

ADDRESS: 2023 DELANCEY PL

Proposal: Construct addition, roof deck and pilot house; replace windows

Review Requested: Final Approval

Owner: Nguyet Chau and Eric Brown

Applicant: John Toates, John Toates Architecture and Design, LLC

History: 1865

Individual Designation: 1/6/1972

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

Staff Contact: Laura DiPasquale, laura.dipasquale@phila.gov, 215-686-7660

OVERVIEW:

This application proposes to make modifications and additions to 2023 Delancey Place. On the front façade, the application proposes to install 2-over-2 windows at the upper floors, restoring the windows to their original appearance. At the first floor, the application proposes to install 1-over-1 windows.

At the rear, the application proposes to remove a circa 1989 addition and remnant of an original bay window and to construct a two-story addition with decks and a raised parapet over the existing garage. The addition would be clad in brick and feature divided-lite windows and detailed metalwork.

On the roof, the application proposes to construct a deck with a glass railing set back five feet from the front façade. It would be accessed by a central headhouse and two existing chimneys would be raised. The sightline studies indicates that the front glass railing and one raised chimney would be visible from Delancey Place.

SCOPE OF WORK:

- Replace windows
- Construct rear addition
- Construct rooftop penthouse and deck
- Raise chimneys

STANDARDS FOR REVIEW:

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

- *Standard 6: Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary or pictorial evidence.*
 - The existing front windows are not original to the property. This application proposes to restore most of the windows to their original appearance. Based on neighboring properties that retain their original windows, the appropriate first-floor window configuration also appears to have been two-over-two; however, there are some similar, but not identical, neighboring properties that feature one-over-one first-floor windows as proposed. The application partially complies with this standard.
- *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 calls for limited removal of historic fabric and is deferential to the historic building and compatible in scale, massing, materials and features, satisfying Standard 9.
- 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 roof deck is visible from the public right-of-way. If the was pulled back from the front façade so that it is not visible from Delancey Place, it could satisfy this standard.

STAFF RECOMMENDATION: Approval, provided the first floor windows are two-over-two and the roof deck is pulled back from the front façade to the point that it is not visible from the public right-of-way, with the staff to review details, pursuant to Standards 2 and 9 and the Roofs Guideline.



JOHN TOATES
ARCHITECTURE AND DESIGN, LLC

Sent via E-Mail

September 13, 2022

To: Philadelphia Historic Commission

Re: Historic Commission Application for Review

Address:
2023 Delancey Place

Owners:
Ms. Nguyet Chau
Mr. Eric Brown

Submitted by:
John Toates, RA
JTAD LLC John@Toatesarchitecture.com (484) 725-7978

Project Description:

The property in question is located at 2023 Delancey Place, which is on the North side of the street and in the middle of the block. The house is characteristic of the other 'brownstones' in the area. It is 3 stories tall with basement windows in a rusticated base and two dormers in a slate covered mansard roof, the exposed façade is primarily brick with painted masonry window sill and head details. The owners are proposing to make some improvements and expansions to the front and rear of the house while respecting the historical details & character in the new work. On the front of the house they would like to change the window sashes on the front of the house from the current 16/16 configuration to be more in keeping with the other houses on the street. On the rear of the house their goal is to provide a more functional enclosed garage area; a larger kitchen area and larger outdoor spaces. The prior additions on the rear of the house have already compromised the original bay window structure and created oddly sized and shaped spaces that do not function adequately for contemporary lifestyle requirements. The 'parking' area does not have adequate clearance or space for typical vehicles. The existing arrangement of the additions on rear of the house does not make it practical to either restore/retain the bay window in a meaningful way, or adapt the other spaces to reasonable functional spaces. The resulting decision was

to remove these additions and construct a two story addition on the rear of the house with a proper enclosed garage – as many other houses in the area have already done. The addition has been designed and treated as a historically complimentary expansion to the original house so as not to appear as a ‘new’ change to the house.

In broad terms the project involves 3 areas of intervention:

- Delancey Street façade;
- Addition to rear of house
- Roof deck

The proposed changes to those three work areas are generally as follows:
(refer to the attached drawings for additional information and visual references)

Delancey Street façade changes:

- Replace the 16/16 pane configuration window sash with 1/1 window pane configuration on 1st floor; 2/2 window pane configuration on 2nd & 3rd floor – the overall appearance matches the houses at 2035 & 2037 Delancey Place. The upper sash would have a curved head to match the curved masonry head piece. The exterior paint configuration would remain unchanged. The storm windows would be removed.
- Painted window flower boxes would be added under the first and second floor windows.
- A railing would be added in the center of the entry steps that are shared with the property to the east. The railing design would match what currently exists on each side of the steps.

Rear of House Modifications:

- The existing late 20th century kitchen ell structure on the first floor of the property and the faceted bathroom structure on the second floor above the kitchen ell, and the remnants of a bay window on the rear of the house would all be removed and replaced with a 2 story addition. All of the addition would be clad in brick with historically correct pointing. The brick that would be used is intended to be as close a match to the original house as is possible.
- The first floor level of the addition would house the kitchen and span the full width of the lot. The addition would have a semi-circular bay window with steel framed windows and copper cladding on the façade facing the alley. The steel windows and copper cladding is intended to respond to the historical prevalence of these features on many of the comparable properties, and ‘replace’ the visual feature of the angled bay. The balcony overhang on this level would be accessed from the second floor and would have historically inspired cast iron brackets supporting the overhang from the curved bay. The projecting balcony edge would have planter boxes clad in copper. The railing balusters would be in black iron. The rear most projection of the curved bay would not extend any closer to Cypress Street than the rear wall of the existing kitchen ell that exists today.

- The terrace area accessed from the new kitchen addition on the first floor would replace the existing deck and open space between the rear of the existing kitchen ell and the alleyway wall. The new terrace's floor structure would be used to create an enclosed garage and increase the headroom inside of the garage without affecting the interior floor levels of the house. The garage would be accessed from Cypress Street thru a painted double width overhead roll up garage door assembly which is effectively the same condition that currently exists. However, the mechanism for the overhead door would be concealed inside of the structure and would not be visible from the street. The stucco walls that currently enclose the parking area would be replaced with brick and raised on all three sides to provide for privacy from inside the terrace area. A Flemish bond brick pattern would be used on these walls so that in the upper sections, stretcher bricks can be omitted to create a decorative pattern in the wall, and introduce light and air thru the wall. The brick walls would be capped with terra cotta coping in a salt glaze finish from Superior Clay.
- The second floor level of the addition would be set back 4' from both sides of the property to allow for windows on the sides of this section of the addition. This space would house the primary bedroom space. The bedroom has a bank of steel framed doors and windows that open onto the balcony above the curved bay on the level below. A projecting canopy over the window & door unit would be added for weather protection. Historically inspired cast iron brackets would support the canopy. The windows on the sides of the bedroom addition would be wood windows and match the existing details of the windows on the rear of the house. The roof level above the added bedroom would be accessible from the third level of the house as an outdoor space. The doors that would access the roof deck would be fitted within the existing window openings -no changes to the brickwork to the sides and above the existing window openings would be required. A small projecting canopy covering over each door would be added for weather protection. Historically inspired cast iron brackets would support the canopy. No changes to the mansard roof level of the house are proposed.
- The brick work, windows and trim components in the addition are intended to match the existing details. Antique bronze light fixtures have been located for use on the façade in several different locations. Copper gutters, collection boxes and downspouts would be used where they are visible. Terra cotta wall coping material from Superior Clay would be used on the top of any parapet wall. The central window and door assemblies on the addition would be steel framed assemblies. The other windows and doors would be wood units that are intended to match the existing windows and trim.

Roof Deck:

- A raised roof deck assembly would be added above the existing main mass of the building. The deck would be supported by steel beams that would span across the building to transfer all loads to the bearing party walls of the structure. The deck structure would begin 5' back from the Delancey Place face of the building.

A clear glass railing assembly with no cap rail will run across the front and rear planes of the deck and return back along the sides where it transitions to an opaque shoji screen type privacy fence. Along the Delancey Street side, a 30" wide planting bed that is flush with the deck surface has been located between the glass railing and the occupiable ipe deck surface. The sight line diagram illustrates that a small portion of the top of the glass railing might be visible from directly across the street, although the two existing Sycamore trees in front of the house obscure any direct line of sight. The glass railing was specifically selected to minimize or eliminate the visibility of the railing from the street. The glass railing is located on the street side of the planting bed to allow for maintenance of the planting bed – but keep the actual occupiable roof deck surface out of sight. A 5' tall opaque shoji screen type railing will exist on the sides of the roof deck to provide privacy from the neighboring properties. A new brick roof access structure containing a stair, elevator and steel framed windows and doors is located in the center of the roof and is not visible from either the front or rear of the property and conforms to all zoning height and size criteria. The perimeter of the deck structure below the railings would be clad in copper panels to mimic roof flashings and existing rooftop curbs. The panels would prevent any view of the underside of the deck structure and the steel structure that supports the deck. The HVAC units for the house would be located on the West side of the head house, and would be placed on the roof surface to reduce their visibility. Elsewhere on the roof deck there will be additional planting beds that are flush with the deck surface.

Thank you for your consideration of this submission.

A handwritten signature in blue ink, appearing to read 'John Toates'.

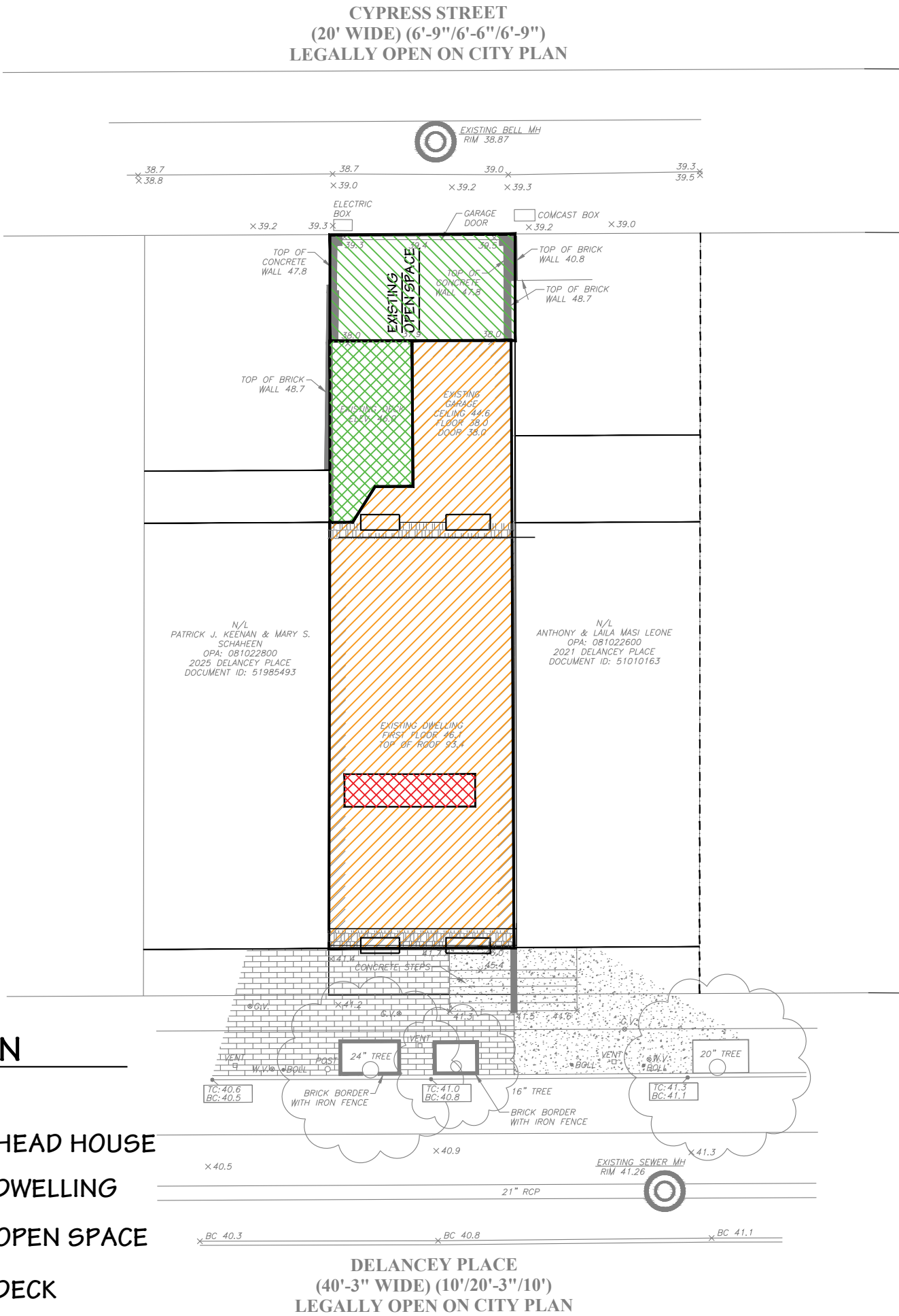
John Toates, RA



FRONT ELEVATION
DATE: JAN 2022

1 EXISTING PLOT PLAN
CON-1.0 SCALE: 1/16"=1'-0"

- EXISTING HEAD HOUSE
- EXISTING DWELLING
- EXISTING OPEN SPACE
- EXISTING DECK



CHAU-BROWN RESIDENCE
2023 DELANCEY PL, PHILADELPHIA, PA

PHILA HISTORICAL COMMISSION APPLICATION 9/13/2022

No.	REVISION DESCRIPTION	DATE

CON-1.0

EXISTING CONTEXT

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CHECKED BY: JFT

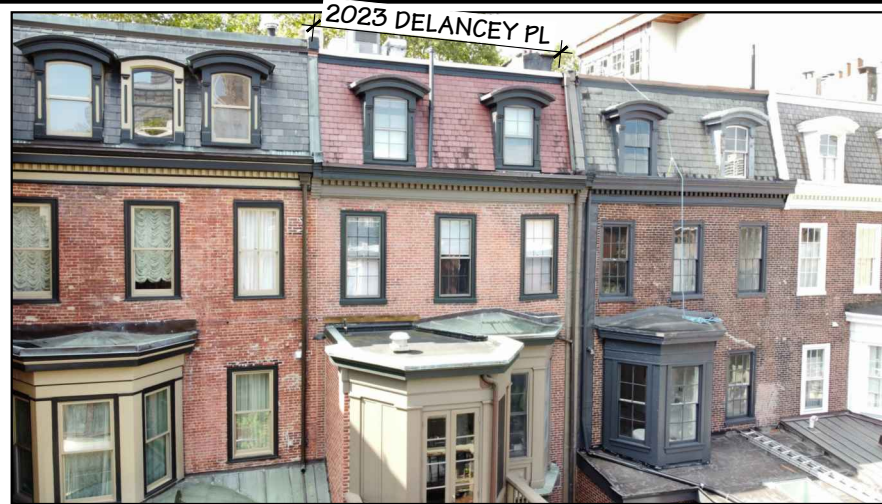
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VIEWS OF EXISTING GARAGE ENTRY WALLS - CYPRESS ST
DATE: JAN 2022



VIEWS OF EXISTING GARAGE ENTRY WALLS - CYPRESS ST
DATE: JAN 2022



VIEWS OF EXISTING REAR ADDITION - FROM CYPRESS ST - DATE: AUGUST 2022



EXISTING ROOF - AUGUST 2022



CHAU-BROWN RESIDENCE
2023 DELANCEY PL, PHILADELPHIA, PA

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CON-1.1

EXISTING CONTEXT
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CHECKED BY: JFT

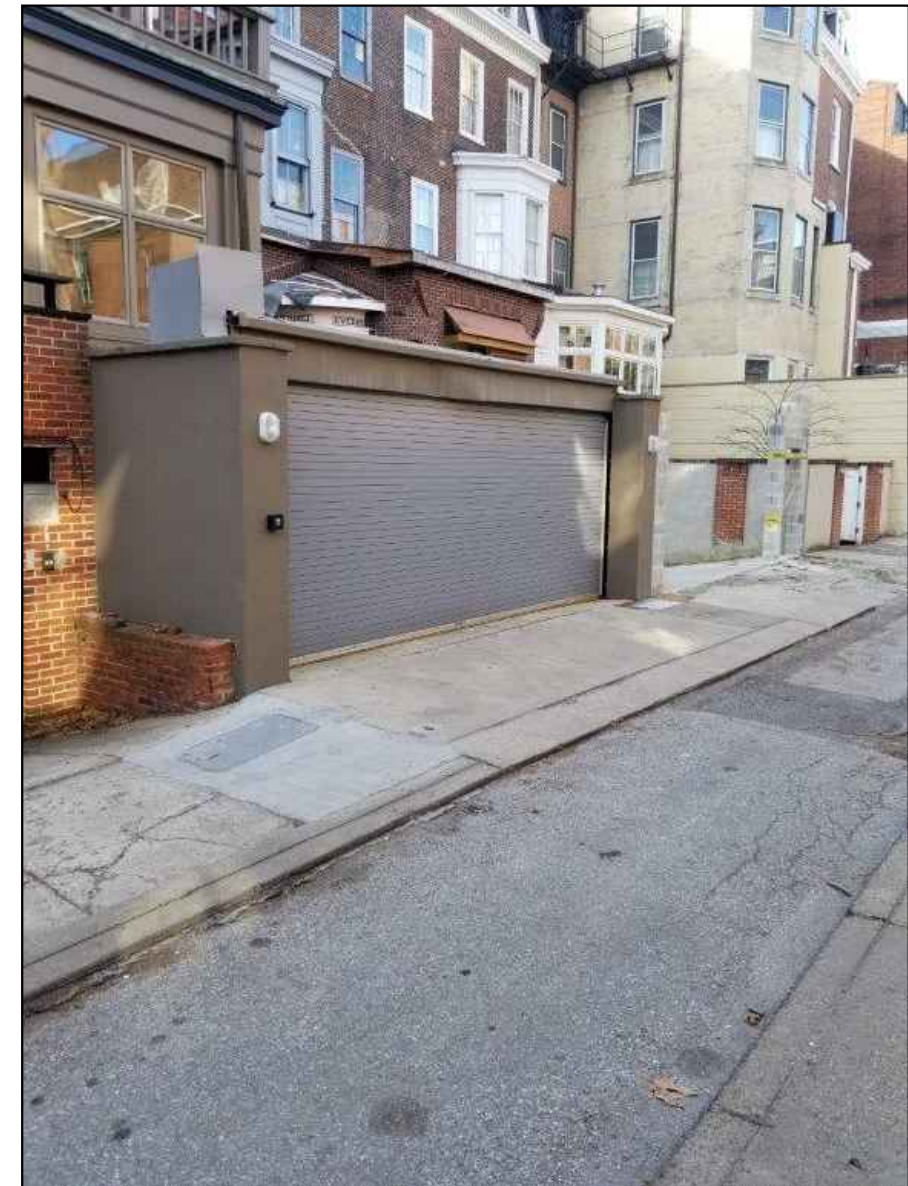
PLOTTED BY JIAD ON 9/20/2022



INTERIOR OF EXISTING GARAGE
DATE: JAN 2022



INTERIOR OF EXISTING GARAGE
DATE: JAN 2022



VIEWS OF EXISTING GARAGE
ENTRY WALLS - CYPRESS ST
DATE: JAN 2022

3
EX-1.0

EXISTING - SECOND FLOOR

2
EX-1.0

EXISTING - FIRST FLOOR

1
EX-1.0

EXISTING - LOWER LEVEL

8
EX-3.0

PROPERTY LINE

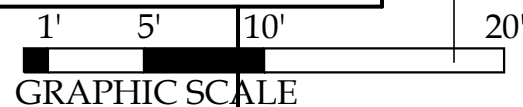
PROPERTY LINE

DELANCEY PLACE

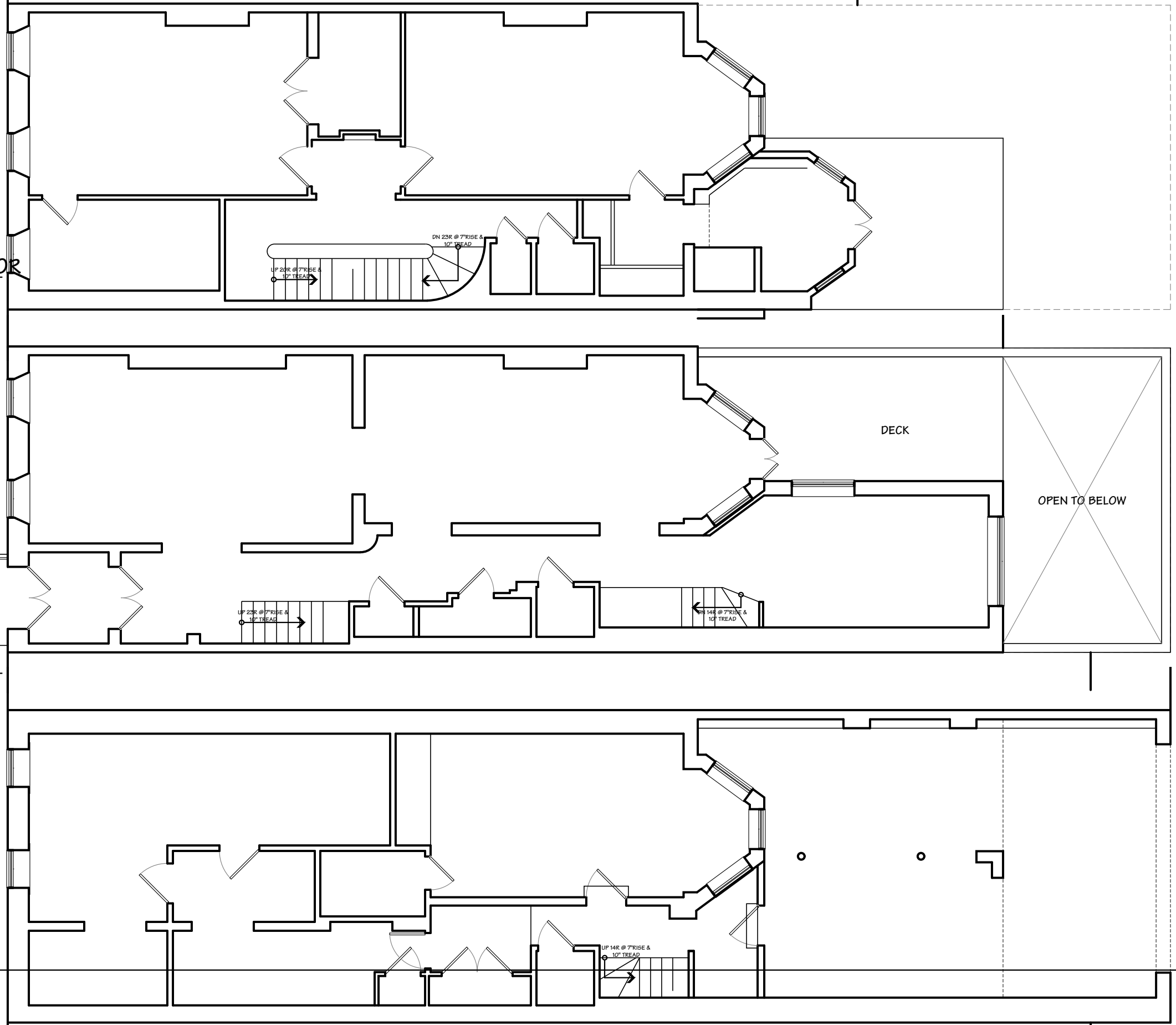
DELANCEY PLACE

CYPRESS STREET

CYPRESS STREET



GRAPHIC SCALE

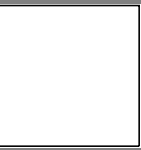


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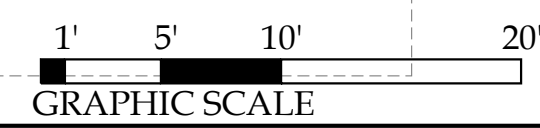
EX-1.0
EXISTING
CONDITIONS
DRAWN BY: JLM
CHECKED BY: JFT

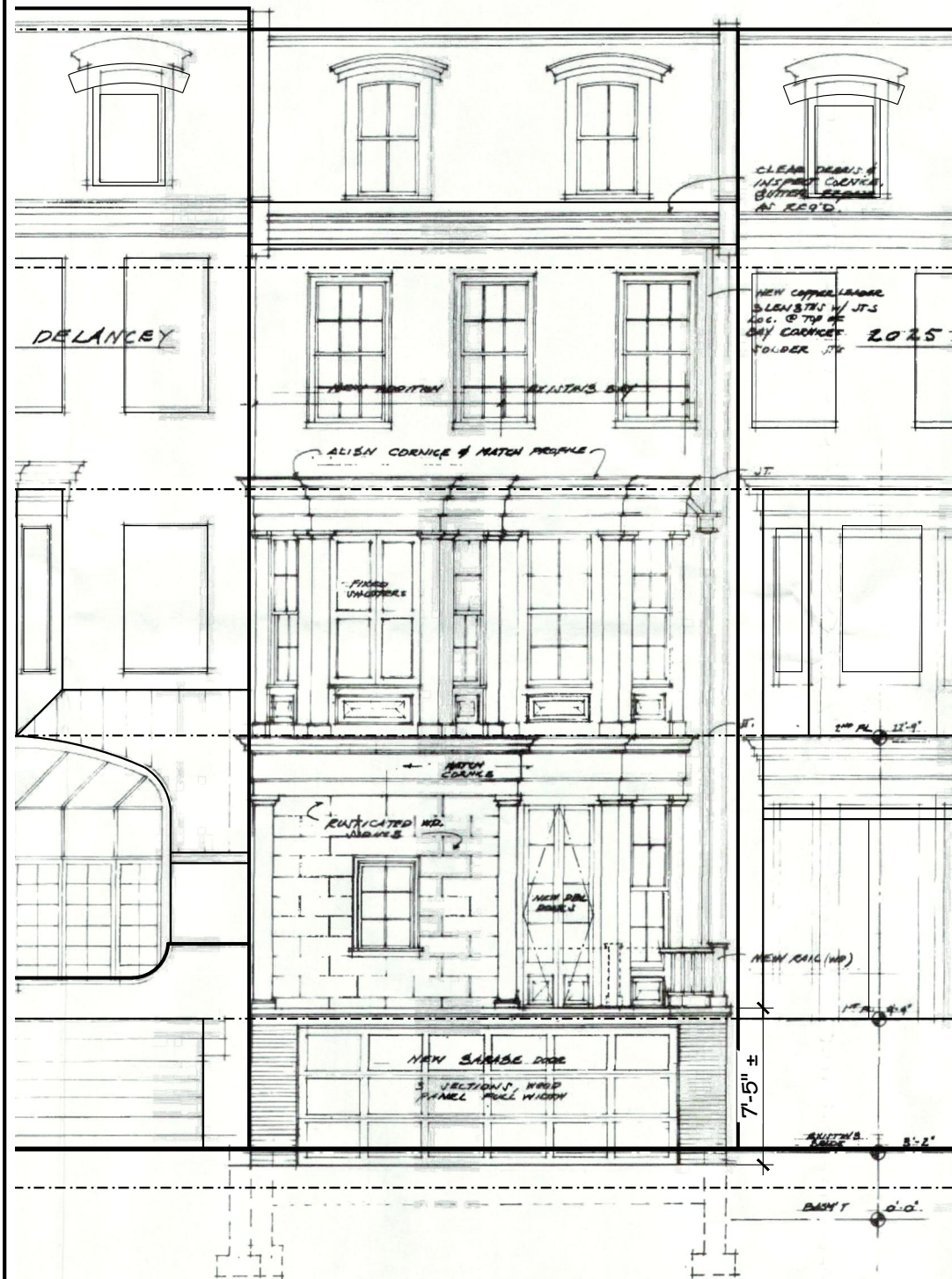
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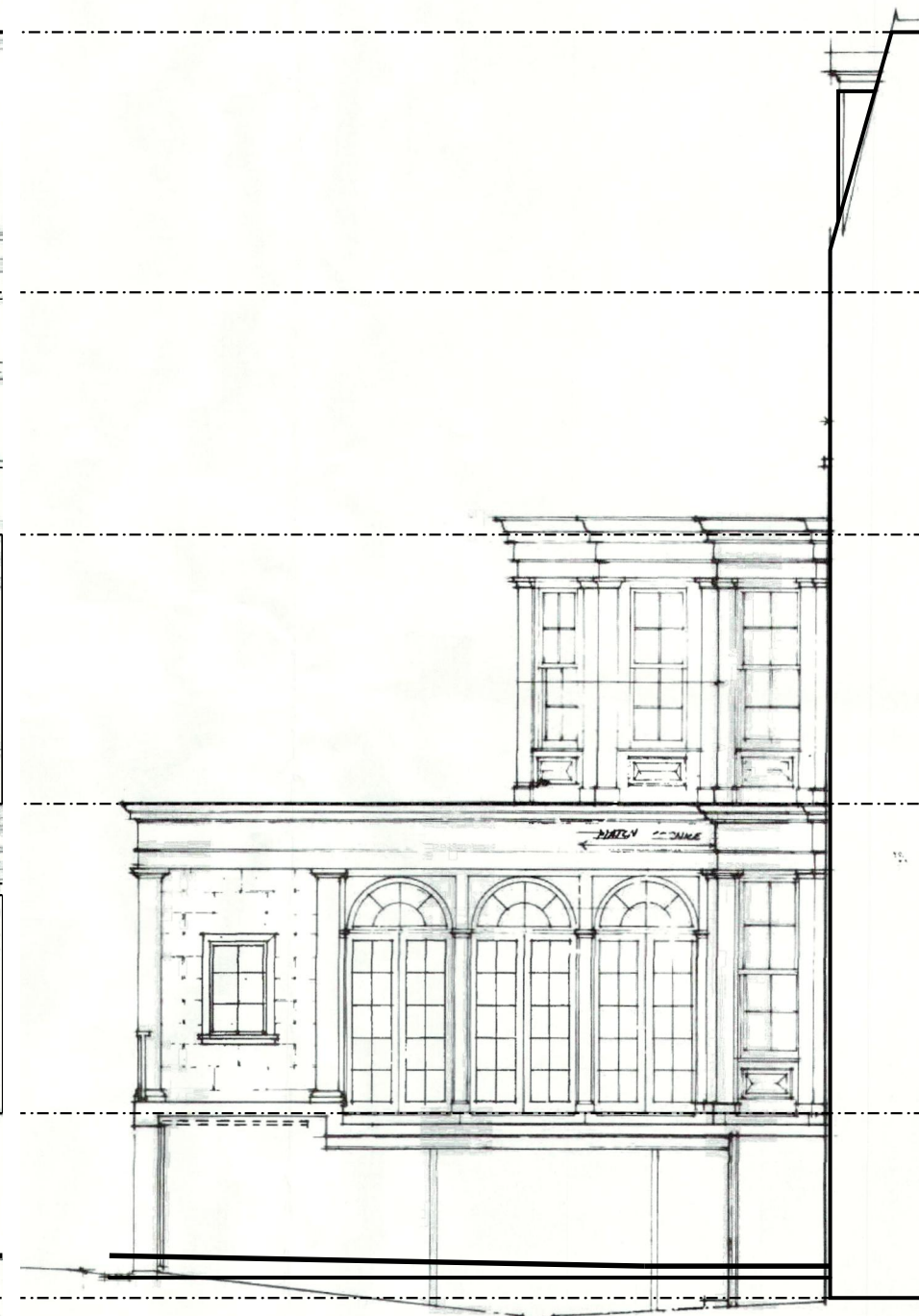
PLOTTED BY JTAD ON 9/20/2022

This architectural floor plan shows a building layout with a central staircase. The staircase is located in the lower-middle section of the plan, with an upward arrow labeled "UP 16R @ 7 1/2" RISE & 12" TREAD" and a downward arrow labeled "DN 20R @ 7 1/2" RISE & 12" TREAD". The building has a complex footprint with several rooms of varying sizes. The rooms are separated by walls, and there are multiple doorways indicated by arcs. The plan is drawn in a simple line-art style with black lines on a white background.





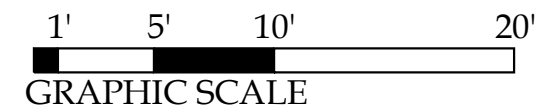
2
EX-1.1
EXISTING REAR ELEVATION
SCALE: 1/8"=1'-0"
(NOT AS BUILT REF. PHOTOS FOR EXISTING)



1
EX-1.1
EXISTING SIDE ELEVATION
SCALE: 1/8"=1'-0"
(NOT AS BUILT REF. PHOTOS FOR EXISTING)



3
EX-1.1
EXISTING FRONT ELEVATION
SCALE: 1/8"=1'-0"



NO.	REVISION DESCRIPTION	DATE



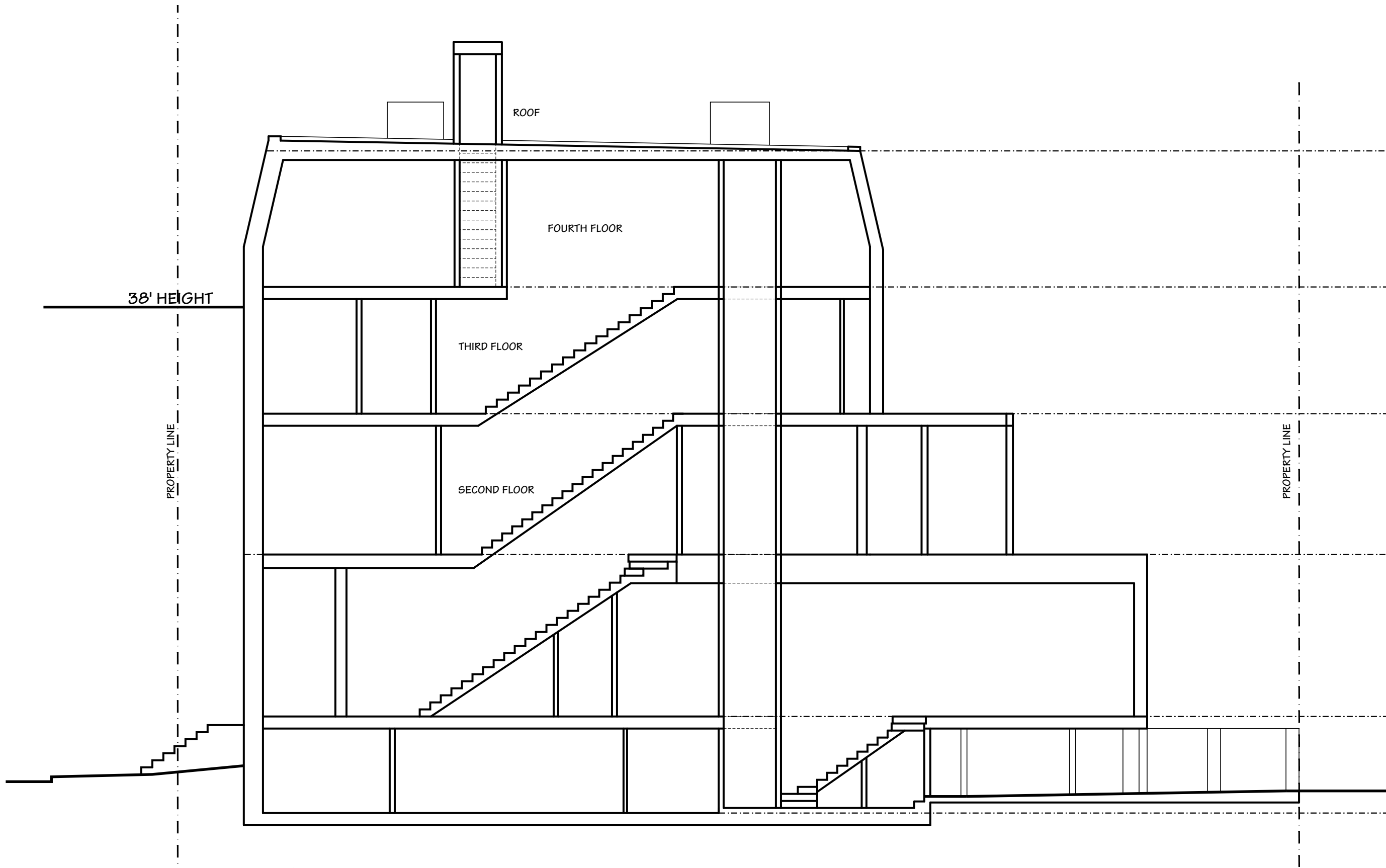
CHAU-BROWN RESIDENCE

2023 DELANCEY PL, PHILADELPHIA, PA

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REVISION DESCRIPTION	

EX-3.0	
EXISTING CONDITIONS	
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CHECKED BY: JFT	

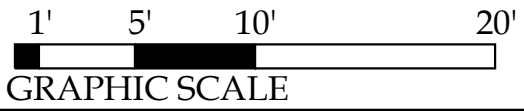
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1
EX-3.0

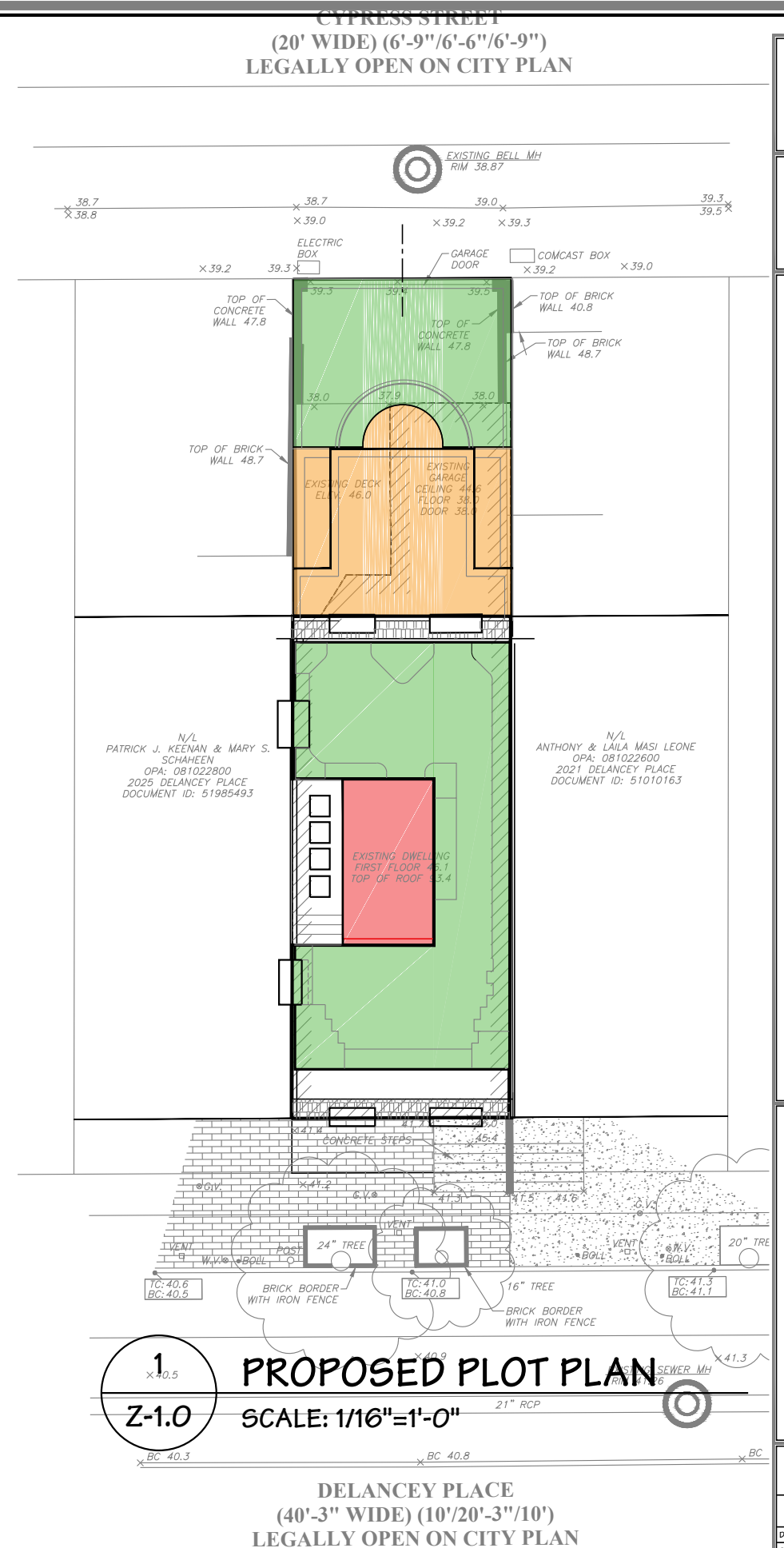
EXISTING BUILDING SECTION

SCALE: 1/8"=1'-0"



REDEVELOPMENT OF EXISTING RESIDENTIAL BUILDING			
DESCRIPTION	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT WIDTH	16'	23'	NO CHANGE
SIDE YARD WIDTH	N/A	N/A	N/A
REAR YARD	9'	13'	11'
BUILDING HEIGHT	38'	47.3'	NO CHANGE

- ## LEGEND
- | | |
|---|----------------------------------|
|  | PROPERTY BOUNDARY |
|  | ADJOINING PROPERTY LINE |
|  | EXISTING RIGHT OF WAY LINE |
|  | EXISTING SPOT ELEVATION |
|  | EXISTING BRICK |
|  | EXISTING CONCRETE |
|  | EXISTING TREE SYMBOLS |
|  | EXISTING WATER VALVE |
|  | EXISTING SEWER STRUCTURES & PIPE |
|  | EXISTING CURB LINE |
|  | EXISTING ROAD / PAVING |
|  | EXISTING WATER LINE |
|  | EXISTING GAS LINE |



CHAU-BROWN RESIDENCE
2023 DELANCEY PL, PHILADELPHIA, PA

PHILA HISTORICAL COMMISSION APPLICATION 9/13/2022

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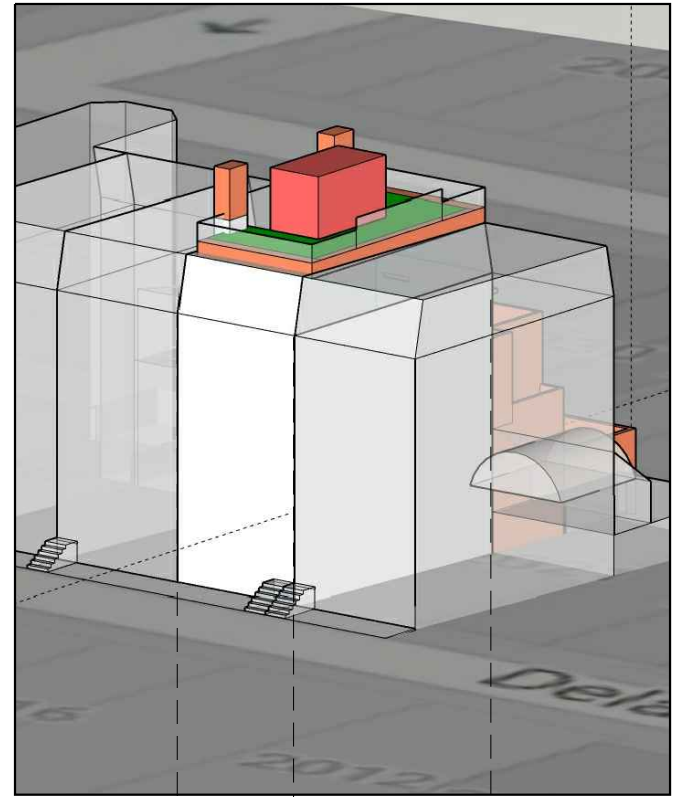
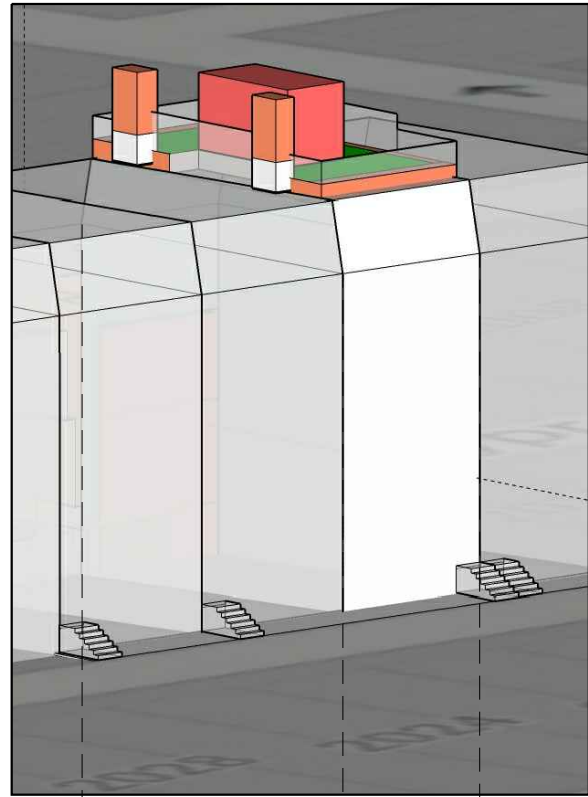
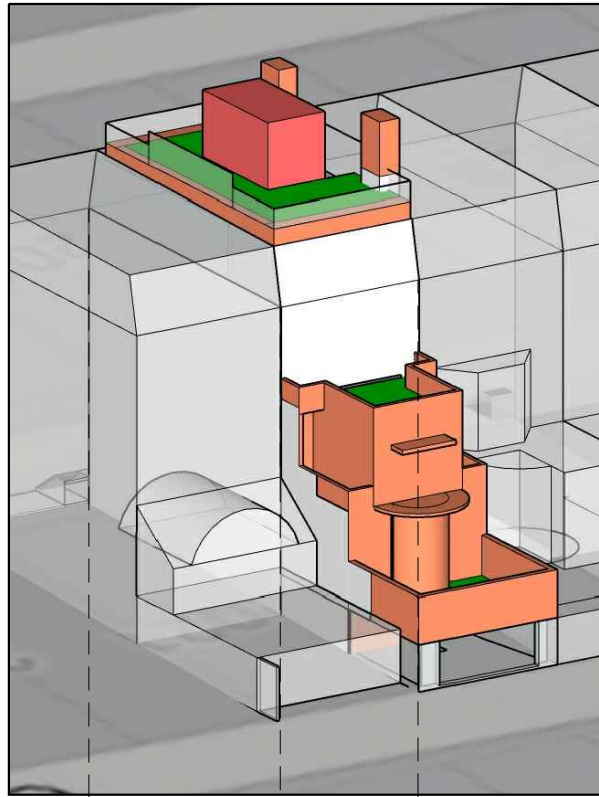
Z-1.0

ZONING

BY: JLM

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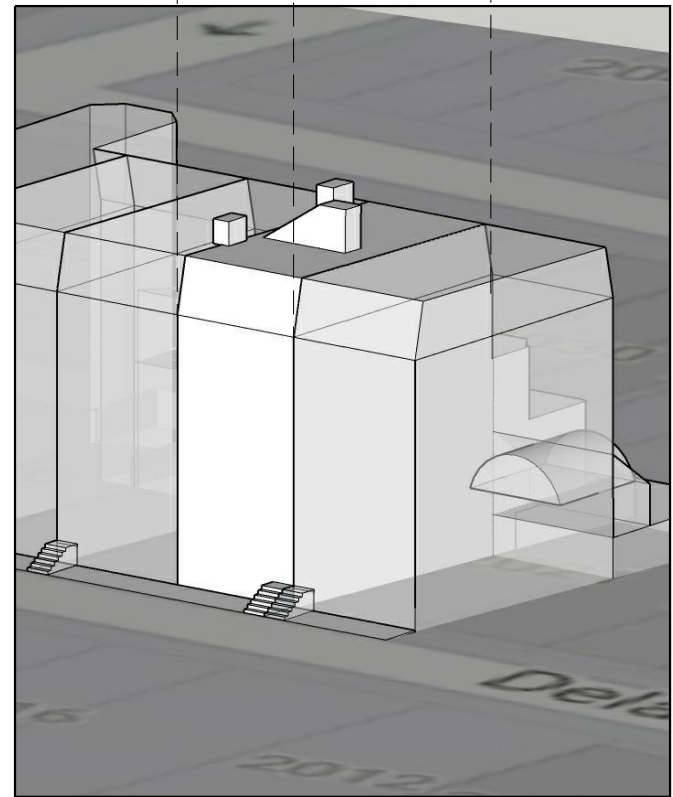
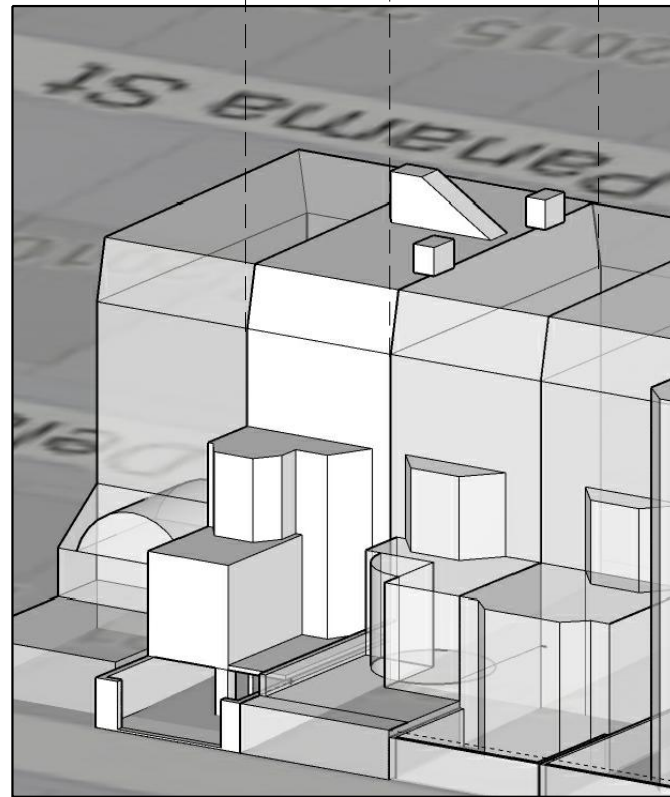
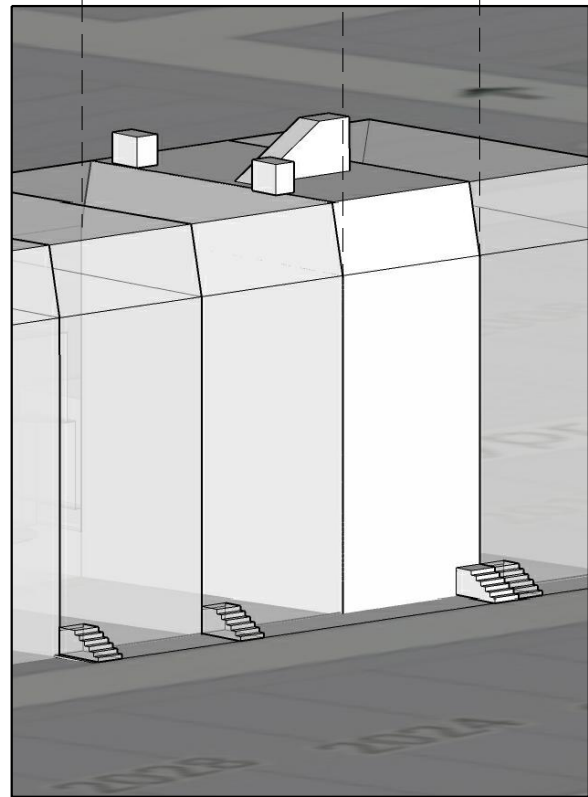
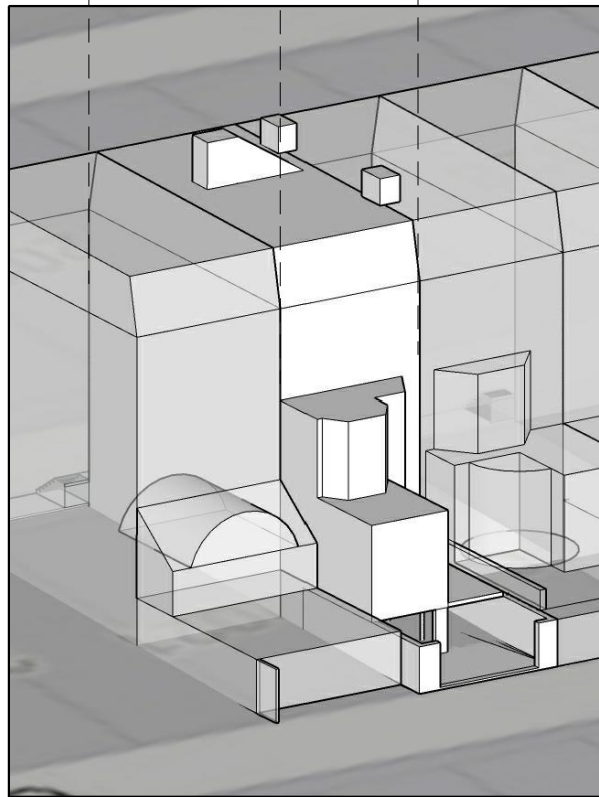


2
Z-1.1

PROP. MASSING DIAGRAMS

SCALE: NTS

- PROPOSED HEAD HOUSE
- PROPOSED ADDITION
- PROPOSED TERRACE



1
Z-1.1

EXIST. MASSING DIAGRAMS

SCALE: NTS



CHAU-BROWN RESIDENCE
2023 DELANCEY PL, PHILADELPHIA, PA

PHILA HISTORICAL COMMISSION APPLICATION 9/13/2022

No.	REVISION DESCRIPTION	DATE

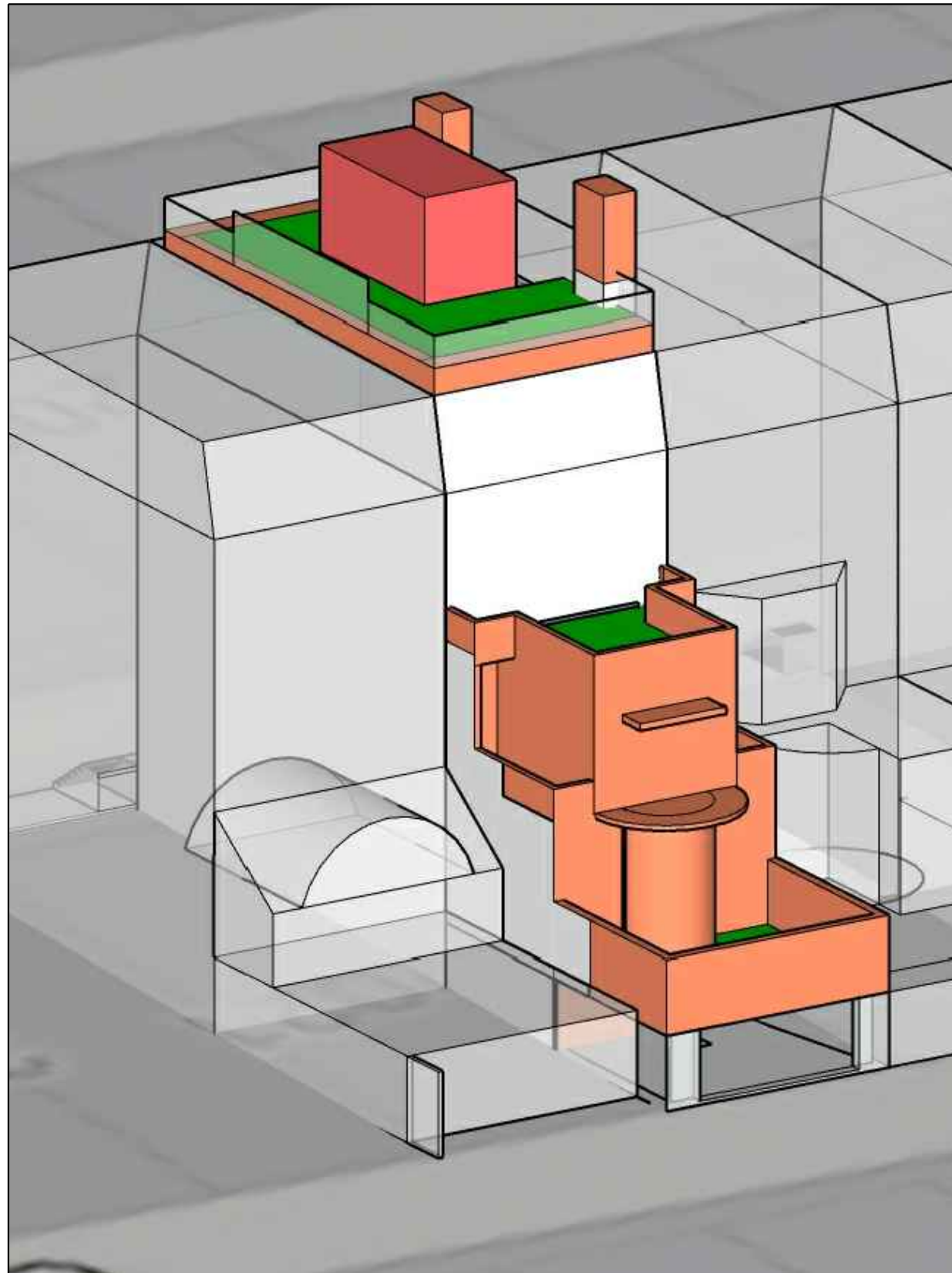
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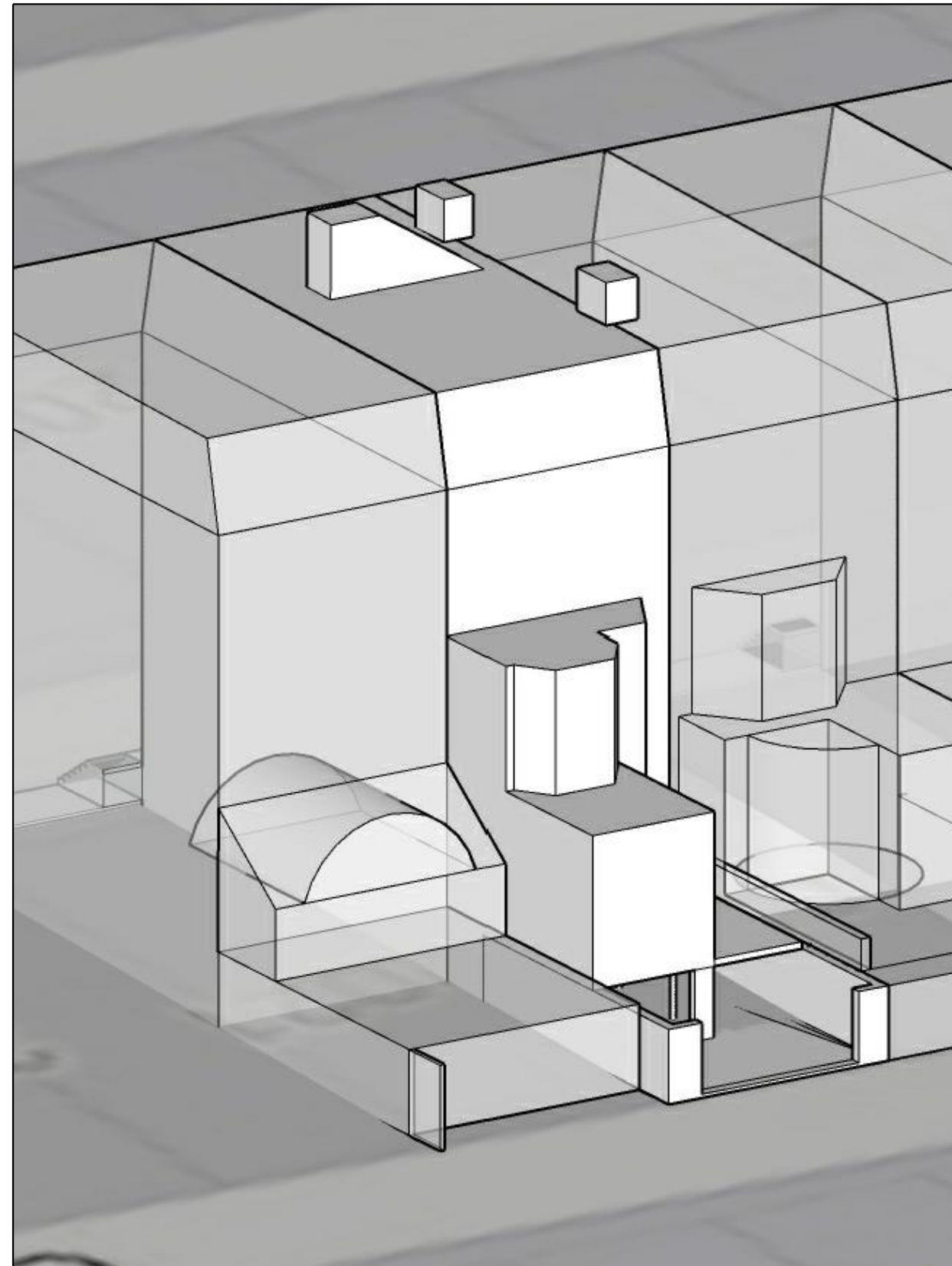
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2 PROP. MASSING DIAGRAMS
Z-1.2 SCALE: NTS



1 EXIST. MASSING DIAGRAMS
Z-1.2 SCALE: NTS

- PROPOSED HEAD HOUSE
- PROPOSED ADDITION
- PROPOSED TERRACE

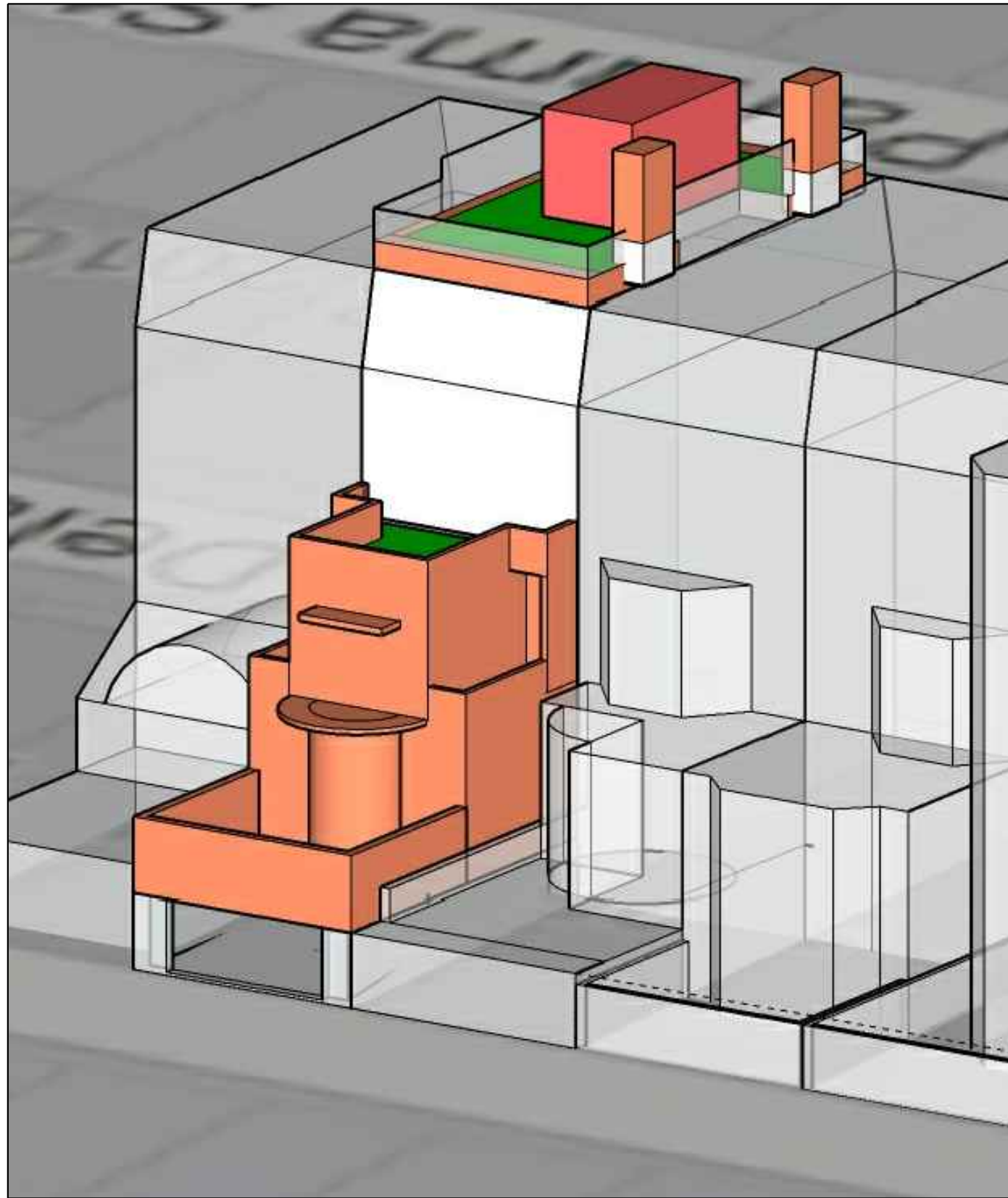


CHAU-BROWN RESIDENCE
2023 DELANCEY PL, PHILADELPHIA, PA

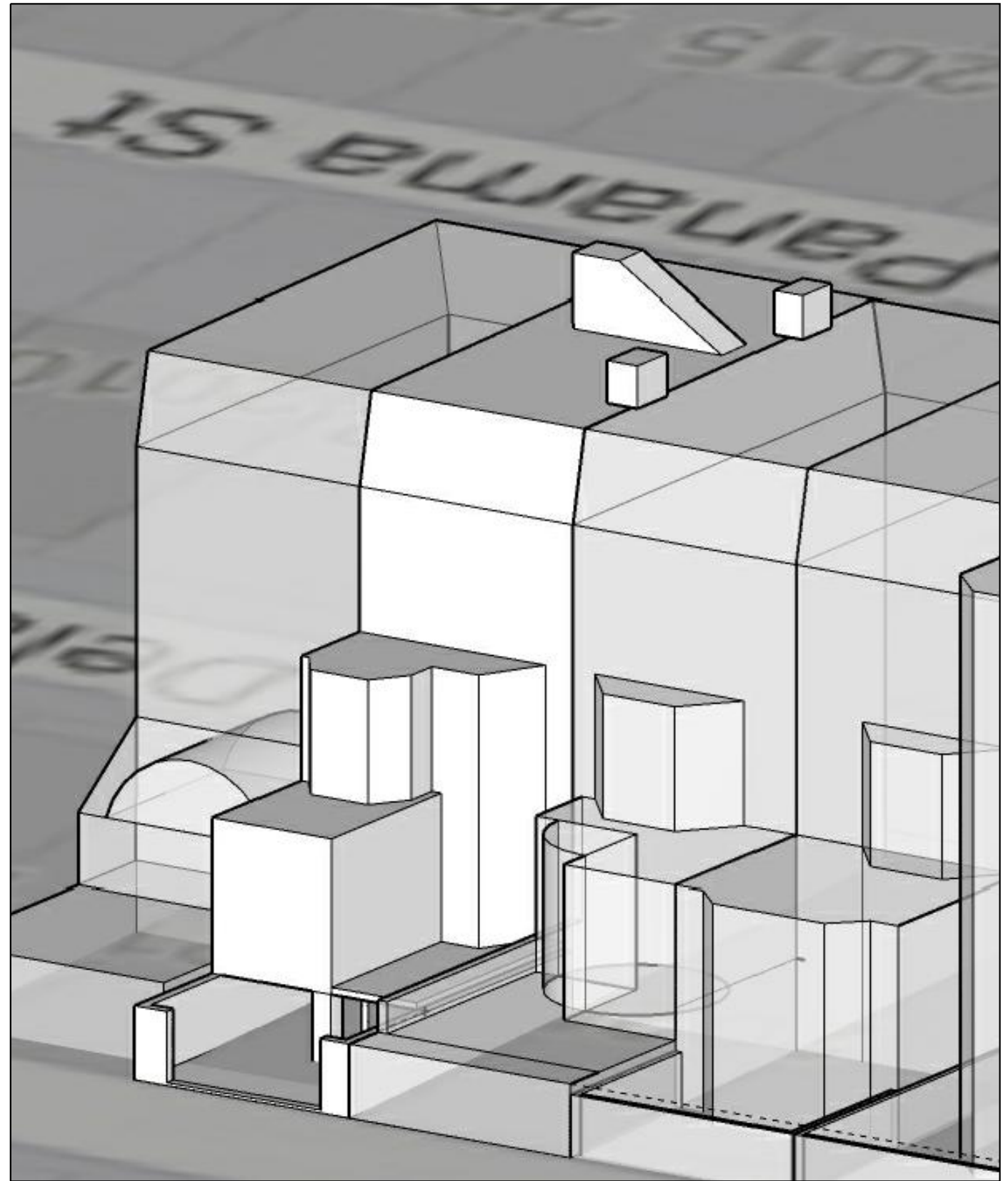
PHILA HISTORICAL COMMISSION APPLICATION 9/13/2022	DATE
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REVISION DESCRIPTION	

Z-1.2
MASSING DIA.
ENLARGED
DRAWN BY: JLM
CHECKED BY: JFT

PLOTTED BY JTAD ON 9/20/2022



2 PROP. MASSING DIAGRAMS
Z-1.3 SCALE: NTS



1 EXIST. MASSING DIAGRAMS
Z-1.3 SCALE: NTS

PROPOSED HEAD HOUSE
PROPOSED ADDITION
PROPOSED TERRACE



CHAU-BROWN RESIDENCE
2023 DELANCEY PL, PHILADELPHIA, PA

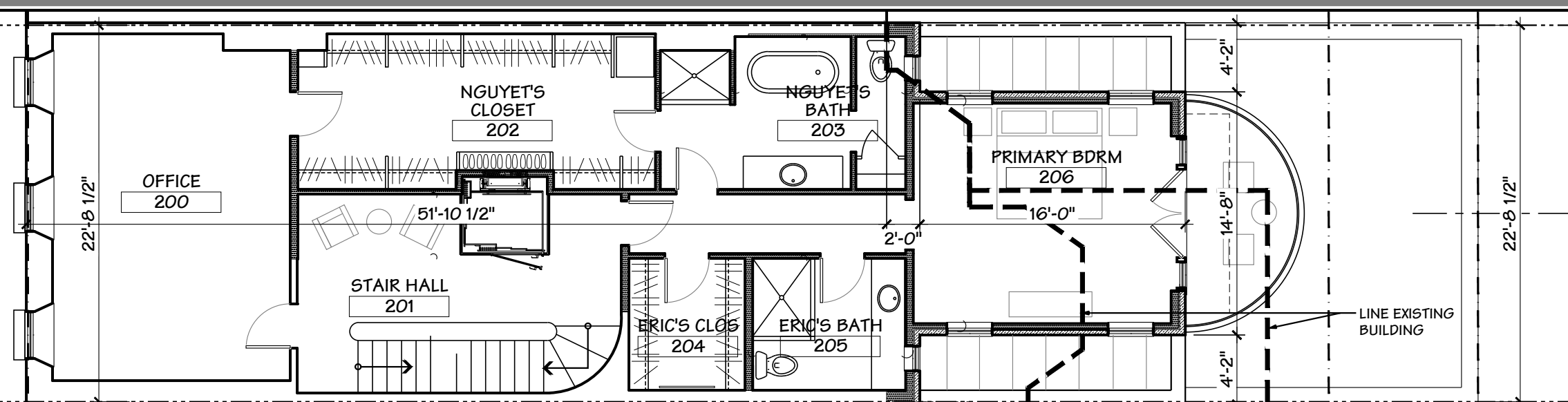
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No.	REVISION DESCRIPTION

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CHECKED BY: JFT

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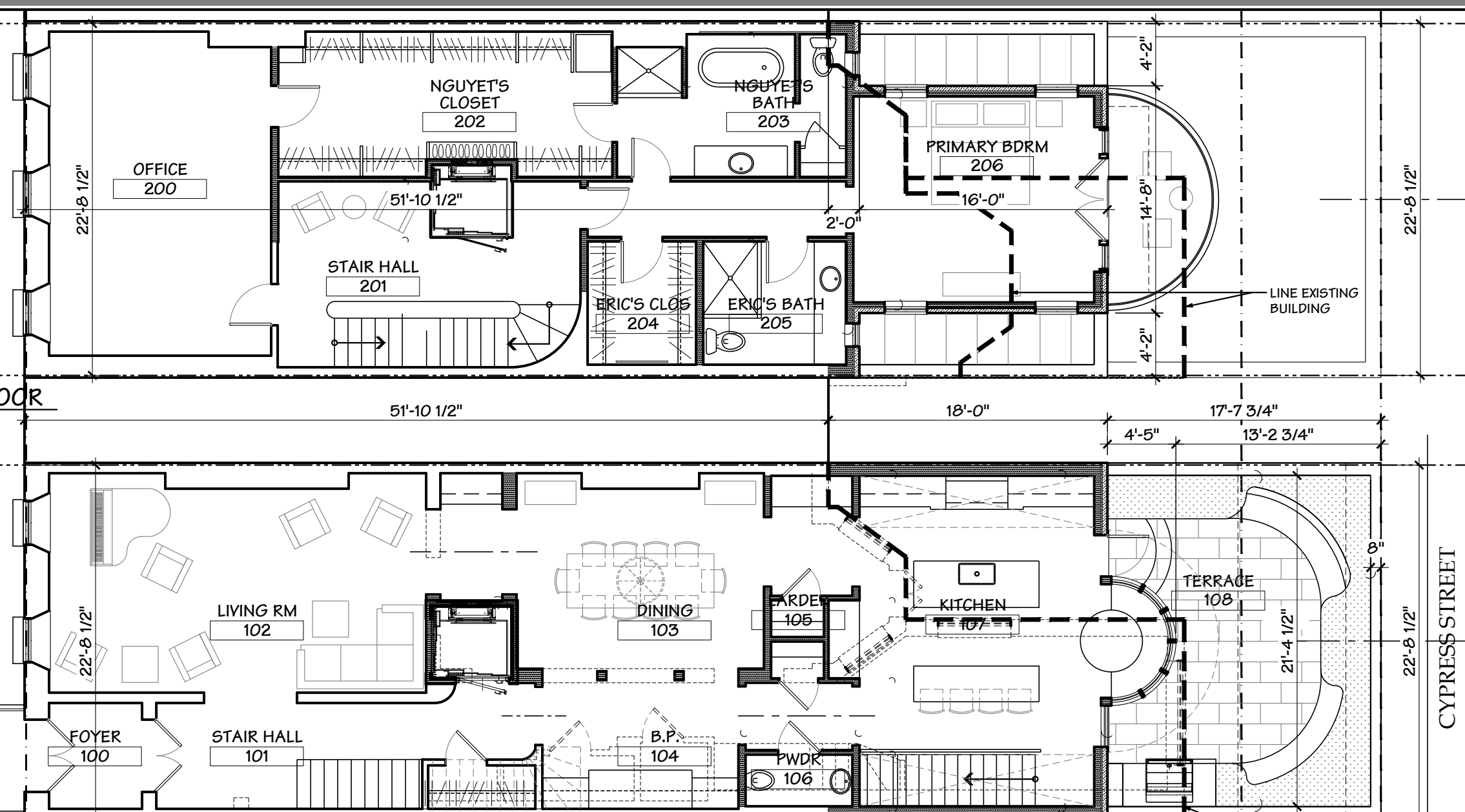
3
A-1.0

PROPOSED - SECOND FLOOR



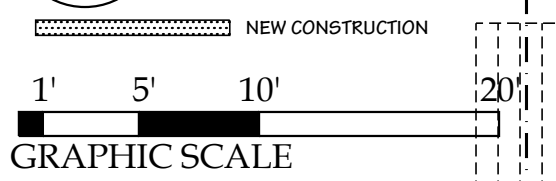
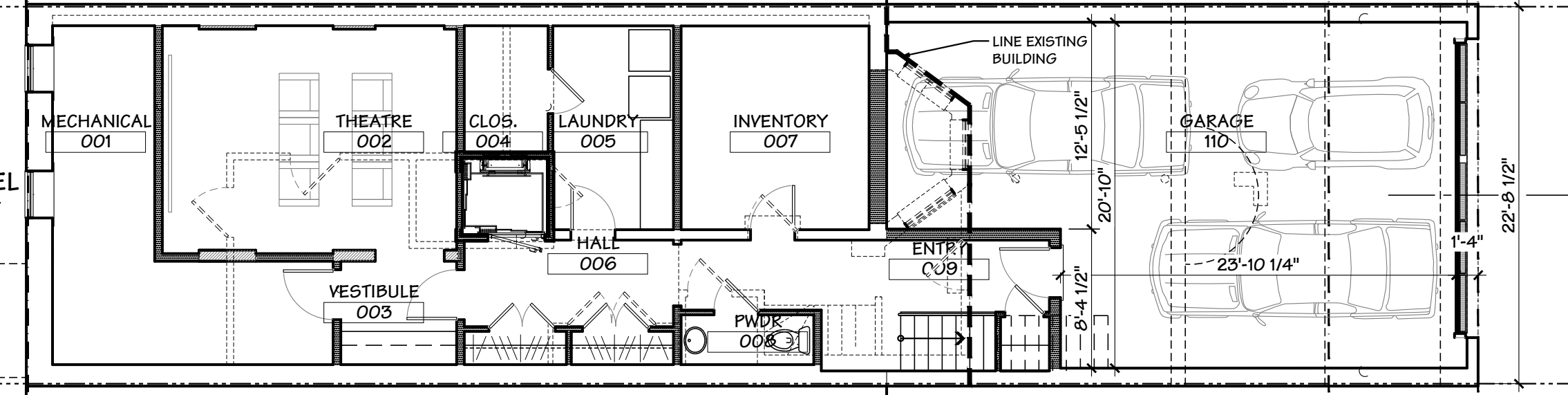
2
A-1.0

PROPOSED - FIRST FLOOR



1
A-1.0

PROPOSED - LOWER LEVEL



CHAU-BROWN RESIDENCE
2023 DELANCEY PL, PHILADELPHIA, PA

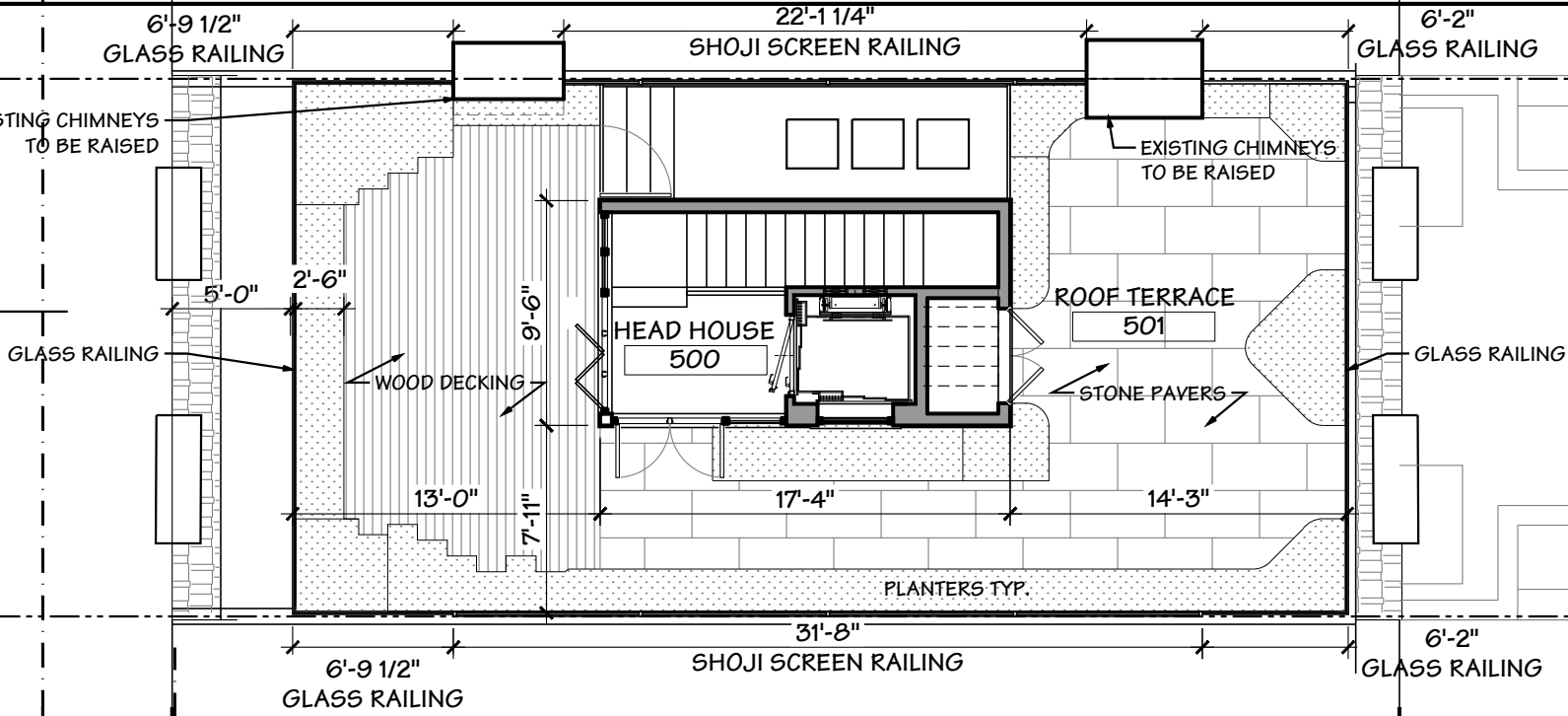
PHILA HISTORICAL COMMISSION APPLICATION 9/13/2022	DATE
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A-1.0
PROPOSED PLANS
DRAWN BY: JLM
CHECKED BY: JFT

PLOTTED BY JTAD ON 9/20/2022

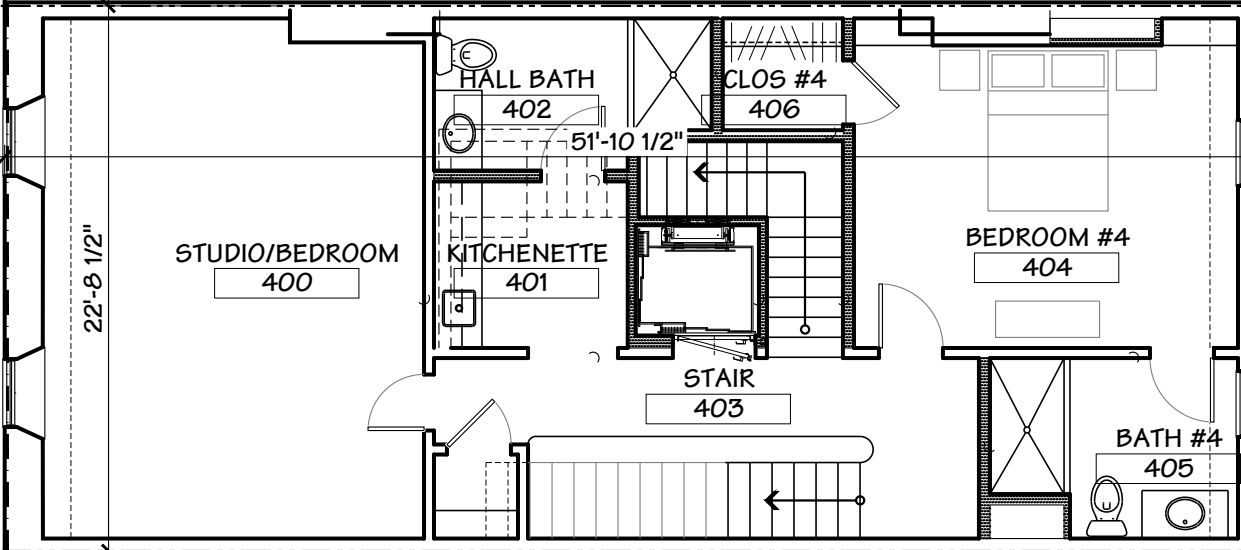
3
A-1.0

PROPOSED - ROOF
SCALE: 1/8"=1'-0"



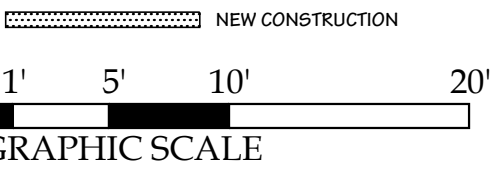
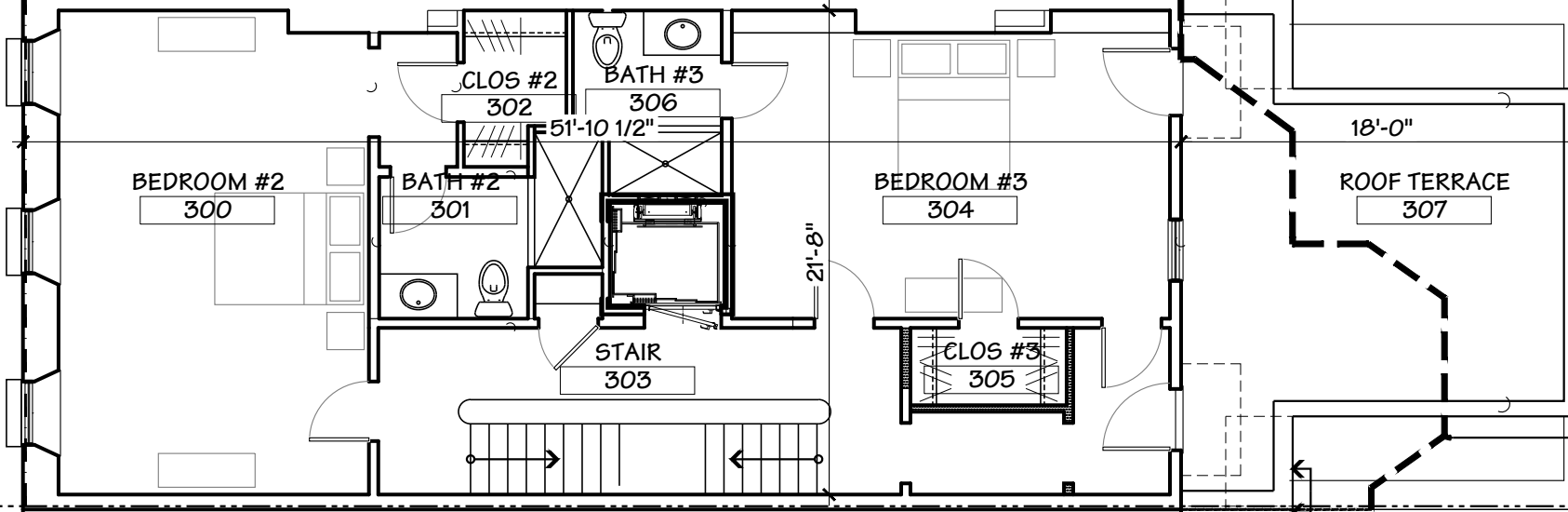
2
A-1.0

PROPOSED - FOURTH FLOOR
SCALE: 1/8"=1'-0"



1
A-1.0

PROPOSED - THIRD FLOOR
SCALE: 1/8"=1'-0"



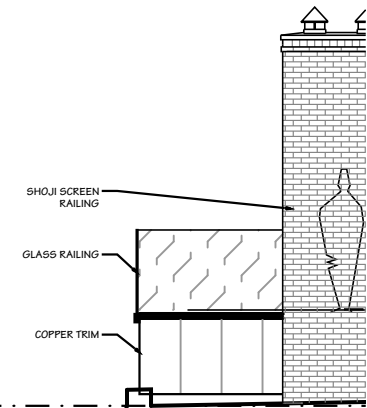
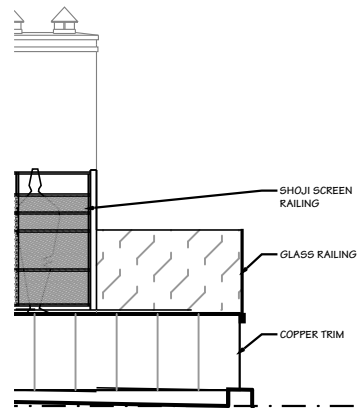
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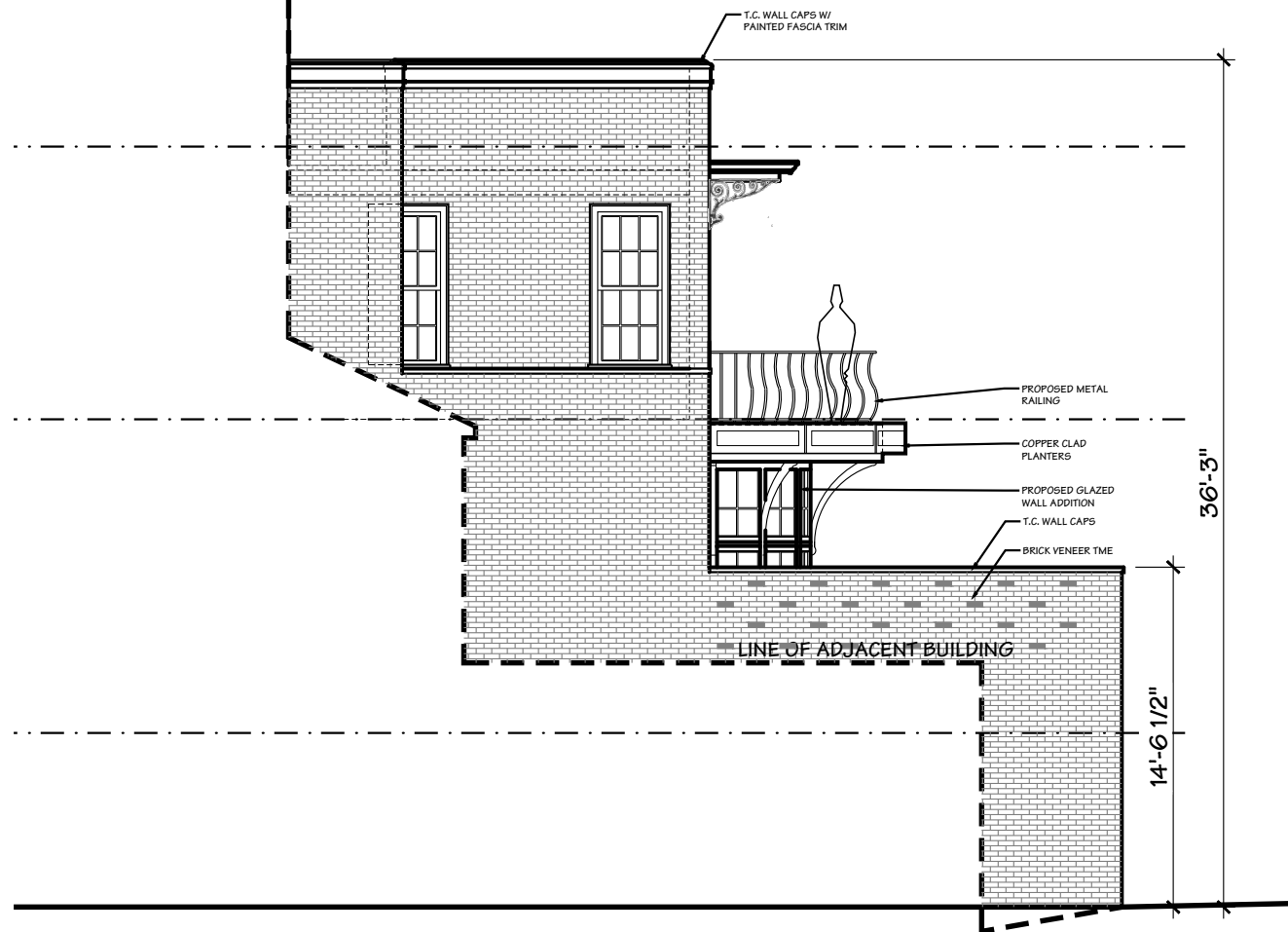
A-1.1
PROPOSED PLANS
DRAWN BY: JLM
CHECKED BY: JFT

PLOTTED BY JTAD ON 9/20/2022

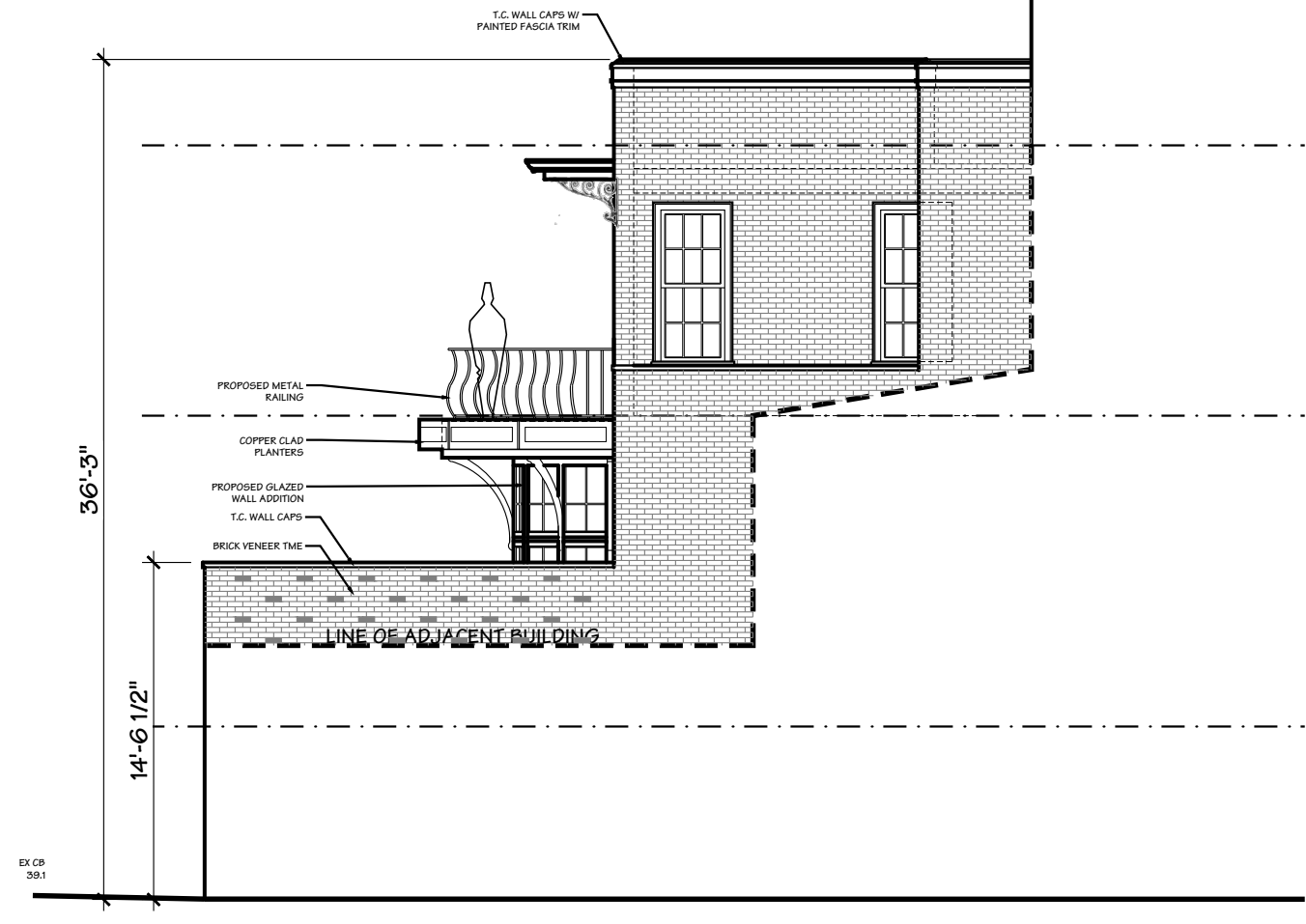




2035-2027 DELANCEY PL - NOTE WINDOWS
JAN 2022



2 SIDE ELEVATION 2
A-2.1 SCALE: 1/8"=1'-0"



1 SIDE ELEVATION 1
A-2.1 SCALE: 1/8"=1'-0"



CHAU-BROWN RESIDENCE
2023 DELANCEY PL, PHILADELPHIA, PA

PHILA HISTORICAL COMMISSION APPLICATION 9/13/2022

NO.	REVISION DESCRIPTION	DATE

A-2.1
PROPOSED ELEVATIONS
DRAWN BY: JLM
CHECKED BY: JFT

PLOTTED BY JIAD ON 9/20/2022



o:	REVISION DESCRIPTION:	DATE:
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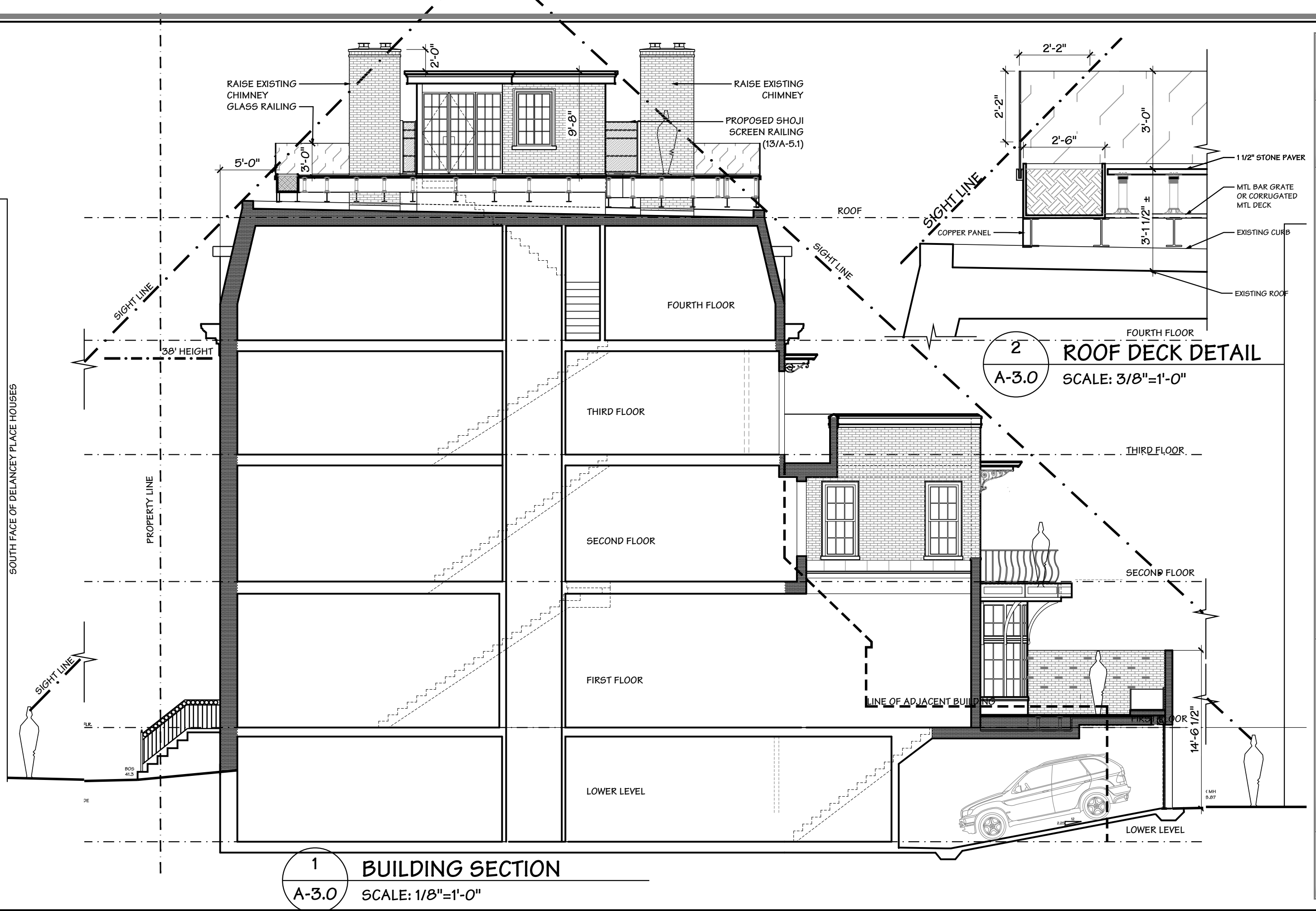
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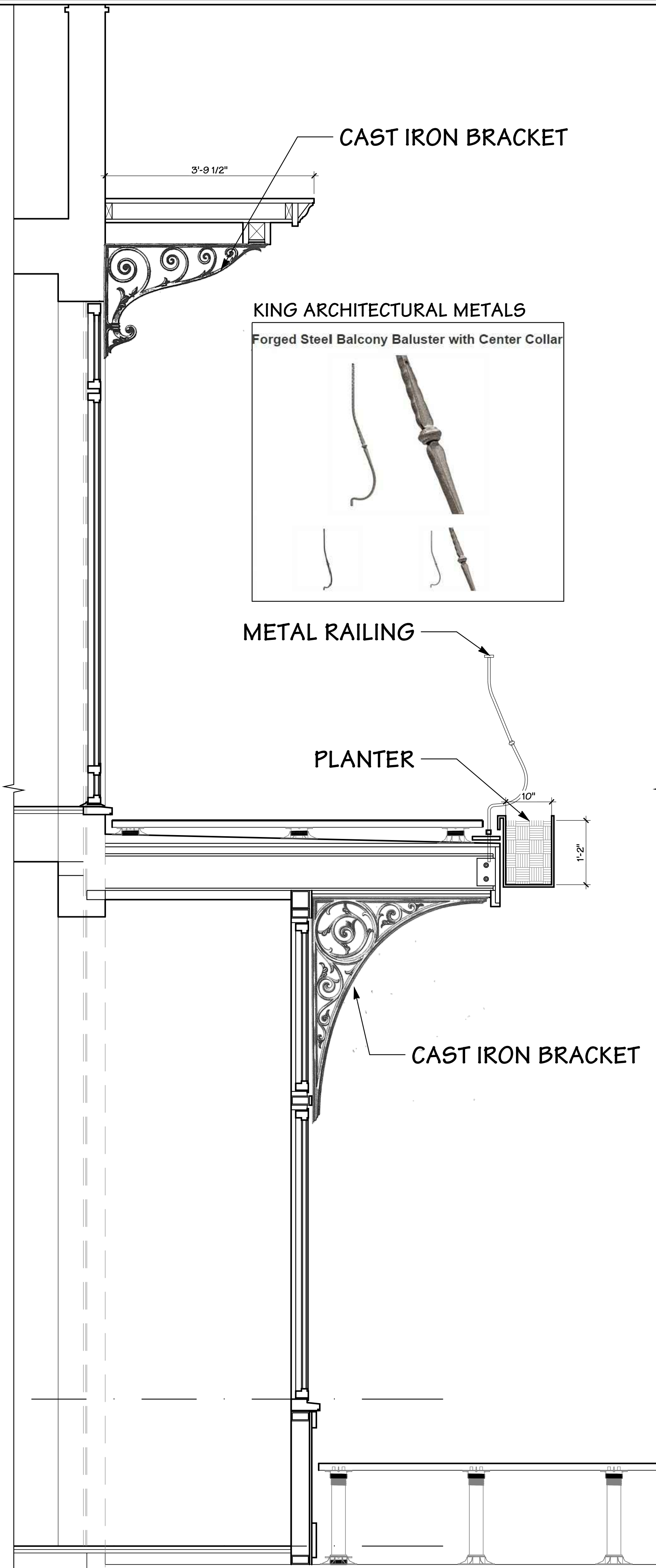
3.0

<p> OPENED SECTION </p>	<p> OPENED SECTION </p>
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LM
UFT

PLOTTED BY JIAD ON 9/20/2022





3 WALL SECTION @ REAR BAY
A-5.0 SCALE: 3/4"=1'-0"



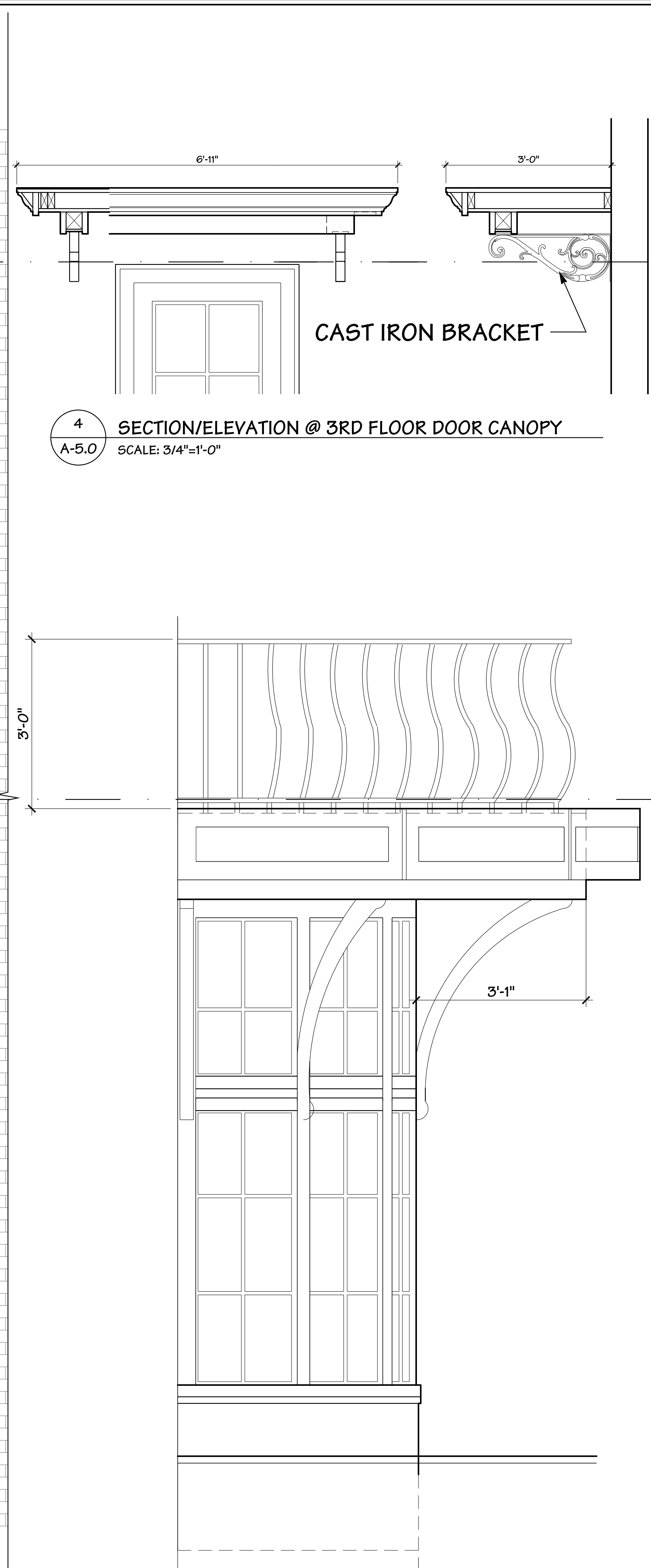
METAL RAILING

PLANTER

CAST IRON BRACKET

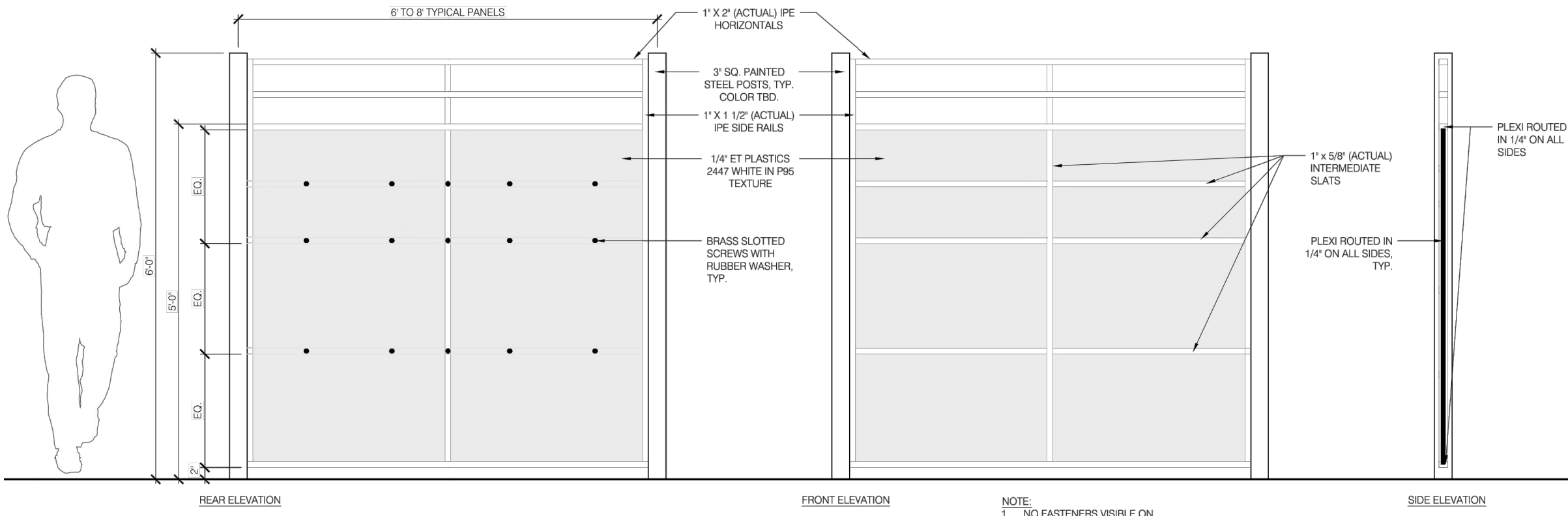


2 FRONT ELEVATION @ REAR BAY
A-5.0 SCALE: 3/4"=1'-0"

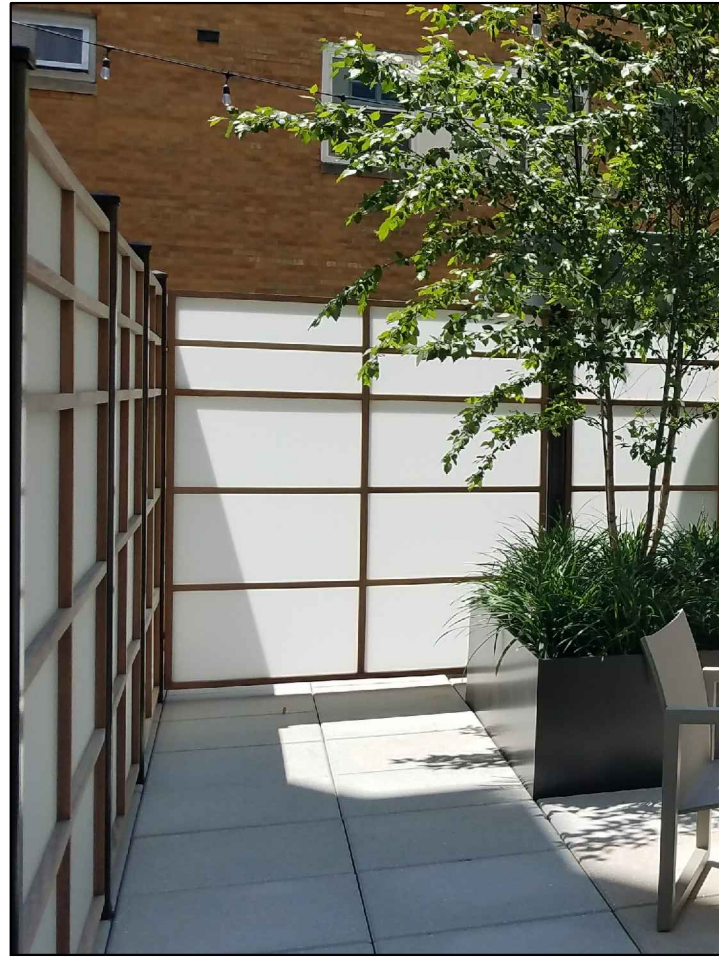


1 SIDE ELEVATION @ REAR BAY
A-5.0 SCALE: 3/4"=1'-0"

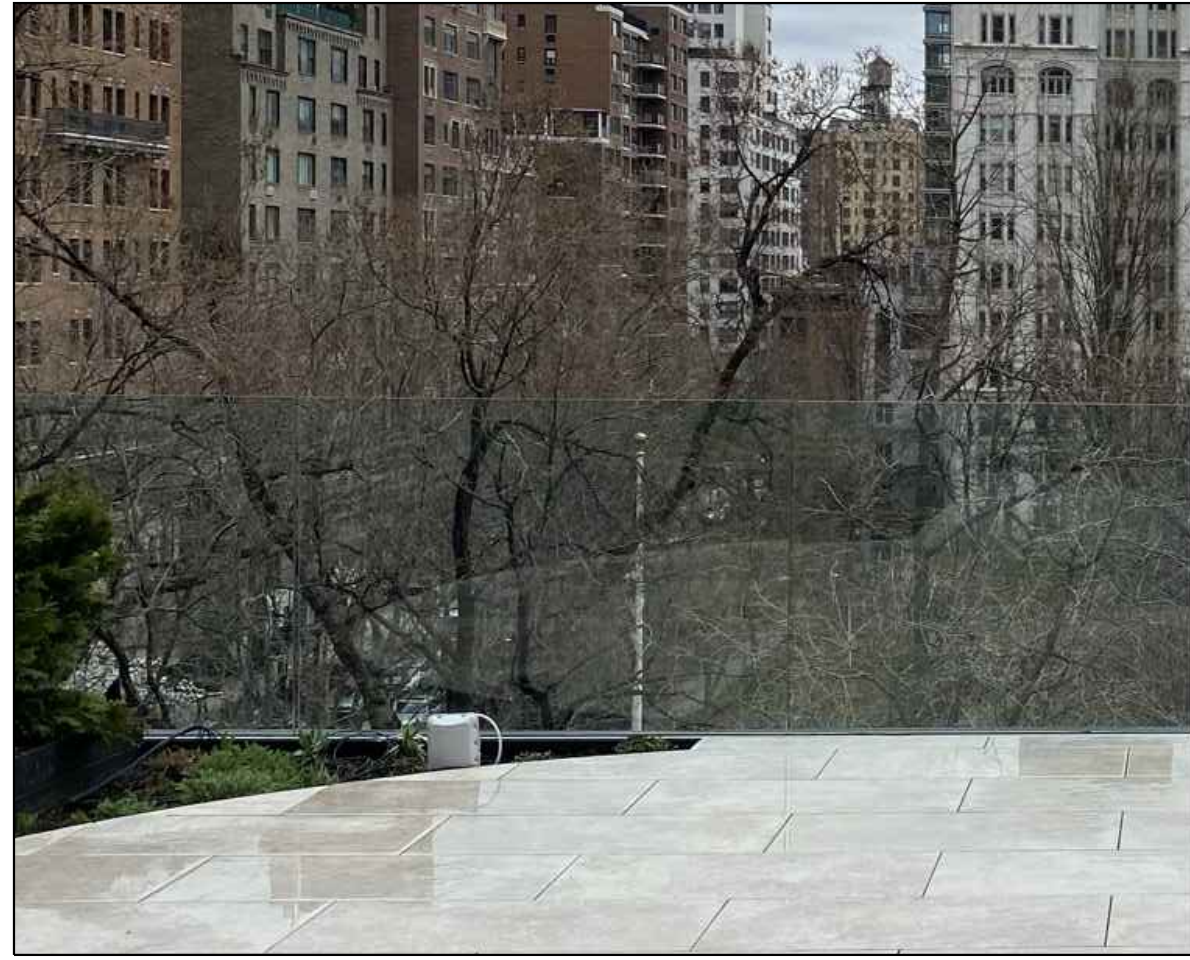
4 SECTION/ELEVATION @ 3RD FLOOR DOOR CANOPY
A-5.0 SCALE: 3/4"=1'-0"



13 PROPOSED SHOJI SCREEN RAILING DETAIL
A-5.1



12 PROPOSED SHOJI SCREEN RAILING
SAMPLE IMAGE
A-5.1

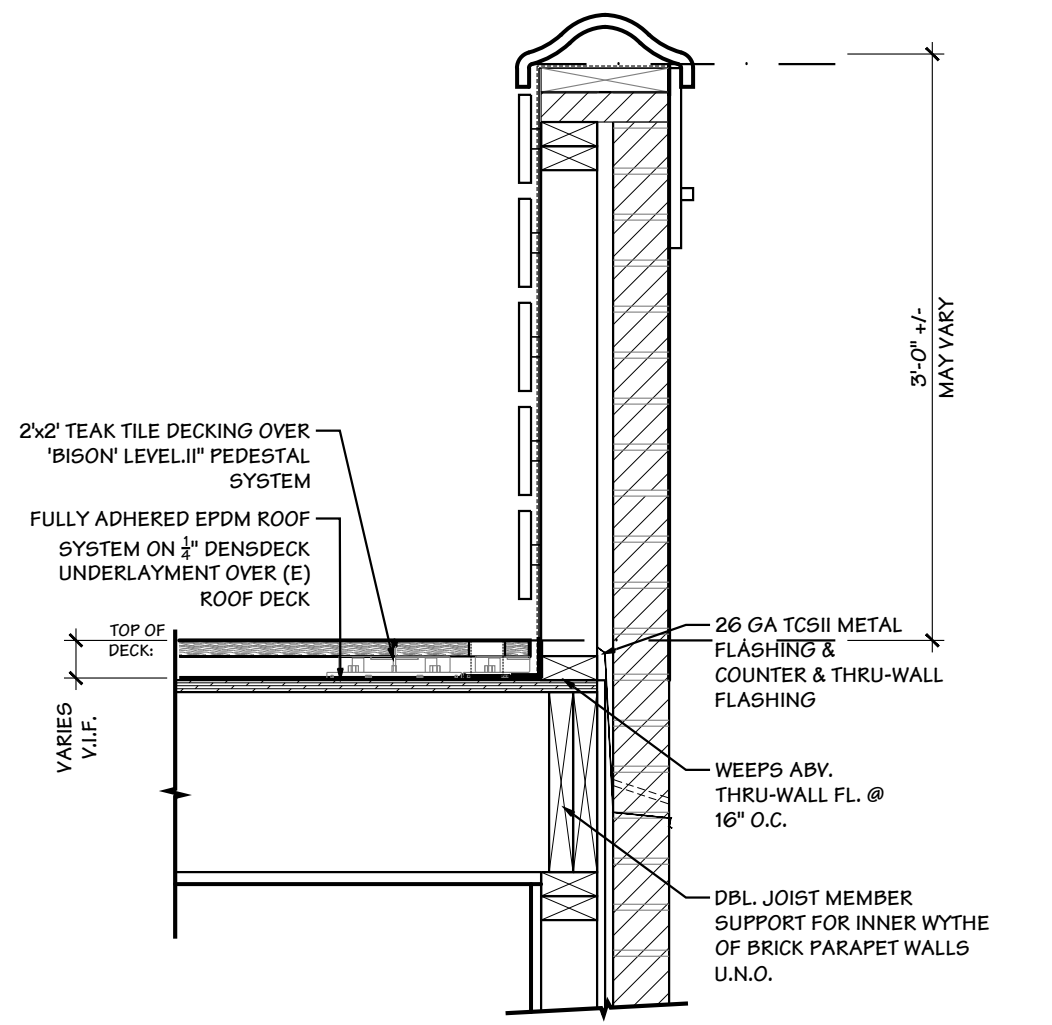


11 PROPOSED GLASS RAILING SAMPLE IMAGE
A-5.1

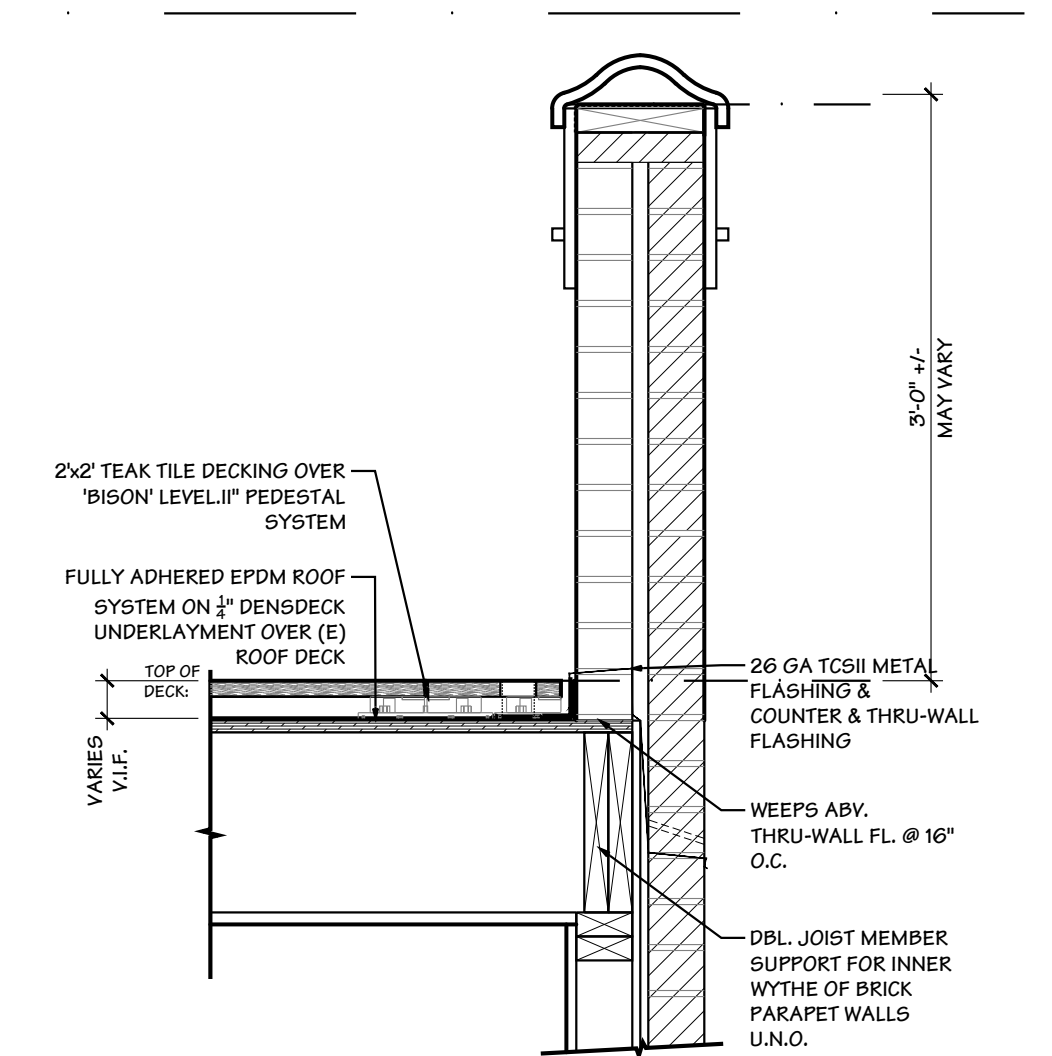


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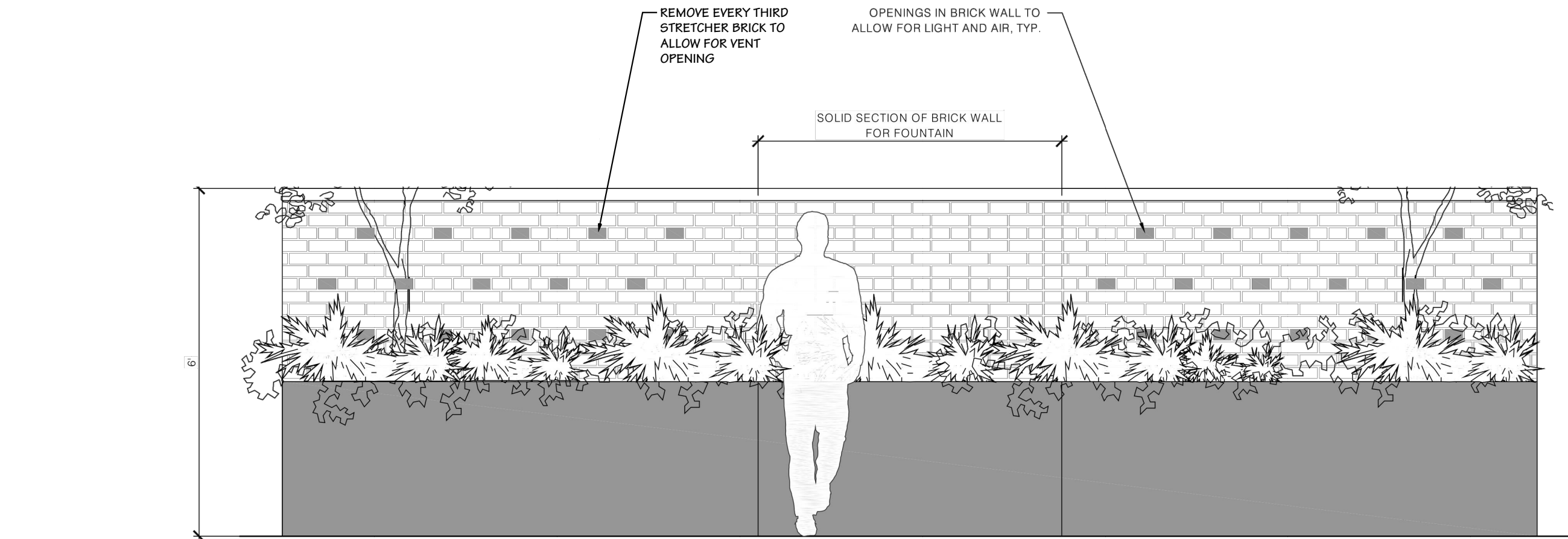
10 PROPOSED PARAPET CAP SPEC
A-5.1



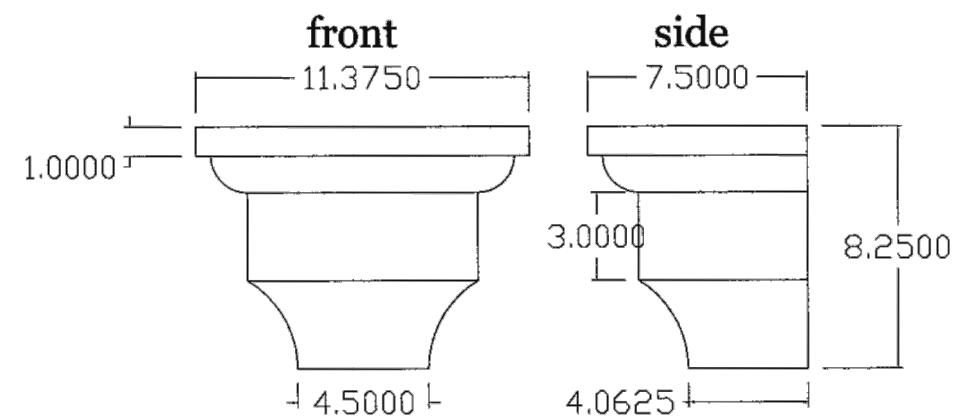
7 PARAPET DETAIL W/ WOOD INT. FINISH
A-5.1 SCALE: 1"=1'-0"



1 PARAPET DETAIL W/ BRICK INT. FINISH
A-5.1 SCALE: 1"=1'-0"



9 PROPOSED REAR TERRACE WALL WITH
EXAMPLE IMAGE
A-5.1



federal conductor head

METAL:	COPPER	GALVANIZED STEEL
3"	✓	✓
4"	✓	✓

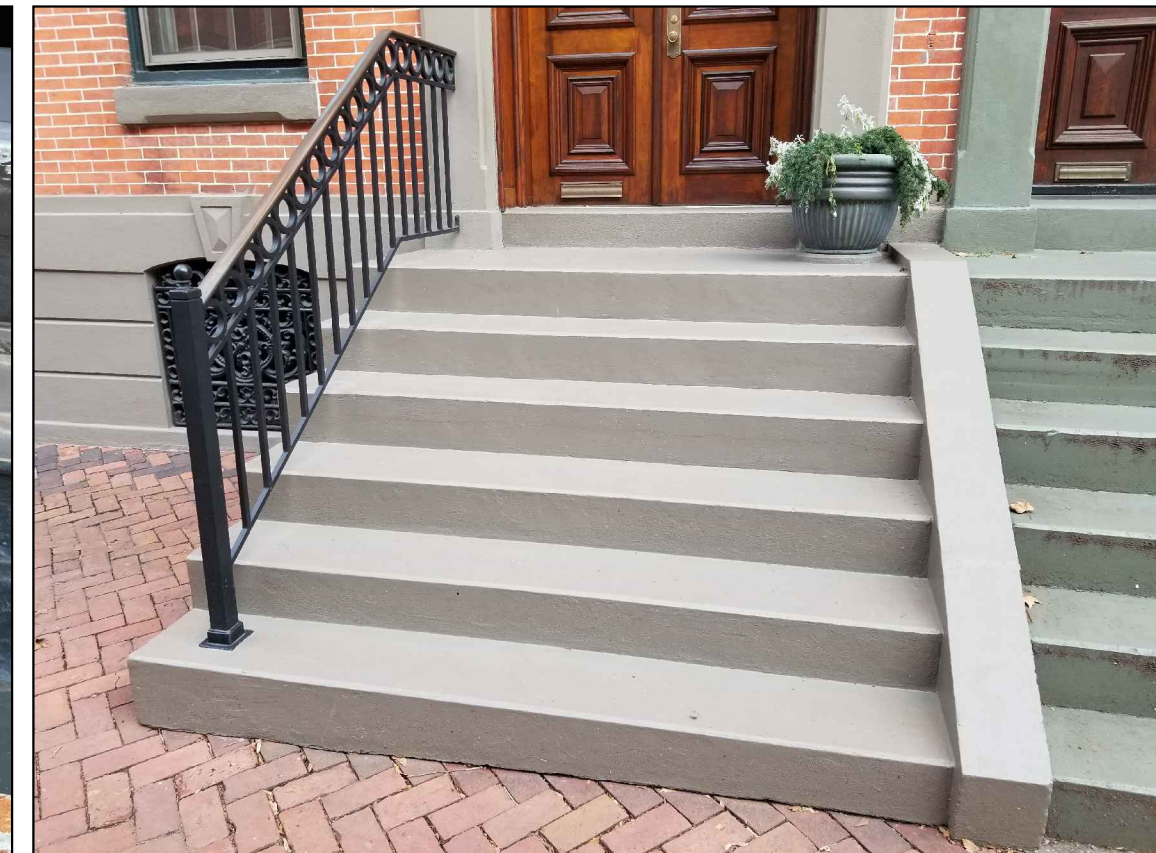
6 PROPOSED RAIN GUTTER
HEAD SPEC
A-5.1



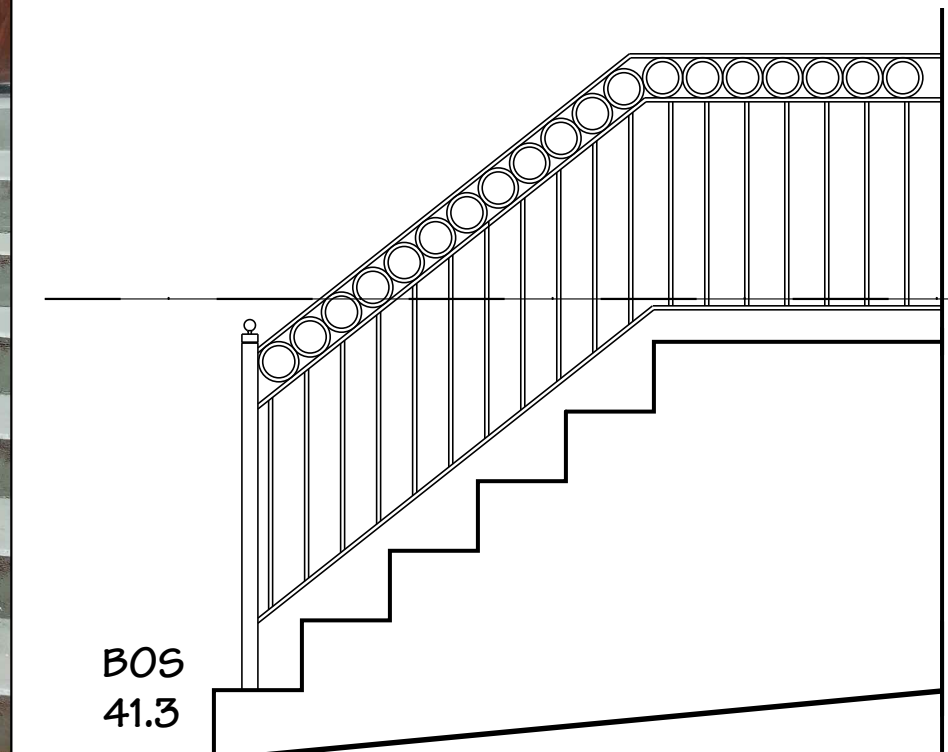
5 PROPOSED FLOWER BOX
SAMPLE IMAGE
A-5.1



4 EXISTING WINDOW TRIM - PHOTO
A-5.1 DATE: AUG 2022



3 EXISTING STOOP RAILING - PHOTO
A-5.1 DATE: JAN 2022



2 EXISTING STOOP RAILING
A-5.1 SCALE: 1/2"=1'-0"



TYPE C



TYPE B



TYPE A

8 PROPOSED OUTDOOR WALL SCONCE IMAGES
A-5.1