

1706 Delancey Place 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 worked with the Philadelphia Historic Commission on the placement of HVAC equipment on the roof of the addition to limit sight-lines 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. Comment from the staff was “We think the proposed front work that you sent over is just fine”. 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.

The facade of 1706 Delancey is not typical of the others on the block. In fact, the facades are very unique and diverse and reflect various programs and change over time. 1706, in particular, has a first floor masonry window opening that is nearly 9’ wide x 7’ high in lieu of the typical 2 window openings and an entry door. There is also an existing basement stair well that serves as an entry to the basement apartment.

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. From what we can tell, the overlay wall was added to cover the structural steel that was used to create the opening to the basement. The overlay wall and the structural reparations were completed in a shoddy manner and are aging poorly. Also, the bricks and joint sizes do not match the original brick above.

We are proposing a 1” sandblasted marble water table extended from the basement to the sill line of the first floor windows. Marble was honed and sandblasted so that it will age quicker and develop a patina at an increased rate. 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 historic 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.

1706 Delancey Place Philadelphia PA 19103— Façade Legalization



Diversity among the facade materials on the 1700 block of Delancey.

- Brick
- Marble
- Stone
- Stucco
- Wood

Majority have marble or stone water tables. None other than 1706 have brick from the 1950's



Examples of various types of stone water tables and door configurations on the 1700 block of Delancey



1701 Delancey



1700 Delancey (Painted Stone)



1704 Delancey



1714 Delancey



1720 Delancey



1722 Delancey (Painted Stone)



1724 Delancey



1726 Delancey



1728 Delancey



1730 Delancey (Dirty Stone)



1700 Delancey (Painted Stone)



New Construction North Side



1704 & 1706 Delancey



1722 & 1724 Delancey



1720 Delancey

Laura DiPasquale opened the Architectural Review with: **“The 6 panel door itself was likely not original.”** — I thank her for acknowledging this fact.

We are attempting to remedy the the desecration of the historic character inflicted in the 1950’s when 1706 Delancey Place was converted to a duplex and existed as a neighborhood plumbing supply shop.

There are variations of both 4 and 6 panel doors on the 1700 block. Many examples of four panel door can be found all over the neighborhood including on the neighbors house at 1720 Delancey pictured left.

The departure from the old door helps to better fit the scale of the first floor window and other features that we are unable to change due to structural limitations.

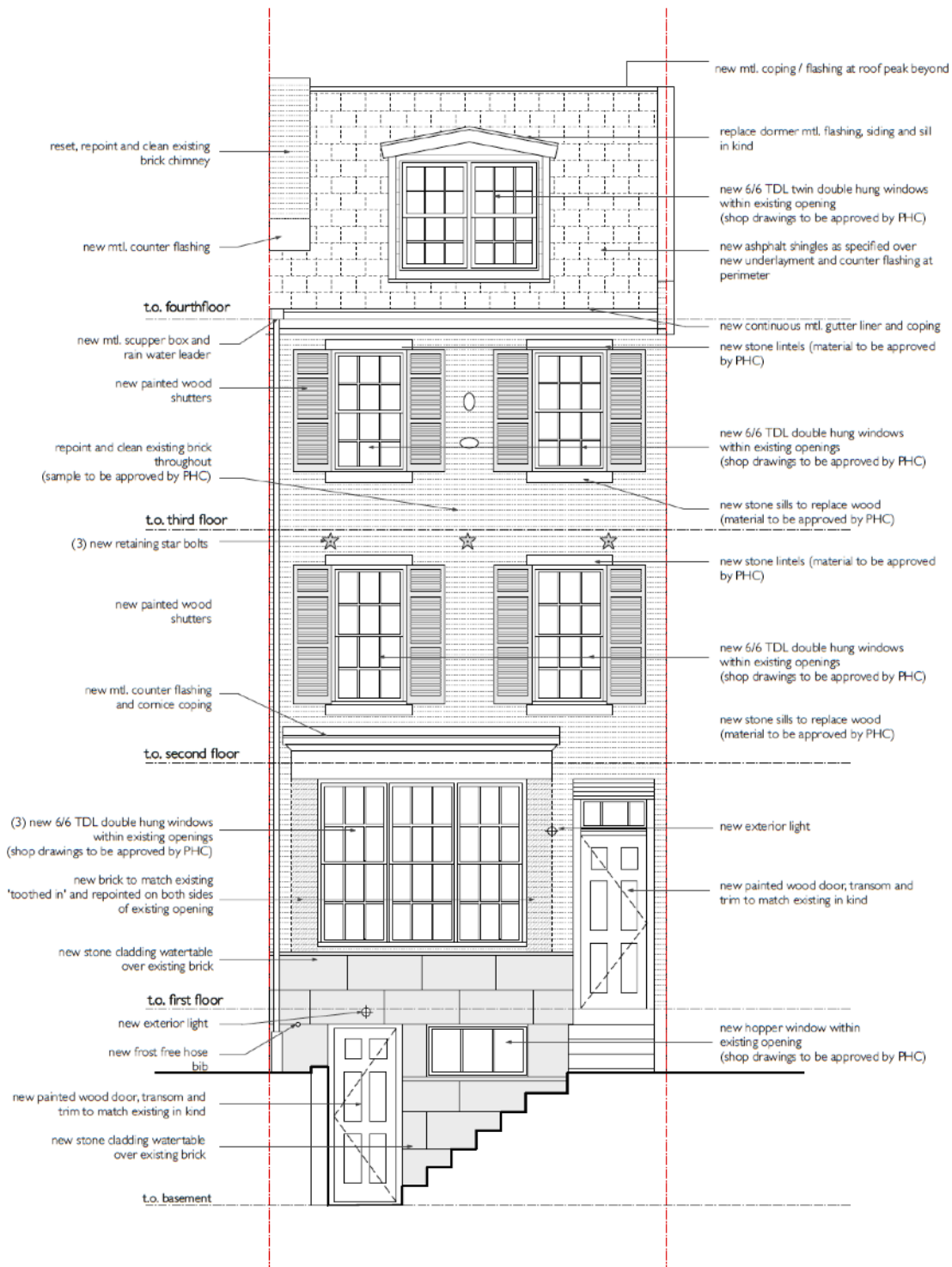
The “old” door as referred to in **Standard 2 & Standard 6** is neither original or adding to the “Historic character of a property” as standards require. Quite the opposite. It looks as if it was “updated” in the 1950’s along with the other changes to the facade.

The new door and transom configuration was designed to replicate the historically preserved properties on the block namely: 1704 Delancey, 1720 Delancey & 1722 Delancey, among many others in the neighborhood.

The new door and transom better “replicates the historic appearance” of doors on the block and removes the 1950’s slats that were applied over the opening in order to install and hide wiring for a light.

I would be happy to instal a stone lintel to match the referenced neighbors on my block if that would please the commission.

Original Drawing for Marble Water Table



2 PROPOSED FRONT ELEVATION
3/8" = 1' - 0"

3

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Project:

PRIVATE RESIDENCE
1706 Delancey Street
PHILADELPHIA, PA
19103

Drawing:
31 MARCH 2020

Revisions:
11 November 2020
22 January 2021
04 March 2021

permit
set

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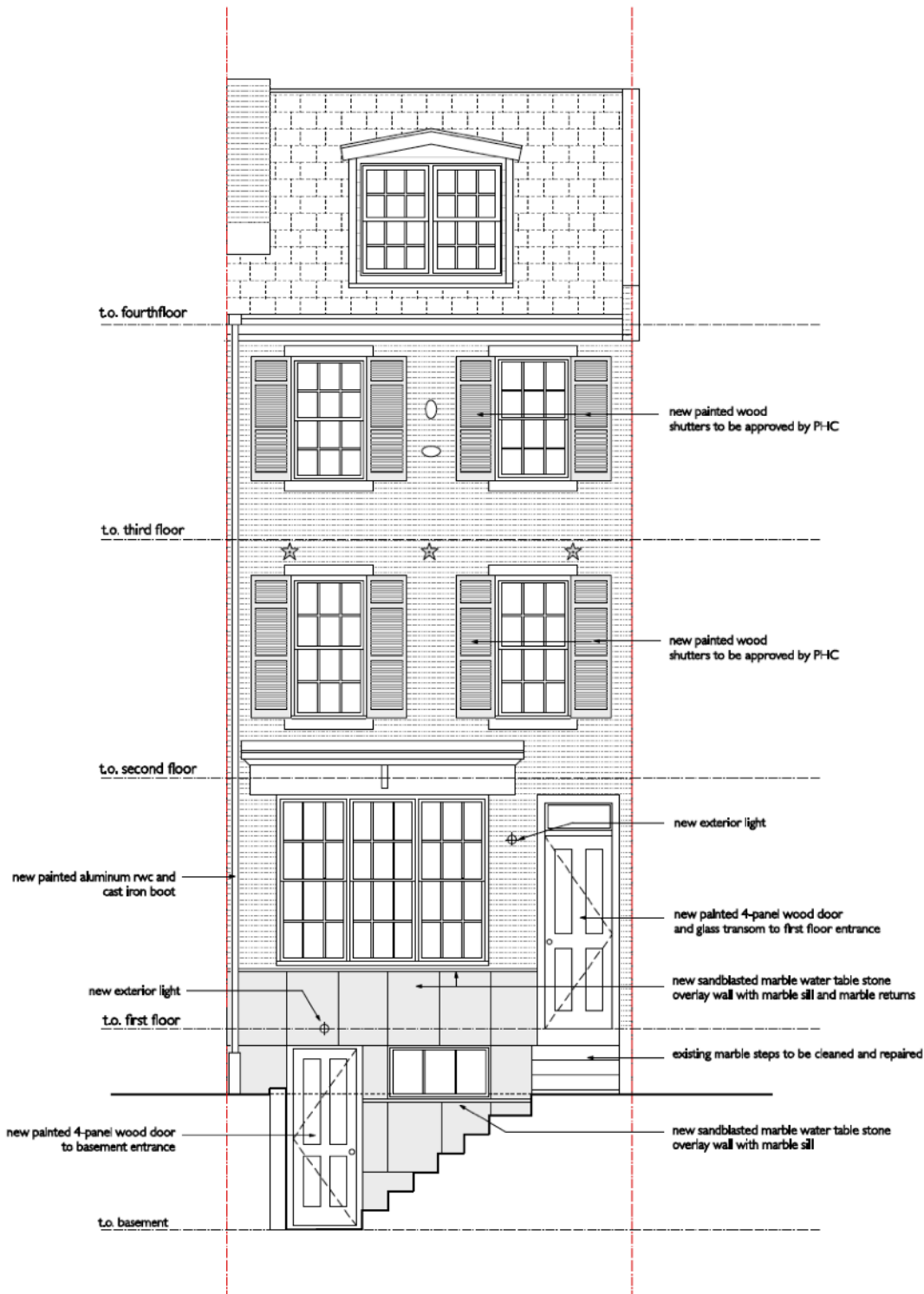


View of 1950's brick should marble be removed — Size & color of brick is different & width of joints is double compared to historic brick above.



Exploration of brick and basement window opening (RIGHT) revealed that brick is interconnected with a rubble foundation and supporting steel that was installed when the house was converted to a duplex. Contractors deemed it unsafe to remove.

Updated Drawing for legalization



2 PROPOSED FRONT ELEVATION
3/8" = 1' - 0"

3

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**PERMIT
SET**
for construction

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- Current status photos
 - Matching marble capstone proposed to be installed.
- Mortar not applied**



John Cluver made some very helpful and constructive comments at the architectural committee meeting where he cited the lower marble water table on the immediate neighbor 1704 and many others on the block. Which I have documented on the following page.

He said in part:

If you were to look at the neighbor to the left as a model I could start to see an argument for that — that it is a reconstruction that's based on historical precedent of a very similar building next door.

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.

November 29, 2023

The Banyan Family Ltd. Partnership
1708 Delancey Pl.
Philadelphia, PA 19103

To the Philadelphia Historic Commission:

We are writing as the owners of 1708 Delancey and yearslong neighbors of Sasha Covello, regarding the façade construction at his residence, 1706 Delancey. We understand that work has been halted, pending further review. We take pride in the historic value and character of our neighborhood—and of Philadelphia at large—and are thankful for and support the efforts the Historic Commission has made to preserve the history of Philadelphia where other cities have allowed haphazard modernization and new construction to occur.

We have reviewed the proposed drawings and we do not object to work on the façade that has been planned or already completed. Sasha has been a respectful, helpful neighbor to us and has demonstrated pride in and care for his property, including his most recent efforts to renovate and update what is admittedly an old home. We do not believe that the façade detracts from the historical nature of the building—we understand it is comprised of marble, a material used in buildings constructed during the founding days of Philadelphia. We support Sasha's efforts to maintain and improve his home.

We hope that you allow the completion of the façade, given our neighbor's underlying intent to improve the home in alignment with historical appearances.

Thank you,



JOANNE YOUNG

Owner of The Banyan Family Ltd. Partnership