

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

Individual Designation: 5/4/1972

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.*
 - 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.*
 - 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



CITY OF PHILADELPHIA
DEPARTMENT OF LICENSES AND INSPECTIONS
MUNICIPAL SERVICES BUILDING - CONCOURSE
1401 JOHN F. KENNEDY BOULEVARD
PHILADELPHIA, PA 19102
For more information visit us at www.phila.gov/li

APPLICATION # _____

(Please complete all information below and print clearly)

ADDRESS OF PROPOSED CONSTRUCTION:

1830 Rittenhouse Square Unit # 6A (OPA 8/88081755)

APPLICANT:

Leon Sowisdral

COMPANY NAME

PHONE # (215) 432-4463

FAX #

PROPERTY OWNER'S NAME:

Paul & Wendy Rosen

PHONE # (215) 241-8800

FAX #

ARCHITECT/ENGINEER IN RESPONSIBLE CHARGE

Lily Meier

ARCHITECT/ENGINEERING FIRM:

Abby Schwartz Associates LLC

PHONE # (610) 964-9669

FAX #

CONTRACTOR:

Linford Burkholder

CONTRACTING COMPANY:

Weaver Construction

PHONE # (717) 351-5358

FAX #

APPLICANT'S ADDRESS:

474 Krams Avenue

Philadelphia, PA 19128

LICENSE # 052282

E-MAIL: hiddentigerks@yahoo.com

PROPERTY OWNER'S ADDRESS:

1830 Rittenhouse Square #6A, Philadelphia, PA 19103

ARCHITECT/ENGINEERING FIRM ADDRESS:

42 Cassett Avenue

Berwyn, PA 19312

LICENSE # RA010282X

E-MAIL: imeier@abbschwartzassociates.com

CONTRACTING COMPANY ADDRESS:

4873 Division Highway

East Earl, PA 17519

LICENSE # 23376

E-MAIL: linfordb@weaverco.com

USE OF BUILDING/SPACE

Condominium Unit

ESTIMATED COST OF WORK

\$ 35,000.00

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: _____

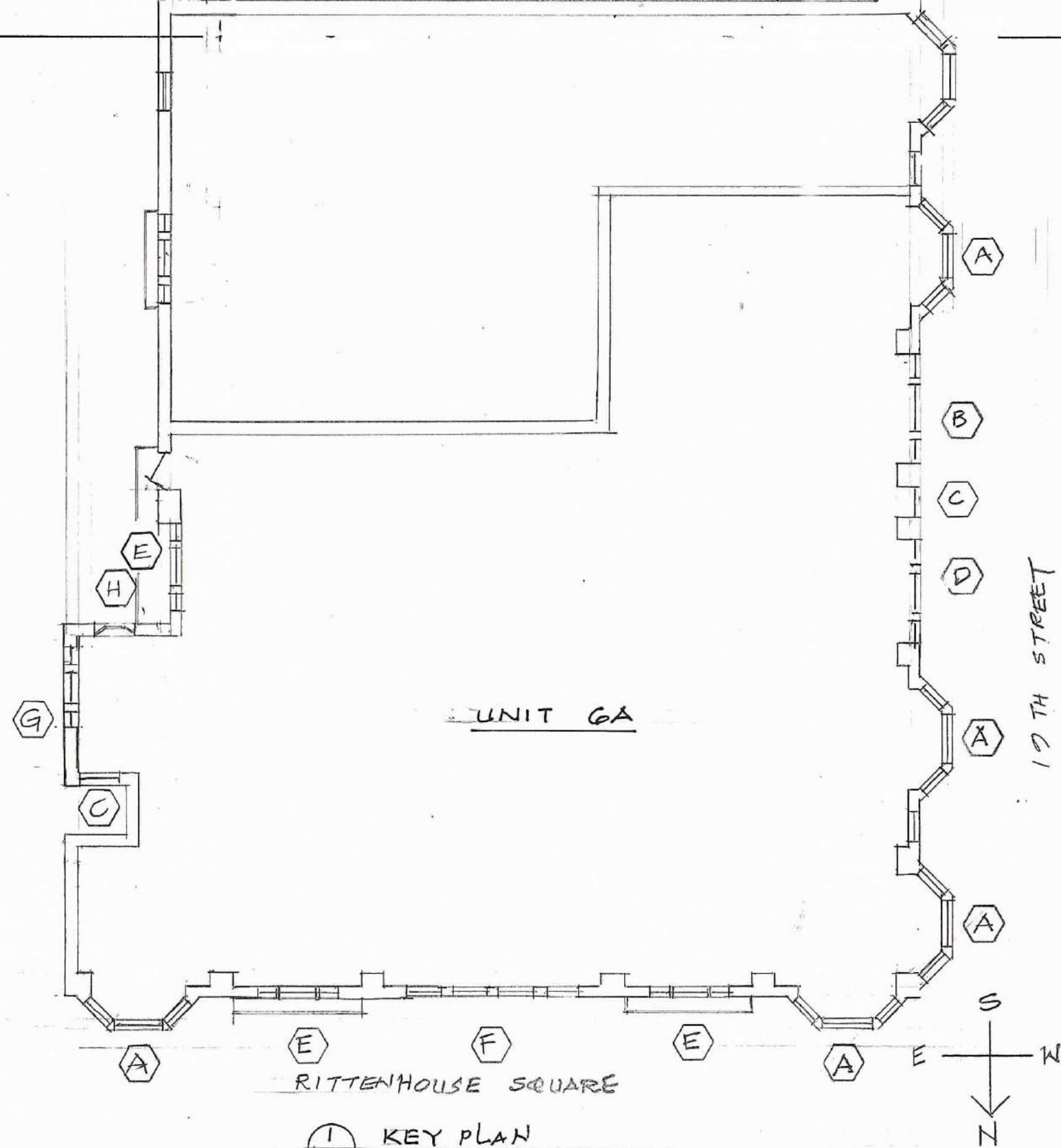
IS THIS APPLICATION IN RESPONSE TO A VIOLATION? ☒ NO ☐ YES

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: Leon Sowisdral

DATE: 05 / 13 / 2019



1 KEY PLAN
SK-1 NO SCALE

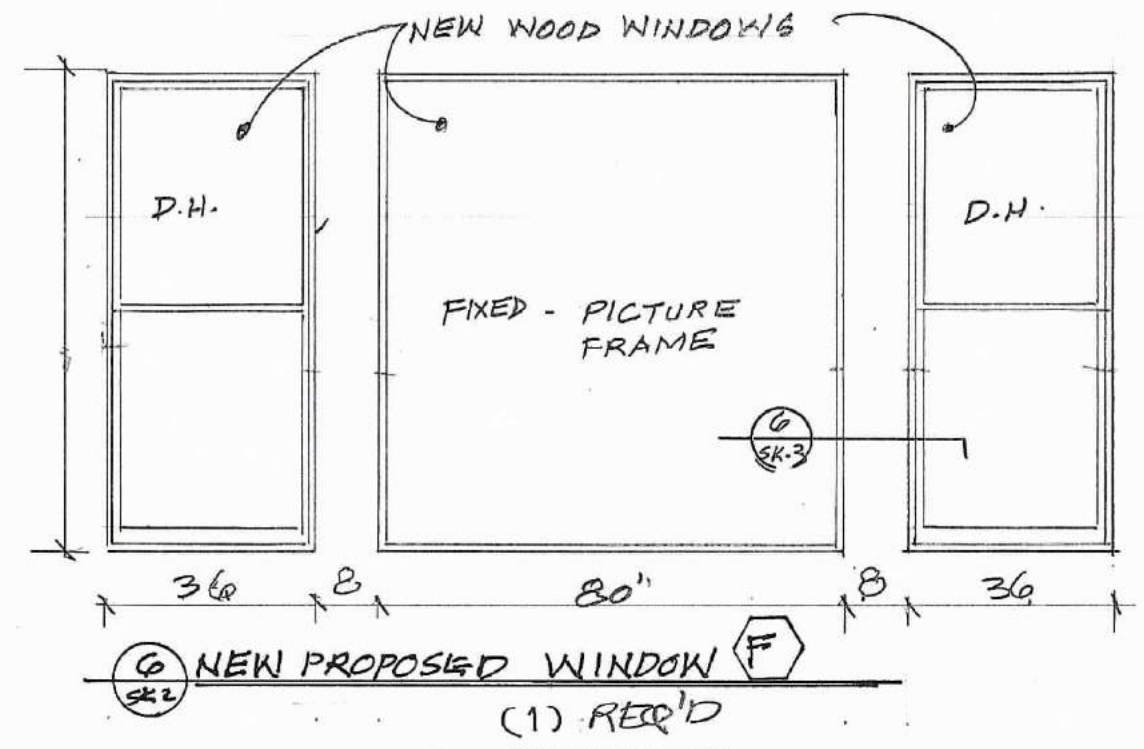
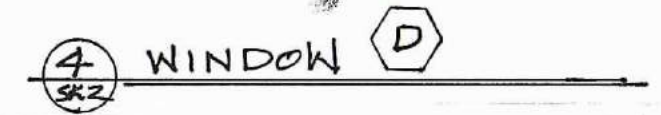
H.W.D. MILLWORK SERVICES
7355 STATE RD. PHILADELPHIA.
(267) 773-7241 FAX (267) 773-7389
hwdmillwork@yahoo.com

KEY PLAN

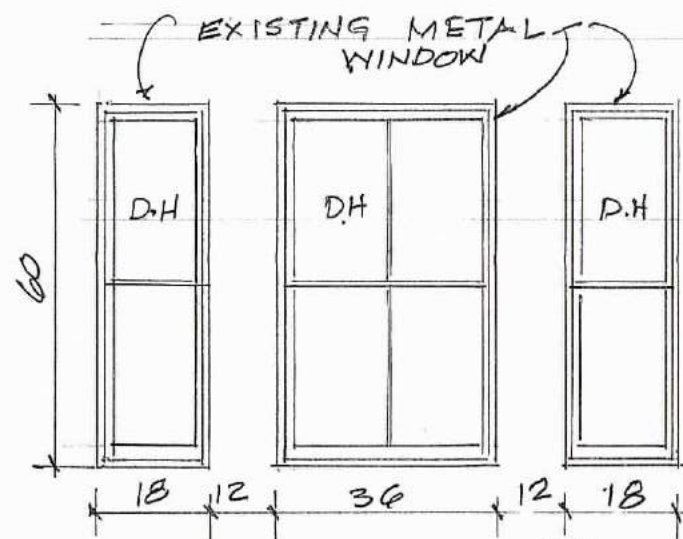
1830 RITTENHOUSE
UNIT GA
PHILADELPHIA. PA.

DATE:
5.5.2019
SCALE:
AS NOTED
SHOP

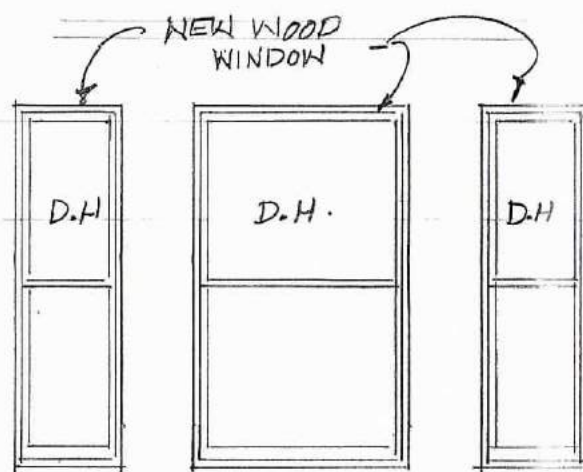
JOB
DRG.
SK-1



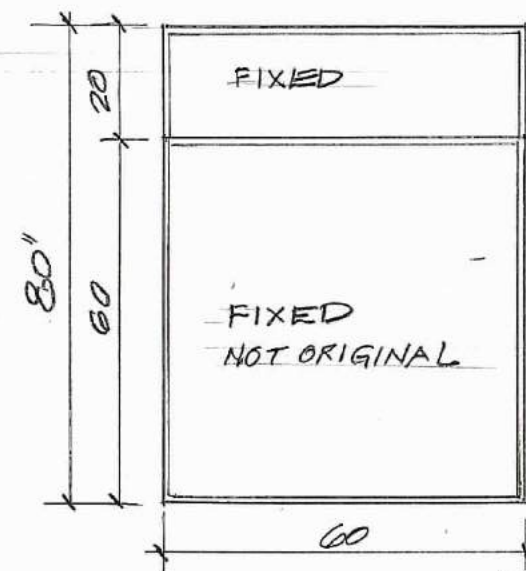
| | |
|--------------------|-------|
| DATE: 5-5-2019 | JOB |
| SCALE: AS NOTED | DRG. |
| SHOP | SK. 2 |



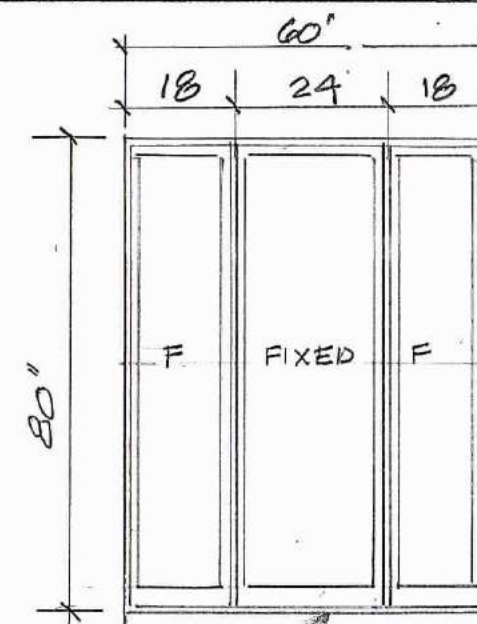
1 EXIST. WINDOW **G**
SK3 3/8" = 1'-0"



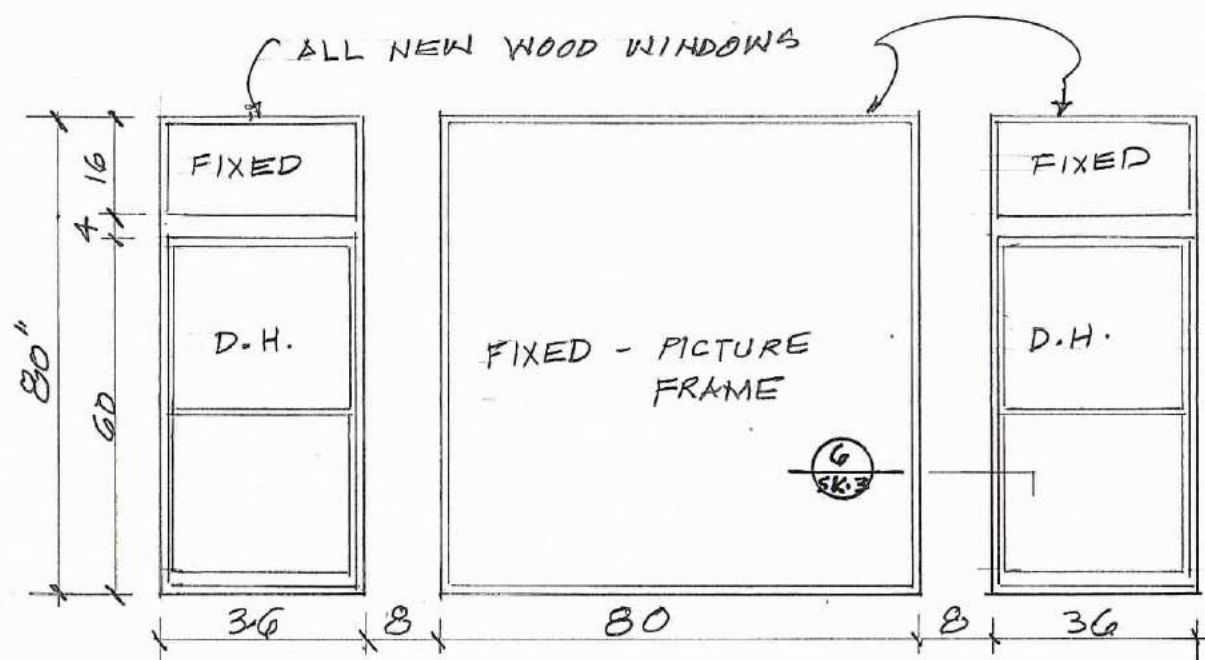
2 NEW PROPOSED WINDOW **G**
SK3 (1) REQ'D



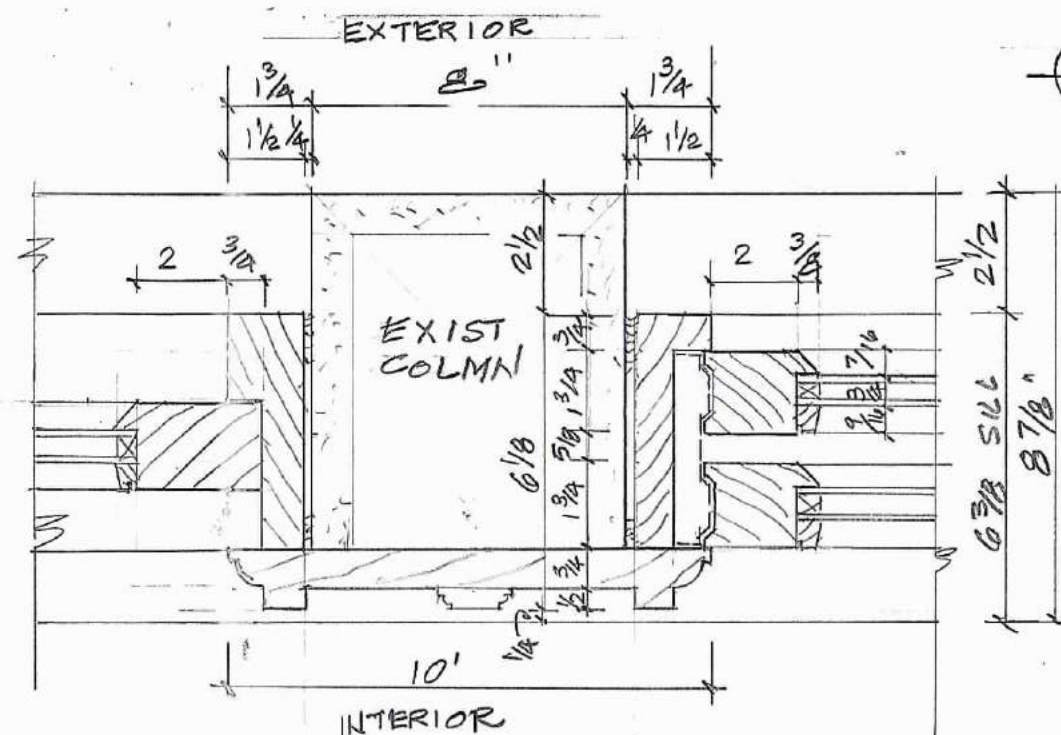
3 EXIST. WINDOW **H**
SK3



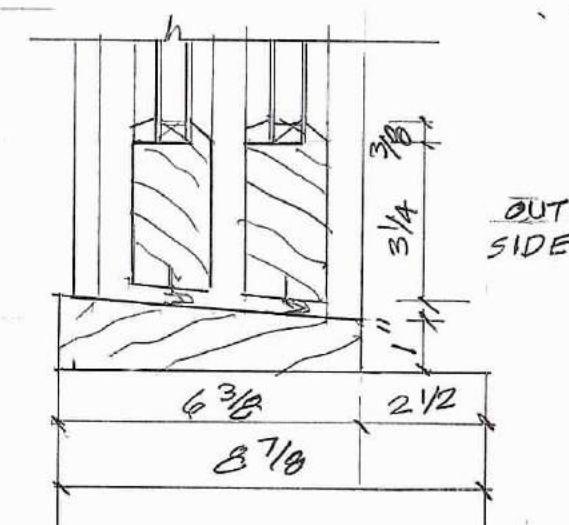
4 NEW PROPOSED WINDOW **H**
SK3 (1) REQ'D



5 ALTERNATE NEW PROPOSED WINDOW **F**
SK-B (1) REQ'D



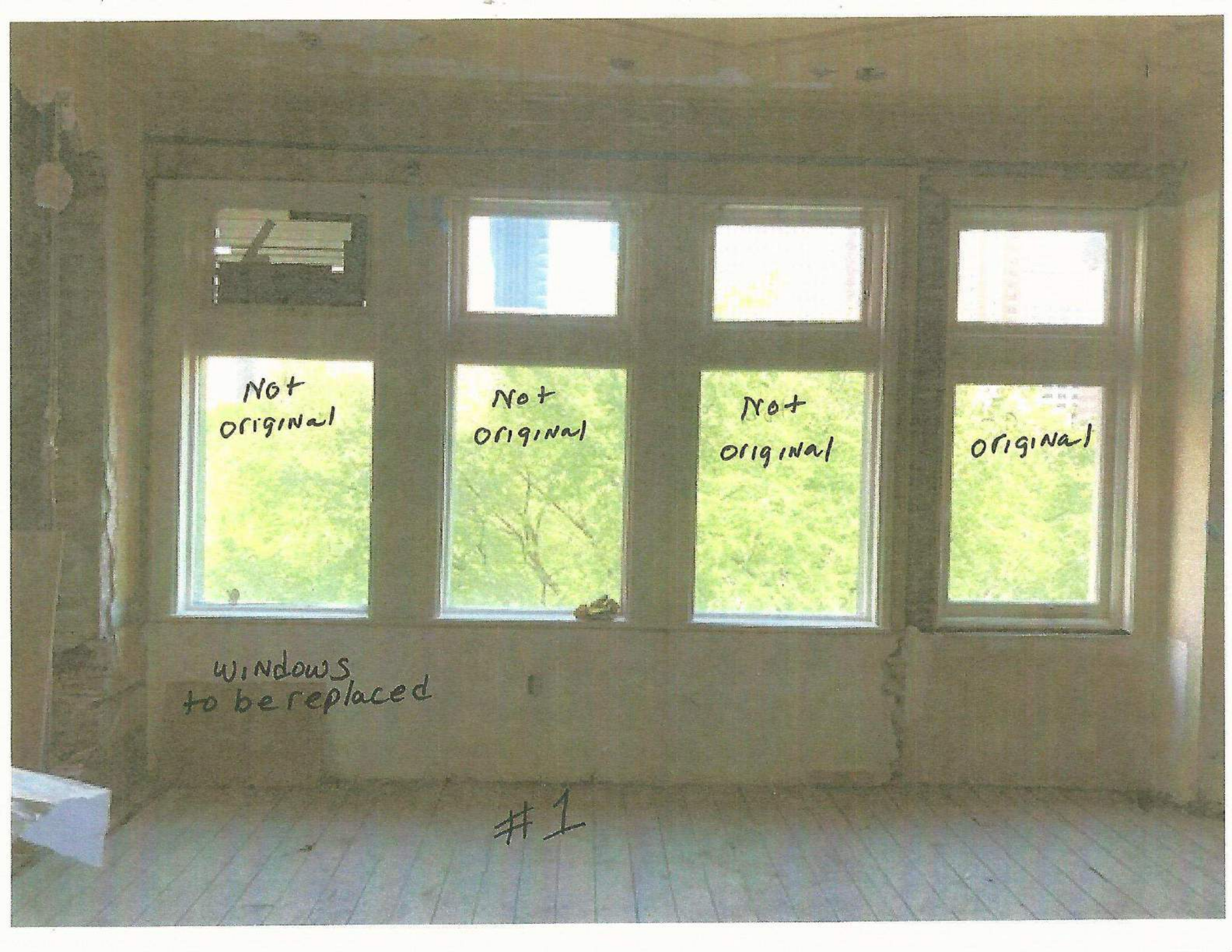
6 EXISTING & NEW JAMB
SK3 3" = 1'-0"



7 SECTION - SILL
SK3 3" = 1'-0"

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(267) 773-7241 FAX (267) 773-7389
hwdmillwork@yahoo.com

| | | |
|----------------------|-----------------|------|
| WINDOWS | DATE: 5.5.2019 | JOB |
| 1830 RITTENHOUSE SQ. | SCALE: AS NOTED | DRG. |
| PHILADELPHIA. PA | SHOP | SK-3 |



Not
Original

Not
Original

Not
Original

Original

Windows
to be replaced

#1



View from 15A

#2

#3

Similar Windows

Replace the existing
(4) casement
windows in 6-A with
a new (2) double
hung and (1) fixed
center window unit



metal

metal

Bay ONE
West Elevation

#4

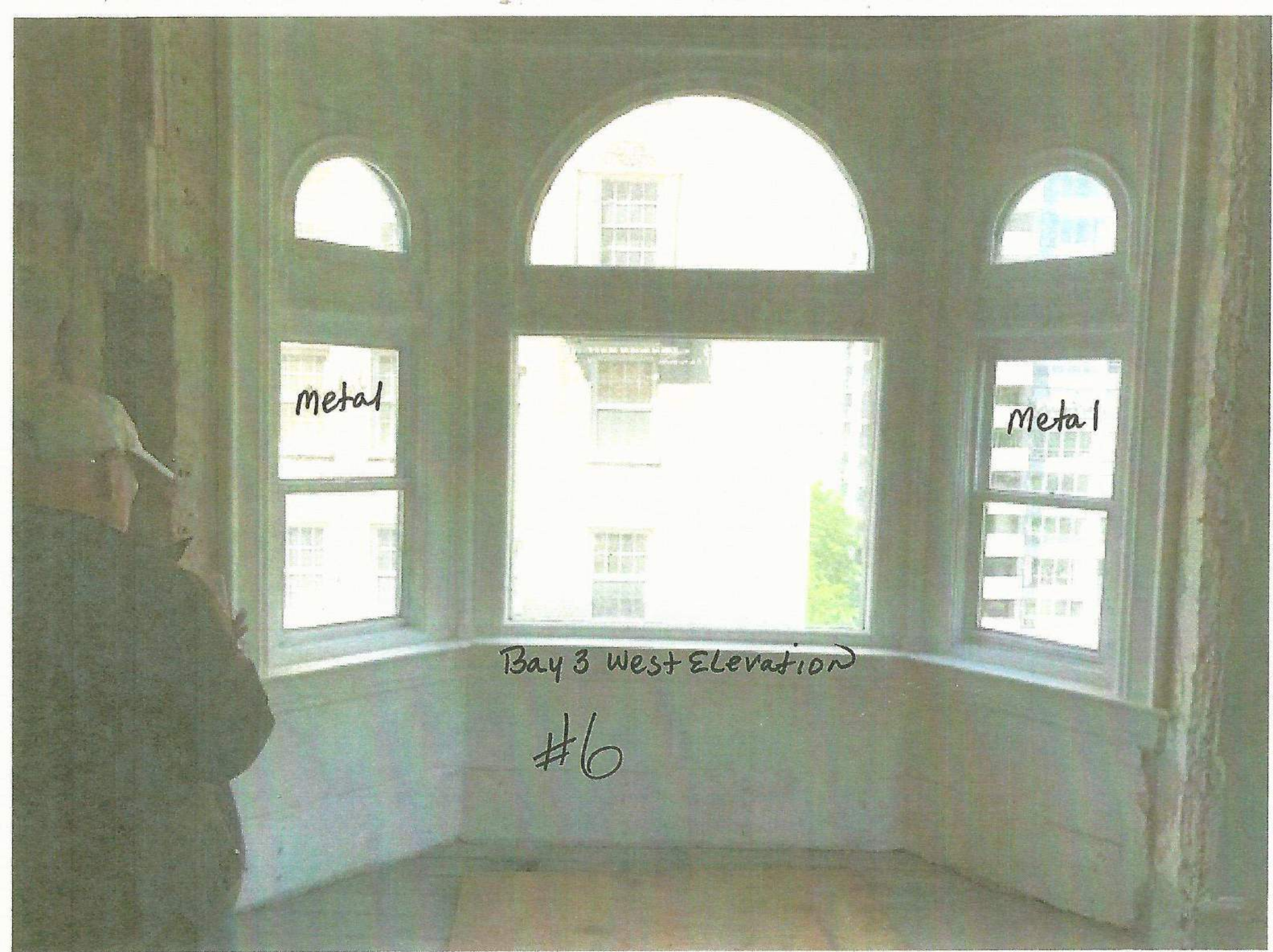


metal

metal

Bay 2 West Elevation

#5



metal

metal

Bay 3 West Elevation

#6

metal

metal

Bay 4 West Elevation

#7




Metal

Metal

Bay 5 west Elevation

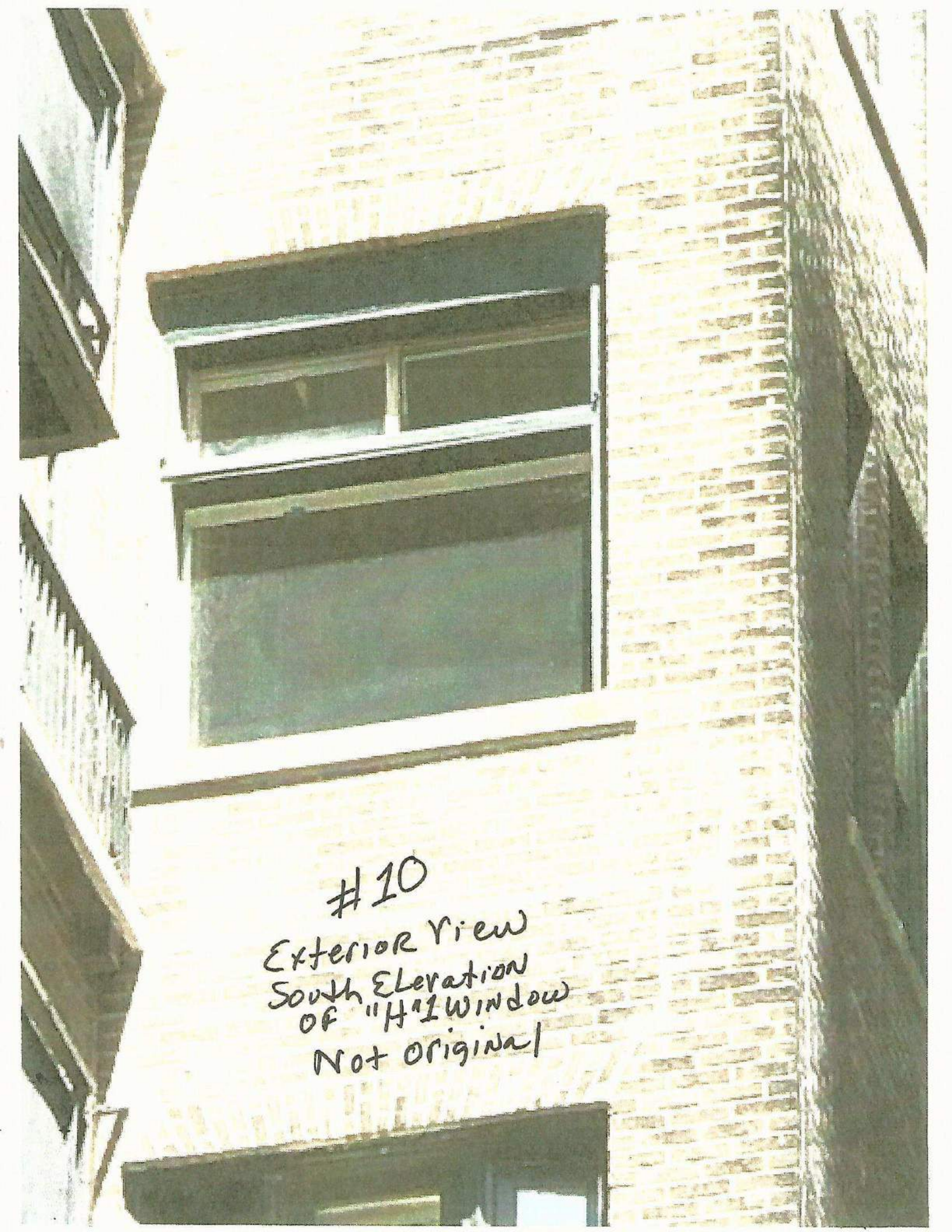
#8

A photograph of an interior room during renovation. On the left is a large, dark-framed window with multiple panes. To the right is a doorway leading to another area. The walls are in various states of repair, with some peeling paint and exposed studs. Handwritten text is visible on the wall in the doorway and on the floor.

South.
Elevation
"H" 1

Window
NOT ORIGINAL

#9

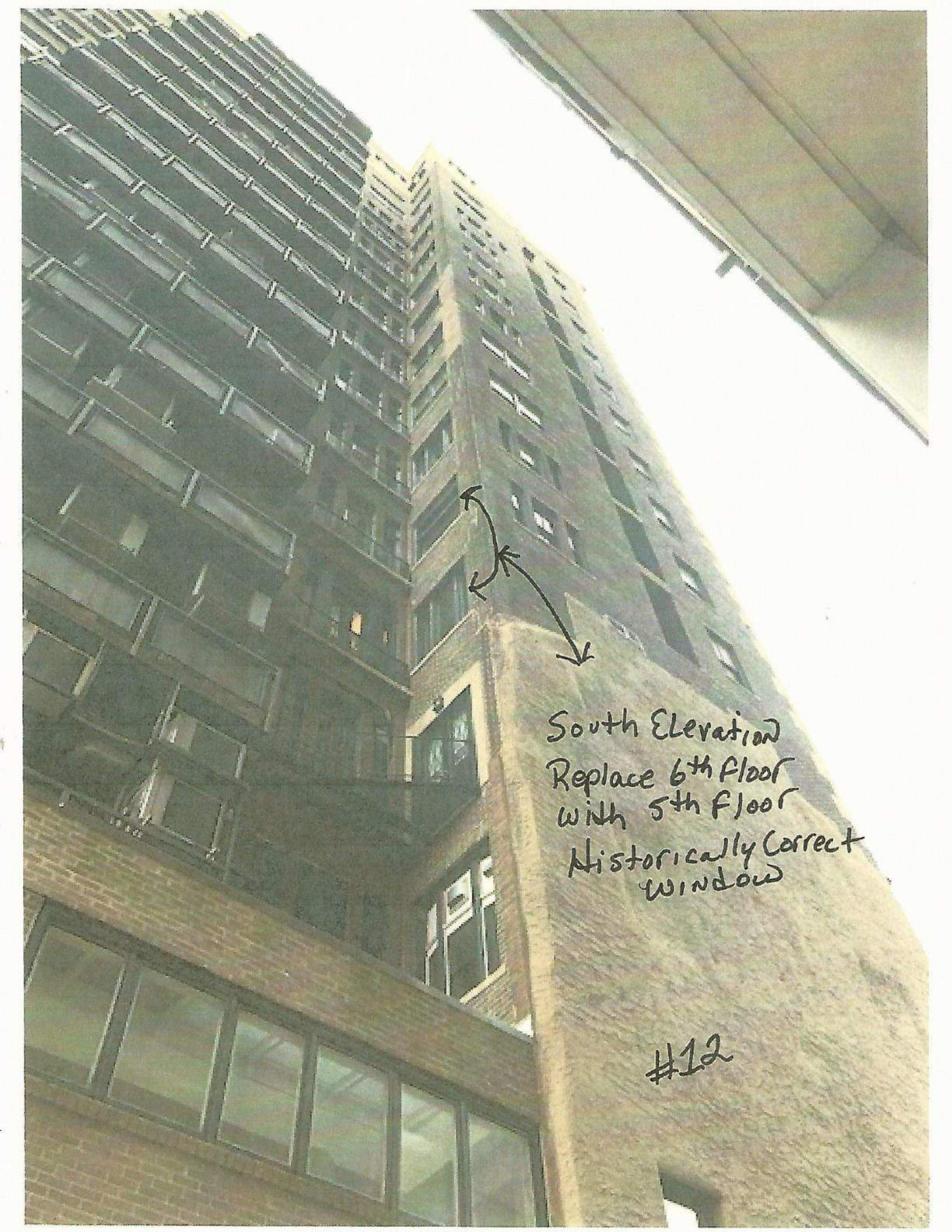
A photograph of a brick building's exterior. A large, dark-framed window is the central focus, featuring a smaller, multi-paned section at the top. The brickwork is light-colored and laid in a standard pattern. To the left, a portion of another building with a balcony is visible. The image has a slightly aged, yellowish tint.

#10
Exterior View
South Elevation
of "H1 Window"
Not Original



#11

Exterior View
South Elevation
of "H" 2
Original Window



South Elevation
Replace 6th Floor
with 5th Floor
Historically Correct
Window

#12