

**ROTHNER RESIDENCE:
GUIDELINES FOR INTERIOR REHABILITATION**

ADAM HOOVER - SPRING 2020



PURPOSE OF GUIDELINES:

Inform future owners on methods to modify the Rothner Residence without removing the home's key concepts and architectural features.



VISUAL ANALYSIS

3909 Vaux Street
Beth Hillel - Beth El
Fitler Square Office



IDENTIFY

Significant Features
Key Concepts
Prior Modifications



DEFINE

Hierarchy of Spaces
Levels of Impact
Areas at Risk

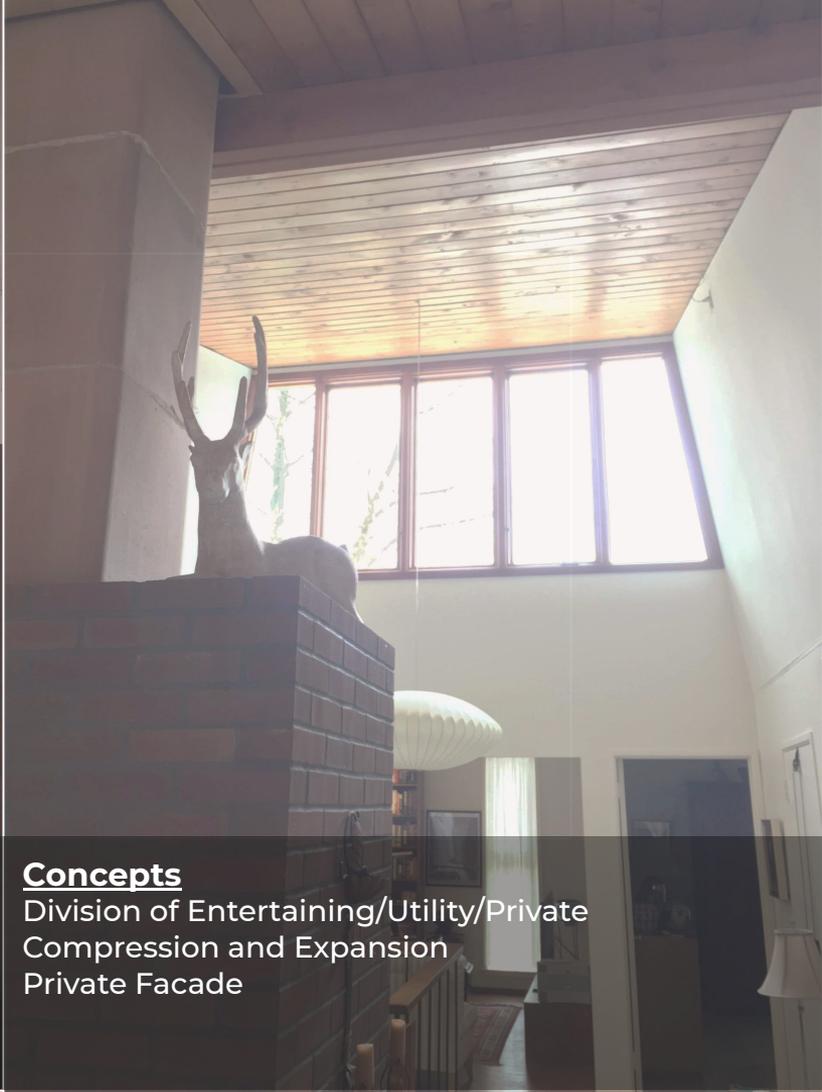


Google Maps



3909 Vaux Street
East Falls
Phila., PA

Features
Central Hearth
High Lighting
Warm Paneling
Decorative Glass Block



Concepts
Division of Entertaining/Utility/Private
Compression and Expansion
Private Facade



Courtesy of Suzanna Barucco



Yelp

**Beth Hillel-Beth El
Synagogue
Wynnewood, PA**

Features
High Lighting
Warm Wool Panels for Bimah
Horizontality in Masonry
Verticality in Windows and Bimah



Concepts
Division of Sanctuary/Social/Administrative
Compression and Expansion
Private Street View

Courtesy of Suzanna Barucco



Norman Rice Office
Fitler Square
Phila., PA

Features
Warm Paneling
High Lighting
Built in Shelves

Concepts
Division of Entertaining/Utility/Private
Compression and Expansion
Private Facade

Rothner Residence

3419-3421 W. Schoolhouse Ln.
Phila., PA

Main Features

- Warm Paneling
- Aluminum Windows
- Built-In Shelves
- Random Ashlar Fireplace

Concepts

- Public/Private/Utility Division
- Central Hearth
- Horizontality
- Private Facade

Prior Renovations

- Old Garage Adaptation
- Replacement of Floor
- Dark Room Adaptation
- General Maintenance



Public
Private
Utility



Rothner Residence

3419-3421 W. Schoolhouse Ln.
Phila., PA

Prior Modifications

Major Modification

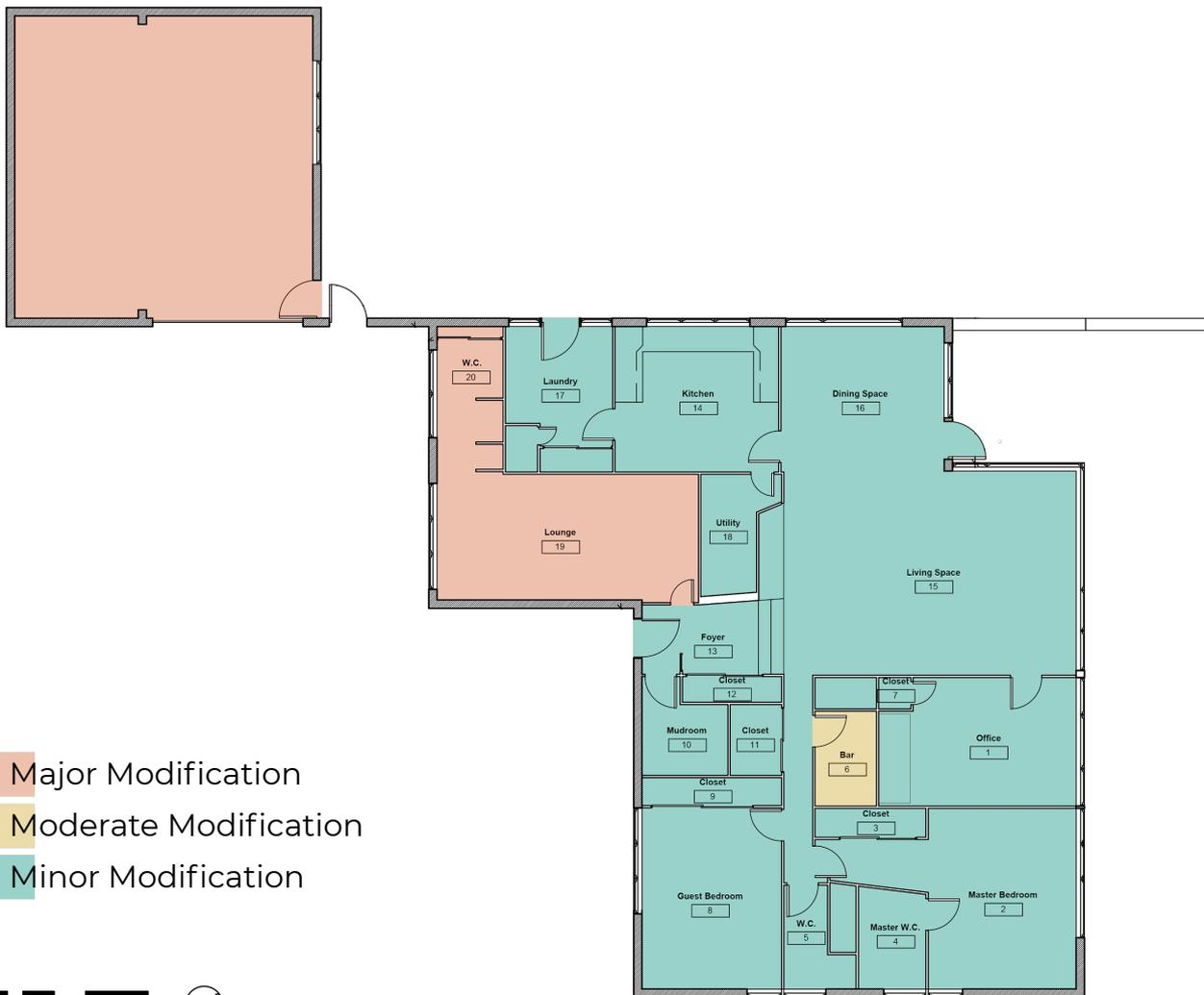
Major Change in Program
Additions

Moderate Modification

Minor Change in Program
Aesthetic Changes

Minor Modification

Necessary Maintenance
Original Program



Major Modification
Moderate Modification
Minor Modification





Courtesy of Janet-Grace



Living Room
Rothner Residence
3419-3421 W. Schoolhouse Ln.
Phila., PA

Features
Warm Paneling
Aluminum Windows
Built-In Shelves
Random Ashlar Fireplace
Soffit Lighting

Concepts
Central Hearth
Horizontality in Windows
Verticality in Paneling
Public/Private/Utility Division

Renovations
Slate Floors
Blinds
Light Fixture



Dining Room + Kitchen
Rothner Residence
3419-3421 W. Schoolhouse Ln.
Phila., PA

Features
Aluminum Windows
Original Cabinets

Concepts
Public/Utility Division

Renovations
Slate Floors
Blinds
Kitchen Window Closure
Light Fixture
New Countertop



Courtesy of Janet Grace



Office, Bar, Lounge
Rothner Residence
3419-3421 W. Schoolhouse Ln.
Phila., PA

Features
Warm Paneling
Aluminum Windows
Built-In Shelves



Concepts
Public/Private/Utility Division



Renovations
Floor Finishes
Ceiling Finish
Wall Finishes
Garage Renovation

Rothner Residence

3419-3421 W. Schoolhouse Ln.
Phila., PA

Hypothesized Risks

High Risk

Small Kitchen for Contemporary Standards
Small Master Bedroom for Cont. Stds.
Small Master Bathroom/Closet for Cont. Stds.
Kitchen Wall Paneling - Outdated

Moderate Risk

Storage Spaces
Bedroom/Exercise Room
Small Openings in the

Low Risk

Meet Contemporary Standards



High Risk
Moderate Risk
Low Risk



Rothner Residence

3419-3421 W. Schoolhouse Ln.
Phila., PA

Hierarchy of Spaces + Impact of Changes

High Impact
Removal of Any Significant Features
Removal of Key Concepts
Additions to Home/Site
Modification to Window Openings

Moderate Impact
Floor Finishes
Wall Finishes - Except Paneling
Ceiling Finishes
Reconfiguration of Low Significant Spaces
Modifications to Mechanical Systems

Low Impact
Window Finishes - Blinds
Making Windows Operable
Replacement of Window Glazing



Major Significance
Moderate Significance
Minor Significance





THANK YOU!