

ADDRESS: 425-29 PINE ST

Proposal: Construct three-story addition; cut window openings

Review Requested: Final Approval

Owner: Mark Travis, Morgan Cat LLC

Applicant: Rustin Ohler, Harmon Deutsche Ohler Architecture

History: 1850; extensively altered for St. Andrew's Byzantine Ukrainian Catholic Church, 1946; rectory added, 1952

Individual Designation: None

District Designation: Society Hill Historic District, Contributing, 3/10/1999

Staff Contact: Kim Chantry, kim.chantry@phila.gov

OVERVIEW: This revised application proposes to convert the former St. Andrew's Byzantine Ukrainian Catholic Church and rectory to multi-unit residential complex, with a three-story addition to be constructed at the rear. The church building is the result of extensive alterations starting in 1946 to a mid-nineteenth-century structure used as the Willing Day Nursery. The rectory was built as an addition to the church in 1952.

The Architectural Committee reviewed a similar scope in December 2022, at which time it voted to recommend denial, concluding that the new windows as proposed for the side facades of the church building are not in keeping with the architectural features of the building, and that the three-story rear addition is not compatible with the massing, size, scale, proportions, and architectural features of the historic property and its environment. The application was revised based on the Committee's comments and was reviewed by the Historical Commission at its January 2023 meeting, at which time it denied the application as proposed, and suggested resubmission to the Architectural Committee with revisions.

This current revised application responds to comments from both the Architectural Committee and Historical Commission, although some recommendations were conflicting, particularly as they pertained to the third floor of the rear addition. The applicant had revised the rear addition after the Committee's review to be more like a mansard but received comments from the Historical Commission that it would be more appropriate as a true third floor. The Commission acknowledged the difficulty in adaptively reusing the church building. The proposed scope includes new window openings on the sides of the main building, which have been revised to be more in keeping with the design of the historic window openings. The stained-glass windows on the front façade will be retained. The rear of the property is visible to the public from Lawrence Court.

SCOPE OF WORK:

- Convert former church and rectory buildings to residential use.
- Construct three-story rear addition.
- Cut new window openings into sides of church.

STANDARDS FOR REVIEW:

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

- *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.*

- The new windows as proposed for the side facades of the church building have been revised to be more in keeping with the architectural features of the building.
- The three-story rear addition has been revised in terms of materials and proportions to respond to the surrounding context at both front and rear. While the addition is large, it has been redesigned to not overwhelm the historic building as was initially proposed.

STAFF RECOMMENDATION: Approval, with the staff to review details, pursuant to Standard 9.

ADDITIONAL DOCUMENTATION:

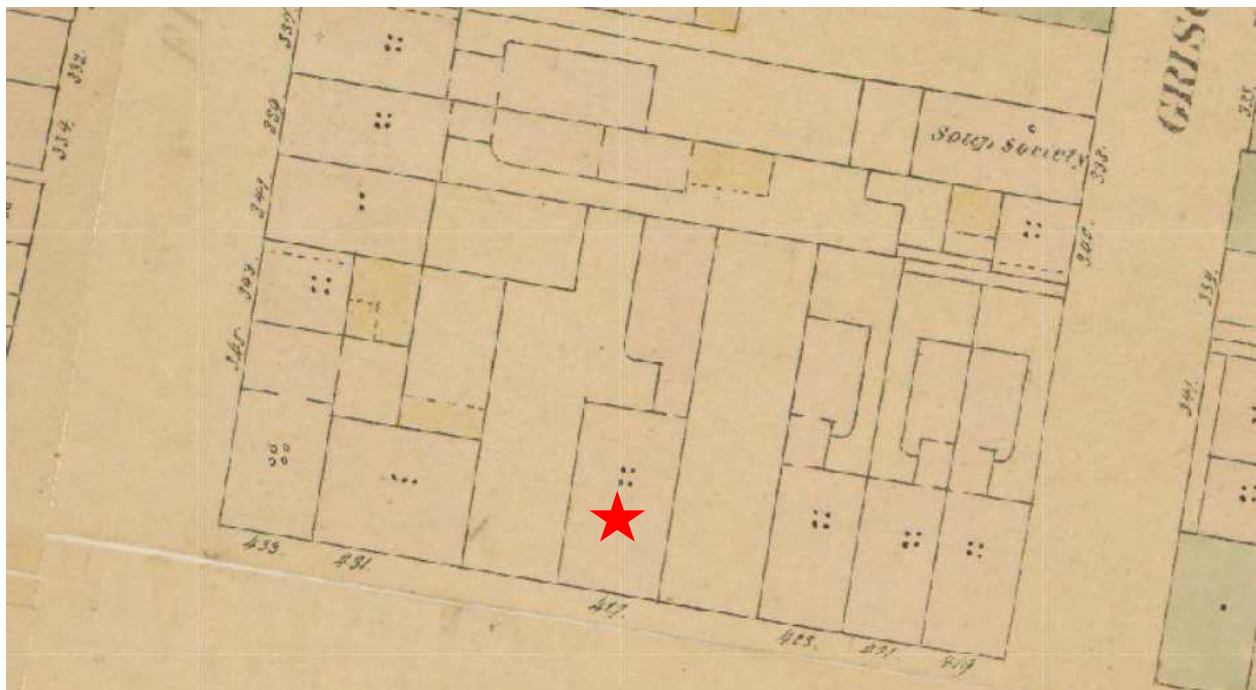


Figure 1. 1858-60 Philadelphia Atlas showing 427 Pine Street prior to later alterations to convert to church.

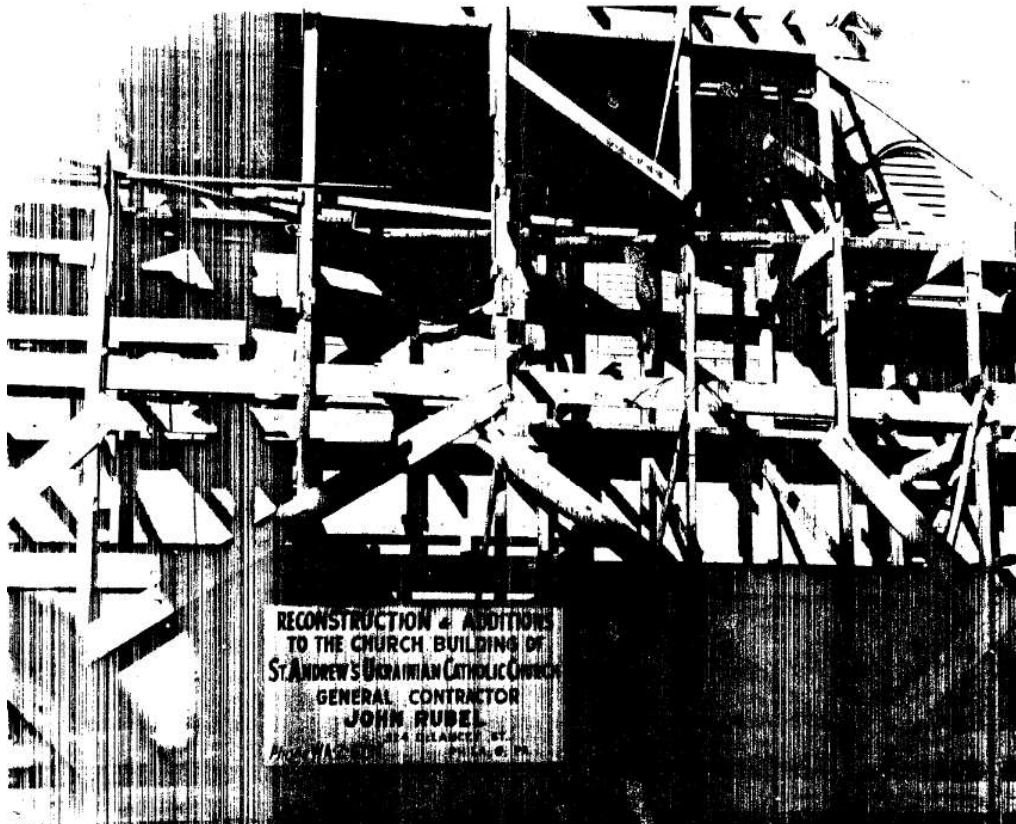


Figure 2. Undated photograph (c. 1946) of “reconstruction and additions to the church building of St. Andrew’s Ukrainian Catholic Church.” Source: PHC property file.

425-29 PINE STREET PHILADELPHIA PA

Historic Committee

01.17.2023

AERIAL SITE MAP



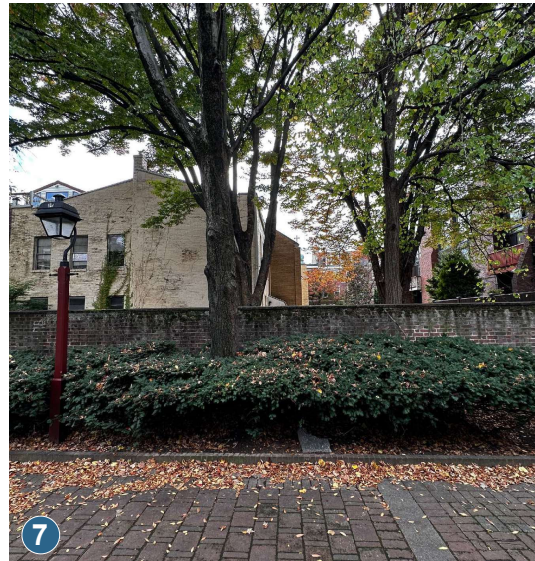
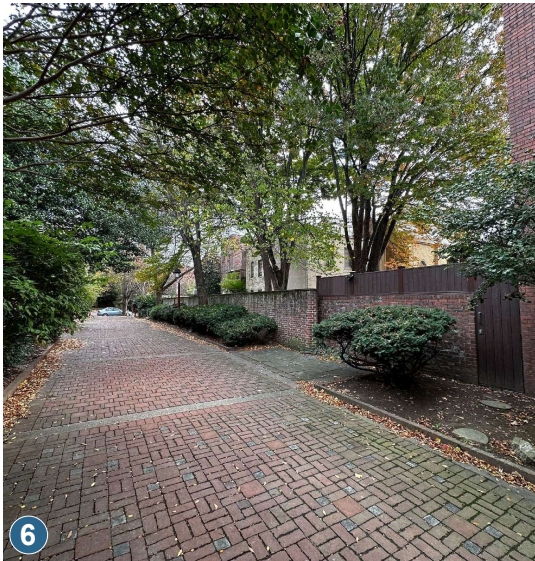
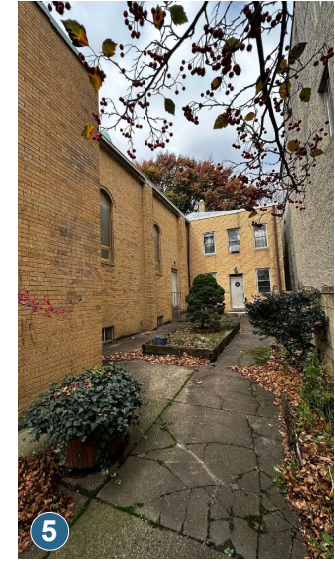
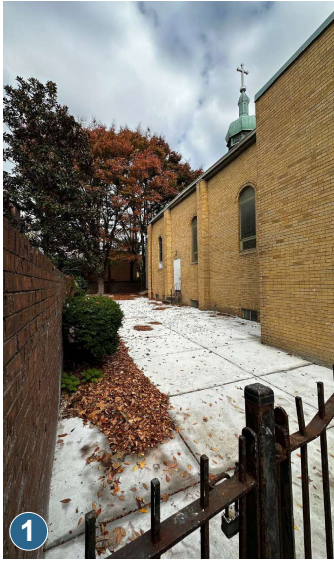
ZONING SITE PLAN



View from Pine Street



View from S 5th St

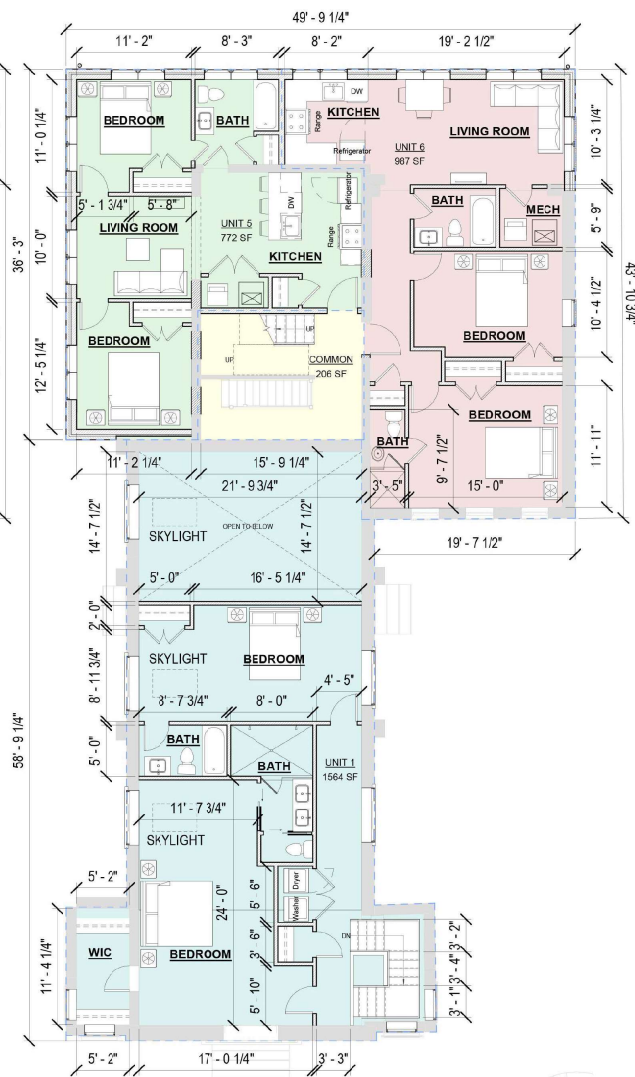
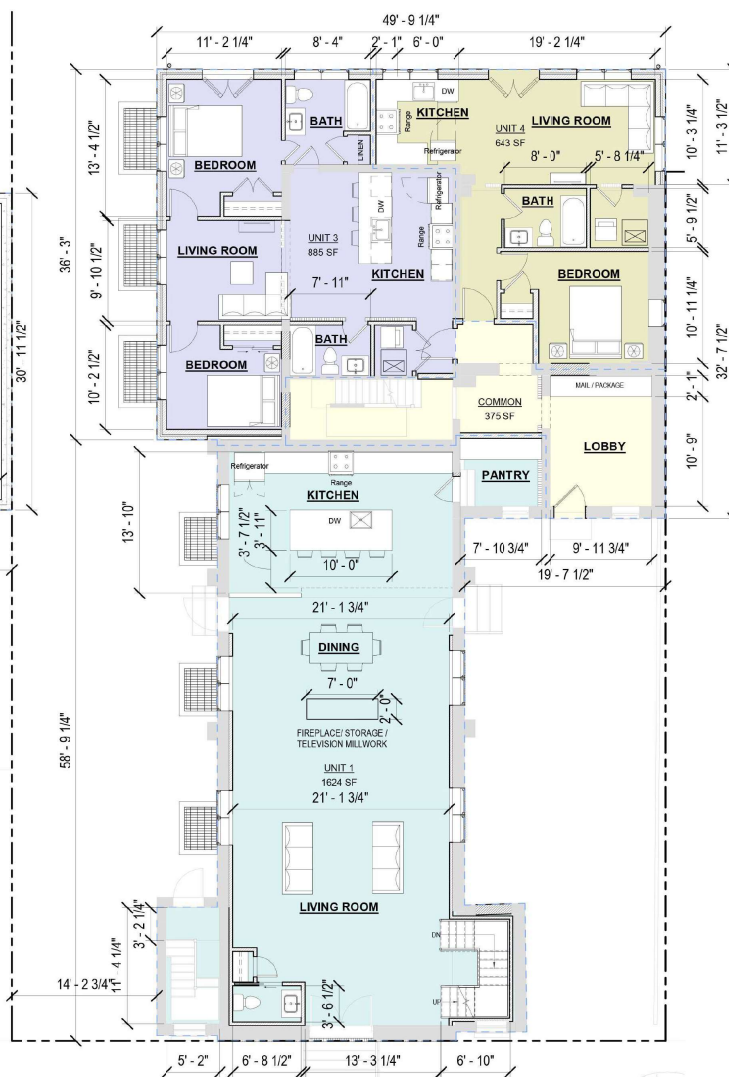
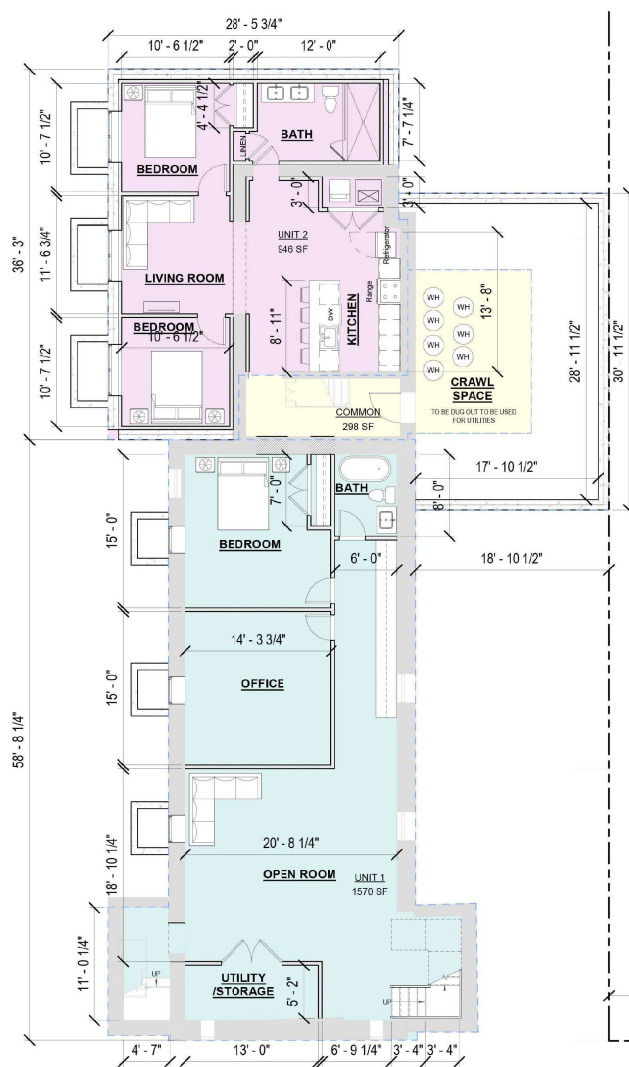


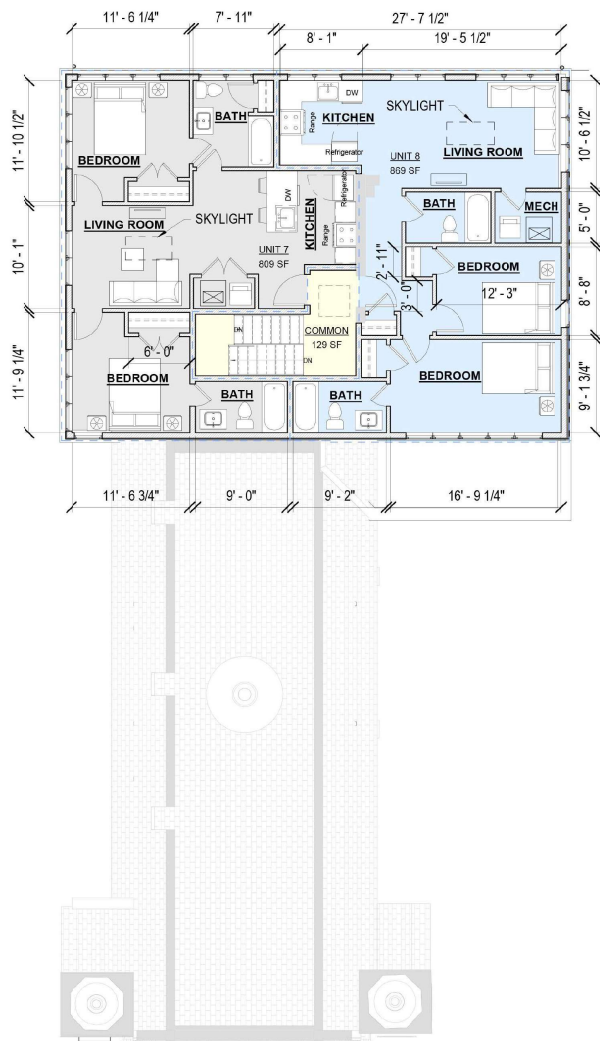


Existing Ground Floor Plan

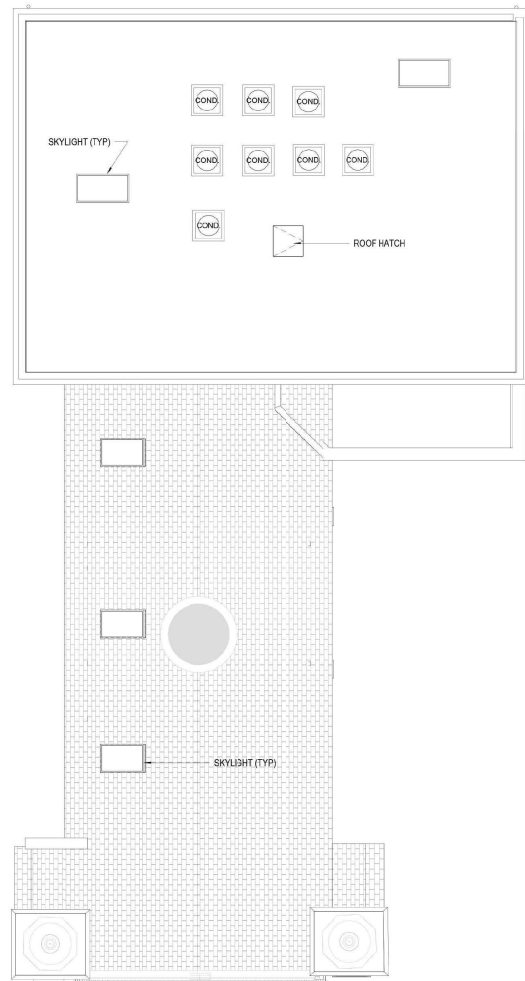


Proposed Ground Floor Plan





THIRD FLOOR PLAN



ROOF PLAN

ELEVATION NOTES	
No.	NOTES
E1	± 8" HIGH PARAPET WALL AT ROOF PERIMETER WITH 8" PROJECTED ALUMINUM CORNICE (LIGHT GREY)
E2	PATCH AND REPAIR EXISTING MASONRY WALL FACADE AS NECESSARY - PAINT TO MATCH
E3	EXISTING COPPERS STEEPLE TO REMAIN
E4	PATCH AND REPAIR EXISTING MASONRY FACADE AS NECESSARY - REPORT AND CLEAN PHC STAFF TO APPROVE DETAILS
E5	MULLED ALUMINUM CLAD WOOD (BLACK) WINDOW SYSTEM IN EXISTING MASONRY OPENING - FIXED WITH D WINDOW TRANSOM
E6	EXISTING ROSE WINDOW TO REMAIN - REPAIR AS NECESSARY - PRIME AND PAINT BLACK
E7	PATCH AND REPAIR EXISTING STONE BANDING (EMBELLISHMENT AS NECESSARY - REPORT AND CLEAN PHC STAFF TO APPROVE DETAILS)
E8	EXISTING WOOD DOOR TO BE REPLACED WITH SOLID WOOD FLUSH DOORS - PRIME AND PAINT BLACK
E9	EXISTING CONCRETE STAIR & GUARDRAIL TO REMAIN - PATCH, REPAIR & CLEAN AS NECESSARY - GUARDRAILS TO BE PRIMED & PAINTED BLACK
E10	ALUMINUM CLAD WOOD (BLACK) DOUBLE HUNG WINDOW 1 OVER 1
E11	EXISTING DOUBLE HUNG WINDOW TO BE REPLACED WITH ALUMINUM CLAD WOOD (BLACK) DOUBLE HUNG WINDOW
E12	EXISTING METAL DOOR TO BE REPLACED WITH FULL LITE ENTRY DOOR WITH BLACK FRAME IN EXISTING MASONRY OPENING
E13	PATCH AND REPAIR EXISTING STONE WALL AS NECESSARY - REPORT AND CLEAN PHC STAFF TO APPROVE DETAILS

ELEVATION NOTES	
No.	NOTES
E14	COMPOSITE METAL PANEL (LIGHT GREY)
E15	MULLED ALUMINUM CLAD WOOD (BLACK) WINDOW SYSTEM (2) DOUBLE HUNG OVER (2) FIXED PANE
E16	MULLED ALUMINUM CLAD WOOD (BLACK) WINDOW SYSTEM (3) DOUBLE HUNG WINDOWS
E17	ALUMINUM CLAD FRENCH GLASS DOOR (BLACK)
E18	SCUPPER & DOWNSPOUT TIED TO SEWER (LIGHT GREY)
E19	MULLED ALUMINUM CLAD WOOD (BLACK) WINDOW SYSTEM (2) DOUBLE HUNG WINDOWS
E20	EXISTING WINDOW SILLS TO BE CUT DOWN FOR EGRESS COMPLIANT WINDOWS IN WALLS - EXISTING MASONRY SOLDIER COURSE TO REMAIN - NEW ALUMINUM CLAD DOUBLE HUNG WINDOW (BLACK) 1 OVER 1
E21	EXISTING STAR TO BE PATCHED, REPAIRED & CLEANED
E22	EXISTING STREET TREE TO REMAIN
E23	EGRESS COMPLIANT WELL WITH WALKABLE STEEL GRATE (TYP) - PRIME & PAINT BLACK
E24	ALUMINUM CLAD WOOD (BLACK) AWNING WINDOW IN EXISTING OPENING
E25	EXISTING STAINED GLASS WINDOW TO REMAIN - REPAIR AS NECESSARY - PRIME AND PAINT WOOD BLACK
E26	EXISTING GLASS BLOCK WINDOW TO REMAIN
E27	EXISTING METAL FENCE GATE TO REMAIN - CLEAN PRIME AND PAINT BLACK

ELEVATION NOTES	
No.	NOTES
E28	REPLACE EXISTING EXTERIOR LIGHTING - PHC STAFF TO APPROVE CUT SHEET
E29	EXISTING SOLID EXTERIOR METAL ENTRY DOOR TO BE REPLACED IN KIND - PRIME AND PAINT BLACK
E30	EXISTING ASPHALT SHINGLES TO REMAIN - REPAIR AS NECESSARY
E31	PROPOSED NEW FLUSH MOUNT SKYLIGHTS (BLACK ALUMINUM)
E32	SPANDREL PANEL (BLACK)
E33	12" DEEP PROJECTED ALUMINUM CORNICE
E34	8" BRICK VENEER (RED)
E35	MULLED ALUMINUM CLAD WOOD (BLACK) WINDOW SYSTEM IN ENLARGED MASONRY OPENING: (2) DOUBLE HUNG WITH HALF ROUND WINDOW TRANSOM & BRICK ARCH LINTEL
E36	PAINT CONDENSERS TO MATCH COLOR OF PANEL
E37	12" DEEP PROJECTED ALUMINUM CORNICE
E38	MULLED ALUMINUM CLAD WOOD (BLACK) WINDOW SYSTEM (2) DOUBLE HUNG WINDOWS



SOUTH ELEVATION | Existing



SOUTH ELEVATION | Proposed

ELEVATION NOTES	
No.	NOTES
E1	± 8" HIGH PARAPET WALL AT ROOF PERIMETER WITH 8" PROJECTED ALUMINUM CORNICE (LIGHT GREY)
E2	PATCH AND REPAIR EXISTING MASONRY WALL FACADE AS NECESSARY - PAINT TO MATCH
E3	EXISTING COPPER STEEPLE TO REMAIN
E4	PATCH AND REPAIR EXISTING MASONRY FACADE AS NECESSARY - REPORT AND CLEAN PHC STAFF TO APPROVE DETAILS
E5	MULLED ALUMINUM CLAD WOOD (BLACK) WINDOW SYSTEM IN EXISTING MASONRY OPENING - FIXED WITH D WINDOW TRANSOM
E6	EXISTING ROSE WINDOW TO REMAIN - REPAIR AS NECESSARY - PRIME AND PAINT BLACK
E7	PATCH AND REPAIR EXISTING STONE BANDING (EMBELLISHMENT AS NECESSARY - REPORT AND CLEAN PHC STAFF TO APPROVE DETAILS)
E8	EXISTING WOOD DOOR TO BE REPLACED WITH SOLID WOOD FLUSH DOORS - PRIME AND PAINT BLACK
E9	EXISTING CONCRETE STAIR & GUARDRAIL TO REMAIN - PATCH, REPAIR & CLEAN AS NECESSARY - GUARDRAILS TO BE PRIMED & PAINTED BLACK
E10	ALUMINUM CLAD WOOD (BLACK) DOUBLE HUNG WINDOW 1 OVER 1
E11	EXISTING DOUBLE HUNG WINDOW TO BE REPLACED WITH ALUMINUM CLAD WOOD (BLACK) DOUBLE HUNG WINDOW
E12	EXISTING METAL DOOR TO BE REPLACED WITH FULL LITE ENTRY DOOR WITH BLACK FRAME IN EXISTING MASONRY OPENING
E13	PATCH AND REPAIR EXISTING STONE WALL AS NECESSARY - REPORT AND CLEAN PHC STAFF TO APPROVE DETAILS

ELEVATION NOTES	
No.	NOTES
E14	COMPOSITE METAL PANEL (LIGHT GREY)
E15	MULLED ALUMINUM CLAD WOOD (BLACK) WINDOW SYSTEM (2) DOUBLE HUNG OVER (2) FIXED PANE
E16	MULLED ALUMINUM CLAD WOOD (BLACK) WINDOW SYSTEM (3) DOUBLE HUNG WINDOWS
E17	ALUMINUM CLAD FRENCH GLASS DOOR (BLACK)
E18	SCUPPER & DOWNSPOUT TIED TO SEWER (LIGHT GREY)
E19	MULLED ALUMINUM CLAD WOOD (BLACK) WINDOW SYSTEM (2) DOUBLE HUNG WINDOWS
E20	EXISTING WINDOW SILLS TO BE CUT DOWN FOR EGRESS COMPLIANT WINDOWS IN WALLS - EXISTING MASONRY SOLDIER COURSE TO REMAIN - NEW ALUMINUM CLAD DOUBLE HUNG WINDOW (BLACK) 1 OVER 1
E21	EXISTING STAIR TO BE PATCHED, REPAIRED & CLEANED
E22	EXISTING STREET TREE TO REMAIN
E23	EGRESS COMPLIANT WELL WITH WALKABLE STEEL GRATE (TYP) - PRIME & PAINT BLACK
E24	ALUMINUM CLAD WOOD (BLACK) AWNING WINDOW IN EXISTING OPENING
E25	EXISTING STAINED GLASS WINDOW TO REMAIN - REPAIR AS NECESSARY - PRIME AND PAINT WOOD BLACK
E26	EXISTING GLASS BLOCK WINDOW TO REMAIN
E27	EXISTING METAL FENCE GATE TO REMAIN - CLEAN PRIME AND PAINT BLACK

ELEVATION NOTES	
No.	NOTES
E28	REPLACE EXISTING EXTERIOR LIGHTING - PHC STAFF TO APPROVE CUT SHEET
E29	EXISTING SOLID EXTERIOR METAL ENTRY DOOR TO BE REPLACED IN KIND - PRIME AND PAINT BLACK
E30	EXISTING ASPHALT SHINGLES TO REMAIN - REPAIR AS NECESSARY
E31	PROPOSED NEW FLUSH MOUNT SKYLIGHTS (BLACK ALUMINUM)
E32	(SPANDREL PANEL (BLACK)
E33	12" DEEP PROJECTED ALUMINUM CORNICE
E34	12" DEEP PROJECTED ALUMINUM CORNICE
E35	MULLED ALUMINUM CLAD WOOD (BLACK) WINDOW SYSTEM (2) DOUBLE HUNG WINDOWS



NORTH ELEVATION | Existing



NORTH ELEVATION | Proposed

ELEVATION NOTES	
No.	NOTES
E1	±± 8" HIGH PARAPET WALL AT ROOF PERIMETER WITH 8" PROJECTED ALUMINUM CORNICE (LIGHT GREY)
E2	PATCH AND REPAIR EXISTING MASONRY WALL FACADE AS NECESSARY - PAINT TO MATCH
E3	EXISTING COPPED STEEPLE TO REMAIN
E4	PATCH AND REPAIR EXISTING MASONRY FACADE AS NECESSARY - REPORT AND CLEAN PHC STAFF TO APPROVE DETAILS
E5	MULLED ALUMINUM CLAD WOOD (BLACK) WINDOW SYSTEM IN EXISTING MASONRY OPENING - FIXED WITH D WINDOW TRANSOM
E6	EXISTING ROSE WINDOW TO REMAIN - REPAIR AS NECESSARY - PRIME AND PAINT BLACK
E7	PATCH AND REPAIR EXISTING STONE BANDING (EMBELLISHMENT AS NECESSARY - REPORT AND CLEAN PHC STAFF TO APPROVE DETAILS)
E8	EXISTING WOOD DOOR TO BE REPLACED WITH SOLID WOOD FLUSH DOORS - PRIME AND PAINT BLACK
E9	EXISTING CONCRETE STAIR & GUARDRAIL TO REMAIN - PATCH, REPAIR & CLEAN AS NECESSARY - GUARDRAILS TO BE PRIMED & PAINTED BLACK
E10	ALUMINUM CLAD WOOD (BLACK) DOUBLE HUNG WINDOW 1 OVER 1
E11	EXISTING DOUBLE HUNG WINDOW TO BE REPLACED WITH ALUMINUM CLAD WOOD (BLACK) DOUBLE HUNG WINDOW
E12	EXISTING METAL DOOR TO BE REPLACED WITH FULL LITE ENTRY DOOR WITH BLACK FRAME IN EXISTING MASONRY OPENING
E13	PATCH AND REPAIR EXISTING STONE WALL AS NECESSARY - REPORT AND CLEAN PHC STAFF TO APPROVE DETAILS

ELEVATION NOTES	
No.	NOTES
E14	COMPOSITE METAL PANEL (LIGHT GREY)
E15	MULLED ALUMINUM CLAD WOOD (BLACK) WINDOW SYSTEM (2) DOUBLE HUNG OVER (2) FIXED PANEL
E16	MULLED ALUMINUM CLAD WOOD (BLACK) WINDOW SYSTEM (3) DOUBLE HUNG WINDOWS
E17	ALUMINUM CLAD FRENCH GLASS DOOR (BLACK)
E18	SCUPPER & DOWNSPOUT TIED TO SEWER (LIGHT GREY)
E19	MULLED ALUMINUM CLAD WOOD (BLACK) WINDOW SYSTEM (2) DOUBLE HUNG WINDOWS
E20	EXISTING WINDOW SILLS TO BE CUT DOWN FOR EGRESS COMPLIANT WINDOWS IN WELLS - EXISTING MASONRY SOLDIER COURSE TO REMAIN - NEW ALUMINUM CLAD DOUBLE HUNG WINDOW (BLACK) 1 OVER 1
E21	EXISTING STAIR TO BE PATCHED, REPAIRED & CLEANED
E22	EXISTING STREET TREE TO REMAIN
E23	EGRESS COMPARTMENT WELL WITH WALKABLE STEEL GRATE (TYP.) - PRIME & PAINT BLACK
E24	EXISTING STAIR TO BE PATCHED, REPAIRED & CLEANED
E25	ALUMINUM CLAD WOOD (BLACK) RAINING WINDOW IN EXISTING OPENING
E26	EXISTING STAINED GLASS WINDOW TO REMAIN - REPAIR AS NECESSARY - PRIME AND PAINT WOOD BLACK
E27	EXISTING GLASS BLOCK WINDOW TO REMAIN
E28	EXISTING METAL FENCE GATE TO REMAIN - CLEAN PRIME AND PAINT BLACK

ELEVATION NOTES	
No.	NOTES
E29	REPLACE EXISTING EXTERIOR LIGHTING - PHC STAFF TO APPROVE CUT SHEET
E30	EXISTING SOLID EXTERIOR METAL ENTRY DOOR TO BE REPLACED IN KIND - PRIME AND PAINT BLACK
E31	EXISTING ASPHALT SHINGLES TO REMAIN - REPAIR AS NECESSARY
E32	PROPOSED NEW FLUSH MOUNT SKYLIGHTS (BLACK ALUMINUM)
E33	(SPANDREL PANEL) (BLACK)
E34	8" BRICK VENEER (RED)
E35	MULLED ALUMINUM CLAD WOOD (BLACK) WINDOW SYSTEM IN ENLARGED MASONRY OPENING: (2) DOUBLE HUNG WITH HALF ROUND WINDOW TRANSOM & BRICK ARCH LINTEL
E36	PAINT CONDENSERS TO MATCH COLOR OF PANEL
E37	12" DEEP PROJECTED ALUMINUM CORNICE
E38	MULLED ALUMINUM CLAD WOOD (BLACK) WINDOW SYSTEM (2) DOUBLE HUNG WINDOWS



WEST ELEVATION | Proposed



WEST ELEVATION | Existing

ELEVATION NOTES	
No.	NOTES
E1	±1' 8" HIGH PARAPET WALL AT ROOF PERIMETER WITH 8" PROJECTED ALUMINUM CORNICE (LIGHT GREY)
E2	PATCH AND REPAIR EXISTING MASONRY WALL FACADE AS NECESSARY - PAINT TO MATCH
E3	EXISTING COPPER STEEPLE TO REMAIN
E4	PATCH AND REPAIR EXISTING MASONRY FACADE AS NECESSARY - REPORT AND CLEAN PHC STAFF TO APPROVE DETAILS
E5	MULLED ALUMINUM CLAD WOOD (BLACK) WINDOW SYSTEM IN EXISTING MASONRY OPENING - FIXED WITH D WINDOW TRANSOM
E6	EXISTING ROSE WINDOW TO REMAIN - REPAIR AS NECESSARY - PRIME AND PAINT BLACK
E7	PATCH AND REPAIR EXISTING STONE BANDING (EMBELLISHMENT AS NECESSARY - REPORT AND CLEAN PHC STAFF TO APPROVE DETAILS)
E8	EXISTING WOOD DOOR TO BE REPLACED WITH SOLID WOOD FLUSH DOORS - PRIME AND PAINT BLACK
E9	EXISTING CONCRETE STAIR & GUARDRAIL TO REMAIN - PATCH, REPAIR & CLEAN AS NECESSARY - GUARDRAILS TO BE PRIMED & PAINTED BLACK
E10	ALUMINUM CLAD WOOD (BLACK) DOUBLE HUNG WINDOW 1 OVER 1
E11	EXISTING DOUBLE HUNG WINDOW TO BE REPLACED WITH ALUMINUM CLAD WOOD (BLACK) DOUBLE HUNG WINDOW
E12	EXISTING METAL DOOR TO BE REPLACED WITH FULL LITE ENTRY DOOR WITH BLACK FRAME IN EXISTING MASONRY OPENING
E13	PATCH AND REPAIR EXISTING STONE WALL AS NECESSARY - REPORT AND CLEAN PHC STAFF TO APPROVE DETAILS

ELEVATION NOTES	
No.	NOTES
E14	COMPOSITE METAL PANEL (LIGHT GREY)
E15	MULLED ALUMINUM CLAD WOOD (BLACK) WINDOW SYSTEM (2) DOUBLE HUNG OVER (2) FIXED PANEL
E16	MULLED ALUMINUM CLAD WOOD (BLACK) WINDOW SYSTEM (3) DOUBLE HUNG WINDOWS
E17	ALUMINUM CLAD FRENCH GLASS DOOR (BLACK)
E18	SCUPPER & DOWNSPOUT TIED TO SEWER (LIGHT GREY)
E19	MULLED ALUMINUM CLAD WOOD (BLACK) WINDOW SYSTEM (2) DOUBLE HUNG WINDOWS
E20	EXISTING WINDOW SILLS TO BE CUT DOWN FOR EGRESS COMPLIANT WINDOWS IN WALLS - EXISTING MASONRY SOLDIER COURSE TO REMAIN - NEW ALUMINUM CLAD DOUBLE HUNG WINDOW (BLACK) 1 OVER 1
E21	EXISTING STAR TO BE PATCHED, REPAIRED & CLEANED
E22	EXISTING STREET TREE TO REMAIN
E24	EGRESS COMPLIANT WELL WITH WALKABLE STEEL GRATE (TYP) - PRIME & PAINT BLACK
E25	ALUMINUM CLAD WOOD (BLACK) AWNING WINDOW IN EXISTING OPENING
E26	EXISTING STAINED GLASS WINDOW TO REMAIN - REPAIR AS NECESSARY - PRIME AND PAINT WOOD BLACK
E27	EXISTING GLASS BLOCK WINDOW TO REMAIN
E28	EXISTING METAL FENCE GATE TO REMAIN - CLEAN PRIME AND PAINT BLACK

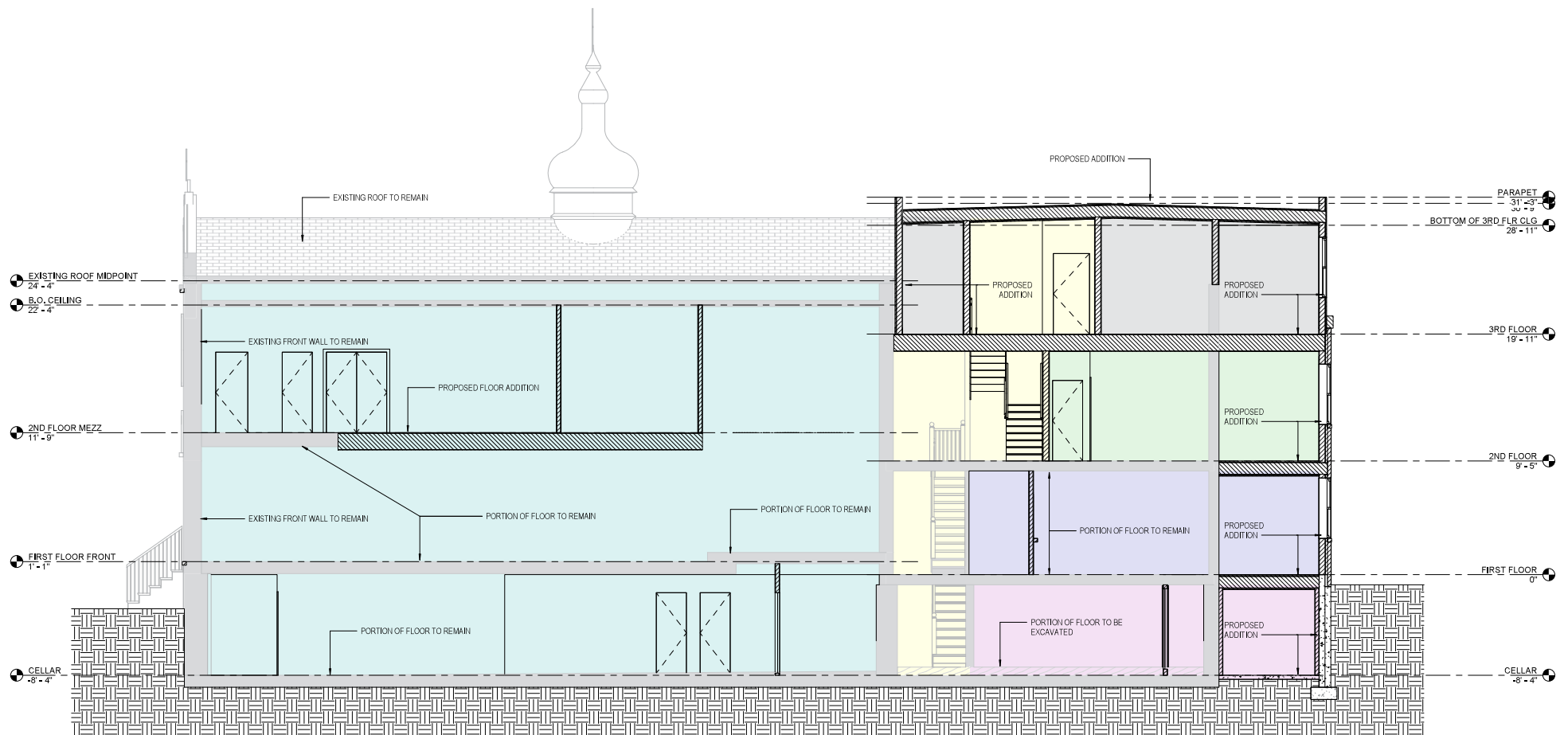
ELEVATION NOTES	
No.	NOTES
E29	REPLACE EXISTING EXTERIOR LIGHTING - PHC STAFF TO APPROVE CUT SHEET
E30	EXISTING SOLID EXTERIOR METAL ENTRY DOOR TO BE REPLACED IN KIND - PRIME AND PAINT BLACK
E31	EXISTING ASPHALT SHINGLES TO REMAIN - REPAIR AS NECESSARY
E32	PROPOSED NEW FLUSH MOUNT SKYLIGHTS (BLACK ALUMINUM)
E33	SPANDREL PANEL (BLACK)
E34	8" BRICK VENEER (RED)
E35	MULLED ALUMINUM CLAD WOOD (BLACK) WINDOW SYSTEM IN ENLARGED MASONRY OPENING: (2) DOUBLE HUNG WITH HALF ROUND WINDOW TRANSOM & BRICK ARCH LINTEL
E36	PAINT CONDENSERS TO MATCH COLOR OF PANEL
E37	12" DEEP PROJECTED ALUMINUM CORNICE
E39	MULLED ALUMINUM CLAD WOOD (BLACK) WINDOW SYSTEM (5) DOUBLE HUNG WINDOWS

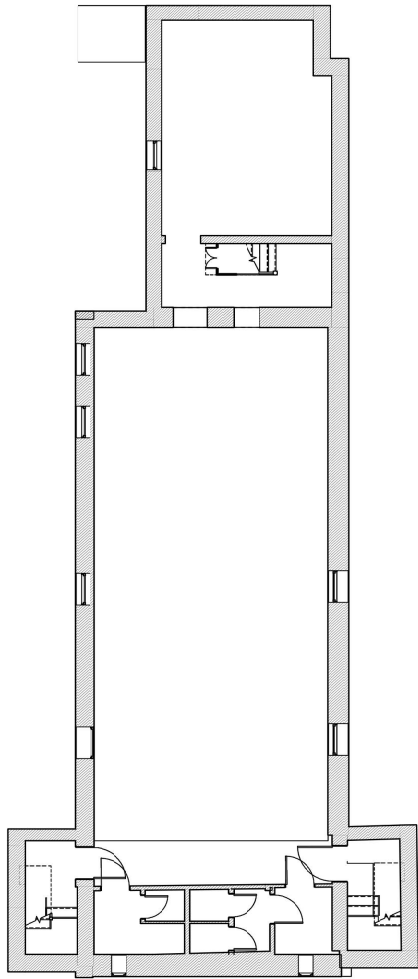


EAST ELEVATION | Proposed

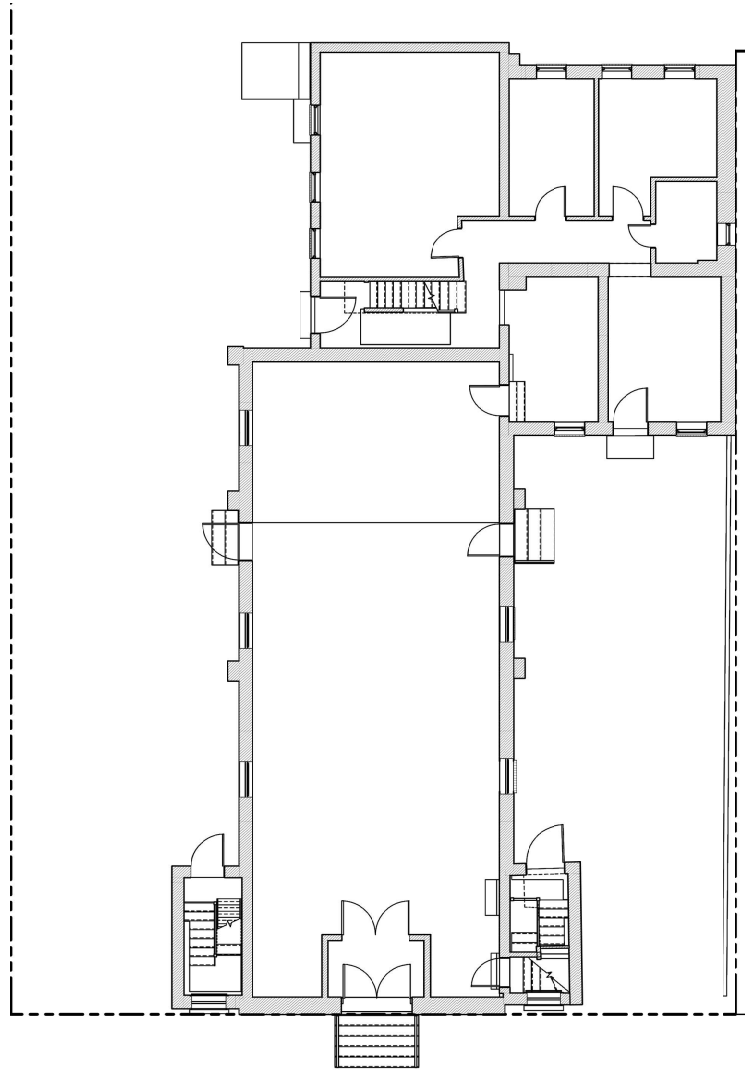


EAST ELEVATION | Existing

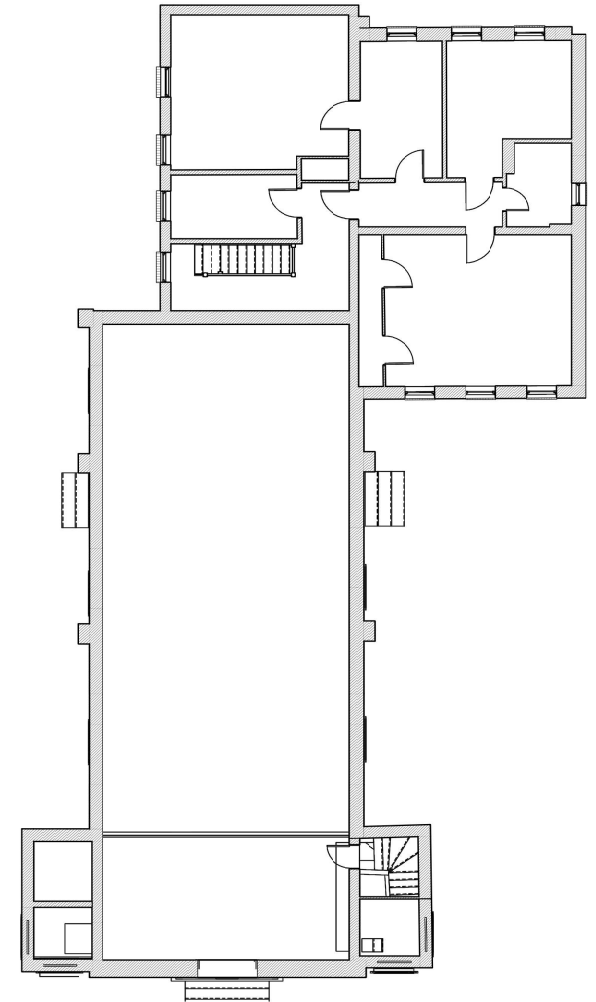




BASEMENT PLAN



GROUND FLOOR PLAN



SECOND FLOOR PLAN

Select pages from revised design
reviewed by Historical Commission

No.	ELEVATION NOTES
E1	NOTES
E2	4" 8" HIGH PARAPET WALL AT ROOF PERIMETER WITH BENT ALUMINUM CORNICE (GREY)
E3	PATCH AND REPAIR EXISTING MASONRY WALL FACADE AS NECESSARY. PAINT TO MATCH
E4	EXISTING COPPER STEEPLE TO REMAIN
E5	PATCH AND REPAIR EXISTING MASONRY FACADE AS NECESSARY. REPORT AND CLEAN PHC STAFF TO APPROVE DETAILS
E6	MULLED ALUMINUM CLAD WOOD (BLACK) WINDOW SYSTEM IN EXISTING MASONRY OPENING. FIXED WITH D-WINDOW TRANSOM
E7	EXISTING ROSE WINDOW TO REMAIN. REPAIR AS NECESSARY. PRIME AND PAINT BLACK
E8	PATCH AND REPAIR EXISTING STONE BANDING / EMBELLISHMENT AS NECESSARY. REPORT AND CLEAN PHC STAFF TO APPROVE DETAILS
E9	EXISTING WOOD DOOR TO BE REPLACED WITH SOLID WOOD FLUSH DOORS - PRIME AND PAINT BLACK
E10	EXISTING CONCRETE STAIR & GUARDRAIL TO REMAIN. PATCH, REPAIR & CLEAN AS NECESSARY. GUARDRAILS TO BE PRIMED & PAINTED BLACK
E11	ALUMINUM CLAD WOOD (BLACK) DOUBLE HUNG WINDOW 1 OVER 1
E12	EXISTING DOUBLE HUNG WINDOW TO BE REPLACED WITH ALUMINUM CLAD WOOD (BLACK) DOUBLE HUNG WINDOW

No.	ELEVATION NOTES
E13	NOTES
E14	EXISTING METAL DOOR TO BE REPLACED WITH FULL LITE ENTRY DOOR WITH BLACK FRAME IN EXISTING MASONRY OPENING
E15	PATCH AND REPAIR EXISTING STONE WALL AS NECESSARY. REPORT AND CLEAN PHC STAFF TO APPROVE DETAILS
E16	BLACK SHINGLE ROOF
E17	MULLED ALUMINUM CLAD WOOD (BLACK) WINDOW SYSTEM IN EXISTING MASONRY OPENING. (2) DOUBLE HUNG OVER (2) FIXED PANE
E18	PROPOSED METAL PANEL DORMER (BLACK)
E19	ALUMINUM CLAD FRENCH GLASS DOOR (BLACK)
E20	4" ALUMINUM GUTTER & DOWNSPOUT TIED TO SEWER (GREY)
E21	MULLED ALUMINUM CLAD WOOD (BLACK) WINDOW SYSTEM (2) DOUBLE HUNG WINDOWS
E22	EXISTING WINDOW SILLS TO BE CUT DOWN FOR EGRESS COMPLIANT WINDOWS IN WALLS. EXISTING MASONRY SOLDIER COURSE TO REMAIN - NEW ALUMINUM CLAD DOUBLE HUNG WINDOW (BLACK) 1 OVER 1
E23	EXISTING STAIR TO BE PATCHED, REPAIRED & CLEANED
E24	EXISTING STREET TREE TO REMAIN

No.	ELEVATION NOTES
E25	NOTES
E26	EXPOSED FOUNDATION WALL TO BE SEALED & PAINTED TO PANEL COLOR (TAN/BROWN)
E27	EGRESS COMPLIANT WELL WITH WALKABLE STEEL GRATE (TOP). PRIME & PAINT BLACK
E28	ALUMINUM CLAD WOOD (BLACK) AWNING WINDOW IN EXISTING OPENING
E29	EXISTING STAINED GLASS WINDOW TO REMAIN - REPAIR AS NECESSARY - PRIME AND PAINT WOOD BLACK
E30	EXISTING GLASS BLOCK WINDOW TO REMAIN
E31	EXISTING METAL FENCEGATE TO REMAIN - CLEAN PRIME AND PAINT BLACK
E32	REPLACE EXISTING EXTERIOR LIGHTING - PHC STAFF TO APPROVE CUT SHEET
E33	EXISTING SOLID EXTERIOR METAL ENTRY DOOR TO BE REPLACED IN KIND - PRIME AND PAINT BLACK
E34	EXISTING ASPHALT SHINGLES TO REMAIN - REPAIR AS NECESSARY
E35	PROPOSED NEW FLUSH MOUNT SKYLIGHTS (BLACK ALUMINUM)
E36	SPANDREL PANE (BLACK)
E37	4" BRICK VENEER (TAN/BROWN)
E38	MULLED ALUMINUM CLAD WOOD (BLACK) WINDOW SYSTEM IN EXISTING MASONRY OPENING. (2) DOUBLE HUNG WITH HALF ROUND WINDOW TRANSOM & BRICK ARCH LINTEL

Reviewed by
Historical Commission



SOUTH ELEVATION | Existing



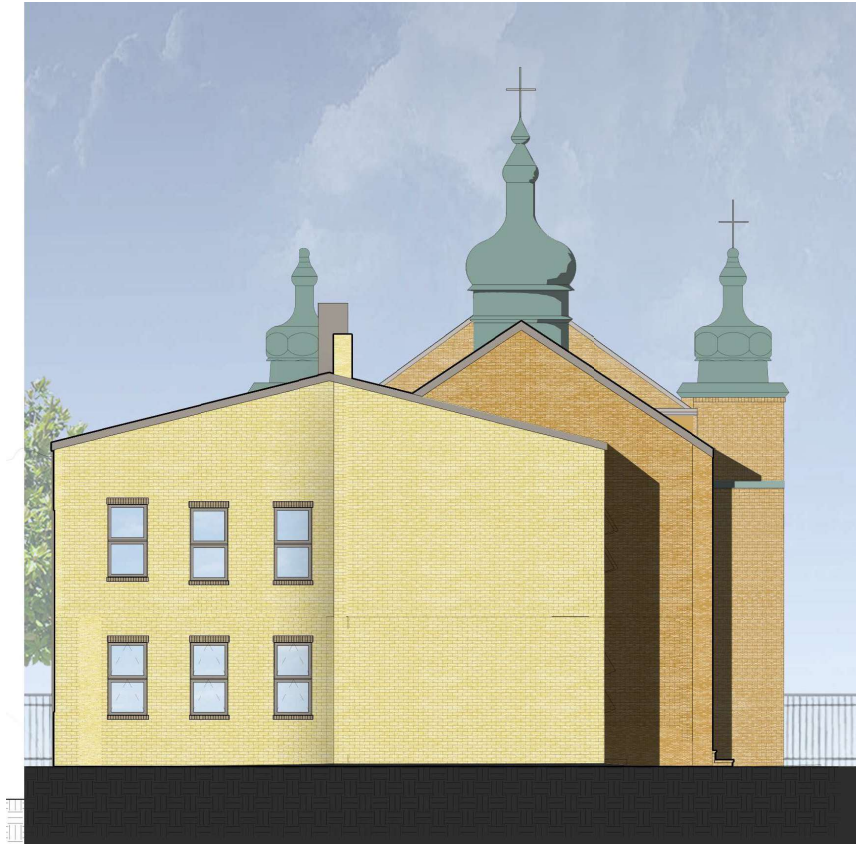
SOUTH ELEVATION | Proposed

ELEVATION NOTES	
No.	NOTES
E1	4" 8" HIGH PARAPET WALL AT ROOF PERIMETER WITH BENT ALUMINUM CORNICE (GREY)
E2	PATCH AND REPAIR EXISTING MASONRY WALL FACADE AS NECESSARY. PAINT TO MATCH
E3	EXISTING COPPER STEEPLE TO REMAIN
E4	PATCH AND REPAIR EXISTING MASONRY FACADE AS NECESSARY. REPORT AND CLEAN PHC STAFF TO APPROVE DETAILS
E5	MULLED ALUMINUM CLAD WOOD (BLACK) WINDOW SYSTEM IN EXISTING MASONRY OPENING. FIXED WITH D-WINDOW TRANSOM
E6	EXISTING ROSE WINDOW TO REMAIN. REPAIR AS NECESSARY. PRIME AND PAINT BLACK
E7	PATCH AND REPAIR EXISTING STONE BANDING / EMBELLISHMENT AS NECESSARY. REPORT AND CLEAN PHC STAFF TO APPROVE DETAILS
E8	EXISTING WOOD DOOR TO BE REPLACED WITH SOLID WOOD FLUSH DOORS - PRIME AND PAINT BLACK
E9	EXISTING CONCRETE STAIR & GUARDRAIL TO REMAIN. PATCH, REPAIR & CLEAN AS NECESSARY. GUARDRAILS TO BE PRIMED & PAINTED BLACK
E10	ALUMINUM CLAD WOOD (BLACK) DOUBLE HUNG WINDOW 1 OVER 1
E11	EXISTING DOUBLE HUNG WINDOW TO BE REPLACED WITH ALUMINUM CLAD WOOD (BLACK) DOUBLE HUNG WINDOW

ELEVATION NOTES	
No.	NOTES
E12	EXISTING METAL DOOR TO BE REPLACED WITH FULL LITE ENTRY DOOR WITH BLACK FRAME IN EXISTING MASONRY OPENING
E13	PATCH AND REPAIR EXISTING STONE WALL AS NECESSARY. REPORT AND CLEAN PHC STAFF TO APPROVE DETAILS
E14	BLACK SHINGLE ROOF
E15	MULLED ALUMINUM CLAD WOOD (BLACK) WINDOW SYSTEM IN EXISTING MASONRY OPENING. (2) DOUBLE HUNG OVER (2) FIXED PANE
E16	PROPOSED METAL PANEL DORMER (BLACK)
E17	ALUMINUM CLAD FRENCH GLASS DOOR (BLACK)
E18	4" ALUMINUM GUTTER & DOWNSPOUT TIED TO RIVER (GREY)
E19	MULLED ALUMINUM CLAD WOOD (BLACK) WINDOW SYSTEM (2) DOUBLE HUNG WINDOWS
E20	EXISTING WINDOW SILL TO BE CUT DOWN FOR EGRESS COMPLIANT WINDOWS IN WALLS. EXISTING MASONRY SOLDIER COURSE TO REMAIN - NEW ALUMINUM CLAD DOUBLE HUNG WINDOW (BLACK) 1 OVER 1
E21	EXISTING STAIR TO BE PATCHED, REPAIRED & CLEANED
E22	EXISTING STREET TREE TO REMAIN

ELEVATION NOTES	
No.	NOTES
E23	EXPOSED FOUNDATION WALL TO BE SEALED & PAINTED TO PANEL COLOR (TAN/BROWN)
E24	EGRESS COMPLIANT WELL WITH WALKABLE STEEL GRATE (TOP). PRIME & PAINT BLACK
E25	ALUMINUM CLAD WOOD (BLACK) AWNING WINDOW IN EXISTING OPENING
E26	EXISTING STAINED GLASS WINDOW TO REMAIN - REPAIR AS NECESSARY - PRIME AND PAINT WOOD BLACK
E27	EXISTING GLASS BLOCK WINDOW TO REMAIN
E28	EXISTING METAL FENCEGATE TO REMAIN - CLEAN PRIME AND PAINT BLACK
E29	REPLACE EXISTING EXTERIOR LIGHTING - PHC STAFF TO APPROVE CUT SHEET
E30	EXISTING SOLID EXTERIOR METAL ENTRY DOOR TO BE REPLACED IN KIND - PRIME AND PAINT BLACK
E31	EXISTING ASPHALT SHINGLES TO REMAIN - REPAIR AS NECESSARY
E32	PROPOSED NEW FLUSH MOUNT SKYLIGHTS (BLACK ALUMINUM)
E33	SPANDREL PANEL (BLACK)
E34	4" BRICK VENEER (TAN/BROWN)
E35	MULLED ALUMINUM CLAD WOOD (BLACK) WINDOW SYSTEM IN EXISTING MASONRY OPENING. (2) DOUBLE HUNG WITH HALF ROUND WINDOW TRANSOM & BRICK ARCH LINTEL

Reviewed by
Historical Commission



NORTH ELEVATION | Existing



NORTH ELEVATION | Proposed

ELEVATION NOTES	
No.	NOTES
E1	4" 8" HIGH PARAPET WALL AT ROOF PERIMETER WITH BENT ALUMINUM CORNICE (GREY)
E2	PATCH AND REPAIR EXISTING MASONRY WALL FACADE AS NECESSARY. PAINT TO MATCH
E3	EXISTING COPPER STEEPLE TO REMAIN
E4	PATCH AND REPAIR EXISTING MASONRY FACADE AS NECESSARY. REPORT AND CLEAN PHC STAFF TO APPROVE DETAILS
E5	MULLED ALUMINUM CLAD WOOD (BLACK) WINDOW SYSTEM IN EXISTING MASONRY OPENING. FIXED WITH D-WINDOW TRANSOM
E6	EXISTING ROSE WINDOW TO REMAIN. REPAIR AS NECESSARY. PRIME AND PAINT BLACK
E7	PATCH AND REPAIR EXISTING STONE BANDING / EMBELLISHMENT AS NECESSARY. REPORT AND CLEAN PHC STAFF TO APPROVE DETAILS
E8	EXISTING WOOD DOOR TO BE REPLACED WITH SOLID WOOD FLUSH DOORS - PRIME AND PAINT BLACK
E9	EXISTING CONCRETE STAIR & GUARDRAIL TO REMAIN. PATCH, REPAIR & CLEAN AS NECESSARY. GUARDRAILS TO BE PRIMED & PAINTED BLACK
E10	ALUMINUM CLAD WOOD (BLACK) DOUBLE HUNG WINDOW 1 OVER 1
E11	EXISTING DOUBLE HUNG WINDOW TO BE REPLACED WITH ALUMINUM CLAD WOOD (BLACK) DOUBLE HUNG WINDOW

ELEVATION NOTES	
No.	NOTES
E12	EXISTING METAL DOOR TO BE REPLACED WITH FULL LITE ENTRY DOOR WITH BLACK FRAME IN EXISTING MASONRY OPENING
E13	PATCH AND REPAIR EXISTING STONE WALL AS NECESSARY. REPORT AND CLEAN PHC STAFF TO APPROVE DETAILS
E14	BLACK SHINGLE ROOF
E15	MULLED ALUMINUM CLAD WOOD (BLACK) WINDOW SYSTEM IN EXISTING MASONRY OPENING. (2) DOUBLE HUNG OVER (2) FIXED PANE
E16	PROPOSED METAL PANEL DORMER (BLACK)
E17	ALUMINUM CLAD FRENCH GLASS DOOR (BLACK)
E18	4" ALUMINUM GUTTER & DOWNSPOUT TIED TO SEWER (GREY)
E19	MULLED ALUMINUM CLAD WOOD (BLACK) WINDOW SYSTEM (2) DOUBLE HUNG WINDOWS
E20	EXISTING WINDOW SILLS TO BE CUT DOWN FOR EGRESS COMPLIANT WINDOWS IN WALLS. EXISTING MASONRY SOLDIER COURSE TO REMAIN - NEW ALUMINUM CLAD DOUBLE HUNG WINDOW (BLACK) 1 OVER 1
E21	EXISTING STAIR TO BE PATCHED, REPAIRED & CLEANED
E22	EXISTING STREET TREE TO REMAIN

ELEVATION NOTES	
No.	NOTES
E23	EXPOSED FOUNDATION WALL TO BE SEALED & PAINTED TO PANEL COLOR (TAN/BROWN)
E24	EGRESS COMPLIANT WELL WITH WALKABLE STEEL GRATE (TOP). PRIME & PAINT BLACK
E25	ALUMINUM CLAD WOOD (BLACK) AWNING WINDOW IN EXISTING OPENING
E26	EXISTING STAINED GLASS WINDOW TO REMAIN - REPAIR AS NECESSARY - PRIME AND PAINT WOOD BLACK
E27	EXISTING GLASS BLOCK WINDOW TO REMAIN
E28	EXISTING METAL FENCEGATE TO REMAIN - CLEAN PRIME AND PAINT BLACK
E29	REPLACE EXISTING EXTERIOR LIGHTING - PHC STAFF TO APPROVE CUT SHEET
E30	EXISTING SOLID EXTERIOR METAL ENTRY DOOR TO BE REPLACED IN KIND - PRIME AND PAINT BLACK
E31	EXISTING ASPHALT SHINGLES TO REMAIN - REPAIR AS NECESSARY
E32	PROPOSED NEW FLUSH MOUNT SKYLIGHTS (BLACK ALUMINUM)
E33	SPANDREL PRIME (BLACK)
E34	4" BRICK VENEER (TAN/BROWN)
E35	MULLED ALUMINUM CLAD WOOD (BLACK) WINDOW SYSTEM IN EXISTING MASONRY OPENING. (2) DOUBLE HUNG WITH HALF ROUND WINDOW TRANSOM & BRICK ARCH LINTEL

Reviewed by
Historical Commission



WEST ELEVATION | Proposed

ELEVATION NOTES	
No.	NOTES
E1	4" 8" HIGH PARAPET WALL AT ROOF PERIMETER WITH BENT ALUMINUM CORNICE (GREY)
E2	PATCH AND REPAIR EXISTING MASONRY WALL FACADE AS NECESSARY. PAINT TO MATCH
E3	EXISTING COPPER STEEPLE TO REMAIN
E4	PATCH AND REPAIR EXISTING MASONRY FACADE AS NECESSARY. REPORT AND CLEAN PHC STAFF TO APPROVE DETAILS
E5	MULLED ALUMINUM CLAD WOOD (BLACK) WINDOW SYSTEM IN EXISTING MASONRY OPENING. FIXED WITH D-WINDOW TRANSOM
E6	EXISTING ROSE WINDOW TO REMAIN. REPAIR AS NECESSARY. PRIME AND PAINT BLACK
E7	PATCH AND REPAIR EXISTING STONE BANDING / EMBELLISHMENT AS NECESSARY. REPORT AND CLEAN PHC STAFF TO APPROVE DETAILS
E8	EXISTING WOOD DOOR TO BE REPLACED WITH SOLID WOOD FLUSH DOORS - PRIME AND PAINT BLACK
E9	EXISTING CONCRETE STAIR & GUARDRAIL TO REMAIN. PATCH, REPAIR & CLEAN AS NECESSARY. GUARDRAILS TO BE PRIMED & PAINTED BLACK
E10	ALUMINUM CLAD WOOD (BLACK) DOUBLE HUNG WINDOW 1 OVER 1
E11	EXISTING DOUBLE HUNG WINDOW TO BE REPLACED WITH ALUMINUM CLAD WOOD (BLACK) DOUBLE HUNG WINDOW

ELEVATION NOTES	
No.	NOTES
E12	EXISTING METAL DOOR TO BE REPLACED WITH FULL LITE ENTRY DOOR WITH BLACK FRAME IN EXISTING MASONRY OPENING
E13	PATCH AND REPAIR EXISTING STONE WALL AS NECESSARY. REPORT AND CLEAN PHC STAFF TO APPROVE DETAILS
E14	BLACK SHINGLE ROOF
E15	MULLED ALUMINUM CLAD WOOD (BLACK) WINDOW SYSTEM IN EXISTING MASONRY OPENING. (2) DOUBLE HUNG OVER (2) FIXED PANE
E16	PROPOSED METAL PANEL DORMER (BLACK)
E17	ALUMINUM CLAD FRENCH GLASS DOOR (BLACK)
E18	4" ALUMINUM GUTTER & DOWNSPOUT TIED TO SEWER (GREY)
E19	MULLED ALUMINUM CLAD WOOD (BLACK) WINDOW SYSTEM (2) DOUBLE HUNG WINDOWS
E20	EXISTING WINDOW SILLS TO BE CUT DOWN FOR EGRESS COMPLIANT WINDOWS IN WALLS. EXISTING MASONRY SOLDIER COURSE TO REMAIN - NEW ALUMINUM CLAD DOUBLE HUNG WINDOW (BLACK) 1 OVER 1
E21	EXISTING STAIR TO BE PATCHED, REPAIRED & CLEANED
E22	EXISTING STREET TREE TO REMAIN

ELEVATION NOTES	
No.	NOTES
E23	EXPOSED FOUNDATION WALL TO BE SEALED & PAINTED TO PANEL COLOR (TAN/BROWN)
E24	EGRESS COMPLIANT WELL WITH WALKABLE STEEL GRATE (TYP) PRIME & PAINT BLACK
E25	ALUMINUM CLAD WOOD (BLACK) AWNING WINDOW IN EXISTING OPENING
E26	EXISTING STAINED GLASS WINDOW TO REMAIN - REPAIR AS NECESSARY - PRIME AND PAINT WOOD BLACK
E27	EXISTING GLASS BLOCK WINDOW TO REMAIN
E28	EXISTING METAL FENCEGATE TO REMAIN - CLEAN PRIME AND PAINT BLACK
E29	REPLACE EXISTING EXTERIOR LIGHTING - PHC STAFF TO APPROVE CUT SHEET
E30	EXISTING SOLID EXTERIOR METAL ENTRY DOOR TO BE REPLACED IN KIND - PRIME AND PAINT BLACK
E31	EXISTING ASPHALT SHINGLES TO REMAIN - REPAIR AS NECESSARY
E32	PROPOSED NEW FLUSH MOUNT SKYLIGHTS (BLACK ALUMINUM)
E33	SPANDREL PANEL (BLACK)
E34	4" BRICK VENEER (TAN/BROWN)
E35	MULLED ALUMINUM CLAD WOOD (BLACK) WINDOW SYSTEM IN EXISTING MASONRY OPENING. (2) DOUBLE HUNG WITH HALF ROUND WINDOW TRANSOM & BRICK ARCH LINTEL

Reviewed by
Historical Commission



EAST ELEVATION | Proposed

Select pages from original design
reviewed by Architectural Committee

Reviewed by
Architectural Committee

ELEVATION NOTES	
No.	NOTES
E1	4'-18" HIGH PARAPET WALL AT ROOF PERIMETER WITH BENT ALUMINUM CORNICE (GREY) TO MATCH HEIGHT OF ADJACENT ROOF STRUCTURE
E3	EXISTING COPPER STEEPLE TO REMAIN
E4	PATCH AND REPAIR EXISTING MASONRY FACADE AS NECESSARY. REPORT AND CLEAN PHC STAFF TO APPROVE DETAILS
E5	WALL TO ALUMINUM CLAD WOOD (BLACK) WINDOW SYSTEM IN EXISTING MASONRY OPENING. TIED WITH SHAMLOW TRANSLUM
E6	EXISTING ROSE WINDOW TO REMAIN. REPAIR AS NECESSARY. PRIME AND PAINT BLACK
E7	PATCH AND REPAIR EXISTING STONE BANDING/IMBELLISHMENT AS NECESSARY. REPORT AND CLEAN PHC STAFF TO APPROVE DETAILS
E8	EXISTING WOOD DOOR TO BE REPLACED WITH SOLID WOOD FLUSH DOORS-PRIME AND PAINT BLACK
E9	EXISTING CONCRETE STAIR & GUARDRAIL TO REMAIN. PATCH, REPAIR & CLEAN AS NECESSARY. GUARDRAILS TO BE PRIME & PAINTED BLACK
E10	ALUMINUM CLAD WOOD (BLACK) DOUBLE HUNG WINDOW OVER 1
E11	EXISTING DOUBLE HUNG WINDOW TO BE REPLACED WITH ALUMINUM CLAD WOOD (BLACK) DOUBLE HUNG WINDOW

ELEVATION NOTES	
No.	NOTES
E12	EXISTING METAL DOOR TO BE REPLACED WITH FULL LIFE ENTRY DOOR WITH BLACK FRAME IN EXISTING MASONRY OPENING
E13	PATCH AND REPAIR EXISTING STONE WALL AS NECESSARY. REPORT AND CLEAN PHC STAFF TO APPROVE DETAILS
E14	COMPOSITE METAL PANEL (TAN/BROWN)
E15	MULLED ALUMINUM CLAD WOOD (BLACK) WINDOW SYSTEM IN EXISTING MASONRY OPENING (2) DOUBLE HUNG OVER (2) FIXED PANEL
E16	ALUMINUM CLAD SLIDING GLASS DOOR (BLACK) WITH 42" HIGH METAL BOLT OF JULET RAILING MAXIMUM PROJECTION 4"
E17	ALUMINUM CLAD TINTED GLASS DOOR (BLACK)
E18	ALUMINUM SCUPPER & DOWNSPOUT TIED TO SEWER (COLOR TO MATCH METAL PANELS)
E19	MULLED ALUMINUM CLAD WOOD (BLACK) WINDOW SYSTEM IN ENLARGED MASONRY OPENING (3) DOUBLE HUNG OVER (3) FIXED PANEL WITH CAT STONE BILLS
E20	EXISTING WINDOW SILLS TO BE CUT DOWN FOR EGRESS COMPLIANT WINDOWS IN WALLS. EXISTING MASONRY SOLDIER COURSE TO REMAIN. NEW ALUMINUM CLAD WOOD DOUBLE HUNG WINDOW (BLACK) 1 OVER 1

ELEVATION NOTES	
No.	NOTES
E21	EXISTING STAIR TO BE PATCHED, REPAIRED & CLEANED
E22	EXISTING STREET TREE TO REMAIN
E23	EXPOSED FOUNDATION WALL TO BE SEALED & PAINTED TO PANEL COLOR (TAN/BROWN)
E24	EGRESS COMPLIANT WELL WITH WALKABLE STEEL GRATE (TYPE PRIME & PAINT BLACK)
E25	ALUMINUM CLAD WOOD (BLACK) HUNG WINDOW TO EXISTING OPENING
E26	EXISTING STAINED GLASS WINDOW TO REMAIN-REPAIR AS NECESSARY-PRIME AND PAINT WOODS BLACK
E27	EXISTING GLASS BLOCK WINDOW TO REMAIN
E28	EXISTING METAL TONGUE/GATE TO REMAIN-GLAZI PRIME AND PAINT BLACK
E29	REPLACE EXISTING EXTERIOR LIGHTING-PHC STAFF TO APPROVE CUT SHEET
E30	EXISTING SOLID EXTERIOR METAL ENTRY DOOR TO BE REPLACED IN KING-PRIME AND PAINT BLACK
E31	EXISTING ASPHALT DRIVEWAYS TO REMAIN-REPAIR AS NECESSARY
E32	PROPOSED NEW FLUSH MOUNT SKYLIGHTS (BLACK ALUMINUM)



FRONT ELEVATION



REAR ELEVATION

ELEVATION NOTES	
No.	NOTES
E1	44" 18" HIGH PARAPET WALL AT ROOF PERIMETER WITH BENT ALUMINUM CORNICE (GREY) TO MATCH HEIGHT OF ADJACENT ROOF STRUCTURE
E3	EXISTING COPPER STEEPLE TO REMAIN
E4	PATCH AND REPAIR EXISTING MASONRY FACADE AS NECESSARY. REPORT AND CLEAN PHC STAFF TO APPROVE DETAILS
E5	WALL TO ALUMINUM GLAD WOOD (BLACK) WINDOW SYSTEM IN EXISTING MASONRY OPENING. TIED WITH SHAMLOW TRANSOM
E6	EXISTING ROSE WINDOW TO REMAIN. REPAIR AS NECESSARY. PRIME AND PAINT BLACK
E7	PATCH AND REPAIR EXISTING STONE BANDING/ DAMELBYMENT AS NECESSARY. REPORT AND CLEAN PHC STAFF TO APPROVE DETAILS
E8	EXISTING WOOD DOOR TO BE REPLACED WITH SOLID WOOD FLUSH DOORS-PRIME AND PAINT BLACK
E9	EXISTING CONCRETE STAIR & GUARDRAIL TO REMAIN. PATCH, REPAIR & CLEAN AS NECESSARY. GUARDRAILS TO BE PRIMED & PAINTED BLACK
E10	ALUMINUM GLAD WOOD (BLACK) DOUBLE HUNG WINDOW OVER 1
E11	EXISTING DOUBLE HUNG WINDOW TO BE REPLACED WITH ALUMINUM GLAD WOOD (BLACK) DOUBLE HUNG WINDOW

ELEVATION NOTES	
No.	NOTES
E12	EXISTING METAL DOOR TO BE REPLACED WITH FULL LIFE ENTRY DOOR WITH BLACK FRAME IN EXISTING MASONRY OPENING
E13	PATCH AND REPAIR EXISTING STONE WALL AS NECESSARY. REPORT AND CLEAN PHC STAFF TO APPROVE DETAILS
E14	COMPOSITE METAL PANEL (TAN/BROWN)
E15	MULLED ALUMINUM GLAD WOOD (BLACK) WINDOW SYSTEM IN EXISTING MASONRY OPENING (2) DOUBLE HUNG OVER (2) FIXED PANEL
E16	ALUMINUM GLAD SLIDING GLASS DOOR (BLACK) WITH 42" HIGH METAL BOLT OF JULET RAILING MAXIMUM PROJECTION 4"
E17	ALUMINUM GLAD TINTED GLASS DOOR (BLACK)
E18	ALUMINUM SCURPER & DOWNSPOUT TIED TO SEWER (COLOR TO MATCH METAL PANELS)
E19	MULLED ALUMINUM GLAD WOOD (BLACK) WINDOW SYSTEM IN ENLARGED MASONRY OPENING (3) DOUBLE HUNG OVER (3) FIXED PANEL WITH CAT STONE BULL
E20	EXISTING WINDOW SILLS TO BE CUT DOWN FOR EGRESS COMPLIANT WINDOWS IN WALLS. EXISTING MASONRY SOLDIER COURSE TO REMAIN. NEW ALUMINUM GLAD DOUBLE HUNG WINDOW (BLACK) 1 OVER 1

ELEVATION NOTES	
No.	NOTES
E21	EXISTING STAIR TO BE PATCHED, REPAIRED & CLEANED
E22	EXISTING STREET TREE TO REMAIN
E23	EXPOSED FOUNDATION WALL TO BE SEALD & PAINTED TO PANEL COLOR (TAN/BROWN)
E24	EGRESS COMPLIANT WELL WITH WALKABLE STEEL GRATE (TYP. PRIME & PAINT BLACK)
E25	ALUMINUM GLAD WOOD (BLACK) HUNG WINDOW IN EXISTING OPENING
E26	EXISTING STAINED GLASS WINDOW TO REMAIN- REPAIR AS NECESSARY- PRIME AND PAINT WOODS BLACK
E27	EXISTING GLASS BLOCK WINDOW TO REMAIN
E28	EXISTING METAL TRANSOM TO REMAIN- GLAZY PRIME AND PAINT BLACK
E29	REPLACE EXISTING EXTERIOR LIGHTING- PHC STAFF TO APPROVE OUT SHEET
E30	EXISTING SOLID EXTERIOR METAL ENTRY DOOR TO BE REPLACED IN HINGE- PRIME AND PAINT BLACK
E31	EXISTING ASPHALT SHIMBLES TO REMAIN- REPAIR AS NECESSARY
E32	PROPOSED NEW FLUSH MOUNT SKYLIGHTS (BLACK ALUMINUM)

Reviewed by
Architectural Committee



SIDE ELEVATION

Reviewed by
Architectural Committee

ELEVATION NOTES	
No.	NOTES
E1	4'-18" HIGH PARAPET WALL AT ROOF PERIMETER WITH BENT ALUMINUM CORNICE (GREY) TO MATCH HEIGHT OF ADJACENT ROOF STRUCTURE
E3	EXISTING COPPER STEEPLE TO REMAIN
E4	PATCH AND REPAIR EXISTING MASONRY FACADE AS NECESSARY. REPORT AND CLEAN PHC STAFF TO APPROVE DETAILS
E5	WALL TO ALUMINUM CLAD WOOD (BLACK) WINDOW SYSTEM IN EXISTING MASONRY OPENING. TIED WITH SHAMPOO TRANSOM
E6	EXISTING ROSE WINDOW TO REMAIN. REPAIR AS NECESSARY. PRIME AND PAINT BLACK
E7	PATCH AND REPAIR EXISTING STONE BANDING/IMBELLISHMENT AS NECESSARY. REPORT AND CLEAN PHC STAFF TO APPROVE DETAILS
E8	EXISTING WOOD DOOR TO BE REPLACED WITH SOLID WOOD FLUSH DOORS-PRIME AND PAINT BLACK
E9	EXISTING CONCRETE STAIR & GUARDRAIL TO REMAIN. PATCH, REPAIR & CLEAN AS NECESSARY. GUARDRAILS TO BE PRIMED & PAINTED BLACK
E10	ALUMINUM CLAD WOOD (BLACK) DOUBLE HUNG WINDOW 1 OVER 1
E11	EXISTING DOUBLE HUNG WINDOW TO BE REPLACED WITH ALUMINUM CLAD WOOD (BLACK) DOUBLE HUNG WINDOW

ELEVATION NOTES	
No.	NOTES
E12	EXISTING METAL DOOR TO BE REPLACED WITH FULL LIFE ENTRY DOOR WITH BLACK FRAME IN EXISTING MASONRY OPENING
E13	PATCH AND REPAIR EXISTING STONE WALL AS NECESSARY. REPORT AND CLEAN PHC STAFF TO APPROVE DETAILS
E14	COMPOSITE METAL PANEL (TAN/BROWN)
E15	MULLED ALUMINUM CLAD WOOD (BLACK) WINDOW SYSTEM IN EXISTING MASONRY OPENING (2) DOUBLE HUNG OVER (2) FIXED PANEL
E16	ALUMINUM CLAD SLIDING GLASS DOOR (BLACK) WITH 42" HIGH METAL BOLT ON JULET RAILING MAXIMUM PROJECTION 4"
E17	ALUMINUM CLAD THERMOGLASS DOOR (BLACK)
E18	ALUMINUM SCUPPER & DOWNSPOUT TIED TO SEWER (COLOR TO MATCH METAL PANELS)
E19	MULLED ALUMINUM CLAD WOOD (BLACK) WINDOW SYSTEM IN ENLARGED MASONRY OPENING (3) DOUBLE HUNG OVER (3) FIXED PANEL WITH CAT STONE BULL
E20	EXISTING WINDOW SILLS TO BE CUT DOWN FOR EGRESS COMPLIANT WINDOWS IN WALLS. EXISTING MASONRY SOLDIER COURSE TO REMAIN. NEW ALUMINUM CLAD DOUBLE HUNG WINDOW (BLACK) 1 OVER 1

ELEVATION NOTES	
No.	NOTES
E21	EXISTING STAIR TO BE PATCHED, REPAIRED & CLEANED
E22	EXISTING STREET TREE TO REMAIN
E23	EXPOSED FOUNDATION WALL TO BE SEALED & PAINTED TO PANEL COLOR (TAN/BROWN)
E24	EGRESS COMPLIANT WELL WITH WALKABLE STEEL GRATE (TYP. PRIME & PAINT BLACK)
E25	ALUMINUM CLAD WOOD (BLACK) HANGING WINDOW TO EXISTING OPENING
E26	EXISTING STAINED GLASS WINDOW TO REMAIN-REPAIR AS NECESSARY-PRIME AND PAINT WOOD BLACK
E27	EXISTING GLASS BLOCK WINDOW TO REMAIN
E28	EXISTING METAL TRANSOM TO REMAIN-GLAZY PRIME AND PAINT BLACK
E29	REPLACE EXISTING EXTERIOR LIGHTING-PHC STAFF TO APPROVE CUT SHEET
E30	EXISTING SOLID EXTERIOR METAL ENTRY DOOR TO BE REPLACED IN KING-PRIME AND PAINT BLACK
E31	EXISTING ASPHALT DRIVEWAYS TO REMAIN-REPAIR AS NECESSARY
E32	PROPOSED NEW FLUSH MOUNT SKYLIGHTS (BLACK ALUMINUM)



SIDE ELEVATION