

ADDRESS: 1823 DELANCEY PL

Proposal: Insert garage; remove additions; add roofdeck with pilot house

Review Requested: Final Approval

Owner: Patrick Duffy

Applicant: Lauren Thomsen, Lauren Thomsen Design

History: 1856; rear addition 1896

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 several alterations to the rear addition and rear roof at 1823 Delancey Place, a contributing property in the Rittenhouse Fidler Residential Historic District. The existing rear addition may date to an 1896 alteration by Furness & Evans, with the rear copper bay added by 1916 at the latest. The rear of the building is on Cypress Street, a service alley with many garage entrances and visible decks on this block.

SCOPE OF WORK:

- Insert garage entrance at rear
- Remove one-story bump out over man door at rear
- Remove existing non-historic rooftop addition on main block
- Construct rear deck with pilot house on rear addition

STANDARDS FOR REVIEW:

- *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 scope for the rear of the building is compatible with the historic features and environment, satisfying Standard 9.

STAFF RECOMMENDATION: Approval, with the staff to review details, pursuant to Standard 9.

1823 Delancey Street
Schematic Design Presentation

Presented to Philadelphia Historical Commission
02.09.25

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Existing Conditions and Site Context	1	Aerial Views
	2	Historic Maps
	3	Existing Conditions and Context Photographs
Proposed Design	4	Existing and Proposed Axonometric Views
	5	Rendering of Proposed Exterior Modifications
	6	Elevations
	7	Floor Plans

Site Context - Aerial Views

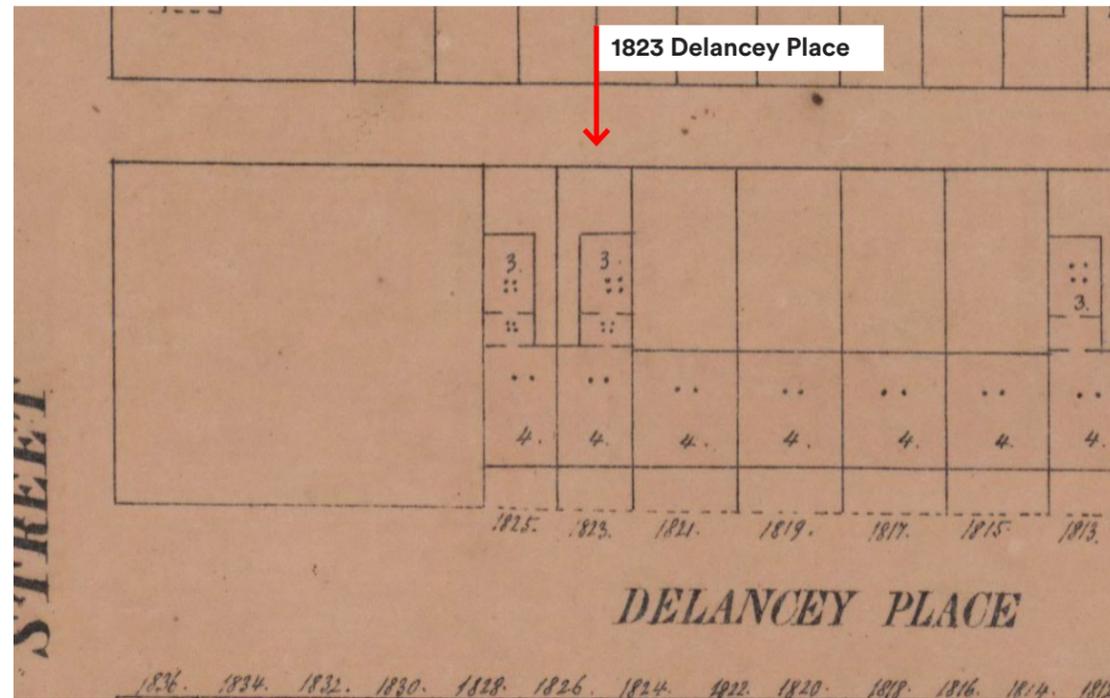


Aerial View - Atlas

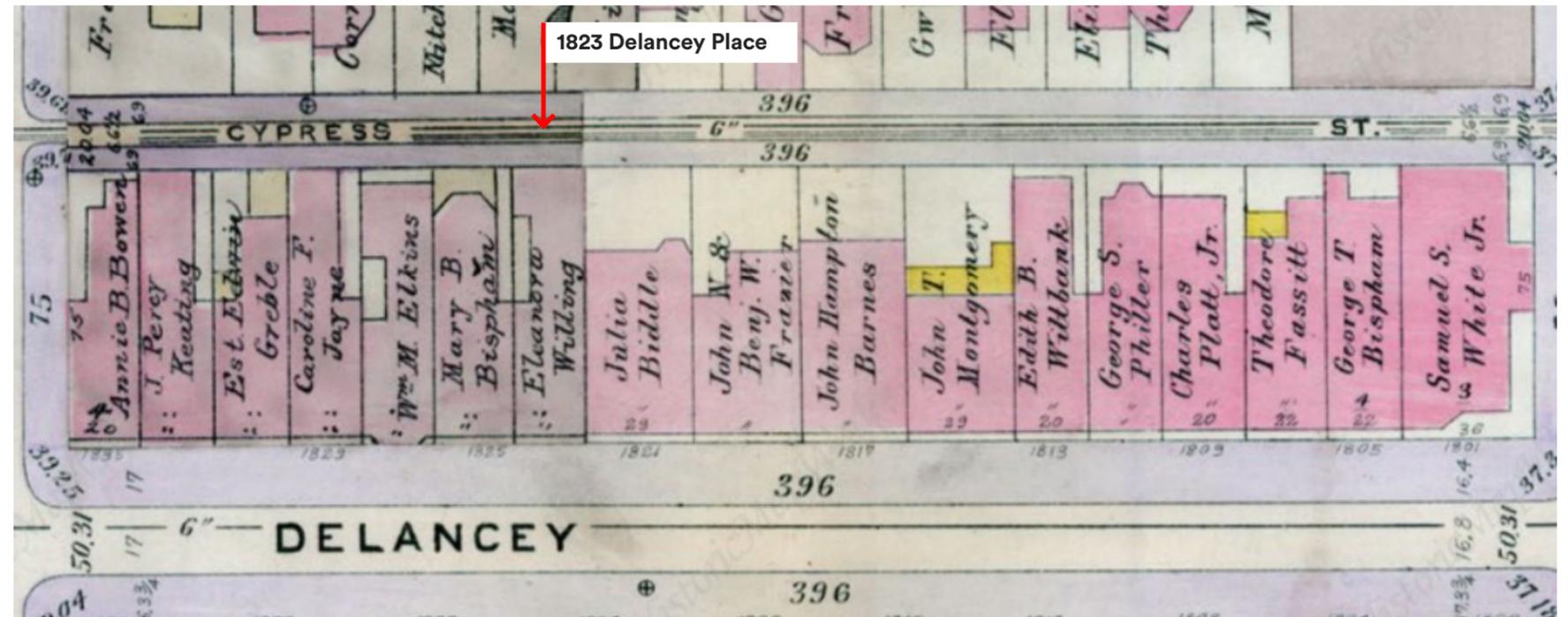


Aerial View - Google Earth

Historic Maps



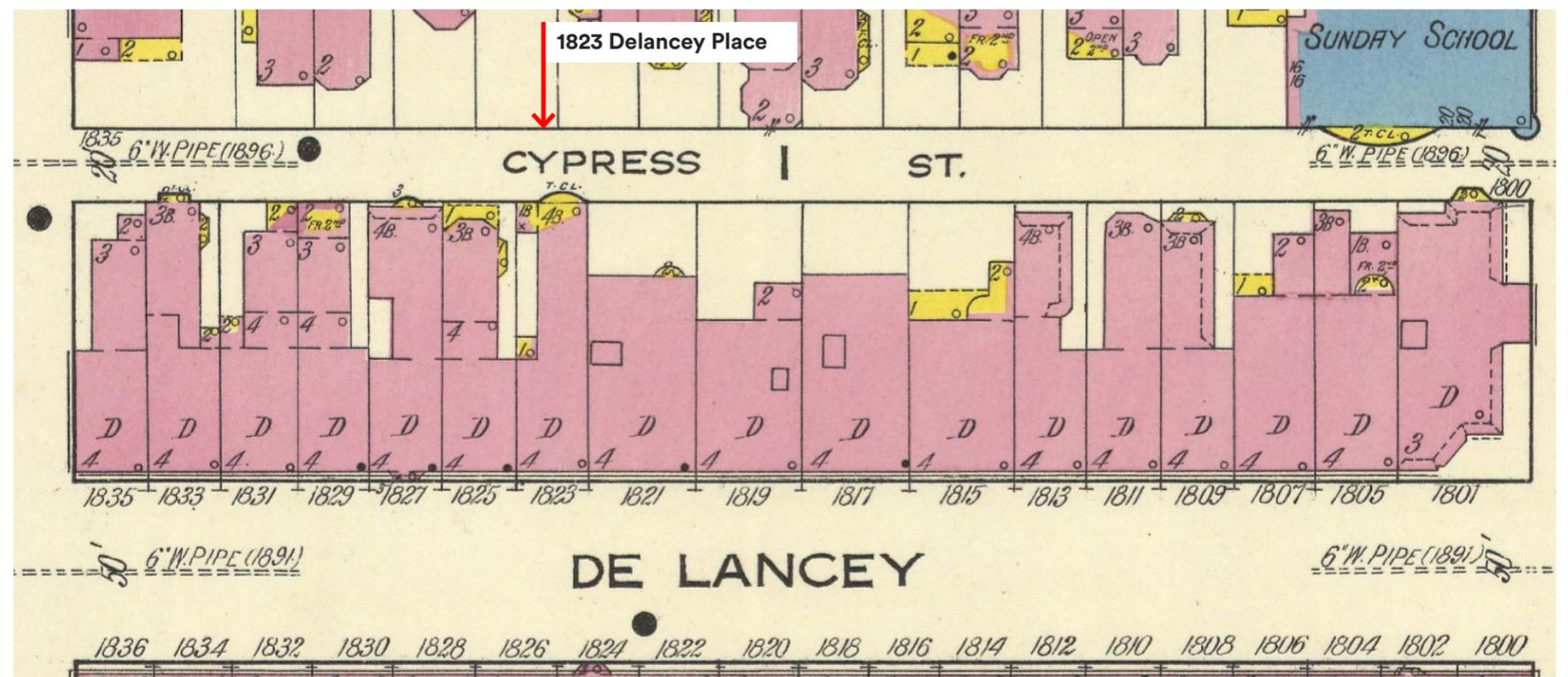
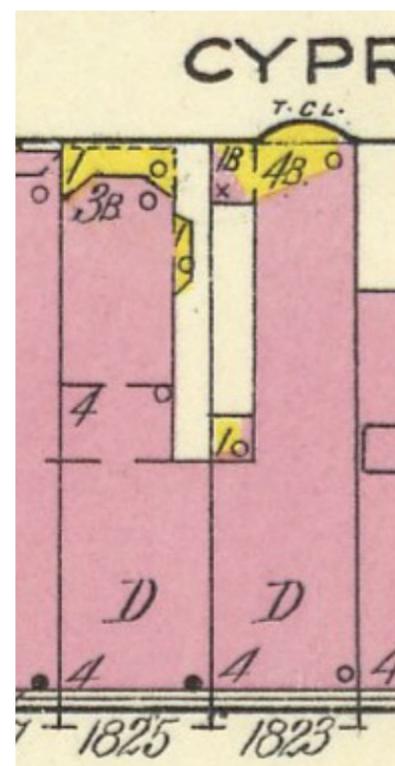
1858-1860



1908

1896 Builders' Guide

tubes, electric bells, tile and mosaic work. Furness & Evans, architects, Provident Building, are taking estimates for alterations and additions to the residence of Miss Mary J. Hoy, at 1823 De Lancey Place. A stone and brick addition of four stories, including the following work, will be erected: Galvanized cornices, tin roofing, stone and brick work, electric fixtures, ventilating, etc. F. L. Hoover & Son, 706 Jayne Street, and Jacob Myers & Son are among the competing contractors.



1916

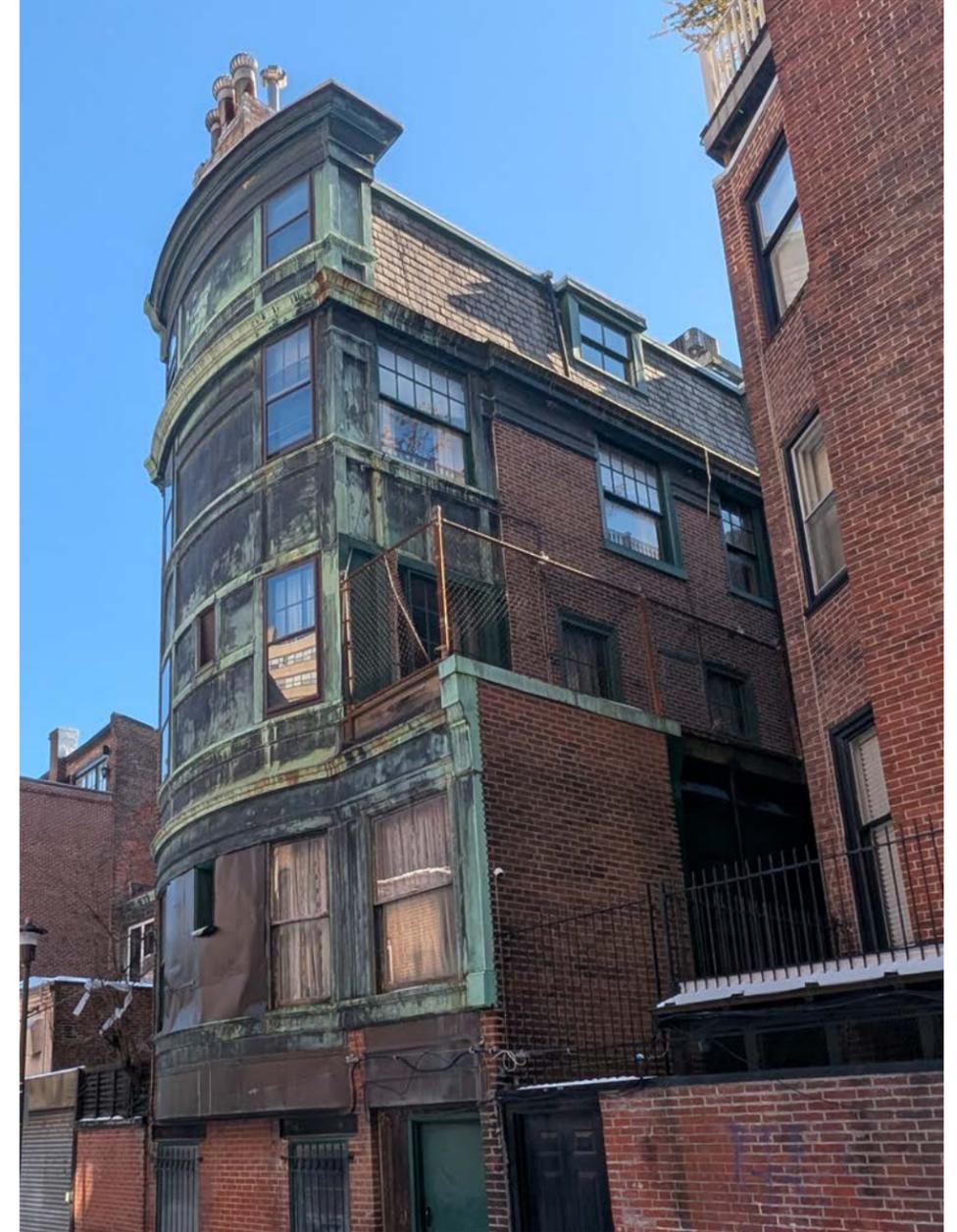
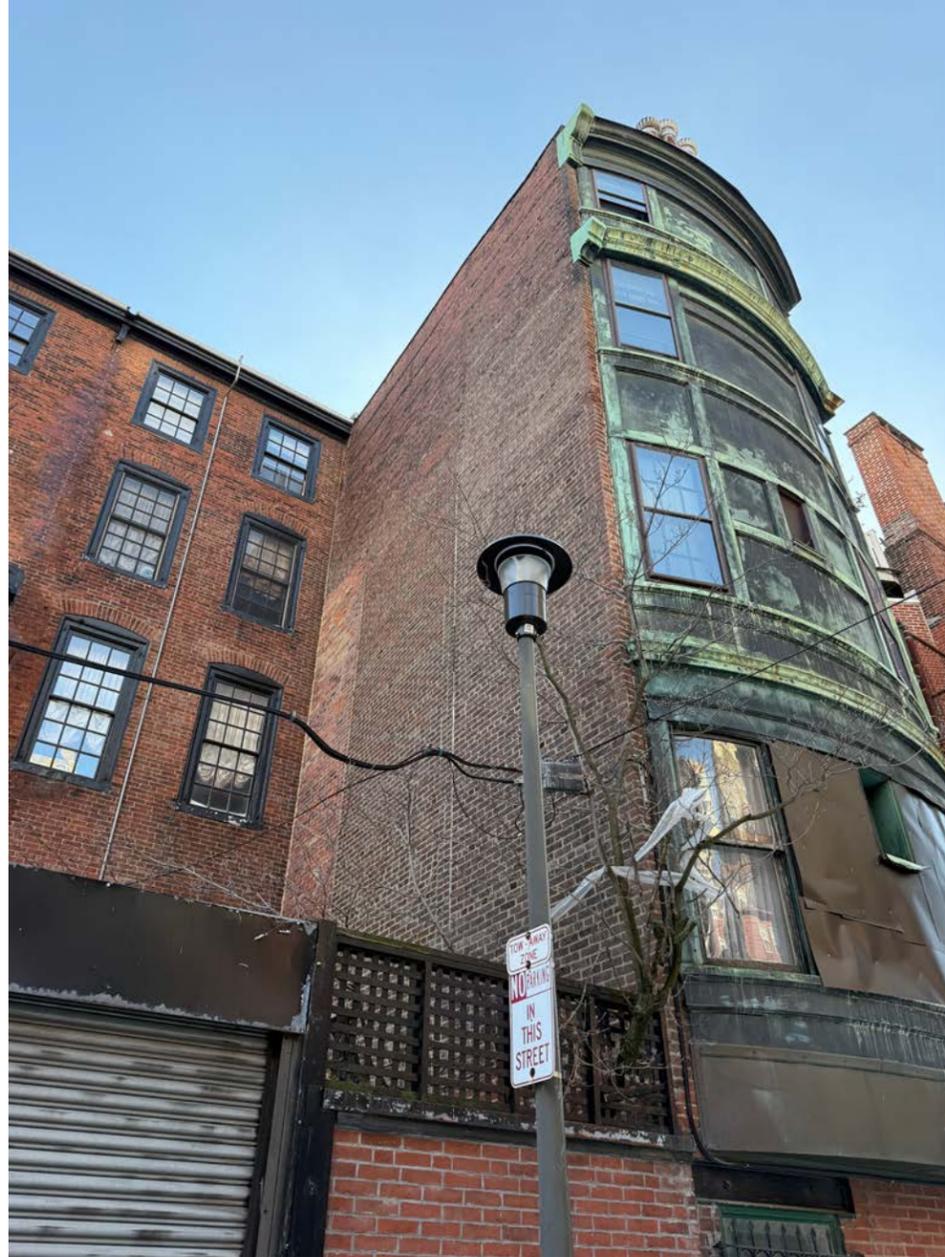
Existing Conditions - 1800 Block of Delancey Place



Existing Conditions - 1800 Block of Cypress Street



Existing Conditions - Cypress Street



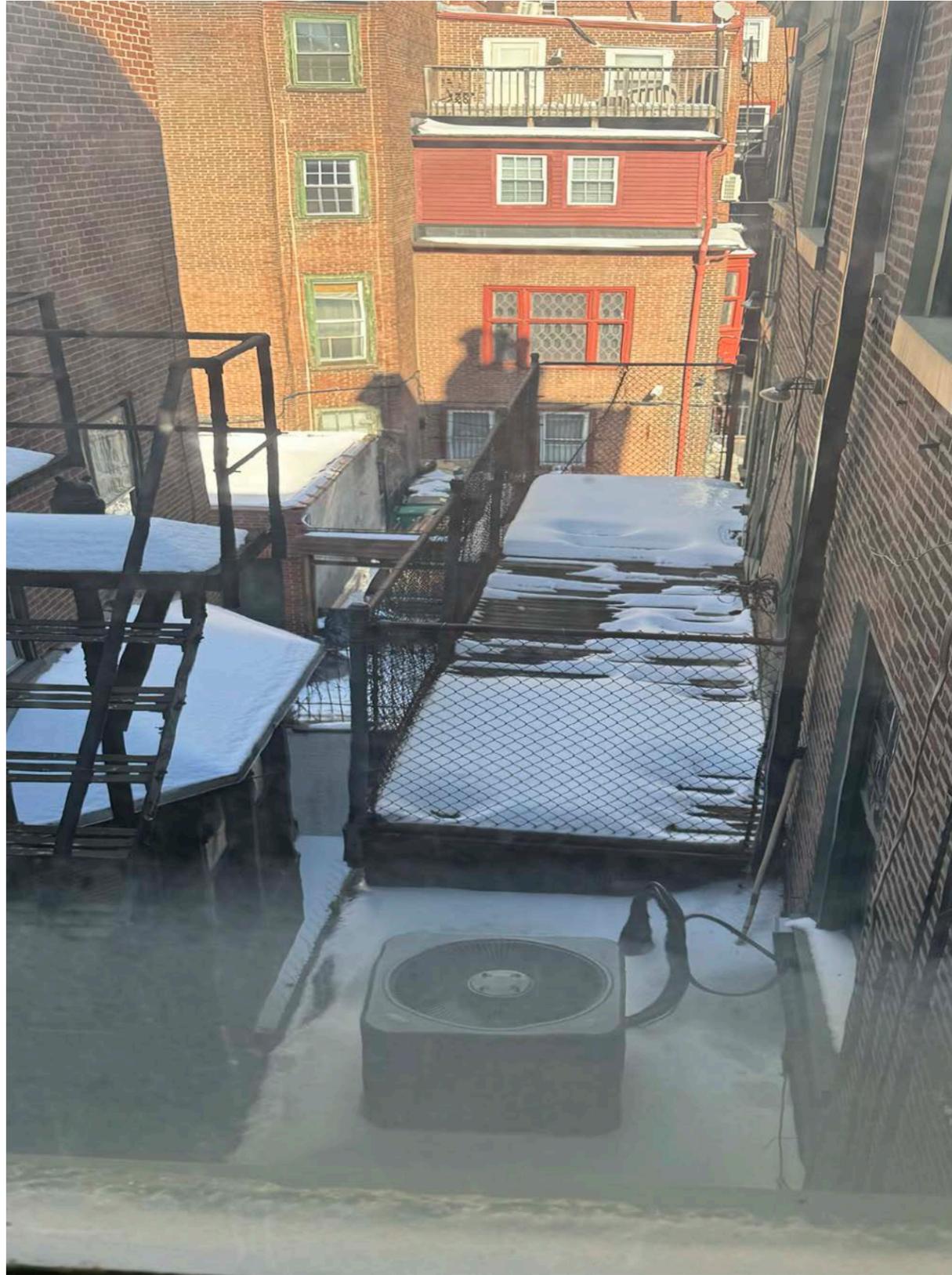
Existing Conditions - Rear Deck



Existing Conditions - Side Yard



Existing Conditions - Rear Deck



Existing Conditions - Pilot House and Mansard



Neighboring Context



20th + Cypress



20th + Cypress

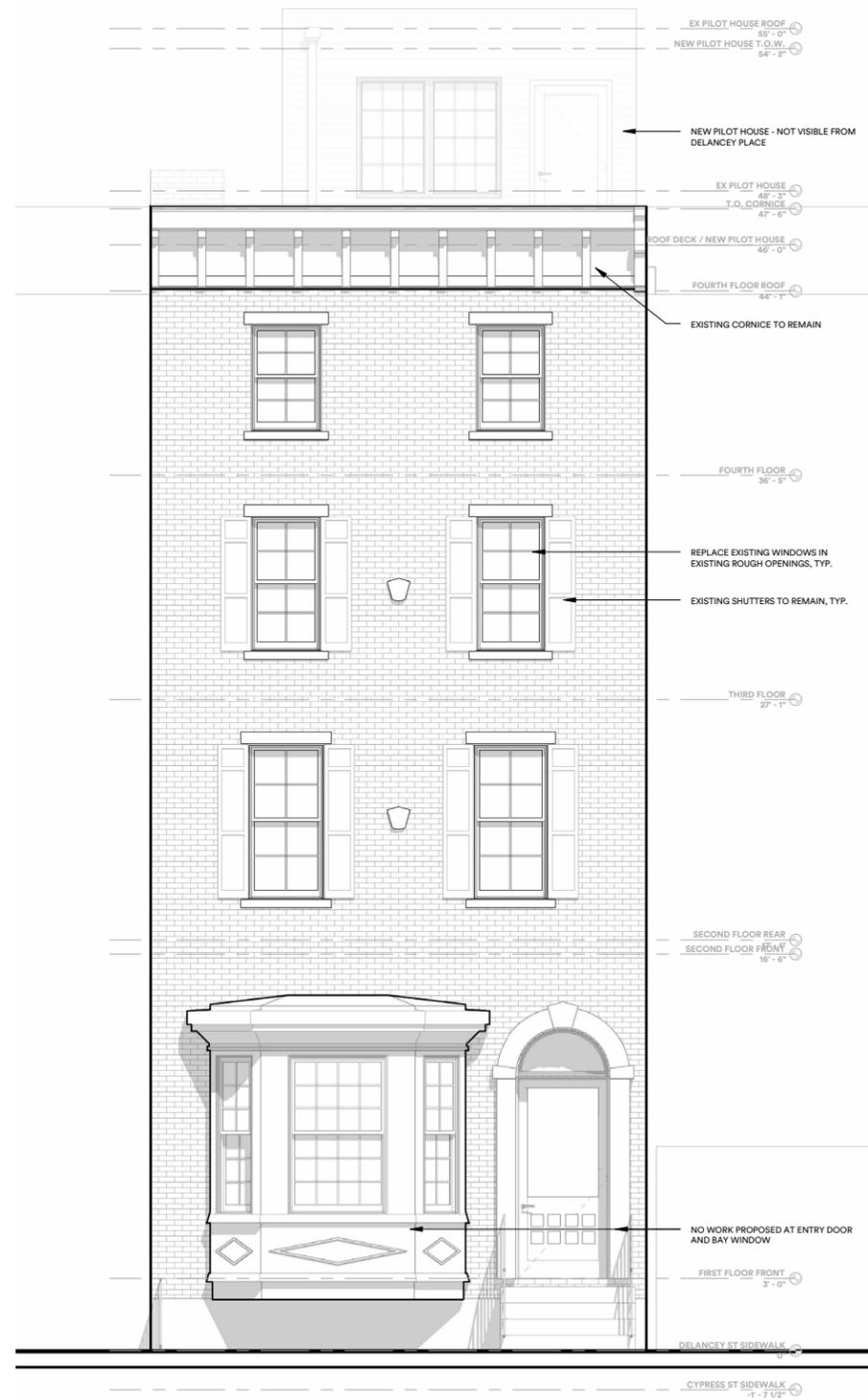


1825 Delancey / Cypress

Summary of Proposed Design

1823 Delancey Street is currently a single-family residential home with an historically significant but deteriorated rear facade. This project seeks to add off street parking at grade via a garage, and to make strategic minor modifications to the exterior of the rear to improve the quality of light and usability of the side yard for this property and for the neighbor at 1825.

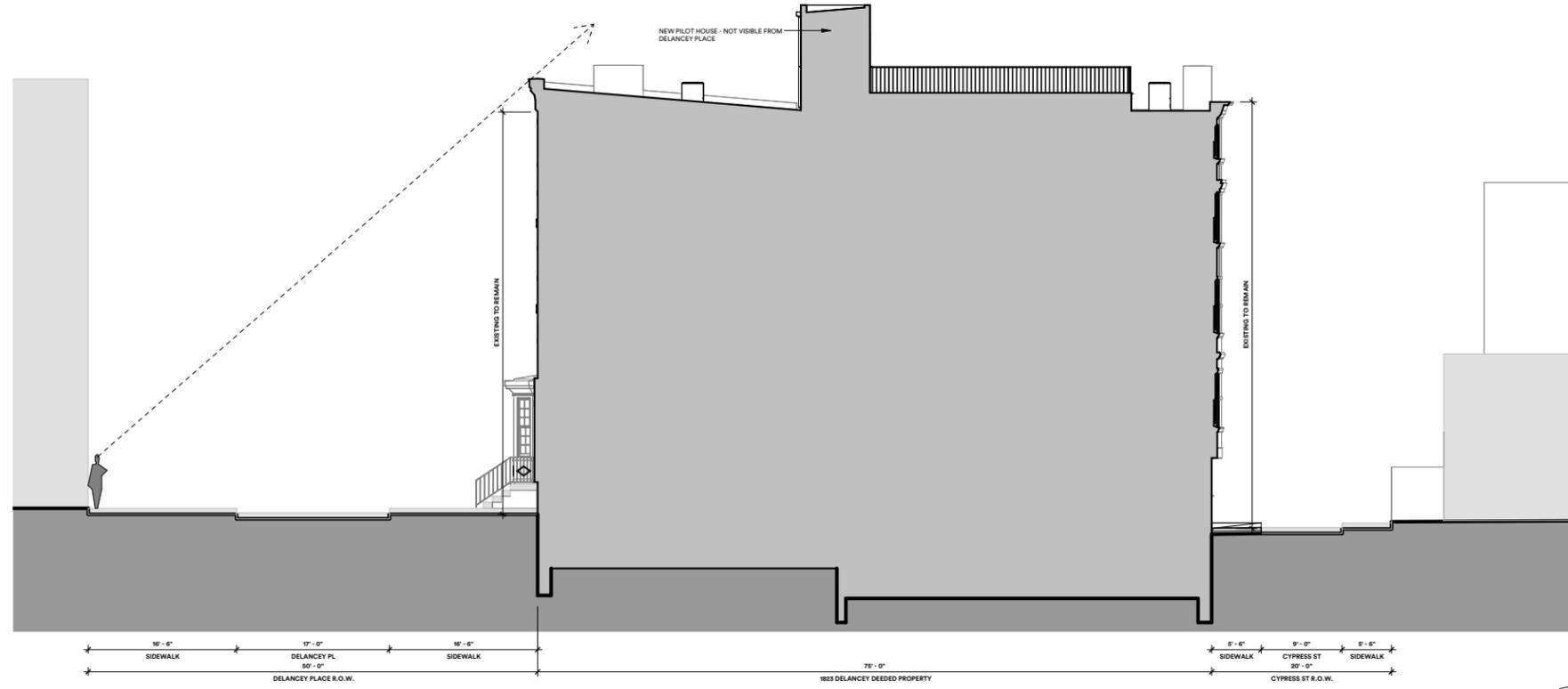
Delancey Place Scope of Work - Window Replacement Only



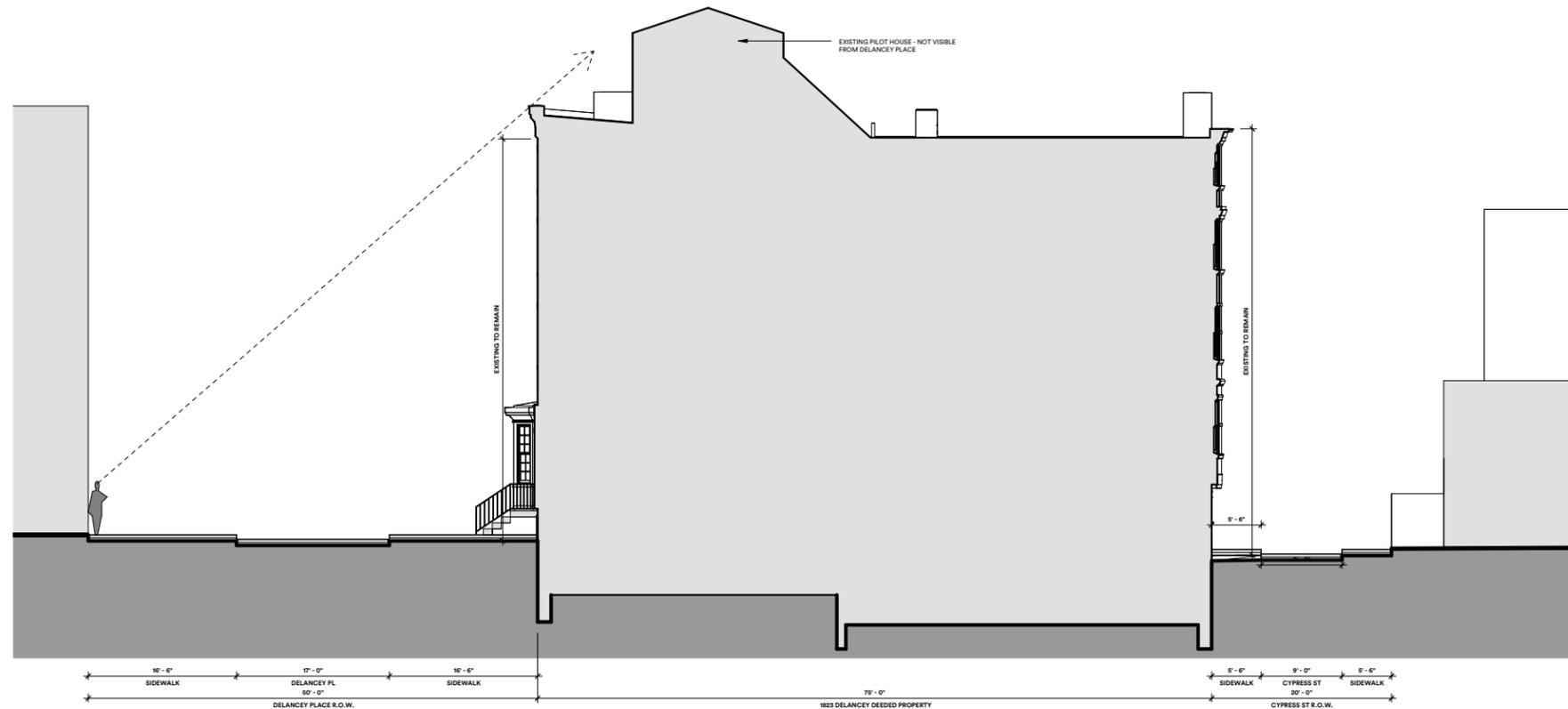
South Elevation



Delancey Place Scope of Work - Site Sections

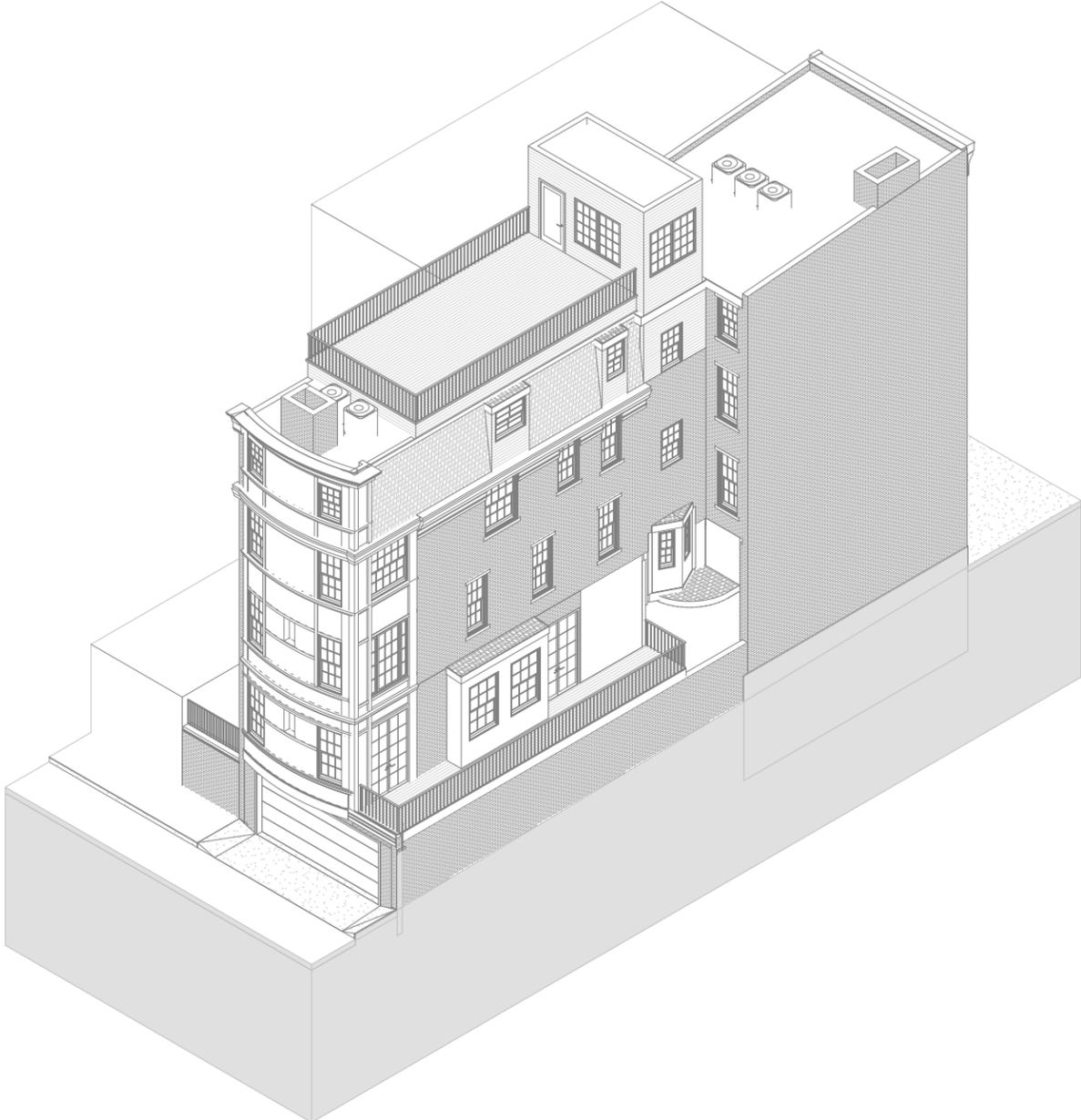


SITE SECTION - NEW 2
1/8" = 1'-0"



SITE SECTION - EXISTING 1
1/8" = 1'-0"

Proposed Rear Work - Existing and New Axonometric Views



REAR MASSING - NEW 2



REAR MASSING - EXISTING 1

Rendering of Proposed Rear Modifications - Looking East



Rendering of Proposed Rear Modifications - Looking West



Rendering of Proposed Rear Modifications - Looking South



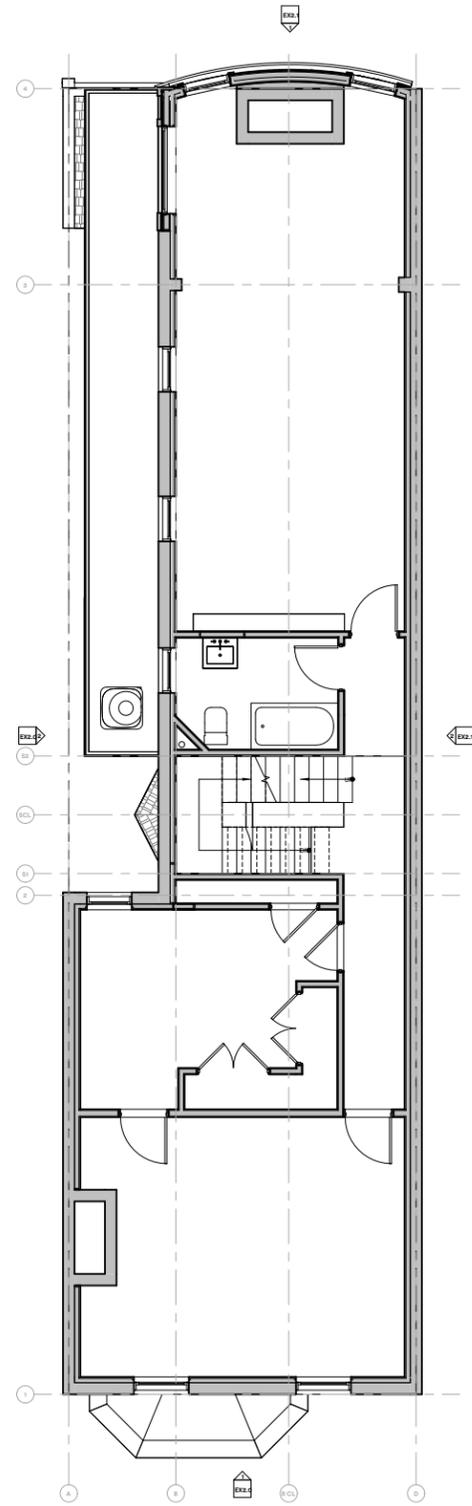
Proposed Elevations



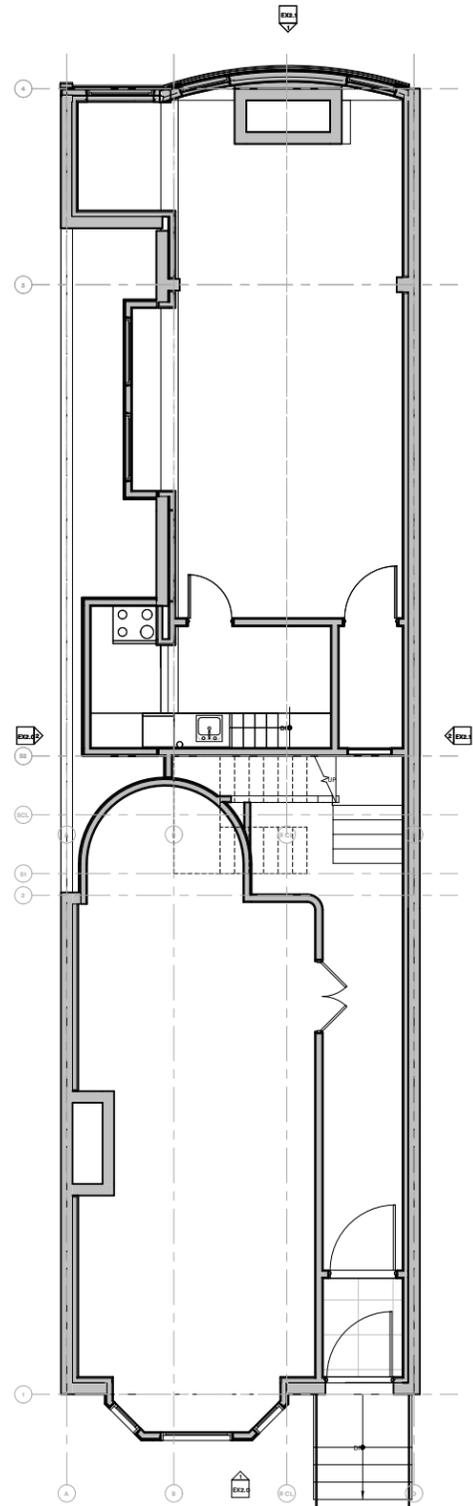
NORTH ELEVATION
1/4" = 1'-0" **2**

WEST ELEVATION
1/4" = 1'-0" **1**

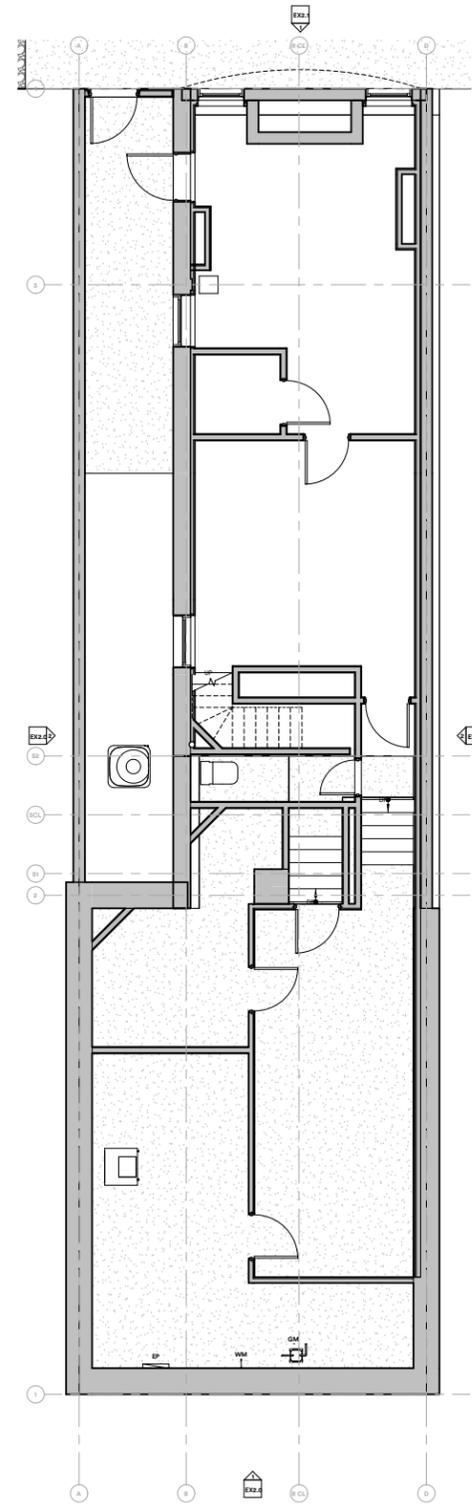
Existing Conditions - Plans



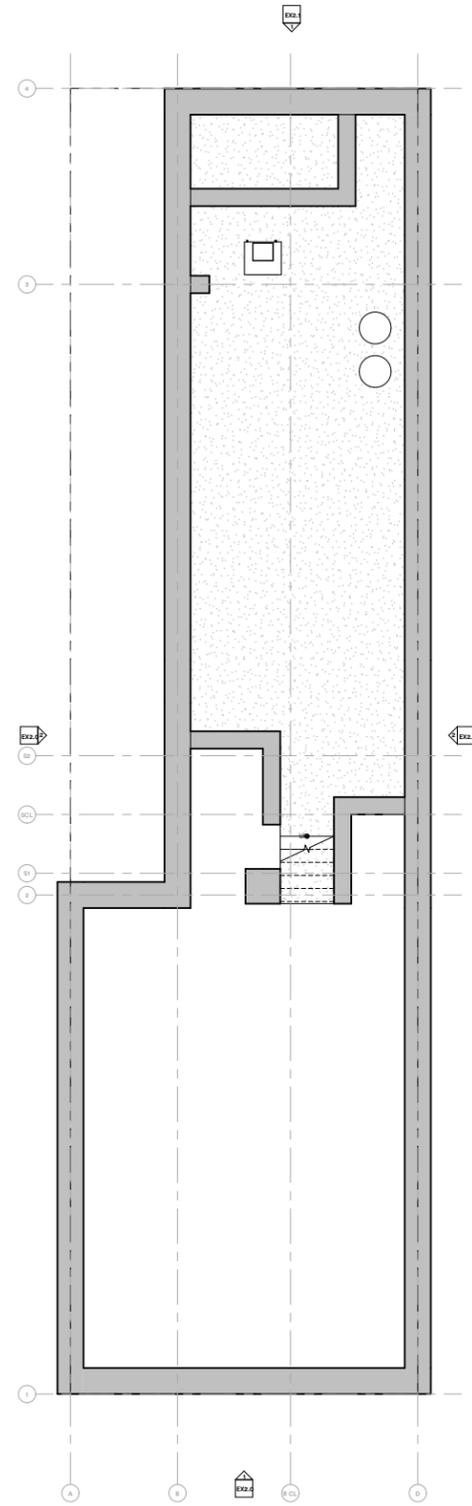
EXISTING CONDITIONS SECOND FLOOR PLAN
1/4" = 1'-0" 5



EXISTING CONDITIONS FIRST FLOOR PLAN
1/4" = 1'-0" 3



EXISTING CONDITIONS BASEMENT FLOOR PLAN
1/4" = 1'-0" 2



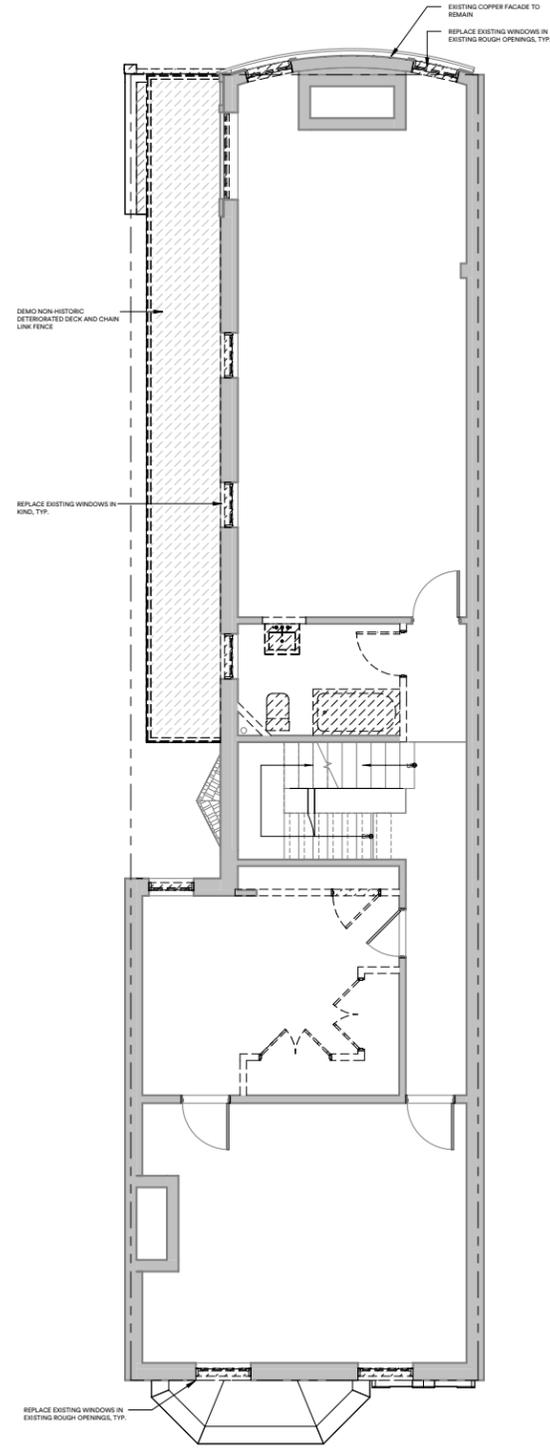
EXISTING CONDITIONS SUB BASEMENT FLOOR PLAN
1/4" = 1'-0" 1

Existing Conditions - Plans

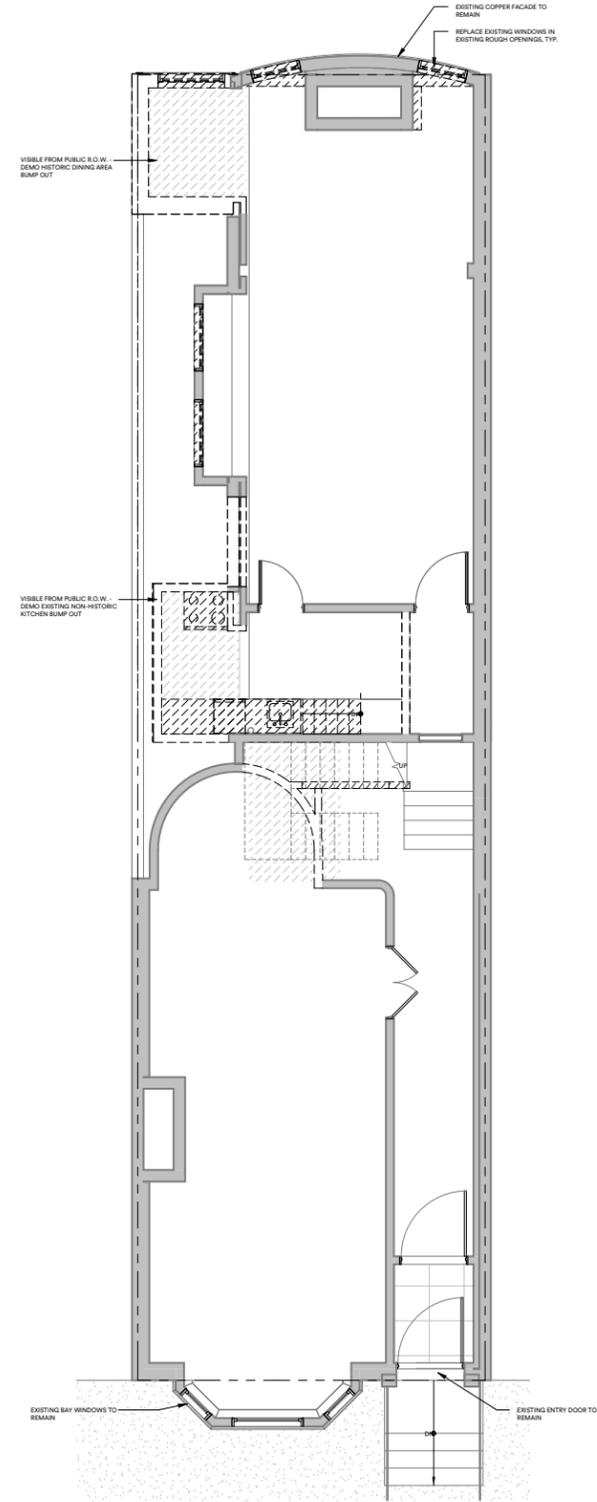


Proposed Demolition - Plans

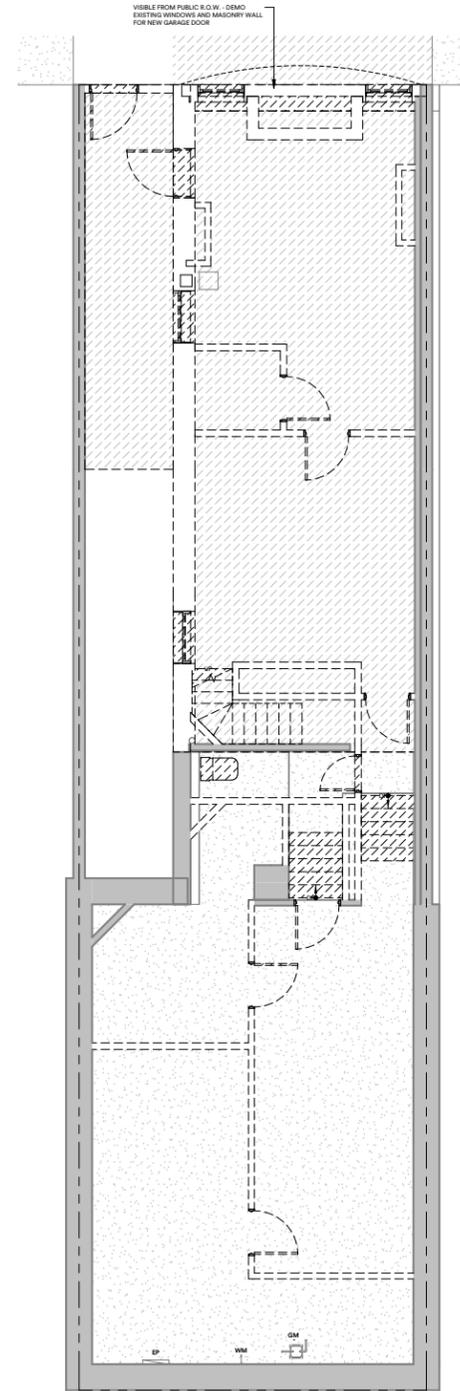
- Existing Walls
 - Demo



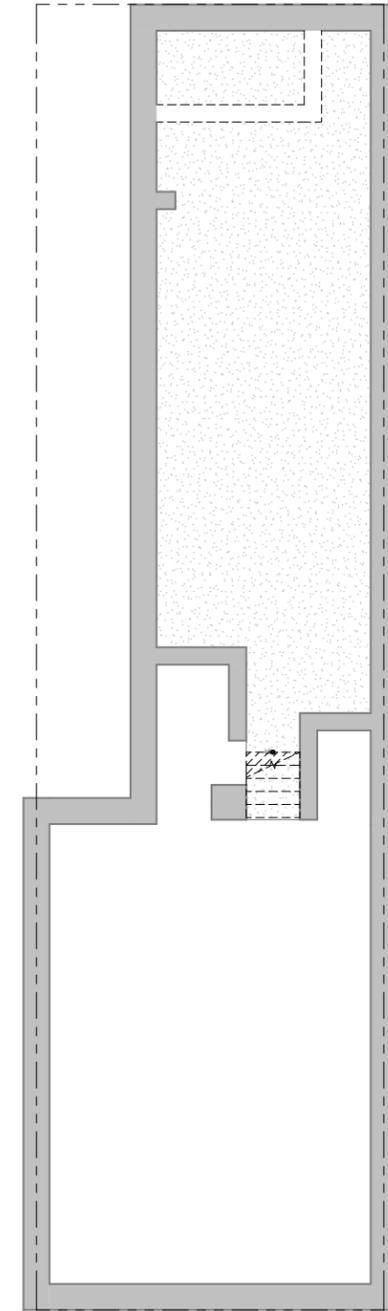
SECOND FLOOR DEMO PLAN
1/4" = 1'-0" **5**



FIRST FLOOR DEMO PLAN
1/4" = 1'-0" **3**



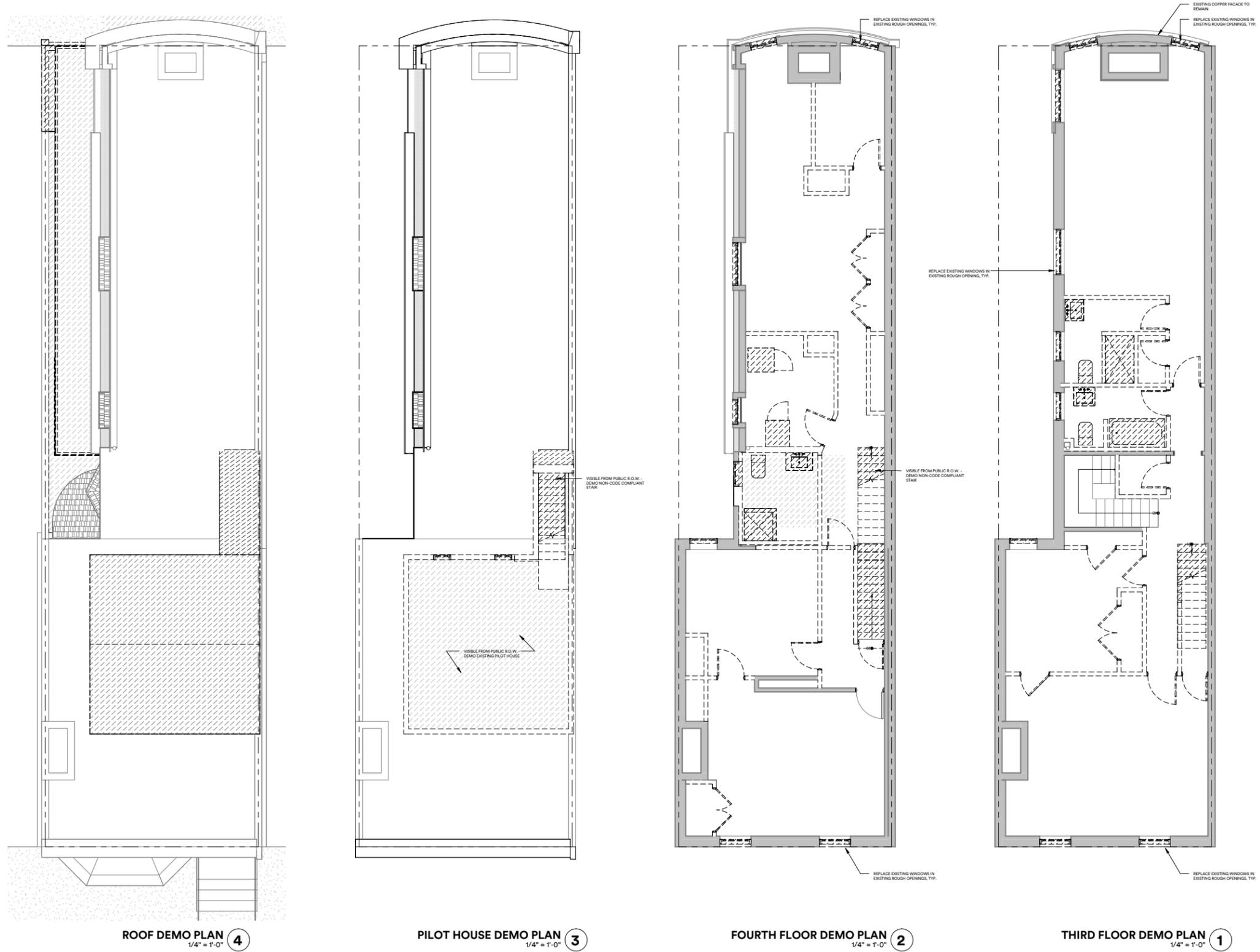
BASEMENT DEMO PLAN
1/4" = 1'-0" **2**



SUB BASEMENT DEMO PLAN
1/4" = 1'-0" **1**

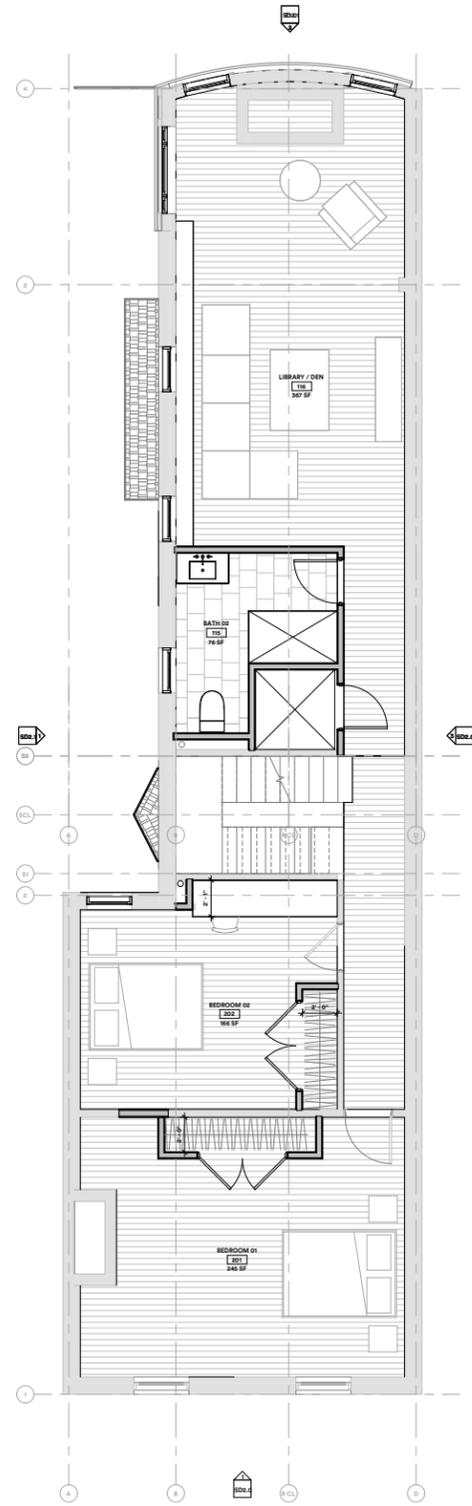
Proposed Demolition - Plans

- Existing Walls
 - Demo

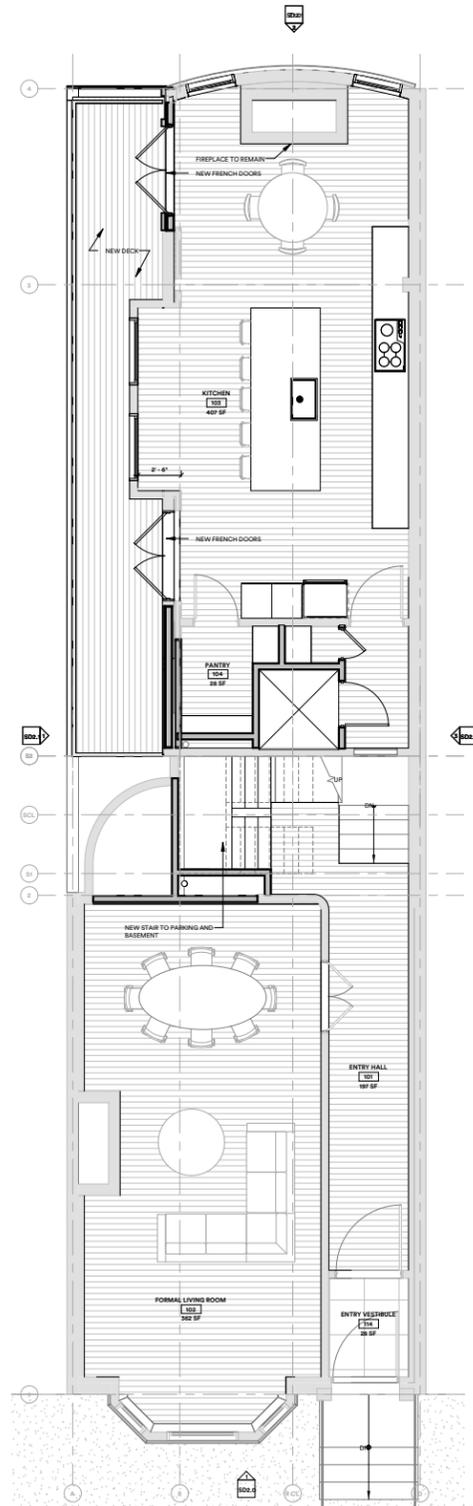


Proposed Plans

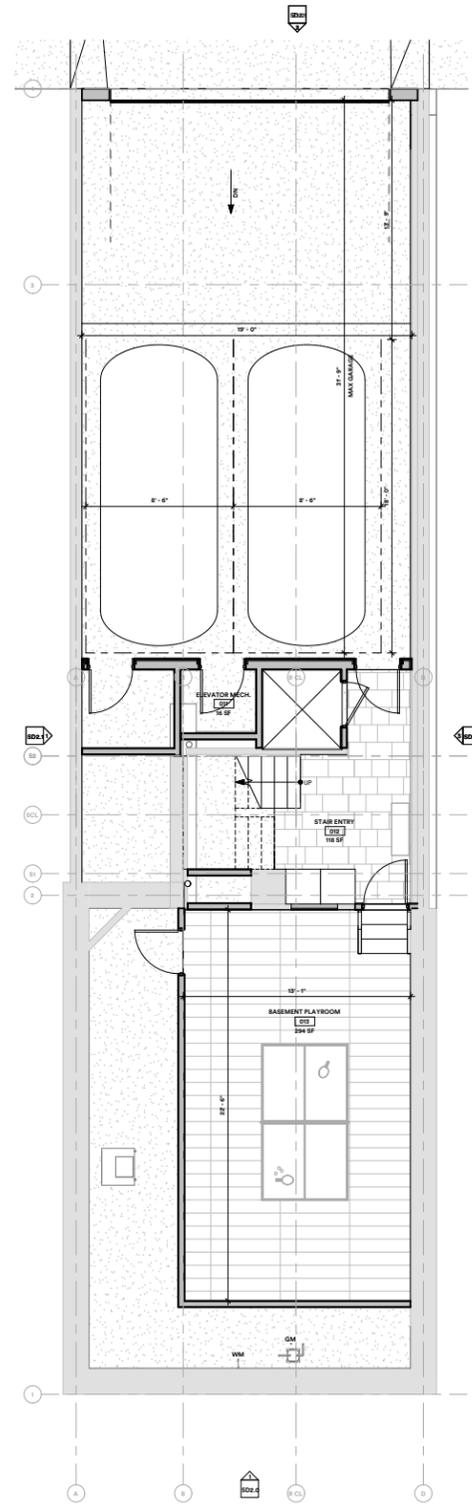
- Existing Walls
- New Walls



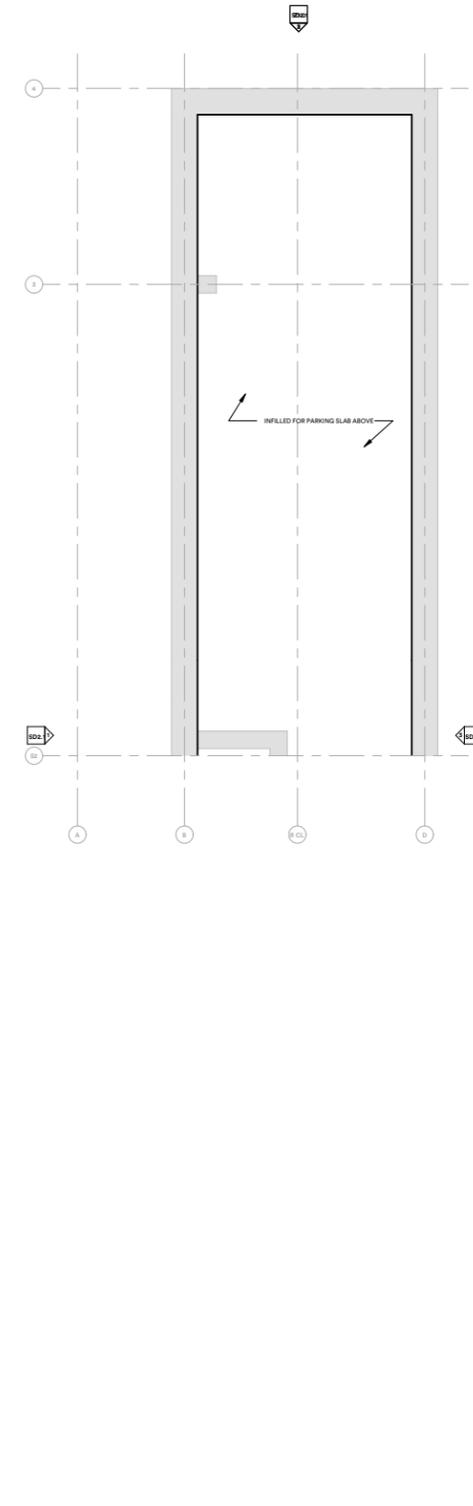
SECOND FLOOR PLAN
1/4" = 1'-0" **5**



FIRST FLOOR PLAN
1/4" = 1'-0" **3**



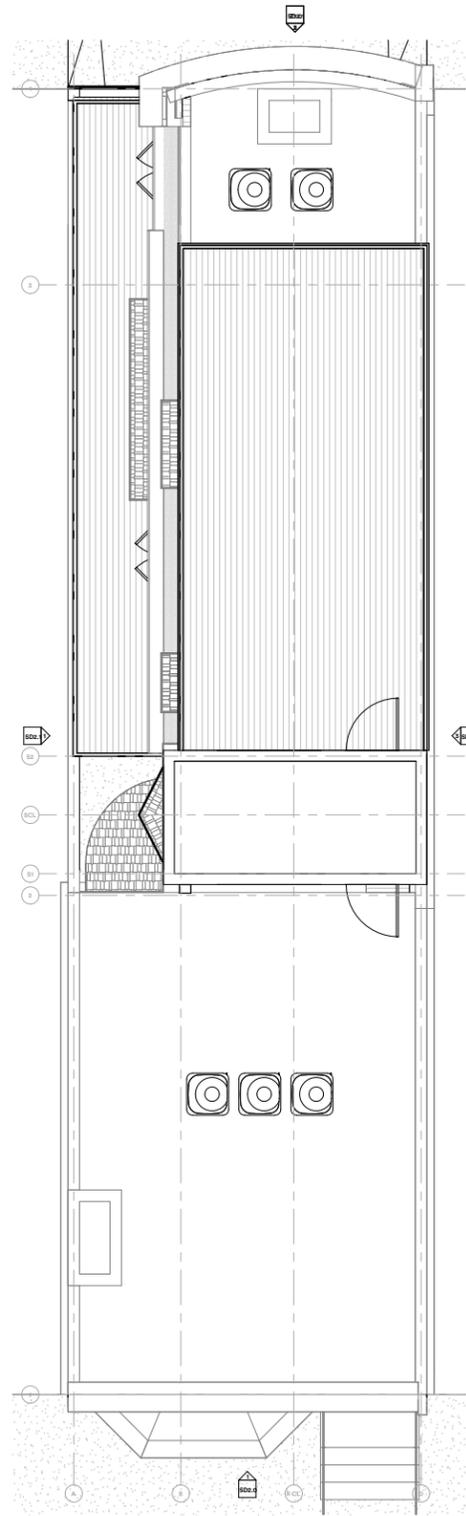
BASEMENT FLOOR PLAN
1/4" = 1'-0" **2**



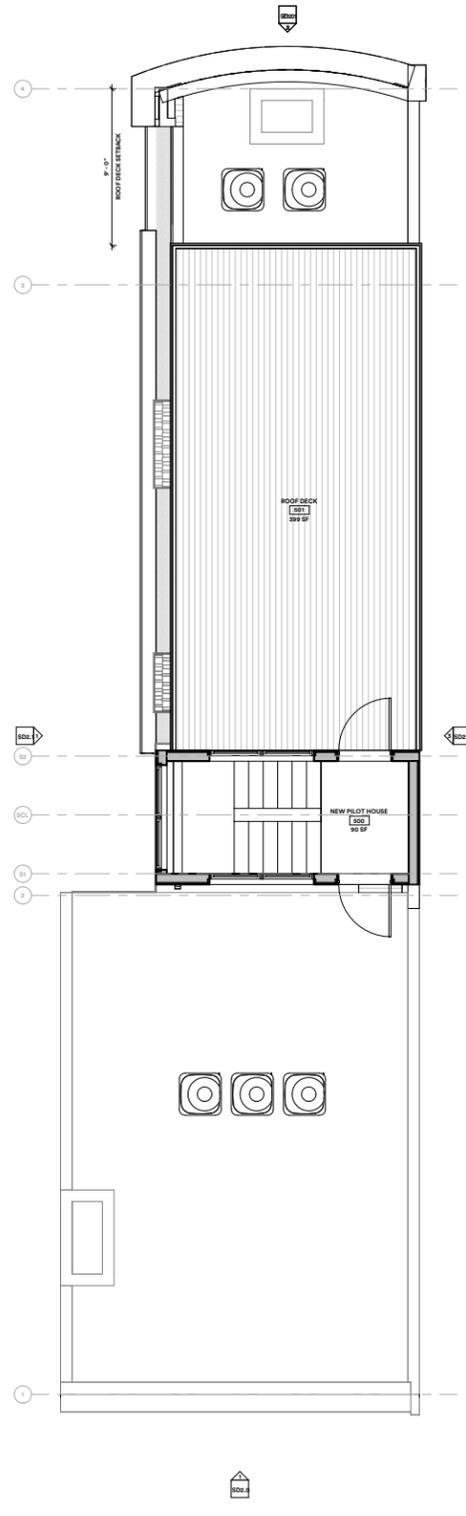
SUB BASEMENT FLOOR PLAN
1/4" = 1'-0" **1**

Proposed Plans

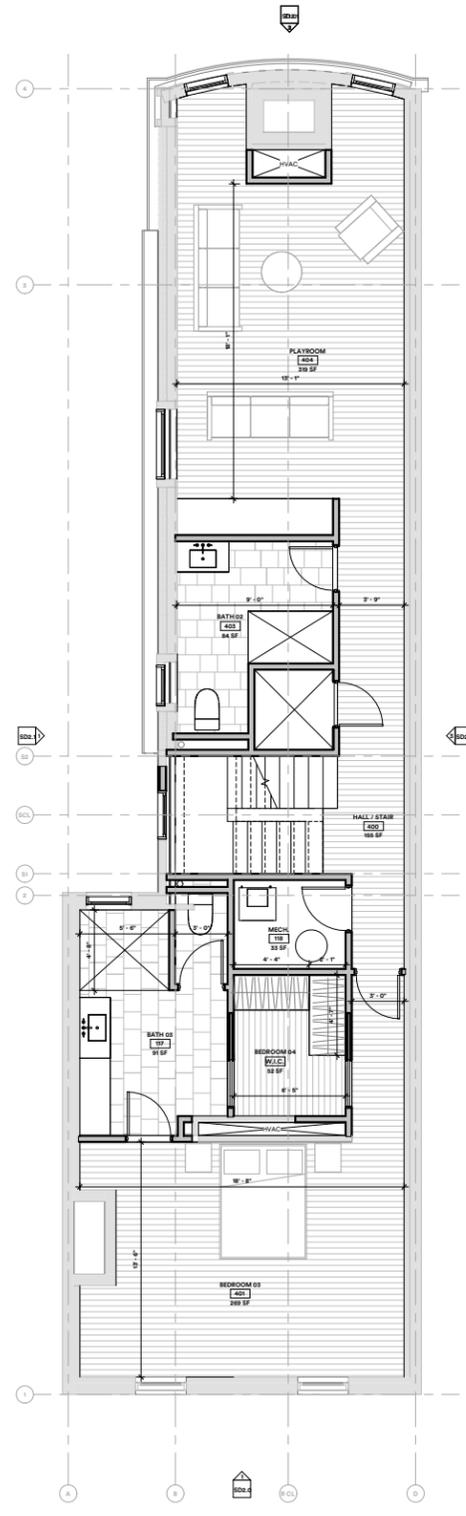
- Existing Walls
- New Walls



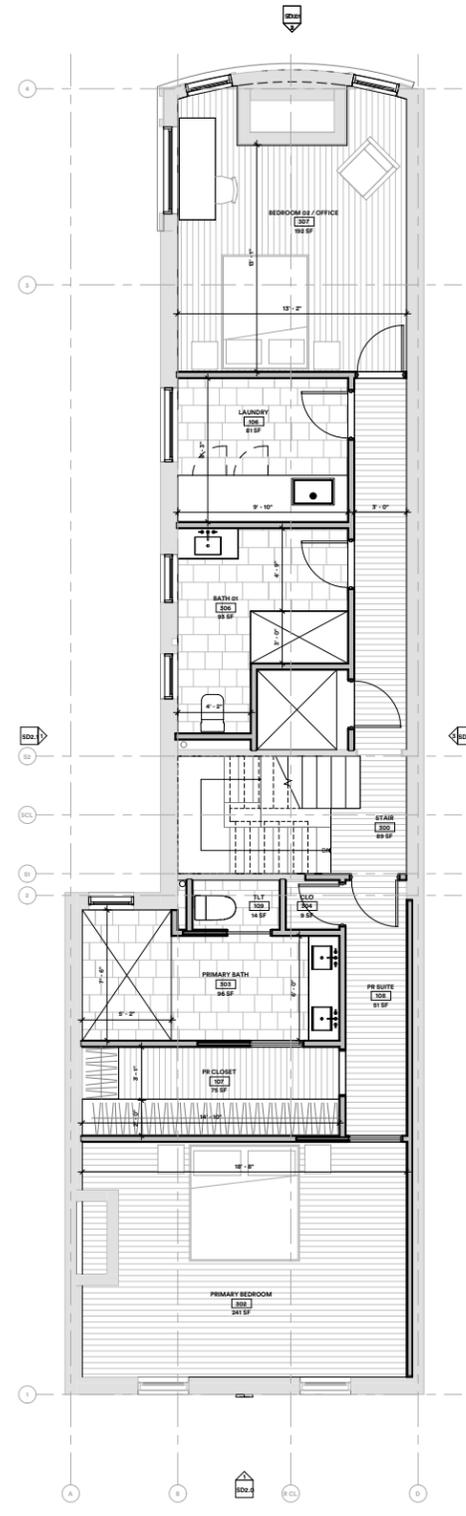
ROOF PLAN 4
1/4" = 1'-0"



ROOF DECK 3
1/4" = 1'-0"



FOURTH FLOOR PLAN 2
1/4" = 1'-0"



THIRD FLOOR PLAN 1
1/4" = 1'-0"



LAUREN THOMSEN DESIGN
ARCHITECTURE + PLANNING LLC