

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 Fidler 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 Fidler 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.

**RE: HISTORICAL NARRATIVE
"THE BENTLEY BUILDING"
257 S. 16TH STREET
PHILADELPHIA, PA 19102**

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

SgRAARCHITECTS

230 S. Broad St.

Suite M30

Philadelphia, PA 19102

P | 215.564.1007

Visit us at sgra.com

Follow us on social media [@sgrarchitects](https://www.instagram.com/sgrarchitects)

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 UNMODIFIED.
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: EXISTING STONE LINTEL AND SILL TO REMAIN, PER SUBMITTED DETAILS.
5. 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.
6. 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.
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.

This block contains four architectural drawings of building elevations, each with a vertical column of floor level callouts on the left side. The callouts are as follows:

- Leftmost elevation:** Parapet 0'-0" ±, 16th FLOOR 0'-0" ±, 15th FLOOR 0'-0" ±, 14th FLOOR 0'-0" ±, 13th FLOOR 0'-0" ±, 12th FLOOR 0'-0" ±, 11th FLOOR 0'-0" ±, 10th FLOOR 0'-0" ±, 9th FLOOR 0'-0" ±, 8th FLOOR 0'-0" ±, 7th FLOOR 0'-0" ±, 6th FLOOR 0'-0" ±, 5th FLOOR 0'-0" ±, 4th FLOOR 0'-0" ±, 3rd FLOOR 0'-0" ±, 2nd FLOOR 0'-0" ±, 1st FLOOR 0'-0" ±, Grade 0'-0" ±.
- Second elevation from left:** Parapet 0'-0" ±, 16th FLOOR 0'-0" ±, 15th FLOOR 0'-0" ±, 14th FLOOR 0'-0" ±, 13th FLOOR 0'-0" ±, 12th FLOOR 0'-0" ±, 11th FLOOR 0'-0" ±, 10th FLOOR 0'-0" ±, 9th FLOOR 0'-0" ±, 8th FLOOR 0'-0" ±, 7th FLOOR 0'-0" ±, 6th FLOOR 0'-0" ±, 5th FLOOR 0'-0" ±, 4th FLOOR 0'-0" ±, 3rd FLOOR 0'-0" ±, 2nd FLOOR 0'-0" ±, Grade 0'-0" ±.
- Third elevation from left:** Parapet 0'-0" ±, 16th FLOOR 0'-0" ±, 15th FLOOR 0'-0" ±, 14th FLOOR 0'-0" ±, 13th FLOOR 0'-0" ±, 12th FLOOR 0'-0" ±, 11th FLOOR 0'-0" ±, 10th FLOOR 0'-0" ±, 9th FLOOR 0'-0" ±, 8th FLOOR 0'-0" ±, 7th FLOOR 0'-0" ±, 6th FLOOR 0'-0" ±, 5th FLOOR 0'-0" ±, 4th FLOOR 0'-0" ±, 3rd FLOOR 0'-0" ±, 2nd FLOOR 0'-0" ±, 1st FLOOR 0'-0" ±, Grade 0'-0" ±.
- Rightmost elevation:** Parapet 0'-0" ±, 16th FLOOR 0'-0" ±, 15th FLOOR 0'-0" ±, 14th FLOOR 0'-0" ±, 13th FLOOR 0'-0" ±, 12th FLOOR 0'-0" ±, 11th FLOOR 0'-0" ±, 10th FLOOR 0'-0" ±, 9th FLOOR 0'-0" ±, 8th FLOOR 0'-0" ±, 7th FLOOR 0'-0" ±, 6th FLOOR 0'-0" ±, 5th FLOOR 0'-0" ±, 4th FLOOR 0'-0" ±, 3rd FLOOR 0'-0" ±, 2nd FLOOR 0'-0" ±, 1st FLOOR 0'-0" ±, Grade 0'-0" ±.

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

1. SOUTH ELEVATION (SPRUCE ST)
3/32" = 1'-0"

HC-1.0 09/19/22

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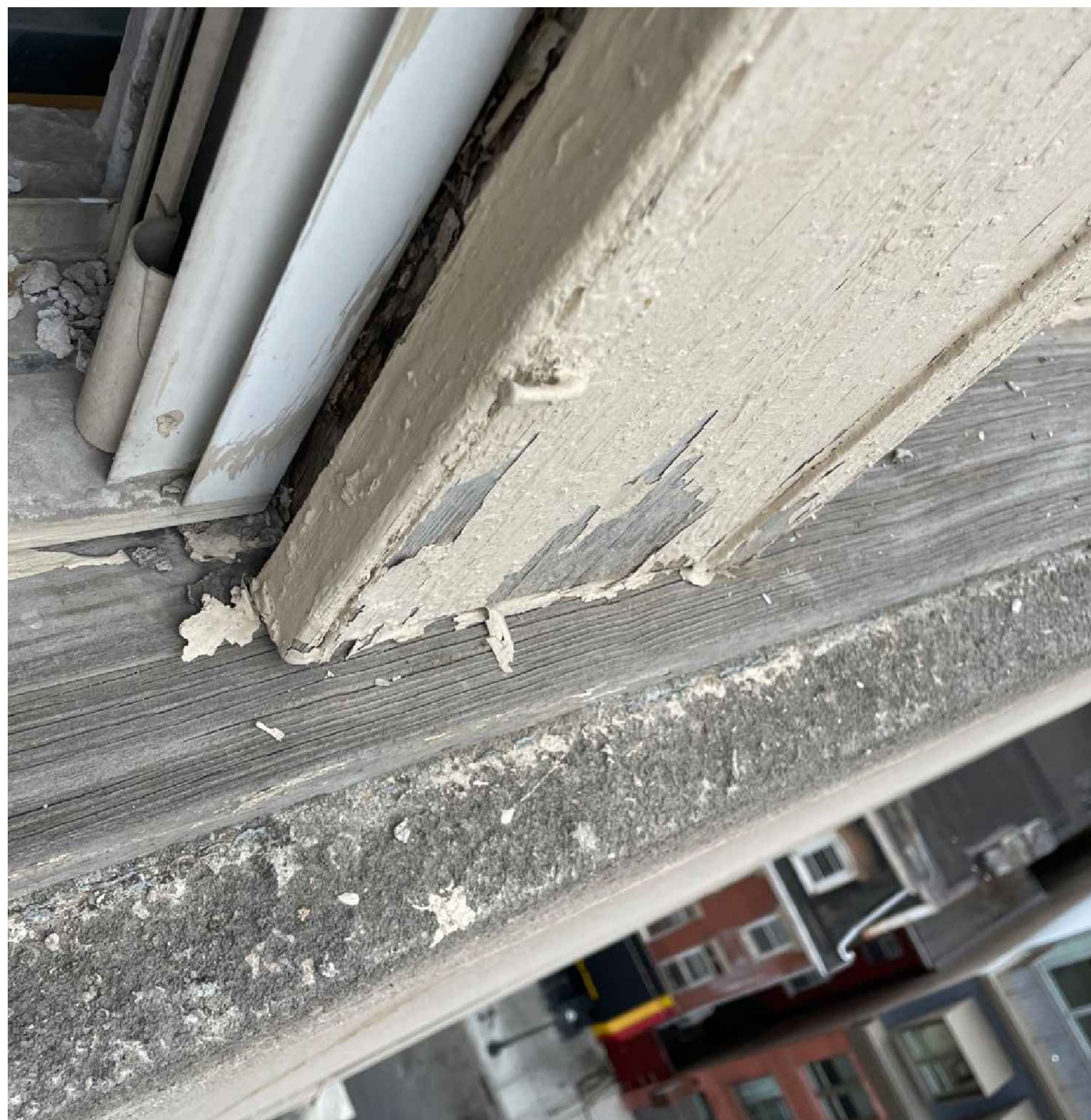
Owner Information:
MR. DOVID DANIEL
USRE 257, LLC
15 EAST CITY AVENUE, #383
BALA CYNWYD, PA 19004

Project Information:

THE BENTLEY BUILDING
57 S. 16TH ST.
PHILA., PA 19102

PHOTOS OF EXISTING WINDOWS

GRA Project No.:	20-039
Drawn by	MS
Checked by	SGR
Scale	3/8"=1'-0", or AS NOTED
Drawing Number:	



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Revisions

[illegible]

Owner Information:

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**THE BENTLEY BUILDING
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Drawing Title:

PHOTOS OF EXISTING WINDOWS

SGRA Project No. 20-039

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Checked by	SGR
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Scale 3/8"=1'-0" or AS NOTED

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[illegible]

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THE BENTLEY BUILDING
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EXISTING WINDOW DETAILS

GRA Project No.:	20-039
Drawn by	MS
Checked by	SGR
Scale	3/8"=1'-0", or AS NOTED

Drawing Number:

HC-0.1 09/08/22



Revisions:

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Project Information:

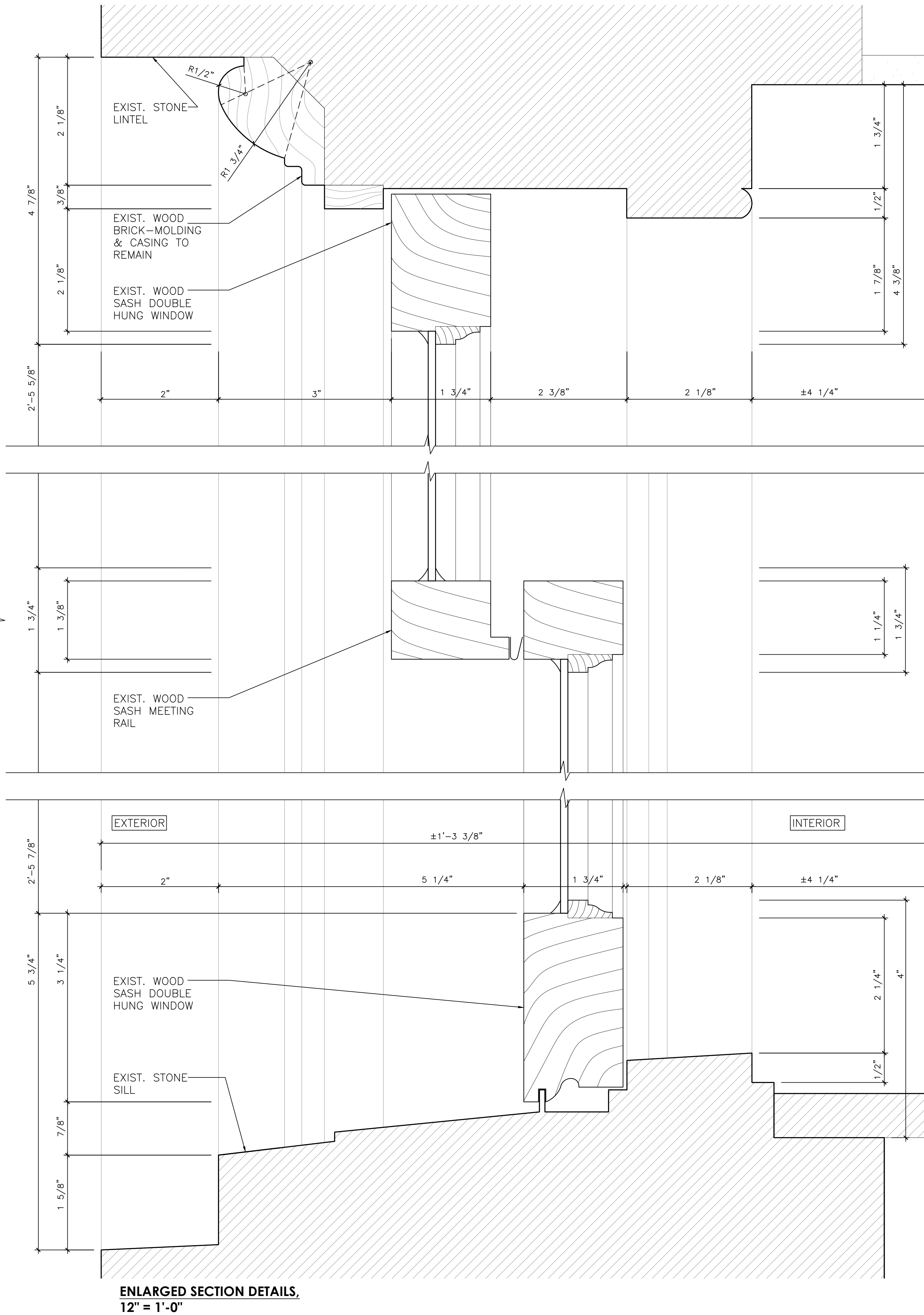
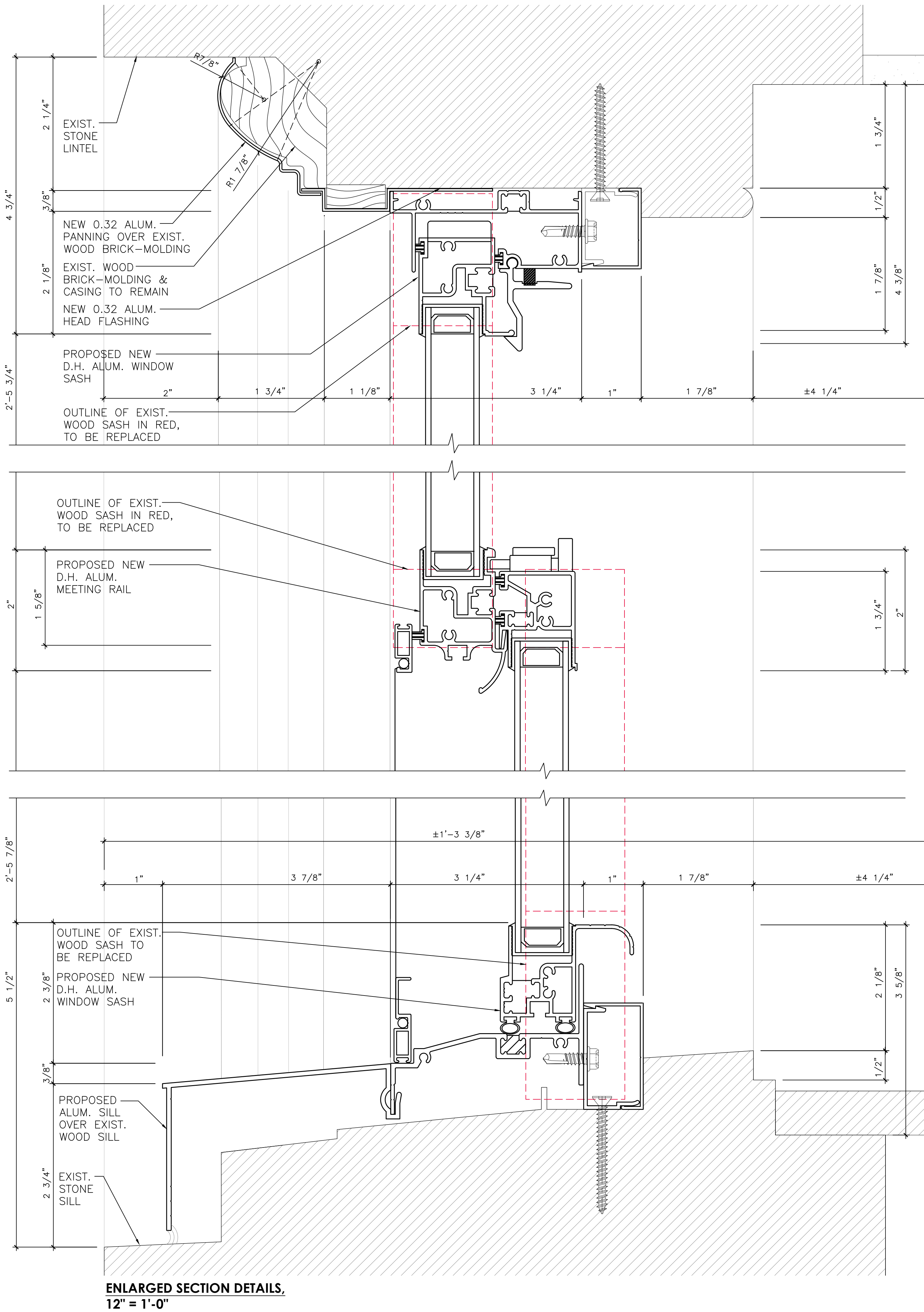
THE BENTLEY BUILDING
257 S. 16TH ST.
PHILA., PA 19102

Drawing Title:

PROPOSED WINDOW
DETAILS

SGRA Project No.: 20-039
Drawn by: MS
Checked by: SGR
Scale: 3/8"=1'-0", or AS NOTED
Drawing Number:

HC-0.2 09/08/22





Revisions:

Owner Information:

**MR. DOVID DANIEL
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Project Information:

**THE BENTLEY BUILDING
257 S. 16TH ST.
PHILA., PA 19102**

Drawing Title:

**EXISTING WINDOW
DETAILS**

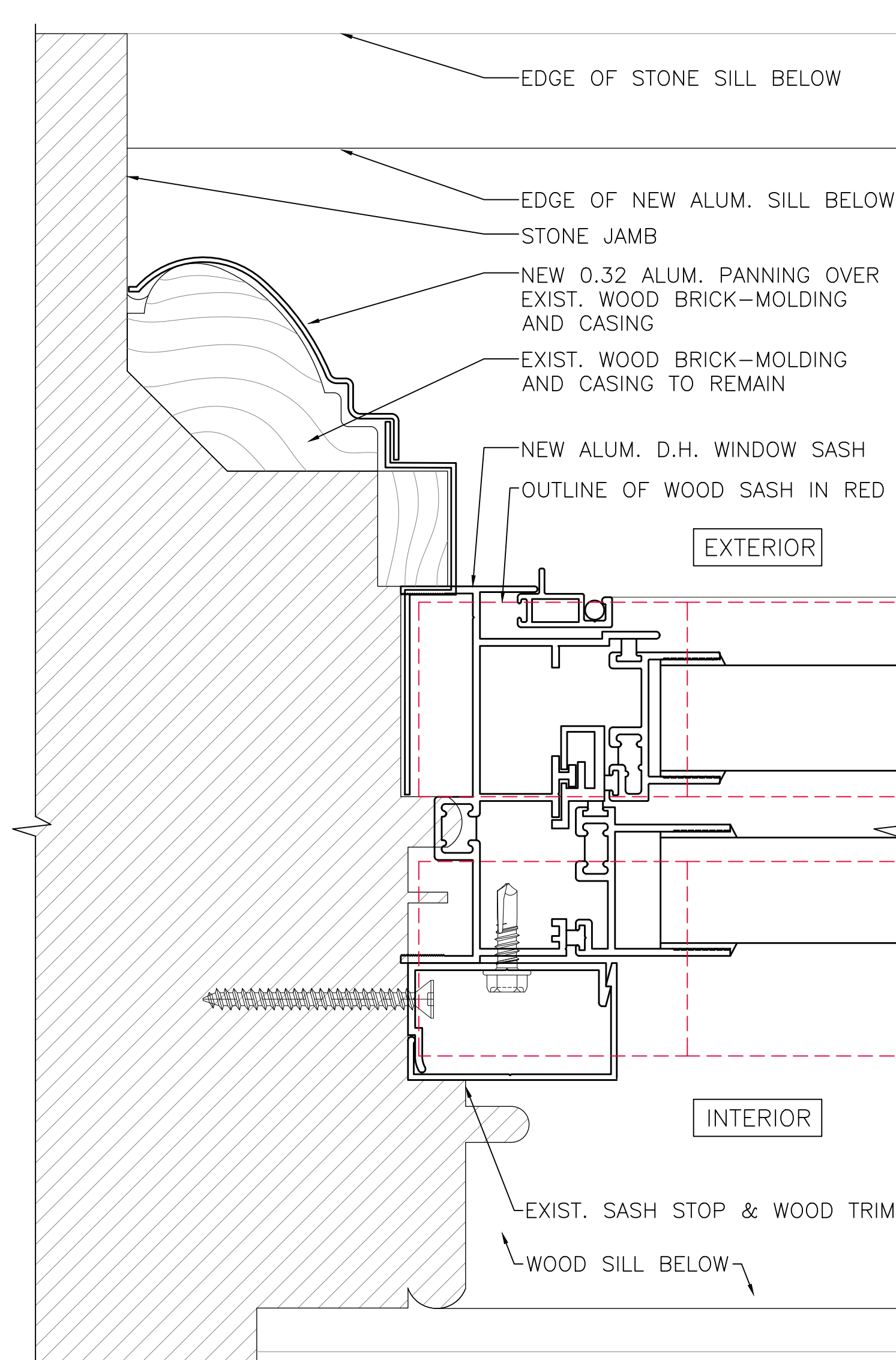
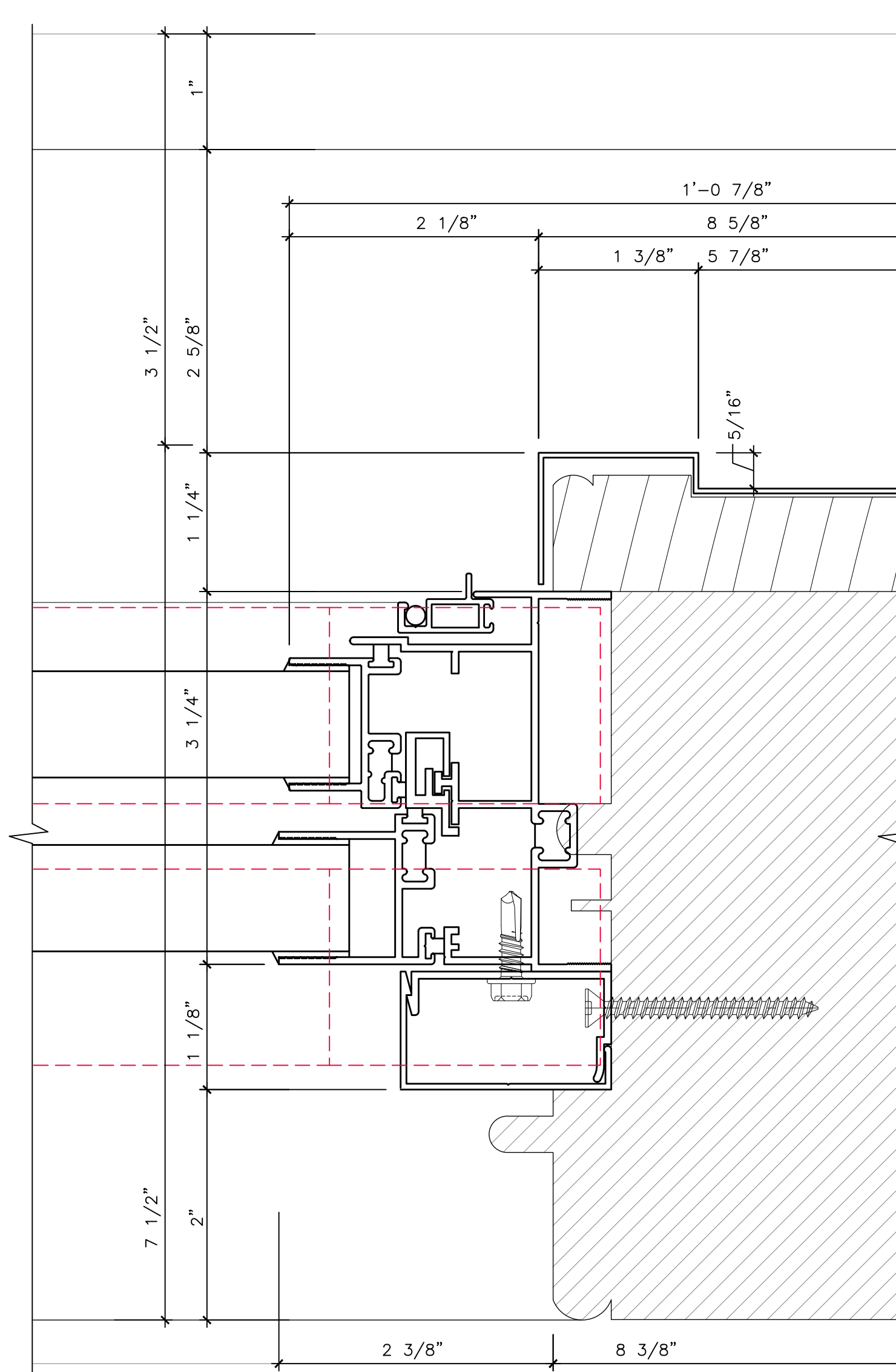
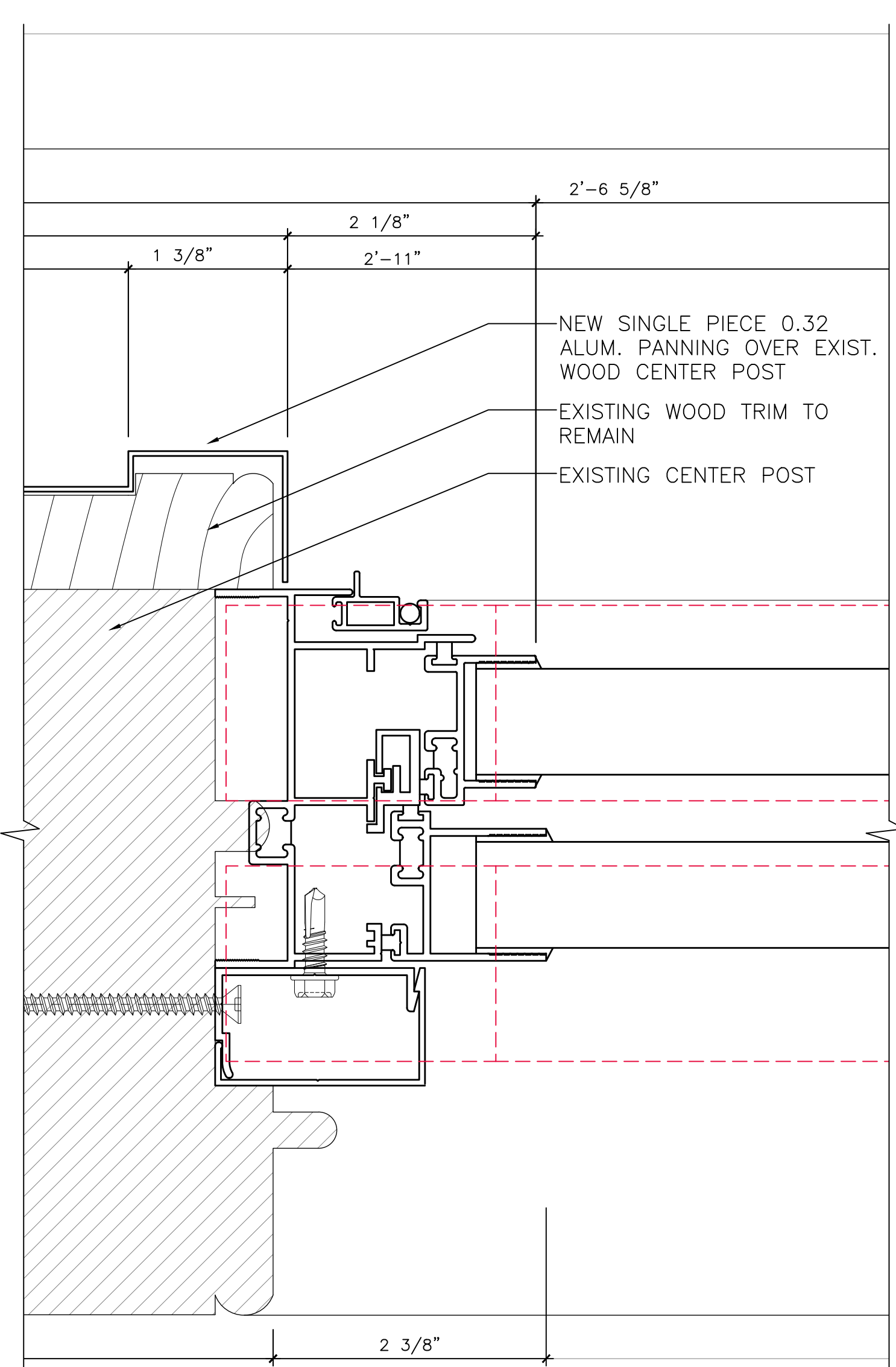
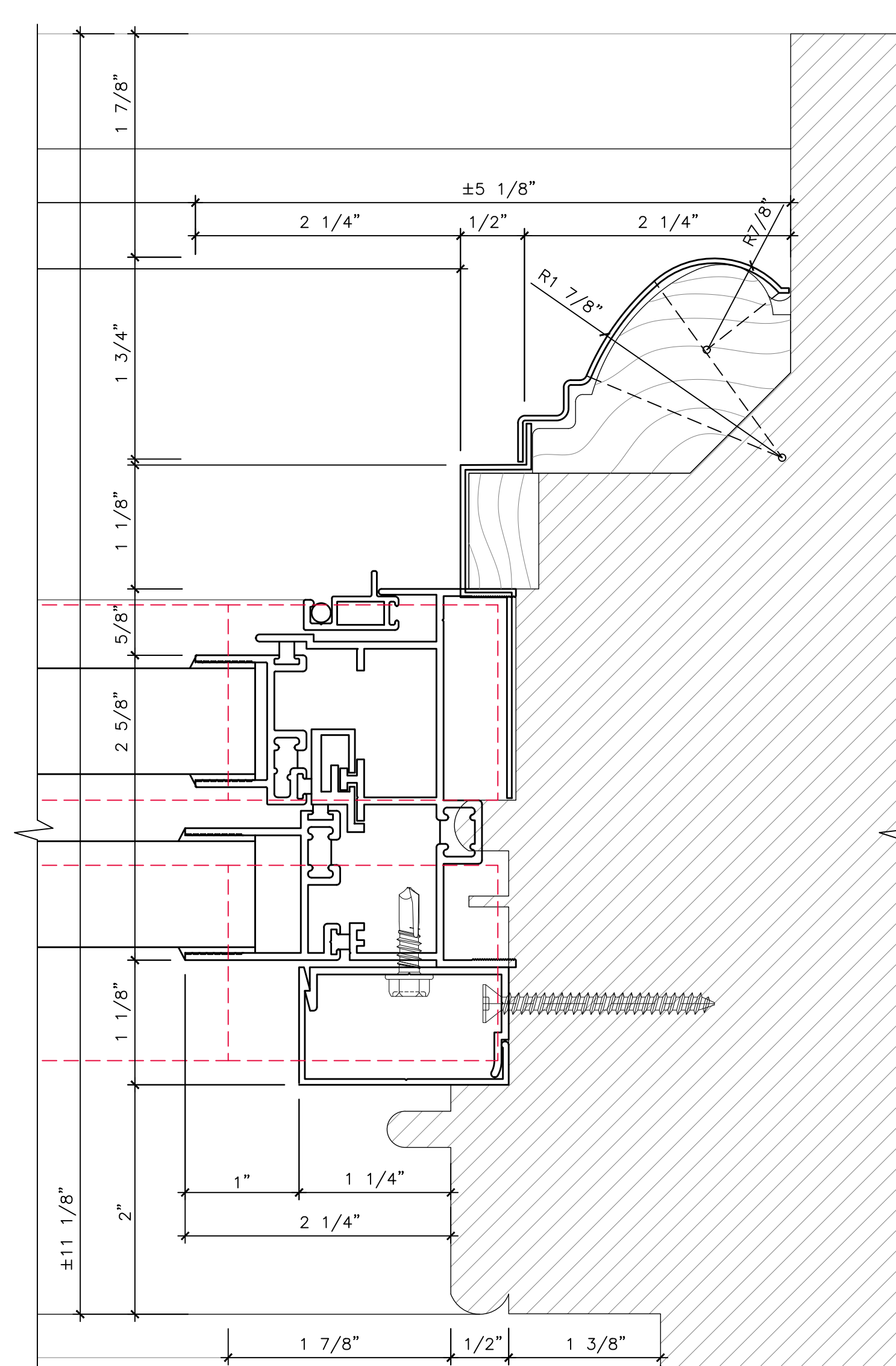
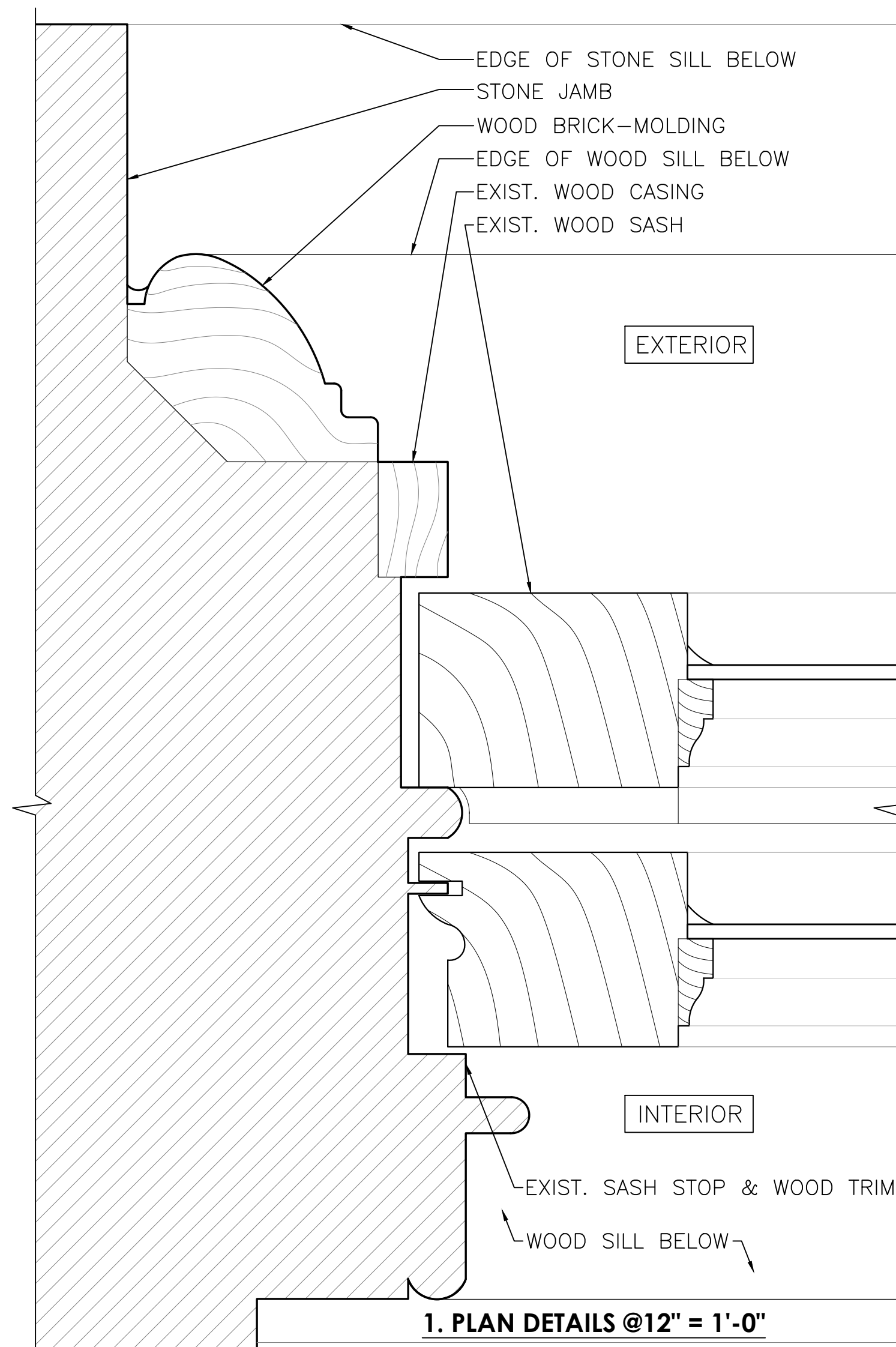
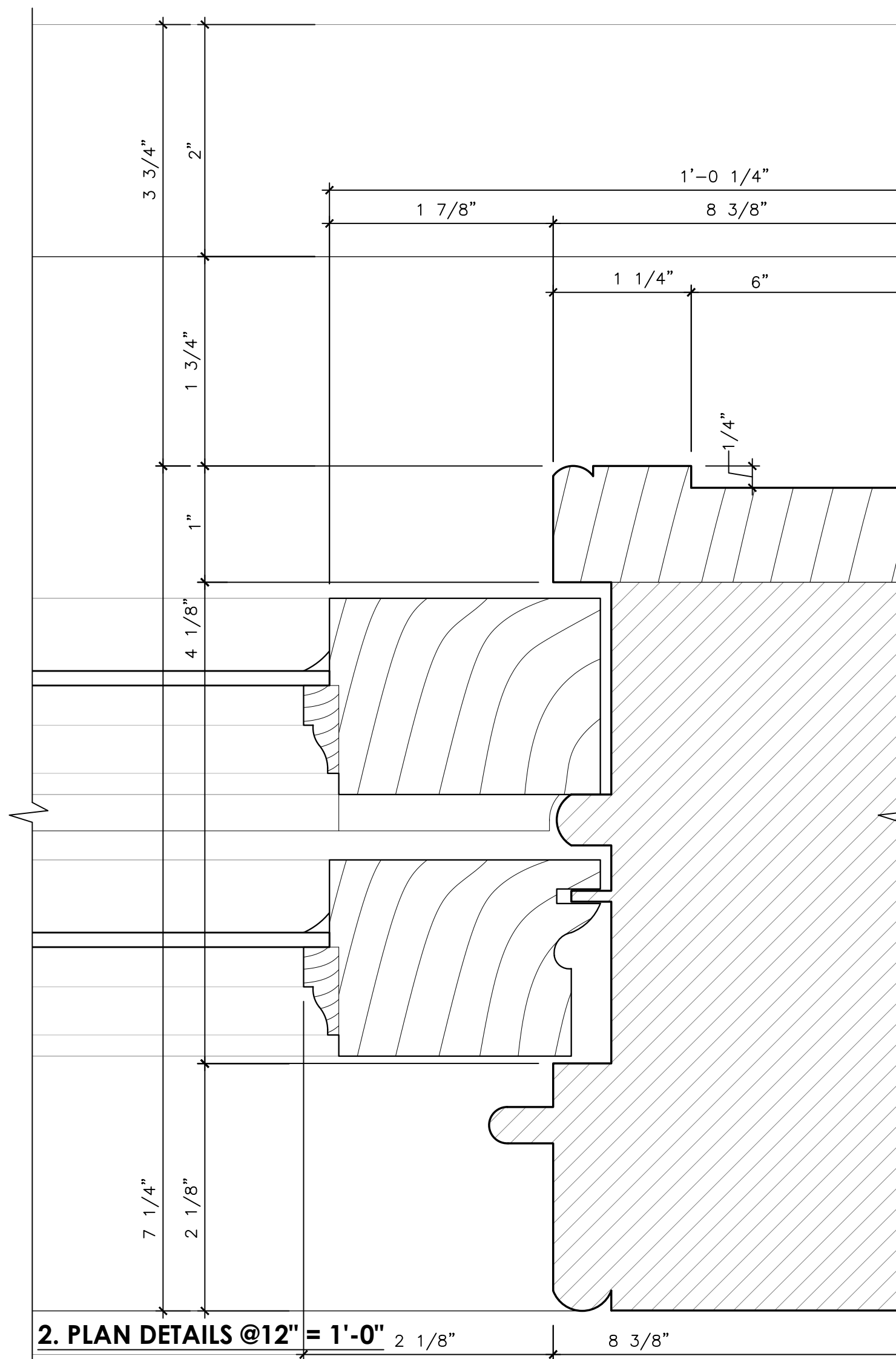
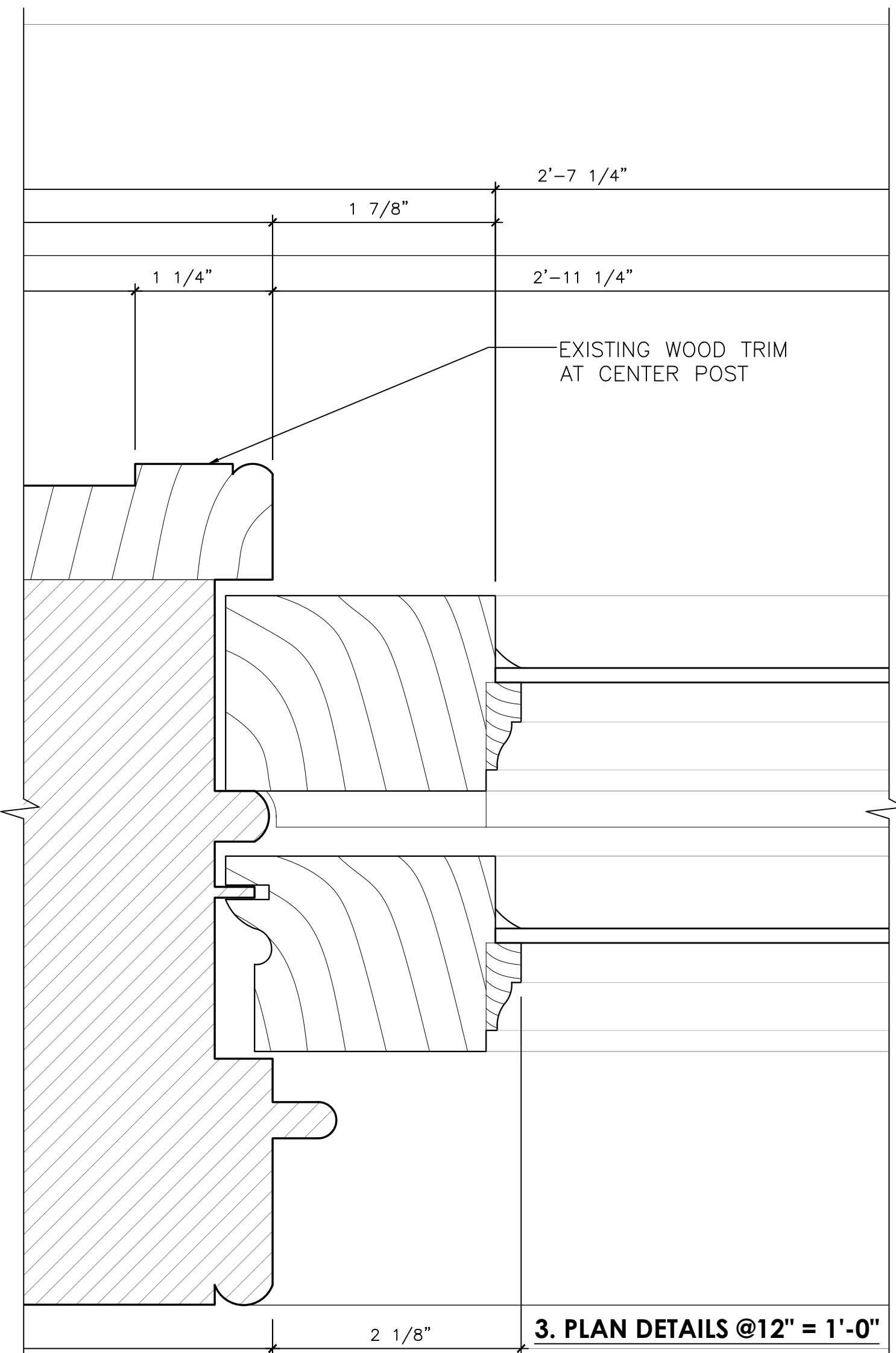
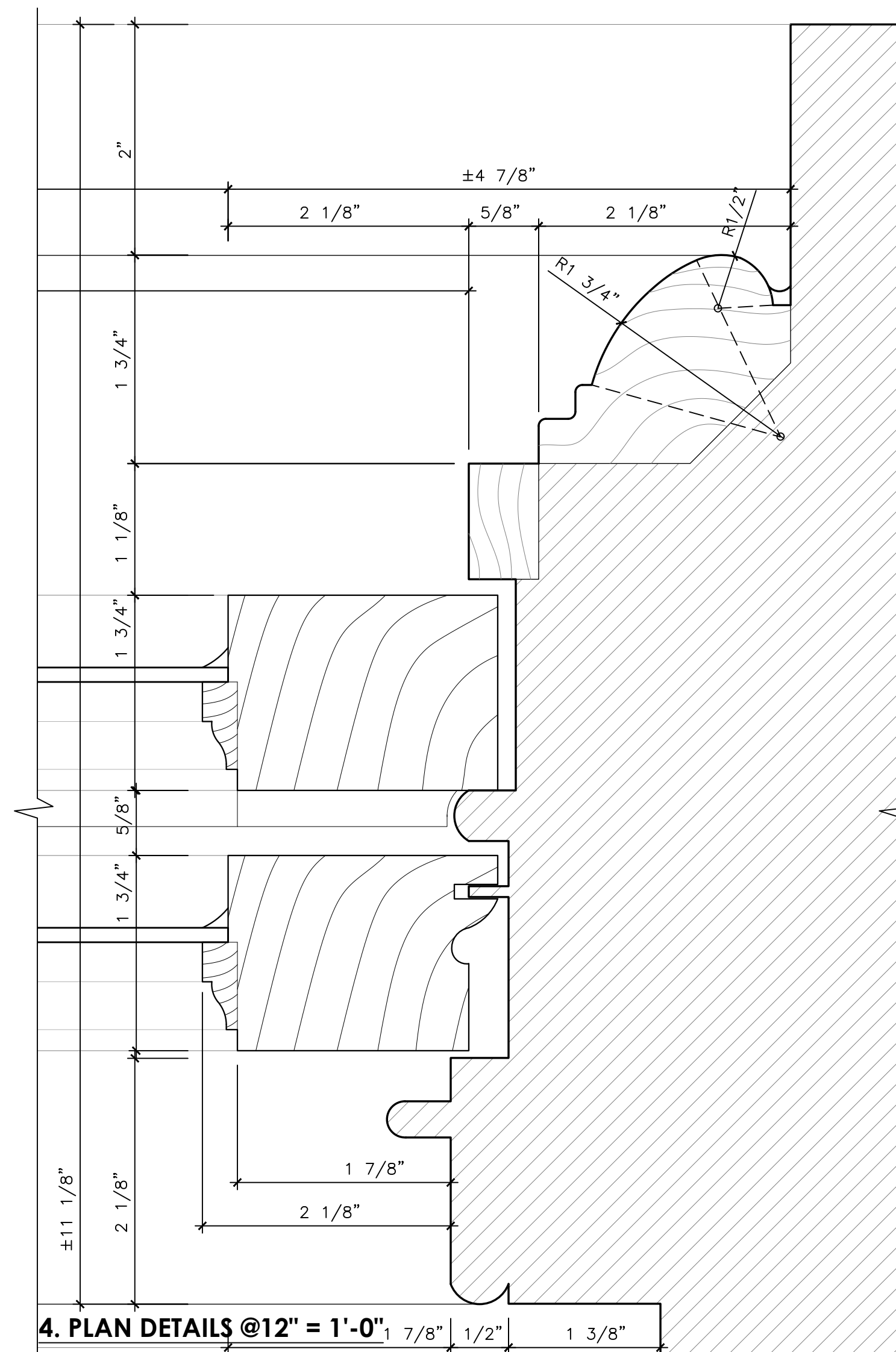
SGRA Project No.: 20-039

Drawn by: IMS

Checked by: SGR

Scale: 3/8"=1'-0", or AS NOTED

Drawing Number:

HC-0.2 09/08/22**5. PLAN DETAILS @12" = 1'-0"****6. PLAN DETAILS @12" = 1'-0"****7. PLAN DETAILS @12" = 1'-0"****8. PLAN DETAILS @12" = 1'-0"****1. PLAN DETAILS @12" = 1'-0"****2. PLAN DETAILS @12" = 1'-0"****3. PLAN DETAILS @12" = 1'-0"****4. PLAN DETAILS @12" = 1'-0"**

