

**ADDRESS: 2024 DELANCEY PL**

Proposal: Construct garage; remove rear bay; install windows; stucco rear; construct deck on rear ell

Review Requested: Final Approval

Owner: Bella Projects LLC

Applicant: Jeffrey McMahon, JM DB

History: 1870

Individual Designation: 1/6/1972

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

Staff Contact: Dan Shachar-Krasnoff, [daniel.shachar-krasnoff@phila.gov](mailto:daniel.shachar-krasnoff@phila.gov)

**OVERVIEW:** This application proposes various work to the rear of the building at 2024 Delancey Place, which backs up onto a service alley block of Panama Street. The scope includes construction of a rear garage, removal of a rear bay and solarium, and installation of windows where the bay and solarium have been removed, replacement of the rear ell's sloped roof with a flat roof with deck, and installation of stucco to all exposed brick on the rear of the building. The existing rear bay is clad in siding but may be original as a wood bay appears on an 1895 atlas. The construction of a rear garage would reduce the public visibility of proposed changes to the rear ell.

**SCOPE OF WORK:**

- Construct garage
- Remove rear bay
- Install new windows in rear wall of rear ell
- Install roof deck on rear ell
- Stucco rear masonry

**STANDARDS FOR REVIEW:**

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

- *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.*
  - Removing the two-story bay and installing non-historic windows as well as covering the rear masonry in stucco will alter character-defining features.
  - The roof deck addition on the rear ell is appropriate, provided the historic roof slope is maintained.
  - The removal of the non-historic solarium and construction of a rear garage satisfy Standard 9.

**STAFF RECOMMENDATION:** Denial of the removal of the rear bay and covering the masonry in stucco; approval of the roof deck, provided the pitched rear-ell roof is maintained; and, approval of the removal of the solarium and construction of the garage, with the staff to review details, pursuant to Standard 9.

# Exterior

2024 Delancey

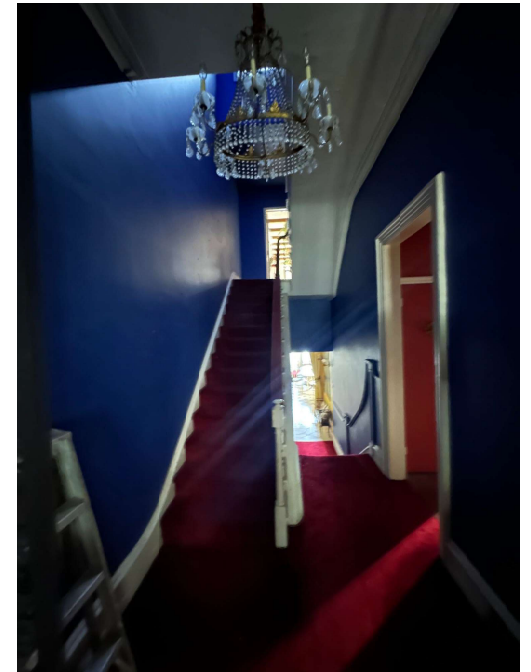
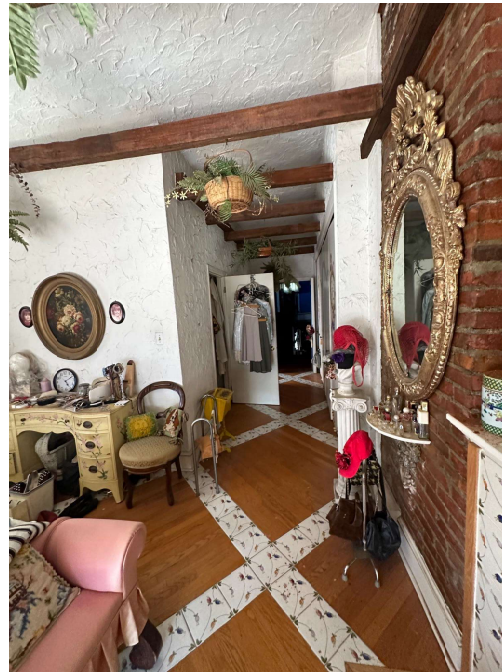
The neighbors are very excited about this home being moved from a multi family to single family residence, to be renovated for the first time in almost a half a century, and they all express strong feelings that open spaces on Panama invite trouble, so garages and closing off dark corners is a good thing,

Here is a slideshow I have put together to propose three things for 2024 Delancey  
all items are on the south side of the building on PANAMA STREET:

- 1) window replacement in rear
- 2) Rear roof deck
- 3) stucco in rear
- 4) Garage in rear

# History

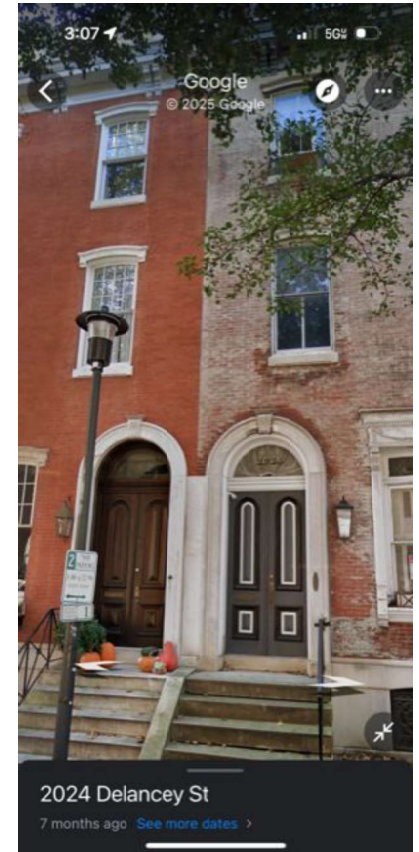
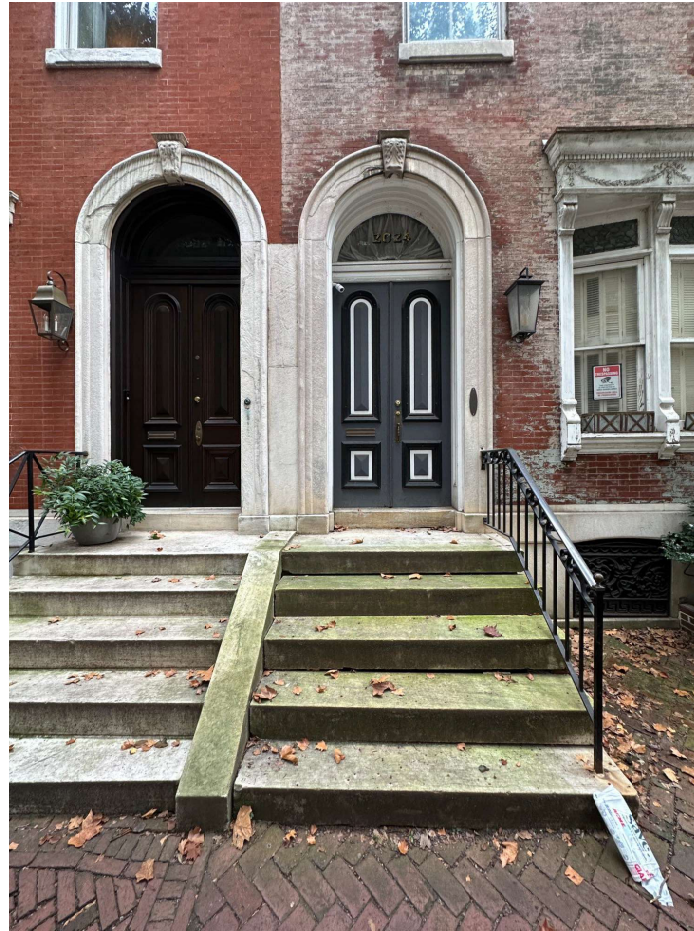
2024 Delancey was owned for 60 or so years by Edna Shaw. When Purchased last year all of her and her families life was frozen in time. Sadly over the years any original details were removed, the building was in major disrepair and many modifications that were made, including the rear bays, were rotting out.





We have already received permission for multiple parts of renovating this building, including replacing broken windows in the front with historical new windows, repointing the entire front facade, repairing and replacing the roof, as well as necessary interior work

## Previous condition



1) South windows (Panama st)

Existing



Proposed



2)Roof Deck (Panama st)



# Panama now

Many homes have rear terraces and decks on roofs and upper floors, including both neighbors which have decks on top of their garages



Existing



Proposed



3) Stucco

Inspiration: 21st block of cypress





Existing



Proposed



4) Garage (Panama st)

# Panama now

2024 is the only house on Delancey that backs onto Panama which doesn't have a rear wall, and almost all have covered parking or garages





# Existing



# Proposed







← 2024 Panama St 🔍 ✕

🔗 Share ✕

**2066 Panama St**  
Philadelphia, Pennsylvania  
📍  
Google Street View  
Oct 2024 See more dates



Google





24 Panama St

Panama St  
Philadelphia, Pennsylvania  
Google Street View  
24 See more dates

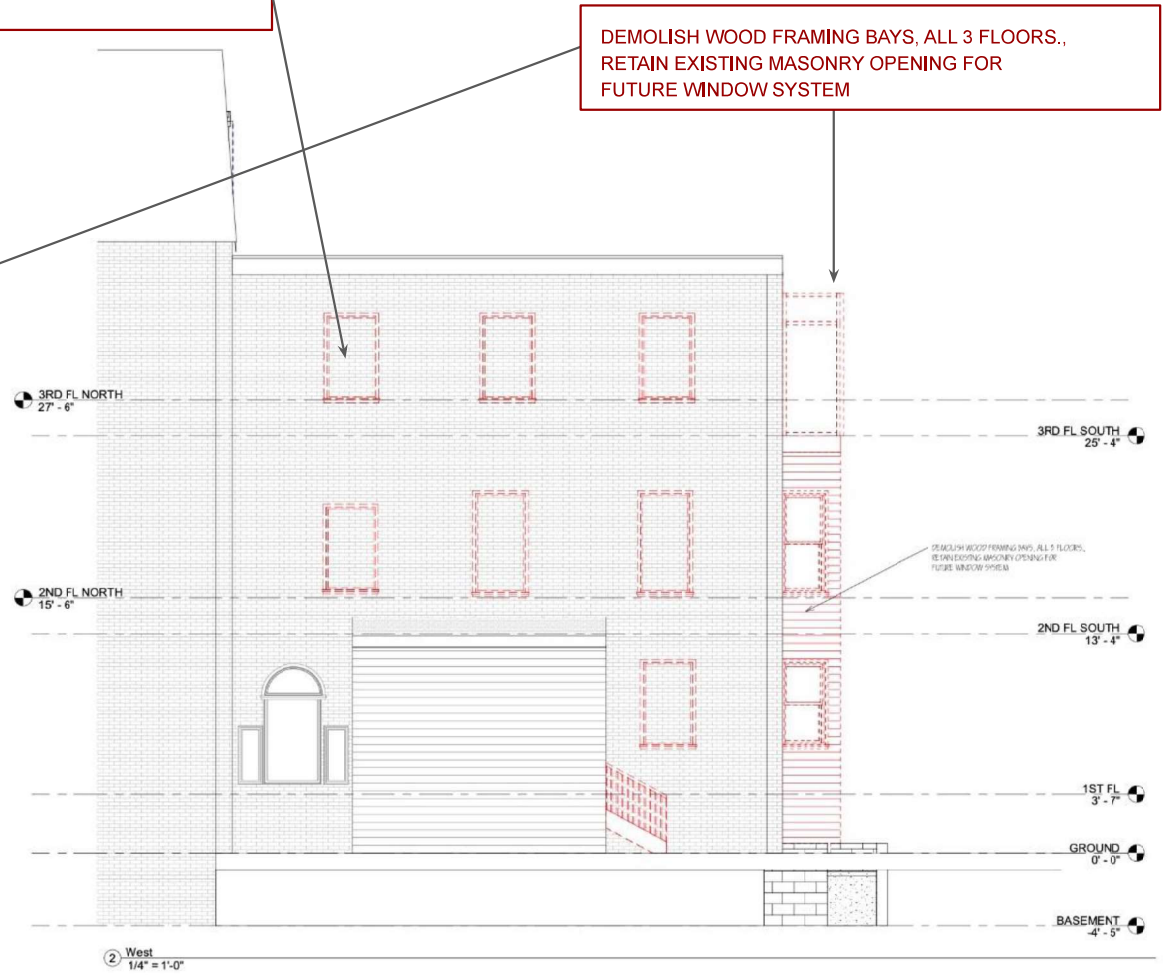
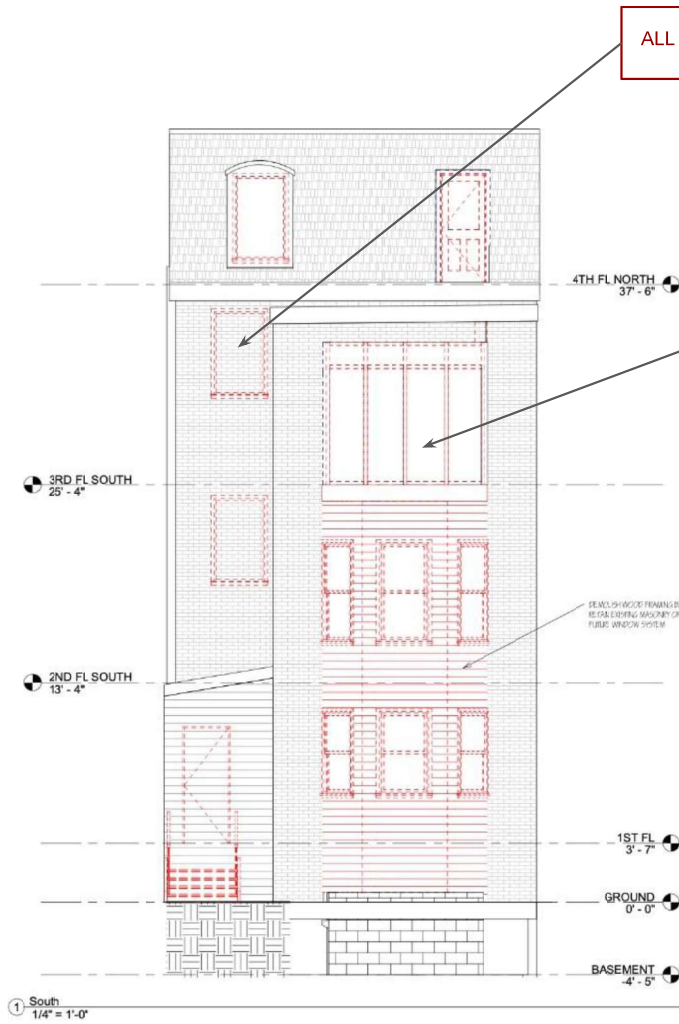
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X

JMIDB  
DESIGN + BUILD  
MICHAEL J. CHOPINICKI R.A.  
PHONE : 846-701-1887  
272 BIRCH ROAD

RESIDENCE  
AMSAI  
COLD

Demolition





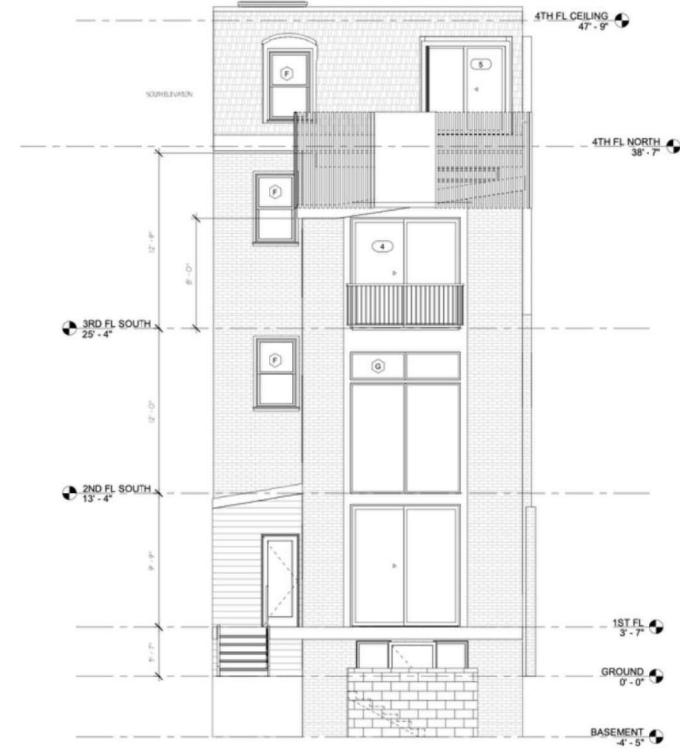
Proposed Elevations for  
items 1) and 2)



③ West  
1/4" = 1'-0"

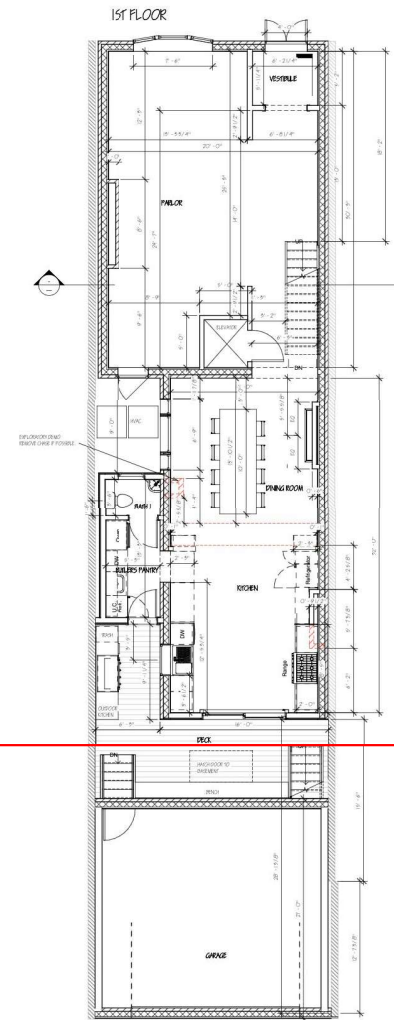
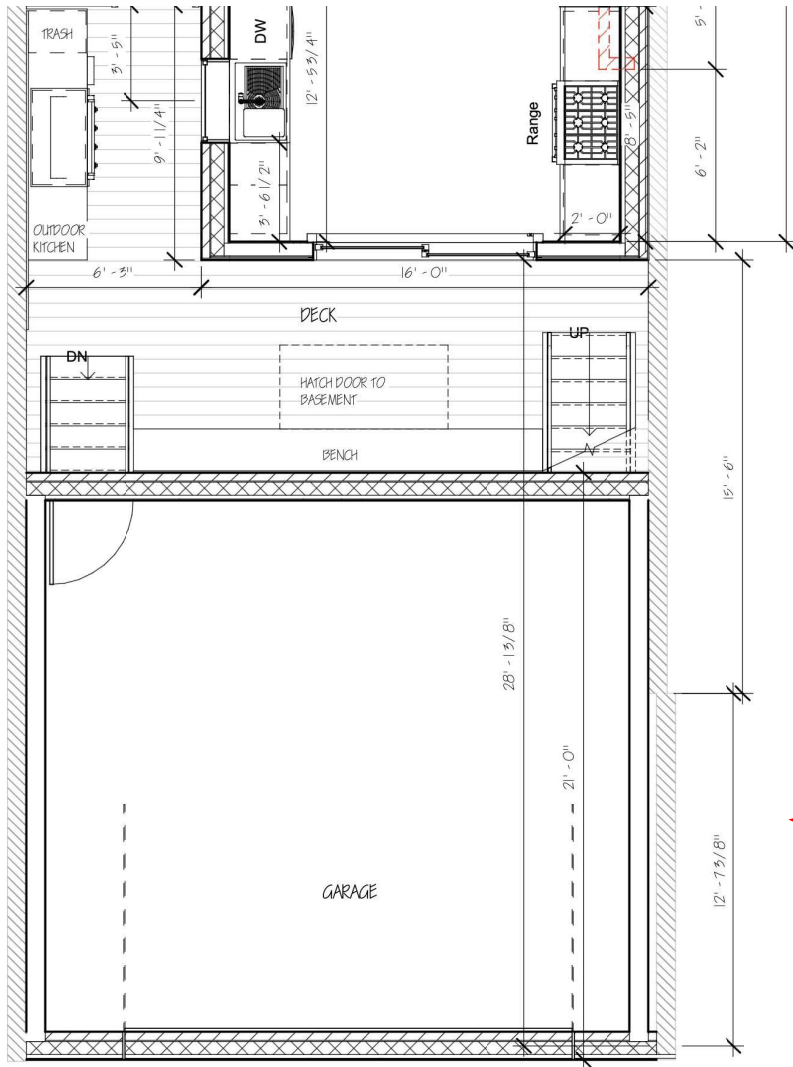
NO.	DESCRIPTION	SIZE	QUANTITY
2	Exterior - Sliding Glass System, Double	8' - 0" x 9' - 0"	1
5	Exterior - Single Full Glass	2' - 0" x 6' - 0"	1
4	Exterior - Sliding Glass System, Double	8' - 0" x 8' - 0"	1
5	Exterior - Sliding Glass System, Double	6' - 0" x 6' - 0"	1

NO.	DESCRIPTION	SIZE	QUANTITY
A	Fixed, Single	5' - 0" x 2' - 0"	5
B	Fixed, Single	5' - 0" x 4' - 0"	1
C	Double-Hung	2' - 6" x 2' - 6"	1
D	Double-Hung	5' - 0" x 6' - 0"	1
E	Double-Hung	5' - 6" x 6' - 0"	5
F	Double-Hung	5' - 0" x 9' - 0"	6
G	Fixed Overhead Glass Enclosure with transom	8' - 0" x 10' - 0"	1



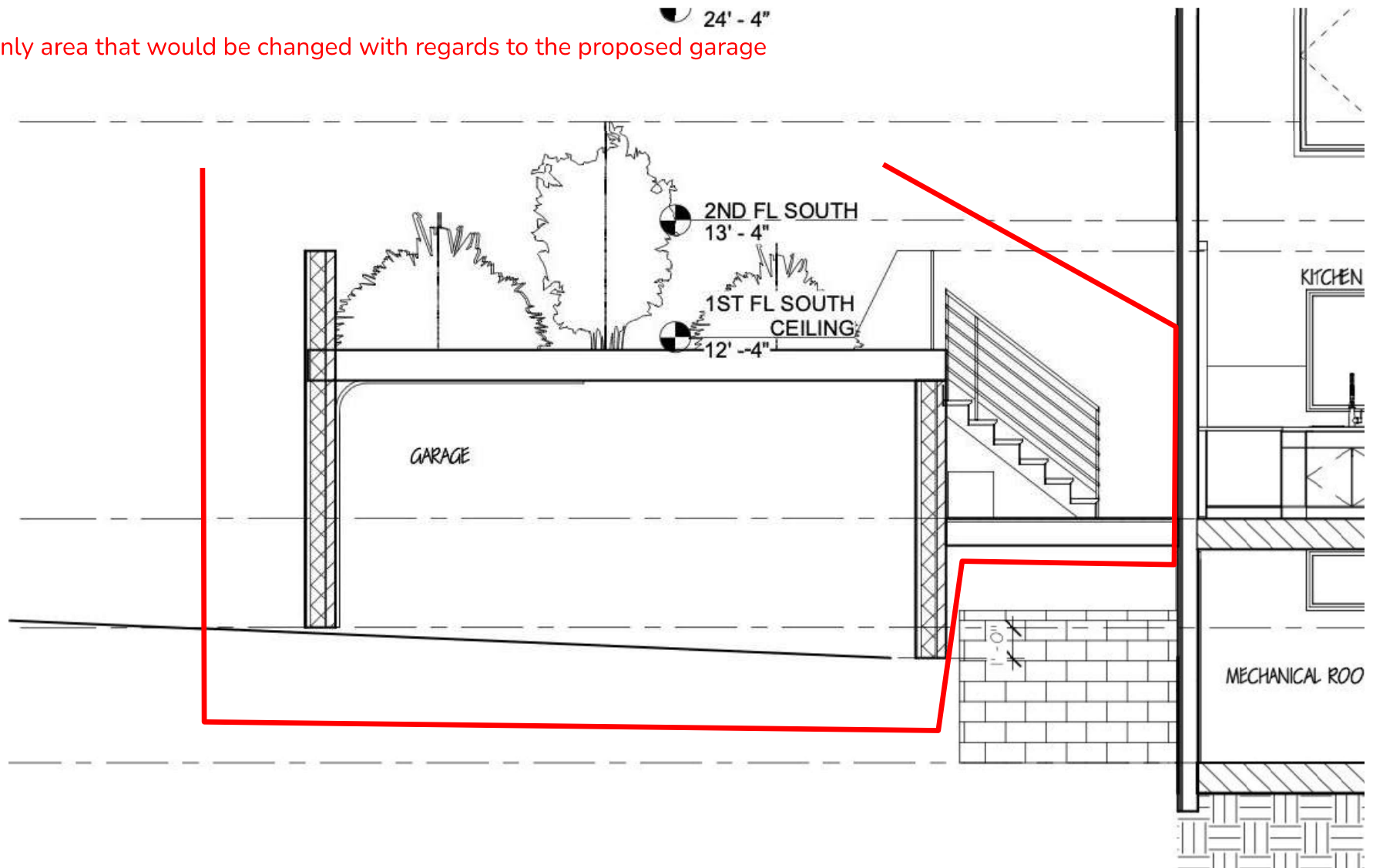
② South  
1/4" = 1'-0"

Proposed Elevations Garage, all of the garage build out is new construction.  
Right now there is only a open area



The only area that would be changed with regards to the proposed garage

The only area that would be changed with regards to the proposed garage



2  
A302

4TH FL S  
37' - 4"

3RD FL S CEILING  
36' - 4"

3RD FL SOUTH  
25' - 4"

2ND FL SOUTH  
CEILING  
24' - 4"

2ND FL SOUTH  
13' - 4"

1ST FL SOUTH  
CEILING  
12' - 4"

GARAGE

MECHANICAL ROOM

KITCHEN

DINING ROOM

DEN

BEDROOM 5

LIBRARY

PARLOR

WINE CELLAR/SAUNA

BEDROOM 2

BEDROOM 4

HALL