

**ADDRESS: 406 S CAMAC ST**

Proposal: Cut window opening(s) on side wall; install window(s)

Review Requested: Final Approval

Owner: Mackenzie Lee

Applicant: Mackenzie Lee

History: 1829

Individual Designation: 2/28/1961

District Designation: Washington Square West Historic District, Contributing, 9/13/2024

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

**OVERVIEW:** This application proposes to cut a new window opening on the north (side) wall of the corner trinity house at 406 S. Camac Street. The property owner has submitted several options for the type of window. The primary goal is to get light into the space. All existing windows and front entry door date to a 2020 replacement. The small second floor window opening on the side elevation and the overbuild at the rear dates to a 2000 approval by the Historical Commission. The new property owner recently replaced the front brick steps with appropriate marble steps. The brick steps, done by the prior owner without a building permit, had been in violation for several years but have now been corrected.

**SCOPE OF WORK:**

- Cut new window opening(s) into side wall; install window(s).

**STANDARDS FOR REVIEW:**

- *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 addition of one or two new windows on the side elevation that match the first-floor front window will not destroy historic materials, features, or spatial relationships which characterize the property, and will be compatible with the historic features of the building, satisfying Standard 9.

**STAFF RECOMMENDATION:** Approval of one or two new windows that match the first-floor front window in size, design, and alignment, with the staff to review details, pursuant to Standard 9.

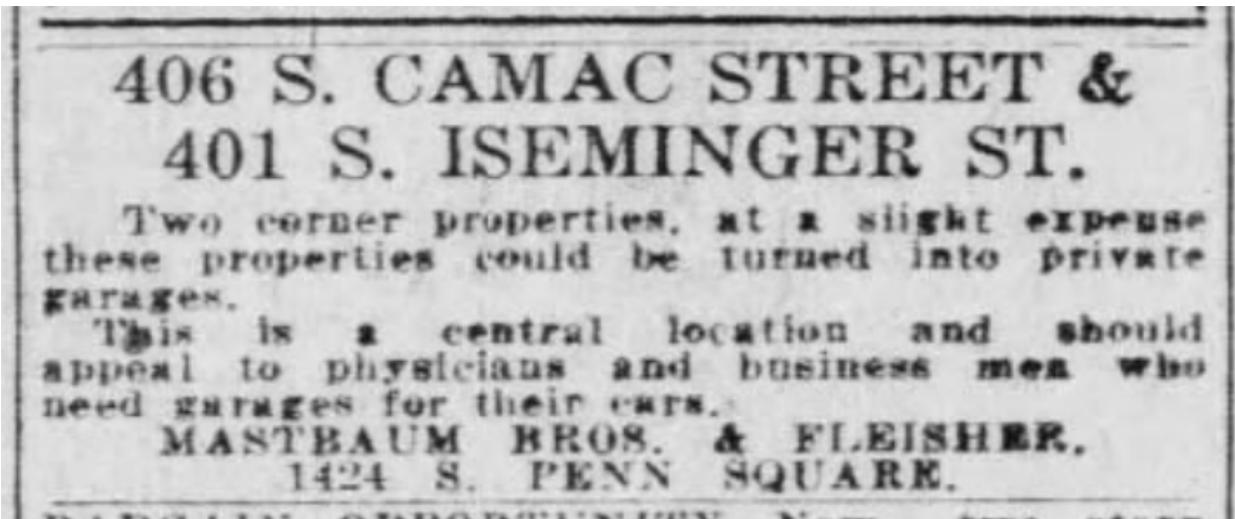


Figure 1. 1921 ad suggesting that 406 S. Camac Street and 401 S. Iseminger Street could be turned into garages. Source: The Philadelphia Inquirer, December 4, 1921, 10.



Figure 2. Friends Central School tour with the Philadelphia Housing Association. The group of people are standing against the side of 406 S. Camac Street. Image is looking east from Waverly Street. 1942. Source: Temple University Libraries, Housing Association of the Delaware Valley Photographs.



Figure 3. 406 S. Camac Street, 1959. Source: PHC

## 406 Camac St - Application for Updates to Outside of Home

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From Mackenzie Lee

Date Tue 3/10/2026 3:14 PM

To preservation <preservation@Phila.gov>

Cc Kim Chantry <Kim.Chantry@Phila.gov>; tlee@trac.club <tlee@trac.club>; Mackenzie Lee

 1 attachment (2 MB)

406 S Camac - Window Installation.zip;

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Hello,

Please note the following application for a proposed update to the exterior of 406 S Camac St. I have not submitted anything to the historical society to since purchasing the house back in September 2025, so please let me know if I am missing anything that you will need in order to proceed.

This application is for the following property:

1. 406 S Camac St Philadelphia, PA 19147
2. Mackenzie Lee, mailing address is the same as above
3. Property Owner – Mackenzie Lee

### Description of Proposal

- I would like to install a window/windows on the first floor of my home, on the north facing wall of the house. I am open to which type of window to install, depending on what the commission will approve. I have included plans for installing a larger bay window, two windows which match the size of the current window at the front of the house (east facing wall), and a transom window.
- I spoke previously with Chris Natalini about completing the work, as I worked with him after purchasing the home to update/install marble steps leading to the front door, per the request of the historical commission. He had submitted the request on my behalf regarding the installation of a window on December 5, 2025. However, it was noted I would need to go through the historical commission and submit for approval. I will likely proceed with Chris for the work to install a window, unless there is someone else the commission might recommend or prefer I work with instead.
- It is my understanding that there are only a few companies in the area that provide windows that meet the requirements for a historical home. I believe they installed the other windows in the home. I can work with one of these companies for the window installation, as required.

Photographs of property and proposed area for work:

- In the attached zip file (in the file labeled '406 S Camac Photos') please see photographs of the area which I would want to put in a window
  - All photos take of 406 S Camac Street on March 10, 2026

#### Architectural plans

- In the attached zip file (in the file labeled 'Renderings') please find a few renderings of proposed updates to be made to the home

#### Justification of Project

- In the attached zip file (in the file labeled 'Justification of Project') please find other homes in the neighborhood with similar windows to what I would want to install on my home.

Thank you,

Mackenzie

**Mackenzie Lee**



Approximate location of work



**Re: 406 Camac St - Application for Updates to Outside of Home**

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From tlee@trac.club <tlee@trac.club>

Date Wed 3/11/2026 8:48 AM

To Mackenzie Lee; preservation <preservation@Phila.gov> Cc Kim Chantry <Kim.Chantry@Phila.gov>; Mackenzie Lee

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Mackenzie and all,

Per your request:

The dimensions for the windows are below:

**Transom Window** - 4ft wide x 1ft-6inches high x 5ft elevation from the living room floor.

**Bay Window** - 5ft wide x 4ft-6inches high x 2ft-3inches from living room floor

**2 Double Hung Windows** - 3ft wide x 4ft-5inches high x 2ft-3inches from living room floor. Same as the front window.

The size of the windows can be adjusted according to the requirements set forth by society. The measurements used were considered standard for the type of window.

Timothy Lee

Owner-Broker of Record

M: 609-841-2851

Email: tlee@trac.club

<https://yourtracagent.com/#ContactUs>

License NJ 1755253

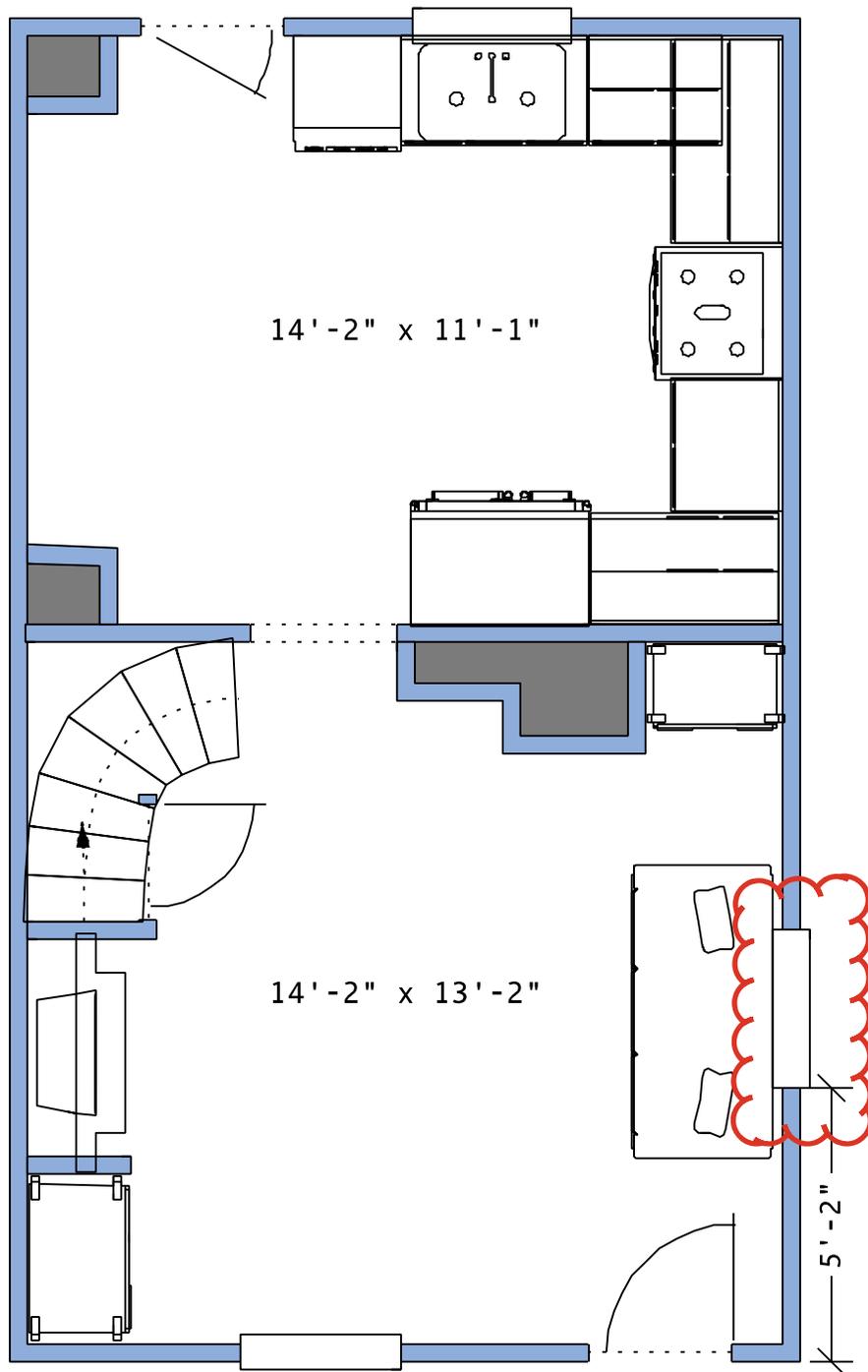


THE REFERRAL AGENT COMPANY, LLC

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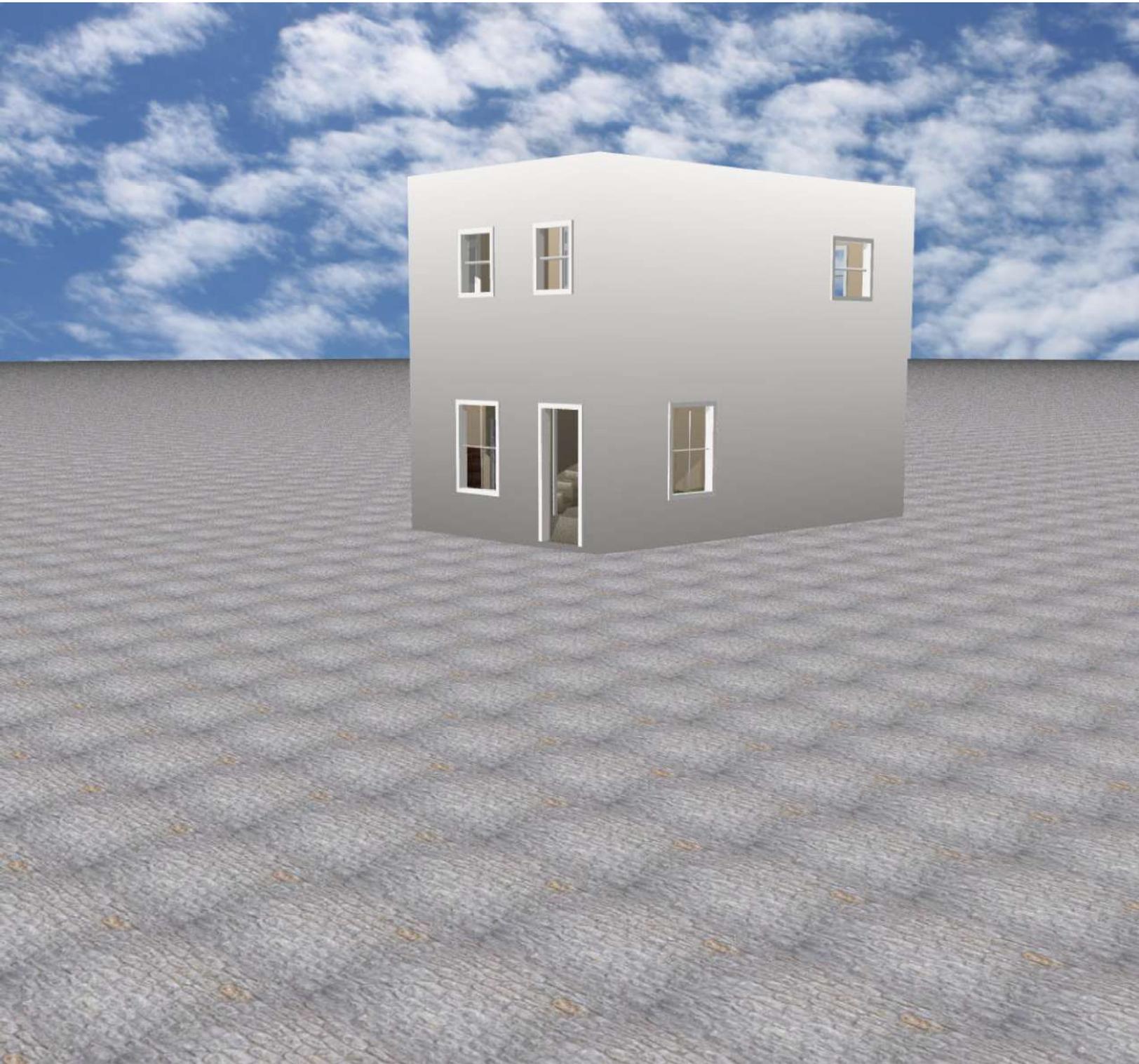
131 Yorktown Drive

Mount Laurel, NJ 08054



**One Window Option**

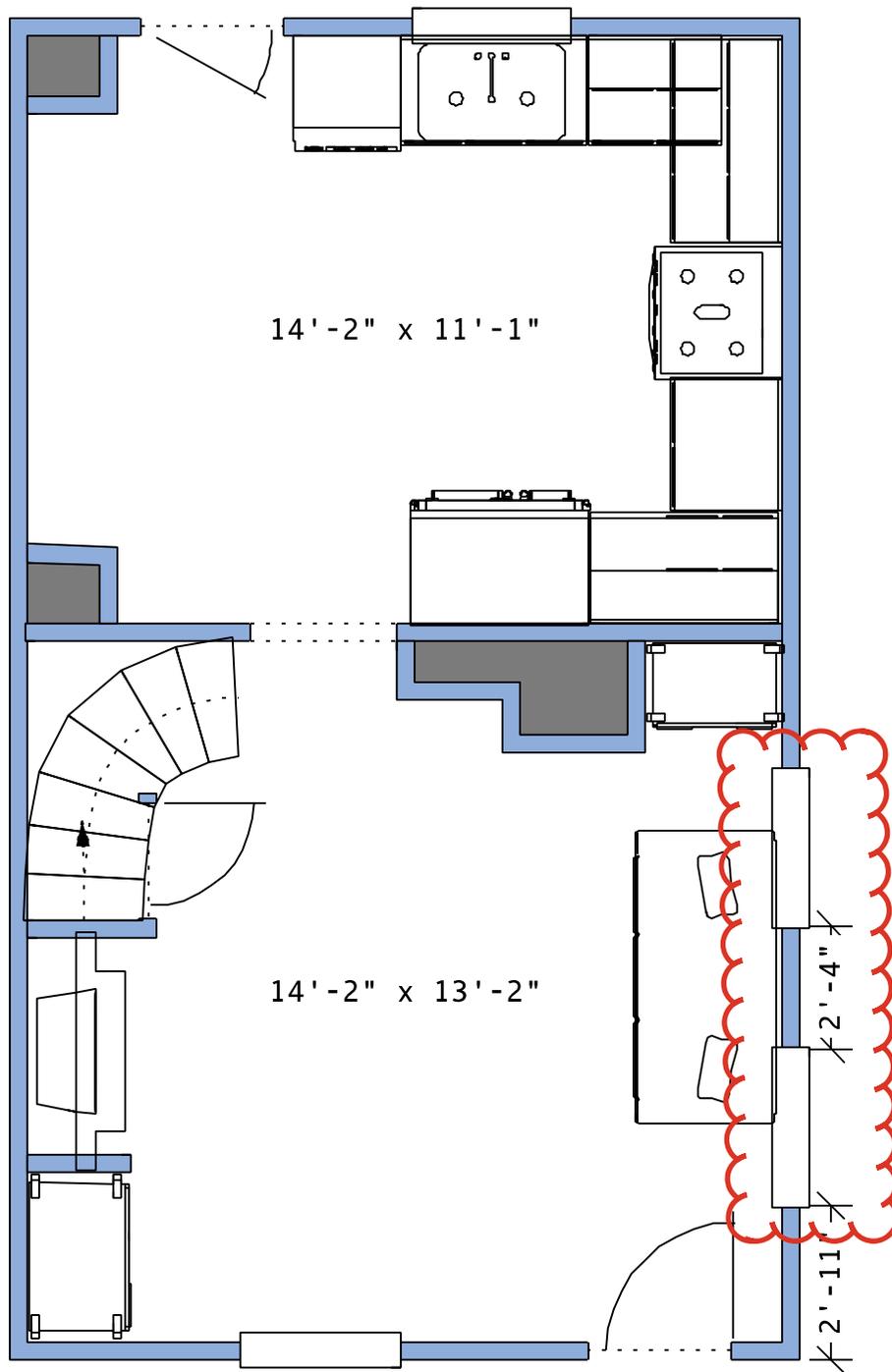
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First Floor  
348 SQ FT**



**One Window Option**

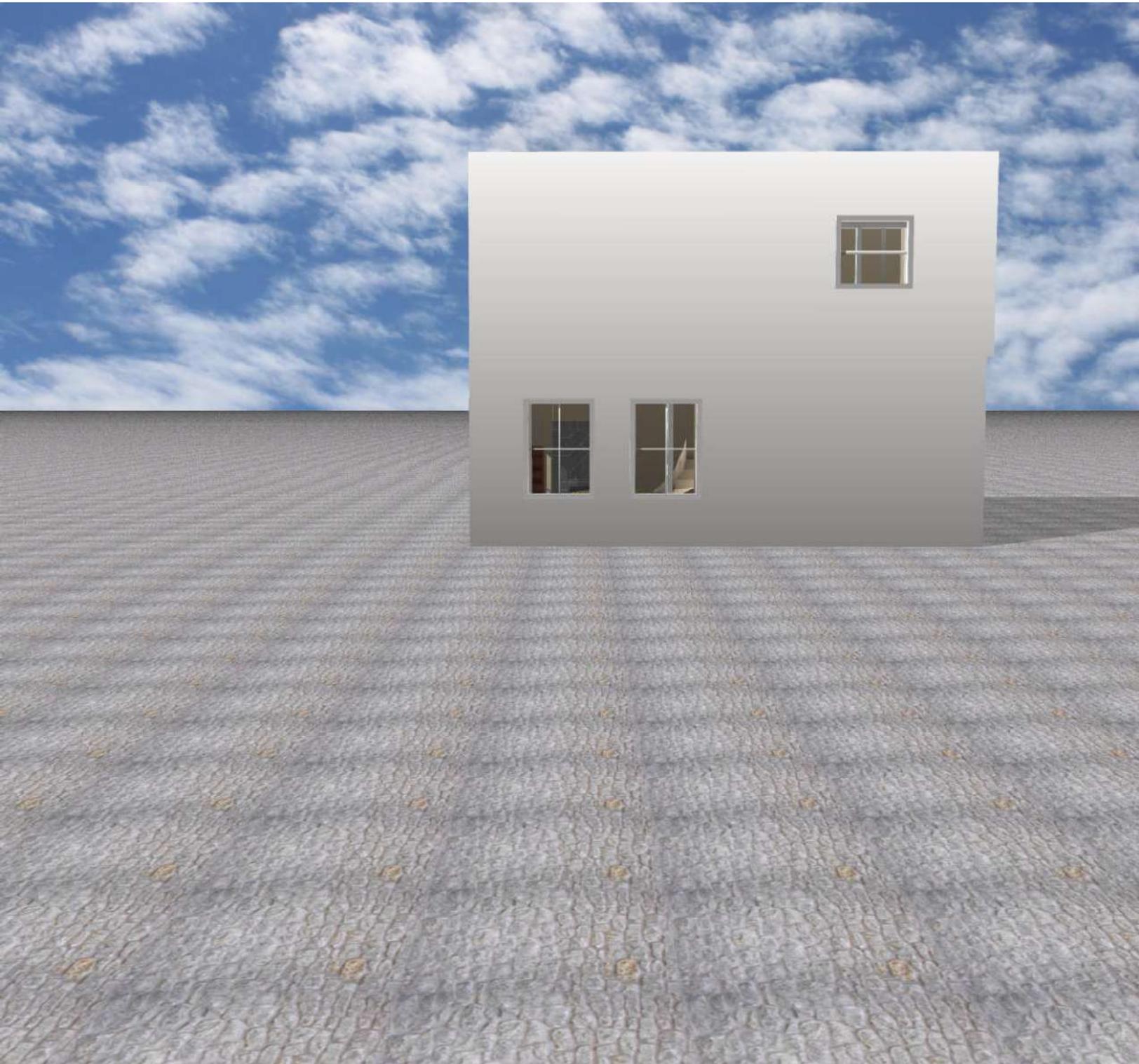


**One Window Option**



**Two Window Option**

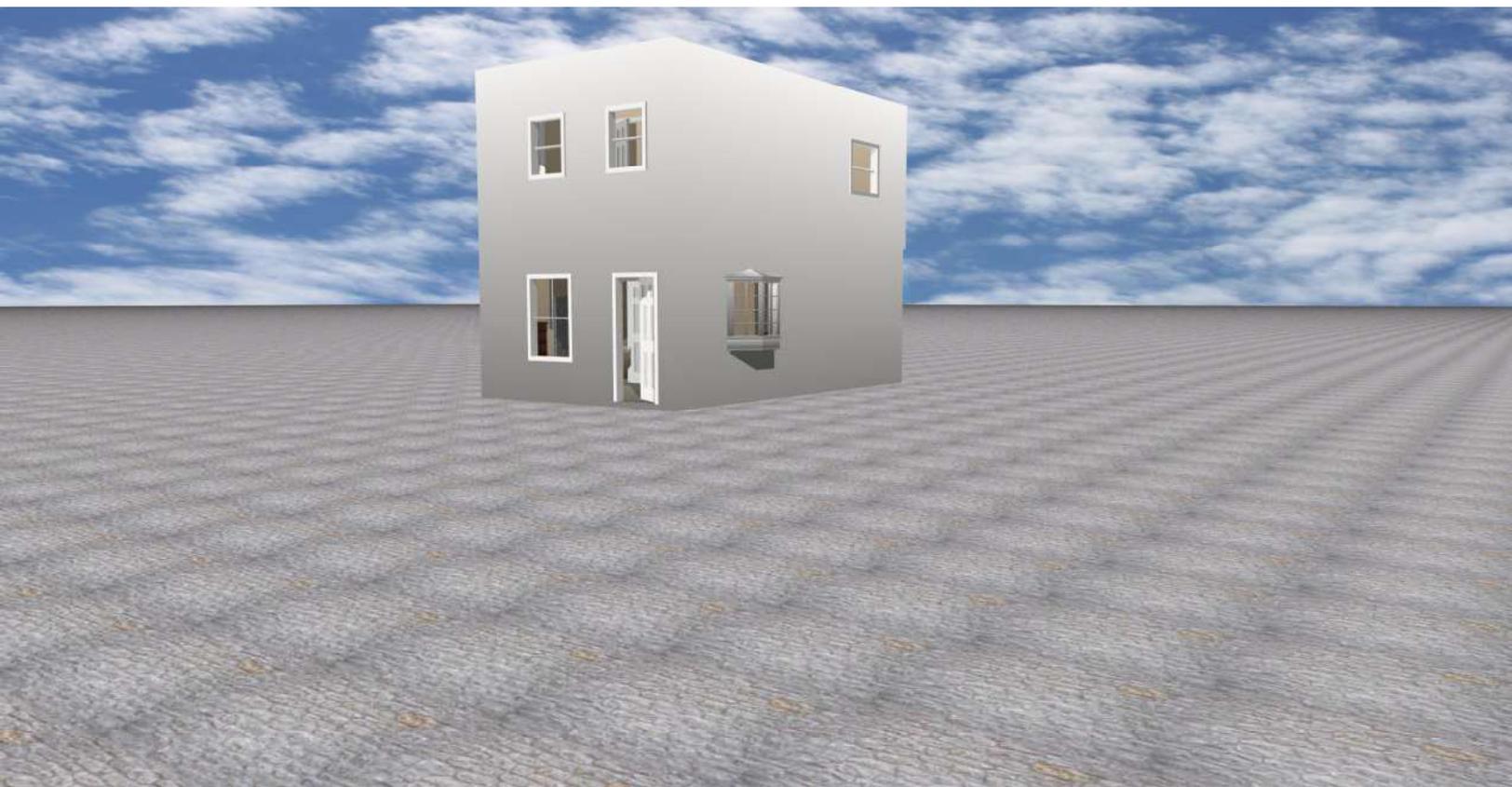
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First Floor  
348 SQ FT



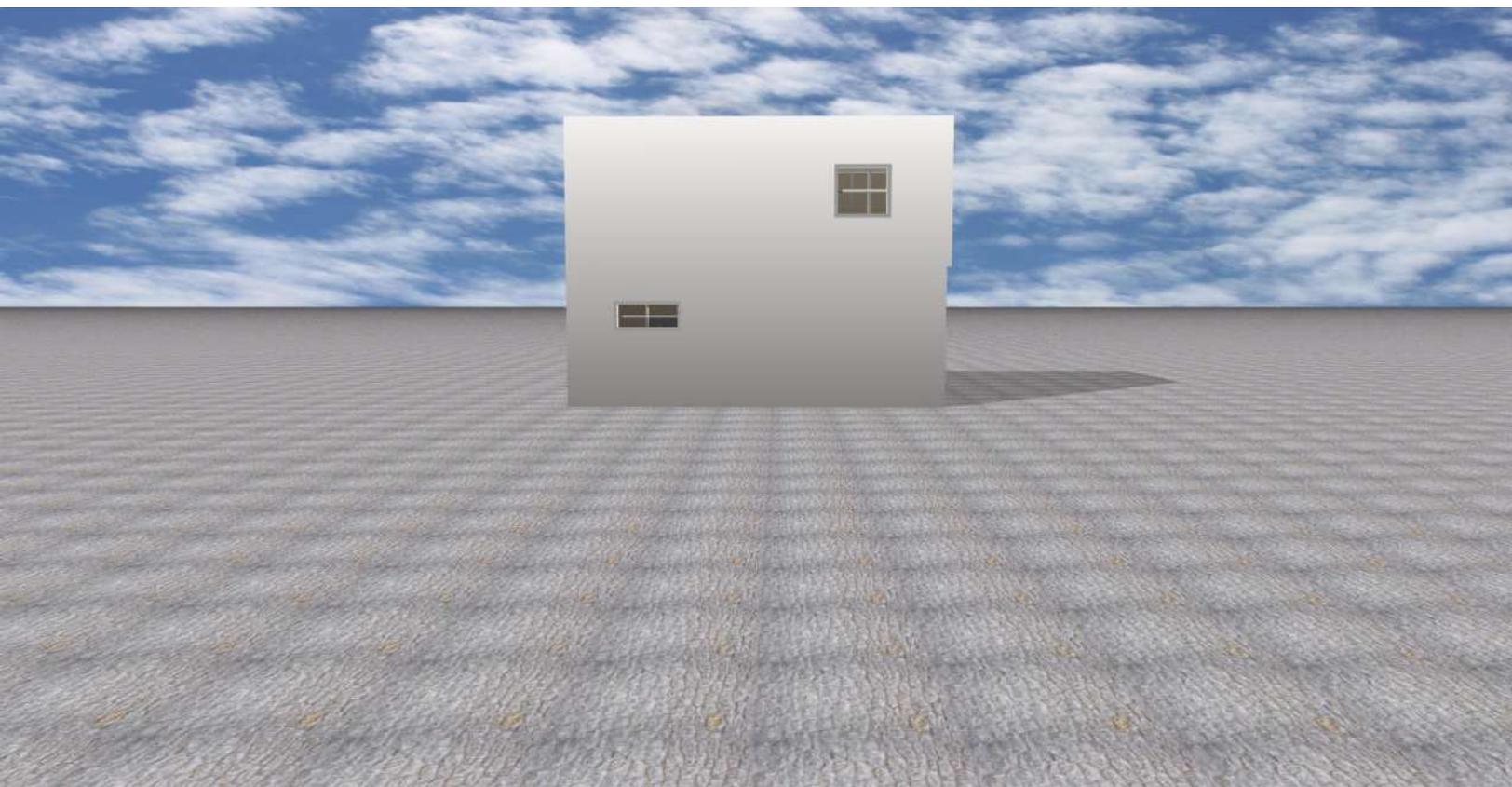
**Two Window Option**



**Two Window Option**



**Rendering of bay window option**



**Rendering of transom-style window option**

## Nearby Examples of Windows





