

ADDRESS: 2017 DELANCEY PL

Proposal: Construct rear addition with roof deck and pilot house

Review Requested: Final Approval

Owner: Blue Ink LLC

Applicant: Sean Narcum, Peter Zimmerman Architects

History:

Individual Designation: 1/6/1972

District Designation: Rittenhouse Fidler Historic District, 2/8/1995

Staff Contact: Megan Cross Schmitt, megan.schmitt@phila.gov

OVERVIEW: This application proposes to remove an original or early two-story projecting bay as well as a post-1950 one-story kitchen annex at the rear of the house and construct a large, three-story rear addition. A roof deck and pilot house are proposed for the roof of the main block of the building. At the top floor of the main block, the application proposes to remove two dormer windows in the mansard and replace them with three matching dormer windows. The existing roll up metal garage door would be removed so that the masonry opening can be widened to accommodate the proposed double-width parking. A wood-panel roll-up garage door is proposed at the building facade. A metal roll-up gate is proposed at the alley.

SCOPE OF WORK:

- Construct roof deck and pilot house;
- Reconstruct rear mansard, replacing two dormer windows with three;
- Construct three-story rear addition;
- Widen garage entrance;
- Expand existing garage to fit two vehicles; expand existing parking pad to accommodate two vehicles.

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 will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*
 - At the ground level, the new addition proposes to partially demolish and alter non-historic fabric that appears to have been constructed after 1950. However, the scope also includes the demolition of an early two-story rear bay and the existing dormers at the fourth, which does not meet Standard 9.
 - The new construction is in keeping with the mass and scale of other rear additions on this block.
 - The brick and wood cladding proposed for the rear addition are compatible with the original materials used.
 - The new garage door should be finished in a manner that does not draw unnecessary attention to it. In addition, no mechanical components of the garage door should be visible from Cypress Street.
- *Standard 10: New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

- The rear addition would alter non-historic building fabric at the ground story; however, the proposal also includes the removal of historic fabric, including a two-story bay, rear wall of the main block, and dormer windows at the rear mansard. The removal of this historic fabric would negatively impact the essential form and integrity of the property.
- *Roofs Guideline | Recommended: Designing rooftop additions, elevator or stair towers, decks or terraces, dormers, or skylights when required by a new or continuing use so that they are inconspicuous and minimally visible on the site and from the public right-of-way and do not damage or obscure character-defining historic features.*
 - The mechanical equipment zone would be located at the front of the roof. The staff has concerns about the visibility of this equipment from the public right-of-way.
 - The new roof deck and pilot house would be located on the roof of the main block of the house. The staff typically recommends that new roof decks are located off of the main block so that the essential form of the property is not adversely impacted.

STAFF RECOMMENDATION: Denial, pursuant to Standards 9 and 10, and the Roofs Guideline.



Application for Construction Permit

Use this application to obtain permits for a residential or commercial construction proposal.
Mechanical / Fuel Gas, Electrical, Plumbing, and Fire Suppression trade details are found on page 2.

Address

Identify the location of work for the permit(s).

If the activity will take place in a specific building, tenant space, floor level, or suite, note that detail in the 'Specific Location' field. If applicable, list PR #.

1

Parcel Address 2017 DELANCEY PLACE, PHILA., PA 19103

Specific Location _____

Check box if this application is part of a project and provide project number: PR-2101 | 1- | | | | | | | | | |

Applicant

Identify how you are associated with the property.

Licensed professionals include design professionals, attorneys, and expeditors. A tradesperson must have an active Philadelphia license for their trade or hold a PA Home Improvement Contractor Registration.

2

I am the: Property Owner Tenant Equitable Owner Licensed Professional or Tradesperson

Name SEAN NARCUM, PA Company PETER ZIMMERMAN ARCHITECTS

Address 828 OLD LANCASTER ROAD, BERWYN, PA 19312

Email SNARCUM@PZARCHITECTS.COM Phone 61064716970

Property Owner

Identify the deeded property owner.

If the property owner is a 'company', a separate supplemental ownership information form will be required.

If there was a recent change of ownership, documentation such as a deed or settlement sheet will be required.

3

The property owner is a/an: Individual Company (if selected, complete a separate Supplemental Ownership Information Form)

Name BLUE INK, LLC Check box if new owner is being listed

Address 2017 DELANCEY PLACE, PHILA., PA 19103

Email | Phone | | | | | | | | | |

Design Professional in Responsible Charge

Identify the PA- licensed design professional who is legally responsible.

4

Name SEAN NARCUM, PA Firm PETER ZIMMERMAN ARCHITECTS

PA License # RA 407479 Phila. Commercial Activity License # _____

Email SNARCUM@PZARCHITECTS.COM Phone 61064716970

Project Scope

Use this section to provide project details; all fields are mandatory.

(a) Choose the proposed occupancy of the entire building. If not one- or two-family, provide a description of group(s) per code.

(b) Identify if the project will be new construction, an addition, or interior/exterior alterations.

(c) List the site area that will be disturbed by construction, if any. Enter 'zero' if no disturbance.

(d) Note the new floor area created, including basements, cellars, and occupiable roofs. Where existing areas will be altered, list those areas separately.

(e) State the number of new or affected stories.

(f) Provide a detailed description of the work proposed.

(g) Select all conditions that apply to this project (if any).

*Provide the associated Streets Review number if "Project Impacts Streets/Right-of-Way" is selected.

5

(a) Occupancy

Single-Family Two-Family Other, please describe: _____

(b) Scope of Work

New Construction Addition and/or Alteration Shell (No Fit Out) - Option for Commercial Permits Only

(c) Earth Disturbance

Area of Earth Disturbance _____ (Sq. Ft.)

(d) Building Floor Areas

New Floor Area _____ (Sq. Ft.) Existing Altered Area _____ (Sq. Ft.)

(e) Number of Stories (4)

(f) Description of Work RENOVATIONS TO INCLUDE NEW ELEVATOR w/PILOT HOUSE, & ROOF DECK, NEW ADDITIONS @ REAR OF PROPERTY

(g) Project Conditions

New High Rise Green Roof Included Initial Fit Out of Newly Constructed Space
 Modular Construction Façade Work Project Impacts Streets/Right-of-Way*

*Provide the associated Streets Review number for this project, if applicable: SR - 20 | | | | | | | | | |



Department of
Licenses and Inspections
CITY OF PHILADELPHIA

DO NOT MAIL THIS APPLICATION

Job Number: (for office use only)

(PERMIT TYPE PREFIX - YEAR - NUMBER)

Project Details & Contractor Information

(a) Select all disciplines of work for which permits are being requested. If 'Building' is not requested, provide the number of the associated permit that was previously issued (where applicable). If a Zoning Permit was issued for this work, provide the related permit number.

(b) Identify the general contractor and estimated cost of building construction.

(c) Identify the mechanical contractor, estimated cost of mechanical work, equipment type, and quantity as:

- Number of registers/diffusers (separate new/relocated)
- Number of appliances
- Number of Type I / Type II kitchen hoods

Where fuel gas work is included, note the estimated cost of fuel gas work.

(d) Identify the licensed electrical contractor, estimated cost of electrical work, and a registered third-party electrical inspection agency.

(e) Identify the registered master plumber, estimated cost of plumbing work, number of fixtures, and check location of work as:

- Interior
- Exterior Drainage and/or Water Distribution

(f) Identify the licensed fire suppression contractor, estimated cost of fire suppression work, and number of devices:

- Sprinkler Heads (separate new/relocated quantities)
- Standpipes
- Fire Pumps
- Stand-alone Backflow Prevention Devices
- Kitchen Extinguishing Systems
- Hydrants

*ROUGH-IN NOTICE: If you are seeking a rough-in permit, an application for plan review must be submitted already.

(a) Check all that apply:

- Building Mechanical & Fuel Gas Electrical Plumbing Fire Suppression

Note: Trades listed below are mandatory for all residential new construction jobs.

RP or CP- 2 0 | | | | | | | | | | | | | | | | | | | | | |

Provide the associated Zoning Permit number for this construction, if applicable: ZP- 2 0 | | | | | | | | | | | | | | | | | | | | | |

(b) General Building Construction Contractor Information

Name SHAY CONSTRUCTION Cost of Building Work \$ _____

License Number _____ Phone 6108967171

(c) Mechanical/Fuel Gas Work & Contractor Information

Name _____ Cost of Mechanical Work \$ _____

License Number _____ Cost of Fuel Gas Work \$ _____

Equipment Types: Registers / Diffusers Appliances Hoods Phone | | | | | | | | | | | | | | | | | | | | | |

Equipment Detail & Quantities _____

(d) Electrical Work & Contractor Information

- New Installation Alteration *Rough-In

Name _____ Cost of Electrical Work \$ _____

License Number _____ Phone | | | | | | | | | | | | | | | | | | | | | |

Third-Party Inspection Agency Name _____

(e) Plumbing Work & Contractor Information

- New Installation Alteration *Rough-In

Name _____ Cost of Plumbing Work \$ _____

License Number _____ Phone | | | | | | | | | | | | | | | | | | | | | |

Number of Fixtures _____

- Check one: Interior Work Exterior Building Drainage
 Exterior Water Distribution; line size _____ (in.)

(f) Fire Suppression Work & Contractor Information

- New Installation Alteration *Rough-In

Name _____ Cost of Fire Supp. Work \$ _____

License Number _____ Phone | | | | | | | | | | | | | | | | | | | | | |

Sprinkler Heads: _____ Standpipes: _____ Fire Pumps: _____

Commercial Kitchen Systems: _____ Backflow Devices: _____ Hydrants: _____

6

Declaration & Signature

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 statements herein, I am subject to such penalties as may be prescribed by law or ordinance, inclusive of the penalties contained in 18 Pa. C.S. § 4904.

Applicant Signature: [Signature] Date: 9 / 13 / 2021

PETER ZIMMERMAN ARCHITECTS

828 Old Lancaster Road • Berwyn, Pennsylvania 19312
Tel (610) 647-6970 Fax (610) 993-9080

August 30, 2021

Philadelphia Historical Commission
1515 Arch Street, 13th Floor
Philadelphia, PA 19102

Re: Proposed improvements to 2017 Delancey Place, Philadelphia, PA 19103

Dear Members of the Philadelphia Historical Commission,

Please consider for final approval the attached drawings and renderings prepared by Peter Zimmerman Architects for our client, Blue Ink LLC, for the building at 2017 Delancey Place (the “Property”). This Property has its primary façade on Delancey Place with a rear elevation visible from Cypress Street. The proposal contemplates a roof deck accessible through a pilot house and an addition to the Cypress Street elevation. None of the proposed changes would be visible from Delancey Place nor would they alter the appearance of the Delancey Place facade.

As shown in the rendering on page 25 of the presentation, the existing front façade (south-facing on Delancey Place) is a three-bay composition of brick, trimmed in dressed stone with wood double-hung windows. The building is four stories high (basement, first, second, third, and mansard or fourth floor). The basement has no means of ingress or egress from Delancey Place, but as a result of grade changes, the basement is used, in part, for parking accessible from Cypress Street.

Roof Deck and Roof Changes

The roof deck and pilot house are intentionally designed to be hidden from view. As shown on pages 18 and 19, there are no proposed alterations to the front façade, and the proposed alterations necessary for the roof deck and other alterations to the roof structure will be set back and not visible from the public rights-of-way along Delancey and Cypress Streets.

Rear Addition

The proposed rear addition is necessitated by internal reconfigurations necessary to insert an elevator shaft running the full height of the residence and other changes required to accommodate the occupants who intend to age in place in their long-term home. The design of the addition is intended to complement the existing building and represents modifications similar to those seen elsewhere along Cypress Street.

Currently, facing the rear of the Property, there is a post-1950 wood framed first floor kitchen annex (the enlarged bay) above a 1-car garage (as shown in the context photos on pages 3 and 4). There is also a post-1950 existing exterior terrace with steps

down to the rear yard adjacent to the east side of the kitchen. The proposed design includes the reconstruction of a similar annex at this location, which will become the family dining room. The proposed annex will extend to the second and third floors as shown on pages 20 and 22. Additionally, as shown on page 18, the first floor portion of the existing bay window (adjacent to the annex) will be removed to accommodate a kitchen addition at the first floor and a 2-car garage at the basement, while the second floor portion of the bay will be rebuilt in a similar configuration and extended to the third floor. As shown on pages 20 and 21, the existing dormer windows facing the rear at the fourth floor will be replaced with three equally-spaced dormer windows.

The proposed rear alteration will utilize brick (to match existing type and color, and to match existing mortar color and pointing technique at the Property), with insulated glass and wood door and window assemblies on all floors to match existing types and conditions. As illustrated in the site context photos on pages 3-14, most of the properties on the 2000 block of Delancey Place have rear additions facing onto Cypress Street. The majority of these properties, including the Property, have parking slips with roll-up doors in various configurations along the Cypress Street corridor. The brick wall enclosing the rear yard at the Property will be reconstructed to accommodate a 2-car parking slip and will utilize brick to match existing type and conditions.

As you review the attached materials, please feel free to contact me with any questions, comments, or to let me know if there is anything I can do to assist your efforts.

Sincerely,

Sean Narcum, RA
Principal
Peter Zimmerman Architects, Inc.
828 Old Lancaster Road
Berwyn, PA 19312
(610) 647-6970
snarcum@pzarchitects.com

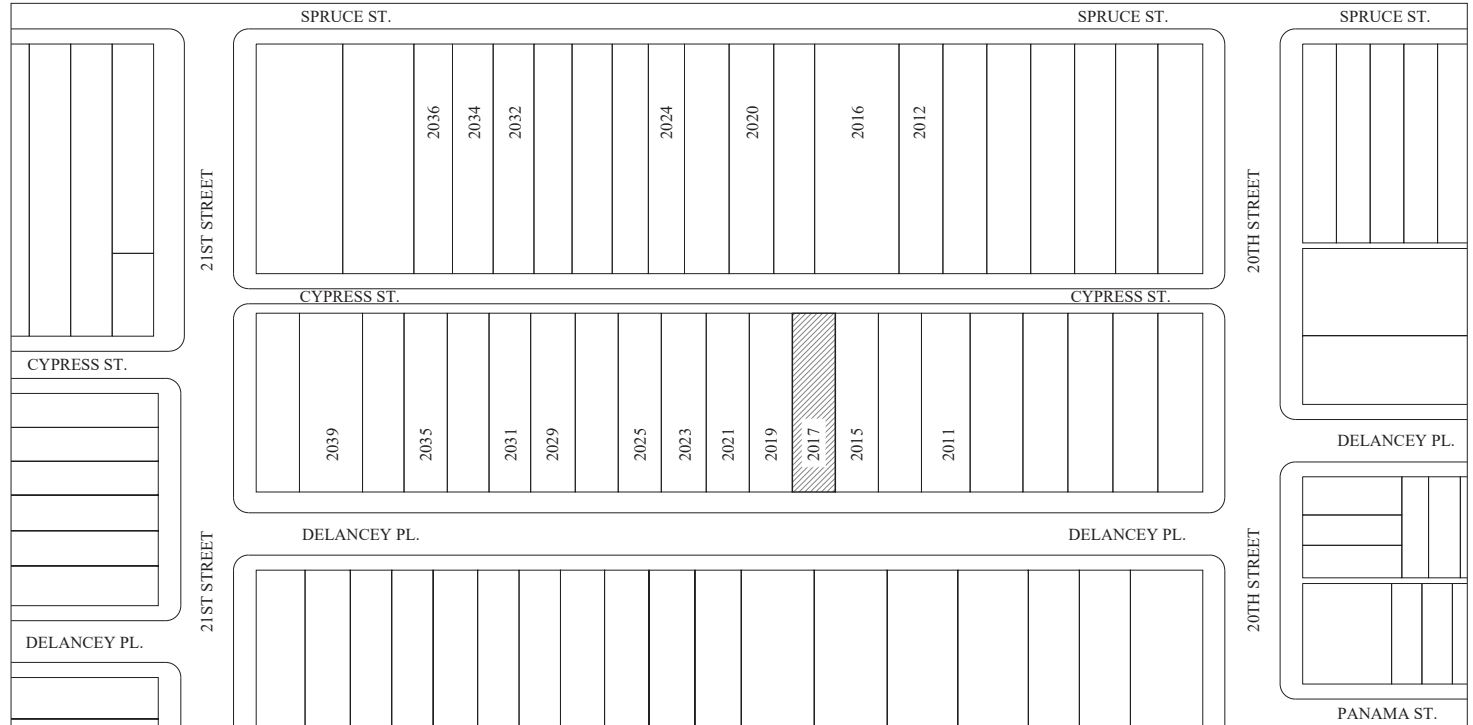
PETER ZIMMERMAN ARCHITECTS

828 Old Lancaster Road • Berwyn, Pennsylvania 19312

Tel (610) 647-6970 Fax (610) 993-9080



NEIGHBORHOOD CONTEXT AERIAL MAP



NEIGHBORHOOD CONTEXT STREET MAP FOR 2017 DELANCEY PLACE



HISTORIC COMMISSION: 08-20-2021
 REVISION DATE & DESCRIPTION
 DRAWN BY: CMR

BLUE INK RESIDENCE
 207 DELANCEY PLACE - PHILADELPHIA, PA 19103
 PETER ZIMMERMAN ARCHITECTS, INC. 828 OLD LANCASTER ROAD BERWYN, PA

SITE CONTEXT MAPS
 PROJECT NO. 090100
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PAGE 1



2017 DELANCEY PLACE

FRONT FACADE OF 2017 DELANCEY PLACE

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REVISION DATE & DESCRIPTION
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BLUE INK RESIDENCE
2017 DELANCEY PLACE - PHILADELPHIA, PA 19103
PETER ZIMMERMAN ARCHITECTS, INC. 828 OLD LANCASTER ROAD BERWYN, PA

EXISTING SITE
CONTEXT PHOTOS
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PAGE 2



(FROM SIDEWALK ON SOUTH SIDE OF CYPRESS STREET-1) 11-28-2020



(FROM CENTER OF CYPRESS STREET-2) 11-16-2020



(FROM SIDEWALK ON NORTH SIDE OF CYPRESS STREET-3) 11-28-2020

REAR FACADE OF 2017 DELANCEY: VIEWS FROM CYPRESS STREET

HISTORIC COMMISSION: 08-20-2021
 REVISION DATE & DESCRIPTION
 DRAWN BY: CMB

BLUE INK RESIDENCE
 2017 DELANCEY PLACE - PHILADELPHIA, PA 19103
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EXISTING SITE
 CONTEXT PHOTOS
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PAGE 3



(REAR YARD VIEW FACING SOUTH-2)



(REAR YARD VIEW FACING NORTH-2)



(REAR YARD VIEW FACING SOUTH-1)



(REAR YARD VIEW FACING NORTH-1)

2017 DELANCEY PLACE: VIEWS AT REAR YARD

HISTORIC COMMISSION: 08-20-2021
 REVISION DATE & DESCRIPTION
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BLUE INK RESIDENCE
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2019/2021 DELANCEY PLACE @ CYPRESS STREET

5-10-2020

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BLUE INK RESIDENCE

2017 DELANCEY PLACE - PHILADELPHIA, PA 19103

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2023/2025 DELANCEY PLACE @ CYPRESS STREET

7-29-2021

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BLUE INK RESIDENCE
 207 DELANCEY PLACE - PHILADELPHIA, PA 19103
 PETER ZIMMERMAN ARCHITECTS, INC. 828 OLD LANCASTER ROAD BERWYN, PA

EXISTING SITE
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2029/2031 DELANCEY PLACE @ CYPRESS STREET

7-29-2021

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2034/2032 SPRUCE STREET @ CYPRESS STREET

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2024/2020 SPRUCE STREET @ CYPRESS STREET

7-29-2021

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2016/2012 SPRUCE STREET @ CYPRESS STREET

7-29-2021

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REVISION DATE & DESCRIPTION

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2011 DELANCEY PLACE @ CYPRESS STREET

7-29-2021

HISTORIC COMMISSION: 08-20-2021
REVISION DATE & DESCRIPTION
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BLUE INK RESIDENCE
2017 DELANCEY PLACE - PHILADELPHIA, PA 19103
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CYPRESS STREET - LOOKING EAST (FROM REAR OF 2017 DELANCEY)

5-29-2021

HISTORIC COMMISSION: 08-20-2021

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BLUE INK RESIDENCE

2017 DELANCEY PLACE - PHILADELPHIA, PA 19103

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CYPRESS STREET - LOOKING WEST (FROM REAR OF 2017 DELANCEY)

5-29-2021

HISTORIC COMMISSION: 08-20-2021

REVISION DATE & DESCRIPTION

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BLUE INK RESIDENCE

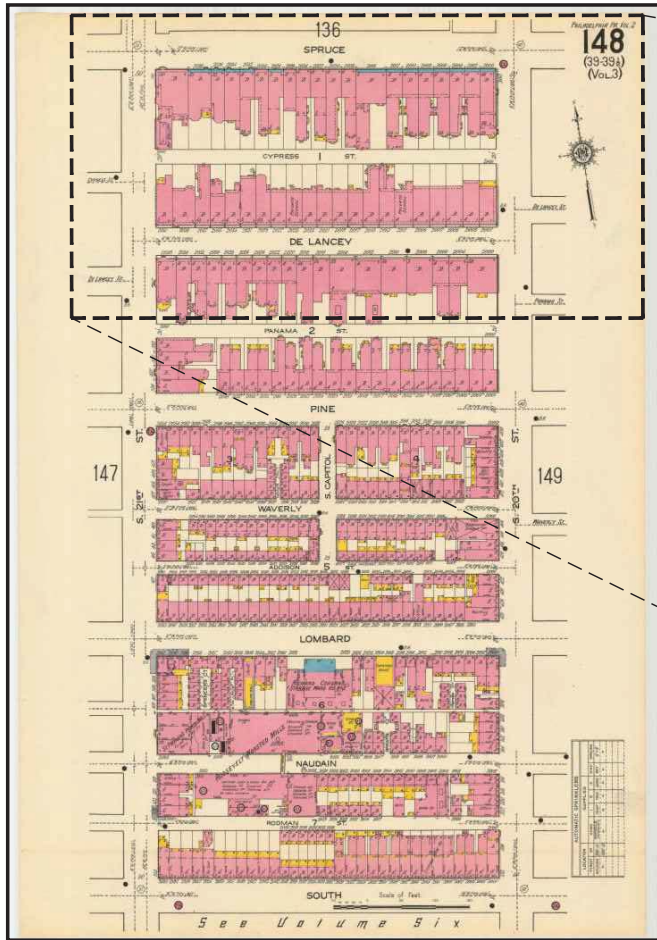
2017 DELANCEY PLACE - PHILADELPHIA, PA 19103

PETER ZIMMERMAN ARCHITECTS, INC. 828 OLD LANCASTER ROAD BERWYN, PA

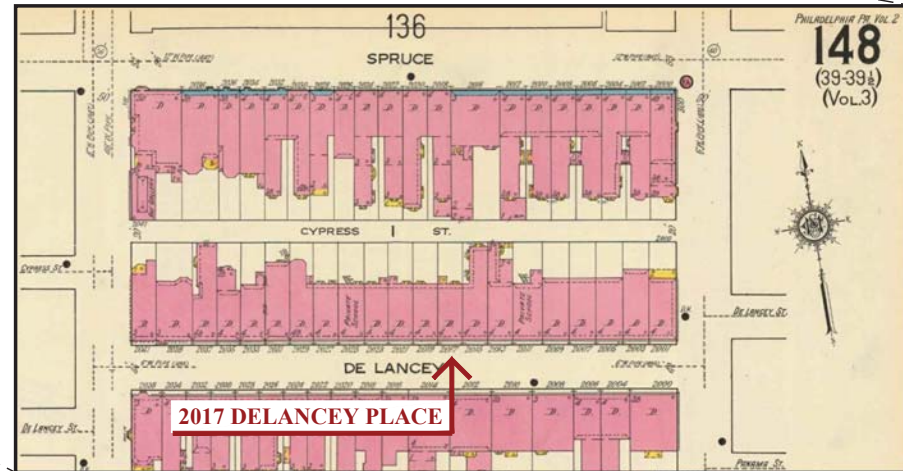
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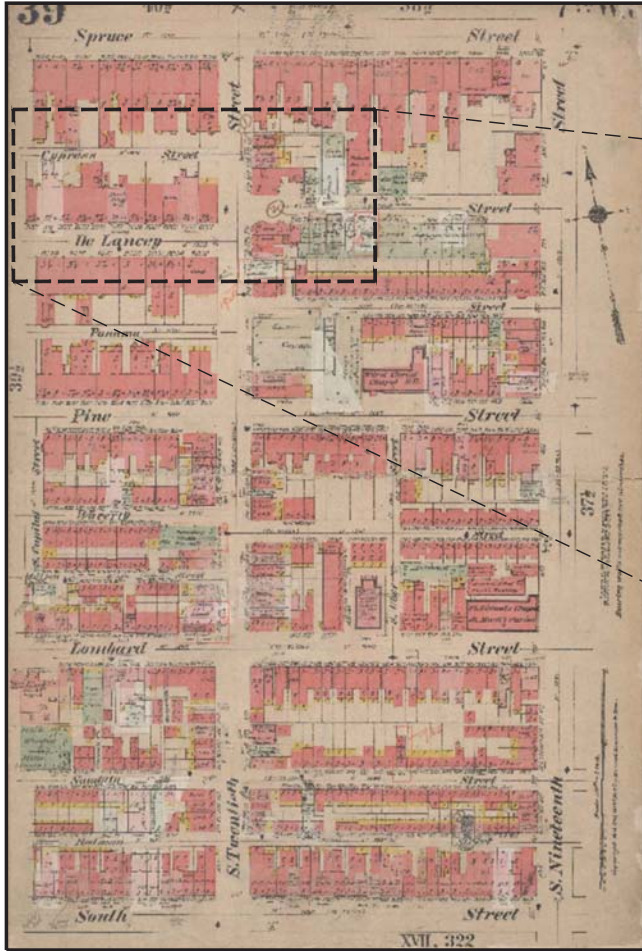
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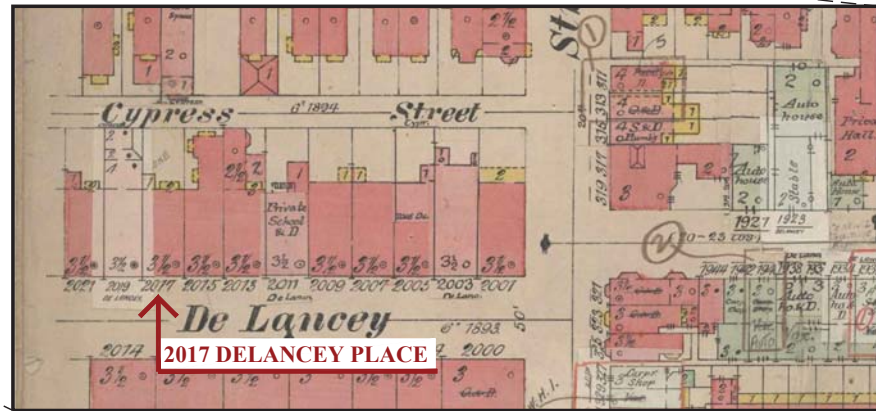
1916 SANBORN MAP



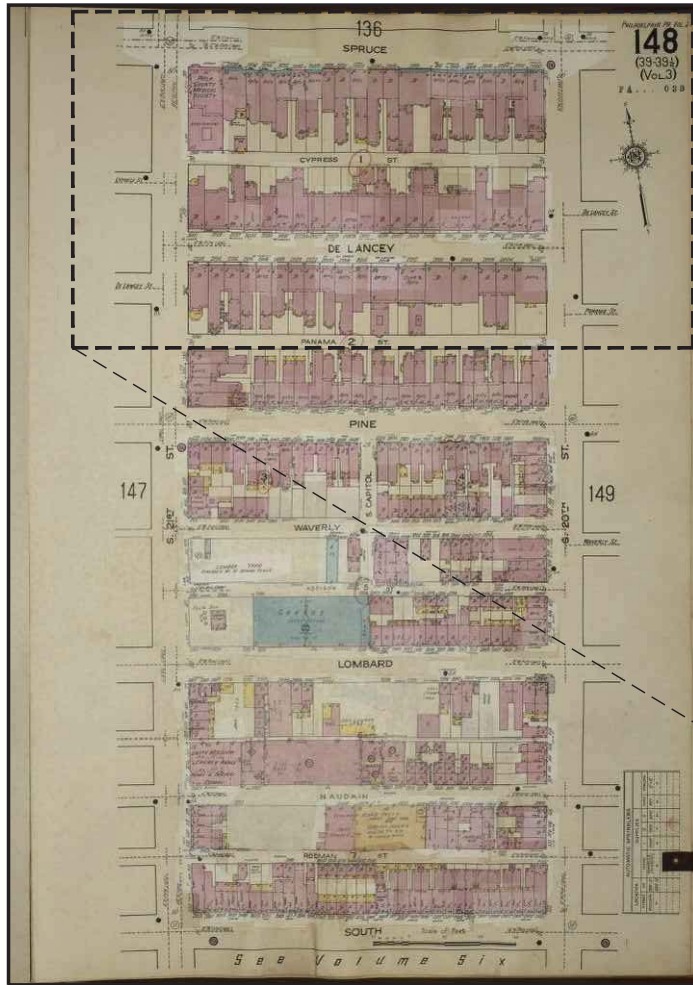
1916 SANBORN MAP (ENLARGED AREA)



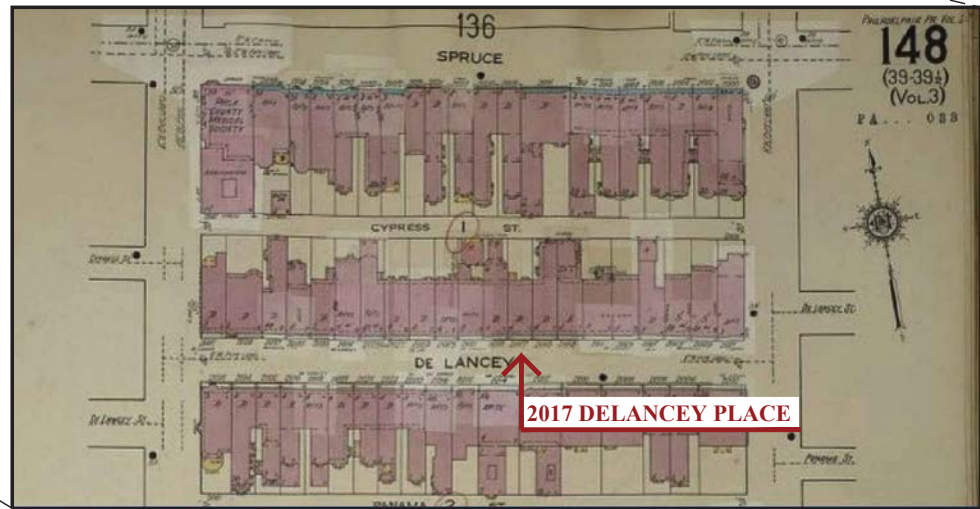
1920 SANBORN MAP



1920 SANBORN MAP (ENLARGED AREA)



1950 SANBORN MAP

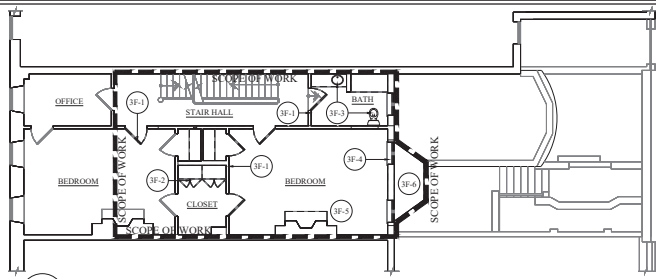


1950 SANBORN MAP (ENLARGED AREA)

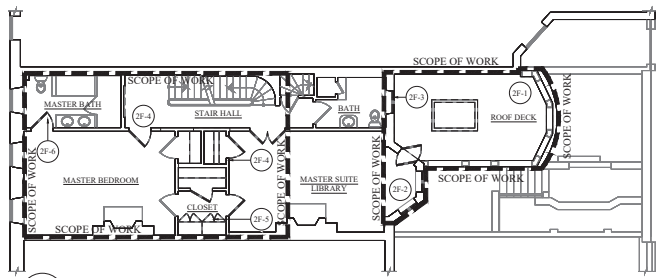
HISTORIC COMMISSION: 08-20-2021
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BLUE INK RESIDENCE
 2017 DELANCEY PLACE - PHILADELPHIA, PA 19103
 PETER ZIMMERMAN ARCHITECTS, INC. 828 OLD LANCASTER ROAD BERWYN, PA

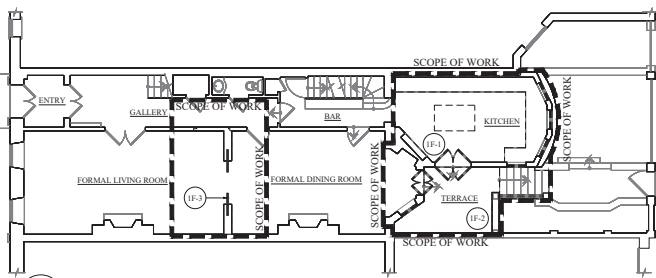
SANBORN MAPS
 PROJECT NO: 0901001
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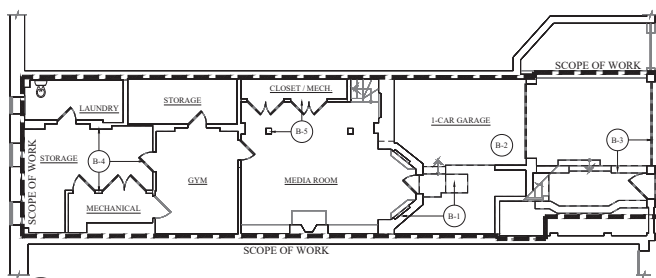
7 THIRD FLOOR DEMOLITION PLAN
SCALE: 1/8"=1'-0"



6 SECOND FLOOR DEMOLITION PLAN
SCALE: 1/8"=1'-0"



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



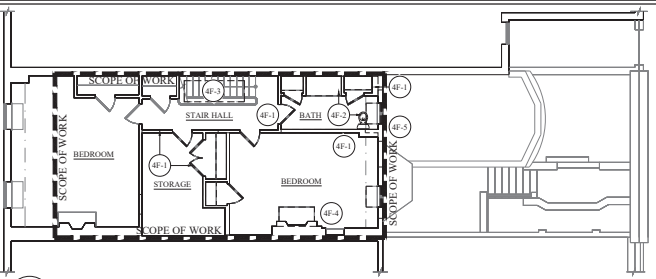
4 BASEMENT DEMOLITION PLAN
SCALE: 1/8"=1'-0"

- 4F-1 REMOVE DOORS AND PARTITIONING, AS SHOWN
- 4F-2 REMOVE BATHROOM FIXTURES
- 4F-3 REMOVE SKYLIGHT AND PREPARE CEILING FOR NEW SKYLIGHT
- 4F-4 REMOVE AND FILL FIREBOX & HEARTH
- 4F-5 REMOVE DORMERS & EXTERIOR WALLS TO PREPARE FOR NEW CONSTRUCTION
- 3F-1 REMOVE DOORS AND PARTITIONING, AS SHOWN
- 3F-2 REMOVE CLOSET BUILT-INS
- 3F-3 REMOVE BATHROOM FIXTURES
- 3F-4 REMOVE EXTERIOR WALL AND WINDOWS, AS SHOWN
- 3F-5 REMOVE AND FILL FIREBOX & HEARTH
- 3F-6 REMOVE ROOF OF BAY WINDOW

- 2F-1 REMOVE ROOF DECK AND PREPARE FOR NEW CONSTRUCTION.
- 2F-2 REMOVE BAY WINDOW AND PREPARE FOR NEW CONSTRUCTION.
- 2F-3 REMOVE WINDOW AND PREPARE FOR NEW CONSTRUCTION.
- 2F-4 REMOVE DOORS AND PARTITIONING, AS SHOWN
- 2F-5 REMOVE CLOSET BUILT-INS
- 2F-6 RE-HANG DOOR TO SWING IN OPPOSITE DIRECTION

- 1F-1 REMOVE KITCHEN ANNEX AND BAY WINDOW. PREPARE FOR NEW CONSTRUCTION.
- 1F-2 REMOVE TERRACE FOUNDATION, STAIRS & RAILING, AND PREPARE FOR NEW CONSTRUCTION.
- 1F-3 REMOVE PARTITIONING, AS SHOWN, AND SALVAGE DOORS FOR REUSE

- B-1 REMOVE FOUNDATION AT BAY ABOVE AND TELLAR BELOW TO PREPARE FOR NEW CONSTRUCTION.
- B-2 REMOVE SLAB AT GARAGE AND PART OF FOUNDATION WALL TO PREPARE FOR NEW CONSTRUCTION.
- B-3 REMOVE RETAINING WALLS AND PART OF PERIMETER SITE WALL TO PREPARE FOR NEW CONSTRUCTION.
- B-4 REMOVE PARTITIONING & FIXTURES, AS SHOWN.
- B-5 REMOVE COLUMN & CLOSET PARTITIONING, AS SHOWN



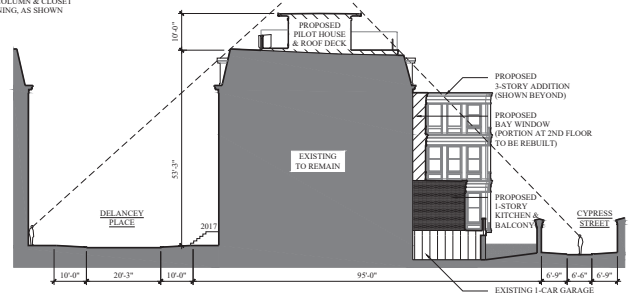
8 FOURTH FLOOR DEMOLITION PLAN
SCALE: 1/8"=1'-0"



3 REAR ELEVATION DEMOLITION
SCALE: 1/8"=1'-0"

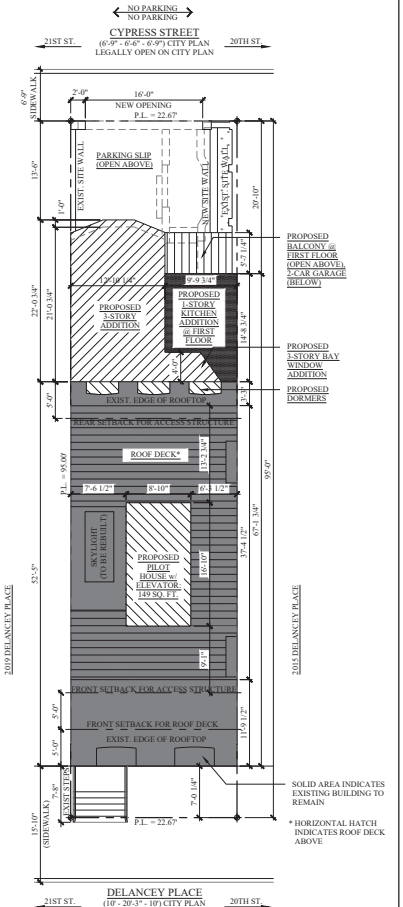
- E-1 REMOVE GARAGE DOOR, PART OF EXTERIOR WALL, AND RETAINING WALLS AT REAR YARD
- E-2 REMOVE FOUNDATION, STAIR, AND RAILING AT FIRST FLOOR TERRACE
- E-3 REMOVE FOUNDATION AT GARAGE, FIRST FLOOR ANNEX, AND SECOND FLOOR ROOF DECK
- E-4 REMOVE FIRST & SECOND FLOOR BAY WINDOWS
- E-5 REMOVE EXTERIOR WALLS AND WINDOWS AT SECOND & THIRD FLOORS, AS SHOWN
- E-6 REMOVE DORMERS AT FOURTH FLOOR
- E-7 REMOVE SKYLIGHT AT ROOFTOP

| DEMOLITION PLAN KEY: | |
|----------------------|--|
| (B) | BASEMENT NOTES |
| (1F) | FIRST FLOOR NOTES |
| (2F) | SECOND FLOOR NOTES |
| (3F) | THIRD FLOOR NOTES |
| (4F) | FOURTH FLOOR NOTES |
| (E) | ELEVATION NOTES |
| --- | DASHED LINES INDICATE MATERIAL TO BE REMOVED OR AFFECTED BY DEMOLITION |



SECTION LOOKING WEST (SIGHT LINES FROM STREET TO ROOFTOP)

| SITE PLAN KEY: | |
|----------------|---|
| --- | EXISTING TO BE REMOVED |
| ■ | EXISTING TO REMAIN |
| ■ | PROPOSED 1-STORY ADDITION @ FIRST FLOOR |
| ■ | PROPOSED BALCONY ABOVE 2-CAR GARAGE |
| ■ | PROPOSED 1-STORY ADDITION |
| ■ | PROPOSED ROOF DECK |
| ■ | PROPOSED PILOT HOUSE @ ROOF |



1 PROPOSED SITE PLAN FOR 2017 DELANCEY PLACE
SCALE: 1/8"=1'-0"



NEW PILOT HOUSE
(SETBACK: 19'-0" FROM FRONT FACADE)

NEW 42" GUARDRAIL W/ GATE TO
ACCESS MECHANICAL EQUIPMENT &
KITCHENETTE
(SETBACK: 11'-6" FROM FRONT FACADE)

53'-7"
(MAX. HEIGHT)

T.O. RIDGE (PILOT HOUSE)
+58.94'

ROOF DECK FIN. FLR.
+48.94'

4TH FLR. FIN. CLG.
+46.11'

4TH FLR. FIN. FLR.
+37.32'

3RD FLR. FIN. FLR.
+23.92'

2ND FLR. FIN. FLR.
+11.82'

1ST FLR. FIN. FLR.
0.00'

GRADE @ ENTRY
-4.31'

EXIST. BASEMENT FIN. FLR.
-6.31'

PROPOSED BASEMENT FIN. FLR.
-10.31'

NOTE: NO PROPOSED ALTERATIONS
TO FRONT ELEVATION

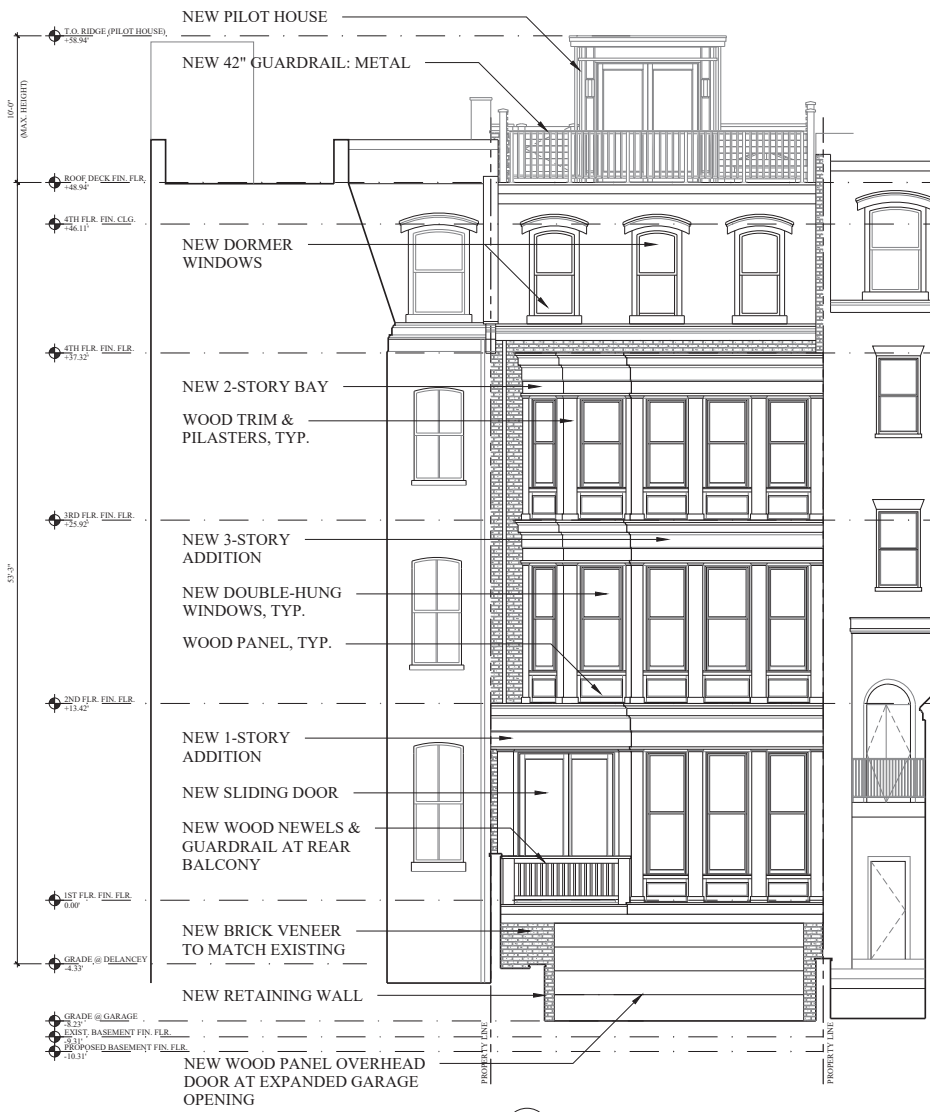
1
A-2.0
PROPOSED FRONT ELEVATION
SCALE: 1/4"=1'-0"

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BLUE INK RESIDENCE
2017 DELANCEY PLACE - PHILADELPHIA, PA 19103
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2 PROPOSED REAR ELEVATION
A-21 SCALE: 1/4"=1'-0"



1 PROPOSED REAR ELEVATION FROM CYPRESS STREET
A-21 SCALE: 1/4"=1'-0"

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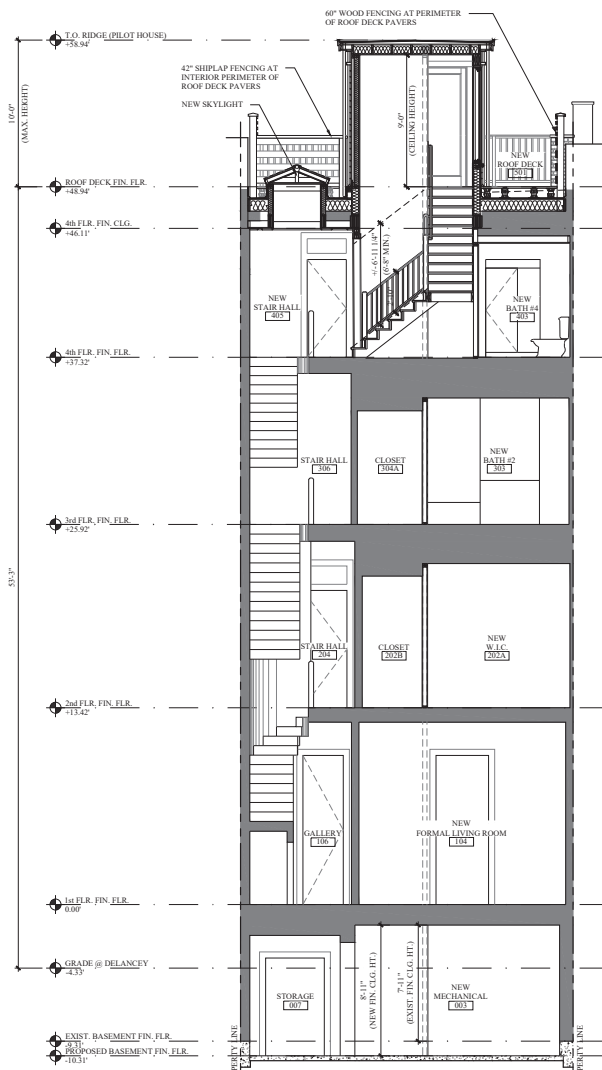
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| RATED ASSEMBLY TYPE KEY: | |
|--------------------------|---|
| | 1HR RATED WALL "U" ASSEMBLY #1333 SEE DTL. X/A.X.X |
| | 1HR RATED FLOOR "U" ASSEMBLY #1330 SEE DTL. X/A.X.X |



2
A-3.0
PROPOSED BLDG. SECTION @ ADDITION
SCALE: 1/4"=1'-0"



1
A-3.0
PROPOSED BLDG. SECTION @ STAIR
SCALE: 1/4"=1'-0"

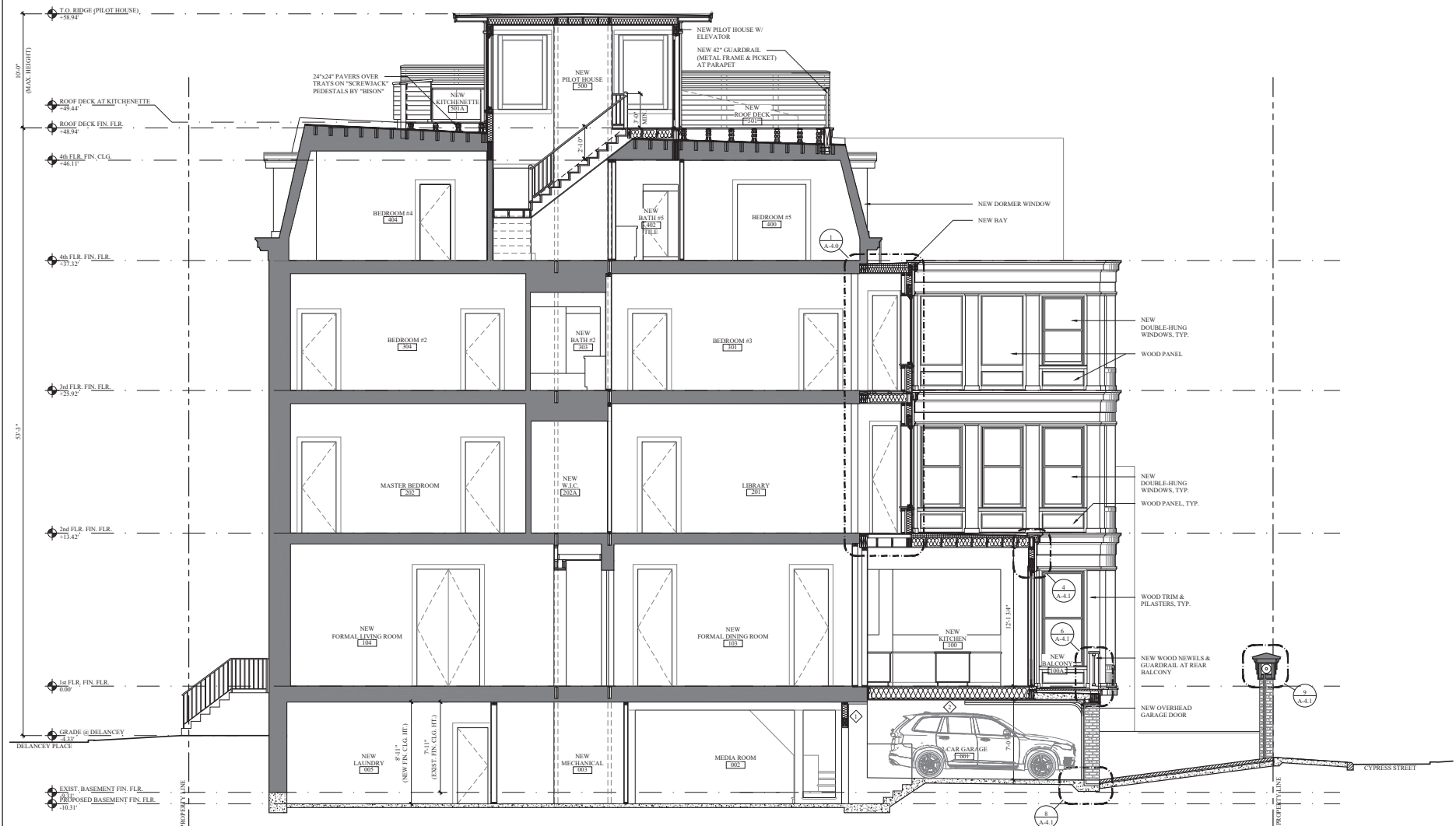
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| RATED ASSEMBLY TYPE KEY: | |
|--------------------------|---|
| | 1HR RATED WALL "U" ASSEMBLY #1333 SEE DTL. X/A.X.X |
| | 1HR RATED FLOOR "U" ASSEMBLY #1330 SEE DTL. X/A.X.X |



1 PROPOSED LONG BLDG. SECTION
A-31 SCALE 1/4"=1'-0"

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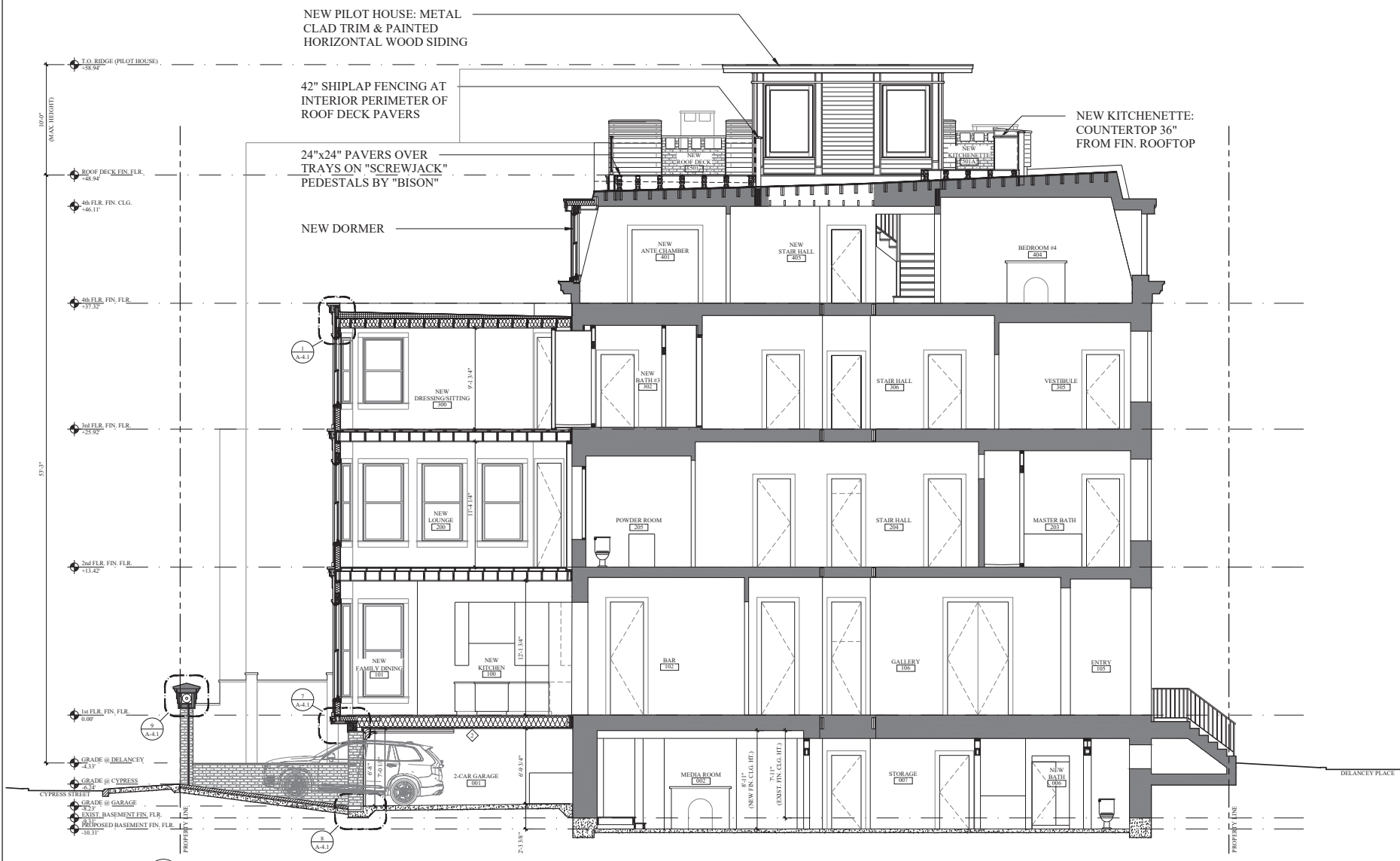
| RATED ASSEMBLY TYPE KEY: | |
|--------------------------|--|
| | 1HR RATED WALL UL ASSEMBLY #1333 SEE DTL. V.A.X.X |
| | 1HR RATED FLOOR UL ASSEMBLY #1530 SEE DTL. V.A.X.X |

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1 PROPOSED LONG BLDG. SECTION
A-3.2 SCALE: 1/4"=1'-0"



LOOKING SOUTHWEST FROM CYPRESS STREET

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BLUE INK RESIDENCE

2017 DELANCEY PLACE - PHILADELPHIA, PA 19103

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STREET VIEWS

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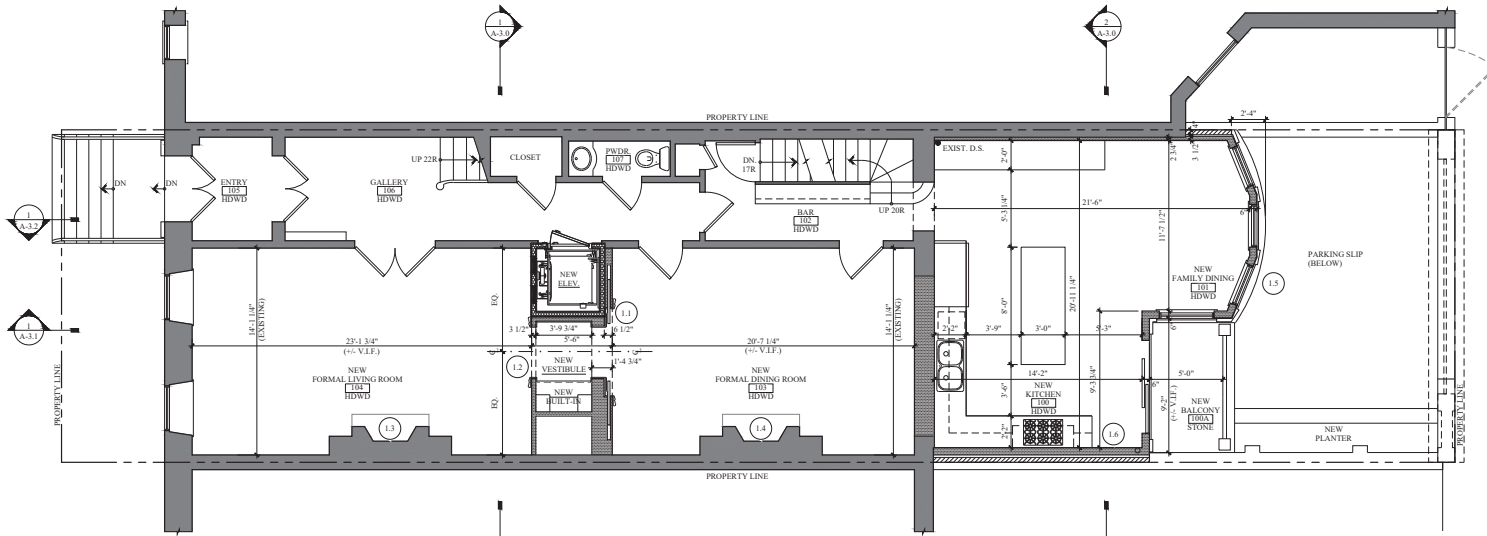
LOOKING NORTHWEST FROM DELANCEY PLACE

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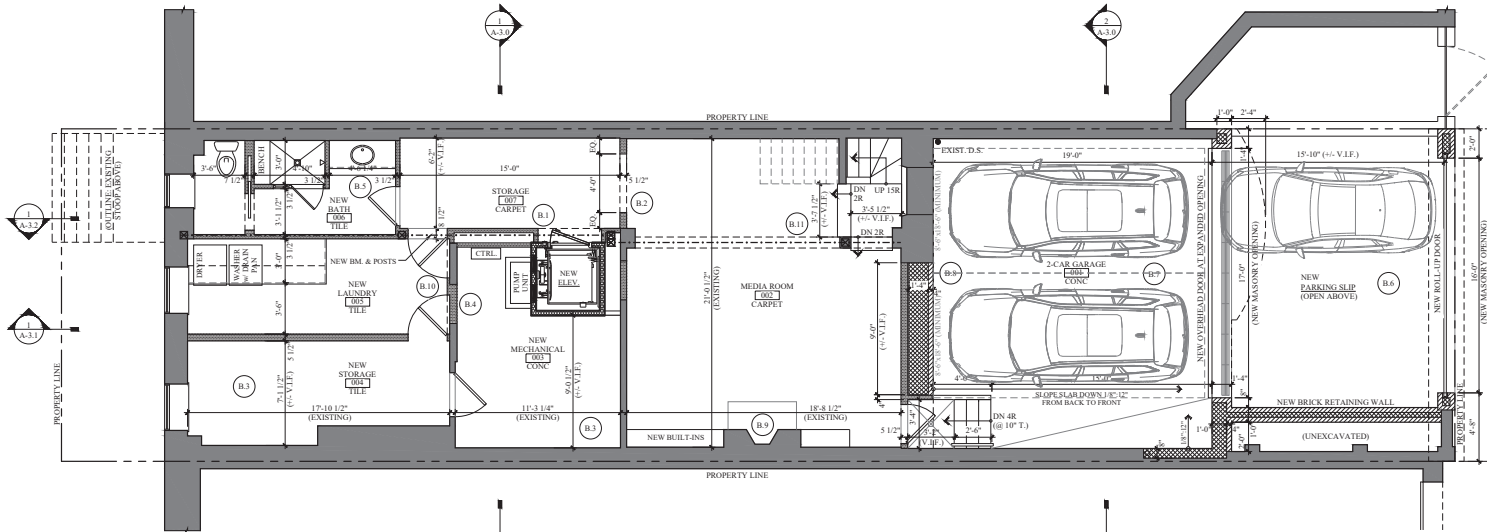
BLUE INK RESIDENCE
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2 PROPOSED FIRST FLOOR PLAN
SCALE 1/4"=1'-0"



1 PROPOSED BASEMENT PLAN
SCALE 1/4"=1'-0"

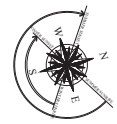
- GENERAL NOTES:**
- GN.1 FOR ELEVATOR DIMENSIONS & ADDITIONAL INFO, SEE DETAIL 5/A-3.1.
 - GN.2 ALIGN NEW WALL FINISH WITH EXISTING WALL FINISH, (TYPICAL).
 - GN.3 PROVIDE SECURITY SYSTEM WITH CCTV (W/ NIGHT VISION), ALL DOOR AND LOCK CONTROLS TO BE INTERNET ACCESSIBLE.
 - GN.4 HVAC CONTROLS TO BE INTERNET ACCESSIBLE, DESIGN BY OTHERS.
 - GN.5 GENERAL CONTRACTOR IS RESPONSIBLE FOR PROPERLY SEALING ALL WATERPROOFING PENETRATIONS, (TYPICAL).

- FIRST FLOOR NOTES:**
- 1.1 RELOCATE EXISTING POCKET DOOR, AS SHOWN.
 - 1.2 CENTER NEW CASED OPENING ON POCKET DOOR. SEE DETAIL, ON SHEET A-X-X FOR ADDITIONAL INFORMATION.
 - 1.3 EXISTING LIVING ROOM FIREPLACE TO REMAIN WOOD-BURNING.
 - 1.4 PROVIDE GAS LOG-SET AT EXISTING DINING ROOM FIREPLACE.
 - 1.5 NEW BAY.
 - 1.6 NEW RANGE TO VENT TO EXTERIOR, AS REQUIRED.

- BASEMENT NOTES:**
- B.1 REMOVE PORTION OF EXISTING WALL AND DOOR FOR ACCESS TO NEW ELEVATOR DOOR, AS SHOWN.
 - B.2 NEW CASED OPENING.
 - B.3 EXISTING PARTITIONING TO BE REMOVED. LOCATE MECHANICAL EQUIPMENT IN NEW MECHANICAL ROOM.
 - B.4 REMOVE EXISTING DOOR. INFILL OPENING, AS SHOWN.
 - B.5 NEW BATHROOM.
 - B.6 NEW HARDSCAPING AT PARKING SLIP SLAB AT PARKING TO RECEIVE RADIANT HEATING.
 - B.7 LOWER SLAB AT GARAGE TO MEET NEW DRIVE W/ NEW THRESHOLD DRAIN, AS REQUIRED.
 - B.8 PROVIDE STUB-IN FOR PROPANE HOOK-UP FOR CATERING EVENTS.
 - B.9 PROVIDE GAS LOG-SET AT EXISTING MEDIA ROOM FIREPLACE.
 - B.10 STOW-AWAY DOORS AT LAUNDRY.
 - B.11 DROP BASEMENT SLAB 12" - MODIFY CEILING W/ NEW CASED BM. & ADD PLATFORM TO BOTTOM OF EXIST. STAIR TO NET 2 RISERS.

PLAN KEY:

| | |
|--|-------------------------|
| | 2x WOOD STUD FRAME WALL |
| | RATED WALL |
| | STONE VENEER |
| | BRICK VENEER |
| | CMU WALL |
| | EXISTING WALL |
| | STRUC. WD. MEMBERS |



CYPRESS STREET

CYPRESS STREET

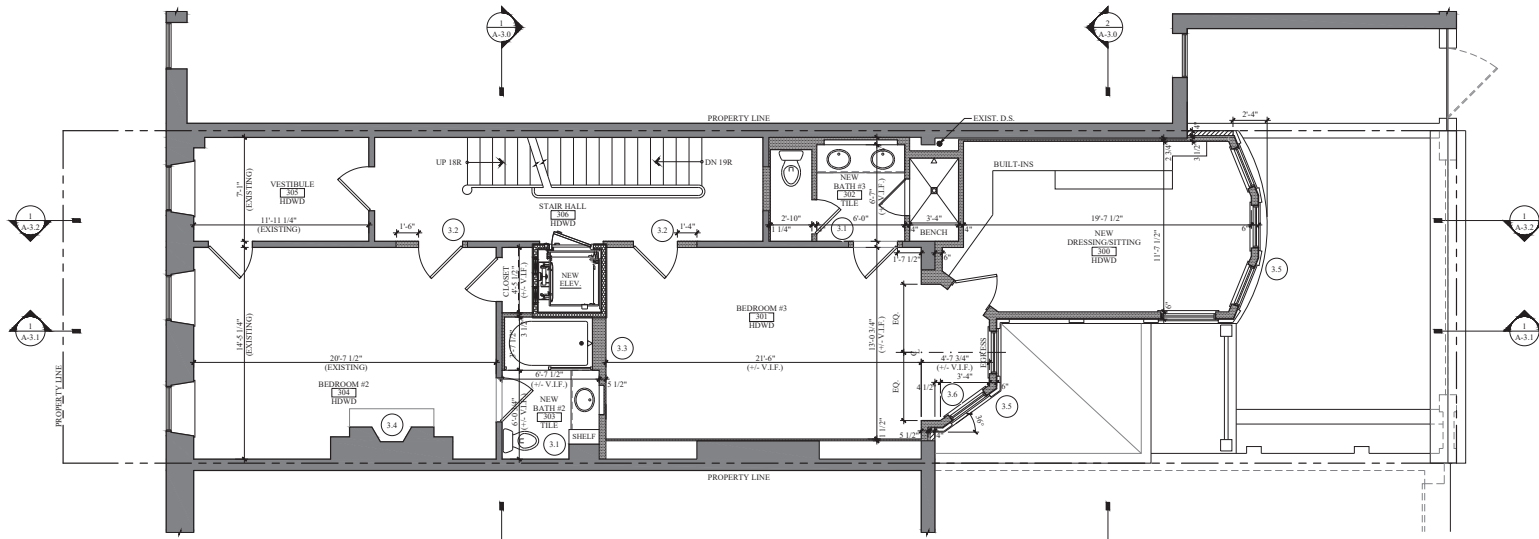
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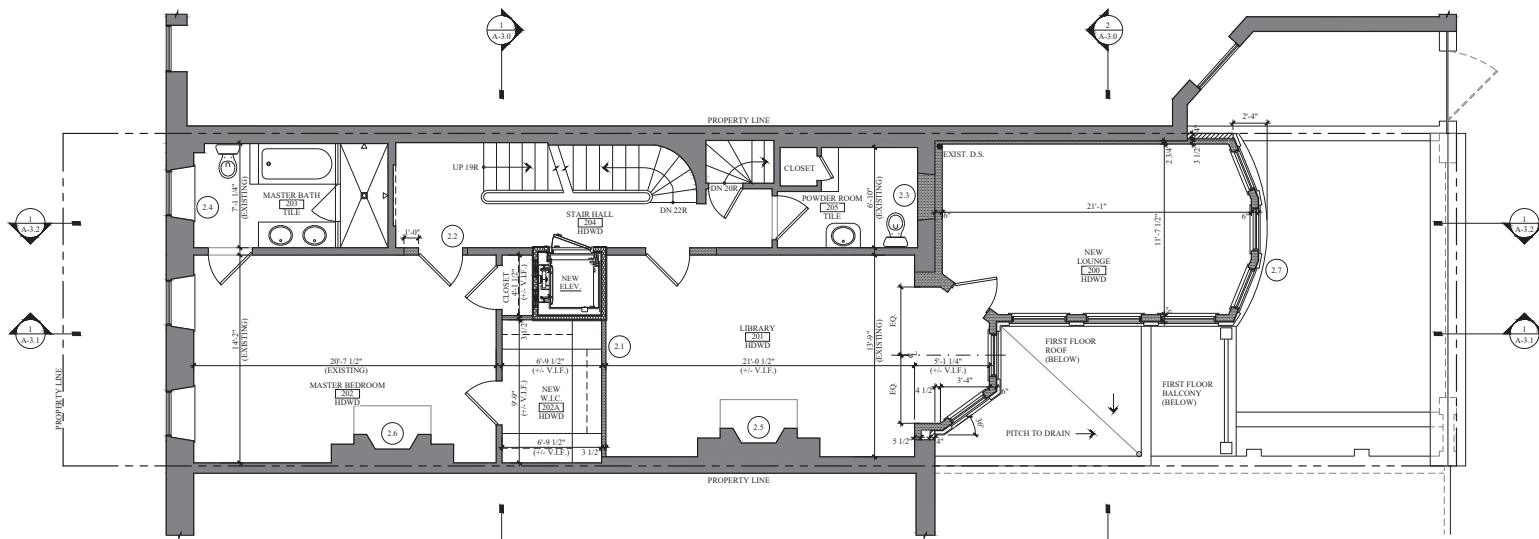
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2 PROPOSED THIRD FLOOR PLAN
SCALE: 1/4"=1'-0"



1 PROPOSED SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"

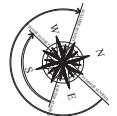
- GENERAL NOTES:**
- GN.1. FOR ELEVATOR DIMENSIONS & ADDITIONAL INFO, SEE DETAIL S.A.5.1.
 - GN.2. ALIGN NEW WALL FINISH WITH EXISTING WALL FINISH, (TYPICAL).
 - GN.3. PROVIDE SECURITY SYSTEM WITH CCTV (W/ NIGHT VISION), ALL DOOR AND LOCK CONTROLS TO BE INTERNET ACCESSIBLE.
 - GN.4. HVAC CONTROLS TO BE INTERNET ACCESSIBLE, DESIGN BY OTHERS.
 - GN.5. GENERAL CONTRACTOR IS RESPONSIBLE FOR PROPERLY SEALING ALL WATERPROOFING PENETRATIONS, (TYPICAL).

- THIRD FLOOR NOTES:**
- 3.1. NEW BATHROOM LAYOUT W/ COMBINED DEEP BATH & SHOWER.
 - 3.2. RELOCATE DOOR, INFILL OPENING, AS SHOWN.
 - 3.3. NEW PARTITIONING TO ALIGN TO NEW ELEVATOR SHAFT.
 - 3.4. PROVIDE GAS LOG-SET AT EXISTING BEDROOM #2 FIREPLACE.
 - 3.5. ALIGN TO EXTERIOR FACE OF BAY BELOW.
 - 3.6. PROVIDE BS-FOLD PRIVACY SHUTTERS AT WINDOW INTERIOR.

- SECOND FLOOR NOTES:**
- 2.1. NEW PARTITIONING TO ALIGN TO NEW ELEVATOR SHAFT.
 - 2.2. RELOCATE EXISTING DOOR.
 - 2.3. INFILL OPENING, AS SHOWN.
 - 2.4. RENOVATE EXISTING MASTER BATH.
 - 2.5. EXISTING LIBRARY FIREPLACE TO REMAIN WOOD-BURNING.
 - 2.6. PROVIDE GAS LOG-SET AT EXISTING MASTER BEDROOM FIREPLACE.
 - 2.7. NEW BAY.

PLAN KEY:

| | |
|--|-------------------------|
| | 2x WOOD STUD FRAME WALL |
| | RATED WALL |
| | STONE VENEER |
| | BRICK VENEER |
| | CMU WALL |
| | EXISTING WALL |
| | STRUCT. WD. MEMBERS |



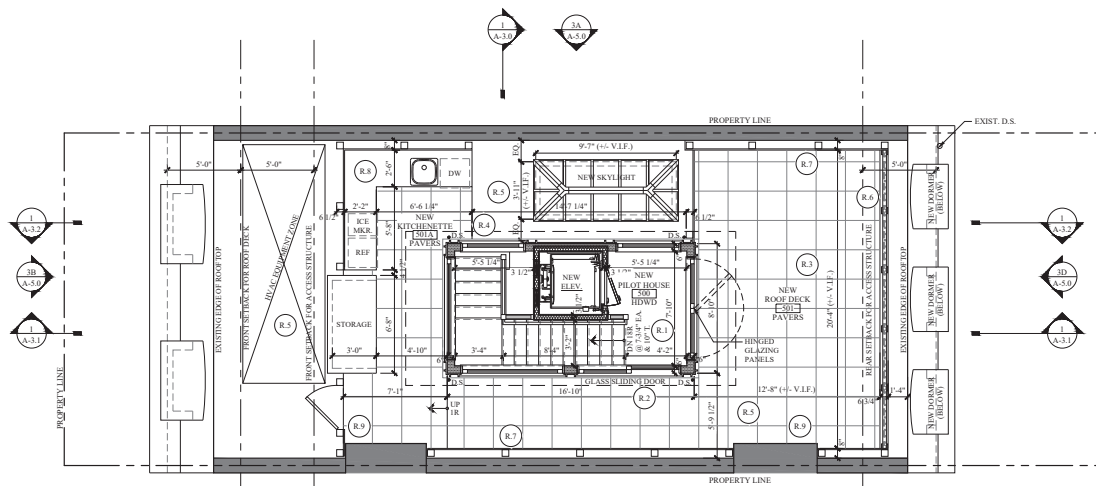
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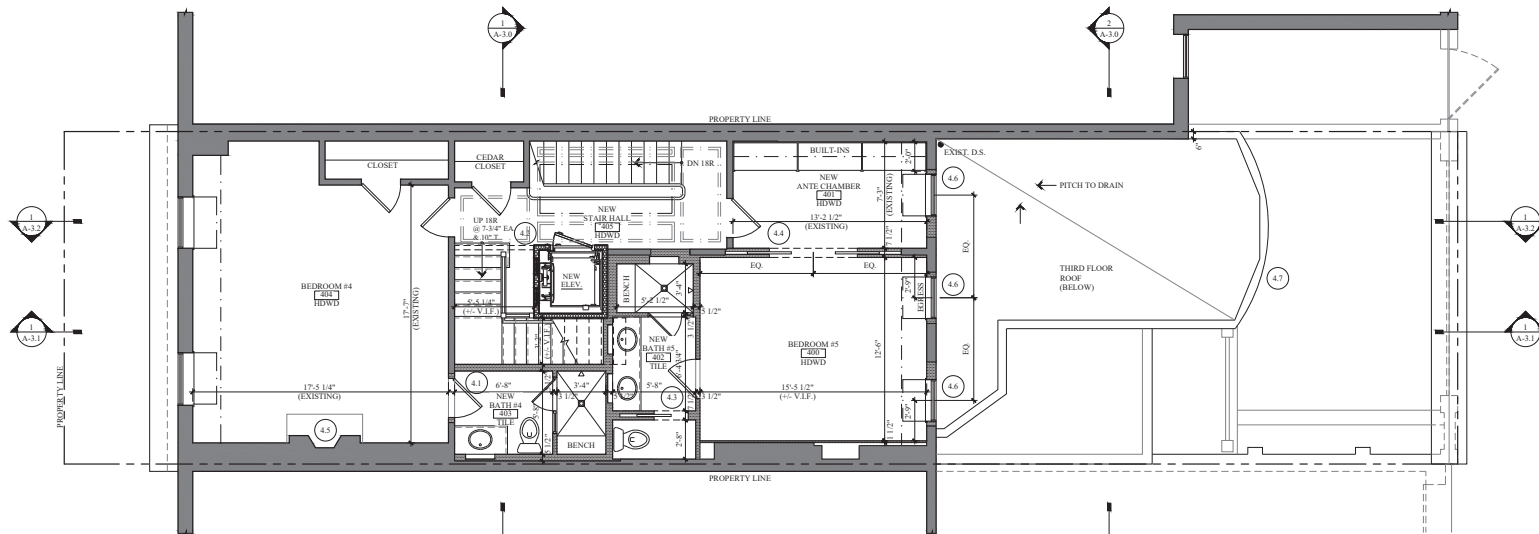
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2 PROPOSED ROOF PLAN
A-12 SCALE: 1/4"=1'-0"



1 PROPOSED FOURTH FLOOR PLAN
A-12 SCALE: 1/4"=1'-0"

REFERENCED ZONING NOTES:

- RESIDENCE IS ZONED AS RM-1.
- PER TABLE 14-701.2 OF TITLE 14 ZONING AND PLANNING, RM-1 ZONED BUILDINGS MAY NOT EXCEED 38'-0" IN HEIGHT. (RESIDENCE IS CURRENTLY NON-COMFORMING AT APPROX. 37'-7").
- PER SECTION 14-688 OF TITLE 14 ZONING AND PLANNING - ACCESSORY USE AND STRUCTURE: A ROOF DECK, AND ASSOCIATED RAILINGS AND FENCING IS CONSIDERED A PERMITTED APPEARANCE AND IS NOT SUBJECT TO THE BUILDING HEIGHT LIMITATIONS OF THE SUBJECT ZONING DISTRICT, PROVIDED THAT NO PART OF THE DECK SURFACE EXTENDS MORE THAN 48" ABOVE A PLANE THAT IS MIDWAY BETWEEN THE LOWEST AND THE HIGHEST POINTS OF THE ROOF SURFACE SUPPORTING THE ROOF TOP DECK.
- FOR SECTION 14-688 OF TITLE 14 ZONING AND PLANNING - A ROOF DECK ACCESS STRUCTURE MEETING THE FOLLOWING REQUIREMENTS IS CONSIDERED A BUILDING APPEARANCE AND IS NOT SUBJECT TO THE BUILDING HEIGHT LIMITATIONS OF THE ZONING DISTRICT.
 - THE ROOF DECK ACCESS STRUCTURE MAY ONLY SERVE TO ENCLOSE THE ACCESS STAIRS, ELEVATORS, OR OTHER MEANS OF ACCESS.
 - EXCEPT IN THE RM-2, RM-3, RM-4, RM-3, CMX-3, CMX-4, CMX-5, AND IRMX DISTRICTS, THE ROOF DECK ACCESS STRUCTURE MAY NOT EXCEED 12.5% IN AREA, HOWEVER ROOF DECK ACCESS STRUCTURES THAT ALSO CONTAIN AN ELEVATOR ARE PERMITTED AN ADDITIONAL 40% OF AREA (CURRENTLY, PROPOSED PILOT HOUSE ROOF DECK ACCESS STRUCTURE IS 14% SF).
 - THE ROOF DECK ACCESS STRUCTURE MAY NOT EXCEED 10'-0" IN HEIGHT ABOVE THE SURFACE OF THE ROOF DECK.
 - ROOF DECK ACCESS STRUCTURES MUST MEET THE SAME SETBACK REQUIREMENTS AS THE ASSOCIATED ROOF DECK, PROVIDED THAT ANY PART OF THE ROOF DECK ACCESS STRUCTURE LOCATED MORE THAN 42" ABOVE THE SURFACE OF THE ROOF DECK MUST BE SET BACK AN ADDITIONAL 5'-0" FROM THE REQUIRED SETBACK OF THE ASSOCIATED ROOF DECK. THE ROOF DECK ACCESS STRUCTURE MUST BE SET BACK 5'-0" FROM THE EXTREME REAR BUILDING LINE.

GENERAL NOTES:

- FOR ELEVATOR DIMENSIONS & ADDITIONAL INFO., SEE DETAIL 5-A.1.
- ALIGN NEW WALL FINISH WITH EXISTING WALL FINISH (TYPICAL).
- PROVIDE SECURITY SYSTEM WITH CCTV (W/ NIGHT VISION), ALL DOOR AND LOCK CONTROLS TO BE INTERNET ACCESSIBLE.
- HVAC CONTROLS TO BE INTERNET ACCESSIBLE DESIGN BY OTHERS.
- GENERAL CONTRACTOR IS RESPONSIBLE FOR PROPERLY SEALING ALL WATERPROOFING PENETRATIONS (TYPICAL).

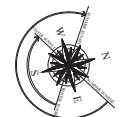
ROOFTOP/PILOT HOUSE NOTES:

- NEW HARDWOOD FLOORING AT ELEVATOR LOBBY
- "PEMCO BRONZE" FLUSH SILL AT SINGLE-LITE SLIDING DOOR
- 24"X24" PAVES OVER TRAYS ON "SCREWJACK" PERISTALS "BRON"
- 2" DIAM. COPPER DOWNSPOUTS TO DIVERT AWAY FROM PILOT HOUSE & DRAIN DIRECTLY TO SLOPED ROOFTOP, TYPICAL.
- RELOCATE & RECONFIGURE EXISTING MECHANICAL EQUIPMENT
- NEW 42" GUARDRAIL ANCHORED TO PARAPET AT PERIMETER OF ROOF DECK
- NEW 60" MAX. WOOD FENCING (MAX. 50% OPACITY) AT PERIMETER OF ROOF DECK ADJACENT TO NEIGHBORING PROPERTY
- OUTDOOR KITCHEN W/ SINK, UNDER-COUNTER 24" REFRIGERATOR, 24" DISHWASHER & 18" ICE MAKER
- REBUILD TOP OF CHIMNEY TO MIN. HEIGHT REQUIRED ABOVE DECKING AND/OR FENCING.

FOURTH FLOOR NOTES:

- NEW 2868 DOOR TO PROVIDE ACCESS TO NEW BATH
- NEW CASED OPENING AT NEW STAIR, AS SHOWN, ALIGN HEAD HEIGHT TO EXISTING TRANSOMS (7'-2" MIN. CLEARANCE PERMITTING).
- NEW BATH W/ ACCESS FROM BEDROOM. INFILL EXISTING OPENING, AS SHOWN.
- NEW (2) 3068 POCKET DOORS CENTERED ON BEDROOM #5 & BUILT-INS (OPPOSITE) AT ANTE CHAMBER
- PROVIDE GAS LOG-SET AT EXISTING BEDROOM #4 FIREPLACE
- NEW DORMER
- ALIGN TO EXTERIOR FACE OF BAY BELOW

| ROOF PLAN KEY: | |
|----------------|------------------------------------|
| | ROOF SLOPE (RISE/RUN) |
| | HALF-ROUND GUTTER |
| | POLE GUTTER |
| | DOWNSPOUT |
| | SPLASH BLOCK BELOW INT. WALL BELOW |
| | EXT. WALL BELOW |
| PLAN KEY: | |
| | 2x WOOD STUD FRAME WALL |
| | RATED WALL |
| | STONE VENEER |
| | BRICK VENEER |
| | CMU WALL |
| | EXISTING WALL |
| | STRUC. WD. MEMBERS |



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MEETING MINUTES
ARCHITECTURAL COMMITTEE MEETING
28 SEPTEMBER 2021

**MEETING OF THE ARCHITECTURAL COMMITTEE
OF THE PHILADELPHIA HISTORICAL COMMISSION**

**TUESDAY, 28 SEPTEMBER 2021
REMOTE MEETING ON ZOOM
DAN MCCOUBREY, CHAIR**

CALL TO ORDER

START TIME IN AUDIO RECORDING: 00:00:00

The Chair called the meeting to order at 9:00 a.m. The following Committee members joined him:

| Committee Member | Present | Absent | Comment |
|--|----------------|---------------|----------------|
| Dan McCoubrey, FAIA, LEED AP BD+C, Chair | X | | |
| John Cluver, AIA, LEED AP | | X | |
| Rudy D'Alessandro | X | | |
| Justin Detwiler | X | | |
| Nan Gutterman, FAIA | X | | |
| Allison Lukachik | X | | |
| Amy Stein, AIA, LEED AP | X | | |

Owing to public health concerns surrounding the COVID-19 virus, all Commissioners, staff, applicants, and public attendees participated in the meeting remotely via Zoom video and audio-conferencing software.

The following staff members were present:

- Jon Farnham, Executive Director
- Kim Chantry, Historic Preservation Planner III
- Laura DiPasquale, Historic Preservation Planner II
- Shannon Garrison, Historic Preservation Planner I
- Meredith Keller, Historic Preservation Planner II
- Allyson Mehley, Historic Preservation Planner II
- Megan Cross Schmitt, Historic Preservation Planner II

The following persons were present:

- Rich Villa
- Patrick Grossi, Preservation Alliance for Greater Philadelphia
- Eva Johnson
- David Traub, Save Our Sites
- Gerry Gutierrez
- Serena Yin
- Sean Narcum
- Joan Roush
- Herbert Clayton Jr.
- Harrison Haas, Esq.
- Tiarra Bell
- Tamara Bell
- Marty Gregorski

ADDRESS: 2017 DELANCEY PL

Proposal: Construct rear addition with roof deck and pilot house

Review Requested: Final Approval

Owner: Blue Ink LLC

Applicant: Sean Narcum, Peter Zimmerman Architects

History: 1865

Individual Designation: 1/6/1972

District Designation: Rittenhouse Fidler Historic District, 2/8/1995

Staff Contact: Megan Cross Schmitt, megan.schmitt@phila.gov

OVERVIEW: This application proposes to remove an original or early two-story projecting bay as well as a post-1950 one-story kitchen annex at the rear of the house and construct a large, three-story rear addition. A roof deck and pilot house are proposed for the roof of the main block of the building. At the top floor of the main block, the application proposes to remove two dormer windows in the mansard and replace them with three matching dormer windows. The existing roll up metal garage door would be removed so that the masonry opening can be widened to accommodate the proposed double-width parking. A wood-panel roll-up garage door is proposed at the building facade. A metal roll-up gate is proposed at the alley.

SCOPE OF WORK:

- Construct roof deck and pilot house;
- Reconstruct rear mansard, replacing two dormer windows with three;
- Construct three-story rear addition;
- Widen garage entrance;
- Expand existing garage to fit two vehicles; expand existing parking pad to accommodate two vehicles.

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 will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*
 - At the ground level, the new addition proposes to partially demolish and alter non-historic fabric that appears to have been constructed after 1950. However, the scope also includes the demolition of an early two-story rear bay and the existing dormers at the fourth, which does not meet Standard 9.
 - The new construction is in keeping with the mass and scale of other rear additions on this block.
 - The brick and wood cladding proposed for the rear addition are compatible with the original materials used.
 - The new garage door should be finished in a manner that does not draw unnecessary attention to it. In addition, no mechanical components of the garage door should be visible from Cypress Street.
- *Standard 10: New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

- The rear addition would alter non-historic building fabric at the ground story; however, the proposal also includes the removal of historic fabric, including a two-story bay, rear wall of the main block, and dormer windows at the rear mansard. The removal of this historic fabric would negatively impact the essential form and integrity of the property.
- *Roofs Guideline | Recommended: Designing rooftop additions, elevator or stair towers, decks or terraces, dormers, or skylights when required by a new or continuing use so that they are inconspicuous and minimally visible on the site and from the public right-of-way and do not damage or obscure character-defining historic features.*
 - The mechanical equipment zone would be located at the front of the roof. The staff has concerns about the visibility of this equipment from the public right-of-way.
 - The new roof deck and pilot house would be located on the roof of the main block of the house. The staff typically recommends that new roof decks are located off of the main block so that the essential form of the property is not adversely impacted.

STAFF RECOMMENDATION: Denial, pursuant to Standards 9 and 10, and the Roofs Guideline.

START TIME OF DISCUSSION IN ZOOM RECORDING: 00:50:20

PRESENTERS:

- Ms. Schmitt presented the application to the Architectural Committee.
- Architect Sean Narcum and attorney Harrison Haas represented the application.

DISCUSSION:

- Ms. Gutterman asked Mr. Narcum to respond to the staff's comments.
- Mr. Detwiler asked about the date of the existing two-story, rear bay.
 - Mr. Narcum said that he believed it was re-skinned at the time the post-1950 kitchen annex work had occurred.
- Mr. Detwiler commented that the existing bays at the rear had clearly been done with a tremendous amount of care and resources. Mr. Detwiler said that his concern was mainly with the amount of historic fabric the applicant was proposing to demolish. He asked Mr. Narcum to speak to the need for demolishing the existing two dormers at the rear in order to reconstruct three new dormers.
 - Mr. Narcum responded that the fourth-floor bedroom at the mansard was one of the main living spaces for the client, so increasing the amount of natural light as well as the views out to Center City would be more achievable promoted by creating an additional dormer window.
- Ms. Gutterman said that she agreed with Mr. Detwiler. She added that she also had concerns about the new addition encompassing the masonry wall at the rear façade, the proposed demolition of the dormers, and the visibility of the proposed roof deck and pilot house, especially from Delancey Place. Ms. Gutterman said that the placement of additional roof deck and mechanical equipment at the front of the roof, as well as the size of the proposed pilot house, concerned her.
 - Mr. Narcum responded that he was sensitive to such concerns. He explained that the elevator would run from the basement up to the roof deck, so the placement of the shaft was in the location that made sense to the interior program of the house. Mr. Narcum pointed out that the neighboring pilot house at 2015 Delancey Place is much larger than the one in this proposal.

- Ms. Gutterman remarked that Mr. Narcum is proposing a large area of deck in front of the proposed pilot house, which meant that the deck in this proposal actually extends out towards Delancey Place much more than the deck at 2015. Ms. Gutterman informed the applicant that the Architectural Committee did not typically recommend in favor of any kind of deck on the front half of the main block of a building.
- Mr. McCoubrey added that often they do not recommend approval of any roof deck on the main block of a building.
- Ms. Gutterman and Mr. Detwiler asked the applicant to address the location of the mechanical equipment.
 - Mr. Narcum responded that the proposed location was towards the southern end of the roof, and that the equipment would be inconspicuous from the public right-of-way.
- Ms. Gutterman asked Ms. Schmitt if the staff was making site visits in light of the Covid-19 pandemic.
 - Ms. Schmitt responded that in this case, since the site visit could remain outdoors, she believed it could be arranged safely and following the City's protocols.
- Mr. Detwiler commented that it would be precedent-setting to approve a roof deck that extended as far towards the front façade as this proposal, or even on the roof of the main block. Mr. D'Alessandro agreed.
- Mr. McCoubrey expressed concerns about the extent of the proposed demolition at the rear. He noted that, even if the existing two-story bay had been re-clad, it appeared original to the house. Mr. McCoubrey also remarked that the proposed addition would extend all the way up to the third story of the building, ultimately obscuring the view of the mansard. He observed that many of the examples of nearby rear additions provided by the applicant are of two-story additions rather than three-story additions. Mr. McCoubrey pointed out that the ground-floor addition was not very visible from the public right-of-way, so there was less concern about it. However, the higher up the addition went, the more visible it would become.
- Mr. Detwiler thanked Mr. Narcum for the completeness of his application. He asked whether there was a photograph of the rear of the property at 2013 Delancey Place because he believed it had a similar configuration to the subject property. Mr. Detwiler said that he agreed with Mr. McCoubrey's comments about the height of the proposed addition at the rear, and suggested that the applicant look at the addition at 2013 Delancey Place, which he believed only extended up to the second story.
- Ms. Lucachik asked the applicant to address the work proposed at the basement and whether the underpinning at the party walls would impact the neighbors.
 - Mr. Narcum acknowledged that there could be some inconvenience to the neighbors with regards to noise. However, this type of work was something they had done on other projects with their same project team.
- Mr. McCoubrey said that he thought it was important to point out the extent of the proposed demolition, calling out the drawings on Sheet 18 that showed essentially removing the entire rear of the third story as well as the entire rear of the mansard. Mr. Detwiler commented that this was really his main concern with the proposal. Mr. D'Alessandro agreed with these comments.
- Mr. Detwiler noted that the rear of the subject property was highly visible from a highly used alley, and though he was confident that the project would be executed beautifully, his concern was with the extent of the proposed demolition.

PUBLIC COMMENT:

- None.

ARCHITECTURAL COMMITTEE FINDINGS & CONCLUSIONS:

The Architectural Committee found that:

- Though the existing two-story rear bay may have been re-clad when other work was done post-1950, archival documentation shows that a bay was there historically.
- The Architectural Committee typically recommends that roof decks and pilot houses remain off of the main block of a house whenever possible;
- The Architectural Committee does not recommend the placement of any roof deck or mechanical equipment at the front half of the main block;
- The extent of demolition of historic fabric, including historic dormer windows, sections of the mansard roof, and the rear masonry wall, is problematic.

The Architectural Committee concluded that:

- The extent of demolition of historic fabric, including the two-story bay, dormer windows, and sections of the mansard roof and the rear wall, do not meet Standards 9 or 10.
- The size and location of the proposed roof deck on the main block of the house, including on the front half of the roof, does not meet the Roofs Guideline.
- The location of mechanical equipment on the front half of the roof does not meet the Roofs Guideline.

ARCHITECTURAL COMMITTEE RECOMMENDATION: The Architectural Committee voted to recommend denial pursuant to Standards 9 and 10 and the Roofs Guideline.

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| ITEM: 2017 DELANCEY PL | | | | | |
| MOTION: Denial | | | | | |
| MOVED BY: Gutterman | | | | | |
| SECONDED BY: D'Alessandro | | | | | |
| VOTE | | | | | |
| Committee Member | Yes | No | Abstain | Recuse | Absent |
| Dan McCoubrey | | | | | |
| John Cluver | | | | | X |
| Rudy D'Alessandro | | | | | |
| Justin Detwiler | | | | | |
| Nan Gutterman | | | | | |
| Allison Lukachik | | | | | |
| Amy Stein | | | | | |
| Total | | | | | 1 |