

**ADDRESS: 602 S FRONT ST**

Proposal: Construct shed dormer and replace front windows

Review Requested: Final Review

Owner: Claudia and Eric Martin

Applicant: Armagh Carpentry, LLC

History: ca. 1795; James Henderson House

Individual Designation: 6/28/1958

District Designation: None

Staff Contact: Dan Shachar-Krasnoff, [daniel.shachar-krasnoff@phila.gov](mailto:daniel.shachar-krasnoff@phila.gov)

**OVERVIEW:** This application proposes constructing a shed dormer on the front gable roof and replacing existing front windows at 602 S. Front Street. The current roof is a standing seam roof with 19 skylights and a glass clad dormer. The skylight and dormer alterations were completed in 1988 when the Department of Licenses and Inspections approved a building permit without the Historical Commission's review. Court proceedings resulted in a consent decree whereby the Historical Commission approved the skylights. Despite these past alterations, the front roof and dormer maintain their historic eighteenth-century slope and form. The full proposal for the front roof includes removal of existing skylights and dormer and construction of a wide shed dormer with Andersen Fibrex casement windows. The standing seam metal roof would be maintained. The application also proposes removing the existing double-hung, wood windows and installing Andersen Fibrex casement windows in the existing openings.

**SCOPE OF WORK:**

- Remove 19 skylights and dormer.
- Construct shed dormer with casement windows.
- Replace four front facade windows.

**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.*
  - Removal of the skylights is appropriate and meets Standard 2.
  - Maintaining the existing standing seam roof or installing a new standing seam roof meets Standard 2.
  - Although the existing front dormer is clad in glass, it maintains its historic form and proportions. Removal of the front dormer does not meet Standard 2.
  - Removal of the double-hung windows from the front façade and replacing them with casement windows does not meet Standard 2.
- *Standard 9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*
  - The proposed shed dormer would be highly visible, and the proposed design and materials are incompatible with the late eighteenth-century house. Therefore, it does not meet Standard 9.
  - The four front windows on the second and third floor are not original and can be replaced in kind with new double-hung wood windows. An in-kind replacement would meet Standard 9. The current proposal to replace the historically accurate windows with casement windows does not meet Standard 9.

**STAFF RECOMMENDATION:** Denial, pursuant to Standards 2 and 9.

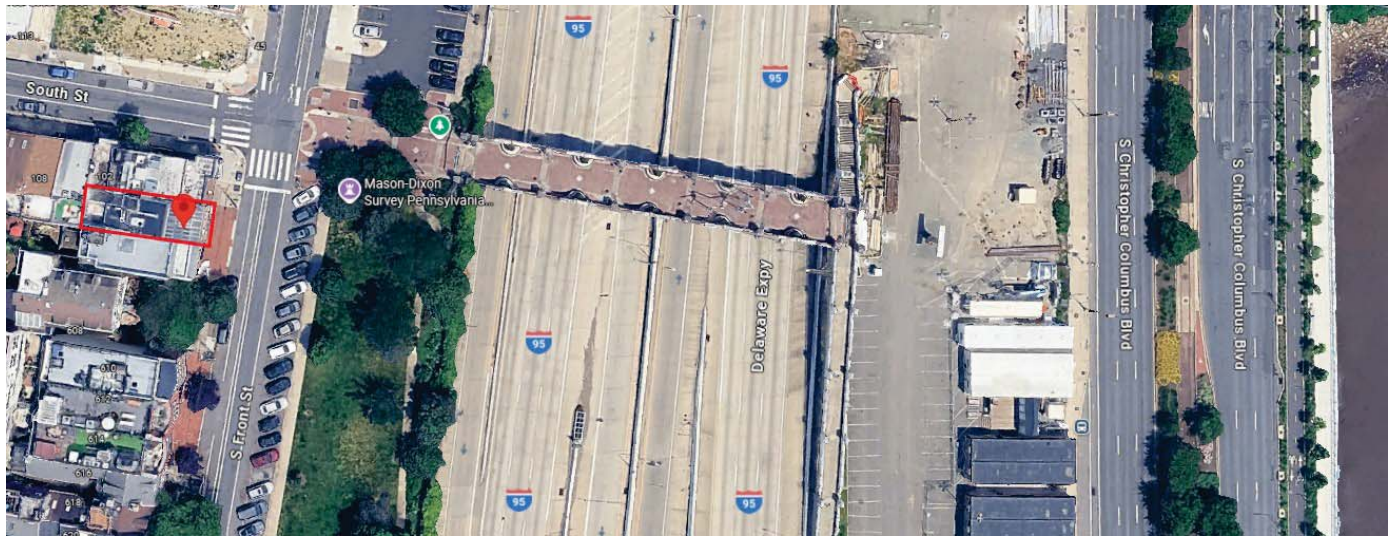


Figure 1. Location of subject property on Front St.



Figure 2. Contemporary image of 602 S Front St. Source: Applicant.



*Figure 3. 602 S. Front St., May 1999. Source: PHC Files*





*Figure 4. 602 S. Front St., December 1957. Source PHC Files.*



**Claudia and Eric Martin**

602 S Front Street  
Philadelphia PA, 19147  
zjmart@aol.com  
1-845-313-3833  
August 9th, 2025

**Raymond Conlon**

Owner  
Armagh Carpentry LLC  
5035 Smithfield Rd  
Drexel Hill PA 19026

**Re: Window Replacement and Skylight Removal / RP-2025-007902/**

Dear Philadelphia Historical Commission,

I am writing on behalf of my client, Claudia and Eric Martin, regarding the property at 602 S Front Street, Philadelphia PA, 19147. My client began preparations for a renovation project, fully believing that the home was not subject to historical property restrictions. Unfortunately, it was only after significant money was paid for all the materials and architectural drawings were commissioned that the historical designation of the property was brought to our attention.

This lack of knowledge was in no way intentional. All materials for the renovation had already been purchased in good faith before the historic status was disclosed. These purchases represent a substantial financial commitment, and altering the project at this stage to meet new and unexpected requirements would create a severe and unforeseen hardship.

We respectfully ask for your understanding and consideration in allowing the project to move forward as originally planned, or in providing a reasonable compromise that would preserve both the character of the property and the investments already made. My client is committed to maintaining the integrity and charm of the home while also honoring the practical realities of their situation.

We appreciate your time, attention, and willingness to work with us to find a fair resolution. Please let us know if there is any further information needed.

Sincerely,

Raymond Conlon

Owner of Armagh Carpentry LLC

## **To Whom this May Concern,**

For the project at 602 S Front Street we will be doing the following:

For the Window Replacement:

Remove and replace four existing front windows with new units.

For the Roof Modification:

Remove a total of nineteen (19) skylights.

Modify the roof pitch to extend outward as specified in project plans.

Frame and install openings to accommodate four (4) new double-hung windows across the front elevation, replacing the current single window configuration.

602 S. FRONT STREET  
PHILADELPHIA, PA 19147

**ARCHITECT/DESIGNER**  
**THOMAS E. HALL & ASSOCIATES, INC.**  
 240 CONESTOGA ROAD  
 WAYNE, PA 19087  
 CONTACT: THOMAS E. HALL  
 PHONE: (610) 293-9900  
 EMAIL: [thall@teh-architects.com](mailto:thall@teh-architects.com)

## ABBREVIATIONS

- [illegible]

## APPLICABLE CODES

INTERNATIONAL BUILDING CODE 2018 (CODE FOR ALL BUILDINGS AND STRUCTURES NOT REGULATED BY THE INTERNATIONAL RESIDENTIAL CODE CHAPTER 11)  
 CHAPTER 11: INTERNATIONAL BUILDING CODE 2012 & IBC/ANCI 1117, 2009 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES STANDARDS  
 INTERNATIONAL RESIDENTIAL CODE 2018  
 INTERNATIONAL MECHANICAL CODE 2018  
 INTERNATIONAL EXISTING BUILDING CODE 2018  
 2011 NATIONAL ELECTRIC CODE  
 INTERNATIONAL PERFORMANCE BUILDING CODE 2018  
 INTERNATIONAL ENERGY CONSERVATION CODE 2018  
 INTERNATIONAL FIRE CODE 2018  
 INTERNATIONAL FUEL GAS CODE  
 INTERNATIONAL PLUMBING CODE 2018

[illegible]

THESE DRAWINGS ARE PRELIMINARY AND NOT OFFICIAL UNTIL SIGNED AND SEALED. CONTRACTOR SHALL VERIFY DIMENSIONS AND SITE CONDITIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY UNDISCOVERED DISCREPANCIES.

### Consultants:

Project Name:  
HOME  
RENOVATIONS

602 S FRONT STREET  
PHILADELPHIA, PA 19106

Project Info/Status:

- ☒ Alteration  
☒ Design Phase  
☐ Not For Construction  
☐ For Pricing  
☒ For Permit  
☐ Revision  
☒ For Construction

## Revisions

No.	Date	Description
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[illegible]


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Job No:

Checked By: TEH

Date: 6/7/2024

Scale: AS NOTED

Drawing Title:

## GENERAL INFORMATION

G-000





THESE DRAWINGS ARE PRELIMINARY AND NOT FOR CONSTRUCTION. ANY CHANGES OR REVISIONS MUST BE APPROVED BY THE ARCHITECT. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY UNEXPECTED CONSEQUENCES.

Client:

Consultants:

Project Name:  
**HOME  
RENOVATIONS**

802 S FRONT STREET  
PHILADELPHIA, PA 19106

**Project Info/Status:**

- ☒ Alteration
- ☒ Design Phase
- ☐ Not For Construction
- ☐ For Pricing
- ☒ For Permit
- ☐ Revision
- ☒ For Construction

**Revisions:**

No.	Date	Description

Job No:

Drawn By: MD

Checked By: TEH

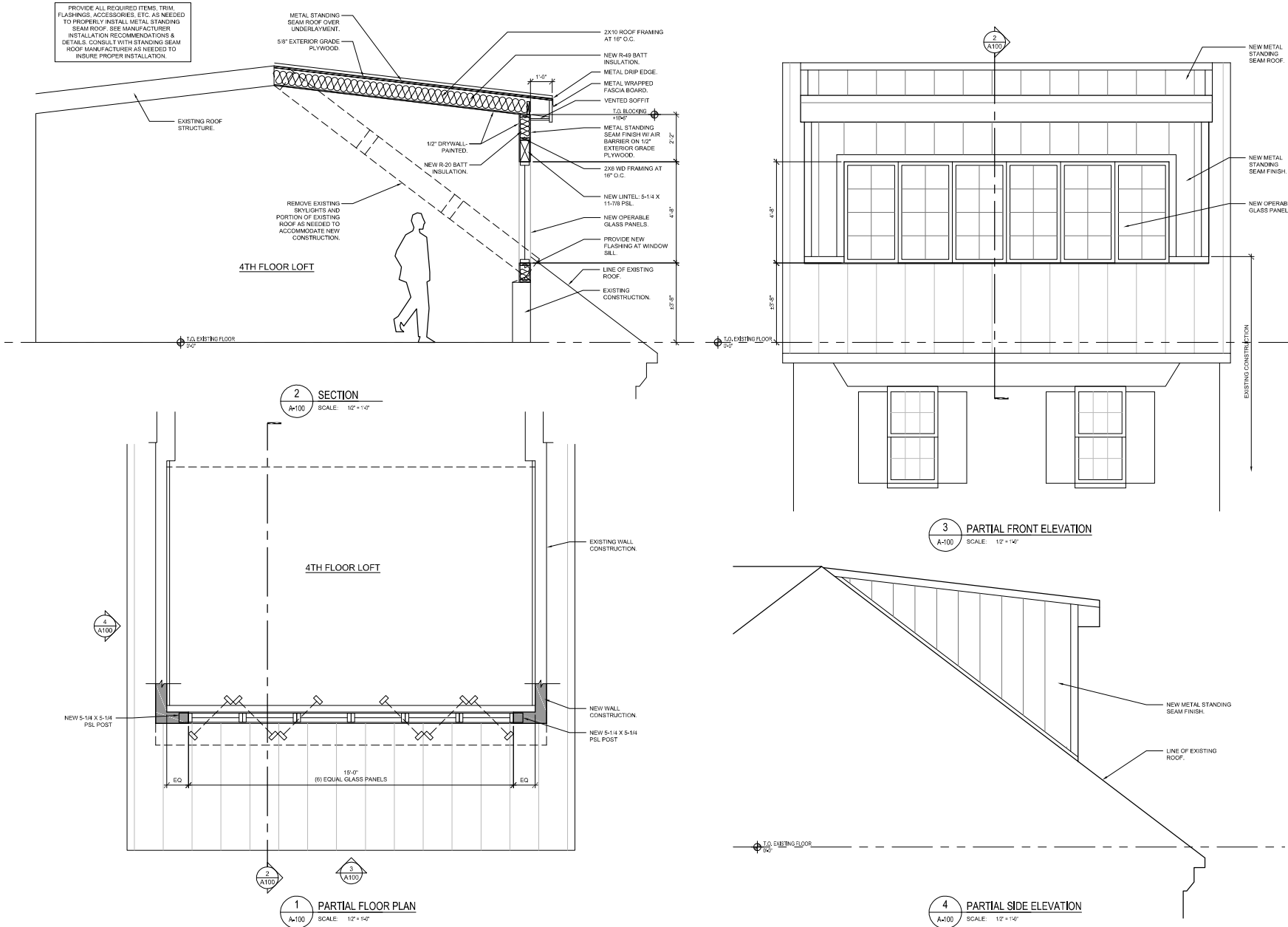
Date: 6/7/2024

Scale: AS NOTED

Drawing Title:

FLOOR PLAN, SECTION &  
ELEVATIONS

**A-100**









NO STOPPING ANY TIME

PERMITS ONLY  
5-7

607

607

SIERRA













South Street Ped. Bridge  
South Street  
Head House Square

DO NOT ENTER

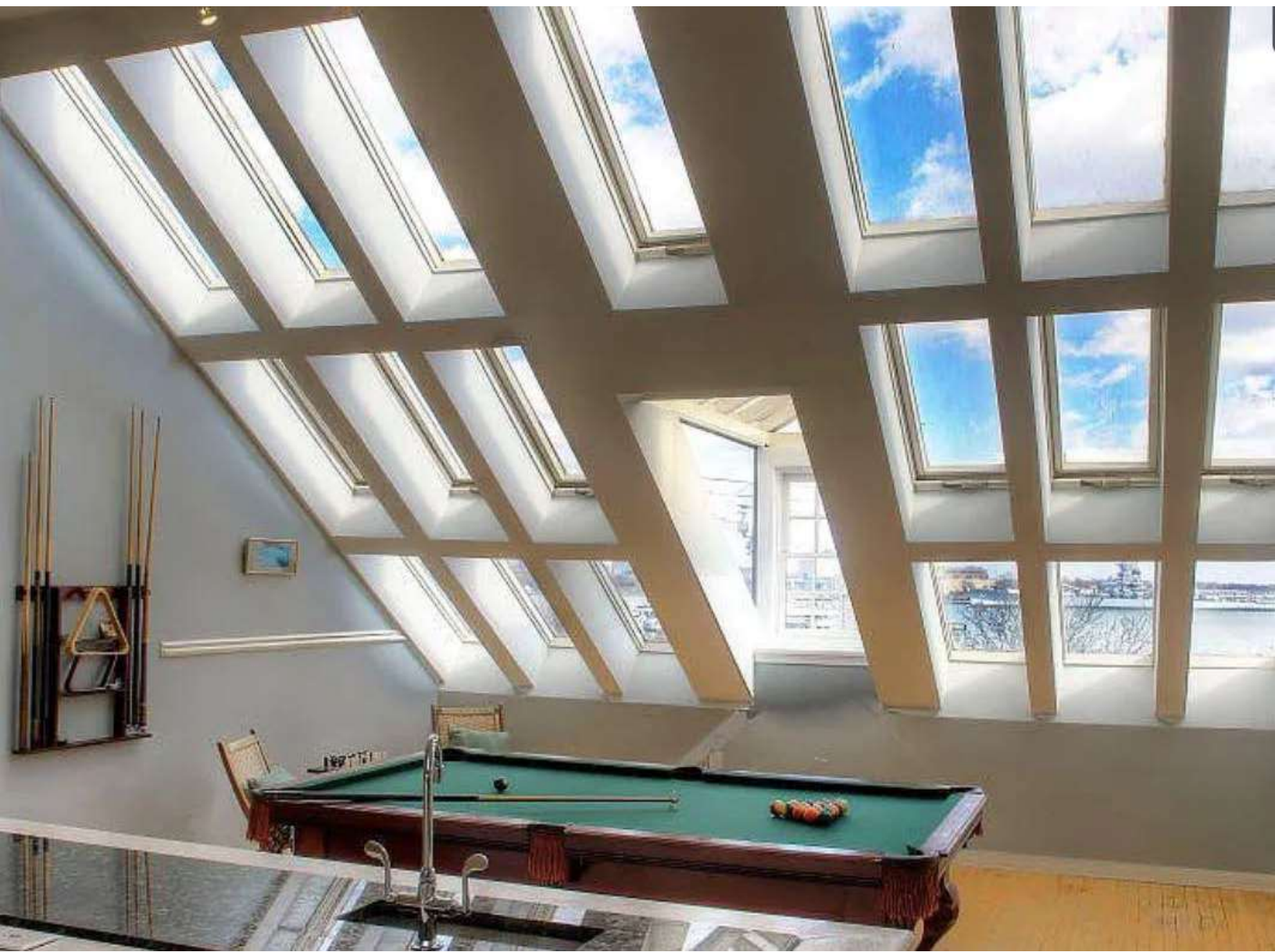
FRONT ST  
SOUTH ST

DO NOT ENTER













**SOLD BY:**

SRS Building Products  
5081 West Chester Pike  
Edgemont, PA 19028  
Phone: 610-359-1400  
Email:  
mark.baker@srsbuildingproducts.  
com

**SOLD TO:**

Cash Customer  
5081 West Chester Pike  
Newtown Square, PA 19073  
Ph: 16103591400

**CREATED DATE**

2/20/2025

**LATEST UPDATE**

5/8/2025

**OWNER**

Mark Baker

## Unit Spec Report - Large Image

QUOTE NAME	PROJECT NAME	QUOTE NUMBER	CUSTOMER PO#	TRADE ID
Armagh (602 S. Front)	Armagh (602 S. Front)	7108440		
ORDER NOTES:		DELIVERY NOTES:		

## Unit Spec Report - Large Image

QUOTE NAME	PROJECT NAME	QUOTE NUMBER	CUSTOMER PO#	TRADE ID
Armagh (602 S. Front)	Armagh (602 S. Front)	7108440		

Room: None Assigned

Item	Qty	Operation
100-1	1	Left - Left - Stationary - Right - Right

RO Size: 180" x 60"

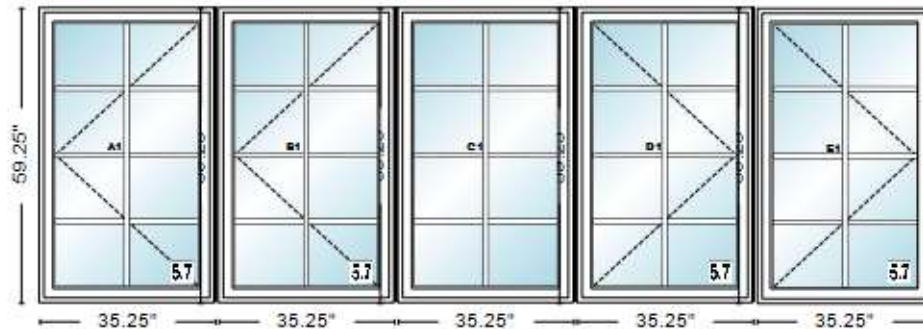
Unit Size: 179 1/4" x 59 1/4"

### Comments:

A Series Casement, Low-E4 SmartSun, Standard , Grilles: FDL, Specified Equal Light, Exterior Grille Bar Profile = Contemporary, Interior Grille Bar Profile = Contemporary, No Simulated Check Rail, 3/4", Black, Pine, Birch Bark, 2W4H, Vertical, Job Site Muller, 3/4" 4 9/16" Fiberglass Reinforced Joining

### Instructions to Manufacturer:

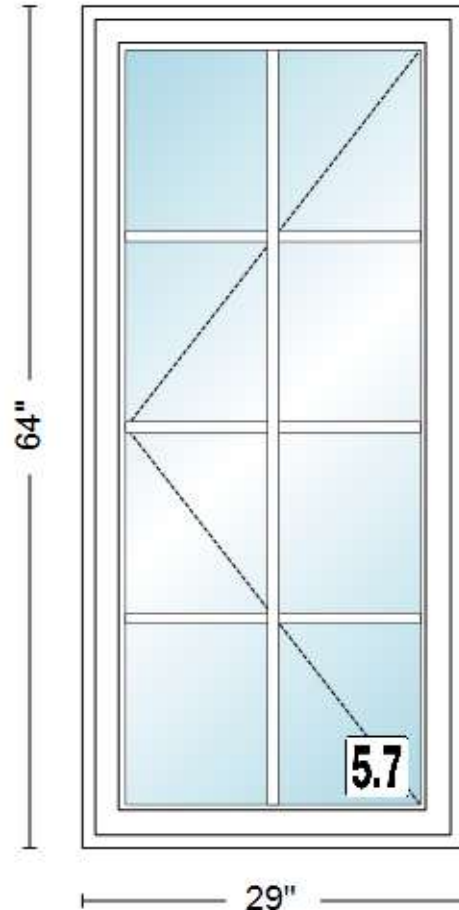
Unit #	U-Factor	SHGC	ENERGY STAR
A1	0.28	0.16	NO
B1	0.28	0.16	
C1	0.28	0.16	
D1	0.28	0.16	
E1	0.28	0.16	



Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	27.4375	54.1875	10.3200
B1	27.4375	54.1875	10.3200
D1	27.4375	54.1875	10.3200
E1	27.4375	54.1875	10.3200

## Unit Spec Report - Large Image

QUOTE NAME	PROJECT NAME	QUOTE NUMBER	CUSTOMER PO#	TRADE ID
Armagh (602 S. Front)	Armagh (602 S. Front)	7108440		



Room: None Assigned

Item	Qty	Operation
200-1	1	Left

RO Size: 29 3/4" x 64 3/4"

Unit Size: 29" x 64"

### Comments:

A Series Casement, Low-E4 SmartSun, Standard , Grilles: FDL, Specified Equal Light, Exterior Grille Bar Profile = Contemporary, Interior Grille Bar Profile = Contemporary, No Simulated Check Rail, 3/4", Black, Pine, Birch Bark, 2W4H

### Instructions to Manufacturer:

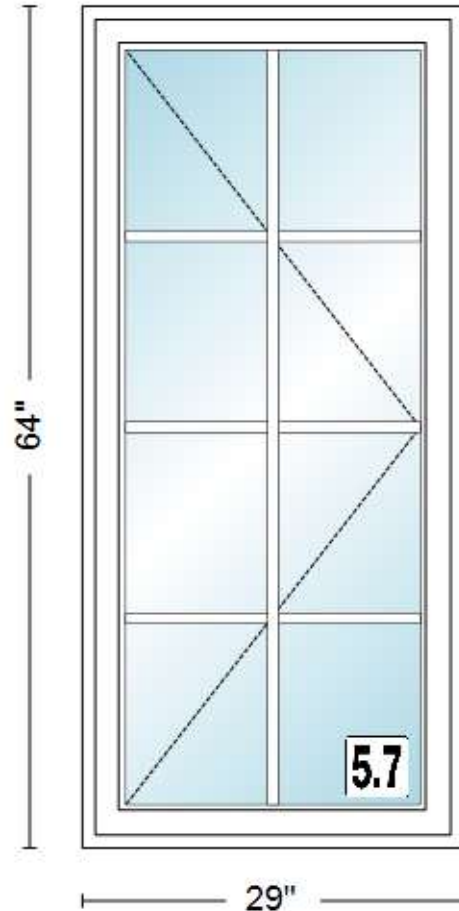
Unit #	U-Factor	SHGC	ENERGY STAR
A1	0.28	0.16	NO

Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	22.2450	58.9570	9.10760

## Unit Spec Report - Large Image

QUOTE NAME	PROJECT NAME	QUOTE NUMBER	CUSTOMER PO#	TRADE ID
Armagh (602 S. Front)	Armagh (602 S. Front)	7108440		



Room: None Assigned

Item	Qty	Operation
300-1	1	Right

RO Size: 29 3/4" x 64 3/4"

Unit Size: 29" x 64"

### Comments:

A Series Casement, Low-E4 SmartSun, Standard , Grilles: FDL, Specified Equal Light, Exterior Grille Bar Profile = Contemporary, Interior Grille Bar Profile = Contemporary, No Simulated Check Rail, 3/4", Black, Pine, Birch Bark, 2W4H

### Instructions to Manufacturer:

Unit #	U-Factor	SHGC	ENERGY STAR
A1	0.28	0.16	NO

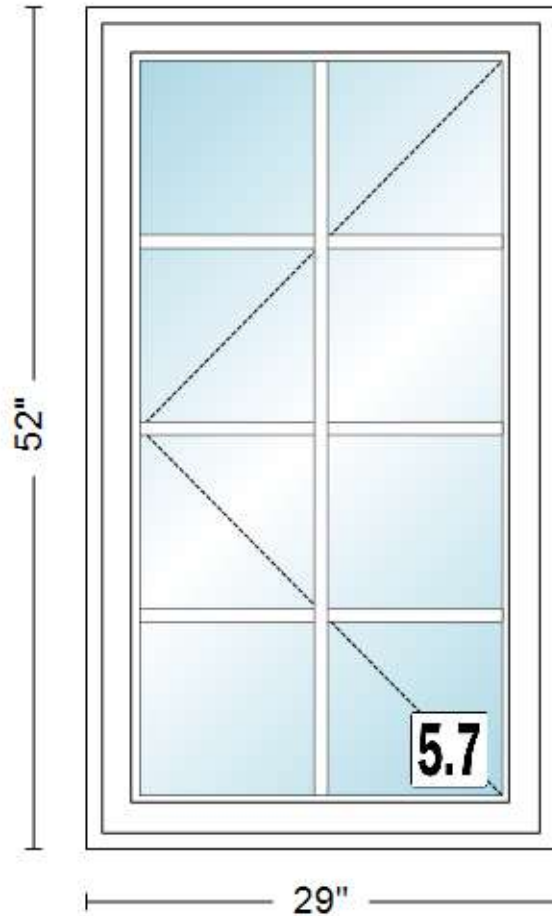
  

Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	22.2450	58.9570	9.10760



## Unit Spec Report - Large Image

QUOTE NAME	PROJECT NAME	QUOTE NUMBER	CUSTOMER PO#	TRADE ID
Armagh (602 S. Front)	Armagh (602 S. Front)	7108440		



**Room:** Bedroom

Item	Qty	Operation
400-1	1	Left

**RO Size:** 29 3/4" x 52 3/4"

**Unit Size:** 29" x 52"

**Comments:**

A Series Casement, Low-E4 SmartSun, Standard , Grilles: FDL, Specified Equal Light, Exterior Grille Bar Profile = Contemporary, Interior Grille Bar Profile = Contemporary, No Simulated Check Rail, 3/4", Black, Pine, Birch Bark, 2W4H

**Instructions to Manufacturer:**

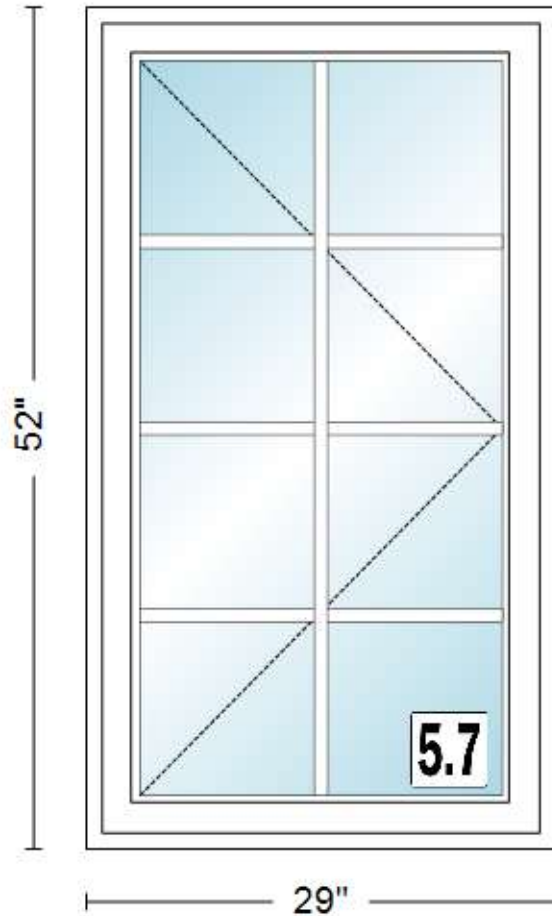
Unit #	U-Factor	SHGC	ENERGY STAR
A1	0.28	0.16	NO

Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	22.2450	46.9570	7.25390

## Unit Spec Report - Large Image

QUOTE NAME	PROJECT NAME	QUOTE NUMBER	CUSTOMER PO#	TRADE ID
Armagh (602 S. Front)	Armagh (602 S. Front)	7108440		



**Room:** Bedroom

Item	Qty	Operation
500-1	1	Right

**RO Size:** 29 3/4" x 52 3/4"

**Unit Size:** 29" x 52"

**Comments:**

A Series Casement, Low-E4 SmartSun, Standard , Grilles: FDL, Specified Equal Light, Exterior Grille Bar Profile = Contemporary, Interior Grille Bar Profile = Contemporary, No Simulated Check Rail, 3/4", Black, Pine, Birch Bark, 2W4H

**Instructions to Manufacturer:**

Unit #	U-Factor	SHGC	ENERGY STAR
A1	0.28	0.16	NO

Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	22.2450	46.9570	7.25390



## Unit Spec Report - Large Image

QUOTE NAME	PROJECT NAME	QUOTE NUMBER	CUSTOMER PO#	TRADE ID
Armagh (602 S. Front)	Armagh (602 S. Front)	7108440		

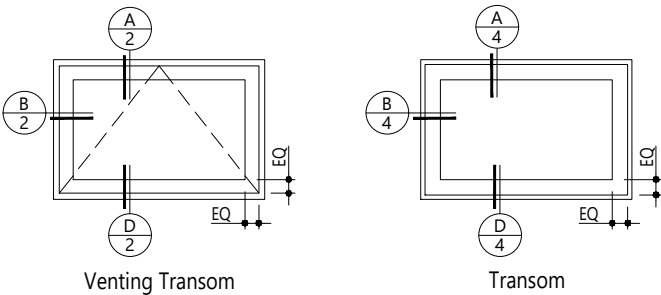
The customer signature below acknowledges that I have reviewed this order and that is correct in all aspects. The customer signature acknowledges the order is a special order and it cannot be altered in anyway, cancelled or returned. All orders not picked up with in 30 days will be subject to additional handling and storage charges. The signature below acknowledges that I understand these terms and conditions and I agree to pay Marvic Supply/SRS Distribution in full for the above special-order material. All material lead times are subject to change at any time by the manufacturer. Marvic Supply/SRS Distribution is not responsible for any changes in lead time.

CUSTOMER SIGNATURE\_\_\_\_\_DATE\_\_\_\_\_

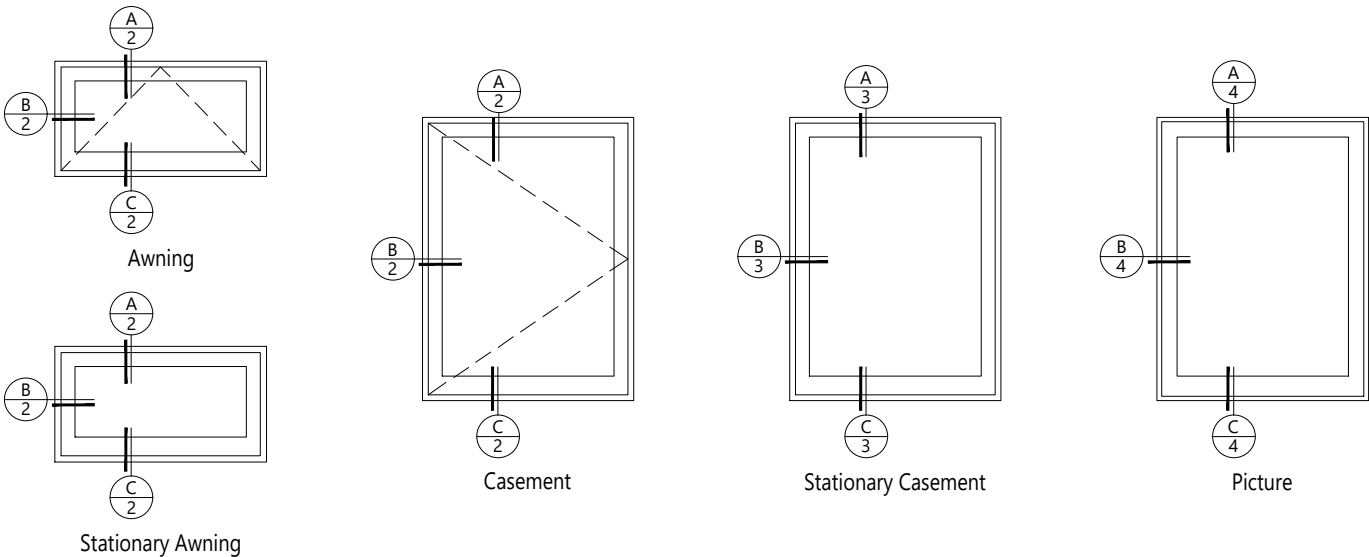
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\* All graphics as viewed from the exterior. \*\* Rough opening dimensions are minimums and may need to be increased to allow for use of building wraps or flashings or sill panning or brackets or fasteners or other items.

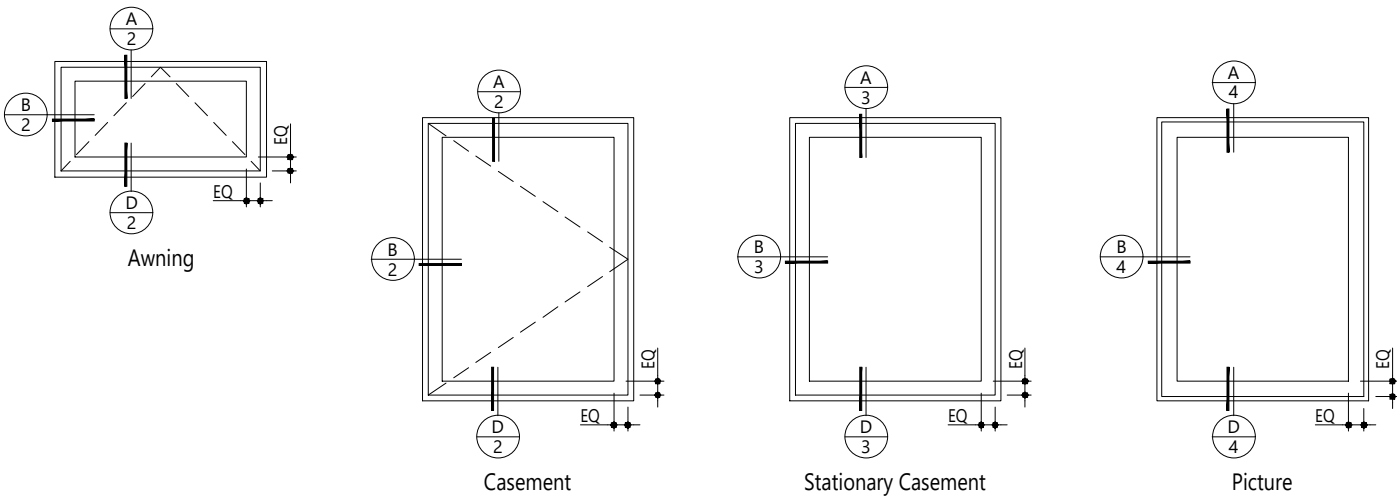
Thank you for choosing Andersen Windows & Doors



Traditional



Contemporary



Not To Scale

Notes:

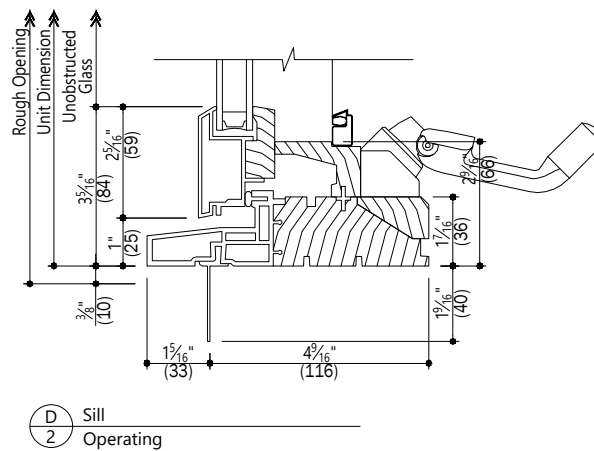
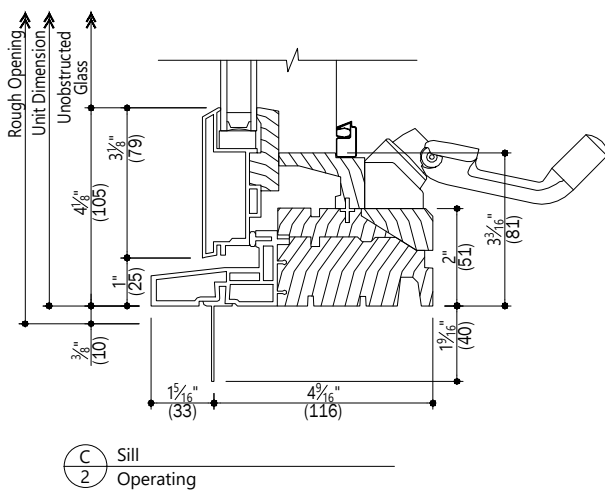
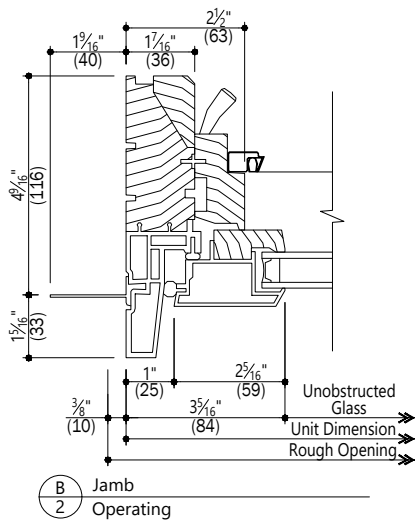
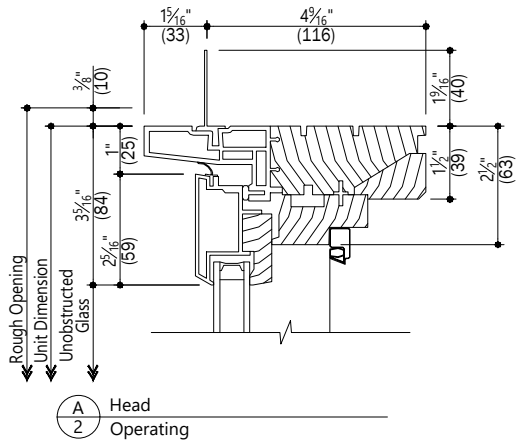
Details have been optimized for use in architectural software and do not match manufacturing specifications.  
Dimensions in parentheses are in millimeters.  
Andersen Windows, Inc. reserves the right to change drawing specifications without notice.



# A-Series

## Casement and Awning

### Dual-Pane, Contemporary Glass Stop



Scale: 3" (76) = 1' (305)

#### Notes:

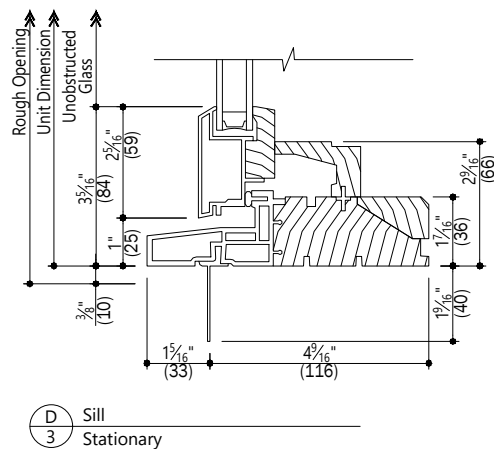
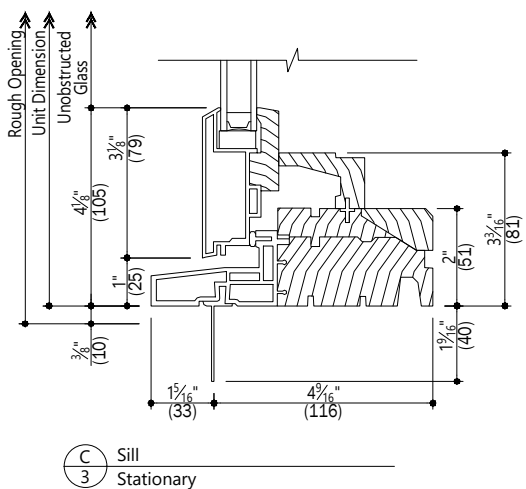
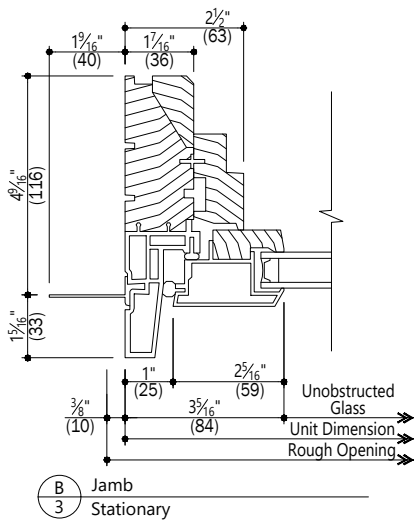
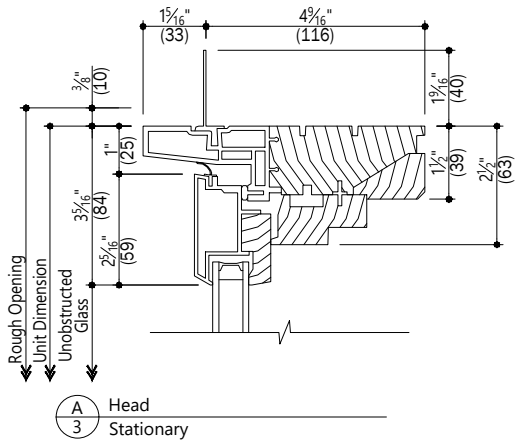
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Date: 07/10/24

# A-Series

## Casement and Awning

### Dual-Pane, Contemporary Glass Stop



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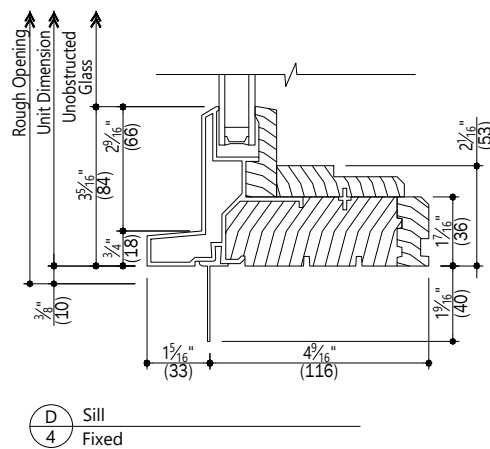
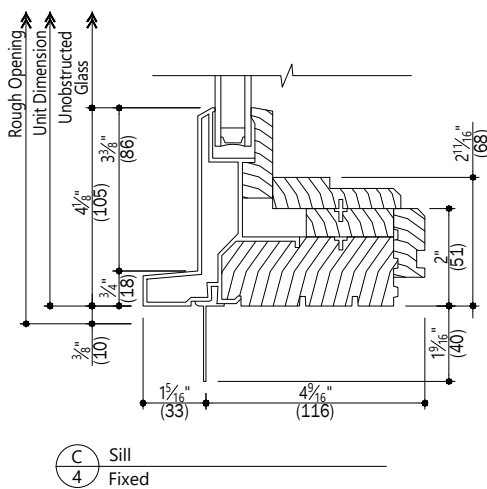
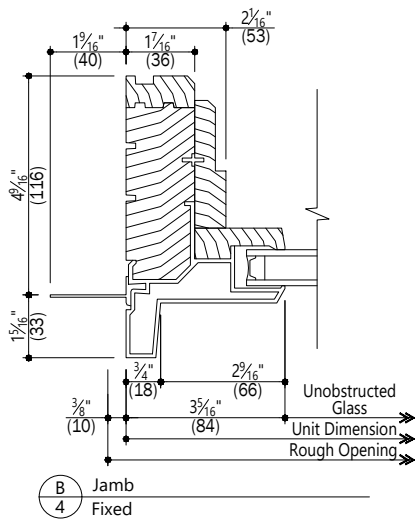
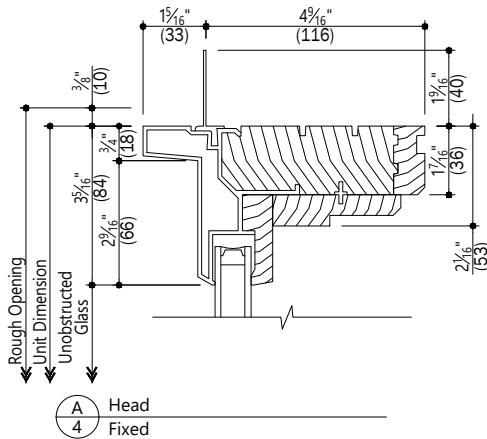
Date: 07/10/24



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## Casement and Awning

### Dual-Pane, Contemporary Glass Stop



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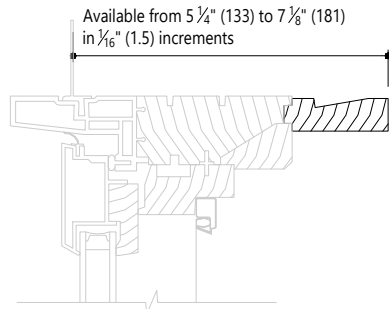
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Date: 07/10/24

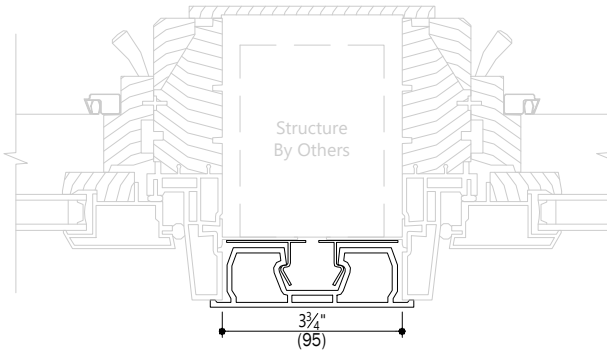
# A-Series

## Casement and Awning

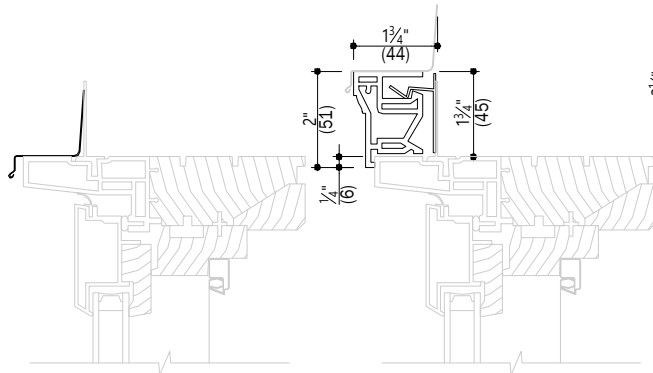
### Dual-Pane, Contemporary Glass Stop



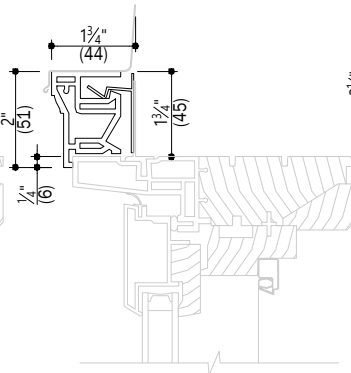
**A**  
5 Extension Jamb



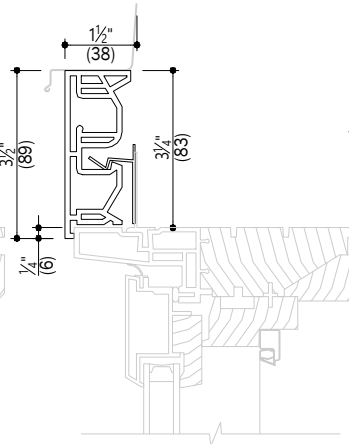
**B**  
5 3 3/4" Exterior Mull Cover  
Used in Conjunction With Trim  
System Only



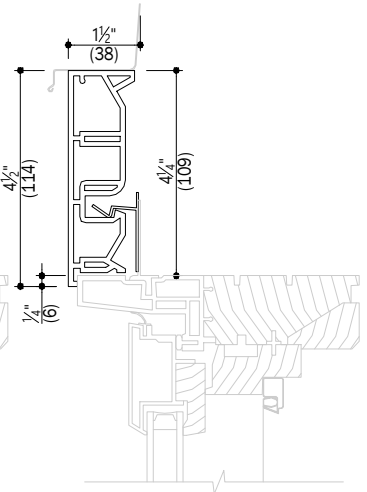
**C**  
5 Drip Cap



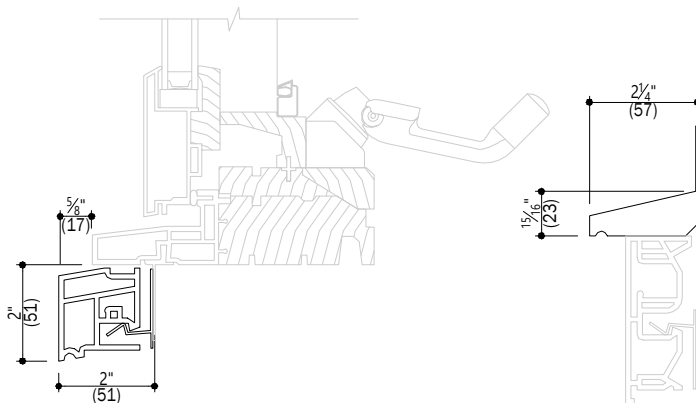
**D**  
5 2" Brick Mould



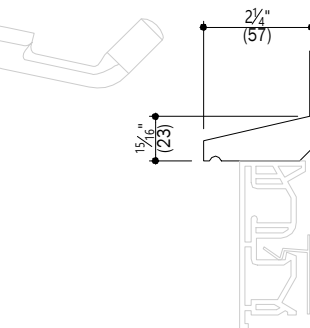
**E**  
5 3 1/2" Flat Casing



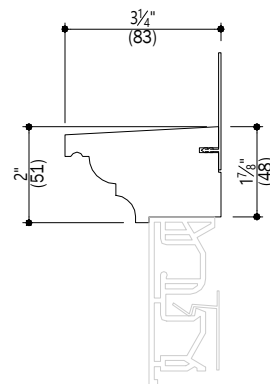
**F**  
5 4 1/2" Flat Casing



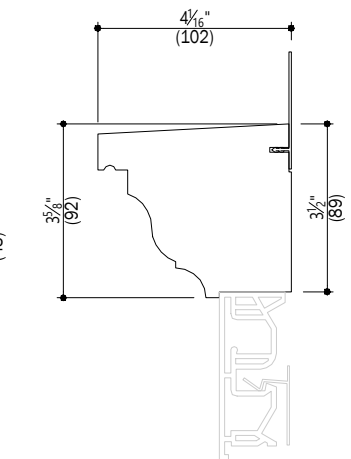
**G**  
5 Sill Nose



**H**  
5 Decorative Drip Cap



**J**  
5 2" Cornice



**K**  
5 3 5/8" Cornice

**Scale: 3" (76) = 1' (305)**

#### Notes:

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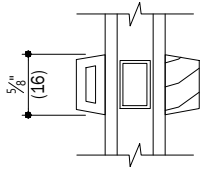
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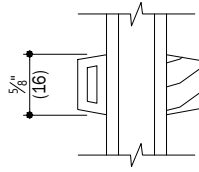
# A-Series

## Casement and Awning

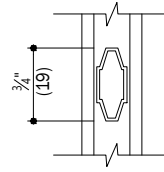
### Dual-Pane, Contemporary Glass Stop



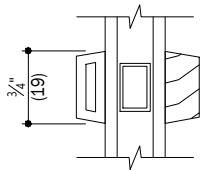
**A**  $\frac{5}{8}$ " Full Divided Light  
6 Contemporary



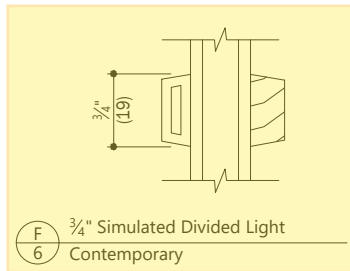
**E**  $\frac{5}{8}$ " Simulated Divided Light  
6 Contemporary



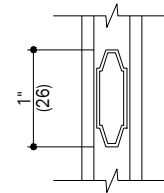
**J**  $\frac{3}{4}$ " Finelight  
6



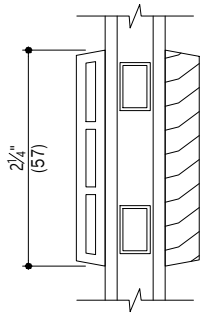
**B**  $\frac{3}{4}$ " Full Divided Light  
6 Contemporary



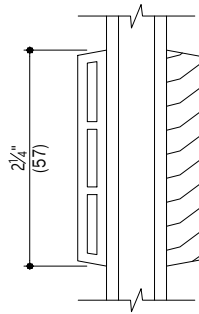
**F**  $\frac{3}{4}$ " Simulated Divided Light  
6 Contemporary



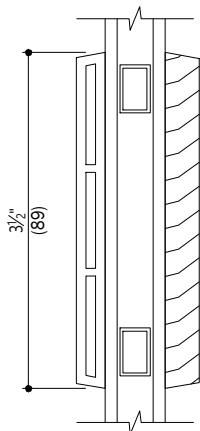
**K** 1" Finelight  
6



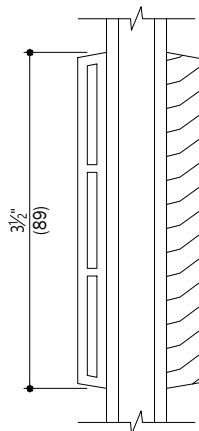
**C** 2  $\frac{1}{4}$ " Full Divided Light  
6 Contemporary



**G** 2  $\frac{1}{4}$ " Simulated Divided Light  
6 Contemporary



**D** 3  $\frac{1}{2}$ " Full Divided Light  
6 Contemporary



**H** 3  $\frac{1}{2}$ " Simulated Divided Light  
6 Contemporary

Scale: 6" (152) = 1' (305)

#### Notes:

Details have been optimized for use in architectural software and do not match manufacturing specifications.  
Dimensions in parentheses are in millimeters.  
Andersen Windows, Inc. reserves the right to change drawing specifications without notice.

Date: 07/10/24