

ADDRESS: 2200 DELANCEY PL

Proposal: Construct rear deck; install windows and doors at rear bay

Review Requested: Final Approval

Owner: Jay and Stella Ludwig

Applicant: Alfred Dragani, Dragani Martone Studio LLP

History: c. 1877

Individual Designation: 9/12/1974

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

Staff Contact: Meredith Keller, meredith.keller@phila.gov, 215-686-7660

BACKGROUND:

The four-story building at 2200 Delancey Place is situated at the corner of 22nd Street and Delancey Place. The building has been modified over time, with a number of alterations to the two-story rear bay, including the infilling of openings and stuccoing of the façade. A brick, one-story carport was constructed in the rear yard around 1979. The application proposes to reopen the first-floor openings in the stuccoed rear bay and install casement windows and a door, and to construct a deck on top of the carport, which is currently open to the sky.

SCOPE OF WORK:

- Construct rear deck with Ipe railings over existing carport.
- Install wood windows and doors at rear bay.

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 deck would be located over a non-original carport. Though Ipe railings are proposed for privacy, the deck would not obscure original features of the building. The rear bay has been significantly altered over time, and this application proposes to reopen several infilled openings below existing transom windows at the first story. A large wood casement window would also be installed at the center of the bay. The application complies with this standard.

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

MAPS & IMAGES:

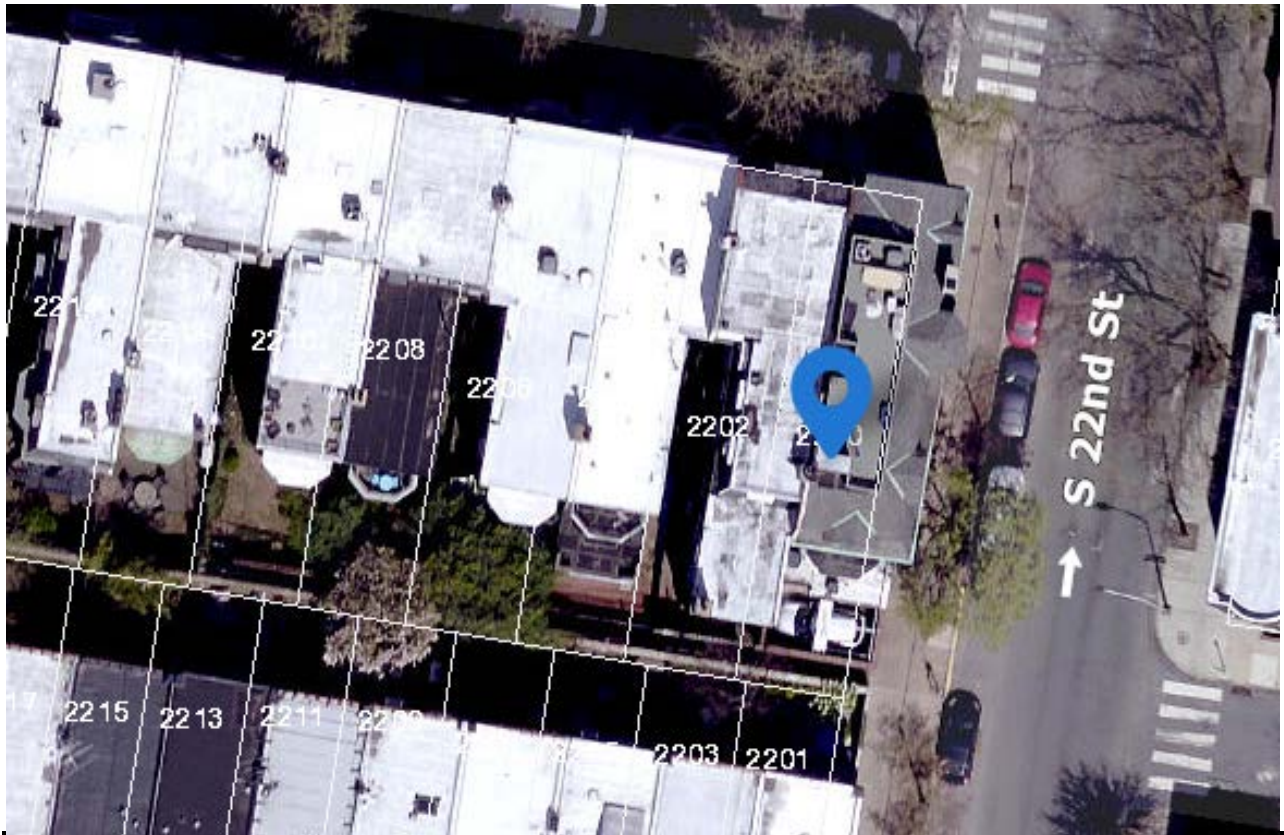


Figure 1: 2019 parcel map showing 2200 Delancey Place. Source: CityAtlas.

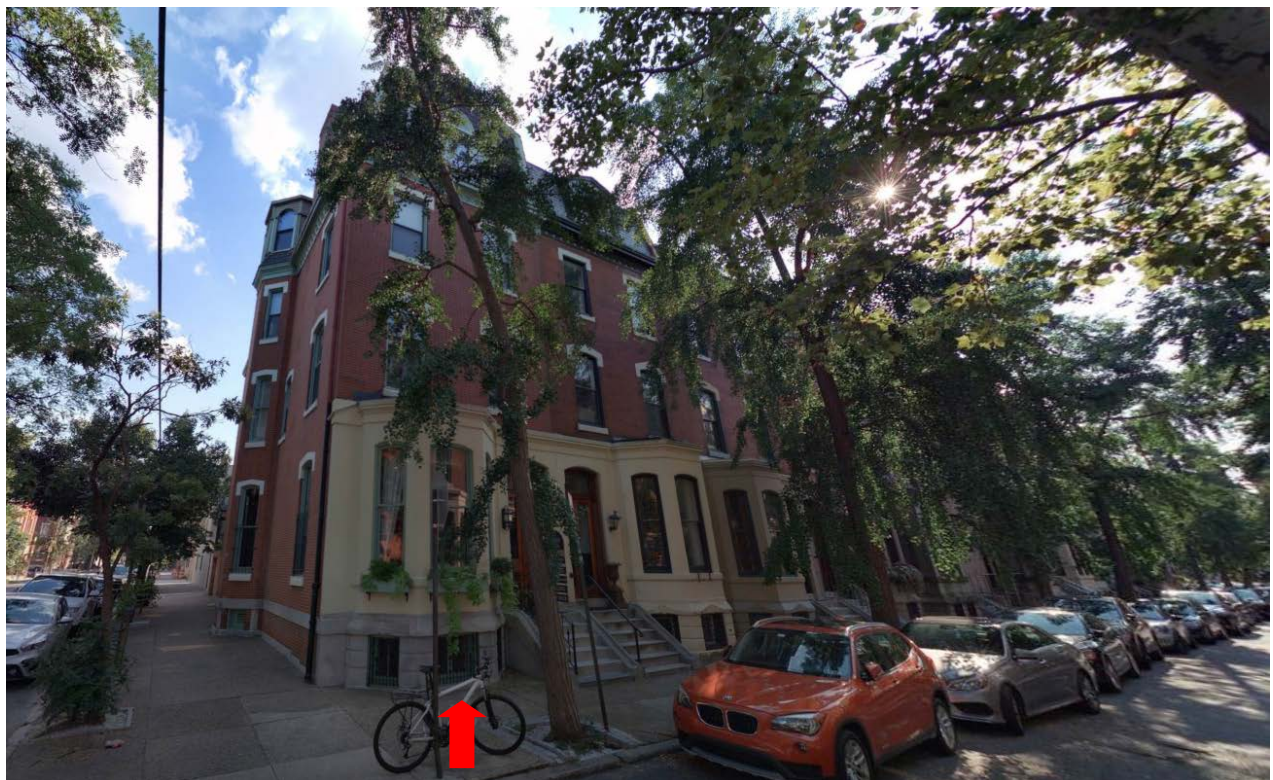


Figure 2: Front façade of 2200 Delancey Place. Source: Cyclomedia.



Figure 3: Aerial image showing the rear of 2200 Delancey Place and other buildings on the block, 2019. Source: Pictometry.



Figure 4: The rear of 2200 Delancey Place, showing the stuccoed bay and carport addition, 2019. Source: Cyclomedia.



Figure 5: The rear of 2200 Delancey Place, 2019. Source: Philadelphia Historical Commission.

Alfred Dragani, AIA
Concetta Martone, PhD

Ms. Meredith Keller
Philadelphia Historical Commission
1515 Arch Street, 13th Floor
Philadelphia, PA 19102

November 5, 2019

Submission to Philadelphia Historical Commission for Architectural Committee & Historical Commission Review

Project: Exterior Deck, Door & Window Renovation to Monnier Residence

Owner:

Suzanne and Alexandre Monnier

Project Address:

2200 Delancey Place
Philadelphia, PA 19103

Dear Ms. Keller:

I am writing this letter to request and reserve a space at the Philadelphia Historical Commission's November 19 meeting to review the proposed deck, door and window renovation project for my client's residence at 2200 Delancey Place. Drawings and photographs describing the scope and nature of the work are attached for your reference. We are requesting final approval for the planned improvements.

Sincerely,

Alfred Dragani, AIA LEED AP

Exterior Deck, Door and Window Renovation to Monnier Residence

Application for Review to the Philadelphia Historical Commission

Project Address: 2200 Delancey Place
Philadelphia, PA 19103

Owner:

Suzanne & Alexandre Monnier



North Elevation

P1



East Elevation

P2

Exterior Deck, Door and Window Renovation to Monnier Residence

Owner:
Suzanne & Alexandre Monnier
2200 Delancey Place
Philadelphia, PA 19103



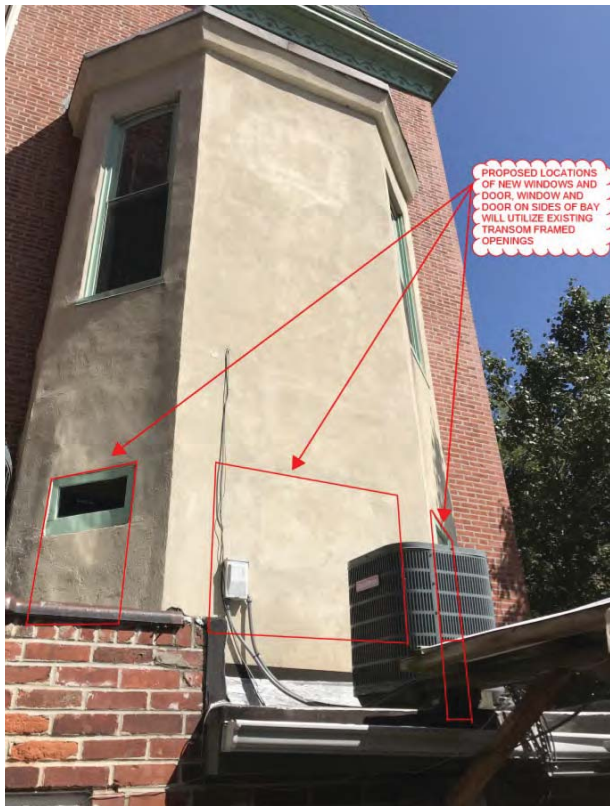
Southeast Corner View towards Work Area P3

Exterior Deck, Door and Window Renovation to Monnier Residence

Owner:
Suzanne & Alexandre Monnier
2200 Delancey Place
Philadelphia, PA 19103



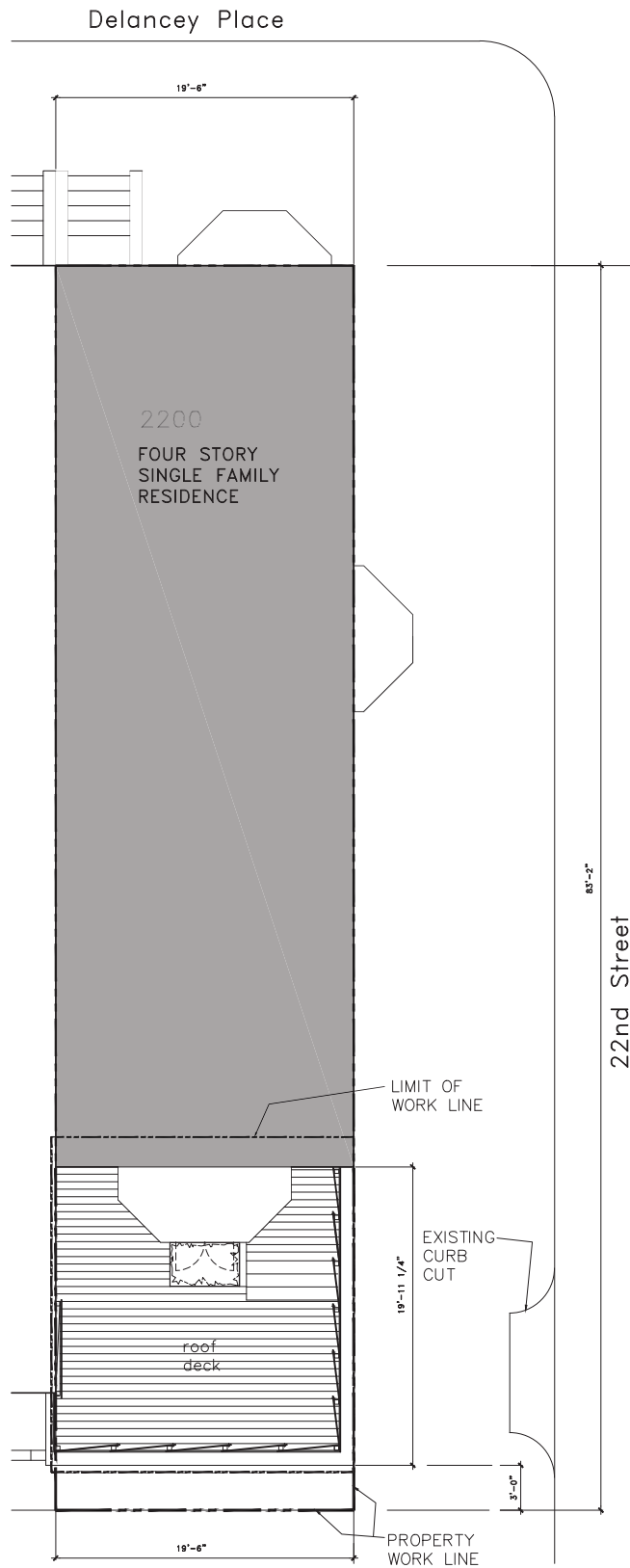
Southeast Corner View Showing Proposed Door and Window Locations **P4**



South Elevation Showing Proposed Door and Window Locations **P5**

Exterior Deck, Door and Window Renovation to Monnier Residence

Owner:
 Suzanne & Alexandre Monnier
 2200 Delancey Place
 Philadelphia, PA 19103



1 SITE PLAN
 A1.1 SCALE: 1/8" = 1'-0"

Architect
 dragani martone studio, llp
 architecture.planning.interior design
 124 South 19th St, Suite 2f
 Philadelphia, PA 19103
 v: 215.280.0685

PROJECT ADDRESS:
 2200 Delancey Place
 Philadelphia, PA 19103

OWNER:
 Suzanne and Alexandre Monnier

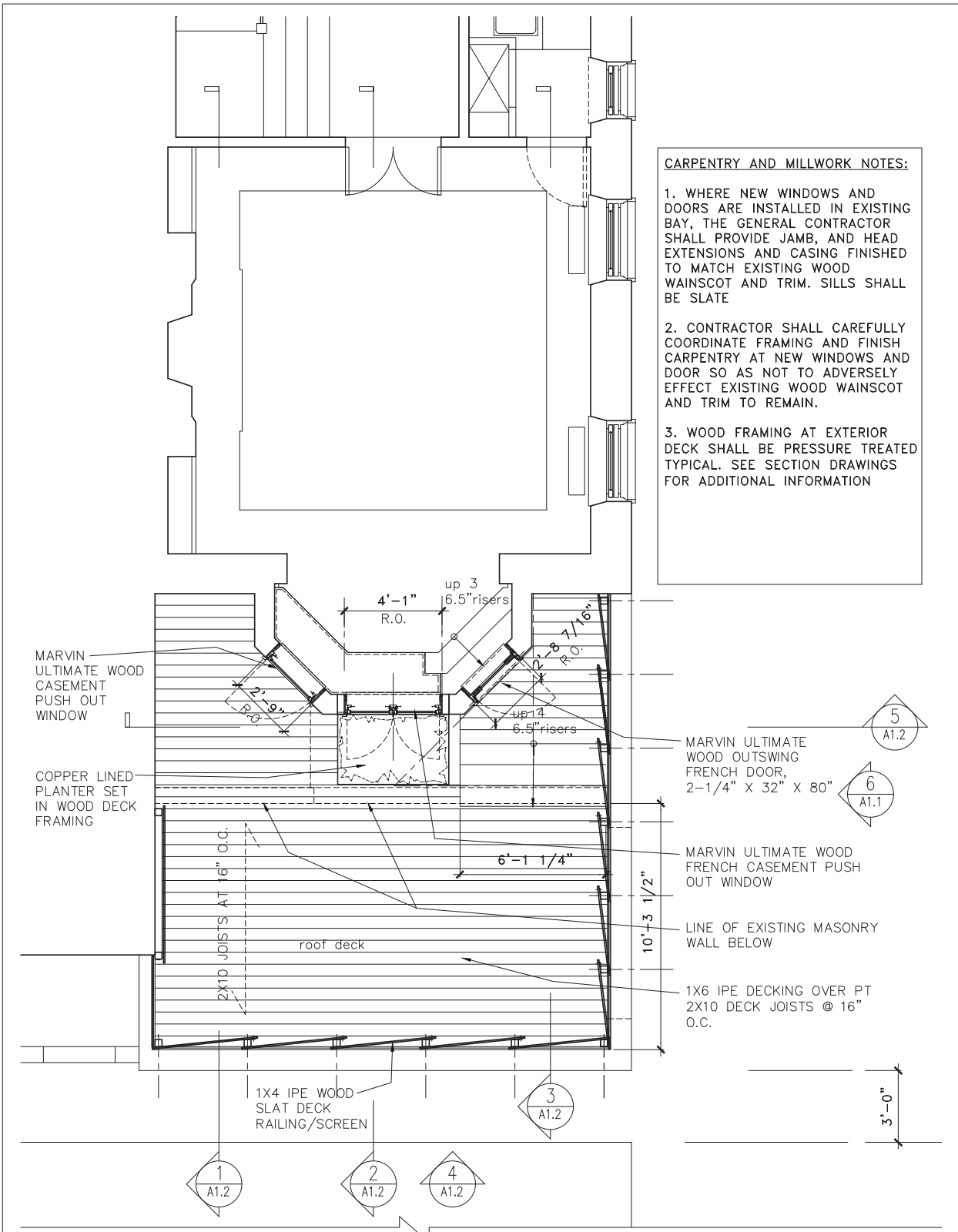
TITLE:
SITE PLAN

PROJECT:
Exterior Deck, Window & Door Renovation

DRAWN BY:
 KT
 CHKD. BY:
 ASD

dMAS PROJECT NO.
 DMAS-19111
 DATE:
 11/05/19

DWG. NO.
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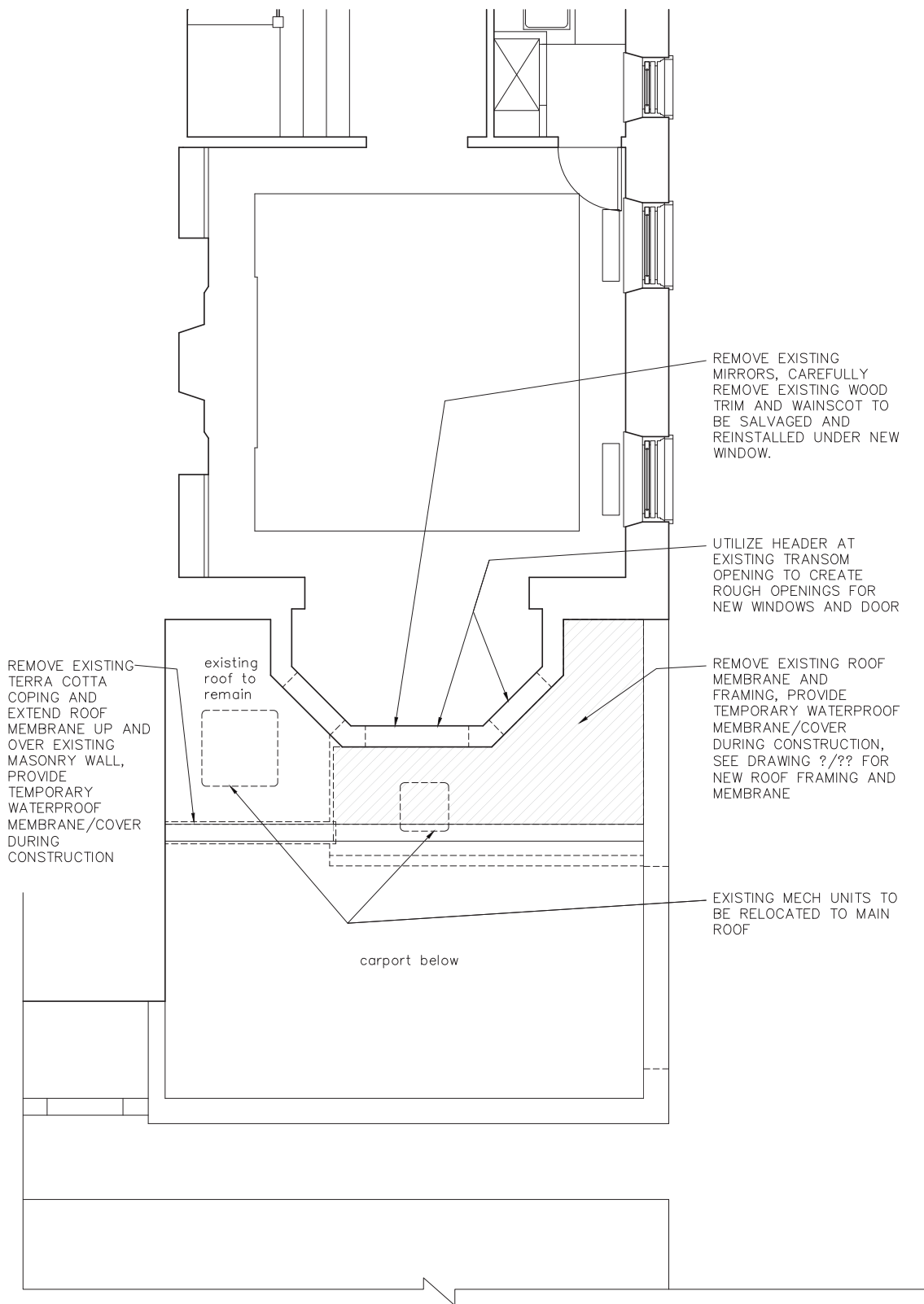


CARPENTRY AND MILLWORK NOTES:

1. WHERE NEW WINDOWS AND DOORS ARE INSTALLED IN EXISTING BAY, THE GENERAL CONTRACTOR SHALL PROVIDE JAMB, AND HEAD EXTENSIONS AND CASING FINISHED TO MATCH EXISTING WOOD WAINSCOT AND TRIM. SILLS SHALL BE SLATE
2. CONTRACTOR SHALL CAREFULLY COORDINATE FRAMING AND FINISH CARPENTRY AT NEW WINDOWS AND DOOR SO AS NOT TO ADVERSELY EFFECT EXISTING WOOD WAINSCOT AND TRIM TO REMAIN.
3. WOOD FRAMING AT EXTERIOR DECK SHALL BE PRESSURE TREATED TYPICAL. SEE SECTION DRAWINGS FOR ADDITIONAL INFORMATION

3 FIRST FLOOR/ROOF DECK PLAN
 SCALE: 1/4" = 1'-0"

Architect dragani martone studio, llp architecture.planning.interior.design 124 South 19th St, Suite 2f Philadelphia, PA 19103 v: 215.280.0685	PROJECT ADDRESS: 2200 Delancey Place Philadelphia, PA 19103	TITLE: FIRST FLOOR/ROOF DECK PLAN		
	OWNER: Suzanne and Alexandre Monnier	PROJECT: Exterior Deck, Window & Door Renovation		
	DRAWN BY: KT	dMAS PROJECT NO. DMAS-19111	DWG. NO. 3/A1.1	
	CHKD. BY: ASD	DATE: 11/05/19	A1.1	



4 FIRST FLOOR SELECTIVE DEMOLITION PLAN
 A1.1 SCALE: 1/4" = 1'-0"

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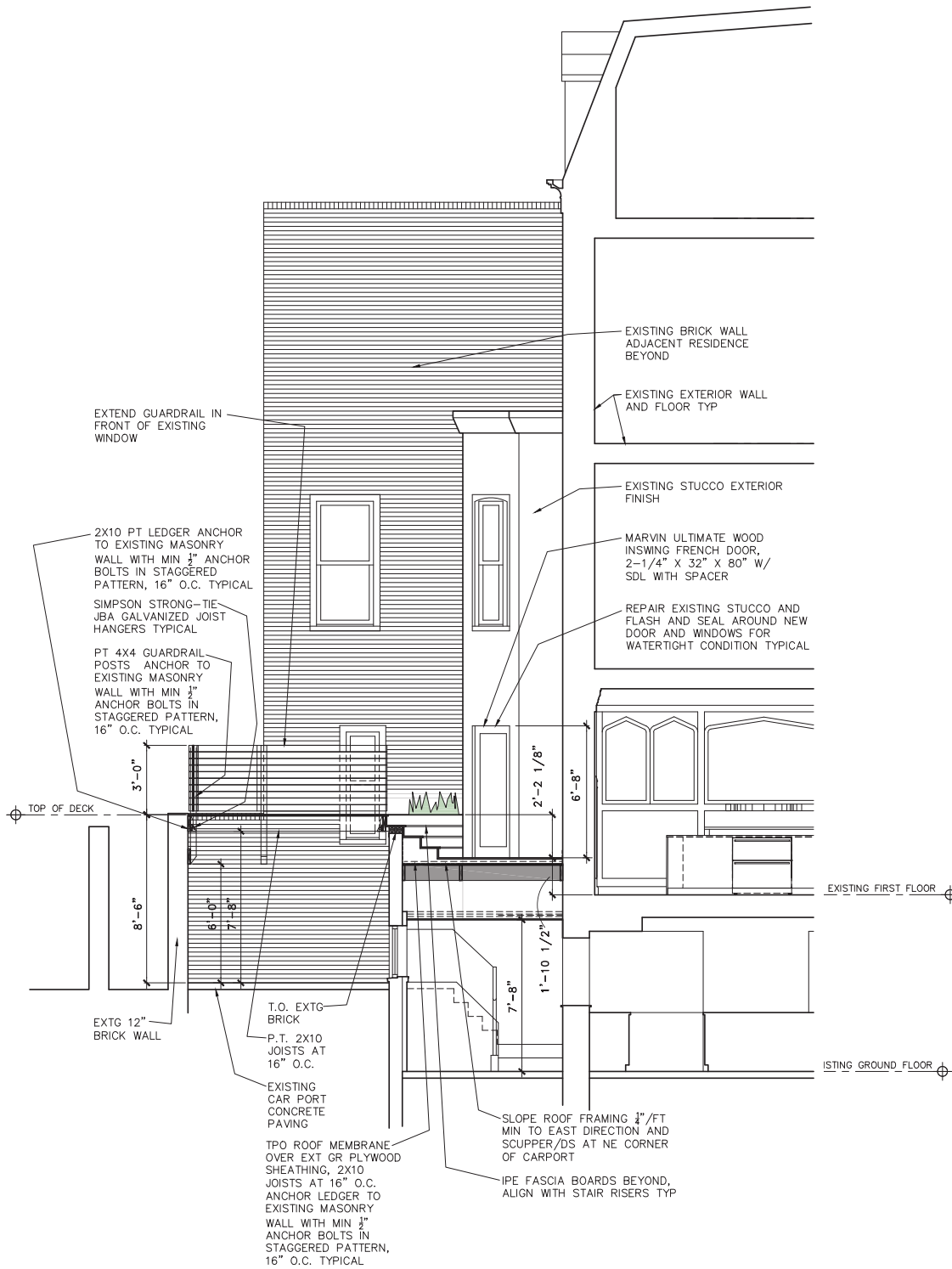
OWNER:
 Suzanne and Alexandre Monnier

TITLE:
FIRST FLOOR SELECTIVE DEMOLITION PLAN
 PROJECT:
Exterior Deck, Window & Door Renovation

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 CHKD. BY:
 ASD

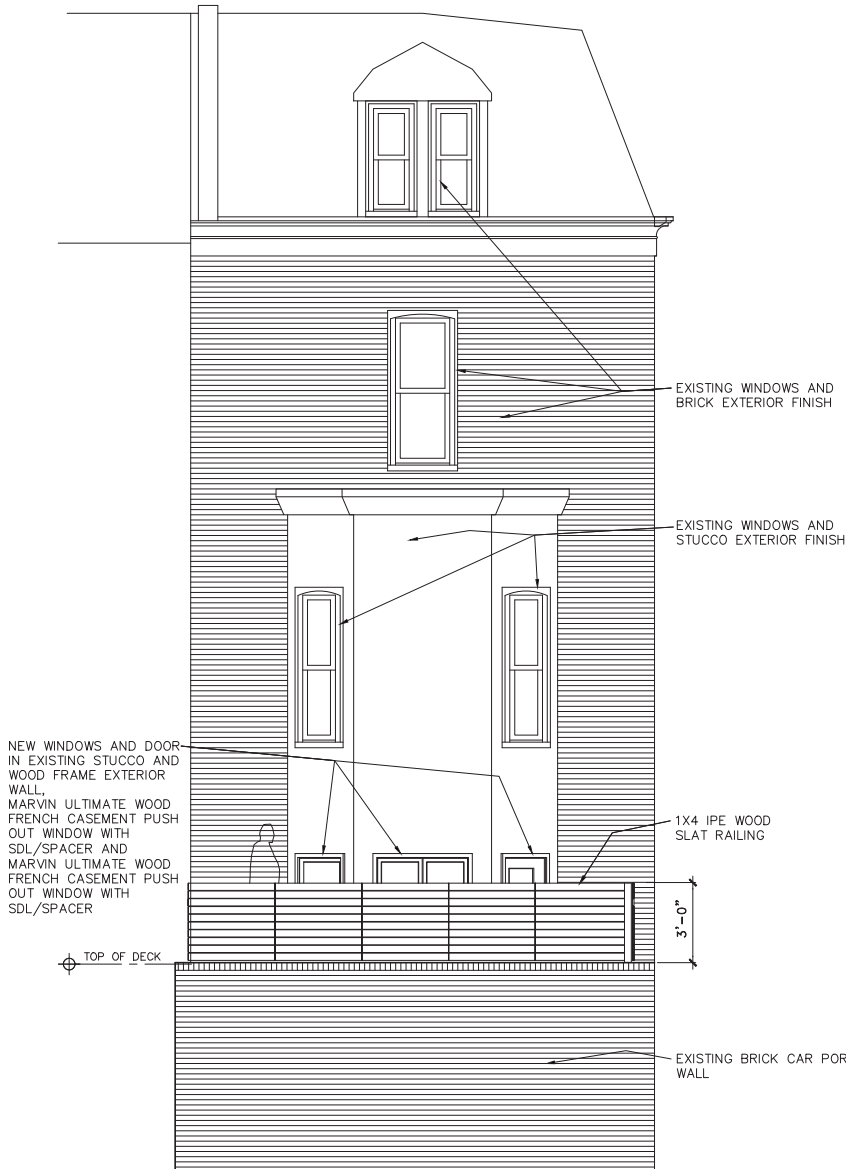
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 4/A1.1
 A1.1



3 SECTION AT ROOF DECK
 A1.2 SCALE: 3/16" = 1'-0"

Architect dragani martone studio, llp architecture.planning.interior.design 124 South 19th St, Suite 2f Philadelphia, PA 19103 v: 215.280.0685	PROJECT ADDRESS: 2200 Delancey Place Philadelphia, PA 19103	TITLE: SECTION AT ROOF DECK	
	OWNER: Suzanne and Alexandre Monnier	PROJECT: Exterior Deck, Window & Door Renovation	
	DRAWN BY: KT	dMAS PROJECT NO. DMAS-19111	DWG. NO. 3/A1.2
	CHKD. BY: ASD	DATE: 11/05/19	A1.2



4 SOUTH EXTERIOR ELEVATION
 A1.2 SCALE: 3/16" = 1'-0"

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SOUTH EXTERIOR ELEVATION

PROJECT:
Exterior Deck, Window & Door Renovation

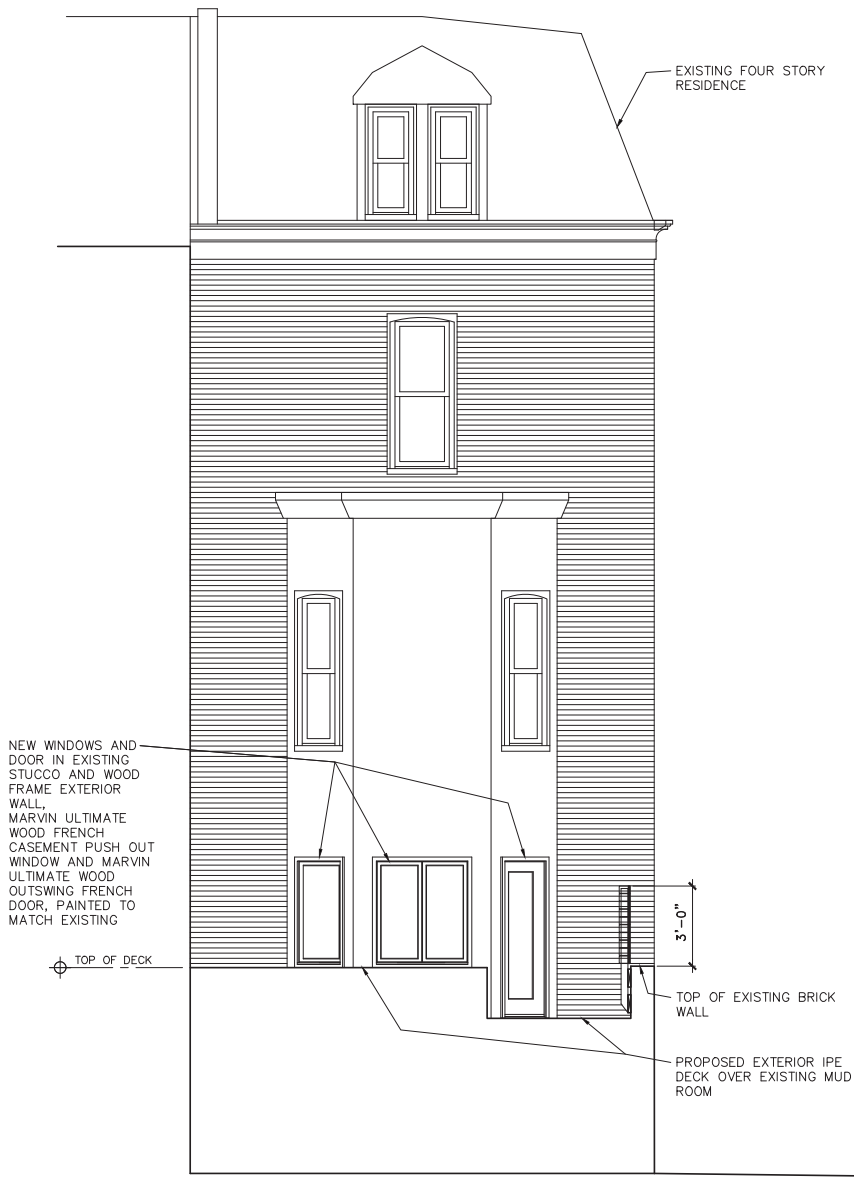
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 4/A1.2

A1.2



5
A1.2

SECTION/ SOUTH EXTERIOR ELEVATION

SCALE: 3/16" = 1'-0"

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TITLE:

SECTION/SOUTH EXTERIOR ELEVATION

PROJECT:

Exterior Deck, Window & Door Renovation

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DATE:
 11/05/19

DWG. NO.
 5/A1.2

A1.2



6 PARTIAL EAST EXTERIOR ELEVATION
 A1.2 SCALE: 3/16" = 1'-0"

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OWNER:
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TITLE:

PARTIAL EAST EXTERIOR ELEVATION

PROJECT:

Exterior Deck, Window & Door Renovation

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 DMAS-19111

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A1.2