#### ADDRESS: 2035 DELANCEY PL

Proposal: Construct rooftop deck, pilot house, and exterior stair

Review Requested: Final Approval Owner: Richard G. Phillips, Jr.

Applicant: Kyle Lissack, Pinemar Inc.

History: c. 1865

Individual Designation: 1/6/1972

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

Staff Contact: Allyson.Mehley@phila.gov, 215-686-7660

#### BACKGROUND:

This application proposes to build a rooftop deck at 2035 Delancey Place, a five-story rowhouse located in the Rittenhouse Fitler Historic District. The deck will be constructed over the existing low-pitch roof and will be set back from the front elevation approximately eight feet. The deck will be accessed by a pilot house and spiral stair.

An existing elevator shaft will be extended to enable access to the roof deck. Owing to the added height of the 10-foot pilot house, the rear brick chimney will be extended up above the pilot house to meet building code. The rear elevation is visible from Cypress Street, a service alley.

#### SCOPE OF WORK

- Construct rooftop deck and pilot house
- Extend elevator shaft to deck level
- Extend existing brick chimney
- Add spiral stair to allow egress between third floor and roof deck

#### STANDARDS FOR REVIEW:

The Secretary of the Interior's Standards for the Treatment of Historic Properties and Guidelines include:

- Standard 2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spacial relationships that characterize a property will be avoided.
  - The rear roofline is proposed to be raised and the height of the mansard roof changed. This eliminates the historic roofline and alters the proportions of the mansard roof.
- 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.
  - Construction of the roof deck and extension of the elevator shaft should not alter historic roofline. The new construction must be differentiated in material from the slate of the mansard.
- Standard 10: New additions or adjacent or related new construction will 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 impaired.
  - The proposed deck does not permanently alter the roof's historic roof and the proposed new construction could be removed in the future.

**STAFF RECOMMENDATION:** Approval pursuant to Standards 2, 9, and 10 with the following changes to the proposed application:

- Existing roofline at the top of mansard remains in place.
- A different cladding material, such as stucco, is used for the extension of the elevator shaft and pilot house.
- A black metal picket railing is used in place of the glass railing.

### APPLICATION FOR BUILDING PERMIT

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

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

(Please complete all information below and print clearly)

ADDRESS OF PROPOSED CONSTRUCTION

2035 DELANCEY STREET, PHILADELPHIA, PA 19103	
	APPLICANT'S ADDRESS:
APPLICANT:	SOCIATE CONTRACTOR SOCIATION CONTRACTOR CONT
KYLE USSACK COMPANY NAME:	7 WEST ATHENS AVE.
PINEMAR INC.	LICENSE # 063450 KYLE PINEMAR. NET
PHONE # 610.649.5075 FAX#	LICENSE # 063450 E-MAIL: PROPERTY OWNER'S ADDRESS:
PROPERTY OWNER'S NAME:	
RICHARD G. PHILUPS, JR.	2035 DELANCEY STREET
PHONE # 202 - 236 - 1606 FAX #  (ARCHITECT) ENGINEER IN RESPONSIBLE CHARGE:	PHILADEUPHIA, PA 19103  ARCHITECT / ENGINEERING FIRM ADDRESS:
	The state of the s
WARREN CLAYTOR ARCHITECTS, INC. ————————————————————————————————————	P.O. BOX 366 WAYNE, PA 19087
TM ENGINEERING INC. (LIC. # PE-044354-E)	> 154 THREE TUNS RD. AMBUER, PA 19002 WARREN. CLAYTOR @WARREN CLAYTOR
PHONE #ENG. 215.542.7298 FAX #	LICENSE # 30159208 E-MAIL:
CONTRACTOR:	CONTRACTING COMPANY ADDRESS:
KYLE USSACK CONTRACTING COMPANY:	7 WEST ATHENS AVE.
	ARDMORE , PA 19003
PNEMAR, INC.	KYLE & PINEMAR. NET
PHONE # 610.649.5075 FAX #	LICENSE # 063456 E-MAIL:  ESTIMATED COST OF WORK
USE OF BUILDING / SPACE:	
RESIDENTIAL	\$ <u>48,000</u>
BRIEF DESCRIPTION OF WORK:	
ADD ROOF TOP DECK WITH STAIR EXTEND EXISTING ELEVATOR TO	
DECK LEVEL.	
	and the second s
TOTAL AREA UNDERGOING CONSTRUCTION: 719 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 (have / 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: 1\ / 7 / 19
	V

## WARREN CLAYTOR ARCHITECTS



Allyson Mehley Historic Preservation Planner Philadelphia Historical Commission 1515 Arch Street, 13th Floor Philadelphia, PA 19102 P: 215-686-7660

November 7, 2019

Dear Ms. Mehley,

Our client and building owner, Richard Phillips, would like to build a rooftop deck on his existing rowhouse at 2035 Delancey Street in Philadelphia. The existing house has four stories and a basement. It shares two party walls with similar houses. The current roof is a low-pitched membrane roof. We would like to build the deck over the existing roof. The existing elevator shaft would be extended to deck level and be within a small pilot house. A new metal spiral stair would be added against the rear elevation for additional access to and from the roof. The proposed deck would be made of IPE wood decking over a steel and wood frame. The railing around the deck would be metal posts and rails with glass panels. The pilot house would consist of metal Hope's style windows and door to match the existing house, with painted trim surrounds and recessed panels. The exterior façade of the elevator shaft would match the existing slate. The roof of the new pilot house would match the existing low-pitched membrane roof of the existing house. The exposed roof edges would have painted metal caps to match the existing house.

We present these drawings for final approval by the Commission.

Please contact me should you require additional information.

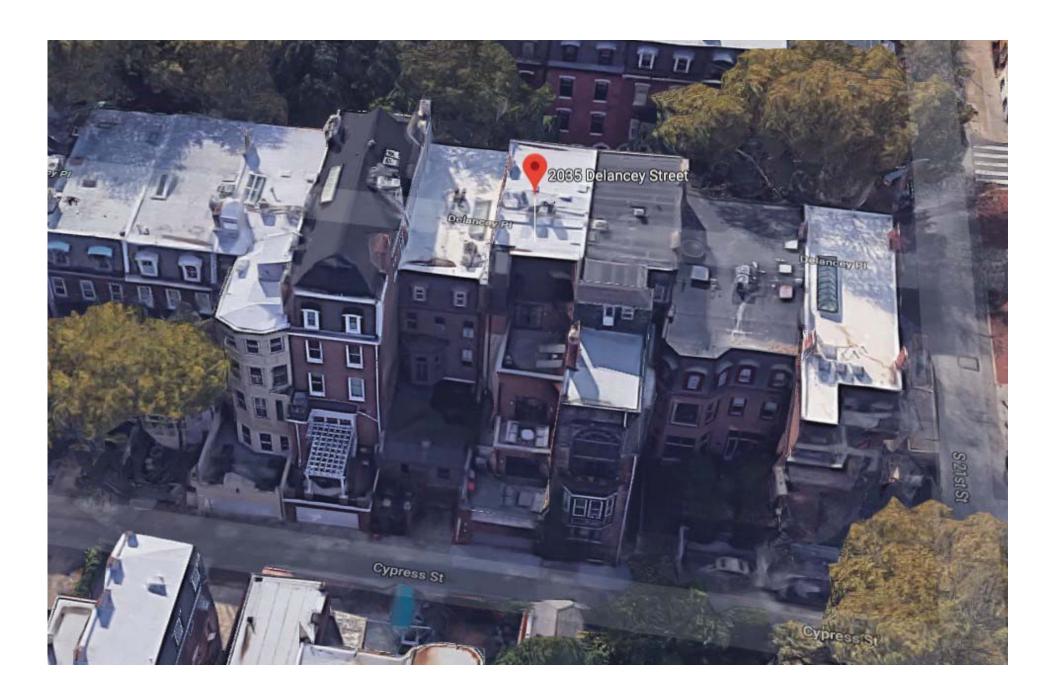
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Sincerely,

Warren I. Claytor, AIA







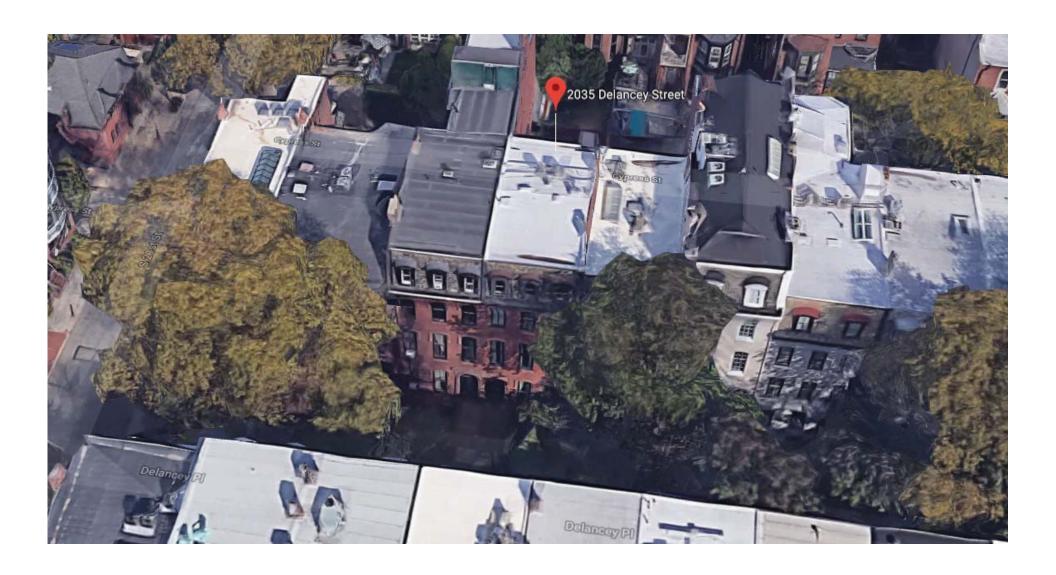




Photo of existing rear roof



Photo of existing elevator shaft (top right face)



Sample black metal stair (powder coated aluminum)





Sample wood treads (on black metal stair)



Sample metal railing with glass panels



Sample IPE decking



Sample recessed panels below windows (neighbor's house)

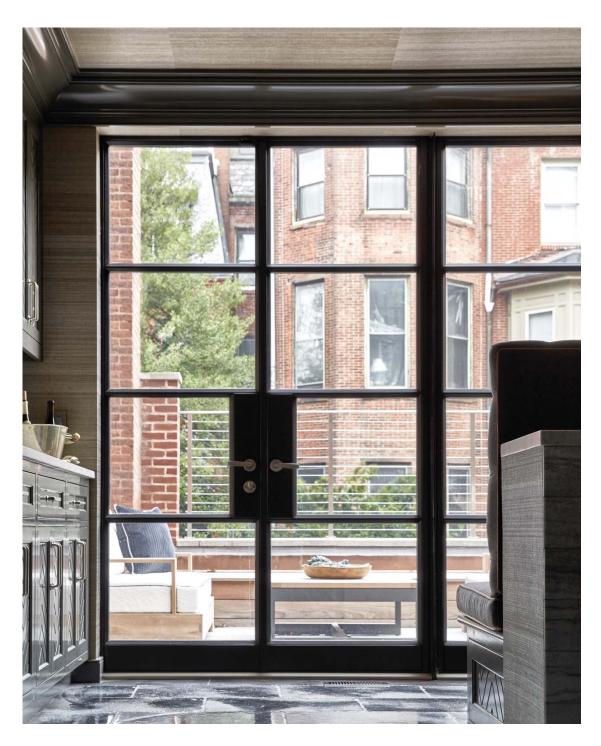
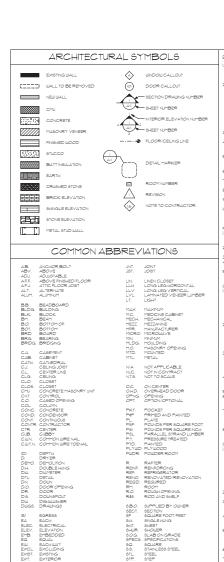


Photo of existing Hope's door & cable railing (in background) on house



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#### PHILLIPS RESIDENCE

OWNER RICHARD PHILLIPS 2035 DELANCEY STREET

(202) 236-1606

ARCHITEGT WARREN GLAYTOR ARCHITEGTS 114 NORTH WAYNE AVENUE

(610) 688-174

PROJECT MANAGER

STRUCTURAL ENGINEER JM ENGINEERING 1540 THREE TUNG LANE (2)5) 542-7298 PROJECT ENGINEER

BULDER TIJEST ATHEN AVE

(610) 649-5075 SITE SUPERINTENDENT



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#### LOCATION MAP



#### TABLE OF CONTENTS

CS COVER SHEET

EX-O EXISTING FOURTH FLOOR & ROOF PLANS

A-I PROPOSED FLOOR PLANS

A-2 PROPOSED REAR ELEVATION & SECTIONS

A-3 PROPOSED BUILDING SECTION SHOWING STREET VIEWS

# WARREN CLAYTOR ARCHITECTS 114 NORTH WATER ATTENDED TO 1000 3500 WATER PROSECUTABLE OF 1000 3500 WARREN OF 1000 3500 WARREN CONTROLLE OF 1000 WARREN OF 1000 WARREN OF 1000 WARREN OF 1000 WARREN OF 1000 WATER OF

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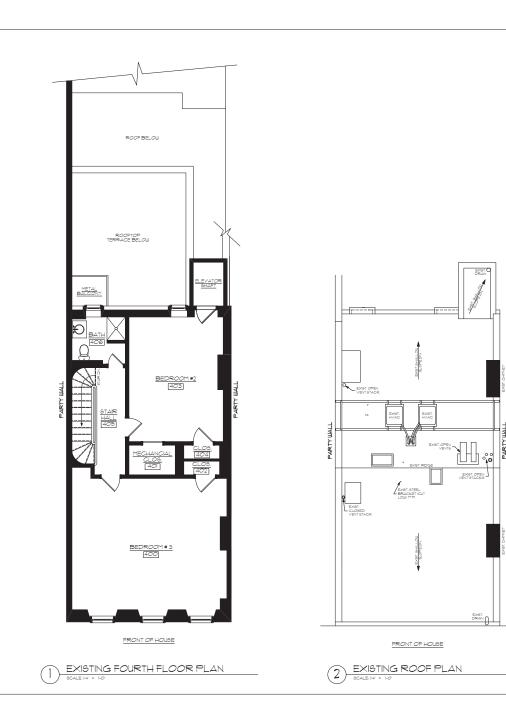
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PROJECT DESCRIPTION

EXISTING SINGLE FAMILY ROWHOUSE TO RICEIVE A NEW ROOFTOP DECK WITH PILOT HOUSE AND STAIRS

PROGRESS SET



REMOVE EXISTING METAL BALCONY OUTSIDE BATH (#406) UNDOUL

RELOCATE / REMOVE ALL EXISTING (TEMS OF ROOF THAT WILL BE IN CONFLICT WITH NEW DECK, PLOT HOUSE AND SPIRAL STAIR.

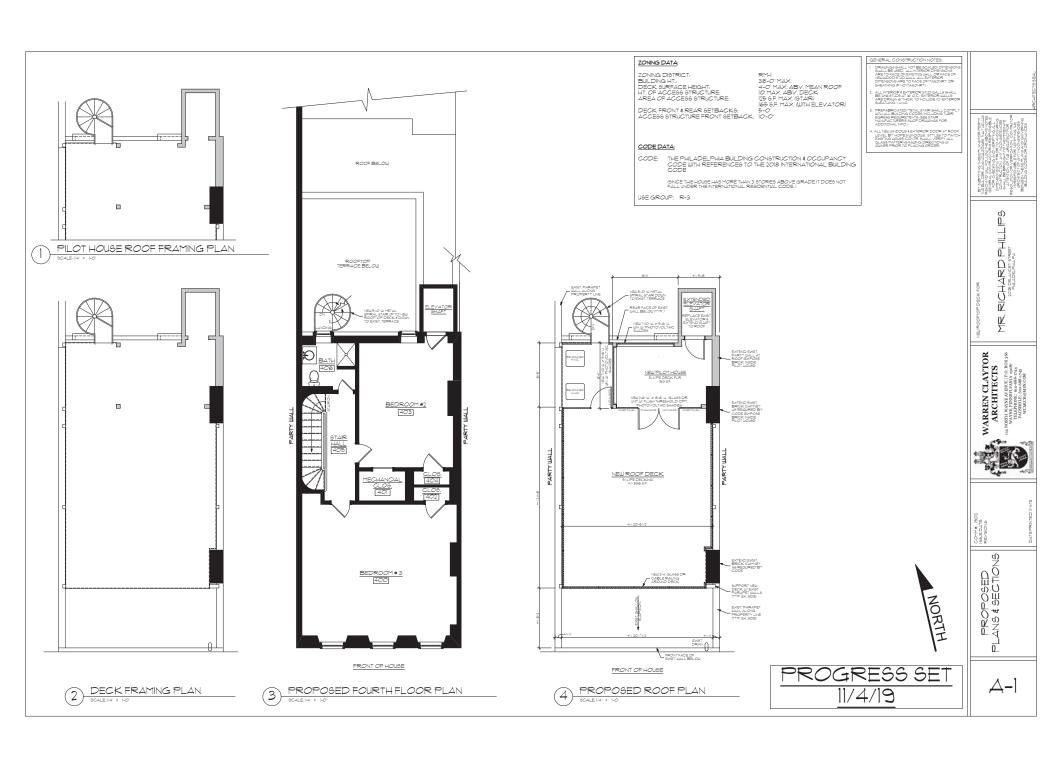
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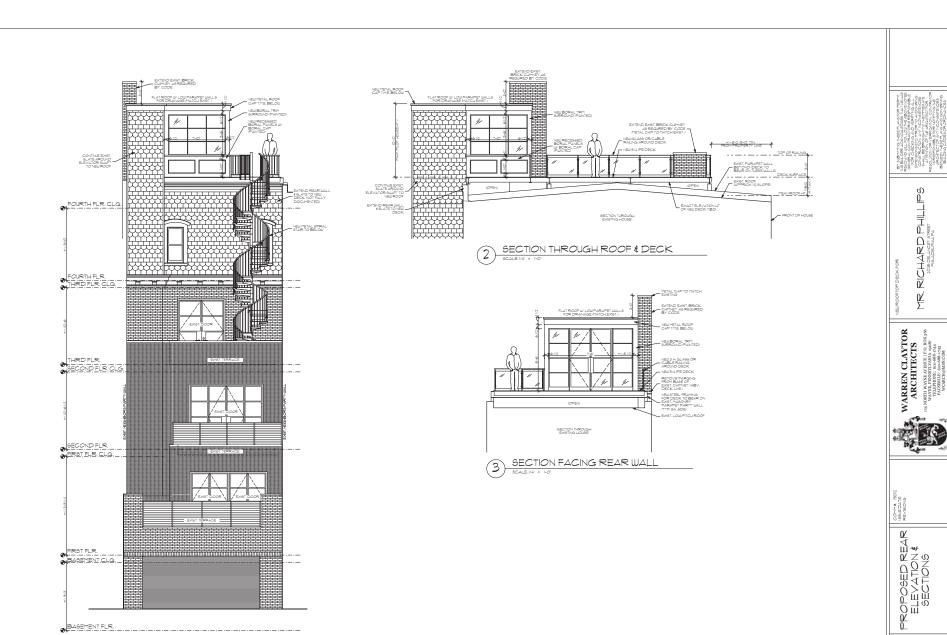


EXISTING FOURTH FLOOR & ROOF PLANS

PROGRESS SET 11/4/19

EX-1





PARTIAL REAR ELEVATION

PROGRESS SET 11/4/19

**△-2** 

