

**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 Fidler 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 Fidler 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 # \_\_\_\_\_

(Please complete all information below and print clearly)



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](http://www.phila.gov)

## ADDRESS OF PROPOSED CONSTRUCTION

2035 DELANCEY STREET, PHILADELPHIA, PA 19103

### APPLICANT:

KYLE LISSACK

### COMPANY NAME:

PINEMAR INC.

PHONE # 610.649.5075 FAX #

### PROPERTY OWNER'S NAME:

RICHARD G. PHILLIPS, JR.

PHONE # 202-236-1606 FAX #

### ARCHITECT / ENGINEER IN RESPONSIBLE CHARGE:

WARREN CLAYTOR ARCHITECTS, INC.

### ARCHITECT / ENGINEERING FIRM:

JM ENGINEERING INC. (LIC.# PE-044354-E)

ARCH. 610.688.1744  
PHONE # ENG. 215.542.7298 FAX #

### CONTRACTOR:

KYLE LISSACK

### CONTRACTING COMPANY:

PINEMAR, INC.

PHONE # 610.649.5075 FAX #

### APPLICANT'S ADDRESS:

7 WEST ATHENS AVE.

ARDMORE, PA 19003

LICENSE # 063456

KYLE@PINEMAR.NET  
E-MAIL:

### PROPERTY OWNER'S ADDRESS:

2035 DELANCEY STREET

PHILADELPHIA, PA 19103

### ARCHITECT / ENGINEERING FIRM ADDRESS:

P.O. Box 366 WAYNE, PA 19087

154 THREE TUNS RD. AMBLER, PA 19002

WARREN.CLAYTOR@WARRENCLAYTOR  
ARCHITECTS.COM

LICENSE # 30159208

E-MAIL:

### CONTRACTING COMPANY ADDRESS:

7 WEST ATHENS AVE.

ARDMORE, PA 19003

LICENSE # 063456

KYLE@PINEMAR.NET

E-MAIL:

### USE OF BUILDING / SPACE:

RESIDENTIAL

### ESTIMATED COST OF WORK

\$ 48,000

### BRIEF DESCRIPTION OF WORK:

ADD ROOFTOP DECK WITH STAIR. EXTEND EXISTING ELEVATOR TO  
DECK LEVEL.

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 (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

*Kyle Lissack*

DATE: 11 / 7 / 19

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.

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







~~EX-1~~

## PROGRESS SET





A-1

## PROGRESS SET





