

ADDRESS: 117 S BEECHWOOD ST

Proposal: Legalize windows

Review Requested: Final Approval

Owner: Duncan and Partners REI

Applicant: Emmanuel Duncan

History: 1922; Sansom Gardens; William Koelle, 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 legalize the installation of vinyl windows at the first and third floor front and entire rear of this Significant building in the Rittenhouse Fidler Historic District. The historic window and French door remain on the second-floor front of the building. In 2014 and again in 2020, Historical Commission staff approved shop drawings for new wood windows for the front and rear of this building. These approved shop drawings showed six-over-six double-hung wood windows for the first and third floor front and a three-pane basement window, and a mix of six-over-six double-hung wood windows and double casements for the rear. It is unclear if these windows were ever purchased and installed. The property was sold in 2021. Later that year, Historical Commission staff received a complaint from a neighbor about the installation of vinyl windows with grilles-between-glass and aluminum panning. The Department of Licenses and Inspections issued a violation for the vinyl windows at the request of the Historical Commission's staff, prompting this request for legalization of the vinyl windows from the property owner.

SCOPE OF WORK:

- Legalize vinyl windows.

STANDARDS FOR REVIEW:

- *Standard 6: Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*
 - The vinyl windows and aluminum panning do not match the old in design, color, texture, or materials. This application fails to satisfy Standard 6.

STAFF RECOMMENDATION: Denial, pursuant to Standard 6.

Name of applicant: Emmanuel Duncan
Property owner: Duncan and Partners REI.
Contact information:
Phone: 215-776-8110
Email: info@duncanpartnersrei.com
Date: 1/6/2023

117 S BEECHWOOD STREET - RP-2022-013260: WINDOW LEGALIZATION
APPLICATION COVER LETTER

Hello,

Please consider this an application to seek legalization of existing windows installed in the front facade of property (117 S Beechwood Street) which is listed on the Philadelphia Historical Commission register.

There were (4) new double hung replacement vinyl windows with grids, closely replicating the original wood windows installed at the subject property (117 S Beechwood Street) in 2021. The wood trim of the new windows was capped with aluminum capping to protect the original deteriorating window trim. As you know, there was an initial permit approved by PHC to replace the original wood windows to PHC specifications and the existing vinyl windows installed instead appears to slightly deviate from what was specified.

We understand PHC's objective of preserving the historic integrity of designated properties in the city of Philadelphia. The existing vinyl windows installed were a mistake and we submit this application with a great deal of regret for replacing the windows without prior alignment with PHC and we intend to avoid making such mistakes in the future.

With our sincere apology, we plead with the staff of PHC to please consider legalizing the existing vinyl windows installed in the front facade of (117 S Beechwood Street).

Thank you.

Sincerely,

-Emmanuel Duncan



Violation Notice and Order to Correct

L&I File Number: CF-2022-003444

RESPONSIBLE PARTY

DUNCAN AND PARTNERS REAL ESTATE INVESTMENT LL
3900 CITY AVE
UNIT M1308
PHILADELPHIA, Pennsylvania 19131

V1



DISTRICT OFFICE

Construction Services Central West
District
SUITE 502
2401 Walnut St
Philadelphia, PA 19103
215-685-3789
ConstructionCentralWest@phila.gov

PROPERTY IN VIOLATION

117 S BEECHWOOD ST, Philadelphia, PA 19103-4437

DATE OF NOTICE

01/15/2022

On 01/14/2022 the Department of Licenses and Inspections inspected/investigated the property in violation and found the following condition(s) or activity which violate the Philadelphia Code. Based on these the property is deemed

IN VIOLATION

The property will remain in this status until all the violations below are corrected and the Department of Licenses and Inspections has verified the corrective action. You are the person responsible for the correction of these violations.

Any permit or license obtained to comply a violation of working without or in excess of a permit or a license will result in an additional inspection fee equal to the cost of the permit or license. (Phila. Code § A-901.13)

YOU ARE ORDERED TO MAKE THE NECESSARY REPAIRS AND/OR TAKE THE NECESSARY ACTION(S) TO CORRECT THE CITED CONDITIONS PRIOR TO 02/18/2022

VIOLATIONS

PHILA. CODE §	PHILA. CODE LANGUAGE	CONDITION IN VIOLATION	LOCATION	FINE AMOUNT
A-301.1/4	A building permit is required for the altering, modifying, repairing or improving the interior portion of the structure.	Full interior rehab, working without permits: building and plumbing	interior	\$300.00
A-301.1/55	A plumbing permit is required for the alteration, repair or replacement of plumbing in a structure.	Full interior rehab, working without permits: building and plumbing	interior	\$300.00



Failure to timely correct the violations listed above by or before the correction date listed above will result in the stated fine amount being imposed against you. The fines will be imposed on a per day basis for each violation that remains uncorrected AFTER the stated correction date. Phila. Code § A-601. If you timely correct each violation by the stated correction date, no fines will be due.

In addition to the fines listed above, failure to timely correct the violations will result in you being charged:

- Labor and material costs for any work performed by the City, such as a demolition; sealing of windows or doors; clearing of weeds, trash or debris; relocation expenses for removing occupants; costs associated with cease operations orders. Such costs are subject to an additional administrative fee of 21% (Phila. Code § A-503);
- An additional \$100 fee for repeat abatement work (Phila. Code § A-503.2); and
- Reinspection fees as follows: \$100 for the third inspection, \$200 for the fourth inspection, and \$350 for any additional inspections (Phila. Code § A-901.12.2).



Department of Licenses and Inspections
City of Philadelphia

Violation Notice and Order to Correct

L&I File Number: CF-2022-003444



YOU HAVE THE RIGHT TO APPEAL THIS NOTICE YOUR APPEAL MUST BE FILED BY 02/14/2022

IF YOU DO NOT TIMELY FILE AN APPEAL THEN YOU WAIVE YOUR RIGHT TO LATER CHALLENGE ANY PART OF THIS NOTICE. This includes waiving your right to argue whether the violations existed, whether you were responsible to correct the violations, whether you had enough time to correct the violations, whether the City should have abated the violations, and whether the City can impose fines, fees, or costs against you.

For more information on filing an appeal and/or to obtain the approved form visit the appeals section of the Department of Licenses and Inspections website at www.phila.gov/li or the Boards Administration Unit, 11th Floor Municipal Services Building, 1401 J.F.K. Blvd., Philadelphia PA.

Appeals of the Technical Codes, such as the Zoning Code and/or Fire Code, need to be submitted to the appropriate Technical Appeal Board such as the Zoning Board of Adjustment and/or the Board of Safety and Fire Prevention. For additional information call 215-686-8686.

IF YOU HAVE ANY LEGAL QUESTIONS YOU SHOULD CONSULT WITH AN ATTORNEY.

If you do not have an attorney, you can contact the Philadelphia Bar Association Referral and Information Line at 215-238-6333 to have an attorney referred to you. You can also find a list of legal aid service providers at <http://palegalaid.net/legal-aid-providers-in-pa>.



The Philadelphia Code may be found online for free at www.phila.gov under "Open government."

If you have any questions regarding this notice or would like to schedule a re-inspection, please contact: GIOVANNI CAPUTO GIOVANNI.CAPUTO@phila.gov or the district office noted above.

ATTENTION: This is an important notice! For information in your language, call 215-686-8686

ATENCIÓN: ¡Este es un aviso importante! Para recibir información en su idioma, llame al 215-686-8686

注意: 这是重要通知! 如果您需要以您的语言获得此信息, 请致电 215-686-8686

CHÚ Ý: Đây là thông báo quan trọng! Nếu bạn cần thư này bằng ngôn ngữ khác, vui lòng gọi 215-686-8686

주의: 중요 통지입니다! 이 서신을 귀하의 언어로 받고 싶으시면 215-686-8686번으로 전화하시기 바랍니다

کریں کال پر 215-686-8686 کے لیے خدمات کی ترجمے کے نامہ اطلاع ضروری ایک یہ: فرمائیں توجہ

ATTENTION: Cet avis est important! Si vous avez besoin de cet avis dans une autre langue, appelez le 215-686-8686



Department of Licenses and Inspections
City of Philadelphia

Final Violation Notice

L&I File Number: CF-2021-114461

RESPONSIBLE PARTY

DUNCAN AND PARTNERS REAL ESTATE INVESTMENT LL
3900 CITY AVE
UNIT M1308
PHILADELPHIA, Pennsylvania 19131

V3



DISTRICT OFFICE

Construction Services Central West
District
SUITE 502
2401 Walnut St
Philadelphia, PA 19103
215-685-3789
Construction CentralWest@phila.gov

PROPERTY IN VIOLATION

117 S BEECHWOOD ST, Philadelphia, PA 19103-4437

DATE OF NOTICE

01/15/2022

On 12/01/2021 the Department of Licenses and Inspections issued to you a Violation Notice and Order to Correct under the above file number. That Notice and Order gave you until 01/05/2022 to correct all conditions cited and notify the Department of Licenses and Inspections of such correction.

On 01/14/2022 the Department of Licenses and Inspection re-inspected/investigated the property in violation to determine whether you had corrected the cited violations. The inspection found that not all violations were corrected. The property remains in violation due to the violations/conditions indicated below.

VIOLATIONS

PHILA. CODE §	PHILA. CODE LANGUAGE	CONDITION IN VIOLATION	LOCATION	FINE PER DAY
A-302.10/3	The work authorized by the specified approved permit has progressed beyond the original scope and approval. An amended or new building permit is required to comply this violation.	The property at the above address is listed on the Philadelphia Register of Historic Places. A permit for interior demo was exceeded by removing and replacing the windows without Historical Commission review or approval.	exterior	\$300.00



If the time for compliance stated above has passed and was not extended due to the filing of an appeal then the penalties stated in the Violation Notice and Order to correct, including but not limited to inspection fees and fines, will begin to accrue as of the date of this notice.

The City of Philadelphia will bill you for any fines, fees, or costs. Failure to pay these bills timely will result in additional amounts including but not limited to interest and the costs of collection by the City.

These amounts and/or additional penalties will continue to accrue until the Department removes the designation of in violation. You are responsible to notify the Department once the violations are corrected, although the Department may periodically reinspect even if not contacted.



IF YOU HAVE ANY LEGAL QUESTIONS YOU SHOULD CONSULT WITH AN ATTORNEY

If you do not have an attorney, you can contact the Philadelphia Bar Association Referral and Information Line at 215-238-6333 to have an attorney referred to you. You can also find a list of legal aid service providers at <http://palegalaid.net/legal-aid-providers-in-pa>.



Final Violation Notice

L&I File Number: CF-2022-003444

RESPONSIBLE PARTY

DUNCAN AND PARTNERS REAL ESTATE INVESTMENT LL
3900 CITY AVE
UNIT M1308
PHILADELPHIA, Pennsylvania 19131

V3



DISTRICT OFFICE

Construction Services Central West
District
SUITE 502
2401 Walnut St
Philadelphia, PA 19103
215-685-3789
Construction.CentralWest@phila.gov

PROPERTY IN VIOLATION

117 S BEECHWOOD ST, Philadelphia, PA 19103-4437

DATE OF NOTICE

02/23/2022

On 01/14/2022 the Department of Licenses and Inspections issued to you a Violation Notice and Order to Correct under the above file number. That Notice and Order gave you until 02/18/2022 to correct all conditions cited and notify the Department of Licenses and Inspections of such correction.

On 02/22/2022 the Department of Licenses and Inspection re-inspected/investigated the property in violation to determine whether you had corrected the cited violations. The inspection found that not all violations were corrected. The property remains in violation due to the violations/conditions indicated below.

VIOLATIONS

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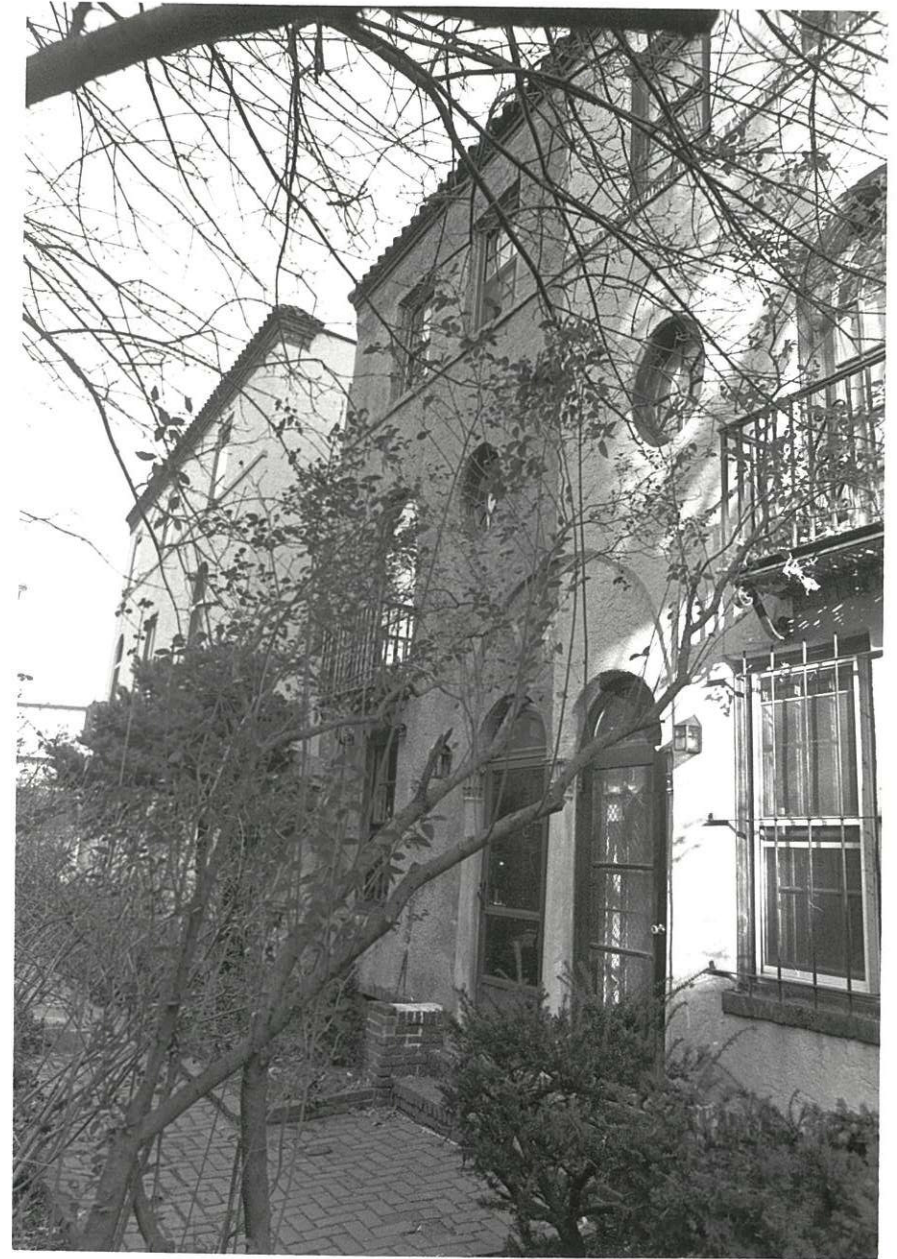








View of rear



Photographs from the time of designation

Prior window approvals for
117 S. Beechwood St. by PHC staff

APPLICATION FOR BUILDING PERMIT

APPLICATION # _____

(Please complete all information below and print clearly)



CITY OF PHILADELPHIA
DEPARTMENT OF LICENSES AND INSPECTIONS
MUNICIPAL SERVICES BUILDING - CONCOURSE
1401 JOHN F. KENNEDY BOULEVARD
PHILADELPHIA, PA 19102
For more information visit us at www.phila.gov

ADDRESS OF PROPOSED CONSTRUCTION

117 S. Beechwood St. Philadelphia, PA

APPLICANT:

Stephen F. Schatz

COMPANY NAME:

PHONE # 215-219-1893 FAX #

PROPERTY OWNER'S NAME:

Stephen F. Schatz

PHONE # 215 219 1893 FAX #

ARCHITECT / ENGINEER IN RESPONSIBLE CHARGE:

Anthony Weber, AIA, MR. IAI

ARCHITECT / ENGINEERING FIRM:

Weber & Company

PHONE # 215 922 2499 FAX #

CONTRACTOR:

Walt Jones

CONTRACTING COMPANY:

Springhouse Windows & Doors

PHONE # 610 725-8000 FAX #

USE OF BUILDING / SPACE:

Residential Single family

BRIEF DESCRIPTION OF WORK:

Replace wood windows with new wood windows to be the same style. Windows to be replaced:

2 - 1st Floor DBL - hung front

2 - 3rd Floor DBL - hung front

1 - Basement Front

2 - 2nd Floor Back

2 - 3rd Floor Back

Windows to be painted per attached drawings

TOTAL AREA UNDERGOING CONSTRUCTION: _____ square feet

COMPLETE THESE ITEMS IF APPLICABLE TO THIS APPLICATION:

OF NEW SPRINKLER HEADS (suppression system permits only): _____ LOCATION OF SPRINKLERS: _____

OF NEW REGISTERS / DIFFUSERS (hvac / ductwork permits only): _____ LOCATION OF STANDPIPES: _____

IS THIS APPLICATION IN RESPONSE TO A VIOLATION? ☒ NO ☐ YES VIOLATION #: _____

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 statement herein I am subject to such penalties as may be prescribed by law or ordinance.

APPLICANT'S SIGNATURE


Stephen F. Schatz

DATE: 1 / 9 / 20

PRE-REQUISITE APPROVALS FOR:

ADDRESS:

APPLICATION #:

√ IF REQ'D	AGENCY	INITIALS	DATE	REMARKS
	ART COMMISSION 13TH FLOOR - 1515 ARCH STREET			<div style="border: 1px solid black; padding: 5px; text-align: center;"> APPROVED  JAN 10 2020 PHILADELPHIA HISTORICAL COMMISSION </div>
	CITY PLANNING COMMISSION 13TH FLOOR - 1515 ARCH STREET			
	HISTORICAL COMMISSION 13TH FLOOR - 1515 ARCH STREET			
	FAIRMOUNT PARK COMMISSION			
	<input type="checkbox"/> CITY <input type="checkbox"/> STATE AIR MANAGEMENT / HEALTH DEPARTMENT STREETS DEPARTMENT ROOM 940 - M.S.B.			
	WATER DEPARTMENT 2ND FLOOR 1101 MARKET STREET EMERGENCY SERVICES & ABATEMENT UNIT ROOM 1140 - M.S.B.			
	ZONING			

WAS VIOLATION FOR WORK WITHOUT A PERMIT? ☐ NO ☐ YES (INSPECTION FEE MUST BE ADDED TO PERMIT FEE)

VIOLATION # _____

APPLICATION FOR BUILDING PERMIT



CITY OF PHILADELPHIA
DEPARTMENT OF LICENSES AND INSPECTIONS
MUNICIPAL SERVICES BUILDING - CONCOURSE
1401 JOHN F. KENNEDY BOULEVARD
PHILADELPHIA, PA 19102
For more information visit us at www.phila.gov

J.W. Helms

APPLICATION # _____

(Please complete all information below and print clearly)

ADDRESS OF PROPOSED CONSTRUCTION

117 S. Beechwood St Phila Pa

APPLICANT:

Ed Hannum

COMPANY NAME:

E.P. Hannum

PHONE # *610 202 6144* FAX # _____

PROPERTY OWNER'S NAME:

Steve Schatz

PHONE # *215 219 1893* FAX # _____

ARCHITECT / ENGINEER IN RESPONSIBLE CHARGE:

ARCHITECT / ENGINEERING FIRM:

PHONE # _____

FAX # _____

CONTRACTOR:

Ed Hannum

CONTRACTING COMPANY:

E.P. Hannum

PHONE # *610 202 6144* FAX # _____

USE OF BUILDING / SPACE:

residential single family

APPLICANT'S ADDRESS:

69 friendship way

Parkesburg Pa 19365

LICENSE # _____

E-MAIL: _____

PROPERTY OWNER'S ADDRESS:

619 South American St

Phila Pa

ARCHITECT / ENGINEERING FIRM ADDRESS:

LICENSE # _____

E-MAIL: _____

CONTRACTING COMPANY ADDRESS:

69 friendship way

Parkesburg Pa 19365

LICENSE # *412247*

E-MAIL: _____

ESTIMATED COST OF WORK

\$ *10,000.00*

BRIEF DESCRIPTION OF WORK:

*Replace wood windows with
New wood windows to be the same style.*

Windows to be Replaced: 2-1st floor DBL Hung-Front

2-3rd floor DBL Hung-Front

1st basement Front

2-2nd floor Back

2-3rd floor back

Windows to be Painted per attached drawings

TOTAL AREA UNDERGOING CONSTRUCTION: _____

square feet

COMPLETE THESE ITEMS IF APPLICABLE TO THIS APPLICATION:

OF NEW SPRINKLER HEADS (suppression system permits only): _____

LOCATION OF SPRINKLERS: _____

OF NEW REGISTERS / DIFFUSERS (hvac / ductwork permits only): _____

LOCATION OF STANDPIPES: _____

IS THIS APPLICATION IN RESPONSE TO A VIOLATION? ☒ NO ☐ YES

VIOLATION #: _____

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 statement herein I am subject to such penalties as may be prescribed by law or ordinance.

APPLICANT'S SIGNATURE _____

DATE: *3/3/14*

PRE-REQUISITE APPROVALS FOR:

ADDRESS:

APPLICATION #:

✓ IF REQ'D	AGENCY	INITIALS	DATE	REMARKS
	ART COMMISSION 13TH FLOOR - 1515 ARCH STREET			
	CITY PLANNING COMMISSION 13TH FLOOR - ARCH STREET			
	FAIRMOUNT PARK COMMISSION			
	<input type="checkbox"/> CITY <input type="checkbox"/> STATE AIR MANAGEMENT / HEALTH DEPARTMENT HISTORICAL COMMISSION ROOM 576 - CITY HALL			
	✓ STREETS DEPARTMENT ROOM 940 - M.S.B.			
	WATER DEPARTMENT 2ND FLOOR - 1100 MARKET STREET			
	EMERGENCY SERVICES & ABATEMENT UNIT ROOM 1140 - M.S.B.			
	ZONING			

[Signature]
APPROVED

MAR 05 2014

PHILADELPHIA HISTORICAL
COMMISSION

EXAMINER'S APPROVAL (OFFICE USE ONLY)

APPROVED USE OF BUILDING SPACE:

PERMIT TO READ:

New wood window per attached drawing

CODE / EDITION USED FOR REVIEW:

WAS VIOLATION FOR WORK WITHOUT A PERMIT? ☐ NO ☐ YES (INSPECTION FEE MUST BE ADDED TO PERMIT FEE)

VIOLATION #

OTHER BUILDING PERMITS REQUIRED: ☐ FIRE SUPPRESSION ☐ HVAC / DUCT ☐ FUEL GAS

PLAN #	CONSTRUCTED AREA	<input type="checkbox"/> NEW CONSTRUCTION	FEE ITEM	AMOUNT
	_____ SQ FT.	<input type="checkbox"/> ALTERATION	BUDG. PERMIT / C.O. / L.O.	
			INSPECTION FEE	
CONSTRUCTION TYPE: _____	CO REQUIRED <input type="checkbox"/> NO <input type="checkbox"/> YES	NEW DWG UNITS:	WATER METERS	
USE: _____	VARIANCES <input type="checkbox"/> NO <input type="checkbox"/> YES	PROJECT TYPE	CONSTRUCTION WATER	
			TOTAL FEES	

This is to certify that I have examined the within detailed statement, together with a copy of the plans relating thereto, and find the same to be in accordance With the provisions of the law relating to buildings in the City of Philadelphia, that the same has been approved and entered into the records of this Department.

EXAMINER:

DATE APPROVED:

PERMIT #

DATE ISSUED:

CHECK #

Front

B

B

Robert M.
APPROVED

MAR 05 2014

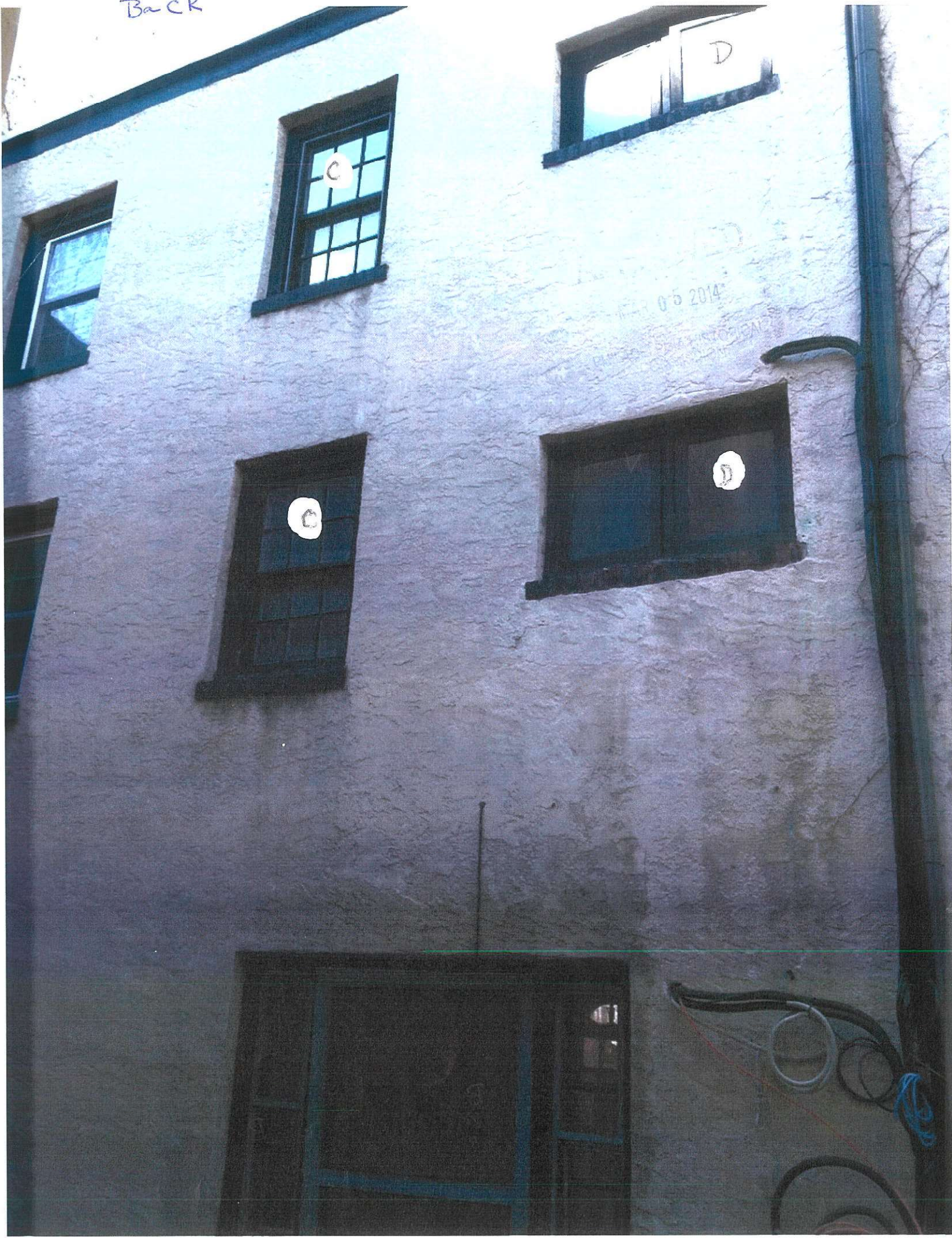
PHILADELPHIA HISTORICAL
COMMISSION

A

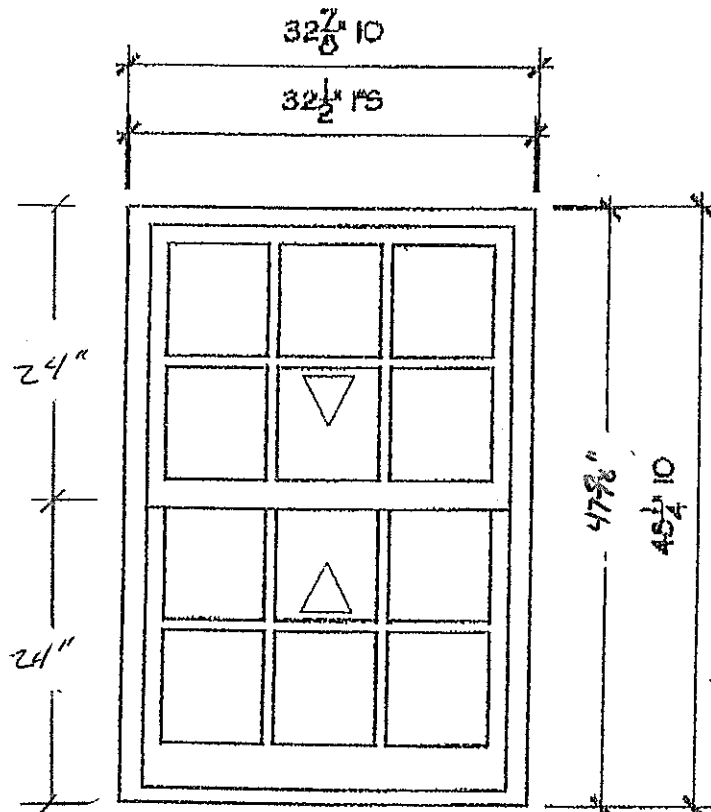
A

117

Back



B



QTY: 2 SCALE: $\frac{3}{4}" = 1'-0"$

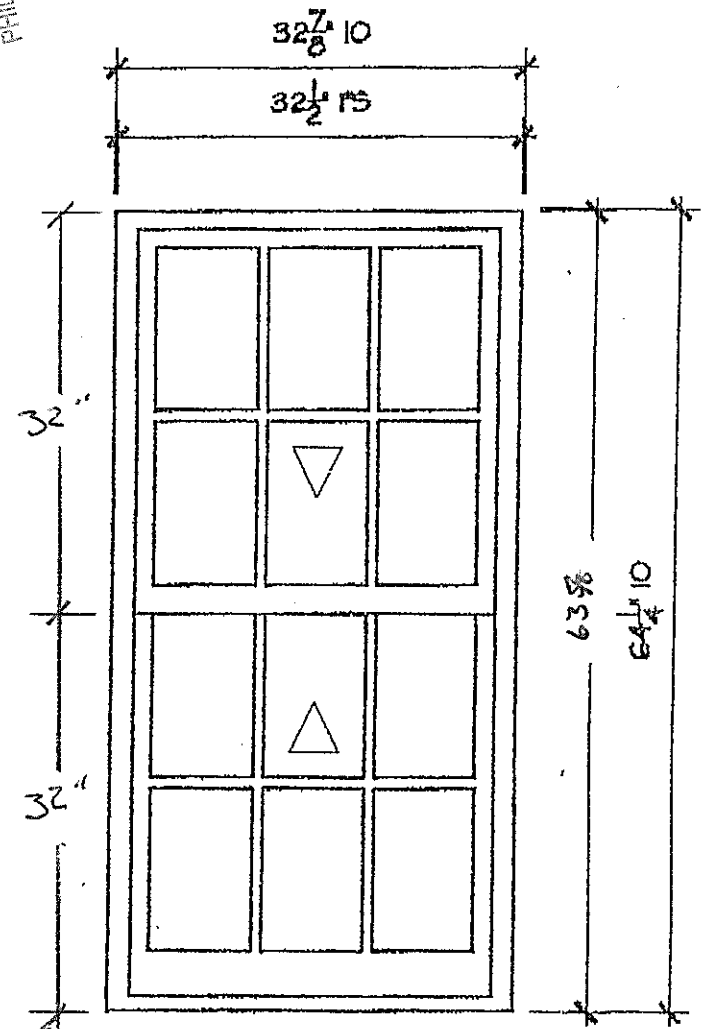
PRODUCT: WINDH

APPROVED

MAR 05 2011

PHILADELPHIA HISTORICAL
COMMISSION

A



QTY: 2 SCALE: $\frac{3}{4}" = 1'-0"$

PRODUCT: WINDH

GENERAL SPECIFICATIONS

EXTERIOR: PRIMED

INTERIOR: PRIMED

GLAZING: LOW E II W/ ARGON

DIVIDER: $\frac{3}{8}$ " SDL WITH SPACER BAR

JAMBS: $4\frac{3}{8}$ "

EXT. CSG: NONE

WDW HDWRE: SATIN-TAUPE SASH LOCK

WDW SCRNS: STONE WHITE W/ CHARCOAL FIBERMESH

INT. CSG: NONE

ALL SPECIFICATIONS APPLY UNLESS OTHERWISE NOTED

ALL ELEVATIONS ARE EXTERIOR VIEW

SPECIAL NOTES / EXCEPTIONS

0° FRAME BEVEL

SUPER ENTERPRISES

DISTRIBUTOR OF MARVIN Window & Door Products
120 Second Road, Valhalla, NY 12157 (891) 777-3644

☐ APPROVED
REVISE & RESUBMIT

☐ APPROVED AS NOTED
(SELECTED)

APPROVED BY: _____

DATE: _____

A COPY OF THIS DRAWING WITH AN APPROVED SIGNATURE FROM THE ARCHITECT, CONTRACTOR, OR PURCHASER MUST ACCOMPANY THE ORDER.

Super
ENTERPRISES

MARVIN
Window & Door Products

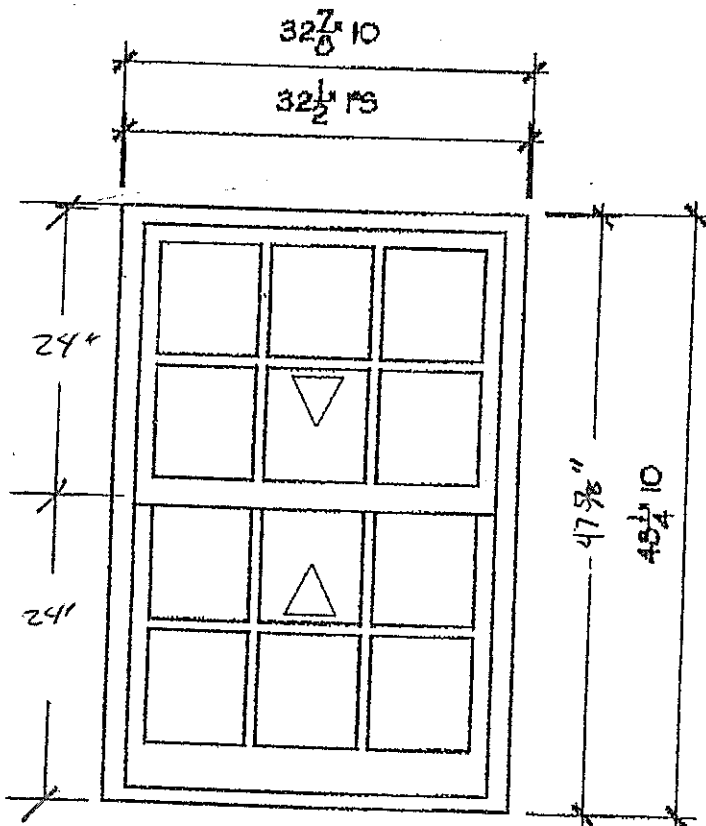
UNITED
Window & Door Products

C

APPROVED

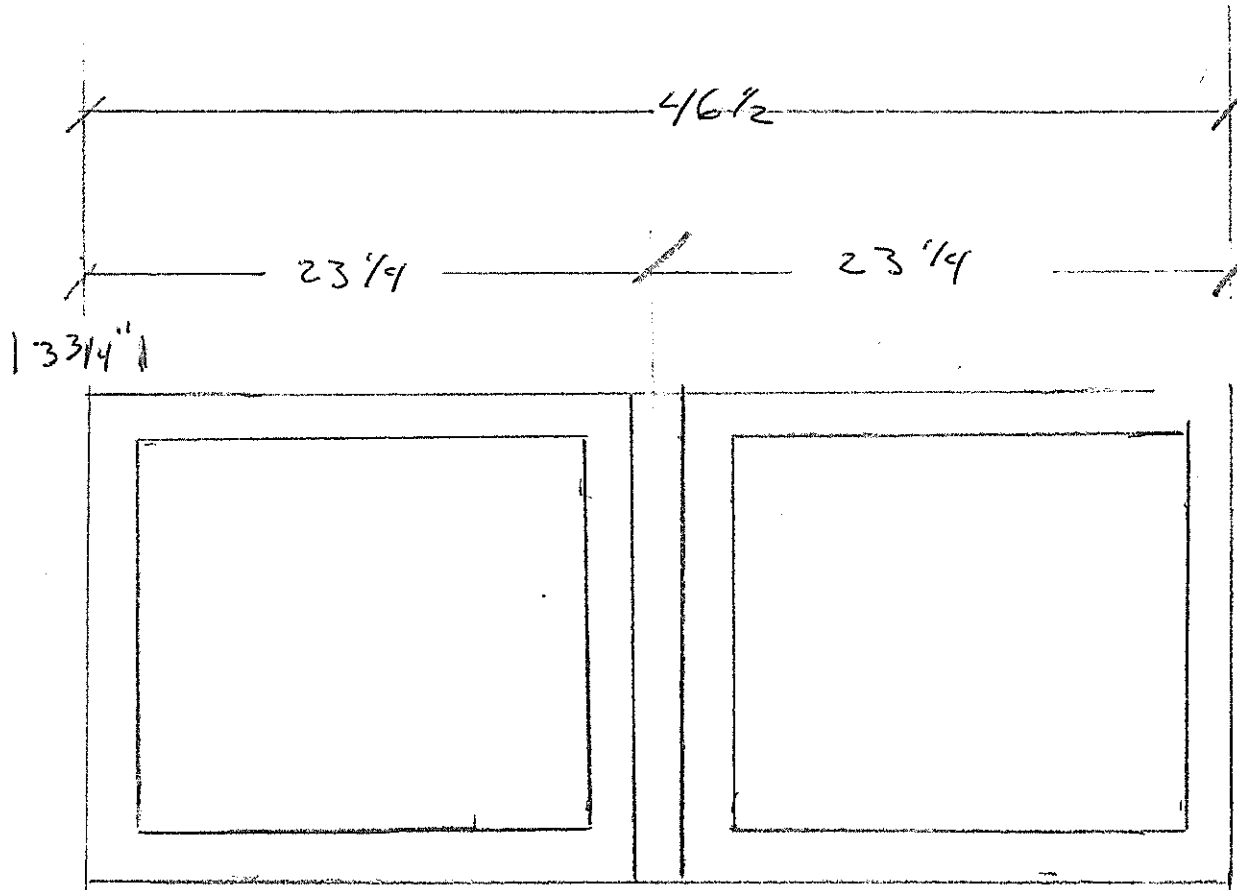
MAR 05 2011

PHILADELPHIA



QTY: 2

SCALE: $\frac{3}{4}$ " = 1'-0"



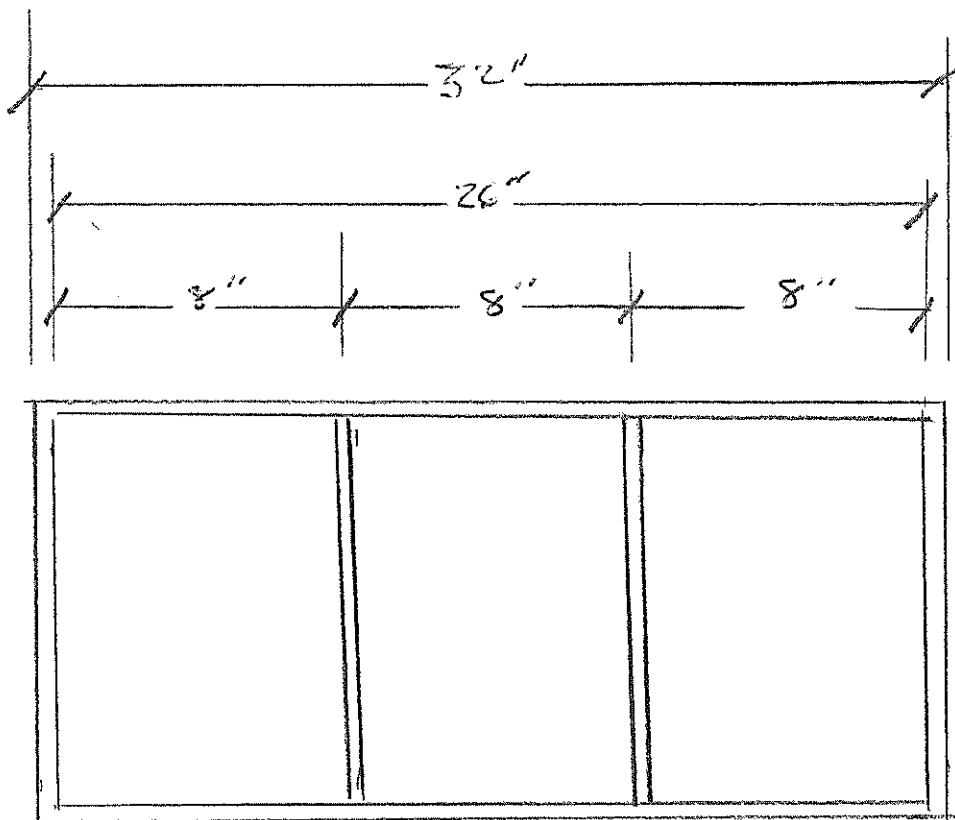
$26\frac{1}{2}$

APPROVED

MAR 05 2014

PHILADELPHIA HISTORICAL
OCASIO

D



14"

Basement window

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

APR 1963

103 0 121

PHILADELPHIA

Wood Ultimate Double Hung

A, B, C

MARVIN
Windows and Doors

Built around you.

Section Details: Operating

Scale: 3" = 1' 0"

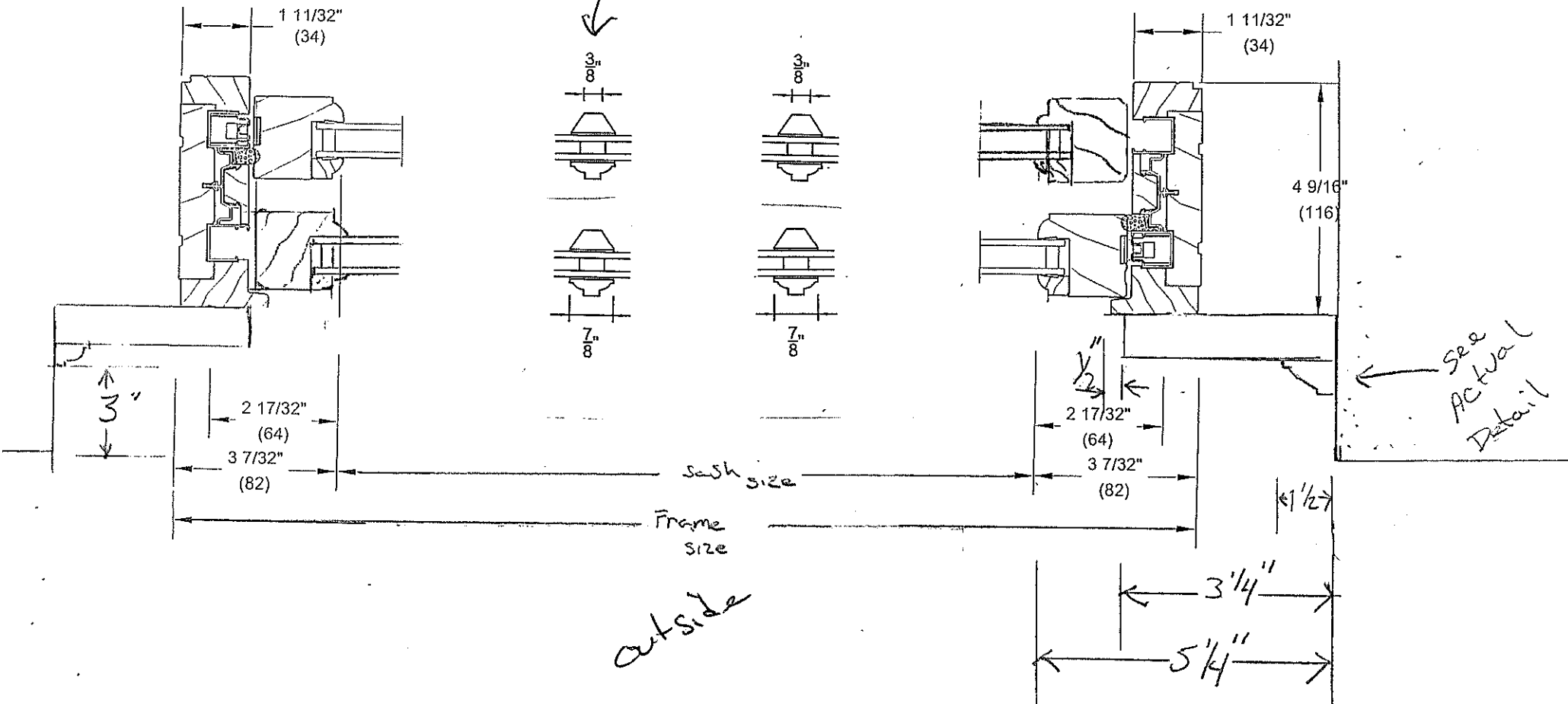
Double Hung

APPROVED
MAR 05 2004
PHILADELPHIA
CONSTRUCTION

Lower Sash

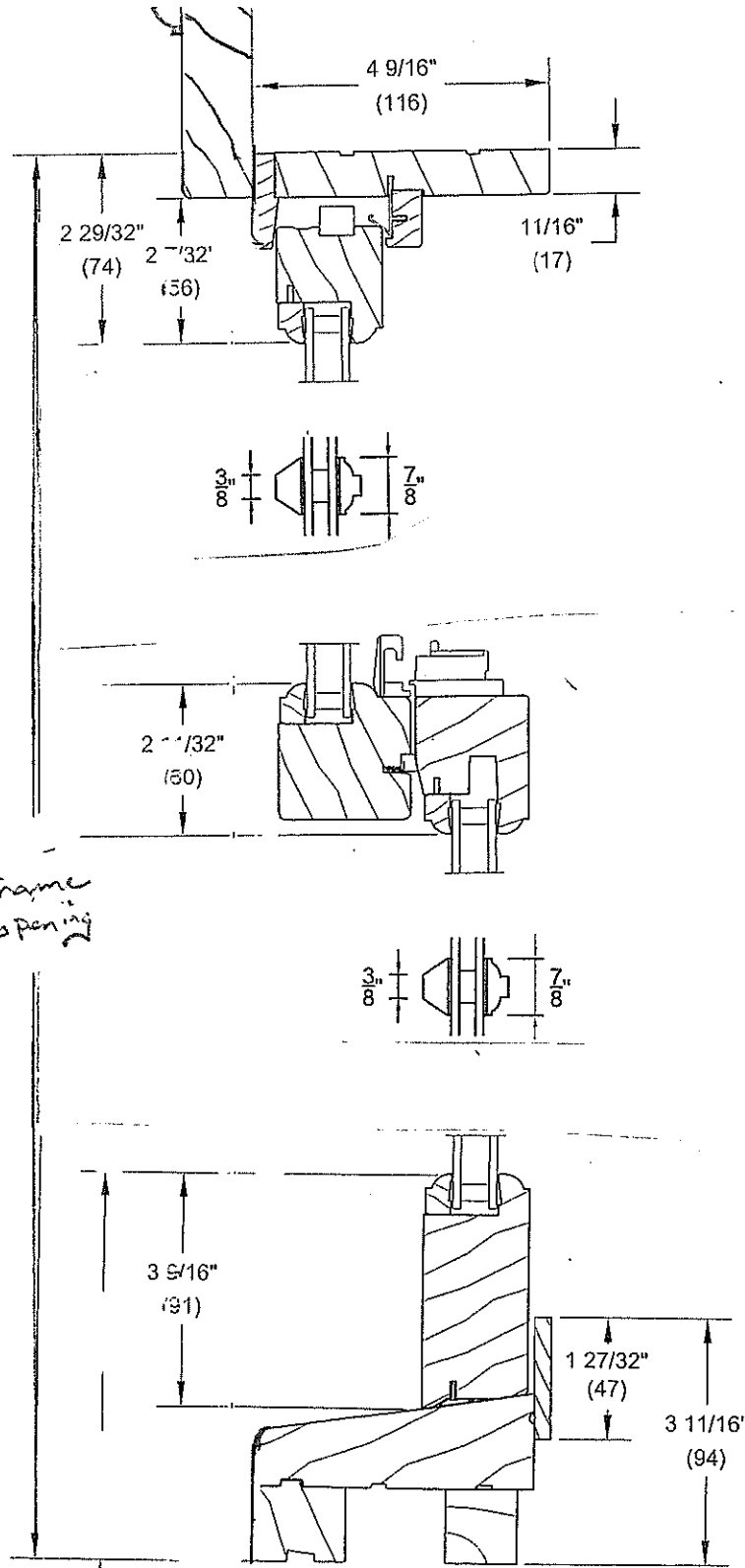
muntins reversed

Upper Sash



outside

Frame opening



A, B, C

APPROVED

1220 0 001

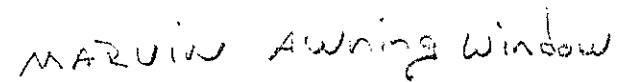
PHILADELPHIA



CONSIDER PRODUCTS WITH REFERENCE TO SHOP DRAWINGS: Before ordering the Marvin Window and Door products furnished with these shop drawings, a copy of these drawings accompanied by an approved signature of the purchaser must be returned to the Architectural Division of Marvin Windows & Doors, P.O. Box 100, Winnetka, Minnesota 55093. If the Marvin products included herein are ordered without reference to the approved shop drawings, Marvin Windows and Doors assumes no responsibility in guaranteeing product coordination with the drawings.

HANNUM

100



Basement window



← 3 1/4" width of
trim detail →

storm
window
trim

WARNING
THE PROTECTION PROVIDED BY
PROTECTOR PLUS
SUPERVISED HOME SECURITY SYSTEM
IS NOT (USA) INC.



(5) int kno

APPLICATION FOR BUILDING PERMIT

APPLICATION # _____

(Please complete all information below and print clearly)



CITY OF PHILADELPHIA
DEPARTMENT OF LICENSES AND INSPECTIONS
MUNICIPAL SERVICES BUILDING - CONCOURSE
1401 JOHN F. KENNEDY BOULEVARD
PHILADELPHIA, PA 19102
For more information visit us at www.phila.gov/li

ADDRESS OF PROPOSED CONSTRUCTION:

117 S BEECHWOOD ST, PHILADELPHIA, PA 19103

APPLICANT:

ERIC MADSEN

COMPANY NAME
PERMIT PHILLY LLC

PHONE # (267) 744-4200

FAX #

PROPERTY OWNER'S NAME:
STEPHEN SCHATZ

PHONE #

FAX #

ARCHITECT/ENGINEER IN RESPONSIBLE CHARGE
ANTHONY WEBER

ARCHITECT/ENGINEERING FIRM:

WEBER AND COMPANY ARCHITECTURE

PHONE #

FAX #

CONTRACTOR:
TBD

CONTRACTING COMPANY:

PHONE #

FAX #

APPLICANT'S ADDRESS:

48-50 W CHESTNUT ST, STE 301

LANCASTER, PA 17603

LICENSE # 051233

E-MAIL: docs@permitphilly.com

PROPERTY OWNER'S ADDRESS:
PO BOX 63558 PHILADELPHIA PA 19147

ARCHITECT/ENGINEERING FIRM ADDRESS:

242 Catharine Street Philadelphia, PA 19147

LICENSE # 010510-X

E-MAIL: info@wcoarc.com

CONTRACTING COMPANY ADDRESS:

LICENSE #

E-MAIL:

USE OF BUILDING/SPACE

SINGLE-FAMILY RESIDENCE

ESTIMATED COST OF WORK

\$ 100,000.00

BRIEF DESCRIPTION OF WORK:

INTERIOR RENOVATIONS. NEW KITCHEN AND REPLACEMENT OF STAIRS IN KIND, AS SHOWN IN PLANS.

THIS APPLICATION IN RESPONSE TO VIOLATION #647928.

VIOLATION STATES THAT WORK WAS DONE WITHOUT PERMIT. WHILE WORK WAS NEVER FINISHED, WORK WAS BEGUN UNDER PERMIT #416108, AND MECHANICAL WORK WAS COMPLETED UNDER PERMIT #672067. THIS PERMIT APPLICATION ADDRESSES THE REMAINING WORK AS DESCRIBED ABOVE.

PHC to renew shop drawings if wood replacement at windows necessary and door
TOTAL AREA UNDERGOING CONSTRUCTION: 377.00 square feet

COMPLETE THESE ITEMS IF APPLICABLE TO THIS APPLICATION:

OF NEW SPRINKLER HEADS (suppression system permits only): _____ LOCATION OF SPRINKLERS: _____

OF NEW REGISTERS/DIFFUSERS (hvac/ductwork permits only): _____ LOCATION OF STANDPIPES: _____

IS THIS APPLICATION IN RESPONSE TO A VIOLATION? ☐ NO ☒ YES

VIOLATION #: 647928

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 this 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 statement herein I am subject to such penalties as may be prescribed by law or ordinance.


APPLICANT'S SIGNATURE: *E. Brett Madsen*

DATE: 07 / 29 / 2019

PRE-REQUISITE APPROVALS FOR:

ADDRESS: 117 S BEECHWOOD ST	APPLICATION #:
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ADDRESS: 117 S BEECHWOOD ST	APPLICATION #:
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✓ IF REQ'D	AGENCY	INITIALS	DATE	REMARKS
	ART COMMISSION 13 TH FLOOR – 1515 ARCH STREET			<div style="border: 1px solid black; padding: 10px; text-align: center;"> APPROVED  JUL 29 2019 PHILADELPHIA HISTORICAL COMMISSION </div>
	CITY PLANNING COMMISSION 13 TH FLOOR – 1515 ARCH STREET			
	FAIRMOUNT PARK COMMISSION <input type="checkbox"/> CITY <input type="checkbox"/> STATE			
	AIR MANAGEMENT / HEALTH DEPT HISTORICAL COMMISSION ROOM 576 – CITY HALL			
	STREETS DEPARTMENT ROOM 940 – M.S.B. WATER DEPARTMENT 2 ND FLOOR – 1101 MARKET STREET			
	CONTRACTUAL SERVICES UNIT ROOM 1140 – M.S.B.			
	ZONING			

EXAMINER'S APPROVAL (OFFICE USE ONLY)

PERMIT TO READ:

CODE/EDITION USED FOR REVIEW:

WAS VIOLATION FOR WORK WITHOUT A PERMIT? ☐ NO ☐ YES (INSPECTION FEE MUST BE ADDED TO PERMIT FEE)

WAS VIOLATION FOR WORK WITHOUT A PERMIT? ☐ NO ☐ YES (INSPECTION FEE MUST BE ADDED TO PERMIT FEE)

VIOLATION # _____

OTHER BUILDING PERMITS REQUIRED:				<input type="checkbox"/> FIRE SUPPRESSION	<input type="checkbox"/> HVAC/DUCT	<input type="checkbox"/> FUEL GAS
PLAN #	CONSTRUCTED AREA					

OTHER BUILDING PERMITS REQUIRED:				<input type="checkbox"/> FIRE SUPPRESSION	<input type="checkbox"/> HVAC/DUCT	<input type="checkbox"/> FUEL GAS
PLAN #	CONSTRUCTED AREA					

OTHER BUILDING PERMITS REQUIRED:				<input type="checkbox"/> FIRE SUPPRESSION	<input type="checkbox"/> HVAC/DUCT	<input type="checkbox"/> FUEL GAS
PLAN #	CONSTRUCTED AREA					

OTHER BUILDING PERMITS REQUIRED:				<input type="checkbox"/> FIRE SUPPRESSION	<input type="checkbox"/> HVAC/DUCT	<input type="checkbox"/> FUEL GAS
PLAN #	CONSTRUCTED AREA					

PLAN #	CONSTRUCTED AREA		<input type="checkbox"/> NEW CONSTRUCTION <input type="checkbox"/> ALTERATION	FEE ITEM		AMOUNT	
	_____ SQ FT			BLDG. PERMIT/C.O./L.O.			
CONSTRUCTION	CO REQUIRED		NEW DWG UNITS:	INSPECTION FEE			
TYPE: _____	<input type="checkbox"/> NO	<input type="checkbox"/> YES		WATER METERS			
USE: _____	VARIANCES		PROJECT TYPE	CONSTRUCTION WATER			
	<input type="checkbox"/> NO	<input type="checkbox"/> YES					
				TOTAL FEES			

This is to certify that I have examined the within detailed statement, together with a copy of the plans relating thereto, and find the same to be in accordance with the provisions of the law relating to buildings in the City of Philadelphia, that the same has been approved and entered into the records of this Department.

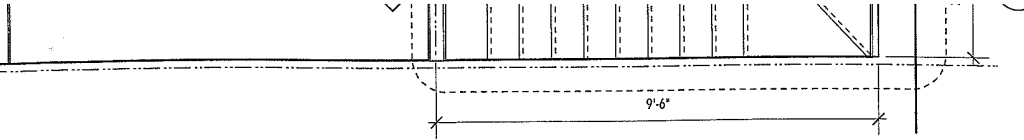
EXAMINER: _____ DATE APPROVED: _____

EXAMINER: _____ DATE APPROVED: _____

PERMIT # _____ DATE ISSUED: _____ CHECK # _____

PERMIT # _____ DATE ISSUED: _____ CHECK # _____

PERMIT # _____ DATE ISSUED: _____ CHECK # _____



3RD FLOOR PLAN
1/4" = 1'-0"

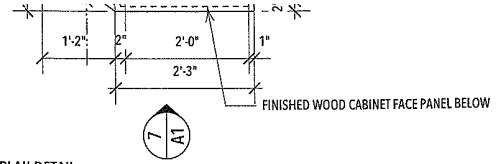
W4.1

WALL TYPES

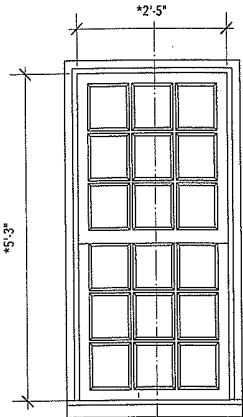
WALL TYPE W4.1 - BEARING WALL; 2X4 @ 16" O.C. HORIZ. WITH 2X4 BLOCKING @ 32" O.C. VERTICAL
SINGLE 2X4 BOTTOM PLATE, DOUBLE 2X4 TOP PLATE. 1/2" G.W.B. ONE SIDE. FULL CAVITY F.G. BATT
INSULATION FILL. 1X4 WOOD BASE.

W4.2

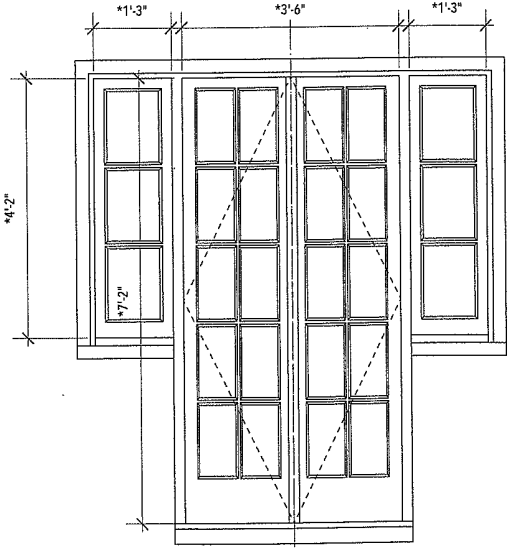
WALL TYPE W4.1 - NON-BEARING WALL; 2X4 @ 16" O.C. HORIZ. WITH 2X4 BLOCKING @ 32" O.C. VERTICAL
SINGLE 2X4 BOTTOM PLATE, SINGLE 2X4 TOP PLATE. 1/2" G.W.B. EACH SIDE. FULL CAVITY F.G. BATT
INSULATION FILL. 1X4 WOOD BASE. G.W.B. TO BE MOISTURE RESISTANT AT BATH AND KITCHEN.



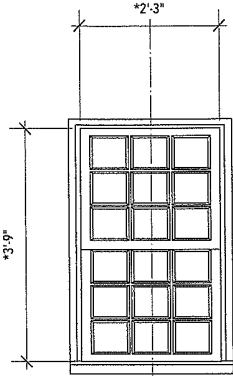
5
A1.01 KITCHEN PLAN DETAIL
1/2" = 1'-0"



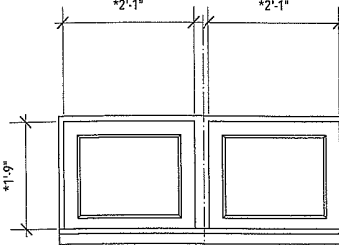
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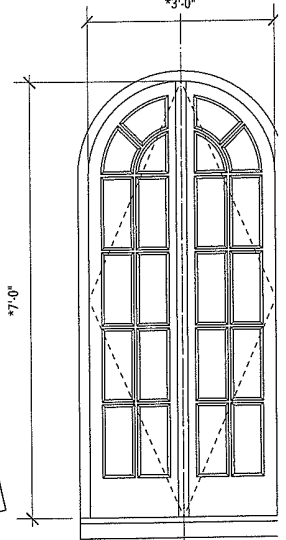
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C

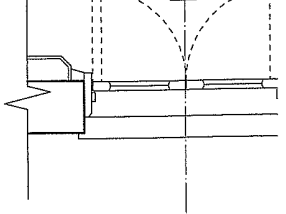
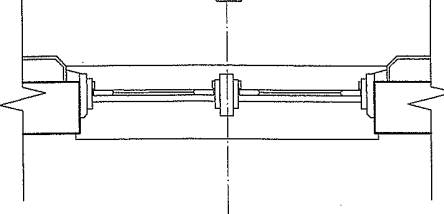
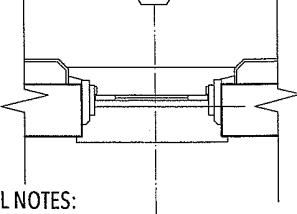
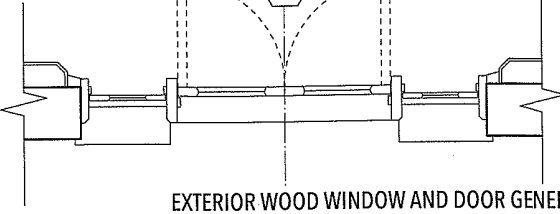
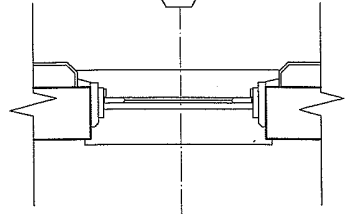


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APPROVED
JUL 29 2019
PHILADELPHIA HISTORICAL
COMMISSION



EXTERIOR WOOD WINDOW AND DOOR GENERAL NOTES:

*FIELD VERIFY ALL DIMENSIONS. ELEVATION VIEWS ARE FROM THE EXTERIOR.
ALL EXTERIOR WOOD FRAME FENESTRATION UNITS ARE TO BE RETAINED; SCRAPE ALL LOOSE
PAINT, SAND SMOOTH, NEW PAINT ALL SASH, FRAME AND TRIM. REPLACE ALL GLAZING
COMPOUND WITH NEW. REPLACE BROKEN OR MISSING GLASS LITES WITH NEW 3/16" TEMPERED GLASS.
REPAIR, PATCH AND REINFORCE EXISTING WOOD SASH AND MUTTINS. REPLACE OPERATING HARDWARE.
EXTERIOR CAULK TO RESIST MOISTURE INTRUSION.

8
1.01 EXISTING WINDOW/ EXTERIOR DOOR TYPES FOR REFURBISHMENT
1/2" = 1'-0"