

ADDRESS: 234-36 S 8TH ST

Proposal: Legalize windows

Review Requested: Final Approval

Owner: Christina Chung and Jeffrey George

Applicant: Don Munera

History: 1810; Mills House; Robert Mills; moved from 9th and Locust to 8th Street, 1978

Individual Designation: 2/22/1978

District Designation: Washington Square West Historic District, Significant, 9/12/2024

Staff Contact: Dan Shachar-Krasnoff, Daniel.shachar-krasnoff@phila.gov

OVERVIEW: This application proposes to legalize five, first-floor windows on the Locust Street (north) façade that were replaced in February 2025 without the Historical Commission's approval. The Department of Licenses and Inspections issued a violation for the unpermitted windows. The replacement windows are incompatible with this historic building in style and material.

The house originally stood at 228 S. 9th Street. It was one of three similar houses in a row that was constructed about 1810. In 1978, the rowhouse was moved to the corner of S. 8th and Locust Streets and listed on the Philadelphia Register of Historic Places. At the original location, the building had no windows on the side facades, which were party walls. When the building was relocated to the corner of 8th and Locust in 1978, one of the former party walls was exposed, and windows were added. The fenestration pattern on the north facade, which was exposed with the move, was based on the windows at house at the end south of the original row, 230 S. 9th Street. Also, a two-story rear ell was added when the building was moved.

SCOPE OF WORK:

- Legalize 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 wood windows were replaced with vinyl windows that have interior muntins. The replacements windows do not replicate the historic windows in design, configuration, or material.
 - The removed windows date from ca. 1980 when the house was moved, and brick cladding was added to the street-visible north façade. The north façade window openings were based on the openings in the associated building at 230 S. 9th Street. The replacement windows should be compatible with those on the primary façade facing 8th Street; therefore, the new windows do not meet Standard 6.

STAFF RECOMMENDATION: Denial, pursuant to Standard 6.



Figure 1. 234-36 S. 8th Street. North façade showing replacement windows at the first floor.



Figure 2. 234-36 S. 8th Street. Primary & north façade showing replacement windows at the first floor from S. 8th Street.



Figure 3. 234-36 S. 8th Street. Primary façade from S. 8th Street.



Figure 4. 234-36 S. 8th Street. First-floor replacement window detail.



Figure 5. 234-36 S. 8th Street. Original window example.



Figure 6. 234-36 S. 8th Street. Original location at 228 S. 9th Street, 1927. Source: PHC files.



Figure 7. 234-36 S. 8th Street. Original location at 228 S. 9th Street, ca.1977. Source: PHC files.



Figure 8. 234-36 S. 8th Street. Prior to north façade alterations, 1978. Source: PHC files.

Property at 234-236 South 8th Street

From DON MUNERA <inspectormunera@comcast.net>

Date Wed 3/12/2025 5:46 AM

To preservation <preservation@Phila.gov>; daniel.shacharkrasnoff@phila.gov
<daniel.shacharkrasnoff@phila.gov>

Cc Jeffgeorge27@yahoo.com <Jeffgeorge27@yahoo.com>; DON MUNERA <inspectormunera@comcast.net>

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Attention: Kim Chantry
Regarding property at 234-236 South 8th Street
Jeff George and Christina Chung

Hi Kim,

This is Don Munera, the contractor for the property at 234-236 South 8th Street . thank you for meeting with me today and discussing the project. As you know, the lower level windows have been installed. As I said to you, we would be painting them to match the windows above. So, it will appear to be the same windows up as down or close to the same.

Regarding property at 234-236 South 8th Street
Jeff George and Christina Chung

Hi Kim,

This is Don Munera, the contractor for the property at 234-236 South 8th Street . thank you for meeting with me today and discussing the project. As you know, the lower level windows have been installed. As I said to you, we would be painting them to match the windows above. So, it will appear to be the same windows up as down or close to the same.

Hopefully we can go ahead and finish the lower level and then work with you on any other windows to be put in and trimmed.

I'm sure we can all work things out between us to make everything as good as it can be at this location and to keep this in your specifications after we paint the windows and trim. Before any other work is done such as the rear of the house and the upper house we will go over your needs and discuss the best way to go about this to meet your standards and the owner as well.

Again, I thank you for meeting with me on such short notice and letting me know what we need to do to make this right for both you and the homeowner.

If you need to contact me my cell is 215-964-7777. My email is inspectormunera@comcast.net. As you can see I am a college graduate with my certifications as a building inspector and looking forward to planning this with you going forward.

Hopefully we can go ahead and finish the lower level and then work with you on any other windows to be put in and trimmed.

I'm sure we can all work things out between us to make everything as good as it can be at this location and to keep this in your specifications after we paint the windows and trim. Before any other work is done such as the rear of the house and the upper house we will go over your needs and discuss the best way to go about this to meet your standards and the owner as well.

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Don Munera

ADDITIONAL IMAGES









