ADDRESS: 257 S 16TH ST
Proposal: Install aluminum windows
Review Requested: Final Approval
Owner: Dovid Daniel, USRE 257, LLC
Applicant: Stuart Rosenberg, SgRARCHITECTS
History: 1916; The Sprucemont; Frederick Webber, architect
Individual Designation: None
District Designation: Rittenhouse Fitler Historic District, Significant, 2/8/1995
Staff Contact: Kim Chantry, kim.chantry@phila.gov

OVERVIEW:
This application proposes to replace all windows in this 17-story building at the corner of 16th and Spruce Streets in the Rittenhouse Fitler Historic District. The existing windows are a mix of historic wood and non-historic replacement windows in original frames.

For the basement, first and second floors on the 16th and Spruce Street sides, the applicants propose to work with the staff to develop wood replacement window details that match the historic windows. For the remaining windows, the applicants propose to install an aluminum window system within the existing frames, which would be capped in aluminum panning. At the jambs, the panning would approximate the historic wood brickmold and panel detailing between the ganged windows.

SCOPE OF WORK:
• Replace 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 or pictorial evidence.
  o The proposed aluminum system has a significantly flatter profile between the sash and the glazing, changing the spatial relationships and visual qualities as well as texture of the original windows. The proposed aluminum windows do not replicate the appearance of the historic wood windows, failing to satisfy Standard 6.

STAFF RECOMMENDATION: Denial, pursuant to Standard 6.
Dear Laura,

Thank you for reviewing the window details proposed for the Bentley building at 257 S. 16th Street.
Here is a brief description of the proposed work as discussed:

1. Basement windows - along Spruce St. and 16th Street:
   We are proposing to either retain existing windows where possible, or install new wood windows to match the existing historic windows in terms of pane configuration, frame profile, and setback in the opening (±8 inches).

2. Basement windows - along the side alleyway and rear alleyway:
   We are proposing to use new aluminum windows to replace the existing wood and aluminum double hung windows, per submitted details.

3. 1st floor and 2nd floor windows - along Spruce Street and 16th Street (below the main limestone cornice):
   We are proposing to use new wood windows and frames, to match existing frame profile, or new wood sash in existing wood frames.

4. 1st floor and 2nd floor windows - facing the side and rear alleyway:
   We are proposing to use new aluminum windows to replace the existing wood and aluminum double hung windows, per submitted details.

5. 3rd to 17th floor windows (above the main limestone cornice):
   We are proposing to use new aluminum windows to replace the existing wood and aluminum double hung windows, per submitted details.

6. Leaded glass – below the cornice line:
   We are proposing to retain the existing leaded glass, restore as needed and install in new sashes per description above.

7. Limestone and masonry openings:
   All existing limestone and masonry openings are to remain unmodified.

8. Window configuration:
   All new window configurations to match existing: single (1), double (2), and triple (3) double hung window configuration in existing limestone or masonry opening to remain unchanged.
9. Stone lintel and sill:
   Existing stone lintel and sill to remain, per submitted details.

10. Wood sill:
    We are proposing to keep the existing wood sill in place, and install a new
    aluminum sill over it, sized and shaped per submitted details.

11. Brick molding:
    We are proposing to keep the existing wood brick molding in place, and
    install a new aluminum panning over it, sized and shaped per submitted
    details.

12. Center post trim:
    We are proposing to keep the existing wood center post trim and window
    casing in place, and install a new aluminum panning over it, sized and
    shaped per submitted details.

Note for this project, the Philadelphia Historical Commission has already approved a
building permit submission.

Thank you for your time. We look forward to hearing your feedback on the proposed
window replacement.

Sincerely,

Stuart Rosenberg

Massimiliano Scarchilli
Senior Project Manager

SgRACHITECTS
230 S. Broad St.
Suite M30
Philadelphia, PA 19102
P | 215.564.1007

Visit us at sgra.com
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GENERAL NOTES:
1. LEADED GLASS: WE ARE PROPOSING TO RETAIN THE EXISTING LEADED GLASS, RESTORE AS NEEDED AND INSTALL IN NEW SASHES PER DESCRIPTION ABOVE.
2. LIMESTONE & MASONRY OPENINGS: ALL EXISTING LIMESTONE AND MASONRY OPENINGS ARE TO REMAIN UNCHANGED.
3. WINDOW CONFIGURATION: ALL NEW WINDOW CONFIGURATIONS TO MATCH EXISTING: SINGLE (1), DOUBLE (2), AND TRIPLE (3) DOUBLE HUNG WINDOW CONFIGURATION IN EXISTING LIMESTONE OR MASONRY OPENING TO REMAIN UNCHANGED.
4. STONE LINTEL AND SILL: ALL EXISTING STONE LINTEL AND SILL ARE TO REMAIN UNCHANGED.
5. WINDOWS: WE ARE PROPOSING TO KEEP THE EXISTING WOOD SILL IN PLACE AND INSTALL A NEW ALUMINUM SILL OVER IT, SIZED AND SHAPED PER SUBMITTED DETAILS.
6. WINDOW CasING: WE ARE PROPOSING TO KEEP THE EXISTING WOOD CASING IN PLACE AND INSTALL A NEW ALUMINUM PANNING OVER IT, SIZED AND SHAPED PER SUBMITTED DETAILS.
7. CENTER POST TRIM: WE ARE PROPOSING TO KEEP THE EXISTING WOOD CENTER POST TRIM AND WINDOW CASING IN PLACE AND INSTALL A NEW ALUMINUM PANNING OVER IT, SIZED AND SHAPED PER SUBMITTED DETAILS.

BASEMENT WINDOWS: EITHER RETAIN EXISTING WOOD WINDOWS WHERE POSSIBLE, OR INSTALL NEW ALUMINUM WINDOWS TO REPLACE THE EXISTING WOOD WINDOWS AND MATCH EXISTING DOUBLE HUNG WINDOWS, PER SUBMITTED DETAILS.

1st & 2nd FLOOR WINDOWS: USE NEW ALUMINUM WINDOWS TO REPLACE THE EXISTING WOOD AND ALUMINUM DOUBLE HUNG WINDOWS, PER SUBMITTED DETAILS.

3rd TO 17th FLOOR WINDOWS: USE NEW ALUMINUM WINDOWS TO REPLACE THE EXISTING WOOD AND ALUMINUM DOUBLE HUNG WINDOWS, PER SUBMITTED DETAILS.

1st & 2nd FLOOR WINDOWS: INSTALL NEW ALUMINUM WINDOWS TO REPLACE THE EXISTING WOOD WINDOWS AND MATCH EXISTING WOOD FRAME & SASH PROFILE, OR NEW WOOD SASH IN EXISTING WOOD FRAMES.
1. BUILDING ELEVATIONS AT SPRUCE & 16th STREET

2. EXISTING ALUM. & WOOD WINDOWS AT 1st & 2nd FLOOR - SPRUCE STREET ELEVATION

3. EXISTING ALUM. & WOOD WINDOWS AT 1st & 2nd FLOOR - 14TH STREET ELEV.

4. BUILDING ELEVATIONS AT 16th STREET

5. ALUM. WINDOW DETAIL AT 5TH & 4th FLOOR - CORNER OF 16th & SPRUCE STREET

6. BUILDING ELEVATION ALONG 16th STREET

PHOTOS OF EXISTING WINDOWS

3. EXISTING ALUM. & WOOD WINDOWS AT 1st & 2nd FLOOR - 14TH STREET ELEV.

2. EXISTING ALUM. & WOOD WINDOWS AT 1st & 2nd FLOOR - SPRUCE STREET ELEVATION

1. BUILDING ELEVATIONS AT SPRUCE & 16th STREET
1. Existing interior alum. window - elevation at 2nd & 3rd floor

2. Existing wood sill

3. Existing wood center post & sill at 11th floor

4. Existing 1st floor alum. window - exterior elevation

5. Existing wood window jamb

6. Existing alum. windows at 1st & 2nd floor - exterior elevation

PHOTOS OF EXISTING WINDOWS

- 1. Existing interior alum. window - elevation at 2nd & 3rd floor
- 2. Existing wood sill
- 3. Existing wood center post & sill at 11th floor
- 4. Existing 1st floor alum. window - exterior elevation
- 5. Existing wood window jamb
- 6. Existing alum. windows at 1st & 2nd floor - exterior elevation
1. EXISTING WINDOW SECTION
3" = 1'-0"

2. PROPOSED WINDOW SECTION
3" = 1'-0"
1. EXISTING WINDOW ELEVATION
3" = 1'-0"

2. EXISTING WINDOW PLAN
3" = 1'-0"

3. EXISTING WINDOW SECTION
3" = 1'-0"

4. PROPOSED WINDOW ELEVATION
3" = 1'-0"

5. PROPOSED WINDOW PLAN
3" = 1'-0"

6. PROPOSED WINDOW SECTION
3" = 1'-0"