ADDRESS: 1830 RITTENHOUSE SQ, UNIT 6A
Proposal: Replace Windows
Review Requested: Final Approval
Owner: Paul and Wendy Rosen
Applicant: Leon Sowisdral
History: 1913; Frederick Webber, architect
District Designation: None
Staff Contact: Randal Baron, Randal.Baron@phila.gov, 215-686-7660

BACKGROUND:
A unit owner proposes to replace windows in this condominium building. The owner proposes to remove eight historic windows (F) with the large wood mullions on the front façade and install picture windows without mullions. In 2002, the Historical Commission approved the same project for the same owner for a unit on the 15th floor. The owner is now moving from that unit on the 15th floor to the unit in question on the 6th floor and would like to recreate the window configuration. During the 2002 review, the owner pointed out that several units in the building have picture windows without the wood mullions. Those units may have been modified before designation or without the Historical Commission’s approval. In 2002, both the staff and the Architectural Committee recommended against removal of the historic windows, contending that the project failed to meet the Secretary of the Interior’s Standards. However, the Historical Commission approved the alteration. This time, the windows slated for replacement are more visible from the street because they are on a lower floor. The application also proposes to remove several vinyl and metal windows on the side facades of the building and replace them with one-over-one wood windows. The removal of the metal window (G) in wood on the side façade may not meet the Standards because the metal window is likely original.

SCOPE OF WORK:
• Remove eight windows to create large picture windows on the front facade.
• Replace windows on the rear and side facades.

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 shall be retained and preserved. The removal of materials or alterations of features and spaces that characterize a property shall be avoided.
  o The project would remove character-defining features, the distinctive original front windows.
• Standard 6: Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials.
  o The proposed windows will not match the historic windows in design.

STAFF RECOMMENDATION: Approval of the restoration of most side windows; denial of the removal and replacement of original front windows, pursuant to Standards 2, and 6.
PROPERTY REFERENCE: ROSEN RESIDENCE
1830 RITTENHOUSE SQUARE
UNIT 6A
PHILADELPHIA, PA  19103

OWNERS/EQUITABLE OWNERS: PAUL ROSEN AND WENDY ROSEN
Joint Tenants by the entirety who also own Unit 15A
Where they received consent to the same change about 20 years ago, and now will sell Unit 15A and move into 6A

The Republic Bank has provided the financing for the Improvements and secured it with a mortgage.
They are not equitable owners since there is no issue of Payment, possession or foreclosure creating any equitable Rights

PURPOSE FOR REVIEW:
TO ALLOW REPLACEMENT OF (4) CASEMENT WINDOWS WITH TRANSOMS ABOVE TO BE REPLACED WITH (1) CENTER PICTURE WINDOW AND (2) FLANKING 1/1 DOUBLE HUNG WITH TRANSOM ABOVE

Paul and Wendy Rosen would like to remove the (4) Casement Windows on the North Elevation And Install A Center Picture Window and (2) Flanking 1/1 Double Hung Windows. (See Pictures #1 and #2)

They now reside in 15A and have the pleasure of having the view of Rittenhouse Square from their Living Room and would like to have the same view in their new Cond Unit 6A.

Please note on Picture #3 there are (5) Picture Windows in that North Elevation. 4th, 9th, 10th, 11th and 15th Floor.
Note that Paul and Wendy Rosen received permission to replace the (4) Casement Windows in 15A back in 1999.

Please take into consideration that Paul and Wendy Rosen are restoring (11) window openings back to Historic details.
(10) Metal Flanking 1/1 Double Hung Windows at Bays Type “A” on Plan SK-1. Elevation 1- SK-2 (6) on 19th Street West Elevation and (4) on North Elevation Rittenhouse Street. Pictures 4,5,6,7 and 8 With Wood Historically Correct 1/1 Sash Kits.

They are also replacing a Bay Window on the South Elevation “H” on Plan SK-1. Picture #9 and #10 with A Historically Correct Bay Window. Pictures # 11 and #12 Detail 4 on SK-3
IN SUMMARY:

Paul and Wendy Rosen would like to replace (4) Casement Windows With Transoms above on North Elevation with Picture Window `and (2) Flanking 1/1 Double Hung Historically Correct Windows as Have already been replaced on the 4th, 9th, 10th, 11th and 15th Floors.

THANK YOU FOR THIS CONSIDERATION

WILLIAM KANE
H.W.D. MILLWORK SERVICES
HISTORIC WINDOWS AND DOORS
7355 STATE ROAD
PHILADELPHIA, PA 19136
267-773-7241 PHONE
267-773-7389 FAX
hwdmillwork@yahoo.com
APPLICATION FOR BUILDING PERMIT

ADDRESS OF PROPOSED CONSTRUCTION: 1830 Rittenhouse Square Unit # 6A (OPA 8/88081755)

APPLICANT: Leon Sowisdral

COMPANY NAME

PHONE # (215) 482-4463 FAX #

PROPERTY OWNER'S NAME: Paul & Wendy Reben

PHONE # (215) 241-8830 FAX #

ARCHITECT/ENGINEER IN RESPONSIBLE CHARGE: Lily Meier

ARCHITECT/ENGINEERING FIRM: Abby Schwartz Associates LLC

PHONE # (610) 964-8999 FAX #

CONTRACTOR: Linford Burkholder

CONTRACTING COMPANY: Weaver Construction

PHONE # (717) 391-5388 FAX #

USE OF BUILDING/SPACE: Condominium Unit

BRIEF DESCRIPTION OF WORK:

Replace (10) 1/1 Metal DH Sash with Historically Correct Wood 1/1 DH sash
Replace (4) Casement Windows on North Elevation with (2) 1/1 DH with transoms and (1) Picture Window.
Replace (2) 1/1 Metal Window Units with (2) 1/1 Wood Historically Correct Window Units on East Elevation
Replace (1) 2/2 Metal Window Units with (1) 2/2 Wood Historically Correct Window Unit
Replace (1) Picture Unit with Transom on South Elevation with (1) Historically Correct Wood Window Unit Picture Window with (2) Operating Angled Flanking Casement windows.

TOTAL AREA UNDERGOING CONSTRUCTION:__________________________________________ square feet

COMPLETE THESE ITEMS IF APPLICABLE TO THIS APPLICATION:

# OF NEW SPRINKLER HEADS (suppression system permits only):____________________

LOCATION OF SPRINKLERS:_______________________________________________________

# OF NEW REGISTERS/DIFFUSERS (hvac/ductwork permits only):____________________

LOCATION OF STANDPIPES:_______________________________________________________

IS THIS APPLICATION IN RESPONSE TO A VIOLATION?  NO   YES  VIOLATION #:

All provisions of the building code and other City ordinances will be complied with, whether specified herein or not. Plans approved by the Department form a part of this application. I hereby certify that the statements contained herein are true and correct to the best of my knowledge and belief. I further certify that I am authorized by the owner to make the foregoing application, and that, before I accept my permit for which this application is made, the owner shall be made aware of all conditions of the permit. I understand that if I knowingly make any false statement herein I am subject to such penalties as may be prescribed by law or ordinance.

APPLICANT'S SIGNATURE: ________________________________________________________

DATE: 05 / 13 / 2019
Not original

Not original

Not original

Original

Windows to be replaced

#1
Replace the existing (4) casement windows in 6-A with a new (2) double hung and (1) fixed center window unit.
South Elevation "H" 1
Window Not Original
#10
Exterior View
South Elevation
of "H" Window
Not Original
South Elevation
Replace 6th floor with 5th floor
Historically Correct Window

#12