

ADDRESS: 2017 SANSOM ST

Proposal: Legalize windows and doors

Review Requested: Final Approval

Owner: Margaret Szumski

Applicant: Jason Morris

History: 1885

Individual Designation: None

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

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

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

SCOPE OF WORK:

- Legalize windows and doors installed without permits.

STANDARDS FOR REVIEW:

The Secretary of the Interior's Standards for the Treatment of Historic Properties and Guidelines include:

- *Standard 6: Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*
 - The new casement windows do not match the old windows in design. The transom was removed for installation of the new front entry door. This application fails to satisfy Standard 6.

STAFF RECOMMENDATION: Denial, pursuant to Standard 6.



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



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



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

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

**TUESDAY, 28 OCTOBER 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
Dan Shachar-Krasnoff, Historic Preservation Planner II
Alex Till, Historic Preservation Planner II
Joshua Schroeder, Historic Preservation Planner I

The following persons were present:

Brielle DuBose
Hanna Stark, Preservation Alliance
Ian D'Elia
Jason Morris
Jay Farrell
Juan Tejedor, Voith & Mactavish Architects
Lea Litvin, Lo Design
Michael Silver
Miles Colescott, Voith & Mactavish Architects
Perry Garvin
Sam Xu
Scott O'Barr, Voith & Mactavish Architects
Tina Marie Hartnett

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OVERVIEW: This application proposes legalizing windows and doors installed without the Historical Commission's approval or a building permit on the front and rear facades at 2017 Sansom Street, a former stable and carriage house that was used for auto repair in later years. The existing windows and doors on the front façade were non-historic. In 2000, the Historical Commission approved one-over-one double-hung windows for the front façade. In 2024 and 2025, the Commission's staff responded to several inquiries about staff-level approvals for replacement windows and doors at this property. The staff responded that, despite the owner's desire to install casement windows, there was no historic documentation of casements in the window openings, and the staff was limited to approving double-hung windows for the front façade. Several months later, despite the guidance, the Commission's staff observed that new casement windows were installed on the front façade, with the lintel of the first-floor glass block-infilled opening lowered to be in line with the lintel above the doorway. A new garage door and entry door had been installed as well. The new entry door fills the entire height of the opening, which required the removal of the transom. At the rear, which had multi-light windows and doors in very deteriorated condition, new casement windows were installed. The existing doors were refurbished, with new glass without muntins. No building permits were obtained for the work. The Commission's staff requested that the Department of Licenses and Inspections issue a violation for the unpermitted work. The violation was issued on 3 April 2025. The property was listed for sale on 1 October 2025. An online advertisement of the sale indicates that the building was recently extensively rehabilitated and is being marketed for \$5.5 million. However, the City's Eclipse permitting system indicates that no building permits have been issued for the property. Soon after the sales listing, the applicant was made aware of the violations on the property, prompting this request for legalization.

SCOPE OF WORK:

- Legalize windows and doors installed without permits.

STANDARDS FOR REVIEW:

The Secretary of the Interior's Standards for the Treatment of Historic Properties and Guidelines include:

- *Standard 6: Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*
 - The new casement windows do not match the old windows in design. The transom was removed for installation of the new front entry door. This application fails to satisfy Standard 6.

STAFF RECOMMENDATION: Denial, pursuant to Standard 6.

START TIME OF DISCUSSION IN ZOOM RECORDING: 01:13:51

ARCHITECTURAL COMMITTEE, 28 OCTOBER 2025

PHILADELPHIA HISTORICAL COMMISSION, PRESERVATION@PHILA.GOV

PHILADELPHIA'S PRINCIPAL PUBLIC STEWARD OF HISTORIC RESOURCES

PRESENTERS:

- Ms. Chantry presented the application to the Architectural Committee.
- Realtor and developer Jason Morris represented the application.

DISCUSSION:

- Ms. Stein summarized the exterior front-facade work done without permits as three second-floor windows changed from double-hungs to casements, one first-floor window opening changed from glass block to a fixed window with the lintel lowered, the metal garage door replaced with a wood garage door, and the front door and transom removed and replaced with a full-height door. She observed that the rehabilitation of the building is a positive and questioned if a portion of the work could be approved.
 - Ms. Gutterman agreed and commented that the new garage door is acceptable.
- Mr. Detwiler claimed that this is a situation where someone flipped a property and knowingly bypassed all building permits required for the work. He stated that he does not have sympathy for the applicant and that, while some of the work was done nicely, there are other aspects which would not have been approved. He noted that the property is for sale and there are violations that need to be cleared before the property is sold. He stated that the applicant is asking for forgiveness instead of permission.
 - Mr. Morris stated that there was never a request made to the Historical Commission regarding the replacement of the windows, as the staff has claimed. He stated that several window companies were asked to provide quotes, and that the company selected was responsible for seeking and obtaining approval and permits. He clarified that this is not a flip, and the property has been owned by the same person for almost 40 years, who is his friend. The owner broke her hip, then a wrist, and then the other wrist, and requested operability of the windows. She was unable to operate the existing double-hung windows. He referenced the Americans with Disabilities Act of 1990. He stated that the owner chose casement windows because they are able to be operated. He stated that the owner spent a lot of money on the project, which included brick repointing as well. He stated that he has received rave reviews about the property from neighbors.
- Ms. Stein asked Mr. Morris if he or the property owner had contacted the Historical Commission's staff to inquire about windows.
 - Mr. Morris responded that neither he nor the property owner contacted the Historical Commission.
 - Ms. Chantry clarified that a window company that had been asked to provide a quote for the new windows contacted the Historical Commission. That company was informed that the Historical Commission's staff was limited to approving double-hung windows, not casement windows, despite those being the owner's preference.
- Ms. Stein asked if Mr. Morris was aware that the work required the Historical Commission's approval as part of the permitting process.
 - Mr. Morris responded that acquiring approvals and permits was the subcontractor's responsibility.
 - Ms. Stein clarified that, ultimately, the property owner is always responsible for obtaining all permits and approvals.
 - Mr. Morris responded that he is assisting the owner because she is older and because of the confusion with regards to the permitting from the subcontractor. He reiterated that casements with cranks were important to the owner so that she

- can operate them and get fresh air.
- Ms. Gutterman explained that the owner or her representative should have obtained the requisite permits and approvals including those from the Historical Commission.
- Mr. Morris stated that he has been involved with several properties on this block and has worked with the Historical Commission in the past and is not responsible for this lack of permitting. He stated that he reached out to the Historical Commission after he learned of the violation for work without permits.
- Ms. Gutterman asked about the lowering of the lintel over the first-floor window.
 - Mr. Morris responded that the existing opening had been heavily modified and raised at some point.
 - Ms. Gutterman stated that Mr. Morris is incorrect, and that the header of the window was always taller than the garage door and entrance door. She invited him to produce photographs that would prove otherwise.
- Ms. Gutterman asked about the removal of the door and transom.
 - Mr. Morris responded that it was an aesthetic decision to replace the entry with a full-height door to match the look of the new garage door.
- Mr. Detwiler observed that the historic windows and doors on the rear facade, which were replaced without a permit or approval, had many muntins, and now they have no muntins. He explained that this would have been part of a discussion with the Historical Commission had the permitting process not been circumvented.
- Ms. Stein asked about visibility of the rear of the building from the public right-of-way.
 - Mr. Morris stated that Ionic Street at the rear is a dead-end alley. He referenced many homeless people previously living behind the property.
 - Ms. Chantry displayed a photograph taken from Chestnut Street which clearly showed the rear of the building, owing to a recent demolition on Chestnut Street.
- Ms. Gutterman asked if a glass rail was installed outside of the second-floor rear doors.
 - Mr. Morris confirmed that a glass rail was installed so that no one falls out of the opening.
 - Ms. Gutterman indicated that it should have been reviewed as well.
- Mr. Morris asked the Committee to consider the before and after photographs to appreciate the level of improvements that he made to the property.
 - Ms. Gutterman responded that the improvements should have been permitted.
- Mr. McCoubrey noted that Mr. Morris should have known that this work needed building permits and the Historical Commission's review, given the prior experience he claimed with historic buildings.
 - Mr. Morris stated that he has a lot of experience as a commercial realtor in selling historic commercial properties and helping buyers "sort their way through the Historical Commission" but in this case he was helping a friend whose deceased husband had wanted to rehabilitate the building. He asked for forgiveness because of the belief that the window subcontractor had received all required approvals. He apologized for not being more involved in the process. He stated that he was under the impression that the work completed would be looked upon as an improvement rather than something that displeased the Committee.
 - Mr. McCoubrey responded that the rehabilitation may be an improvement, but one that would have benefited from the Historical Commission's review and building permits. The building was completely rehabilitated inside and out without a single building permit.
- Mr. Detwiler asked the Historical Commission's staff if the mortar used for repointing was appropriate.

- Ms. Chantry responded that the staff does not know what was used because there was no consultation.
- Mr. Morris stated that the mason he employed was one that a former Historical Commission staff person recommended.

PUBLIC COMMENT:

- None.

ARCHITECTURAL COMMITTEE FINDINGS & CONCLUSIONS:

The Architectural Committee found that:

- Windows and doors were installed on the front and rear facades and a first-floor masonry opening was altered without the Historical Commission's approval or building permits.

The Architectural Committee concluded that:

- The new casement windows do not match the old windows in design. The transom was removed for installation of the new front entry door. The window opening was resized. A glass railing was installed. This application fails to satisfy Standard 6.

ARCHITECTURAL COMMITTEE RECOMMENDATION: The Architectural Committee voted to recommend denial, pursuant to Standard 6.

ITEM: 2017 Sansom St MOTION: Denial MOVED BY: Gutterman SECONDED BY: D'Alessandro					
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	5				2

ADJOURNMENT

START TIME OF DISCUSSION IN ZOOM RECORDING: 01:37:02

ACTION: The Architectural Committee adjourned at 10:37 a.m.

PLEASE NOTE:

- Minutes of the Philadelphia Historical Commission and its advisory Committees are presented in action format. Additional information is available in the video recording for this meeting. The start time for each agenda item in the recording is noted.
- Application materials and staff overviews are available on the Historical Commission's website, www.phila.gov/historical.

RE: 2017 Sansom St

Philadelphia PA 19103

Jason Morris

JasonMMorris@yahoo.com

917-370-0370

1535 Chestnut St.

Philadelphia PA 19102

Legal owner :: Margaret Szumski

10-15-25

Dear Historic Commission board members,

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

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

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

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

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

Sec. 12101, congress finds...

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


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

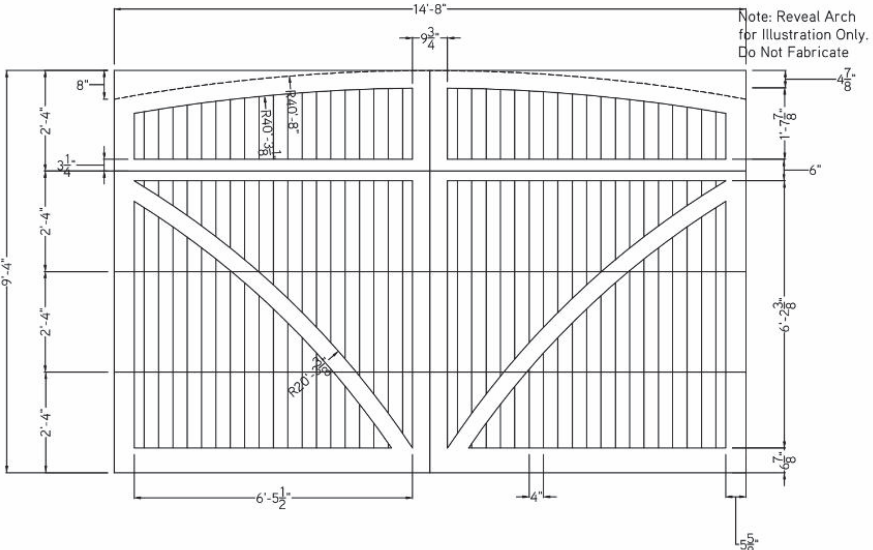
Both sets of rear doors were able to be fully restored. All windows are E-series Anderson, double panned, double casements; for operability. Apart from the lower front window, no openings were altered. The front door and garage door were custom made in PA by local craftsman. We strongly believe these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

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

Jason Morris


917-370-0370

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



Note: Reveal Arch for Illustration Only. Do Not Fabricate.

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

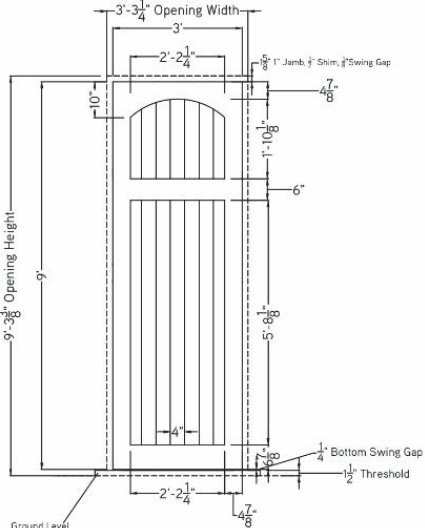
Double-Sided Entry Door;
 Inside Stiles/Rails to match front.
 Required Opening Size for prehang:
 3'3-1/4" x 9'3-3/8"
 Entry Door Unit Size: 3'0" x 9'0"
 Prehang to ship assembled.

NOTE:
 Swing Direction TBD

**Include Lockset prep by factory?*

Yes ☐
 No ☐

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



WWW.EVERITEDOOR.COM	Please sign and date for approval:	Dimensions are Nominal. This door is a wood product. It must be painted or stained with the same number of coats of the same material on all 6 edges prior to installation otherwise warranty is void. Doors are factory sanded and must be sanded again prior to finishing.
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Front before 7/7/24





Rear before 7/12/24









NO STOPPING
ANY TIME
←

2 HR PARKING
8:00AM-6:00PM
3 HR PARKING
6:00PM-6:00PM
MON-SUN

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

