

ADDRESS: 2100-02 LOCUST ST

Proposal: Replace 18 windows; legalize 11 windows

Review Requested: Final Approval

Owner: Joel and Stella Freedman

Applicant: Gregory R. Heleniak, Esq., Zarwin Baum

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

Individual Designation: None

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

Staff Contact: Laura DiPasquale, laura.dipasquale@phila.gov

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 Fidler Historic District.

In July 2018, the Historical Commission's 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.

In July 2019, the Historical Commission reviewed an application to replace nine of the illegal windows with appropriate windows and to legalize the installation of the remaining windows and metal panning. At that meeting, the Historical Commission denied the application, finding that 2100-02 Locust Street is a prominent corner property and the windows that were installed are on highly-visible street frontages, not secondary elevations; that the finish of the metal windows and panning is shinier than the historic painted wood windows; that the replacement windows were installed within the original frames and build down the window opening; that legalizing the inappropriate replacement windows would be unfair to other property owners who have sought the Commission's approval and complied with historic preservation standards and would set a bad precedent; and that the Historical Commission could consider a replacement schedule, but that ultimately all windows would need to be replaced.

This application proposes to replace the windows at the basement, first, and second floors, and to retain and legalize the metal windows and panning at the third and fourth floors. The staff notes that, while the previous application would have removed non-historic infill at the tops of three basement windows, the current proposal retains the build-down of these windows owing to the confirmed and assumed presence of mechanical equipment. This application proposes to install two-over-two, double-hung windows in the remaining space below the infill. As such, three of the proposed basement windows do not replicate the historic appearance. The staff suggests that the bottom sash of the replacement windows in openings with existing mechanical infill replicate the proportions of the historic windows, with the meeting rails aligning with those of the historically appropriate windows. This would allow the mechanical infill to be removed in the future and a new top sash to be installed without the replacement of the bottom sash.

SCOPE OF WORK:

- Legalize replacement of historic wood windows with metal windows and metal cladding at third and fourth floor.
- Replace illegal windows with historically-accurate windows at the first, second, and three basement window openings.
- Install double-hung wood windows below non-historic infill in three basement window openings.

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 metal windows do not match the old in design, texture, or materials. The new

STAFF RECOMMENDATION: Approval of the restoration of the windows at the basement, first, and second floors, provided the bottom sash and meeting rail location of the three basement windows replicates the historic appearance, but denial of the legalization of the remaining windows, pursuant to Standard 6 and the Historical Commission's July 2019 decision.

MAPS & IMAGES:

Figure 1: 21st Street elevation in June 2018, prior to replacement.



Figure 2: 21st Street elevation after window replacement.



Figure 3: Left, a replacement basement window, with non-historic infill at the top. Right, a typical upper-floor window pre-frame panning.



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

2100-02 Locust St
Philadelphia Historical Commission
May/June 2020

**THE MINUTES OF THE 683RD STATED MEETING OF THE
PHILADELPHIA HISTORICAL COMMISSION**

**FRIDAY, 12 JULY 2019
ROOM 18-029, 1515 ARCH STREET
ROBERT THOMAS, CHAIR**

CALL TO ORDER

START TIME IN AUDIO RECORDING: 00:00:00

Mr. Thomas, the chair, called the meeting to order at 9:05 a.m. and announced the presence of a quorum. The following Commissioners joined him:

Commissioner	Present	Absent	Comment
Robert Thomas, AIA, Chair	X		
Emily Cooperman, Ph.D., Committee on Historic Designation Chair	X		
Kelly Edwards, MUP	X		Arrived 9:25 am
Steven Hartner (Department of Public Property)	X		
Josh Lippert (Department of Licenses & Inspections)	X		
Melissa Long (Division of Housing & Community Development)		X	
John Mattioni, Esq.	X		Arrived 9:24 am
Dan McCoubrey, AIA, LEED AP BD+C, Architectural Committee Chair	X		
Jessica Sánchez, Esq. (City Council President)	X		
Meredith Trego (Philadelphia City Planning Commission)	X		
H. Ahada Stanford, Ph.D. (Commerce Department)	X		
Betty Turner, MA, Vice Chair	X		
Kimberly Washington, Esq.		X	

The following staff members were present:

Jonathan E. Farnham, Ph.D., Executive Director
Randal Baron, Historic Preservation Planner III
Kim Chantry, Historic Preservation Planner II
Laura DiPasquale, Historic Preservation Planner II
Meredith Keller, Historic Preservation Planner II
Shannon Garrison, Historic Preservation Planner I
Allyson Mehley, Historic Preservation Planner I
Megan Schmitt, Historic Preservation Planner I
Leonard Reuter, Esq., Law Department

The following persons were present:

Andrew Wade
Andrew Rardazzo
Bruce H. Holberg
Cynthia MacLeod, National Park Service
Lorna Katz Lawson, John Lawson Architects
Kara Smith, John Milner Architects
William Martin, Fox Rothchild LLP
Steven Peitzman
Eric Leighton, Cecil Baker + Partners
Dan Kayser, Cecil Baker + Partners
Brian Thrippleton, Astoban Realty
Michael Alhaded
Stuart Rosenberg, SgRA
Terry Conn, Society Hill Civic Association
Elizabeth Walker
David S. Traub, Save Our Sites
Naseem Baksh
Kate McGlinchey
Patrick Grossi, Preservation Alliance for Greater Philadelphia
Paul Steinke, Preservation Alliance for Greater Philadelphia
Anthony Buividas
Bruno Pouget, Astoban Realty
Ola Alkudsi, SgRA
Nancy Pontone
Tom Becker, Thomas Jefferson University
Jim Duffin
Larry Spector, Society Hill Civic Association
Mary Purcell, Society Hill Civic Association
Chris McBrien, Society Hill Civic Association
W. McBrien, Society Hill Civic Association
Mark Raymond, Society Hill Towers
B. Wegenroth, Society Hill Civic Association
R. Schwarz, Schwarz Gallery
Robert Powers, Powers & Company
Mike Williams, Daniel J. Keating Company
Tom Broadhurst, Daniel J. Keating Company
Lindsey Burstein, OCF Realty
Dennis Carlisle, OCF Realty
Sam Epstein, OCF Realty
Matthew Ulassin, USA Architects
Celeste Morello
Sandra Williams
Regina A. Gorzkowska-Rossi
Gabriel Deck, Gnome Architects
Janice Woodcock

ACTION: Mr. Lippert moved to deny the application, pursuant to Standard 9. Mr. Hartner seconded the motion, which passed unanimously.

ITEM: 304 S Philip Street MOTION: Denial MOVED BY: Lippert SECONDED BY: Hartner					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Cooperman	X				
Edwards	X				
Hartner (DPP)	X				
Lippert (L&I)	X				
Long (DHCD)					X
Mattioni	X				
McCoubrey	X				
Sánchez (Council)	X				
Trego (PCPC)	X				
Stanford (Commerce)	X				
Turner, Vice Chair	X				
Washington					X
Total	11				2

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: Rittenhouse-Fitler 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 Fitler 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.

The original application proposed 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. Following the Architectural Committee review, the applicants revised the application to include the replacement of the five basement windows with double-hung wood windows. The applicants explored the idea of removing the panning from the first-

floor windows, but the staff advised them that the illegal windows are full-frame windows installed within the historic window trim and shimmed in various ways that are inconsistent with the historic character of the building. The historic trim essentially became part of the framing into which the replacement window subframe is attached, and as such, cannot be restored to its historic appearance with the replacement window subframe in place.

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
- Additional revised scope: replace five illegal basement windows with historically-accurate windows

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.

ARCHITECTURAL COMMITTEE RECOMMENDATION: The Architectural Committee voted to recommend approval of the restoration of the four windows, but denial of the legalization of the remaining windows, pursuant to Standard 6.

START TIME OF DISCUSSION IN AUDIO RECORDING: 01:28:12

PRESENTERS:

- Ms. DiPasquale presented the application to the Historical Commission.
- Architect Janice Woodcock represented the application.

DISCUSSION:

- Historical Commission attorney Leonard Reuter explained that violations were issued for this work and an appeal taken to the Board of License & Inspection Review. The hearing date was continued to provide time for the Historical Commission's review. The violation is currently before the Board of License & Inspection Review. If the Commission denies the legalization and the owner appeals the Commission's decision, the appeal of the Commission's decision will be rolled into the existing appeal.

PUBLIC COMMENT: None.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The windows at 2100-02 Locust Street were replaced without the Historical Commission's review or approval, and without a building permit.
- 2100-02 Locust Street is a prominent corner property, and the windows that were installed are on highly-visible street frontages, not secondary elevations. The basement windows, which are at eye-level owing to the elevated basement, are also highly-visible.
- The finish of the metal windows and panning is shinier than the historic painted wood windows.
- The replacement windows were installed within the original frames and build down the window opening.
- Legalizing the inappropriate replacement windows would be unfair to other property owners who have sought the Commission's approval and complied with historic preservation standards and would set a bad precedent.
- The Historical Commission could consider a replacement schedule if the owners would like to pursue that route, but all windows would ultimately need to be replaced. Such a negotiation would need to be reviewed by the Historical Commission.

The Historical Commission concluded that:

- The installed windows do not replicate the historic windows in design, texture, or materials, and therefore do not satisfy Standard 6.

ACTION: Ms. Cooperman moved to approve the replacement of the nine proposed windows with historically-accurate windows, but deny the legalization of the remaining windows and panning, pursuant to Standard 6.

ITEM: 2100-02 Locust St					
MOTION: Approval of replacement; denial of legalization					
MOVED BY: Cooperman					
SECONDED BY: Edwards					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Cooperman	X				
Edwards	X				
Hartner (DPP)	X				
Kaiser (L&I)	X				
Long (DHCD)					X
Mattioni	X				
McCoubrey	X				
Sánchez (Council)	X				
Trego (PCPC)	X				
Stanford (Commerce)	X				
Turner, Vice Chair	X				
Washington					X
Total	11				2

February 28, 2020

Via Hand Delivery

Philadelphia Historical Commission
One Parkway Building
1515 Arch Street, 13th Floor
Philadelphia, PA 19102

**Re: 2100-02 Locust Street
Application for Alteration of Historical Windows and
Legalization of Replacement Windows**

Dear Members of the Commission:

Our firm represents the Applicant in the above-captioned matter. The owners of the property located at 2100-02 Locust Street ("Property") are Joel and Stella Freedman ("Applicant"). Applicant purchased the Property in April 2018. Sometime thereafter, Applicant determined that the wood windows in the Property were beyond the point of repair and engaged a contractor to replace all windows. The replacement windows, as recommended by the contractor, are made of metal and replicate the aesthetic of the original windows while providing an efficient alternative to wood frames. Applicant expended a significant amount of money in replacing the twenty-nine (29) windows at the Property.

At the time of the window replacement, Applicant was unaware that Historical Commission approval was required. Since being made aware, Applicant has been pursuing a reasonable solution to satisfy the Historical Commission and its staff in paying homage to the historical nature of the Property while also recognizing practical considerations, such as the efficiency of the windows and the amount of money already expended on replacement windows for the Property.

The enclosed application proposes replacement of eighteen (18) of these windows with wood-frame historically appropriate windows across the second floor, first floor, and basement levels. In addition, the enclosed application requests legalization of the metal replacement windows on the third floor and fourth floor levels. The Applicant respects the Historical Commission's desire to pay homage to the historical nature of the Property at the levels visible to the general public. This distinction between wood and metal windows may be noticed by pedestrian and motorist. However, this distinction is and cannot be distinguished on the upper levels. The replacement metal windows provide the same appearance as the wood windows on the lower floors when viewed by the public.

Additionally, the enclosed application proposes to correct the barrel-curve windows on the second floor level, correct the large arch window on the first floor level, and return the basement level windows to double-hung style.

As explained in the enclosed letter from the project's architect, Janice Woodcock, the upper areas of the basement level windows, as indicated, are designed to conceal mechanical systems within the building, predate the replacement of the windows, and are consistent with the vintage of the previously replaced windows. We ask the Historical Commission to recognize the functional purpose, as well as historical appearance, of these features in considering the enclosed application.

Should any questions arise during your review of the enclosed application, please do not hesitate to contact us.

Thank you for your consideration in this matter.

Very truly yours,



GREGORY R. HELENIAC

cc: Leonard Reuter, Esquire (*via email*)
Joel and Stella Freedman
Dawn M. Tancredi, Esquire

Woodcock Design Inc.

February 25, 2020

Historic Commission
1515 Arch Street 13th Floor
One Parkway Building
Philadelphia, PA



**Re: 2100 Locust Street
Philadelphia, PA 19103**

Dear Historic Preservation Officer:

We have prepared drawings for addressing the window replacement at 2100 Locust Street. During our review with staff, the status of the basement openings was raised, as these openings have been reduced in size.

This condition was present prior to the window replacement we are addressing with this permit. We investigated the windows, (tagged F & G on plans) and found vents and registers in two of the three window openings indicating an existing mechanical system behind the vents. The third window has no vents but wood panels that are the same vintage as the other openings, so we suspect that there are also mechanical items behind this panel as well. We request that these systems remain in the future window replacement work. Photos of these openings have been added to the drawings.

Thank you for your review of this application.

Janice Woodcock

Sincerely,
Janice Woodcock, AIA
Principal

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

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



Application for Construction Permit

Use this application to obtain permits for a residential or commercial construction proposal.
Mechanical / Fuel Gas, Electrical, Plumbing, and Fire Suppression trade details are found on page 2.

Address Identify the location of work for the permit(s). If the activity will take place in a specific building, tenant space, floor level, or suite, note that detail in the 'Specific Location' field. If applicable, list PR #.	1	Parcel Address 2100-02 Locust Street Specific Location Replacement of exterior windows in existing openings. <input type="checkbox"/> Check box if this application is part of a project and provide project number: PR- 2 0
Applicant Identify how you are associated with the property. Licensed professionals include design professionals, attorneys, and expeditors. A tradesperson must have an active Philadelphia license for their trade or hold a PA Home Improvement Contractor Registration.	2	I am the: <input type="checkbox"/> Property Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Equitable Owner <input checked="" type="checkbox"/> Licensed Professional or Tradesperson Name Gregory R. Heleniak, Esquire Company Zarwin Baum DeVito Kap Address 2005 Market Street, 16th Floor, Philadelphia, PA 19103 Email grheleniak@zarwin.com Phone 2 1 5 5 6 9 2 8 0 0
Property Owner Identify the deeded property owner. If there was a recent change of ownership, documentation such as a deed or settlement sheet will be required.	3	Name Joel & Stella Freedman <input type="checkbox"/> Check box if new owner is being listed Address 2100-02 Locust Street, Philadelphia, PA 19103 Email grheleniak@zarwin.com Phone 2 1 5 5 6 9 2 8 0 0
Design Professional in Responsible Charge Identify the PA- licensed design professional who is legally responsible.	4	Name Janice Woodcock Firm Woodcock Design, Inc. PA License # RA-014293-B Phila. Commercial Activity License # 2349523 Email jwoodcock@woodcock-design.com Phone 2 6 7 7 3 8 0 9 5 6
Project Scope Use this section to provide project details; all fields are mandatory. (a) Choose the proposed occupancy of the entire building. If not one- or two-family, provide a description of group(s) per code. (b) Identify if the project will be new construction, an addition, or interior/exterior alterations. (c) List the site area that will be disturbed by construction, if any. Enter 'zero' if no disturbance. (d) Note the new floor area created, including basements, cellars, and occupiable roofs. Where existing areas will be altered, list those areas separately. (e) State the number of new or affected stories. (f) Provide a detailed description of the work proposed. (g) Select all conditions that apply to this project (if any).	5	(a) Occupancy <input checked="" type="checkbox"/> Single-Family <input type="checkbox"/> Two-Family <input type="checkbox"/> Other, please describe: _____ (b) Scope of Work <input type="checkbox"/> New Construction <input checked="" type="checkbox"/> Addition and/or Alteration <input type="checkbox"/> Shell (No Fit Out) – Option for Commercial Permits Only (c) Earth Disturbance Area of Earth Disturbance n/a (Sq. Ft.) (d) Building Floor Areas New Floor Area n/a (Sq. Ft.) Existing Altered Area n/a (Sq. Ft.) (e) Number of Stories 4 (f) Description of Work Replace 18 windows in existing masonry openings at the second floor, first floor, and basement levels and legalization of remaining 11 windows at the third floor and fourth floor levels. (g) Project Conditions <input type="checkbox"/> Project Impacts Street/Right-of-Way <input type="checkbox"/> New High Rise <input type="checkbox"/> Green Roof Included <input type="checkbox"/> Modular Construction <input type="checkbox"/> Façade Work <input type="checkbox"/> Initial Fit Out of Newly Constructed Space



Department of
Licenses and Inspections
CITY OF PHILADELPHIA

DO NOT MAIL THIS APPLICATION

Job Number: (for office use only)

(PERMIT TYPE PREFIX - YEAR - NUMBER)

Project Details & Contractor Information

(a) Select all disciplines of work for which permits are being requested. If 'Building' is not requested, provide the number of the associated permit that was previously issued (where applicable). If a Zoning Permit was issued for this work, provide the related permit number.

(b) Identify the general contractor and estimated cost of building construction.

(c) Identify the mechanical contractor, estimated cost of mechanical work, equipment type, and quantity as:

- Number of registers/diffusers (separate new/relocated)
- Number of appliances
- Number of Type I / Type II kitchen hoods

Where fuel gas work is included, note the estimated cost of fuel gas work.

(d) Identify the licensed electrical contractor, estimated cost of electrical work, and a registered third-party electrical inspection agency.

(e) Identify the registered master plumber, estimated cost of plumbing work, number of fixtures, and check location of work as:

- Interior
- Exterior Drainage and/or Water Distribution

(f) Identify the licensed fire suppression contractor, estimated cost of fire suppression work, and number of devices:

- Sprinkler Heads (separate new/relocated quantities)
- Standpipes
- Fire Pumps
- Stand-alone Backflow Prevention Devices
- Kitchen Extinguishing Systems
- Hydrants

*ROUGH-IN NOTICE: If you are seeking a rough-in permit, an application for plan review must be submitted already.

(a) Check all that apply:

☒ Building ☐ Mechanical & Fuel Gas ☐ Electrical ☐ Plumbing ☐ Fire Suppression

Note: Trades listed below are mandatory for all residential new construction jobs.

RP or CP- 2 0 | | | | | | | | | |

Provide the associated Zoning Permit number for this construction, if applicable: ZP- 2 0 | | | | | | | | | |

(b) General Building Construction Contractor Information

TBD

Name _____ Cost of Building Work \$ _____

License Number _____ Phone | | | | | | | | | |

(c) Mechanical/Fuel Gas Work & Contractor Information

Name _____ Cost of Mechanical Work \$ _____

License Number _____ Cost of Fuel Gas Work \$ _____

Equipment Types: ☐ Registers / Diffusers ☐ Appliances ☐ Hoods Phone | | | | | | | | | |

Equipment Detail & Quantities _____

(d) Electrical Work & Contractor Information

☐ New Installation ☐ Alteration ☐ *Rough-In

Name _____ Cost of Electrical Work \$ _____

License Number _____ Phone | | | | | | | | | |

Third-Party Inspection Agency Name _____

(e) Plumbing Work & Contractor Information

☐ New Installation ☐ Alteration ☐ *Rough-In

Name _____ Cost of Plumbing Work \$ _____

License Number _____ Phone | | | | | | | | | |

Number of Fixtures _____

Check one: ☐ Interior Work ☐ Exterior Building Drainage

☐ Exterior Water Distribution: line size _____ (in.)

(f) Fire Suppression Work & Contractor Information

☐ New Installation ☐ Alteration ☐ *Rough-In

Name _____ Cost of Fire Supp. Work \$ _____

License Number _____ Phone | | | | | | | | | |

Sprinkler Heads: _____ Standpipes: _____ Fire Pumps: _____

Commercial Kitchen Systems: _____ Backflow Devices: _____ Hydrants: _____

Declaration & Signature

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 statements herein, I am subject to such penalties as may be prescribed by law or ordinance, inclusive of the penalties contained in 18 Pa. C.S. § 4904.

Applicant Signature: Gregory R. Heleniak Date: 02 / 1 / 28 / 2020

PROJECT SUMMARY:

ADDRESS: 2100 LOCUST STREET
PHILADELPHIA, PA 19103

SCOPE: REPLACE 18 WINDOWS IN EXISTING
MASONRY OPENINGS AT THE SECOND
FLOOR, FIRST FLOOR AND BASEMENT
LEVELS, LEAVING 11 EXISTING WINDOWS
ON THE THIRD AND FOURTH FLOORS.

LOCATION MAP:



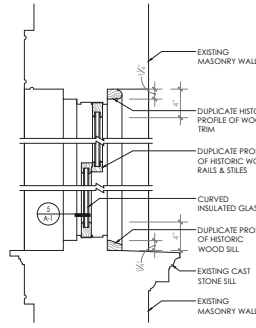
PROPOSED WINDOW SCHEDULE:

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

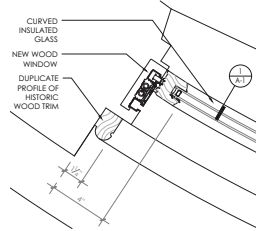


⑨ PROPOSED 21ST STREET ELEVATION
SCALE: 3/32" = 1'-0"

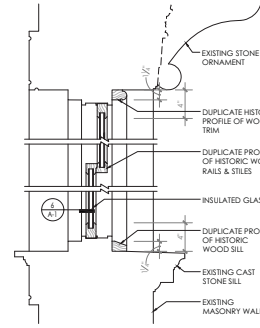
⑩ PROPOSED LOCUST STREET ELEVATION
SCALE: 3/32" = 1'-0"



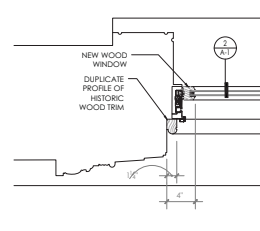
① SECTION DETAIL
BOW WINDOW - PROPOSED NEW CONSTRUCTION
SCALE: 1/16" = 1'-0"
WINDOWS A & B



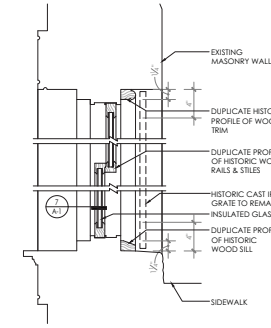
③ PLAN DETAIL
BOW WINDOW JAMB - PROPOSED NEW CONSTRUCTION
SCALE: 3/16" = 1'-0"
WINDOWS A & B



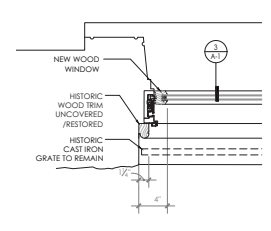
② SECTION DETAIL
ARCHED WINDOW - PROPOSED NEW CONSTRUCTION
SCALE: 1/16" = 1'-0"
WINDOWS C, D, E, I & J



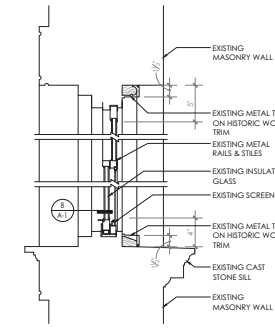
④ PLAN DETAIL
ARCHED WINDOW JAMB - PROPOSED NEW CONSTRUCTION
SCALE: 1/16" = 1'-0"
WINDOWS C, D, E, I & J



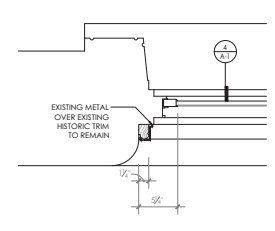
⑥ SECTION DETAIL
BASEMENT WINDOW - PROPOSED
SCALE: 1/16" = 1'-0"
WINDOWS H & G



⑦ PLAN DETAIL
BASEMENT WINDOW JAMB - PROPOSED
SCALE: 1/16" = 1'-0"
WINDOWS H & G



④ SECTION DETAIL
TYPICAL WINDOW - EXISTING TO REMAIN
SCALE: 1/16" = 1'-0"
WINDOWS 1 - 6



⑧ PLAN DETAIL
TYPICAL WINDOW JAMB - EXISTING TO REMAIN
SCALE: 1/16" = 1'-0"
WINDOWS 1 - 6



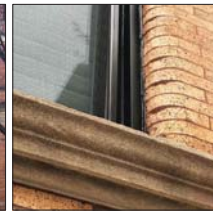
LOCUST STREET FACADE



ARCHED & BOW WINDOWS



21ST STREET FACADE



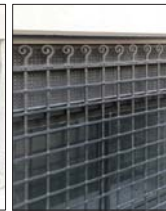
TYPICAL WINDOW



BASEMENT WINDOW



BASEMENT WINDOW GRILLE



BASEMENT WINDOW GRILLE



⑪ PRIOR TO WORK
21ST STREET RENDERED ELEVATION
SCALE: 1/8" = 1'-0"



⑫ PRIOR TO WORK
LOCUST STREET RENDERED ELEVATION
SCALE: 1/8" = 1'-0"



⑬ AS-BUILT CONSTRUCTION
21ST STREET RENDERED ELEVATION
SCALE: 1/8" = 1'-0"



⑭ AS-BUILT CONSTRUCTION
LOCUST STREET RENDERED ELEVATION
SCALE: 1/8" = 1'-0"



⑮ PROPOSED CONSTRUCTION
21ST STREET RENDERED ELEVATION
SCALE: 1/8" = 1'-0"



⑯ PROPOSED CONSTRUCTION
LOCUST STREET RENDERED ELEVATION
SCALE: 1/8" = 1'-0"



ARCHITECT
WOODCOCK DESIGN, INC.
1518 WALNUT STREET
SUITE 303
PHILADELPHIA, PA 19102
T: 267.738.0954
JWOODCOCK@WOODCOCK-
DESIGN.COM

WINDOW REPLACEMENT

2100 LOCUST ST.
PHILADELPHIA, PA
19103



JANICE WOODCOCK, AIA
RA, LEED AP
Philadelphia BPL: 154698
AC # 2349523

DATE: 02/18/2020
REVISION DATE
PERMIT 02/25/2020

DRAWING TITLE:

ELEVATIONS,
DETAILS AND
RENDERINGS

DRAWING NO.:

A-1