

ADDRESS: 1830 RITTENHOUSE SQ, UNIT 1A

Proposal: Replace windows

Review Requested: Final Approval

Owner: London Real Estate, LLC

Applicant: Lea Litvin, Lo Design

History: 1913; Wetherill Apartment House; Frederick Webber, architect

Individual Designation: None

District Designation: Rittenhouse Fidler Historic District, Significant, 2/8/1995

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

BACKGROUND:

The owner of Unit 1A on the first floor of this condominium building proposes to replace the windows by removing three historic casement windows with large wood mullions and replacing them with undivided picture windows. One window is on the Rittenhouse Square façade and two are on the S. 19th Street façade.

Since the building was designated, the staff has approved nine applications for replacement of windows at 1930 Rittenhouse that match the original in design, materials and dimensions. In 1995 the Historical Commission denied installation of a picture window in Unit 14A. In 2002, the Architectural Committee recommended denial of a picture window that was part of a larger application at Unit 15A. While reviewing that application, the Historical Commission initially voted to approve the project, including the picture window, but then sought to revise the motion and deny the picture window, the Commission's legal counsel advised against reversing the decision. Several units in the building have picture windows. Most were installed before the designation of the historic district in 1995; others may have been installed illegally since that time.

SCOPE OF WORK:

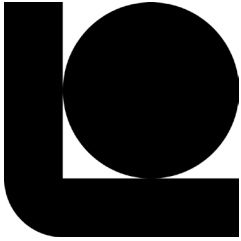
- Remove three casement windows and install large picture windows.

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 materials or alterations of features and spaces that characterize a property shall be avoided.*
 - The project would remove character-defining features, distinctive large original casement windows.
- *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.*
 - The proposed windows will not match the historic windows in design.

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



Lo Design	LoDesignCo.com
Architecture	[215] 606-4896
Interiors	2116 Locust Street
Development	Philadelphia, PA 19103

Philadelphia Historical Commission

Attn: Heather Hendrickson

1515 Arch Street, 13th Floor

Philadelphia, PA 19102

Re: 1830 Rittenhouse Square, Unit 1A – Window Alteration Proposal

Dear Members of the Historical Commission,

On behalf of the property owner of Unit 1A at 1830 Rittenhouse Square, we respectfully submit this application for review and approval of a proposed alteration to the unit's existing windows.

The subject property is part of a historically designated condominium building designed by Frederick Webber in 1913 and listed on the Philadelphia Register of Historic Places in 1972. The current proposal is for the alteration of the existing French casement windows at the ground floor of Unit 1A. Specifically, the intent is to remove the vertical mullions and replace the casements with a single picture window.

This modification would allow for a clearer view of Rittenhouse Square and provide consistency with adjacent units, which already feature this configuration. Importantly, the proposed alteration will maintain the existing masonry opening, respect the architectural framework of the façade, and balance the preservation of the building's historic character with the functional needs of the current resident.

We appreciate the Commission's consideration of this request and look forward to the opportunity to present the project at the upcoming Architectural Committee and Commission meetings. Please do not hesitate to contact us with any questions or requests for additional information.

Sincerely,

Lea Litvin AIA, LEED AP BD&C

Partner, Lo Design

lea@lodesignco.com



Lo Design

1830 Rittenhouse Square Unit 1A

Historical Commission Review

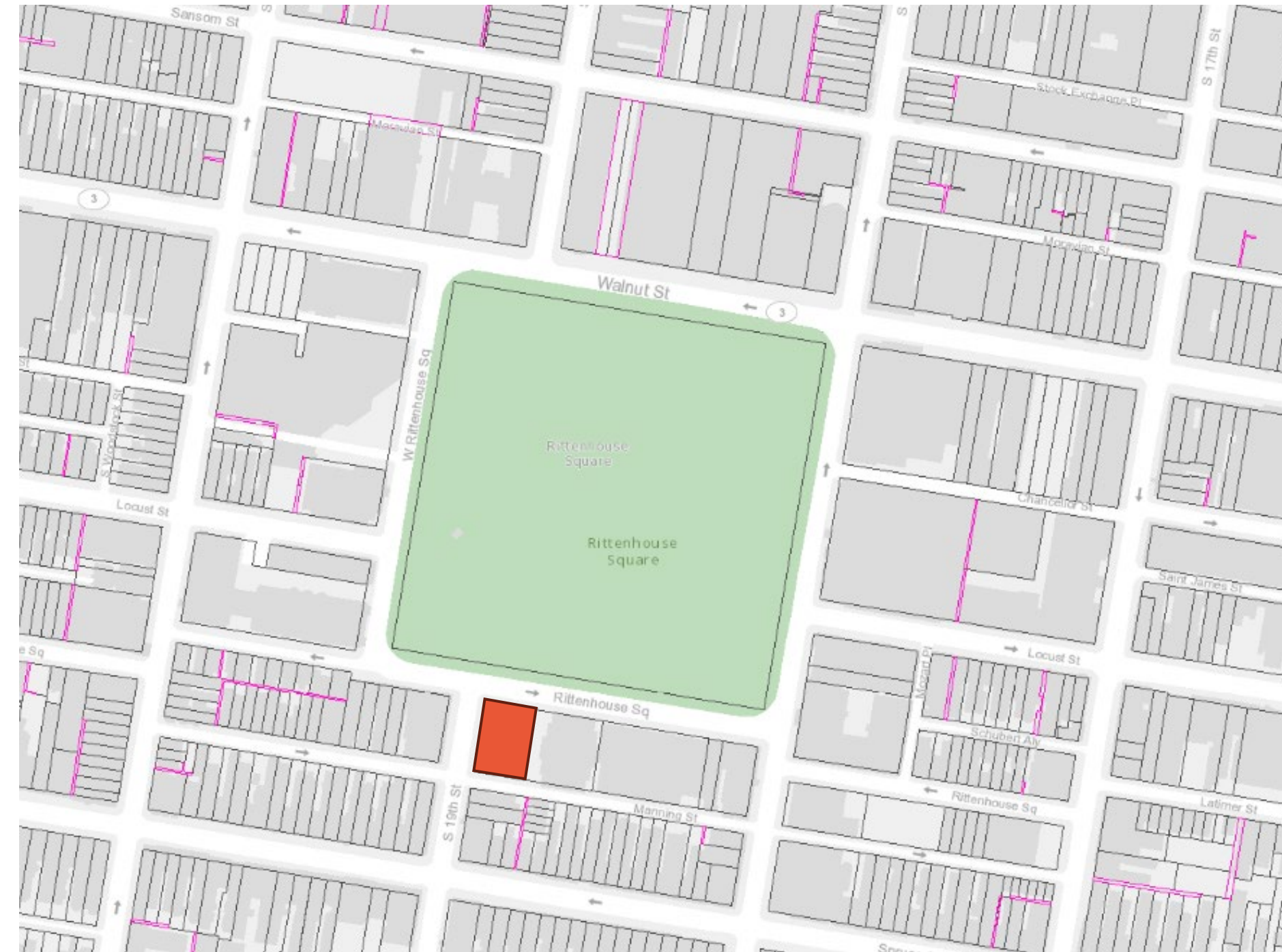


Project Narrative

The subject property is located at 1830 Rittenhouse Square, a historically designated condominium building designed by Frederick Webber in 1913 and listed on the Philadelphia Register of Historic Places in 1972.

The current proposal is for the alteration of the existing French casement windows at the ground floor of Unit 1A. The intent is to remove the vertical mullions and replace the casements with a single picture windows. This change would allow for a clearer view to Rittenhouse Square and provide consistency with the adjacent units, which already feature this configuration.

The purpose of this presentation is to request approval from the Historical Commission for this modification. The proposed alteration maintains the existing opening, respects the architectural framework of the façade, and seeks to balance the preservation of historic character with the functional needs of the current resident.



Context

Existing Conditions



Context

Existing Conditions



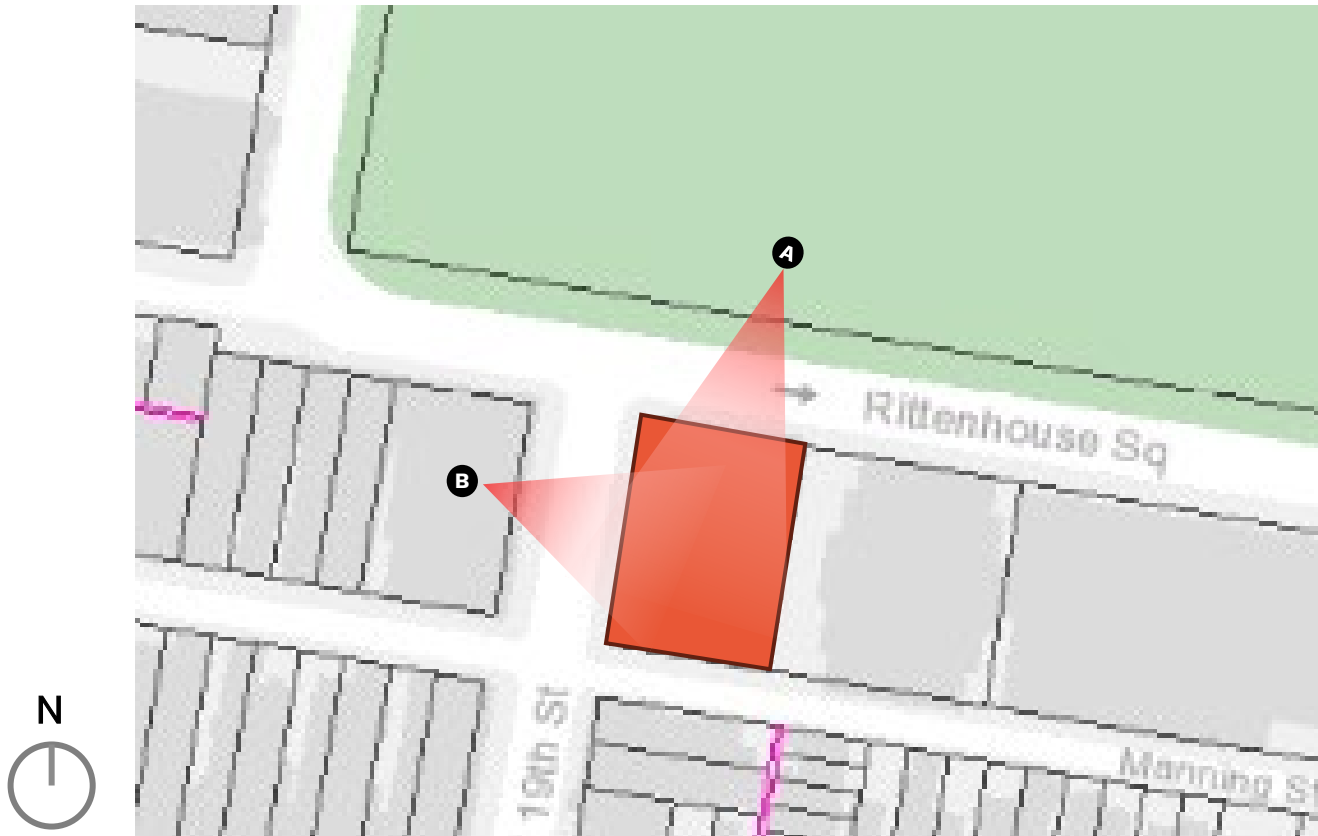
Rittenhouse Square Facade

Unit 1A

Proposed change
from existing French
casement to single
picture unit



19th Street Facade



Context

Existing Conditions



Adjacent neighbor
above with center
casement window

Unit 1A
Proposed changed
from existing French
casement to single
picture unit

Rittenhouse Square Facade



Context

Existing Conditions

Adjacent neighbor
above with center
casement window

Unit 1A
Proposed changed
from existing French
casement to single
picture unit



19th Street Facade

Adjacent neighbor to
the south with center
casement window



Proposed Replacements

WINDOW C



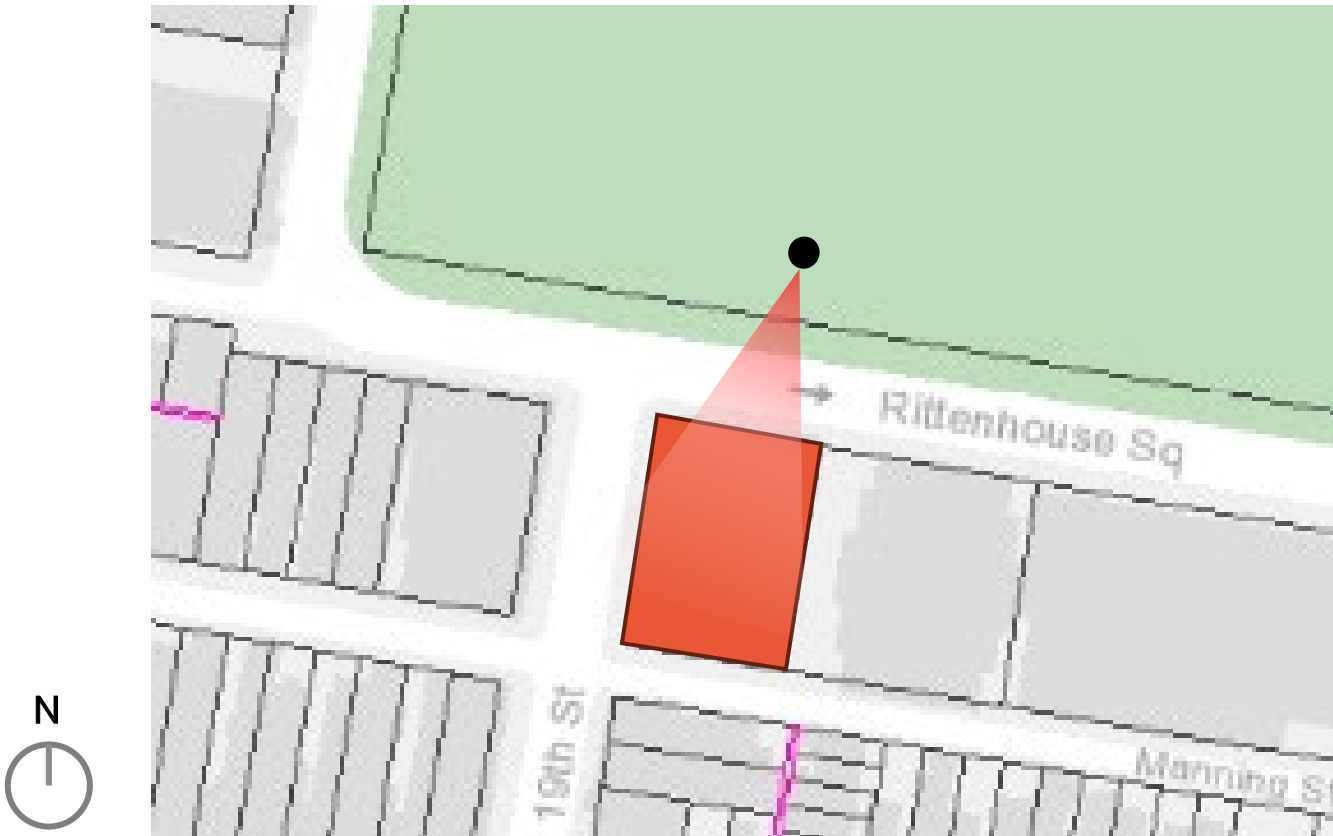
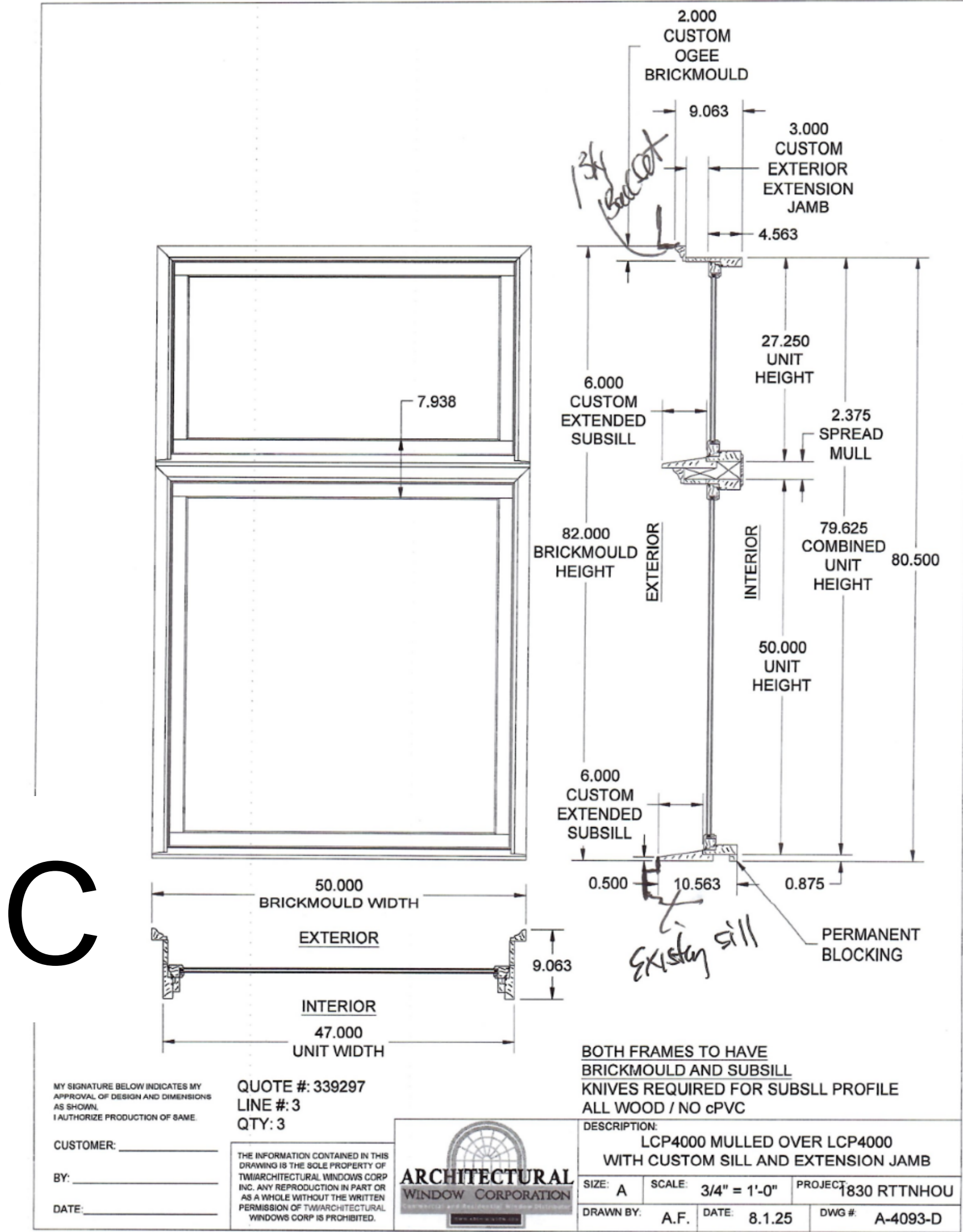
Rittenhouse Square Facade



19th Street Facade

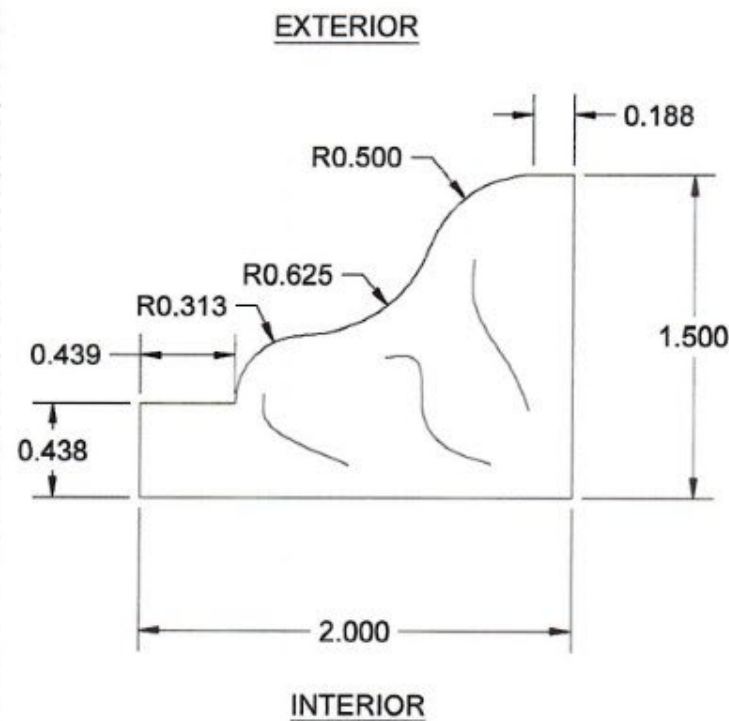


Proposed Replacements



Proposed Replacements

WINDOW C



MY SIGNATURE BELOW INDICATES MY APPROVAL OF DESIGN AND DIMENSIONS AS SHOWN. I AUTHORIZE PRODUCTION OF SAME.

CUSTOMER: _____

BY: _____

DATE: _____

QUOTE #: 339297
LINE #:
QTY:

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KNIVES REQUIRED FOR CUSTOM PROFILE
ALL WOOD / NO cPVC

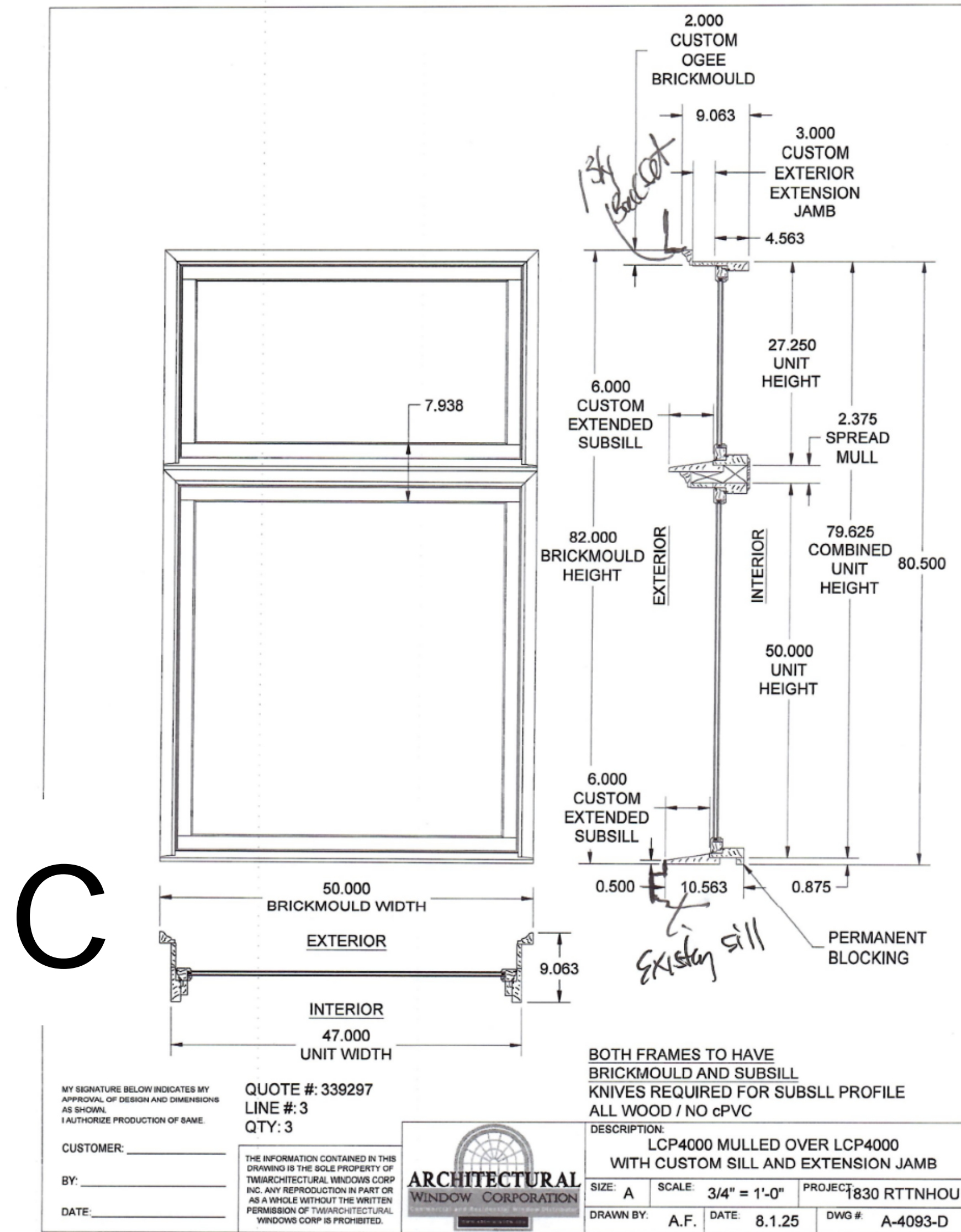
DESCRIPTION:
CUSTOM 2" OGEE BRICKMOULD PROFILE

SIZE: A	SCALE: 1'-0" = 1'-0"	PROJECT: 1830 RTTNHOU
DRAWN BY: A.F.	DATE: 7.30.25	DWG #: A-4093-A

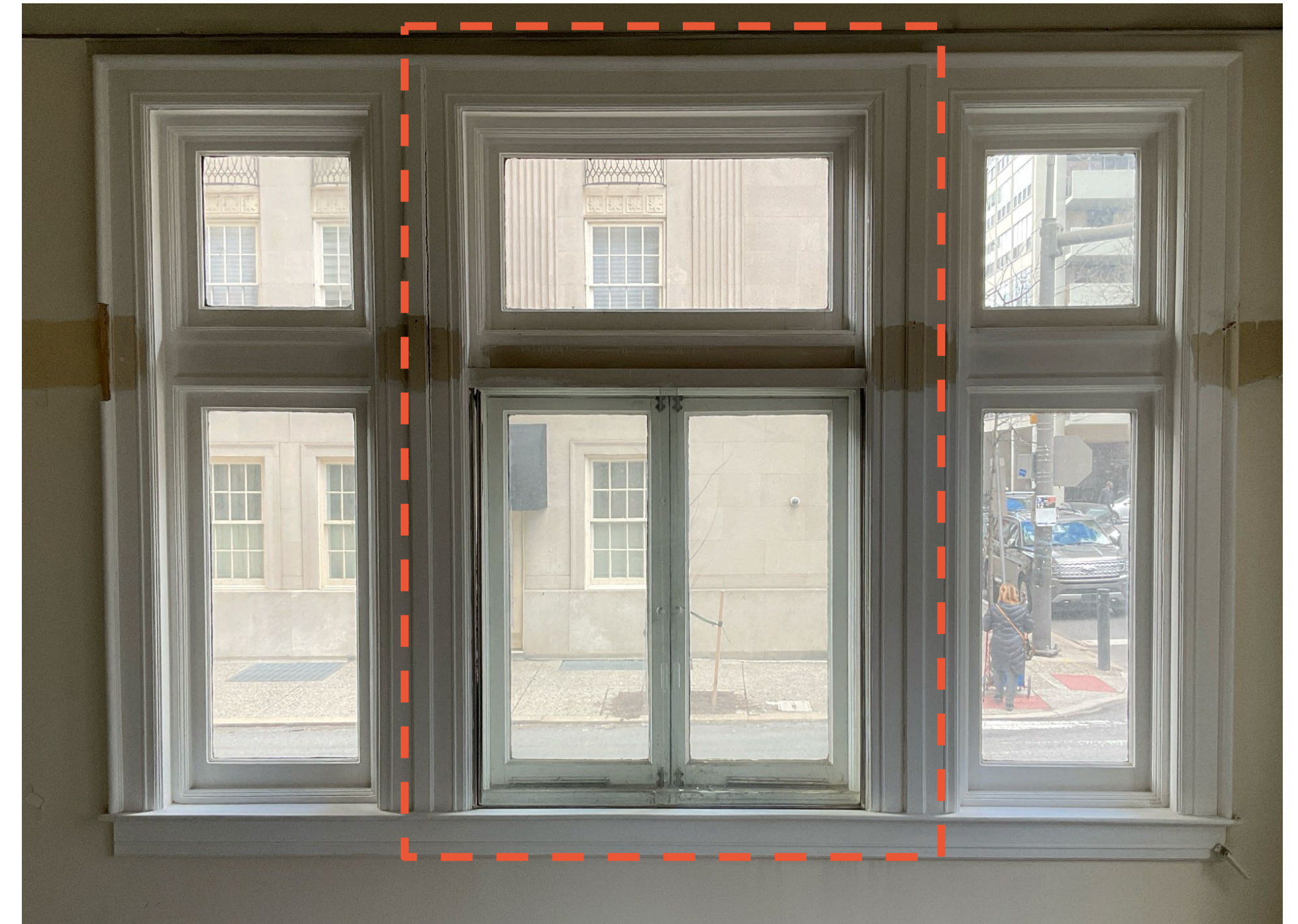
SUPPLEMENTED



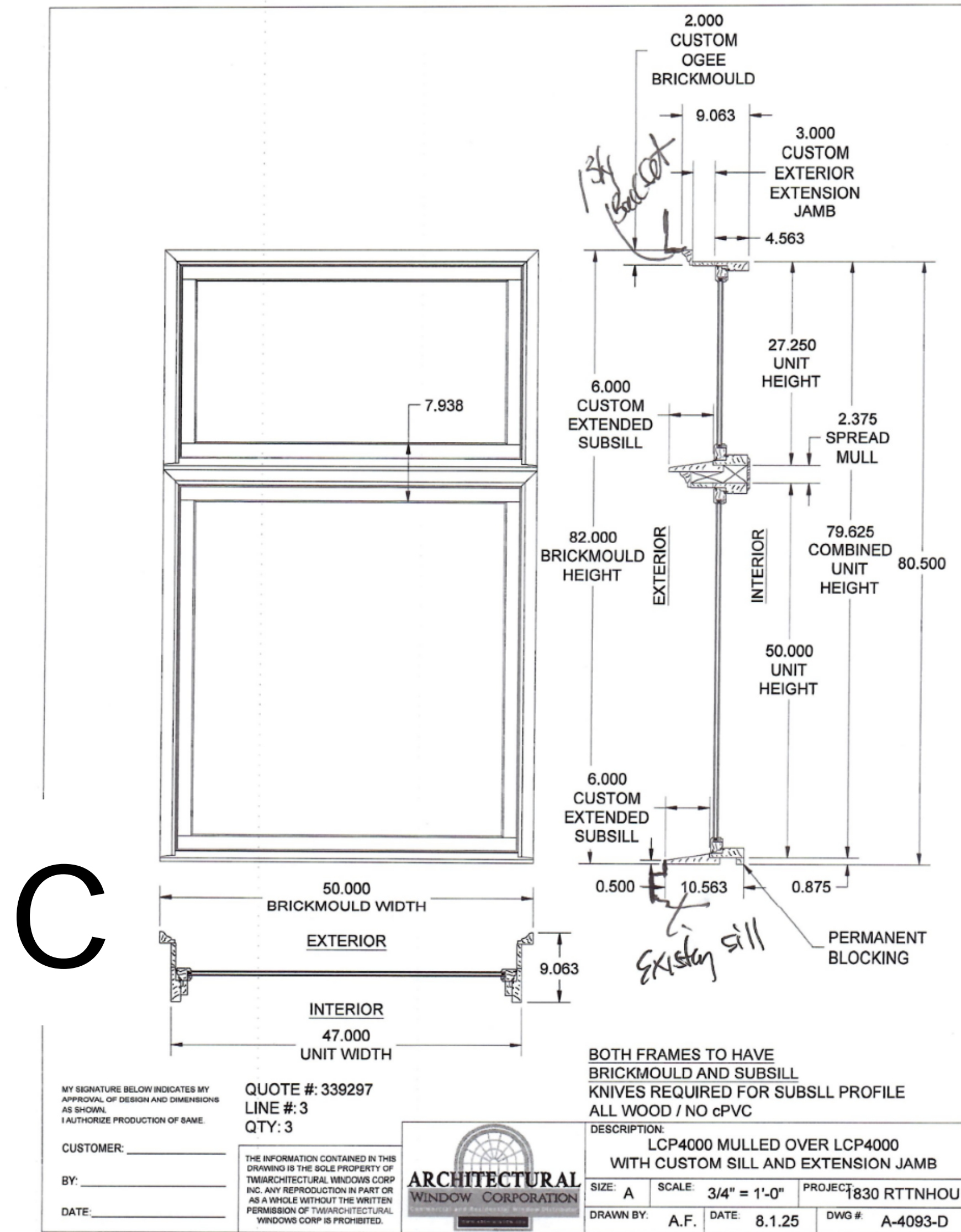
Proposed Replacements



SUPPLEMENTED



Proposed Replacements

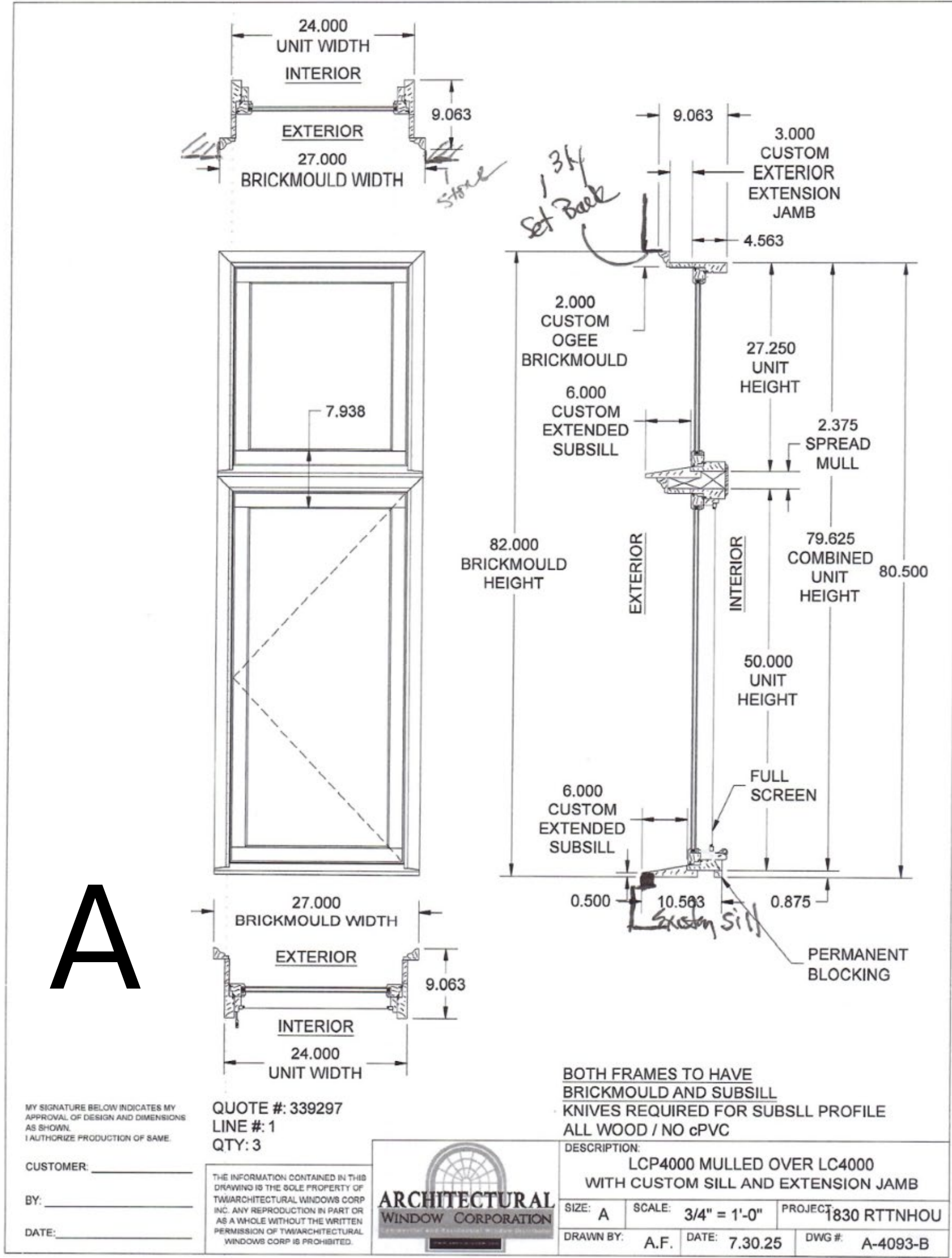


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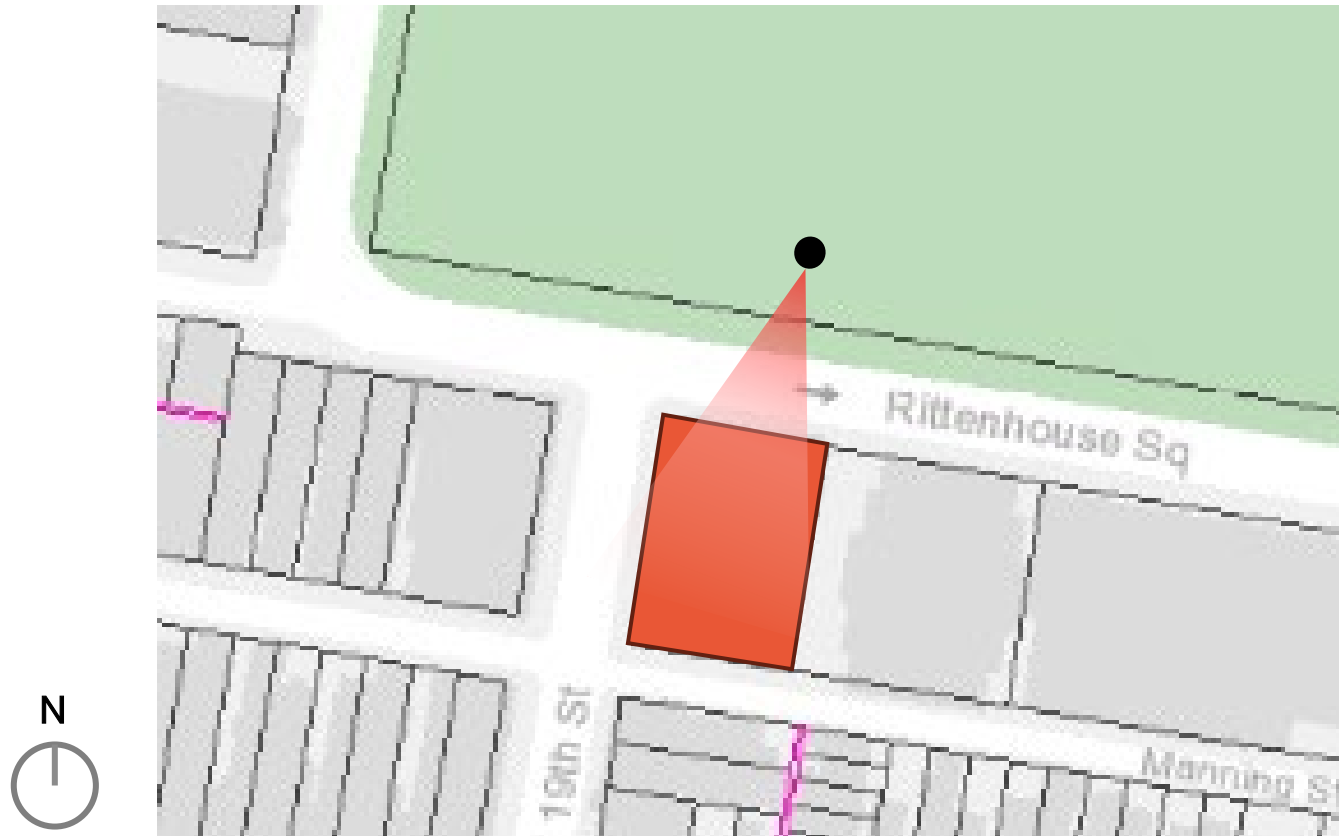


Proposed Replacements

WINDOW A

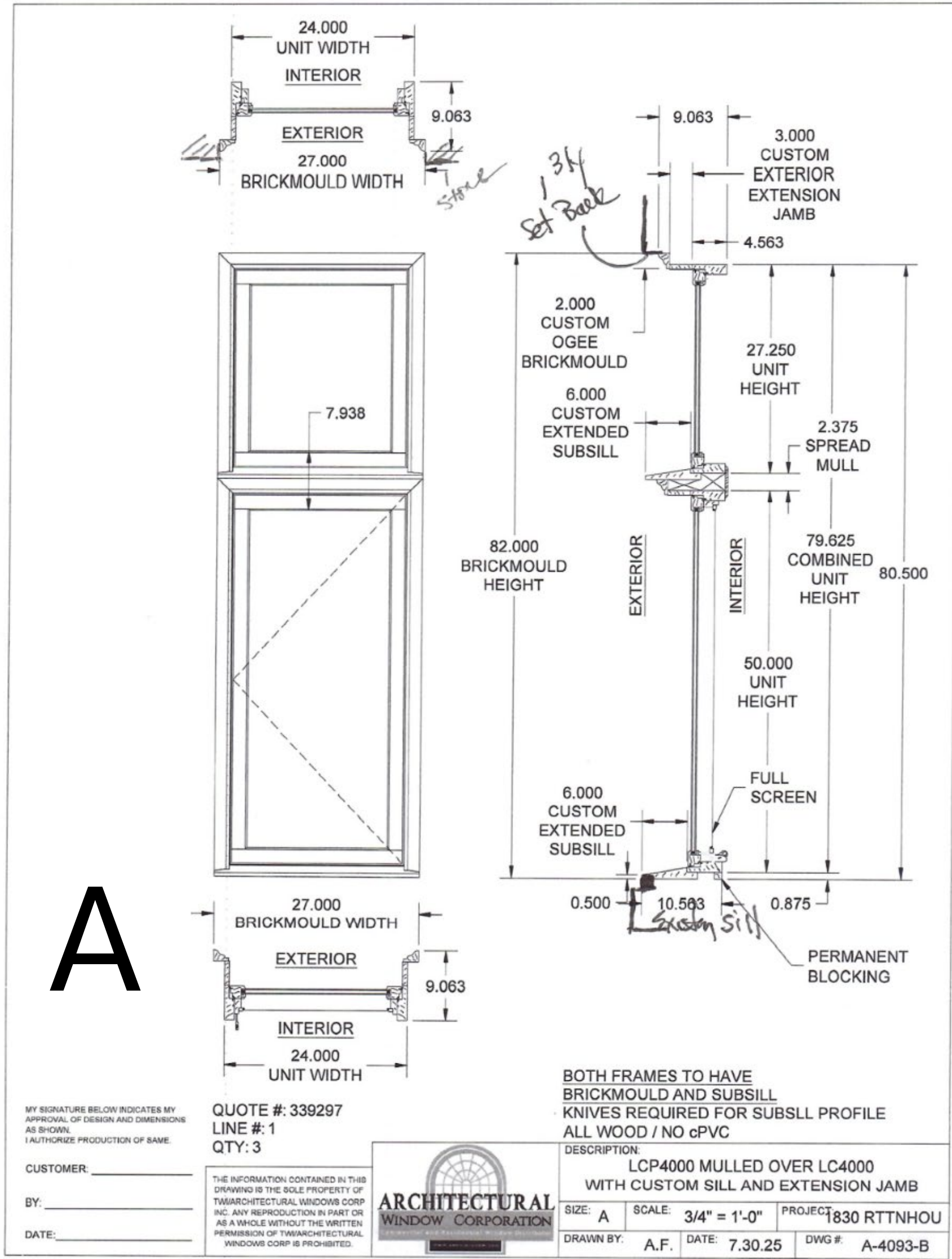


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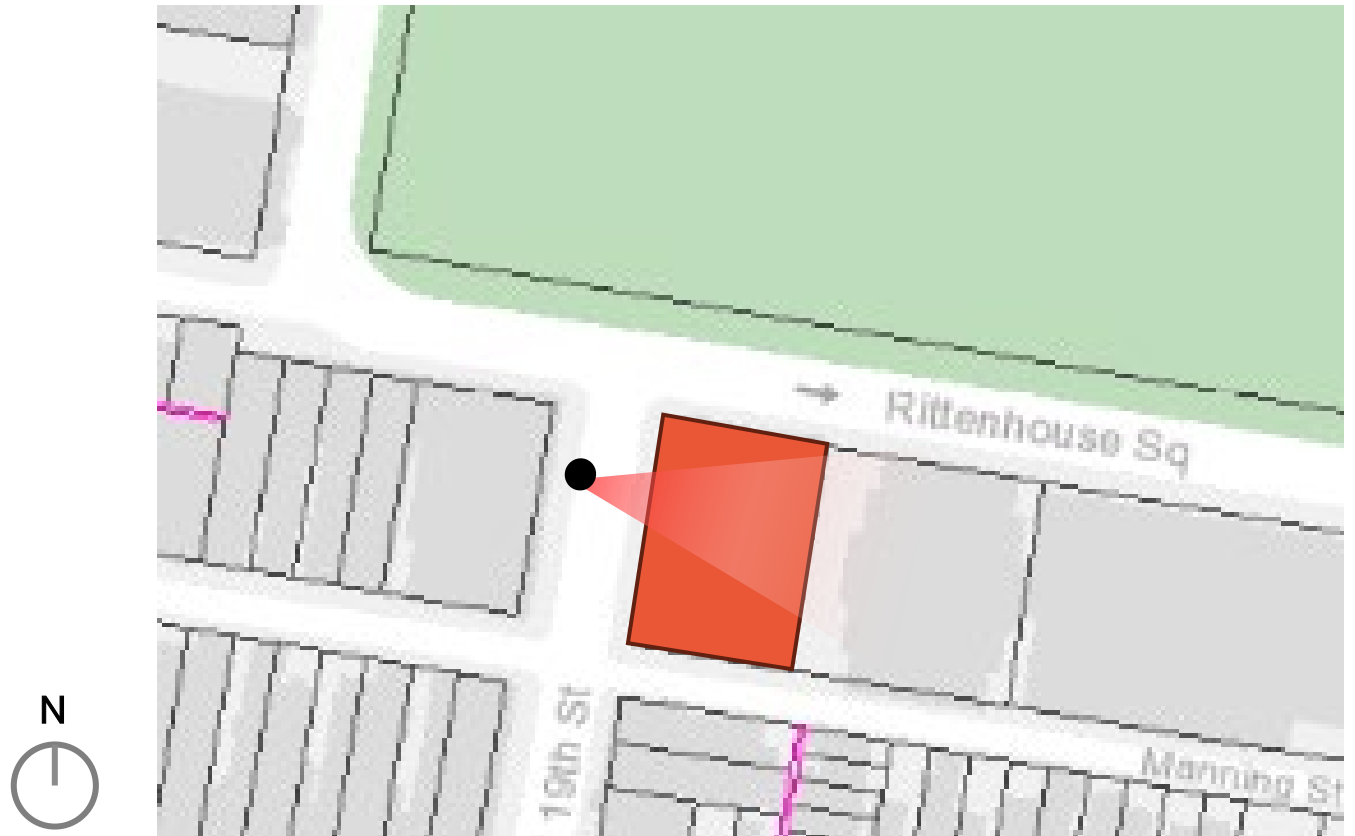


Proposed Replacements

WINDOW A

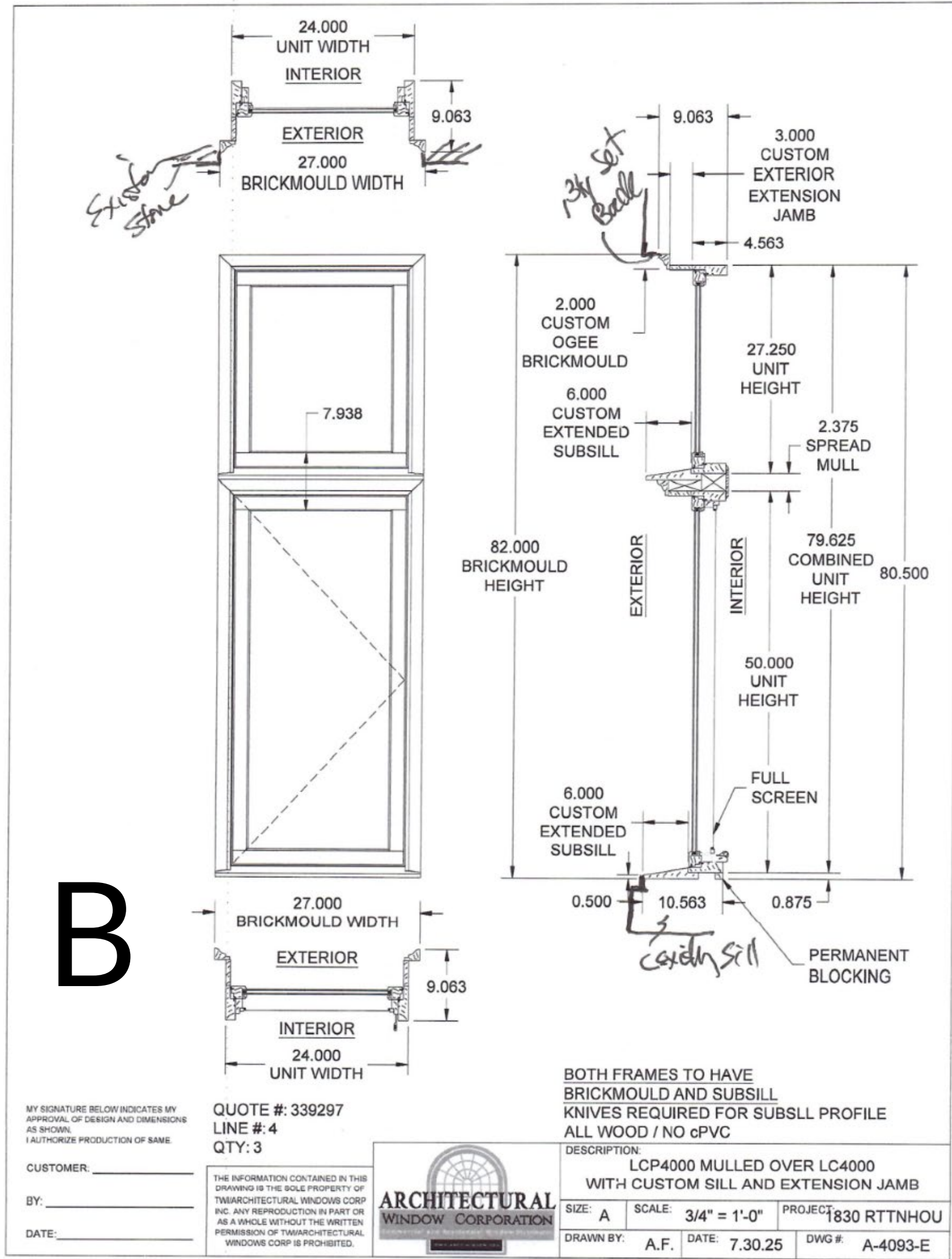


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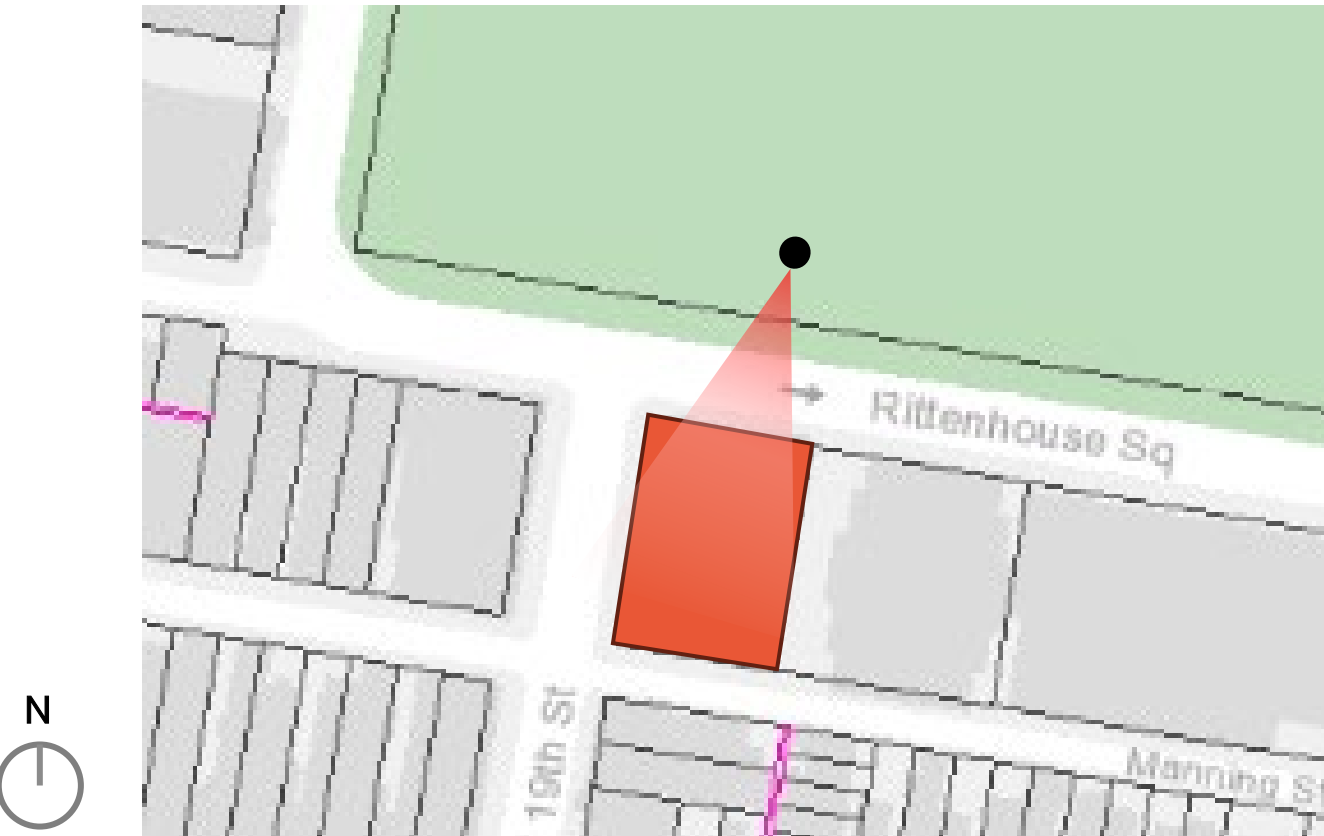


Proposed Replacements

WINDOW B

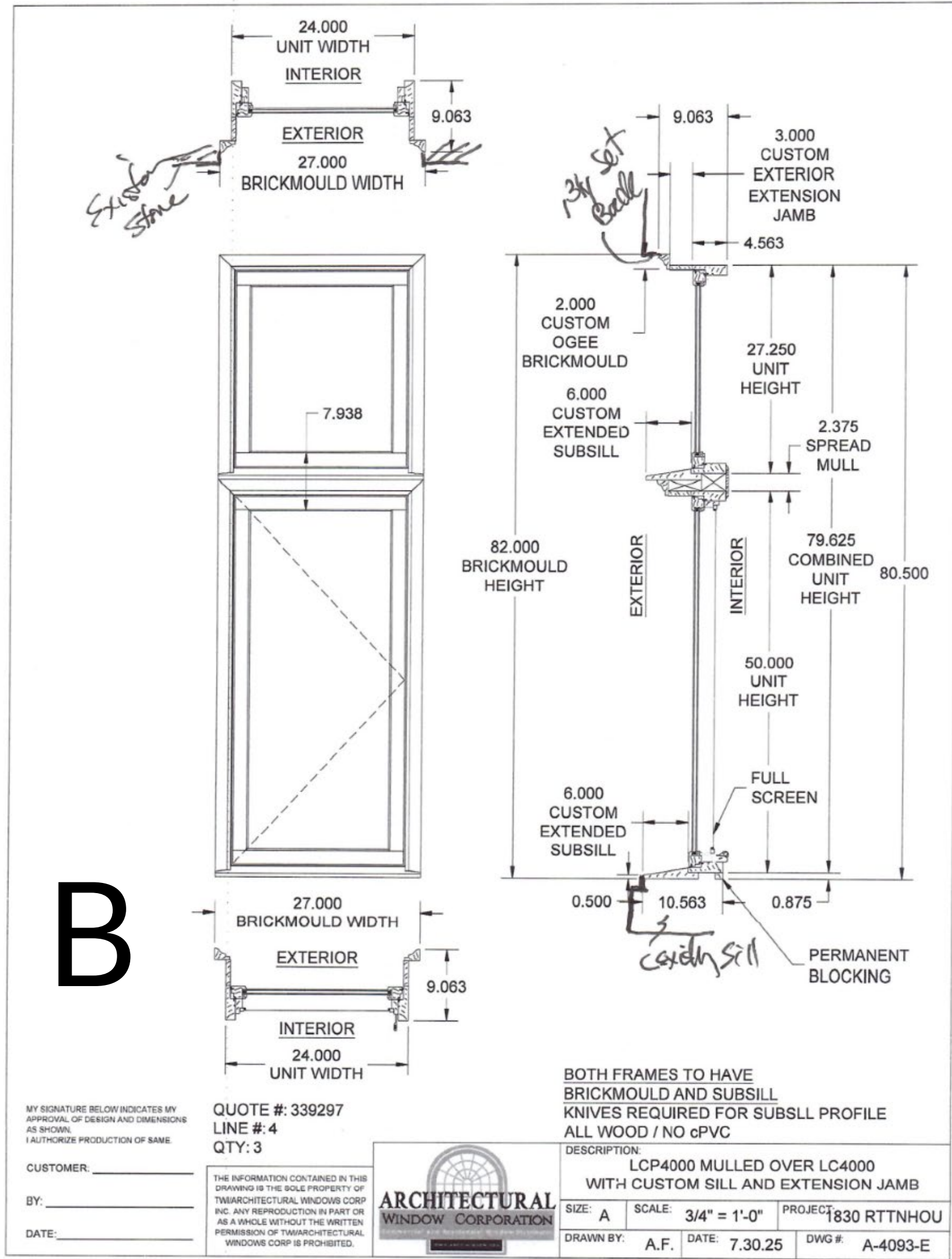


SUPPLEMENTED



Proposed Replacements

WINDOW B



SUPPLEMENTED

