

**ADDRESS: 1830 RITTENHOUSE SQ, UNIT 6A**

Proposal: Replace Windows

Review Requested: Final Approval

Owner: Paul and Wendy Rosen

Applicant: Leon Sowisdral

History: 1913; Frederick Webber, architect

Individual Designation: 5/4/1972

District Designation: None

Staff Contact: Randal Baron, Randal.Baron@phila.gov, 215-686-7660

**BACKGROUND:**

A unit owner proposes to replace windows in this condominium building. The owner proposes to remove eight historic windows (F) with the large wood mullions on the front façade and install picture windows without mullions. In 2002, the Historical Commission approved the same project for the same owner for a unit on the 15<sup>th</sup> floor. The owner is now moving from that unit on the 15<sup>th</sup> floor to the unit in question on the 6<sup>th</sup> floor and would like to recreate the window configuration. During the 2002 review, the owner pointed out that several units in the building have picture windows without the wood mullions. Those units may have been modified before designation or without the Historical Commission's approval. In 2002, both the staff and the Architectural Committee recommended against removal of the historic windows, contending that the project failed to meet the Secretary of the Interior's Standards. However, the Historical Commission approved the alteration. This time, the windows slated for replacement are more visible from the street because they are on a lower floor. The application also proposes to remove several vinyl and metal windows on the side facades of the building and replace them with one-over-one wood windows. The removal of the metal window (G) in wood on the side façade may not meet the Standards because the metal window is likely original.

**SCOPE OF WORK:**

- Remove eight windows to create large picture windows on the front facade.
- Replace windows on the rear and side facades.

**STANDARDS FOR REVIEW:**

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

- *Standard 2: The historic character of a property shall be retained and preserved. The removal of materials or alterations of features and spaces that characterize a property shall be avoided.*
  - The project would remove character-defining features, the distinctive original front windows.
- *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.*
  - The proposed windows will not match the historic windows in design.

**STAFF RECOMMENDATION:** Approval of the restoration of most side windows; denial of the removal and replacement of original front windows, pursuant to Standards 2, and 6.

**START TIME OF DISCUSSION IN AUDIO RECORDING:** 01:17:00

**PRESENTERS:**

- Mr. Baron presented the application to the Architectural Committee.
- Carpenter Bill Kane, contractor Leon Sowisdral, and owners Paul and Wendy Rosen represented the application.

**DISCUSSION:**

- The Architectural Committee noted that many windows are shown on the drawings and questioned which windows are included in the current application. The Committee asked whether the transoms will be removed. The Committee members expressed confusion because the application includes drawings of the front as well as the side and rear windows.
  - Mr. Kane responded that, although they propose to replace side and rear windows at a later date, only the front window marked “F” on the drawings is in question today. He noted that they have shown alternates that either remove or retain the transom windows on F.
  - Mr. Kane noted that the current applicants previously received approval to install a picture window at the 15<sup>th</sup> floor. They bought this 5<sup>th</sup> floor unit assuming that they could modify the window in the same way. Mr. Kane said that they will spend considerable money to restore windows on the side and rear facades.
- Mr. Cluver questioned whether the original windows on this building were casement or double-hung windows.
  - The applicant showed a photograph of the building from 1920.
- The Committee questioned why not all of the windows can be restored or replaced in kind.
  - Mr. Kane responded that they could restore the windows but that the owners would like to get a better view.
  - Mr. Rosen explained that they would be willing to retain the two side windows and even retain the transom at “F,” but that they would like to remove the wide central mullion.
- Mr. Detwiler noted that the window in question is quite visible and sits within a decorative masonry frame on the facade, making it one of the chief areas of significance on this façade.
- Mr. Cluver noted that he is troubled by the lack of consistency for the building and said that the Commission should develop a standard for the building to work toward.
  - Mr. Baron responded that following Standard 6, which bases all further work on following the original design and retaining original fabric, would lead to the consistency that Mr. Cluver seeks. The building still has more original fabric that has not been changed than altered fabric.

**PUBLIC COMMENT:** None.

**ARCHITECTURAL COMMITTEE FINDINGS & CONCLUSIONS:**

The Architectural Committee found that:

- The applicant proposes to remove significant original window mullion dividers on the front façade of the building.
- The new work differs from that approved for the 15<sup>th</sup> floor in that these windows are more visible at the 5<sup>th</sup> floor and sit in a particularly significant architectural surround which highlights this part of the building.

The Architectural Committee concluded that:

- The removal of the original architectural window features in either alternate proposal does not meet Standards 2 and 6.

**ARCHITECTURAL COMMITTEE RECOMMENDATION:** The Architectural Committee voted to recommend denial of the removal and replacement of original front windows, pursuant to Standards 2, and 6.

<b>ITEM: 1830 Rittenhouse Sq, Unit 6A</b>					
<b>MOTION: Denial</b>					
<b>MOVED BY: D'Alessandro</b>					
<b>SECONDED BY: Pentz</b>					
<b>VOTE</b>					
<b>Committee Member</b>	<b>Yes</b>	<b>No</b>	<b>Abstain</b>	<b>Recuse</b>	<b>Absent</b>
Dan McCoubrey					X
John Cluver	x				
Rudy D'Alessandro	x				
Justin Detwiler	x				
Nan Gutterman	x				
Suzanne Pentz	x				
Amy Stein	x				
Total	6				1

**PROPERTY REFERENCE:** ROSEN RESIDENCE  
1830 RITTENHOUSE SQUARE  
UNIT 6A  
PHILADELPHIA, PA 19103

**OWNERS/EQUITABLE OWNERS:** PAUL ROSEN AND WENDY ROSEN  
Joint Tenants by the entirety who also own Unit 15A  
Where they received consent to the same change about  
20 years ago, and now will sell Unit 15A and move into 6A

The Republic Bank has provided the financing for the  
Improvements and secured it with a mortgage.  
They are not equitable owners since there is no issue of  
Payment, possession or foreclosure creating any equitable  
Rights

**PURPOSE FOR REVIEW:** TO ALLOW REPLACEMENT OF (4) CASEMENT WINDOWS WITH  
TRANSOMS ABOVE TO BE REPLACED WITH (1) CENTER PICTURE  
WINDOW AND (2) FLANKING 1/1 DOUBLE HUNG WITH TRANSOM  
ABOVE

Paul and Wendy Rosen would like to remove the (4) Casement Windows on the North Elevation  
And Install A Center Picture Window and (2) Flanking 1/1 Double Hung Windows.  
(See Pictures #1 and #2)

They now reside in 15A and have the pleasure of having the view of Rittenhouse Square from their  
Living Room and would like to have the same view in their new Cond Unit 6A.

Please note on Picture #3 there are (5) Picture Windows in that North Elevation.  
4<sup>th</sup> , 9<sup>th</sup>, 10<sup>th</sup>, 11<sup>th</sup> and 15<sup>th</sup> Floor.

Note that Paul and Wendy Rosen received permission to replace the (4) Casement Windows in 15A  
back in 1999.

Please take into consideration that Paul and Wendy Rosen are restoring (11) window openings back to  
Historic details.

(10) Metal Flanking 1/1 Double Hung Windows at Bays Type "A" on Plan SK-1. Elevation 1- SK-2  
(6) on 19<sup>th</sup> Street West Elevation and (4) on North Elevation Rittenhouse Street. Pictures 4,5,6,7 and 8  
With Wood Historically Correct 1/1 Sash Kits.

They are also replacing a Bay Window on the South Elevation "H" on Plan SK-1. Picture #9 and #10  
with A Historically Correct Bay Window. Pictures # 11 and #12 Detail 4 on SK-3

**IN SUMMARY:**

**Paul and Wendy Rosen would like to replace (4) Casement Windows With Transoms above on North Elevation with Picture Window and (2) Flanking 1/1 Double Hung Historically Correct Windows as Have already been replaced on the 4<sup>th</sup>, 9<sup>th</sup>, 10<sup>th</sup>, 11<sup>th</sup> and 15<sup>th</sup> Floors.**

**THANK YOU FOR THIS CONSIDERATION**

**WILLIAM KANE  
H.W.D. MILLWORK SERVICES  
HISTORIC WINDOWS AND DOORS  
7355 STATE ROAD  
PHILADELPHIA, PA 19136  
267-773-7241 PHONE  
267-773-7389 FAX  
[hwdmillwork@yahoo.com](mailto:hwdmillwork@yahoo.com)**

# APPLICATION FOR BUILDING PERMIT



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/li](http://www.phila.gov/li)

APPLICATION # \_\_\_\_\_

(Please complete all information below and print clearly)

**ADDRESS OF PROPOSED CONSTRUCTION:**

1830 Rittenhouse Square Unit # 6A (OPA 8/88081755)

**APPLICANT:**

Leon Sowisdral

**COMPANY NAME**

PHONE # (215) 432-4463

FAX #

**PROPERTY OWNER'S NAME:**

Paul & Wendy Rosen

PHONE # (215) 241-8800

FAX #

**ARCHITECT/ENGINEER IN RESPONSIBLE CHARGE**

Lily Meier

**ARCHITECT/ENGINEERING FIRM:**

Abby Schwartz Associates LLC

PHONE # (610) 964-9669

FAX #

**CONTRACTOR:**

Linford Burkholder

**CONTRACTING COMPANY:**

Weaver Construction

PHONE # (717) 351-5358

FAX #

**APPLICANT'S ADDRESS:**

474 Krams Avenue

Philadelphia, PA 19128

LICENSE # 052282

E-MAIL: [hiddentigerks@yahoo.com](mailto:hiddentigerks@yahoo.com)

**PROPERTY OWNER'S ADDRESS:**

1830 Rittenhouse Square #6A, Philadelphia, PA 19103

**ARCHITECT/ENGINEERING FIRM ADDRESS:**

42 Cassett Avenue

Berwyn, PA 19312

LICENSE # RA010282X

E-MAIL: [imeier@abbschwartzassociates.com](mailto:imeier@abbschwartzassociates.com)

**CONTRACTING COMPANY ADDRESS:**

4873 Division Highway

East Earl, PA 17519

LICENSE # 23376

E-MAIL: [linfordb@weaverco.com](mailto:linfordb@weaverco.com)

**USE OF BUILDING/SPACE**

Condominium Unit

**ESTIMATED COST OF WORK**

\$ 35,000.00

**BRIEF DESCRIPTION OF WORK:**

Replace (10) 1/1 Metal DH Sash with Historically Correct Wood 1/1 DH sash

Replace (4) Casement Windows on North Elevation with (2) 1/1 DH with transoms and (1) Picture Window.

Replace (2) 1/1 Metal Window Units with (2) 1/1 Wood Historically Correct Window Units on East Elevation

Replace (1) 2/2 Metal Window Units with (1) 2/2 Wood Historically Correct Window Unit

Replace (1) Picture Unit with Transom on South Elevation with (1) Historically Correct Wood Window Unit Picture Window with

(2) Operating Angled Flanking Casement windows.

**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: \_\_\_\_\_

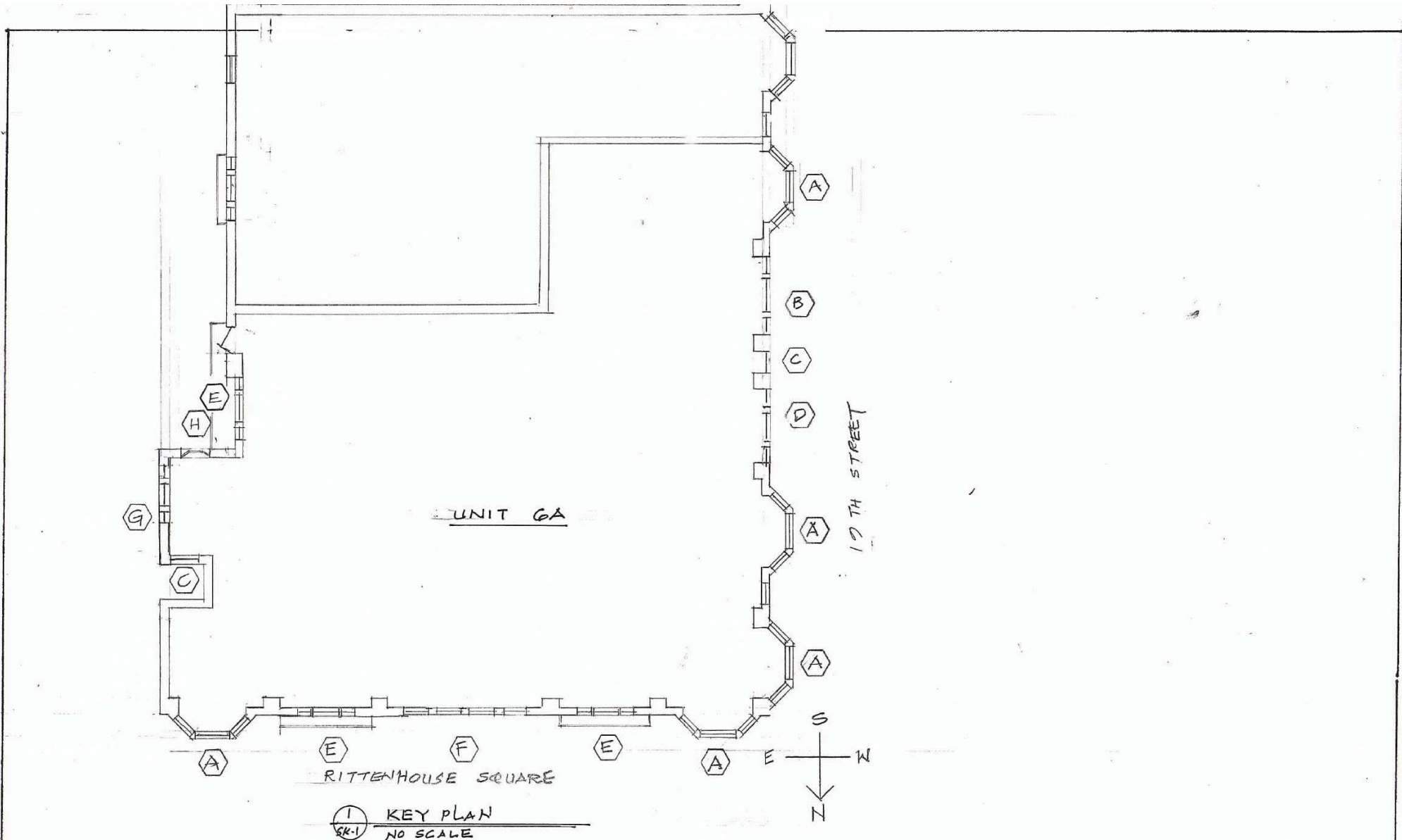
IS THIS APPLICATION IN RESPONSE TO A VIOLATION?  NO  YES

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: Leon Sowisdral

DATE: 05 / 13 / 2019



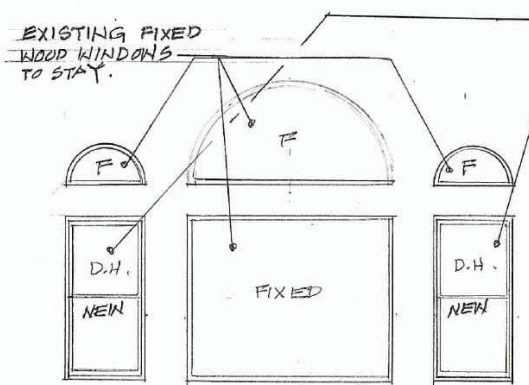
1 KEY PLAN  
SK-1 NO SCALE

H.W.D. MILLWORK SERVICES  
7355 STATE RD. PHILADELPHIA  
(267) 773-7241 FAX (267) 773-7389  
hwdmillwork@yahoo.com

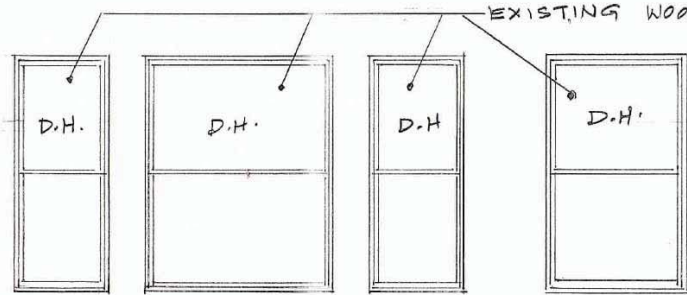
KEY PLAN  
1830 RITTENHOUSE  
UNIT GA  
PHILADELPHIA, PA.

DATE:  
5.5.2019  
SCALE:  
AS NOTED  
SHOP

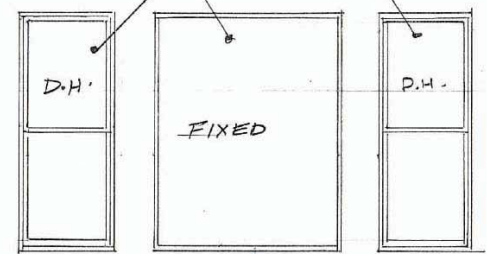
JOB  
DRG.  
SK-1



EXISTING VINYL D.H. WINDOWS TO BE REPLACED WITH D.H. WOOD WINDOWS.



EXISTING WOOD WINDOWS TO STAY.

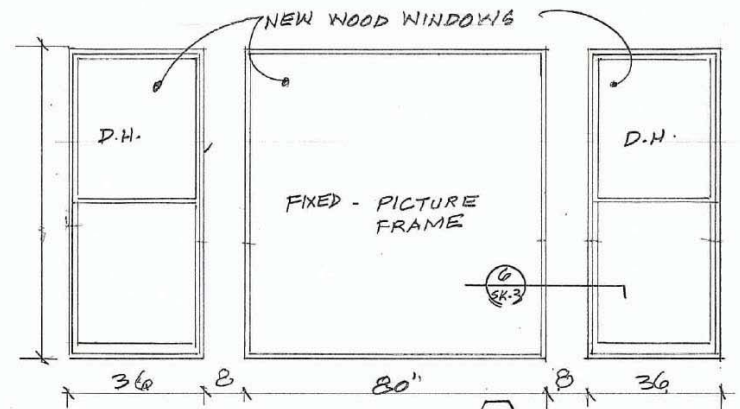
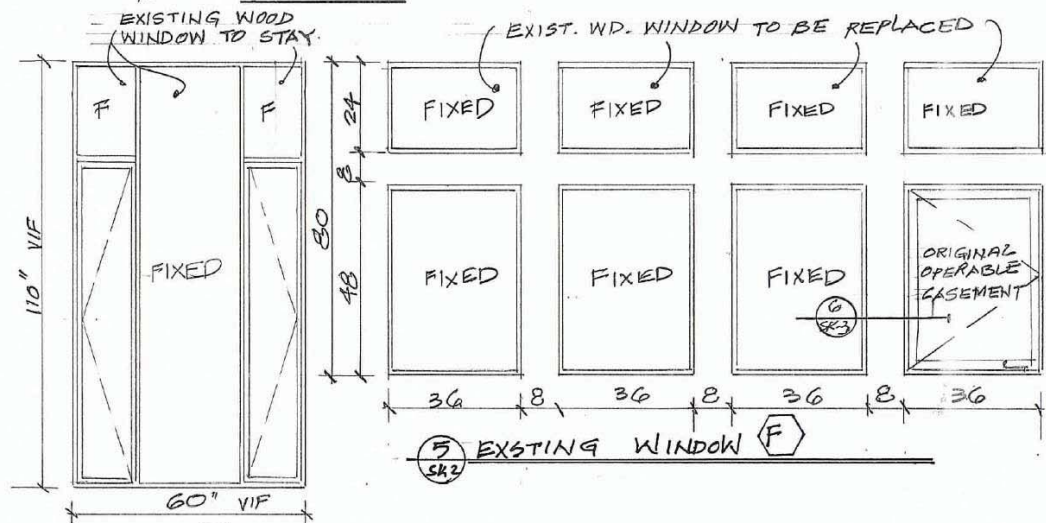


1 WINDOW TYPE A  
 3/8" = 1'-0" (5) REQ'D

2 WINDOW B

3 WINDOW C

4 WINDOW D



4 WINDOW E  
 3/8" = 1'-0"

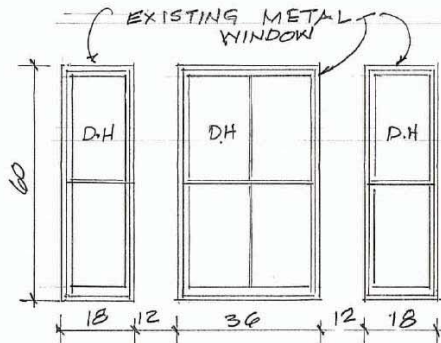
5 EXISTING WINDOW F

6 NEW PROPOSED WINDOW F  
 (1) REQ'D

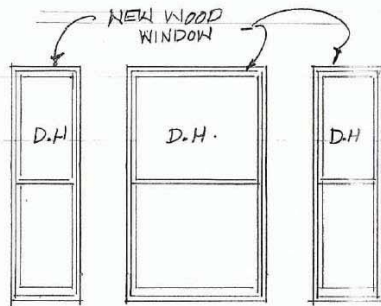
H.W.D. MILLWORK SERVICES  
 7355 STATE RD. PHILADELPHIA  
 (267) 773-7241 FAX (267) 773-7389  
 hwdmillwork@yahoo.com

WINDOWS	DATE: 5-5-2019	JOB
1830 RITTENHOUSE SQ. PHILADELPHIA. PA	SCALE: AS NOTED SHOP	PRG. SK-2

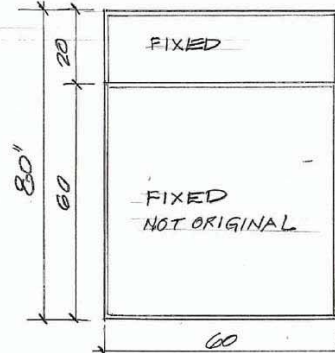




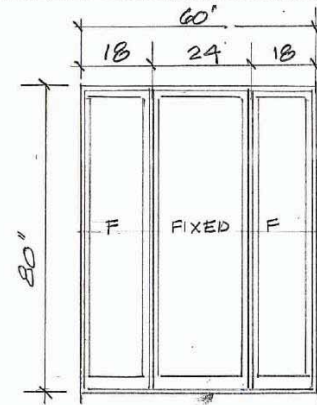
1 EXIST. WINDOW (G)  
 3/8" = 1'-0"



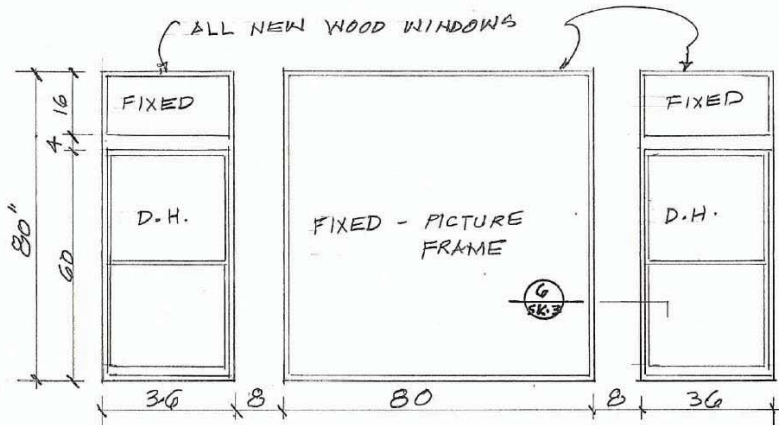
2 NEW PROPOSED WINDOW (G)  
 (1) REQ'D



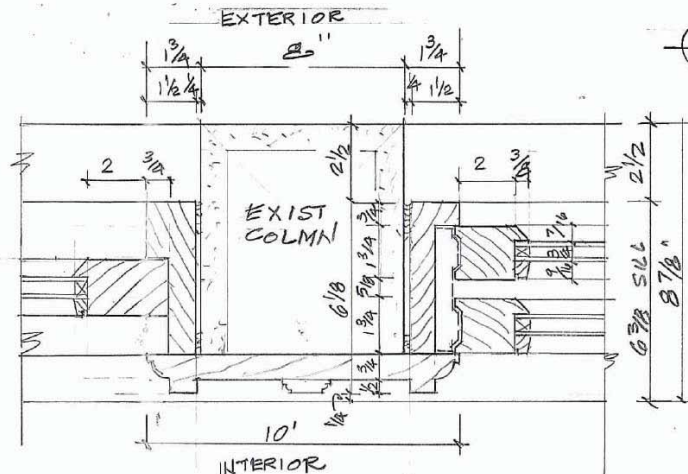
3 EXIST. WINDOW (H)



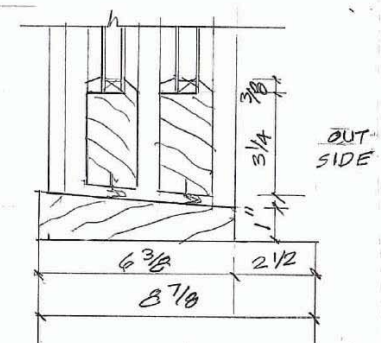
4 NEW PROPOSED WINDOW (H)  
 (1) REQ'D



5 ALTERNATE NEW PROPOSED WINDOW (F)  
 (1) REQ'D



6 EXISTING & NEW JAMB  
 3" = 1'-0"



7 SECTION - SILL  
 3" = 1'-0"

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 hwdmillwork@yahoo.com

WINDOWS	DATE: 5.5.2019	JOB
1830 RITTENHOUSE SQ. PHILADELPHIA. PA	SCALE: AS NOTED SHOP	DRG. SK-3

NOT  
ORIGINAL

NOT  
ORIGINAL

NOT  
ORIGINAL

ORIGINAL

windows  
to be replaced

#1



View from 15A

#2

#3

Similar Windows

Replace the existing (4) casement windows in 6-A with a new (2) double hung and (1) fixed center window unit



Metal

Metal

Bay ONE  
West Elevation

#4

Metal

metal

Bay 2 West Elevation

#5

metal

Metal

Bay 3 West Elevation

#6

Metal

Metal

Bay 4 West Elevation

#7






Metal

Metal

Bay 5 west Elevation

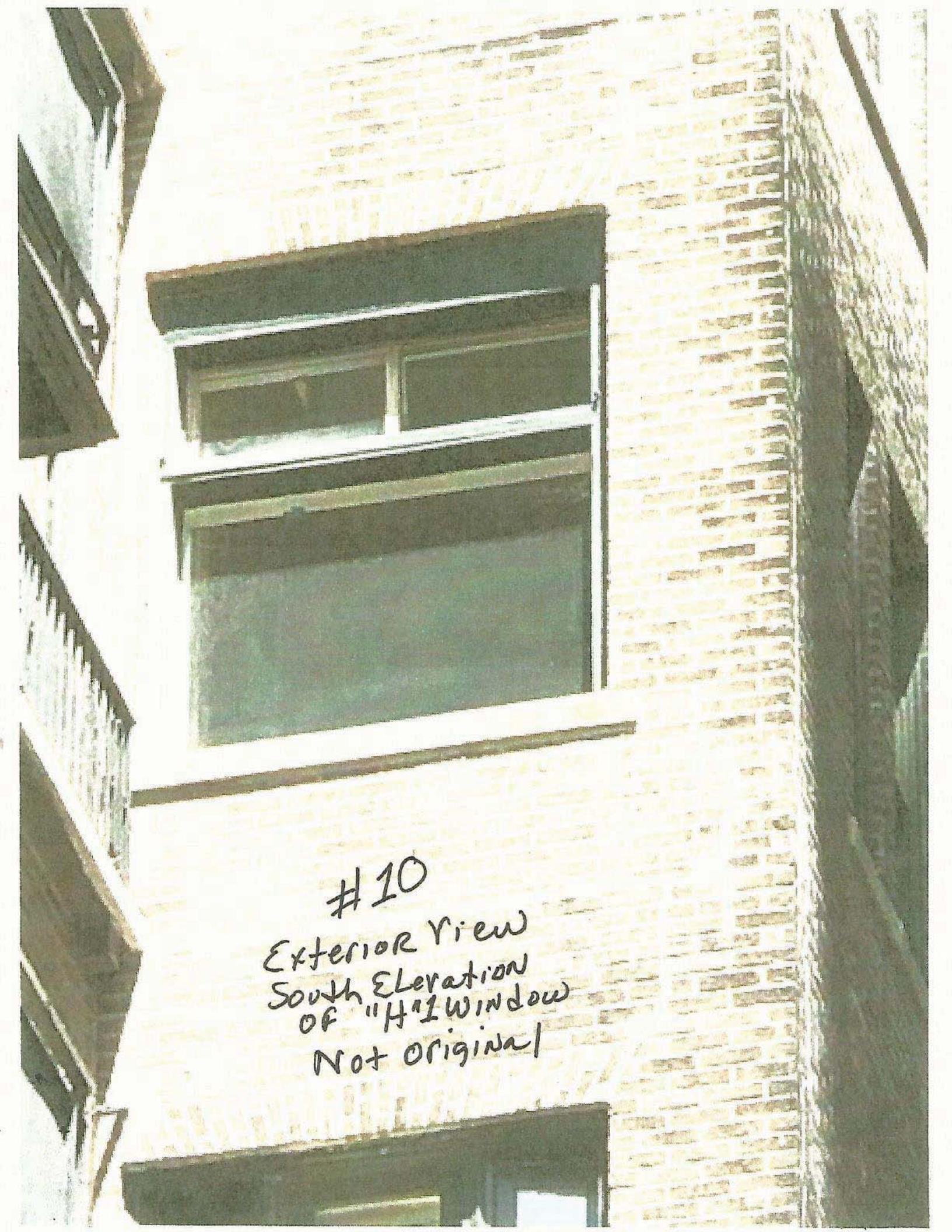
#8

A photograph of an interior room during renovation. On the left is a bay window with three vertical panes and two horizontal sashes. To the right is a new window opening with a white frame and a blue horizontal trim piece. The walls are partially covered in green paint, with some areas showing bare wood or plaster. The floor is cluttered with wooden planks. Handwritten text is visible on the white frame of the new window and on the floor.

South.  
Elevation  
"H" 1

Window  
NOT ORIGINAL

#9

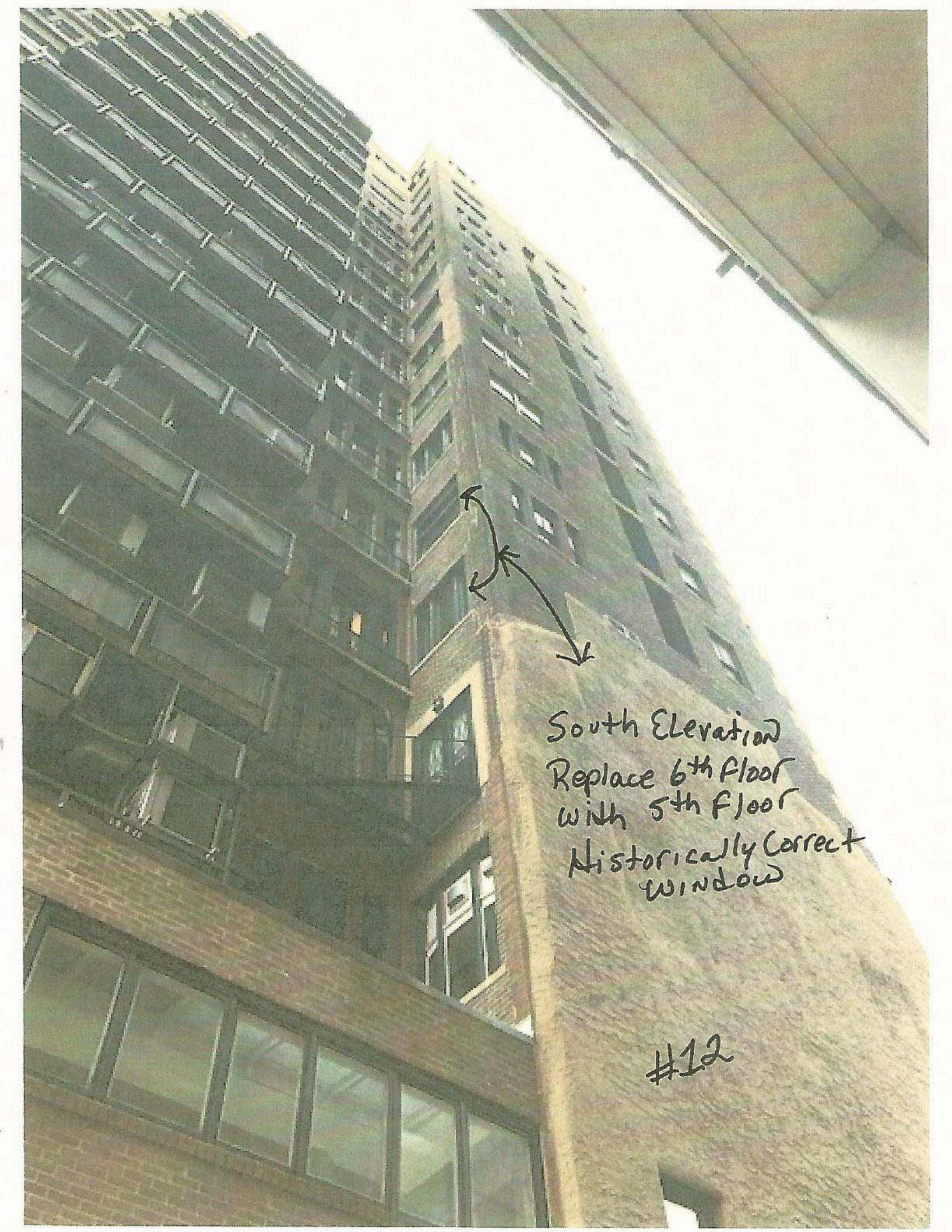
A photograph of a brick building's exterior. The wall is made of light-colored bricks. A window is visible, consisting of a smaller upper pane and a larger lower pane. The window frame is dark. To the left, a portion of another building with a balcony is visible. The lighting is bright, suggesting daytime.

#10  
Exterior View  
South Elevation  
of "H" Window  
Not Original



#11

Exterior View  
South Elevation  
OF "H" 2  
ORIGINAL WINDOW

A photograph of a tall brick building with a handwritten note and arrows pointing to a specific window on the 6th floor. The building has many windows and a brick facade. The note is written in black ink on a light-colored surface. The arrows are drawn in black ink. The building is viewed from a low angle, looking up.

South Elevation  
Replace 6<sup>th</sup> floor  
with 5<sup>th</sup> floor  
Historically Correct  
window

#12