

**ADDRESS: 1718 DELANCEY PL**

Proposal: Construct rear addition

Review Requested: Final Approval

Owner: Scott Baldasare

Applicant: Richard Stokes, Stokes Architecture

History: 1860

Individual Designation: None

District Designation: Rittenhouse Fidler Historic District, multiple classifications, 2/8/1995

Staff Contact: Laura DiPasquale, [laura.dipasquale@phila.gov](mailto:laura.dipasquale@phila.gov)

**BACKGROUND:**

This application proposes to construct a two- and three-story addition at the rear of the property at 1718 Delancey Street, facing Panama Street. The new addition would incorporate an existing non-historic addition and an existing parking area, which are located on lots identified in the Rittenhouse Fidler Historic District inventory as 1717 and 1719 Panama Street and classified as non-contributing. Panama Street dead-ends at this property, but is not a service alley. Several three-story rowhouses front on the block. The proposed addition would connect to the historic house through a second-floor connector on top of an existing one-story connector. The addition would be clad in light-colored stucco, would feature bays of different heights and depth, and a combination of double-hung and fixed aluminum-clad windows. An overhead garage door with a wood-like appearance would provide access to the addition. A roof deck would be located on the two-story portion of the addition.

**SCOPE OF WORK:**

- Construct addition facing Panama Street

**STANDARDS FOR REVIEW:**

- *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 will 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 addition does not destroy historic materials, features, or spatial relationships that characterize the building. The new work is differentiated from the old, and its general massing, size and scale are appropriate to the historic property and the district, but that the fenestration and materials do not correspond with the character of the Rittenhouse Fidler Historic District, which, while diverse, is characterized by more traditional/Classical forms, proportions and detailing, regularized fenestration, and masonry materials of brick and stone. Bays are common on rears and sides of buildings in the district, but are typically differentiated from the masonry facade materials. The application partially complies with this standard.

**STAFF RECOMMENDATION:** The staff recommends approval, provided the features and fenestration are revised to be more consistent with the character of the historic district, with the staff to review details, pursuant to Standard 9.

# MAPS & FIGURES:

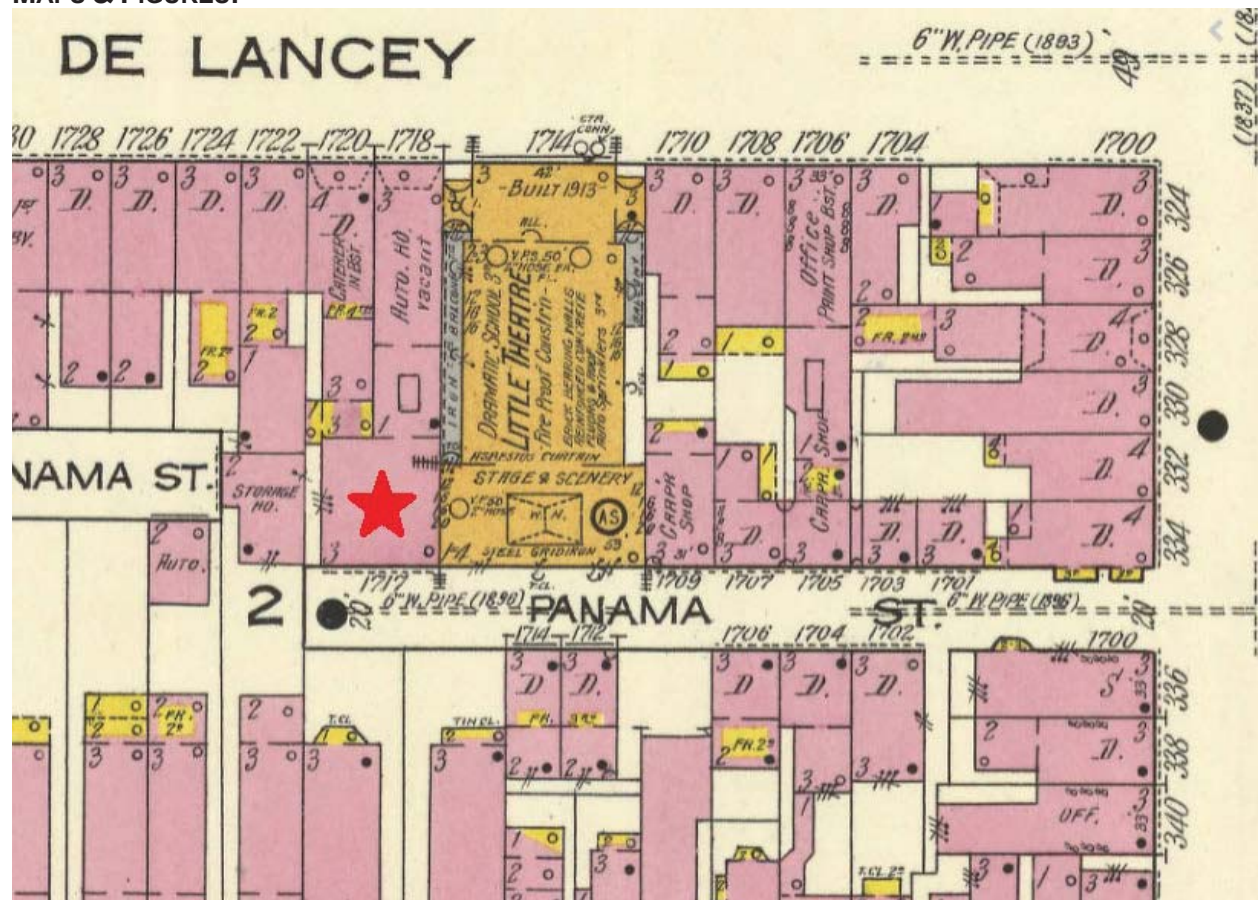


Figure 1: 1916 Sanborn insurance map.



Figure 2: Boundary of existing parcel shown in orange.



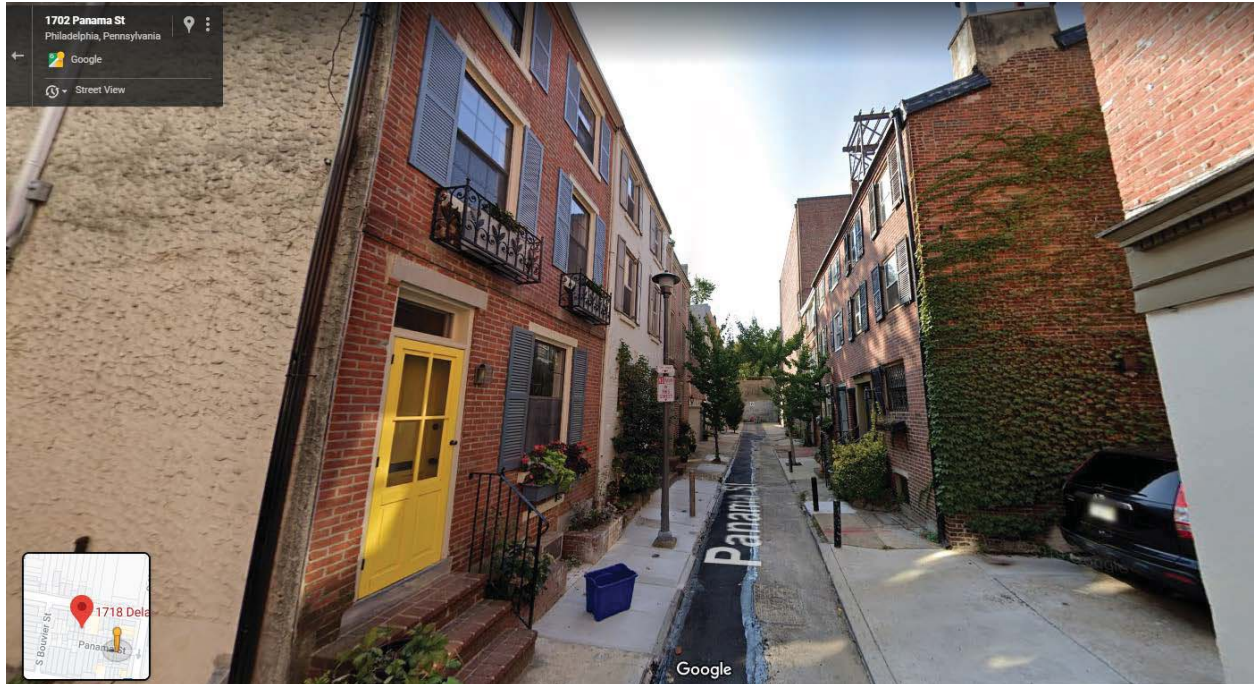


Figure 3: Looking west down Panama Street towards property.

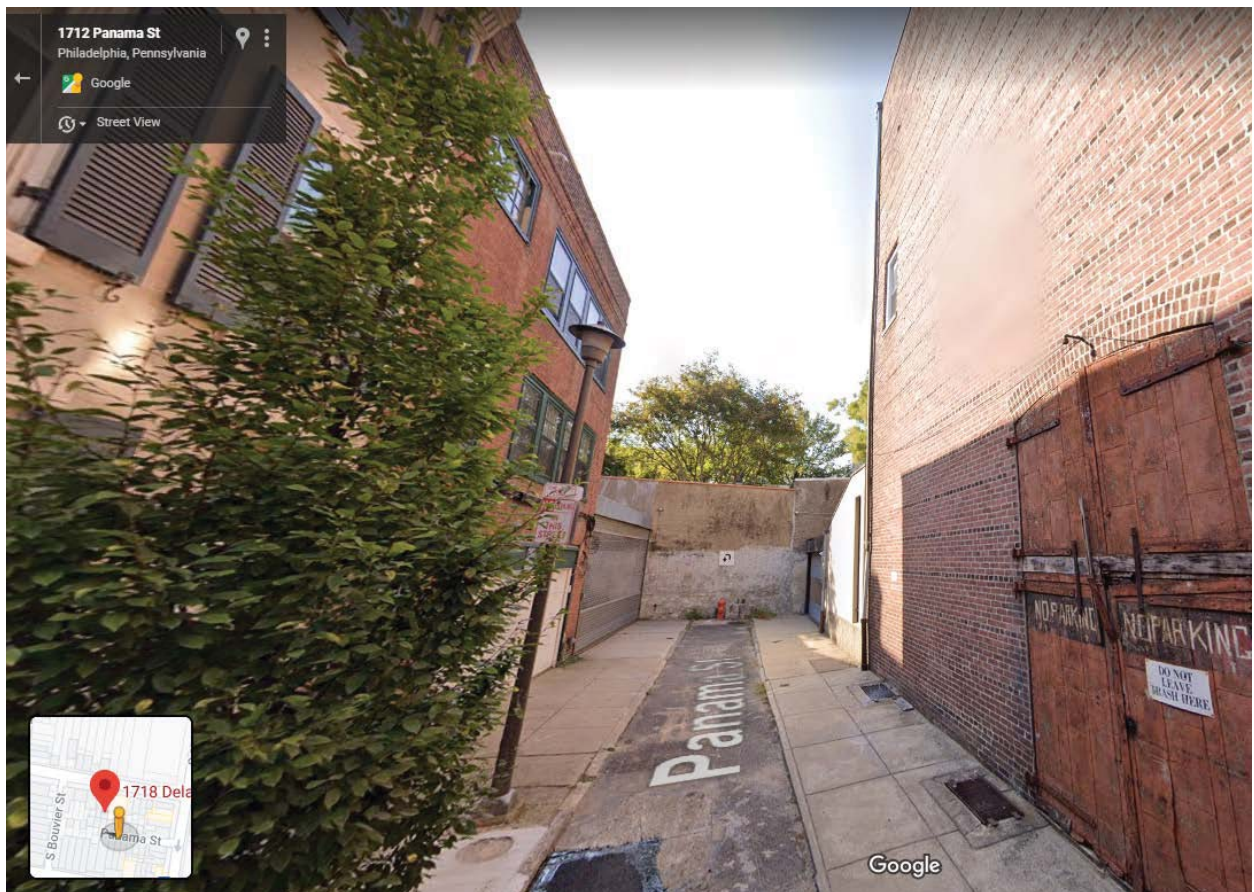


Figure 4: Looking west down Panama Street. Subject property is to the right of the dead-end wall.





Figure 5: Looking east down Panama Street from property.



Figure 6: Front façade of historic building at 1718 Delancey Pl.





Figure 7: Birds-eye view of the subject property, showing rear of main building, and existing rear additions.



07 ZONING MAP  
Z100  
NTS



06 USGS TOPO MAP - PHILADELPHIA QUADRANGLE  
Z100  
NTS



06 EXISTING CONDITIONS STREET VIEW - PANAMA ST. DEAD END  
Z100  
NTS



06 EXISTING CONDITIONS STREET VIEW - PANAMA ST. FRONTAGE  
Z100  
NTS



05 STORMWATER PLAN  
Z100  
NTS

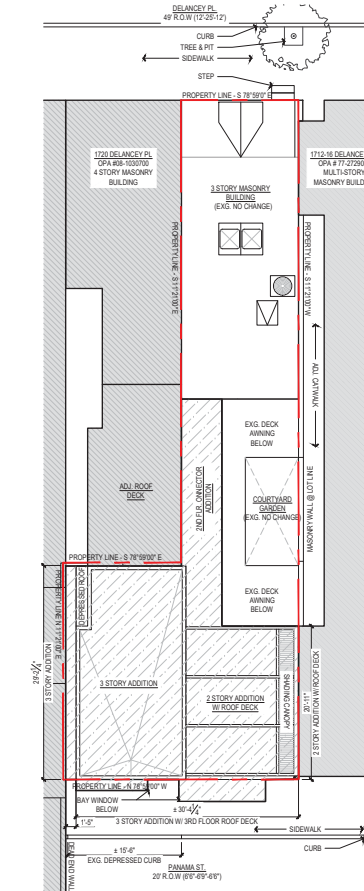


04 LOCATION PLAN  
Z100  
NTS

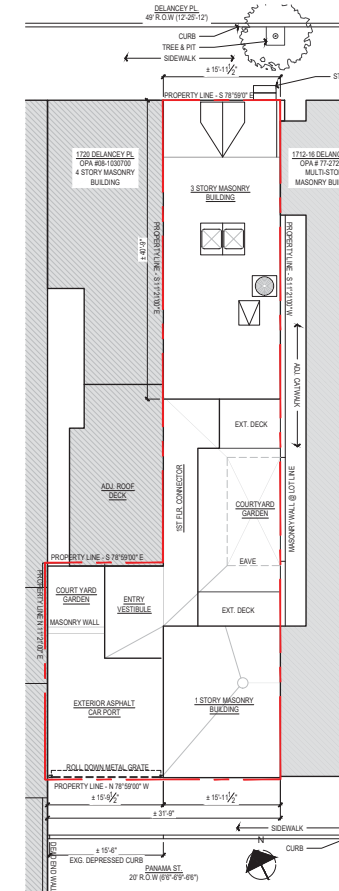


03 PANAMA ST. RENDERING  
Z100  
NTS

NOTE: THIS RENDERING SHOULD BE REFERRED TO FOR AESTHETIC / ARCHITECTURAL INTENT ONLY.



02 PROPOSED SITE PLAN  
Z100  
1/8" = 1'-0"



01 EXISTING CONDITIONS SITE PLAN  
Z100  
1/8" = 1'-0"

BUILDING INFORMATION & ZONING CODE REVIEW				
PROJECT TITLE: 1718 DELANCEY PL - ADDITION				
PROJECT ADDRESS: 1718 DELANCEY PL, PHILADELPHIA, PA 19103				
APPLICABLE CODES:	TITLE 14 ZONING ORDINANCE OF PHILADELPHIA, PA.			
PROJECT DESCRIPTION:	2 & 3 STORY ADDITION OF RESIDENTIAL PROPERTY AT PANAMA STREET FRONTAGE (IN PREVIOUSLY APPROVED CARPORT CONVERSIONS TO GARAGE PER ATTACHED PLANS)			
ZONING CLASS:	RM1			
ZONING PARAMETERS				
DESCRIPTION	REQ'D / ALLOWED	EXISTING	PROPOSED (ADDITION)	VARIANCE REQ'D
GENERAL BUILDING AREAS				
1ST FLOOR	-	1216 SF	+ 420 SF	
2ND FLOOR	-	650 SF	+ 1000 SF	
3RD FLOOR	-	650 SF	+ 420 SF	
3RD FLOOR ROOF DECK	-	NA	+ 385 SF	
MINIMUM REQUIREMENTS				
LOT WIDTH	96 FT	31' 9" (PANAMA ST.)	NO CHANGE	
LOT FRONTAGE	NA	31' 9" (PANAMA ST.)	NO CHANGE	
LOT AREA:	1,440SF	1,442 SF	NO CHANGE	
OPEN AREA (1ST FLR)	20%	460 SF ± 24%	150 SF ± 5%	X
OPEN AREA (2ND FLR)		1280 SF ± 66%	330 SF ± 17%	
OPEN AREA (3RD FLR)		NA	830 SF ± 42%	
FRONT YARD SETBACK	PER ADJ.	0'-0"	NO CHANGE	
SIDE YARD SETBACK	NA	-	-	
REAR YARD SETBACK	9 FT	NA PER 14-701(1)(b), (1)(d)	NA	
MAXIMUM LIMITATIONS				
LOT COVERAGE	75%	76.00%	96.00%	X
HABITABLE STORIES	NA	1	2	
BUILDING HEIGHT	38'-0"	12'-0"	AS ALLOWABLE PER CODE	
APPLICANTS		OWNERS		
RICHARD STOKES - ARCHITECT RICH@STOKESARCH.COM		SCOTT BALDASARE TALIA PINES		
JEFFREY DELLAQUILA - PROJECT MANAGER JEFF@STOKESARCH.COM				
215-523-9190 X 112				

DRAWING INDEX			
	ARCHITECTURAL	HISTORIC REVIEW	REV
COVER SHEET			
Z100	GENERAL INFORMATION	0	
Z101	BUILDING PLANS	0	
Z201	BUILDING ELEVATIONS	0	
Z301	BUILDING SECTIONS	0	
0	SHEET IS PROVIDED IN CURRENT DRAWING SET		
A	SHEET CONTAINS REVISIONS / CHANGES		

1718 DELANCEY ST.  
PANAMA ST. ADDITION

OWNER  
SCOTT BALDASARE  
1718 DELANCEY PL  
PHILADELPHIA, PA 19103

ARCHITECT  
STOKES ARCHITECTURE  
1700 SANBORN STREET, 12TH FLOOR  
PHILADELPHIA, PA 19103  
PH: 215-523-9190

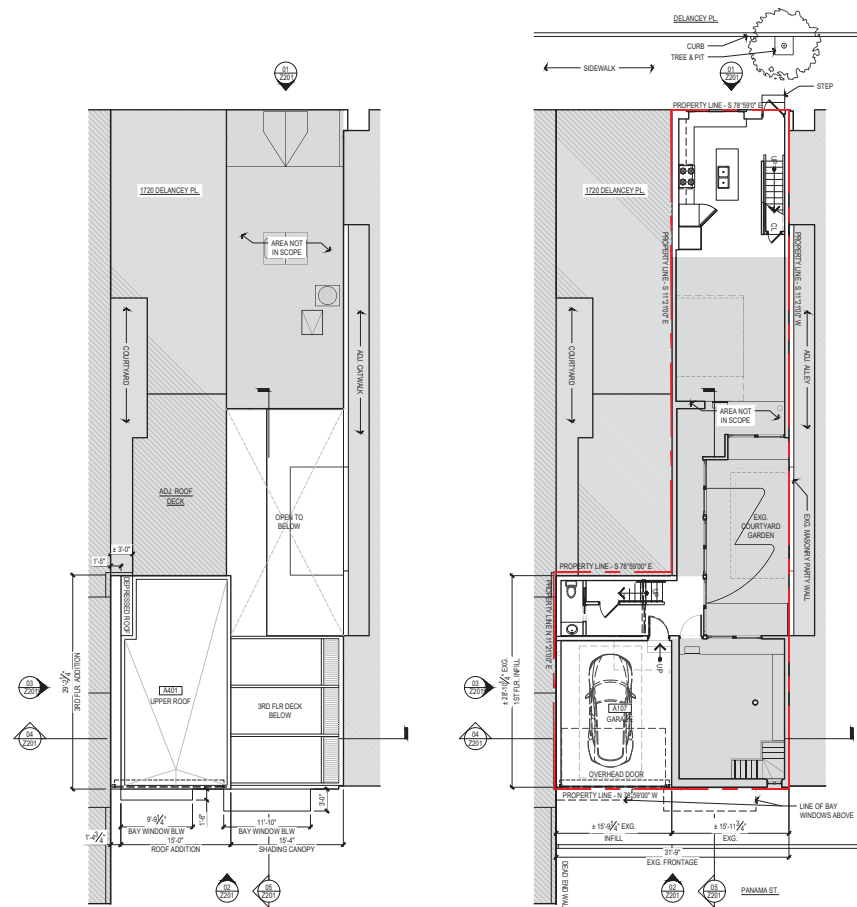
SEAL  
RICHARD STOKES  
ARCHITECT  
PA 0401 1987X

PROJECT #  
1718-delancey\_2100-zoning-dwg  
DRAWN  
JTD  
CHECKED  
RMS  
DATE  
2025-01-08

ZONING  
HISTORIC

GENERAL INFORMATION

DRAWING TITLE  
Z100



02 ROOF PLAN  
Z101 1/8" = 1'-0"

01 1ST FLOOR PLAN  
Z101 1/8" = 1'-0"

1718 DELANCEY ST.

PANAMA ST. ADDITION

1718 DELANCEY PL.  
PHILADELPHIA, PA 19103

OWNER  
SCOTT BALDASARE  
1718 DELANCEY PL.  
PHILADELPHIA, PA 19103

ARCHITECT  
STOKES ARCHITECTURE  
1700 SANDWICH STREET, 12TH FLOOR  
PHILADELPHIA, PA 19103  
PH: 215.323.9198

STOKES.  
ARCHITECTURE + DESIGN



Richard Stokes, P.E. No. 796,9401, State of Pennsylvania

MARK	REVISIONS	DATE
1		

ALL DIMENSIONS AND LOCATIONS MUST BE VERIFIED BY CONSTRUCTION  
THE ARCHITECT IS TO BE NOTIFIED OF ANY DISCREPANCIES BEFORE  
PROCEEDING WITH THE CONSTRUCTION. SEE ALSO: SEE DRAWINGS.

PROJECT # 20-19  
FILENAME: 1718-delancey\_2100-adding.dwg  
DRAWN: JTC  
CHECKED: SAS  
DATE: 2020-01-08

ZONING  
HISTORIC

BUILDING PLANS

DRAWING TITLE

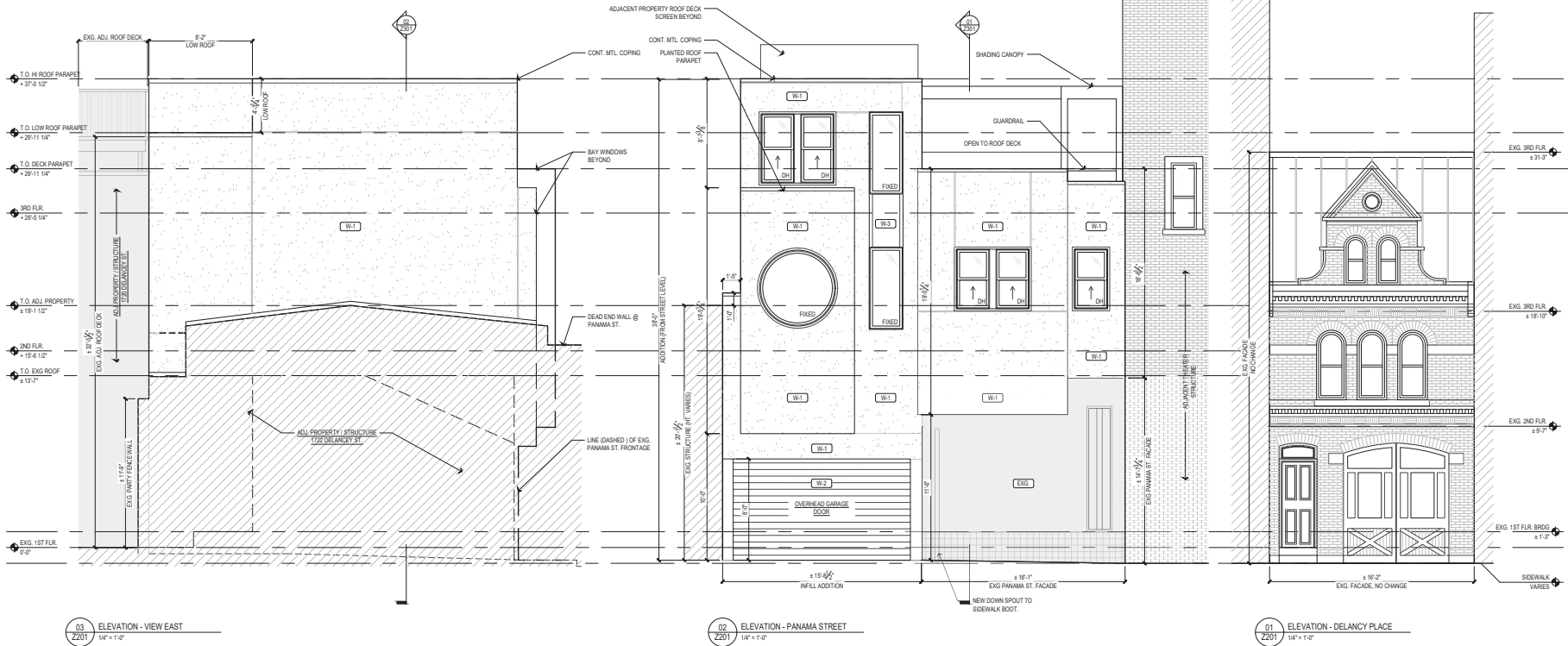
Z101



FINISH SCHEDULE			
			LOCATION
W1	DESCRIPTION:	STUCCO	EXTERIOR CLADDING
	PATTERN:	MEDIUM FLOAT	
	FINISH / COLOR:	MATCH EXISTING (ANTIQUE WHITE)	
W2	DESCRIPTION:	WOOD / WOOD LOOK PANEL	GARAGE DOOR
	ORIENTATION:	HORIZONTAL	
	FINISH:	NATURAL	
W3	DESCRIPTION:	ALUM. / ALUM. PANEL	WINDOW TRANS
	ORIENTATION:	-	
	FINISH / COLOR:	TO MATCH WINDOW FINISH (GREY)	
NOTES			
1	ALL WINDOWS TO BE ALUM. CLAD WOOD		
2	GARAGE DOOR TO HAVE WOOD / WOOD LOOK FINISH		



04 Z201 RENDERING - VIEW DOWN PANAMA ST.  
NTS



1718 DELANCEY ST.  
PANAMA ST. ADDITION

1718 DELANCEY PL.  
PHILADELPHIA, PA 19103

OWNER

SCOTT BALDASARE

1718 DELANCEY PL.

PHILADELPHIA, PA 19103

ARCHITECT

STOKES ARCHITECTURE

1700 SANBORN STREET, 12TH FLOOR

PHILADELPHIA, PA 19103

PH: 215.523.9190

**STOKES.**  
ARCHITECTURE + DESIGN



Richard Stokes, P.E.

MARK	REVISIONS	DATE
1		

ALL DIMENSIONS AND ELEVATIONS SHOWN ON THESE DRAWINGS ARE TO BE CONSIDERED AS APPROXIMATE AND NOT TO BE USED FOR CONSTRUCTION. THE ARCHITECT IS TO BE ADVISED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE CONSTRUCTION. SEE PLAN FOR DIMENSIONS.

PROJECT # 20-19  
FILENAME: 1718-delancey\_2100-dwg.dwg  
DRAWN: JTC  
CHECKED: RAS  
DATE: 2020-01-08

ZONING  
HISTORIC

BUILDING ELEVATIONS

DRAWING TITLE

**Z201**



1718 DELANCEY ST.

PANAMA ST. ADDITION

1718 DELANCEY PL.  
PHILADELPHIA, PA 19103

OWNER

SCOTT BALDASARE  
1718 DELANCEY PL.  
PHILADELPHIA, PA 19103

ARCHITECT

STOKES ARCHITECTURE  
1700 SANBORN STREET, 12TH FLOOR  
PHILADELPHIA, PA 19103  
PH: 215.323.9195

**STOKES.**  
ARCHITECTURE + DESIGN



MARK	REVISIONS	DATE
1		

ALL DIMENSIONS AND RELATIVES MUST BE APPROVED BY CONSTRUCTION  
THE ARCHITECT IS TO BE NOTIFIED OF ANY DISCREPANCIES BEFORE  
PROCEEDING WITH THE CONSTRUCTION. (SEE NOTE 10-100-000)

PROJECT #	20-19
FILENAME	1718-delancey_2100-adding.dwg
DRAWN	JTC
CHECKED	RAS
DATE	2020-01-08

ZONING  
HISTORIC

BUILDING SECTIONS

DRAWING TITLE

**Z301**

