

ADDRESS: 1827-31 BRANDYWINE ST

Proposal: Replace windows

Review Requested: Final Approval

Owner: Valerie Rushmere

Applicant: Maggie McDevitt, Renewal by Andersen

History: 1875; Carriage Houses; cornice removed, all openings altered

Individual Designation: None

District Designation: Spring Garden Historic District, Contributing, 10/11/2000

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

OVERVIEW: This application proposes installing six Anderson Fibrex windows on the front façades of these former carriage houses, historically associated with Green Street properties. The Brandywine Street buildings have been altered over the years and previously functioned as a heating and plumbing shop beginning in 1914, a floor layer's shop, and then a sheet metal shop beginning in the 1950s. According to zoning archive documents, it appears that many of the façade opening alterations date to the 1950s. No historic windows remain.

This application proposes replacement of two mansard windows and four second-floor windows with Andersen Renewal Series Fibrex double-hung inserts with no muntins. The application does not include drawings that show how the subframes of the Fibrex window would fit the existing frames. Based on a 1975 photograph showing two-over-two sash in the mansard windows, and the construction date of the buildings, the Historical Commission's staff concluded that two-over-two sash are appropriate throughout, and that an alternate material window could be appropriate for this particular property. However, the application does not provide sufficient information to understand if the Fibrex window can be installed in such a way that it does not build down the window opening.

SCOPE OF WORK:

- Remove existing non-historic windows; install Fibrex 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 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 proposed windows do not match the historic windows in design or materials and therefore fail to satisfy Standard 6.

STAFF RECOMMENDATION: Denial, pursuant to Standard 6 and owing to incompleteness.



Figure 1. 1827, 1829, and 1831 Brandywine Street in 1895 G.W. Bromley Philadelphia Atlas. Source: PhilaGeoHistory.org.

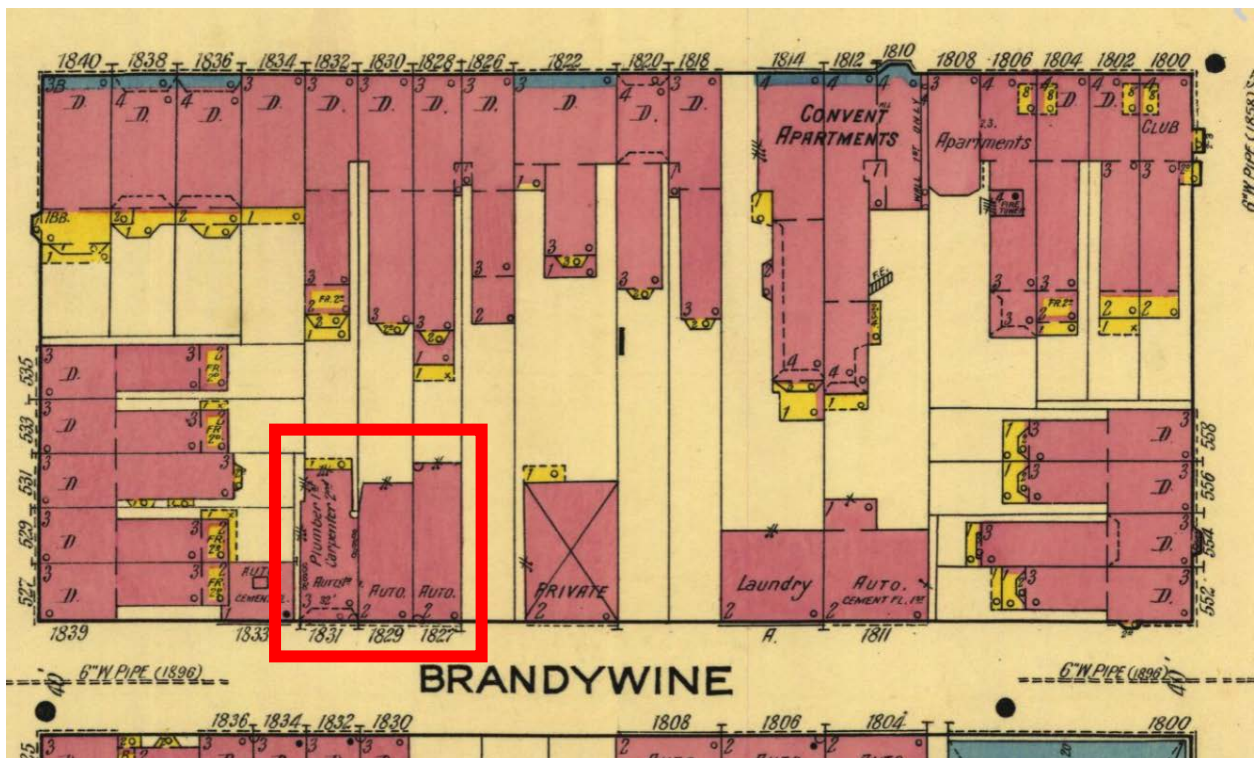


Figure 2. 1827, 1829, and 1831 Brandywine Street in 1917 Sanborn Fire Insurance Map. Source: Penn State University Libraries collections.

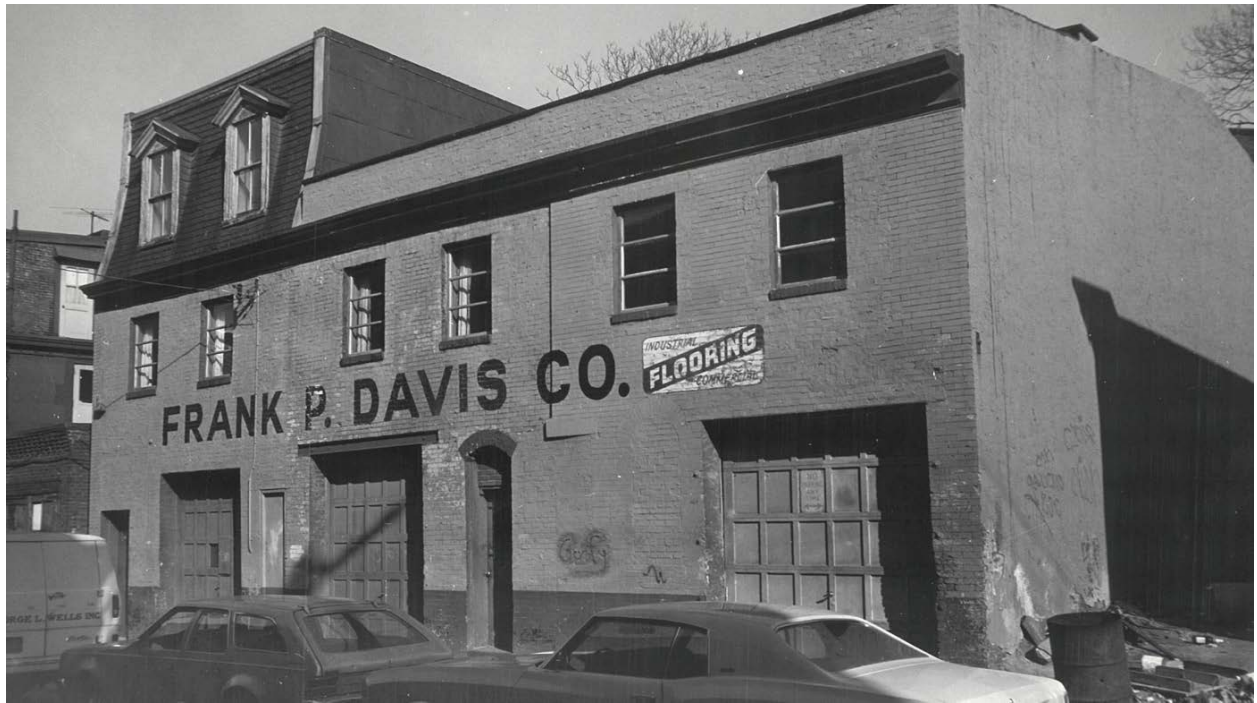


Figure 3. 1827-31 Brandywine Street, 1975. Source: Philadelphia Historical Commission property file.



Figure 4. 1827-31 Brandywine Street, April 2023. Source: Google Streetview.



Figure 5. Close-up of two windows proposed for replacement at middle building (1829 Brandywine Street). Source: Google Streetview.

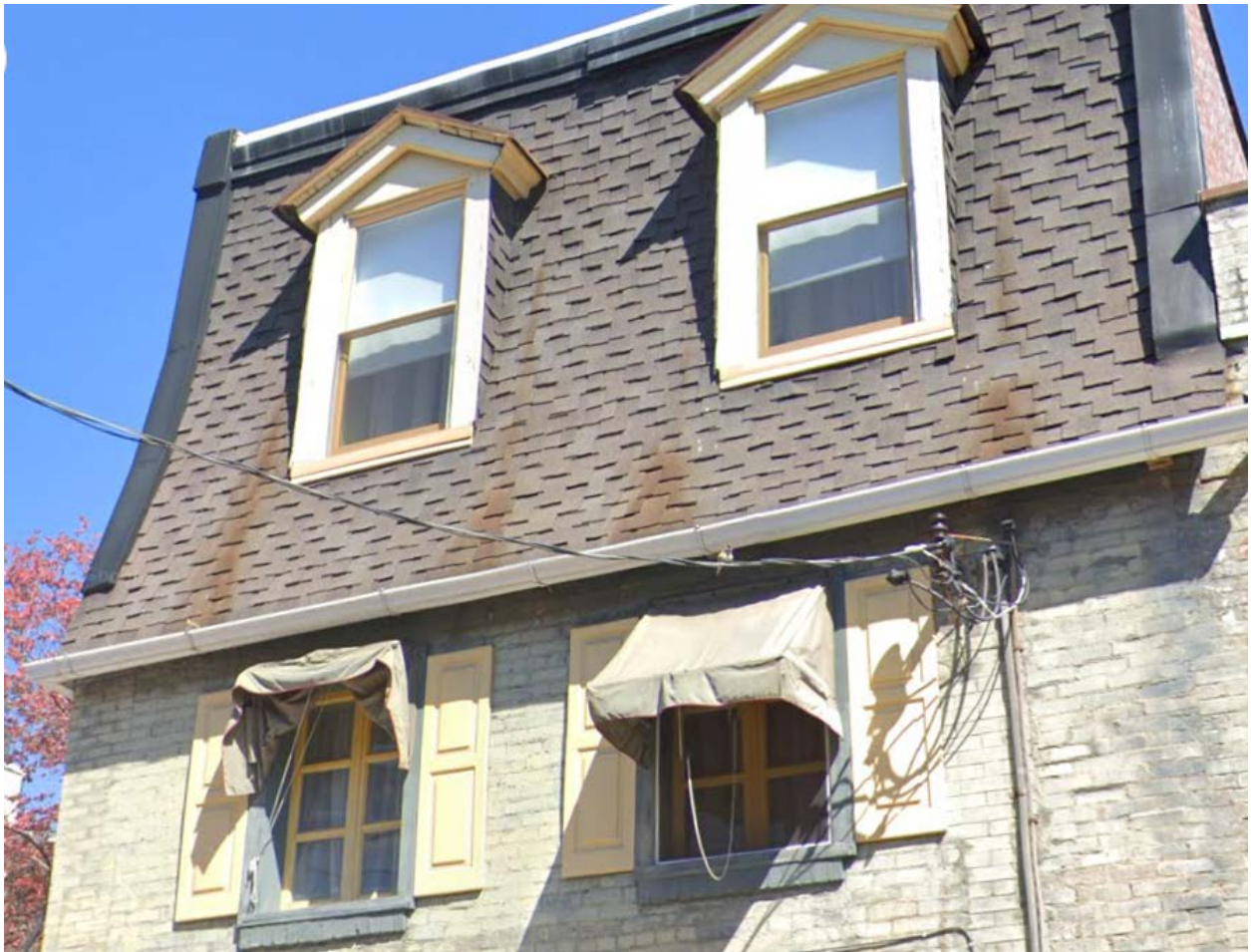


Figure 6. Close-up of four windows proposed for replacement at westernmost building (1831 Brandywine Street). Source: Google Streetview.

From: [Kim Chantry](#)
To: [Keith Scheurich](#)
Subject: RE: Brandywine Window Replacement Escalation
Date: Monday, February 26, 2024 11:23:00 AM
Attachments: [window section example.jpg](#)

Keith,

Thanks for sending this over. As Dan mentioned, our staff is unable to approve the application as proposed, so we must forward it for review by the Historical Commission and its advisory Architectural Committee. The next submission deadline for projects needing the full review is Tuesday, March 12th. This would put the application on the advisory Architectural Committee meeting of Tuesday, March 26th and the Historical Commission meeting of Friday, April 12th, where a final decision will be made as to approval or denial. These meetings are still being held using Zoom, rather than being in-person.

In order to have a chance of approval, I would recommend these changes and additional information:

- Historically, these buildings had 2-over-2 double-hung windows, not 1-over-1. The grilles would have been approx. 1.5 inches in width and be what RBA refers to as FDLs. Making this change would bring the proposed windows more in line with the historic appearance.
- Include window section drawings in horizontal and vertical section, showing the new windows within the masonry openings, and any framing/trim/capping to be done between the brick and the new window system. I have attached an example (not of a 2-over-2 window) to show how this can even be drawn onto a window cut sheet.
- Include closer photographs of the windows in question if possible.

Please let us know if you have any questions.

Thanks,

Kim Chantry
Historic Preservation Planner Supervisor
Philadelphia Historical Commission
Kim.Chantry@phila.gov

From: Keith Scheurich <KScheurich@renewalphilly.com>
Sent: Monday, February 26, 2024 9:13 AM
To: Kim Chantry <Kim.Chantry@Phila.gov>
Subject: Brandywine Window Replacement Escalation

External Email Notice. This email comes from outside of City government. Do not click on links or open attachments unless you recognize the sender.

Good Morning Kim,

My name is Keith Scheurich, Senior Consultant with Renewal by Andersen. My staff submitted for an approval on a job on Brandywine St for window replacement. You were unable to give the initial approval on your level and we needed to submit to Staff Level.

Dan Shachar-Krasnoff left me a voicemail on 2.15.24 referring me back to you as I believe he authorized you to handle the escalation. Thank you for your patience as I was out of the office.

Attached is the job information with required paperwork. We intend to protect as much as the original fabric of the building as possible while replacing the windows that are not functional. We've worked with the Historic Commission and appreciate all you do to preserve the history in our city.

Lastly, there are street facing units on the same block that have plastic windows installed. If we need to ask for a variance, I can certainly submit photos of this property's neighbors for your reference.

Any assistance is greatly appreciated. Thanks in advance, Kim!

Best Regards,

Keith Scheurich
Senior Project Consultant
Renewal by Andersen of Greater Philadelphia
761 5th Ave Suite 3
King of Prussia, PA 19406

C: 570-447-4530

O: 610-228-2400

E: Kscheurich@renewalphilly.com

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

1827-1831 Brandywine St., Philadelphia PA 19130

APPLICANT:

Maggie McDevitt

COMPANY NAME:

Renewal by Andersen

PHONE # 610-228-2183

FAX # 215-307-4881

APPLICANT'S ADDRESS:

761 5th Ave Suite 3

King of Prussia PA 19406

LICENSE # 37492

E-MAIL: mmcdevitt@renewalphilly.com

PROPERTY OWNER'S NAME:

Valerie Rushmore

PHONE # 215-260-1585

FAX #

PROPERTY OWNER'S ADDRESS:

1827-1831 Brandywine St.

Philadelphia PA 19130

ARCHITECT / ENGINEER IN RESPONSIBLE CHARGE:

ARCHITECT / ENGINEERING FIRM:

PHONE #

FAX #

ARCHITECT / ENGINEERING FIRM ADDRESS:

LICENSE #

E-MAIL:

CONTRACTOR:

Renewal by Andersen of Greater Phila.

CONTRACTING COMPANY:

Renewal by Andersen

PHONE # 610-228-2183

FAX # 215-307-4881

CONTRACTING COMPANY ADDRESS:

761 5th Ave Suite 3

King of Prussia PA 19406

LICENSE # 37492

E-MAIL:

USE OF BUILDING / SPACE:

Residential

ESTIMATED COST OF WORK

\$ 19,322.00

BRIEF DESCRIPTION OF WORK:

Replace 6 windows - 4 on front,
attached documents for more details.

Please see

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

Maggie McDevitt

DATE: 11/30/24



January 2024

To: City of Philadelphia Historical Commission

From: Renewal by Andersen (contractor) on behalf of Valerie Rushmere (owner)

Re: Window replacement at 1827-1831 Brandywine St., Philadelphia, PA 19130

We are proposing the following work at the home of Valerie Rushmere: **replacement of 8 windows.**

A list of applicable materials can be found on next page; details of the new units are as follows:

6 Andersen Renewal Series Fibrex double-hung inserts. Equal sash with White exterior and no grilles. Full-sized TruScene screen on each unit.

The new units have been measured to fit in the existing frame and openings; there is no need to alter the size of the existing openings. During the installation process it is common practice for us to inspect the opening after the existing unit is removed in order to ensure that the area surrounding the unit is in good shape. Any rot or damage found during that process will be addressed during the installation. Any and all debris created during installation will be handled by our crew and cleaned up before we leave the property.

I am including pertinent information from our catalog for your review, as well as supplemental documents specific to this project. If you need anything further, please do not hesitate to contact me.

Maggie McDevitt
HOA/Historic Coordinator
610-228-2505
mmcdevitt@renewalphilly.com

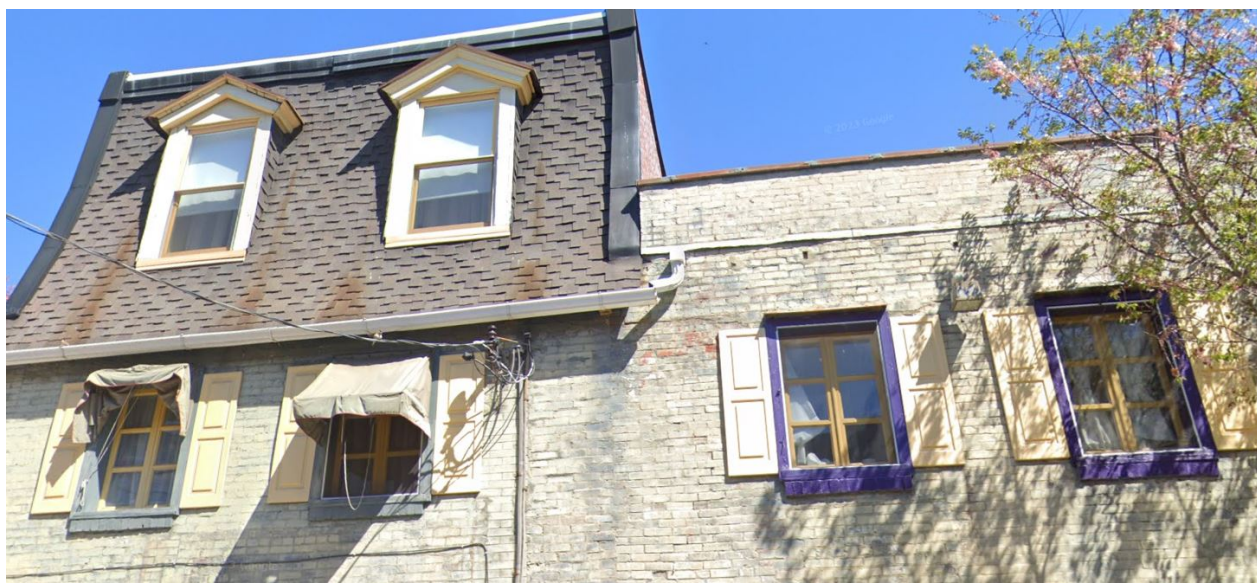
761 5th Ave., Suite 3
King of Prussia, PA 19406
Ph.: 215-307-4880
Fax: 215-307-4881
www.renewalbyandersen.com

Materials Checklist

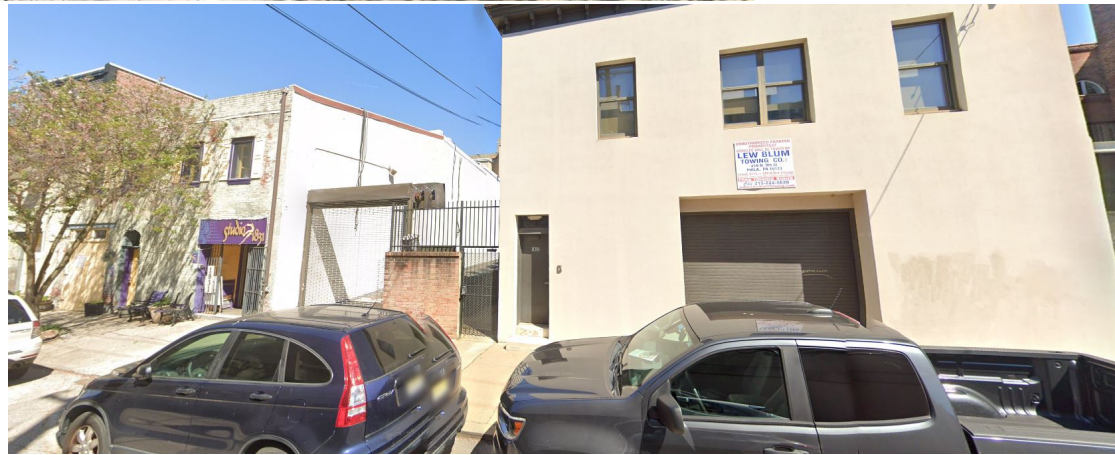
Valerie Rushmere
1831 Brandywine St
Philadelphia, PA 19130
H: (215)260-1585

CATEGORY	DESCRIPTION	QUANTITY	
This list includes the sum total all of the materials for the entire job.			
MATERIALS	Caulk - Exterior Clear	..6 tube	<input type="checkbox"/>
MATERIALS	Caulk - Exterior White	..6 tube	<input type="checkbox"/>
MATERIALS	Coil - COLORED RBA White 437	..1 rolls	<input type="checkbox"/>
MATERIALS	Foam	..2 cans	<input type="checkbox"/>
MATERIALS	Ice & Water Shield 6"	..6 ft	<input type="checkbox"/>
MATERIALS	Paintable Caulk - White	..6 tube	<input type="checkbox"/>
TRIM	Base Shoe - White Painted - 8ft	..12 x 8ft	<input type="checkbox"/>

1827-1831 BRANDYWINE ST.



FRONT OF HOME
6 WINDOWS PROPOSED FOR REPLACEMENT



NEIGHBOR TO THE RIGHT



ACROSS FROM 1827-1831 BRANDYWINE

NEIGHBOR TO THE LEFT



PROPOSED NEW DOUBLE-HUNG WINDOW
EQUAL SASH, WHITE EXTERIOR, NO GRILLES
SIZE: 31"x45" (SAME AS EXISTING)
4 UNITS WITH THIS SIZE/AESTHETIC
FRONT OF HOME, 2ND FLOOR



PROPOSED NEW DOUBLE-HUNG WINDOW
EQUAL SASH, WHITE EXTERIOR, NO GRILLES
SIZE: 34"x61^{5/8}" (SAME AS EXISTING)
2 UNITS WITH THIS SIZE/AESTHETIC
FRONT OF HOME, 3RD FLOOR

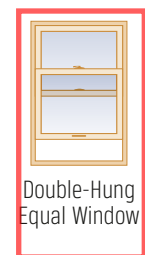


Double-Hung WINDOWS

This classic window style is an excellent choice no matter where you live. Choose gently curved Contemporary or squared Traditional Check Rails.

CONVENIENT

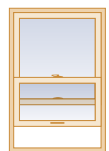
Both top and bottom sash tilt in for easy cleaning.



Double-Hung Equal Window



Double-Hung Cottage Style Window



Double-Hung Reverse Cottage Style Window

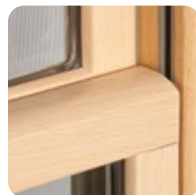


Combination Window

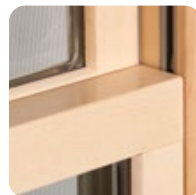
Reverse cottage style windows feature a larger upper sash

EXPRESS YOUR STYLE

Check Rail Options



Contemporary



Traditional

ACCURATE

Fits perfectly in many restoration and renovation projects.

ELEGANT

The traditional look of mortise-and-tenon joints complements any decor.



“My new windows look beautiful and can be opened from the bottom or top.”

CAROL P.

Double-Hung Windows / White Interior



Double-Hung Windows / White Interior / Colonial Grilles



Double-Hung Reverse Cottage Style Windows
Maple Interior / Modified Prairie Grilles



Double-Hung Windows / White Interior



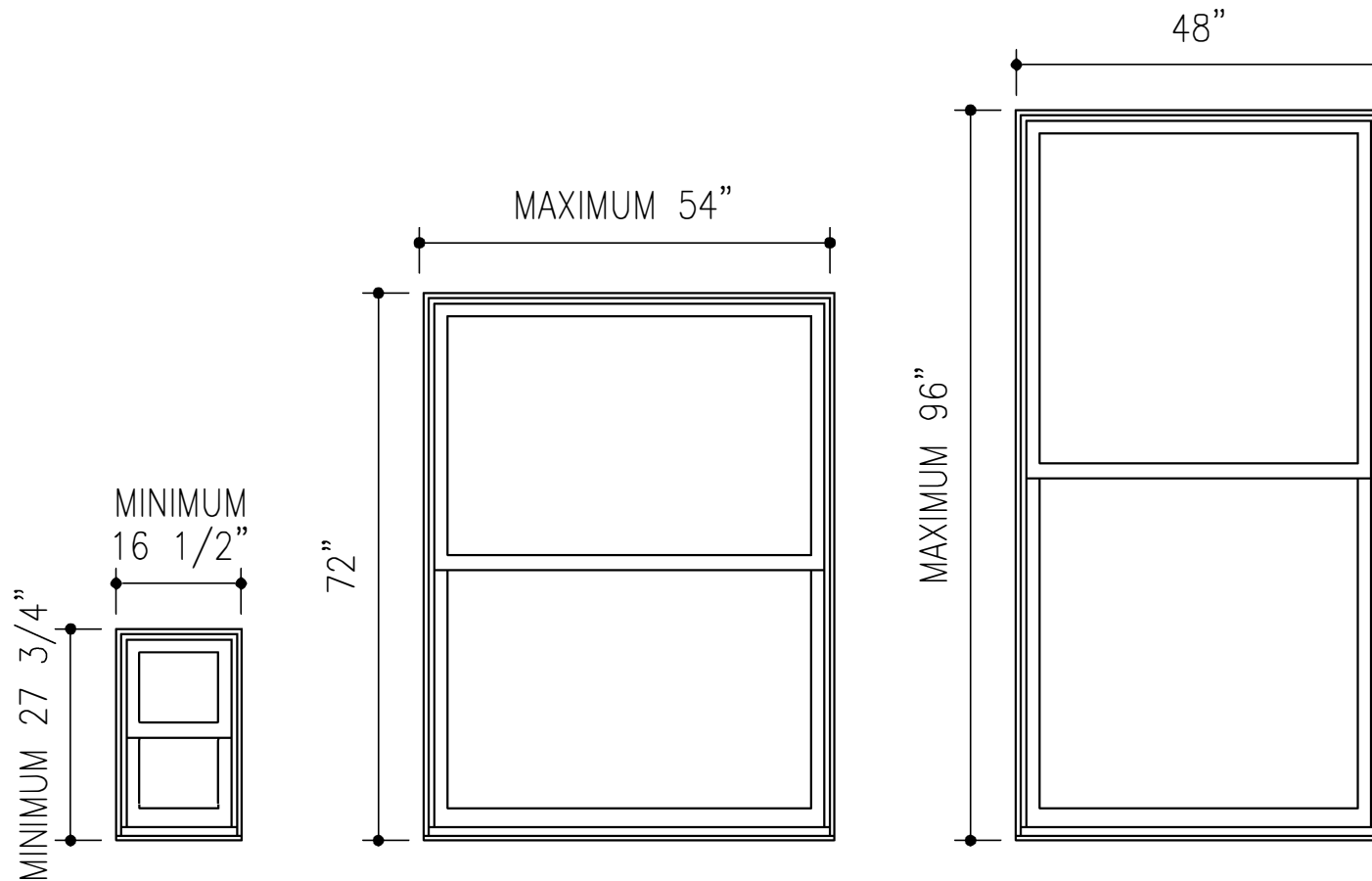
Double-Hung Cottage Style and Picture Combination Window / White Interior / Colonial Grilles



Double-Hung Windows / White Exterior / Colonial Grilles

INCREMENTS TO 1/16"

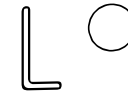
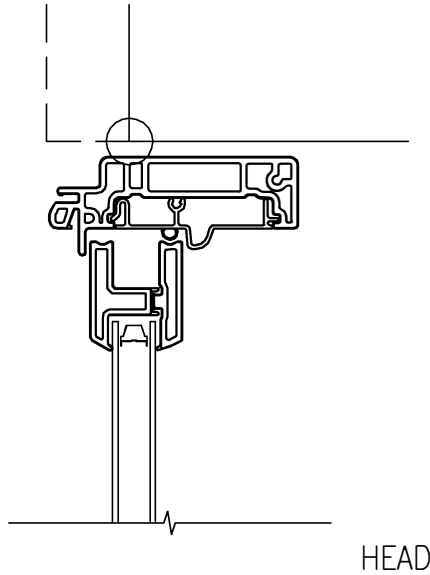
WIDTH AND HEIGHT CANNOT BOTH BE IN
THE MAXIMUM RANGE FOR ANY WINDOW.



RENEWAL BY ANDERSEN®
FLAT SILL INSERT DOUBLE-HUNG EQUAL SASH

CONTACT YOUR LOCAL RENEWAL BY ANDERSEN DEALER FOR GRILLE OPTIONS AND PATTERNS

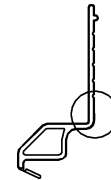
ROUGH OPENING
UNIT DIMENSION
1/4"



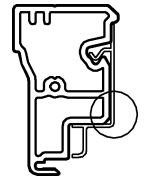
L-TRIM



INSERT OPTIONAL COMPONENT AT CENTER OF CIRCLE

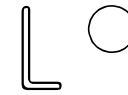
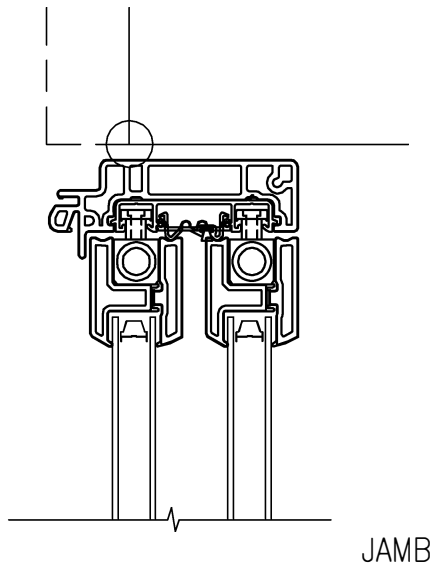


OVERFIT TRIM



INSERT
BRICKMOULD

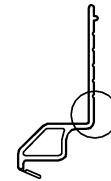
ROUGH OPENING
UNIT DIMENSION
1/4"



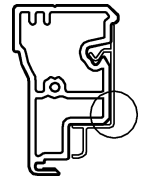
L-TRIM



INSERT OPTIONAL COMPONENT AT CENTER OF CIRCLE

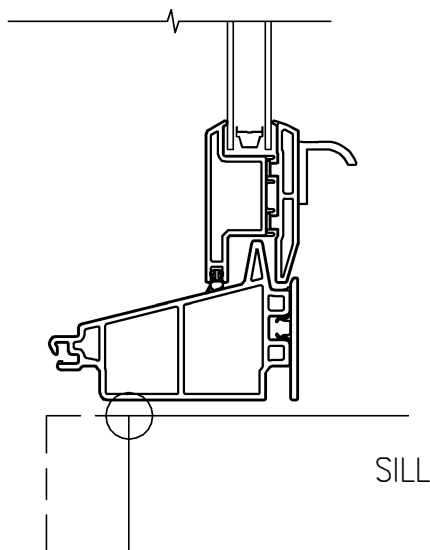


OVERFIT TRIM



INSERT
BRICKMOULD

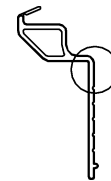
ROUGH OPENING
UNIT DIMENSION
1/4"



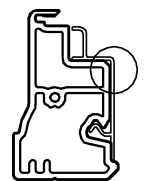
L-TRIM



INSERT OPTIONAL COMPONENT AT CENTER OF CIRCLE



OVERFIT TRIM



INSERT
BRICKMOULD

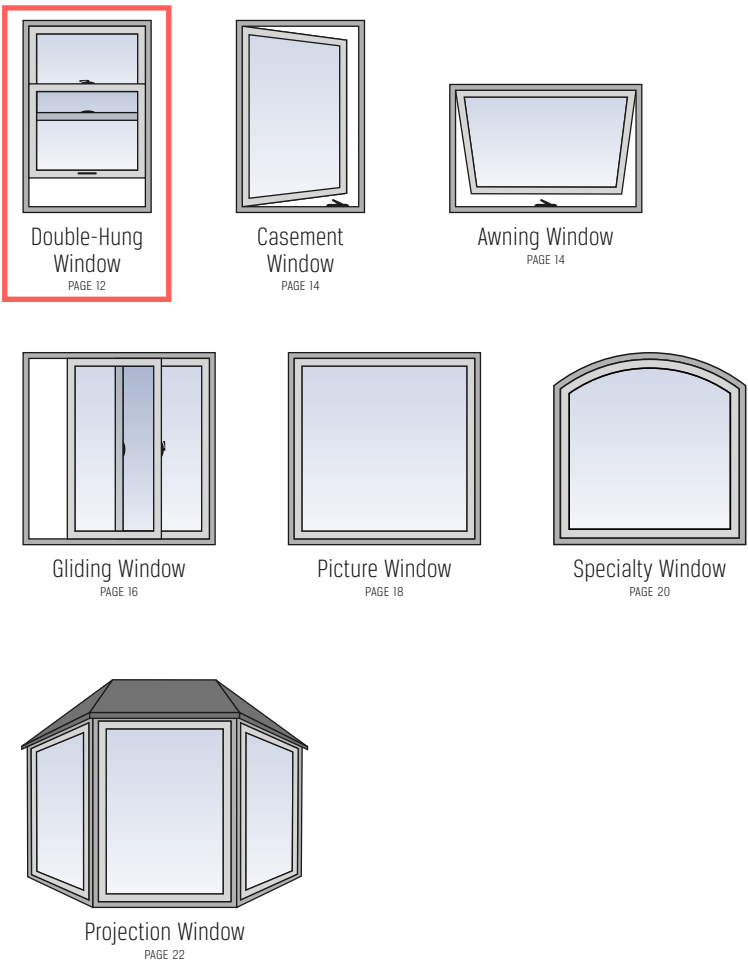
RENEWAL BY ANDERSEN®
FLAT SILL INSERT DOUBLE-HUNG WINDOW DETAILS

Choosing Renewal by Andersen® Windows is Easy...

We make it easy so you can sit back and relax, knowing you've selected a professional start-to-finish window replacement company.

The Renewal by Andersen process starts with our consultative sales approach. Our experienced sales representatives will work with you to find solutions to enhance your home's functionality, energy efficiency, and beauty.

1 Select Window Styles



2 Select Colors³



3 Select Hardware and Options



Visit Us Online at RENEWALBYANDERSEN.COM

See independent homeowner reviews and completed projects from your neighborhood.

Explore how new windows will look in your home.

Get ideas and be inspired by our window options.

Five Key Environmental and Energy Solutions

While we care about you and your home, we also care deeply for the world in which we all live.

MORE SUSTAINABLE WINDOW REPLACEMENT

- Renewing Existing Housing
- Smart Use of Energy
- Long Product Lifecycle
- Smart Use of Materials
- Safer Indoor Air Quality

See our Environmental and Energy Solutions Brochure for additional information.

Insect Screen OPTIONS

Even when it comes to insect screens, you can let your personal style guide you.

Repel Invaders

Fiberglass insect screens are included with every operable window from Renewal by Andersen. Each is lightweight and designed to be easily removed from the inside of your home for easy cleaning. All insect screens are constructed with an aluminum frame and your choice of fiberglass, aluminum, or our innovative TruScene insect screens. Half insect screens are available on double-hung windows.



TruScene insect screens are like nothing you've ever seen!



High Transparency

TruScene® Insect Screen

With over 50% more clarity than our standard insect screen,⁹ it's virtually invisible. TruScene insect screens are made with a micro-fine stainless steel mesh that's one-third the diameter of standard screen wire.⁹ That lets more fresh air and sunlight in while keeping most of the smallest insects out.

- Lets more light in
- Superior ventilation
- Protection against some of the smallest insects
- Patented technology



Wood-Veneered TruScene Insect Screen

Our wood-veneered TruScene insect screen blends seamlessly into the window frame and can be stained or painted to match your decor. Available on casement and awning windows only.

- Real Maple
- Real Pine
- Real Oak



Conventional

Fiberglass Insect Screen

Fiberglass is the most common type of insect screen. It is strong and keeps the majority of bugs out while allowing plenty of air flow.



Aluminum Insect Screen

Our aluminum insect screen has a charcoal powder coating to reduce glare and increase visibility. It is also strong and has good ventilation and corrosion resistance.

Hardware Finish OPTIONS

Sophistication...a whisper of style and confidence.

Define Your Style

Not only does Renewal by Andersen® hardware function well, its metal construction is also long lasting.¹ With multiple color options,³ you can match your home's existing colors or change the look by choosing a new color that complements your new windows.

With so many design options, you can create the windows you've always wanted with the design features that are right for you and your home.

Do you want to make your mark? With our Estate Hardware metal finishes, explore the many creative possibilities sure to add charm to your home that others will notice!

Estate™ Hardware

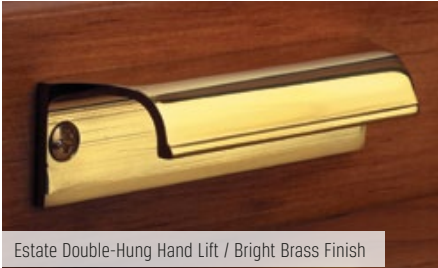


ESTATE
HARDWARE

Standard Hardware



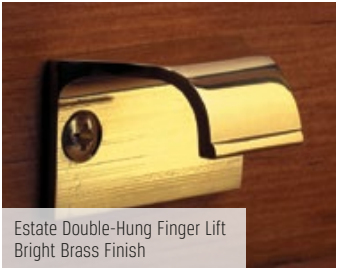
Nesting handles reduce interference with window treatments



Estate Double-Hung Hand Lift / Bright Brass Finish



Estate Casement and Awning Window Handle / Antique Brass Finish



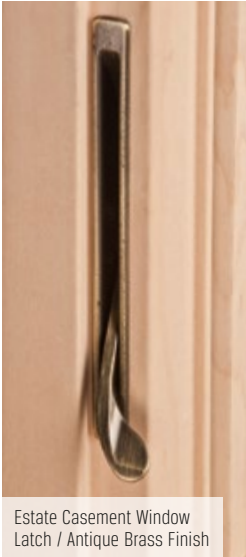
Estate Double-Hung Finger Lift Bright Brass Finish



Estate Double-Hung Window Latch Satin Nickel Finish



Double-Hung Window Latch / White Finish



Estate Casement Window Latch / Antique Brass Finish



Estate Gliding Window Latch Distressed Nickel Finish

Feel Confident Entrusting Your Home to the Masters



We work with the best people across the board. Rigorously trained, respectful, and friendly, you'll see why we're proud to call them Certified Master Installers.

A QUALITY EXPERIENCE IS IN THE DETAILS

We've long understood that all the care, pride, and craftsmanship we put into our products would mean little without professional installation. It's from these standards that we created our Certified Master Installer program.

OUR STANDARDS ARE TOUGH

Prior to certification, we require all trainers and installers at our certified locations to demonstrate their knowledge of construction materials, building codes, and installation methods. We understand you work hard for your home, and we want you to be as comfortable as possible throughout the installation process.

WE TAKE A UNIQUE APPROACH

Not only do we provide a quality, professional process from start to finish, our Certified Master Installer program takes this to the next level by placing your new windows and patio doors in the hands of skilled Master Installers with years of experience.

ONLY THE BEST PEOPLE MAKE THE CUT

We take pride in setting the highest standards in the market, with no stone left unturned. This includes the men and women installing your windows. We're proud to put our name in their hands.



Thanks to meticulous training, extensive supervision, and high expectations, our Certified Master Installers are without a doubt the best team for the job – the team we trust to handle the windows built just for you.



What are Renewal by Andersen® windows made of?

All of our windows are made of Fibrex® material, a revolutionary composite made from reclaimed wood fiber blended with a polymer. This gives our windows the strength and durability of wood and the low-maintenance features of vinyl, while greatly limiting thermal transmittance that can be found in other window materials such as metal.

Unlike many other window materials, Fibrex composite material won't flake, rust, blister, peel, crack, pit, or corrode.¹ It is also two times stronger than vinyl and resists warping and bowing. Never worry about scraping or painting your windows again.

ENGINEERED WITH
FIBREX®
MATERIAL

Andersen
EXCLUSIVE
FEATURE

SMART MATERIALS

Fibrex material is twice as strong as vinyl, so weathertight seals stay weathertight.

COLOR CHOICE

Our unique process fuses color to Fibrex material for long-lasting beauty. And it offers dark exterior colors not available on most other replacement windows.

EXCEPTIONAL COMFORT

Fibrex material blocks thermal transfer nearly 700 times better than aluminum to help reduce heating and cooling bills.

OUTSTANDING DURABILITY

Fibrex material retains its stability and rigidity in all climates.¹

	FIBREX [®] MATERIAL	VINYL	ALUMINUM	WOOD
Insulating Properties	✓	✓		✓
Low Maintenance	✓	✓	✓	
Resistance to Decay/Corrosion	✓	✓		
Structural Rigidity	✓		✓	✓
Durability	✓		✓	✓
Color Choices	✓			✓
Dark Color Performance	✓		✓	✓