

ADDRESS: 1629-37 S 28TH ST

Proposal: Remove stained glass windows; install new windows

Review Requested: Final Approval

Owner: 1629-37 S 28th Street, LLC

Applicant: Raymond Rola, Raymond F. Rola, Architect

History: 1902; John Chambers Memorial Presbyterian Church; T.P. Lonsdale, architect

Individual Designation: 7/6/1972

District Designation: None

Staff Contact: Alex Till, alexander.till@phila.gov

OVERVIEW: This application proposes to remove the stained-glass windows on the north, east, and south elevations of the church building at 1629-37 S. 28th Street and install new aluminum framed windows in their places. The new windows will fill the existing masonry openings and be comprised of various combinations of fixed pane, sash, and awning windows all with clear glass. New wood brickmolds that will approximate the general proportions and appearance of the historic ones will also be installed. Located at the southwest corner of S. 28th Street and Morris Street, the former John Chambers Memorial Presbyterian Church historically featured wood-framed, stained-glass windows with Gothic arches and tracery. In July 2025, the historic stained-glass windows were removed from the side elevations of the church as part of a project to convert it into apartments as the windows were deteriorated and not compatible with the new intended use of the building. This removal occurred without review by the Historical Commission. Historic stained-glass windows with wood brickmolds and gothic tracery remain in the rear elevation openings, though in a deteriorated condition.

In addition, historic stained-glass windows were also removed from the front façade of the property in approximately 2014 without the Historical Commission's review or approval and were replaced with a combination of inappropriate new vinyl windows and infill panels. The Department of Licenses and Inspections (L&I) issued a violation for that work in 2017 at the request of the Historical Commission. The violation remained unresolved, and records indicate that L&I closed it in January 2025 owing to its age, though no attempts were ever made to correct the incompatible windows and infill. The current building owner did not own the property in 2017 when the violation was issued but did purchase the property in 2022, when the violation was still open. Property certificates PC-2022-017337 and PC-2024-009874, issued in 2022 and 2024 respectively, did document the open violations for the illegal windows and infill. The current application does not address the non-compliant front windows and infill panels.

SCOPE OF WORK:

- Remove historic stained-glass windows
- Install new windows

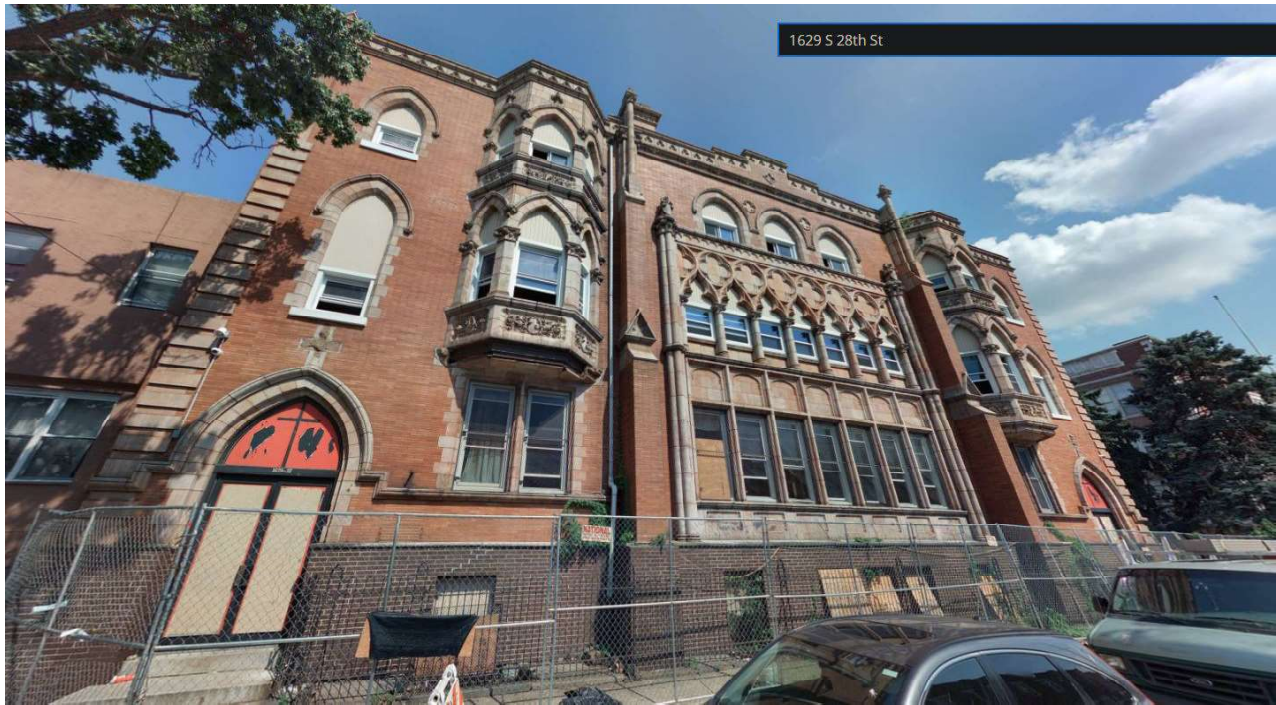
STANDARDS FOR REVIEW:

- *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 windows fit the existing masonry openings, and the arches will be filled with fixed pane arched windows to match, but the proposed arrangement of sashes and panes does not closely match the design of the historic windows. The new windows could satisfy Standard 6, provided the design of the panes is simplified and more closely aligns with that of the historic windows and new brickmolds are made to match the surviving ones in the rear openings. In addition, the surviving stained-

- glass windows should be salvaged and stored in a safe location and, if possible, one window with brickmolds and tracery should be restored and left in place.
- *Standard 9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*
 - The new windows are differentiated from the old and are compatible with the materials, features, size, scale, and proportions of the historic building, satisfying Standard 9.

STAFF RECOMMENDATION: Approval of the application, provided that the details are updated to more closely align with the historic design, with the staff to review details, pursuant to Standards 6 and 9. An approval of this application will not legalize the non-compliant windows at the front section of the building.

Current front (west) façade facing S 28th St, windows date to approximately 2014, photo from Jul 2025:



Side (south) façade facing Morris St, photo from Dec 2021:



Portion of rear (east) façade facing S Marston St, PHC staff photo from Sept 2025:



Side (south) façade detail, PHC staff photo from Sept 2025:



Rear (east) façade detail, PHC staff photo from Sept 2025:



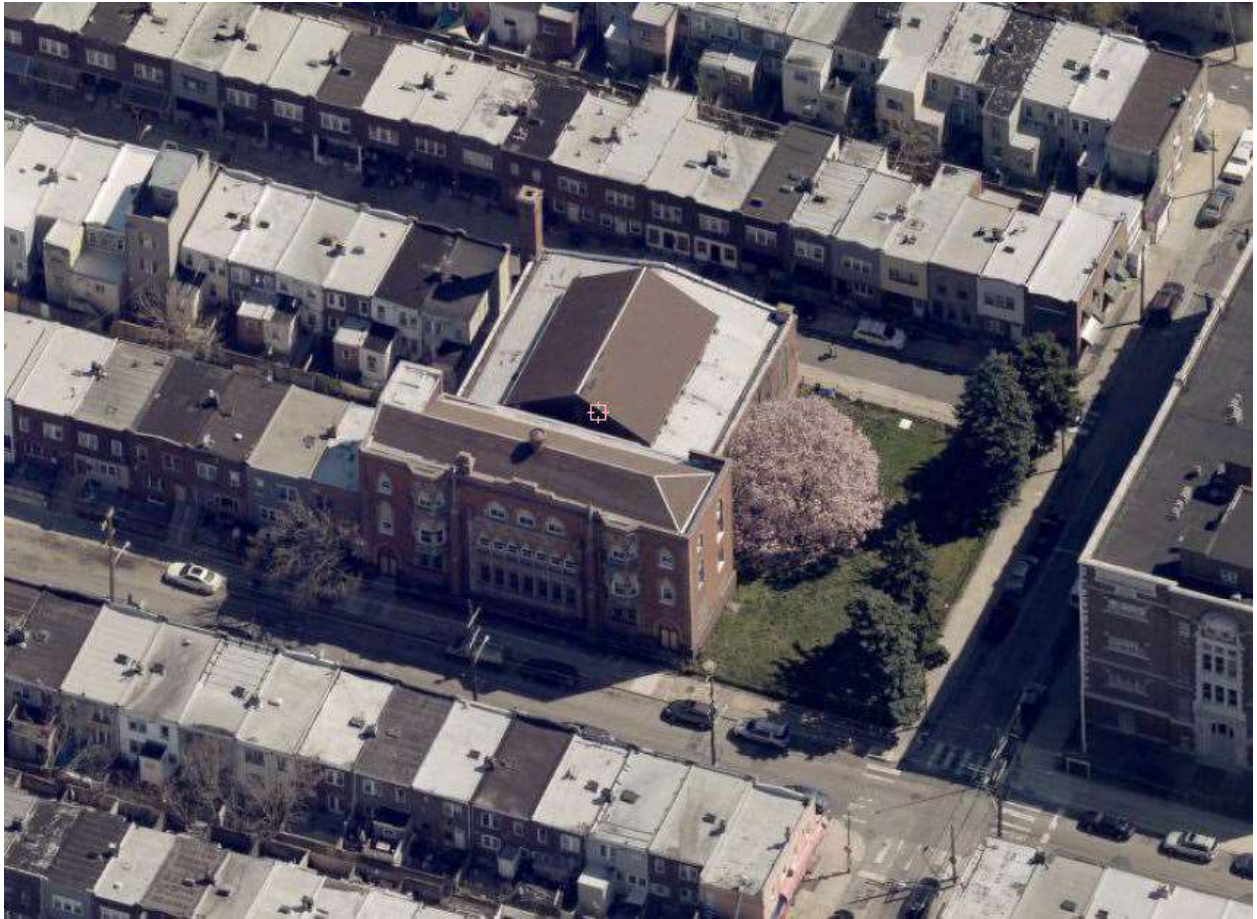
View of north façade from S Marston St, PHC staff photo from Sept 2025:



Historic photos from PHC file, c. 1966:



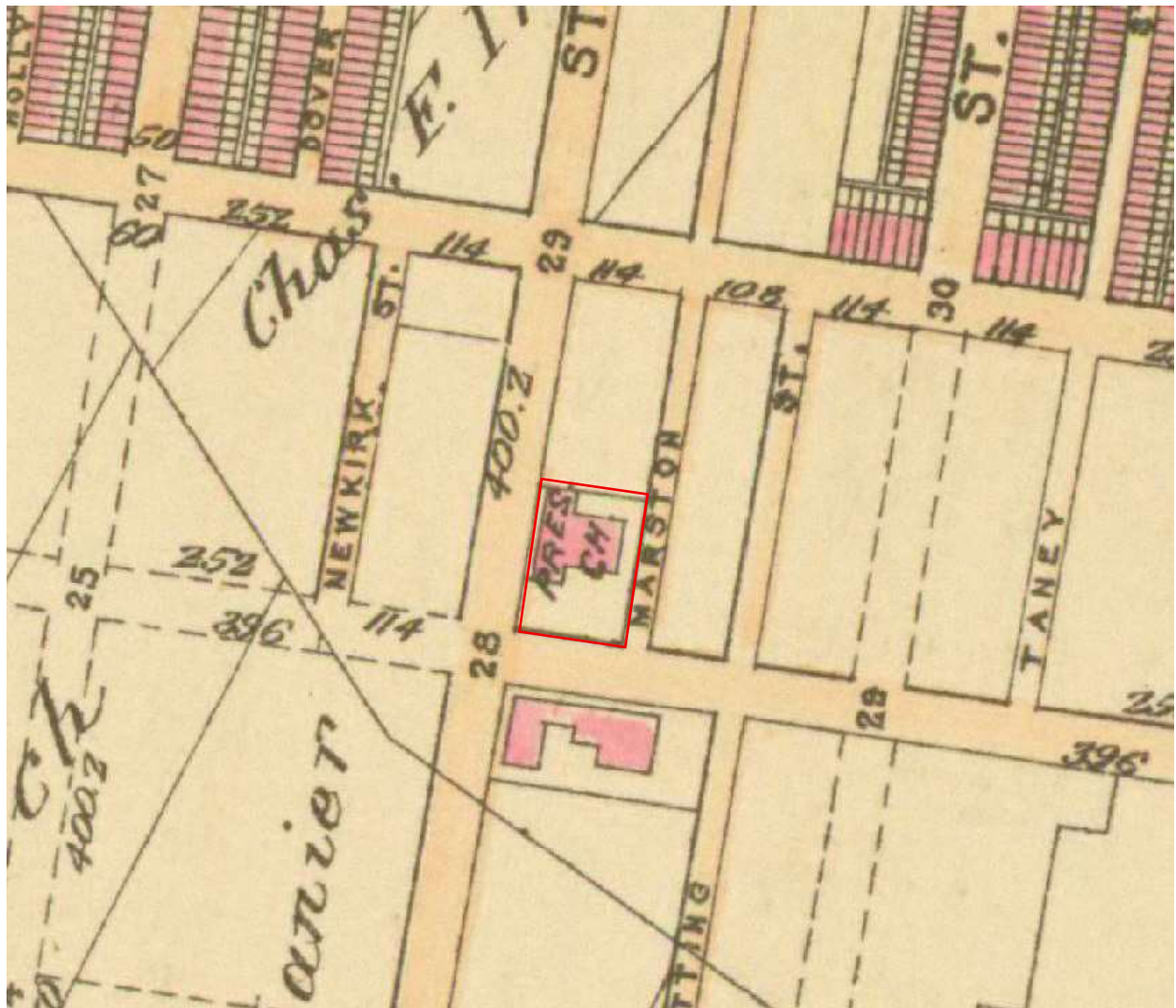
Aerial view facing east, Mar 2024:



Aerial view facing north, Apr 2024:



1910 G. W. Bromley Atlas, property outlined in red:



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

**TUESDAY, 30 SEPTEMBER 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 9:00 a.m. The following Committee members joined him:

Committee Member	Present	Absent	Comment
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		
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
- Joshua Schroeder, Historic Preservation Planner I
- Dan Shachar-Krasnoff, Historic Preservation Planner II
- Alex Till, Historic Preservation Planner II

The following persons were present:

- Caleb Munson
- David Traub, Save Our Sites
- Derek Spencer, Gnome Architects
- Evan Litvin
- Hanna Stark, Preservation Alliance
- Jay Farrell
- Jeffrey Pond
- John Sofio
- Justin Bright
- Ken Acquaviva
- Markus Weidner
- Matt Fromboluti
- May Chang
- Qinghua Wang

ADDRESS: 1629-37 S 28TH ST

Proposal: Legalize removal of and remove remaining stained-glass windows; install windows

Review Requested: Final Approval

Owner: 1629-37 S 28th Street, LLC

Applicant: Raymond Rola, Raymond F. Rola, Architect

History: 1902; John Chambers Memorial Presbyterian Church; T.P. Lonsdale, architect

Individual Designation: 7/6/1972

District Designation: None

Staff Contact: Alex Till, alexander.till@phila.gov

OVERVIEW: This application proposes to remove the stained-glass windows on the north, east, and south elevations of the church building at 1629-37 S. 28th Street and install new aluminum framed windows in their places. The new windows will fill the existing masonry openings and be comprised of various combinations of fixed pane, sash, and awning windows all with clear glass. New wood brickmolds that will approximate the general proportions and appearance of the historic ones will also be installed. Located at the southwest corner of S. 28th Street and Morris Street, the former John Chambers Memorial Presbyterian Church historically featured wood-framed, stained-glass windows with Gothic arches and tracery. In July 2025, the historic stained-glass windows were removed from the side elevations of the church as part of a project to convert it into apartments as the windows were deteriorated and not compatible with the new intended use of the building. This removal occurred without review by the Historical Commission. Historic stained-glass windows with wood brickmolds and gothic tracery remain in the rear elevation openings, though in a deteriorated condition.

In addition, historic stained-glass windows were also removed from the front façade of the property in approximately 2014 without the Historical Commission's review or approval and were replaced with a combination of inappropriate new vinyl windows and infill panels. The Department of Licenses and Inspections (L&I) issued a violation for that work in 2017 at the request of the Historical Commission. The violation remained unresolved, and records indicate that L&I closed it in January 2025 owing to its age, though no attempts were ever made to correct the incompatible windows and infill. The current building owner did not own the property in 2017 when the violation was issued but did purchase the property in 2022, when the violation was still open. Property certificates PC-2022-017337 and PC-2024-009874, issued in 2022 and 2024 respectively, did document the open violations for the illegal windows and infill. The current application does not address the non-compliant front windows and infill panels.

SCOPE OF WORK:

- Remove historic stained-glass windows
- Install new windows

STANDARDS FOR REVIEW:

- *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 windows will fit the existing masonry openings, and the arches will be filled with fixed pane arched windows to match, but the proposed arrangement of sashes and panes does not closely match the design of the historic windows. The new windows could satisfy Standard 6, provided the design of the panes is simplified and more closely aligns with that of the historic windows and new

ARCHITECTURAL COMMITTEE, 30 SEPTEMBER 2025

PHILADELPHIA HISTORICAL COMMISSION, PRESERVATION@PHILA.GOV

PHILADELPHIA'S PRINCIPAL PUBLIC STEWARD OF HISTORIC RESOURCES

brickmolds are made to match the surviving ones in the rear openings. In addition, the surviving stained-glass windows should be salvaged and stored in a safe location and, if possible, one window with brickmolds and tracery should be restored and left in place.

- *Standard 9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*
 - The new windows will be differentiated from the old and are compatible with the materials, features, size, scale, and proportions of the historic building, satisfying Standard 9.

STAFF RECOMMENDATION: Approval, provided that the details are updated to more closely align with the historic design, with the staff to review details, pursuant to Standards 6 and 9. Approval of this application will not legalize the non-compliant windows at the front section of the building.

START TIME OF DISCUSSION IN ZOOM RECORDING: 00:40:51

PRESENTERS:

- Mr. Till presented the application to the Architectural Committee.
- Architect Raymond Rola represented the application.

DISCUSSION:

- Mr. Rola commented that the front facade windows had already been replaced when the current owners purchased the property. He added that the building has a lot of different window forms and types and the submitted drawings are based on drawings he did on the existing window conditions. When he first surveyed the windows, the stained glass was still extant in the side sanctuary windows in a variety of different conditions. In order to reuse the building for residences, the stained glass needed to be removed. Some of the original windows will be retained in areas where they do not need to be operable. He also added that he had surveyed the condition of the jambs on the side sanctuary windows, and the proposed new moldings reflect that and new brickmolds will be added in wood with the aluminum window system installed behind them.
- Mr. Cluver asked about the installation details. He pointed out the addition of an extra sill and a taller proposed bottom rail. He asked if those elements were aiming to match existing conditions.
 - Mr. Rola responded that the old sills and bottom rails were no longer fully extant when he made his drawings, so he cannot say whether they would match exactly, but they definitely will need to add some blocking on top of the wood sills to install the aluminum windows.
 - Mr. Cluver acknowledged the need to change out the old stained-glass windows to be able to reuse the building but noted that he is concerned that the details on the new windows are done well, especially with regard to the sizes and proportions of the stiles, rails and other window elements. Often, when new window systems are inserted into buildings like this one, they look a little bigger and “chunkier” than the originals. He emphasized aiming to keep as much clear window area as possible.

- Mr. Rola responded that there are two situations with frame thickness with this project. Where they are proposing a fixed pane, the framing can be thinner than where they are proposing operable panels or double-hung windows. In addition, the general installation plan requires nailing an aluminum flange to the blocking to create a seal and then installing the jamb molding over that.
- Mr. Cluver suggested that the window manufacturer can likely provide clever solutions to details like the ones being discussed.
- Mr. Detwiler agreed with Mr. Cluver regarding trying to keep the new windows as thin as possible.
- Mr. Cluver additionally pointed out one of the existing windows as recorded on the drawings and questioned its arrangement and framing.
- Mr. McCoubrey inquired about the staff recommendation and its concern about the proposed new window light configuration compared to the original window patterns.
 - Mr. Till responded that the arrangements of panes on the original windows were difficult to fully make out both because some of them were already removed and the extant windows are covered with a metal protecting grating, making current conditions difficult to observe. That part of the staff recommendation was intended to ensure that the new arrangement of fixed pane, double-hung, and awning windows will match the historic windows as closely as possible.
 - Mr. McCoubrey agreed that it is important to get the details right on this project.
 - Mr. Cluver suggested that it would be good to get some photographs of the window details with the metal grates removed submitted for the Historical Commission's records.
- Ms. Lukachik asked about the front-facade windows that were replaced by an earlier owner and whether the Historical Commission is pursuing enforcement efforts.
 - Mr. Rola responded that they are not in the scope of work for this application.
 - Mr. Farnham explained that this application is not proposing to legalize the front windows and that this application should be reviewed on its own merits. In addition, the Historical Commission's staff is looking into whether enforcement for the front windows will be possible given the amount of time that has passed since the first violation was issued and the change in ownership.
- Mr. Cluver commented that he is happy to see this building being put back to use.

PUBLIC COMMENT:

- None.

ARCHITECTURAL COMMITTEE FINDINGS & CONCLUSIONS:

The Architectural Committee found that:

- The historic stained-glass windows are incompatible with a new residential use of the property.
- Some of the original stained-glass windows have already been removed, while others remain.
- The details of the new windows should be based on the proportions and design of the historic windows.
- Historic stained-glass windows were removed from the front façade in the past by a previous owner and this application will not legalize any violations related to those windows.

The Architectural Committee concluded that:

- The new windows will satisfy Standard 6, provided the details of their design are

- adjusted to more closely align with those of the historic windows.
- The new windows are differentiated from the old and are compatible with the materials, features, size, scale, and proportions of the historic building, satisfying Standard 9.

ARCHITECTURAL COMMITTEE RECOMMENDATION: The Architectural Committee voted to recommend approval, provided the details of the windows are adjusted to more closely align with the historic design and that photographs of the surviving window details taken after the grates are removed are submitted to the Historical Commission, with the staff to review details, pursuant to Standards 6 and 9.

ITEM: 1629-37 S 28th St MOTION: Approval MOVED BY: Cluver SECONDED BY: Detwiler					
VOTE					
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	6				1

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

OVERVIEW: 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

ARCHITECTURAL COMMITTEE, 30 SEPTEMBER 2025

PHILADELPHIA HISTORICAL COMMISSION, PRESERVATION@PHILA.GOV

PHILADELPHIA'S PRINCIPAL PUBLIC STEWARD OF HISTORIC RESOURCES



September 16, 2025

Philadelphia Historic Commission
1515 Arch Street
13th Floor
Philadelphia, Pa 19102

Re: Proposed Alterations to 1629 S. 28th Street, Philadelphia, PA

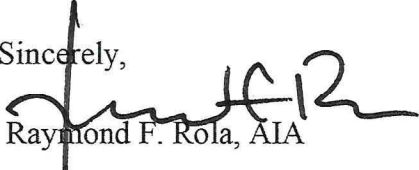
Owner/Client:
1629-37 S 28th Street, LLC
1744 Federal St.
First Floor
Philadelphia, PA 19146

To whom it may concern,

This submission is for final approval of window alterations to 1629-37 S. 28th Street, also known as The John Chambers Memorial Church. This church building was built in 1901 in the Gothic Revival style. Work is currently progressing under an approved building permit #CP-2023-001936 that includes interior alterations of the existing building to create Thirty-Seven (37) dwelling units, with interior bicycle storage. The current approved Building Permit did not include any work regarding the existing window fenestration.

The 28th Street fenestration and part of the Morris Street fenestration had been significantly altered prior to the building being purchased by the current owner. It is not known when these alterations took place. The existing stained-glass windows at the sides and rear of the sanctuary and at the balcony level did exist when the building was purchased by the current owner. Many of these windows, although very beautiful, were damaged. They also could not be used as the primary windows in the new plan for multi-family units. The windows were removed by a salvage company for restoration and circulation in the antique and historical artifacts marketplace.

Included in this submission is an inventory of all the existing window openings as well as the shop drawings for proposed new windows.

Sincerely,

Raymond F. Rola, AIA



HISTORIC PHOTOGRAPH



HISTORIC PHOTOGRAPH



RECENT PHOTOGRAPH
1629 S. 28TH STREET



RECENT PHOTOGRAPHS
1629 S. 28TH STREET

APPLICATION FOR BUILDING PERMIT

APPLICATION # _____

(Please complete all information below and print clearly)



CITY OF PHILADELPHIA
DEPARTMENT OF LICENSES AND INSPECTIONS
MUNICIPAL SERVICES BUILDING - CONCOURSE
1401 JOHN F. KENNEDY BOULEVARD
PHILADELPHIA, PA 19102
For more information visit us at www.phila.gov

ADDRESS OF PROPOSED CONSTRUCTION**1629-37 S. 28th****APPLICANT:****Keith Yaller****COMPANY NAME:****Architectural Window Corp.****PHONE # 215-292-7505****FAX #****PROPERTY OWNER'S NAME:****Finch Development LLC Meir Badush****PHONE # 732-496-0303****FAX #****ARCHITECT / ENGINEER IN RESPONSIBLE CHARGE:****ARCHITECT / ENGINEERING FIRM:****PHONE # 267-212-6200****FAX #****CONTRACTOR:****Mike Morton****CONTRACTING COMPANY:****Architectural Window Corp.****PHONE # 877-286-1881****FAX #****USE OF BUILDING / SPACE:****APPLICANT'S ADDRESS:****1901 Hazzard st****Philadelphia, Pa 19125****LICENSE #42428****E-MAIL:****PROPERTY OWNER'S ADDRESS:****1629-37 S 28 th st****Philadelphia, Pa 19145****ARCHITECT / ENGINEERING FIRM ADDRESS:****LICENSE #****E-MAIL:****CONTRACTING COMPANY ADDRESS:****1901 Hazzard St****Phila, pa 19125****LICENSE #45550****E-MAIL:****ESTIMATED COST OF WORK****\$ 155,200.00****BRIEF DESCRIPTION OF WORK:**

Supply and Install New Aluminum windows: Into Existing Openings
Historic Casing Trim to be installed on windows

Per Drawings**TOTAL AREA UNDERGOING CONSTRUCTION:** _____ square feet**COMPLETE THESE ITEMS IF APPLICABLE TO THIS APPLICATION:****# OF NEW SPRINKLER HEADS** (suppression system permits only): _____ **LOCATION OF SPRINKLERS:** _____**# OF NEW REGISTERS / DIFFUSERS** (hvac / ductwork permits only): _____ **LOCATION OF STANDPIPES:** _____**IS THIS APPLICATION IN RESPONSE TO A VIOLATION?** ☐ NO ☐ YES **VIOLATION #:** _____

All provisions of the building code and other City ordinances will be complied with, whether specified herein or not. Plans approved by the Department form a part of this application. I hereby certify that the statements contained herein are true and correct to the best of my knowledge and belief. I further certify that I am authorized by the owner to make the foregoing application, and that, before I accept my permit for which this application is made, the owner shall be made aware of all conditions of the permit. I understand that if I knowingly make any false statement herein I am subject to such penalties as may be prescribed by law or ordinance.

APPLICANT'S SIGNATURE _____**DATE:** **8, 19, 25**

PRE-REQUISITE APPROVALS FOR:

ADDRESS:

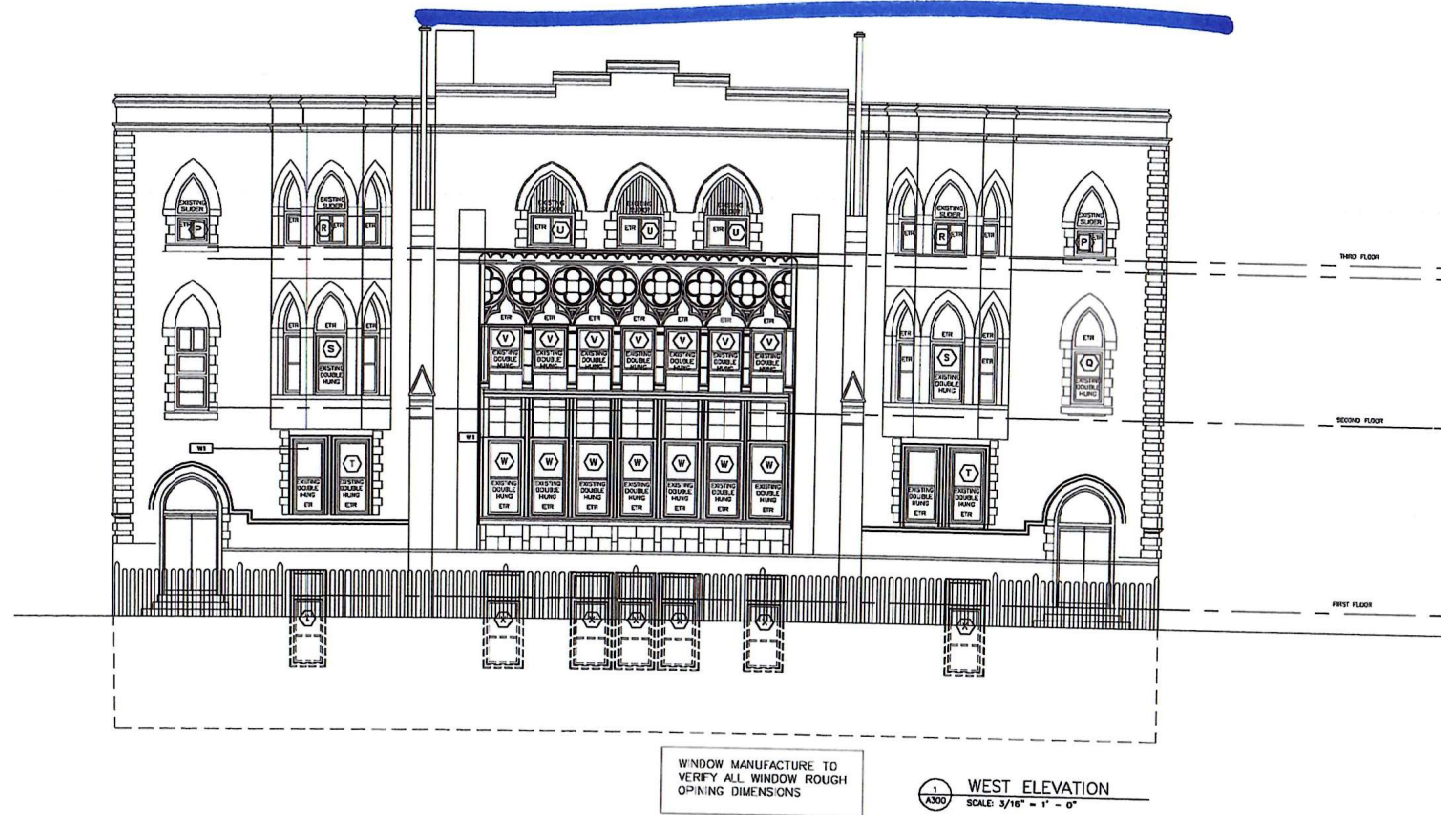
APPLICATION #:

√ IF REQ'D	AGENCY	INITIALS	DATE	REMARKS
	ART COMMISSION			
	13TH FLOOR - 1515 ARCH STREET			
	CITY PLANNING COMMISSION			
	13TH FLOOR - 1515 ARCH STREET			
	HISTORICAL COMMISSION			
	13TH FLOOR - 1515 ARCH STREET			
	FAIRMOUNT PARK COMMISSION			
	☐ CITY ☐ STATE			
	AIR MANAGEMENT / HEALTH DEPARTMENT			
	STREETS DEPARTMENT			
	ROOM 940 - M.S.B.			
	WATER DEPARTMENT			
	2ND FLOOR - 1101 MARKET STREET			
	EMERGENCY SERVICES & ABATEMENT UNIT			
	ROOM 1140 - M.S.B.			
	ZONING			

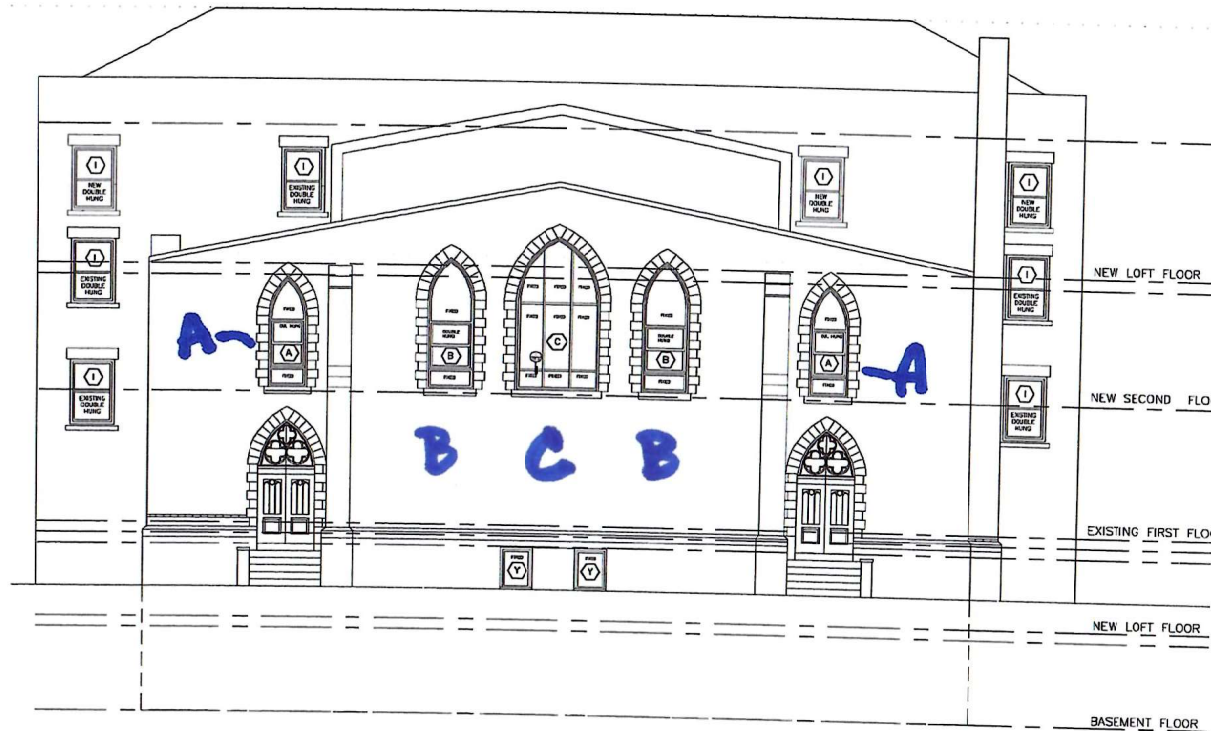
WAS VIOLATION FOR WORK WITHOUT A PERMIT? ☐ NO ☐ YES (INSPECTION FEE MUST BE ADDED TO PERMIT FEE)

VIOLATION # _____

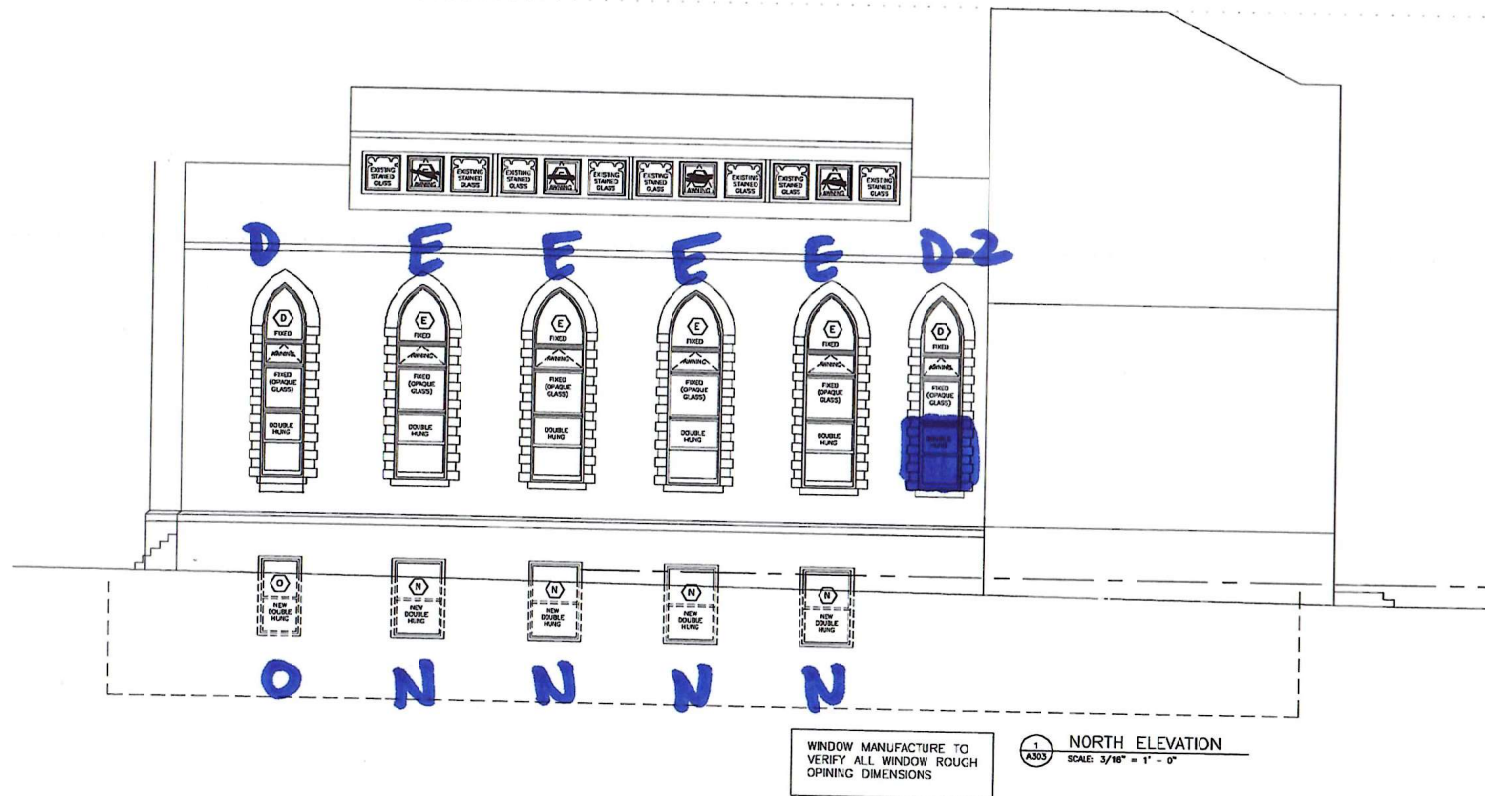
Nothing of Front Elevation



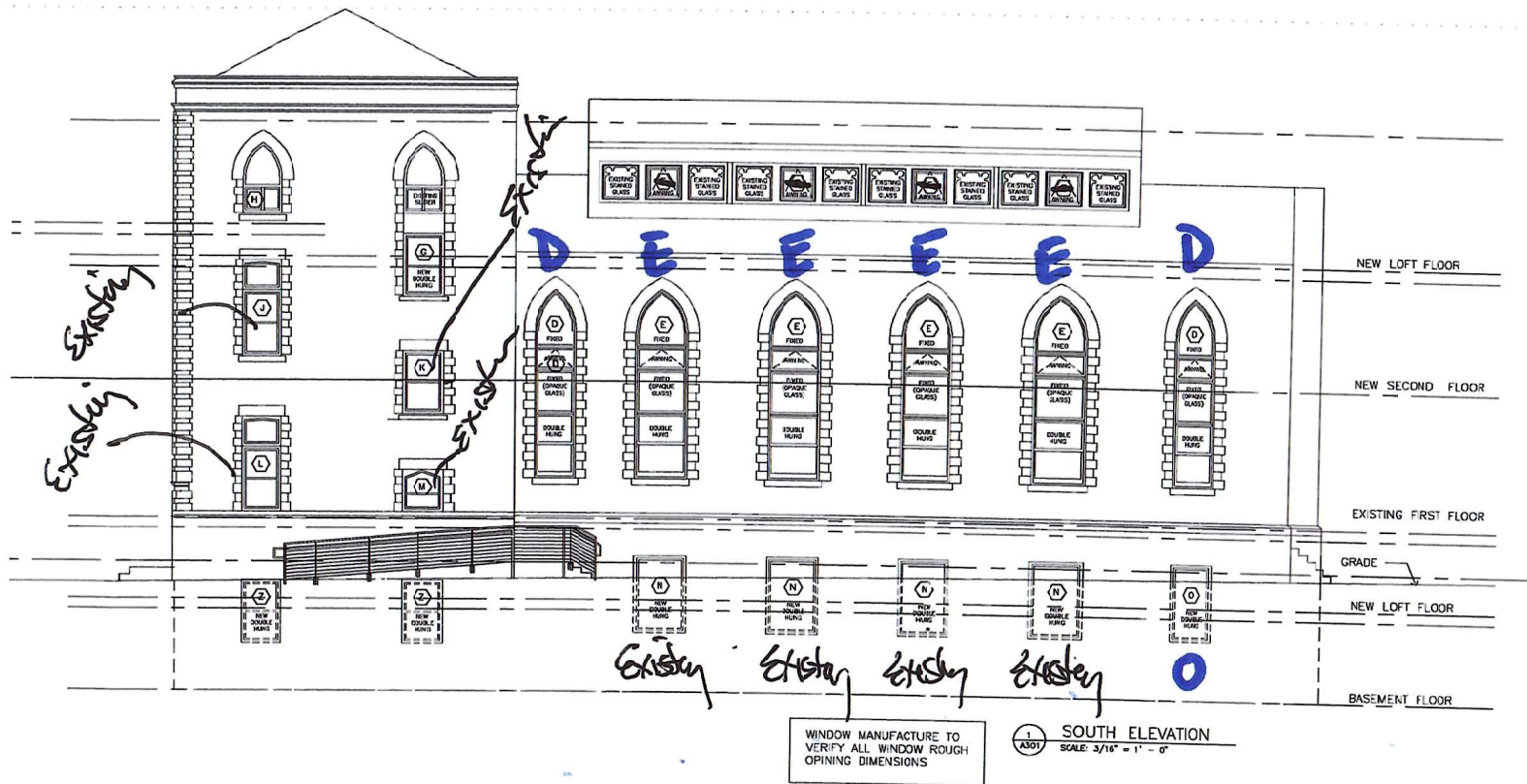
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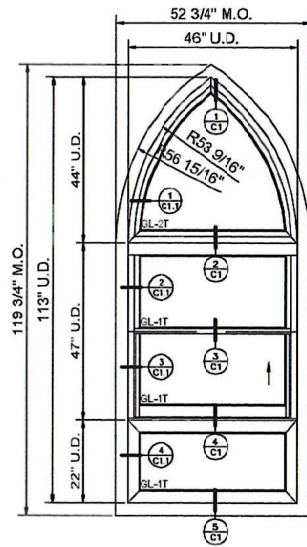
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A303

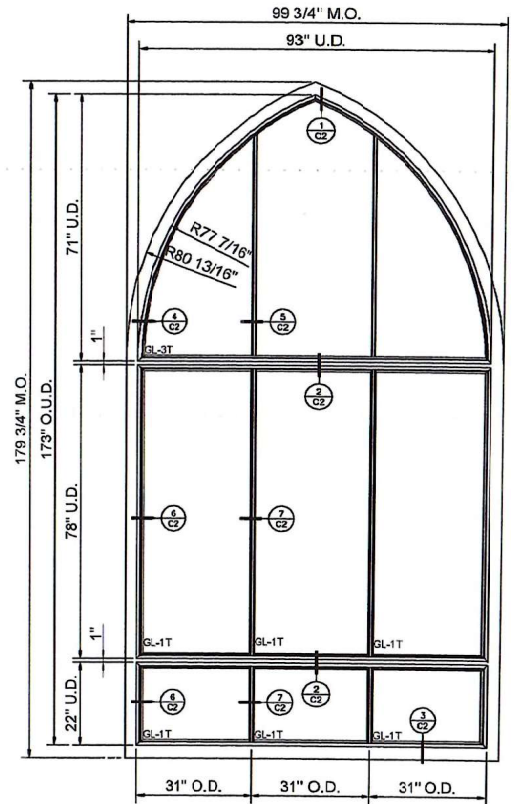


A301



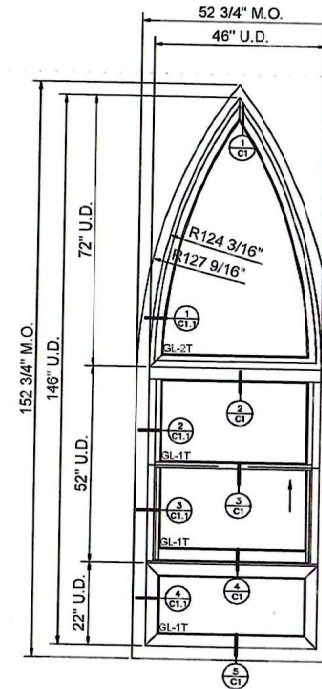
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QTY. 2

DP-60



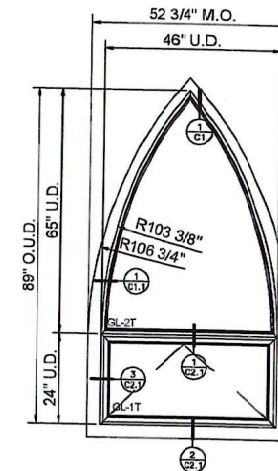
TYPE C
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QTY. 1

DP-30



TYPE B
H650 GOTHIC DS/SH/DS
QTY. 2

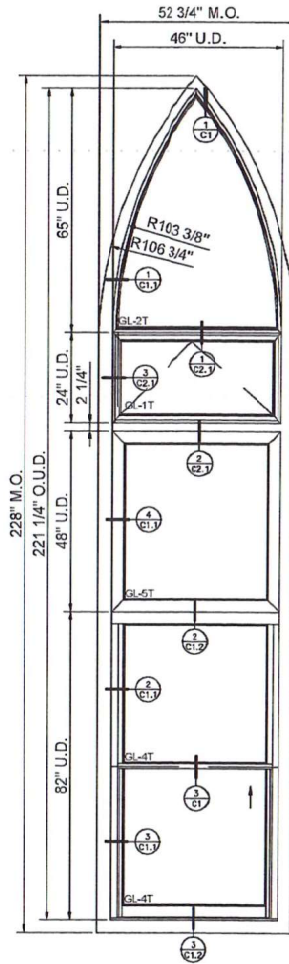
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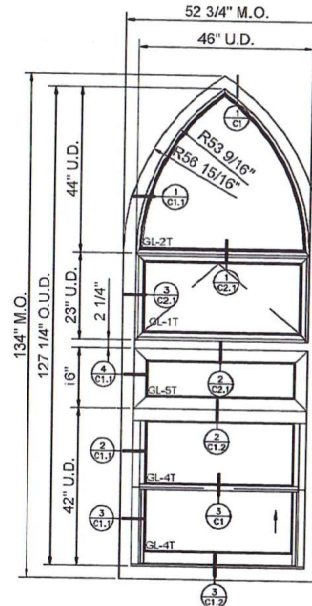
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QTY. 3

DP-85
FOR FULL CONFIG. REFERENCE SHEET A5

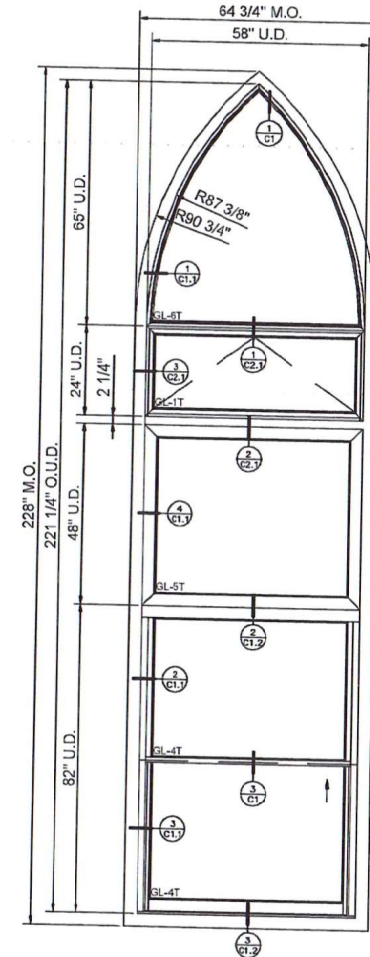
QUAKER COMMERCIAL 504 Highway 63 South Freeburg, MO 65035 Drawn By: DDM Checked By: JS Drawing Created: 8/12/25		Description: ELEVATIONS		Project Name: 1629 S 28TH ST CHURCH 1629 SOUTH 28TH STREET PHILADELPHIA, PA 19145-1201
		PHONE (800)-347-0438 FAX (573)-744-5586 COMMERCIAL FAX (573)-744-5822 www.quakercommercialwindows.com		QUAKER WINDOW PRODUCTS WILL NOT BE RESPONSIBLE FOR FIELD MEASUREMENT DISCREPANCIES & INSTALLATION DESIGN CONTRACTOR MUST VERIFY ALL DIMENSIONS.
Scale: 3/8" = 1' Sheet #: A3				



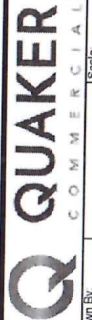
TYPE D-1



TYPE D-2



TYPE E



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Checked By: JS
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Sheet # A5

Description

ELEVATIONS

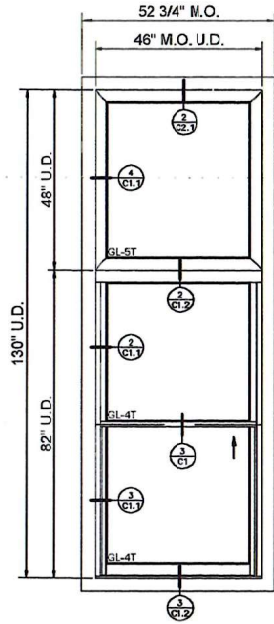
PHONE (800)-347-0438
FAX (573)-744-5586
COMMERCIAL FAX
(573)-744-5822
www.quakercommercialwindows.com

QUAKER WINDOW PRODUCTS
WILL NOT BE RESPONSIBLE
FOR FIELD MEASUREMENT
QUANTITIES & INSTALLATION
DESIGN. CONTRACTOR MUST
VERIFY ALL DIMENSIONS.

Project Name

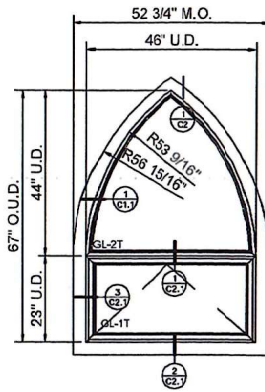
1629 S 28TH ST CHURCH
1629 SOUTH 28TH STREET
PHILADELPHIA, PA 19145-1201

Drawing Created
8/12/25



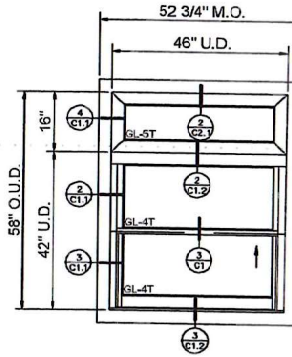
TYPE D-1 BOT
H650 DS/SH
QTY. 3

DP-60
FOR FULL CONFIG. REFERENCE SHEET A5



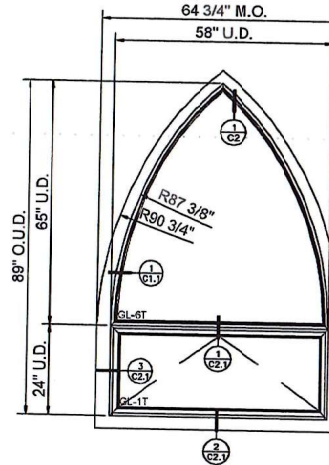
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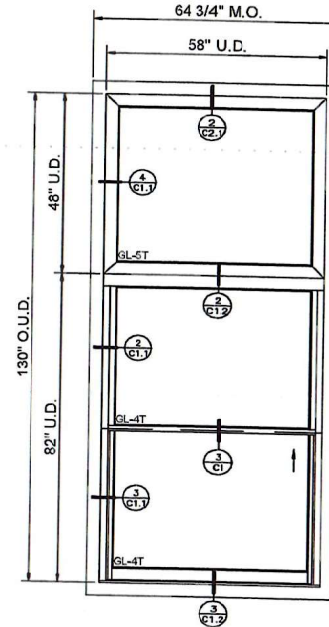
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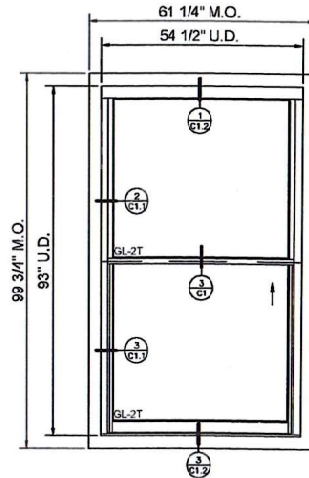
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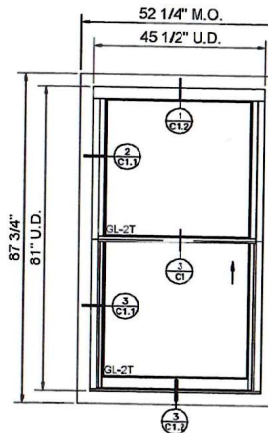
TYPE E BOT
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QTY. 8

DP-60
FOR FULL CONFIG. REFERENCE SHEET A5



TYPE N
H650 GEO SH
QTY. 4

DP-60



TYPE O
H650 SH
QTY. 2

DP-60

Project Name
1629 S 28TH ST CHURCH
1629 SOUTH 28TH STREET
PHILADELPHIA, PA 19145-1201

ELEVATIONS

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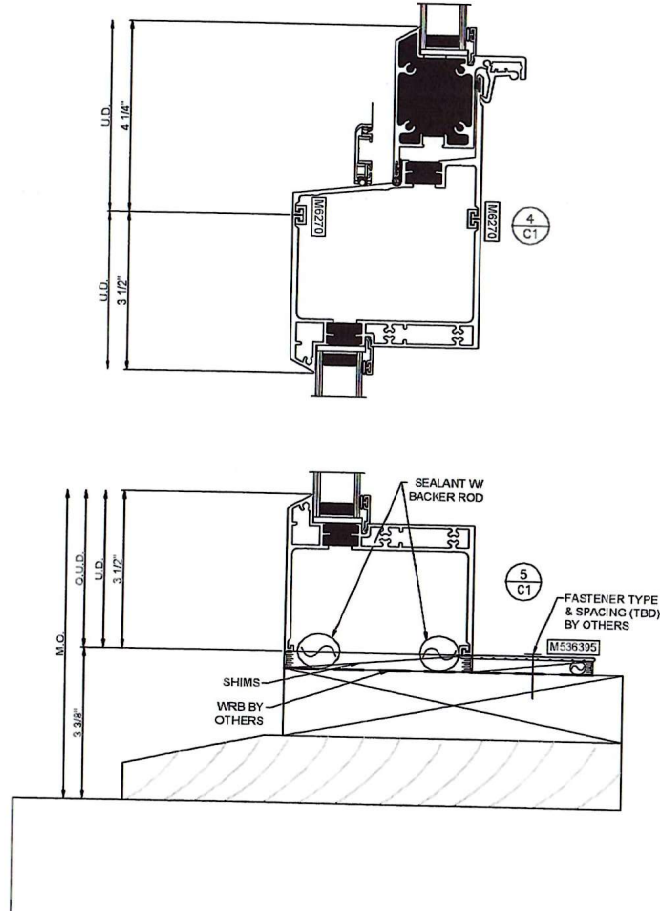
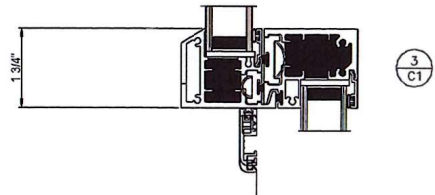
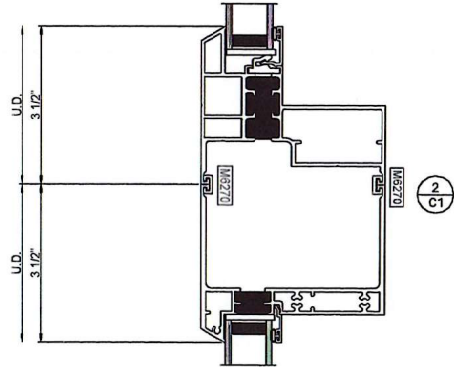
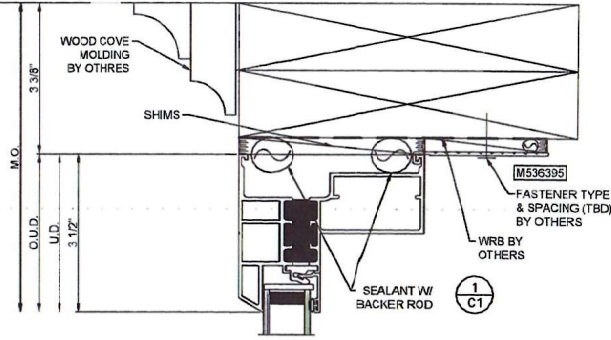
Scale: 3/8" = 1'
504 Highway 63 South
Freeburg, MO 65035
Sheet # A4

Drawn By: DDM
Checked By: JS
Drawing Created: 8/12/25

A, B, C, D, E

LAST UPDATED BY: DMOORE 8/13/2025 8:51 AM

EXTERIOR



- NOTICE:**
- Customer to verify installer detail method.
 - Customer to verify wall details.
 - Quaker does not supply any fasteners, shims, backer rod or sealants. Unless otherwise noted.
 - Sealant must meet or exceed ASTM C920-11 Specification.
 - Provide adequate blocking to support the sill of the window.
 - Nailing flanges and drip caps (integral or applied) do not take the place of window flashing. All windows and doors must be properly flashed and sealed with material compatible sealant for protection against water and air infiltration around the entire perimeter. Failure to do so could result in product or property damage.
- QWP INSTALLATION GUIDES TO REFERENCE:**
- IG-017 ANCHOR STRAP INSTALLATION GUIDE

Project Name: 1629 S 28TH ST CHURCH
1629 SOUTH 28TH STREET
PHILADELPHIA, PA 19145-1201

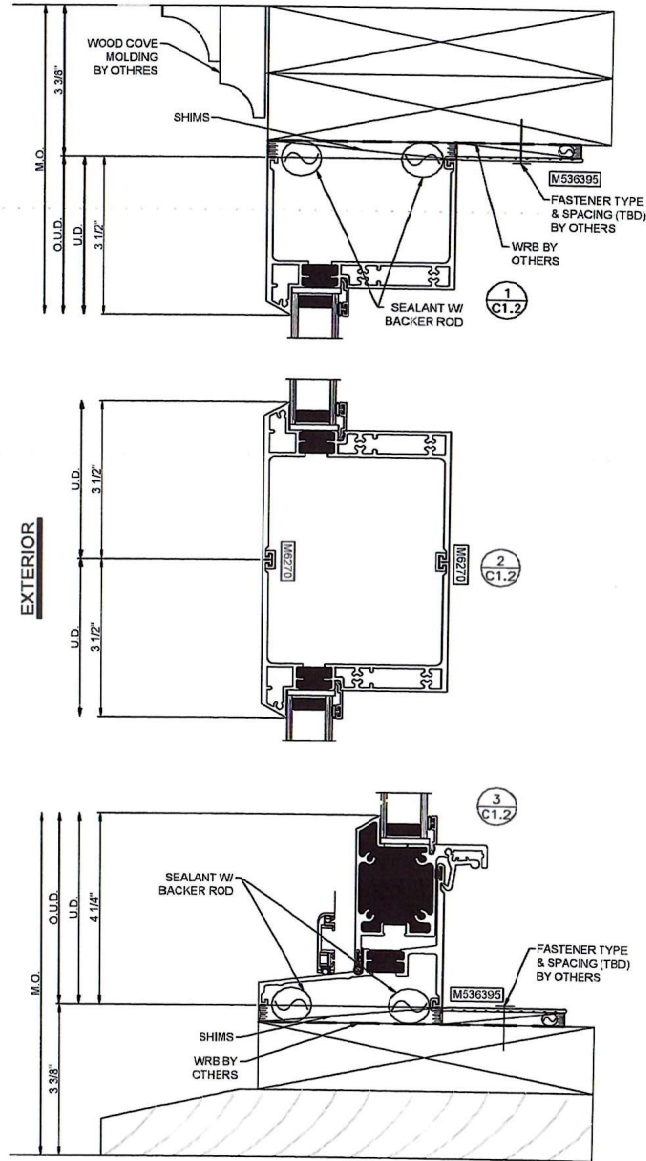
CUT DETAILS

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QUANTITIES & INSTALLATION
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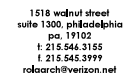
QUAKER
C O M M E R C I A L
Scale 3/8"=1"
Drawn By DDM
Checked By JS
Sheet # C1

Drawing Created
8/12/25



- NOTICE:**
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 - Quaker does not supply any fasteners, shims, backer rod or sealants. Unless otherwise noted.
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Project Name		1629 S 28TH ST CHURCH	
Description		1629 SOUTH 28TH STREET	
CUT DETAILS		PHILADELPHIA, PA 19145-1201	
QUAKER WINDOW PRODUCTS DO NOT BE RESPONSIBLE FOR FIELD MEASUREMENT QUANTITIES & INSTALLATION DESIGN. CONTRACTOR MUST VERIFY ALL DIMENSIONS.		C1.2	
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Scale		3/8"=1"	
Drawn By		DDM	
Checked By		JS	
Drawing Created		8/12/25	



1629-37 S 28TH ST LLC

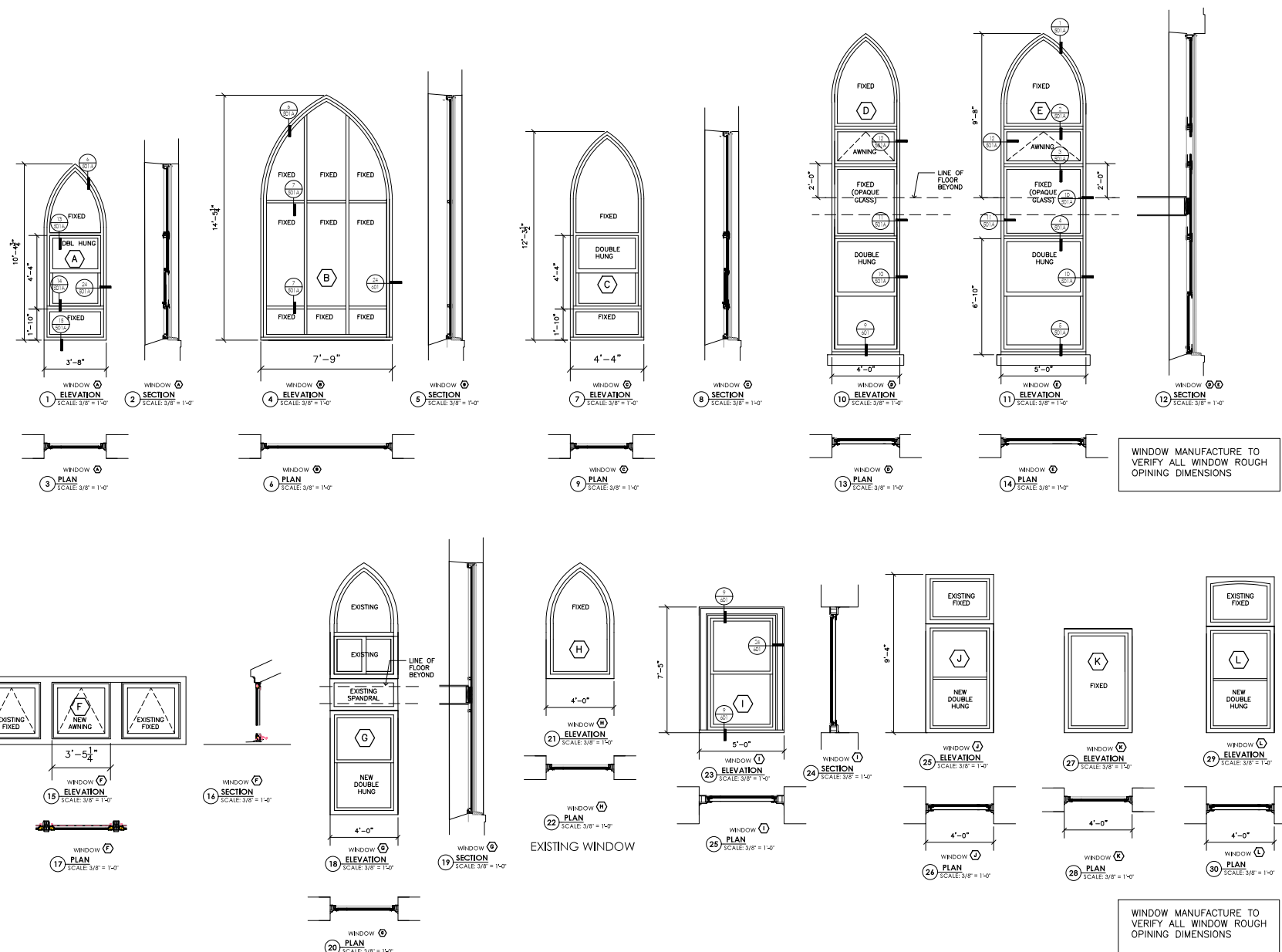
PROPOSED MULTI-FAMILY DWELLING

1629-39 S 28TH ST.
PHILADELPHIA PA

SHEET TITLE :

SHEET NO.

501



ARCHITECT



1618 walnut street
suite 1300, philadelphia
pa. 19102
t 215.548.3155
f 215.545.3999
rolaarch@verizon.net

SEAL



OWNER

1629-37 S 28TH ST LLC

DATE	DESCRIPTION
08/15/22	ZONING
06/08/23	ISSUE FOR PERMIT
08/18/23	REVISION 1
08/28/23	REVISION 2
01/26/24	ADD WALL EXTERIOR ADD DOWNWASHES
01/02/25	REVISION 3
06/16/25	WINDOW SUB.

PROPOSED MULTI-FAMILY DWELLING

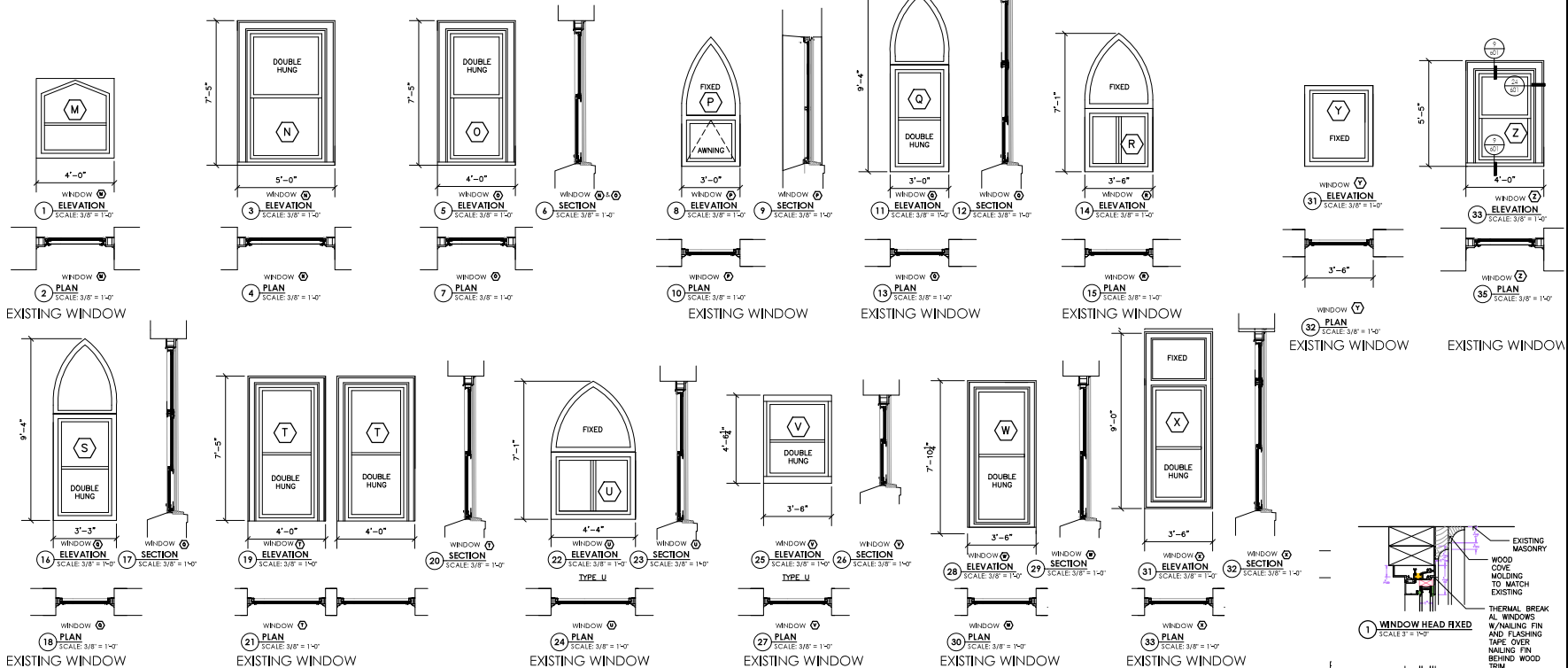
PROJECT LOCATION

1629-39 S 28TH ST.
PHILADELPHIA PA

BLOCK: -
LOT: -
SHEET TITLE:

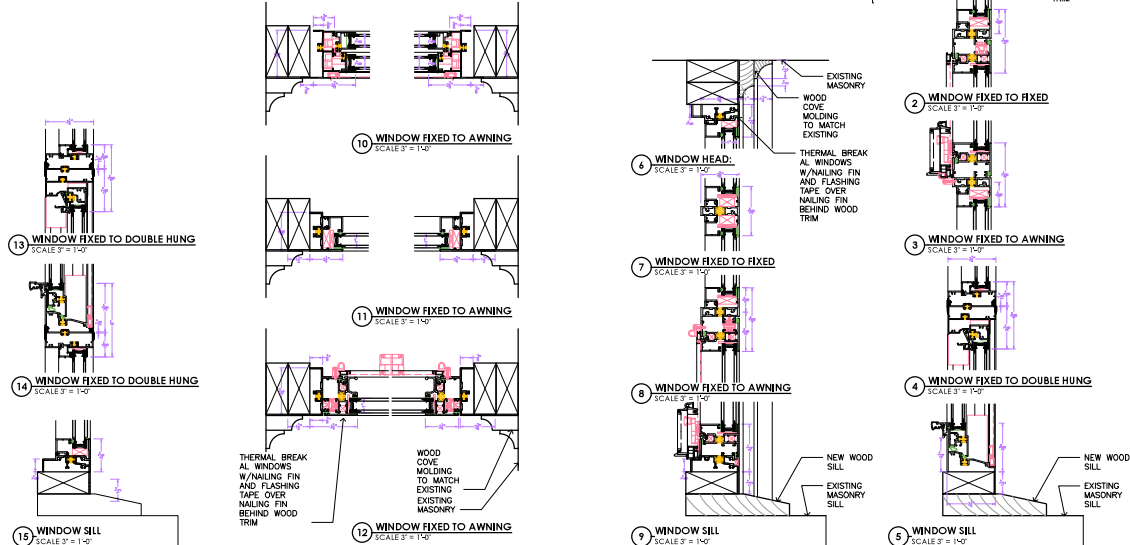
PROJECT NO.
SCALE: AS NOTED
DATE: 2017
DRAWN BY: RR
REVIEWED BY: RR
SHEET NO.

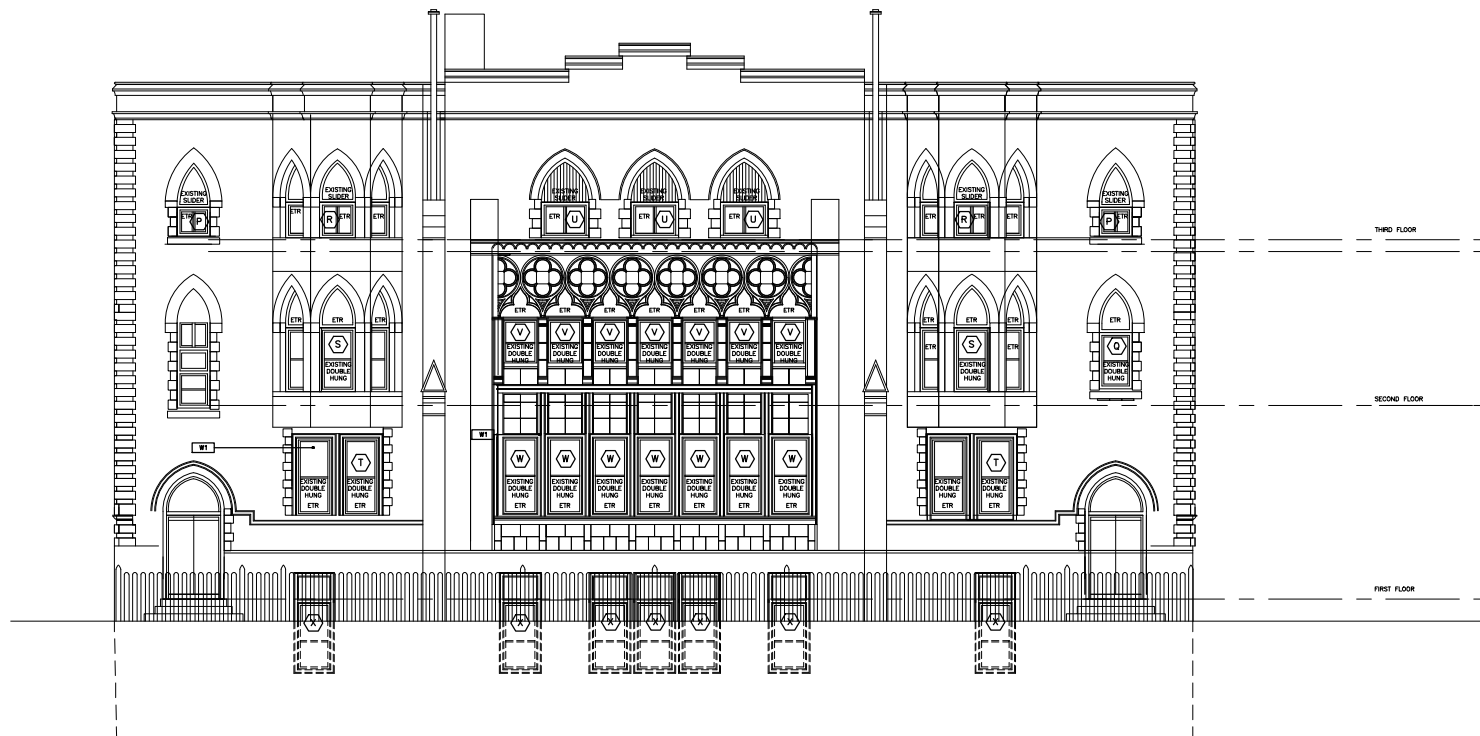
501A



WINDOW SCHEDULE

TAG	SIZE	QUANTITY		EXTERIOR FINISH	REMARKS
		NEW	EXISTING		
A	PER DRAWING	2		ANODIZED BROWN	ALUMINUM THERMAL BREAK W/1" INS GLASS, TEMPERED GLASS BELOW 24". PROVIDE EXTERIOR WOOD TRIM TO MATCH EXISTING
B	PER DRAWING	2		ANODIZED BROWN	ALUMINUM THERMAL BREAK W/1" INS GLASS, TEMPERED GLASS BELOW 24". PROVIDE EXTERIOR WOOD TRIM TO MATCH EXISTING
C	PER DRAWING	1		ANODIZED BROWN	ALUMINUM THERMAL BREAK W/1" INS GLASS, TEMPERED GLASS BELOW 24". PROVIDE EXTERIOR WOOD TRIM TO MATCH EXISTING
D	PER DRAWING	4		ANODIZED BROWN	ALUMINUM THERMAL BREAK W/1" INS GLASS, TEMPERED GLASS BELOW 24". PROVIDE EXTERIOR WOOD TRIM TO MATCH EXISTING
E	PER DRAWING	8		ANODIZED BROWN	ALUMINUM THERMAL BREAK W/1" INS GLASS, TEMPERED GLASS BELOW 24". PROVIDE EXTERIOR WOOD TRIM TO MATCH EXISTING
F	PER DRAWING	8		ANODIZED BROWN	ALUMINUM THERMAL BREAK W/1" INS GLASS, TEMPERED GLASS BELOW 24". PROVIDE EXTERIOR WOOD TRIM TO MATCH EXISTING
G	PER DRAWING	1	1	ANODIZED BROWN	REPLACE DOUBLE HUNG WINDOW ONLY
H	EXISTING		1	VINYL	EXISTING TO REMAIN
I	PER DRAWING	3	5	ALUM	MATCH COLOR OF EXISTING WINDOWS TO REMAIN
J	PER DRAWING	1	1	ALUM	MATCH COLOR OF EXISTING WINDOWS TO REMAIN
K	PER DRAWING	1	1	ALUM	MATCH COLOR OF ADJACENT WINDOWS TO REMAIN
L	PER DRAWING	1	1	ANODIZED WHITE	REPLACE DOUBLE HUNG WINDOW ONLY W/ NEW AWNING AND FIXED WINDOW. MATCH COLOR OF ADJACENT WINDOWS TO REMAIN
M	PER DRAWING		1	WOOD	EXISTING STAINED GLASS WINDOW TO REMAIN
N	PER DRAWING	8		ANODIZED BROWN	ALUMINUM THERMAL BREAK W/1" INS GLASS, TEMPERED GLASS BELOW 24". PROVIDE EXTERIOR WOOD TRIM TO MATCH EXISTING
O	PER DRAWING	3		ANODIZED BROWN	ALUMINUM THERMAL BREAK W/1" INS GLASS, TEMPERED GLASS BELOW 24". PROVIDE EXTERIOR WOOD TRIM TO MATCH EXISTING
P	PER DRAWING		2	VINYL	EXISTING TO REMAIN
Q	PER DRAWING	1		ALUM	MATCH COLOR OF ADJACENT WINDOWS TO REMAIN
R	PER DRAWING		6	VINYL	EXISTING TO REMAIN
S	PER DRAWING		7	VINYL	EXISTING TO REMAIN
T	PER DRAWING		4	VINYL	EXISTING TO REMAIN
U	PER DRAWING		3	VINYL	EXISTING TO REMAIN
V	PER DRAWING		7	VINYL	EXISTING TO REMAIN
W	PER DRAWING		7	VINYL	EXISTING TO REMAIN
X	PER DRAWING		7	ALUM	ALUMINUM THERMAL BREAK W/1" INS GLASS, TEMPERED GLASS BELOW 24". PROVIDE EXTERIOR WOOD TRIM TO MATCH EXISTING
Y	PER DRAWING		2	ALUM	ALUMINUM THERMAL BREAK W/1" INS GLASS, TEMPERED GLASS BELOW 24". PROVIDE EXTERIOR WOOD TRIM TO MATCH EXISTING
Z	PER DRAWING		2	ALUM	ALUMINUM THERMAL BREAK W/1" INS GLASS, TEMPERED GLASS BELOW 24". PROVIDE EXTERIOR WOOD TRIM TO MATCH EXISTING





WINDOW MANUFACTURE TO
VERIFY ALL WINDOW ROUGH
OPINING DIMENSIONS



WEST ELEVATION
SCALE: 3/16" = 1' - 0"



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f: 215.645.3999
rolsarch@verizon.net

SEAL



OWNER

1629-37 S 28TH ST LLC

DATE	DESCRIPTION
08/15/22	ZONING
06/08/23	ISSUE FOR PERMIT
08/18/23	REVISION 1
08/28/23	REVISION 2
01/26/24	ADD WALL RATINGS ADD DEHWASHERS
01/02/25	REVISION 3
06/16/25	WINDOW SUB.

PROPOSED MULTI-
FAMILY DWELLING

PROJECT LOCATION

1629-39 S 28TH ST.
PHILADELPHIA PA

BLOCK: -

LOT: -

SHEET TITLE:

PROJECT NO.

SCALE: AS NOTED

DATE: 2017

DRAWN BY: RR

REVIEWED BY: RR

SHEET NO.

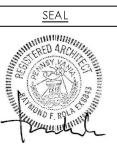
A300



WINDOW MANUFACTURE TO
VERIFY ALL WINDOW ROUGH
OPENING DIMENSIONS

1
A301 SOUTH ELEVATION
SCALE: 3/16" = 1' - 0"

ARCHITECT
raymond f. rdo
architect
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suite 1300, philadelphia
pa. 19102
t: 215.646.3155
f: 215.646.3999
rolsarch@verizon.net



OWNER
1629-37 S 28TH ST LLC

DATE	DESCRIPTION
08/15/22	ZONING
06/08/23	ISSUE FOR PERMIT
08/18/23	REVISION 1
08/28/23	REVISION 2
01/26/24	ADD WALL RATINGS ADD DEHWASHERS
01/02/25	REVISION 3
06/16/25	WINDOW SUB.

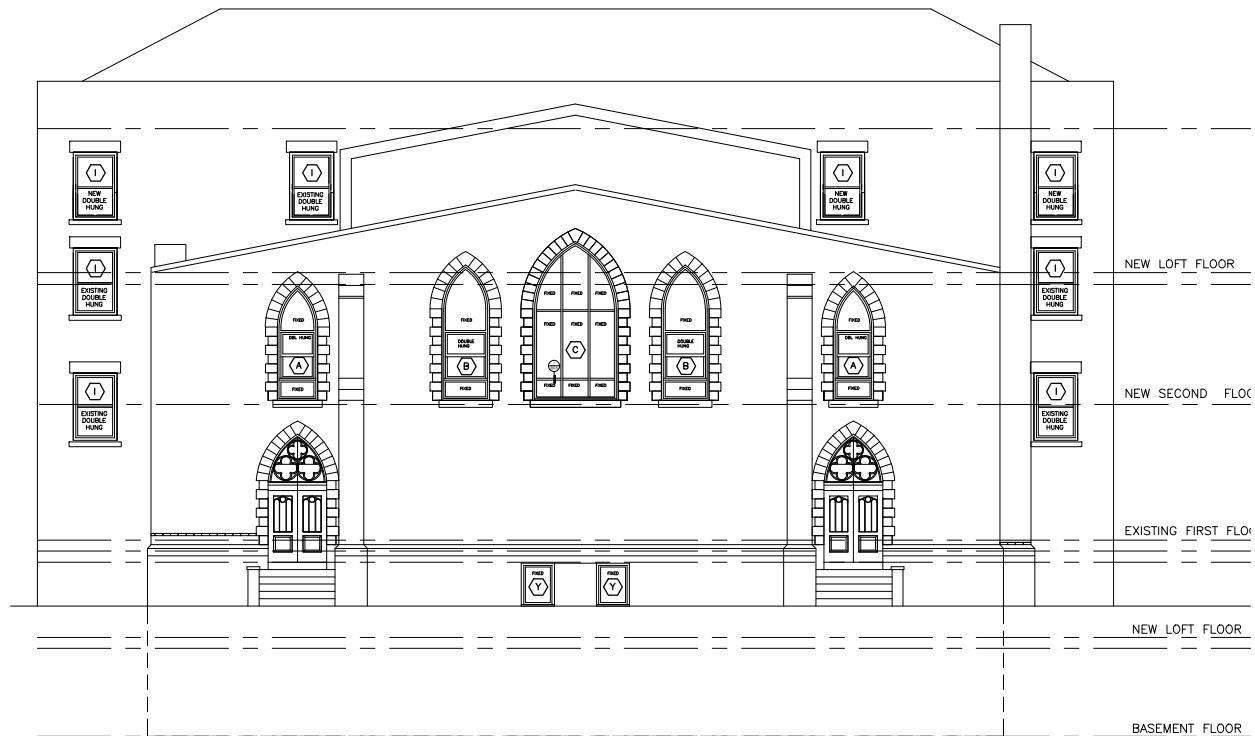
PROPOSED MULTI-FAMILY DWELLING

PROJECT LOCATION
1629-39 S 28TH ST.
PHILADELPHIA PA

BLOCK: -
LOT: -
SHEET TITLE:

PROJECT NO.
SCALE: AS NOTED
DATE: 2017
DRAWN BY: RR
REVIEWED BY: RR
SHEET NO.

A301



WINDOW MANUFACTURE TO
VERIFY ALL WINDOW ROUGH
OPENING DIMENSIONS

1 EAST ELEVATION
A302 SCALE: 3/16" = 1' - 0"

ARCHITECT
raymond f. rdo
architect

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suite 1300, philadelphia
pa. 19102
t: 215.644.3155
f: 215.645.3999
rolsarch@verizon.net

SEAL



OWNER

1629-37 S 28TH ST LLC

DATE	DESCRIPTION
08/15/22	ZONING
06/08/23	ISSUE FOR PERMIT
08/18/23	REVISION 1
08/28/23	REVISION 2
01/26/24	ADD WALL RATINGS ADD DEHWASHERS
01/02/25	REVISION 3
06/16/25	WINDOW SUB.

PROPOSED MULTI-FAMILY DWELLING

PROJECT LOCATION

1629-39 S 28TH ST.
PHILADELPHIA PA

BLOCK: -

LOT: -

SHEET TITLE:

PROJECT NO.

SCALE: AS NOTED

DATE: 2017

DRAWN BY: RR

REVIEWED BY: RR

SHEET NO.

A302



WINDOW MANUFACTURE TO
VERIFY ALL WINDOW ROUGH
OPINING DIMENSIONS

1
A303

NORTH ELEVATION
SCALE: 3/16" = 1' - 0"



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f: 215.645.3999
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SEAL



OWNER

1629-37 S 28TH ST LLC

DATE	DESCRIPTION
08/15/22	ZONING
06/08/23	ISSUE FOR PERMIT
08/18/23	REVISION 1
08/28/23	REVISION 2
01/26/24	ADD WALL RATINGS ADD DEHWASHERS
01/02/25	REVISION 3
06/16/25	WINDOW SUB.

PROPOSED MULTI-FAMILY DWELLING

PROJECT LOCATION

1629-39 S 28TH ST.
PHILADELPHIA PA

BLOCK: -

LOT: -

SHEET TITLE:

PROJECT NO.

SCALE: AS NOTED

DATE: 2017

DRAWN BY: RR

REVIEWED BY: RR

SHEET NO.

A303

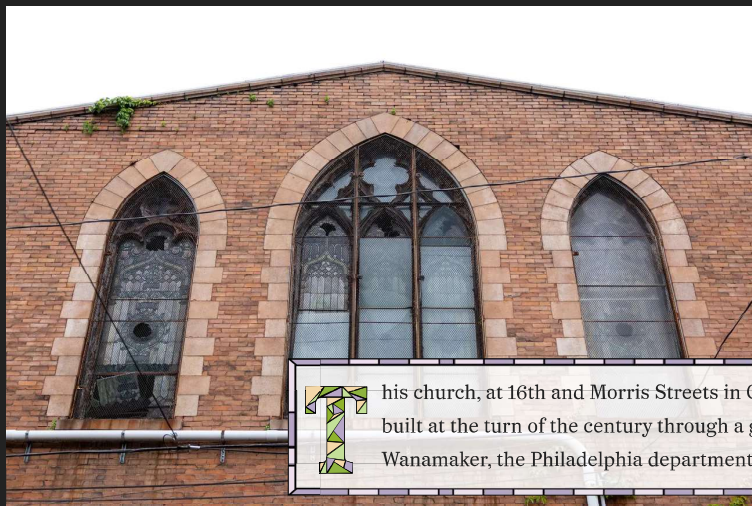


The Treasure Hunter

See what
he finds.

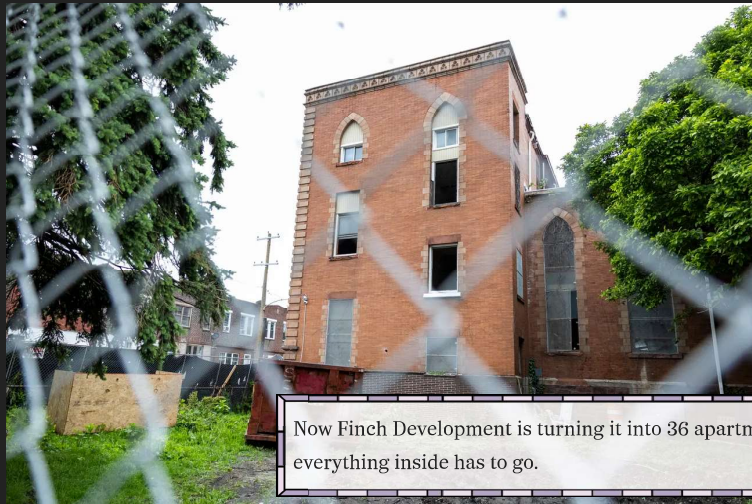
Paul Brown salvages stained glass windows, rusty signs, and century-old pews from Philadelphia buildings, searching for treasure.

By Zoe Greenberg and Charmaine Runes
Published Jul 8, 2025

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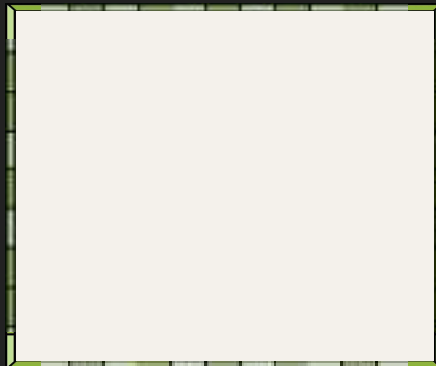
his church, at 16th and Morris Streets in Grays Ferry, was built at the turn of the century through a gift from John Wanamaker, the Philadelphia department store tycoon.

Thomas C. Lansdale, an architect known for
“flamboyant” projects, designed it.



Now Finch Development is turning it into 36 apartments. Almost
everything inside has to go.

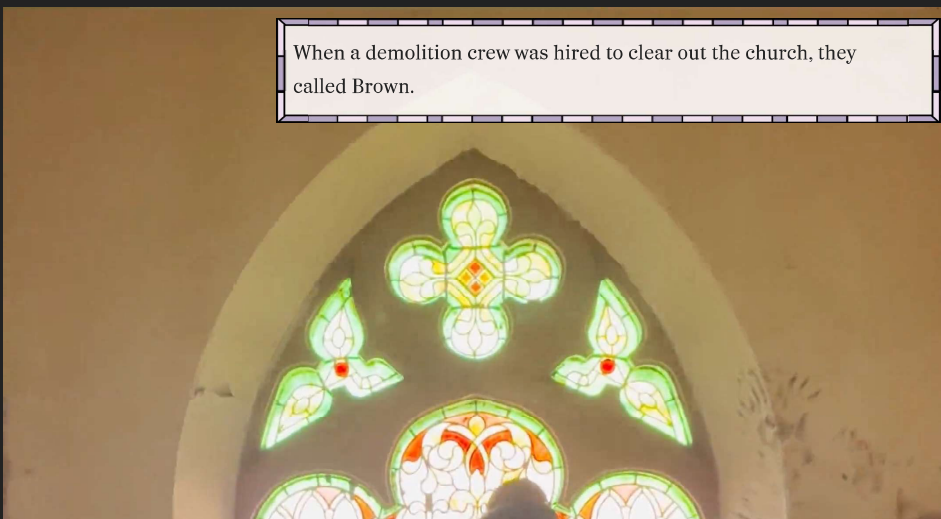
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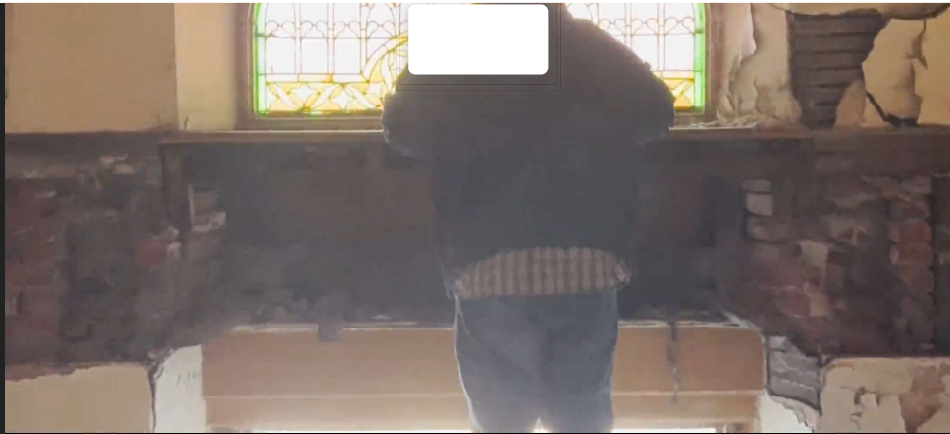


Meet Paul Brown. Some of the guys I
with call him a junkman, but he prefers
“insatiable collector.”

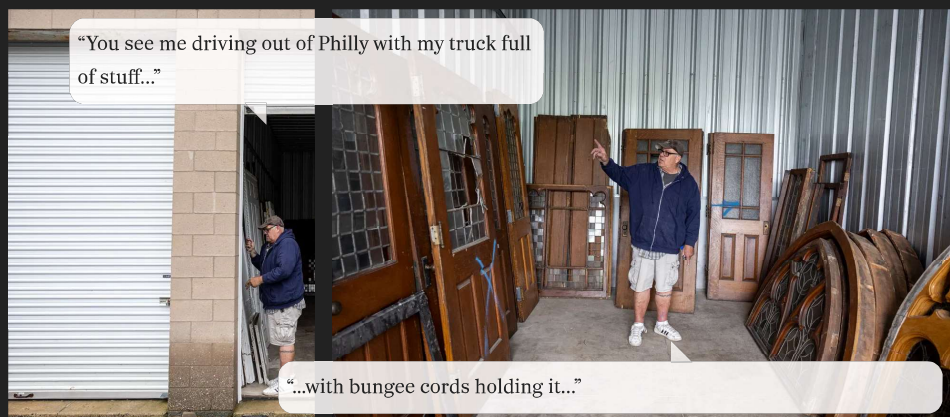
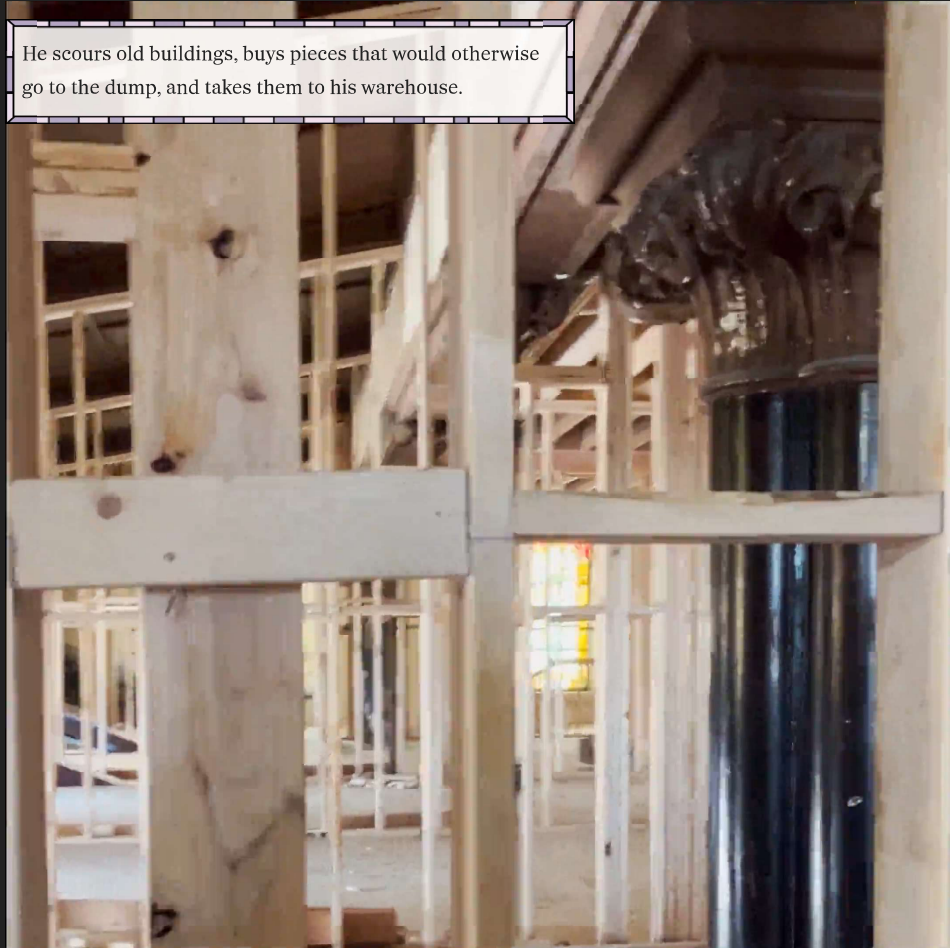


When a demolition crew was hired to clear out the church, they
called Brown.





He scours old buildings, buys pieces that would otherwise go to the dump, and takes them to his warehouse.



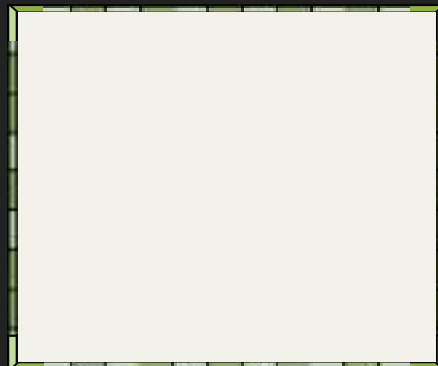
"You see me driving out of Philly with my truck full of stuff..."

"...with bungee cords holding it..."



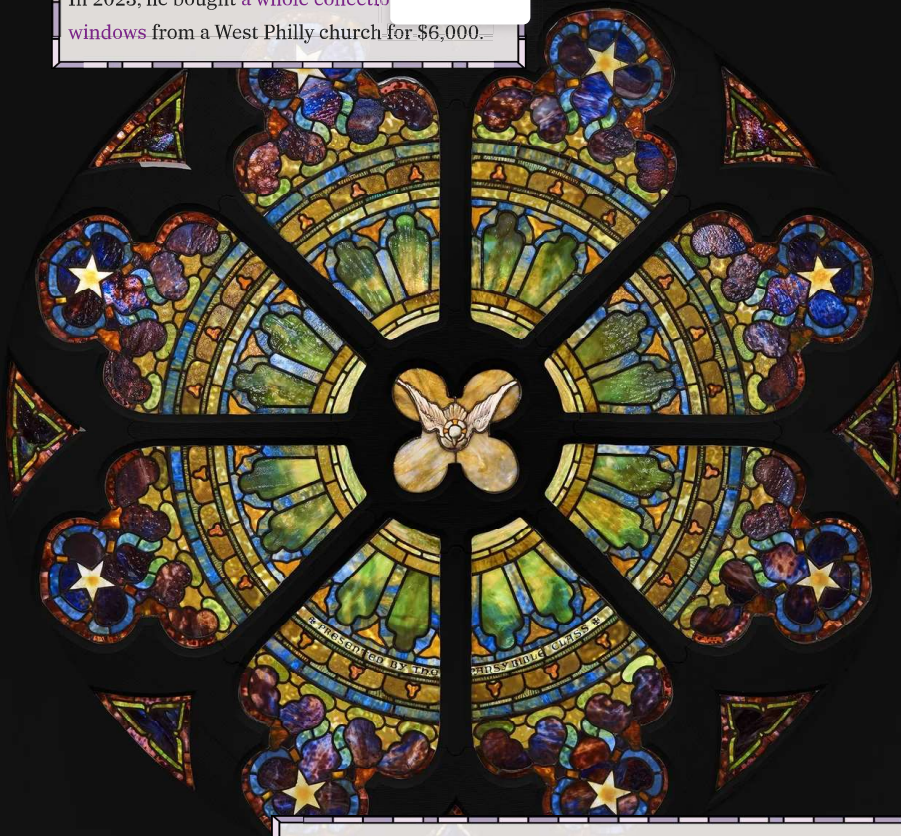
“...I guess I would be deemed a junkman. But junk in an antique kind of way.”

ADVERTISEMENT



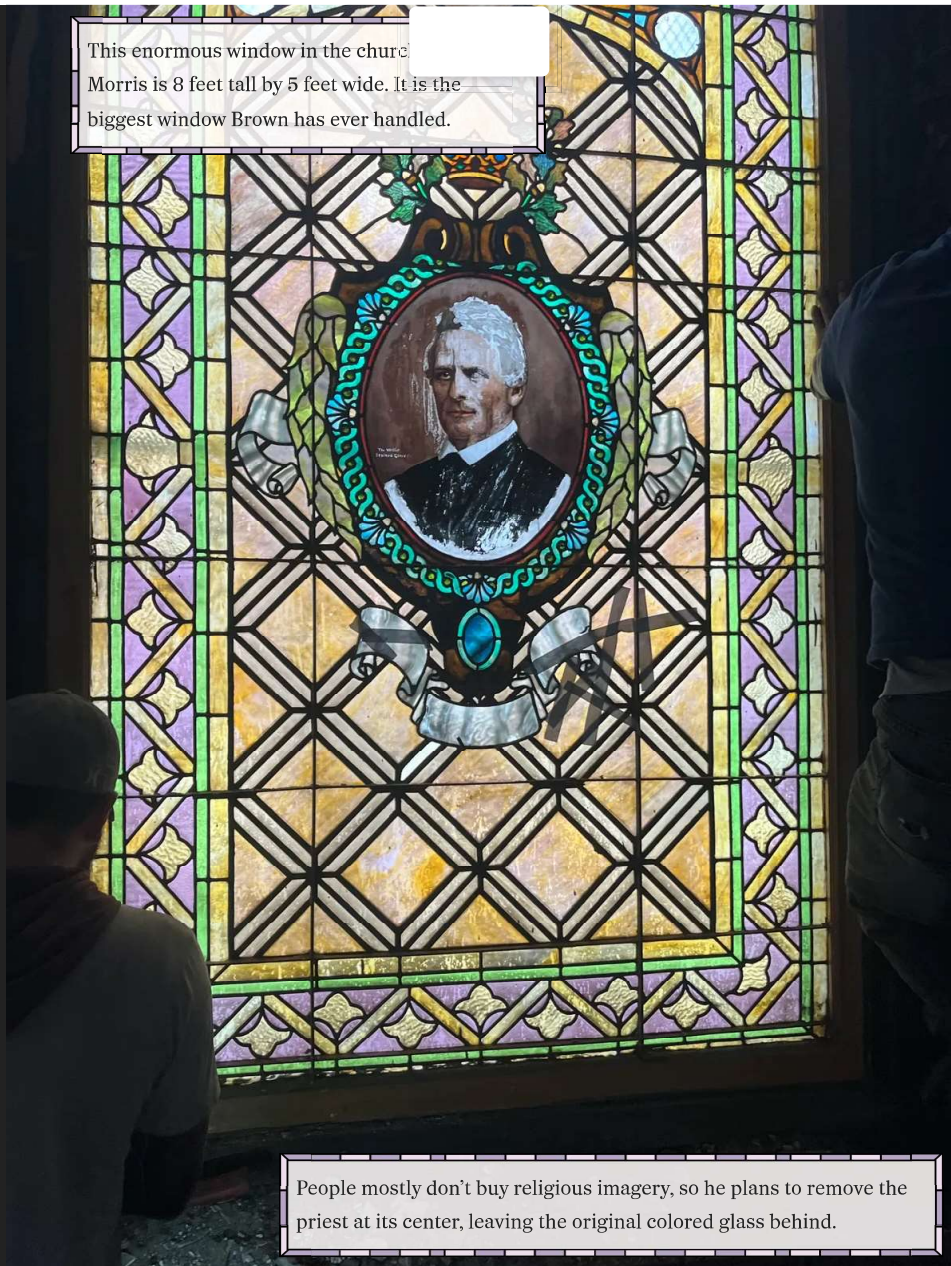
Brown is always looking for what he can restore and resell.

In 2023, he bought a whole collection of windows from a West Philly church for \$6,000.



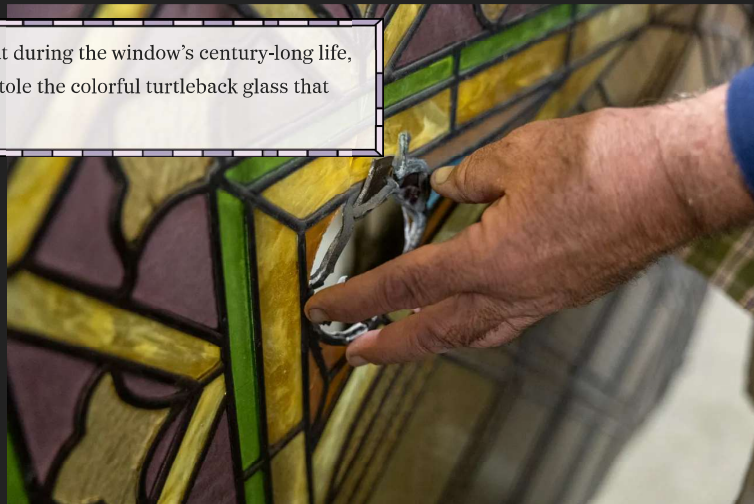
Two of them went on to sell for \$100,000 each.

This enormous window in the church Morris is 8 feet tall by 5 feet wide. It is the biggest window Brown has ever handled.

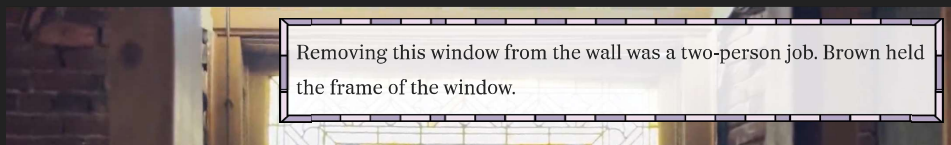


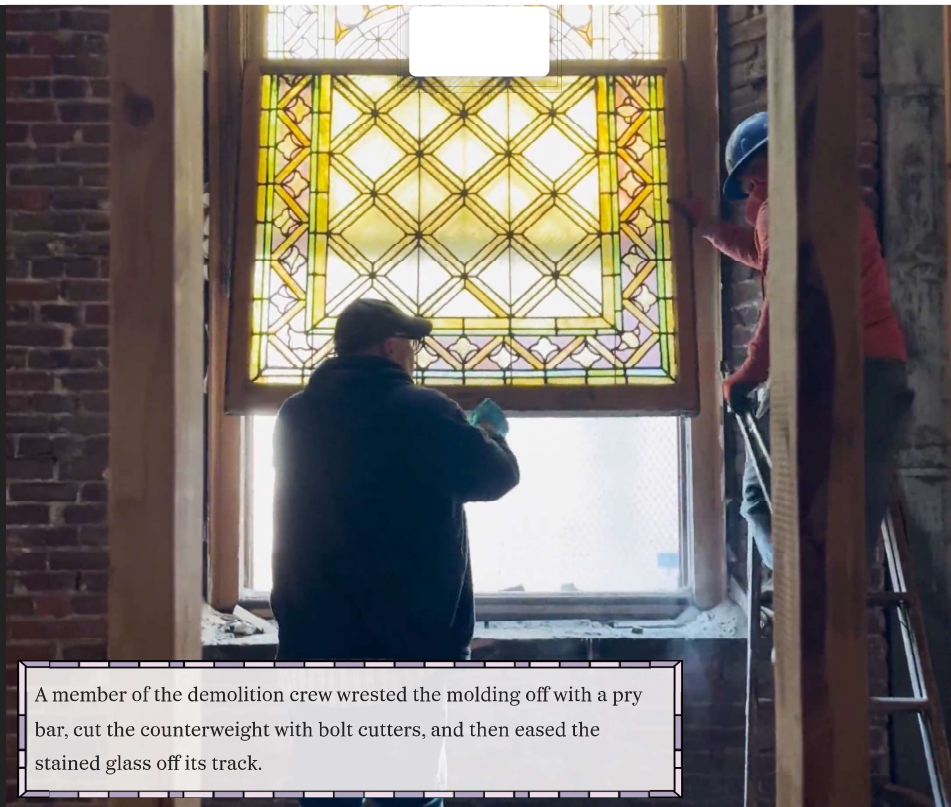
People mostly don't buy religious imagery, so he plans to remove the priest at its center, leaving the original colored glass behind.

Brown guessed that during the window's century-long life, vandals probably stole the colorful turtleback glass that used to be here.

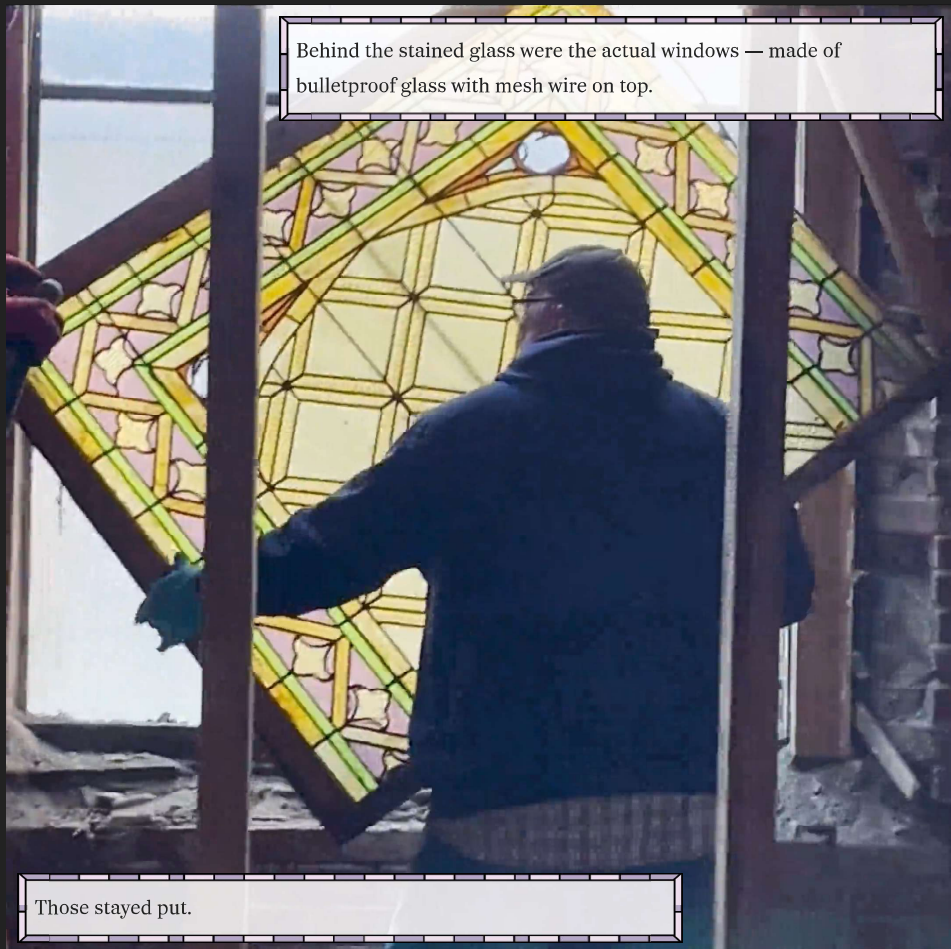


Removing this window from the wall was a two-person job. Brown held the frame of the window.





A member of the demolition crew wrestled the molding off with a pry bar, cut the counterweight with bolt cutters, and then eased the stained glass off its track.



Behind the stained glass were the actual windows — made of bulletproof glass with mesh wire on top.

Those stayed put.

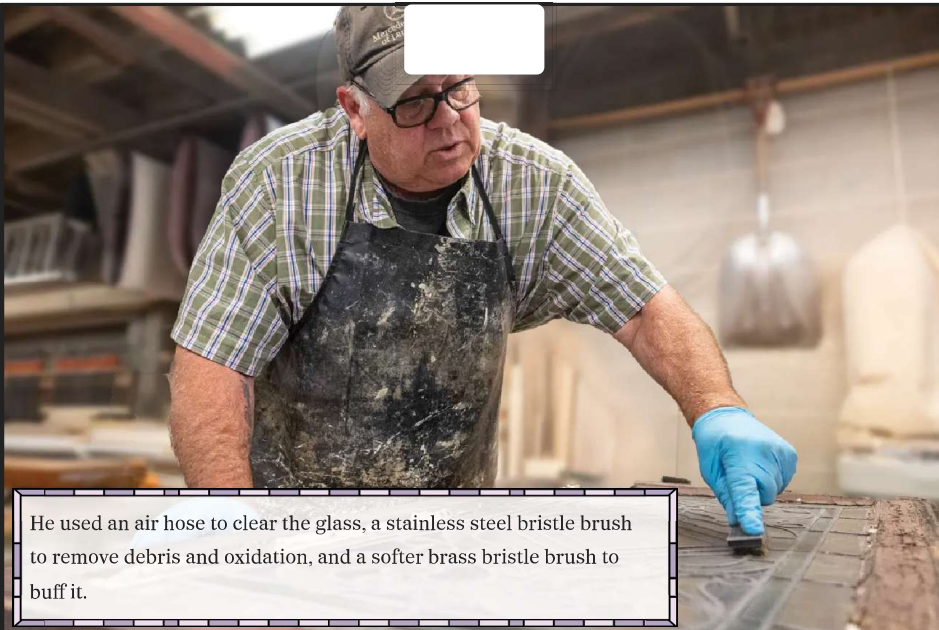


Brown used [redacted] rope, and ratchet straps to stack the windows in the back of his pick-up.

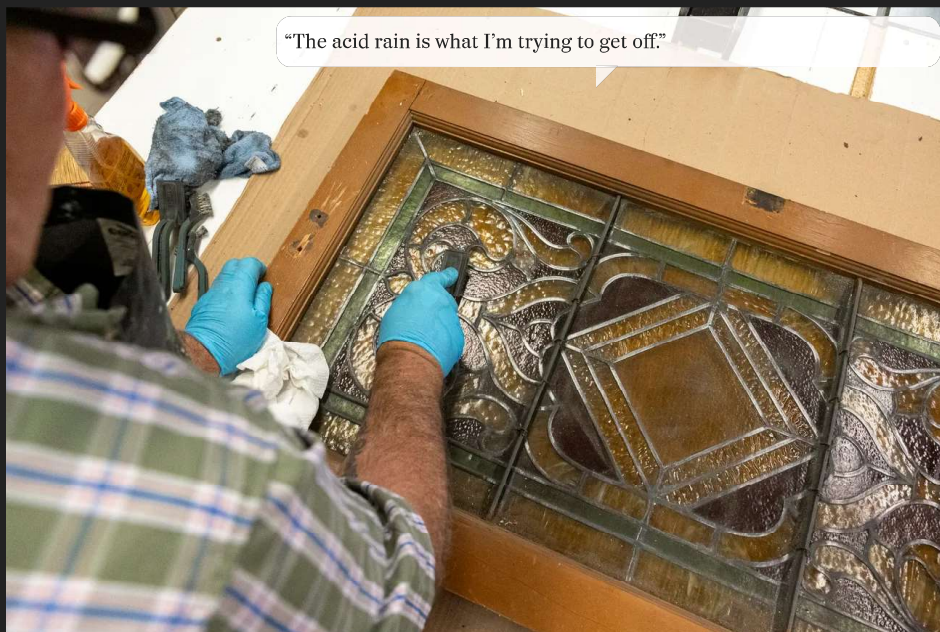
He drove the bundle back to Lancaster County on the turnpike.



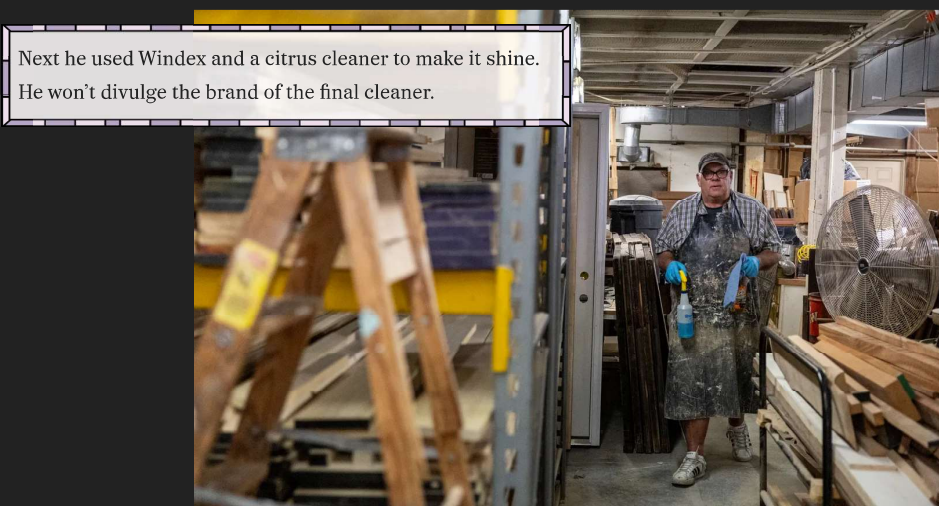
At a rented woodshop in Manheim, Brown set about cleaning a 27.5 inch by 57 inch transit window, which once helped to ventilate the church.



He used an air hose to clear the glass, a stainless steel bristle brush to remove debris and oxidation, and a softer brass bristle brush to buff it.



"The acid rain is what I'm trying to get off."

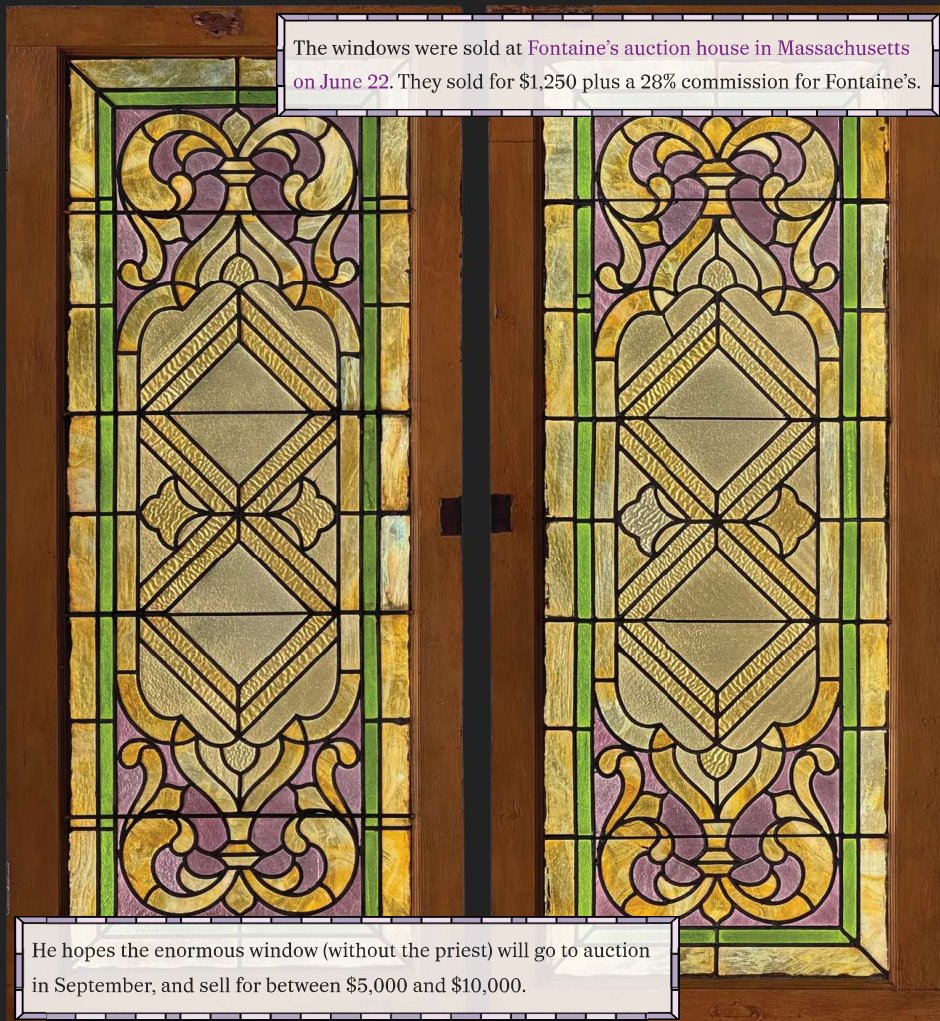


Next he used Windex and a citrus cleaner to make it shine. He won't divulge the brand of the final cleaner.



"I don't want to give up all my damn s

"Colonel Sanders doesn't give you all the ingredients in the chicken."



The windows were sold at [Fontaine's auction house in Massachusetts](#) on [June 22](#). They sold for \$1,250 plus a 28% commission for Fontaine's.

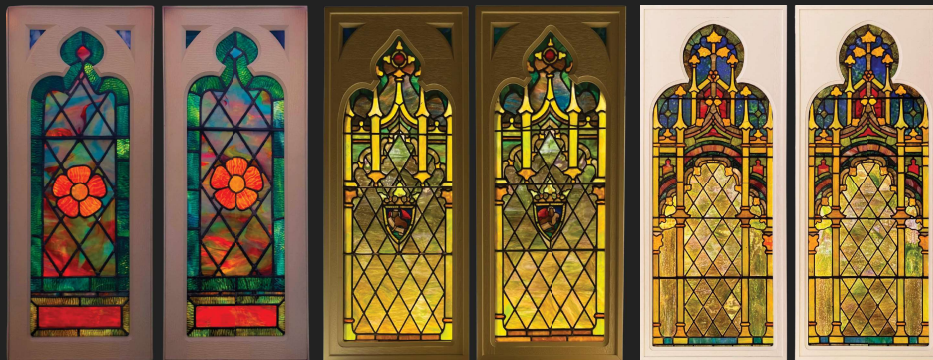
He hopes the enormous window (without the priest) will go to auction in September, and sell for between \$5,000 and \$10,000.



Brown has salvaged stained glass windows from a dozen churches across Philadelphia.



The ones featured here are all Tiffany Studios, circa 1905, bought cheap from the old church at 50th and Baltimore.



After Brown removed, prepped, and polished them, they sold for \$134,355 total, including the buyer's commission, in a May auction at Fontaine's. "Where [else] do you get a chance to go back in time," he asked, "to salvage a piece of history?" ¹

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