

ADDRESS: 2017 SANSOM ST

Proposal: Legalize windows and doors

Review Requested: Final Approval

Owner: Margaret Szumski

Applicant: Jason Morris

History: 1885

Individual Designation: None

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

Staff Contact: Kim Chantry, kim.chantry@phila.gov

OVERVIEW: This application proposes legalizing windows and doors installed without the Historical Commission's approval or a building permit on the front and rear facades at 2017 Sansom Street, a former stable and carriage house that was used for auto repair in later years. The existing windows and doors on the front façade were non-historic. In 2000, the Historical Commission approved one-over-one double-hung windows for the front façade. In 2024 and 2025, the Commission's staff responded to several inquiries about staff approvals for new windows and doors at this property. The staff responded that, despite the owner's desire to install casement windows, there was no historic documentation of casements in the window openings, and the staff was limited to approving double-hung windows for the front façade. Several months later, despite the guidance to the owner, the Commission's staff observed that new casement windows were installed on the front façade, with the lintel of the first-floor glass block-infilled opening lowered to be in line with the lintel above the doorway. A new garage door and entry door had been installed as well. The new entry door fills the entire height of the opening, which required the removal of the transom. At the rear, which had multi-light windows and doors in very deteriorated condition, new casement windows were installed. The existing doors were refurbished, with new glass without muntins. No building permits were obtained for the work. The Commission's staff requested that the Department of Licenses and Inspections issue a violation for the unpermitted work. The violation was issued on 3 April 2025. The property was listed for sale on 1 October 2025. Soon thereafter, the applicant was made aware of the violations on the property, prompting this request for legalization.

SCOPE OF WORK:

- Legalize windows and doors installed without permits.

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 new casement windows do not match the old windows in design. The transom was removed for installation of the new front entry door. This application fails to satisfy Standard 6.

STAFF RECOMMENDATION: Denial, pursuant to Standard 6.



Figure 1. Front façade of 2017 Sansom Street, October 2025.



Figure 2. New entry door with no transom, October 2025.



Figure 3. Rear façade of 2017 Sansom Street, as seen from Chestnut Street, October 2025.

RE: 2017 Sansom St

Philadelphia PA 19103

Jason Morris

JasonMMorris@yahoo.com

917-370-0370

1535 Chestnut St.

Philadelphia PA 19102

Legal owner :: Margaret Szumski

10-15-25

Dear Historic Commission board members,

I am a local property owner, developer, and commercial realtor in Philadelphia for over two decades. I also live local to this property. My dear friend of decades, Margaret Szumski; inherited the property a few years ago when her partner, and well known architect, John Ciccone, passed away. She asked for my help to restore the “garage” to its former beauty as an homage to her late partner, as he had begun prior to his death.

We sourced these giant, PA manufactured, Sapelli mahogany doors to mimic the carriage house feel & history of the property. All metal was cleaned and secured. The lower fenestration was bastardized and not in line with the street. A marble lintel was replaced lower and rebricked several times to get a match. This is now an inoperable storm window for security.

The upper windows were replaced to same size as the former windows but were requested to be operable. As Margaret is now 75, and had just broken her wrist, she requested cranks so her windows could open as she could not physically push up a 50lb+ double hung

window. Anderson casement windows were installed by a third party subcontractor under the auspices that they file all required permits.

In respect to the **Americans with Disabilities Act of 1990, Chapter 126 -**

Sec. 12101, congress finds...

1. physical disabilities in no way diminish a person's right to fully participate in all aspects of society
5. individuals with disabilities continually encounter various forms of discrimination, including outright intentional exclusion, the discriminatory effects of **architectural**, transportation, and communication barriers,

Margaret has requested this be considered by the board. Given the former condition of the facade, these repairs and updates were necessary. Additionally, the neighbors and pedestrians have all commented these improvements are a tasteful addition to the block.

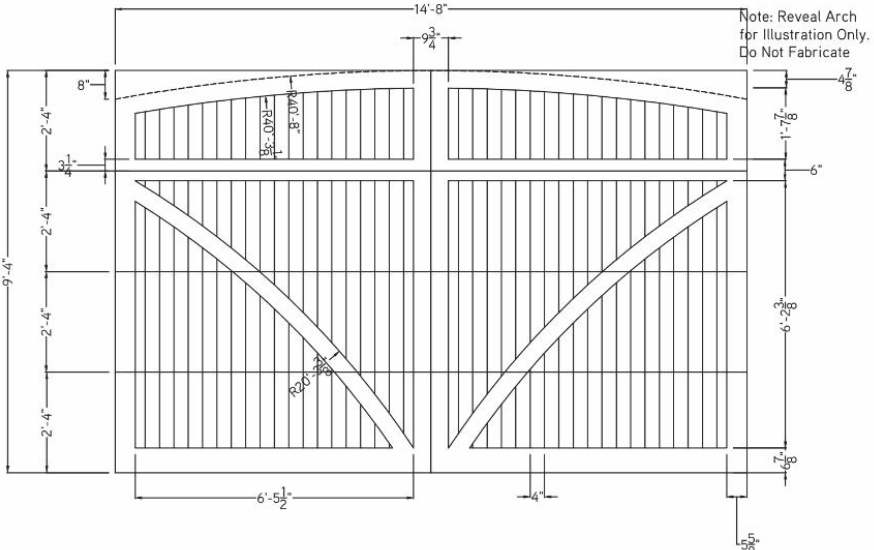
Both sets of rear doors were able to be fully restored. All windows are E-series Anderson, double panned, double casements; for operability. Apart from the lower front window, no openings were altered. The front door and garage door were custom made in PA by local craftsman. We strongly believe these improvement add charm and value to this block of sansom street.

Specifications and before/ after photos are below. Thank you for your consideration.

Jason Morris

917-370-0370

	Date: 8/30/2024	Door Qty: One	Inside Backer: Exterior Grade Plywood
	Quote No: Q16294	Wood Type: Sapele	Edge Style: Quarter Round
	Dealer: Jaydor	Inlay/Panel: Sapele	Glass Type: -
	Customer: Morris 2017 Sansom St	Inlay Type: Vgrooved T&G	Gl. Grid Type: -
	Door Series: Charles River	No. Panels: Two	Arch Radius: See Below
	Door Model: Concord	No. Sections: Four	Exterior Finish: Stain Grade Unprimed
	Door Type: Sectional	Insulation: Polystyrene R-8	Door Thickness: 2-3/8"



Note: Reveal Arch for Illustration Only. Do Not Fabricate

WWW.EVERITEDOOR.COM	Please sign and date for approval:	Dimensions are Nominal. This door is a wood product. It must be painted or stained with the same number of coats of the same material on all 6 edges prior to installation otherwise warranty is void. Doors are factory sanded and must be sanded again prior to finishing.
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	Date: 8/30/2024	Door Qty: One	Inside Backer: Same As Front
	Quote No: Q16294	Wood Type: Sapele	Edge Style: Quarter Round
	Dealer: Jaydor	Inlay/Panel: Sapele	Glass Type: -
	Customer: Morris - 2017 Sansom St	Inlay Type: V-Grooved	Gl. Grid Type: -
	Door Series: Entry Door Series	No. Panels: One	Arch Radius: -
	Door Model: Cambria	No. Sections: One	Exterior Finish: Stain Grade Unprimed
	Door Type: Double Side Entry Door	Insulation: None	Door Thickness: 1-3/4"

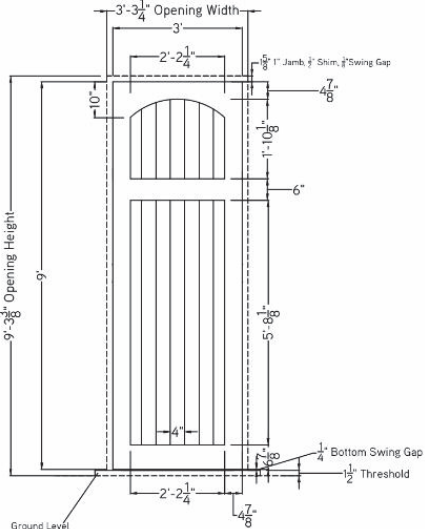
Double-Sided Entry Door;
 Inside Stiles/Rails to match front.
 Required Opening Size for prehang:
 3'3-1/4" x 9'3-3/8"
 Entry Door Unit Size: 3'0" x 9'0"
 Prehang to ship assembled.

NOTE:
 Swing Direction TBD

**Include Lockset prep by factory?*

Yes ☐
 No ☐

Rough Opening Required: 3'3-1/4" x 9'3-3/8"
 Swing Direction TBD
 Prehang Swing Entry Door
 1" net thick, 6" 9/16" Matching Lumber Jambs
 (4) 3-1/2 x 3-1/2 Oil Rubbed Bronze Architectural Grade BB Hinges
 1-1/2" Sapele threshold, 5" extensions on both sides
 Brown Vinyl Compression Weather Seals
 Matching door stops around tops and sides.
 Black vinyl seal under bottom of door.
 Jambs to ship assembled with hinge preparation on door complete. All other hardware & door preparation by others



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Front before 7/7/24





Rear before 7/12/24









NO STOPPING
ANY TIME
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2 HR PARKING
8:00AM-6:00PM
3 HR PARKING
6:00PM-6:00PM
MON-SUN

PAY BY PLATE
PARKING
P
ENTER LICENSE PLATE
NUMBER AT KIOSK
929413
CITY OF CHICAGO
OFFICIAL CITY OF CHICAGO PARKING METER

one
OFFICE SPACE FOR RENT

