

ADDRESS: 1600-18 ARCH ST, UNIT 1621

Proposal: Cut down window into door on terrace; install windows without muntins

Review Requested: Final Approval

Owner: SAS 1600 Arch Street LP

Applicant: Robert Henderson, Robert Henderson Architect

History: 1925; Insurance Company of North America Building; Stewardson & Page, architects

Individual Designation: 9/7/1978

District Designation: None

Staff Contact: Allyson Mehley, allyson.mehley@phila.gov

BACKGROUND:

This application focuses on the doors and a window along the east elevation of the 16th floor at 1600-18 Arch Street, Unit 1621. The applicant is proposing the alterations as part of a comprehensive interior renovation. The doors and window face on to exterior terraces and part of this change is required because the floor height will be raised in this unit.

The existing doors and windows are not original to the construction of the building. The building was converted from office use to residential in 2000.

SCOPE OF WORK:

- Cut down masonry to alter a window to a door opening on the south terrace of the east elevation.
- Remove existing doors on north and south terraces and replace with windows and one set of doors.
- Remove historic muntin patterns and replace with single lite configuration.

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 will be retained and preserved. The removal of distinctive materials or alterations of features, spaces, and spatial relationships that characterize a property will be avoided.*
 - While changing the doors to windows is acceptable, the historic muntin pattern should be maintained in the new windows, doors, and transoms to satisfy Standard 2.
- *Standard 9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*
 - Owing to a lack of visibility from the public right-of-way, the removal of the window and cut down of the limestone masonry to accommodate a new door on the south terrace meets Standard 9.
 - As the upper portion of the doors and transoms on the 16th floor's east elevation are visible from the public right-of-way, the historic muntin configuration should be maintained to satisfy Standard 9.

STAFF RECOMMENDATION: Denial pursuant to Standards 2 and 9.

MAPS & IMAGES:

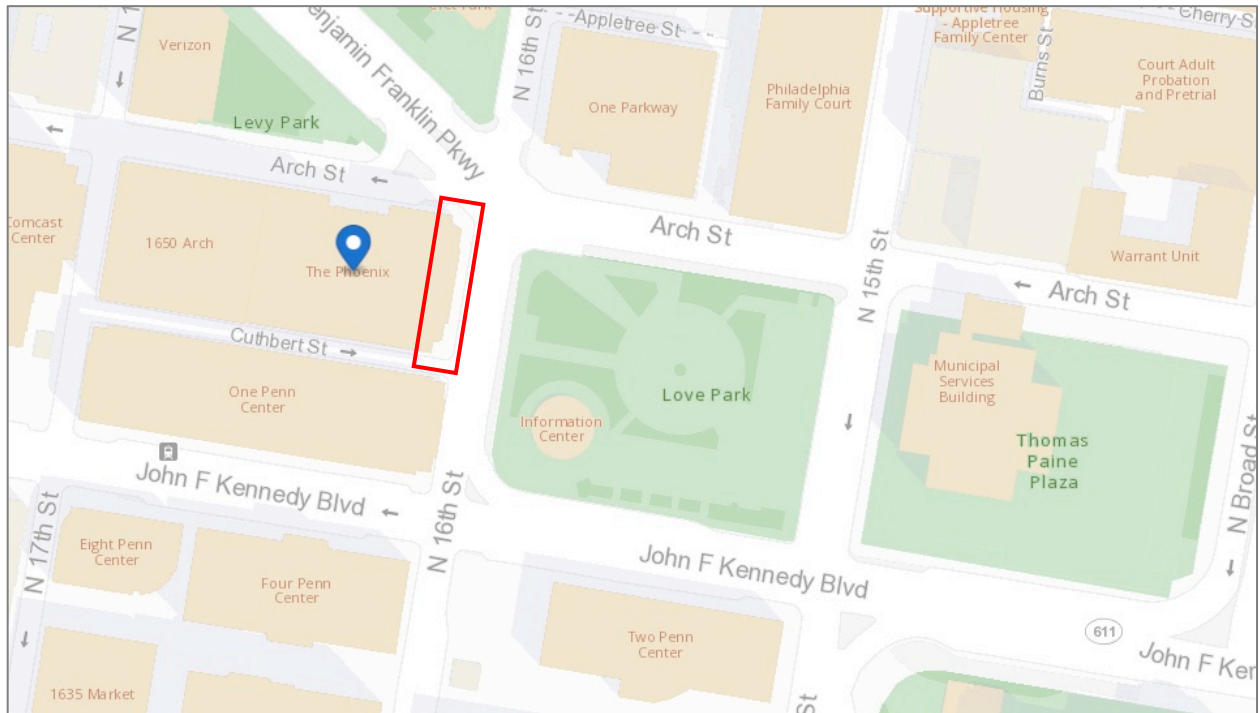


Figure 1: Map showing location of terraces on the east of elevation of 1600-18 Arch Street (The Phoenix).



Figure 2: 1980 photo of east elevation 1600-18 Arch Street. This photo is prior to conversion from office to residential.

June 5, 2021

Ms. Allyson Mehley
Historic Preservation Planner
Philadelphia Historical Commission
1515 Arch Street, 13th Floor
Philadelphia, PA 19102



ROBERT HENDERSON
ARCHITECT

715 Matsonford Road
Villanova, PA 19085
215.704.6952

Re: Amended Building Permit
The Phoenix, 1600 Arch Street, Unit 1621

Dear Allyson:

I am submitting this letter to request an Amended Building Permit for the subject project: Renovation/Fit-out of Unit 1621 in The Phoenix. The approved building permit calls for muntins in the seven windows located along the east elevation on the 16th floor of the building (what was originally the Insurance Company of North America's Board Room and related support space).

The building and this unit were part of a comprehensive conversion of this historic structure from office to residential use in the year 2000 (I was the building owner's architect overseeing this conversion). While Unit 1621 was part of the conversion, the finishes were inconsistent with a unit of this type and were removed years ago. The unit interior is now being renovated to meet market interior design standards for a 4,000 square foot rental unit facing Love Park.

While the Philadelphia Historical Commission staff approved the windows as submitted with muntins, they were unable to approve the door opening between the Kitchen/Breakfast Area and the South Terrace, indicating that such approval would require a presentation to and approval by the Architectural Committee. I am now requesting this amendment to seek Architectural Committee approval of the following:

- ▶ Removal of the muntins shown in the seven windows to reflect the muntin-less appearance shown in Attachment 1: the windows are being replaced now in order to improve energy efficiency (the existing windows are drafty) and reduce exterior noise transmission into the unit. In addition, ground-level photographs of the unit windows found in Attachment 1 illustrate the limited ability to detect these muntin-divided lights from grade level. I am therefore requesting approval to eliminate these muntins for the reasons cited and to create a clean and contemporary interior appearance consistent with the entire interior and current market requirements for high-end rental units.
- ▶ Modification of the window between the Breakfast Area and the South Terrace to a door opening. This opening, which require removal of an 18" x 40" limestone panel below the sill of the existing window, allows for replacement with a new 3'-0" x 9'-0" door that is framed by new 2" thick limestone jambs, head and threshold that leave the existing limestone jambs and head of the window intact. An essential modification to this unit was to raise the finished floor by 16" in all areas outside of the living and dining areas in order to install new plumbing to the kitchen and baths on the south side of the unit, thereby avoiding damage to the ceilings and other finishes in Units 1516, 1518 and 1520 that are located below this unit (see Attachment 2 highlighting those

areas of the unit with raised floor). As the photographs in Attachment 1 illustrate, only those individuals inhabiting the unit might note what could be described as a reversible modification to an 18" x 40" panel of the original building fabric.

I understand the need for an Architectural Committee review of this request and look forward to making a presentation to and answering any questions raised by the Committee. Thanks in advance for your time and consideration of these requests.

Sincerely,

Bob Henderson, AIA



ROBERT HENDERSON
ARCHITECT

715 Matsonford Road
Villanova, PA 19085
215.704.6952



VIEW FROM LOVE PARK



ENHANCED VIEW OF TERRACE WINDOWS FROM GROUND LEVEL

ORIENTATION/LOCATION PHOTOS

Unit 1621
The Phoenix

Attachment 1:
Architectural Committee Review Submission

June 5, 2021

RHA
ROBERT HENDERSON
ARCHITECT



EXISTING WINDOWS WEST ELEVATION



EXISTING WINDOW
NORTH ELEVATION

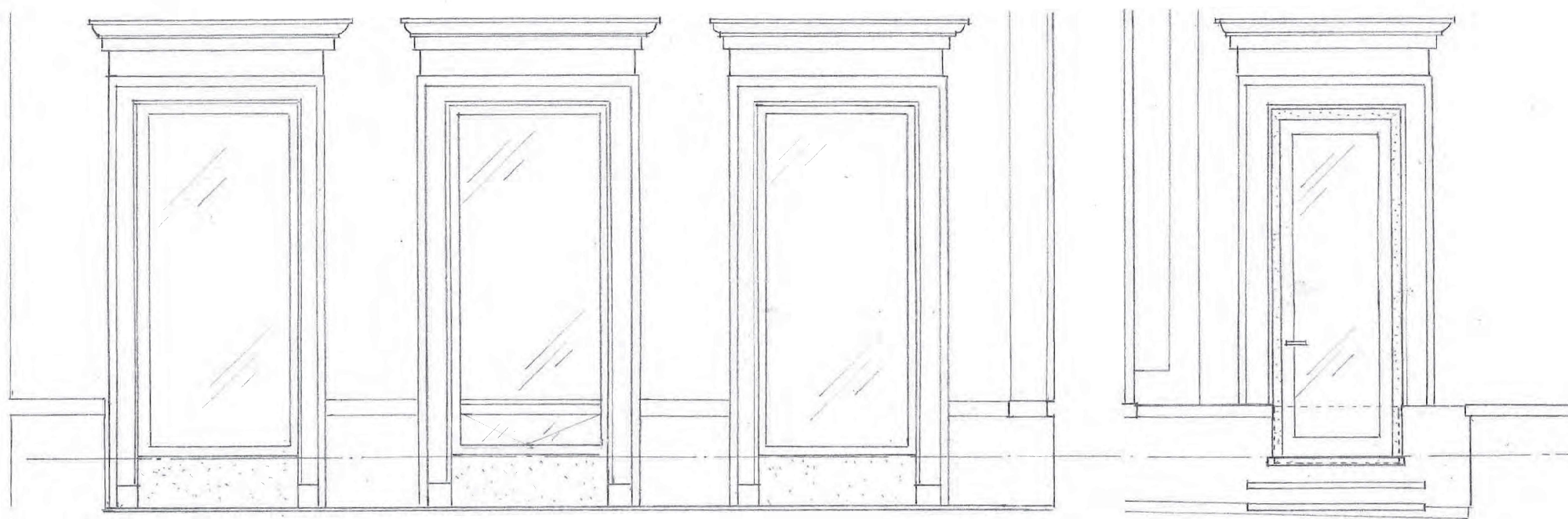
SOUTH TERRACE

Unit 1621
The Phoenix

Attachment 1:
Architectural Committee Review Submission
Scale: $\frac{3}{8}" = 1'-0"$

June 5, 2021

RHA
ROBERT HENDERSON
ARCHITECT



NEW WINDOWS WEST ELEVATION

NEW DOOR
NORTH ELEVATION

SOUTH TERRACE

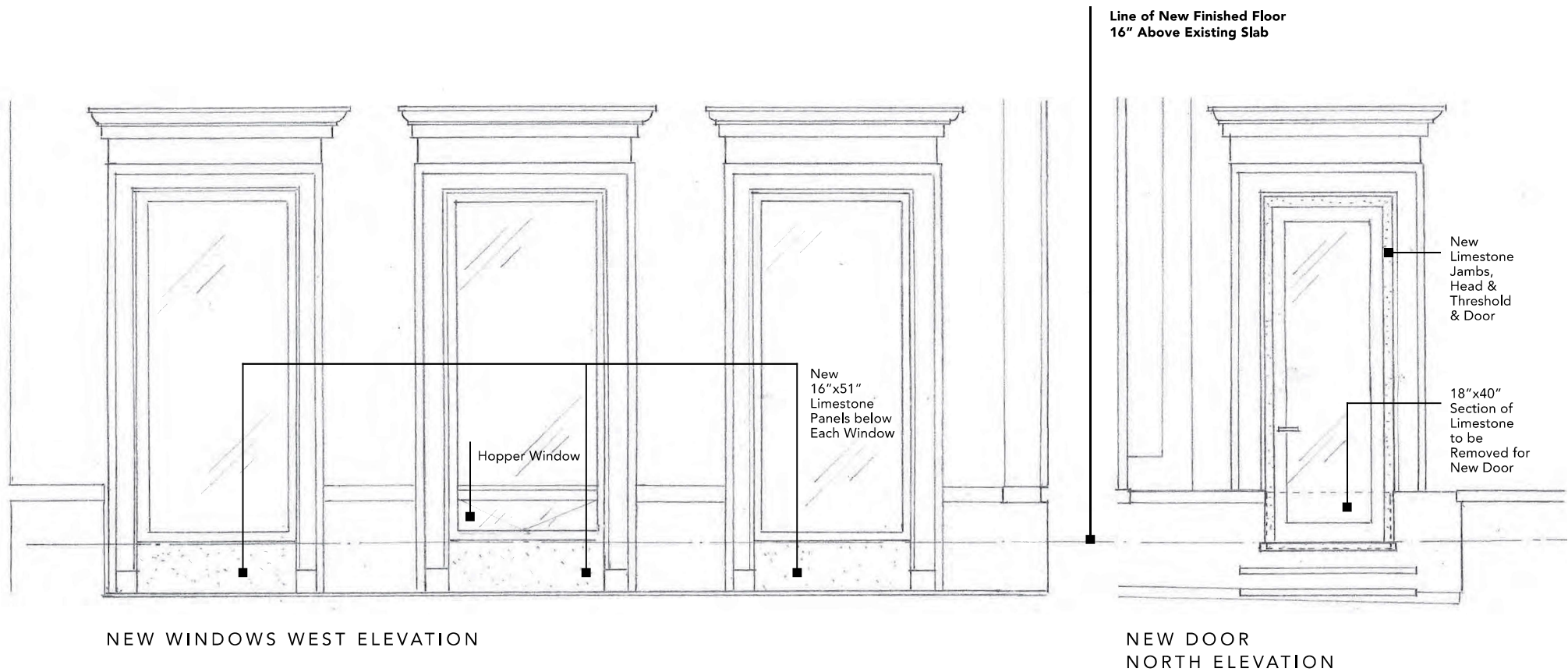
Unit 1621
The Phoenix

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Scale: $\frac{3}{8}" = 1'-0"$

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SOUTH TERRACE

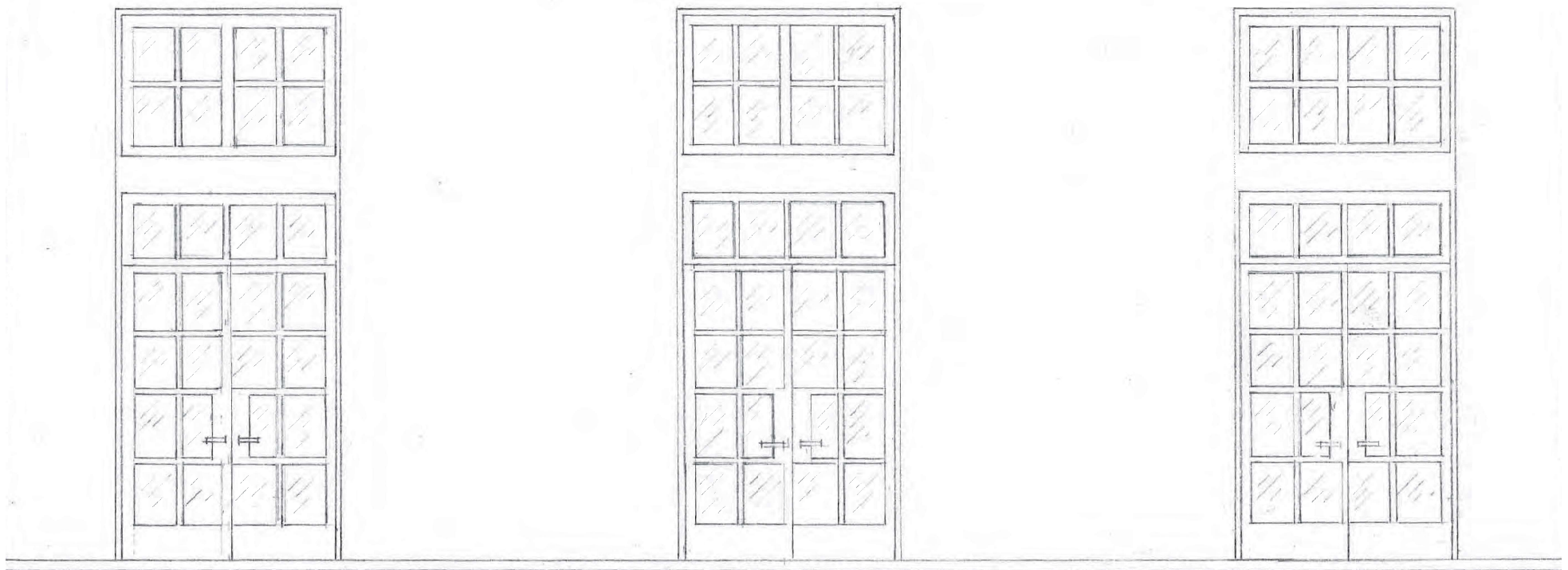
Unit 1621
The Phoenix

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NORTH TERRACE: EXISTING WINDOWS

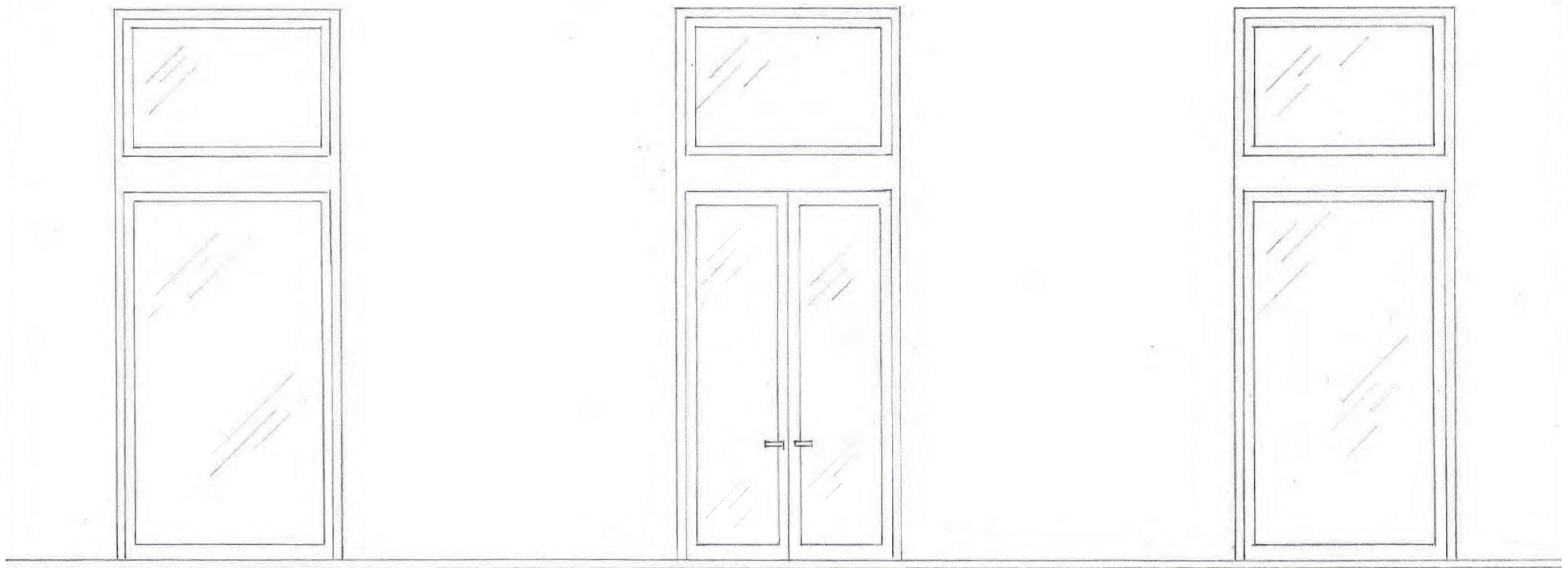
Unit 1621
The Phoenix

Attachment 1:
Architectural Committee Review Submission
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June 5, 2021

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NORTH TERRACE: NEW WINDOWS

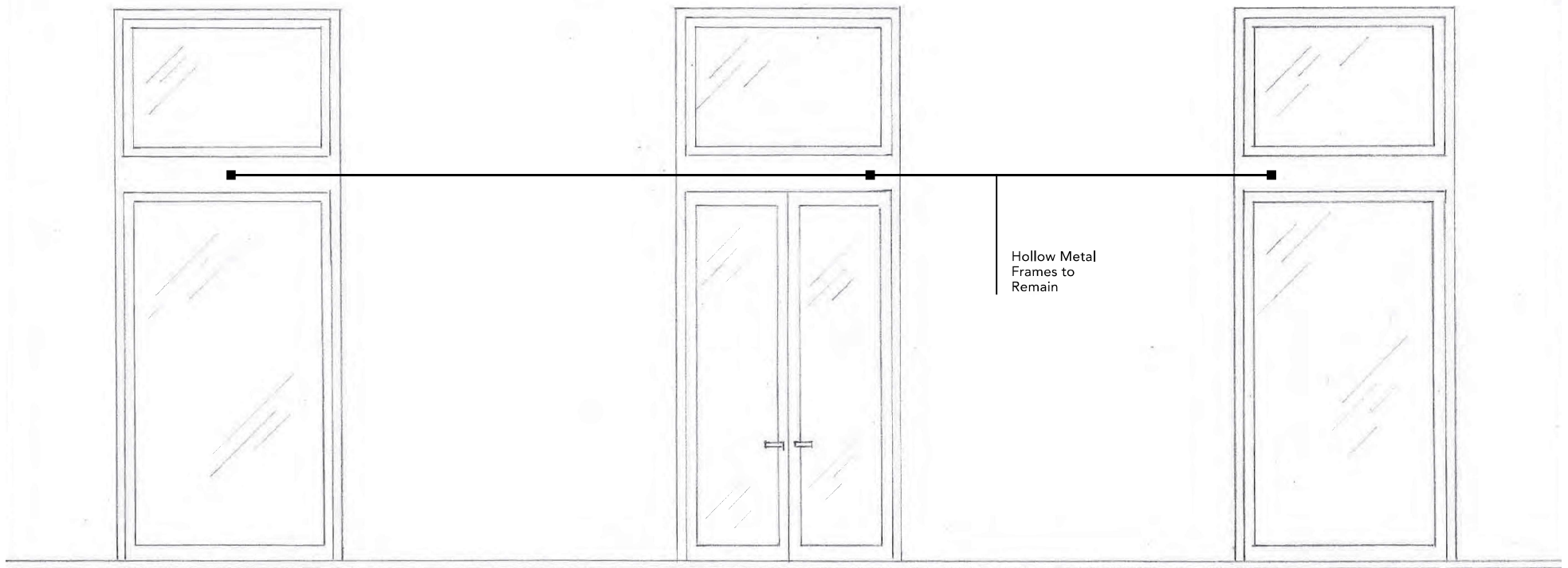
Unit 1621
The Phoenix

Attachment 1:
Architectural Committee Review Submission
Scale: $\frac{3}{8}" = 1'-0"$

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NORTH TERRACE: NEW WINDOWS

Unit 1621
The Phoenix

Attachment 1:
Architectural Committee Review Submission
Scale: $\frac{3}{8}" = 1'-0"$

June 5, 2021

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Consultants

Kathleen L. Penney, IFDA
Interior Designer

Giovanetti Shulman Associates
Consulting Engineers

Chroma Lighting Design
Lighting Designer

The Phoenix

PENTHOUSE
RESIDENCE
UNIT 1621
1600 ARCH STREET
PHILADELPHIA, PA

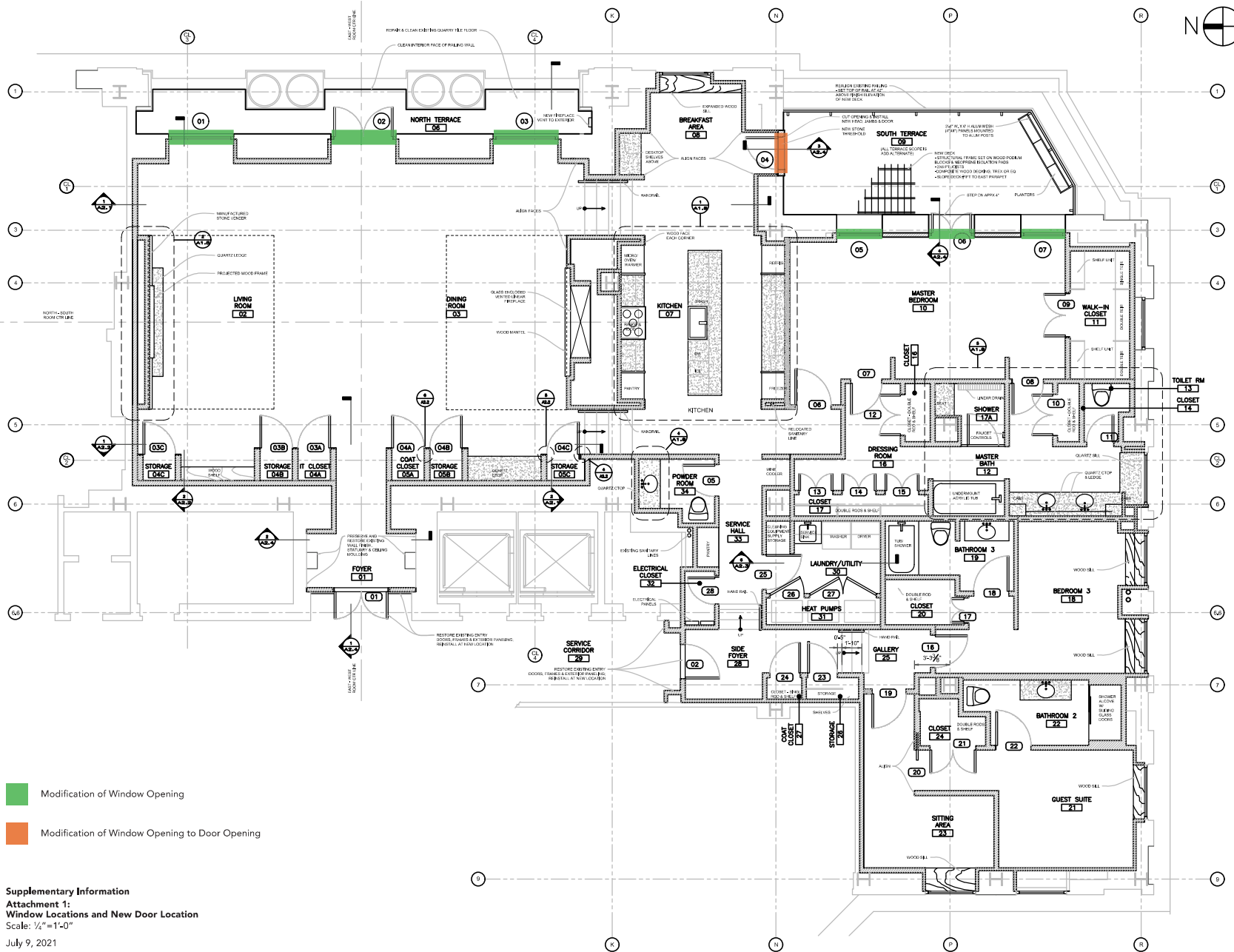
FOR CONSTRUCTION

Date Scale
08/17/2020 $\frac{1}{4}" = 1'-0"$

Revisions

Drawing Title & Number
FLOOR PLAN

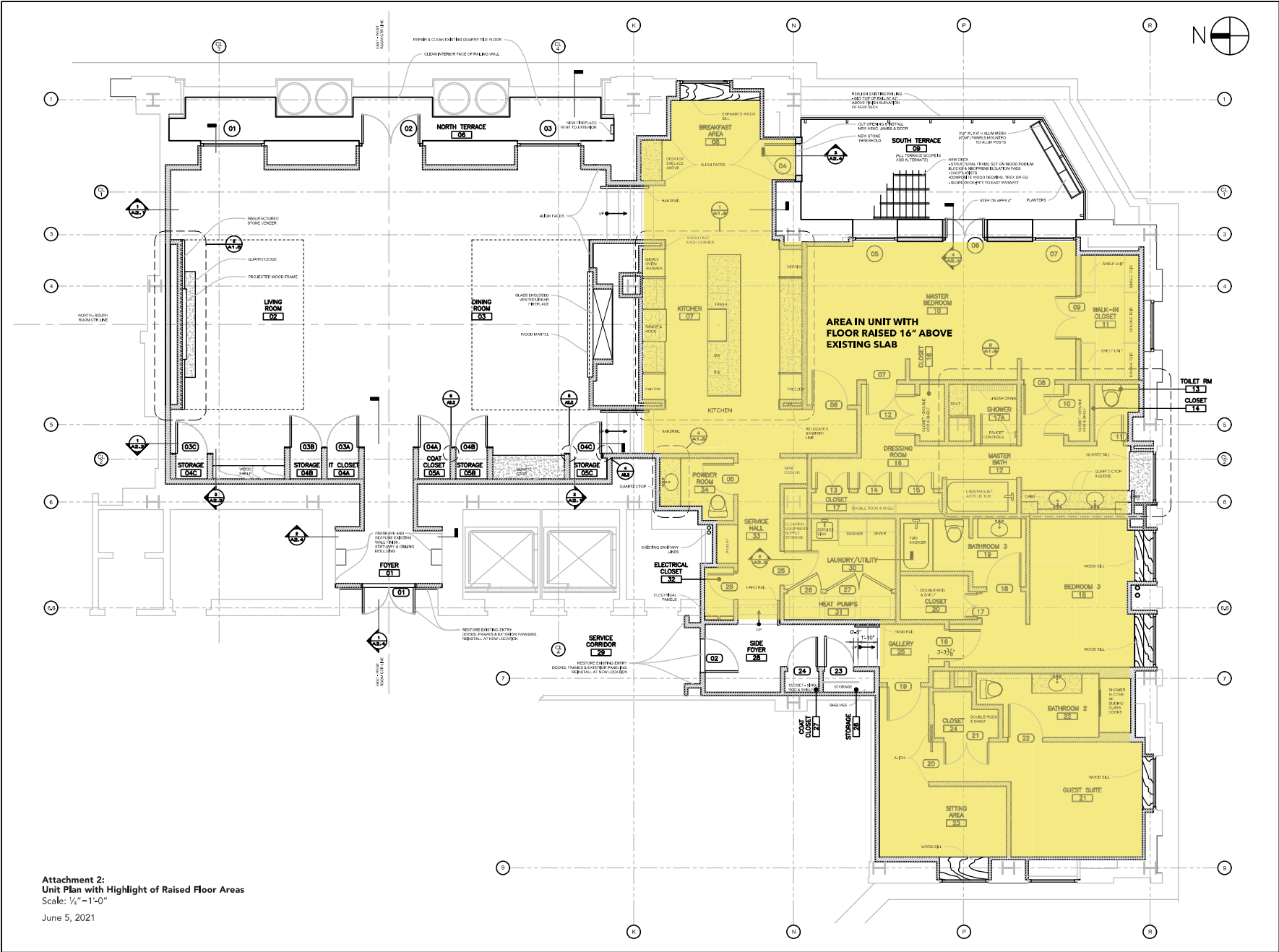
A1.1



- Modification of Window Opening
- Modification of Window Opening to Door Opening

Supplementary Information
Attachment 1:
Window Locations and New Door Location
Scale: $\frac{1}{4}" = 1'-0"$

July 9, 2021



Attachment 2:
Unit Plan with Highlight of Raised Floor Areas
Scale: 1/4" = 1'-0"
June 5, 2021



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ARCHITECT

Consultants
Kathleen L. Penney, IFDA
Interior Designer

Giovannetti Shulman Associates
Consulting Engineers

Chroma Lighting Design
Lighting Designer



PENTHOUSE
RESIDENCE
UNIT 1621
1600 ARCH STREET
PHILADELPHIA, PA

FOR CONSTRUCTION

Date
08/17/2020
Scale
1/4" = 1'-0"

Revisions

Drawing Title & Number
FLOOR PLAN

A1.1



**MODIFICATION OF BREAKFAST AREA WINDOW OPENING
TO A DOOR OPENING TO THE SOUTH TERRACE**

Unit 1621
The Phoenix

Supplementary Information

**Attachment 2:
Window Locations and New Door Location**

July 9, 2021



VIEW LOOKING SOUTHEAST



VIEW OF WINDOWS LOOKING SOUTH...



AND LOOKING NORTH

PHOTOS OF WINDOWS AND NORTH TERRACE VIEW

Unit 1621
The Phoenix

Supplementary Information

Attachment 3:
Exterior Photos of North Terrace

July 9, 2021