

ADDRESS: 1816 DELANCEY PL

Proposal: Construct roof deck and pilot house

Review Requested: Final Approval

Owner: Steve and Doreen Merkt

Applicant: Christina Carter, John Milner Architects, Inc.

History: 1855

Individual Designation: None

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

Staff Contact: Laura DiPasquale, laura.dipasquale@phila.gov

OVERVIEW: This application proposes to construct a roofdeck and pilot house on the main block of the rowhouse at 1816 Delancey Place. An application for a similar but larger deck was approved for this property in 2014. That approval directed the staff to review a mock-up for the visibility of the deck from the street. That deck was not constructed. Owing to the property's height and position mid-block on a relatively narrow street, the application postulates that the deck will not be visible from the public right-of-way. Existing rooftop condensing units, which are located near the front edge of the roof, are not visible.

SCOPE OF WORK:

- Construct roof deck

STANDARDS FOR REVIEW:

- *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 deck and associated construction on the flat roof will not damage or obscure character-defining features of the property. Owing to the property's height and mid-block location and the narrowness of the street, the deck is likely to be inconspicuous if not invisible from the public right-of-way. The staff can determine visibility through review of an on-site mock-up.

STAFF RECOMMENDATION: Approval, provided a mock-up determines that the deck and associated rooftop structures will be inconspicuous from the public right-of-way, pursuant to the Roofs Guideline.

JOHN MILNER ARCHITECTS
DESIGN & PRESERVATION

October 12, 2021

Laura DiPasquale
Philadelphia Historical Commission
Room 576, City Hall
Philadelphia, PA 19107

Submitted via email: preservation@phl.gov

Re: 1816 Delancey Street – Roof Deck

Dear Laura:

Please find enclosed documents pertaining to the proposed roof deck at 1816 Delancey Street which we are submitting for review at the next Architectural Committee session on October 26, 2021. As you know, a fairly elaborate roof deck and pilothouse project was approved by the previous owner in 2014 but was never constructed. The new owners are proposing a more modest pilot house and roof deck as presented in the attached documents. We are requesting final approval.

This project proposes the following:

- Installation of new custom wood stair from 4th floor to roof utilizing existing stair opening at the roof which was completed in a separate project.
- Installation of a pilot house to accommodate the new stair, maximum 10 feet above roof.
- Installation of a new pedestal-supported roof deck including porcelain pavers, metal railings with wood cap, built-in fireplace, wood arbor, and moveable grill and planters.
- Extension of plumbing vents to meet building code requirements.

We have studied the sight lines along Delancey Place and Panama Street and have noted that the existing condensers at both the front and rear of the building are not visible from the streets. The deck and associated structures are set back from the existing condensers and therefore we believe the proposed construction will not be visible. We will confirm this with PHC staff on site as well.

We have included plans, sections and elevations of the proposed deck along with existing contextual photos and proposed materials in our application. We appreciate your consideration of our submission. Please feel free to contact us if you have any questions or require additional information.

Sincerely,



Christina Carter, AIA
Senior Associate

Enclosure

cc. Steve and Doreen Merkt
Fon Wang, AIA, LEED AP

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:

1816 Delancey Street, Philadelphia, PA 19103

APPLICANT:

Christina Carter, AIA

COMPANY NAME

John Milner Architects, Inc.

PHONE # 610-388-0111

FAX # 610-388-0119

APPLICANT'S ADDRESS:

104 Lakeview Drive

Chadds Ford, PA 19317

LICENSE # 5754106

E-MAIL: ccarter@johnmillerarch.com

PROPERTY OWNER'S NAME:

Steve and Doreen Merkt

PROPERTY OWNER'S ADDRESS:

1816 Delancey Place

PHONE # private

FAX # n/a

ARCHITECT/ENGINEER IN RESPONSIBLE CHARGE

Christina Carter, AIA

ARCHITECT/ENGINEERING FIRM:

John Milner Architects, Inc.

PHONE # 610-388-0111

FAX # 610-388-0119

ARCHITECT/ENGINEERING FIRM ADDRESS:

104 Lakeview Drive

Chadds Ford, PA 19317

LICENSE # 5754106

E-MAIL: ccarter@johnmillerarch.com

CONTRACTOR:

To be determined

CONTRACTING COMPANY:

CONTRACTING COMPANY ADDRESS:

PHONE #

FAX #

LICENSE #

E-MAIL:

USE OF BUILDING/SPACE

Single Family Residence

ESTIMATED COST OF WORK

\$ TBD

BRIEF DESCRIPTION OF WORK:

Install new roof deck including: stair from existing fourth floor to roof, pilot house, deck pavers on pedestals, guardrails, wood arbor.
Existing condensers to remain.

TOTAL AREA UNDERGOING CONSTRUCTION: 670 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: Christina Carter

DATE: 10 / 12 / 21

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 # _____

Proposed Roof Terrace and Stair Enclosure

Merkt Residence

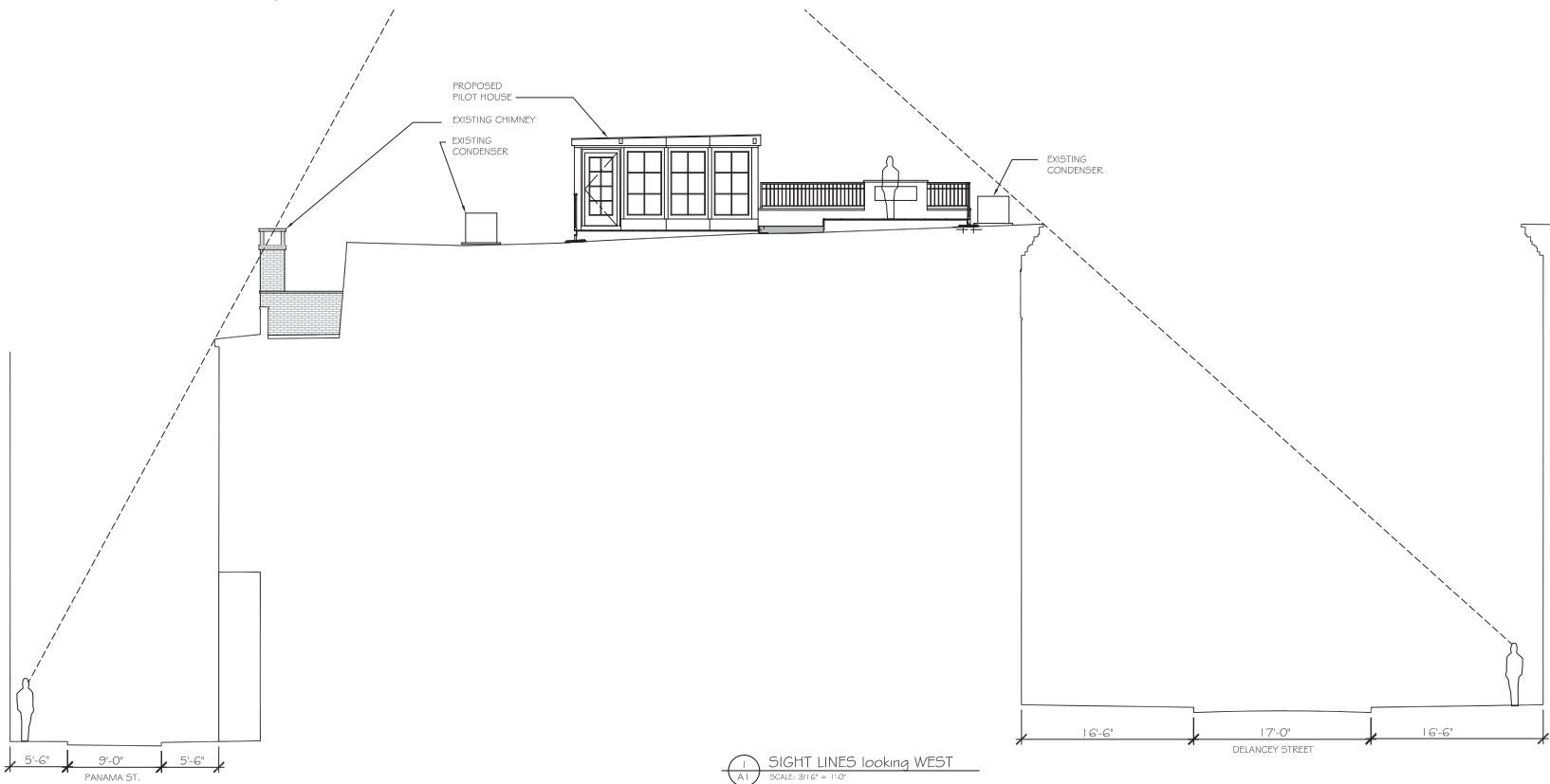
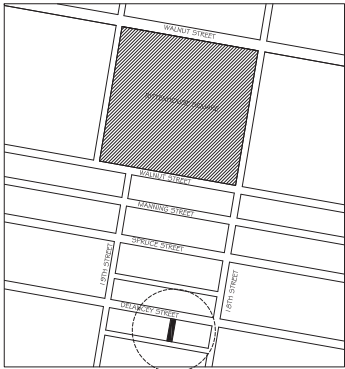
1816 Delancey Place
Philadelphia, Pennsylvania 19103

ARCHITECT

JOHN MILNER ARCHITECTS, inc.
104 Lakeview Drive,
Chadds Ford, Pennsylvania 19317
Phone: (610) 388-0111
www.johnmilnerarch.com

LIST OF DRAWINGS

- A1 Cover Sheet, Location Plan, Section and Elevations
- A2 Renderings
- A3 Demolition Roof Plan and Proposed Roof Plan
- A4 Sections
- A5 Sections and Elevations



Contractor shall verify all existing conditions before proceeding with the work.

Copyright 2012 John Milner Architects, Inc.

A1

Proposed Roof Terrace & Stair Enclosure
Merkt Residence
1816 Delancey Place Philadelphia, Pennsylvania
JOHN MILNER ARCHITECTS, inc.
104 Lakeview Drive, Chadds Ford, Pennsylvania 19317 (610) 388-0111

DWG LIST, LOCATION
PLAN & BUILDING
SECTION

Revisions:	Date:	Remarks:
No.		
OCTOBER 12, 2021		
AS NOTED		
Drawn: PSW		
Checked: CHC		
Status: PHC SUBMISSION		



1 RENDERING looking SOUTH
SCALE: NTS



2 RENDERING looking NORTH
SCALE: NTS

Contractor shall verify all
existing conditions before
proceeding with the work.

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Proposed Roof Terrace & Stair Enclosure
Merkle Residence
1816 Delancey Place Philadelphia, Pennsylvania
JOHN MILNER ARCHITECTS, inc.
104 Lakewood Drive, Chadds Ford, Pennsylvania 19317 (610) 384-0111

RENDERINGS

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Revisions:	Date:	Remarks:
No.		

DATE:	AS NOTED	
Scale:	FSW	
Drawn:	CHC	
Checked:	PHC	
Status:	SUBMISSION	

A2



A3

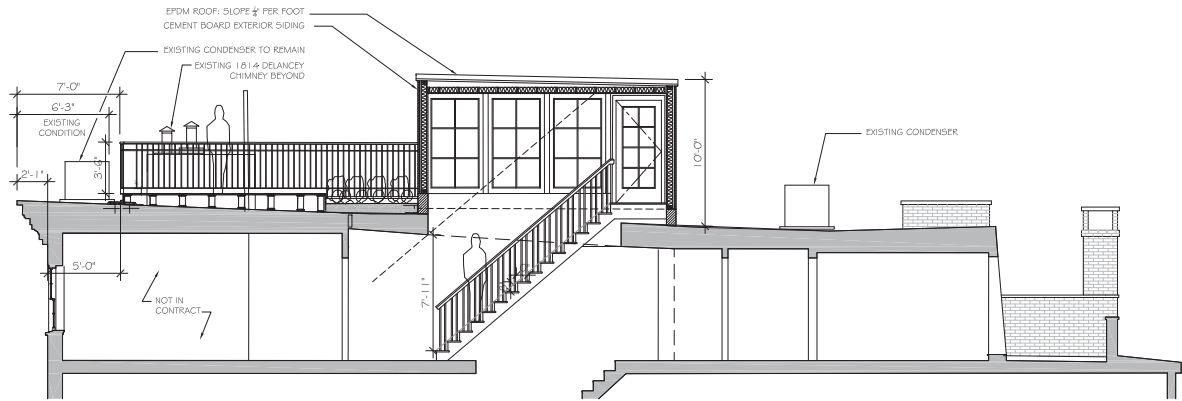
PLAN

Proposed Roof Terrace & Stair Enclosure
Merkt Residence

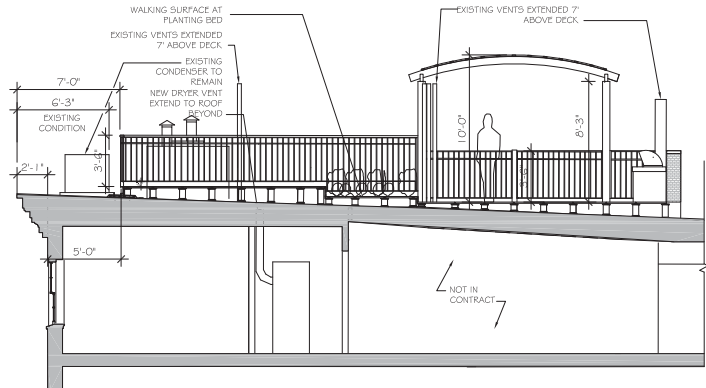
Merkl Residence
816 Delancey Street Philadelphia, Pennsylvania

JOHN MILNER ARCHITECTS, inc.

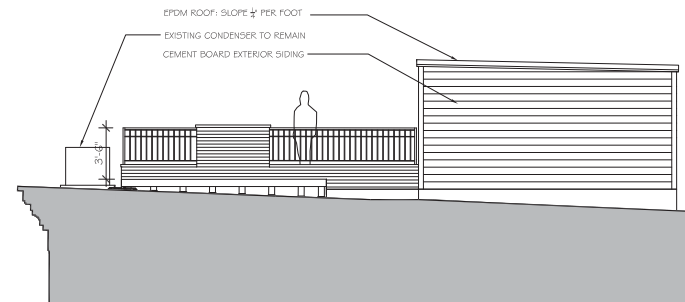
(610) 388-0111



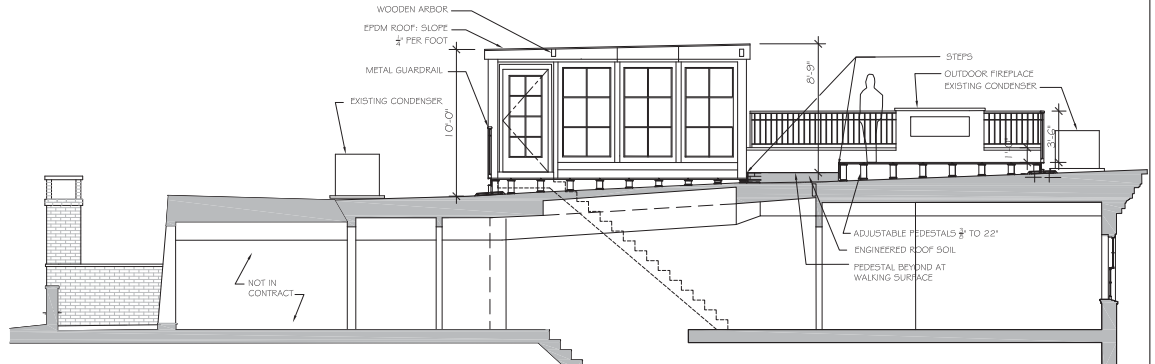
5 BLD'G SECTION looking EAST
SCALE: 1/4" = 1'-0"



3 BLD'G SECTION looking EAST
SCALE: 1/4" = 1'-0"



1 ELEVATION looking EAST
SCALE: 1/4" = 1'-0"



4 BLD'G SECTION looking WEST
SCALE: 1/4" = 1'-0"



2 ELEVATION looking WEST
SCALE: 1/4" = 1'-0"

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Remarks:

Date:

No.:

Revisions:

OCTOBER 12, 2021

AS NOTED

FSW

Checked: CHC

Status: PHC SUBMISSION

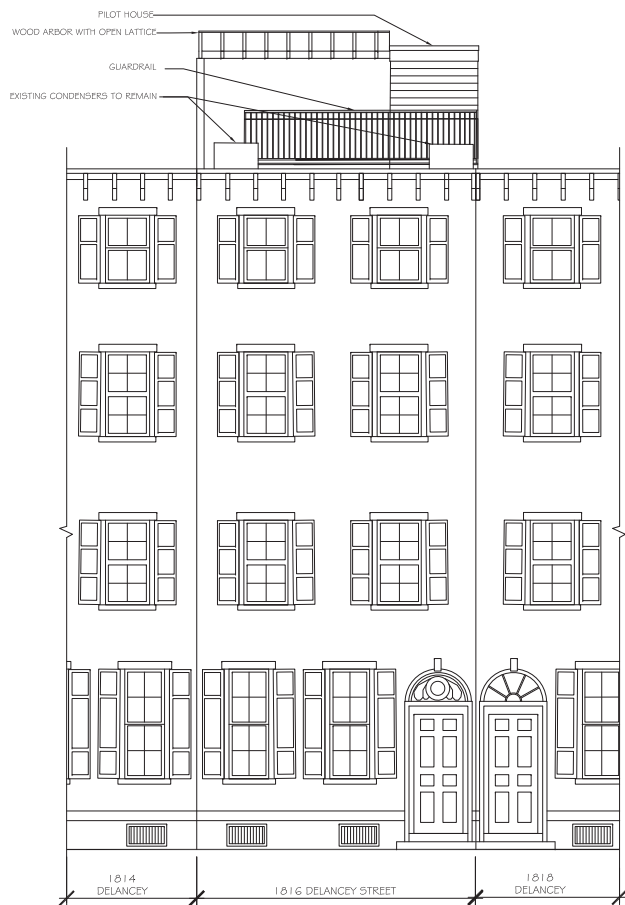
Proposed Roof Terrace & Stair Enclosure
Merkt Residence
1816 Delancey Place Philadelphia, Pennsylvania

JOHN MILNER ARCHITECTS, inc.
104 Lakewood Drive, Chadds Ford, Pennsylvania 19317 (610) 384-0111

PLANS, ELEVATIONS & BUILDING SECTIONS

A4

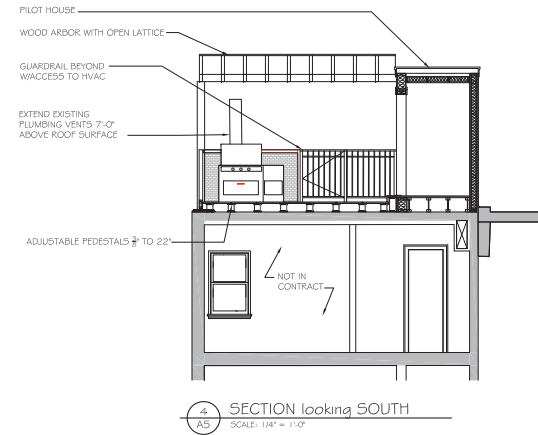
Contractor shall verify all existing conditions before proceeding with the work.



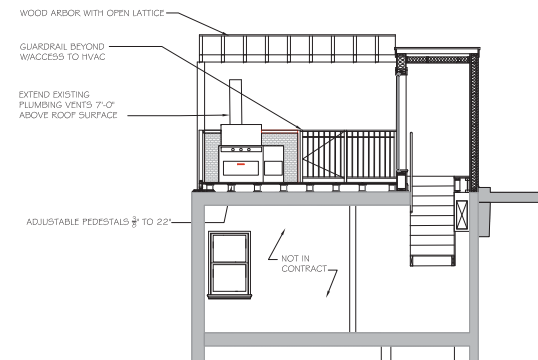
1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



2 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



4 SECTION looking SOUTH
SCALE: 1/4" = 1'-0"

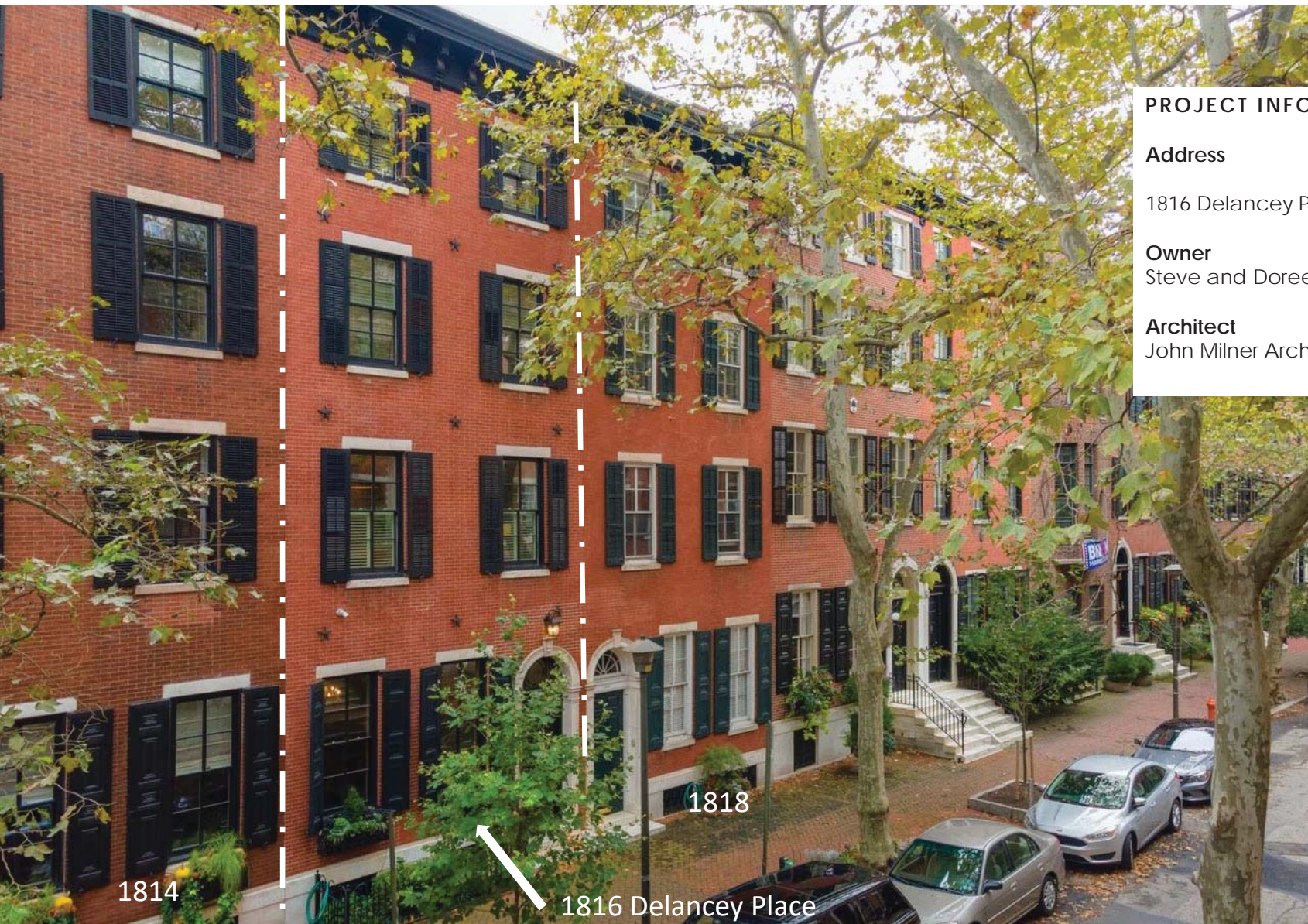


3 SECTION looking SOUTH
SCALE: 1/4" = 1'-0"

Contractor shall verify all existing conditions before proceeding with the work.

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	Remarks:
Revisions:	Date:
No.	Date:
OCTOBER 12, 2021	AS NOTED
Date:	Drawn: FSW
Scale:	Checked: CHC
Status:	PHC SUBMISSION
Proposed Roof Terrace & Stair Enclosure Merkt Residence 1816 Delancy Street Philadelphia, Pennsylvania JOHN MILNER ARCHITECTS, inc. 104 Lakewood Drive, Chadds Ford, Pennsylvania 19317 (610) 384-0111	
ELEVATIONS & SECTIONS	
A5	



PROJECT INFORMATION

Address

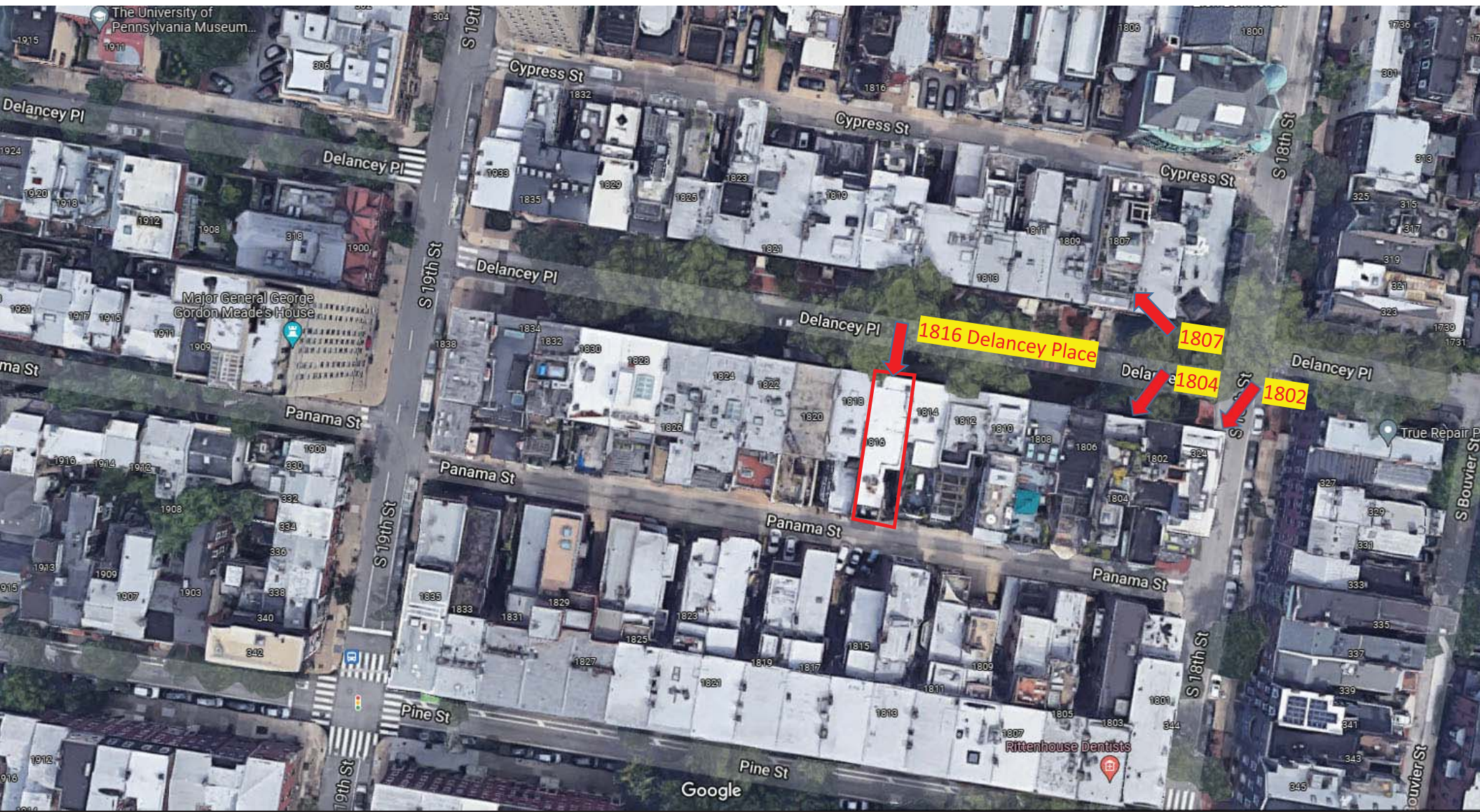
1816 Delancey Place

Owner

Steve and Doreen Merkt

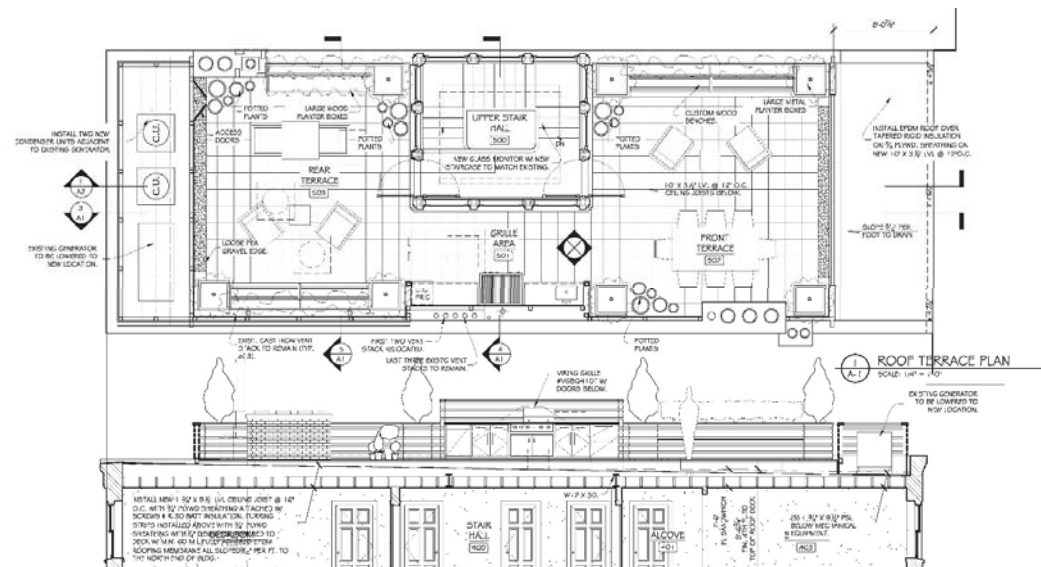
Architect

John Milner Architects, Inc.





1807 DELANCEY ROOF DECK
APPROVED JANUARY 2012



1804 DELANCEY ROOF DECK



1816 DELANCEY PLACE | PHILADELPHIA | PA



1816 Delancey Place



Existing condensers are not visible

1816 Delancey Place

VIEW FROM DELANCEY PLACE



Existing condensers are not visible

1814

1816

1818

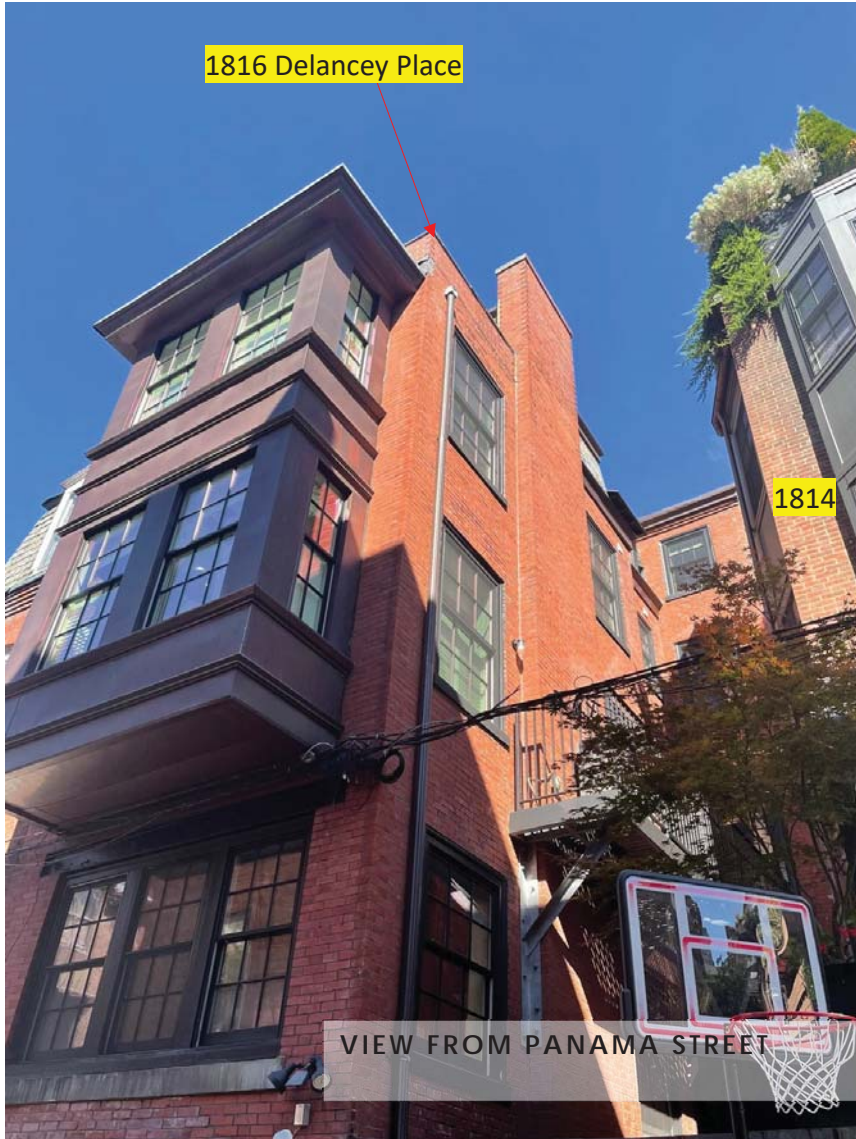
VIEW FROM NORTH SIDE OF DELANCEY PLACE



1816 Delancey Place

VIEW FROM NORTHWEST SIDE OF DELANCEY PLACE







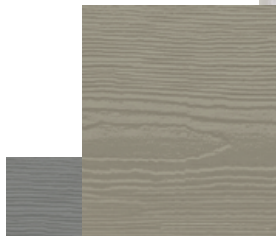




MATERIALS EXAMPLE: PILOT HOUSE WINDOWS
CLAD CASEMENT WINDOWS



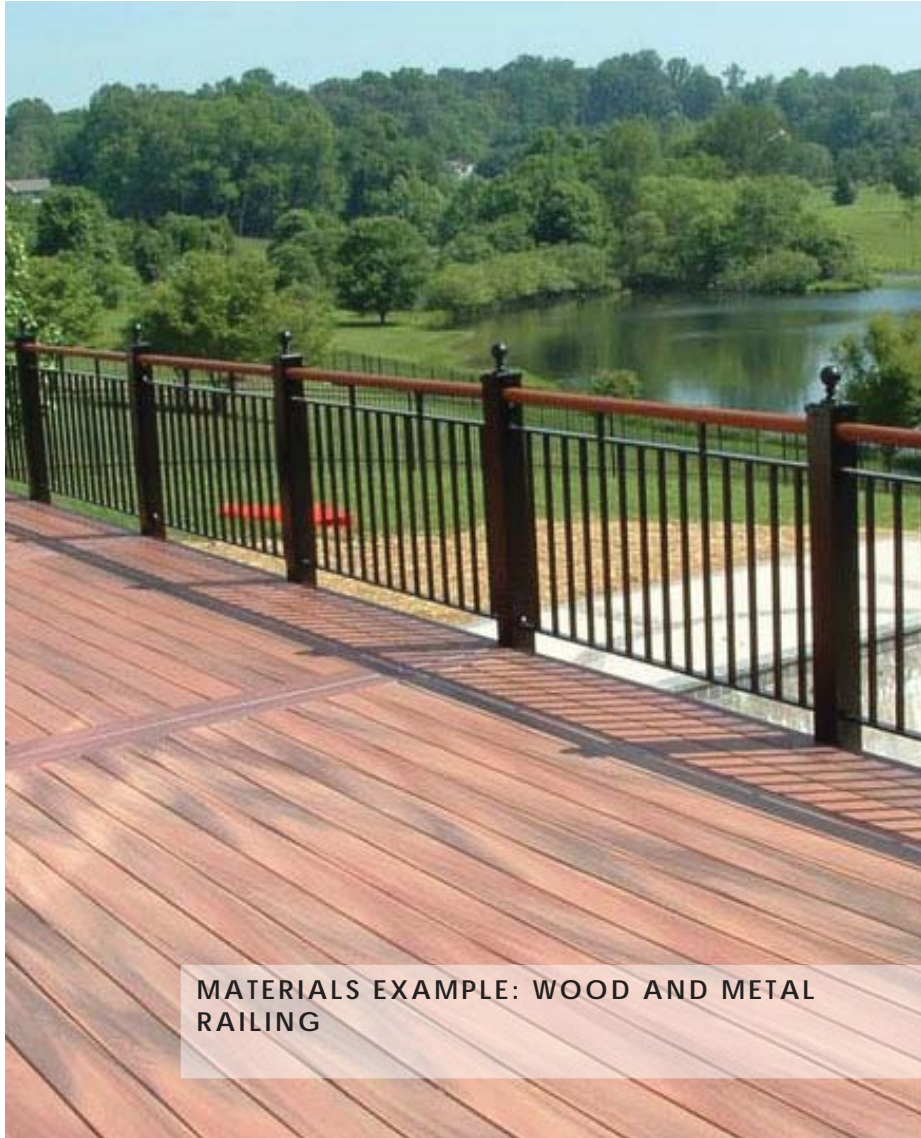
TRIM &
WINDOWS -
BLACK



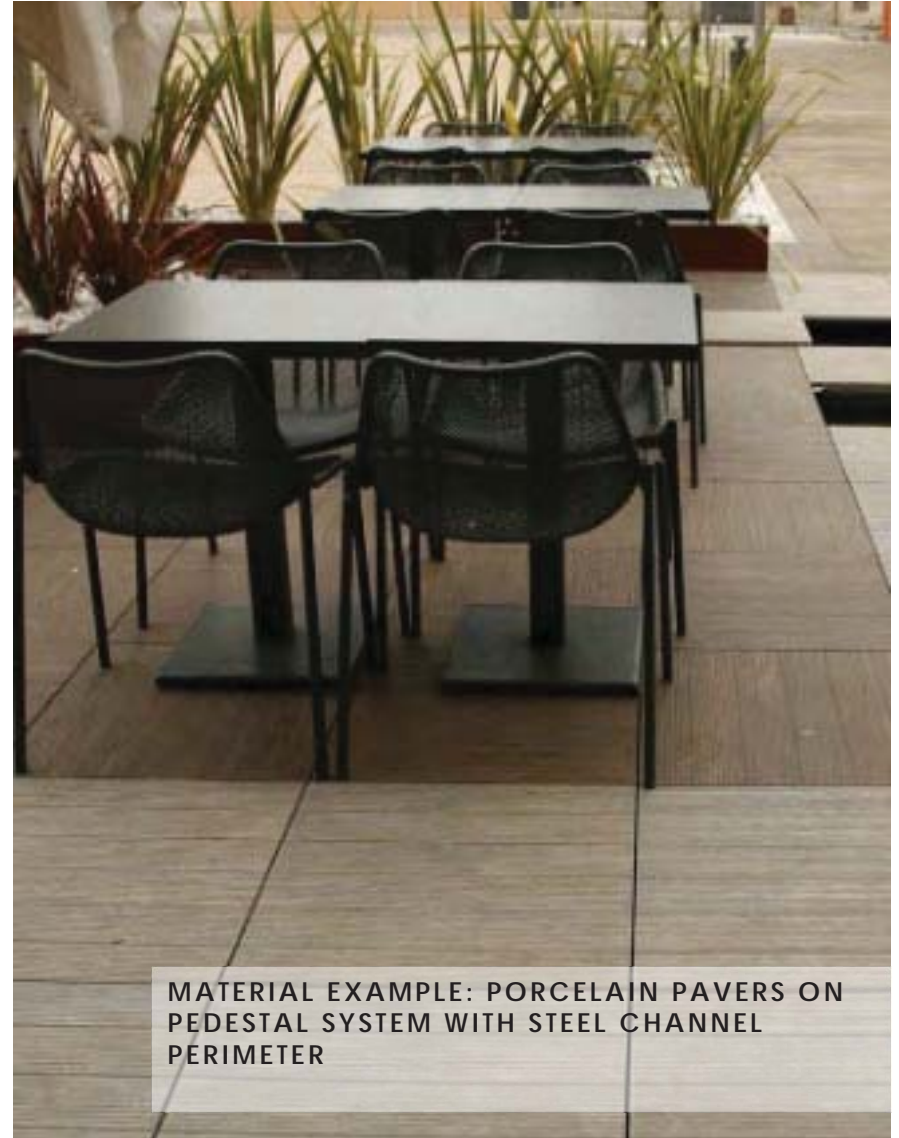
SIDING &
CORNER BDS -
TAUPE OR
MEDIUM GRAY



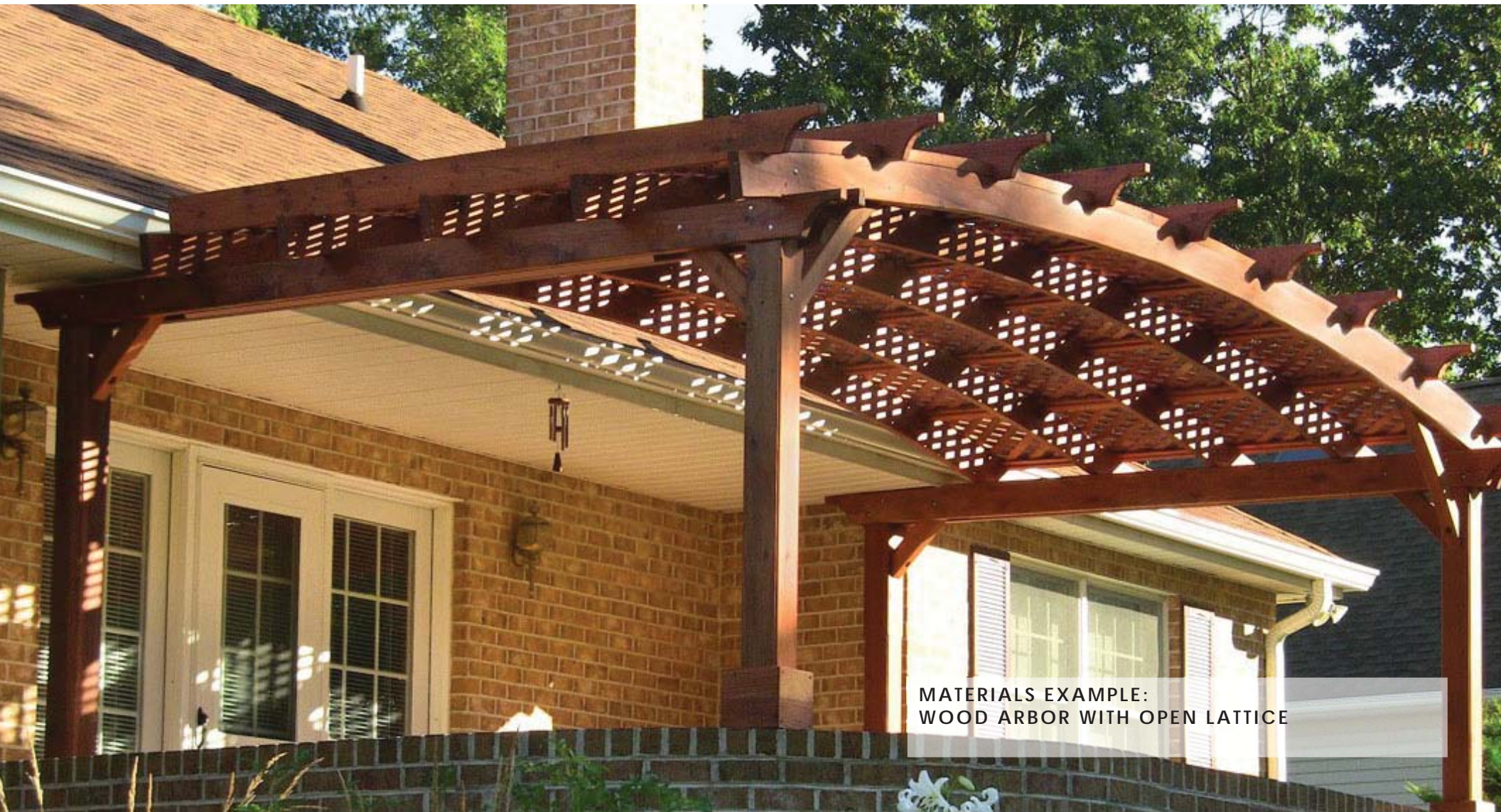
MATERIAL EXAMPLE: PILOT HOUSE CLADDING HARDI -
BOARD CEMENT SIDING & CORNER BOARDS



MATERIALS EXAMPLE: WOOD AND METAL RAILING



MATERIAL EXAMPLE: PORCELAIN PAVERS ON PEDESTAL SYSTEM WITH STEEL CHANNEL PERIMETER



MATERIALS EXAMPLE:
WOOD ARBOR WITH OPEN LATTICE



CITY OF PHILADELPHIA

PHILADELPHIA HISTORICAL
COMMISSION

Room 576, City Hall
Philadelphia, Pennsylvania 19107
Tel: 215.686.7660
Fax: 215.686.7674

Sam Sherman, Jr.
Chair

Jonathan E. Farnham, Ph.D.
Executive Director

16 June 2014

Deborah Cianfrani, Esq.
Cianfrani Law, LLC
32 N. Front Street
Philadelphia, PA 19106

Re: 1816 DELANCEY PL; Construct garage; replace windows; add balcony and deck; install star bolts

Dear Ms. Cianfrani:

On 13 June 2014, the Philadelphia Historical Commission reviewed your application for 1816 DELANCEY PL and its Architectural Committee's report and recommendation of 27 May 2014. At that time, the Historical Commission voted to approve the application, with the staff to review details, pursuant to Standards 6, 9, and 10 and the Roofs Guideline, provided:

1. nothing added to the rooftop is visible from the public right-of-way as confirmed by the staff with a mock-up,
2. alternatives to the rear ladder are explored,
3. the side deck is recessed one foot from the back facade of the building, and
4. the sidewalk or masonry openings of the first-floor rear windows are not altered for the garage.

To complete the processing of your application, please call the Commission's staff to schedule an appointment. For the processing, you must provide the staff with the double-sided building permit application and four sets of plans and/or specifications reflecting the proposal approved by the Commission. If the Commission's approval authorizes the staff to review details, you must present those details for review as well. Once the staff has verified that the documents reflect the Commission's approval and approved all details, it will place the approval stamp on the application and related plans and/or specifications. The Commission will retain a copy of the application and one set of the plans and/or specifications. You will then take the approved application and three sets of the approved plans and/or specifications to the Department of Licenses and Inspections, which will conduct its review before issuing a permit.

Pursuant to Section 14-1008 of the Philadelphia Code, you have the right to appeal the Commission's decision. The appeals section of the historic preservation ordinance reads:

Appeals. Any person aggrieved by the issuance or denial of any permit reviewed by the Commission may appeal such action to the Board of License and Inspection Review. Such appeal must be filed within 30 days of the date of receipt of notification of the Commission's action. The Board of License and Inspection Review shall give written notice of any such appeal to the Commission within three days of the filing of the appeal.

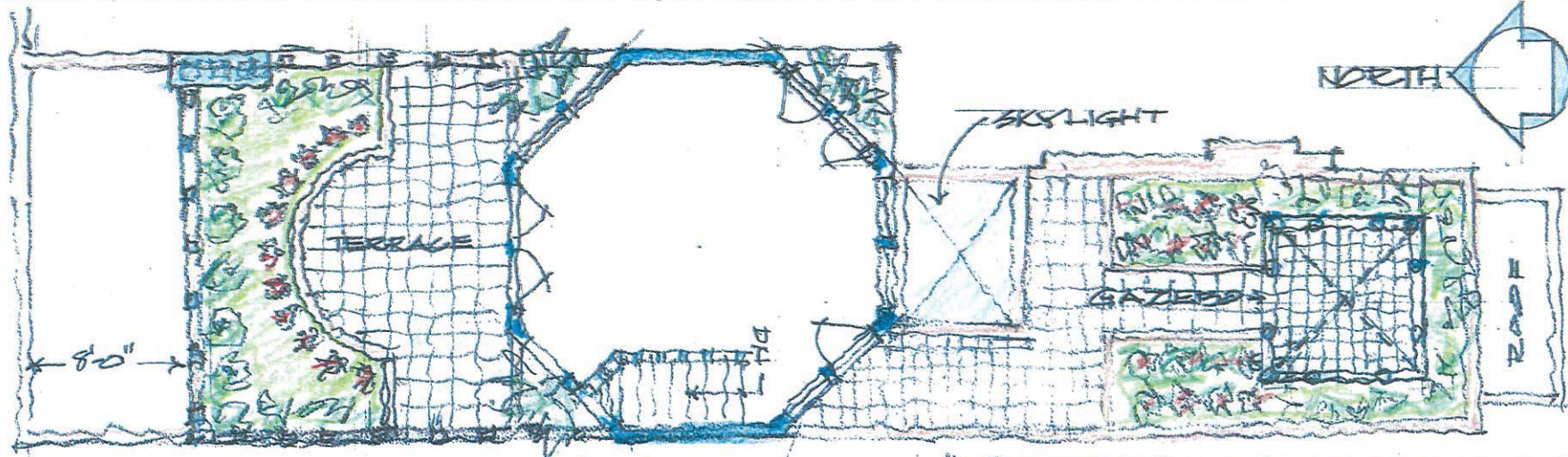
To file an appeal, contact the Board of License and Inspection Review at 215-686-2427.

If you have any questions regarding the review or appeal processes, please do not hesitate to contact the staff of the Philadelphia Historical Commission at 215-686-7660.

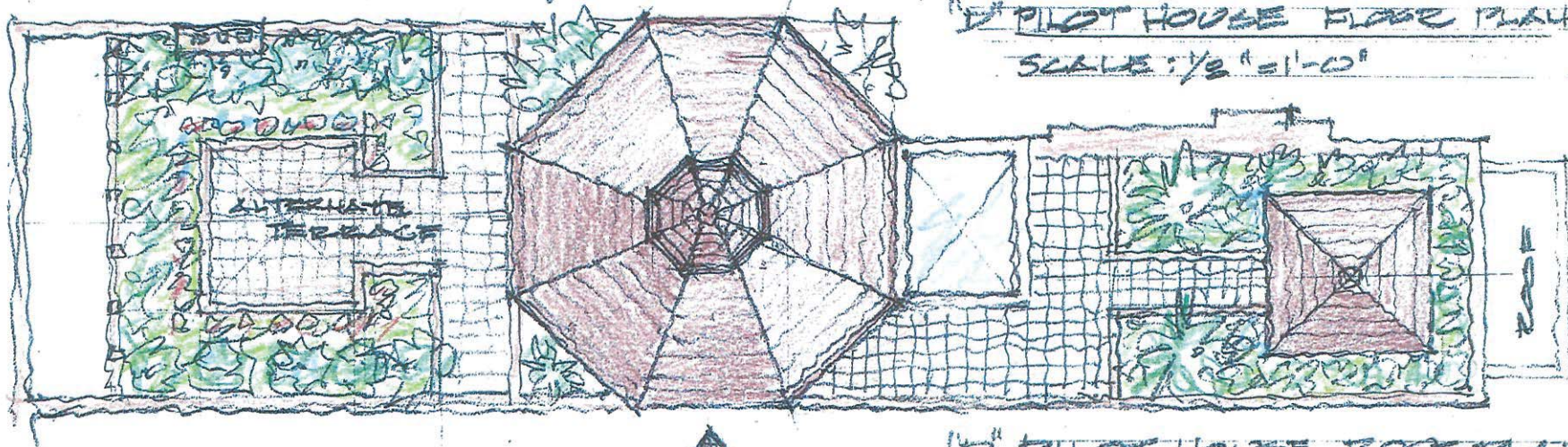
Yours truly,

A handwritten signature in black ink, appearing to read 'Jon Farnham', with a long horizontal flourish extending to the right.

Jonathan E. Farnham, Ph.D.
Executive Director



"D" PLOT HOUSE FLOOR PLAN
SCALE: $\frac{1}{2}" = 1'-0"$



"D" PLOT HOUSE ROOF PLAN
SCALE: $\frac{1}{8}" = 1'-0"$



PILOT HOUSE "D" WEST ELEVATION SCALE: $\frac{1}{8}" = 1'-0"$

NICOLLETTI RESIDENCE
1816 DELAWARE ST.
ALVIN HOUMA LA ARCHITECTS

SK-12
4.3.14



308 LOCUST DRIVE
PHOENIXVILLE, PA 19380
(484) 614-2140
mcarc@mcarchitectural.com

MICHAEL D. COLE, AIA
PA: 00000000
NC: 00000000

SECTION & ELEVATIONS
NICOLETTI RESIDENCE
1816 DELANCEY ST. PHILADELPHIA, PA
MARK NICOLETTI

PROJECT #: 1424
DRAWN BY: MDC
CHECKED BY:

ISSUED FOR
1 6/16/14
PRELIMINARY LAYOUT

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A-2



NOTE: ALL WINDOWS SHALL BE REPLACED WITH WOOD REPLACEMENT WINDOWS TO MATCH THE ORIGINAL SCHEME (FOR REFERENCE ONLY)

EXISTING DOWNPOUT

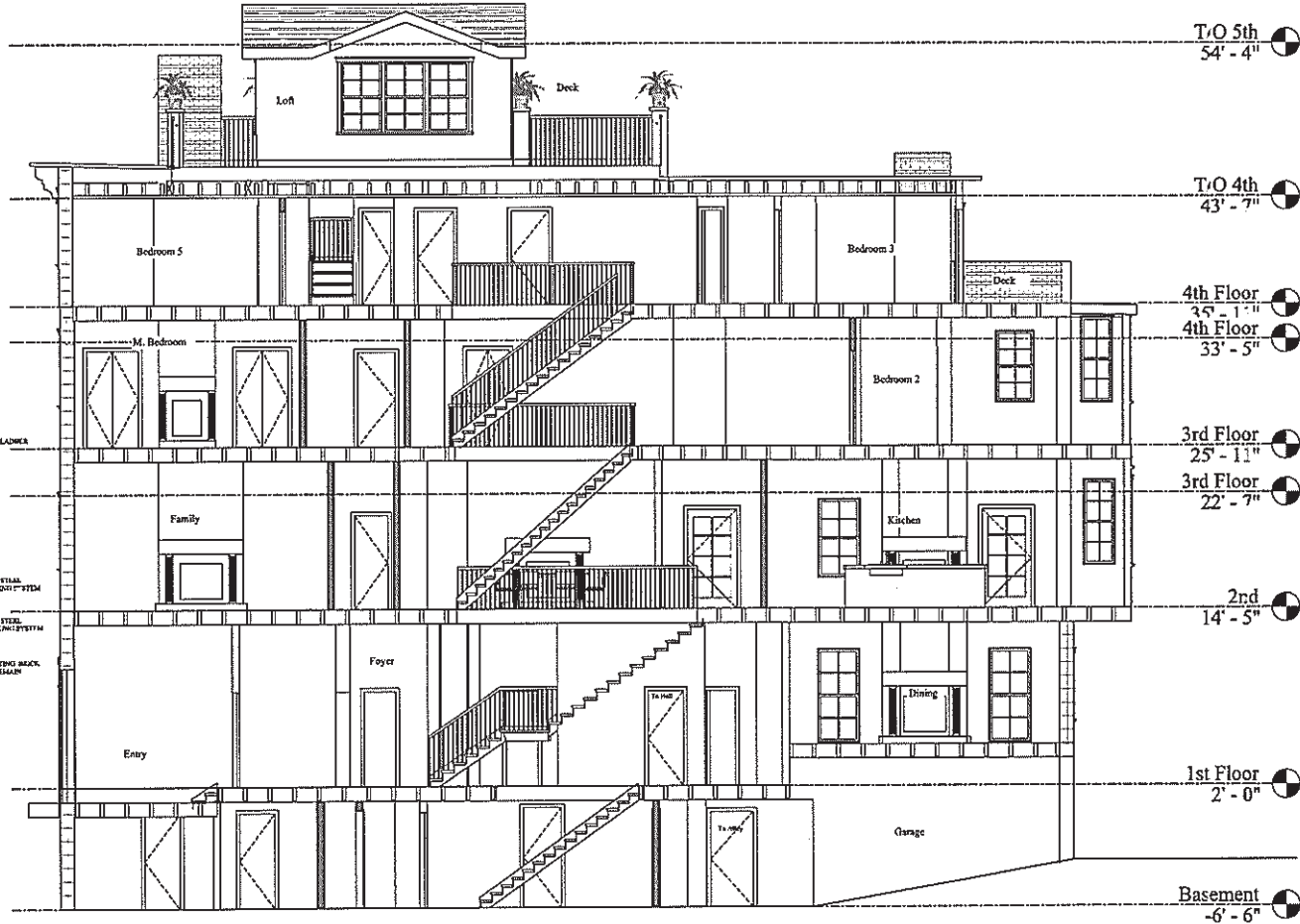
NEW LAMINAR

NEW STEEL RAILING SYSTEM

NEW STEEL RAILING SYSTEM

ADJUSTING BRACK TO REMAIN

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



T/O 5th
54' - 4"

T/O 4th
43' - 7"

4th Floor
35' - 1"

4th Floor
33' - 5"

3rd Floor
25' - 11"

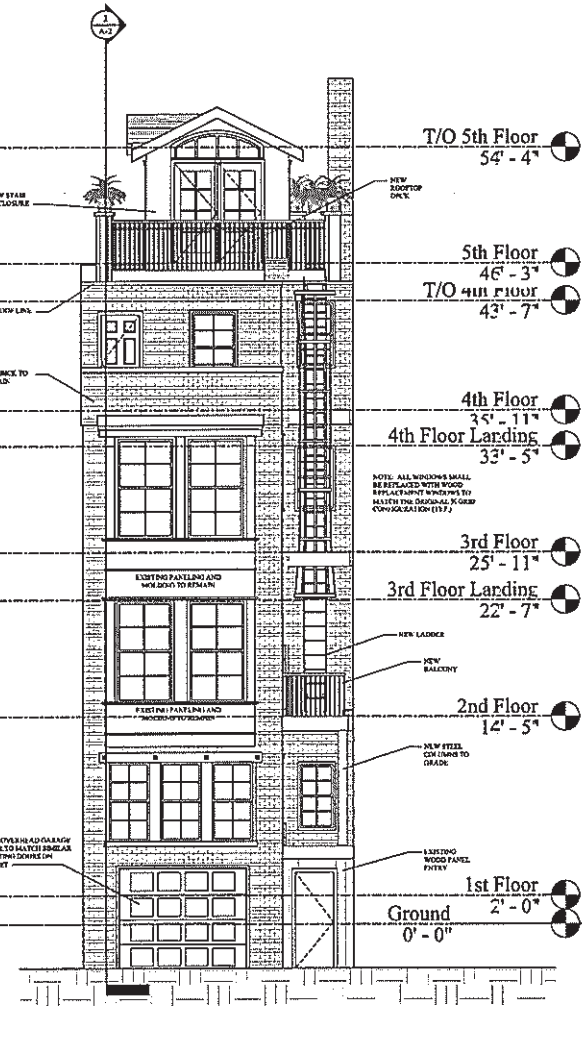
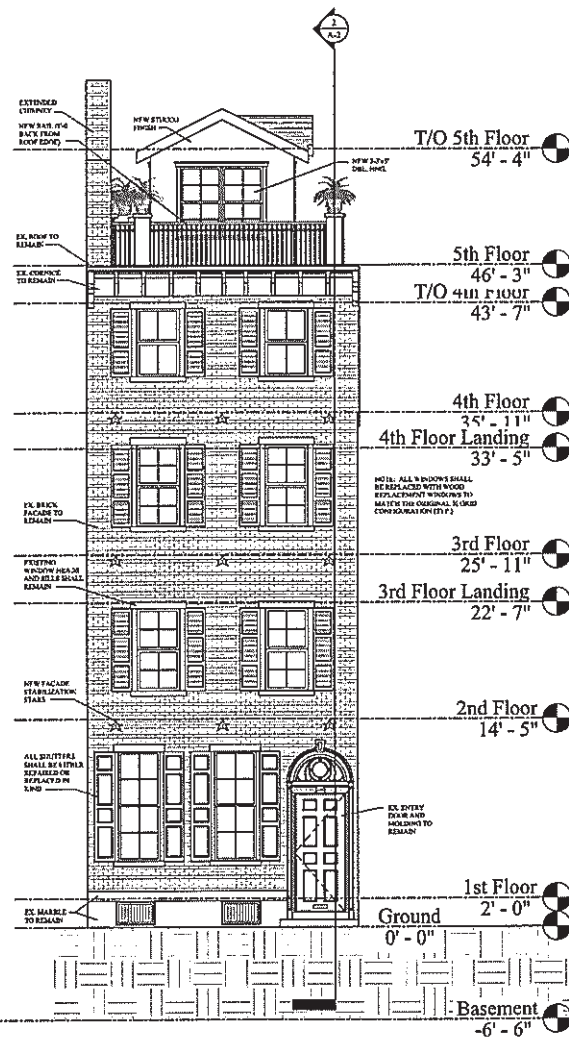
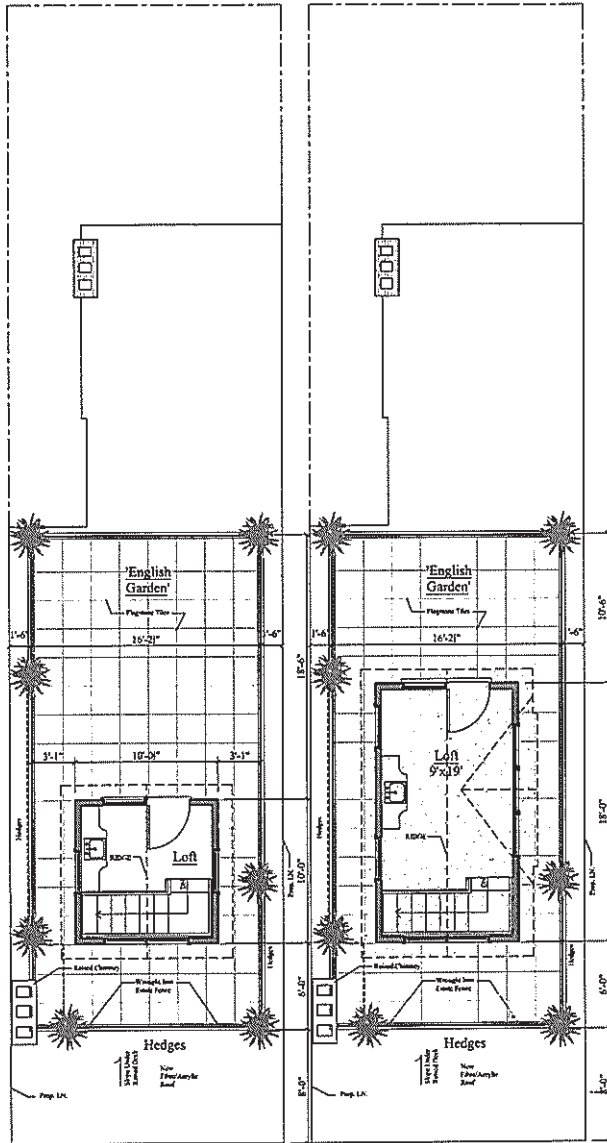
3rd Floor
22' - 7"

2nd
14' - 5"

1st Floor
2' - 0"

Basement
-6' - 6"

2 BUILDING SECTION
SCALE: 1/4" = 1'-0"



304 LOCUST DRIVE
PHOENIXVILLE, PA 19369
(484) 614-2140
mcanarchitectural.com

MICHAEL D. COLE, AIA
PA: RA00713
AK: AD070000

ELEVATIONS & PLANS
NICOLETTI RESIDENCE
1846 DELANCEY ST. PHILADELPHIA, PA
MARK NICOLETTI

PROJECT #: 1424
DRAWN BY: MDC
CHECKED BY:

ISSUED FOR
1 5/10/14
PRELIMINARY LAYOUT

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this drawing. The user of this drawing is
responsible for obtaining all necessary
permissions for any other conditions
that may be required for construction.

A-3

