

ADDRESS: 2417 DELANCEY PL

Proposal: Legalize partially constructed deck; relocate mechanical equipment

Review Requested: Final Approval

Owner: Jonathan Freedman

Applicant: Daniel Bowen, Precision Decks and Remodeling

History: 1963, Walter Weissman, architect

Individual Designation:

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

Staff Contact: Megan Cross Schmitt, megan.schmitt@phila.gov

BACKGROUND:

This application proposes to legalize a partially constructed deck and relocated mechanical equipment at 2417 Delancey Place, a non-contributing building in the Rittenhouse-Fitter Historic District. In the beginning of November 2020, the Historical Commission received an application for a roof deck at this property in the Department of Licenses & Inspections' online application website called eCLIPSE. The staff reached out to the applicant for clarification about the proposal including the reason why the deck was to be raised so high above the flat roof, the location of the mechanical equipment, and the placement of the railing. At the time this correspondence began, staff was unaware that there was an open violation for the construction a roof deck.

When the staff received the requested additional information, photographs showed lumber already on the roof. It was at this point that the staff started to research whether the work on the roof deck had already started without a permit and discovered that a violation had been issued in September 2020 for an "outdoor deck." Upon further discussions with the applicant, staff learned that the mechanical equipment had already been relocated in an effort to prepare for the roof deck.

The property is classified as non-contributing in the historic district. Therefore, the Historical Commission is not charged with protecting the historic character of this building. However, the Historical Commission is charged with protecting the historic character of the district. The question for the Architectural Committee and Historical Commission is whether the proposed deck and mechanical equipment would have an adverse effect on the district.

SCOPE OF WORK

- Legalize partially constructed roof deck.
- Legalize mechanical equipment that was relocated without a permit.

STANDARDS FOR REVIEW:

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

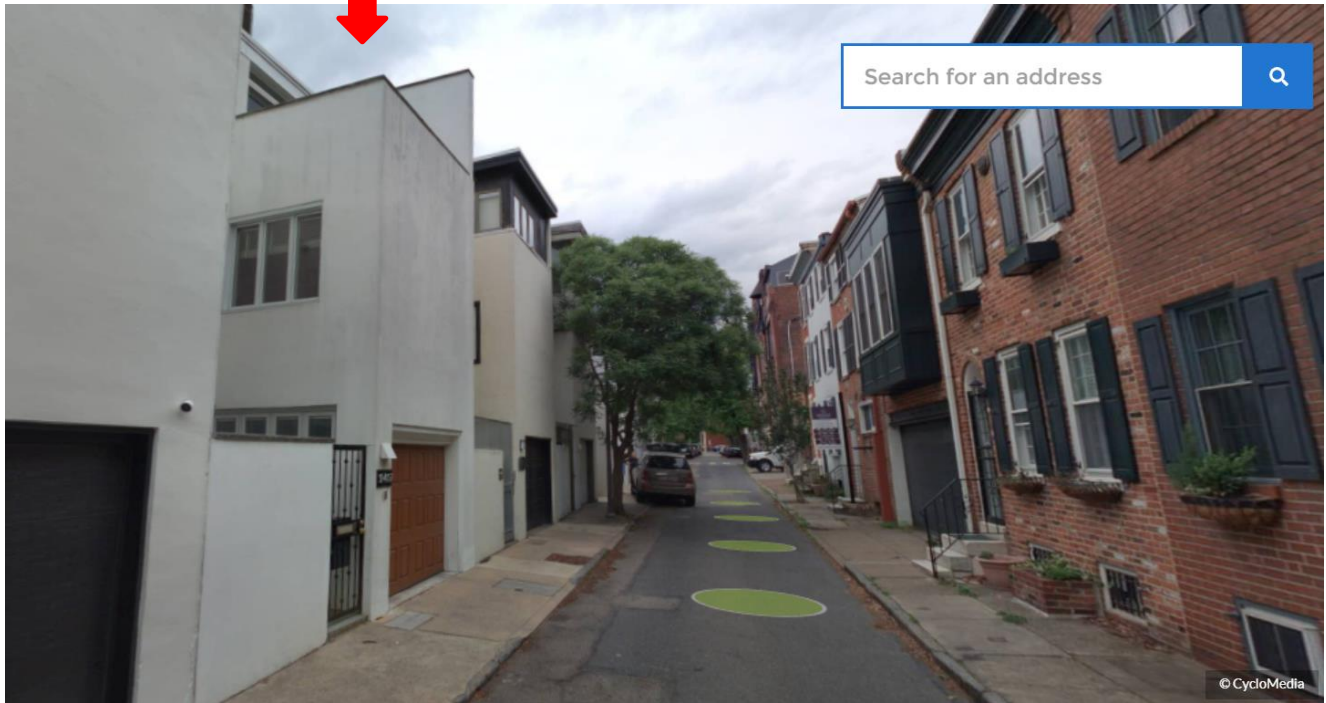
- *Standard 9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*
 - The proposed roof deck does not destroy any historic materials, features, or spatial relationships associated with the building, as there are none.
- *Roofs Guideline | Recommended: Designing rooftop additions, elevator or stair towers, decks or terraces, dormers, or skylights when required by a new or continuing use so that they are inconspicuous and minimally visible on the site and from the public right-of-way and do not damage or obscure character-defining historic features.*

- The proposed railing and mechanical equipment should be set back from the façade of the building so that they are less conspicuous from the public right-of-way, thereby reducing the impact of the deck and mechanical equipment on the district.
- The deck is currently shown to sit a minimum of three feet two inches off the roof. This should be minimized to make the roof deck less conspicuous from the public right-of-way, thereby reducing the impact of the deck and mechanical equipment on the district.

STAFF RECOMMENDATION: Denial as proposed, but approval if the railing and mechanical equipment are set back from the front façade, and the height of the deck above the roof is reduced, with the staff to review details, pursuant to Standard 9.



Figure 1. Aerial view of 2417 Delancey Place looking north. Pictometry, April 2020.



**Figure 2. Looking east on Delancey Place with the subject property called out on the left.
CityAtlas, May 2020.**

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/li

ADDRESS OF PROPOSED CONSTRUCTION: _____

APPLICANT:

COMPANY NAME _____

PHONE # _____

FAX # _____

APPLICANT'S ADDRESS: _____

LICENSE # _____

E-MAIL: _____

PROPERTY OWNER'S NAME: _____

PROPERTY OWNER'S ADDRESS: _____

PHONE # _____

FAX # _____

ARCHITECT/ENGINEER IN RESPONSIBLE CHARGE _____

ARCHITECT/ENGINEERING FIRM ADDRESS: _____

ARCHITECT/ENGINEERING FIRM: _____

PHONE # _____

FAX # _____

LICENSE # _____

E-MAIL: _____

CONTRACTOR: _____

CONTRACTING COMPANY ADDRESS: _____

CONTRACTING COMPANY: _____

PHONE # _____

FAX # _____

LICENSE # _____

E-MAIL: _____

USE OF BUILDING/SPACE _____

ESTIMATED COST OF WORK

\$ _____

BRIEF DESCRIPTION OF WORK: _____

TOTAL AREA UNDERGOING CONSTRUCTION: _____ 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: Daniel Bowen

DATE: ____/____/____

PRE-REQUISITE APPROVALS FOR:

ADDRESS:

APPLICATION #:

✓ IF REQ'D	AGENCY	INITIALS	DATE	REMARKS
	ART COMMISSION 13 TH FLOOR – 1515 ARCH STREET			
	CITY PLANNING COMMISSION 13 TH FLOOR – 1515 ARCH STREET			
	FAIRMOUNT PARK COMMISSION			
	<input type="checkbox"/> CITY <input type="checkbox"/> STATE AIR MANAGEMENT / HEALTH DEPT			
	HISTORICAL COMMISSION ROOM 576 – CITY HALL			
	STREETS DEPARTMENT ROOM 940 – M.S.B.			
	WATER DEPARTMENT 2 ND FLOOR – 1101 MARKET STREET			
	CONTRACTUAL SERVICES UNIT ROOM 1140 – M.S.B.			
	ZONING			

EXAMINER'S APPROVAL (OFFICE USE ONLY)

APPROVED USE OF BUILDING SPACE:

PERMIT TO READ:

CODE/EDITION USED FOR REVIEW:

WAS VIOLATION FOR WORK WITHOUT A PERMIT? ☐ NO ☐ YES (INSPECTION FEE MUST BE ADDED TO PERMIT FEE)

VIOLATION # _____

OTHER BUILDING PERMITS REQUIRED: ☐ FIRE SUPPRESSION ☐ HVAC/DUCT ☐ FUEL GAS

PLAN #	CONSTRUCTED AREA _____ SQ FT	<input type="checkbox"/> NEW CONSTRUCTION <input type="checkbox"/> ALTERATION	FEE ITEM	AMOUNT
			BLDG. PERMIT/C.O./L.O.	
			INSPECTION FEE	
CONSTRUCTION TYPE: _____	CO REQUIRED <input type="checkbox"/> NO <input type="checkbox"/> YES	NEW DWG UNITS:	WATER METERS	
USE: _____	VARIANCES <input type="checkbox"/> NO <input type="checkbox"/> YES	PROJECT TYPE	CONSTRUCTION WATER	
			TOTAL FEES	

This is to certify that I have examined the within detailed statement, together with a copy of the plans relating thereto, and find the same to be in accordance with the provisions of the law relating to buildings in the City of Philadelphia, that the same has been approved and entered into the records of this Department.

EXAMINER: _____ DATE APPROVED: _____

PERMIT # _____

DATE ISSUED: _____

CHECK # _____



112 Leddon Lane Turnersville, NJ 08012
100 N 18th Street Suite 300 Philadelphia, PA 19103
Office: 215-620-8288
info@precisiondecks-remodeling.com

Letter of Intent

**Re: 2417 Delancey Street
Application for Building/Zoning Permits
Additional Review Via The Historical Commission**

Members of the board,

We are writing this letter to help explain our customer's case for installing a new rooftop deck at the aforementioned property. It has come to our understanding from discussions with a member of commission staff that there has been some confusion with our submission itself as well as misunderstanding regarding the timeline of the project and in turn the holds for continuing the application and project itself. Below we will outline the timeline of the project thus far and then go into detail with our plans for the project itself. We will also include labeled images from throughout this process at the end of the letter.

We, Precision Decks and Remodeling, LLC, were contacted by the homeowner in June 2020 to discuss adding a rooftop deck to his property. At this time, we conducted a site visit to assess location and size. We were under the impression the homeowner had begun the permitting process (as he originally began submissions for the project around Feb. 2020) and had enlisted an architect to help with the design. We were told the existing condensers/ HVAC units were planned to be moved from the rear of the roof to the west side as to open as much usable space for the deck surface as possible. All other work to finalize the project on our end was done via our office and electronic communication with the homeowner.

Early September 2020 we had a crew meet with the homeowner on site to determine final measurements and layout, look over the framing plan finalized by the architect and gather a materials list for the project. Between our original meeting and this time, the homeowner had had the condensers/HVAC units relocated to the front west corner of the deck (as can be seen in the Architect's plans and provided images) and some repair work/resealing done to the roof to ensure all existing conditions could withstand a future deck.

At this time, it was brought to our attention that a permit had not been secured and our crew left the property while we in the office connected with the architect to finalize updated plans and submit for a permit. A neighbor had called our office to ask if work was being done on the property and we are assuming this has led to the confusion which resulted in the deck

violation for starting a project without a permit. No work to begin construction of the deck had been started, so the violation submitted on 9/14/2020 was mistakenly written up for building the deck when this was not the case/ No inspector ever stopped by the property to speak with our company or the homeowner when on site the week prior and it wasn't until filing for a permit ourselves (Oct. 2020) that the violation was found listed online. The homeowner stated he was never notified of this violation.

Building and Zoning permits were created and submitted by our staff at the end of October 2020 after much back and forth with the architect and engineer to get a full set of plans to include with the permit applications. The building permit was flagged by the Historical Commission to discuss some questions regarding the design of the new deck as the proposed deck was to be elevated off of the existing parapet walls and they wanted to ensure the finished look would comply with their standards. Additionally, they also had some concern and confusion regarding the placement of the condensers/HVAC units. We were asked to use some lumber to showcase the proposed location of the deck framing from all visible angles as well as the finished height of the spiral staircase and deck railing. (These images can be found detailed below.) After going back and forth with the very helpful staff from the historical commission staff it was realized that due to the violation in the system the project needed additional review.

Our proposed design would be to build a pressure treated deck frame above the structural walls of the property finished with composite decking and an aluminum railing system. Access from an already existing 3rd level balcony/deck via a 5'0" aluminum spiral staircase as seen in the attached plans. We propose to build off the parapet walls to avoid the load of the deck sitting on the existing roof surface which we have found to significantly shorten the life of the roof itself over time. The pictures below show the proposed finish height of the deck and railing for the project and the view from below.

When we submitted the building and zoning permits for this project there was also some confusion with the zoning officer regarding the existing conditions of the property- mainly the existing 3rd level balcony/deck which would be used for access to the rooftop. As can be seen from the image provided from when the property was built in the 60s, the property was built with this outdoor area above the garage from the beginning. This balcony is finished with parapet walls on three sides, with the one wall continuing up past the roof of the building. The zoning officer insists that this area was created without a permit and therefore already out of code as it does not meet the 5' setback requirement, but there has been no change of this area from initial construction of the home. Please keep in mind both neighboring properties have fully enclosed walls on all three sides of this area with fully finished roofs. None of these structures were existing at the original time of construction which can be seen in the images below. Our project does not include any change to this lower level deck except for the installation of the aluminum spiral staircase. The size of the staircase can be customized to fit within the remaining size of the balcony behind the 5' setback if necessary.

We hope this letter helps clarify any confusion to the timeline of the project thus far and our plan to construct the rooftop deck above 2417 Delancey Place. In summary, our main objective is to construct a 390SF composite deck with a 42" aluminum railing system above the existing roof with access from an existing lower level balcony via an aluminum spiral staircase.

All construction and plans to be constructed via approved plans from the architect and engineer on record and in compliance with all City of Philadelphia Building Code. We appreciate you taking the time to review this project and look forward to answering any additional questions or concerns you may have as well as hearing any recommendations you would suggest for the project design moving forward to aide in new permit submissions.

As stated before, labeled photos from all stages of this project design can be found below with a brief description and date. Please do not hesitate to reach out requesting any additional information we may be able to provide. We look forward to discussing the project with you further.

Thank you,

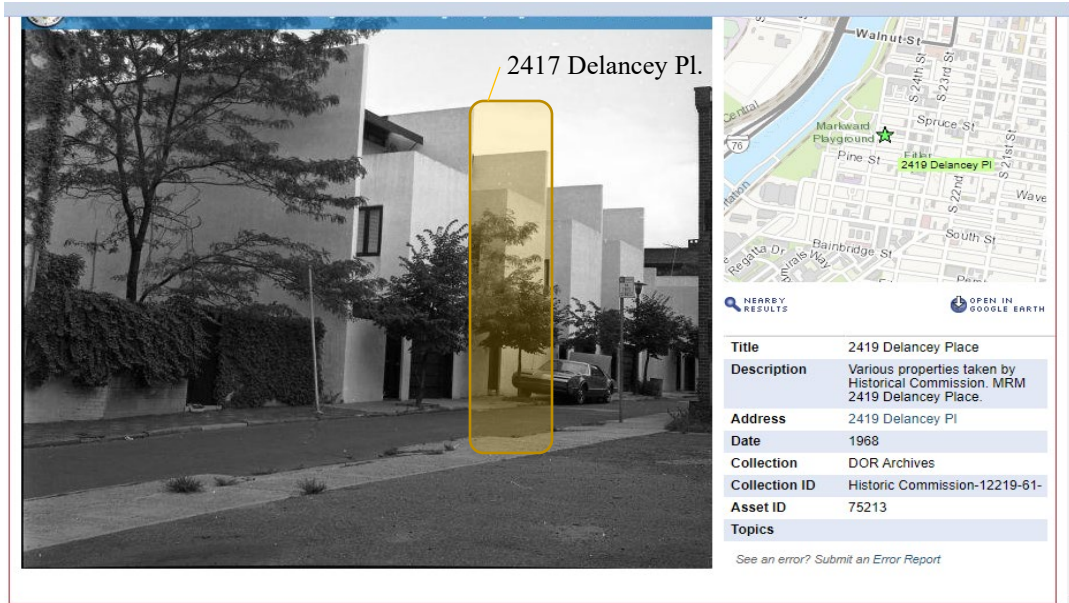
Chelsea Hengstler, Office Manager
Precision Decks and Remodeling LLC
112 Leddon Lane Turnersville NJ 08012
215-620-8288 (Office)

Daniel Bowen, Owner and Project Manager
Precision Decks and Remodeling LLC
112 Leddon Lane Turnersville NJ 08012
856-981-6658 (Cell)

Property Photos 2417 Delancey Place

Historical Photos – Via phillyhistoric.org
Existing Property Layout circa 1968

West View of Street



Street view of 2417 Delancey Pl. and neighboring properties (1968). All properties constructed with 3rd level exterior balcony above garage locations.

East View of Street

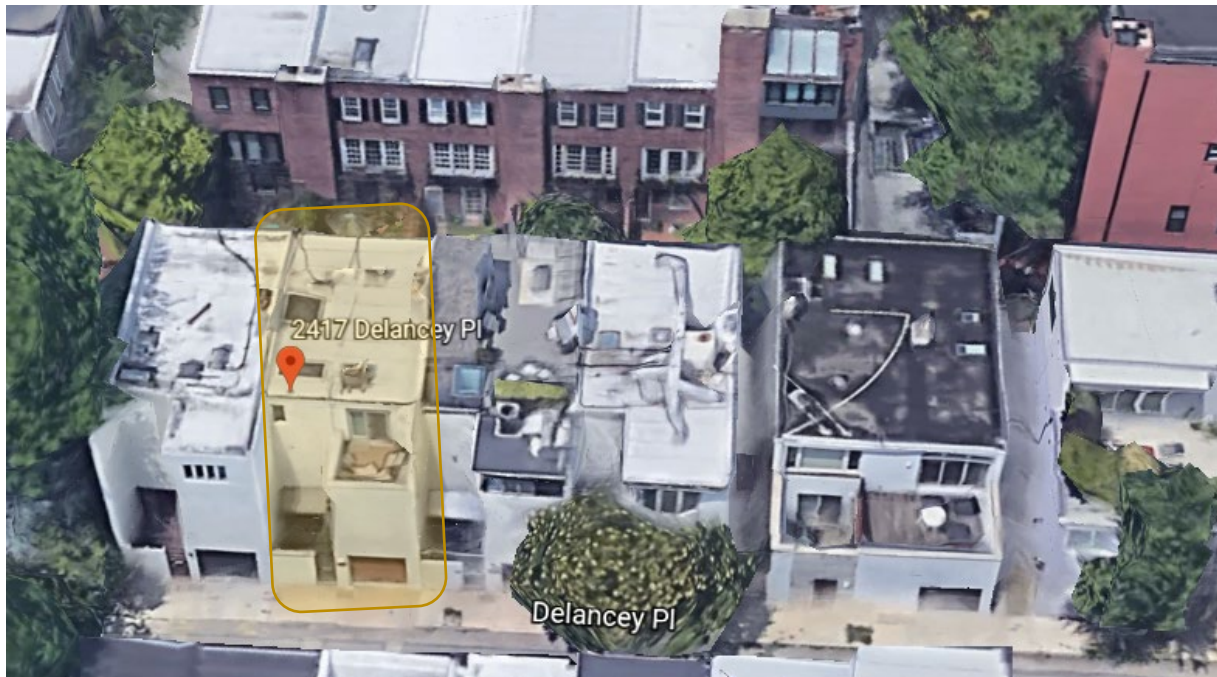


Street view of 2417 Delancey Pl. and neighboring properties (1968). All properties constructed with 3rd level exterior balcony above garage locations.

Online Satellite Images of Property



Google Photos view of property from street level.
See fully finished additions on both neighboring properties.



Google Earth view of property overhead. See existing 3rd level balcony/deck.
Also see finished additions to both neighboring properties and existing deck on other neighboring properties located more east.

Photos of existing condition / June 2020



Existing 3rd level balcony / deck. View from Rooftop.



Photo of existing roof facing towards the front of the building. Picture taken from rear of rooftop. Height of existing privacy walls can be seen on either side.

Photos of existing condition / June 2020 (Continued)



Photo of existing roof facing towards back of the building. Picture taken from front of rooftop. Height of existing parapet walls can be seen on either side. Photo shows existing location of condenser/HVAC units.

Photos of Proposed finish mock up (Requested by Historical Commission) / Nov. 2020

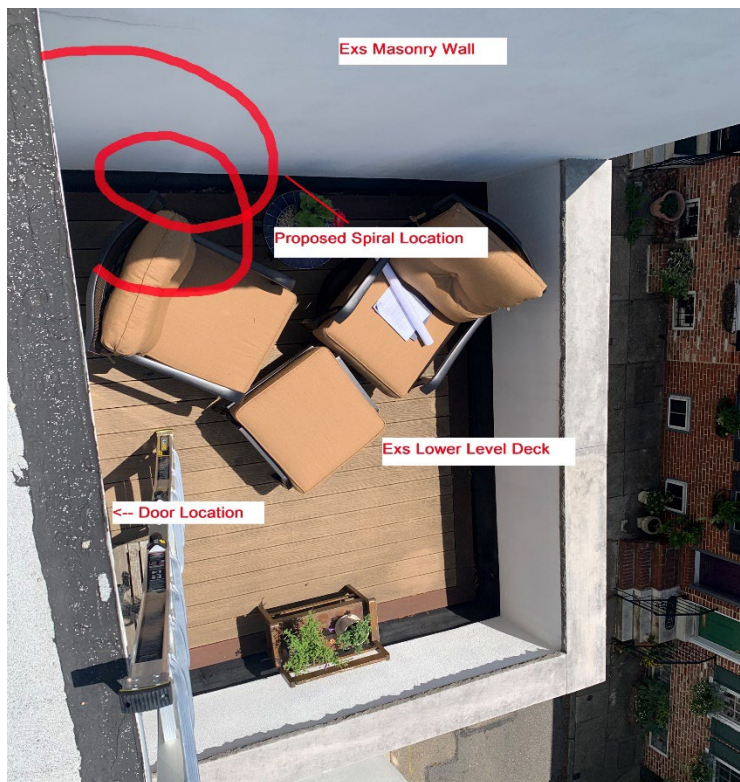


Proposed view from street and front of building.

**Photos of Proposed finish mock up (Requested by Historical Commission) / Nov. 2020
(Continued)**



Google Earth view of property with notes to show proposed access from existing 3rd level balcony/deck and proposed spiral location.



Existing proposed access via spiral staircase from existing 3rd level balcony/deck.

**Photos of Proposed finish mock up (Requested by Historical Commission) / Nov. 2020
(Continued)**



Proposed framing / railing location at front of building.



Proposed railing view at front of building from rooftop surface.
Railing to be 42" from deck surface to top rail.

**Photos of Proposed finish mock up (Requested by Historical Commission) / Nov. 2020
(Continued)**



Proposed framing location / mid deck.

See existing railing location for neighboring deck.

See condenser/HVAC units have been moved to front of deck between existing skylights.



Additional view of new condenser/HVAC unit location at front west corner of deck located between existing skylights.

**Photos of Proposed finish mock up (Requested by Historical Commission) / Nov. 2020
(Continued)**



Proposed railing at rear of deck. / View from front of deck when accessing the roof.



Proposed railing at rear of deck. / View from west side of roof.

CODE COMPLIANCE:

CODE:	PHILADELPHIA CODE - TITLE 14: ZONING AND PLANNING INTERNATIONAL RESIDENTIAL CODE 2015
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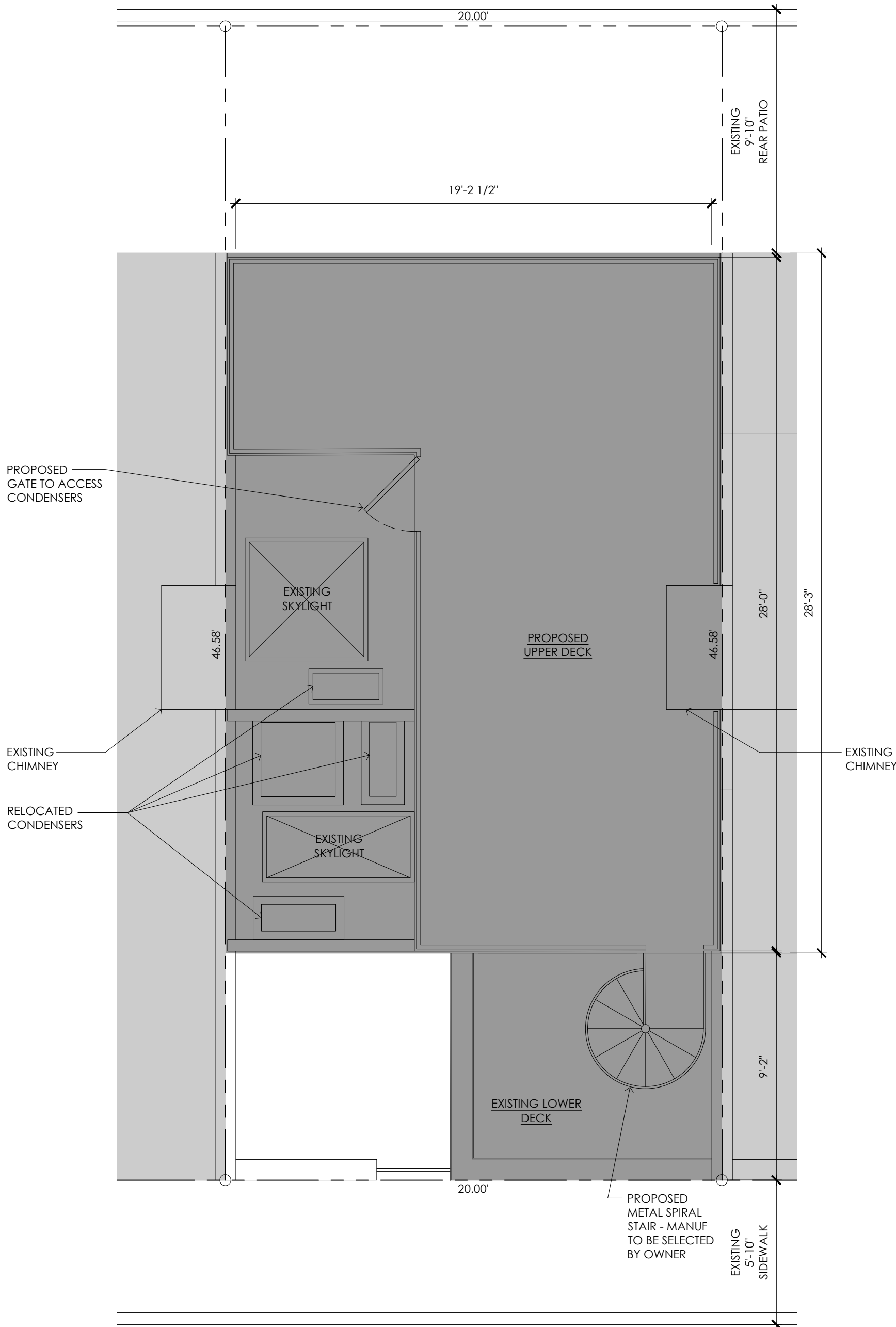
CODE SUMMARY:

	EXISTING	PROPOSED
ZONING CLASSIFICATION:	RSA-5	RSA-5
SINGLE FAMILY ATTACHED	SINGLE FAMILY ATTACHED	NO CHANGE
LOT MINIMUM:		
WIDTH - 14'-0"	20'-0"	NO CHANGE
AREA - 1,440 SF	2314.6 SF	NO CHANGE
SETBACKS:		
FRONT YARD - 0'-0"	FRONT YARD - 4'-2"	NO CHANGE
SIDE YARD - 0'-0"	SIDE YARD - 0'-0"	NO CHANGE
REAR YARD - 7'-0"	REAR YARD - 5'-0"	NO CHANGE
MINIMUM OPEN AREA:		
30%	30.5%	NO CHANGE
MAXIMUM HEIGHT:		
38'-0"	28'-8"	NO CHANGE
NUMBER OF STORIES:	3	NO CHANGE

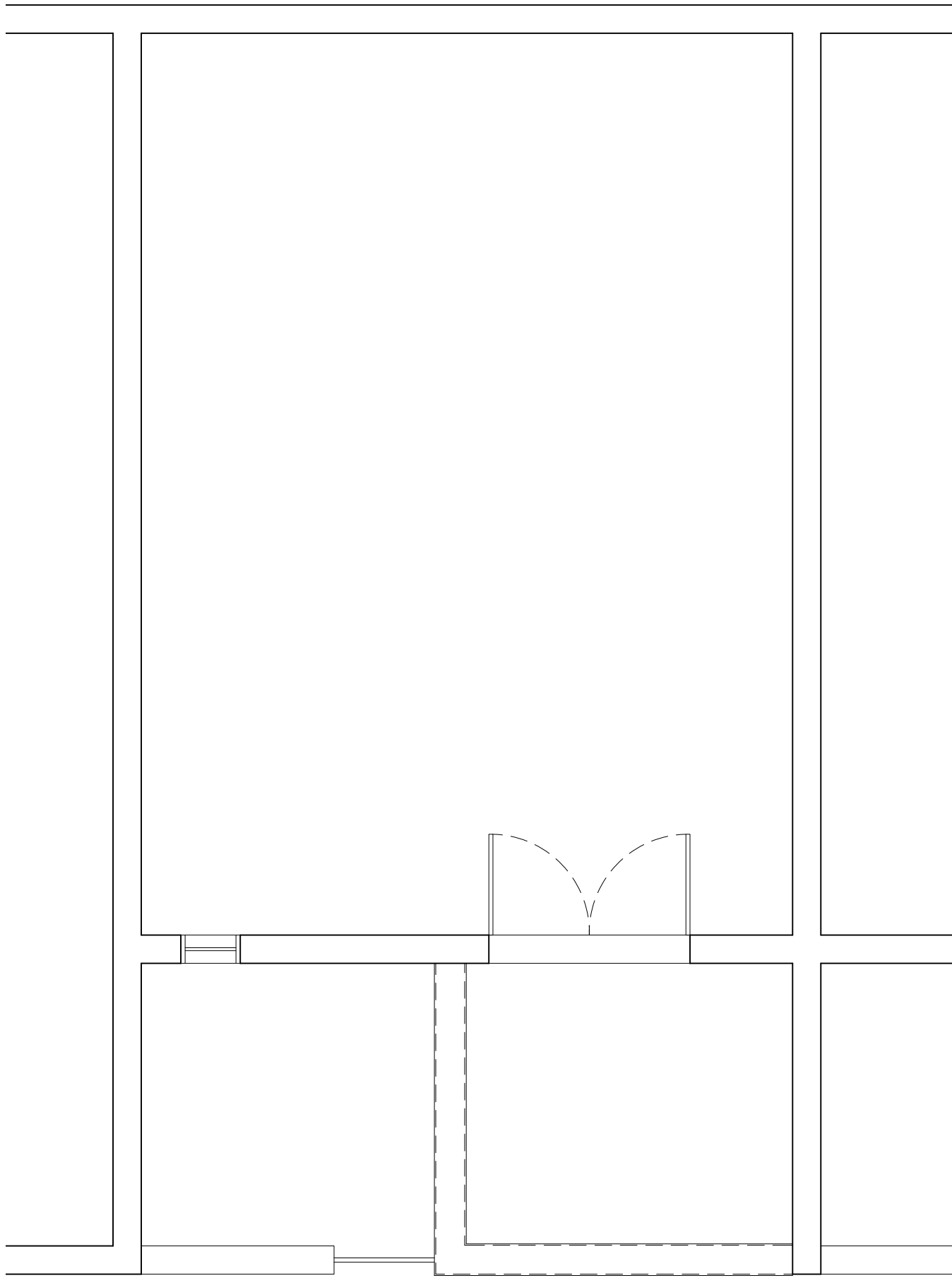
LEGEND

- DENOTES 2417 DELANCEY STREET PROPERTY
- DENOTES EXISTING ADJACENT PROPERTIES

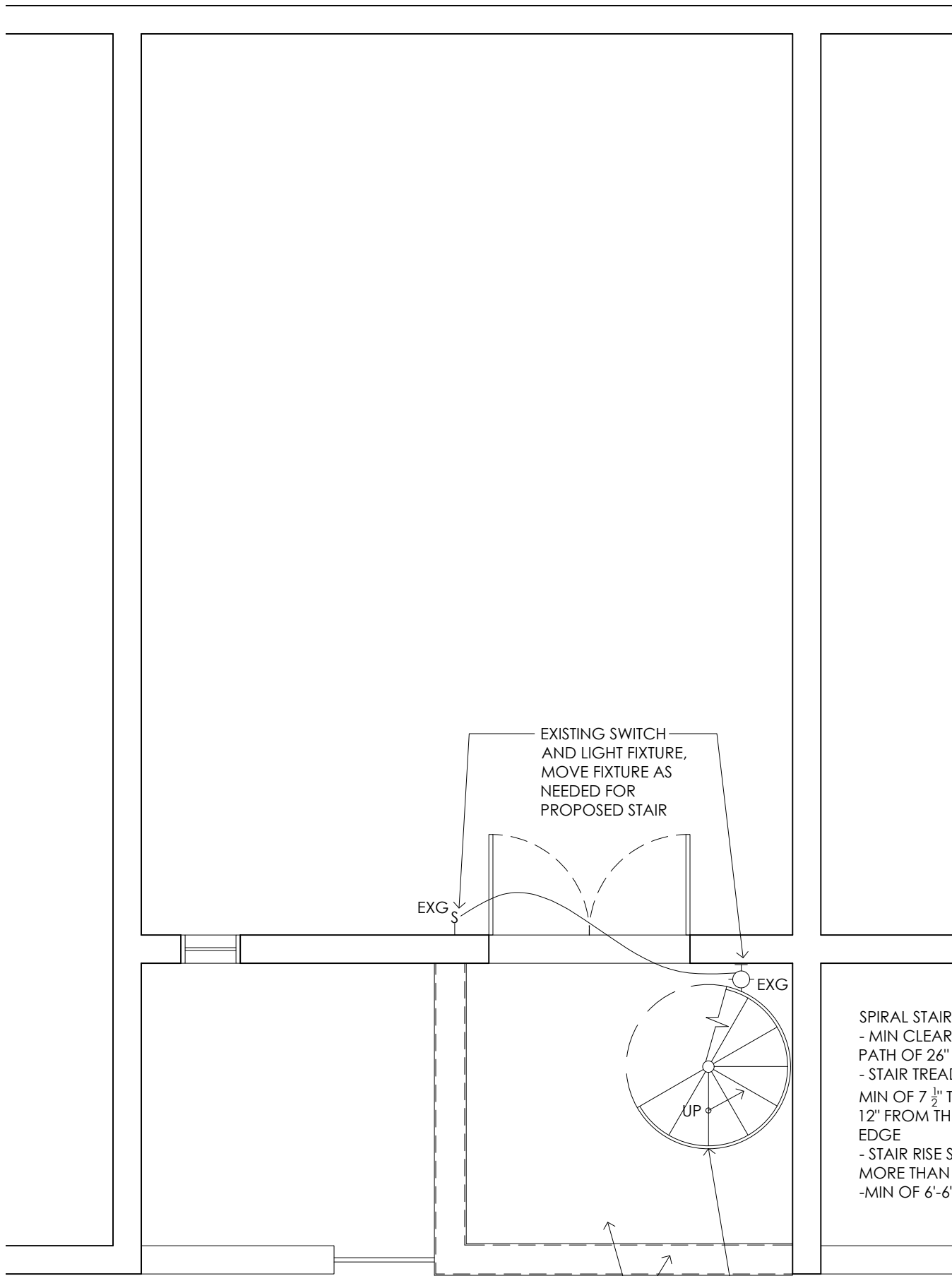
(EXISTING SHARED 4' ALLEYWAY)



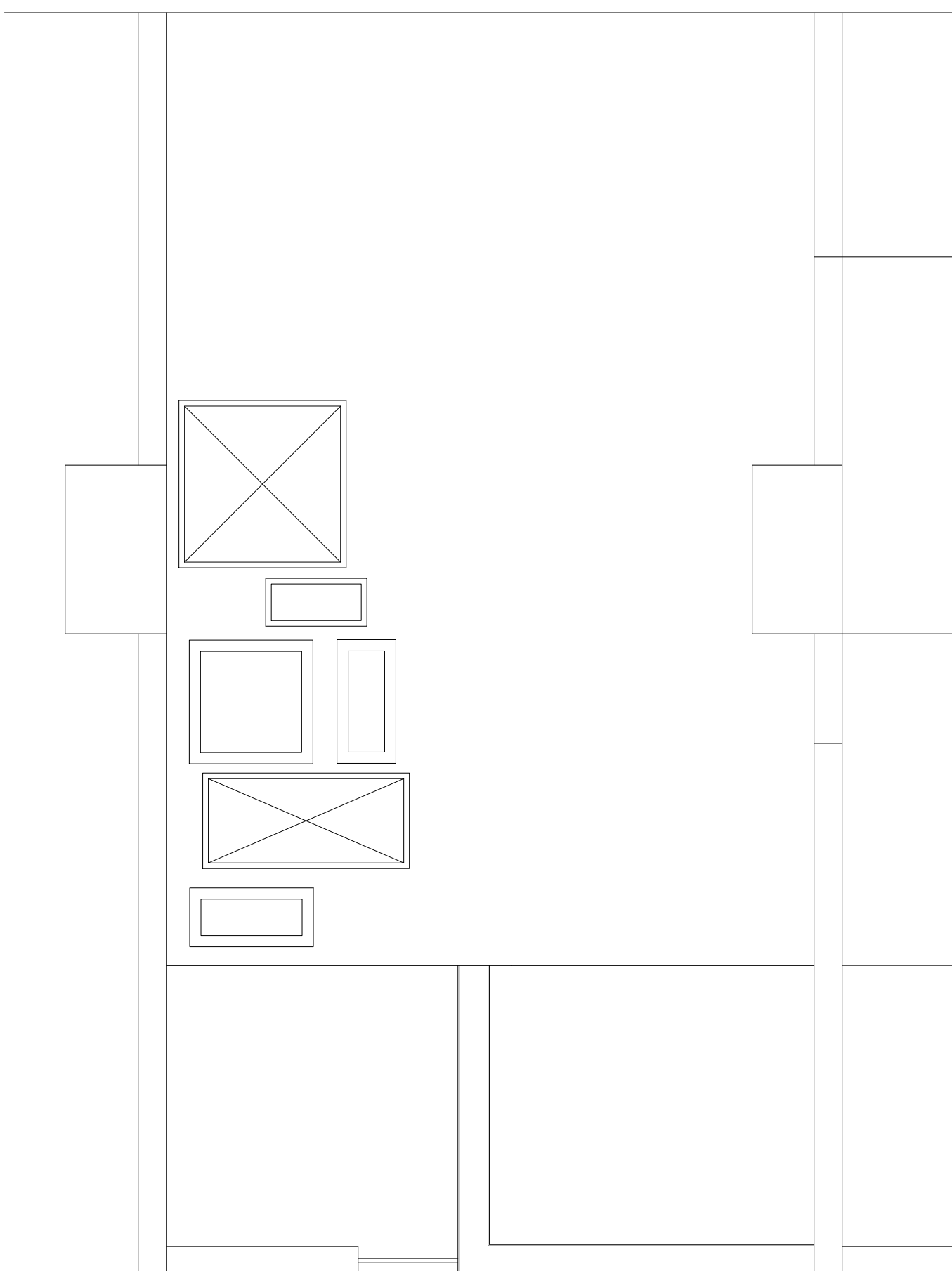
1 PROPOSED SITE/ROOF PLAN
SCALE: 1/4" = 1'-0"



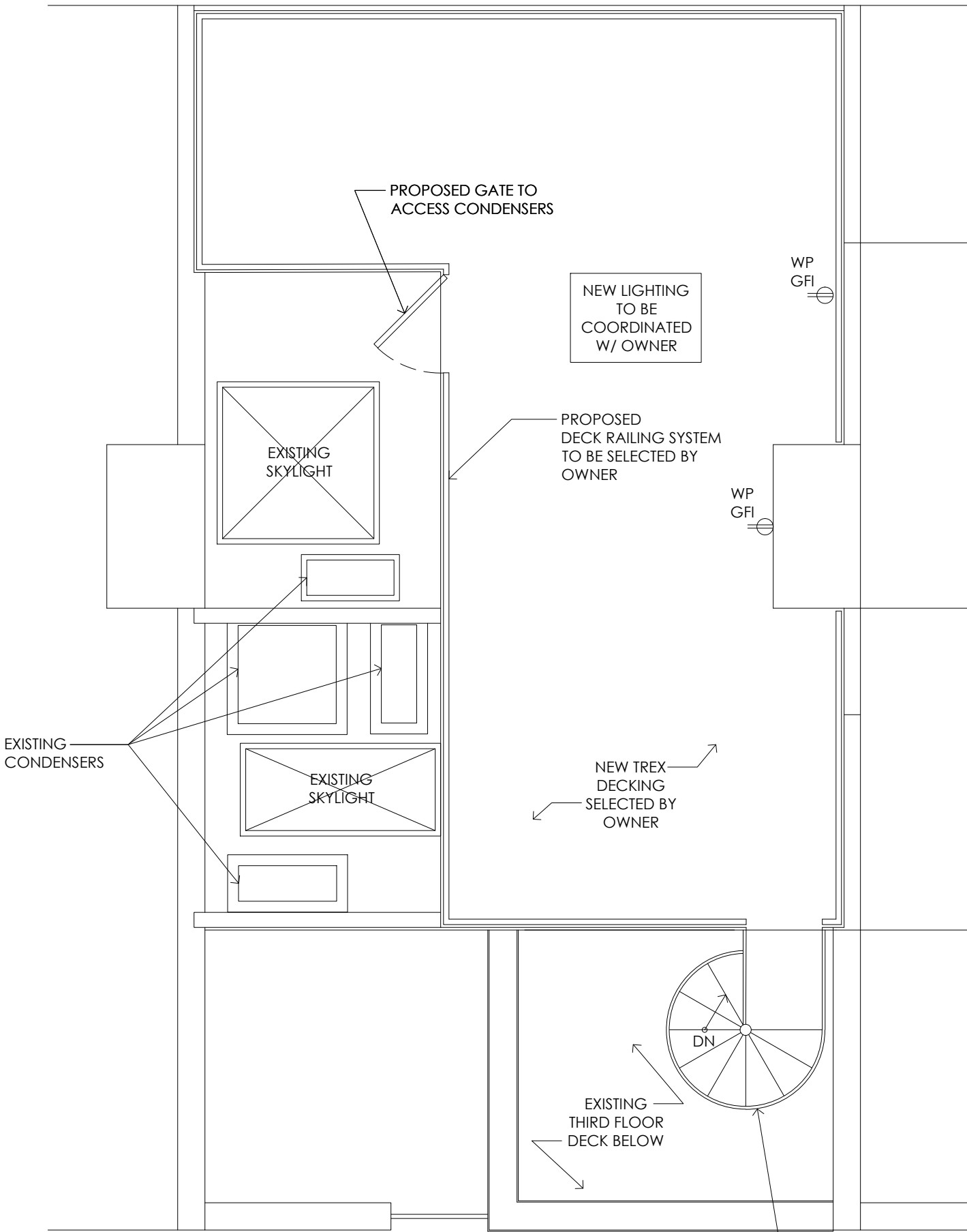
2 EXISTING THIRD FLOOR PLAN (PARTIAL)
SCALE: 1/4" = 1'-0"



3 PROPOSED THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"



4 EXISTING ROOF PLAN
SCALE: 1/4" = 1'-0"



5 PROPOSED ROOF PLAN
SCALE: 1/4" = 1'-0"

CHERYL
POULOS
ARCHITECT

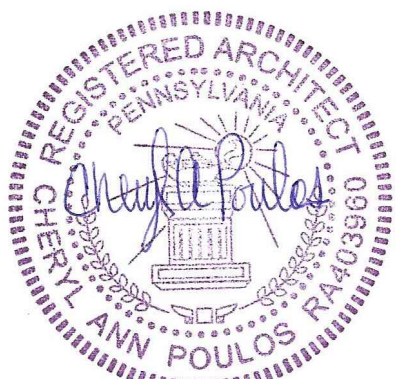
1014 County Line Road,
Philadelphia PA 19116
p: 215.570.5056
cpoulosarchitect@gmail.com

CONSULTANTS:

THE KACHELE GROUP
22 Cassatt Avenue, Suite 300, Berwyn, PA 19312
p: 610.644.8577 f: 610.644.8579
www.thekachegroup.com

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PHILADELPHIA, PA 19103

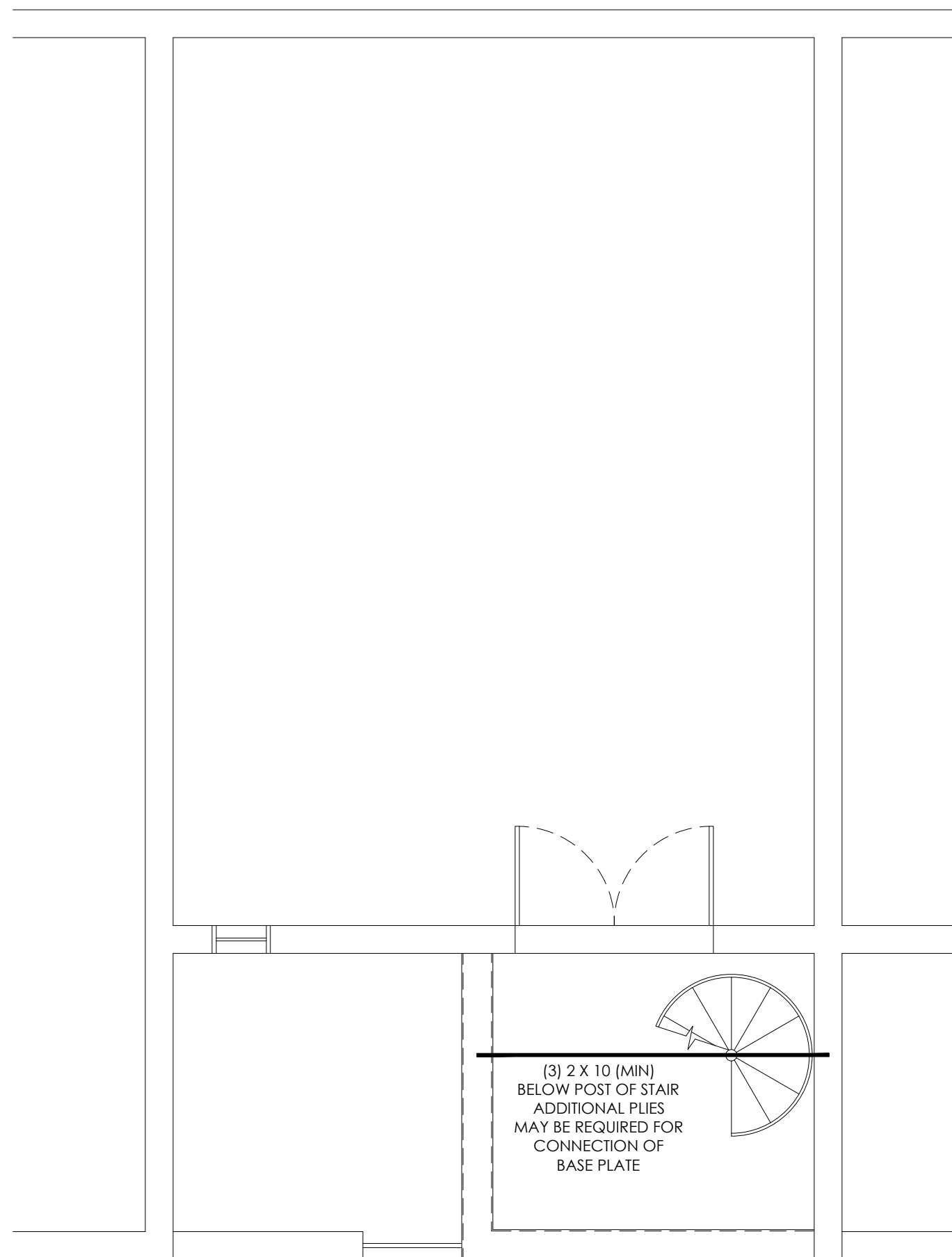


DATE 10.28.20
SCALE AS NOTED
DRAWN BY CP

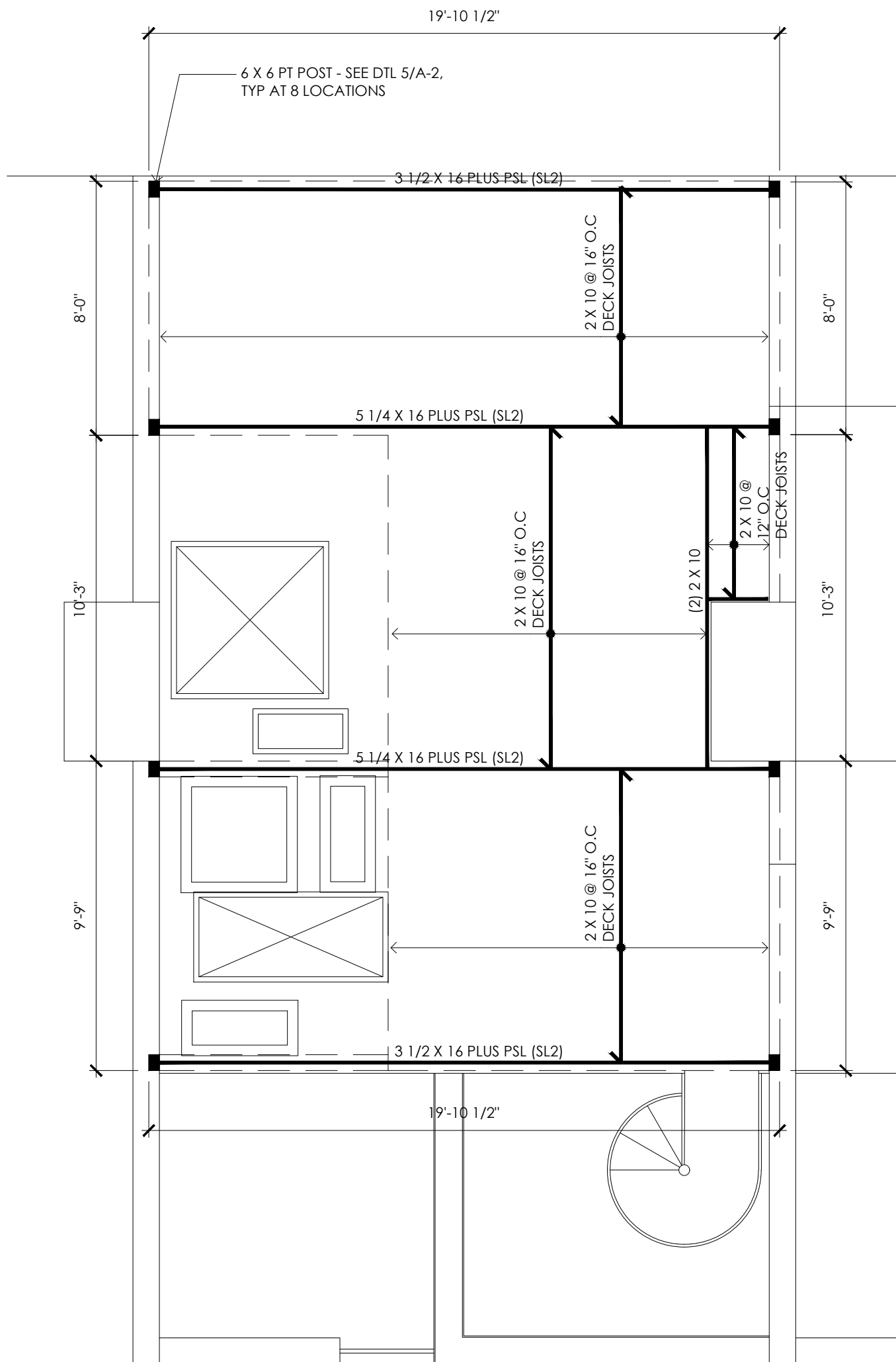
A-1

FRAMING PLAN LEGEND

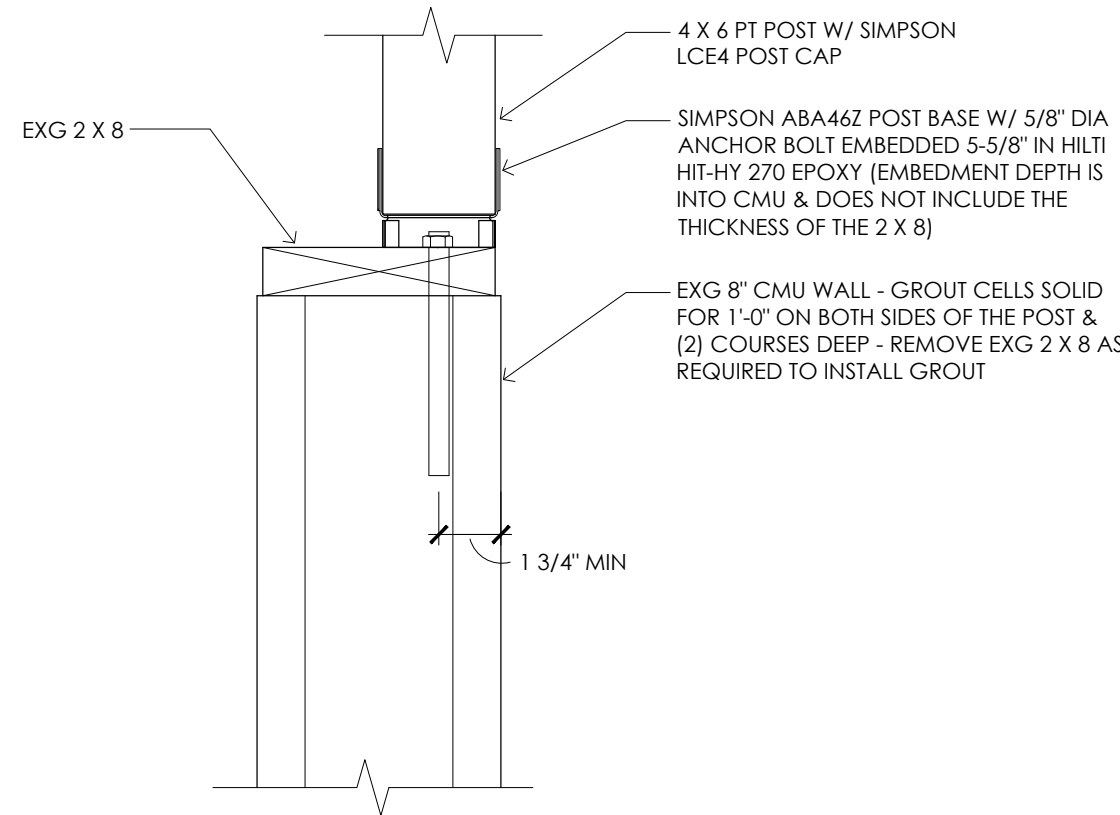
- +— FLOOR OR ROOF FRAMING MEMBER
- ARROW INDICATES EXTENT.
- FRAMING MEMBER / HEADER
- - - - - BEAM
- - - - - EXG FRAMING



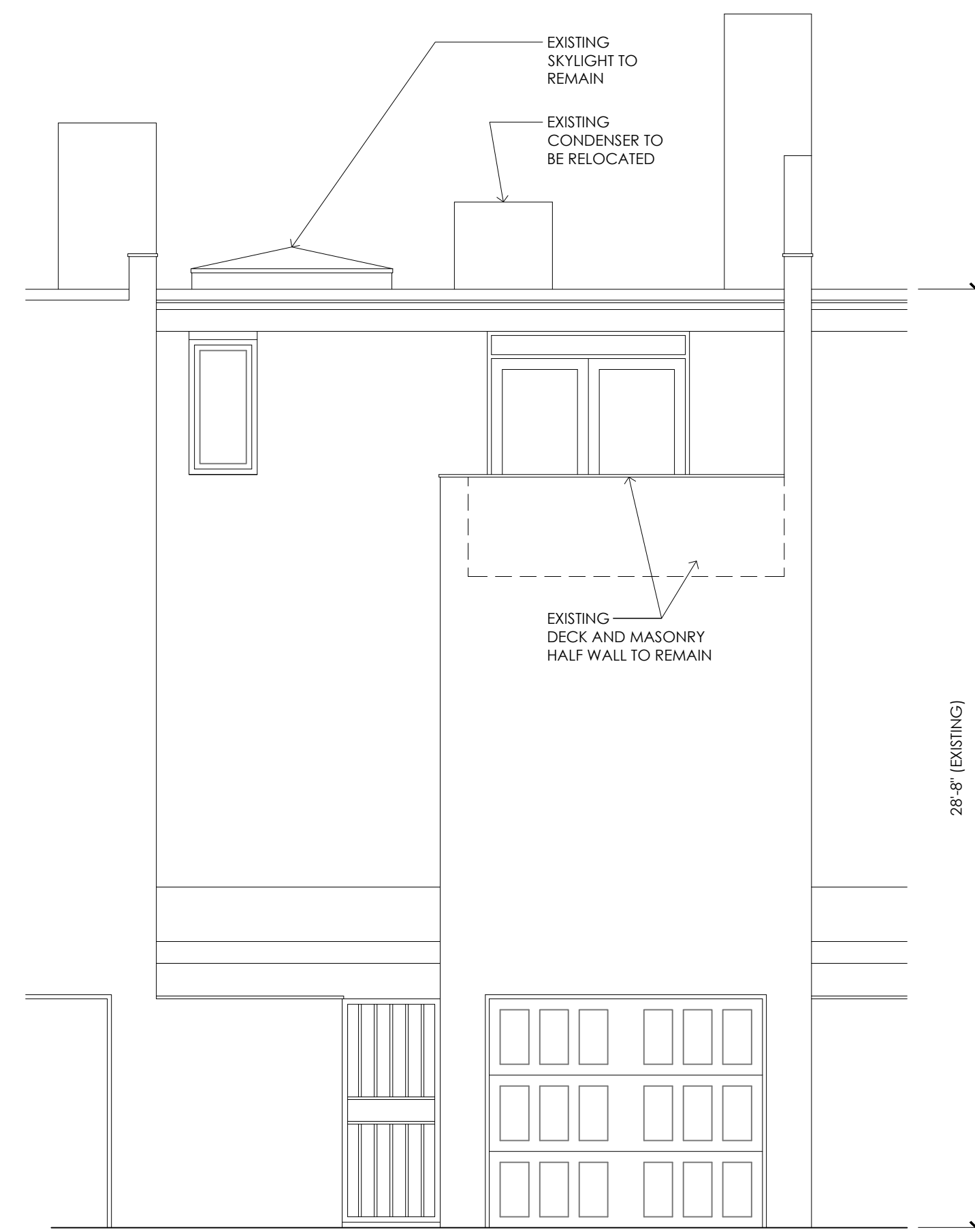
1 PROPOSED SUPPORT FOR SPIRAL STAIR
SCALE: 1/4" = 1'-0"



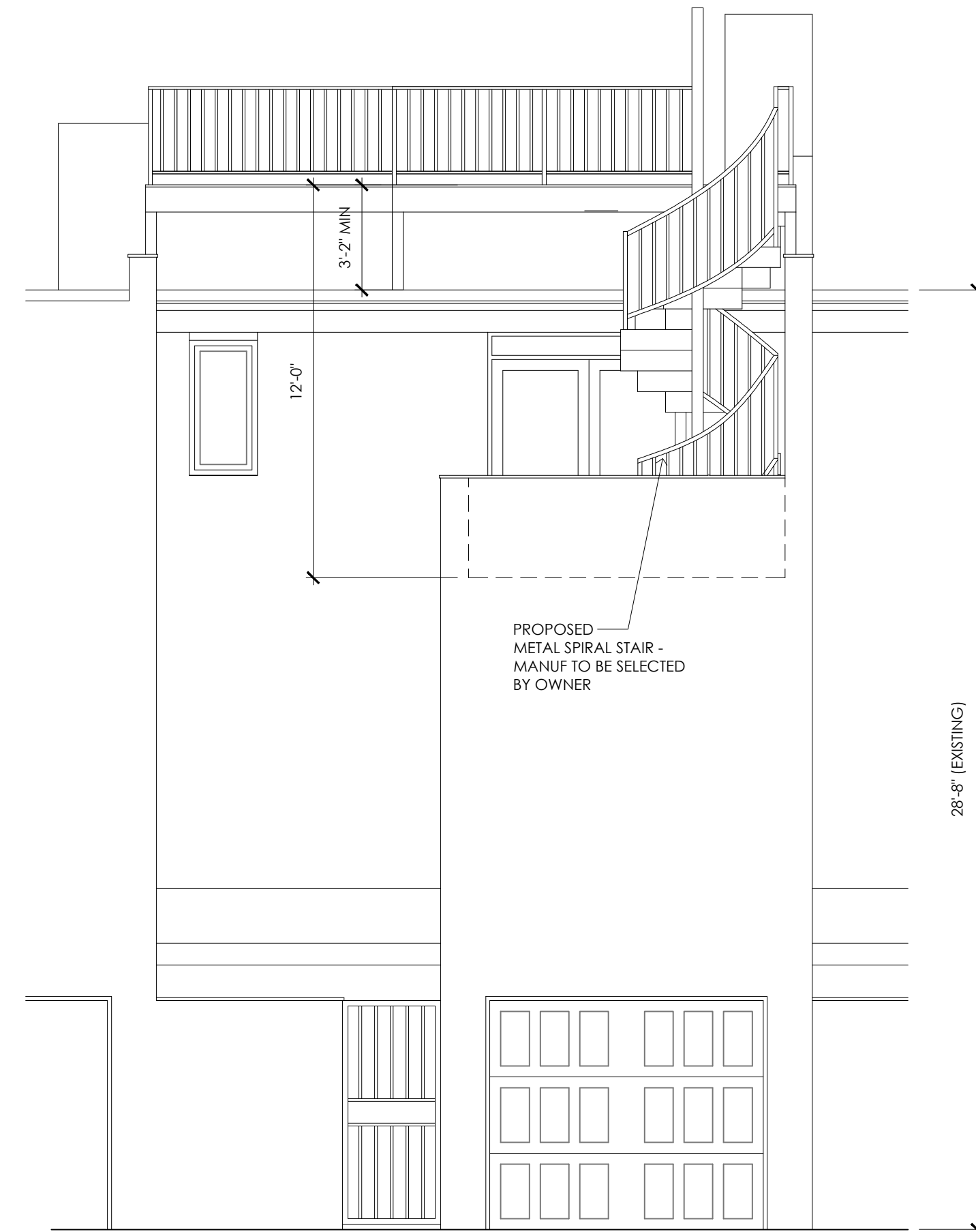
2 PROPOSED DECK FRAMING PLAN
SCALE: 1/4" = 1'-0"



5 PROPOSED DECK POST CONNECTION DETAIL
SCALE: 2" = 1'-0"



4 EXISTING ELEVATION
SCALE: 1/4" = 1'-0"



3 PROPOSED ELEVATION
SCALE: 1/4" = 1'-0"

**CHERYL
POULOS
ARCHITECT**

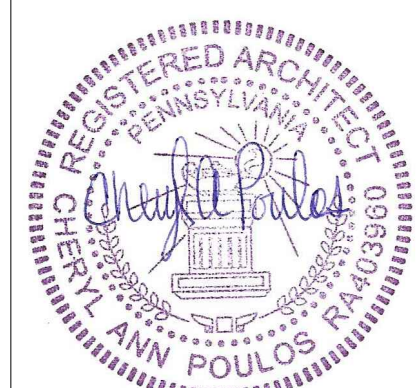
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22 Cassatt Avenue, Suite 300, Berwyn, PA 19312
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