

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

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.

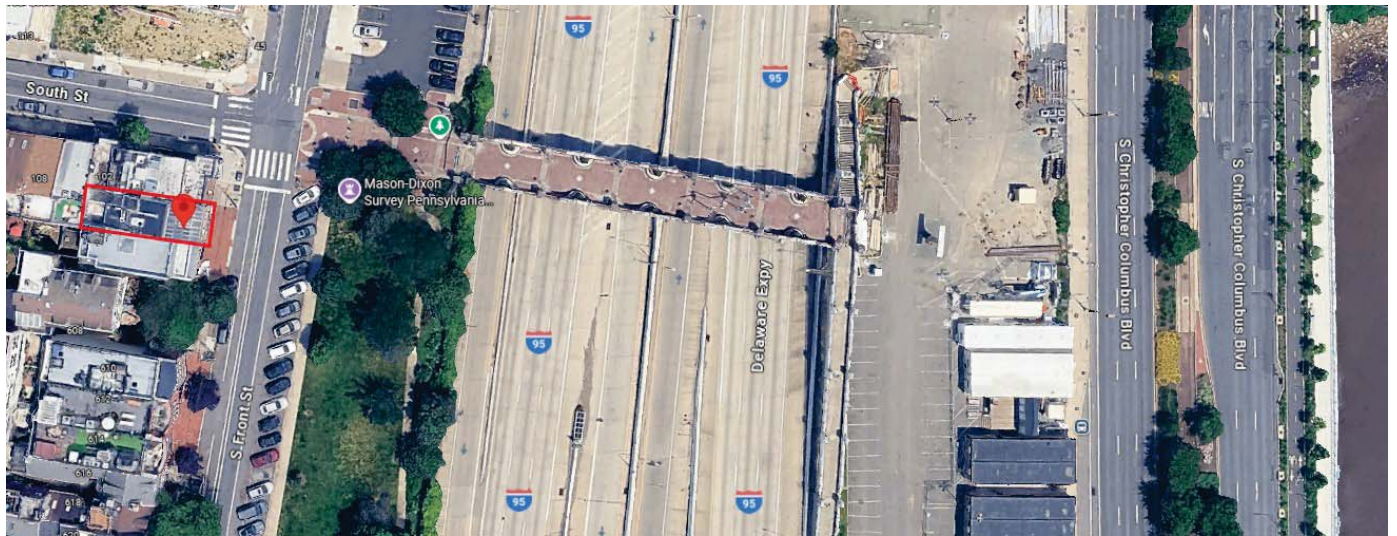


Figure 1. Location of subject property on Front St.



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
September 3, 2025**

Re: Clarification of Architectural Review

Dear Historical Committee Members,

I would like to clarify that the changes made to our home go far beyond the skylights. The entire floor was remodeled, and the back of the roof was lifted to create a flat section with a deck. This significantly changed the structure, which means the space is no longer an attic and cannot be closed off as it once was.

It's important to note that while these details were largely glossed over in the review of our application, they were brought up as points of concern in another applicant's case. For fairness and accuracy, our project should be evaluated with the same attention.

Additionally, having no windows at the front of the house would not only be impractical but would also lower the value of our home considerably. The windows are essential to making the remodeled floor functional and livable, as well as preserving the home's value. The windows are not merely aesthetic but are essential to making the remodeled floor functional, safe, and consistent with the property's design and investment.

We appreciate your reconsideration of these points as part of our application.

Sincerely, Eric and Claudia Martin

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

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 2018 & IBC/ANCI 1117.42000 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



Seal:



Client

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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Job No:

Drawn By:
Checked By:

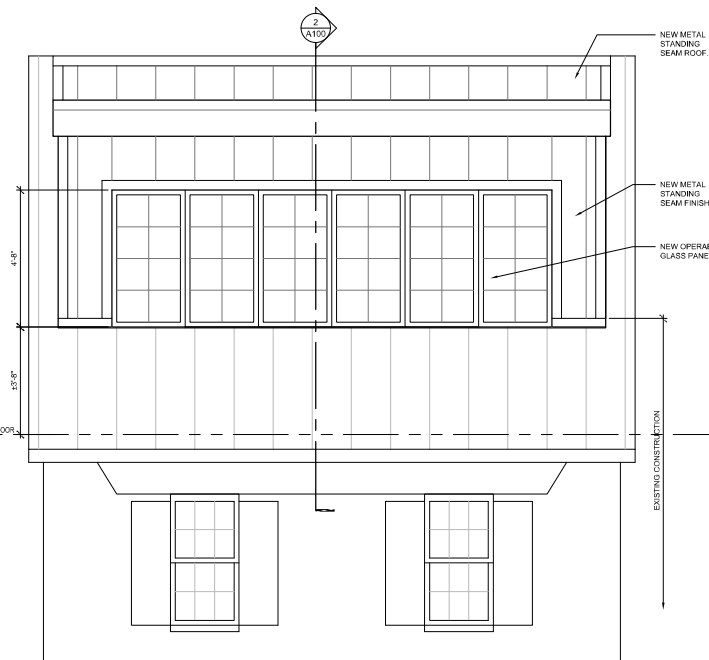
Date: 6/7/2024

Scale: AS NOTED

Drawing Title:

GENERAL INFORMATION

G-000



TO EXISTING FLOOR

NEW METAL STANDING SEAM FINISH

LINE OF EXISTING ROOF

4 PARTIAL SIDE ELEVATION

PROVIDE ALL REQUIRED ITEMS, TRIM,
FLASHINGS, ACCESSORIES, ETC. AS NEEDED
TO PROPERLY INSTALL METAL STANDING
SEAM ROOF. SEE MANUFACTURER
INSTALLATION RECOMMENDATIONS &
DETAILS. CONSULT WITH STANDING SEAM
ROOF MANUFACTURER AS NEEDED TO
INSURE PROPER INSTALLATION

The image contains two architectural drawings. The top drawing is a plan view of the 4th floor loft, showing a rectangular space with a dashed line indicating a partition. A section line A-100 is shown with a north arrow pointing towards the top-left. The bottom drawing is a partial floor plan, showing a section of the building with a dashed line indicating a partition. A section line A-100 is shown with a north arrow pointing towards the bottom-left. The drawings include labels for 'NEW 5-1/4 X 5-1/4 PSL POST', 'NEW WALL CONSTRUCTION', 'EXISTING WALL CONSTRUCTION', 'EQ', '19'-0" (6) EQUAL GLASS PANELS', and '4TH FLOOR LOFT'.

4TH FLOOR LOFT

SCALE: 1/2" = 1'-0"

NEW 5-1/4 X 5-1/4 PSL POST

NEW WALL CONSTRUCTION

EXISTING WALL CONSTRUCTION

EQ

19'-0" (6) EQUAL GLASS PANELS

PARTIAL FLOOR PLAN

SCALE: 1/2" = 1'-0"

1 PARTIAL FLOOR PLAN
A-100 SCALE: 1/2" = 1'-0"











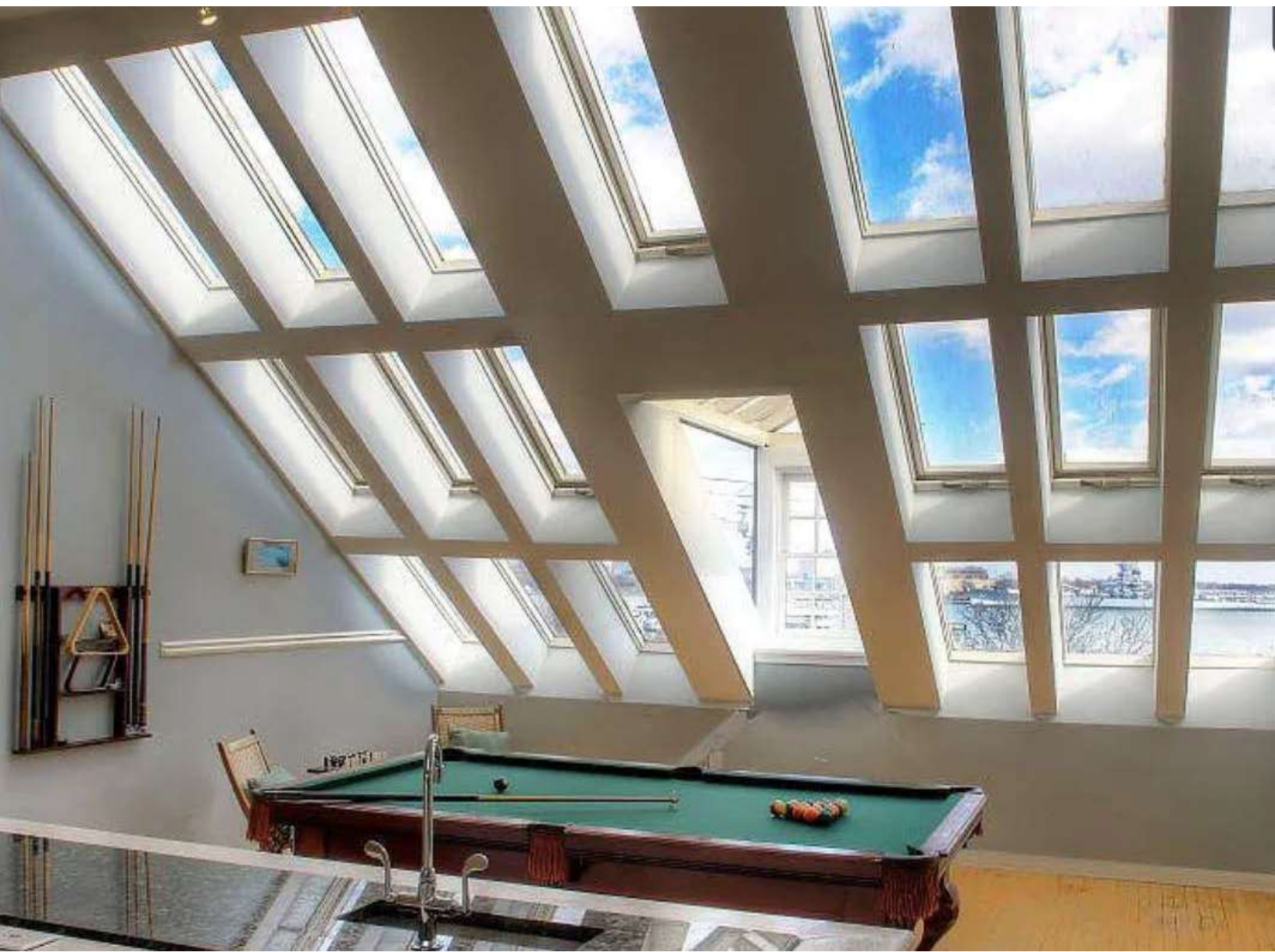
South Street Ped. Bridge
South Street
Head House Square

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

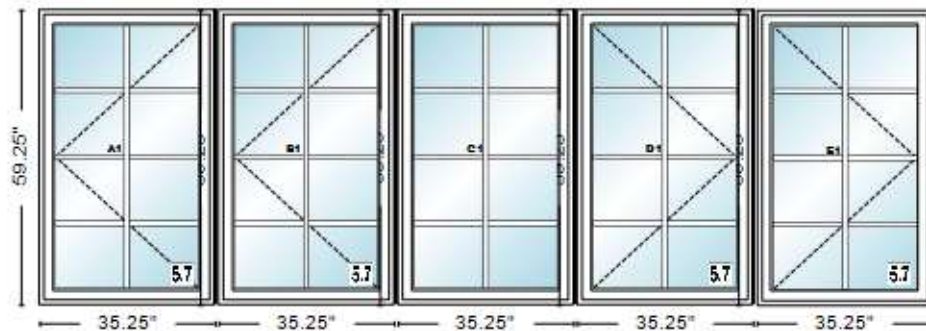
Mark Baker

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

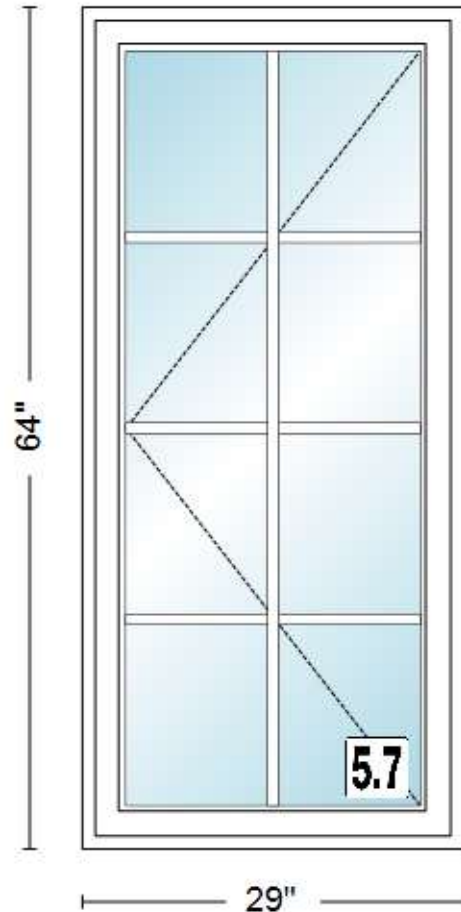
Instructions to Manufacturer:

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

<u>Item</u>	<u>Qty</u>	<u>Operation</u>
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

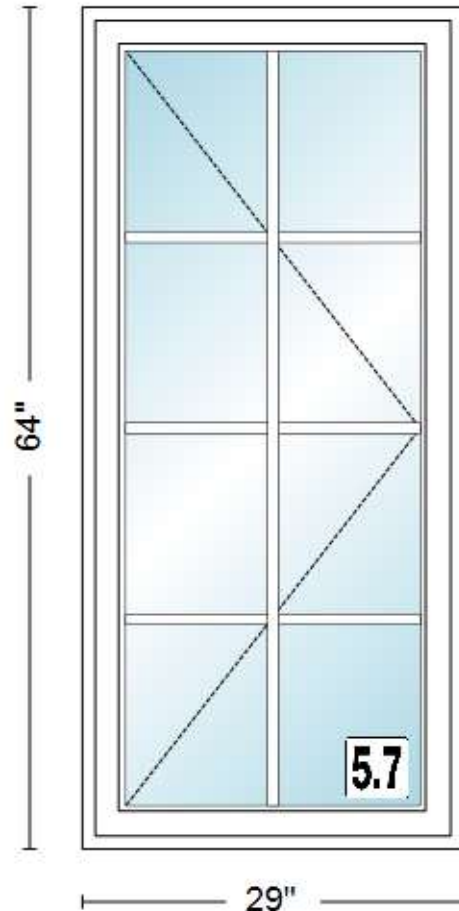
Instructions to Manufacturer:

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

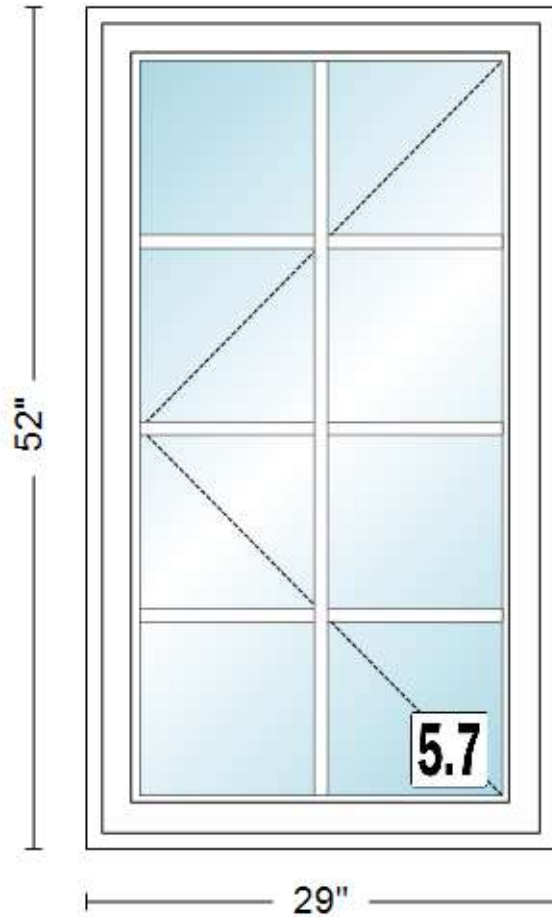
Instructions to Manufacturer:

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

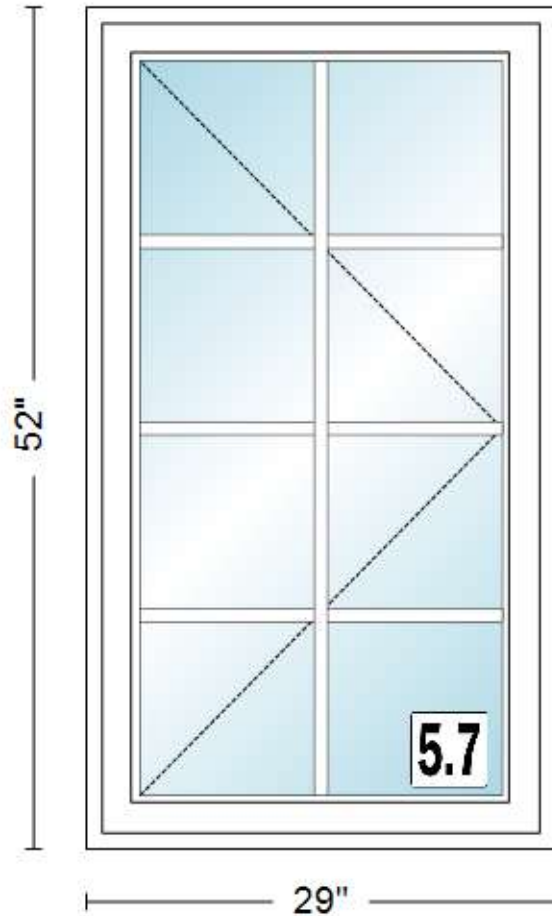
Instructions to Manufacturer:

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

<u>Item</u>	<u>Qty</u>	<u>Operation</u>
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.

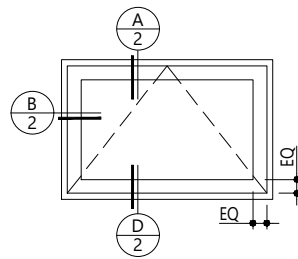
CUSTOMER SIGNATURE_____DATE_____

* 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.

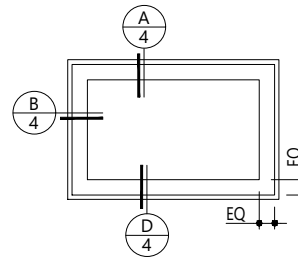
Thank you for choosing Andersen Windows & Doors

A-Series

Casement and Awning
Dual-Pane, Contemporary Glass Stop

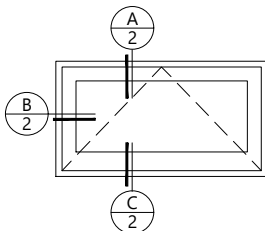


Venting Transom

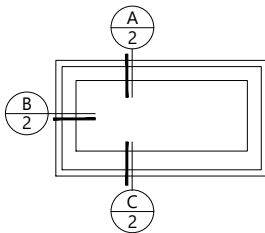


Transom

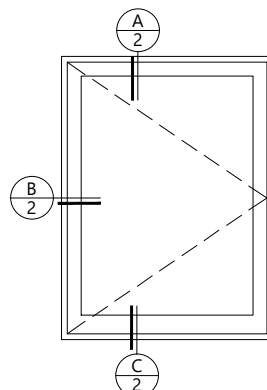
Traditional



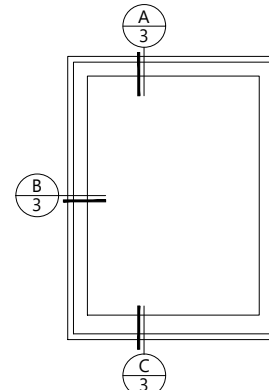
Awning



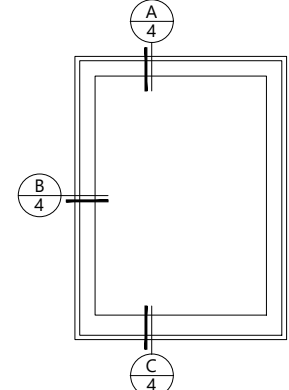
Stationary Awning



Casement

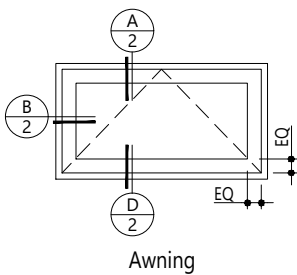


Stationary Casement

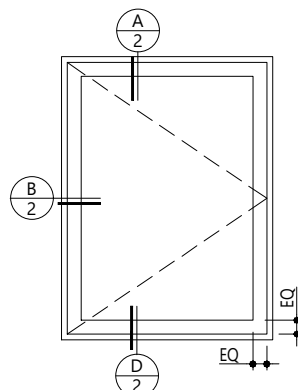


Picture

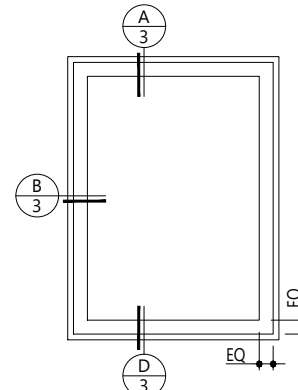
Contemporary



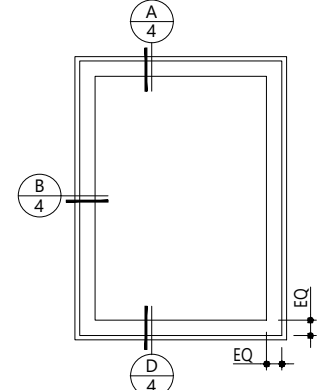
Awning



Casement



Stationary Casement



Picture

Not To Scale

Notes:

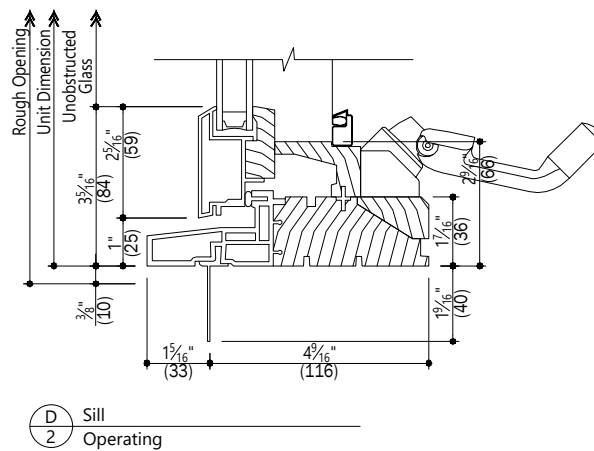
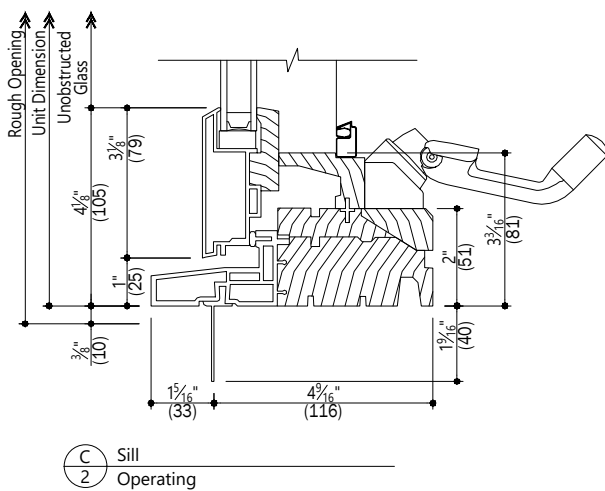
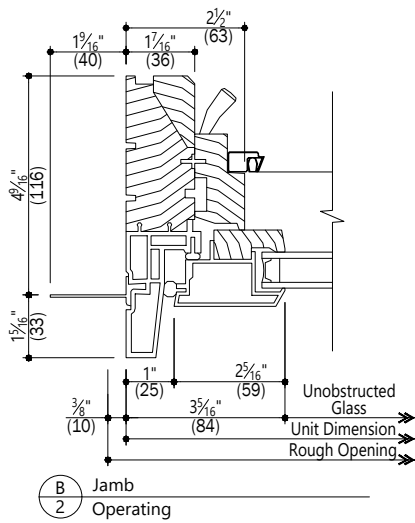
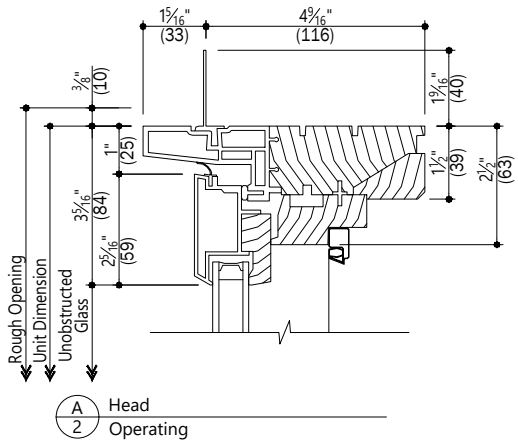
Details have been optimized for use in architectural software and do not match manufacturing specifications.
Dimensions in parentheses are in millimeters.
Andersen Windows, Inc. reserves the right to change drawing specifications without notice.

Date: 07/10/24

A-Series

Casement and Awning

Dual-Pane, Contemporary Glass Stop



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

Notes:

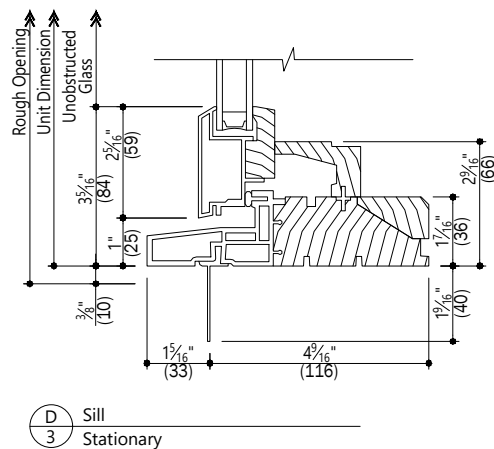
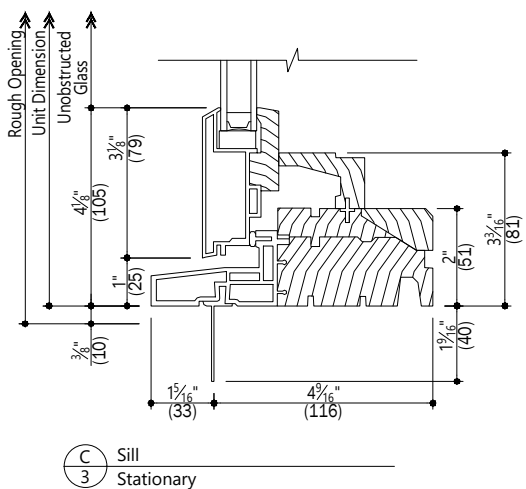
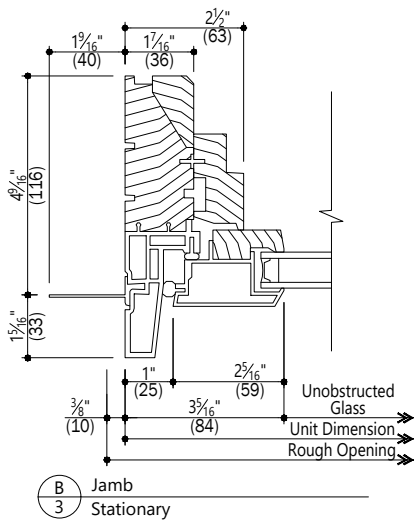
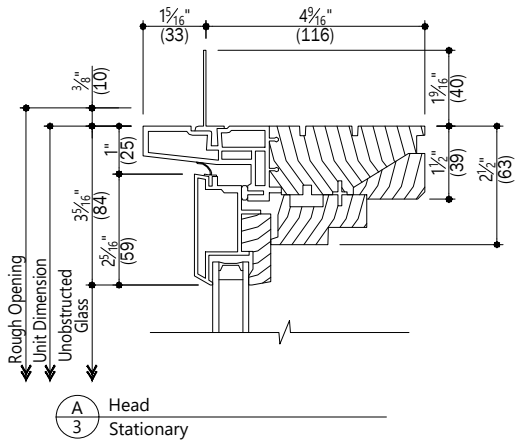
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Date: 07/10/24

A-Series

Casement and Awning

Dual-Pane, Contemporary Glass Stop



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

Notes:

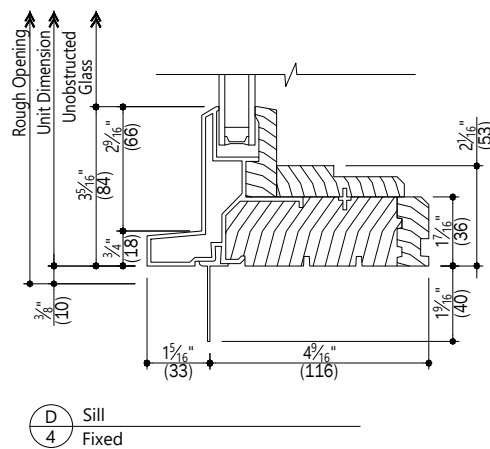
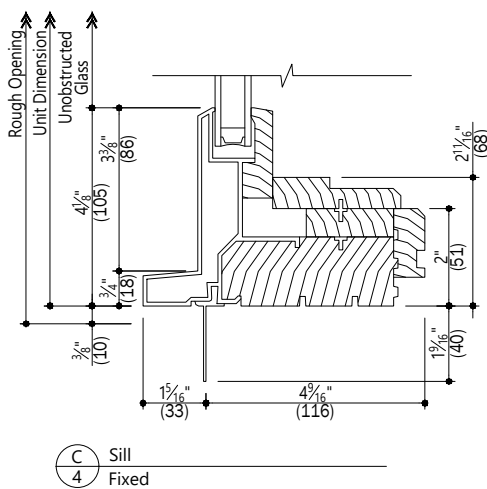
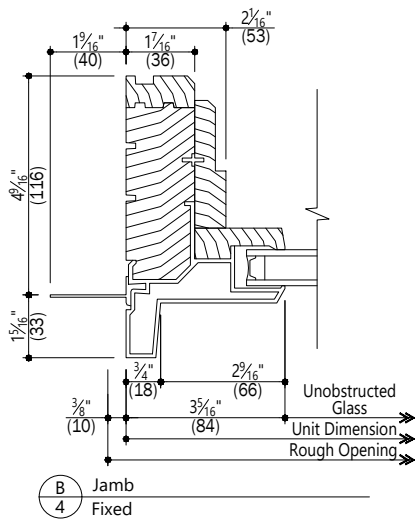
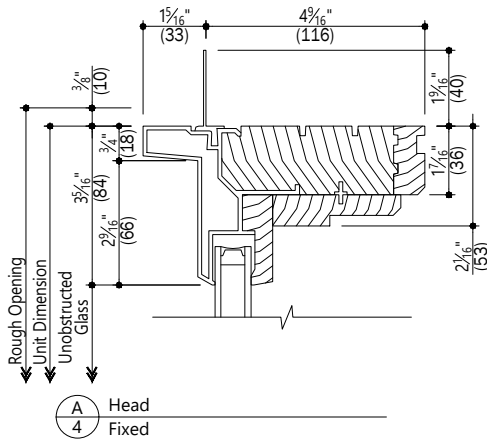
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Date: 07/10/24

A-Series

Casement and Awning

Dual-Pane, Contemporary Glass Stop



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

Notes:

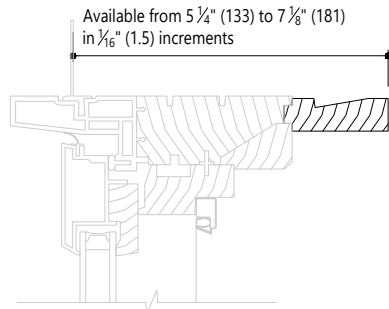
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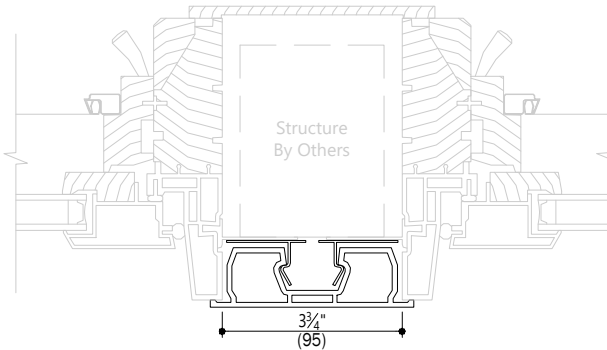
A-Series

Casement and Awning

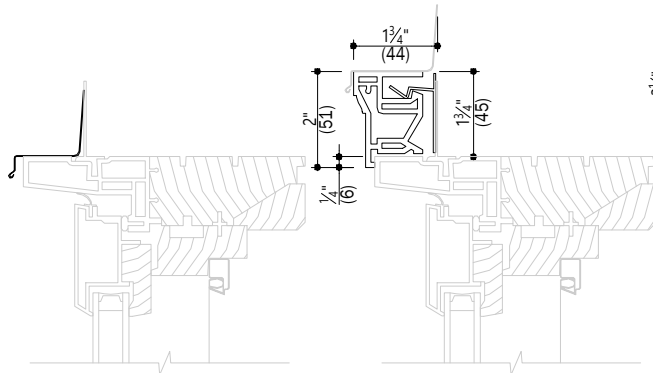
Dual-Pane, Contemporary Glass Stop



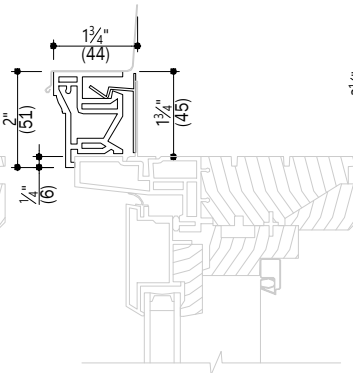
A
5 Extension Jamb



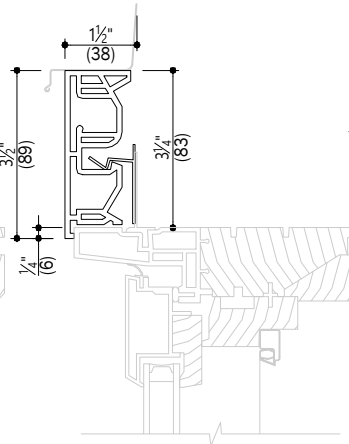
B
5 3 3/4" Exterior Mull Cover
Used in Conjunction With Trim
System Only



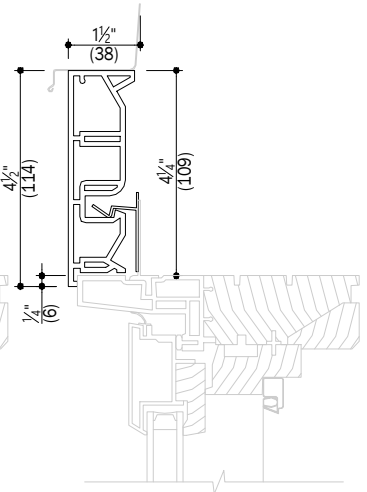
C
5 Drip Cap



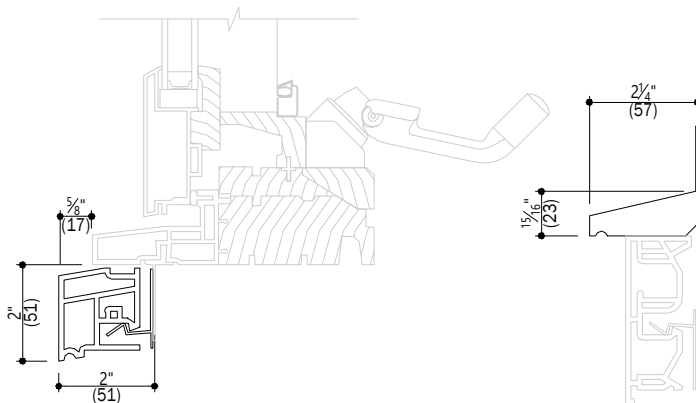
D
5 2" Brick Mould



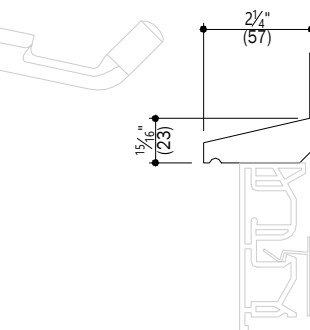
E
5 3 1/2" Flat Casing



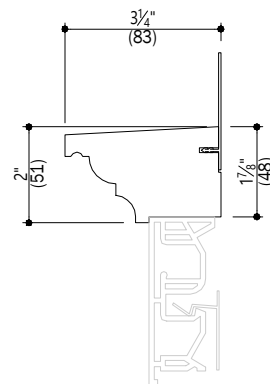
F
5 4 1/2" Flat Casing



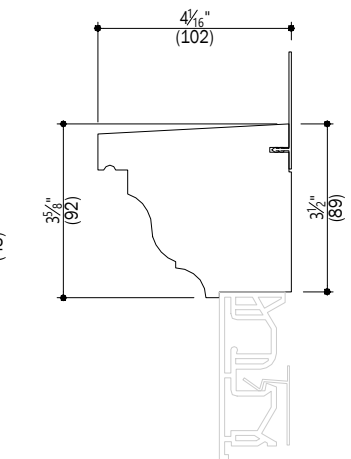
G
5 Sill Nose



H
5 Decorative Drip Cap



J
5 2" Cornice



K
5 3 5/8" Cornice

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

Notes:

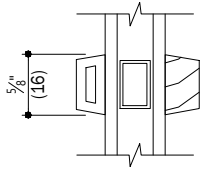
Details have been optimized for use in architectural software and do not match manufacturing specifications.
Dimensions in parentheses are in millimeters.
Andersen Windows, Inc. reserves the right to change drawing specifications without notice.

Date: 07/10/24

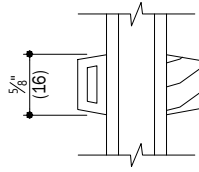
A-Series

Casement and Awning

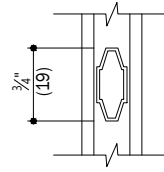
Dual-Pane, Contemporary Glass Stop



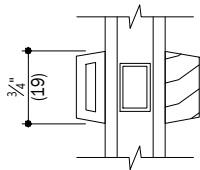
A $\frac{5}{8}$ " Full Divided Light
6 Contemporary



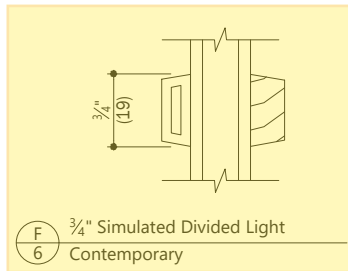
E $\frac{5}{8}$ " Simulated Divided Light
6 Contemporary



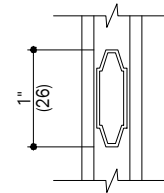
J $\frac{3}{4}$ " Finelight
6



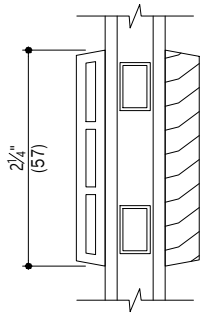
B $\frac{3}{4}$ " Full Divided Light
6 Contemporary



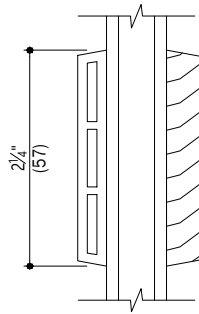
F $\frac{3}{4}$ " Simulated Divided Light
6 Contemporary



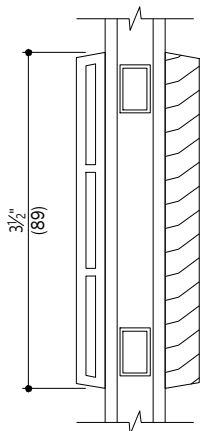
K 1" Finelight
6



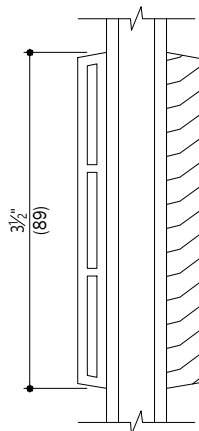
C 2 $\frac{1}{4}$ " Full Divided Light
6 Contemporary



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.
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Date: 07/10/24