

ADDRESS: 2022-24 CHANCELLOR ST

Proposal: Enlarge garage

Review Requested: Final Approval

Owner: 2022 Chancellor Street LLC

Applicant: Andrew Randazzo, Andrew Randazzo Architects

History: 1890

Individual Designation: None

District Designation: Rittenhouse-Fitler Historic District, Contributing, 2/8/1995

Staff Contact: Megan Cross Schmitt, megan.schmitt@phila.gov, 215-686-7660

BACKGROUND:

This three-story brick Italianate carriage house is a contributing structure within the Rittenhouse-Fitler Historic District. In 2015, the Historical Commission approved the creation of a second garage at the rear of the building on St. James Street. The applicant is now requesting permission to combine the two existing garages into one large one.

SCOPE OF WORK


- Combine two existing garages into one large one at the rear of the property on St. James Street.

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 works 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.*
 - This facade has already been significantly altered by placing two garage doors in areas where there were not door openings previously. This means that the proposal does not remove or destroy historic fabric or character defining features. In addition, this block of St. James Street is very clearly a service alley with several other garages.

STAFF RECOMMENDATION: Approval, with the staff to review details, pursuant to Standard 9.

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	
APPLICATION # _____ <i>(Please complete all information below and print clearly)</i>			
ADDRESS OF PROPOSED CONSTRUCTION 2022-24 CHANCELLOR ST, PHILADELPHIA, PA 19103			
APPLICANT: ANDREW RANDAZZO <hr/> COMPANY NAME: ANDREW RANDAZZO ARCHITECTS <hr/> PHONE # 215-353-9143 FAX # _____		APPLICANT'S ADDRESS: 515 STUMP ROAD <hr/> NORTH WALES, PA <hr/> LICENSE # _____ E-MAIL: andrew.randazzo@a-ra.co	
PROPERTY OWNER'S NAME: 2022 CHANCELLOR STREET LLC <hr/> PHONE # 215-485-2114 FAX # _____		PROPERTY OWNER'S ADDRESS: 2019 CHANCELLOR STREET LLC <hr/> PHILADELPHIA, PA 19103	
ARCHITECT / ENGINEER IN RESPONSIBLE CHARGE: ANDREW RANDAZZO <hr/> ARCHITECT / ENGINEERING FIRM: ANDREW RANDAZZO ARCHITECTS <hr/> PHONE # 215-353-9143 FAX # _____		ARCHITECT / ENGINEERING FIRM ADDRESS: 515 STUMP ROAD <hr/> NORTH WALES, PA <hr/> LICENSE # RA406080 E-MAIL: andrew.randazzo@a-ra.co	
CONTRACTOR: <hr/> CONTRACTING COMPANY: <hr/> <hr/> PHONE # _____ FAX # _____		CONTRACTING COMPANY ADDRESS: <hr/> <hr/> <hr/> LICENSE # _____ E-MAIL: _____	
USE OF BUILDING / SPACE: RESIDENTIAL UNIT			ESTIMATED COST OF WORK \$ _____
BRIEF DESCRIPTION OF WORK: REMOVE EXISTING STEEL LINTEL, 2'-6" BRICK PIER, 10'-0" EXISTING OVERHEAD GARAGE DOOR AND 9'-0" EXISTING OVERHEAD GARAGE DOOR. <hr/> PROVIDE CONTINUOUS STEEL LINTEL AND MATCHING BRICK. <hr/> PROVIDE NEW 20'-0" OVERHEAD GARAGE DOOR. <hr/> <hr/>			
TOTAL AREA UNDERGOING CONSTRUCTION: 180 _____ square feet			
COMPLETE THESE ITEMS IF APPLICABLE TO THIS APPLICATION: # OF NEW SPRINKLER HEADS (suppression system permits only): <u>N/A</u> LOCATION OF SPRINKLERS: <u>N/A</u> # OF NEW REGISTERS / DIFFUSERS (hvac / ductwork permits only): <u>N/A</u> LOCATION OF STANDPIPES: <u>N/A</u>			
IS THIS APPLICATION IN RESPONSE TO A VIOLATION? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES VIOLATION #: <u>N/A</u>			
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: ____ / ____ / ____

EXISTING OVERHEAD DOORS | VIEW - 1

2022 CHANCELLOR STREET

2022 CHANCELLOR STREET | PHILADELPHIA | PENNSYLVANIA

2 MAY 2019



ANDREW RANDAZZO | ARCHITECTS 215.353.9143
515 STUMP ROAD STE 204 | NORTH WALES | PA 19454



EXISTING OVERHEAD DOORS | VIEW - 2

2022 CHANCELLOR STREET

2022 CHANCELLOR STREET | PHILADELPHIA | PENNSYLVANIA

2 MAY 2019



ANDREW RANDAZZO | ARCHITECTS 215.353.9143
515 STUMP ROAD STE 204 | NORTH WALES | PA 19454



EXISTING OVERHEAD DOORS | VIEW - 3

2022 CHANCELLOR STREET

2022 CHANCELLOR STREET | PHILADELPHIA | PENNSYLVANIA

2 MAY 2019



ANDREW RANDAZZO | ARCHITECTS 215.353.9143
515 STUMP ROAD STE 204 | NORTH WALES | PA 19454



EXISTING OVERHEAD DOORS | VIEW - 4

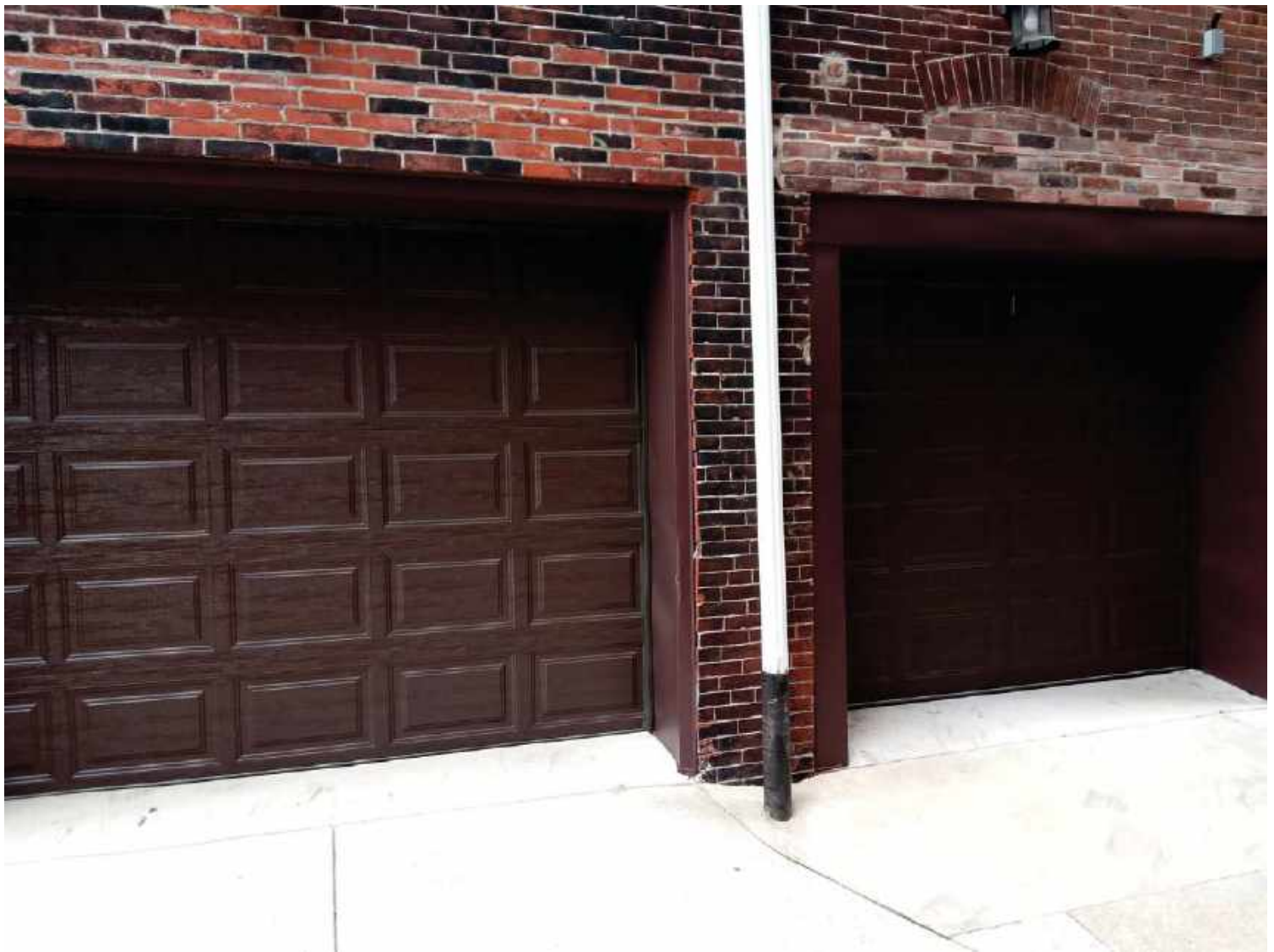
2022 CHANCELLOR STREET

2022 CHANCELLOR STREET | PHILADELPHIA | PENNSYLVANIA

2 MAY 2019



ANDREW RANDAZZO | ARCHITECTS 215.353.9143
515 STUMP ROAD STE 204 | NORTH WALES | PA 19454





ANDREW RANDAZZO | ARCHITECTS 215.353.9143
515 STUMP ROAD STE 204 | NORTH WALES | PA 19454



M O D E L S

8000/8100/8200

CLASSIC STEEL

*Ranch panel, Almond finish, Cascade III windows***PERFORMANCE FEATURES**

Most 8000 Series doors are available with structural reinforcements for use in coastal regions. These models meet wind load requirements of the International Building Code, Florida Building Code and Texas Dept. of Insurance.

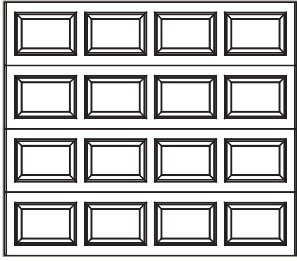


MODEL NUMBER	8000	8100	8200
Polystyrene Insulation	No	Yes	Yes
Insulation R-value*	N/A	3.7	7.4
Construction	1 Layer (Steel)	2 Layers (Steel/Insulation)	2 Layers (Steel/Insulation)
10-Year Warranty	Yes	Yes	Yes

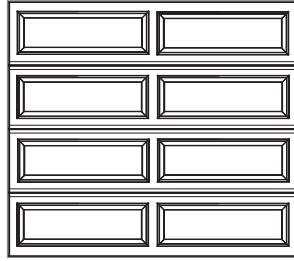
*Wayne Dalton uses a calculated door section R-value for our insulated doors.



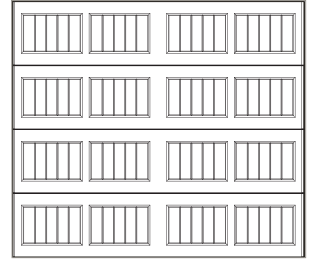
1 Choose Your Style



Colonial



Ranch



Sonoma

2 Choose Your Color

Actual colors may vary from brochure due to fluctuations in the printing process. Always request a color sample from your dealer for accurate color matching.

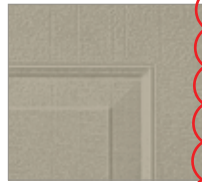
Painted Finishes (Standard)



White



Almond



Taupe



Brown

Wood Grain Finishes



Mission Oak



Walnut

3 Choose Your Windows

NO WINDOWS

For Colonial and Sonoma Panels



Cascade I



Cascade II



Cathedral I



Cathedral II



Clear I



Clear II



Prairie I



Prairie II



Sherwood I



Sherwood II



Stockbridge II



Stockton I



Stockton II



Arched Stockton



Waterton I



Waterton II



Williamsburg I



Williamsburg II



Arched Stockton Double (For double car doors)



Arched Stockton Single (For double car doors)

For Ranch Panels



Cascade II



Cathedral II



Clear II



Prairie II



Sherwood II



Stockbridge II



Stockton II



Arched Stockton



Waterton II



Williamsburg II



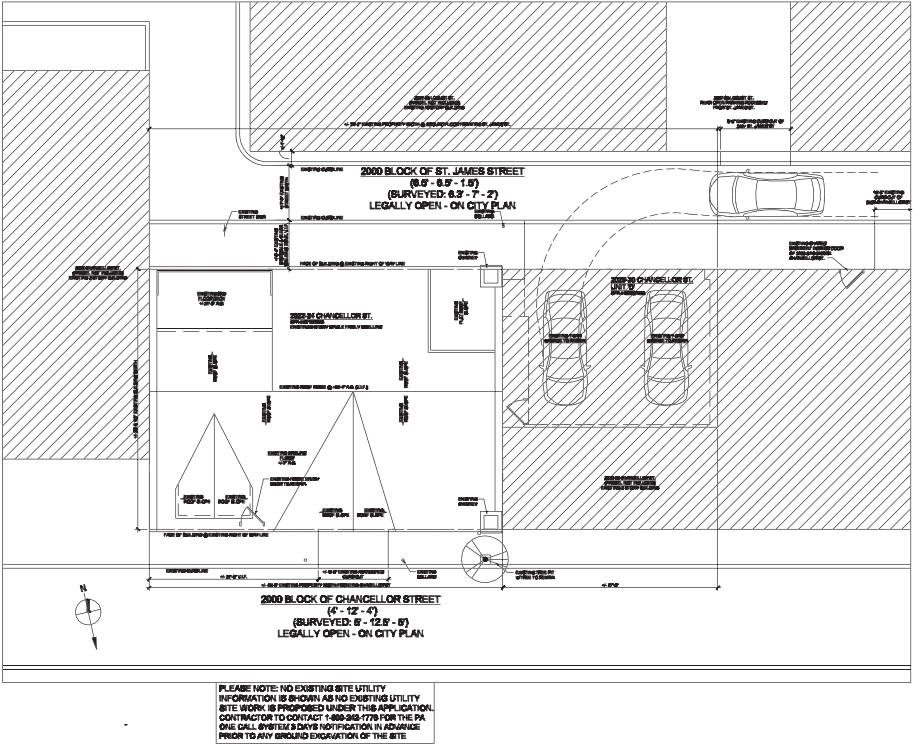
Arched Stockton Double (For double car doors)



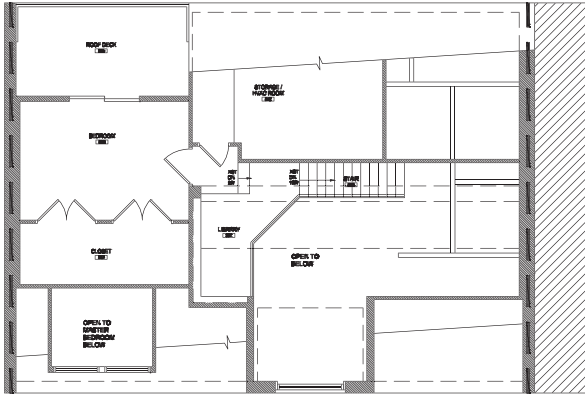
Arched Stockton Single (For double car doors)

Not all windows available in all areas. Windows shown are typical of an 8' wide door and placement may vary by panel design. Consult your dealer for details.

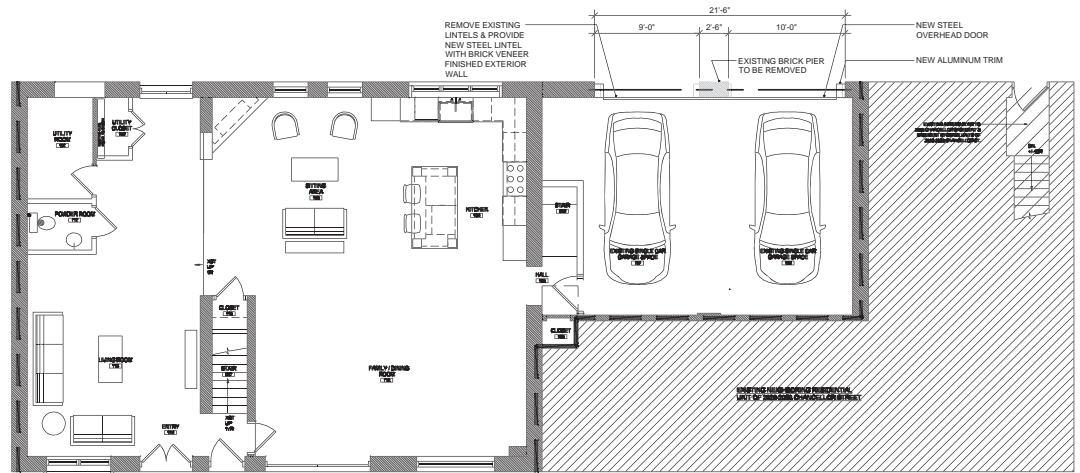
Decorative hardware is available, see your dealer or visit our website at wayne-dalton.com for details.



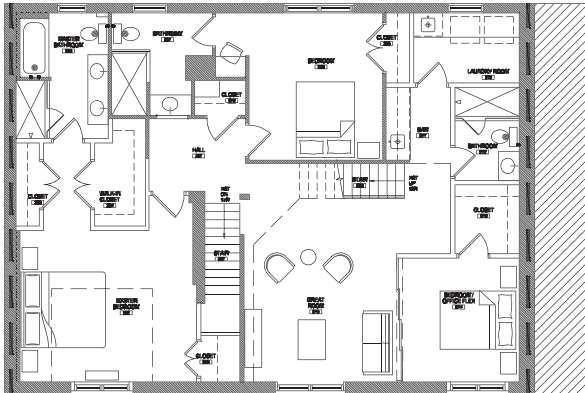
EXISTING SITE PLAN



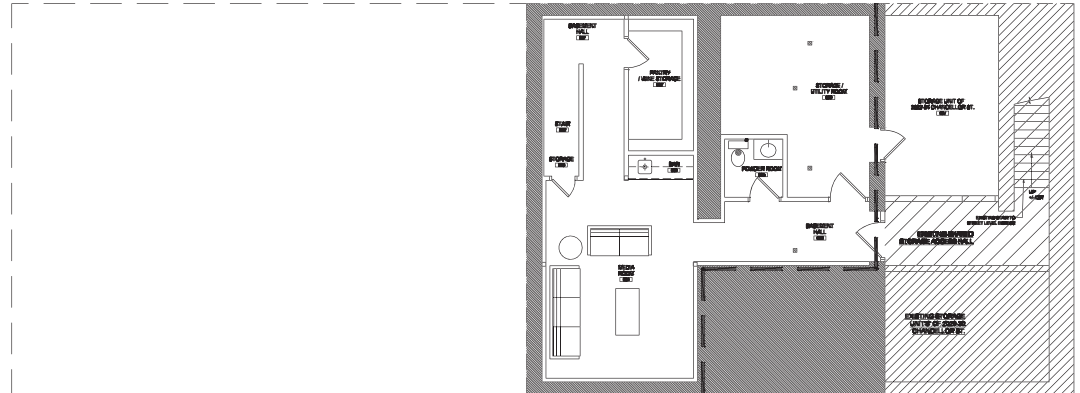
EXISTING THIRD FLOOR PLAN
(NO WORK)



PROPOSED FIRST FLOOR PLAN



EXISTING SECOND FLOOR PLAN
(NO WORK)



EXISTING BASEMENT PLAN
(NO WORK)

FLOOR PLANS

2022 CHANCELLOR STREET
2022 CHANCELLOR STREET | PHILADELPHIA | PENNSYLVANIA

architects

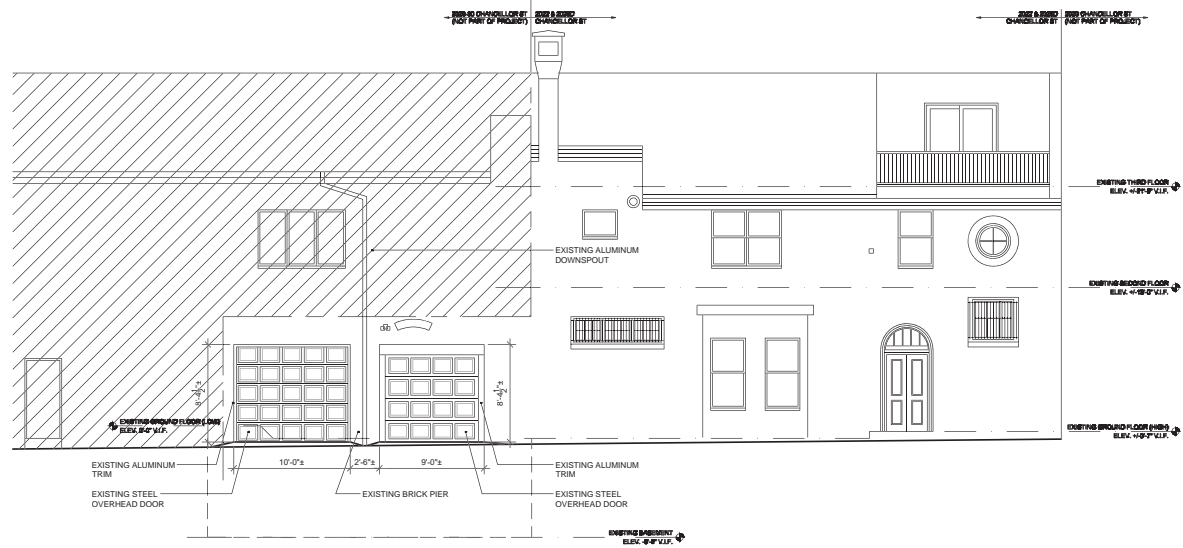
ANDREW RANDAZZO | ARCHITECTS 215.353.9143
515 STUMP ROAD STE 204 | NORTH WALES | PA 19454

2 MAY 2019
SCALE: 3/32"=1'-0"

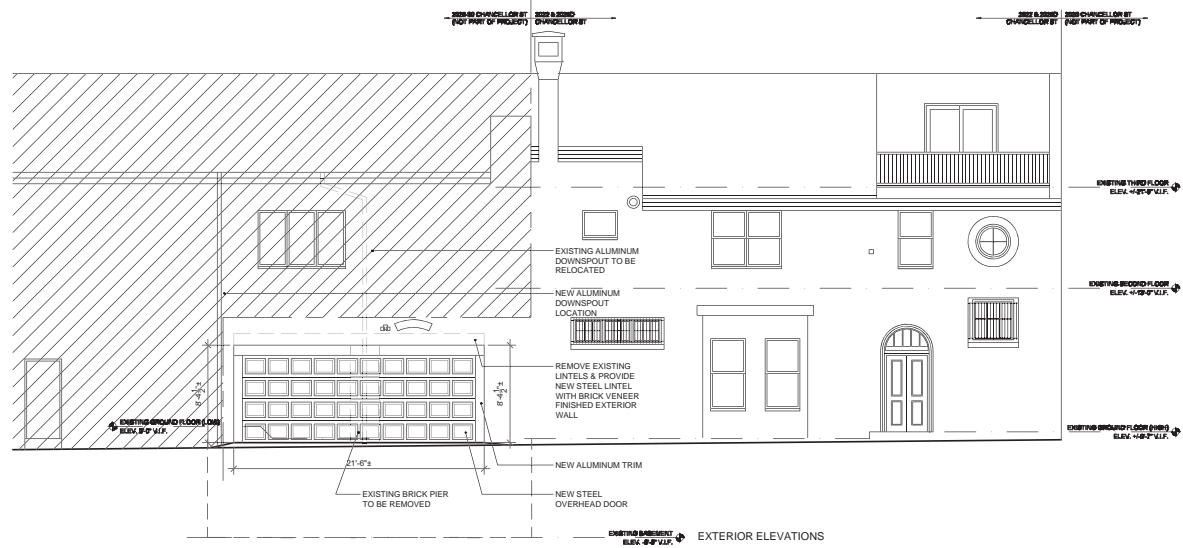
2
AR19062-01



EXISTING FRONT ELEVATION
CHANCELLOR STREET
(NO WORK)



EXISTING REAR ELEVATION
ST. JAMES STREET



PROPOSED REAR ELEVATION
ST. JAMES STREET

EXTERIOR ELEVATIONS

2022 CHANCELLOR STREET
2022 CHANCELLOR STREET | PHILADELPHIA | PENNSYLVANIA

architects

ANDREW RANDAZZO | ARCHITECTS 215.353.9143
515 STUMP ROAD STE 204 | NORTH WALES | PA 19454

2 MAY 2019
SCALE: 3/32"=1'-0"

3

AR19062-01