

**ADDRESS: 2411 DELANCEY PL, UNIT A**

Proposal: Construct four-story building

Review Requested: Final Approval

Owner: Eugenia & Steven Galetta

Applicant: Gabriel Deck, Gnome Architects, LLC

History: 1967

Individual Designation: None

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

Staff Contact: Meredith Keller, meredith.keller@phila.gov

**OVERVIEW:** The property at 2411 Delancey Place, Unit A, is part of a row of nondescript buildings constructed in the late 1960s. They are located on the north side of the 2400-block of Delancey Place, though the fronts of the buildings are not visible from the street, owing to their location behind five properties with street frontages on Delancey. The six buildings that comprise 2411 Delancey Place, Units A through F, are part of the larger development of Bauhaus-style structures that extend from Delancey Place to Cypress Street, though the rear units do not share the Bauhaus styling. Both the Delancey and Cypress sections of the development are classified as non-contributing in the Rittenhouse-Fidler Historic District. While the fronts of the 2411 Delancey Place units face an interior court between Delancey Place and Cypress Street, the rears of the buildings face directly onto Cypress Street. The south side of the 2400-block of Cypress Street consists of seven non-contributing buildings. The north side is comprised of the rears of several Spruce Street properties and includes numerous roll-down gates. No contributing structures front onto this block of Cypress Street.

Within the past couple years, a fire destroyed an adjacent building and caused significant damage to 2411 Delancey Place. The Historical Commission staff approved a permit for complete demolition of the fire-damaged structure on 4 December 2020. The Department of Licenses and Inspections issued the permit in January 2021, and the four-story building was subsequently demolished.

This application proposes to construct a four-story building with a roof deck and pilot house in place of the previous non-contributing structure. At its Cypress Street elevation, the new building would feature a brick base and balcony at the second story. It would be clad in composite panel siding with flat metal accent panels. Like the previous building, the new structure would have a garage door at the first story.

**SCOPE OF WORK:**

- Construct four-story building with pilot house 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 shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*
  - The proposed four-story building would replace a previous building of approximately the same size. The new building would be compatible in massing, size, and scale. Owing to its location within a row of non-contributing structures, the proposed building would not destroy any historic materials, nor would it impact the historic integrity of the surrounding environment. The work complies with this standard.

- Guidelines for New Exterior Additions to Historic Buildings and Related New Construction:
  - *Recommended: Designing new construction on a historic site or in a historic setting that it is compatible but differentiated from the historic building or buildings.*
  - *Recommended: Considering the design for related new construction in terms of its relationship to the historic building as well as the historic district and setting.*
  - *Not Recommended: Adding new construction that results in the diminution or loss of the historic character of the building, including its design, materials, location, or setting.*
  - The proposed building would be visible only from Cypress Street, where no fronts of contributing or significant structures are located. The proposed building is compatible in massing and size and would have no visual impact on the historic district. The work complies with this guideline.

**STAFF RECOMMENDATION:** Approval, with the staff to review details, pursuant to Standard 9, and the Guidelines for New Exterior Additions to Historic Buildings and Related New Construction.

**MAPS & IMAGES:**



Figure 1: 2020 aerial showing 2411 Delancey Place, Unit A. Source: Atlas.



Figure 2: The courtyard façade of 2411 Delancey Place, Unit A, prior to demolition, 2020. Source: Pictometry.



Figure 3: The Cypress Street façade of 2411 Delancey Place, Unit A, prior to demolition, 2020. Source: Cyclomedia.



Figure 4: The row of non-contributing buildings facing Cypress Street. Five of the six buildings at the center of the image are 2411 Delancey Street, Units A through F. Source: Pictometry.





**Figure 5: Aerial view of the 2400 block of Cypress Street, showing the rear of the properties on Spruce Street. Source: Pictometry.**

# APPLICATION FOR BUILDING PERMIT



CITY OF PHILADELPHIA  
DEPARTMENT OF LICENSES AND INSPECTIONS  
MUNICIPAL SERVICES BUILDING – CONCOURSE  
1401 JOHN F. KENNEDY BOULEVARD  
PHILADELPHIA, PA 19102  
For more information visit us at [www.phila.gov/li](http://www.phila.gov/li)

APPLICATION # \_\_\_\_\_

(Please complete all information below and print clearly)

**ADDRESS OF PROPOSED CONSTRUCTION:**

2411 DELANCEY PL. #A, PHILADELPHIA, PA 19103

**APPLICANT:**

GABRIEL DECK

**COMPANY NAME**

GNOME ARCHITECTS, LLC

PHONE # (215) 279-7531

FAX #

**APPLICANT'S ADDRESS:**

1901 S. 9TH ST. RM 526

PHILADELPHIA, PA 19148

LICENSE # AC#

E-MAIL: PERMITS@GNOMEARCH.COM

**PROPERTY OWNER'S NAME:**

EUGENIA & STEVEN GALETTA

**PROPERTY OWNER'S ADDRESS:**

2411 DELANCEY PL. #A, PHILADELPHIA, PA 19103

PHONE #

FAX #

**ARCHITECT/ENGINEER IN RESPONSIBLE CHARGE**

GABRIEL J DECK, RA, LEED AP

**ARCHITECT/ENGINEERING FIRM:**

GNOME ARCHITECTS, LLC

**ARCHITECT/ENGINEERING FIRM ADDRESS:**

1901 S. 9TH ST. RM 526

PHILADELPHIA, PA 19148

PHONE # (215) 279-7531

FAX #

LICENSE # 606859

E-MAIL: PERMITS@GNOMEARCH.COM

**CONTRACTOR:**

TBD

**CONTRACTING COMPANY:**

**CONTRACTING COMPANY ADDRESS:**

PHONE #

FAX #

LICENSE #

E-MAIL:

**USE OF BUILDING/SPACE**

R-3 – SINGLE FAMILY DWELLING

**ESTIMATED COST OF WORK**

\$ \_\_\_\_\_

**BRIEF DESCRIPTION OF WORK:**

FOR THE CONSTRUCTION OF A NEW, CELLAR + FOUR STORY DWELLING WITH REAR BALCONY, ROOF DECK ACCESSED BY PILOT HOUSE, AND (1) CAR REAR LOADED GARAGE. SIZE AND LOCATION AS PER PLANS \*\*\*

\*\*\*PROPOSED RECONSTRUCTION OF DESTROYED STRUCTURES PER 14-305(10)

AN EXISTING 4-STORY STRUCTURE W/ 1-CAR REAR GARAGE PARKING WAS DESTROYED BY A FIRE AND HAS SINCE BEEN DEMOLISHED UNDER SEPERATE APPLICATION.

**TOTAL AREA UNDERGOING CONSTRUCTION:** \_\_\_\_\_ square feet

**COMPLETE THESE ITEMS IF APPLICABLE TO THIS APPLICATION:**

# OF NEW SPRINKLER HEADS (suppression system permits only): \_\_\_\_\_ LOCATION OF SPRINKLERS: \_\_\_\_\_

# OF NEW REGISTERS/DIFFUSERS (hvac/ductwork permits only): \_\_\_\_\_ LOCATION OF STANDPIPES: \_\_\_\_\_

IS THIS APPLICATION IN RESPONSE TO A VIOLATION?  NO  YES VIOLATION #: \_\_\_\_\_

All provisions of the building code and other City ordinances will be complied with, whether specified herein or not. Plans approved by the Department form a part of this application. I hereby certify that the statements contained herein are true and correct to the best of my knowledge and belief. I further certify that I am authorized by the owner to make the foregoing application, and that, before I accept my permit for which this application is made, the owner shall be made aware of all conditions of the permit. I understand that if I knowingly make any false statement herein I am subject to such penalties as may be prescribed by law or ordinance.

APPLICANT'S SIGNATURE: \_\_\_\_\_

DATE: 05 / 11 / 2021

**PRE-REQUISITE APPROVALS FOR:**

ADDRESS:

APPLICATION #:

✓ IF REQ'D	AGENCY	INITIALS	DATE	REMARKS
	ART COMMISSION 13 <sup>TH</sup> FLOOR – 1515 ARCH STREET			
	CITY PLANNING COMMISSION 13 <sup>TH</sup> FLOOR – 1515 ARCH STREET			
	FAIRMOUNT PARK COMMISSION <input type="checkbox"/> CITY <input type="checkbox"/> STATE AIR MANAGEMENT / HEALTH DEPT			
	HISTORICAL COMMISSION ROOM 576 – CITY HALL			
	STREETS DEPARTMENT ROOM 940 – M.S.B.			
	WATER DEPARTMENT 2 <sup>ND</sup> FLOOR – 1101 MARKET STREET			
	CONTRACTUAL SERVICES UNIT ROOM 1140 – M.S.B.			
	ZONING			

**EXAMINER'S APPROVAL (OFFICE USE ONLY)**

APPROVED USE OF BUILDING SPACE:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

PERMIT TO READ:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

CODE/EDITION USED FOR REVIEW:

WAS VIOLATION FOR WORK WITHOUT A PERMIT?  NO       YES (INSPECTION FEE MUST BE ADDED TO PERMIT FEE)

VIOLATION # \_\_\_\_\_

OTHER BUILDING PERMITS REQUIRED:     FIRE SUPPRESSION       HVAC/DUCT       FUEL GAS

PLAN #	CONSTRUCTED AREA _____ SQ FT	<input type="checkbox"/> NEW CONSTRUCTION <input type="checkbox"/> ALTERATION	FEE ITEM	AMOUNT
			BLDG. PERMIT/C.O./L.O.	
CONSTRUCTION TYPE: _____	CO REQUIRED <input type="checkbox"/> NO <input type="checkbox"/> YES	NEW DWG UNITS:	INSPECTION FEE	
			WATER METERS	
USE: _____	VARIANCES <input type="checkbox"/> NO <input type="checkbox"/> YES	PROJECT TYPE	CONSTRUCTION WATER	
			<b>TOTAL FEES</b>	

This is to certify that I have examined the within detailed statement, together with a copy of the plans relating thereto, and find the same to be in accordance with the provisions of the law relating to buildings in the City of Philadelphia, that the same has been approved and entered into the records of this Department.

EXAMINER: \_\_\_\_\_ DATE APPROVED: \_\_\_\_\_

PERMIT # \_\_\_\_\_

DATE ISSUED: \_\_\_\_\_

CHECK # \_\_\_\_\_



Gnome Architects LLC.  
1901 S. 9th Street, RM. 526  
Philadelphia, PA 19148  
gabe@gnomearch.com  
215 279 7531

05.11.2021

City of Philadelphia  
Historical Commission  
1515 Arch St  
13th Floor  
Philadelphia, PA 19102

RE: 2411 Delancey Pl. #A  
Philadelphia, PA 19103  
Application for Final Approval  
Owner: Eugenia and Steven Galetta

To Members of Philadelphia Historical Commission,

Please see the attached application for final approval for a new construction four story plus cellar single family dwelling with rear balcony, roof deck accessed by pilot house, and (1) car rear loaded garage. The new construction building is a reconstruction of a destroyed structure per 14-305(10). The existing 4-story structure with one car rear parking was destroyed by a fire and has since been demolished under a separate application.

Best Regards,  
Gabriel Deck RA, LEED AP  
Principal Architect



# 2411 DELANCEY PL #A

PROPOSED SINGLE FAMILY DWELLING

PHILADELPHIA HISTORICAL COMMISSION APPLICATION

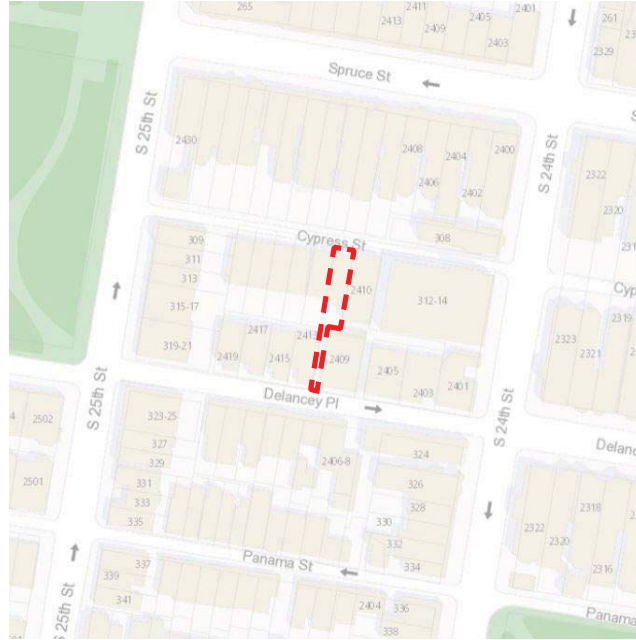
GNOME ARCHITECTS

05.11.2021






AERIAL VIEW



SITE MAP



ZONING MAP


**2411 Delancey PL #A**  
 PROPOSED SINGLE FAMILY DWELLING  
 PHILADELPHIA HISTORICAL COMMISSION APPLICATION  
 GNOME ARCHITECTS  
 05.11.2021





AERIAL VIEW - NORTH (RECENTLY DEMOLISHED 4 STORY STRUCTURE SHOWN)





AERIAL VIEW - EAST (RECENTLY DEMOLISHED 4 STORY STRUCTURE SHOWN)



AERIAL VIEW - SOUTH (RECENTLY DEMOLISHED 4 STORY STRUCTURE SHOWN)



AERIAL VIEW - WEST (RECENTLY DEMOLISHED 4 STORY STRUCTURE SHOWN)

 2411 Delancey PL #A  
PROPOSED SINGLE FAMILY DWELLING  
 PHILADELPHIA HISTORICAL COMMISSION APPLICATION  
GNOME ARCHITECTS  
05.11.2021





(1) VIEW FROM INTERIOR ENTRY COURT OF RECENTLY DEMOLISHED STRUCTURE



(2) VIEW FROM INTERIOR OF COURTYARD OF RECENTLY DEMOLISHED STRUCTURE




(3) VIEW OF REAR ELEVATION FROM CYPRESS ST OF RECENTLY DEMOLISHED STRUCTURE



(5) VIEW WEST ON CYPRESS ST



(6) VIEW EAST ON DELANCEY ST

 2411 Delancey PL #A  
PROPOSED SINGLE FAMILY DWELLING  
PHILADELPHIA HISTORICAL COMMISSION APPLICATION  
GNOME ARCHITECTS  
05.11.2021

EXISTING 4-STORY SINGLE FAMILY STRUCTURE DESTROYED  
BY FIRE, PRIOR TO RECENT DEMOLITION







(4) VIEW WEST ON DELANCEY ST - SHARED ENTRYWAY LEADING TO BUILDING FRONTAGE



(5) VIEW EAST ON DELANCEY ST - SHARED ENTRYWAY LEADING TO BUILDING FRONTAGE

 2411 Delancey PL #A  
PROPOSED SINGLE FAMILY DWELLING  
 PHILADELPHIA HISTORICAL COMMISSION APPLICATION  
GNOME ARCHITECTS  
05.11.2021

**SITE CONDITIONS**

PAGE 6



(7) NEARBY ON CYPRESS ST.



(8) NEARBY ON CYPRESS ST.



(9) NEARBY ON CYPRESS ST.





(10) NEARBY ON DELANCEY PL.



(11) NEARBY ON DELANCEY PL.



(12) NEARBY ON DELANCEY PL.






(13) 24TH AND DELANCEY PL.

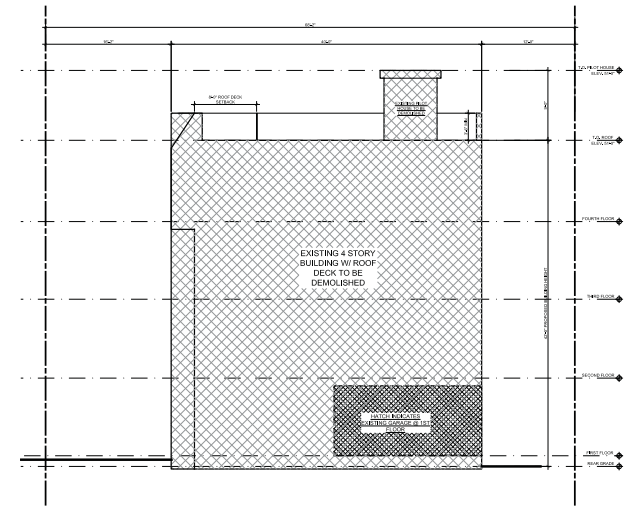


(14) 25TH AND CYPRESS ST

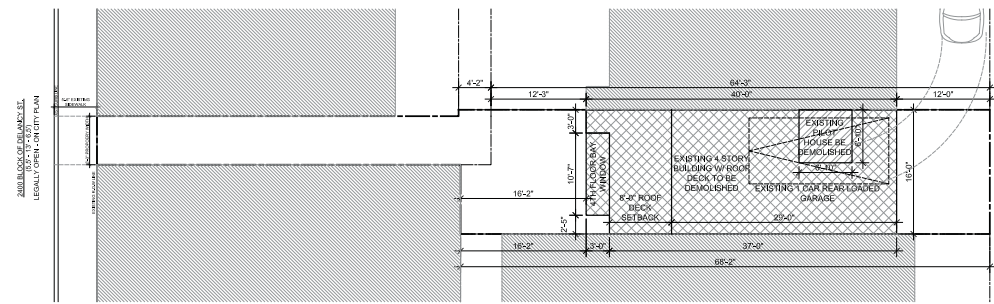
 2411 Delancey PL #A  
PROPOSED SINGLE FAMILY DWELLING  
PHILADELPHIA HISTORICAL COMMISSION APPLICATION  
GNOME ARCHITECTS  
05.11.2021

NEARBY SITE CONTEXT


PAGE 9



EXISTING SECTION DIAGRAM  
SCALE: 1/16" = 1'-0"



EXISTING SITE PLAN  
SCALE: 1/16" = 1'-0"


**2411 Delancey PL #A**  
 PROPOSED SINGLE FAMILY DWELLING  
 PHILADELPHIA HISTORICAL COMMISSION APPLICATION  
 GNOME ARCHITECTS  
 05.11.2021

# EXISTING SITE PLAN AND SECTION DIAGRAM PRIOR TO RECENT DEMOLITION

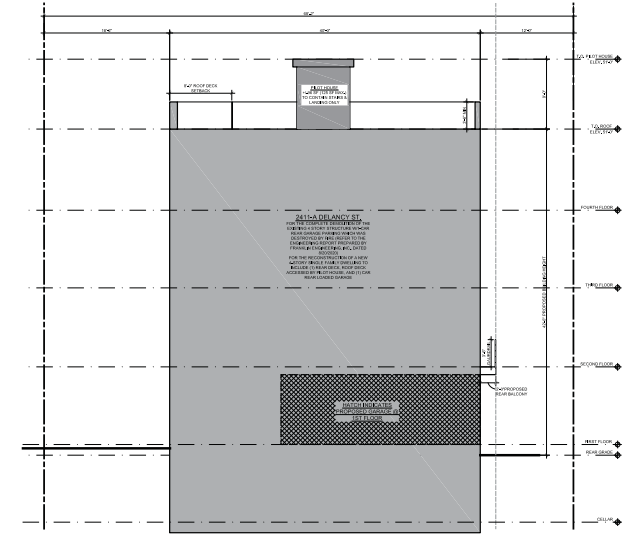


ZONING CLASSIFICATION: RSA-5 (RESIDENTIAL DISTRICT)

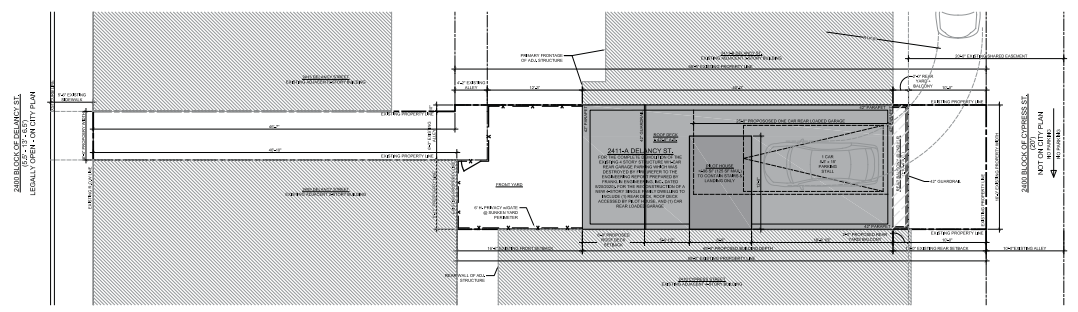
SCOPE OF WORK: FOR THE COMPLETE DEMOLITION OF THE EXISTING 4 STORY STRUCTURE WITH CAR REAR GARAGE PARKING WHICH WAS DESTROYED BY FIRE (REFER TO THE ENGINEERING REPORT PREPARED BY FRANKLIN ENGINEERING, INC., DATED 8/20/2020)

FOR THE RECONSTRUCTION OF A NEW 4-STORY SINGLE FAMILY DWELLING TO INCLUDE (1) REAR DECK, ROOF DECK ACCESSED BY PILOT HOUSE, AND (1) CAR REAR LOADED GARAGE

ZONING DATA - 2411-A DELANCY ST			
RSA-5 ZONING	REQUIRED/ALLOWED	EXISTING	PROPOSED
LOT AREA	1,440 SF	1384.20 SF	1384.20 SF
USE	SINGLE FAMILY DWELLING	SINGLE FAMILY DWELLING	SINGLE FAMILY DWELLING
COVERAGE	MAX. 75%	645.00 SF (46.8%)	640.00 SF (46.2%)
OPEN AREA	MIN. 25%	739.20 SF (53.4%)	744.20 SF (53.8%)
FRONT YARD	NOT RECD	16'-2"	16'-2"
SIDE YARD	NOT RECD	-	NONE
REAR YARD	3'-0" DEEP MIN.	2'-0"	2'-0" ***
HEIGHT	38'-0" A.C. MAX.	42'-0"	42'-0" ***
<b>PROPOSED BUILDING INFORMATION</b>			
STREET ENCROACHMENTS		NONE	NONE
*** PROPOSED RECONSTRUCTION OF DESTROYED STRUCTURES PER 14-305(10), REFER TO ENGINEERING REPORT BY FRANKLIN ENGINEERING, INC. AND APPROVED ZONING PERMIT #1008744			



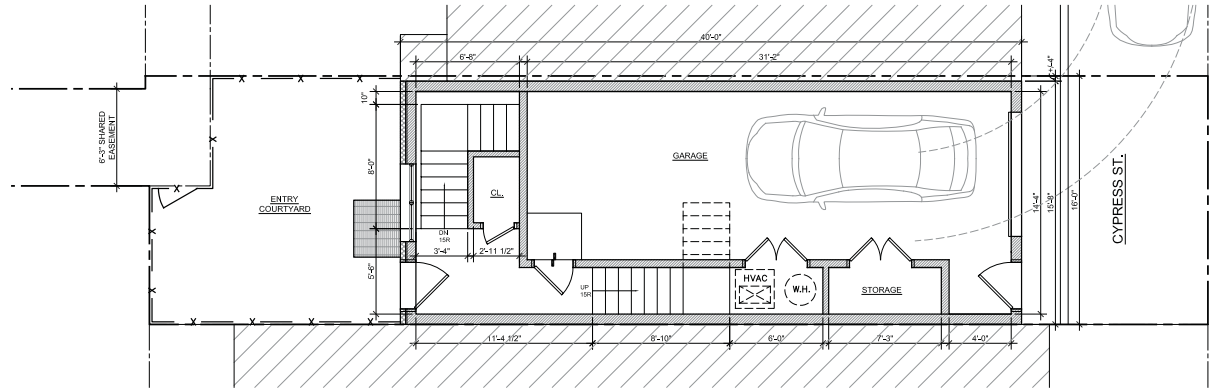
ZONING SECTION DIAGRAM  
SCALE: 1/16"=1'-0"



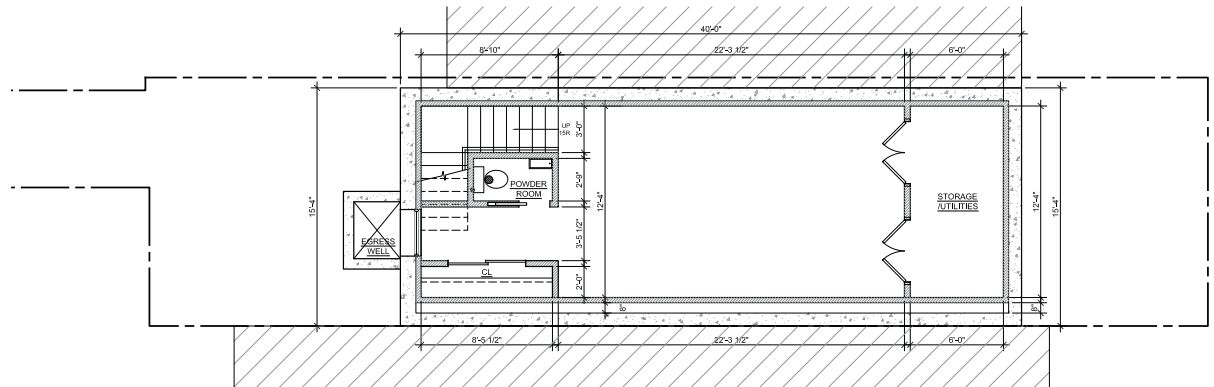
ZONING SITE PLAN  
SCALE: 1/16"=1'-0"

**2411 Delancey PL #A**  
 PROPOSED SINGLE FAMILY DWELLING  
 PHILADELPHIA HISTORICAL COMMISSION APPLICATION  
 GNOME ARCHITECTS  
 05.11.2021

**PROPOSED ZONING SITE PLAN AND SECTION  
 DIAGRAM**  
 PAGE 11

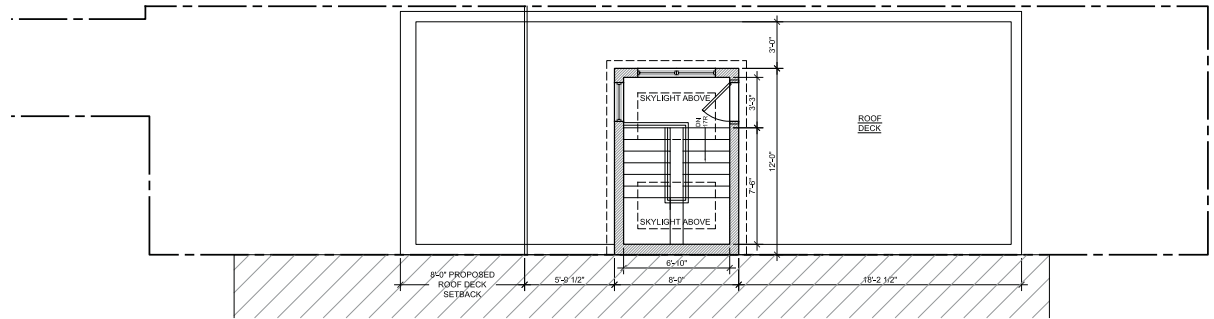


FIRST FLOOR PLAN  
SCALE: 1/8"=1'-0"

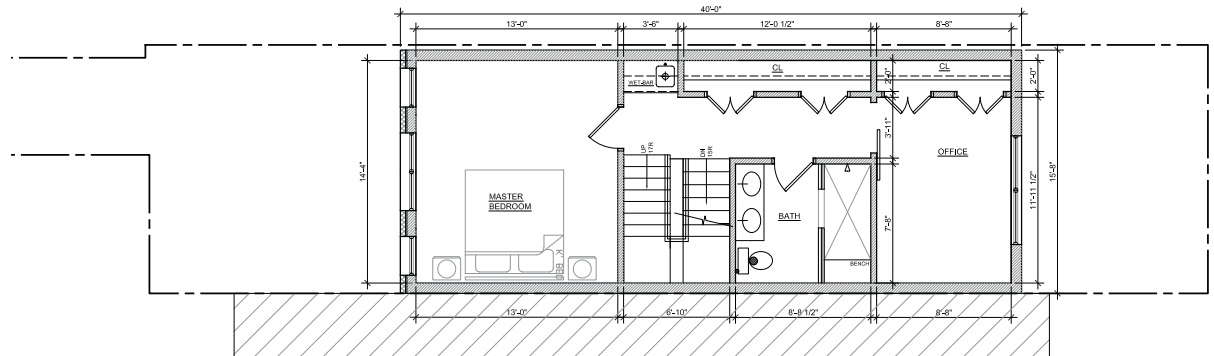


CELLAR FLOOR PLAN  
SCALE: 1/8"=1'-0"





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



FOURTH FLOOR PLAN  
SCALE: 1/8"=1'-0"

**2411 Delancey PL #A**  
 PROPOSED SINGLE FAMILY DWELLING  
 PHILADELPHIA HISTORICAL COMMISSION APPLICATION  
 GNOME ARCHITECTS  
 05.11.2021

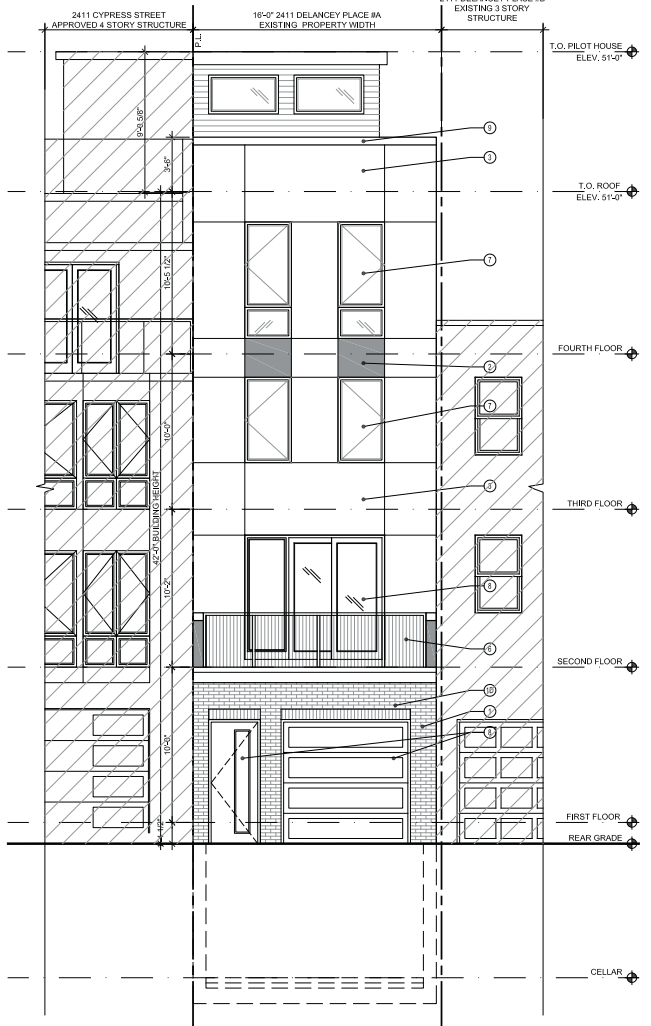
**PROPOSED PLANS**

ELEVATION KEYNOTE LEGEND		
① MATERIAL	MANUFACTURER	COLOR
① STANDARD BRICK	GLEN GERY OR EQ.	52-DD OR EQ.
② BRICK ROWLOCK SILL	MATCH [1]	MATCH [1]
③ 1/2" PROJECTED HORIZ. BRICK ROWLOCK COURSE	MATCH [1]	MATCH [1]
④ 1/2" RECESSED VERTICAL BRICK ROWLOCK COURSE	MATCH [1]	MATCH [1]
⑤ BRICK SOLDIER COURSE	MATCH [1]	MATCH [1]
⑥ FLAT METAL ACCENT CLADDING	ATAS OR EQ.	MATTE BLACK
⑦ COMPOSITE PANEL SIDING	VIROC OR EQ.	LIGHT MIST OR EQ.
⑧ FIBER CEMENT SIDING	HARDIEPLANK 6" REVEAL LAP SIDING	LIGHT MIST OR EQ.
⑨ ALUM. PROJECTED CORNICE	ATAS OR EQ.	BLACK
⑩ METAL RAILING (42" H.)	TBD	BLACK
⑪ SEE WINDOW SCHEDULE FOR OPERATION	PELLA LIFESTYLE SERIES	BLACK
⑫ SEE DOOR SCHEDULE FOR OPERATION	PELLA LIFESTYLE SERIES	BLACK
⑬ FIBERGLASS PARAPET CAP	-	-

**NOTES:**  
 -ALL MATERIALS TO BE REVIEWED AND APPROVED BY OWNER BEFORE FINAL SELECTION.



**PROPOSED FRONT ELEVATION**  
 SCALE: 1/8"=1'-0"



**PROPOSED REAR ELEVATION**  
 SCALE: 1/8"=1'-0"


**2411 Delancey PL #A**  
 PROPOSED SINGLE FAMILY DWELLING  
 PHILADELPHIA HISTORICAL COMMISSION APPLICATION  
 GNOME ARCHITECTS  
 05.11.2021

**PROPOSED ELEVATIONS**





PROPOSED FRONT ELEVATION (FROM DELANCEY PL)

 **2411 Delancey PL #A**  
PROPOSED SINGLE FAMILY DWELLING  
PHILADELPHIA HISTORICAL COMMISSION APPLICATION  
GNOME ARCHITECTS  
05.11.2021



PROPOSED REAR ELEVATION (FROM CYPRESS ST)

**RENDERINGS**