

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

**TUESDAY, 28 JANUARY 2020  
1515 ARCH STREET, ROOM 18-029  
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:

<b>Committee Member</b>	<b>Present</b>	<b>Absent</b>	<b>Comment</b>
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		
Suzanne Pentz	X		
Amy Stein, AIA, LEED AP	X		

The following staff members were present:

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

The following persons were present:

- David Ali, SEPTA
- Nancy Pontone, East Falls Historical Society
- K. Block
- Corey Hull, JMT
- Kevin Rockey, Sowinski Sullivan
- Steven Peitzman
- Bob Torres, Studio Torres
- John Oszowski, Studio Torres
- Chris Carickhoff, Studio C
- Ian Toner, Toner Architects
- Paul Boni, Society Hill Civic Association
- Ashley May, EBuilt
- Kevin Rasmussen, Rasmussen/Su
- John Hanson, Hanson Fine Building
- Adam Lampl, Toll Brothers
- Paul Albano, SLCE Architects

Lawrence Gilbert, Lawrence Gilbert Architect  
David Berry, Lawrence Gilbert Architect  
Carl Primavera, Esq., Klehr Harrison  
Julia Frayman  
Liesl Geiger, Studio Geiger  
Jane Golden, Mural Arts  
Amy Johnston, Mural Arts  
Paul Steinke, Preservation Alliance for Greater Philadelphia  
Patrick Grossi, Preservation Alliance for Greater Philadelphia  
Christopher Stromberg, S2 Design  
Francesca Crivelli, S2 Design  
Nicholas Melisiotis  
William Vessal  
John Hanson, Hanson Fine Building & Preservation

**ADDRESS: 242 DELANCEY ST**

Proposal: Demolish rear addition; construct rear addition  
Review Requested: Final Approval  
Owner: Paul and Annamaria Jaskot  
Applicant: Kevin Davey, Hanson Fine Building  
History: 1780; Roof 1875; Restored 1960  
Individual Designation: 6/30/1959  
District Designation: Society Hill Historic District, Significant, 3/10/1999  
Staff Contact: Meredith Keller, meredith.keller@phila.gov, 215-686-7660

**BACKGROUND:**

This three-story building, constructed in 1780 and located midblock on Delancey Street, is considered significant in the Society Hill Historic District. The building was completely rehabilitated in the Second Empire style about 1880; the front façade was clad in scored stucco, the window openings were altered, and a mansard was added. The front façade was reconstructed to its eighteenth-century appearance in the early 1960s. The front slope of the roof on the main block was restored with a dormer, but the rear slope was not; the rear roof on the main block is a flat roof at the four-floor level, a remnant of the former mansard. A small portion of the rear of the building is minimally visible through the shared alley between it and 244 Delancey Street. The existing rear ell is three stories in height and clad in brick with areas of stucco. Several small modern additions have been constructed at the rear ell and the first floor has been stuccoed. The brick of the rear ell includes many scars and several types of brick, likely resulting from infill and addition. The front section of the rear ell, nearest the main block, appears to be original. Historic maps show that a large, rear addition was constructed between 1874 and 1885, during which time the building acquired its current footprint. The rear addition likely coincides with the new front façade and mansard. It is likely that a third story was added to the original rear ell at that time. While no work is proposed to the front façade, this application seeks to demolish most of the rear ell and construct a three-story brick addition with pilot house.

**SCOPE OF WORK:**

- Demolish rear ell, with the retention of party wall and portions of rear wall of main block;
- Construct three-story rear addition with pilot house.

**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.*
  - This application proposes to demolish the historic rear ell and construct a new addition in its place. The historic ell was constructed in two phases, with the most recent phase dating to c. 1880. While the new ell would largely replicate the old in materials, scale, massing, and size, it would destroy historic materials that characterize the property. The proposed work does not comply with this standard.
  
- *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 demolition of the existing rear ell and construction of a new addition would result in the loss of a significant amount of historic fabric. If the new construction were removed in the future, the building would not retain its essential form or integrity. The work does not comply with this standard.

**STAFF RECOMMENDATION:** Denial, pursuant to Standards 9 and 10.

**START TIME OF DISCUSSION IN AUDIO RECORDING:** 02:36:52

**PRESENTERS:**

- Ms. Keller presented the application to the Architectural Committee.
- Attorney Carl Primavera, architect Liesl Geiger, and contractor John Hanson represented the application.

**DISCUSSION:**

- Ms. Geiger distributed an engineer's report, explaining that it provides a synopsis of the house's condition and recommends the rebuilding of the rear ell.
  - Ms. Gutterman responded that, according to the report, the reasons for rebuilding the ell would not be due to structural issues but instead to provide a modern exterior wall assembly, improve energy efficiency, and level the floors. She noted that the report does not state that the rear ell is structurally unsound and needs to be reconstructed.
  - Mr. Hanson replied that the report suggests that the moment the ell is altered, the structure would not support those efforts.
  - Ms. Gutterman responded that Mr. Hanson is reading into the report in a way she is not.
- Mr. Primavera noted that the floors are uneven and that there are accessibility and program issues. He asked Ms. Geiger to explain why they believe they are preserving the character-defining features.
- Ms. Geiger contended that the issues with the rear of the building include the lack of light, narrow stairs, and floor alignment difficulties. She noted that the floors at the back portion of the house do not align with the middle portion. She contended that the ell's original fabric has already been removed, with numerous windows replaced with glass block, and that the rear was built in several phases. She added that the

engineer's opinion is that if the rear were changed, the structure would not be able to withstand the alterations.

- Ms. Gutterman reiterated that the applicants' argument is that the house needs to be modernized to provide a twenty-first century living space. She acknowledged that fact but stated that the house may not be for them. She argued that there are numerous windows facing the terrace that must be providing light to the interior. She concluded that she does not understand the rationale of destroying a significant amount of historic fabric at the owners' desire for a wider floor plate.
- Mr. Primavera disagreed that the rear ell is comprised of significant historic fabric. He countered that rear ells are often viewed as secondary, though he noted a recent renewed interest in looking at them. He opined that the main portion would be restored in accordance with the Secretary of the Interior's Standards and that the rear is not visible from a public way. He observed that the preservation ordinance authorizes the Historical Commission to protect historic fabric for the public's visual benefit. The public cannot see this ell. He stated that the owners are making a serious investment and called these types of homes wonderful but contended that they do not serve the purpose they did when they were built. He added that they are sacrificing the rear ell but that he feels they have a right to do so, given recent practice. He added that what they are saving and what they are building are far more important. He stated that a neighbor works for the National Park Service and is excited about the project. Mr. Primavera stated that this application is not unusual, given the years and years of approvals of these types of applications.
- Mr. Detwiler observed that the fireplace is being removed and asked whether there are any proposed changes to the chimney.
  - Ms. Geiger responded that they have not reached that point yet.
- Mr. Detwiler commented that a house, especially one deemed significant in its listing in the Society Hill Historic District, has key characteristics that make it significant. He agreed that the rear ell has some irregularities, but he suggested that there are ways to work with the existing ell. He asserted that he is of the mind that parts of the ell are original fabric. He stated that the proposal is for a very nice floor plan but at the cost of an eighteenth-century wing of a significant house. He expressed his opposition to the project.
- Mr. McCoubrey explained the building's chronology, stating that it included an eighteenth-century wing and a later nineteenth-century wing from the 1870s.
  - Mr. Hanson responded that the original structure dates to the 1780s and the earlier part of the ell shows up on maps starting in the 1860s.
  - Mr. McCoubrey disagreed, contending that only the portion at the rear of the ell was added in the 1870s.
- Ms. Geiger commented that the stairs have been altered and that currently there is no main stairway. She noted that an elevator would be installed to make the house more sustainable.
  - Ms. Gutterman replied that the interior could be modified to address some of the applicants' concerns, but it does not mean that the whole rear ell needs to be demolished.
- Mr. McCoubrey observed that the work proposed would replace the ell with less square footage. He stated that the existing ell is quite intact, despite its relatively minor condition issues. He added that the ell is considered a character-defining feature.

- Ms. Geiger asked whether there are parts of the ell that are more character-defining than others.
  - Mr. Detwiler answered that the earlier portions of the ell have more significance than the nineteenth-century portion at the rear. He added that the Committee has allowed modifications to ells and suggested that there would be more flexibility in that part of the ell as opposed to the earlier components.

**PUBLIC COMMENT:**

- Paul Boni, chair of the Society Hill Civic Association’s zoning and historic preservation committee, stated that the applicant would present to the committee on 10 February 2020, at which time he hopes to understand the plan better and provide more feedback to the Historical Commission. He asked that the Commission offer the factors it considers in these types of cases and how it analyzes those factors. He requested more guidance in understanding character-defining features and the significance of rear ells as it applies to the Secretary of the Interior’s Standards.
  - Mr. McCoubrey responded that ells are generally considered secondary components of a house. He elaborated that in terms of a house’s history and use, ells are significant features and can provide more information about the history and culture of the occupants than the front of the house can offer. He added that the publicly viewed façade is important but the rear ells are equally important as character-defining features.
  - Mr. Detwiler agreed, adding that in today’s society, history and interpretation focus on what was happening at the rear of the house as much as what happened at the front.

**ARCHITECTURAL COMMITTEE FINDINGS & CONCLUSIONS:**

The Architectural Committee found that:

- The main house dates to c. 1780, and the narrow portion of the rear ell likely dates to that period. There was an addition at the rear of the ell that was constructed between 1874 and 1885.
- The proposed work would include the demolition of the entire rear ell.

The Architectural Committee concluded that:

- The rear ell is a character-defining feature of the building, and the proposed work would cause the loss of a significant amount of historic fabric. The application does not satisfy Standard 9.
- The demolition of the rear ell would cause a loss of the building’s form and integrity. The application does not satisfy Standard 10.

**ARCHITECTURAL COMMITTEE RECOMMENDATION:** The Architectural Committee voted to recommend denial, pursuant to Standards 9 and 10.

**ITEM: 242 Delancey Street**  
**MOTION: Denial**  
**MOVED BY: Gutterman**  
**SECONDED BY: D'Alessandro**

<b>VOTE</b>					
<b>Committee Member</b>	<b>Yes</b>	<b>No</b>	<b>Abstain</b>	<b>Recuse</b>	<b>Absent</b>
Dan McCoubrey	X				
John Cluver					X
Rudy D'Alessandro	X				
Justin Detwiler	X				
Nan Gutterman	X				
Suzanne Pentz	X				
Amy Stein					X
Total	5				2



**KLEHR HARRISON  
HARVEY BRANZBURG LLP**

Carl S. Primavera  
Direct Dial: (215) 569-1663  
Email: CPrimavera@klehr.com

March 4, 2020

**VIA HAND DELIVERY AND ELECTRONIC MAIL**

Philadelphia Historical Commission  
c/o Jonathan E. Farnham, Ph.D., Executive Director  
One Parkway Building  
1515 Arch Street, 13<sup>th</sup> Floor  
Philadelphia, PA 19102  
Jon.Farnham@Phila.gov

**Re: *In re 242 Delancey Street***

Dear Jonathan:

This firm represents Paul J. Jaskot and Annamaria C. Jaskot, the owners (the “Owners”) of real property located at 242 Delancey Street in Philadelphia, PA (the “Subject Property”), in connection with obtaining permits from the City of Philadelphia (the “City”) to rehabilitate the Subject Property for use as a single-family residence. The Subject Property was individually designated to the Philadelphia Register of Historic Places in 1969 and is also considered significant within the Society Hill Historic District of the City. The Subject Property is a three (3)-story, Second Empire style house clad in brick with areas of stucco. The main house was constructed in 1780 and a three (3)-story rear ell was constructed as an addition to the main house in several phases between 1874 and 1885. Pursuant to the submitted application materials, the Owners propose removal of the rear ell that retains a party wall and portions of a rear wall of main block and the new construction a three (3)-story rear addition with pilot house, all in accordance with the development plans prepared by Studio Geiger Architecture & Design, dated January 13, 2020 (the “Project”).

As you are aware, the Project was considered by the Architectural Committee of the Philadelphia Historical Commission (the “Committee”) on January 28, 2020. In the process of reviewing the Project, the Committee was guided by the Secretary of the Interior's “Standards for the Treatment of Historic Properties and Guidelines”, specifically including Standard 9 and Standard 10. In relevant part, these standards provide the following guidance:

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.





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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.

As indicated by the meeting minutes of the January 28, 2020 hearing, the Committee acknowledged that several modern additions have been built to the rear ell since its original construction. Members of the Committee noted that the third story of the rear ell was likely added in the 1960s at the time the front façade was restored to its original appearance and the mansard was added. Further, the Committee conceded that the brick of the rear ell includes many scars and several types of brick, likely resulting from infill and addition. They also acknowledged that the ground floor has been stuccoed. However, despite recognizing the significant changes that have been made to the building over time, the Committee concluded that the Project does not conform to the applicable Standards for the Treatment of Historic Properties and Guidelines. In regard to Standard 9, the Committee concluded that, “[w]hile the new ell would largely replicate the old in materials, scale, massing, and size, it would destroy historic materials that characterize the property.” In regard to Standard 10, the Committee further concluded that, “the demolition of the existing rear ell and construction of a new addition would result in the loss of a significant amount of historic fabric. If the new construction were removed in the future, the building would not retain its essential form and integrity.”

We understand and appreciate that the Committee’s review of the Project was limited to the information available to them at the January 28<sup>th</sup> meeting. For these reasons, we asked you and your colleague, Meredith Keller, to visit the site to observe the conditions of the Subject Property in person, which you both did on February 21, 2020. Annamaria Jaskot, project architect Liesl Geiger and my colleague Stephanie M. Boggs, Esq. accompanied you and Meredith to the Subject Property. During your walkthrough, you and Meredith had the opportunity to observe that the masonry around the windows on the ground floor of the ell does not appear to be original to the 18th Century and was likely changed when the upper floors were built. You also observed the great extent to which the brick along the exterior walls of the ell has been replaced and changed over time. Based on your observations, you stated that you could not confirm that there is any 18th century brick remaining on the exterior walls of the ell. Further, you mentioned that the exterior walls of the ell appear to have been rebuilt in the 19th century and have clearly been altered many times.

Consistent with these observations at the Subject Property, we respectfully submit that the historic materials that once characterized the rear ell have been removed and are no longer defining features of the Subject Property. Accordingly, the proposed removal of the rear ell would not destroy any historic, character-defining materials of the existing structure, but rather would only remove 19<sup>th</sup> century additions that are not part of the historic fabric. The only remaining historic materials at the Subject Property are limited to the original portion of the main house and the front façade, the essential form and integrity of which are being retained in the Project.





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The Project has been carefully considered and designed to preserve these historic materials and the historic fabric of the original structure. The proposed addition will replicate the scale, massing and size of the existing ell and will feature materials compatible with the historical characteristics of the original structure and surrounding properties. Further, the essential form and integrity of the original structure will be preserved throughout the construction of the Project and will not be disturbed in the event the new construction were to be removed in the future.

In light of the observations described above, we respectfully request the Historical Commission consider these comments when reviewing the meeting minutes of the Committee. Thank you for your time and consideration of this matter. Should you have any questions, please do not hesitate to contact me.

Respectfully submitted,

Carl S. Primavera

CSP/smb

cc: Meredith Keller ([Meredith.Keller@Phila.gov](mailto:Meredith.Keller@Phila.gov))

**ADDRESS: 242 DELANCEY ST**

Proposal: Demolish rear addition; construct rear addition

Review Requested: Final Approval

Owner: Paul and Annamaria Jaskot

Applicant: Kevin Davey, Hanson Fine Building

History: 1780; Roof 1875; Restored 1960

Individual Designation: 6/30/1959

District Designation: Society Hill Historic District, Significant, 3/10/1999

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

**BACKGROUND:**

This three-story building, constructed in 1780 and located midblock on Delancey Street, is considered significant in the Society Hill Historic District. The rear of the building is minimally visible through the shared alley between it and 244 Delancey Street. The existing rear ell is three stories in height and clad in brick with areas of stucco. It contains several small modern additions. Historic maps show that a large, rear addition was constructed between 1874 and 1885, during which time the building acquired its current footprint. While no work is proposed to the front façade, this application seeks to demolish most of the rear ell and construct a three-story brick addition with pilot house.

**SCOPE OF WORK:**

- Demolish rear ell, with the retention of party wall and portions of rear wall of main block;
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**STANDARDS FOR REVIEW:**

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  - This application proposes to demolish the historic rear ell and construct a new addition in its place. The historic ell was constructed in two phases, with the most recent phase dating to c. 1880. While the new ell would largely replicate the old in materials, scale, massing, and size, it would destroy historic materials that characterize the property. The proposed work does not comply with this standard.
- *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 demolition of the existing rear ell and construction of a new addition would result in the loss of a significant amount of historic fabric. If the new construction were removed in the future, the building would not retain its essential form or integrity. The work does not comply with this standard.

**STAFF RECOMMENDATION:** Denial, pursuant to Standards 9 and 10.

**MAPS & IMAGES:**

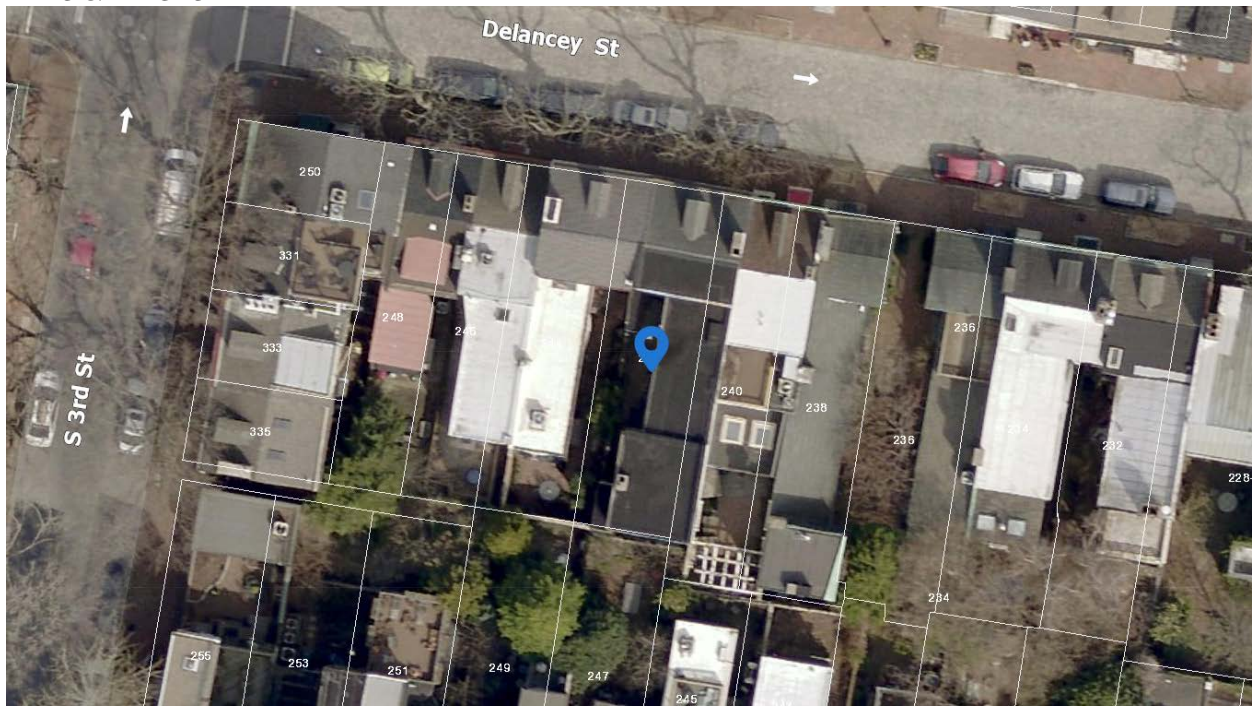


Figure 1: 2019 parcel map showing 242 Delancey Street. Source: CityAtlas

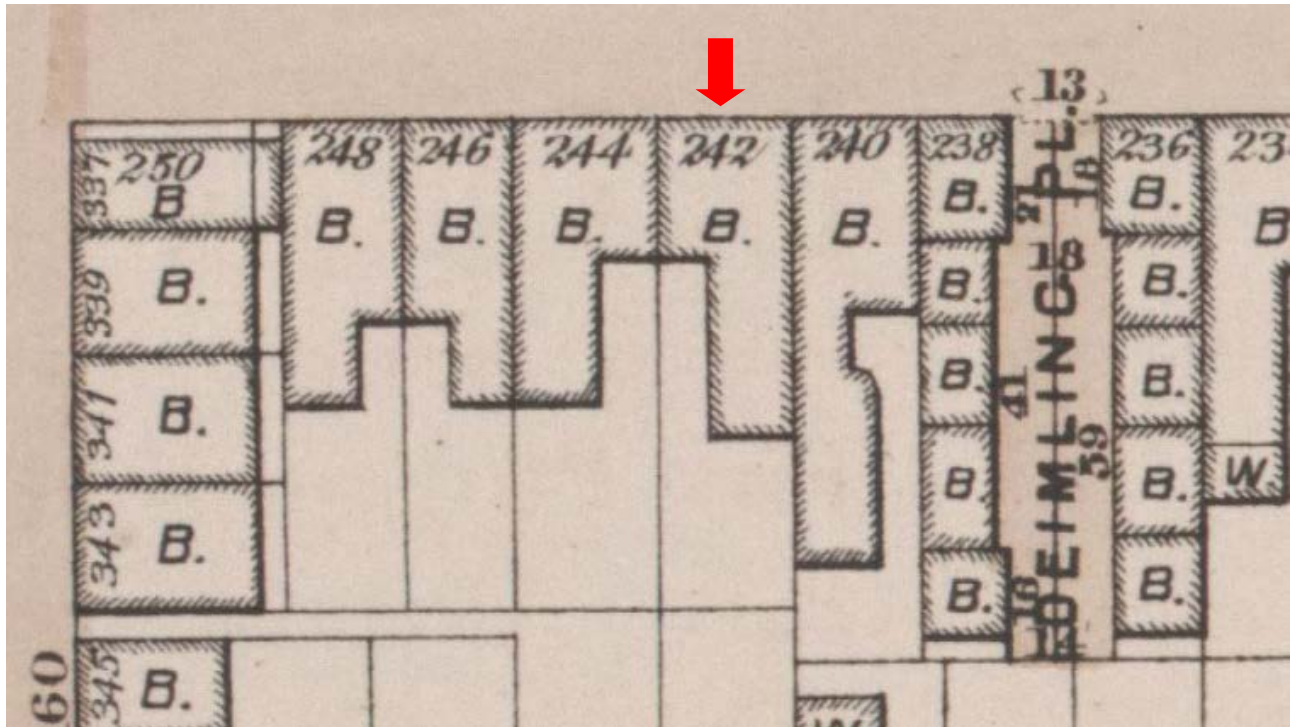


Figure 2: 1874 Atlas of Philadelphia by G.H. Jones. Source: Free Library of Philadelphia.



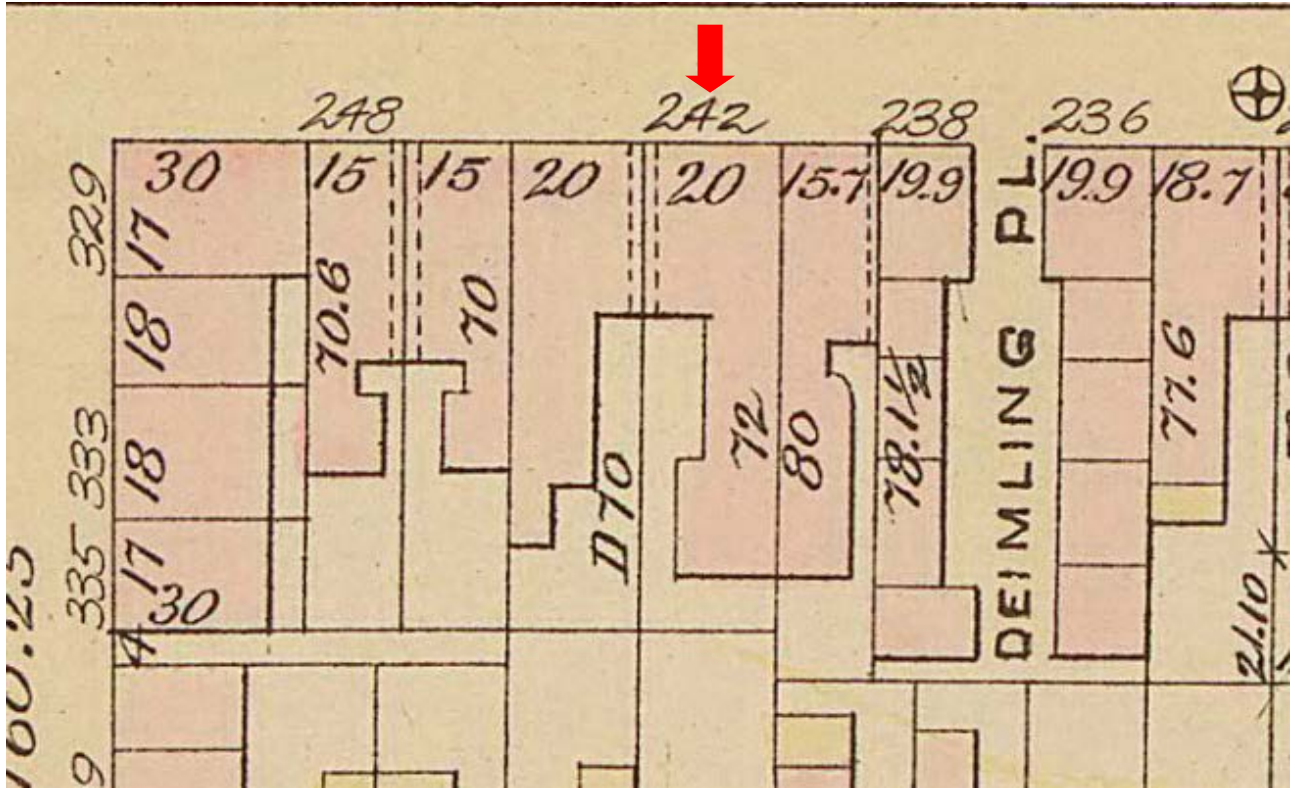


Figure 3: 1885 Atlas of Philadelphia by G.W. Bromley and Co. Source: PhilaGeoHistory.org.



Figure 4: Front façade of 242 Delancey Street, 2019. Source: Cyclomedia.



Figure 5: Aerial showing the rear of 242 Delancey Street, 2019. Source: Pictometry.



## 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.

<b>1</b>	<p><b>Address</b> Identify the location of work for the permit(s).</p> <p>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 #.</p>	<p style="text-align: center;"><b>242 Delancey St.</b></p> <p>Parcel Address _____</p> <p>Specific Location _____</p> <p><input type="checkbox"/> Check box if this application is part of a project and provide project number: <b>PR- 2   0                    </b></p>
<b>2</b>	<p><b>Applicant</b> Identify how you are associated with the property.</p> <p>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.</p>	<p>I am the: <input type="checkbox"/> Property Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Equitable Owner <input checked="" type="checkbox"/> Licensed Professional or Tradesperson</p> <p>Name <b>Kevin Davey</b> Company <b>Hanson Fine Building</b></p> <p>Address <b>86 West Johnson St.</b></p> <p>Email <b>kdavey@hansonfinebuilding.com</b> Phone <b>2 1 5 4 8 3 8 3 3 8</b></p>
<b>3</b>	<p><b>Property Owner</b> Identify the deeded property owner.</p> <p>If there was a recent change of ownership, documentation such as a deed or settlement sheet will be required.</p>	<p>Name <b>Paul and Annamaria Jaskot</b> <input type="checkbox"/> Check box if new owner is being listed</p> <p>Address <b>242 Delancey St.</b></p> <p>Email <b>paul.jaskot@hklaw.com</b> Phone <b>2 1 5 2 5 2 9 5 3 9</b></p>
<b>4</b>	<p><b>Design Professional in Responsible Charge</b> Identify the PA- licensed design professional who is legally responsible.</p>	<p>Name <b>Elise Geiger</b> Firm <b>Studio Geiger LLC</b></p> <p>PA License # _____ Phila. Commercial Activity License # _____</p> <p>Email <b>liesl@studiogeiger.com</b> Phone <b>6 0 9 4 5 4 6 0 6 3</b></p>
<b>5</b>	<p><b>Project Scope</b> Use this section to provide project details; all fields are mandatory.</p> <p>(a) Choose the proposed occupancy of the entire building. If not one- or two-family, provide a description of group(s) per code.</p> <p>(b) Identify if the project will be new construction, an addition, or interior/exterior alterations.</p> <p>(c) List the site area that will be disturbed by construction, if any. Enter 'zero' if no disturbance.</p> <p>(d) Note the new floor area created, including basements, cellars, and occupiable roofs. Where existing areas will be altered, list those areas separately.</p> <p>(e) State the number of new or affected stories.</p> <p>(f) Provide a detailed description of the work proposed.</p> <p>(g) Select all conditions that apply to this project (if any).</p>	<p><b>(a) Occupancy</b> <input checked="" type="checkbox"/> Single-Family <input type="checkbox"/> Two-Family <input type="checkbox"/> Other, please describe: _____</p> <p><b>(b) Scope of Work</b> <input type="checkbox"/> New Construction <input checked="" type="checkbox"/> Addition and/or Alteration <input type="checkbox"/> Shell (No Fit Out) – Option for Commercial Permits Only</p> <p><b>(c) Earth Disturbance</b> Area of Earth Disturbance _____ (Sq. Ft.)</p> <p><b>(d) Building Floor Areas</b> New Floor Area _____ (Sq. Ft.) Existing Altered Area _____ (Sq. Ft.)</p> <p><b>(e) Number of Stories</b> _____</p> <p><b>(f) Description of Work</b> <u>alterations to house</u></p> <p>_____</p> <p>_____</p> <p><b>(g) Project Conditions</b> <input checked="" type="checkbox"/> Project Impacts Street/Right-of-Way <input type="checkbox"/> New High Rise <input type="checkbox"/> Green Roof Included <input type="checkbox"/> Modular Construction <input type="checkbox"/> Façade Work <input type="checkbox"/> Initial Fit Out of Newly Constructed Space</p>





**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 Hanson Fine Building Cost of Building Work \$ \_\_\_\_\_

License Number PA 21506 Phone | | | | | | | | | | | | | |

**(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: \_\_\_\_\_

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**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: \_\_\_\_\_ Date: \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

Studio Geiger Architecture & Design

Philadelphia Historical Commission  
1515 Arch Street  
13<sup>th</sup> Floor  
Philadelphia, PA 19102

January 13, 2020

Dear Committee Members of the Historical Commission,

Enclosed, please find a packet of drawings and documents enclosed for the January 28th PHC meeting regarding the house located at 242 Delancey Street in Philadelphia. The house is owned by Paul & Annamaria Jaskot, and we are applying for a final approval.

As you may know, the property at 242 Delancey currently has two entrances into two separate dwellings - a larger house in front, and smaller apartment in back - without an outdoor Terrace or Garden, only an air slot between the back wall and the masonry garden wall.


The enclosed drawings show that we propose to alter the back portion of the house to make it into a single home, with a 10' deep terrace facing south. Our proposal does not affect the exterior facing Delancey Street in any way. That facade will remain as is, with windows replaced - to match existing - if needed, along with a coat of paint on the woodwork.

The back of the house where we propose alterations is not visible from the street, as you'll see in the photographs. Features of the proposed architectural design include a continuous stairway, and new elevator that extend to a fourth floor Pilot House; a 5' side yard ; and Central AC for which we plan condensers on the roof.

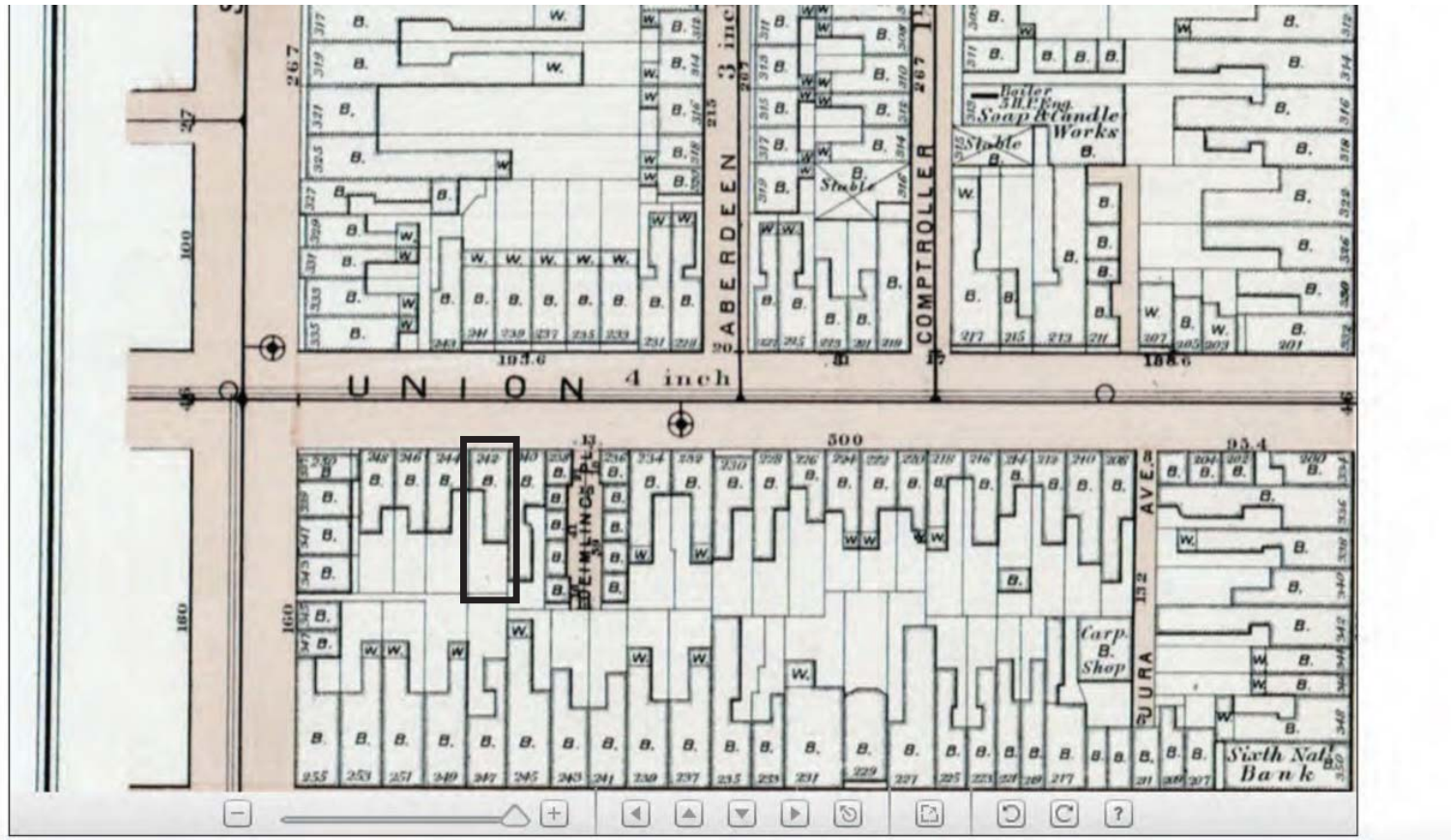
The proposed materials and windows for the alterations are in the same spirit as the windows of the original house — Brick walls, and double hung wood windows in six over six configurations.

Thank you for taking the time to review our submittal. We look forward to your comments and questions.

Sincerely,

  
Elise Geiger

ATLAS OF THE CITY OF PHILADELPHIA - 1874

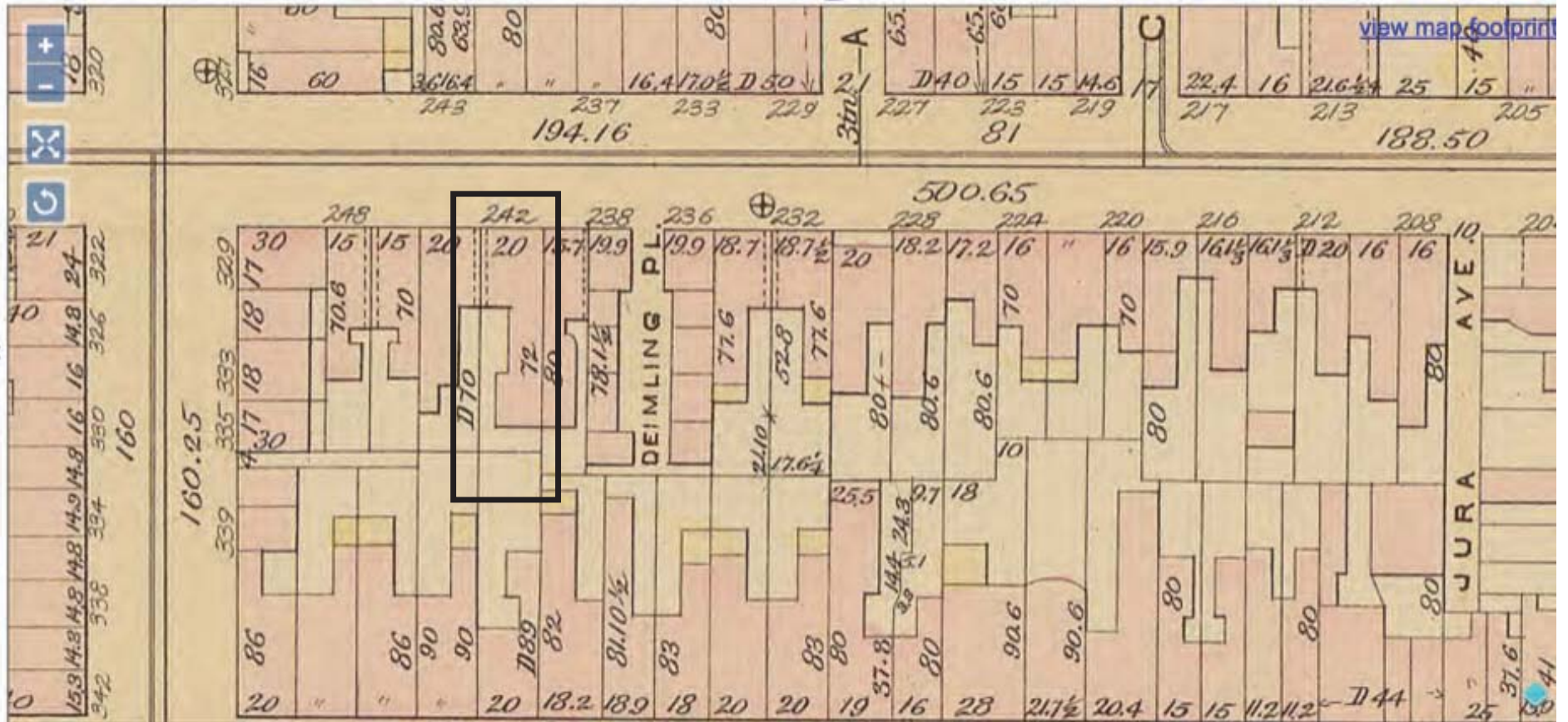


JASKOT RESIDENCE, 242 DELANCEY STREET PHILADELPHIA PA

SCALE: NTS  
01.13.2020

Studio Geiger Architecture  
252 Nassau Street, 2nd Floor Princeton NJ 08542  
telephone 609 454 6063

ATLAS OF THE CITY OF PHILADELPHIA, 1885



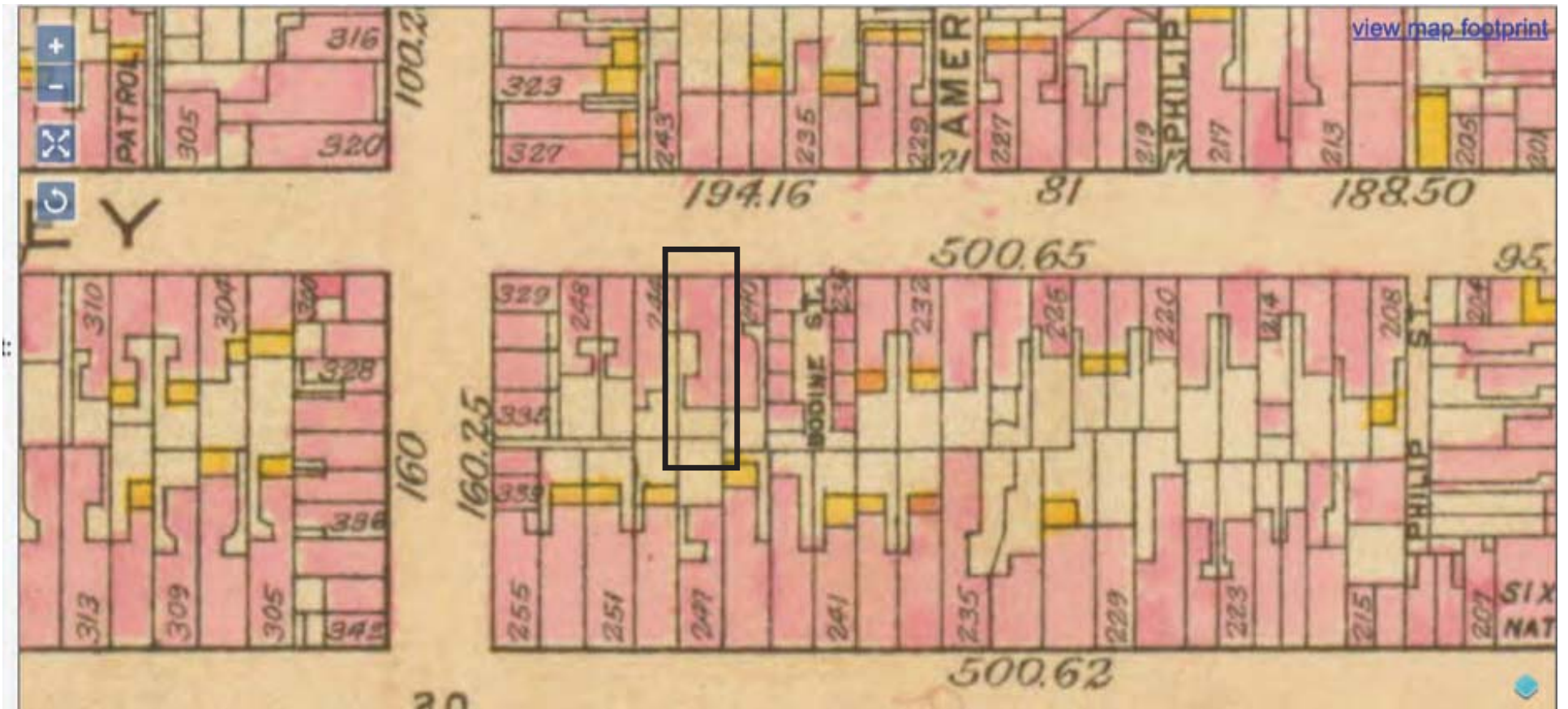
JASKOT RESIDENCE, 242 DELANCEY STREET PHILADELPHIA PA

SCALE: NTS  
01.13.2020

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ATLAS OF THE CITY OF PHILADELPHIA, 1910

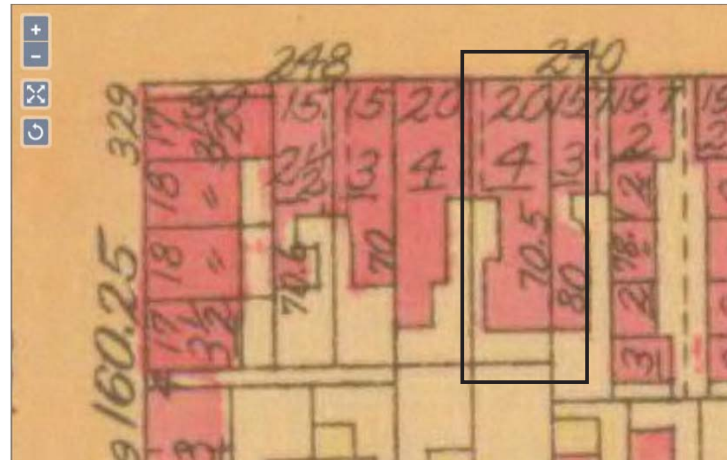


JASKOT RESIDENCE, 242 DELANCEY STREET PHILADELPHIA PA

SCALE: NTS  
01.13.2020

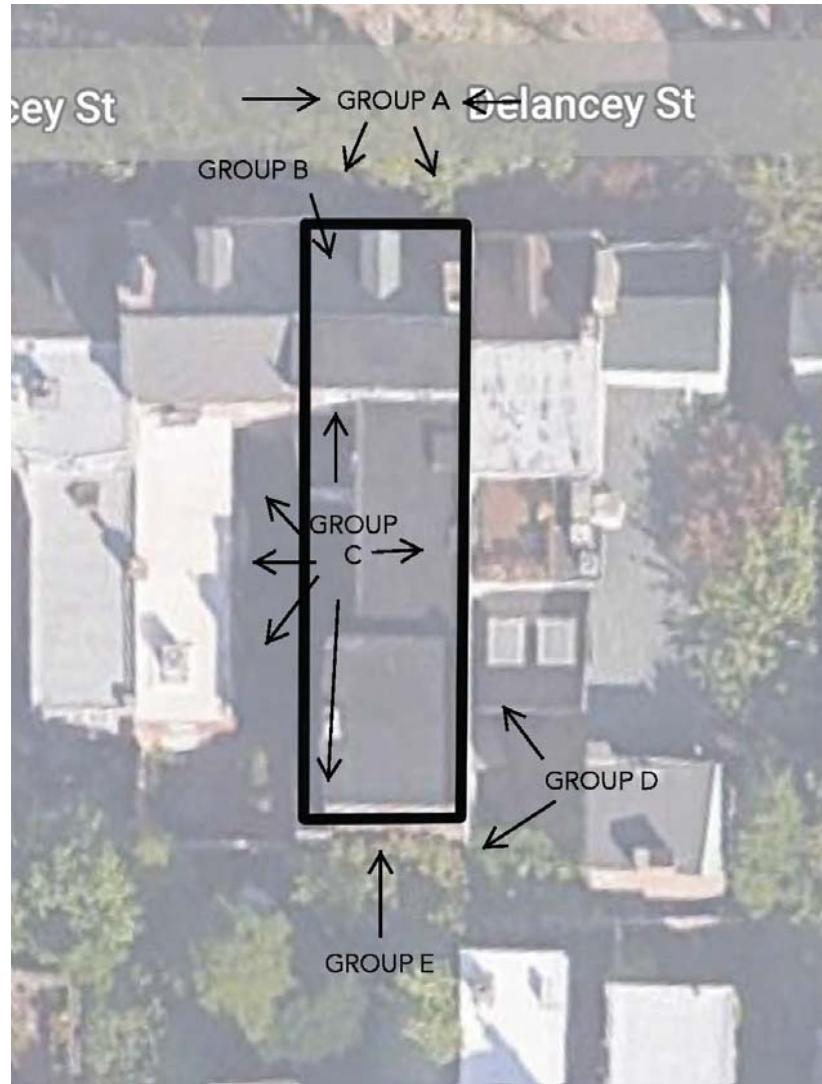
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252 Nassau Street, 2nd Floor Princeton NJ 08542  
telephone 609 454 6063

ATLAS OF THE CITY OF PHILADELPHIA (CENTRAL), 1922





KEY PLAN



GROUP A- SURROUNDING STREET CONTEXT



A1- VIEW FROM DELANCEY STREET (JAN 2020)



A2- STREET VIEW TOWARD EAST (JAN 2020)

GROUP A- SURROUNDING STREET CONTEXT



A3- VIEW FROM DELANCEY ST. TOWARD WEST (GOOGLE IMAGE JAN 2020)



A4- 242 DELANCEY ST. TOWARD EAST (GOOGLE IMAGE JAN 2020)



GROUP A- SURROUNDING STREET CONTEXT



A5- VIEW OF THE OPPOSITE STREET OF 235 DELANCEY ST. FACING WEST (JUL 2019)



A6- VIEW OF THE OPPOSITE STREET OF 235 DELANCEY ST. FACING EAST (JUL 2019)

GROUP B- EXISTING CORRIDOR DETAILS



B1- NORTH FACADE OF THE BUILDING (JAN 2020)



B2- STREET VIEW OF THE CORRIDOR (JAN 2020)



GROUP B- EXISTING CORRIDOR DETAILS



B3- CORRIDOR ENTRANCE FROM STREET VIEW (JAN 2020)



B4- VIEW OF INSIDE OF THE CORRIDOR (JAN 2020)



GROUP C- CONTEXT FROM INTERIOR COURTYARD



C1- WEST FACADE ELEVATION (JAN 2020)



C2- WEST FACADE PERSPECTIVE TOWARD BACK OF THE HOUSE (JAN 2020)

GROUP C- CONTEXT FROM INTERIOR COURTYARD



C3- INTERIOR COURTYARD PERSPECTIVE VIEW TOWARD NORTH (JAN 2020)



C4- INTERIOR COURTYARD PERSPECTIVE VIEW TOWARD NORTH (JAN 2020)



GROUP C- CONTEXT FROM INTERIOR COURTYARD



C5- INTERIOR COURTYARD PERSPECTIVE VIEW TOWARD SOUTH-1 (JAN 2020)



C6- INTERIOR COURTYARD PERSPECTIVE VIEW TOWARD SOUTH-2 (JAN 2020)

GROUP C- CONTEXT FROM INTERIOR COURTYARD



C7- INTERIOR COURTYARD PERSPECTIVE VIEW TOWARD SOUTH END (JAN 2020)



C8- COURTYARD VIEW TO SOUTH (JAN 2020)



GROUP C- CONTEXT FROM INTERIOR COURTYARD



C9- INTERIOR COURTYARD OF THE BACK OF THE HOUSE FACING EAST (JAN 2020)



C10- INTERIOR COURTYARD OF THE BACK OF THE HOUSE FACING EAST AIR SHAFT BETWEEN HOUSE AND MASONRY WALL (JAN 2020)

GROUP C- CONTEXT FROM INTERIOR COURTYARD



C11- EAST FACADE OF ADJACENT NEIGHBOR 244 DELANCEY ST. (DEC 2019)



C12- EAST FACADE OF ADJACENT NEIGHBOR 244 DELANCEY ST. FACING WEST (DEC 2019)



GROUP C- CONTEXT FROM INTERIOR COURTYARD



C13- INTERIOR COURTYARD OF ADJACENT NEIGHBOR 244 DELANCEY ST.  
FACING TOWARD NORTH (DEC 2019)



C14- INTERIOR COURTYARD OF ADJACENT NEIGHBOR 244 DELANCEY ST.  
FACING NORTH (DEC 2019)

GROUP D- CONTEXT FROM ADJACENT NEIGHBOR- 240 DELANCEY ST



D1- AERIAL VIEW OF EAST FACADE OF THE BUILDING (GOOGLE IMAGE JAN 2020)



D2- EAST FACADE PERSPECTIVE VIEW FROM 240 DELANCEY ST.  
FACING NORTH-WEST (JAN 2020)

GROUP D- CONTEXT FROM ADJACENT NEIGHBOR- 240 DELANCEY ST



D3- VIEW FROM 240 DELANCEY ST. FACING SOUTH (JAN 2020)



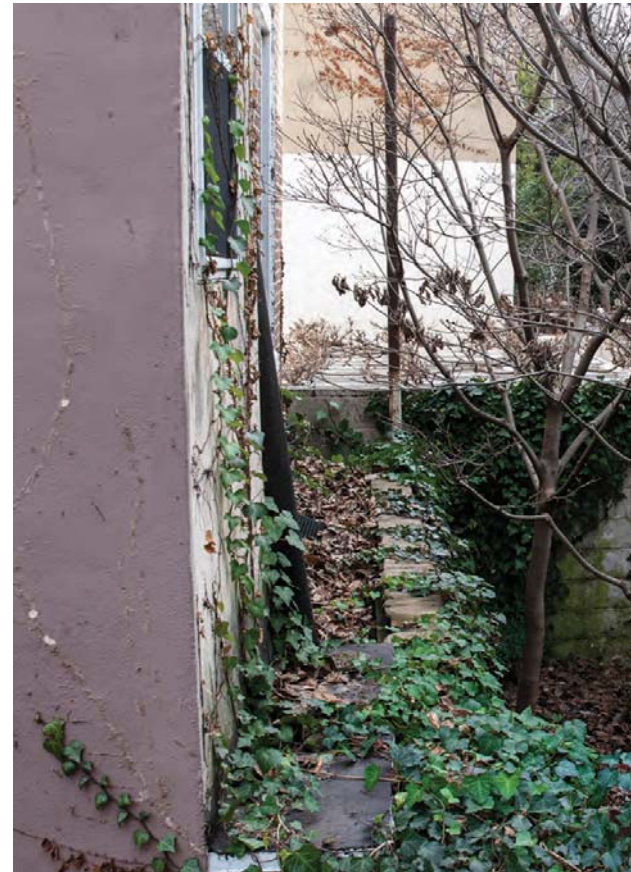
D4- VIEW FROM 240 DELANCEY ST. FACING WEST TOWARD THE BACK OF THE BUILDING (JAN 2020)



GROUP E- CONTEXT FROM NEIGHBOR BEHIND- 274 PINE STREET



E1- PERSPECTIVE OF THE BACK OF THE BUILDING  
FACING NORTH (JAN 2020)

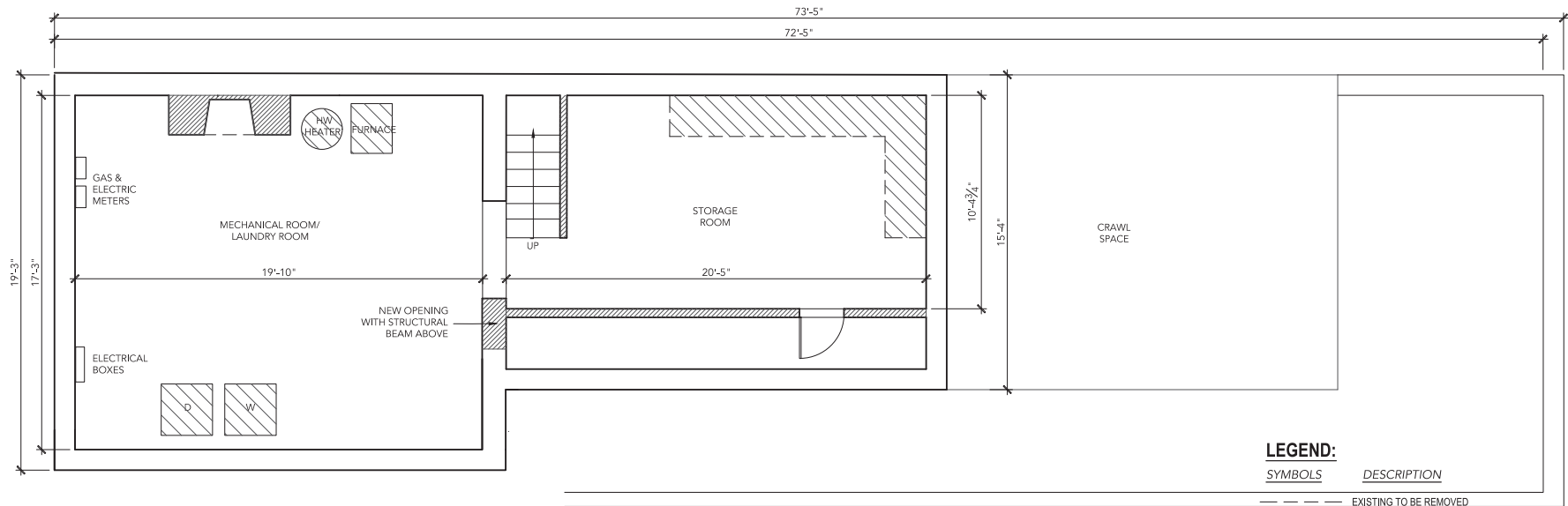


E2- BACK VIEW OF THE BUILDING SHOWING AIR SLOT, GRATE  
AND MASONRY WALL (JAN 2020)




GROUP E- CONTEXT FROM NEIGHBOR BEHIND- 274 PINE STREET



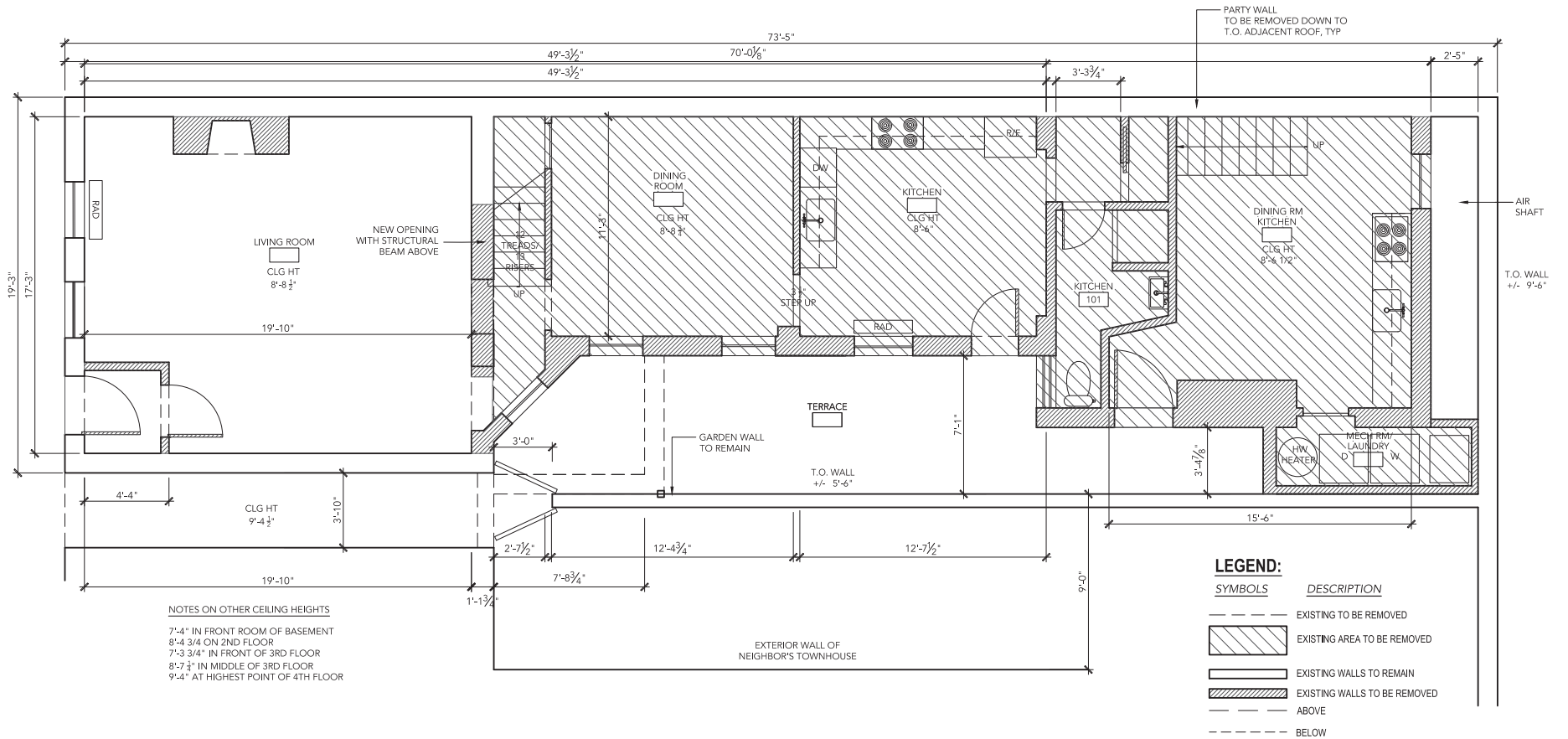
E3- BACK OF THE BUILDING VIEW FROM 2ND FL DOWN (JAN 2020)

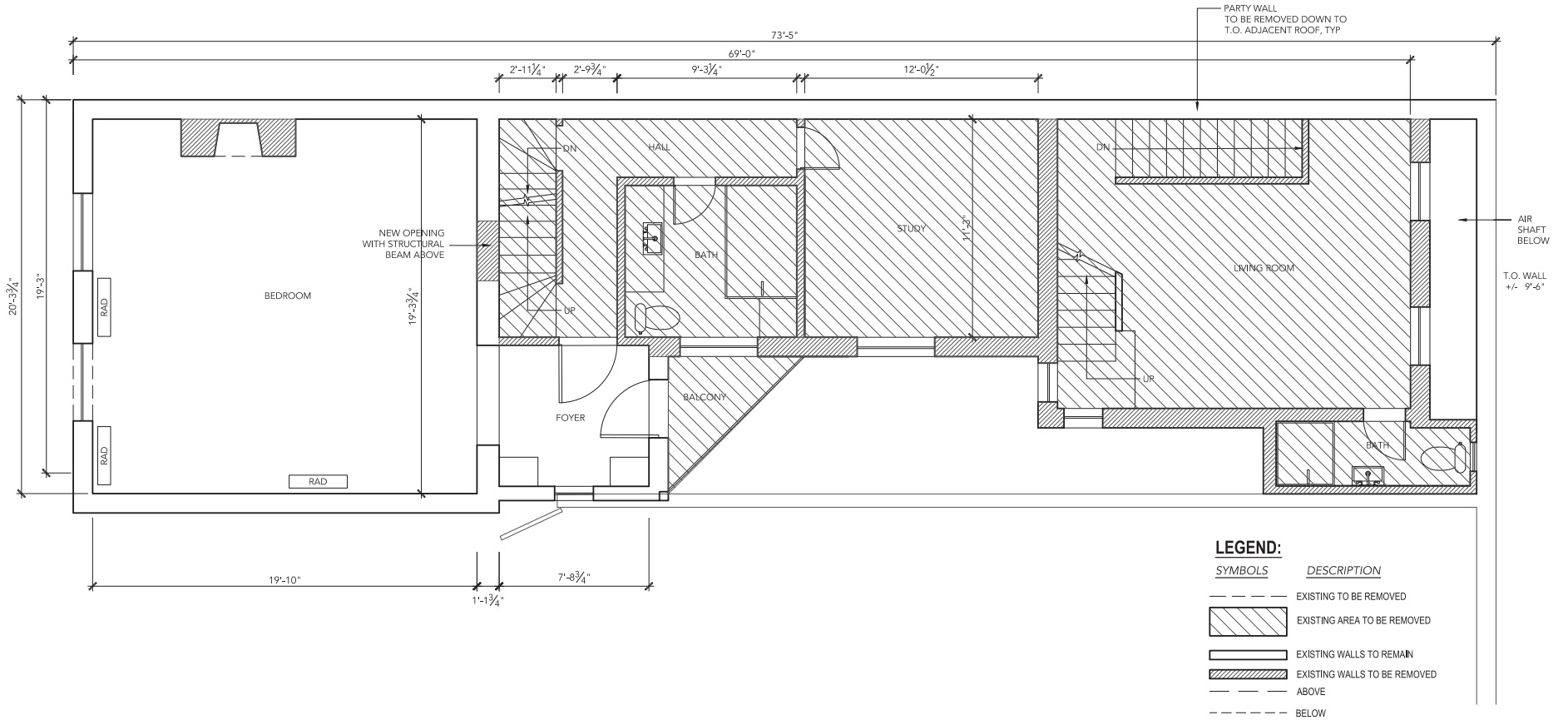


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


SYMBOLS	DESCRIPTION
---	EXISTING TO BE REMOVED
	EXISTING AREA TO BE REMOVED
	EXISTING WALLS TO REMAIN
	EXISTING WALLS TO BE REMOVED
---	ABOVE
---	BELOW

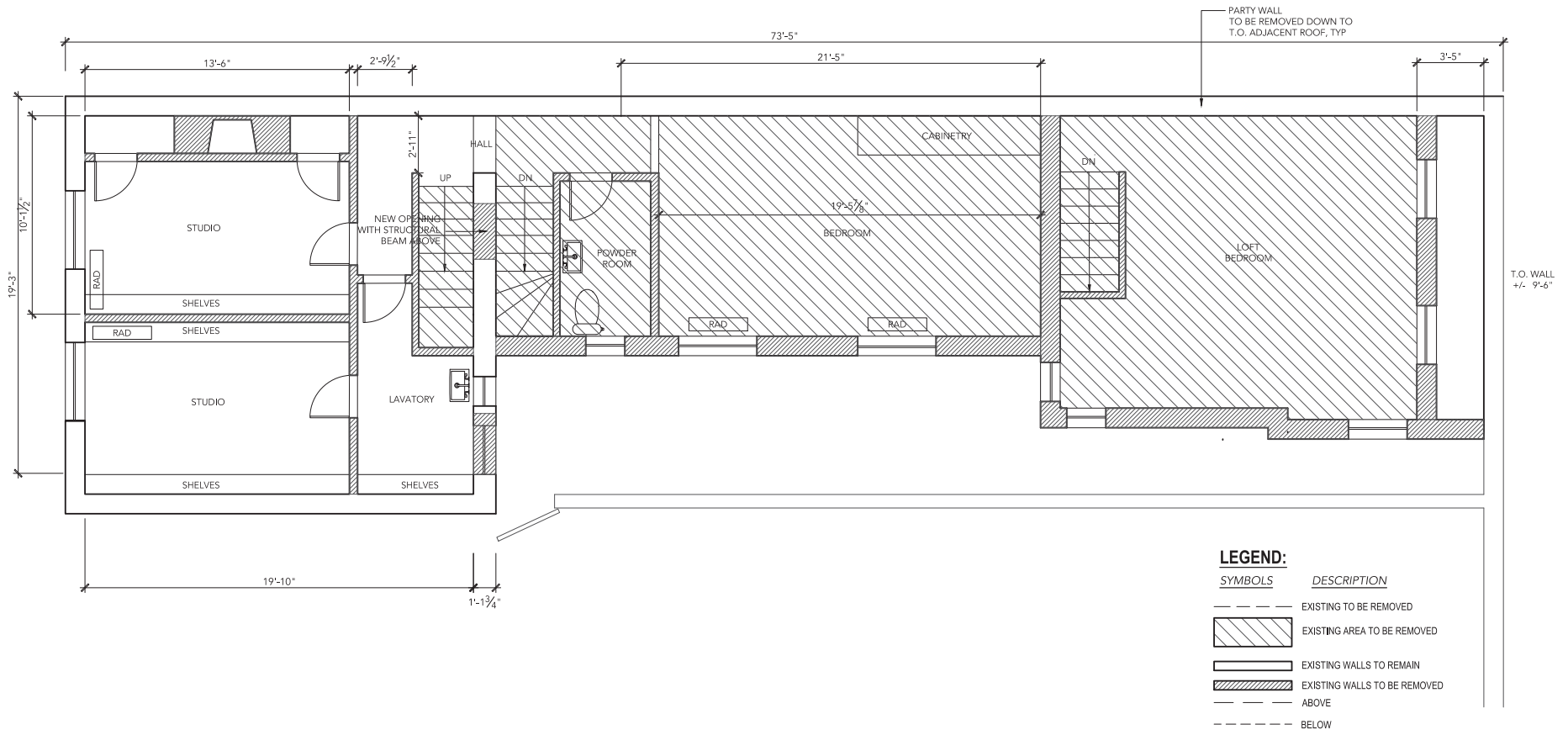






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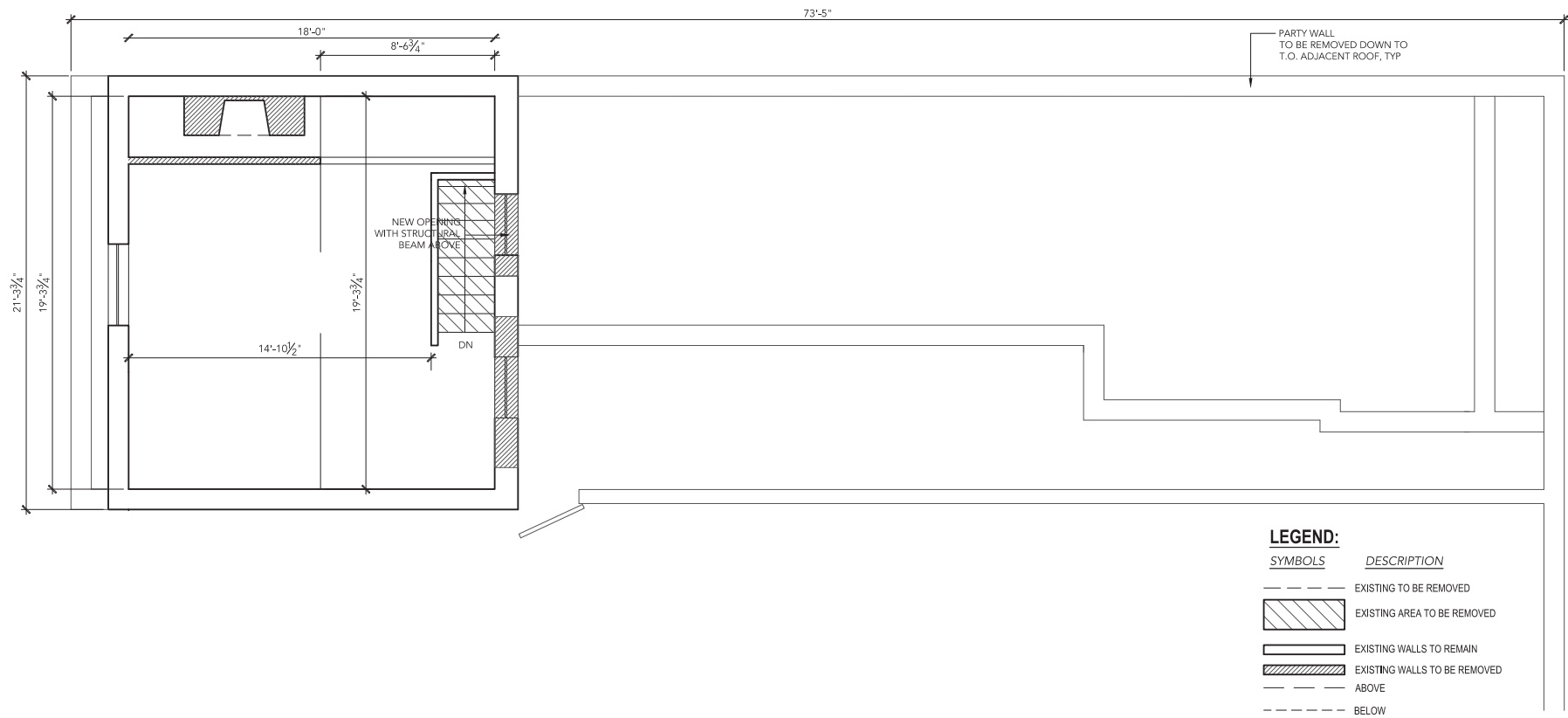
SYMBOLS	DESCRIPTION
---	EXISTING TO BE REMOVED
	EXISTING AREA TO BE REMOVED
	EXISTING WALLS TO REMAIN
	EXISTING WALLS TO BE REMOVED
---	ABOVE
---	BELOW

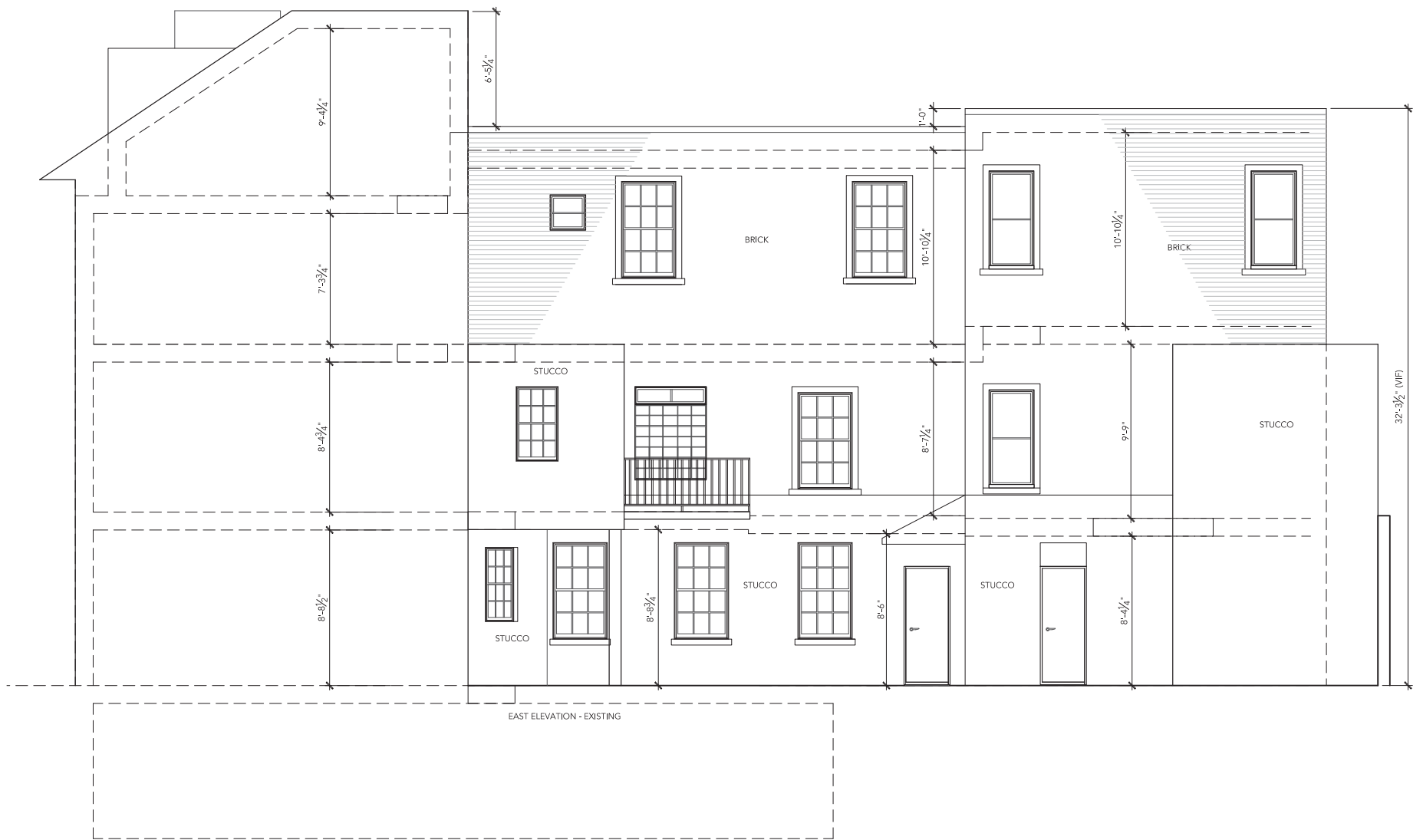


**LEGEND:**

SYMBOLS	DESCRIPTION
---	EXISTING TO BE REMOVED
[Hatched Box]	EXISTING AREA TO BE REMOVED
[Solid Line]	EXISTING WALLS TO REMAIN
[Hatched Box]	EXISTING WALLS TO BE REMOVED
---	ABOVE
---	BELOW







JASKOT RESIDENCE, 242 DELANCEY STREET PHILADELPHIA PA - EXISTING ELEVATION

SCALE: 3/16" = 1'-0"  
01.13.2020

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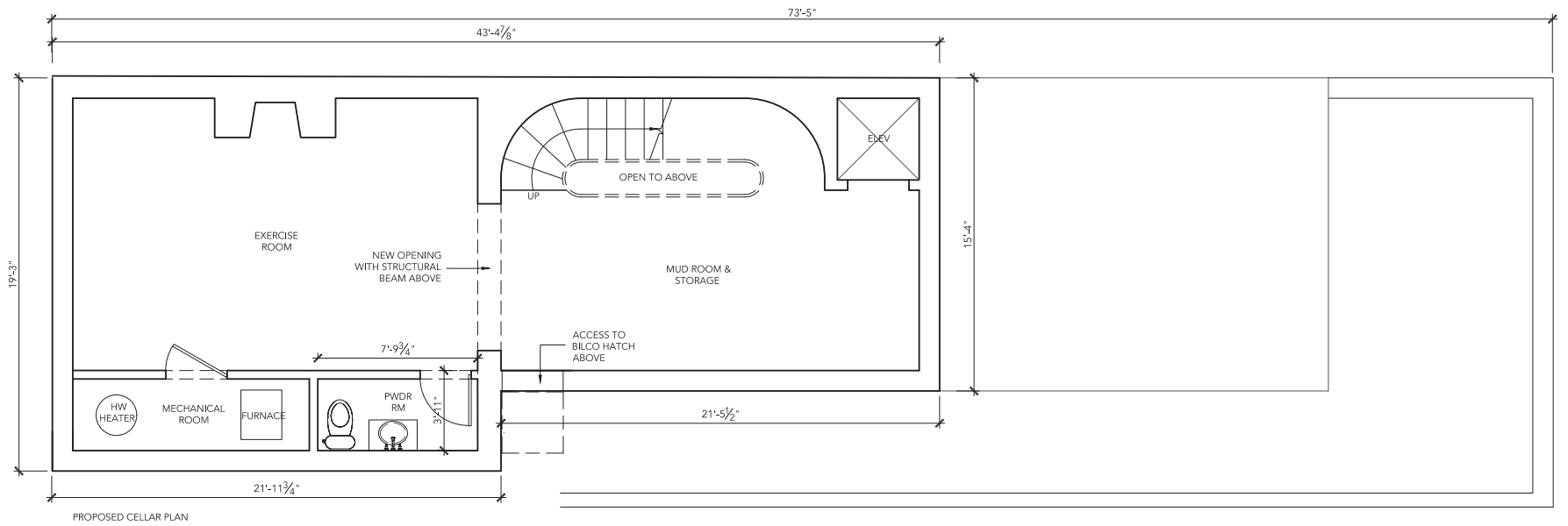


SOUTH ELEVATION - EXISTING

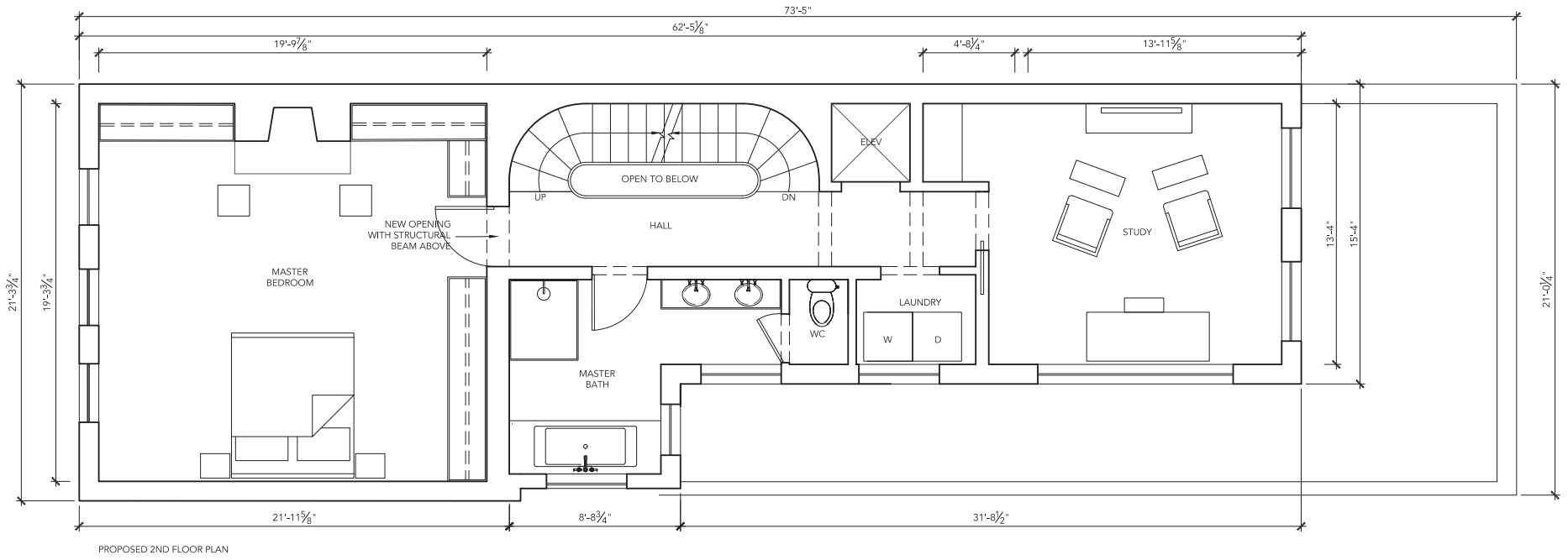


SOUTH ELEVATION - EXISTING

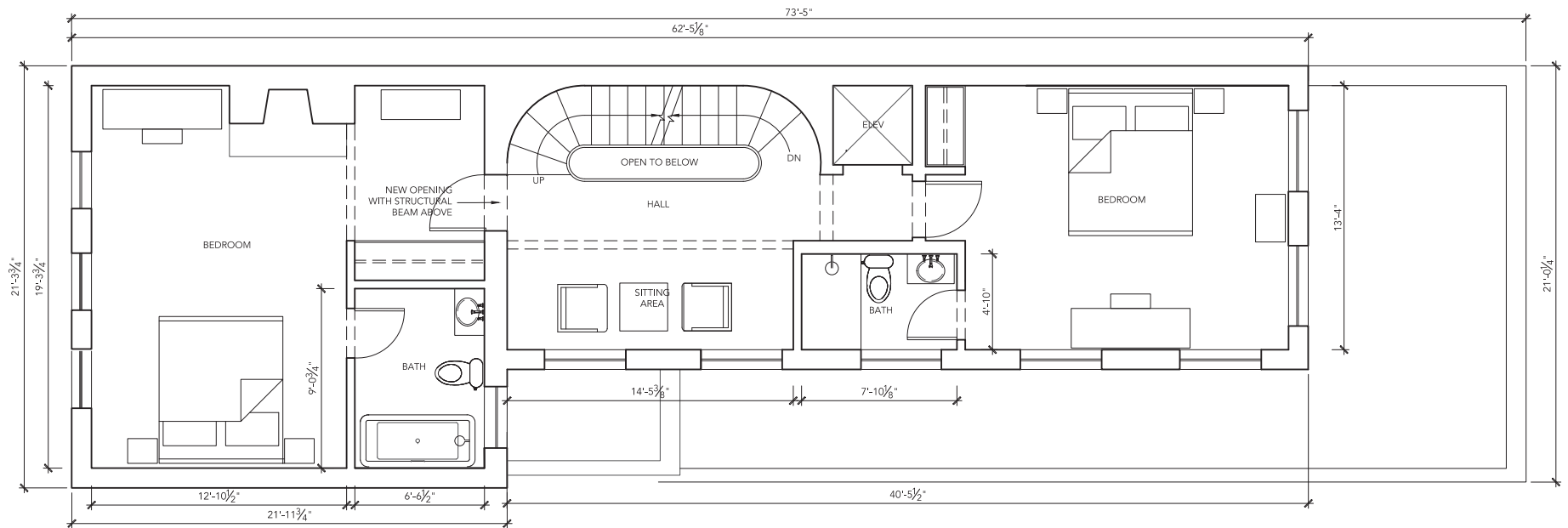




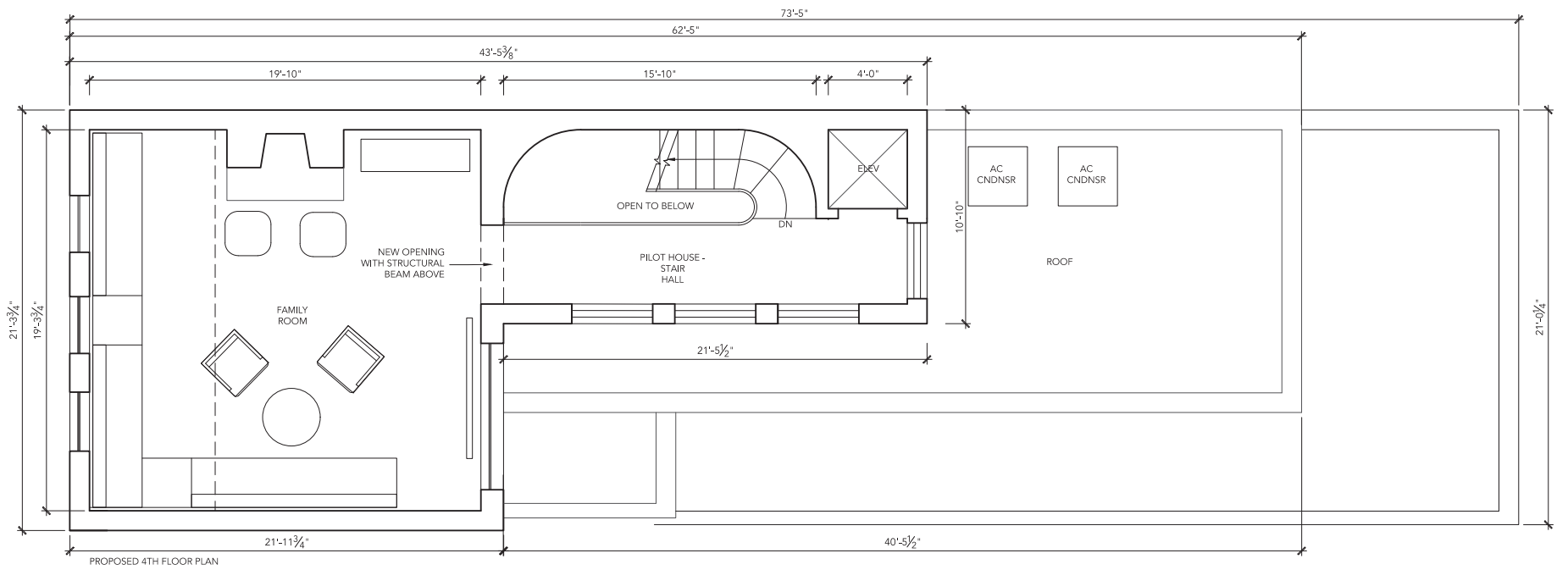








PROPOSED 3RD FLOOR PLAN



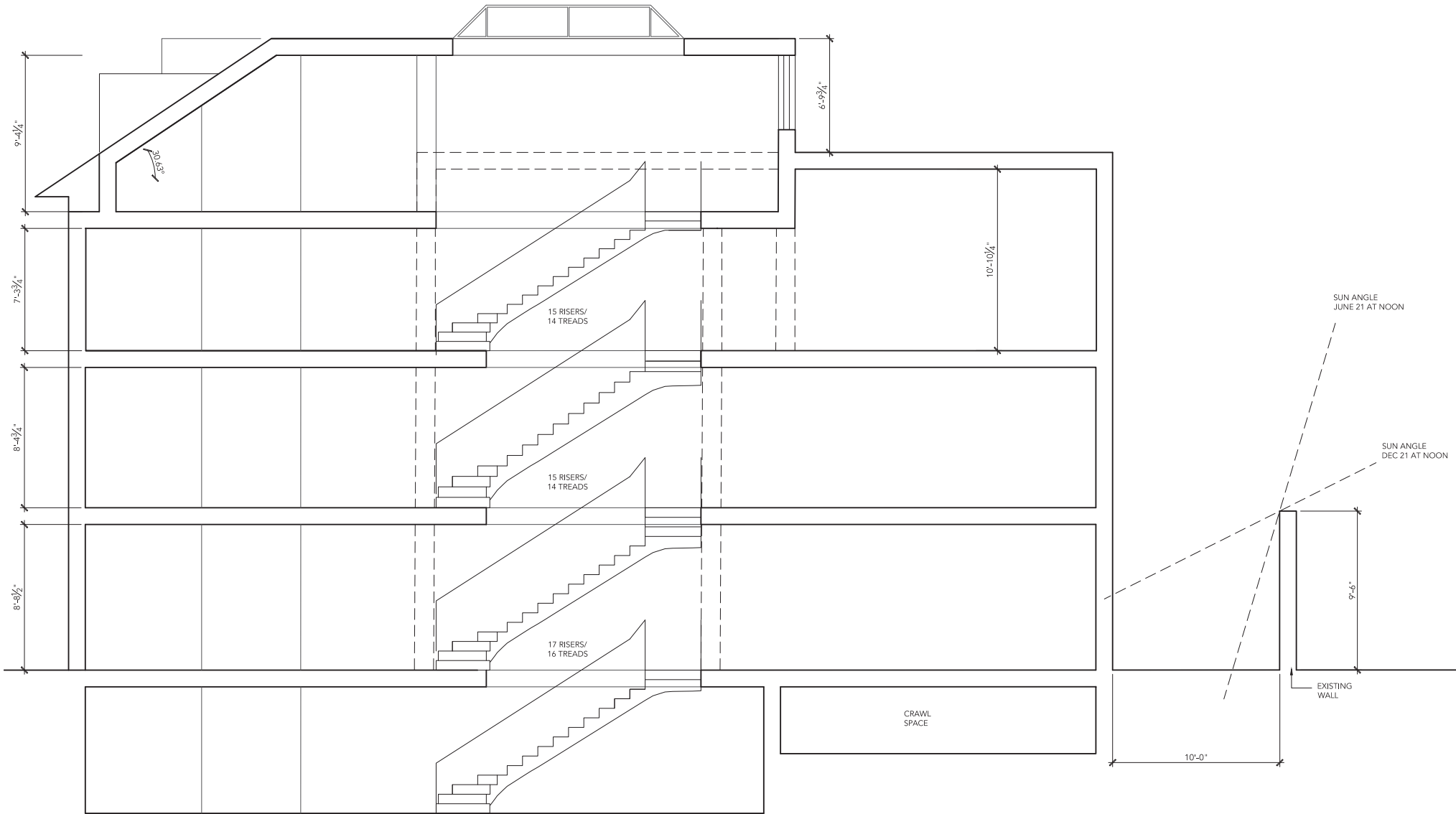


JASKOT RESIDENCE, 242 DELANCEY STREET PHILADELPHIA PA - PROPOSED EXTERIOR ELEVATIONS

SCALE: 3/16" = 1'-0"  
01.13.2019

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JASKOT RESIDENCE, 242 DELANCEY STREET PHILADELPHIA PA - DIAGRAM OF PROPOSED SECTION SHOWING STAIRS & CEILING HEIGHTS ONLY

SCALE: 3/16" = 1'-0"  
01.13.2020