

ADDRESS: 2100-02 LOCUST ST

Proposal: Legalize windows; install four historically correct windows

Review Requested: Final Approval

Owner: Joel and Stella Freedman

Applicant: Janice Woodcock, Woodcock Design, Inc

History: 1889; Henry Louis Jr. House; R.G. Kennedy

Individual Designation: None

District Designation: RF Historic District, Significant, 2/8/1995

Staff Contact: Laura DiPasquale, laura.dipasquale@phila.gov, 215-686-7660

BACKGROUND:

Located at the southwest corner of Locust and S. 21st Streets, 2100-02 Locust Street is a single-family dwelling, and is listed as a Significant building in the Rittenhouse Fittler Historic District.

In July 2018, the Historical Commission staff witnessed contractors completing the replacement of all windows on the property and the panning of the original window frames, and requested that the Department of Licenses & Inspections issue a violation for the work.

This application proposes to legalize all but four windows: three historically curved windows in the bow window at the second-floor, 21st Street elevation, and an arched one-over-one window at the first floor of the 21st Street elevation which was replaced with two double-hungs and a transom window.

The application claims that the basement windows, which were historically two-over-two, double-hung wood windows, are concealed from the public view. The staff contends that the basement windows are, in fact, highly visible, owing to the height of the base. On the Locust Street elevation, the tops of the basement windows are nearly six feet above the sidewalk, and on the S. 21st Street elevation, the tops of the windows vary from four and a half feet to five feet above the sidewalk (see below).

SCOPE OF WORK:

- Legalize replacement of historic wood windows with metal windows and metal cladding
- Replace four illegal windows with historically-accurate windows on 21st Street elevation

STANDARDS FOR REVIEW:

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

- *Standard 6: Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*
 - The property owners did not demonstrate that the windows that were removed were beyond repair. The new windows do not match the old in design (paned brickmold, slider vs. double-hung basement window configuration, etc...), texture (metal vs. wood), or materials.

STAFF RECOMMENDATION: Approval of the restoration of the four windows, but denial of the legalization of the remaining windows, pursuant to Standard 6.

MAPS & IMAGES:



Figure 1: Front elevation in 2017, showing people relative to the height of the basement windows. The application opines that the basement windows are less visible because they are obscured by grates; however, they are unusually tall and at eye-level for passersby.



Figure 2: Left, height of the basement window at the front elevation along Locust Street. Right, a replacement basement window as viewed from the sidewalk.



Figure 3: Above, the east elevation along S 21st Street prior to window replacement. Below, after window replacement.

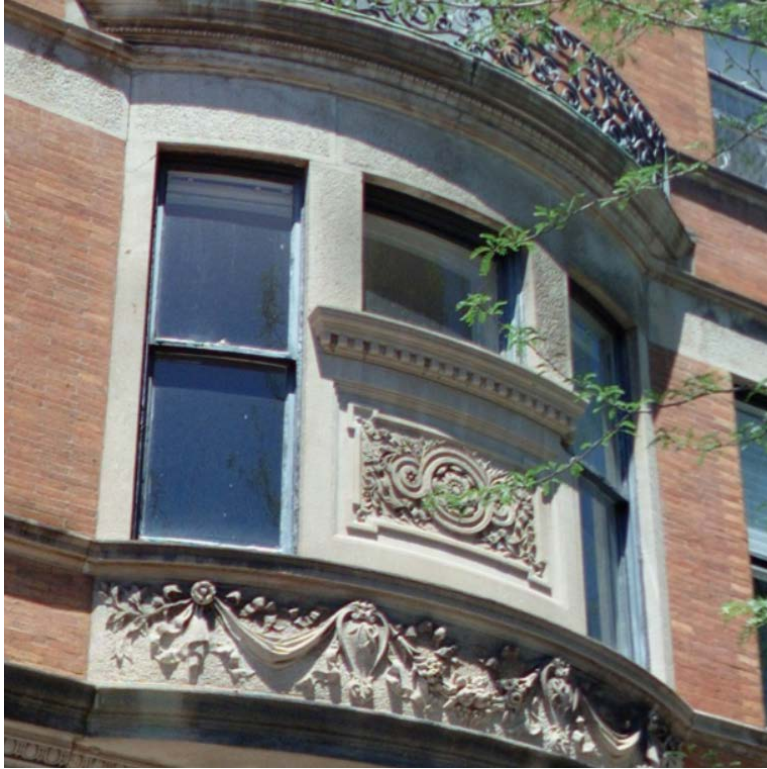


Figure 4: Detail of the bow window before (above) and after (below) replacement.

APPLICATION FOR BUILDING PERMIT

APPLICATION # _____

(Please complete all information below and print clearly)



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

ADDRESS OF PROPOSED CONSTRUCTION

2100 LOCUST ST.

APPLICANT:

JANICE WOODCOCK

COMPANY NAME:

WOODCOCK DESIGN, INC.

PHONE # (267) 738-0956

FAX #

PROPERTY OWNER'S NAME:

STELLA FREEDMAN

PHONE #

FAX #

ARCHITECT / ENGINEER IN RESPONSIBLE CHARGE:

JANICE WOODCOCK

ARCHITECT / ENGINEERING FIRM:

WOODCOCK DESIGN, INC.

PHONE # (267) 738-0956

FAX #

CONTRACTOR:

TBD

CONTRACTING COMPANY:

PHONE #

FAX #

APPLICANT'S ADDRESS:

1518 WALNUT ST. SUITE 303**PHILADELPHIA, PA 19102**

LICENSE #

JWOODCOCK@WOODCOCK-DESIGN.COM

E-MAIL:

PROPERTY OWNER'S ADDRESS:

2100 LOCUST ST.**PHILADELPHIA, PA 19103**

ARCHITECT / ENGINEERING FIRM ADDRESS:

1518 WALNUT ST. SUITE 303**PHILADELPHIA, PA 19102**LICENSE # **AC2349523**

JWOODCOCK@WOODCOCK-DESIGN.COM

E-MAIL:

CONTRACTING COMPANY ADDRESS:

LICENSE #

E-MAIL:

USE OF BUILDING / SPACE:

SINGLE FAMILY

ESTIMATED COST OF WORK

\$ 30,000

BRIEF DESCRIPTION OF WORK:

- 1.) Legalize the installation of 25 windows at the basement, first, second and third floors of an existing single family residence.
- 2.) Remove one arched window at the first floor and replace with historically correct window unit.
- 3.) Remove three existing bow windows and replace with historically correct units.

TOTAL AREA UNDERGOING CONSTRUCTION: **N/A**

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

*Janice Woodcock*DATE: **6/14/2019**

Woodcock Design Inc.

June 7, 2019

COVER LETTER

Historic Commission
1515 Arch Street 13th Floor
Philadelphia, PA 19102

Re: 2100 Locust Street
Philadelphia, PA 19103



Dear Architectural Committee:

Woodcock Design prepared the attached drawings and permit application to address the inappropriate window installation at 2100 Locust.

The scope of the recent work included the installation of metal panning over the existing wood frames of the windows and complete replacement of the sash. The Owner understands that the City could very well require that all of the windows be removed and replaced with historically acceptable versions, however we would like to request consideration of an alternative approach.

Our approach would restore the two most visible instances where both the incorrect type of window and material are clearly visible at the 1st and 2nd floor of the east façade.

We would request that the windows at the basement level, which are also incorrect in type and material (they were changed from double hung to sliders), be allowed to remain as they are less visible behind original wrought iron screen, and that the remaining 24 windows, which are the correct type but wrong material, be allowed to remain.

In reviewing the impact of the inappropriate installation on the overall character of the building, we note that the masonry and stone of this structure which give it much of its character, are intact and well maintained. We also note that the curved bay window and the arched window below it are most compromising aspect of the installation and that replacing these units would go far in restoring the overall character of this structure.

We look forward to your review of this proposal.

Sincerely,

A handwritten signature in black ink that reads 'Janice Woodcock'. The signature is fluid and cursive, with the first name 'Janice' and last name 'Woodcock' clearly legible.

Janice Woodcock, AIA
Principal

Janice Woodcock, AIA, LEED-AP
1518 Walnut Street Suite 303

Tel. 267 738 0956
jwoodcock@woodcock-design.com

PROPOSED WINDOW SCHEDULE:

FLOOR	INDICATOR	REPLACE?	QUANT.	WIDTH	HEIGHT	MATERIAL	NOTES
FOURTH	①	NO	(2)	4'-6 ¼" W	5'-3" H	METAL	DOUBLE-HUNG
	②	NO	(1)	5'-0" W	5'-3" H	METAL	DOUBLE-HUNG
	③	NO	(2)	3'-6" W	5'-3" H	METAL	DOUBLE-HUNG
THIRD	④	NO	(1)	3'-6 ¾" W	6'-3 ½" H	METAL	DOUBLE-HUNG
	⑤	NO	(3)	4'-6 ¼" W	6'-3 ½" H	METAL	DOUBLE-HUNG
	⑥	NO	(1)	5'-0" W	6'-3 ½" H	METAL	DOUBLE-HUNG
SECOND	⑦	NO	(2)	3'-6 ¾" W	7'-3 ½" H	METAL	DOUBLE-HUNG
	⑧	NO	(3)	4'-6 ¼" W	7'-3 ½" H	METAL	DOUBLE-HUNG
	⑨	YES	(2)	2'-6" W	7'-3 ½" H	WOOD	DOUBLE-HUNG, CURVED
	⑩	YES	(1)	3'-2" W	2'-9" H	WOOD	FIXED, CURVED
FIRST	⑪	NO	(2)	3'-6 ¾" W	8'-3 ¼" H	METAL	DOUBLE-HUNG
	⑫	YES	(1)	5'-0" W	8'-8 ½" H	WOOD	DOUBLE-HUNG, ARCHED
	⑬	NO	(2)	4'-6 ¼" W	8'-3 ¼" H	METAL	DOUBLE-HUNG
BASEMENT	⑭	NO	(2)	3'-6 ¾" W	4'-6 ¼" H	METAL	DOUBLE-HUNG
	⑮	NO	(1)	5'-0" W	4'-6 ¼" H	METAL	DOUBLE-HUNG
	⑯	NO	(2)	4'-6 ¼" W	4'-6 ¼" H	METAL	DOUBLE-HUNG



LOCUST STREET FACADE



ARCHED & BOW WINDOWS



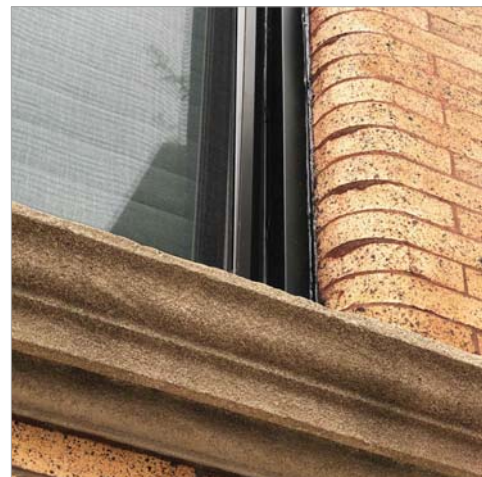
21ST STREET FACADE



21ST STREET FACADE



BASEMENT WINDOW



TYPICAL WINDOW



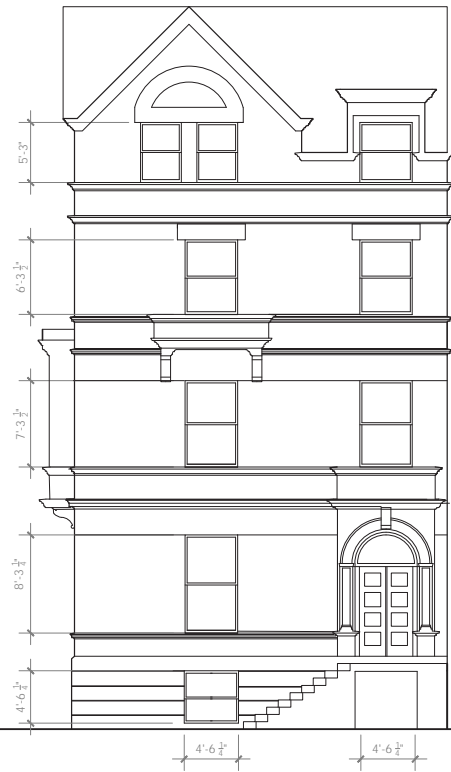
2100 LOCUST STREET
PHILADELPHIA, PA 19103

SK-0

JUNE 7, 2019



1 21ST ST. ELEVATION - HISTORIC CONSTRUCTION
SCALE: 3/32" = 1'-0"



2 LOCUST ST. ELEVATION - HISTORIC CONSTRUCTION
SCALE: 3/32" = 1'-0"



3 21ST ST. ELEVATION - PROPOSED NEW CONSTRUCTION
SCALE: 3/32" = 1'-0"



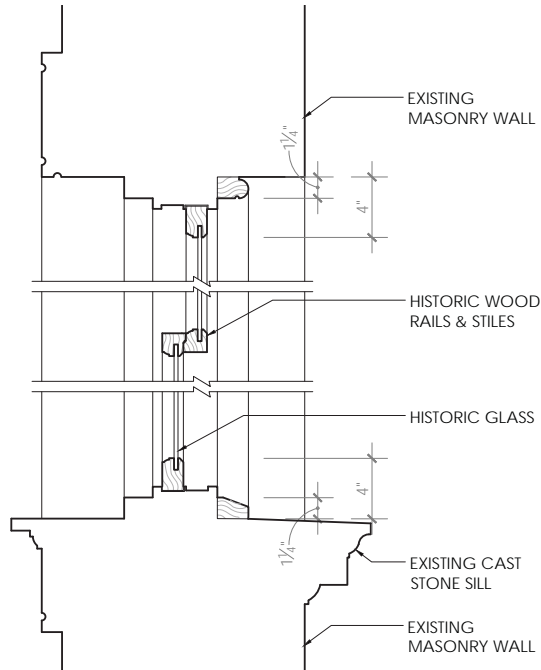
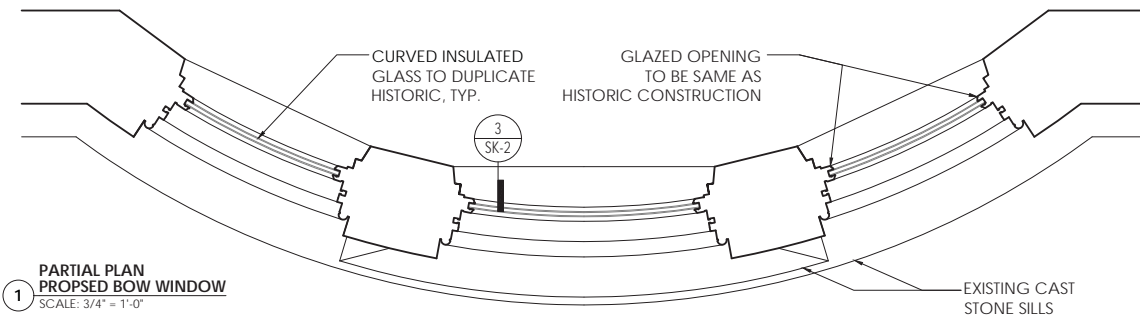
4 LOCUST ST. ELEVATION - PROPOSED NEW CONSTRUCTION
SCALE: 3/32" = 1'-0"



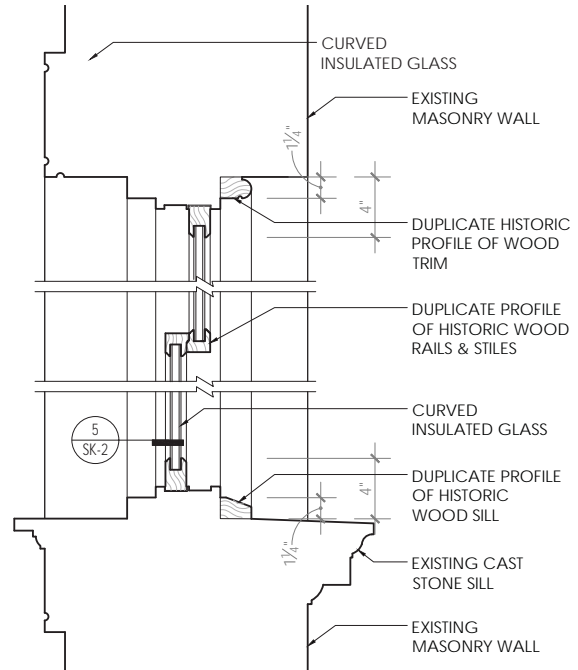
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PHILADELPHIA, PA 19103

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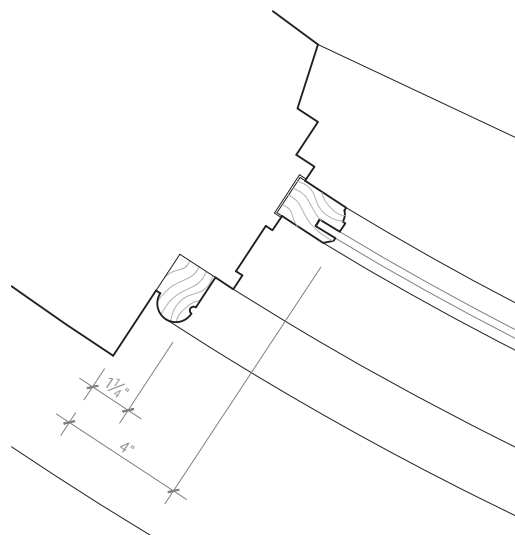
JUNE 7, 2019



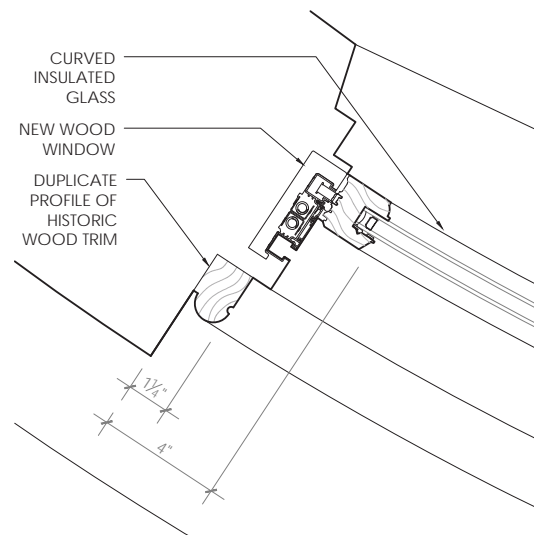
2 SECTION DETAIL
BOW WINDOW - HISTORIC CONSTRUCTION
SCALE: 1-1/2" = 1'-0"



3 SECTION DETAIL
BOW WINDOW - PROPOSED NEW CONSTRUCTION
SCALE: 1-1/2" = 1'-0"



4 PLAN DETAIL
BOW WINDOW JAMB - HISTORIC CONSTRUCTION
SCALE: 3\"/>



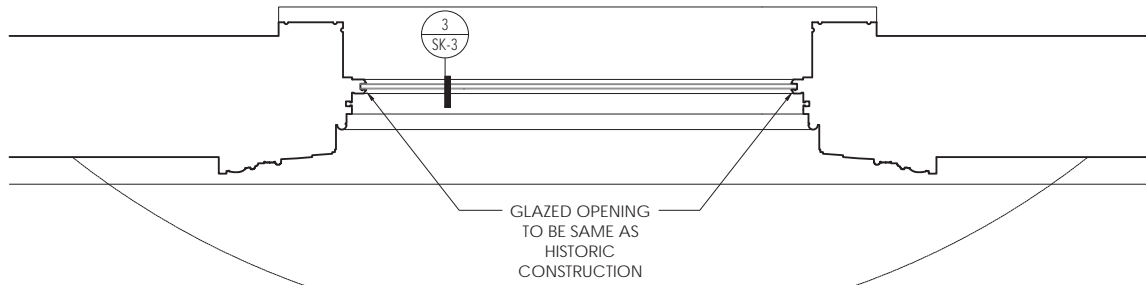
5 PLAN DETAIL
BOW WINDOW JAMB - PROPOSED NEW CONSTRUCTION
SCALE: 3\"/>



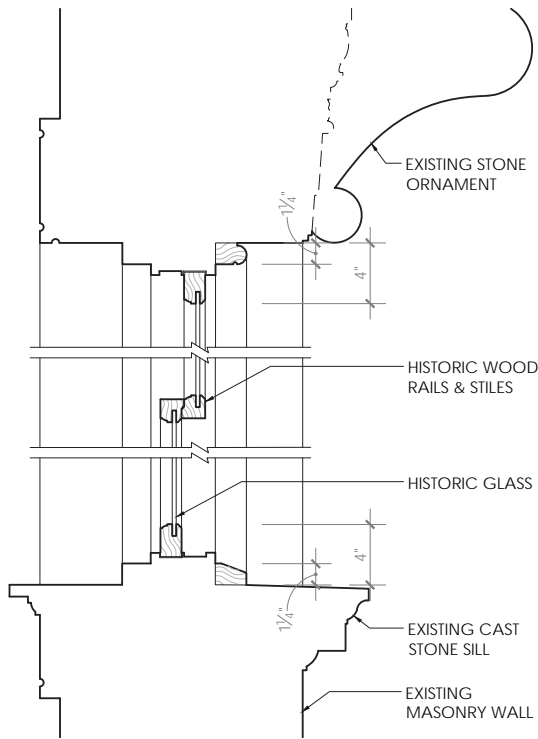
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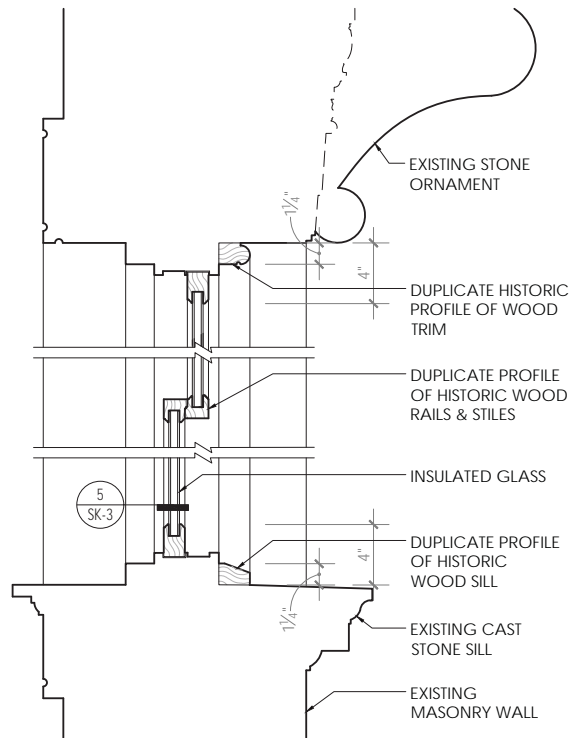
JUNE 7, 2019



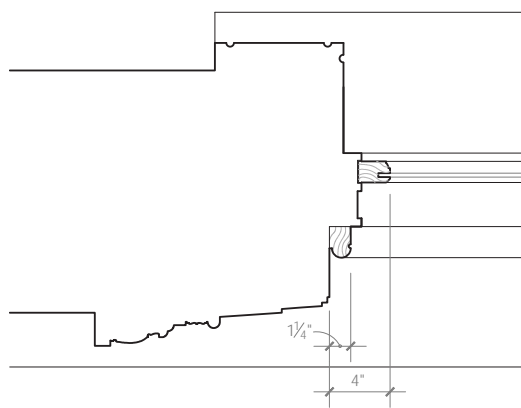
1 **PARTIAL PLAN
PROPOSED ARCHED WINDOW**
SCALE: 3/4" = 1'-0"



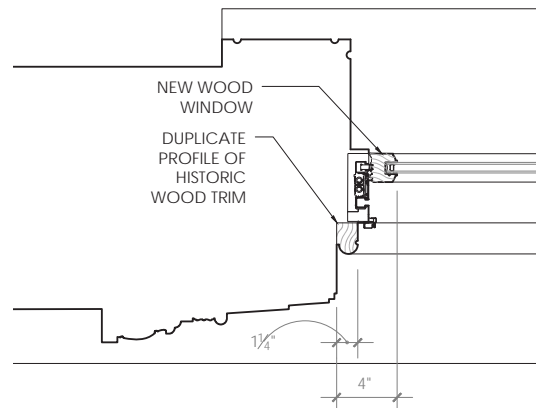
2 **SECTION DETAIL
ARCHED WINDOW - HISTORIC CONSTRUCTION**
SCALE: 1-1/2" = 1'-0"



3 **SECTION DETAIL
ARCHED WINDOW - PROPOSED NEW CONSTRUCTION**
SCALE: 1-1/2" = 1'-0"



4 **PLAN DETAIL
ARCHED WINDOW JAMB - HISTORIC CONSTRUCTION**
SCALE: 1-1/2" = 1'-0"



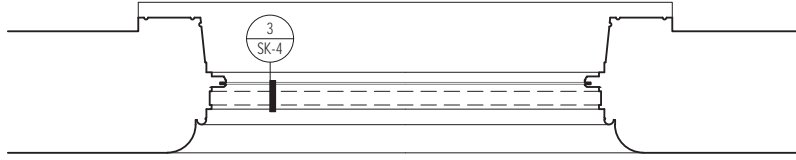
5 **PLAN DETAIL
ARCHED WINDOW JAMB - PROPOSED NEW CONSTRUCTION**
SCALE: 1-1/2" = 1'-0"



2100 LOCUST STREET
PHILADELPHIA, PA 19103

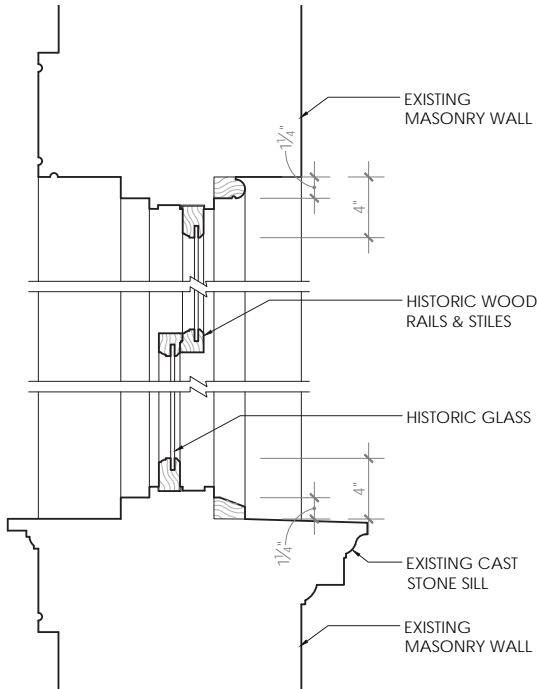
SK-3

JUNE 7, 2019

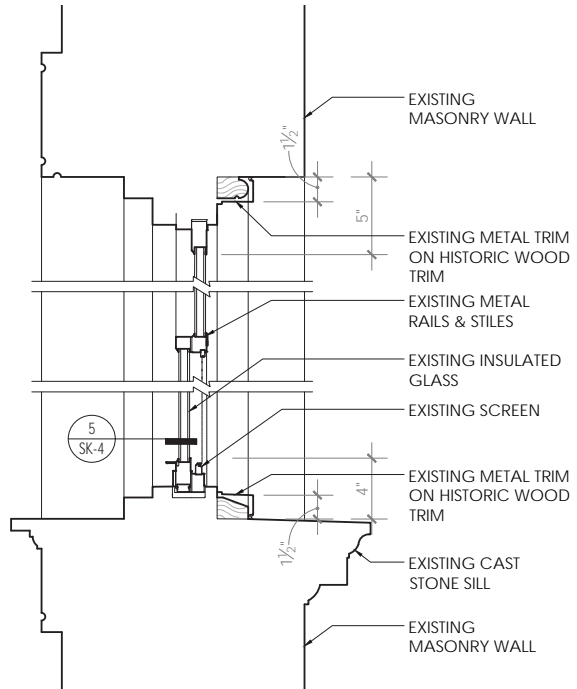


1 PARTIAL PLAN
EXISTING TYPICAL WINDOW
SCALE: 3/4" = 1'-0"

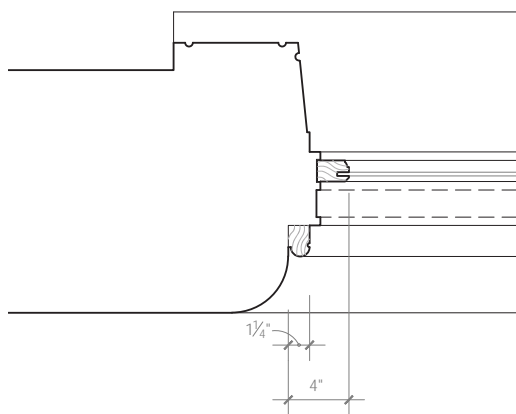
NOTE:
TYPICAL WINDOWS THAT ARE NOT THE BOWED
OR ARCHED WINDOW ARE TO REMAIN AS IS



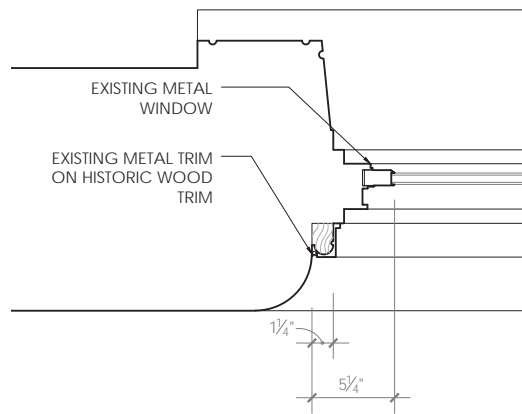
2 SECTION DETAIL
TYPICAL WINDOW - HISTORIC CONSTRUCTION
SCALE: 1-1/2" = 1'-0"



3 SECTION DETAIL
TYPICAL WINDOW - EXISTING CONSTRUCTION
SCALE: 1-1/2" = 1'-0"



4 PLAN DETAIL
TYPICAL WINDOW JAMB - HISTORIC CONSTRUCTION
SCALE: 1-1/2" = 1'-0"



5 PLAN DETAIL
TYPICAL WINDOW JAMB - EXISTING CONSTRUCTION
SCALE: 1-1/2" = 1'-0"



2100 LOCUST STREET
PHILADELPHIA, PA 19103

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JUNE 7, 2019