

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

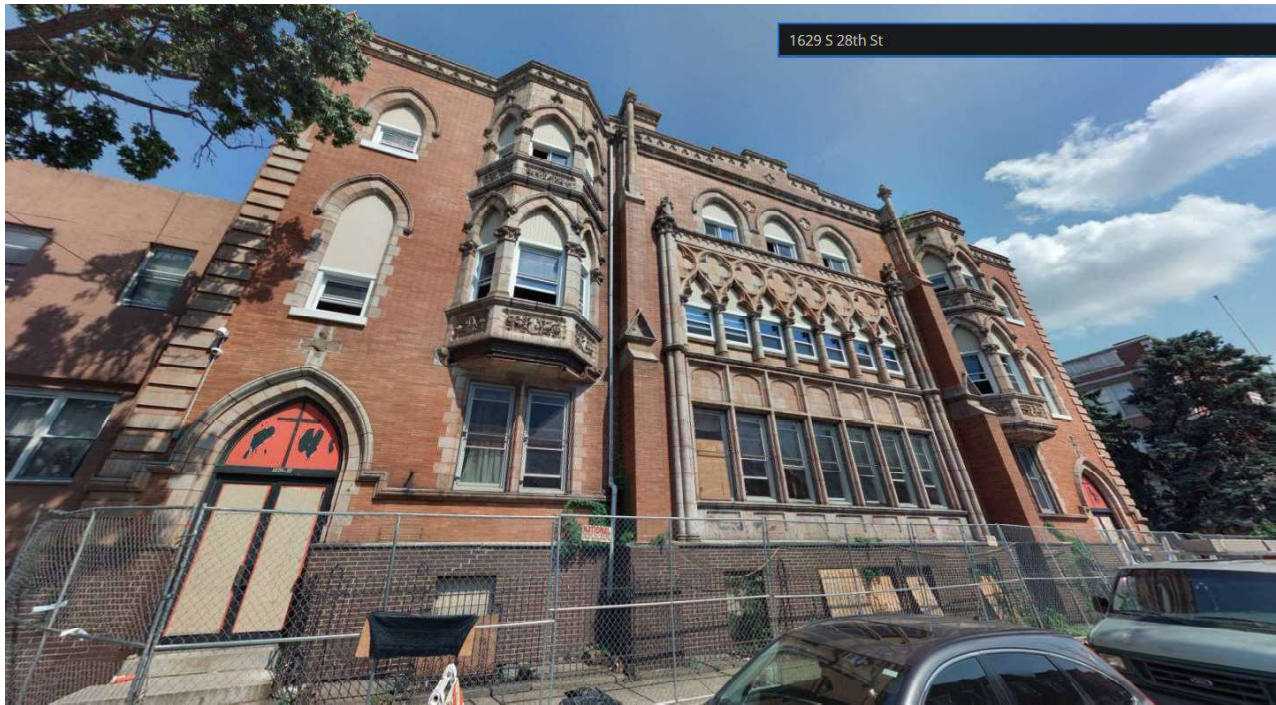
STANDARDS FOR REVIEW:

- *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:



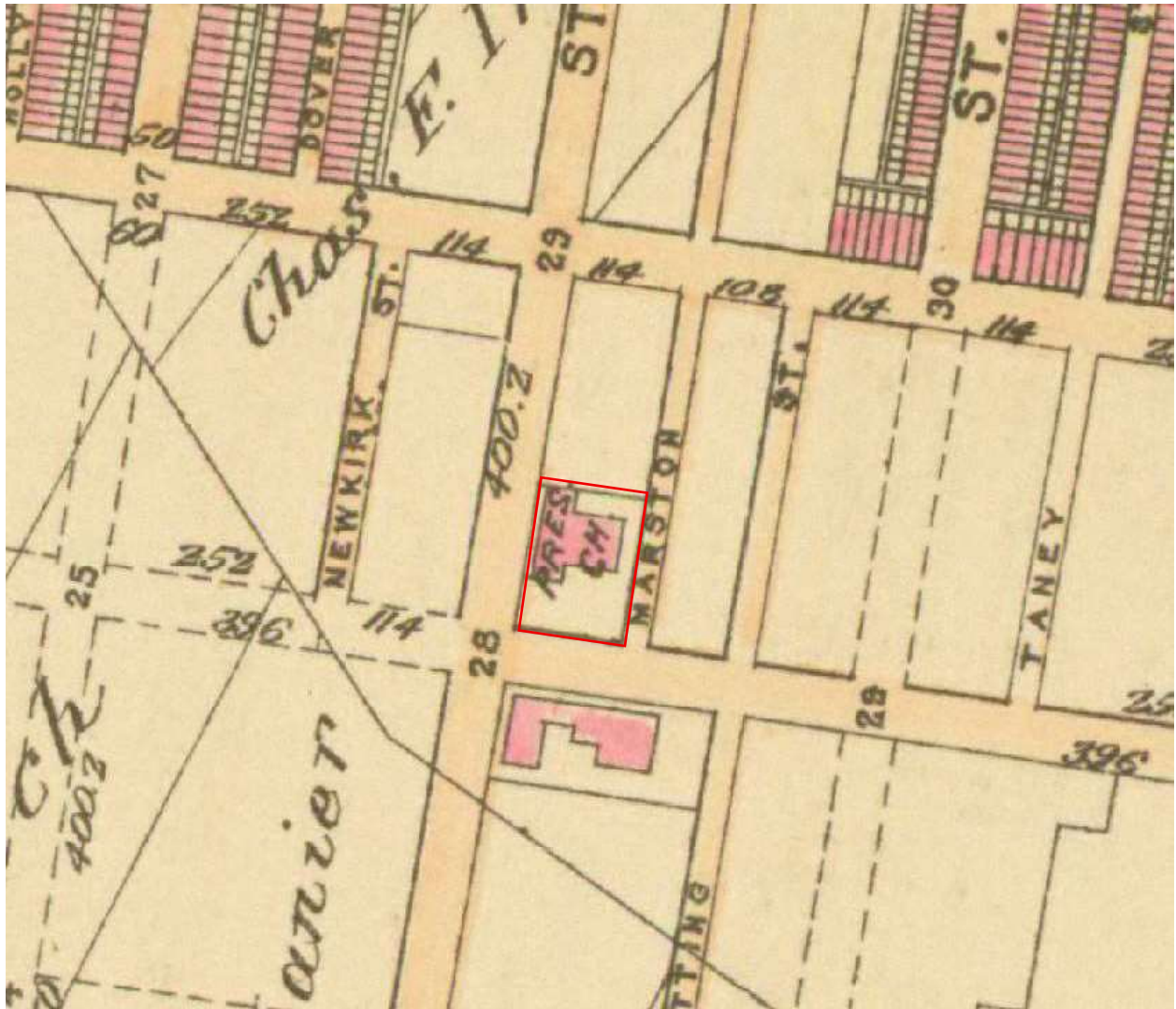
Aerial view facing east, Mar 2024:



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

Additional photos, 11/2025



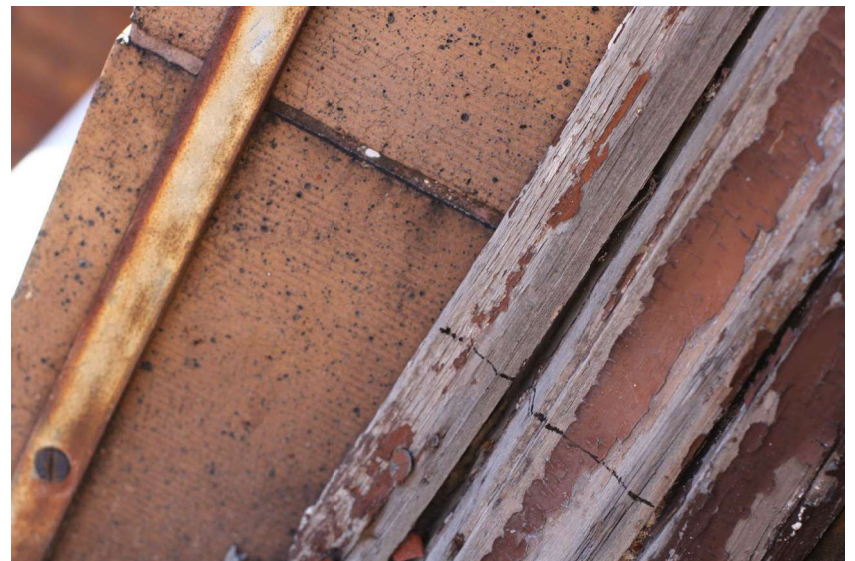
SANCTUARY WINDOWS



WINDOW TRIM



REAR DOOR



RECENT PHOTOGRAPHS
1629 S. 28TH STREET

Additional photos, 11/2025



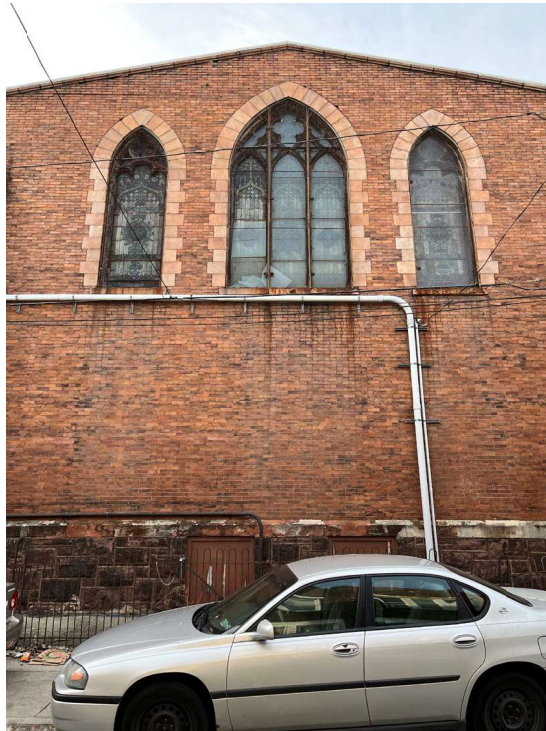
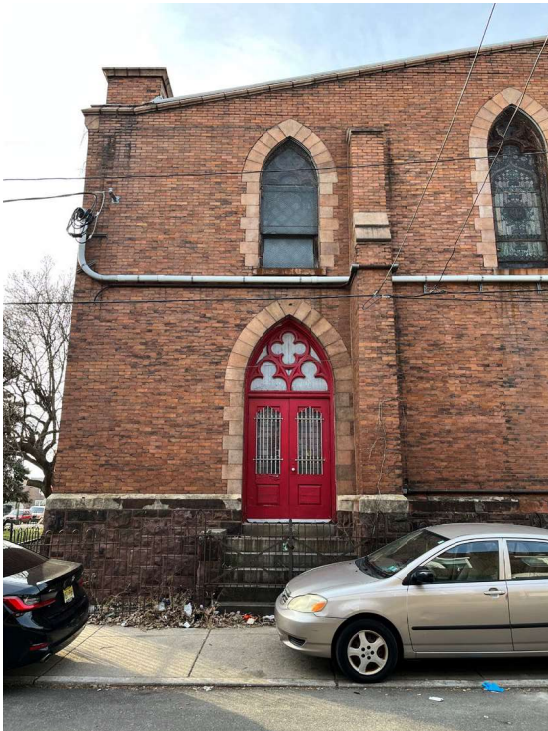
SANCTUARY WINDOWS

RECENT PHOTOGRAPHS
1629 S. 28TH STREET

Additional photos, 11/2025



BALCONY WINDOWS



REAR ELEVATION

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**APPLICANT'S ADDRESS:**

1901 Hazzard st

COMPANY NAME:
Architectural Window Corp.

Philadelphia, Pa 19125

PHONE # 215-292-7505**FAX #****LICENSE #** 42428**E-MAIL:****PROPERTY OWNER'S NAME:****PROPERTY OWNER'S ADDRESS:**

Finch Development LLC Meir Badush

1629-37 S 28 th st

PHONE # 732-496-0303**FAX #**

Philadelphia, Pa 19145

ARCHITECT / ENGINEER IN RESPONSIBLE CHARGE:**ARCHITECT / ENGINEERING FIRM ADDRESS:****ARCHITECT / ENGINEERING FIRM:****PHONE #** 267-212-6200**FAX #****LICENSE #****E-MAIL:****CONTRACTOR:**

Mike Morton

CONTRACTING COMPANY ADDRESS:

1901 Hazzard St

CONTRACTING COMPANY:
Architectural Window Corp.

Phila, pa 19125

PHONE # 877-286-1881**FAX #****LICENSE #** 45550**E-MAIL:****USE OF BUILDING / SPACE:****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:

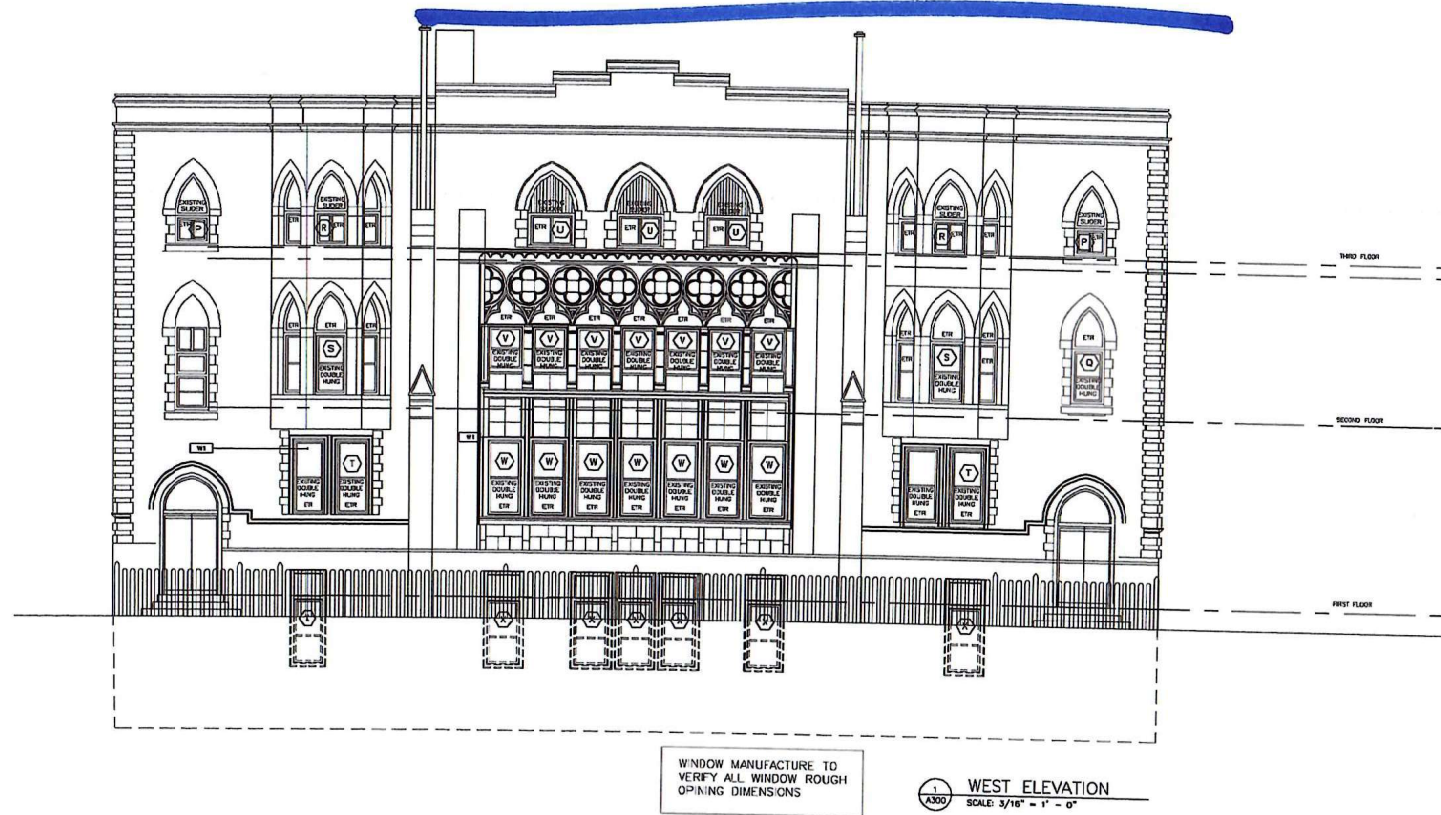
APPLICATION #:

✓ 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			

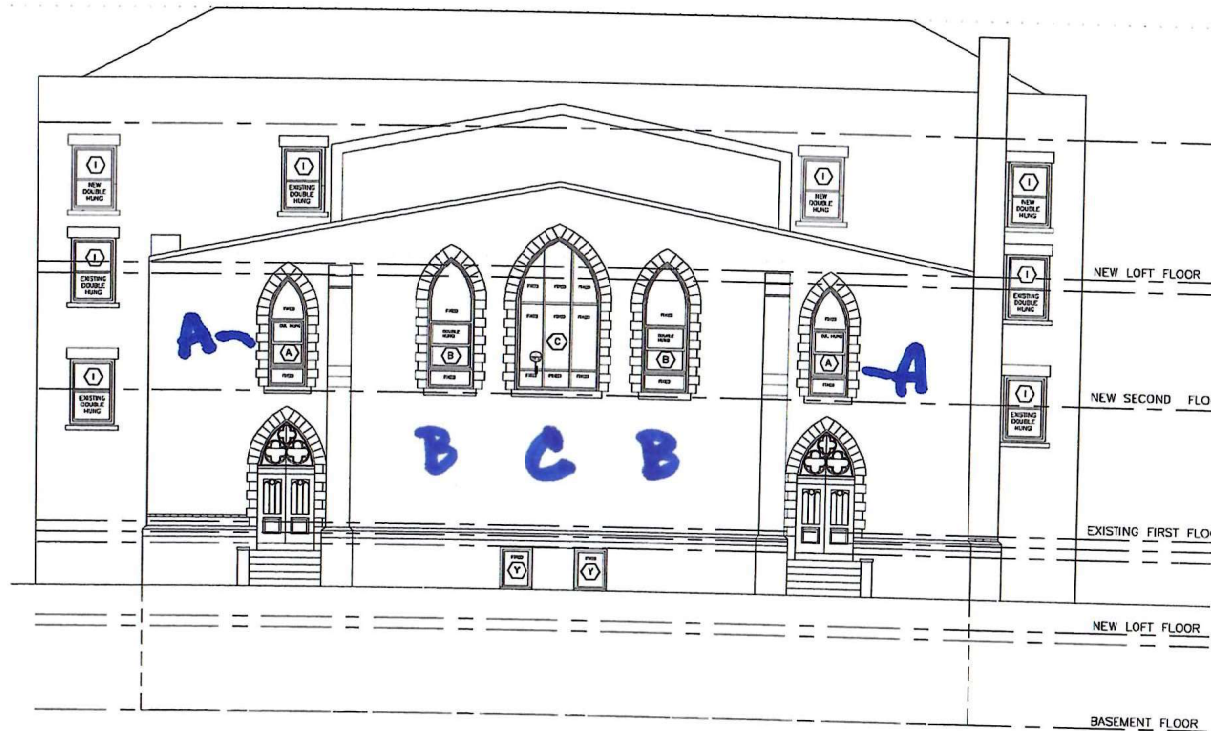
WAS VIOLATION FOR WORK WITHOUT A PERMIT? ☐ NO ☐ YES (INSPECTION FEE MUST BE ADDED TO PERMIT FEE)

VIOLATION # _____

Nothing of Front Elevation

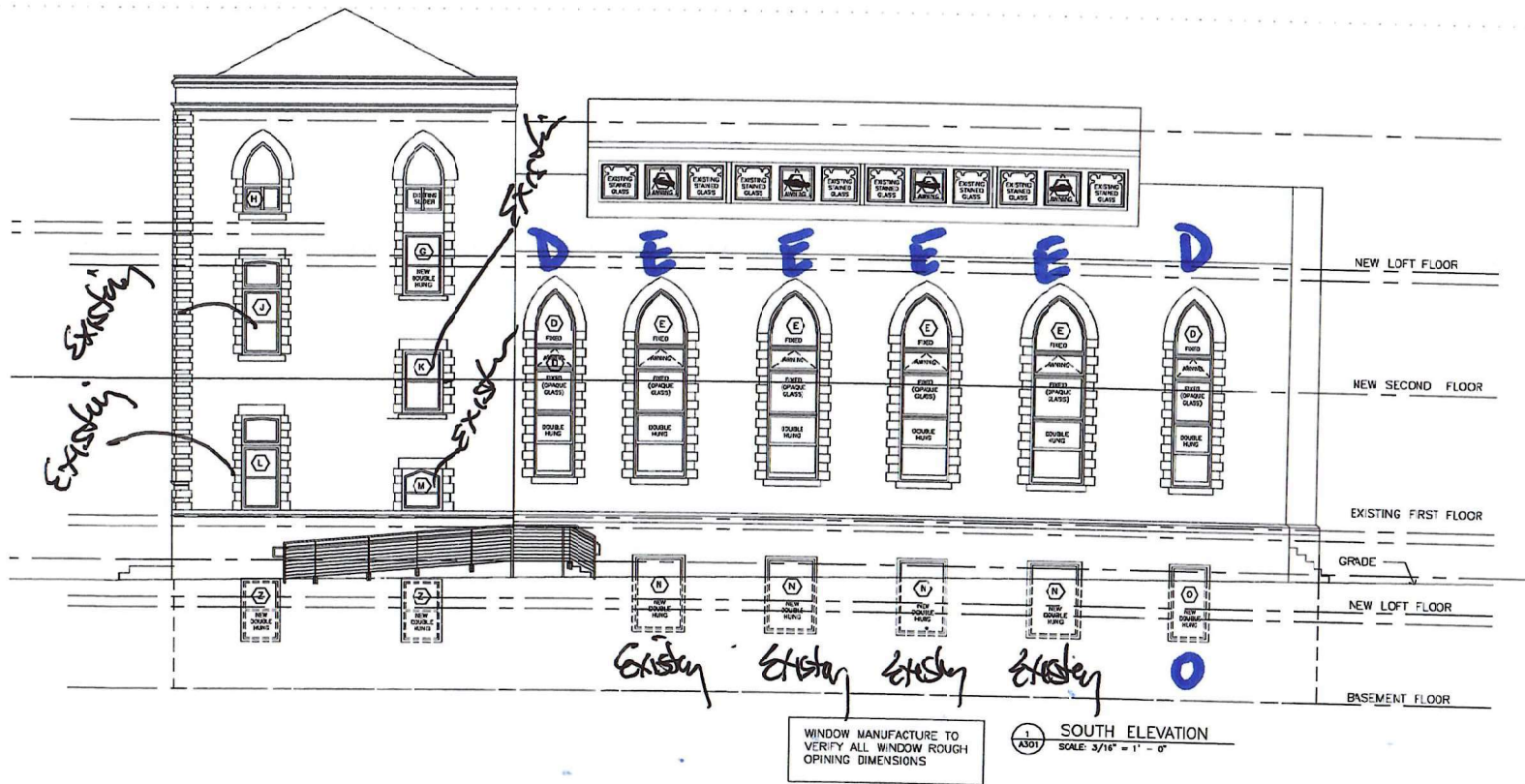


A300



A302





A301

Revised, 11/2025

Project Name:

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

Customer:

ARCHITECTURAL WINDOW CORP.
1901 EAST HAZZARD STREET
PHILADELPHIA, PA 19125

General Contractor:

Architect:

THESE SHOP DRAWINGS WERE PREPARED AND BASED ON THE FOLLOWING:

ARCHITECTURAL DRAWINGS DATED: NOT PROVIDED

CUSTOMER TAKEOFF DATED: NOT PROVIDED

SPECIFICATIONS DATED: NOT PROVIDED

QUOTE NUMBER: SQJG002660_1

OTHER:

DEVIATIONS FROM PROJECT SPECIFICATIONS

The following items are known deviations or exclusions from the project specifications. Customer and/or Contractor are responsible for securing any necessary approvals for these items. If these Shop Drawings are approved without noting any changes to these items, Quaker will proceed to fabricate products as described herein.

Deviations from Project Specifications are listed on sheet A1.1

GENERAL NOTES:

1. These shop drawings are prepared by Quaker Window Products Co. ("Quaker"), and must be reviewed and approved by the appropriate parties before fabrication begins in order to ensure that the custom window and/or door products to be manufactured by Quaker will meet appropriate requirements and specifications. By preparing these drawings, Quaker does not serve as your architect, engineer, or design professional.
Quaker is not responsible for:
- a) the integration of its products into any wall system or any other project, or the structural integrity of any surrounding conditions;

b) the means, methods, or procedures for construction or installation;

c) identifying or interpreting any state or local codes or building or accessibility requirements;

d) verifying or confirming dimensions, sizes, quantities, or other details;

e) coordination with other trades, or errors resulting from the use of these drawings by other trades;

f) Improper storage or handling, or exposure to excessive heat (in excess of 150° F);

g) Damage during handling, shipping, processing or installation; or

h) drilling of holes in system frames, sub frames, trim, or any other material for attachment to the adjacent construction.
2. Approved shop drawings will take precedence over specifications in areas of conflict.
3. All elevations are viewed from the exterior.
4. Please verify all opening and reference dimensions, all elevation handing and quantities.
5. All windows & door units are factory glazed (unless noted otherwise).
6. Requests for revisions after Quaker has been authorized to release materials for fabrication must be in writing and will be subject to a purchase price adjustment.
7. Any requirement for a travel limited device, egress or special glazing must be explicitly identified by the architect.
8. Class 5 balancers are adjustable and may require slight adjustment once final installation is complete.
9. Any lead times provided are estimates only. An estimated delivery date will be established by Quaker and communicated to Customer once the sales order is entered.
10. Advertised performance ratings are based on individual window tests. Overall Design Pressure of mulls/assemblies may be less than the computed values of individual units per Quaker's calculations based on AAMA 450-10 Voluntary Performance Rating Method for Mull'd Fenestration Assemblies. Please consult Quaker or your AAMA guideline booklet for more information.
11. Any field testing of QUAKER products must be conducted as specified in the warranty referenced herein.

MAINTENANCE:

Follow Quaker's Care & Maintenance instructions.

LIQUID BARRIER APPLICATIONS:

1. For projects with exterior building envelopes that utilize membrane or fluid or liquid applied air, water, and/or vapor barrier systems (liquid barrier application), Customer must contact Quaker's technical staff at drafting@quakerwindows.com to confirm the suitability of various products, configurations, accessories, pannings, mullions, and installation guidelines for your project.

INSTALLATION NOTES:

1. Quaker is not responsible for the installation of its products, or determining whether surrounding construction is suitable for anchoring. Contractor or Customer shall be responsible for the cost and coordination of installation, consistent with Quaker's installation instructions, industry standards, and sound construction practices.
2. All flashing and related materials shall be supplied by others (unless noted otherwise).
3. Strap anchors, sub-sills, receptors and panning are field measured, cut, and drilled for perimeter fastening by others (unless noted otherwise). Cutting or trimming of field applied items or accessories may be necessary to adapt to varying field conditions.
4. Quaker does not provide insulation, blocking, shims, sealant or fastening anchors. Anchors and fasteners shown on these shop drawings are not intended to depict type or size, but rather merely the location of anchors. Fasteners are not to exceed 18" centers. Determining type and location of fasteners is the responsibility of others.
5. Quaker is not responsible for water or air penetration due to failure of installer to properly install QUAKER products, or seal joints of any field assembled products including mullions. Before sealing to perimeter conditions, confirm adhesion and compatibility with sealant supplier.
6. Insulation must be installed in all voids between window and existing wall. All performance data listed on Quaker window test reports were achieved with window voids filled with insulation.
7. QUAKER window and door units must be kept in an upright / vertical position, and may be damaged by laying in a flat or horizontal position. For pre-fabricated wall panels, such panels must be erected and installed before QUAKER window and door units are installed and incorporated into the building envelope.
8. Some elevations on the attached pages may require field mulling. Please contact Quaker for specific field mulling instructions for your specific Model / Series.

WARRANTY AND QUOTE:

Quaker's warranty relevant to this project is described in the above-referenced quote, both of which are hereby incorporated by reference, and describe various limitations and exclusions.

APPROVAL AND AUTHORIZATION TO FABRICATE:

For this job in accordance with the quote:
It is the responsibility of Customer and/or Contractor to alert Quaker of any relevant specifications or requirements related to the products to be supplied. These shop drawings show Quaker's interpretation of the project based on the information presented to Quaker, and are submitted to Customer, Contractor, and/or Architect for review and approval as necessary. Please carefully review for any deviations from architectural plans and specifications. Quaker will proceed with fabrication of the products once these shop drawings are approved and returned to Quaker. Any changes that become necessary after approval of these shop drawings may result in additional charges. All window sizes and quantities shown on elevation sheets are for reference only. Please change and correct any such information as required on these shop drawings.

Please return one print set marked with your signature of approval, or any comments and notations.
Materials will be released for fabrication only upon receipt of signed and approved shop drawings.

- ☐ APPROVED
- ☐ APPROVED AS NOTED
- ☐ PLEASE SEE NOTATIONS INCLUDED, AND RESUBMIT FOR APPROVAL. DO NOT RELEASE FOR FABRICATION.

SIGNATURE

CUSTOMER: DATE:

CONTRACTOR: DATE:

ARCHITECT: DATE:

DISSIMILAR METALS:

The use of dissimilar metals should be evaluated consistent with ASTM G82-98, in addition to the following requirements:

A) Where aluminum surfaces come in contact with metals other than stainless steel, zinc, cadmium, or small areas of white bronze, keep aluminum surfaces from direct contact with incompatible metals. This is achieved by providing suitable protection coating of paint, by using good quality caulking material, between the surfaces, by using non-absorptive plastic or elastomeric tapes or gaskets, or in the case of steel, using a sufficiently thick galvanized coating. Coatings containing lead pigmentation must be avoided.

B) Dissimilar metals must be painted if used in locations where drainage from them passes over aluminum.

C) Wood or other absorptive materials which may become repeatedly wet and which are in contact with aluminum should be painted with 2 coats of aluminum house paint and the joints sealed with a quality caulking compound.

D) Where aluminum is in contact with treated wood, wood must be treated with Pentachlorophenol 5% minimum concentration, or Wolman Salts of Creosote or Zinc Napthanate (select one) and follow the protective measures outlined on container.

Project Name:

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

Description:

COVER SHEET

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

PHONE (800)-347-0438
FAX (573)-744-5596
COMMERCIAL FAX
(573)-744-5822
www.quakercommercialwindows.com

QUAKER
C O M M E R C I A L

Scale: NONE
Sheet # A1

Drawn By: DDM
Checked By: JS

504 Highway 63 South
Freeburg, MO 65035

Drawing Created
11/10/25

Revised, 11/2025

DEVIATIONS FROM PROJECT SPECIFICATIONS

The following items are known deviations or exclusions from the project specifications. Customer and/or Contractor are responsible for securing any necessary approvals for these items. If these Shop Drawings are approved without noting any changes to these items, Quaker will proceed to fabricate products as described herein.

NO ARCHITECTURAL PLANS OR SPECIFICATIONS PROVIDED TO QUAKER. CUSTOMER IS RESPONSIBLE TO ENSURE THE PROJECT REQUIREMENTS ARE MET

Q

QUAKER

C O M M E R C I A L

Drawn By

DDM

Checked By

JS

504 Highway 63 South

Freeburg, MO 65035

Scale

NONE

Sheet #

A1.1

Description:

COVER SHEET

PHONE (800)-347-0438

FAX (573)-744-5586

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Project Name:

1629 S 28TH ST CHURCH

1629 SOUTH 28TH STREET

PHILADELPHIA, PA 19145-1201

QUAKER WINDOW PRODUCTS

WILL NOT BE RESPONSIBLE

FOR FIELD MEASUREMENT,

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DESIGN. CONTRACTOR MUST

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Drawing Created

11/10/25

Revised, 11/2025

FINISH SCHEDULE: COLOR

- ☒ 2604: BLACK
- ☐ 2605:
- ☐ ANODIZED:
- ☐ CUSTOMER TO PROVIDE COLOR CHIP
- ☐ OTHER:

CUSTOMER TO VERIFY FINISH AND COLOR

ABBREVIATIONS

M.O. = MASONRY OPENING
O.D. = OFFSET DIMENSION
O.R.O. = OVERALL ROUGH OPENING
O.U.D. = OVERALL UNIT DIMENSION
R.D. = RECEPTOR DIMENSION
R.O. = ROUGH OPENING
T.T.P. = TIP TO TIP OF PANNING
U.D. = UNIT DIMENSION

AWN = AWNING
CA = CASEMENT
DH = DOUBLE HUNG
DS = DIRECT SET
HOP = HOPPER
SH = SINGLE HUNG
SL = HORIZONTAL SLIDING
CF = CONTINUOUS FRAME
2X = 2 WIDE HORIZONTAL
2Y = 2 TALL VERTICAL
CA/AWN = CASEMENT OVER AWNING
CA-AWN = CASEMENT NEXT TO AWNING

INDEX

SHEET #	DESCRIPTION
A1	COVER SHEET
A2	GENERAL NOTES
A3-A4	ELEVATIONS
C1-C2.1	CUT DETAILS

GENERAL WINDOW & DOOR DETAILS AND NOTES

ELEVATIONS ARE VIEWED FROM THE EXTERIOR
DEVIATIONS FROM GENERAL WINDOW DETAILS AND NOTES TO BE LISTED ON WINDOW ELEVATIONS
CUSTOMER TO VERIFY COUNTS AND SIZES

SERIES: H450 (NEW)
CONFIGURATIONS: DS, AWN, GOTHIC

- GRIDS:**
- EXT. #MAX10847
 - BG #M3-16X5/8
 - INT. #MAX10847

- HARDWARE:**
- COLOR - MATTE BLACK
 - 4-BAR HINGE
 - ROTO OPERATOR
 - 6" PERMANENT LIMIT STOP

- SCREENS:**
- FLEX SCREEN
 - SHIP SEPARATE

- ADDITIONAL PARTS:**
- C-MULL #M6270
 - STACK MULL #M23723
 - 3" ANCHOR STRAP, 2" WIDE #M536395

SERIES: H650
CONFIGURATIONS: DS, GOTHIC, SH

- GRIDS:**
- N/A

- HARDWARE:**
- COLOR - BLACK
 - GRAVITY LATCH
 - 6" PERMANENT LIMIT STOP

- SCREENS:**
- HALF SCREEN, FIBERGLASS MESH
 - SHIP SEPARATE

- ADDITIONAL PARTS:**
- C-MULL #M6270
 - 3" ANCHOR STRAP, 2" WIDE #M536395

EXAMPLE ELEVATION DESCRIPTION

WINDOW TYPE ——— **TYPE X**
WINDOW CONFIGURATION ——— XX
DEVIATIONS FROM GENERAL ——— XXXXX
DETAILS AND NOTES
QUANTITY ——— QTY. X

GLAZING SCHEDULE

- GL-1T:** 1" OVERALL INSULATED GLASS
- 1/8" EXT. CARDINAL 272 LOWE (#2 SURFACE) (TEMP)
 - 3/4" ARGON FILLED AIRSPACE
 - 1/8" INT. CLEAR (TEMP)
- GL-2T:** 1" OVERALL INSULATED GLASS
- 3/16" EXT. .CARDINAL 272 LOWE (#2 SURFACE) (TEMP)
 - 21/32" ARGON FILLED AIRSPACE
 - 5/32" INT. CLEAR (TEMP)
- GL-3T:** 1" OVERALL INSULATED GLASS
- 1/4" EXT. CARDINAL 272 LOWE (#2 SURFACE) (TEMP)
 - 1/2" ARGON FILLED AIRSPACE
 - 1/4" INT. CLEAR (TEMP)
- GL-4T:** 1" OVERALL INSULATED GLASS
- 5/32" EXT. .CARDINAL 272 LOWE (#2 SURFACE) (TEMP)
 - 11/16" ARGON FILLED AIRSPACE
 - 5/32" INT. CLEAR (TEMP)
- GL-5T:** 1" OVERALL INSULATED GLASS
- 5/32" EXT. .CARDINAL 272 LOWE (#2 SURFACE) (TEMP)
 - 11/16" ARGON FILLED AIRSPACE
 - 5/32" INT. OBSCURE - PATTERN 62 (TEMP)
- GL-6T:** 1" OVERALL INSULATED GLASS
- 3/16" EXT. .CARDINAL 272 LOWE (#2 SURFACE) (TEMP)
 - 5/87" ARGON FILLED AIRSPACE
 - 3/16" INT. CLEAR (TEMP)

NO.	REVISIONS	SHEET #	BY	DATE	CHECKED BY
1	SIZE, CONFIGURATION CHANGE	A3-A5	DDM	11/10/2025	CS

Project Name:

1629 S 28TH ST CHURCH

Description:

COVER SHEET

QUAKER WINDOW PRODUCTS
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FAX (573)-744-5586
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Scale:

NONE

Sheet #

A2

Drawn By:

DDM

Checked By:

JS

504 Highway 63 South
Freeburg, MO 65035

QUAKER

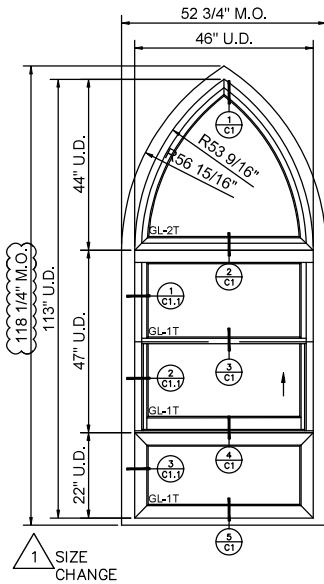
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11/10/25

1629 SOUTH 28TH STREET

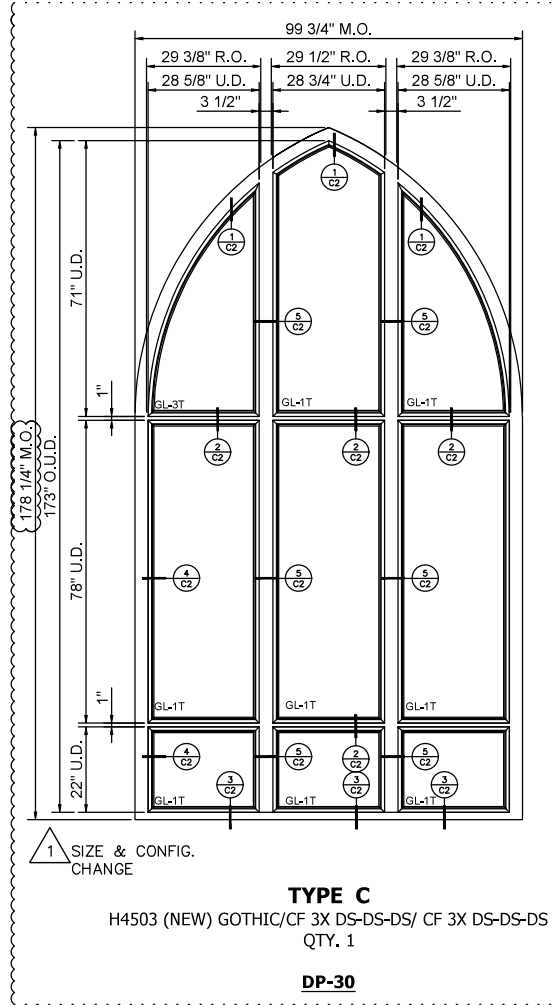
PHILADELPHIA, PA 19145-1201

Revised, 11/2025



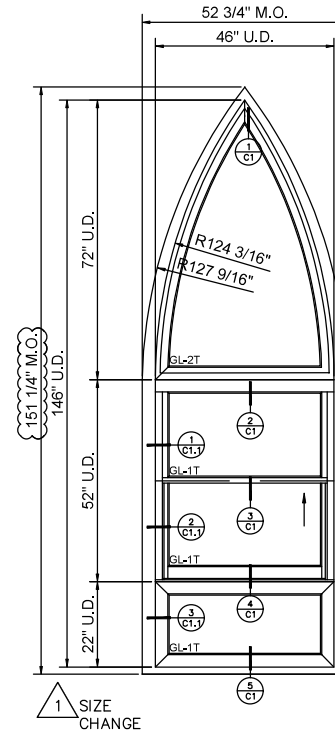
TYPE A
H650 GOTHIC DS/SH/DS
QTY. 2

DP-60



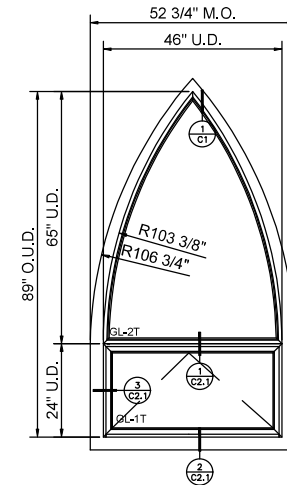
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QTY. 1

DP-30



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

DP-60



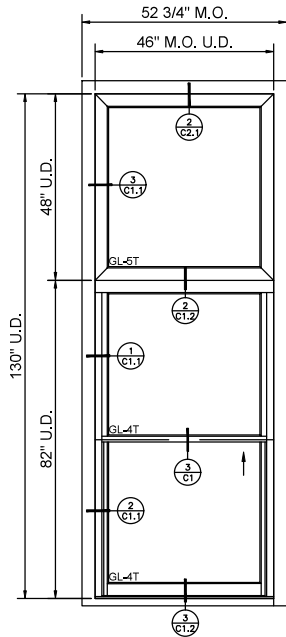
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H450 (NEW) GOTHIC/AWN
QTY. 3

DP-85

FOR FULL CONFIG. REFERENCE SHEET A5

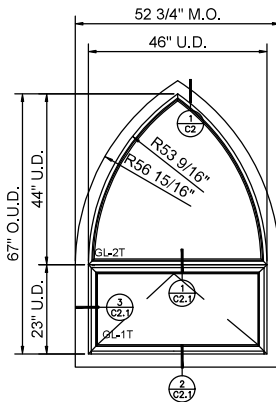
QUAKER COMMERCIAL 504 Highway 63 South Freeburg, MO 65035 Drawn By: DDM Checked By: JS Drawing Created: 11/10/25		Description: ELEVATIONS PHONE (800)-347-0438 FAX (573)-744-5586 COMMERCIAL FAX (573)-744-5822 www.quakercommercialwindows.com		Project Name: 1629 S 28TH ST CHURCH 1629 SOUTH 28TH STREET PHILADELPHIA, PA 19145-1201
		QUAKER WINDOW PRODUCTS WILL NOT BE RESPONSIBLE FOR FIELD MEASUREMENT, QUANTITIES & INSTALLATION. DESIGN, CONTRACTOR MUST VERIFY ALL DIMENSIONS.		
Scale: 3/8" = 1' Sheet # A3				

Revised, 11/2025



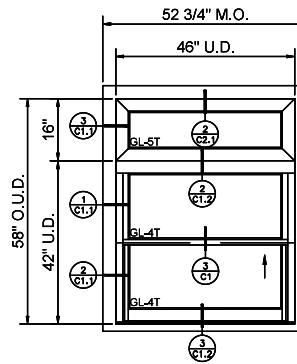
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H650 DS/SH
QTY. 3

DP-60
FOR FULL CONFIG. REFERENCE SHEET A5



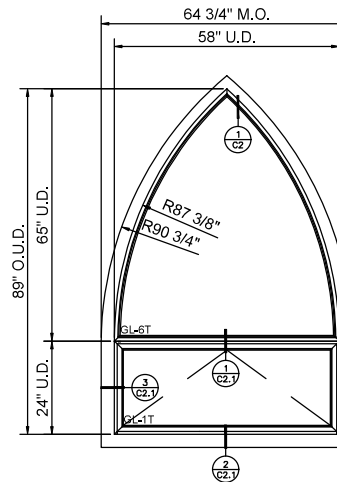
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QTY. 1

DP-85
FOR FULL CONFIG. REFERENCE SHEET A5



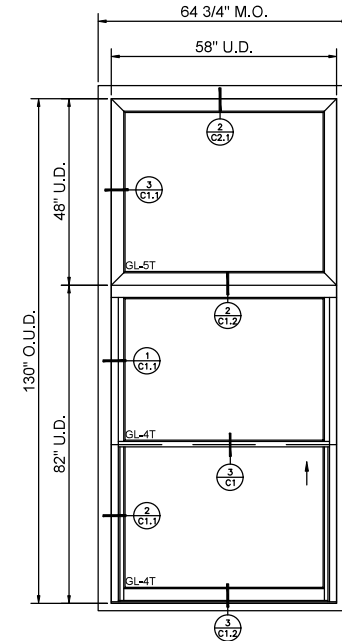
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H650 DS/SH/DS
QTY. 1

DP-60
FOR FULL CONFIG. REFERENCE SHEET A5



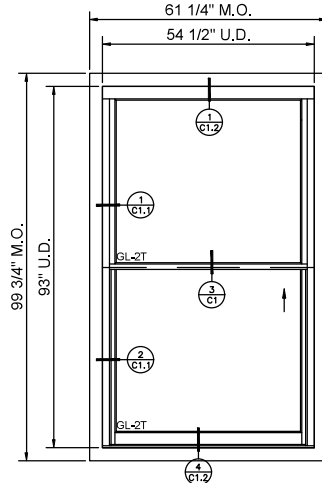
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H450 (NEW) GOTHIC/AWN
QTY. 8

DP-85
FOR FULL CONFIG. REFERENCE SHEET A5



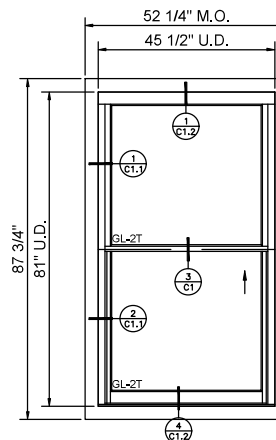
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H650 GOTHIC/SH
QTY. 8

DP-60
FOR FULL CONFIG. REFERENCE SHEET A5



TYPE N
H650 GEO SH
QTY. 4

DP-60

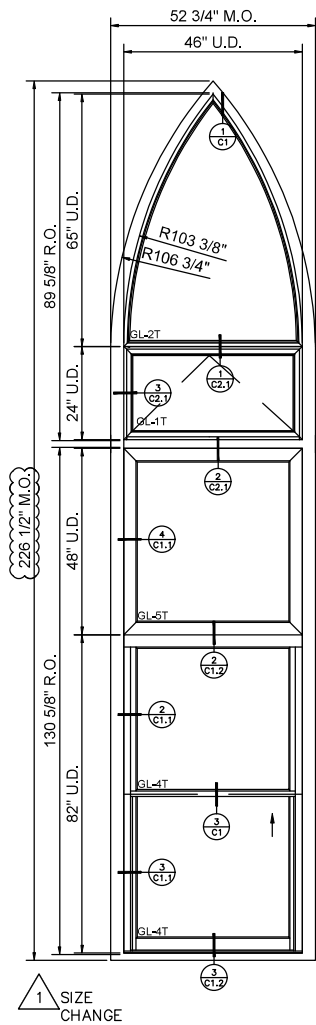


TYPE O
H650 SH
QTY. 2

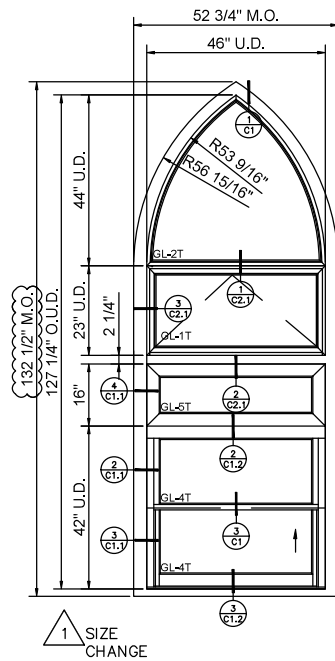
DP-60

QUAKER COMMERCIAL 504 Highway 63 South Freeburg, MO 65035 Drawn By: DDM Checked By: JS		Project Name: 1629 S 28TH ST CHURCH 1629 SOUTH 28TH STREET PHILADELPHIA, PA 19145-1201	
		Description: ELEVATIONS	
Scale: 3/8" = 1'		PHONE (800)-347-0438 FAX (573)-744-5586 COMMERCIAL FAX (573)-744-5822 www.quakercommercialwindows.com	
Sheet # A4		QUAKER WINDOW PRODUCTS WILL NOT BE RESPONSIBLE FOR FIELD MEASUREMENT, QUANTITIES & INSTALLATION. DESIGN, CONTRACTOR MUST VERIFY ALL DIMENSIONS.	

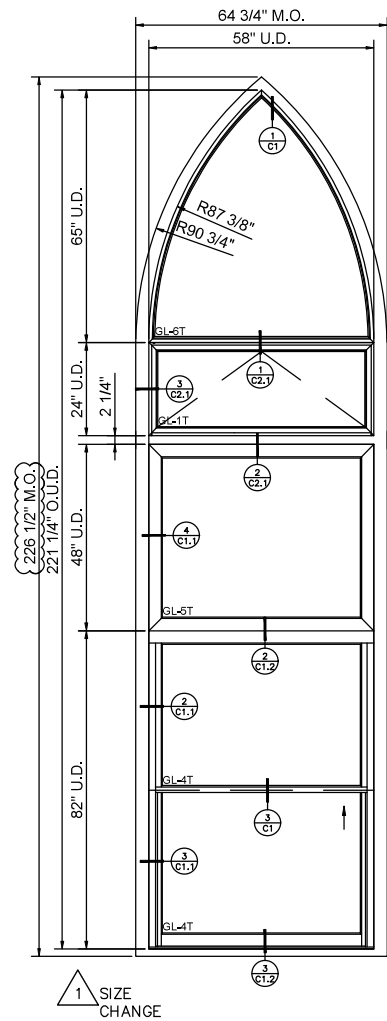
Revised, 11/2025



TYPE D-1



TYPE D-2

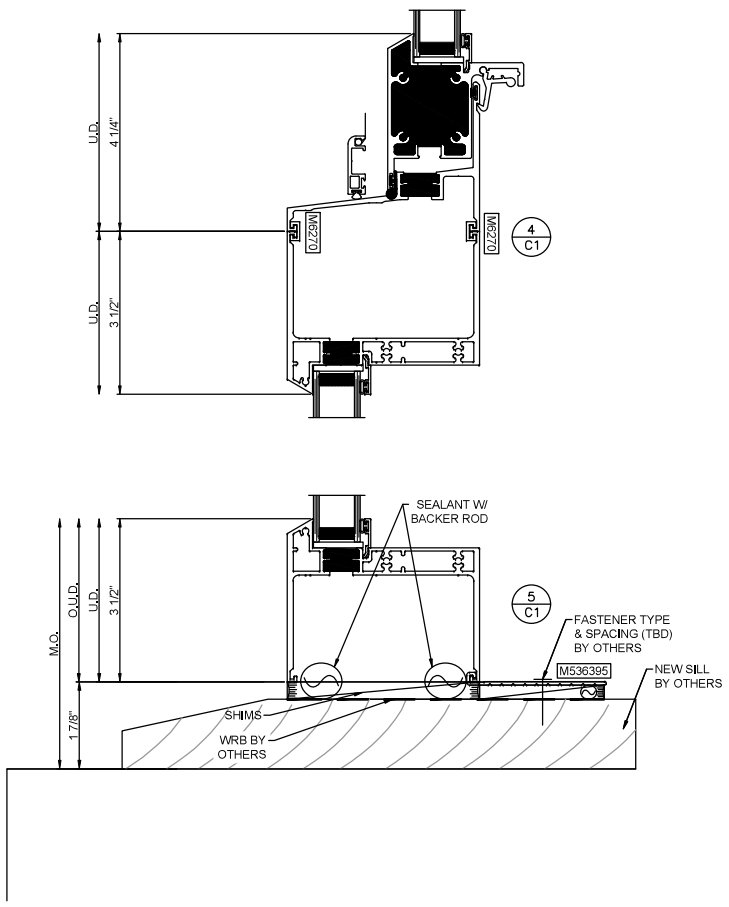
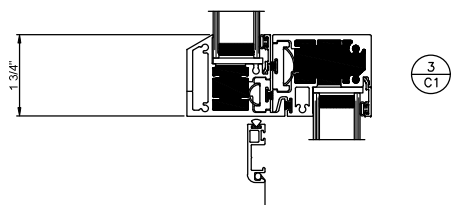
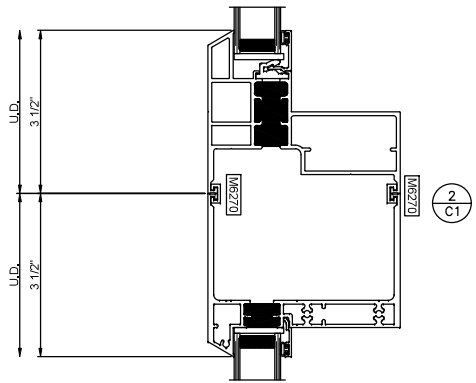
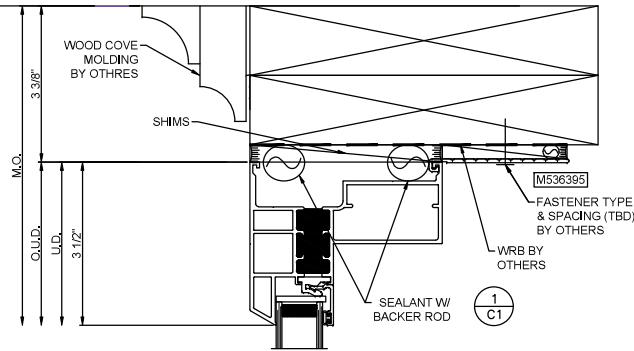


TYPE E

	Project Name: 1629 S 28TH ST CHURCH 1629 SOUTH 28TH STREET PHILADELPHIA, PA 19145-1201	
	Description: ELEVATIONS	
	QUAKER WINDOW PRODUCTS WILL NOT BE RESPONSIBLE FOR FIELD MEASUREMENT, QUANTITIES & INSTALLATION. DESIGN, CONTRACTOR MUST VERIFY ALL DIMENSIONS.	
	PHONE (800)-347-0438 FAX (573)-744-5586 COMMERCIAL FAX (573)-744-5522 www.quakercommercialwindows.com	
Drawn By: DDM	Scale: 3/8" = 1'	Sheet # A5
Checked By: JS	504 Highway 63 South Freeburg, MO 65035	
Drawing Created 11/10/25		

Revised, 11/2025

EXTERIOR



NOTICE:

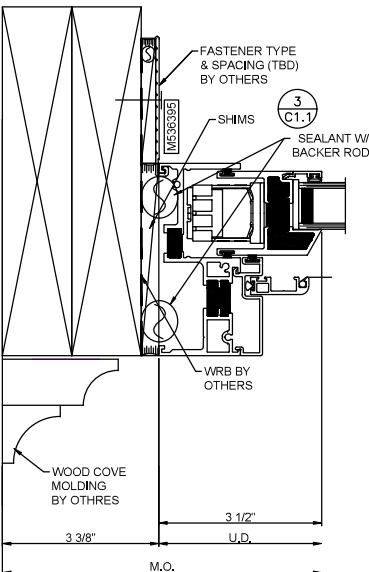
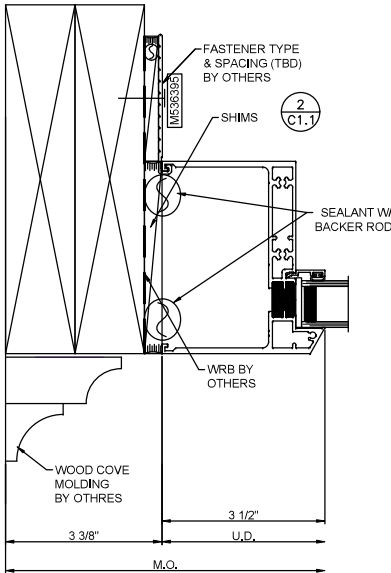
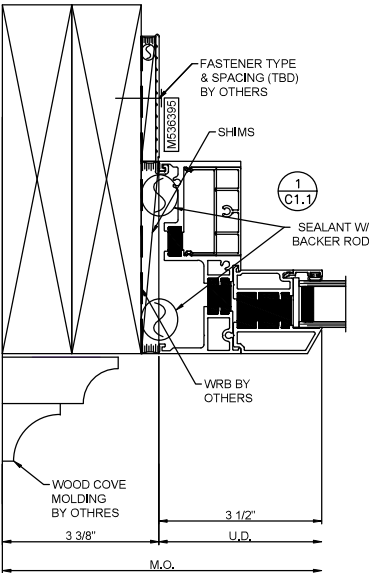
- Customer to verify installation detail method.
- Customer to verify wall details
- Quaker does not supply any fasteners, shims, backer rod or sealants. Unless otherwise noted,
- Sealant must meet or exceed ASTM C920-11 Specification.
- Provide adequate blocking to support the sill of the window.
- 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	
Description: CUT DETAILS	QUAKER WINDOW PRODUCTS WILL NOT BE RESPONSIBLE FOR FIELD MEASUREMENT, QUANTITIES & INSTALLATION DESIGN. CONTRACTOR MUST VERIFY ALL DIMENSIONS.
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	504 Highway 63 South Freeburg, MO 65035
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Drawing Created 11/10/25	

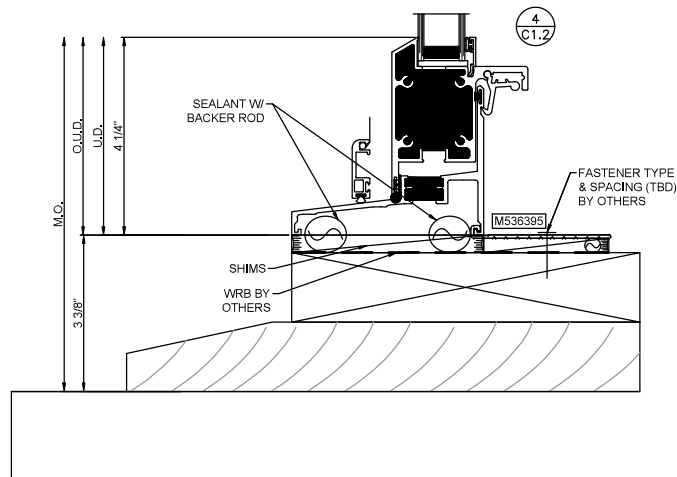
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EXTERIOR

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		PHILADELPHIA, PA 19145-1201	
Description:	CUT DETAILS		
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	FAX (573)-744-5586		
Scale:	COMMERCIAL FAX		
	(573)-744-5822		
www.quakercommercialwindows.com			
Drawn By:	DDM	504 Highway 63 South	Sheet #
Checked By:		JS	
Drawing Created		11/10/25	



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QWP INSTALLATION GUIDES TO REFERENCE:

- IG-017 ANCHOR STRAP INSTALLATION GUIDE

Project Name:

Name: 1629 S 28TH ST CHURCH

1629 SOUTH 28TH STREET
PHILADELPHIA, PA 19145-1200

CUT DETAILS

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FAX (573)-744-5586
COMMERCIAL FAX
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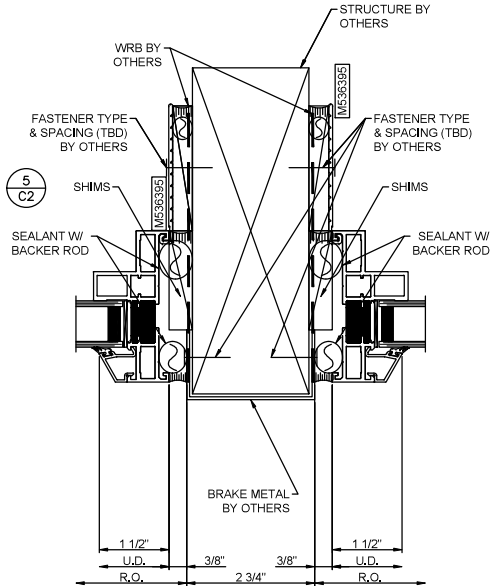
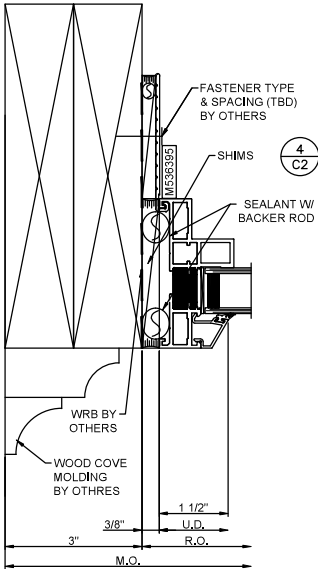
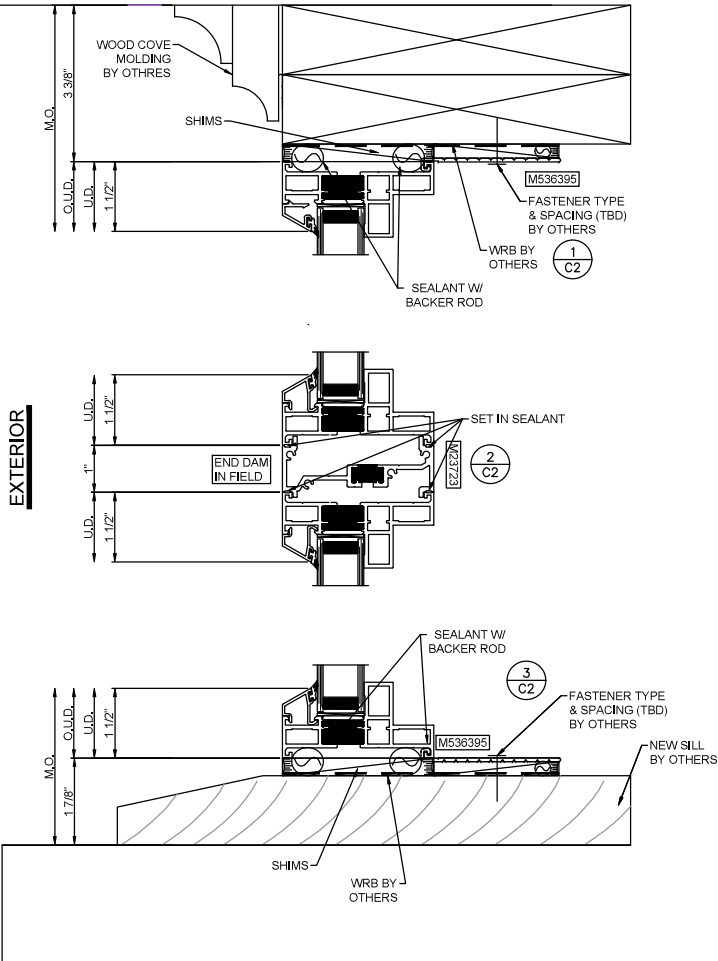
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Checked By: J.S.		Sheet #: C12

Drawing Create
11/10/25

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NOTICE:

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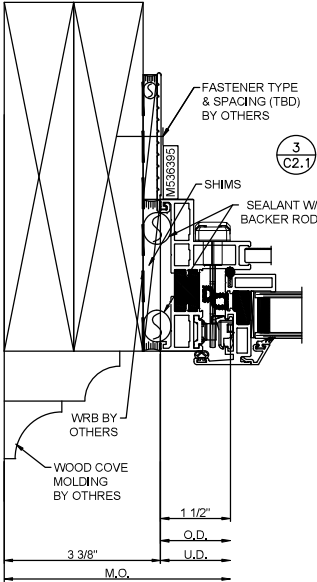
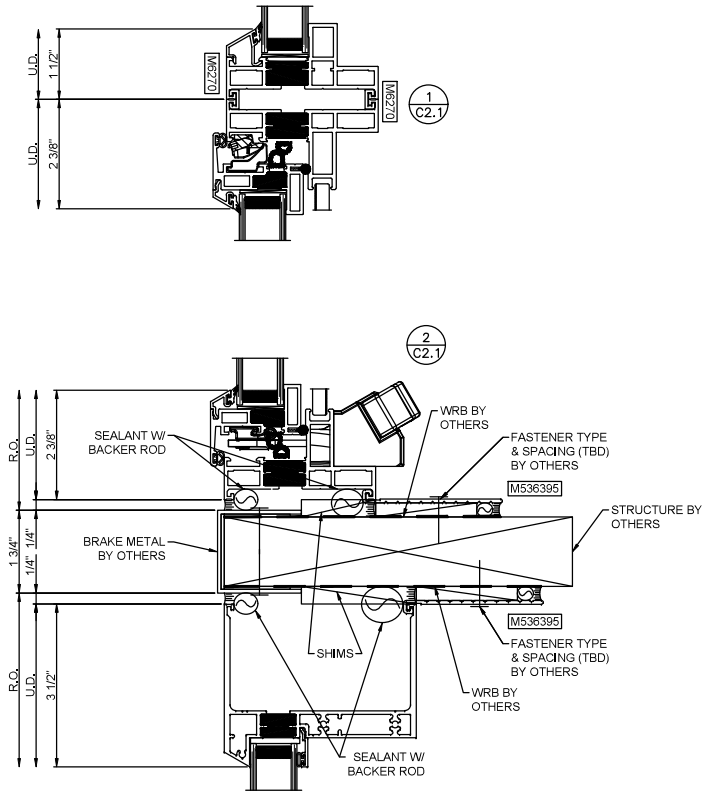
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Project Name: 1629 S 28TH ST CHURCH 1629 SOUTH 28TH STREET PHILADELPHIA, PA 19145-1201	
Description: CUT DETAILS	
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QUAKER COMMERCIAL	Scale: 3/8"=1" Sheet # C2
Drawn By: DDM Checked By: JS	504 Highway 63 South Freeburg, MO 65035
Drawing Created 11/10/25	

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EXTERIOR



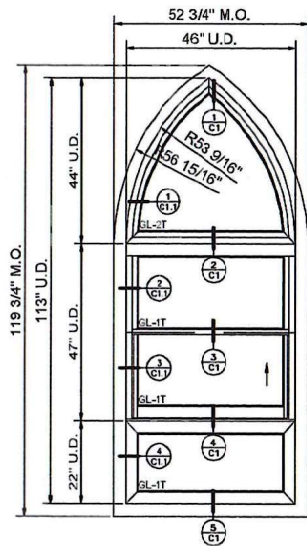
EXTERIOR

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	COMMERCIAL	Scale: 3/8"=1"	504 Highway 63 South Freeburg, MO 65035	Drawn By: DDM Checked By: JS	Sheet # C2.1	Description: CUT DETAILS	Project Name: 1629 S 28TH ST CHURCH 1629 SOUTH 28TH STREET PHILADELPHIA, PA 19145-1201
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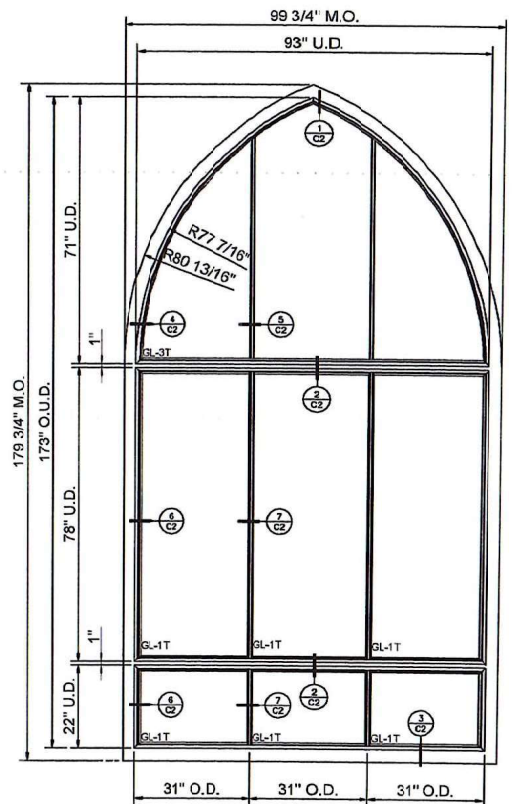
Drawing Created 11/10/25

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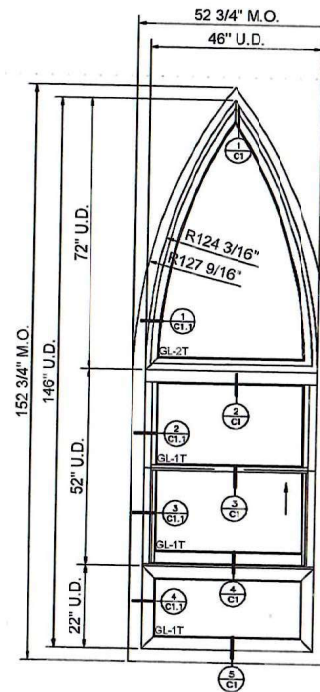
TYPE A
H650 GOTHIC DS/SH/DS
QTY. 2

DP-60



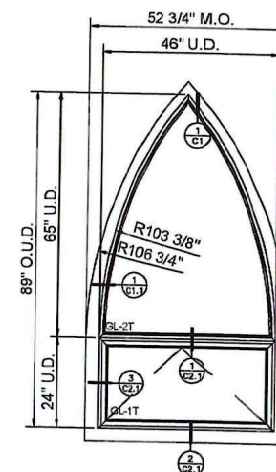
TYPE C
H4503 (NEW) GOTHIC/CF 3X DS-DS-DS/ CF 3X DS-DS-DS
QTY. 1

DP-30



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

DP-60



TYPE D-1 TOP
H450 (NEW) GOTHIC/AWN
QTY. 3

DP-85
FOR FULL CONFIG. REFERENCE SHEET A5

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

ELEVATIONS

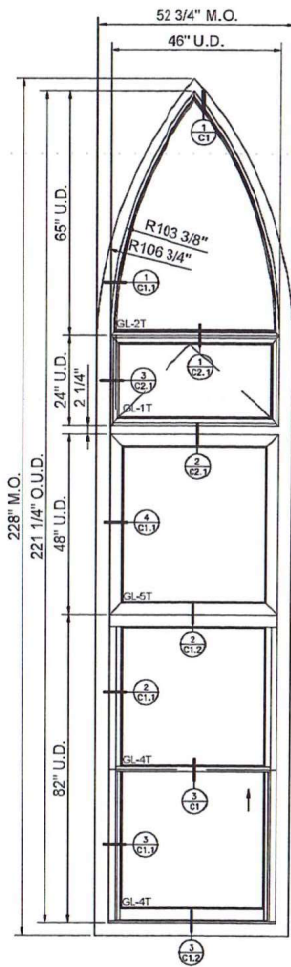
QUAKER WINDOW PRODUCTS
WILL NOT BE RESPONSIBLE
FOR FIELD MEASUREMENT
DISCREPANCIES & INSTALLATION
DESIGN. CONTRACTOR MUST
VERIFY ALL DIMENSIONS.
www.quakercommercialwindows.com

PHONE (800)-347-0438
FAX (573)-744-5586
COMMERCIAL FAX
(573)-744-5822

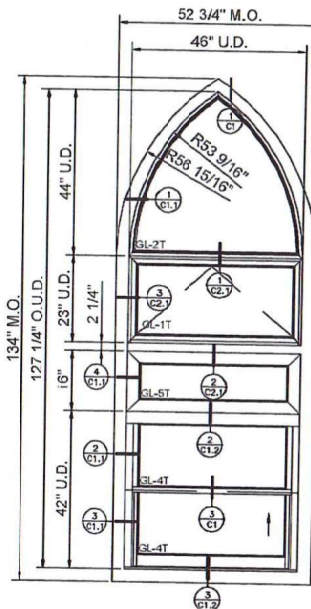
QUAKER
COMMERCIAL
Scale 3/8" = 1'
Sheet # A3

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

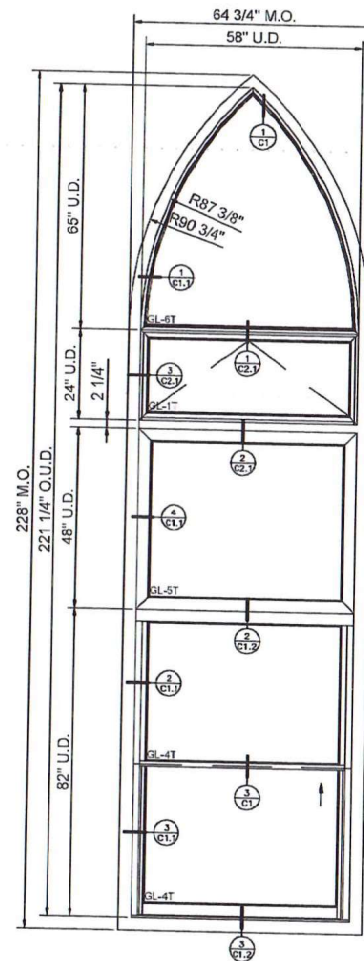
LAST UPDATED BY: DMOORE 8/13/2025 8:51 AM



TYPE D-1



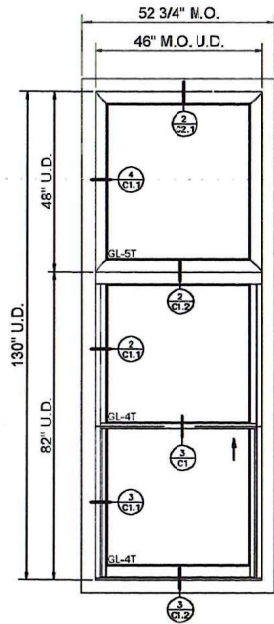
TYPE D-2



TYPE E

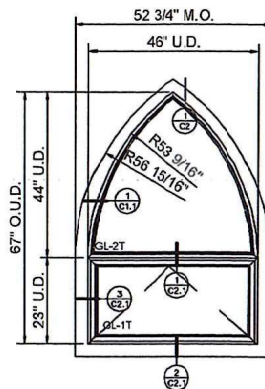
Q QUAKER COMMERCIAL		ELEVATIONS		Project Name 1629 S 28TH ST CHURCH	
Description 504 Highway 63 South Freeburg, MO 65035		Scale 3/8" = 1'		QUAKER WINDOW PRODUCTS WILL NOT BE RESPONSIBLE FOR FIELD MEASUREMENT, QUANTITIES & INSTALLATION. DESIGN CONTRACTOR MUST VERIFY ALL DIMENSIONS.	
Drawn By DDM		Sheet # A5		1629 SOUTH 28TH STREET PHILADELPHIA, PA 19145-1201	
Checked By JS		Drawing Created 8/12/25			

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



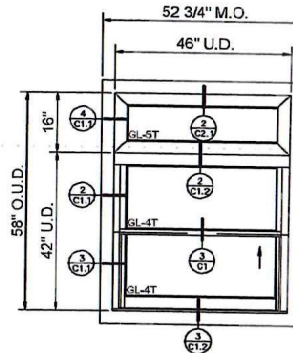
TYPE D-1 BOT
H650 DS/SH
QTY. 3

DP-60
FOR FULL CONFIG. REFERENCE SHEET A5



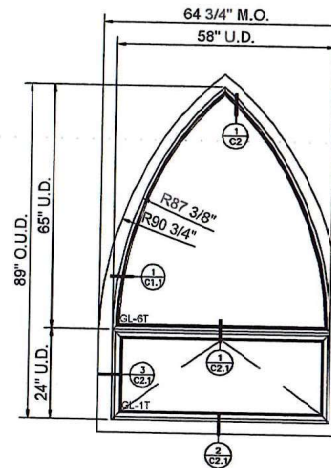
TYPE D-2 TOP
H450 (NEW) GOTHIC/AWN
QTY. 1

DP-85
FOR FULL CONFIG. REFERENCE SHEET A5



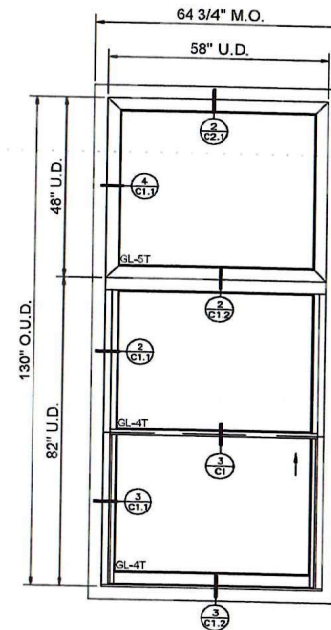
TYPE D-2 BOT
H650 DS/SH/DS
QTY. 1

DP-60
FOR FULL CONFIG. REFERENCE SHEET A5



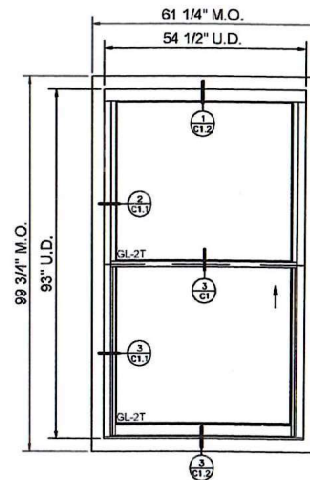
TYPE E TOP
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QTY. 8

DP-85
FOR FULL CONFIG. REFERENCE SHEET A5



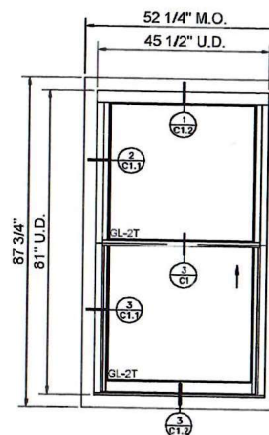
TYPE E BOT
H650 GOTHIC/SH
QTY. 8

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

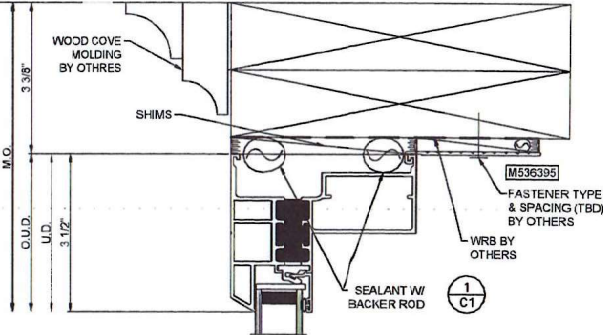
QUAKER WINDOW PRODUCTS
PHONE (800)-347-0438
FAX (573)-744-5586
COMMERCIAL FAX
(573)-744-5822
www.quakercommercialwindows.com

QUAKER
COMMERCIAL
Scale: 3/8" = 1'
504 Highway 63 South
Freeburg, MO 65035
Drawing Created
8/12/25

A, B, C, D, E

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

EXTERIOR



WOOD COVE MOLDING BY OTHERS

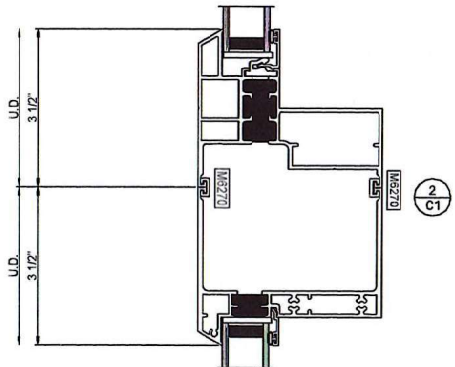
SHIMS

FASTENER TYPE & SPACING (TBD) BY OTHERS

WRB BY OTHERS

SEALANT W/ BACKER ROD

1 C1

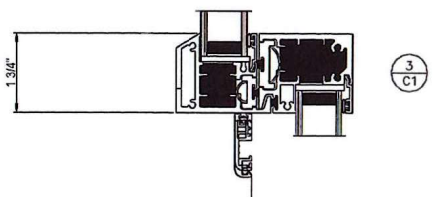


U.D. 3 1/2"

U.D. 3 1/2"

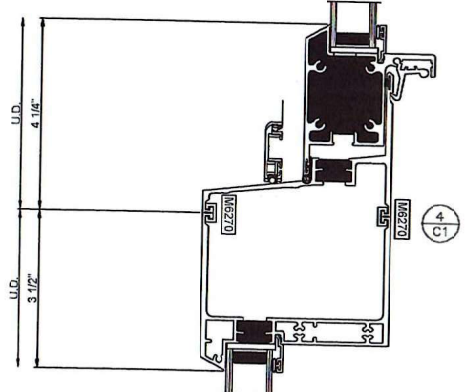
U.D. 3 1/2"

2 C1



1 3/4"

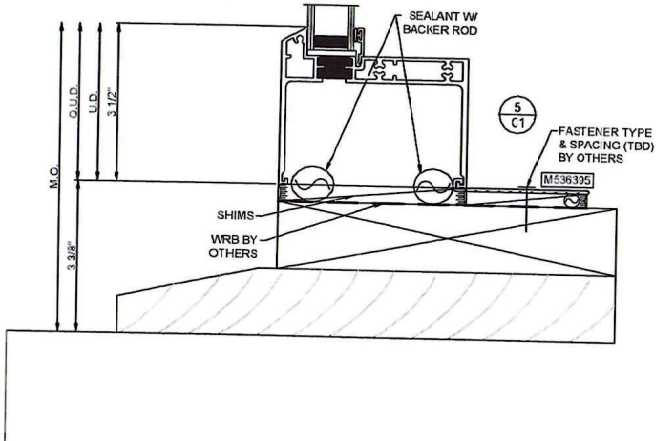
3 C1



U.D. 4 1/4"

U.D. 3 1/2"

4 C1



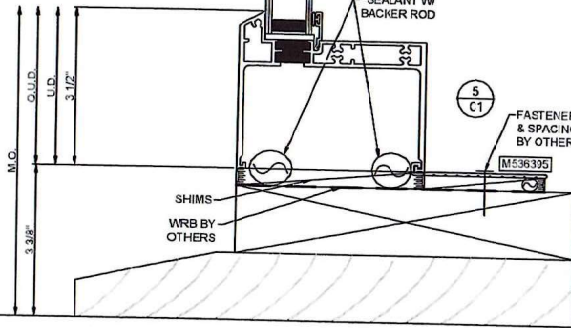
SHIMS

WRB BY OTHERS

FASTENER TYPE & SPACING (TBD) BY OTHERS

SEALANT W/ BACKER ROD

5 C1



M.O. 3 3/8"

U.D. 3 1/2"

U.D. 3 1/2"

5 C1

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.
- Hailing 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

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

PHONE (800)-347-0438

FAX (573)-744-5586

COMMERCIAL FAX (573)-744-5822

www.quakercommercialwindows.com

Q

QUAKER

C O M M E R C I A L

Scale 3/8"=1"

Sheet # C1

Drawn By DDM

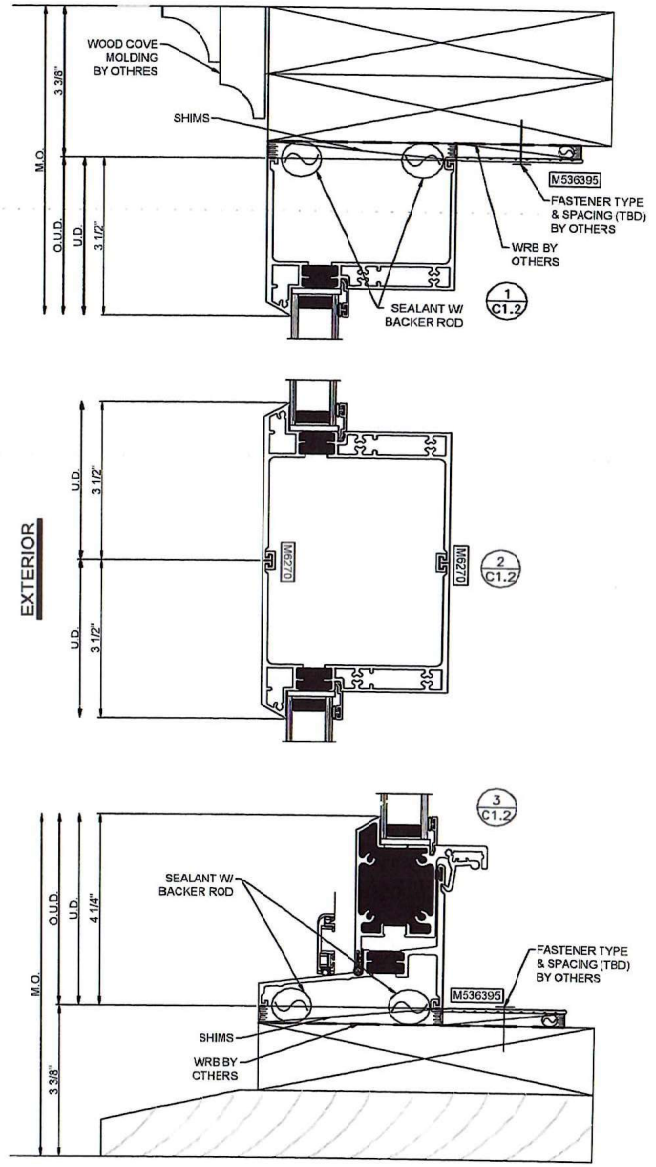
Checked By JS

504 Highway 69 South

Freeburg, MO 65035

Drawing Created 8/12/25

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



NOTICE:

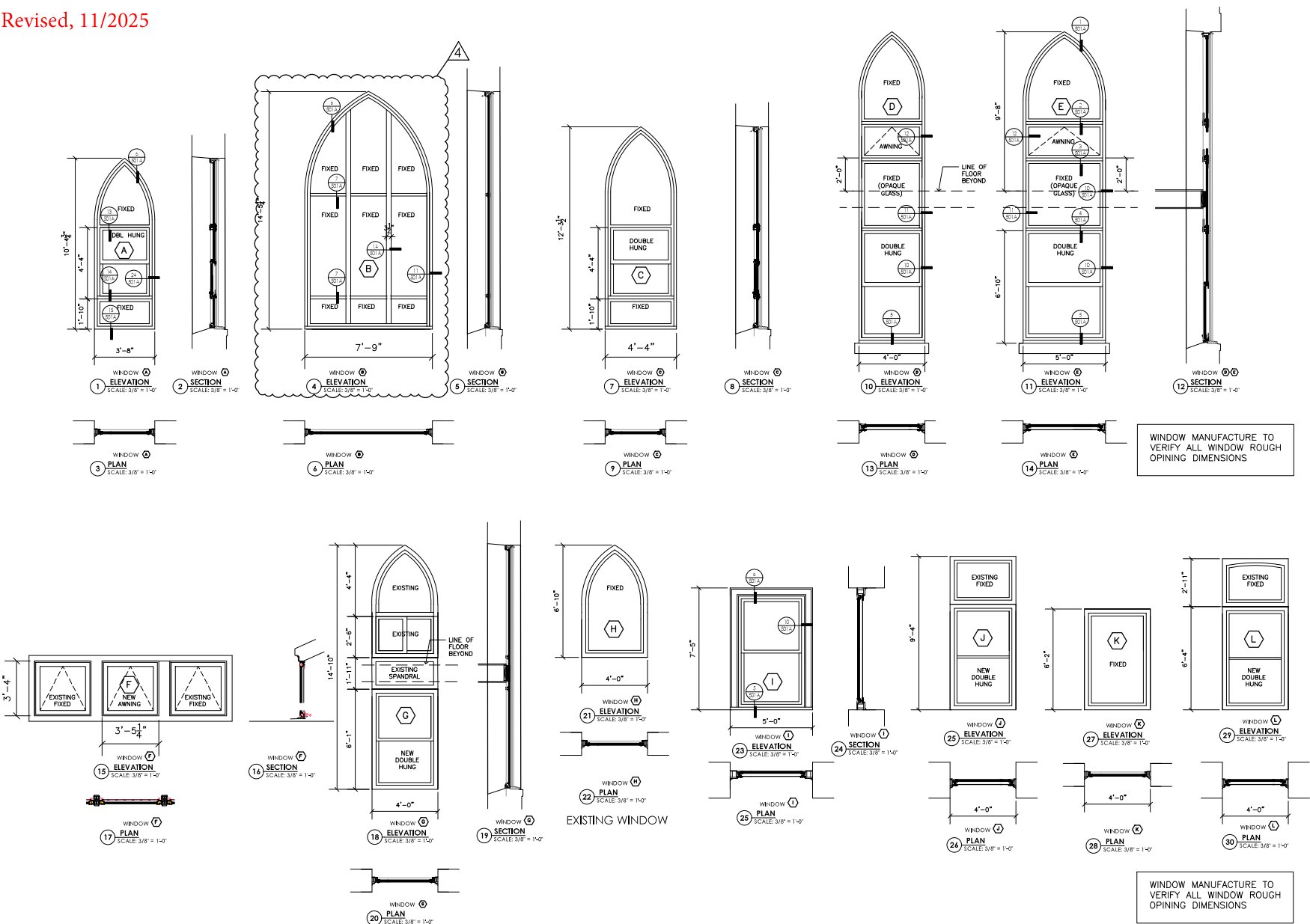
- Customer to verify installation detail method.
- Customer to verify wall details.
- Quaker does not supply any fasteners, shims, backer rod or sealants. Unless otherwise noted.
- Sealant must meet or exceed ASTM C920-11 Specification.
- Provide adequate blocking to support the sill of the window.
- 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:

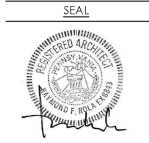
- IG-017 ANCHOR STRAP INSTALLATION GUIDE

QUAKER COMMERCIAL		CUT DETAILS		Project Name 1629 S 28TH ST CHURCH 1629 SOUTH 28TH STREET PHILADELPHIA, PA 19145-1201	
Description		QUAKER WINDOW PRODUCTS DO NOT BE RESPONSIBLE FOR FIELD INSTALLATION QUANTITIES & INSTALLATION DESIGN. CONTRACTOR MUST VERIFY ALL DIMENSIONS.		Description	
PHONE (800)-347-0438 FAX (573)-744-5566 COMMERCIAL FAX (573)-744-5822 www.quakercommercialwindows.com		Scale 3/8"=1"		Sheet # C1.2	
Drawn By DDM		504 Highway 63 South Freeburg, MO 65035		Checked By JS	
Drawing Created 8/12/25					

Revised, 11/2025



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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 WATERS ADD DEHWASHERS
01/02/25	REVISION 3
06/16/25	WINDOW SUB.
11/07/25	REV. WIN. SUB.

PROPOSED MULTI-FAMILY DWELLING

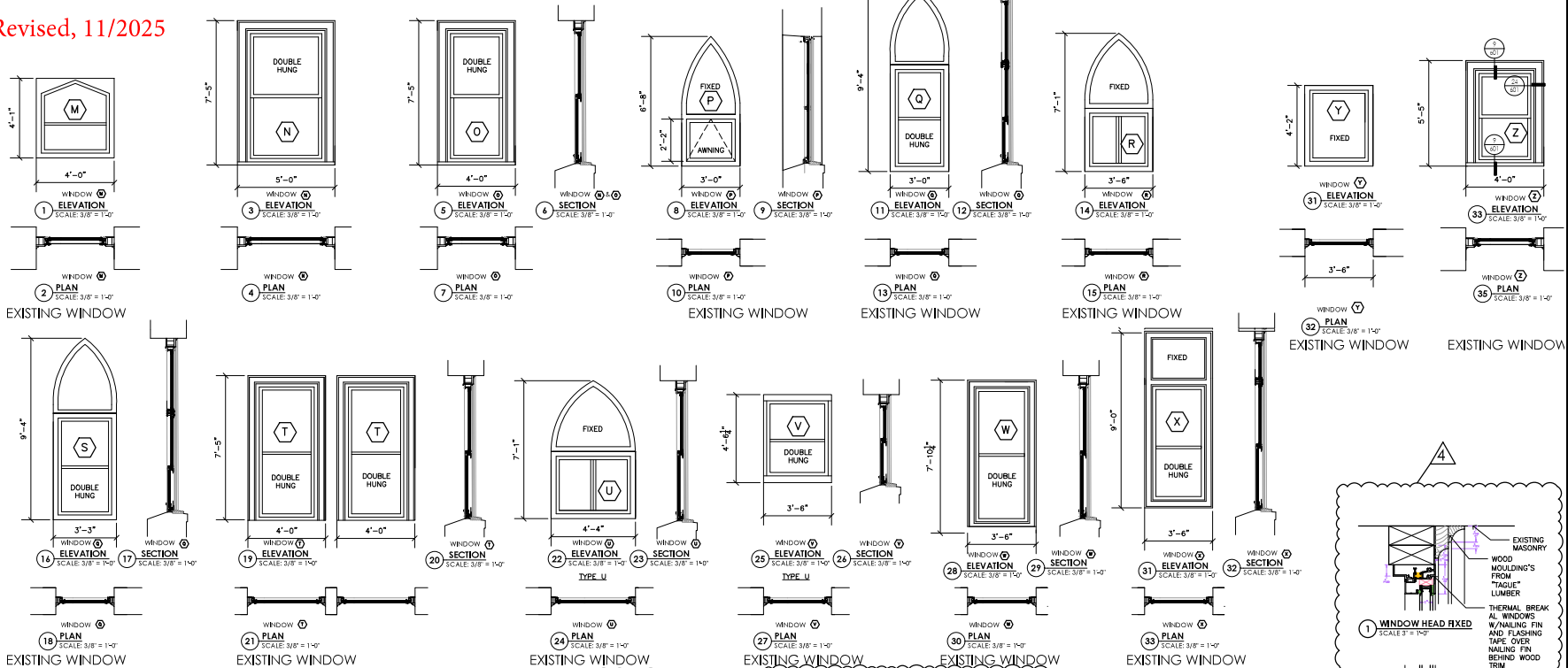
PROJECT LOCATION
1629-39 S 28TH ST.
PHILADELPHIA PA

BLOCK: -
LOT: -
SHEET TITLE:

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

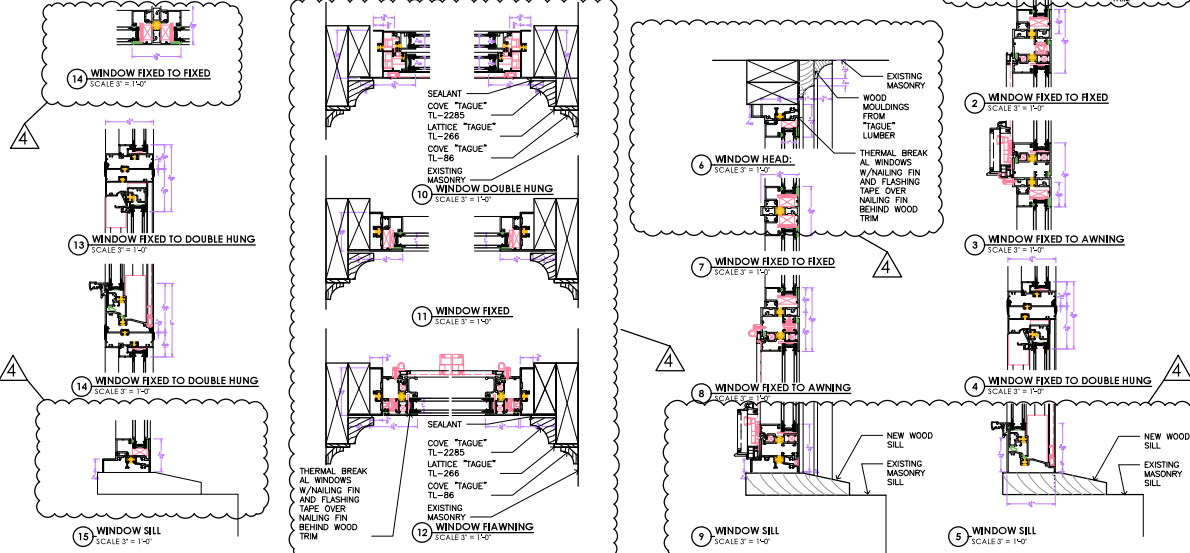
501

Revised, 11/2025



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		ALUM	MATCH COLOR OF EXISTING WINDOWS TO REMAIN.
K	PER DRAWING	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	1	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.



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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 DRAINWASHERS
01/02/25	REVISION 3
06/16/25	WINDOW SUB.
11/07/25	REV. WIN. SUB.

PROPOSED MULTI-FAMILY DWELLING

PROJECT LOCATION

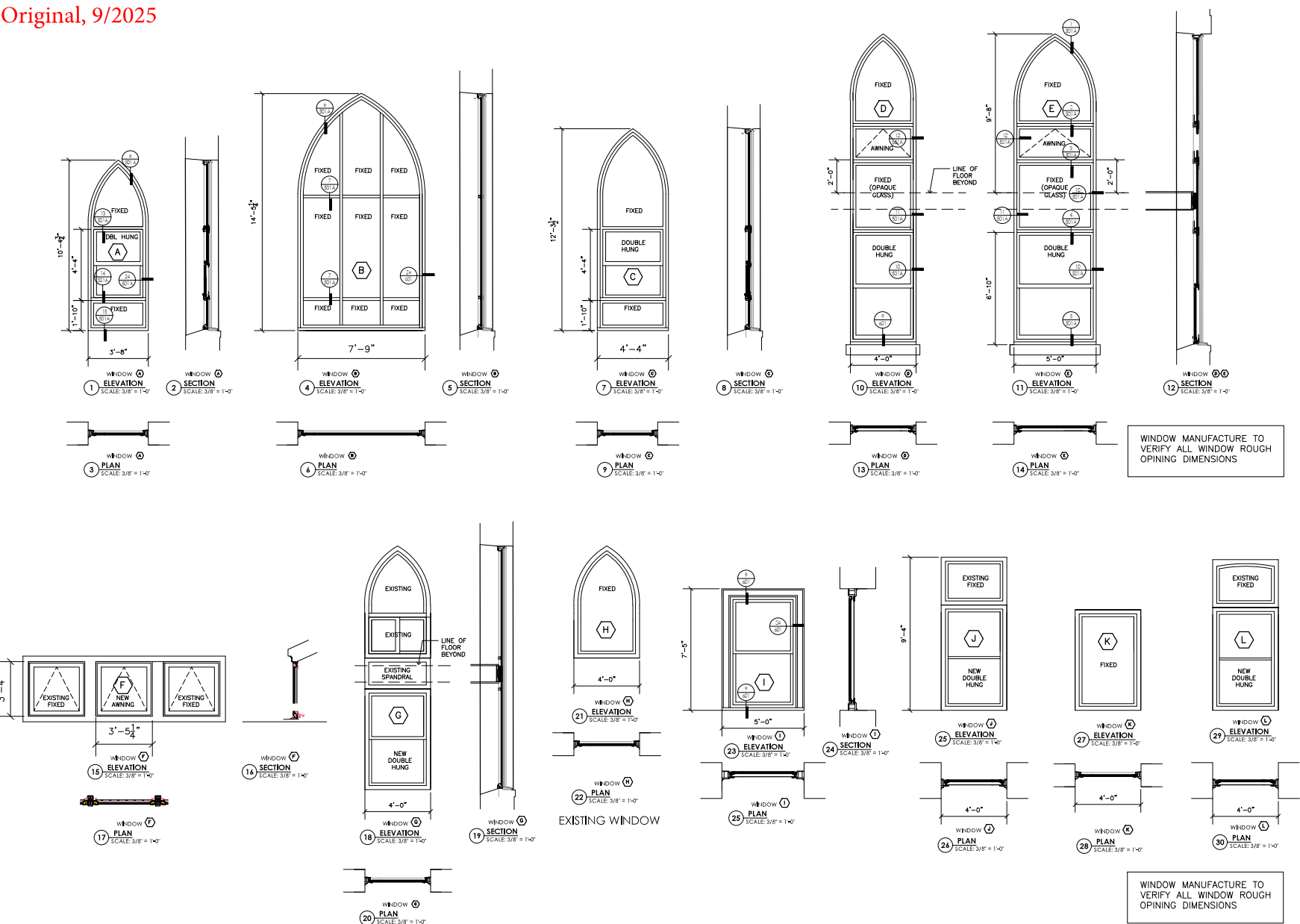
1629-39 S 28TH ST.
PHILADELPHIA PA

BLOCK: -
LOT: -
SHEET TITLE:

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

501A

Original, 9/2025



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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

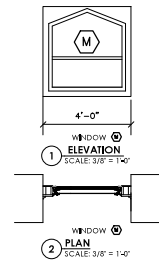
PROJECT LOCATION
1629-39 S 28TH ST.
PHILADELPHIA PA

BLOCK: -
LOT: -
SHEET TITLE:

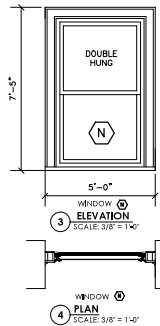
PROJECT NO.
SCALE: AS NOTED
DATE: 2017
DRAWN BY: RR
REVIEWED BY: RR
SHEET NO.

501

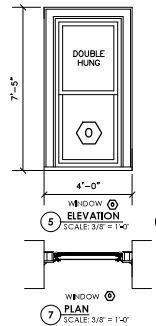
Original, 9/2025



EXISTING WINDOW



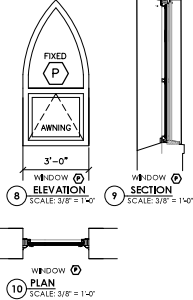
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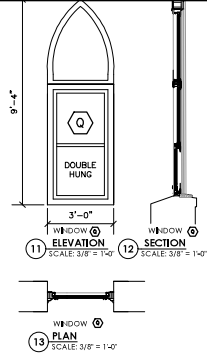
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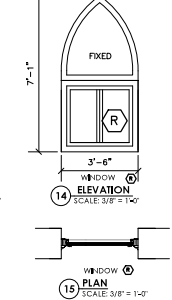
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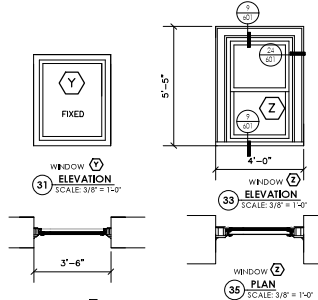
EXISTING WINDOW



EXISTING WINDOW



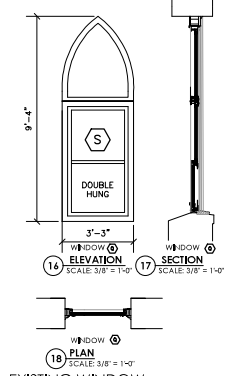
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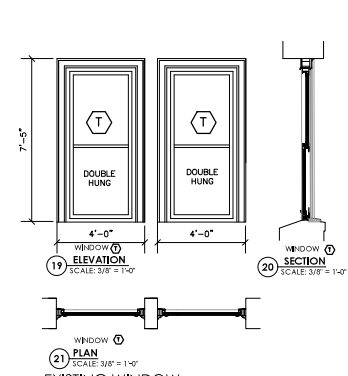
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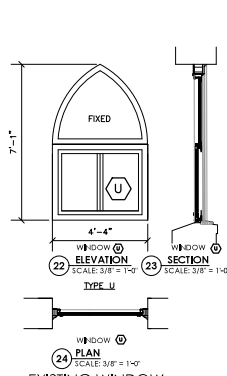
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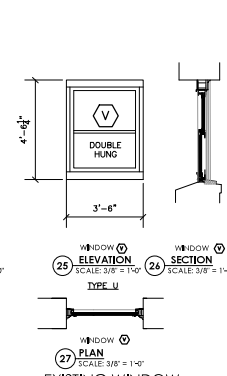
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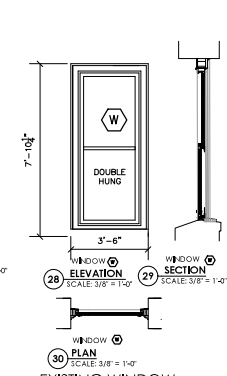
EXISTING WINDOW



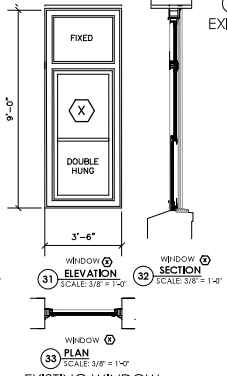
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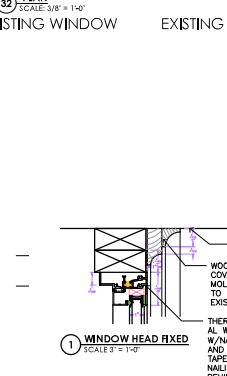
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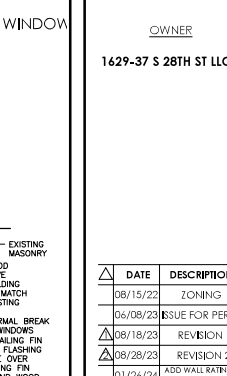
EXISTING WINDOW



EXISTING WINDOW



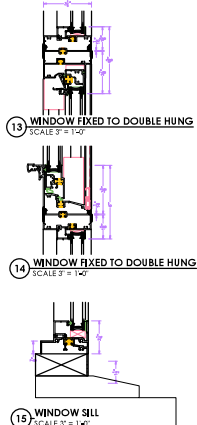
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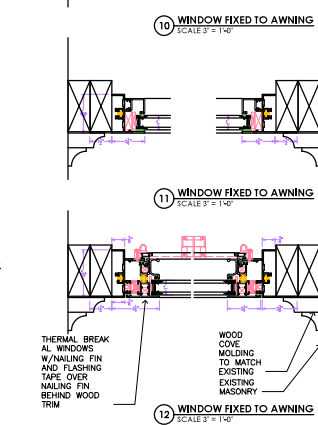
EXISTING WINDOW

WINDOW SCHEDULE

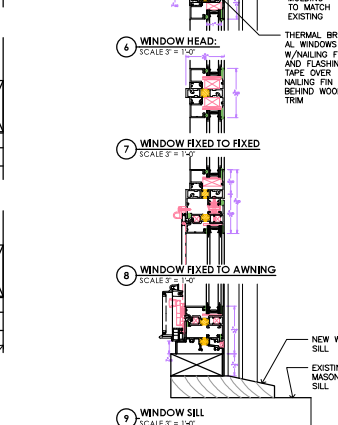
TAG	SIZE	QUANTITY		EXTERIOR FINISH	REMARKS
		NEW	EXISTING		
A	PER DRAWING	2		ANODIZED BROWN	ALUMINUM THERMAL BREAK W/ 1/2" INS GLASS, TEMPERED GLASS BELOW 24". PROVIDE EXTERIOR WOOD TRIM TO MATCH EXISTING.
B	PER DRAWING	2		ANODIZED BROWN	ALUMINUM THERMAL BREAK W/ 1/2" INS GLASS, TEMPERED GLASS BELOW 24". PROVIDE EXTERIOR WOOD TRIM TO MATCH EXISTING.
C	PER DRAWING	1		ANODIZED BROWN	ALUMINUM THERMAL BREAK W/ 1/2" INS GLASS, TEMPERED GLASS BELOW 24". PROVIDE EXTERIOR WOOD TRIM TO MATCH EXISTING.
D	PER DRAWING	4		ANODIZED BROWN	ALUMINUM THERMAL BREAK W/ 1/2" INS GLASS, TEMPERED GLASS BELOW 24". PROVIDE EXTERIOR WOOD TRIM TO MATCH EXISTING.
E	PER DRAWING	8		ANODIZED BROWN	ALUMINUM THERMAL BREAK W/ 1/2" INS GLASS, TEMPERED GLASS BELOW 24". PROVIDE EXTERIOR WOOD TRIM TO MATCH EXISTING.
F	PER DRAWING	8		ANODIZED BROWN	ALUMINUM THERMAL BREAK W/ 1/2" 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/ 1/2" INS GLASS, TEMPERED GLASS BELOW 24". PROVIDE EXTERIOR WOOD TRIM TO MATCH EXISTING.
O	PER DRAWING	3		ANODIZED BROWN	ALUMINUM THERMAL BREAK W/ 1/2" 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/ 1/2" INS GLASS, TEMPERED GLASS BELOW 24". PROVIDE EXTERIOR WOOD TRIM TO MATCH EXISTING.
Y	PER DRAWING	2		ALUM	ALUMINUM THERMAL BREAK W/ 1/2" INS GLASS, TEMPERED GLASS BELOW 24". PROVIDE EXTERIOR WOOD TRIM TO MATCH EXISTING.
Z	PER DRAWING	2		ALUM	ALUMINUM THERMAL BREAK W/ 1/2" INS GLASS, TEMPERED GLASS BELOW 24". PROVIDE EXTERIOR WOOD TRIM TO MATCH EXISTING.



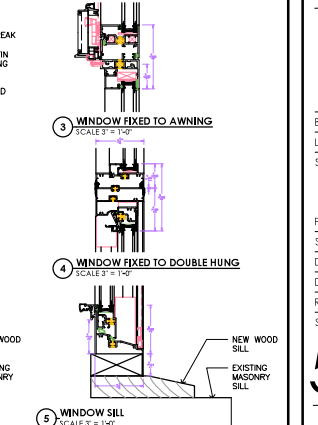
EXISTING WINDOW



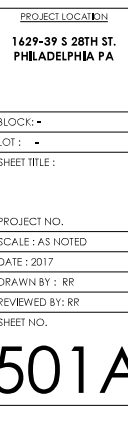
EXISTING WINDOW



EXISTING WINDOW



EXISTING WINDOW



EXISTING WINDOW



1618 walnut street
suite 1300, philadelphia
pa. 19102
t 215.545.3155
f 215.545.3999
rolaarch@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 EXTERIOR ADD DOWNWASHES
01/02/25	REVISION 3
06/16/25	WINDOW SUB.

PROPOSED MULTI-FAMILY DWELLING

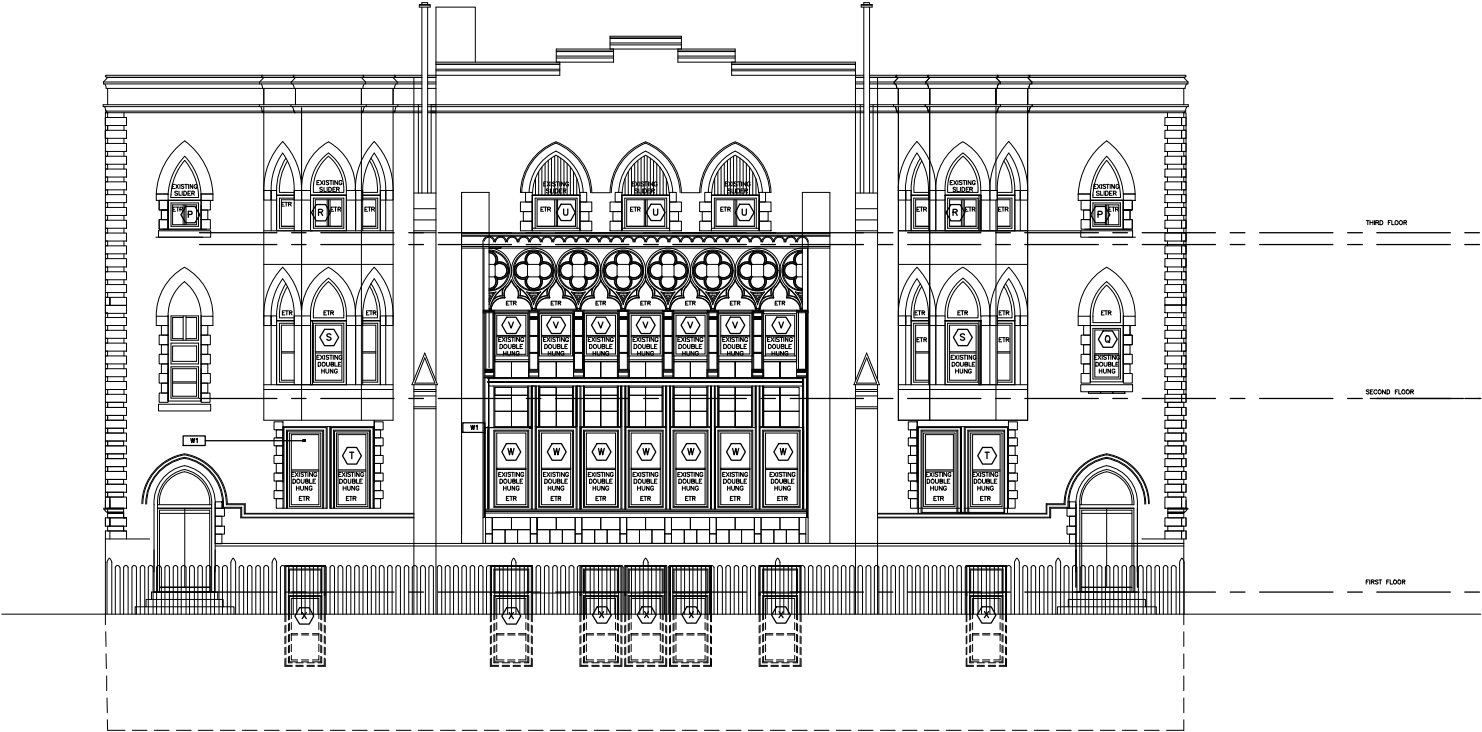
PROJECT LOCATION
1629-39 S 28TH ST.
PHILADELPHIA PA

BLOCK: -
LOT: -
SHEET TITLE:

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

501A

Original, 9/2025



WINDOW MANUFACTURE TO
VERIFY ALL WINDOW ROUGH
OPINING DIMENSIONS



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

ARCHITECT



1518 walnut street
suite 1300, philadelphia
pa. 19102
t: 215.646.3155
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.

A300

Original, 9/2025



WINDOW MANUFACTURE TO
VERIFY ALL WINDOW ROUGH
OPENING DIMENSIONS

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

ARCHITECT



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f: 215.646.3999
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

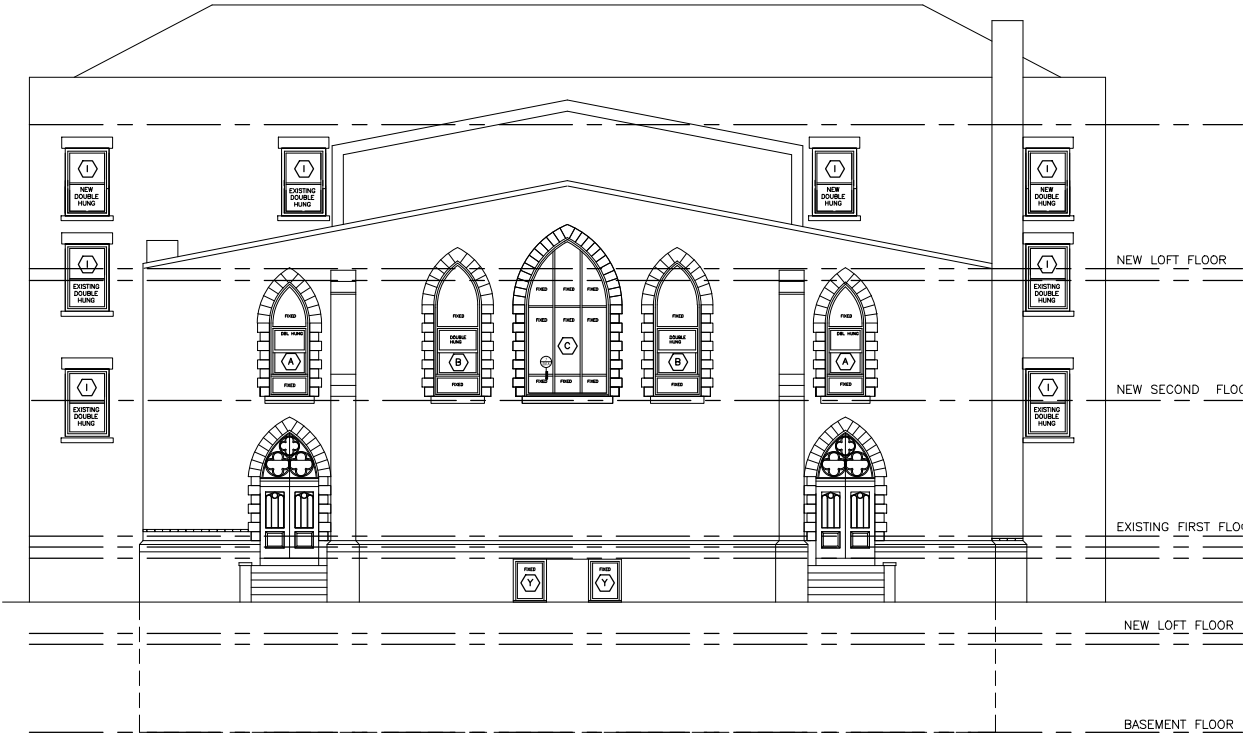
DRAWN BY: RR

REVIEWED BY: RR

SHEET NO.

A301

Original, 9/2025



WINDOW MANUFACTURE TO
VERIFY ALL WINDOW ROUGH
OPENING DIMENSIONS

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

ARCHITECT



raymond f. rolo
architect

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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 RAILINGS 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

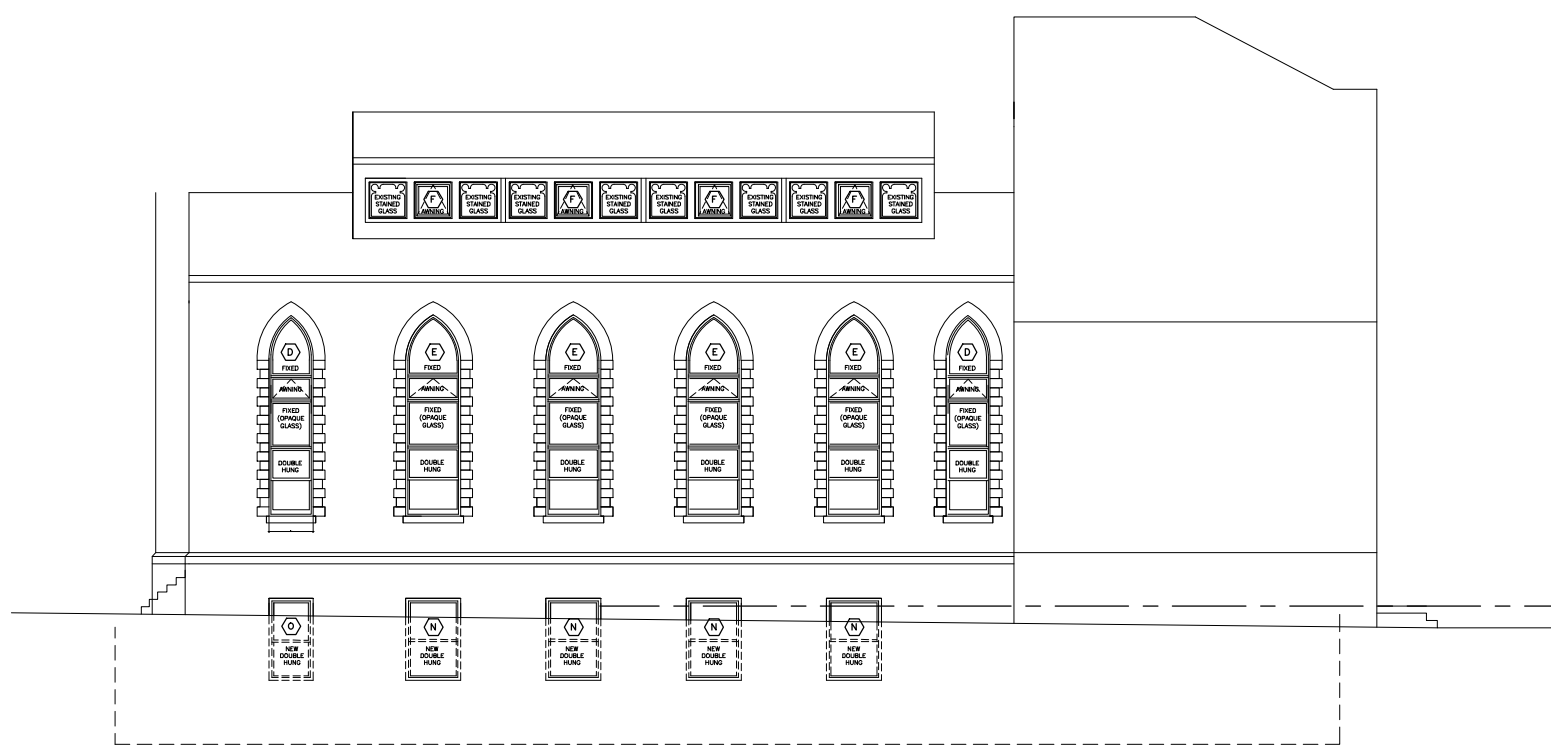
DRAWN BY: RR

REVIEWED BY: RR

SHEET NO.

A302

Original, 9/2025

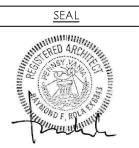


WINDOW MANUFACTURE TO
VERIFY ALL WINDOW ROUGH
OPINING DIMENSIONS

1
A303

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

ARCHITECT
raymond f. rdo
architect
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pa. 19102
t: 215.646.3155
f: 215.645.3999
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.

A303

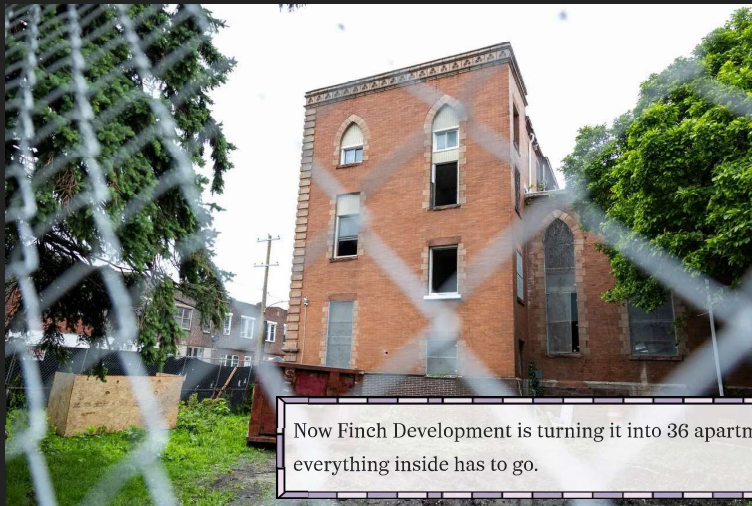
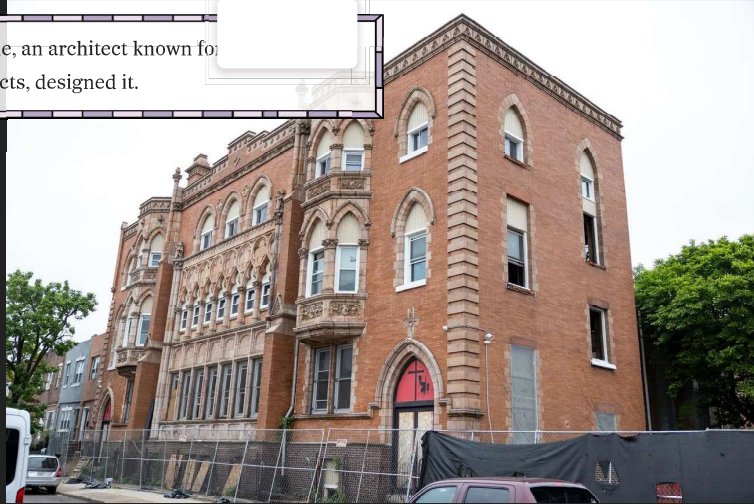


This church, at 16th and Morris Streets in Center City, was built at the turn of the century through a partnership between the Wanamaker, the Philadelphia department



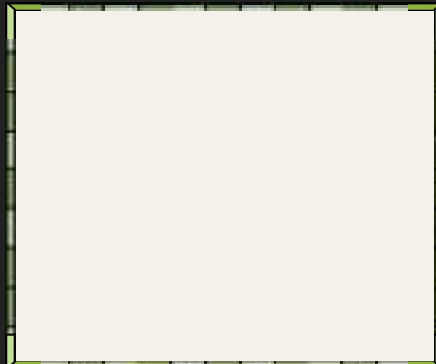
his church, at 16th and Morris Streets in Grays Ferry, was built at the turn of the century through a gift from John Wanamaker, the Philadelphia department store tycoon.

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.

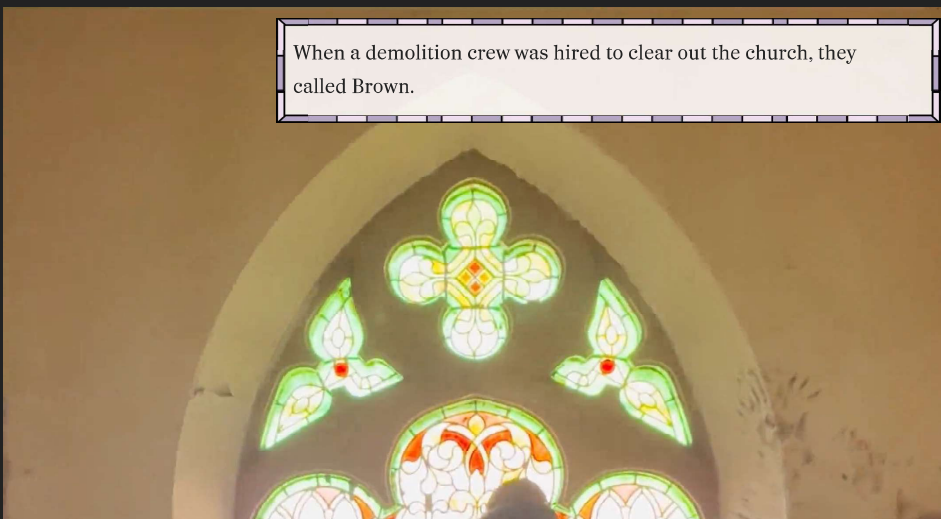
ADVERTISEMENT

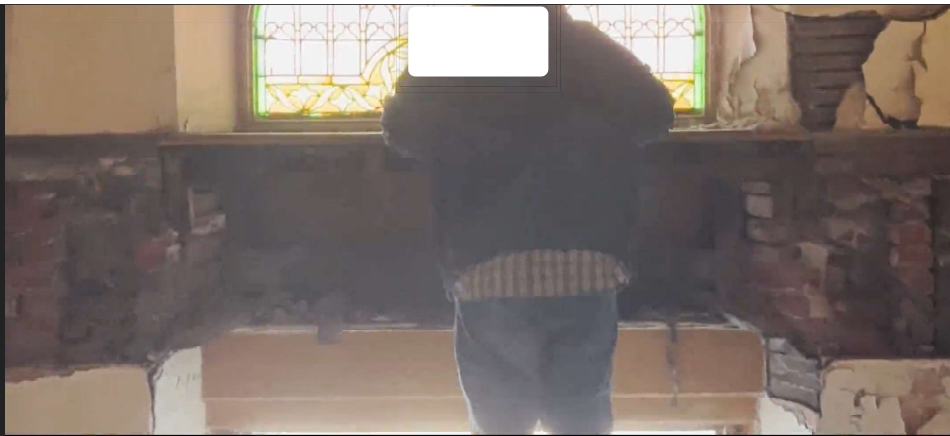


Meet Paul Brown. Some of the guys I
with call him a junkman, but he prefers
“insatiable collector.”

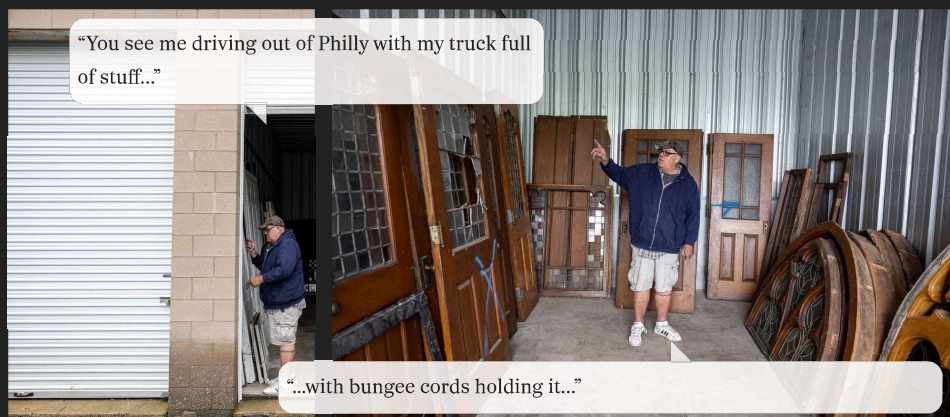
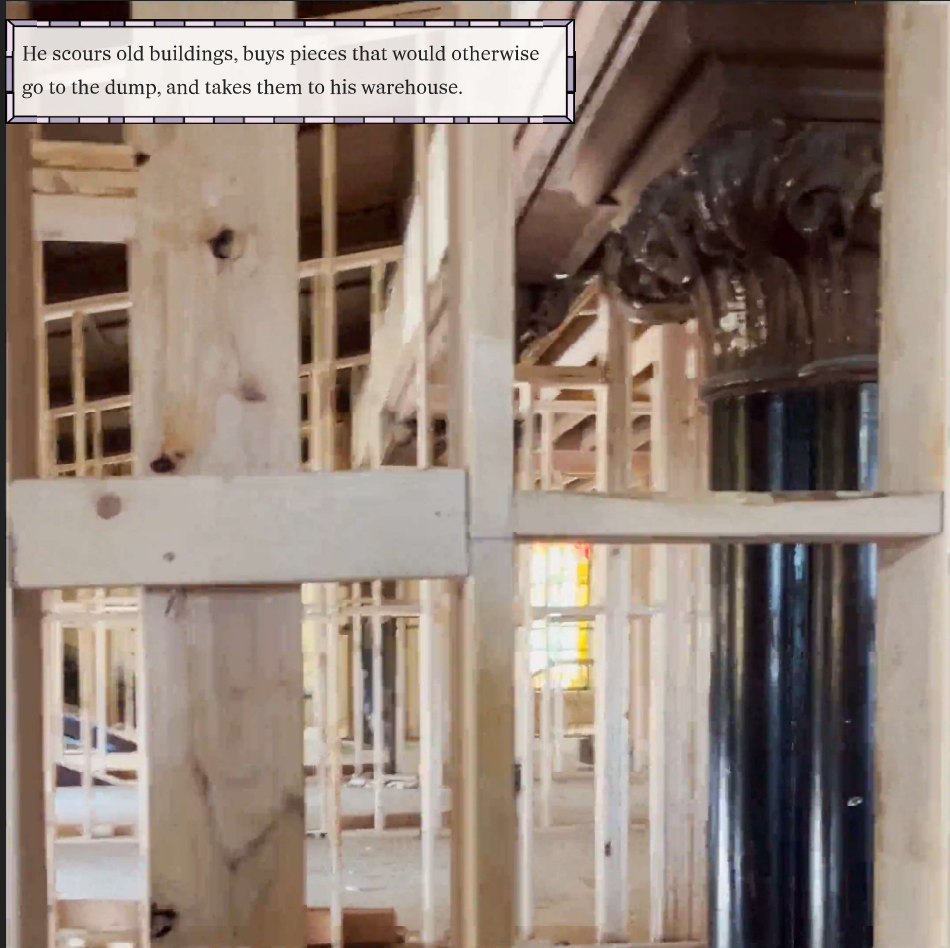


When a demolition crew was hired to clear out the church, they
called Brown.





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

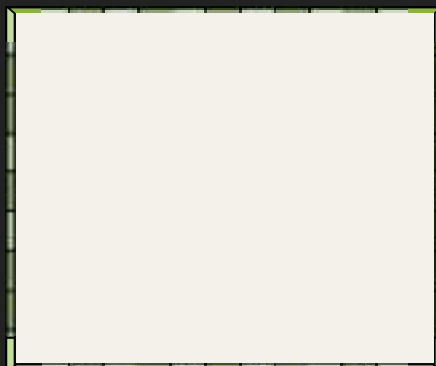


"...with bungee cords holding it..."



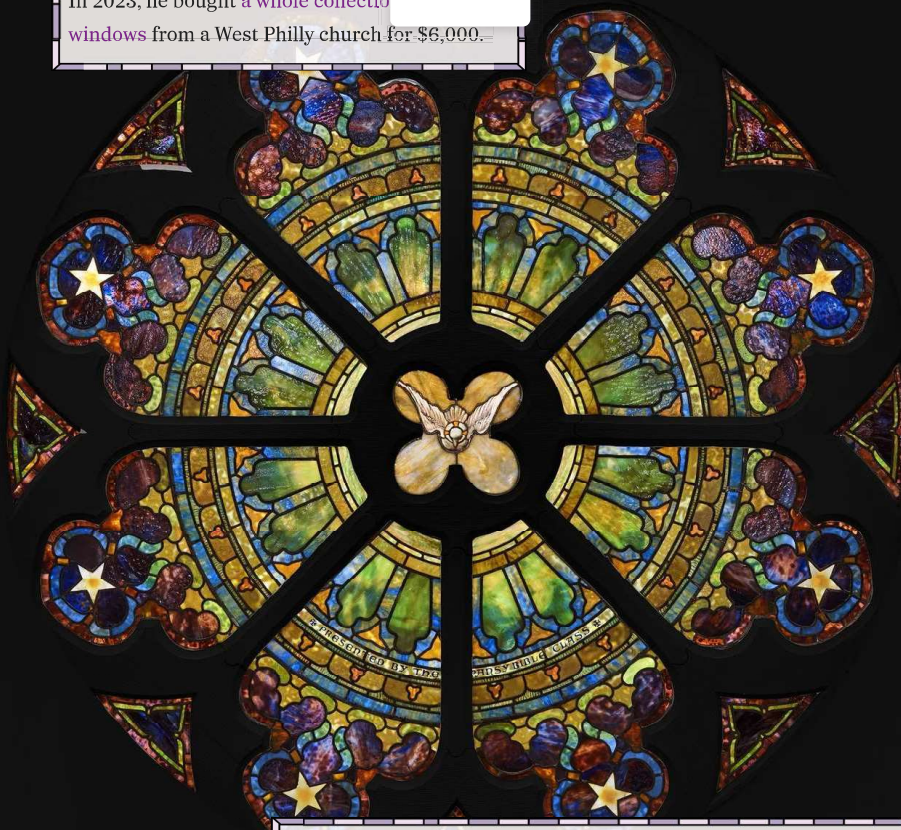
"...I guess I would be deemed a junkman. But junk in an antique kind of way."

ADVERTISEMENT



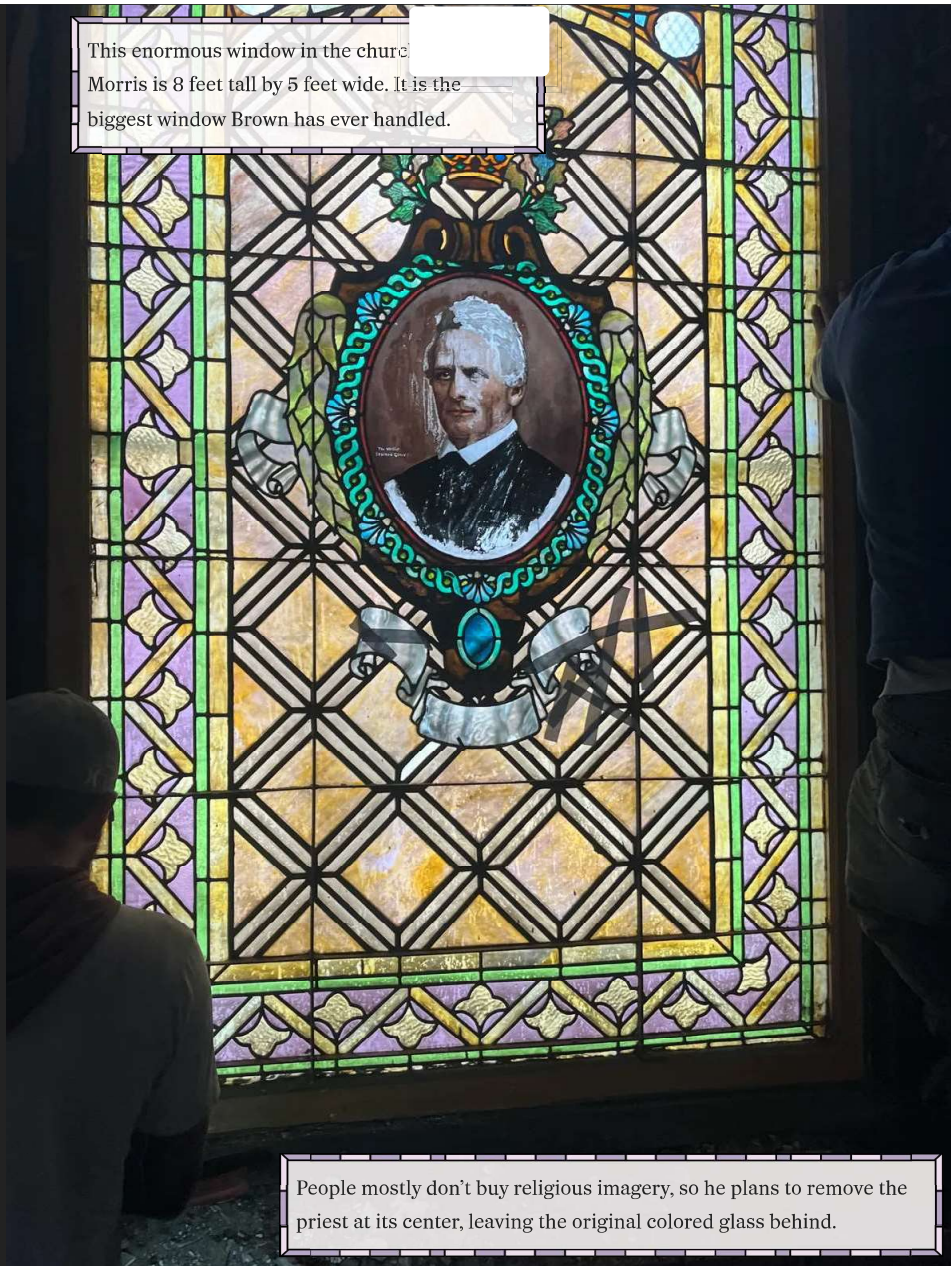
Brown is always looking for what he can restore and resell.

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



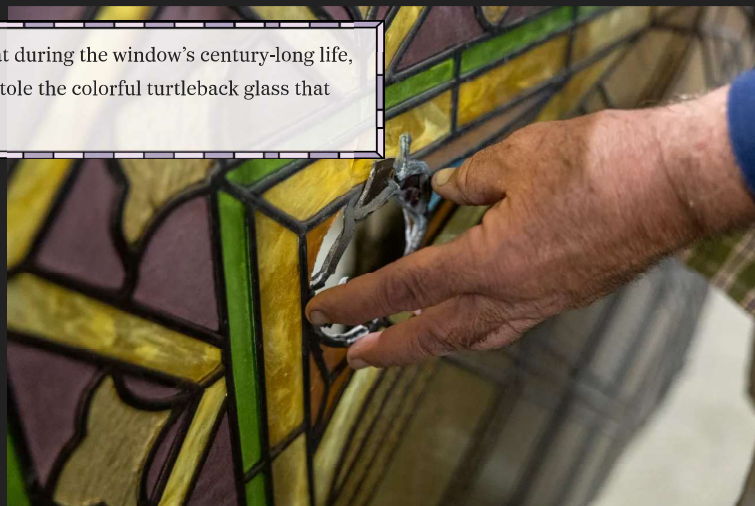
Two of them went on to sell for \$100,000 each.

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

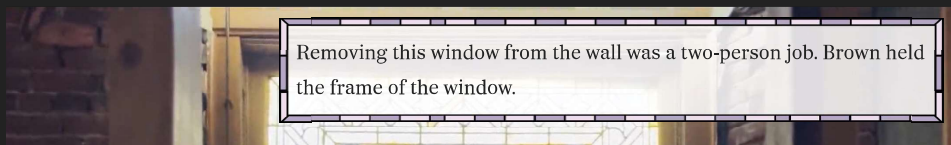


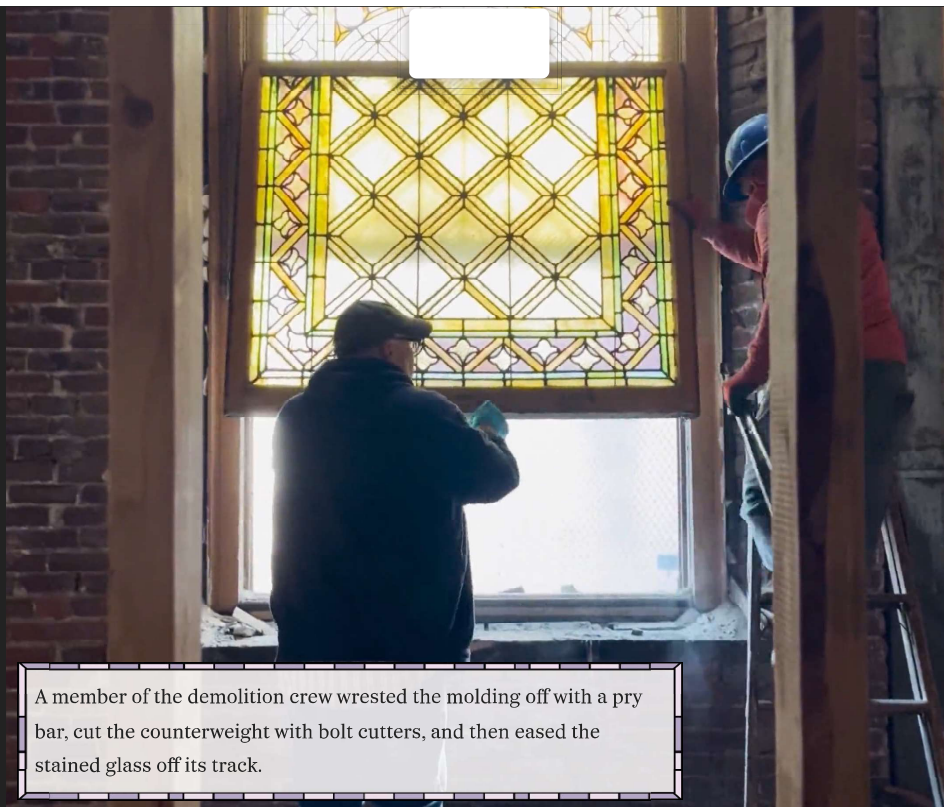
People mostly don't buy religious imagery, so he plans to remove the priest at its center, leaving the original colored glass behind.

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

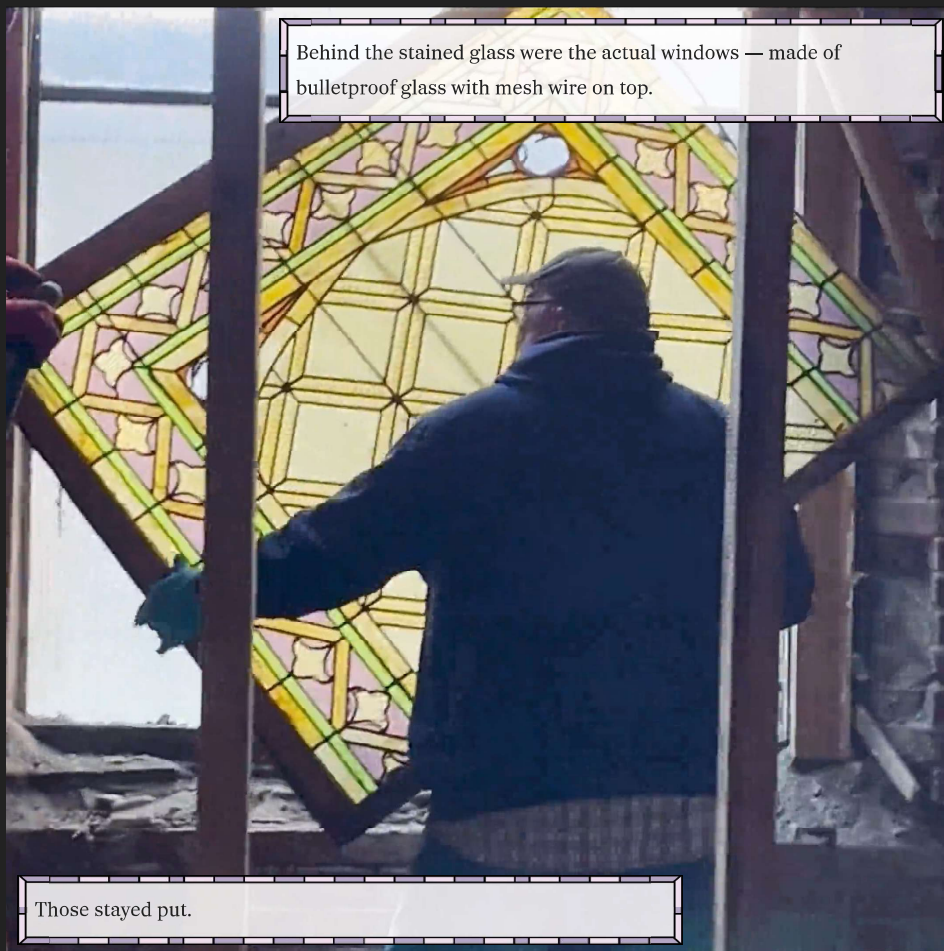


Removing this window from the wall was a two-person job. Brown held the frame of the window.





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.

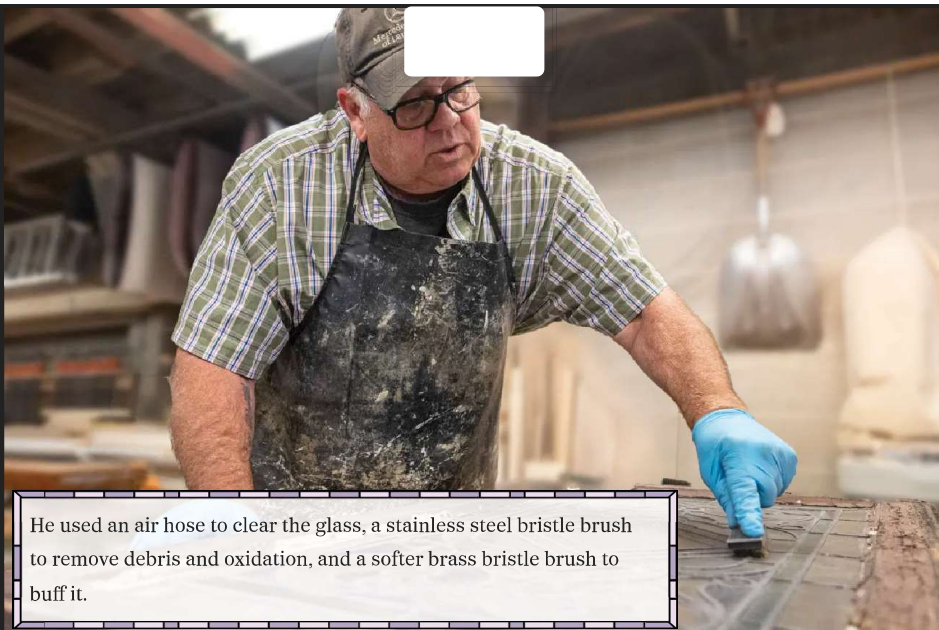


Brown used [redacted] rope, and ratchet straps to stack the windows in the back of his pick-up.

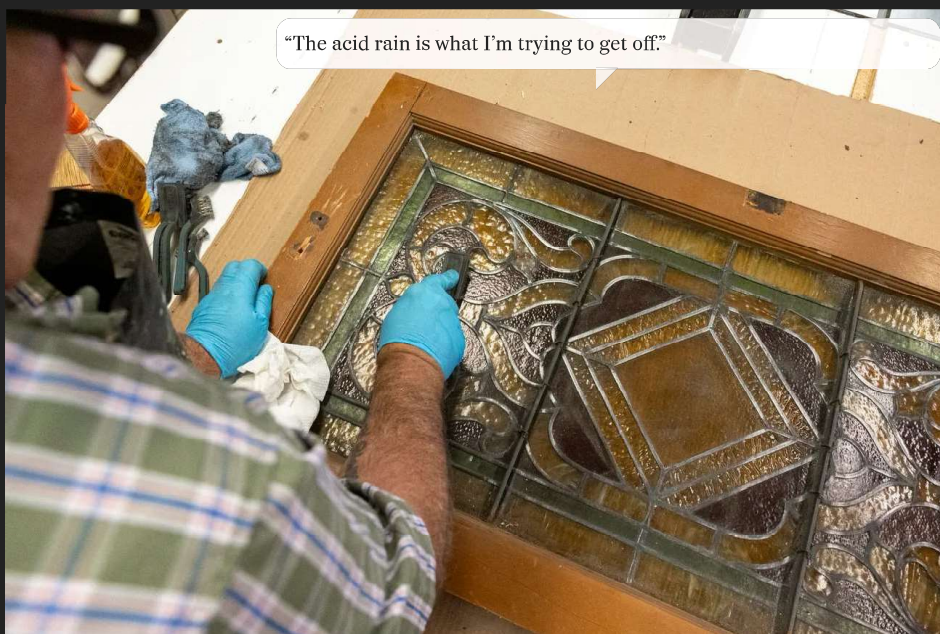
He drove the bundle back to Lancaster County on the turnpike.



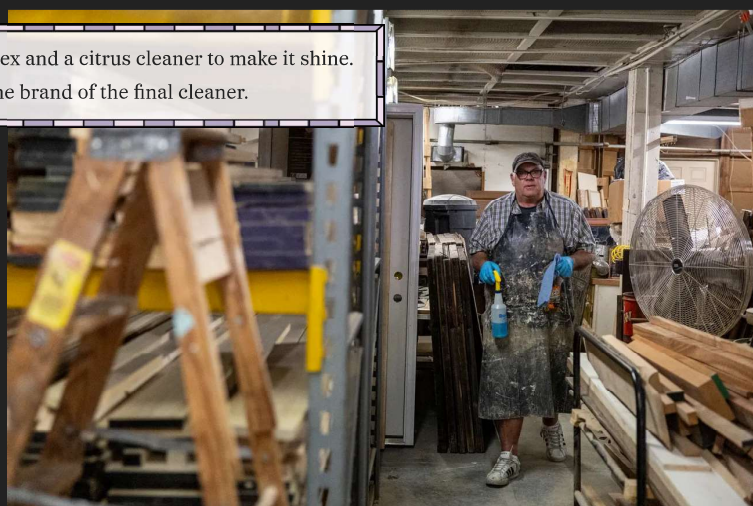
At a rented woodshop in Manheim, Brown set about cleaning a 27.5 inch by 57 inch transit window, which once helped to ventilate the church.

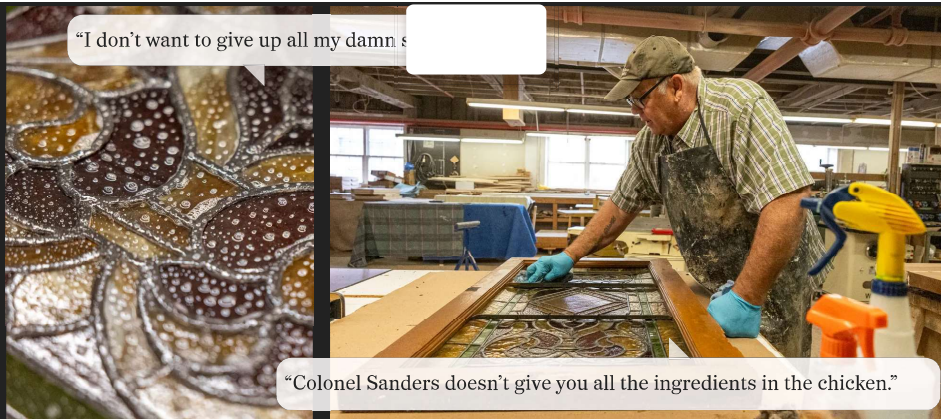


He used an air hose to clear the glass, a stainless steel bristle brush to remove debris and oxidation, and a softer brass bristle brush to buff it.



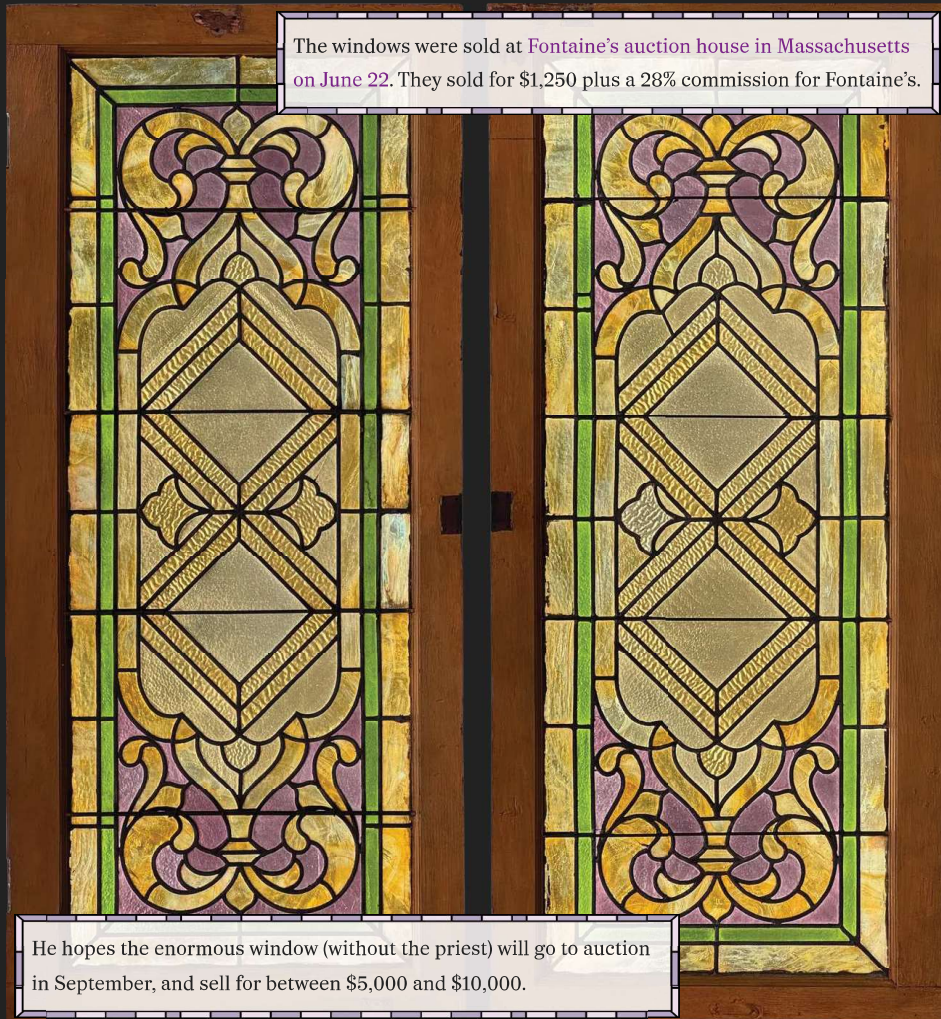
Next he used Windex and a citrus cleaner to make it shine. He won't divulge the brand of the final cleaner.





"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.

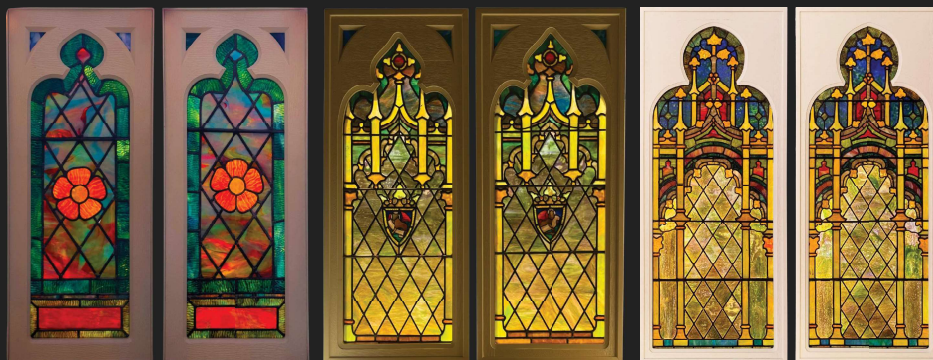
He hopes the enormous window (without the priest) will go to auction in September, and sell for between \$5,000 and \$10,000.



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](#)

Staff Contributors

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