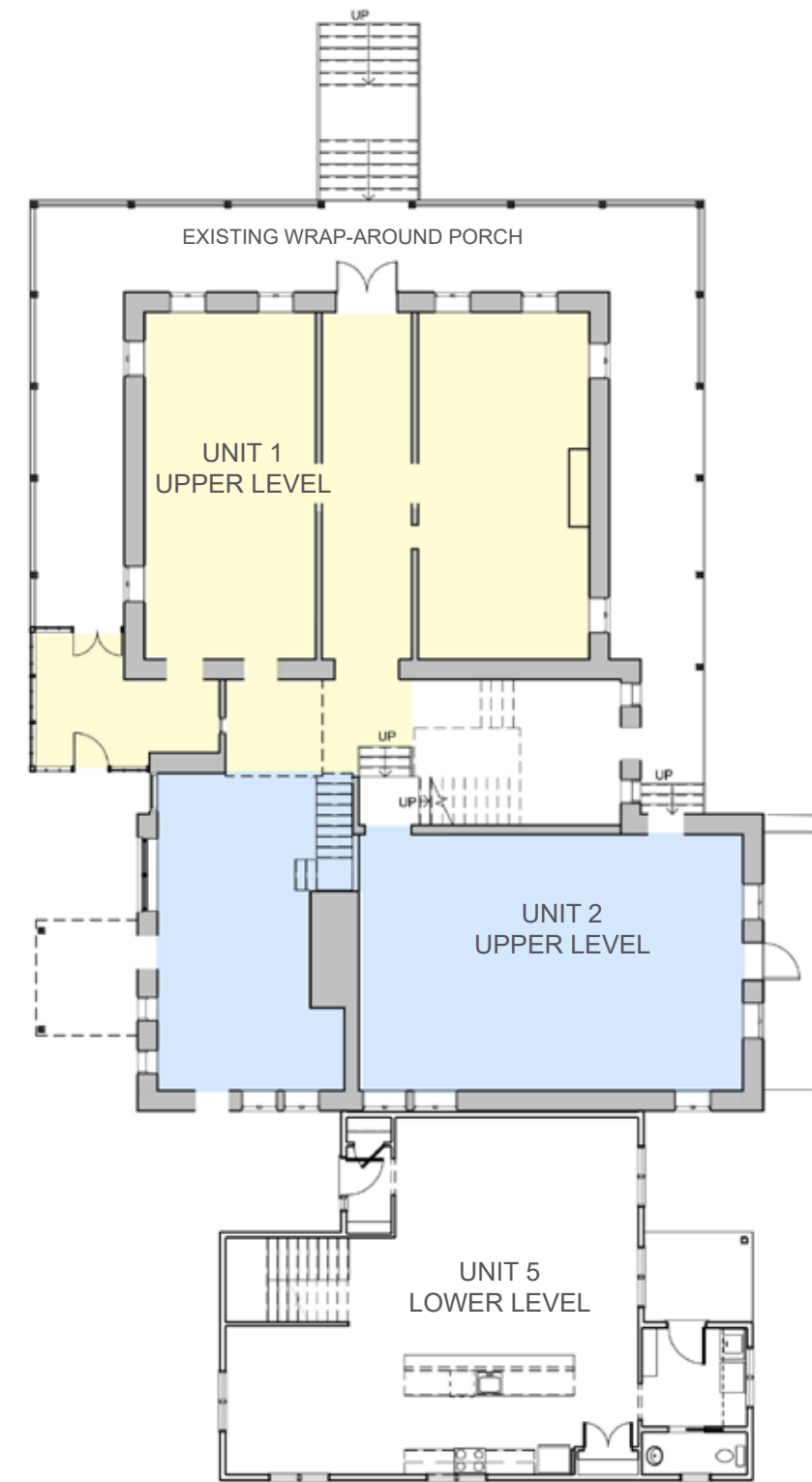
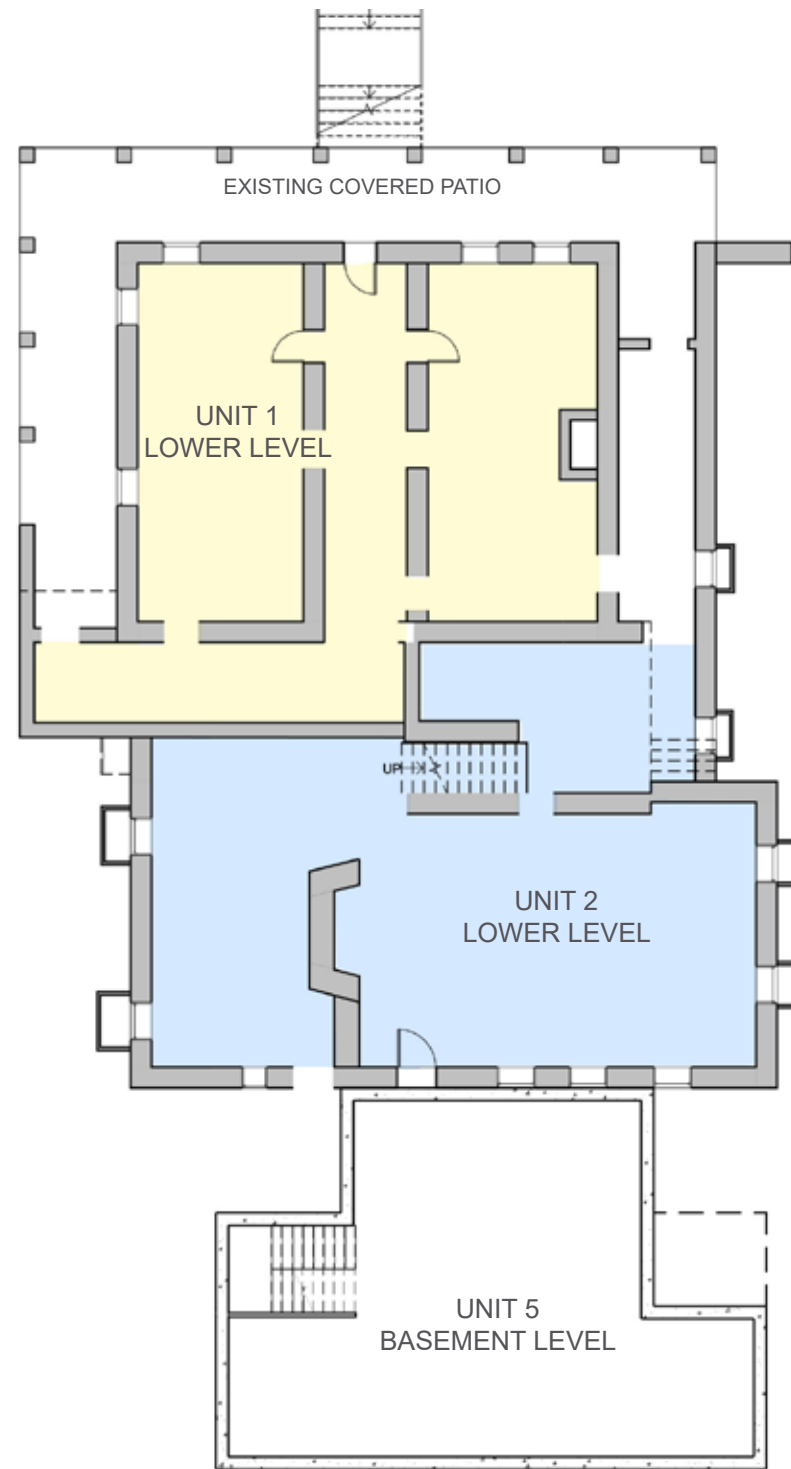
208 REX AVENUE
Philadelphia, PA

Drawing Number: 10 of 32
Date: 2023.12.05 REVISED 2024.02.01, 2024.03.07, 2024.03.12

© 2024 BartonPartners Architects Planners, Inc. All rights reserved.

BARTONPARTNERS
urban design + architecture

700 East Main Street, Suite 301, Norristown, Pa 19401
www.bartonpartners.com | t:610.930.2800 | e:design@bartonpartners.com



LOWER LEVEL PLAN

FIRST LEVEL PLAN

EXISTING BUILDING PLANS

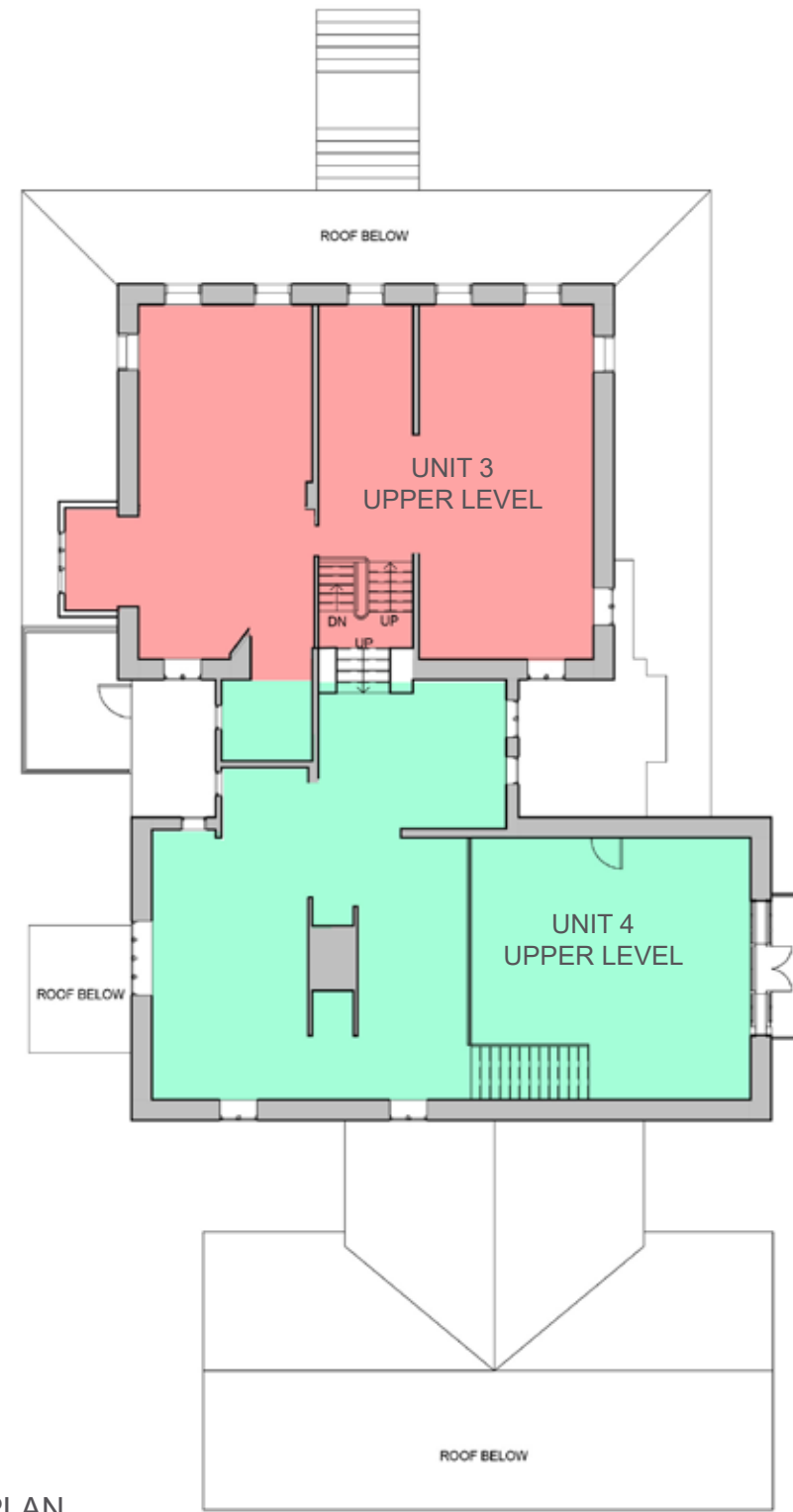
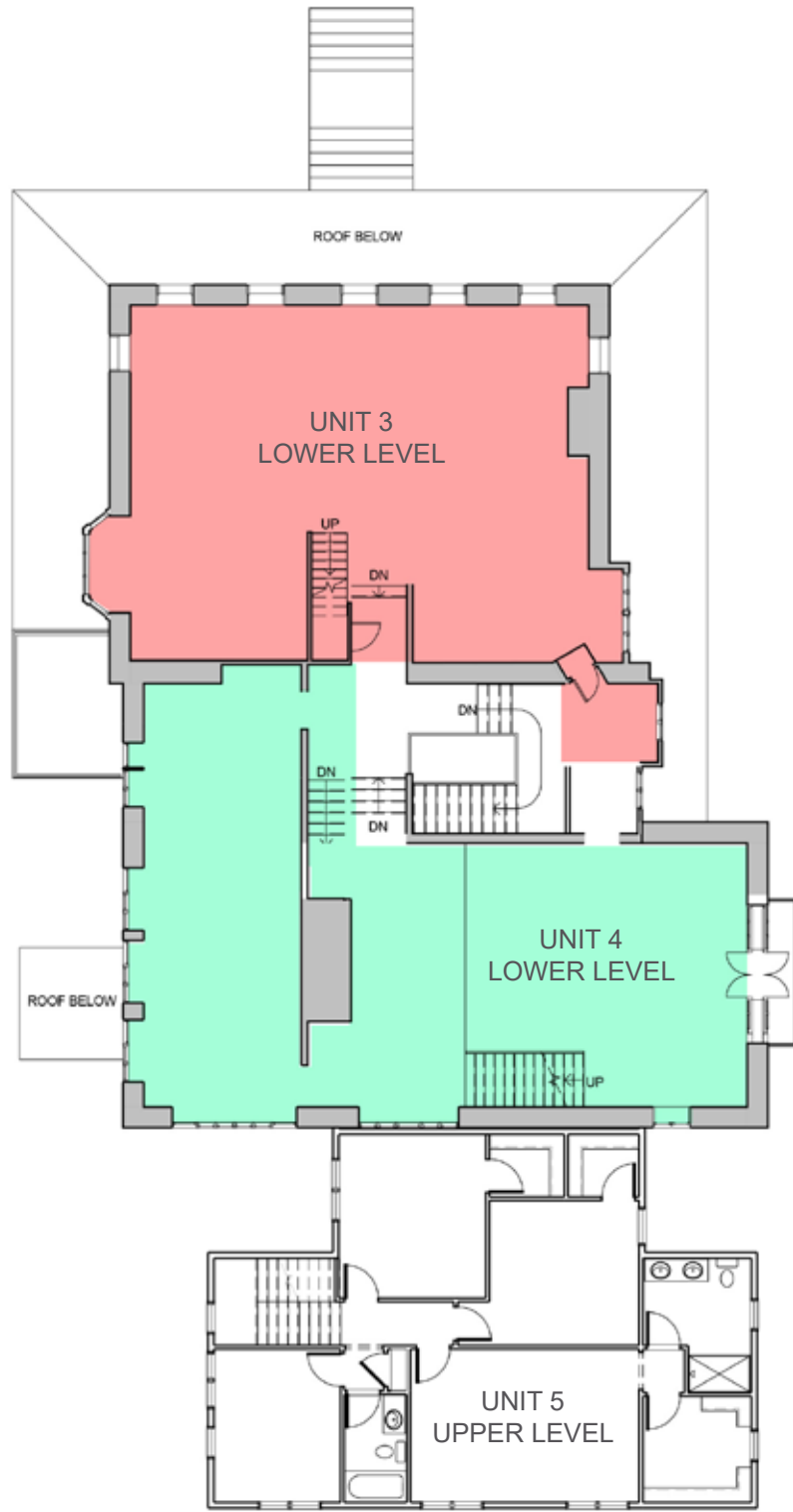
SCALE: 1/16" = 1'-0"

© 2024 BartonPartners Architects Planners, Inc. All rights reserved.

208 REX AVENUE
Philadelphia, PA

BARTONPARTNERS
urban design + architecture

700 East Main Street, Suite 301, Norristown, Pa 19401
www.bartonpartners.com | t:610.930.2800 | e:design@bartonpartners.com



SECOND LEVEL PLAN

THIRD LEVEL PLAN

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

208 REX AVENUE
Philadelphia, PA

© 2024 BartonPartners Architects Planners, Inc. All rights reserved.

BARTONPARTNERS
urban design + architecture

700 East Main Street, Suite 301, Norristown, Pa 19401
www.bartonpartners.com | t:610.930.2800 | e:design@bartonpartners.com



- 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

© 2024 BartonPartners Architects Planners, Inc. All rights reserved.

BARTON PARTNERS
urban design + architecture

700 East Main Street, Suite 301, Norristown, Pa 19401
www.bartonpartners.com | t:610.930.2800 | e:design@bartonpartners.com



- 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



- 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



FRONT ELEVATION

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

208 REX AVENUE
Philadelphia, PA

© 2024 BartonPartners Architects Planners, Inc. All rights reserved.



700 East Main Street, Suite 301, Norristown, Pa 19401
www.bartonpartners.com | t:610.930.2800 | e:design@bartonpartners.com



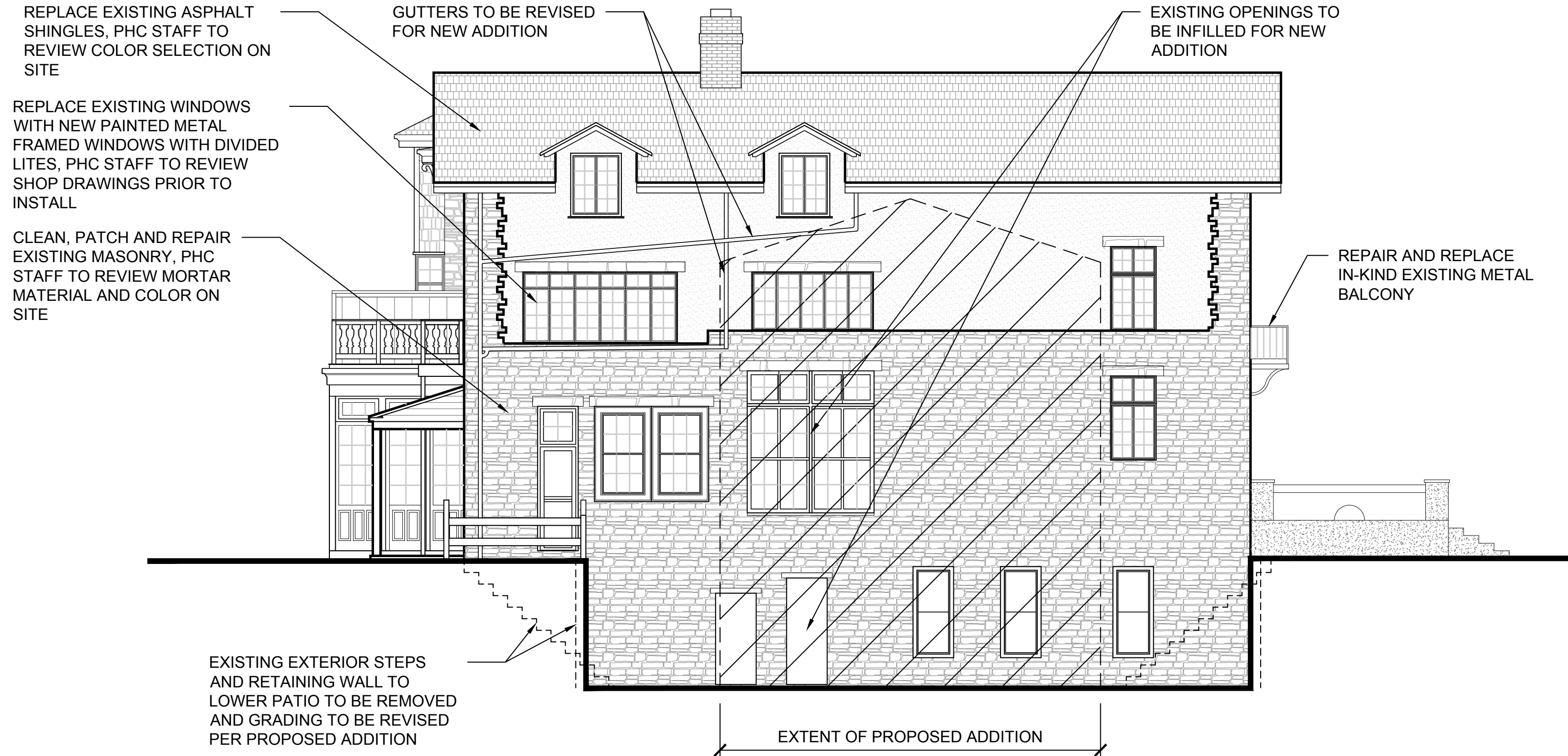
RIGHT ELEVATION

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

© 2024 BartonPartners Architects Planners, Inc. All rights reserved.

208 REX AVENUE
Philadelphia, PA

BARTONPARTNERS
urban design + architecture



REAR ELEVATION

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

208 REX AVENUE
Philadelphia, PA

© 2024 BartonPartners Architects Planners, Inc. All rights reserved.

BARTONPARTNERS
urban design + architecture

700 East Main Street, Suite 301, Norristown, Pa 19401
www.bartonpartners.com | t:610.930.2800 | e:design@bartonpartners.com

REMOVE AND REPLACE EXISTING GUTTERS AND DOWNSPOUTS

INFILL BALCONY OPENING WITH NEW RAILING TO MATCH EXISTING RAILING

ASPHALT ROOF SHINGLES

FIBER CEMENT TRIM BOARDS

FIBER CEMENT WINDOW TRIM

FIBER CEMENT SHAKE SIDING



NATURAL STONE VENEER

AVERAGE GRADE

EXTENT OF PROPOSED ADDITION

24'-5"

32'-0 1/2" VIF

REAR ELEVATION WITH ADDITION

BUILDING ELEVATIONS

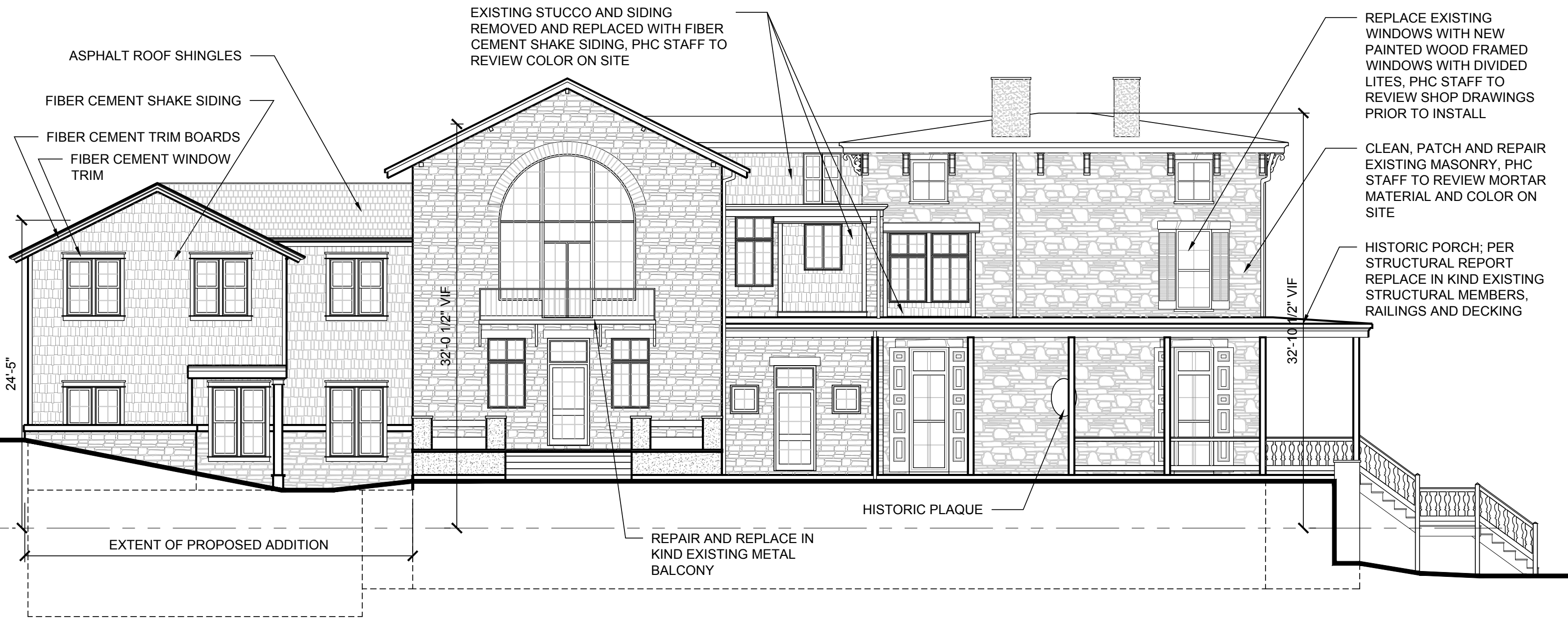
SCALE: 1/8" = 1'-0"

© 2024 BartonPartners Architects Planners, Inc. All rights reserved.

208 REX AVENUE
Philadelphia, PA

BARTONPARTNERS
urban design + architecture

700 East Main Street, Suite 301, Norristown, Pa 19401
www.bartonpartners.com | t:610.930.2800 | e:design@bartonpartners.com



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

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

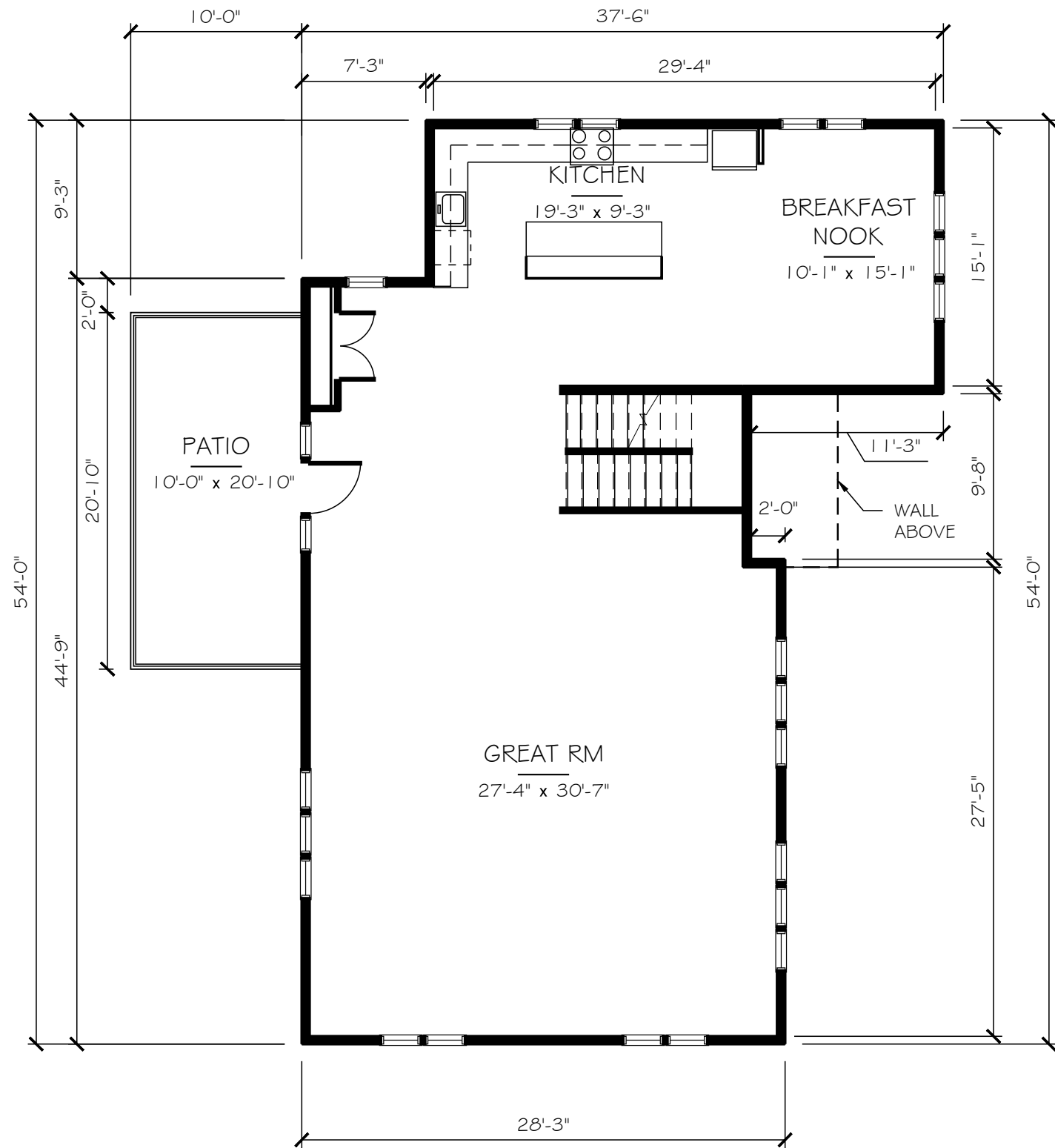
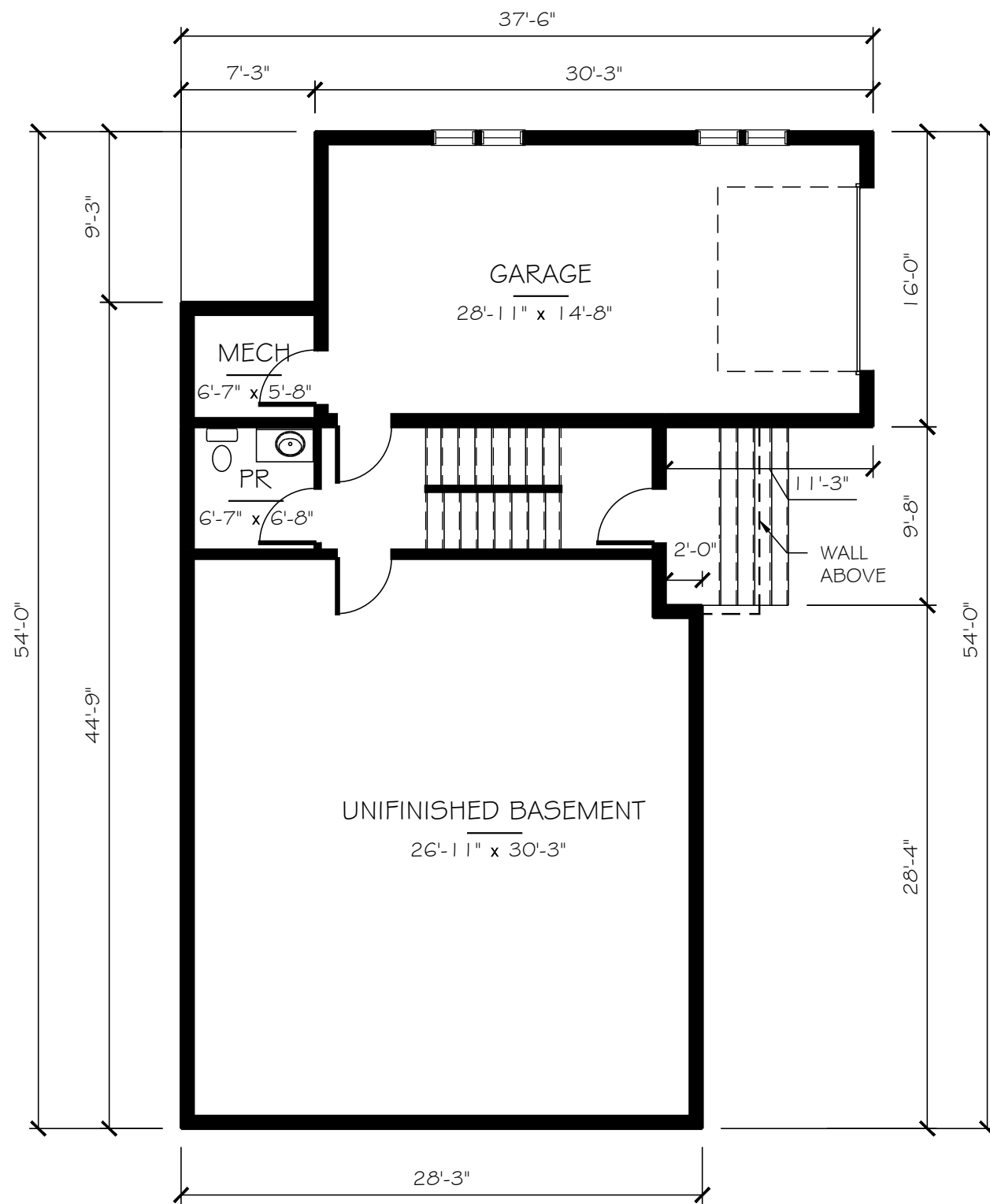
© 2024 BartonPartners Architects Planners, Inc. All rights reserved.

208 REX AVENUE
Philadelphia, PA

BARTONPARTNERS
urban design + architecture

Drawing Number: 20 of 32
Date: 2023.12.05 REVISED 2024.02.01, 2024.03.07, 2024.03.12

700 East Main Street, Suite 301, Norristown, Pa 19401
www.bartonpartners.com | t:610.930.2800 | e:design@bartonpartners.com



LOWER LEVEL FLOOR PLAN

SINGLE FAMILY HOMES

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

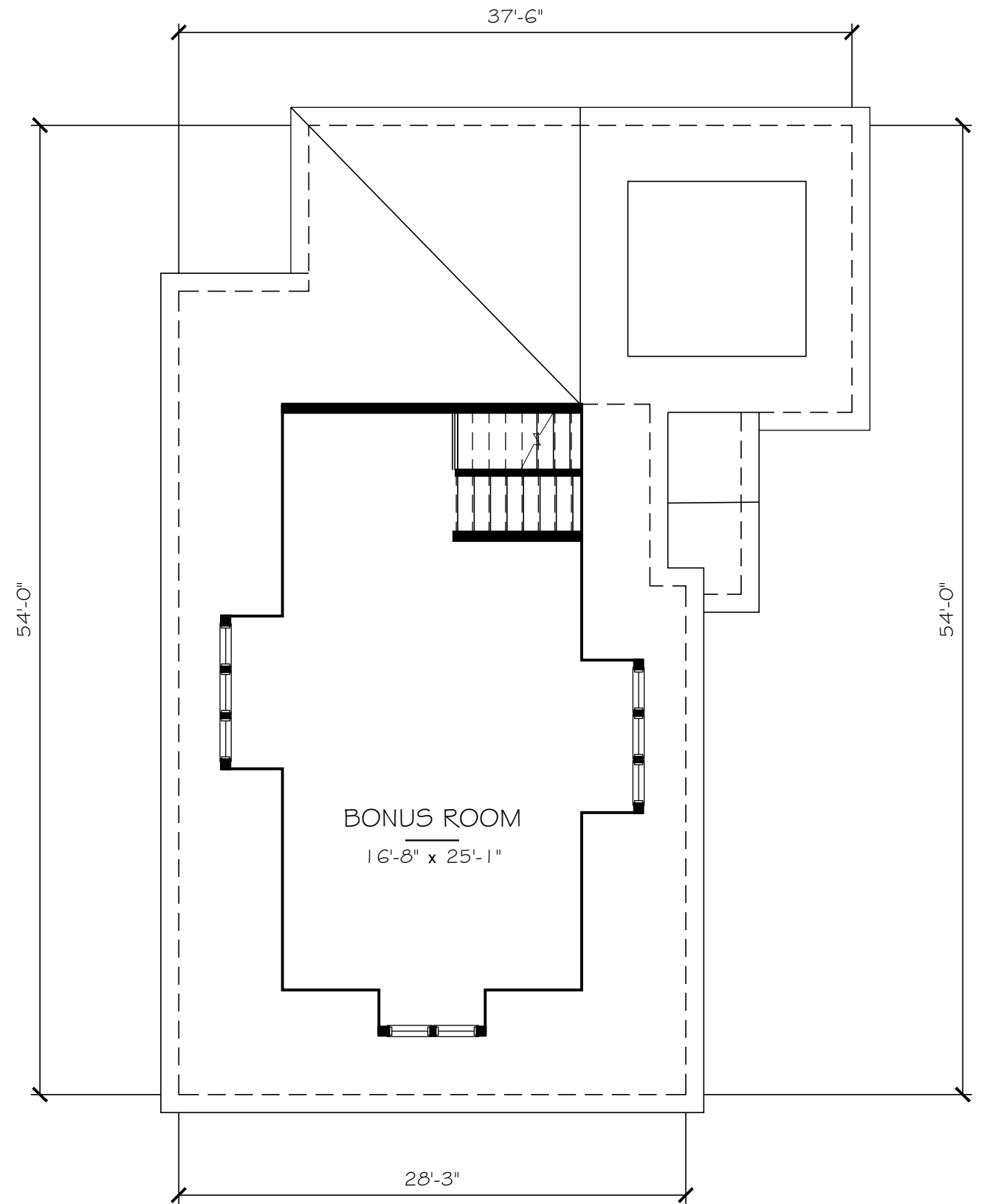
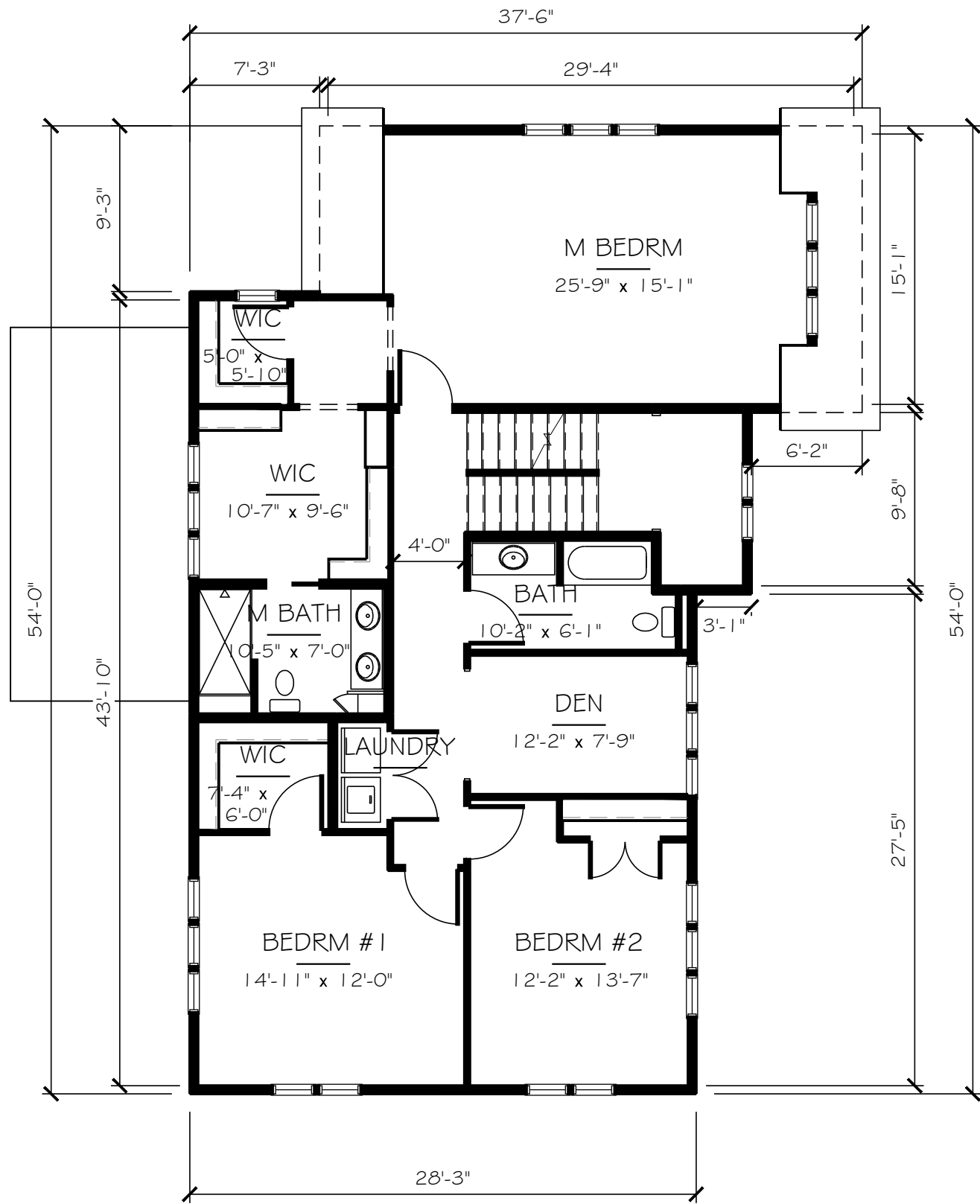
208 REX AVENUE
Philadelphia, PA

FIRST FLOOR PLAN

© 2024 BartonPartners Architects Planners, Inc. All rights reserved.

BARTONPARTNERS
urban design + architecture

700 East Main Street, Suite 301, Norristown, Pa 19401
www.bartonpartners.com | t:610.930.2800 | e:design@bartonpartners.com



THIRD FLOOR PLAN

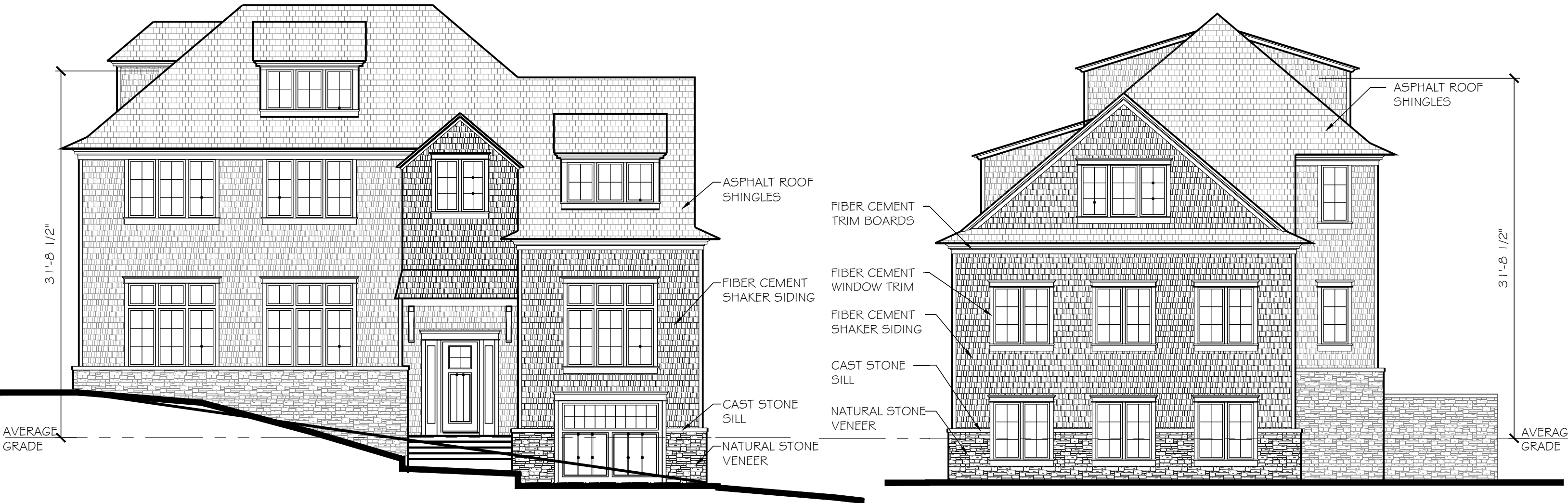
SECOND FLOOR PLAN
 SINGLE FAMILY HOMES
 SCALE: 1/8" = 1'-0"

© 2024 BartonPartners Architects Planners, Inc. All rights reserved.

208 REX AVENUE
 Philadelphia, PA

BARTONPARTNERS
 urban design + architecture

700 East Main Street, Suite 301, Norristown, Pa 19401
 www.bartonpartners.com | t:610.930.2800 | e:design@bartonpartners.com



FRONT ELEVATION

RIGHT ELEVATION

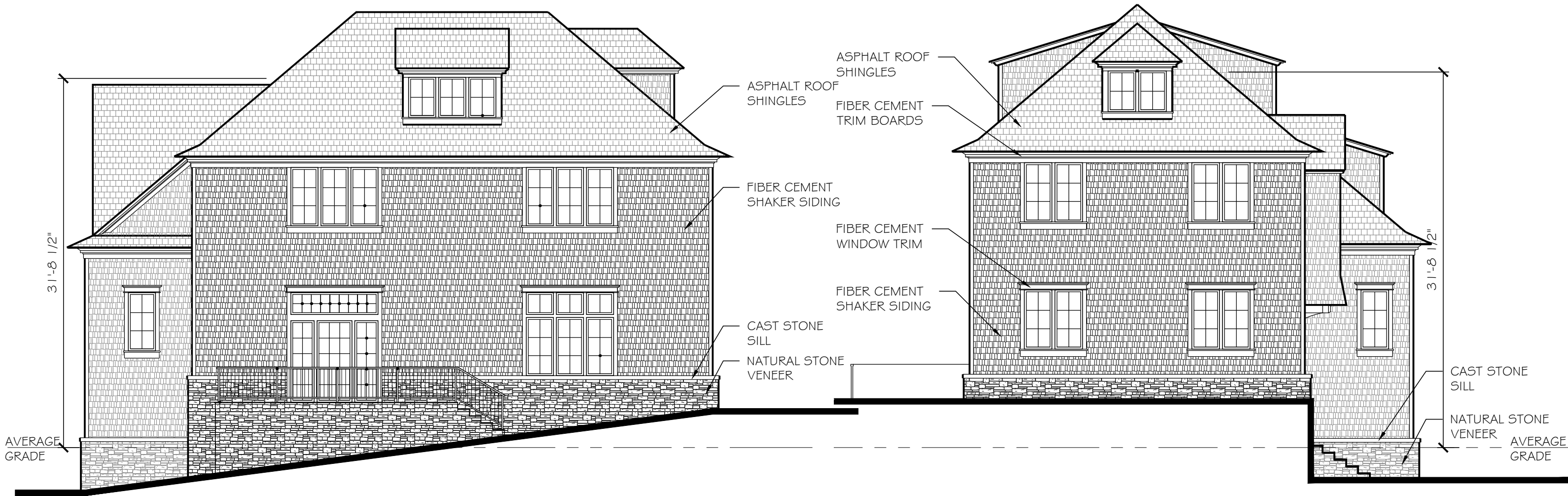
SINGLE FAMILY HOMES
SCALE: 1/8" = 1'-0"

© 2024 BartonPartners Architects Planners, Inc. All rights reserved.

208 REX AVENUE
Philadelphia, PA

BARTONPARTNERS
urban design + architecture

700 East Main Street, Suite 301, Norristown, Pa 19401
www.bartonpartners.com | t:610.930.2800 | e:design@bartonpartners.com



REAR ELEVATION

LEFT ELEVATION

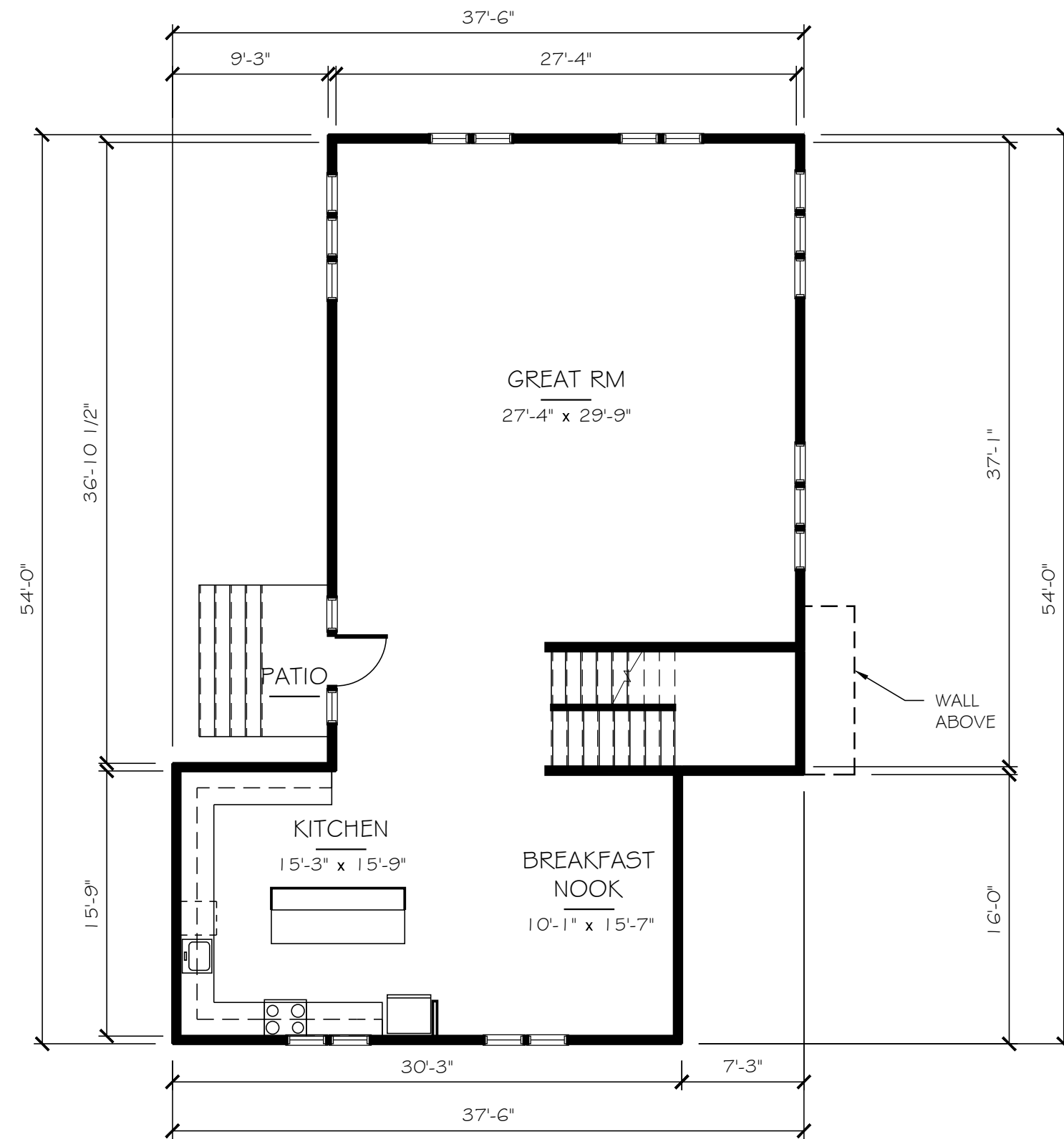
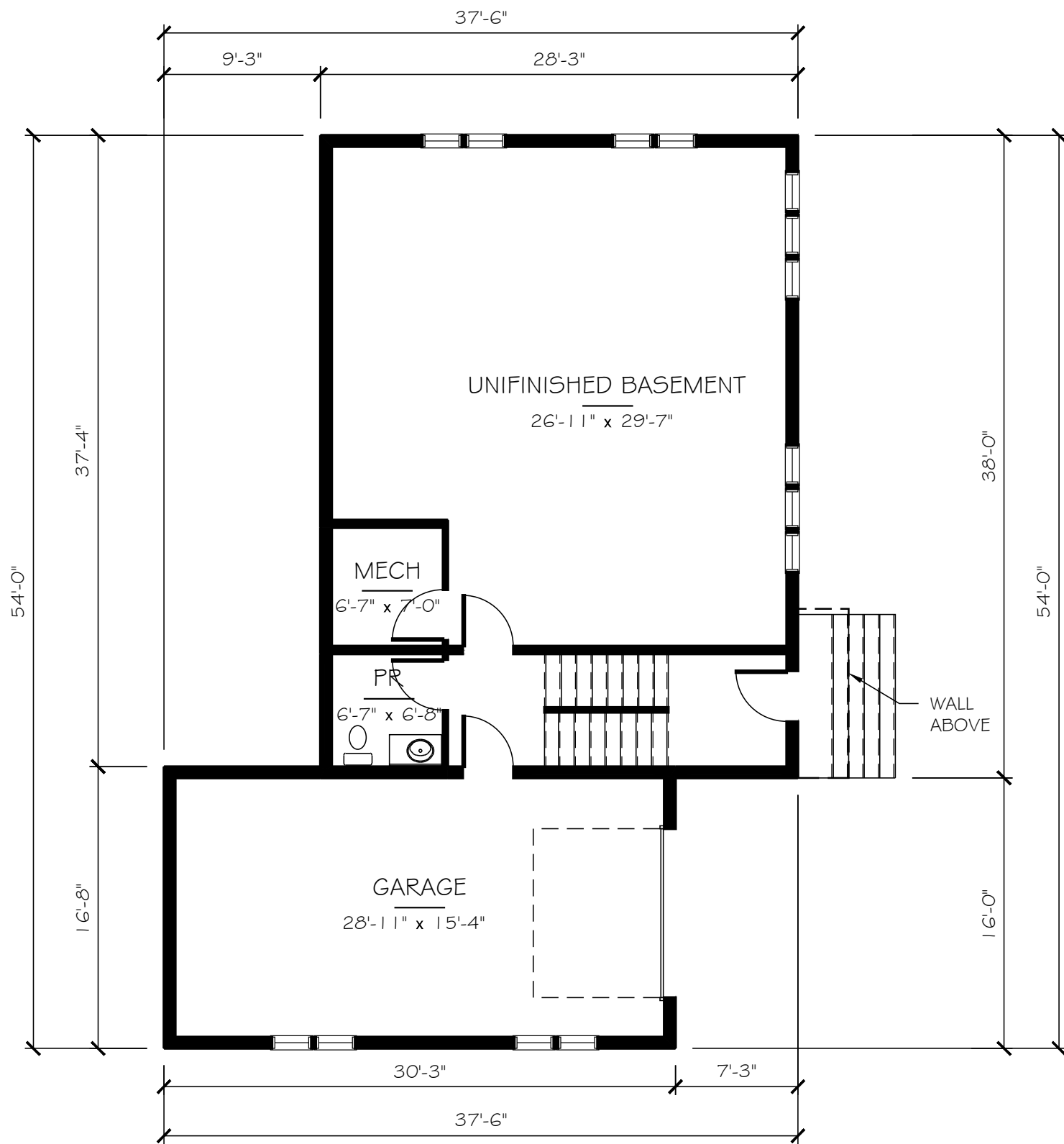
SINGLE FAMILY HOMES
 SCALE: 1/8" = 1'-0"

© 2024 BartonPartners Architects Planners, Inc. All rights reserved.

208 REX AVENUE
 Philadelphia, PA

BARTONPARTNERS
 urban design + architecture

700 East Main Street, Suite 301, Norristown, Pa 19401
 www.bartonpartners.com | t:610.930.2800 | e:design@bartonpartners.com



LOWER LEVEL FLOOR PLAN

FIRST FLOOR PLAN

SINGLE FAMILY HOMES

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

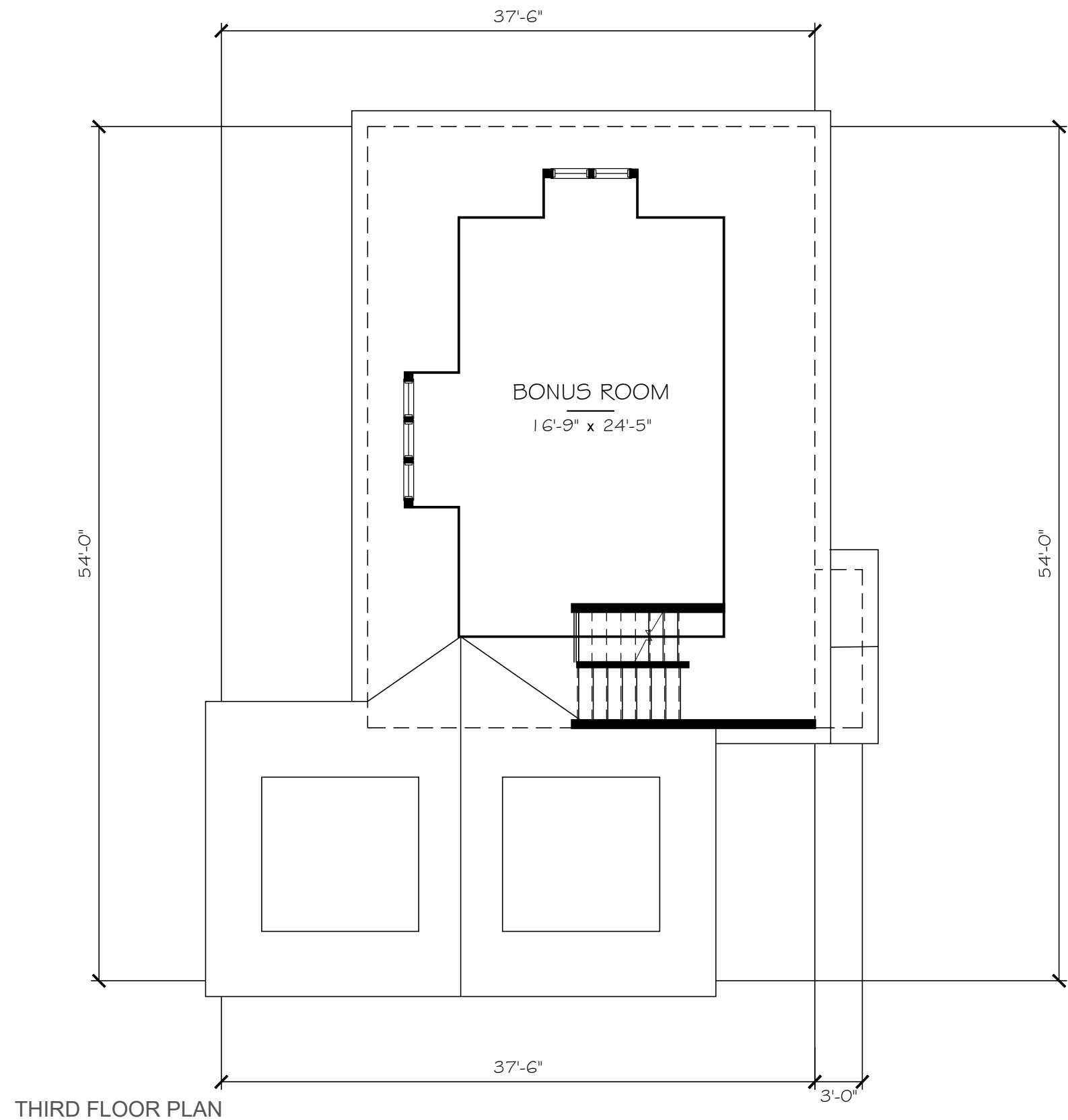
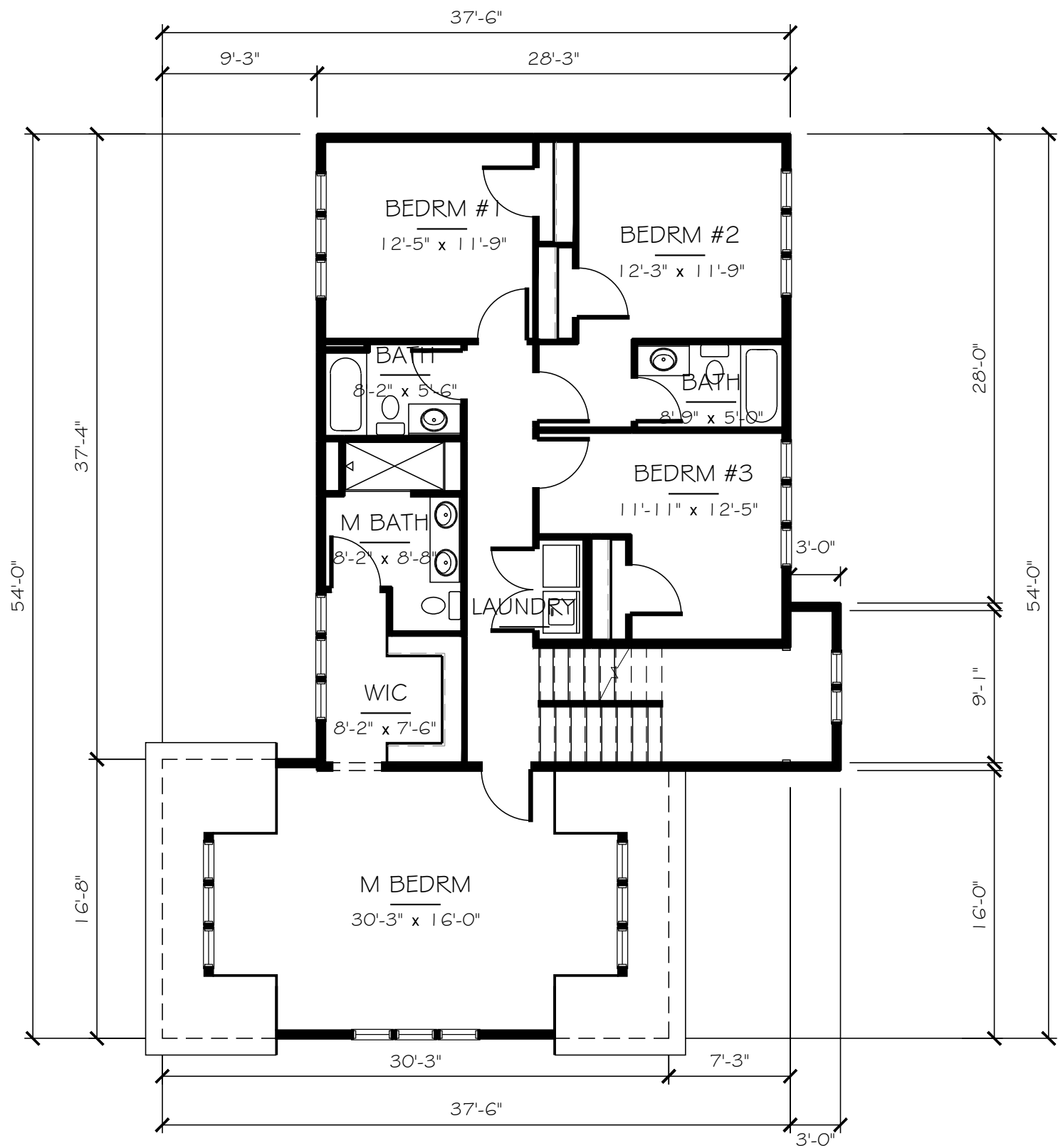
© 2024 BartonPartners Architects Planners, Inc. All rights reserved.

208 REX AVENUE
Philadelphia, PA

BARTONPARTNERS
urban design + architecture

Drawing Number: 25 of 32
Date: 2023.12.05 REVISED 2024.02.01, 2024.03.07, 2024.03.12

700 East Main Street, Suite 301, Norristown, Pa 19401
www.bartonpartners.com | t:610.930.2800 | e:design@bartonpartners.com



SECOND FLOOR PLAN

THIRD FLOOR PLAN

SINGLE FAMILY HOMES

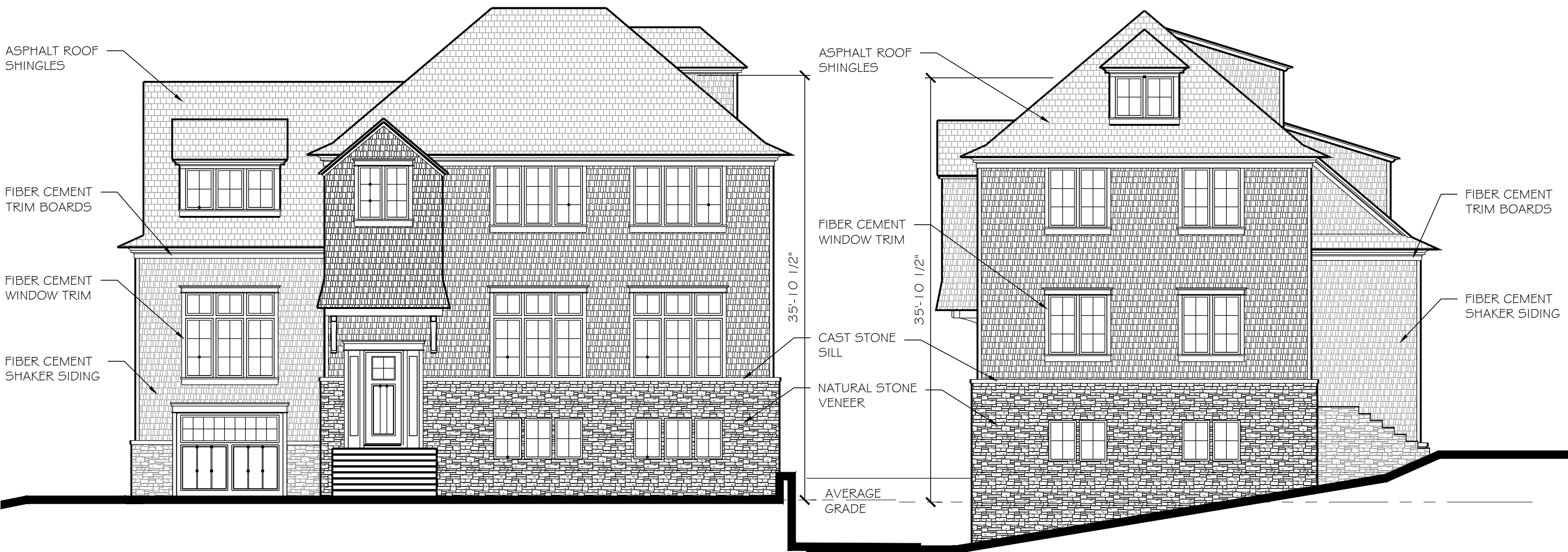
SCALE: 1/8" = 1'-0"

208 REX AVENUE
Philadelphia, PA

© 2024 BartonPartners Architects Planners, Inc. All rights reserved.

BARTONPARTNERS
urban design + architecture

700 East Main Street, Suite 301, Norristown, Pa 19401
www.bartonpartners.com | t:610.930.2800 | e:design@bartonpartners.com



FRONT ELEVATION

RIGHT ELEVATION

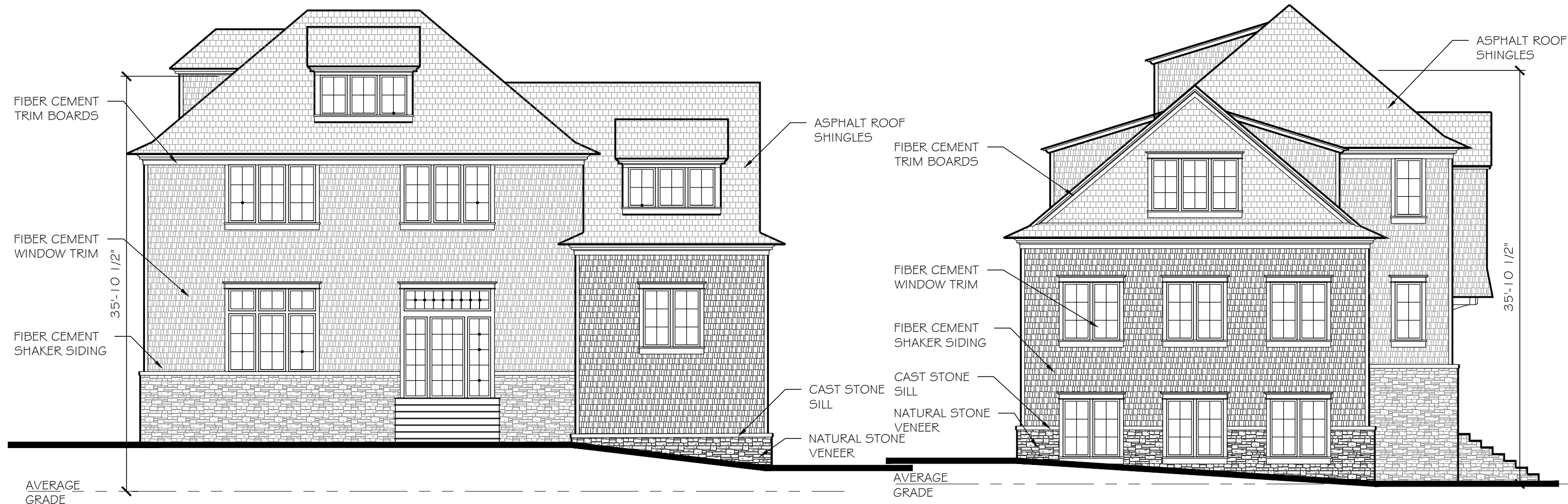
SINGLE FAMILY HOMES
 SCALE: 1/8" = 1'-0"

208 REX AVENUE
 Philadelphia, PA

© 2024 BartonPartners Architects Planners, Inc. All rights reserved.

BARTONPARTNERS
 urban design + architecture

700 East Main Street, Suite 301, Norristown, Pa 19401
 www.bartonpartners.com | t:610.930.2800 | e:design@bartonpartners.com



REAR ELEVATION

LEFT ELEVATION

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

208 REX AVENUE
Philadelphia, PA

© 2024 BartonPartners Architects Planners, Inc. All rights reserved.

BARTONPARTNERS
urban design + architecture

700 East Main Street, Suite 301, Norristown, Pa 19401
www.bartonpartners.com | t:610.930.2800 | e:design@bartonpartners.com

Drawing Number: 28 of 32
Date: 2023.12.05 REVISED 2024.02.01, 2024.03.07, 2024.03.12



RENDERING
NOT TO SCALE

208 REX AVENUE
Philadelphia, PA

Drawing Number: 29 of 32
Date: 2023.12.05 REVISED 2024.02.01, 2024.03.07, 2024.03.12

© 2024 BartonPartners Architects Planners, Inc. All rights reserved.

BARTON PARTNERS
urban design + architecture

700 East Main Street, Suite 301, Norristown, Pa 19401
www.bartonpartners.com | t:610.930.2800 | e:design@bartonpartners.com



RENDERING
NOT TO SCALE

208 REX AVENUE
Philadelphia, PA

Drawing Number: 30 of 32
Date: 2023.12.05 REVISED 2024.02.01, 2024.03.07, 2024.03.12

© 2024 BartonPartners Architects Planners, Inc. All rights reserved.

BARTON PARTNERS
urban design + architecture

700 East Main Street, Suite 301, Norristown, Pa 19401
www.bartonpartners.com | t:610.930.2800 | e:design@bartonpartners.com



RENDERING
NOT TO SCALE

208 REX AVENUE
Philadelphia, PA

Drawing Number: 31 of 32
Date: 2023.12.05 REVISED 2024.02.01, 2024.03.07, 2024.03.12

© 2024 BartonPartners Architects Planners, Inc. All rights reserved.

BARTON PARTNERS
urban design + architecture

700 East Main Street, Suite 301, Norristown, Pa 19401
www.bartonpartners.com | t:610.930.2800 | e:design@bartonpartners.com



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

Drawing Number: 32 of 32
Date: 2023.12.05 REVISED 2024.02.01, 2024.03.07, 2024.03.12

PHC STAFF TO REVIEW FINAL CUT SHEETS
AND SELECTED COLORS.

© 2024 BartonPartners Architects Planners, Inc. All rights reserved.

BARTONPARTNERS
urban design + architecture

700 East Main Street, Suite 301, Norristown, Pa 19401
www.bartonpartners.com | t:610.930.2800 | e:design@bartonpartners.com