

**ADDRESS: 1706 DELANCEY PL**

Proposal: Legalize marble veneer and doorway replacement

Review Requested: Final Approval

Owner: Sasha Coviello

Applicant: Stephen Mileto, Qb3, LLC

History: 1850

Individual Designation: None

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

Staff Contact: Kim Chantry, kim.chantry@phila.gov

**OVERVIEW:** This application proposes to legalize façade alterations made to the building at 1706 Delancey Place, which exceeded approved building permits. These alterations included installation of marble veneer over brick at the first floor, and removal and replacement of the historic door frame and transom. The six-panel door itself was likely not original but was an appropriate panel configuration for the building. The Department of Licenses and Inspections issued a violation for the unpermitted alterations at the Historical Commission's request in September 2023, after Commission staff received a complaint from a neighbor.

Work approved through the review of building permit applications between 2020 and 2022 included window replacement and a rear addition and rooftop pilot house. That scope is not part of this legalization application. The work included in this application is solely the marble veneer and front doorway alterations. The marble veneer was installed over an altered area of the front facade, which was cut down for a below-grade entrance prior to historic designation. The historic doorway that was removed matched the adjacent one at 1708 Delancey Place. The historic transom bar and associated trim at the top of the opening was removed from the historic door frame and a new, taller door was installed.

**SCOPE OF WORK:**

- Legalize marble veneer installation and doorway replacement.

**STANDARDS FOR REVIEW:**

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

- *Standard 2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.*
  - The removal of the historic doorway and replacement with a new door and frame which does not replicate the historic appearance fails to satisfy Standard 2.
  - The installation of marble veneer to the height of the first-floor windowsill creates an unusual spatial relationship not typically found on a historic building. However, the brick area being covered is a later alteration to the building.
- *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, physical, or pictorial evidence.*
  - The new door and specifically doorway including frame and transom do not match the old in appearance.

**STAFF RECOMMENDATION:** Denial of the legalization of the marble veneer and door replacement, pursuant to Standards 2 and 6.



*Figure 1. Matching entrances at 1706 (left) and 1708 Delancey Place prior to removal of door frame at 1706 Delancey Place.*



Figure 2. November 2022, with approved windows installed but no water table or doorway alterations.



Figure 3. September 2023, work in progress.





*Figure 4. Marble veneer during installation.*





Figure 5. Marble veneer during installation.





Figure 6. October 2023, work in progress.



architecture  
graphic design  
product design

Qb<sup>3</sup>, LLC  
2401 Grays Ferry Ave.  
Philadelphia PA 19146  
qb3design.com

Project: 1706 Delancey Street \_ Philadelphia, PA 19103  
Application for Legalization

Date: 07 November 2023

Owner: Sasha Coviello  
sashacoviello@gmail.com

Architect: Qb3,LLC\_Kevin Angstadt RA  
kevin@qb3design.com

Contact: Stephen Mileto, Partner  
stephen@qb3design.com

Schedule of Documents:

- 01 Cover Letter
- 02 L+I Violation Letter
- 02 Existing Photos\_Pre-construction
- 03 Construction Photos
- 04 PHC submission\_dated 05/03/2019\_previous Architect\_IDA Design Build
- 05 A5 Elevations\_PHC submission for legalization of work\_dated 11/07/2023\_Architect Qb3, LLC
- 06 Letter of Support from 1704 Delancey Street

Project Brief:

1706 Delancey Street is an existing 4-story structure with basement (2 family dwelling) that includes approximately 3,200 sq.ft of renovation and addition work. Building Permits were granted by the City of Philadelphia on 6/29/2020 for interior alterations and new addition in the rear. Permits to replace windows were granted by the City of Philadelphia in February of 2022.

Qb3 also work with the Philadelphia Historic Commission on the placement of HVAC equipment on the roof of the addition to limit sightlines of equipment from Delancey Street. Correspondence for this work with PHC was in March of 2021. At that time Qb3 submitted a preliminary sketch of our proposal for the front façade to the staff of PHC but did not do so officially through the Eclipse System. We did not follow through with an amendment of the building permit to include change in water table stone or the new proposed front door.

As the building exists, there is a single and double wythe brick overlay wall from the basement to the first floor window sill. We presume this work was completed when the basement stair and



basement door were added to the façade along with the large window assembly on the first floor. The overlay wall and the structural reparations were completed in a shoddy manner and are aging poorly and the brick and joints do not match the original brick above. Also, the brick overlay wall is 1-2" out of plumb and was not built square to the façade.

We are proposing a 1 1/4" sandblasted marble water table extended from the basement to the sill line of the first floor windows. The stone will be installed with clips as a means of installing the stone straight, square and plumb relative to the existing brick. The end conditions of the new marble water table will be mitered and returned to the existing brick façade and capped with a similar sandblasted marble sill stone.

The marble was selected to be in keeping with the water table materiality of the houses on the block. We are also proposing a larger 4-panel door front door to be more appropriately scaled to the large existing window opening of the first floor which is unique to this structure and unlike the other homes on the block.



# ✕ Violation Notice and Order to Correct

L&I File Number: CF-2023-101615

**RESPONSIBLE PARTY**

QB 3 LLC  
2401 Grays Ferry Avenue  
Philadelphia, Pennsylvania 19146

V1



**DISTRICT OFFICE**

Construction Services Central West  
District  
SUITE 502  
2401 Walnut St  
Philadelphia, PA 19103  
215-685-3789  
Construction.CentralWest@phila.gov

**PROPERTY IN VIOLATION**

1706 DELANCEY PL, Philadelphia, PA 19103-6824

**DATE OF NOTICE**

09/30/2023

On 09/29/2023 the Department of Licenses and Inspections inspected/investigated the property in violation and found the following condition(s) or activity which violate the Philadelphia Code. Based on these the property is deemed:

### IN VIOLATION

The property will remain in this status until all the violations below are corrected and the Department of Licenses and Inspections has verified the corrective action. You are the person responsible for the correction of these violations.

Any permit or license obtained to comply a violation of working without or in excess of a permit or a license will result in an additional inspection fee equal to the cost of the permit or license. (Phila. Code § A-901.13)

**YOU ARE ORDERED TO MAKE THE NECESSARY REPAIRS AND/OR TAKE THE NECESSARY ACTION(S) TO CORRECT THE CITED CONDITIONS PRIOR TO 11/03/2023**

**VIOLATIONS**

PHILA. CODE §	PHILA. CODE LANGUAGE	CONDITION IN VIOLATION	LOCATION	FINE AMOUNT
A-302.10/3	The work authorized by the specified approved permit has progressed beyond the original scope and approval. An amended or new building permit is required to comply this violation.	The property at 1706 Delancey Place is designated as historic and listed on the Philadelphia Register of Historic Places. A stone veneer and a new front door have been recently been installed on the front facade of the building. This work exceeds the previously-permitted work for the property	EXTERIOR-FRONT	\$300.00



# ✘ Violation Notice and Order to Correct

L&I File Number: CF-2023-101615



Failure to timely correct the violations listed above by or before the correction date listed above will result in the stated fine amount being imposed against you. The fines will be imposed on a per day basis for each violation that remains uncorrected AFTER the stated correction date. Phila. Code § A-601. If you timely correct each violation by the stated correction date, no fines will be due.

In addition to the fines listed above, failure to timely correct the violations will result in you being charged:

- Labor and material costs for any work performed by the City, such as a demolition; sealing of windows or doors; clearing of weeds, trash or debris; relocation expenses for removing occupants, costs associated with cease operations orders. Such costs are subject to an additional administrative fee of 21% (Phila. Code § A-503);
- An additional \$100 fee for repeat abatement work (Phila. Code § A-503.2); and
- Reinspection fees as follows: \$100 for the third inspection, \$200 for the fourth inspection, and \$350 for any additional inspections (Phila. Code § A-901.12.2).



YOU HAVE THE RIGHT TO APPEAL THIS NOTICE. YOUR APPEAL MUST BE FILED BY 10/30/2023.

IF YOU DO NOT TIMELY FILE AN APPEAL THEN YOU WAIVE YOUR RIGHT TO LATER CHALLENGE ANY PART OF THIS NOTICE. This includes waiving your right to argue: whether the violations existed, whether you were responsible to correct the violations, whether you had enough time to correct the violations, whether the City should have abated the violations, and whether the City can impose fines, fees, or costs against you.

For more information on filing an appeal and/or to obtain the approved form visit the appeals section of the Department of Licenses and Inspections website at [www.phila.gov/li](http://www.phila.gov/li) or the Boards Administration Unit, 11th Floor Municipal Services Building, 1401 J.F.K. Blvd., Philadelphia PA.

Appeals of the Technical Codes, such as the Zoning Code and/or Fire Code, need to be submitted to the appropriate Technical Appeal Board such as the Zoning Board of Adjustment and/or the Board of Safety and Fire Prevention. For additional information call 215-686-8686.

IF YOU HAVE ANY LEGAL QUESTIONS YOU SHOULD CONSULT WITH AN ATTORNEY.

If you do not have an attorney, you can contact the Philadelphia Bar Association Referral and Information Line at 215-238-6333 to have an attorney referred to you. You can also find a list of legal aid service providers at <http://palegalaid.net/legal-aid-providers-in-pa>.



The Philadelphia Code may be found online for free at [www.phila.gov](http://www.phila.gov) under "Open government."

If you have any questions regarding this notice or would like to schedule a re-inspection, please contact: GIOVANNI CAPUTO [GIOVANNI.CAPUTO@phila.gov](mailto:GIOVANNI.CAPUTO@phila.gov) or the district office noted above.

ATTENTION: This is an important notice! For information in your language, call 215-686-8686

ATENCIÓN: ¡Este es un aviso importante! Para recibir información en su idioma, llame al 215-686-8686

注意: 这是重要通知! 如果您需要以您的语言获得此信息, 请致电 215-686-8686

CHÚ Ý: Đây là thông báo quan trọng! Nếu bạn cần thư này bằng ngôn ngữ khác, vui lòng gọi 215-686-8686

주의: 중요 통지입니다! 이 서신을 귀하의 언어로 받고 싶으시면 215-686-8686번으로 전화하시기 바랍니다

توجہ فرمائیں: یہ ایک ضروری اطلاع نامہ ہے! ترجمے کی خدمات کے لیے 215-686-8686 پر کال کریں

ATTENTION : Cet avis est important ! Si vous avez besoin de cet avis dans une autre langue, appelez le 215-686-8686





































Qb

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Project:  
 PRIVATE RESIDENCE  
 1706 Delancey Street  
 PHILADELPHIA, PA  
 19103

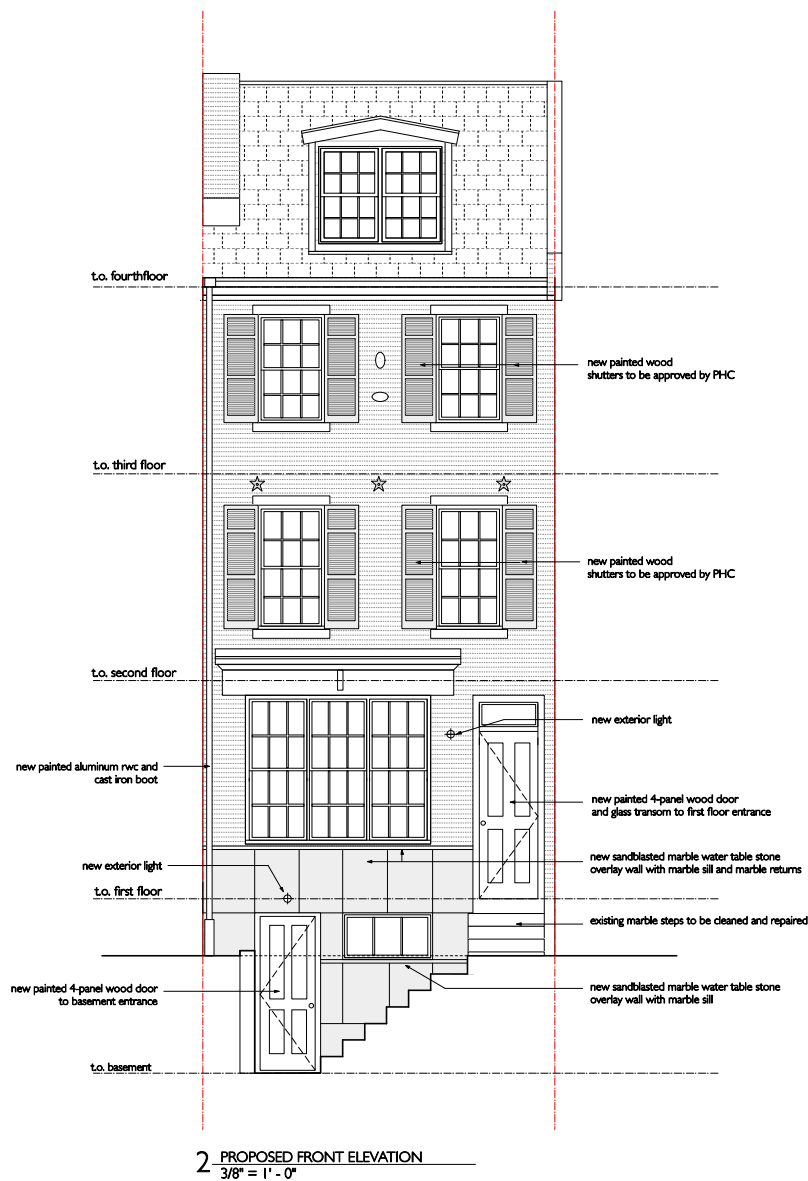
Drawing:  
 31 MARCH 2020

Revisions:  
 01 NOVEMBER 2023

PERMIT  
 SET  
 for construction

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November 2, 2023

Edward & Erin O'Connor  
1704 Delancey Place  
Philadelphia PA 19103

Dear Philadelphia Historic Commission,

We are writing to you as the property owners and sole residents at 1704 Delancey Place, Philadelphia PA 19103 regarding the facade construction on the neighboring house at 1706 Delancey Place. We are aware that the work has been halted pending a review by you. We take pride in the historic value of our neighborhood and are grateful for the work that you do.

We have reviewed the proposed drawings and have no objection to any work that has been planned or has already been completed. In fact, we welcome the improvements. It is our opinion, as property owners directly effected by this construction, that the improved facade has significantly cured what was the only eyesore on our end of the block. Now that 1706 matches the marble on the lower part of our own house it fits in far better than the brick that is behind. That brick clearly did not match either of our houses and we are happy to see this improvement. Additionally the configuration of their new door and window above is a match to ours as well as the rest of the windows that were replaced.

We hope that you allow them to finish as the modern brick remains visible until the work is complete. Please feel free to contact us if there is any other way we can support the expeditious completion of this construction as it has been ongoing since we purchased our house and would love to see it finished.

Thank you for your consideration,

Edward O'Connor

A handwritten signature in black ink, appearing to read 'Edward O'Connor', written in a cursive style.

Erin O'Connor

A handwritten signature in black ink, appearing to read 'Erin O'Connor', written in a cursive style.