

**ADDRESS: 327 N 34TH ST**

Proposal: Legalize windows

Review Requested: Final Approval

Owner: Carmine Zheng

Applicant: Pink Zhao, D & R Company Electric LLC

History: 1907

Individual Designation: None

District Designation: Powelton Village Historic District, Contributing, 11/10/2022

Staff Contact: Allyson Mehley, allyson.mehley@phila.gov

**OVERVIEW:** This application proposes to legalize front windows that were replaced in October 2024 without the Historical Commission's approval, leading to a violation being issued by the Department of Licenses and Inspections. The replacement windows are incompatible with this historic building in style and material.

This application was originally presented at the January 2025 Architectural Committee meeting. After the meeting, Historical Commission staff met with the applicant at the property in February 2025 and discussed the windows on site. Since then, the applicant has confirmed they intend to restore the front façade's original wood window configuration with new wood windows. The new windows would not include lead and stained-glass elements but would be constructed of wood and replicate all historic muntin configurations and moldings. The application has been supplemented with proposals from two window companies. The applicant intends to continue working with staff on review of shop drawings and final permit approval.

**SCOPE OF WORK:**

- Legalize front window replacement.

**STANDARDS FOR REVIEW:**

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

- *Standard 2: The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*
  - The wood windows removed included leaded glass windows on the first and second floors. The removal of these distinctive windows does not meet Standard 2.
- *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 original windows were replaced with vinyl windows that have interior muntins. The replacement windows do not replicate the historic windows in design, configuration, or material. The design and material of the original windows were a character-defining feature of this building and row; therefore, the new windows do not meet Standard 6.

**STAFF RECOMMENDATION:** Denial, pursuant to Standards 2 and 6.

**ARCHITECTURAL COMMITTEE RECOMMENDATION:** The Architectural Committee voted to recommend denial, pursuant to Standards 2 and 6.



*Figure 1. 327 N 34<sup>th</sup> Street, 2021. Front windows prior to replacement.  
Image source: Cyclomedia.*



Figure 2. 327 N 34<sup>th</sup> Street, 2024. Front façade showing vinyl replacement windows.  
Image source: Google Streetview.



Figure 3. 327 N 34<sup>th</sup> Street, 2024. First floor Interior view prior to replacement. Source: Zillow.



Figure 4. 327 N 34<sup>th</sup> Street, 2024. Second floor interior view prior to replacement. Source: Zillow.



*Figure 5. 327 N 34<sup>th</sup> Street, 2024. Third floor interior view prior to replacement. Source: Zillow.*



# ✘ Violation Notice and Order to Correct

L&I File Number: CF-2024-110532



YOU HAVE THE RIGHT TO APPEAL THIS NOTICE. YOUR APPEAL MUST BE FILED BY 11/10/2024.

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](http://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](http://www.phila.gov) under "Open government."

If you have any questions regarding this notice or would like to schedule a re-inspection, please contact: ROBERT CURRAN JR. [ROBERT.CURRAN@phila.gov](mailto:ROBERT.CURRAN@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

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

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



# ✘ Violation Notice and Order to Correct

**L&I File Number:** CF-2024-110532

<p><b>RESPONSIBLE PARTY</b></p> <p>Carmine Zheng 327 N 34th St Philadelphia, Pennsylvania 19104</p>	<p><b>DISTRICT OFFICE</b></p>
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<p><b>PROPERTY IN VIOLATION</b></p> <p>327 N 34TH ST, Philadelphia, PA 19104-2452</p>	<p><b>DATE OF NOTICE</b></p> <p>10/11/2024</p>
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On 10/10/2024 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 11/14/2024**

VIOLATIONS				
PHILA. CODE §	PHILA. CODE LANGUAGE	CONDITION IN VIOLATION	LOCATION	FINE AMOUNT
A-301.1/35	A building permit is required for the installation of a new window and/or door.	New vinyl windows installed. PHC approval required.	second and third floor	\$300.00
A-203.2/1	A violation has been issued because the used materials, equipment and/or devices are not approved.	Materials used have not been approved by the department/ Philadelphia Historical Commission.	second and third floor	\$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).

# **D&R Company Electric LLC**

4421 Aramingo Avenue  
Philadelphia, PA 19124  
Tel: 215-877-7777  
Email: [drbuilder360@gmail.com](mailto:drbuilder360@gmail.com)

01/09/2025

Allyson Mehley  
Historic Preservation Planner Supervisor  
Philadelphia Historical Commission  
1515 Arch Street, 13th Floor  
Philadelphia, PA 19102

Re: 327 N 34th St, Window replacement

I am writing on behalf of D&R Company Electric LLC regarding our project, located at 327 N 34th St (RP-2024-012285). As part of the public review process, we respectfully request a review of the project by the Architectural Committee on January 28, 2025, and by the Historical Commission on February 14, 2025.

The original old wood window was rotted and has been replaced with a vinyl replacement window, which includes mullions between the glass to match the existing windows as closely as possible. The old window and glass were disposed of due to their poor condition.

Please see the attached photos of a neighboring window that was replaced some time ago and attached plan for your reference.

If there are any additional details or updates required, please let me know, and I will address them promptly. I aim to ensure everything is submitted well before the January 13 deadline.

Thank you again for your assistance.

Sincerely,

Pink Zhao

D&R Company Electric LLC



**SCOPE OF WORK:**

IN RESPONSE TO PERMIT #PR-2024-012285: EXISTING WINDOWS REPLACED AND INSTALLED TO HISTORICAL BUILDING.

**CODE REVIEW**

BUILDING CODE: 2018 INTERNATIONAL EXISTING BUILDING CODE  
 2018 INTERNATIONAL RESIDENTIAL CODE  
 2018 INTERNATIONAL ENERGY CONSERVATION CODE

CONSTRUCTION TYPE: V-6  
 NUMBER OF STORIES: 3 STORY + BASEMENT

LOT AREA: 1,551 SQ. FT.  
 LIVING AREA: 2,394 SQ. FT.

ZONING: RTA1 - (RESIDENTIAL TWO FAMILY ATTACHED-1)



**PROPOSED FRONT ELEVATION**

**WINDOW / DOOR SCHEDULE**

MARK	TYPE	SIZE (W x H)	MATERIAL	GLASS TYPE	GLAZING TYPE	HEADER	U VALUE
Ⓐ	DOUBLE HUNG WINDOW	NOTE ON PLAN	VINYL	LOW-E	DOUBLE-PANE	EXISTING	0.32



**D & R COMPANY**  
 BUILDERS MANAGEMENT ENGINEERING

4421 ARAMINGO AVENUE  
 PHILADELPHIA, PA 19125

TELEPHONE: 215.877.7777

SEAL:

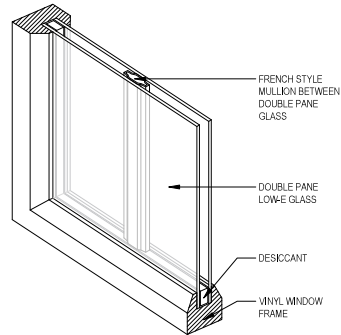
**KEY PHOTOS**



**EXISTING FRONT ELEVATION**



**PROPOSED FRONT ELEVATION**



**3 WINDOW MULLION DETAIL**  
 SCALE: N.T.S



**1 EXISTING FRONT ELEVATION**  
 SCALE: 3/8"=1'-0"

**2 PROPOSED FRONT ELEVATION**  
 SCALE: 3/8"=1'-0"

PROJECT:  
 327 N 34TH ST. .  
 PHILADELPHIA, PA 19104

ISSUED FOR

PERMIT SET	
REVISED PERMIT SET	
01	01-05-2025
	REVISION 1

FOR PERMIT ONLY  
 CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS PRIOR TO COMMENCING CONSTRUCTION. ARCHITECTS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR BY NOTIFYING THE ENGINEER OF ANY INCONSISTENCIES BETWEEN THESE PLANS AND ANY GOVERNING BUILDING CODES OR ORDINANCES. CONTRACTOR SHALL CHECK WITH THE ENGINEER PRIOR TO THE START OF CONSTRUCTION FOR ADDENDUMS OR BULLETINS.

SHEET TITLE:  
 SHEET NO.  
**A-1**



327 N 34<sup>th</sup> St

*Image provided by applicant*



333 N 34<sup>th</sup> St

*Image provided by applicant*



329 N 34<sup>th</sup> St

*Image provided by applicant*



323 N 34<sup>th</sup> St

*Image provided by applicant*



321 N 34<sup>th</sup> St

*Image provided by applicant*

Supplementary information:  
Window Proposals



P.O. Box 50207  
Philadelphia, PA 19132-6207

# Purchase Order

Date	Estimate #
4/11/2025	2025-5274

<b>Name / Address</b>
Carmine Zheng 327 N. 34th St. Philadelphia, PA 19104

<b>Ship To</b>
Carmine Zheng 327 N. 34th St. Philadelphia, PA 19104

P.O. No.	Terms	Due Date	Rep
	50% Deposit - Balan...	4/11/2025	TAC

Description	Qty	w" x h"	Glass/Grids	Cost	Total
Dallas Millwork Custom All Wood Historic Windows Sapele Mahogany Construction Natural/unfinished Wood from Factory Exterior Casing - Hazel Exterior Blindstop - Bullnose Muntin - 7/8" Simulated Divided Light (SDL) lowE Insulated Glass White Jambliner White Locks 4-9/16" Jambs Historic Sill Nose Exterior Half Screens - Beige					
1st Floor Front - Uneven Split Double Hung - Leaded Glass at Top Only	1	62 x 72	lowE	10,965.00	10,965.00
3rd Floor Front - Ends - 6/1 SDL	2	24.75 x 47	lowE - 6/1 SDL	3,610.00	7,220.00

<b>Subtotal</b>			
<b>Sales Tax (8.0%)</b>			
<b>Total</b>			

Signature

Phone #	Fax #
(215) 236-6767	(215) 236-8320

Web Site
www.emeraldwindowsinc.com





P.O. Box 50207  
Philadelphia, PA 19132-6207

# Purchase Order

Date	Estimate #
4/11/2025	2025-5274

<b>Name / Address</b>
Carmine Zheng 327 N. 34th St. Philadelphia, PA 19104

<b>Ship To</b>
Carmine Zheng 327 N. 34th St. Philadelphia, PA 19104

P.O. No.	Terms	Due Date	Rep
	50% Deposit - Balan...	4/11/2025	TAC

Description	Qty	w" x h"	Glass/Grids	Cost	Total
3rd Floor Front - Center - Uneven Split Double Hung - Custom Grid - Gothic Style	1	37 x 71	lowE - Goth/1	7,065.00	7,065.00
Painting of Full Replacement Windows - Prep and Prime of all Surfaces - 2 Coats of Finish Coat Inside/Out - Does not include any existing interior trim	4			495.00	1,980.00
Sash Replacement Kits Only 2nd Floor Bay - Ends	2	26 x 72	lowE - no grids	3,650.00	7,300.00
Sash Replacement Kits Only 2nd Floor Bay - Center	1	47 x 72	lowE - no grids	5,090.00	5,090.00
Painting of Sash Kits - Prep and Prime of all Surfaces - 2 Coats of Finish Coat Inside/Out - Painting of Sashes Only - does not include existing interior or exterior trim.	3			405.00	1,215.00

<b>Subtotal</b>				
<b>Sales Tax (8.0%)</b>				
<b>Total</b>				

Signature

Phone #	Fax #
(215) 236-6767	(215) 236-8320

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P.O. Box 50207  
Philadelphia, PA 19132-6207

# Purchase Order

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4/11/2025	2025-5274

<b>Name / Address</b>
Carmine Zheng 327 N. 34th St. Philadelphia, PA 19104

<b>Ship To</b>
Carmine Zheng 327 N. 34th St. Philadelphia, PA 19104

P.O. No.	Terms	Due Date	Rep
	50% Deposit - Balan...	4/11/2025	TAC

Description	Qty	w" x h"	Glass/Grids	Cost	Total
Historic Approvals and L&I Building Permit	1			450.00	450.00

<b>Subtotal</b>				\$41,285.00
<b>Sales Tax (8.0%)</b>				\$0.00
<b>Total</b>				\$41,285.00

Emerald Windows, Inc. thanks you for your order that is described above as we interpret it. Please review the above information and certify by your signature that it is correct. If there are errors, you are required to make us aware of them prior to your signature. Once you sign this Purchase Order, it becomes validated and will be processed immediately...Thank You!

Signature \_\_\_\_\_

<b>Phone #</b>	<b>Fax #</b>
(215) 236-6767	(215) 236-8320

<b>Web Site</b>
www.emeraldwindowsinc.com

**ARCHITECTURAL  
WINDOW OF PHILADELPHIA INC.**

3/10/2025  
Suzzane  
327 N 34th Street

Keith Yaller  
1901 Hazzad st  
Philadelphia Pa 19125

Cell: 215-292-7505  
Office: 215-545-2956  
E Mail:  
keith.y@arch-window.com

Job:

Qty	Description	Each	Total
	Dallas Millwork Custom Historic windows: Insulated Glass Mahogany wood Casing To Match existing Full framed windows where needed: Sash Replacement In Bay 1/2 Screens Included		
1	<b>1st Floor</b> Single Hung: 61-3/4" x 72" (47" Bottom Sash) 1/1	\$ 4,200.00	\$ 4,200.00
2	<b>Bay</b> DHSK: 27" x 70' 1/1 <b>Pre finished Painted included</b>	\$ 1,550.00	\$ 3,100.00
1	DHSK: 47" x 70" 1/1 <b>Pre finished Painted included</b>	\$ 1,850.00	\$ 1,850.00
2	<b>3rd Floor</b> Full Double Hung: 25" x 47" 1/1	\$ 1,920.00	\$ 3,840.00
1	Full Double Hung: 37" x 70 w/ Custom Transom To Match	\$ 5,190.00	\$ 5,190.00
4	Paint Windows : Prime and Pre Finish customer to choose colors Windows	\$ 350.00	\$ 1,400.00
4	Remove existing metal windows and prepare opening to install new windows Seal Inside and Out Haul all debris away	\$ 800.00	\$ 3,200.00
3	Full Windows Sash Replacement	\$ 400.00	\$ 1,200.00
		<b>Sub</b>	\$ 19,780.00
		Tax	\$ 1,498.00
		<b>Total</b>	\$ 21,278.00
	Architectural Window will present the drawings and permit for		

		<b>Historic Stamp and sign off:From The Philadelphia Historic Commission</b> <b>The cost to process the permit is not included \$150.00</b>		

**REPORT OF THE ARCHITECTURAL COMMITTEE  
OF THE PHILADELPHIA HISTORICAL COMMISSION**

**TUESDAY, 28 JANUARY 2025  
REMOTE MEETING ON ZOOM  
DAN MCCOUBREY, CHAIR**

**CALL TO ORDER**

**START TIME IN AUDIO RECORDING:** 00:00:00

The Chair called the meeting to order at 9:01 a.m. The following Committee members joined him:

<b>Committee Member</b>	<b>Present</b>	<b>Absent</b>	<b>Comment</b>
Dan McCoubrey, FAIA, LEED AP BD+C, Chair	X		
John Cluver, AIA, LEED AP	X		
Rudy D'Alessandro	X		
Justin Detwiler	X		
Nan Gutterman, FAIA	X		
Allison Lukachik	X		Arrived 9:09 a.m.
Amy Stein, AIA, LEED AP	X		

The meeting was held remotely via Zoom video and audio-conferencing software.

The following staff members were present:

- Jonathan Farnham, Executive Director
- Kim Chantry, Historic Preservation Planner III
- Heather Hendrickson, Historic Preservation Planner II
- Ted Maust, Historic Preservation Planner II
- Allyson Mehley, Historic Preservation Planner III
- Leonard Reuter, Esq., Law Department
- Dan Shachar-Krasnoff, Historic Preservation Planner II
- Alex Till, Historic Preservation Planner II

The following persons were present:

- Allison Weiss, SoLo Germantown Civic Association
- Ann Peters
- Aubrie Lincks, Krieger and Associates Architects Inc.
- Chagai Bader, Nadlan Properties
- Daniel Reisman, Esq., Eckert Seamans
- Garth Herrick
- Georgette Bartell
- German Yakubov, Haverford Square Properties
- Gina Michaels
- Hal Schirmer, Esq.
- Hanna Stark, Preservation Alliance
- Jay Farrell
- Jeff Krieger, Krieger and Associates Architects Inc.

**ADDRESS: 327 N 34TH ST**

Proposal: Legalize windows

Review Requested: Final Approval

Owner: Carmine Zheng

Applicant: Pink Zhao, D & R Company Electric LLC

History: 1907

Individual Designation: None

District Designation: Powelton Village Historic District, Contributing, 11/10/2022

Staff Contact: Allyson Mehley, allyson.mehley@phila.gov

**OVERVIEW:** This application proposes to legalize front windows that were replaced in October 2024 without the Historical Commission's approval, leading to a violation being issued by the Department of Licenses and Inspections. The replacement windows are incompatible with this historic building in style and material.

**SCOPE OF WORK:**

- Legalize front window replacement.

**STANDARDS FOR REVIEW:**

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

- *Standard 2: The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*
  - The wood windows removed included leaded glass windows on the first and second floors. The removal of these distinctive windows does not meet Standard 2.
- *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 original windows were replaced with vinyl windows that have interior muntins. The replacement windows do not replicate the historic windows in design, configuration, or material. The design and material of the original windows were a character-defining feature of this building and row; therefore, the new windows do not meet Standard 6.

**STAFF RECOMMENDATION:** Denial, pursuant to Standards 2 and 6.

**START TIME OF DISCUSSION IN ZOOM RECORDING:** 01:43:25

**PRESENTERS:**

- Ms. Mehley presented the application to the Architectural Committee.
- Kevin Valentine represented the application.

**DISCUSSION:**

- Mr. Valentine explained to the Architectural Committee that his client is new to the renovation of historic properties and recognizes that the work was done without consultation with the Historical Commission. He pointed out that properties in the same building row as 327 N. 34<sup>th</sup> Street have similar windows to those installed by the applicant. Mr. Valentine said he would like to consult with the Historical

- Commission to determine a cost-efficient solution that would meet the Commission's guidelines.
- Ms. Gutterman asked if the owner still had the windows that were removed. She said there may be properties near this building that have non-historic windows but contended that those windows were likely replaced prior to the designation of the historic district.
    - Mr. Cluver pointed out that the submission cover letter states that the developer disposed of the historic windows.
  - Mr. Valentine asked when the building was historically designated.
    - Ms. Gutterman responded that the historic district was designated in 2022. She noted the owner would have been told that the property was historically designated when the property was purchased.
    - Mr. Valentine stated that his client may not have understood the ramifications of the historic designation.
  - Ms. Stein asked if there was a building permit for the window replacement.
    - Mr. Valentine said he does not believe that there was a building permit.
    - Ms. Mehley confirmed there was no building permit for window replacement.
  - Mr. Detwiler commented that, in addition to the historic materials being lost, the overall configuration of the windows was not replicated with the new units. He explained that there are ways to work with existing windows, and if they are being replaced, they need to match what was there.
  - Mr. Valentine acknowledged that his client did not follow the standard review and permit process and that he will advise them on these points going forward. He asked the Architectural Committee what steps the applicant could take to rectify this situation.
  - Mr. McCoubrey said that, although the historic windows have been disposed of, ideally, they would be brought back. He noted the removal of the original, historic windows resulted in the loss of special features on this building.
  - Mr. Detweiler asked if the frames and casings were still in place. He stated that it is important to determine how the windows sit within the masonry openings. He noted, for example, that historic windows often are set back from the masonry openings. Mr. Detwiler added that the Historical Commission often requires new installations to retain historic exterior frames and install the new window behind the frames as a way to preserve the historic appearance.
    - Ms. Mehley said she believes the frames and casings have been removed but can verify this prior to the Historical Commission's meeting.
  - Ms. Gutterman said that there is a lot they do not know about the situation but the Architectural Committee needs to make a decision on the application based on what they do know. She clarified that they need to know if materials such as frames or brickmolds remain in place. Ms. Gutterman added that it should be confirmed if any of the windows or transoms are still available for reinstallation. She advised the applicant to obtain estimates for replacement of the windows that more closely resemble what was there historically. Ms. Gutterman explained that, based on her experience, the Historical Commission does not have a precedent for approving vinyl windows on the front elevation of historic buildings.
    - Mr. Detwiler added that it should be documented how the new windows sit within the existing window openings.
  - Mr. McCoubrey said that these windows were an important historic feature of this building. The windows should be replaced in kind.

**PUBLIC COMMENT:**

- Michael Jones, a neighbor at 311 N. 34<sup>th</sup> Street, agreed with the Architectural Committee’s comments and advocated for the windows to be restored as closely as possible. He stated that as the work was taking place, the Historic Committee of the Powelton Village Civic Association reached out and communicated to the contractors that the work they were doing was unpermitted and not compatible with the historic district. Mr. Jones said that, although the contractors were made aware of these issues, they proceeded with the completion of the work.

**ARCHITECTURAL COMMITTEE FINDINGS & CONCLUSIONS:**

The Architectural Committee found that:

- The new windows were installed without a building permit or the Historical Commission’s approval.
- The historic windows that were removed have been disposed of and cannot be reinstalled.
- During the installation of the new windows, the contractor was advised of the building’s historic designation and the requirement of a building permit.
- Additional details must be documented and added to the application. The application should be supplemented with information about surviving window materials such as frames, brickmolds, and setbacks. This should be added prior to the presentation at the Historical Commission’s meeting.

The Architectural Committee concluded that:

- The application fails to satisfy Standard 2, because the wood and lead-glass windows removed were distinctive, character-defining features of this building.
- The application fails to satisfy Standard 6, as the replacement windows do not replicate the historic windows in design, configuration, or material. The design and material of the original windows were character-defining features of this building and row.

**ARCHITECTURAL COMMITTEE RECOMMENDATION:** The Architectural Committee voted to recommend denial, pursuant to Standards 2 and 6.

<b>ITEM: 327 N 34<sup>th</sup> St</b>					
<b>MOTION: Denial</b>					
<b>MOVED BY: Gutterman</b>					
<b>SECONDED BY: Cluver</b>					
<b>VOTE</b>					
Committee Member	Yes	No	Abstain	Recuse	Absent
Dan McCoubrey	X				
John Cluver	X				
Rudy D’Alessandro	X				
Justin Detwiler	X				
Nan Gutterman	X				
Allison Lukachik	X				
Amy Stein	X				
Total	7				