

ADDRESS: 3819 THE OAK RD

Proposal: Replace windows

Review Requested: Final Approval

Owner: Prince and Melissa Holloway

Applicant: Jared Keichline, Renewal by Andersen

History: 1849; Ivy Cottage

Individual Designation: 3/7/1974

District Designation: None

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

OVERVIEW: This application proposes installing 52 Renewal by Andersen Acclaim series Fibrex windows on all elevations of the building at 3819 The Oak Road. The property was recently purchased by new owners after years of deferred maintenance. The house is set back approximately 70 feet from the street. According to the application, 27 of the 52 windows are not visible from the public right-of-way, and the application proposes to replace these within the existing masonry openings, but without muntins, as a means of cost-savings to put towards the visible windows. The standard Renewal by Andersen installation process is to insert the window into the existing frame. The applicant is aware of the build-down that this creates and is proposing full replacement of the entire framing system and wood brick moulding to replicate the historic appearance, with no aluminum capping on the exterior. The other installation option available is to insert into the existing frame and retain the exterior brickmould, which creates the slight build-down of the visible opening. The projecting bay on the left side of the building is also proposed for replacement owing to its deteriorated condition.

The Historical Commission's staff routinely approves non-historic windows in openings that are not visible from the public right-of-way and is recommending approval of the Fibrex windows for the rear elevation for this reason. The Historical Commission's staff has requested additional information from the applicant regarding Renewal by Andersen's ability to replicate the unique appearance of many of the windows on this building, and regarding reconstruction of one bay on the side of the building.

SCOPE OF WORK:

- Replace all windows with Renewal by Andersen Acclaim series Fibrex windows.
- Reconstruct bay on side of building.

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 proposed windows do not match the historic windows in materials and, for the non-visible windows, design; however, windows that do not replicate the historic appearance can be approved when they are not visible from the public right-of-way. Given the setback of the building from the street, the proposed product may be acceptable for visible windows, provided the applicant can demonstrate the manufacturer's ability to replicate the historic appearance.

STAFF RECOMMENDATION: Denial, owing to incompleteness.



Historic Property – Approval Documentation Form

This form must accompany any eCLIPSE application for a historic property that does not require drawings.

Project Address & Scope

Applicant: Enter the location of work and scope for the permit. Then email form to Historical Commission staff at preservation@phila.gov

State the legal address of the historically designated property and describe the proposed work in detail. Attach additional sheets if needed.



Address: **3819 Oak Rd. Philadelphia, PA 19129-1029**

Project Scope: **Replacing 52 units on all 4 sides of the home. Full tear out of old units to take place so no build down of the glass space will occur. Permanently applied divided light grills on the exterior of the home. Replicating colonial and diamond pattern anywhere visible anywhere from public property. No aluminum cladding to be used and brick mold will be removed and replaced with wood brick mold to replicate original. Original diamond and arched windows to stay in place**

Applicant Declaration & Signature

By submitting this form, the undersigned hereby agrees to comply with all conditions selected by PHC staff below. Failure to comply may result in processing delays or permit revocation.

Name: Jared Keichline (please print) Title: Sr. Project Consultant

Signature:  Date: 3/14/2025

PHC Conditions (for PHC staff use only)

Each selected condition is a requirement for this permit application.

Conditions must be complied with before issuance of any Certificate of Approval or Certificate of Occupancy.

Where review of shop drawings or a field sample is required the responsible party must coordinate review with Historical Commission staff by emailing preservation@phila.gov.



Restrictions & Limitations:

- No exterior work permitted as part of this permit.
- No work to the windows and / or exterior doors as part of this permit.
- No work to the front façade as part of this permit.

PHC Staff Review of the following required for final approval:

- Window shop drawings
- Door shop drawings
- Shutter shop drawings
- Roof specifications and sample
- Cornice details and shop drawings
- Brick, stone or other masonry sample required in the field
- Masonry pointing sample required in the field
- Masonry cut-out sample required in the field
- Masonry cleaning sample required in the field
- Paint removal sample (3 ft x 3 ft) required in the field
- Signage, awning structure and / or light fixture details.
- _____ specifications.
- _____ to be salvaged and re-installed.
- Other:

Philadelphia Historical Commission Approval (for PHC staff use only)

Signature: _____ Approval Date: _____

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

3819 The Oak Rd, Phila Pa 19129

APPLICANT:

Debbie Vandewater

COMPANY NAME:

Renewal by Andersen

PHONE # 610 228 2659

FAX # _____

APPLICANT'S ADDRESS:

761 5th Ave

KOP, Pa 19406

LICENSE # 37492

dvandewater@renewalphilly.com

E-MAIL:

PROPERTY OWNER'S NAME:

Prince and Melissa Holloway

PHONE # 267 294 6456

FAX # _____

PROPERTY OWNER'S ADDRESS:

3819 The Oak Rd

Phila Pa 19129

ARCHITECT / ENGINEER IN RESPONSIBLE CHARGE:

ARCHITECT / ENGINEERING FIRM:

ARCHITECT / ENGINEERING FIRM ADDRESS:

PHONE # _____

FAX # _____

LICENSE # _____

E-MAIL: _____

CONTRACTOR:

Renewal by Andersen

CONTRACTING COMPANY:

Renewal by Andersen

PHONE # 610 228 2659

FAX # _____

CONTRACTING COMPANY ADDRESS:

761 5th Ave

KOP, Pa 19406

LICENSE # 37492

dvandewater@renewalphilly.com

E-MAIL: _____

USE OF BUILDING / SPACE:

ESTIMATED COST OF WORK

\$ _____

BRIEF DESCRIPTION OF WORK:

Replacing all 51 windows in the home.

Unit styles will remain original and units visible in photos attached, which are all units visible from the road, sidewalk will have grilles matching existing patterns and will be fully divided light.

Units on the backside of the home will not have any grilles. This is a change from existing units.

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 Debbie Vandewater

DATE: 3/15 / 2025



March 14, 2025

To: City of Philadelphia historical Commission
From: Renewal by Andersen (contractor) on behalf of Prince & Melissa Holloway(owners)
Re: Window replacement at 3819 The Oak Road, Philadelphia, PA. 19129

We are proposing the following work at the home of Holloway's: Replacing 52 windows on all 4 sides of the home, 27 of which are non visible from the street, right of way, or any public access point.

The window being used to replace the existing is the Renewal by Andersen (RBA) Acclaim double hung, casements and picture/fixed windows. A new bay frame is required due to lack of structural integrity on the left side of the home, the frame will be replaced to match the existing angles and windows. All visible units are to have permanently applied exterior grills fixed in the same fashion as existing. Black exterior and black exterior grills fixed to the glass. Colonial grill pattern to match existing where applicable, custom diamond patten to match were applicable as well. Full transparent screens and no aluminum capping or storm windows.

Installation process: Standard RBA process is to insert the window into the existing frames, but due to historical importance of the property we are able to replace the entire framing system, in that case we will remove the existing brick molding, the entire window frame, all sashes and components, completing a full frame replacement. There will be no aluminum capping on this project and we will replace the brick molding with a wood brick mold to match existing as it currently is. If the historical commission were to grant us the ability to inset into the existing opening we could also do that with out replacing any of the brick molding and would be able to leave the existing wood brick mold as it stand, customer would have it painted after the project is completed to bring it to a finished look. Neither option will have aluminum capping. Specs of each frame type are attached (sloped sill insert frame or full frame with full frame replacement).

Attached are photos of existing windows as well as the specs of the replacements. The RBA catalog is also attached. If anything is required please do not hesitate to reach out. I am happy to provide as much detail as needed.

We look forward to helping the Holloways bring this property back to live while replicating the historical appeal.

Jared Keichline
Sr. Project Manager
Renewal by Andersen
215.356.6440

761 5th Avenue, Suite 3
King of Prussia, PA 19406

ACCLAIM™ REPLACEMENT WINDOWS

DOUBLE-HUNG WINDOWS

This classic window style is an excellent choice no matter where you live. Choose gently curved contemporary or squared traditional check rails.

CONVENIENT

Both top and bottom sash tilt in for easy cleaning.

ELEGANT

Traditional look of mortise-and-tenon joints styling.

ACCURATE

Fits perfectly in many restoration and renovation projects.



Check Rail Options



Accclaim Double-Hung Windows / White Interior

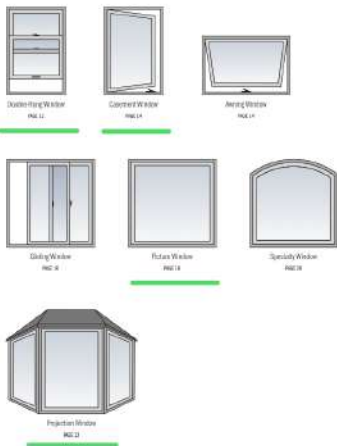


CHOOSING ACCLAIM™ REPLACEMENT WINDOWS IS EASY...

WE MAKE IT EASY SO YOU CAN SIT BACK AND RELAX, KNOWING YOU'VE SELECTED A PROFESSIONAL, START-TO-FINISH WINDOW AND DOOR REPLACEMENT COMPANY.

The Renewal by Andersen process starts with our consultative sales approach. Our experienced sales representatives will work with you to find solutions to enhance your home's functionality, energy efficiency, and beauty.

1 Select Window Styles



ACCLAIM
REPLACEMENT WINDOWS
EXCLUSIVELY FROM RENEWAL by ANDERSEN

2 Select Colors*



3 Select Hardware and Options



Visit Us Online at
RENEWALBYANDERSEN.COM



See independent homeowner reviews and completed projects from your neighborhood.

Explore how new windows will look in your home.



Get ideas and be inspired by our window options.

Five Key Environmental and Energy Solutions

While we care about you and your home, we also care deeply for the world in which we all live.



ACCLAIM™ REPLACEMENT WINDOWS

CASEMENT AND AWNING WINDOWS

Our casement windows catch a breeze and direct fresh air indoors, allowing the most ventilation of any window style. Acclaim awning windows let in fresh air, even on rainy days!

EASY

Casement windows open wide to allow easy cleaning of outside glass from the inside* and can be hinged from the right or left.

SECURE

One lever positioned in an easy-to-reach location securely locks the casement window at multiple points for a weathertight seal.

CONVENIENT

Awning windows are recommended for use over cabinets, counters, or areas where opening and closing require a reach.

EFFICIENT

Casement and awning windows are our most energy-efficient ventilating window styles.



“Renewal by Andersen was by far the best investment I’ve ever made for my home.”
PAUL M.

Acclaim Casement and Picture Combination Windows / Oak Interior



Acclaim Casement and Specialty Eased Top Arch Combination Window / Oak Interior / Colonial Green



Acclaim Casement Windows / White Interior / 2-in.-slat 21-in. Double-Hung Check Rail / Wood End Colonial Green



Acclaim Awning Window / Pine Interior



Acclaim Casement and Picture Windows / White Interior

ACCLAIM™ REPLACEMENT WINDOWS

PICTURE WINDOWS

Transform your home with Acclaim picture replacement windows that can stand alone beautifully or can be combined with other window styles for added curb appeal.

- ADAPTABLE**
Match or change your home's appearance by combining picture windows with other windows.
- STRONG**
Using strong Fibrex® material frames, our picture windows easily support the weight of the heavy glass commonly needed for large picture windows.
- VERSATILE**
Like all of our windows, picture window glass is available tempered, tinted, or in a wide variety of decorative patterns.



"The new windows are gorgeous and receive rave reviews from our visitors."
ROBERT R.



Schedule Your free In-Home Consultation

- Call**
your local Renewal by Andersen representative
- Click** over to RENEWALBYANDERSEN.COM
- Visit**
your local Renewal by Andersen showroom



ACCLAIM™ REPLACEMENT WINDOWS

PROJECTION WINDOWS

Expand the possibilities with an elegant, gently arched bow window or an angled bay window to make your home feel larger and brighter. Make any room a masterpiece.

VERSATILE

Bay and bow windows can be used as a replacement in most large window openings.

FLEXIBLE

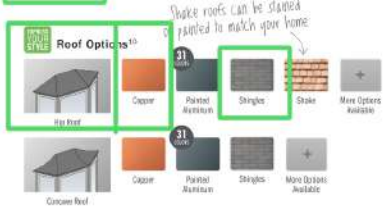
Choose a combination of double-hung, casement, picture, or awning windows.

BAY

Bay windows are available in four projection angles up to a 90° box bay.

BOW

Bow windows sweep away from the wall in a graceful arch of three, four, five, or six windows.



SEE OUR CATALOG FOR DETAILS



Acclaim Bay Window / White Exterior / Shingled Roof

"The windows are absolutely beautiful. They have raised the curb appeal of our home exponentially."

HAZEL AND SHERMAN



Acclaim Bay Window / White Interior



Acclaim Bay Window / Terracotta Exterior / Copper Roof



Acclaim Bay Window / Cement Exterior / Shingle Roof



Acclaim Bay Window / Oak Interior / Colored Glass

GRILLE OPTIONS FOR ACCLAIM REPLACEMENT WINDOWS

Customize Your Windows

Renewal by Andersen offers a wide range of creative grille patterns to enhance the look of your home.

All of our grilles are designed to be long lasting¹² with low-maintenance performance. With such a broad range of high-profile grille options, you can match your home's current architecture, change the look and style of your home, or incorporate them into a renovation project for historical accuracy.

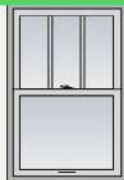
Patterns



Colonial

Specified number of squares per sash.

Double-hung window shown



Farmhouse

Two vertical bars meet a wider horizontal rail or bar at the center of the window.

Casement window shown



Prairie

Two vertical and two horizontal bars per sash to form 4-inch corner squares.

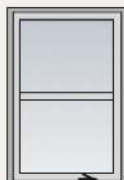
Double-hung window shown



Modified Prairie

Two vertical bars and one horizontal bar per sash.

Double-hung window shown



Simulated Double-Hung

Preserve the look of a traditional window.

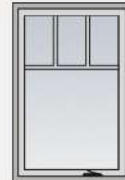
Casement window shown



Modified Colonial

Specified number of squares on one sash.

Double-hung window shown



Fractional

Specified number of vertical bars meet a horizontal bar.

Casement window shown



Equal Light

Specified number of horizontal bars, equal distance apart.

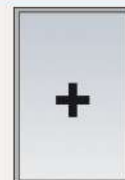
Casement window shown



Custom

Create a new pattern or revive one from the past.

Casement window shown



More

Ask your design consultant for more grille options.

Picture window shown

INSECT SCREEN OPTIONS

EVEN WHEN IT COMES TO INSECT SCREENS, LET YOUR PERSONAL STYLE GUIDE YOU.

Repel Invaders

Fiberglass insect screens are included with every operable Acclaim™ window from Renewal by Andersen. Each is lightweight and designed to be easily removed from the inside of your home for easy cleaning. All insect screens are constructed with an aluminum frame and your choice of fiberglass, aluminum, or our innovative TruScene® insect screens. Half insect screens are available on double-hung windows.



High Transparency



TruScene® Insect Screen

With more clarity than our standard insect screen,²¹ it's virtually invisible. TruScene insect screens are made with a micro-fine stainless steel mesh that's one-third the diameter of standard screen wire.²² That lets more fresh air and sunlight in while keeping most of the smallest insects out.

Advanced JetSealage > Superior Ventilation > Protection against some of the smallest insects > Lets more light in



Wood-Veneered TruScene Insect Screen

Our wood-veneered TruScene insect screen blends seamlessly into the window frame and can be stained or painted to match your decor. Available on casement and awning windows only.



Conventional



Fiberglass Insect Screen

Fiberglass is the most common type of insect screen. It is strong and keeps the majority of bugs out while allowing plenty of air flow.



Aluminum Insect Screen

Our aluminum insect screen has a charcoal powder coating to reduce glare and increase visibility. It is also strong and has good ventilation and corrosion resistance.

HARDWARE FINISH OPTIONS

SOPHISTICATION AND STYLE

Define Your Style

Not only does Andersen® hardware function well, its metal construction is also long lasting.³⁴ With multiple color options,³⁵ you can match your home's existing colors or change the look by choosing a new color that complements your new windows.

With so many design options, you can create the Acclaim replacement windows you've always wanted with the design features that are right for you and your home.



Do you want to make your mark? With our Estate Hardware metal finishes, explore the many creative possibilities sure to add charm to your home that others will notice!

Estate™ Hardware



ESTATE
HARDWARE

Standard Hardware



Estate Casement and Awning Window Handle / Antique Brass Finish³⁶



Estate Double-Hung Recessed Lift / Polished Chrome Finish



Estate Double-Hung Latch / Distressed Bronze Finish³⁷

GLASS OPTIONS

MAXIMIZE YOUR ENERGY SAVINGS.

Enhanced Comfort

At Renewal by Andersen, we'll help you sort through the details of glass heating and cooling performance, visible light transmittance, and ultraviolet (UV) protection to pinpoint the right window glass for you. Our windows take advantage of the newest technologies to help lower energy costs and keep your family comfortable.

Enhanced Triple Pane

Enhanced comfort, enhanced efficiency, enhanced design. An extra pane of glass helps keep the indoor temperature in and the outdoor temperature out, making this our most energy-efficient glass option.

Enhanced Triple Pane
An extra pane of glass helps keep more heat in and cold air out, making this our most energy-efficient glass option best suited for colder climates.

Enhanced Triple Pane with SmartSun™ Glass
Has the added benefits of our Low-E4 SmartSun glass.

Select Renewal by Andersen windows® with Enhanced Triple Pane glass have been recognized as the Most Efficient of ENERGY STAR® certified products in 2023.



Patterns

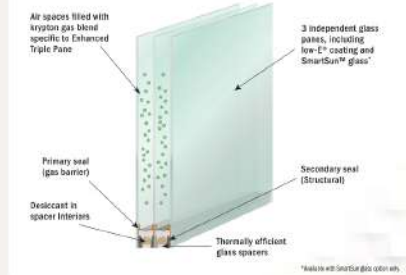


High-Performance Glass

- Low-E4® SmartSun™ Glass**
SmartSun glass meets our highest standards in cool and hot weather performance. SmartSun glass blocks 95% of harsh UV rays that can damage drapes, artwork, and furniture.
- Low-E4® Glass**
Perfect where both heating and cooling costs are a concern, our Low-E4 glass helps keeps your home warmer in winter, cooler in summer, and blocks 84% of harmful UV rays.
- Low-E4® SmartSun™ Glass with HeatLock® Technology**
You get all of the benefits of our Low E4 SmartSun glass plus an energy-saving glass coating that helps your living space feel warmer and more comfortable.
- Low-E4® Sun Glass**
For hot, dry climates with little shade or cloud cover, our Low-E4 Sun Glass utilizes a subtle tint to help block out heat from the sun, reducing cooling costs.



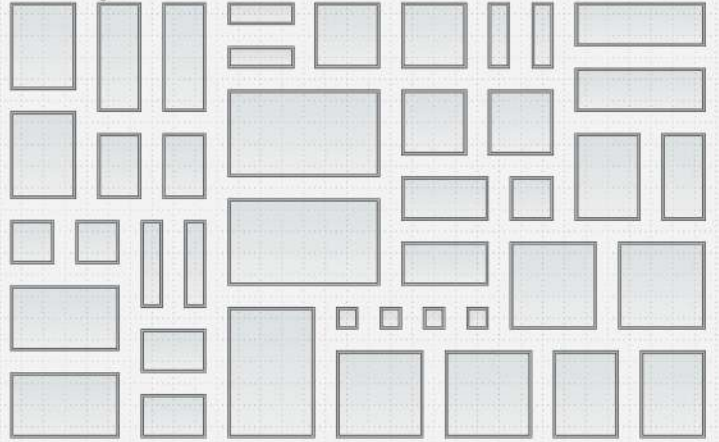
Enhanced Triple Pane



Strength

Our tempered glass option is heat-treated to be at least four times stronger than standard annealed glass.

Your Design:





ENGINEERED WITH
FIBREX
MATERIAL





RENEWAL
by **ANDERSEN**
FULL SERVICE WINDOW & DOOR REPLACEMENT



Windows Manufactured with Fibrex® Composite Material – a Better Alternative and a Better Window

Reinventing the Window

Innovation has been a hallmark of Andersen Corporation since its founding in 1903. From implementing "mass production" techniques in 1904 (nine years before Henry Ford), to producing the first completely assembled window unit in the industry (1926), to becoming the world's largest specialized window frame factory in 1929, our guiding principle has always been to "make a product that is different and better." Each step of the way we have incorporated the latest technologies, fine precision, and high standards in our quest to be better.

Introducing Fibrex® Material

One of our most innovative ideas is Fibrex material. This revolutionary composite combines the strength and stability of wood with the low-maintenance features of vinyl. In fact, you might say it's an evolutionary product. Andersen scientists developed the first hollow vinyl window in the U.S. in 1959, and engineered composite window materials in the 1960s and 1970s. In 1992, Andersen perfected composite window technology and patented Fibrex material. Today, Fibrex material is the perfect choice for your new replacement windows.

FIBREX® MATERIAL IS A BETTER CHOICE

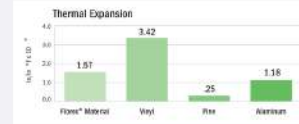
	Fibrex Material	Other Materials
Strength	Because Fibrex® composite material is strong, we can make our sash and frames narrower. Narrower frames mean more glass and more view.	Vinyl frames are known to have a higher expansion/contraction rate and can bow, breaking the glass seal.
Insulation	Fibrex composite material has superior thermal insulating properties. Combined with Andersen® High-Performance Low-E4® glass, this helps your home stay warmer in winter and cooler in summer. You can help save money on your energy bills. Your home feels more comfortable.	Aluminum window frames conduct heat and cold. Heat leaks out of your house in the winter and into your house in the summer.
Low Maintenance	Fibrex composite material never needs scraping or painting. It won't rot, decay, or mold. ¹	Fiberglass frames are painted and may need regular maintenance.
Beauty	Renewal by Andersen® replacement windows preserve the architectural beauty of your home. Frame and sash design reflect the shape and lines of your original windows. The unique extruded Fibrex composite material can be made into any kind of window - including curved specialty windows.	Most replacement windows have square profiles that may look artificial in your home. Vinyl frame material is often thicker, reducing glass area. Fiberglass can only be made into straight lines.
Environmental Responsibility	40% of the raw material by weight used to make Fibrex composite material is clean, reclaimed wood fiber. Reclaimed materials in the manufacturing process can also be reground and reused.	Fiberglass is a thermoset material and cannot be reformed into new profiles.
Warranty	A window is not just glass and some framing material. It's a precise combination of glass, frame, and quality installation. We back it all with a Products and Installation Limited Warranty ² that is one of the best in the business.	Installation is rarely covered in the written warranty.

1 of 2

The "Material" Difference

Consider all you expect windows to do for your home. Fibrex® composite material makes a difference in every instance. Measured across a range of conditions that affect the efficiency, maintenance, and beauty of windows, Fibrex composite material performs well compared to vinyl, aluminum, fiberglass, and wood. Take a look and we think you'll agree – replacement windows made of Fibrex composite material are the right choice for your home.

Durable and Reliable



Fibrex composite material is durable and reliable, and – like wood, fiberglass, and aluminum – it expands and contracts very little. However, vinyl can expand and contract significantly. Vinyl may cause cracks, bowing, and air or water leaks. Windows made of Fibrex composite material will perform better in winter and summer than windows made of vinyl.

An Excellent Insulator

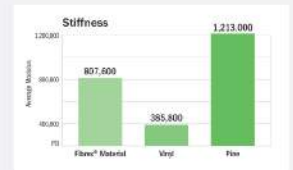


Fibrex composite material has excellent insulating properties on par with wood, vinyl, or fiberglass. Aluminum, on the other hand, transfers heat out of your home and allows outdoor temperatures to chill window areas inside. Fibrex composite material insulates about 700 times better than aluminum.

The Process Is Easy

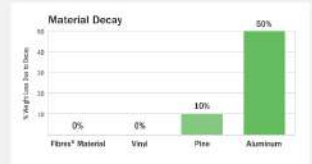
Visit renewalbyandersen.com or call your local Renewal by Andersen showroom for a free in-home or no-contact consultation.

Stable and Predictable



Fibrex composite material is twice as stable and rigid as vinyl. Wood's average stiffness is higher, but it's less predictable than Fibrex composite material because of wood's natural variations like grain, knots, and moisture content. Fibrex composite material is strong so frames can be made narrower than with other framing materials. Narrower frames mean more glass, and more view. Fibrex composite material can be made into any style of window – including curved specialty windows – and in colors to complement every home.

Decay Resistant



With Fibrex composite material, a special polymer formulation surrounds and coats each wood fiber in the manufacturing process, providing exceptional resistance to rot and fungal growth. Renewal by Andersen's windows, made with Fibrex composite material, never need scraping or painting because they are warranted not to flake, rust, blister, peel, crack, pit, or corrode.³



RENEWAL
by **ANDERSEN**
FULL SERVICE WINDOW & DOOR REPLACEMENT

The Better Way to a Better Window®

¹ See Renewal by Andersen Products and Installation Technical Limited Warranty for details.

² See Renewal by Andersen Products and Installation Technical Limited Warranty for details.

Mortise-and-Tenon Construction



Beautiful,
clean look

Stronger
corner joints

A true sign
of quality

While traditional mortise-and-tenon joinery has been used for thousands of years by quality woodworkers around the world, less expensive windows are typically glued together which can produce unsightly corner welds. We believe our customers deserve a better looking and better quality window. We've combined new manufacturing technology with traditional mortise-and-tenon corner construction to create a more beautiful window with unprecedented performance. As the replacement window division of Andersen Corporation, we build our windows to last* year after year.



Interior views



Mortise-and-tenon corner seam
with beautiful, clean lines



Typical welded vinyl corner seam
with distracting ridges

Beauty in the Details

Our mortise-and-tenon corner construction eliminates those unsightly corner welds seen in many vinyl windows so all you see is smooth, clean lines that enhance any view.

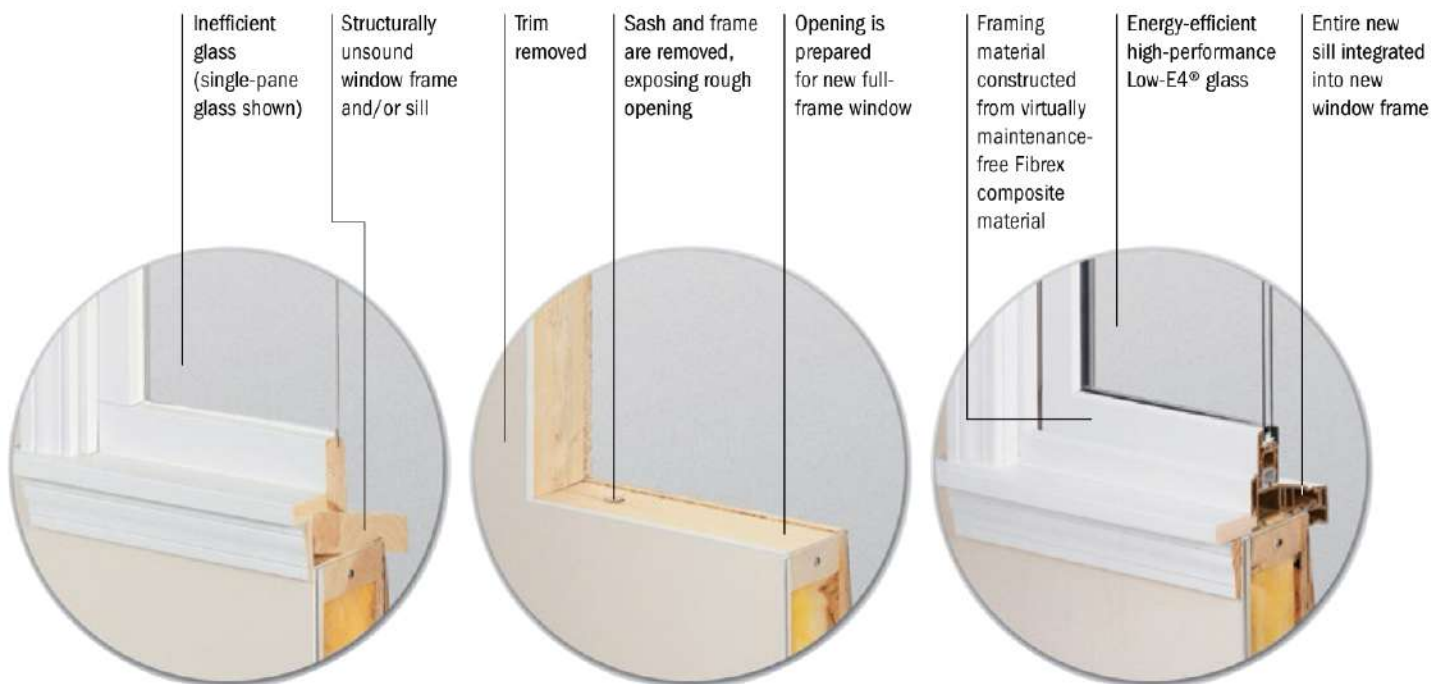
Stronger Performance

Our mortise-and-tenon corner construction provides greater strength and durability. Mortise-and-tenon joinery, combined with our Fibrex® composite framing material, is so strong that we can provide one of the largest gliding window sizes in the industry so you can easily enjoy those breathtaking views without sacrificing performance.

Full-Frame Window Installation Method:

Removing the entire existing window and installing new. A full-frame window installation makes sense when:

- The old window frame is deteriorated beyond repair or doesn't lend itself to insert window replacement
- A larger opening is required by fire egress codes
- You want to improve your home's energy efficiency, because the old window frame has air leakage



Before

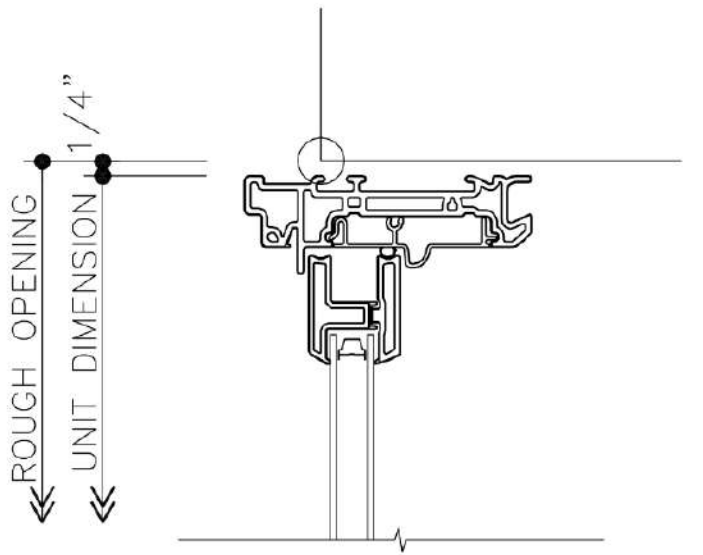
When your existing window frames have deteriorated beyond repair or are excessively out of square, the right solution is a full-frame replacement. With full-frame installation, the entire window – sash and frame – is removed back to the rough opening.

During

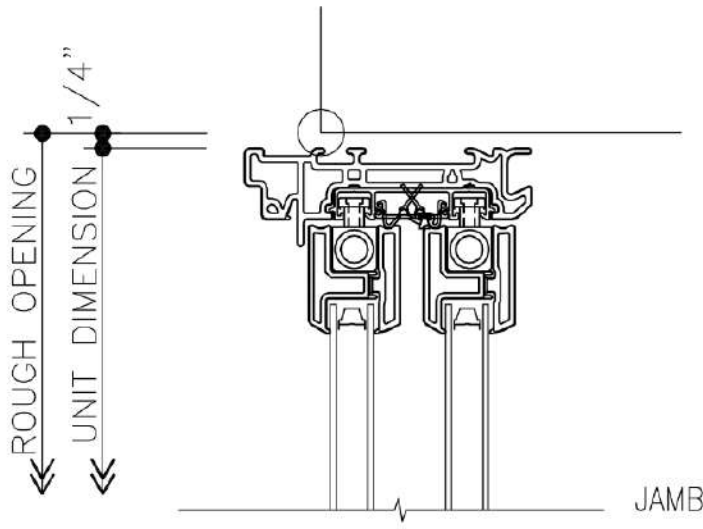
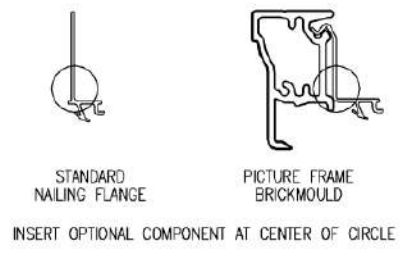
The installer checks for any damaged framing, which is replaced or repaired. Flashing and drip cap are checked to make sure rain cannot leak into the walls around the new window. Any gaps are insulated, and the surface is prepared for the new window.

After

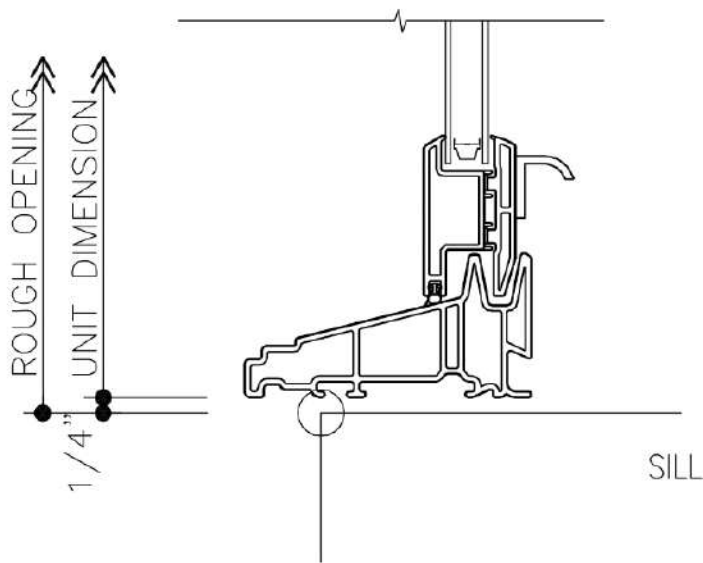
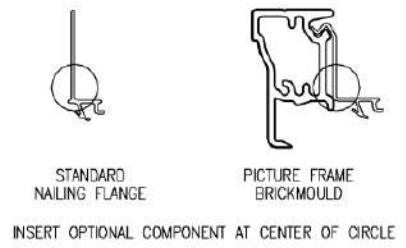
A Renewal by Andersen full-frame replacement window installation mirrors a new construction installation. Your new window is placed in the rough opening, squared, insulated, and retrimmed. The result is new-construction quality, energy efficiency, and often greater glass viewing area than the original window.



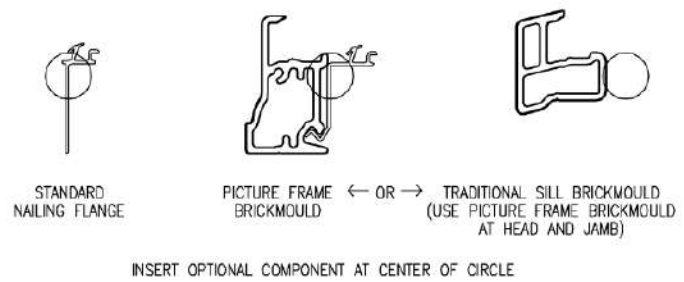
HEAD



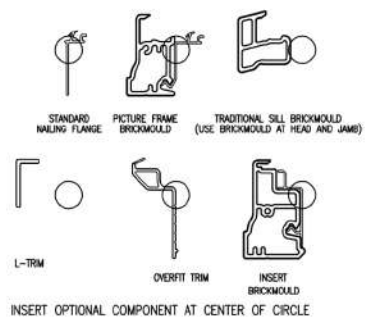
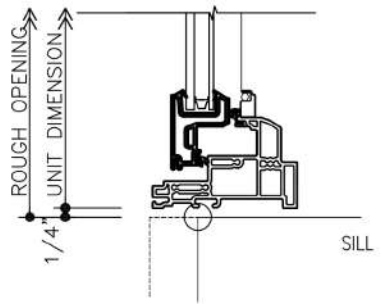
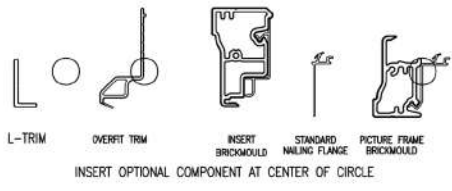
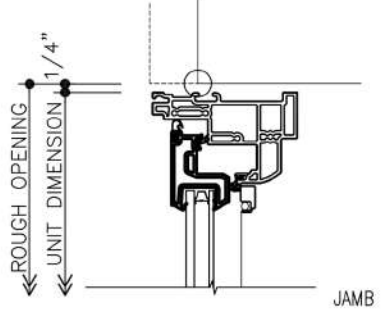
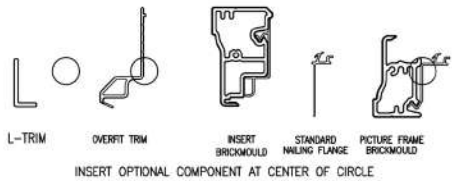
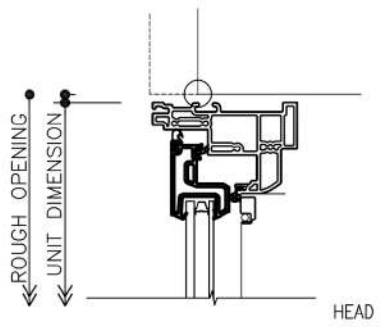
JAMB



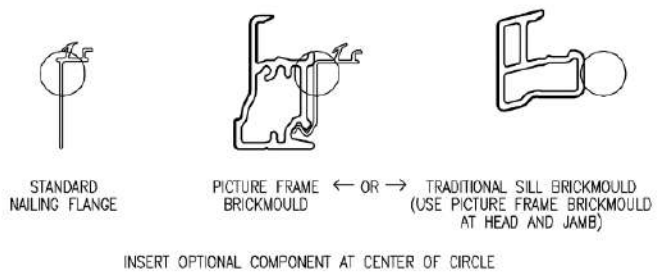
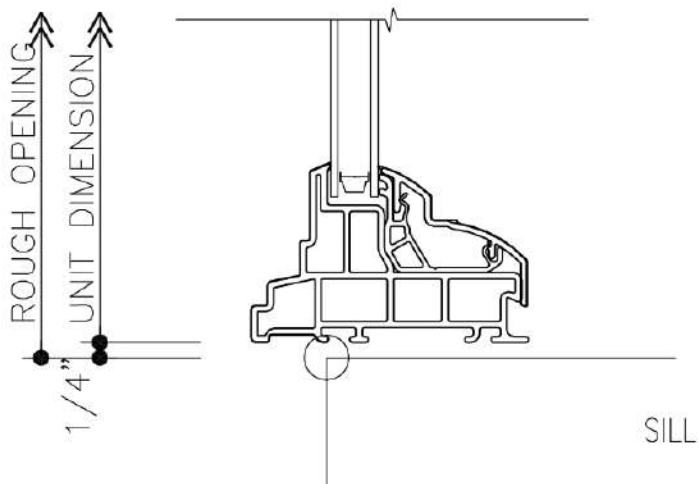
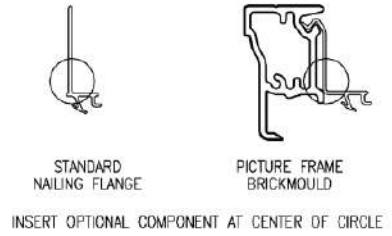
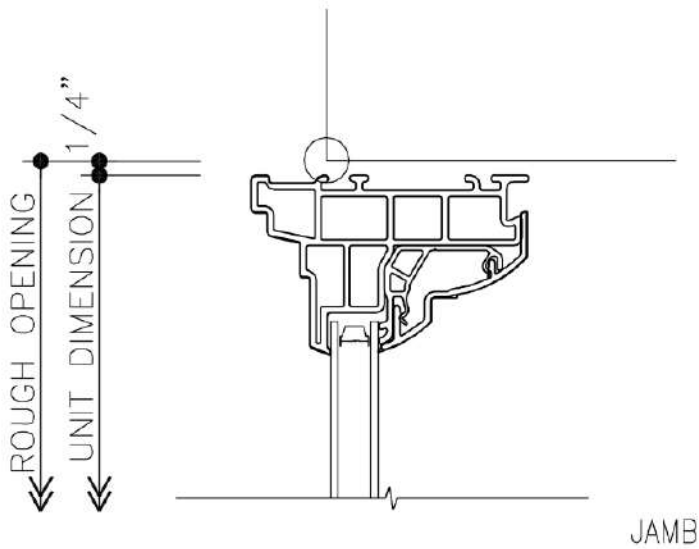
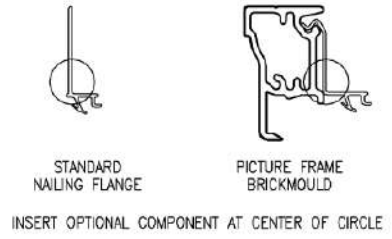
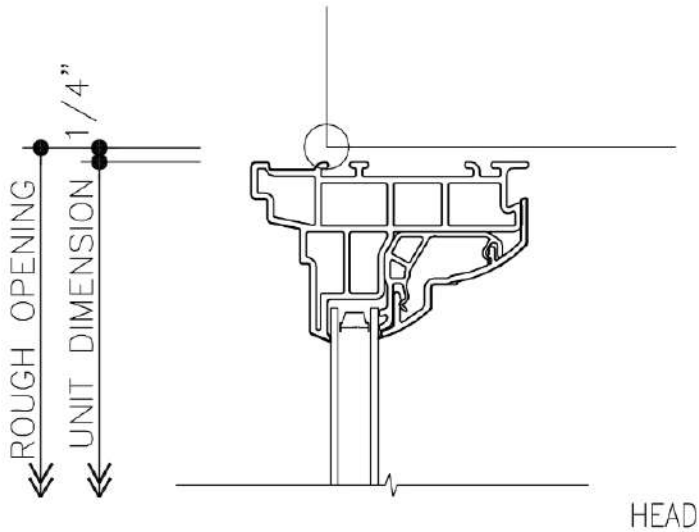
SILL



RENEWAL BY ANDERSEN®
 FULL-FRAME DOUBLE-HUNG WINDOW DETAILS



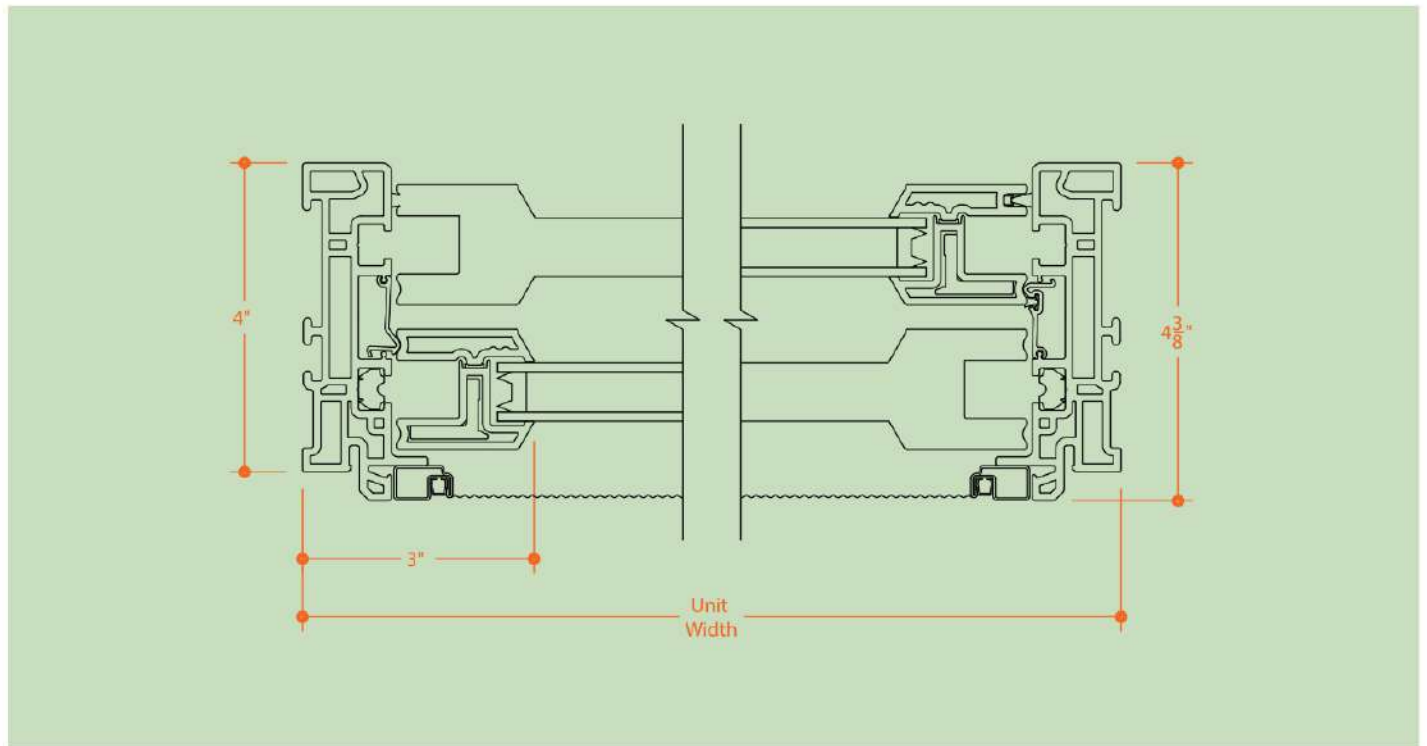
RENEWAL BY ANDERSEN®
 BASE CASEMENT WINDOW WITH INTERIOR DETAILS



RENEWAL BY ANDERSEN® FULL-FRAME PICTURE WINDOW DETAILS

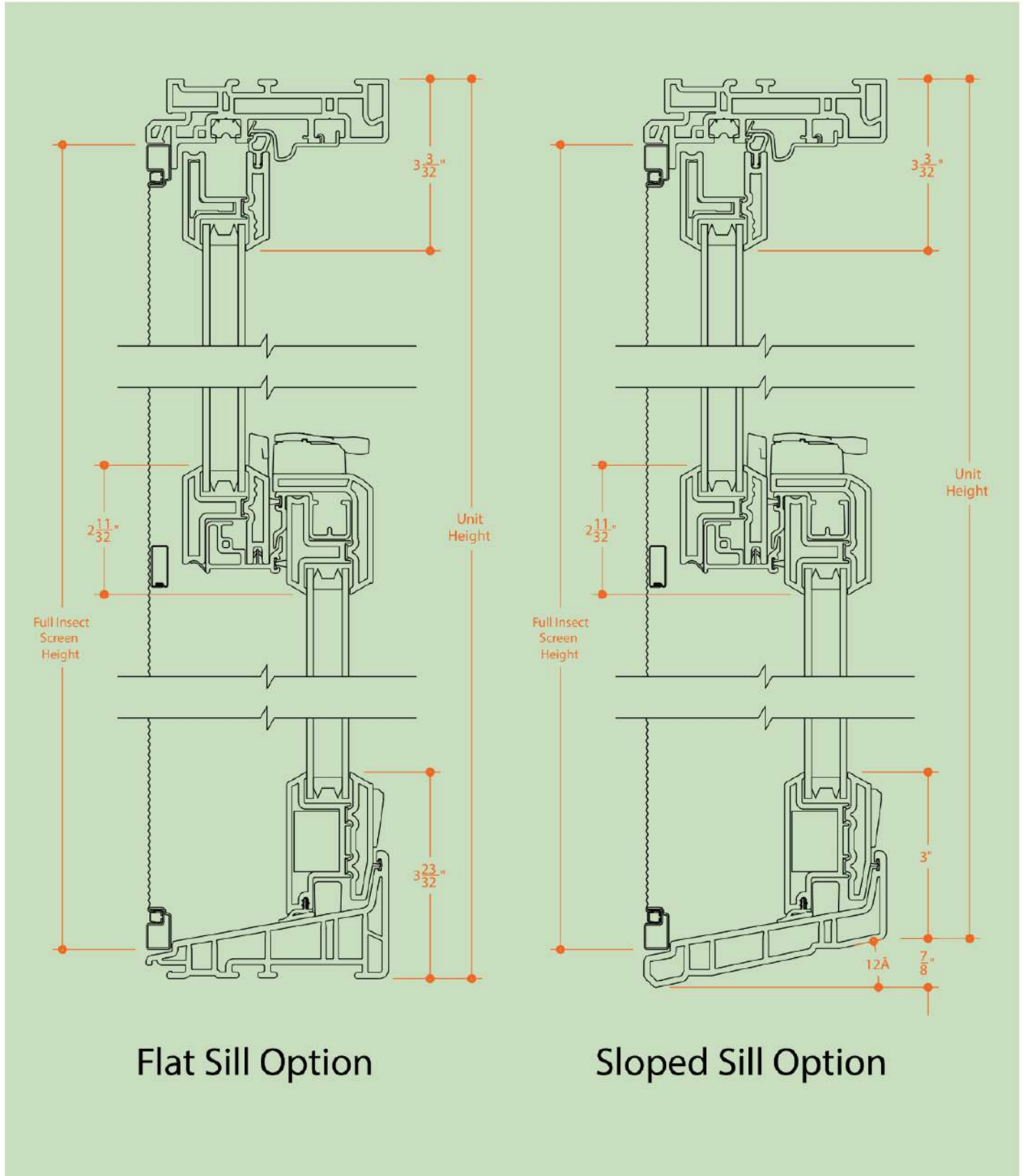
PRODUCT DETAILS

DG Double-Hung Base Frame



PRODUCT DETAILS

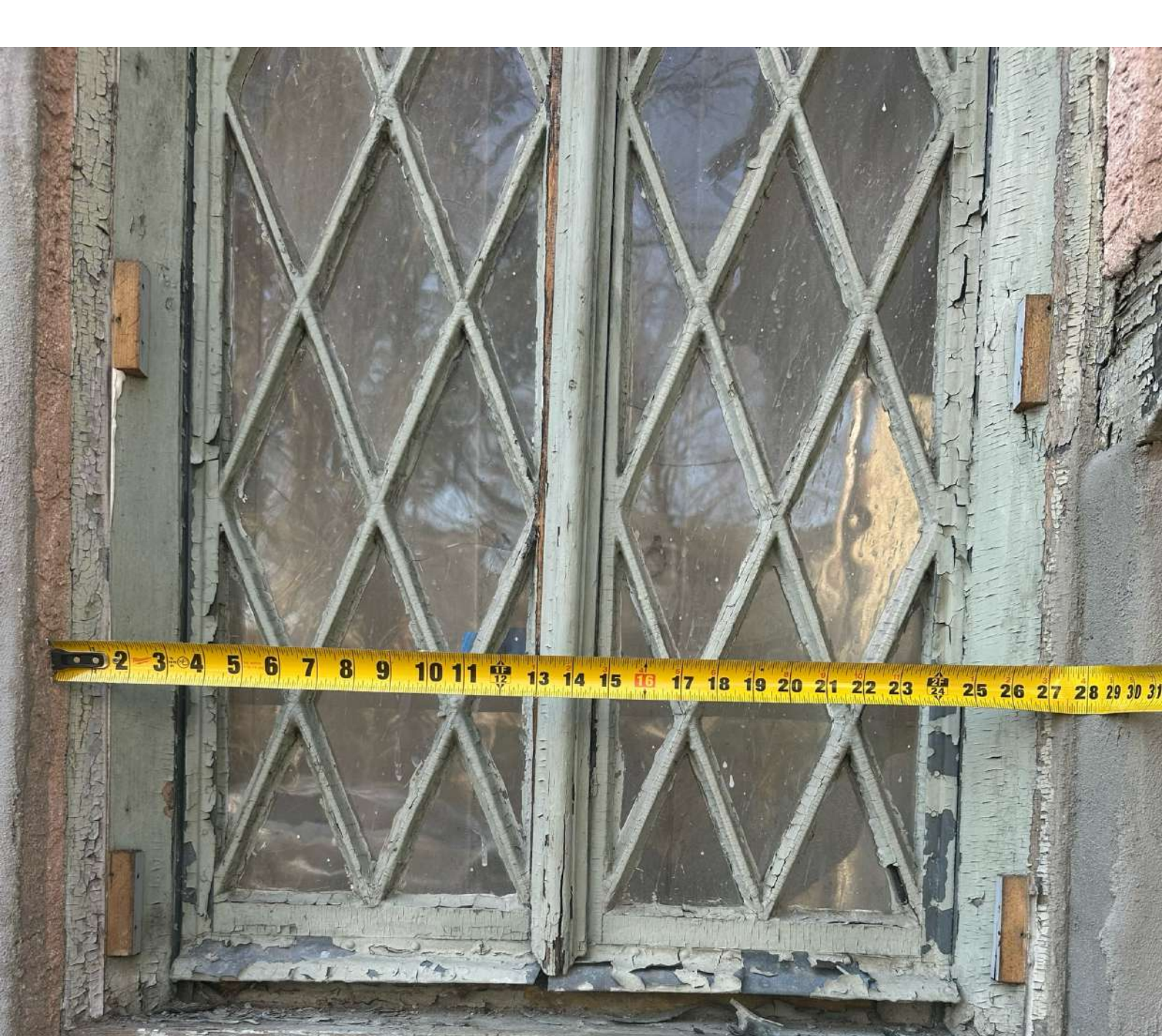
DG Double-Hung Base Frame





Replacing like for like





Casement Single with
Diamond pattern to match.
Optional simulated FDL check
rail in vertical position

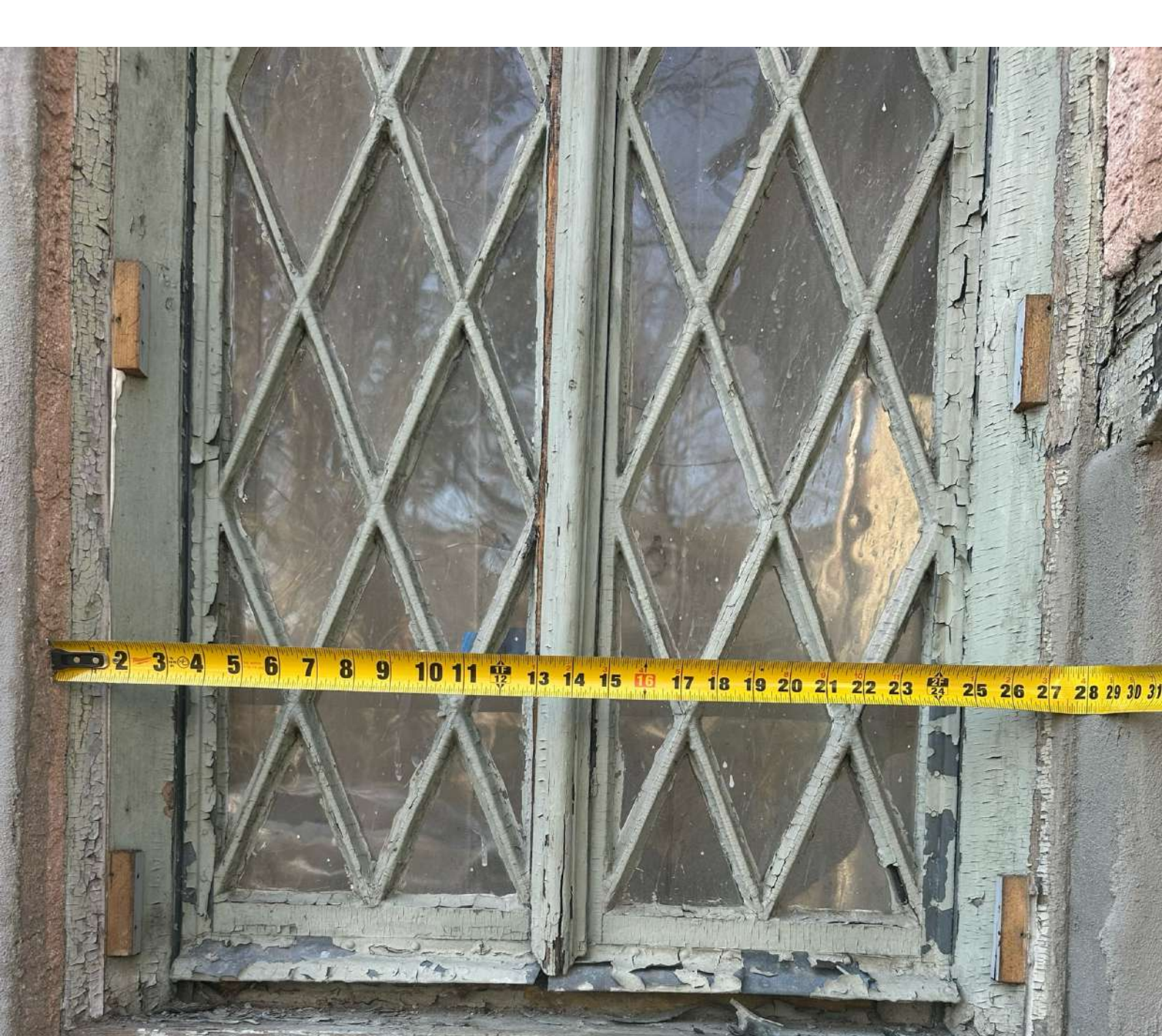












Casement Single with
Diamond pattern to match.
Optional simulated FDL check
rail in vertical position



Diamond pattern to match









This unit stays; not being replaced



Double Hung with grills

← to match →



Cosement single with Diamond Pattern to match



Existing unit with Storms





Fully Rotted window where full Tear
was
required





Sloped sill
insert application




1st Floor Windows	Replace?
<p data-bbox="159 296 737 327">1. Office, entry to front porch, front of house</p> 	<p data-bbox="1170 302 1312 436">X Anderson Renewal</p> <p data-bbox="1170 512 1328 764">(Carpenter to refinish and reinstall interior wooden shutters)</p>

1st Floor Windows	Replace?
<p data-bbox="154 254 487 289">2. Office, side windows</p> 	<p data-bbox="1166 262 1312 401">X Anderson Renewal</p> <p data-bbox="1166 470 1328 726">(Carpenter to refinish and reinstall interior wooden shutters)</p>


1st Floor Windows	Replace?
<p data-bbox="154 254 792 289">3. Living room, facing front porch, front of house</p> 	<p data-bbox="1166 262 1312 401">X Anderson Renewal</p> <p data-bbox="1166 470 1328 724">(Carpenter to refinish and reinstall interior wooden shutters)</p>


1st Floor Windows	Replace?
<p data-bbox="154 254 574 289">4. Living room, facing driveway</p>  <p>The photograph shows a bay window with five arched panes. The window is set within a white wooden frame. On either side of the window, there are white wooden shutters. The floor is made of light-colored wood, and a small black mat is placed in front of the window. Sunlight is streaming in from the window, casting shadows on the floor.</p>	<p data-bbox="1166 262 1312 401">X Anderson Renewal</p> <p data-bbox="1166 470 1328 724">(Carpenter to refinish and reinstall interior wooden shutters)</p>


1st Floor Windows	Replace?
<p data-bbox="154 256 867 294">5. kitchen/living room; facing side of house (driveway)</p>  <p>The photograph shows a window with two shutters that have a diamond-shaped lattice pattern. The window is set within a light-colored wooden frame. To the left of the window is a dark wooden desk with a few papers on it. To the right is a dark wooden cabinet or shelving unit. The walls are a neutral, light brown color.</p>	<p data-bbox="1166 262 1312 399">X Anderson Renewal</p> <p data-bbox="1166 472 1328 724">(Carpenter to refinish and reinstall interior wooden shutters)</p>

1st Floor Windows	Replace?
<p data-bbox="154 254 532 289">6. Kitchen, facing backyard</p> 	<p data-bbox="1166 262 1312 401">X Anderson Renewal</p> <p data-bbox="1166 470 1328 726">(Carpenter to refinish and reinstall interior wooden shutters)</p>

1st Floor Windows	Replace?
<p data-bbox="154 254 578 289">7. dining room, facing backyard</p> 	<p data-bbox="1166 262 1312 401">X Anderson Renewal</p> <p data-bbox="1166 470 1328 724">(Carpenter to refinish and reinstall interior wooden shutters)</p>


1st Floor Windows	Replace?
<p data-bbox="155 258 639 289">8. dining room, facing front of house</p> 	<p data-bbox="1170 264 1214 317">X</p> <p data-bbox="1170 327 1300 390">Anderson Renewal</p> <p data-bbox="1170 464 1328 716">(Carpenter to refinish and reinstall interior wooden shutters)</p>

1st Floor Windows	Replace?
<p data-bbox="154 254 651 289">9. Dining room, facing front of house</p> 	<p data-bbox="1166 264 1312 401">X Anderson Renewal</p> <p data-bbox="1166 470 1328 726">(Carpenter to refinish and reinstall interior wooden shutters)</p>


2nd Floor Windows	Replace?
<p data-bbox="159 254 623 289">10. Bedroom 1, facing side of house</p> 	<p data-bbox="1166 264 1312 401">X Anderson Renewal</p> <p data-bbox="1166 470 1328 726">(Carpenter to refinish and reinstall interior wooden shutters)</p>

2nd Floor Windows	Replace?
<p data-bbox="159 254 509 289">11. Bedroom 1, facing front</p> 	<p data-bbox="1166 264 1312 401">X Anderson Renewal</p> <p data-bbox="1166 470 1328 726">(Carpenter to refinish and reinstall interior wooden shutters)</p>


2nd Floor Windows	Replace?
<p data-bbox="159 258 716 289">12. Primary bedroom, facing front of house</p> 	<p data-bbox="1170 264 1312 401">X Anderson Renewal</p> <p data-bbox="1170 474 1328 726">(Carpenter to refinish and reinstall interior wooden shutters)</p>


2nd Floor Windows	Replace?
<p data-bbox="159 258 654 289">13. Primary bedroom, facing driveway</p> 	<p data-bbox="1170 264 1312 401">X Anderson Renewal</p> <p data-bbox="1170 474 1328 726">(Carpenter to refinish and reinstall interior wooden shutters)</p>

2nd Floor Windows	Replace?
<p data-bbox="159 254 646 289">14. Primary bedroom, facing driveway</p> 	<p data-bbox="1166 264 1312 401">X Anderson Renewal</p> <p data-bbox="1166 470 1328 726">(Carpenter to refinish and reinstall interior wooden shutters)</p>

2nd Floor Windows	Replace?
<p data-bbox="159 254 620 289">15. Primary bedroom, walk-in closet</p> 	<p data-bbox="1166 262 1312 401">X Anderson Renewal</p> <p data-bbox="1166 470 1328 724">(Carpenter to refinish and reinstall interior wooden shutters)</p>

2nd Floor Windows	Replace?
<p data-bbox="159 254 911 289">16. 2nd floor loft bedroom, bathroom, facing front of house</p> 	<p data-bbox="1166 262 1312 401">X Anderson Renewal</p> <p data-bbox="1166 470 1328 726">(Carpenter to refinish and reinstall interior wooden shutters)</p>

2nd Floor Windows	Replace?
<p data-bbox="159 258 786 289">17. 2nd floor loft bedroom, facing front of house</p> 	<p data-bbox="1170 302 1312 436">X Anderson Renewal</p> <p data-bbox="1170 510 1328 762">(Carpenter to refinish and reinstall interior wooden shutters)</p>

3rd Floor Windows	Replace?
<p data-bbox="159 254 659 289">18. 3rd floor, Bedroom 4, side of house</p>  <p>The photograph shows a window with two panes, each covered by a white wooden shutter with a diamond-shaped lattice pattern. The window is set in a light-colored wall with a white sill. Below the window is a dark wood floor. The room appears to be a bedroom.</p>	<p data-bbox="1166 262 1312 401">X Anderson Renewal</p> <p data-bbox="1166 470 1328 726">(Carpenter to refinish and reinstall interior wooden shutters)</p>

3rd Floor Windows	Replace?
<p data-bbox="154 252 779 294">19. 3rd Floor, Bedroom 4, facing front of house</p> 	<p data-bbox="1161 262 1315 409">X Anderson Renewal</p>

3rd Floor Windows	Replace?
<p data-bbox="154 254 769 291">20. 3rd Floor, Bedroom 5, facing front of house</p> 	<p data-bbox="1166 262 1312 401">X Anderson Renewal</p>



tion for this permit may be obtained from the Department of Licenses and Inspections, The Department will help





The application of the principles of the Gothic Revival to the design of the house.





CITY OF PHILADELPHIA

March 8, 1974

PHILADELPHIA HISTORICAL COMMISSION
1313 City Hall Annex, Philadelphia, Pa. 19107
MU 6-4543 and MU 6-4583

F. OTTO HAAS, Chairman
RICHMOND P. MILLER, Vice Chairman
HON. JOHN B. KELLY, JR., Councilman-at-Large
HENRY J. MAGAZINER, A.I.A.
Architectural Advisor to the Commission
EDWARD PINKOWSKI
JOHN TAXIN
CHARLES R. TYSON
WILLIAM A. COSTELLO
Commissioner of Public Property
LENNOX L. MOAK, Director of Finance

DR. MARGARET B. TINKCOM, Historian
MRS. CHARLES J. MAURER
Executive Assistant to the Chairman
BARBARA LIGGETT
Archaeological Consultant to the Commission

Mr. Charles E. Mather, III
226 Walnut Street
Philadelphia, Pennsylvania 19106

Dear Mr. Mather:

As Chairman of the Historical Commission, it is my pleasure to inform you that your property at 3819 The Oak Road has been designated as being worthy of preservation.

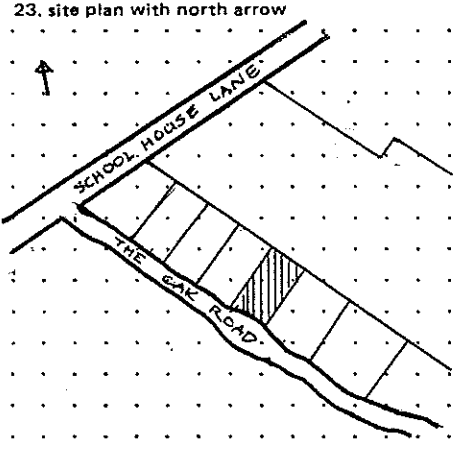

May I remind you that to protect your historical property from unsuitable alterations, it will be necessary for you to obtain a building permit for any changes you plan to make to this building except for painting. The application for this permit may be obtained from the Department of Licenses and Inspections. That Department will help you to fill out the necessary forms and then refer you to the Historical Commission for its stamp of approval.

If you have any questions regarding the certification of your building, the Historical Commission staff will be glad to answer them for you.

Sincerely,

Dr. F. Otto Haas
Chairman of the Commission

FOH:pas

PENNSYLVANIA HISTORIC RESOURCE SURVEY FORM OFFICE OF HISTORIC PRESERVATION Box 1026 PA HISTORICAL & MUSEUM COMMISSION Harrisburg, PA 17120		7. Local survey organization Clio Group, Inc.		1. County Philadelphia 5. present name Philadelphia
8. property owners name and address E. Gemille 3819 Oak Road Philadelphia PA 19129		9. tax parcel number / other number 383141900		
12. classification site () structure () object () building <input checked="" type="checkbox"/> in N.R. district yes () no ()		10. U.T.M. zone <input type="text" value="18"/> <input type="text" value="484260"/> easting <input type="text" value="443101810"/> northing usgs sheet: Germantown Quad		2. municipality Philadelphia 6. other name (historic name if any)
13. date(s) (how determined) c.1850; c.1900 alts 14. period 1840-1859		11. status (other surveys, lists etc.) Philadelphia Register		
15. style, design or folk type Gothic		19. original use residential		3. street address or specific location The 3819 Oak Road
16. architect or engineer		20. present use residential		
17. contractor or builder		18. primary building mat./construction stucco with wood trim		4. survey code 026-60900-03817
21. condition above average		22. integrity average		
23. site plan with north arrow 				
24. photo notation GT-NWP(G)-2-6		25. file/location		
26. brief description (note unusual features, integrity, environment, threats and associated buildings) This symmetrical 2½-story Gothic villa presents a wealth of Gothic detailing. Two gabled dormers with diamond paned glass light the attic. A cross gable rises from the second story into the attic containing a diamond-shaped window. Decorated with a verge board featuring saw-cut floral ornament, the cross gable is visually defined by the pair of chimneys on the roof ridge behind it. A pointed basket-arch, headed by a Norman label, contains a second story window divided by a mullion defining two inscribed arches. The flanking second story windows have been altered. Three low arches carry the porch roof which is outlined by a decorative wooden frieze which echoes the verge board above it. Construction is of stuccoed masonry.				
(continue on back if necessary)				
27. history, significance and/or background This mid-19th century country house was renovated sometime around the turn of the century when it was stuccoed and its porch altered. Prior to 1906 the property was in the possession of Lindley Johnson, Philadelphia architect, which suggests him as the likely author of the changes in the building. Lindley left the upper stories of this house largely intact, preserving a document of a symmetrical Gothic Villa as inspired by A.J. Downing. Not only did Downing's writings idealize suburban life and (continued)				
(continue on back if necessary)				
28. sources of information Philadelphia Deeds: 85 N 2, 11; 85 N 2, 12			29. prepared by: M. Lewis	
			30. date 6/23/83	
			revision(s)	

(continue on back if necessary)

TITLE SEARCH - #3819

Residence of
Charles E. Mather III - 3819 The Oak Road

Deed Book C.A.B., Number 859, Page 346.

1963 - Glenn M. White and Irene P. White
to
Charles E. Mather III.

Before White - owned by George B. Harris
who died in 1958.

Grantor Index, W.S.V., 6 November 1911, Book 1541, page 557.

Before George B. Harris - owned by Henry W.
Brown (Deeded December 1911 to Harris).

Indenture made 5 December 1911 - Henry W. Brown
and wife, Alice P., \$25,000.00.

W.S.V., 651, page 419

Lindley Johnson et ux et al
to
Henry W. Brown
made 23 June 1906

....."Whereas John Green and wife, by Indenture bearing date the thirty-first day of January, A.D. 1845 and recorded at Philadelphia in Deed Book R.S.S., Number 33, Page 273, and granted and conveyed the premises hereinafter particularly described and granted unto Joseph Warner Johnson, being so thereof seized departed this life on or about the _____ day of September, A.D. 1873, having first made and published his last will and testament in writing, bearing date the Nineteenth day of September, A.D., 1873

Will Book Number 95, page 317

Left "premises" to wife, Mary W. Johnson, who departed on or about 12 October 1898.

Her will in Book Number 205, page 258

After certain bequest, the rest and residue of estate to children, Helen B. Welsh, Lindley Johnson and Mary Johnson.

Ivy Cottage

was built and occupied as his family residence by the late Warner Johnson, Esq., and is well known to all who are familiar with the beautiful Schoolhouse Lane district of Germantown.

A prominent architect has recently described it as "one of the most charming suburban homes in Philadelphia."

The house is surrounded by fine shade trees selected and planted by the late Peter Wright, Esq., more than fifty years ago.

The building is of substantial stone construction, with slated gable roof, of old English design; dignified and home-like in appearance; two and a half stories in height and conveniently arranged, as per plan and view annexed.

It is supplied with all modern conveniences, derived by *underground connections* (water, gas, electric lights, and sewer) from the beautiful "The Oak Road" upon which it now fronts, and which was constructed last year by Mr. Henry W. Brown, the present owner, and, upon completion, dedicated to the city. This street is regarded as a specimen of the best type of construction both as to its lines and grades and also as to the excellence of its sewer and other underground work. It runs only from Schoolhouse Lane to Midvale Avenue; is about a quarter mile in length, and is designed to be occupied only by a superior class of residences upon generous lots.

It is an important fact that the soil in this vicinity is of a sandy and porous nature, ensuring an unusually good surface drainage and rendering the locality exceptionally healthy to live in.

"Ivy Cottage" has recently been modernized by the present owner as to its substantial parts, leaving only the interior surface decorations to be done according to the taste of the purchaser.

"Ivy Cottage" lot is about 250 feet in depth (from centre of The Oak Road, 50 feet wide), and in frontage may be from one hundred to two hundred and fifty feet as may be preferred.

The house stands about six minutes walk from Queen Lane Station, P. R. R., and is within 3 minutes of the double track trolley line on Midvale Avenue.

The entire surrounding neighborhood is of the most beautiful, as well as convenient, character, and is rapidly increasing in value.

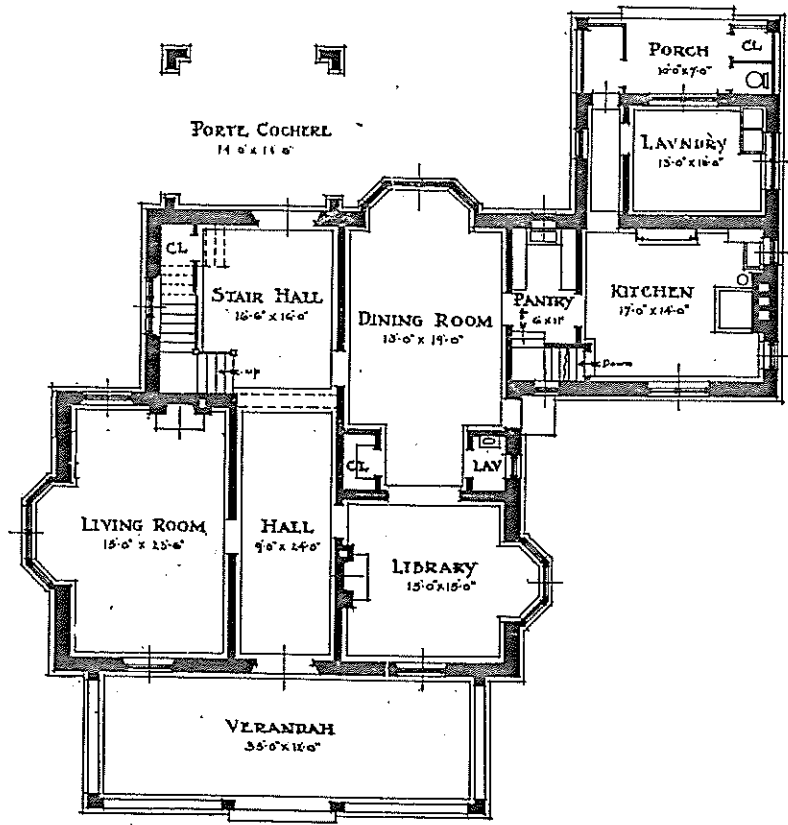
The property thus described is now offered for sale with confidence that it forms an opportunity rarely equalled in suburban Philadelphia.

It can be purchased at a moderate price—certainly much less than a similar house could be erected on an equal area of ground at the present time—and this without consideration of the natural beauties of trees, etc., which would require years of time and much expense to produce.

The interior work yet required, as mentioned, can be executed in about thirty to sixty days according to its extent, and the cost of this will be fairly considered in fixing the purchase price.

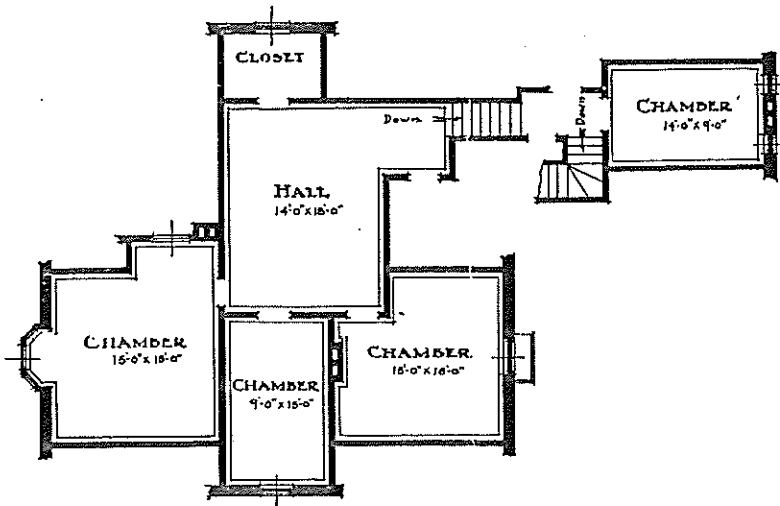
Any further desired information and an examination of the premises may be obtained upon application to

EDGAR G. CROSS
1425 Walnut Street
(Phone, Spruce 2154)

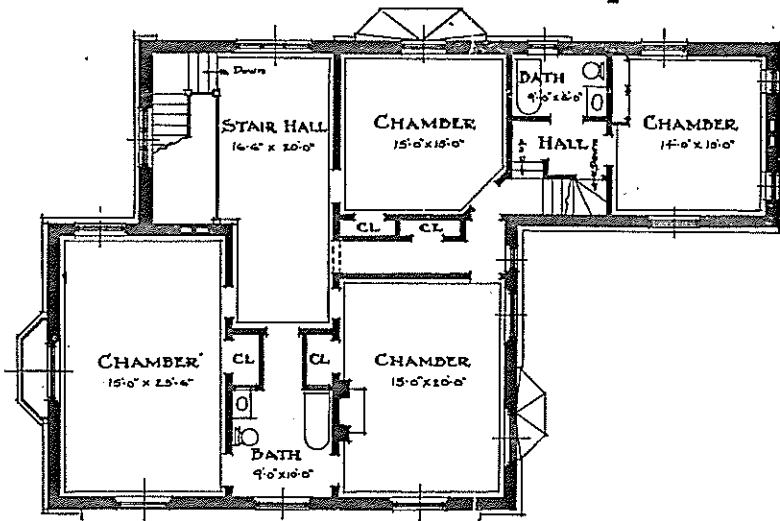


PLAN OF FIRST FLOOR

25



THIRD FLOOR PLAN



PLAN OF SECOND FLOOR



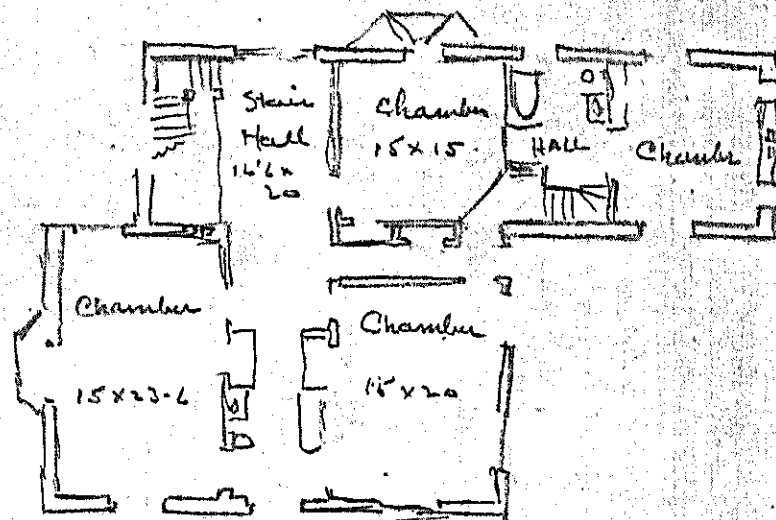
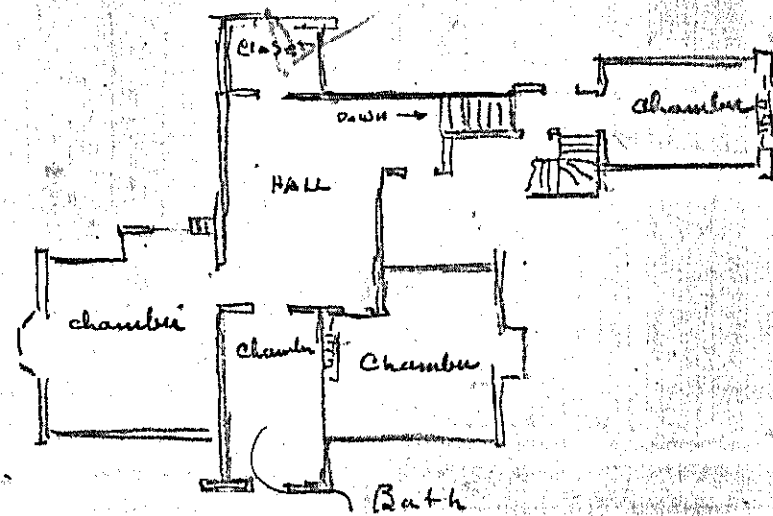
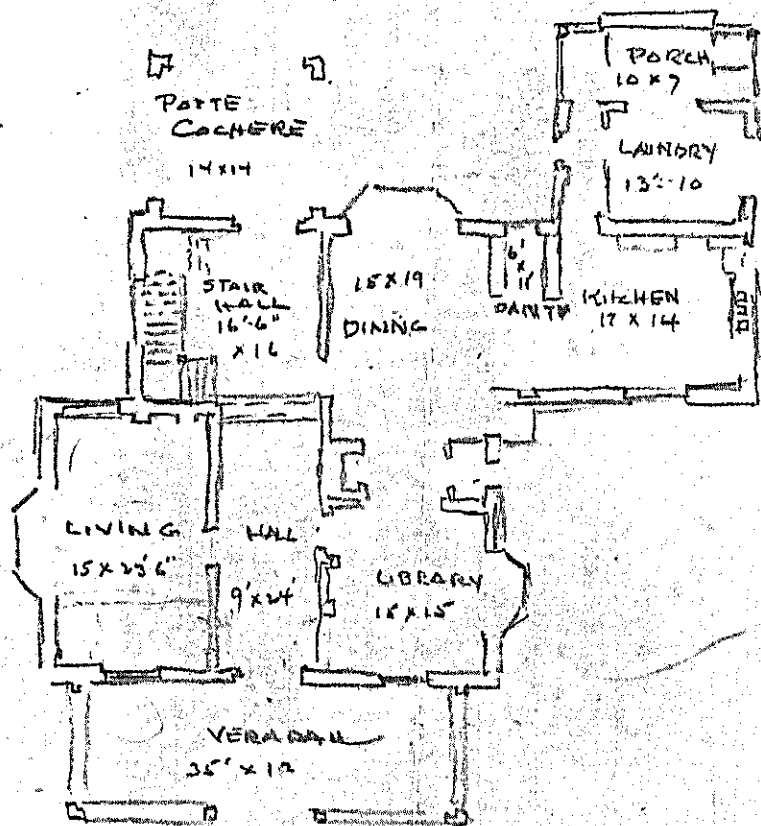
IVY COTTAGE

Described by a prominent architect as "one of the most charming suburban residences in Philadelphia"

(About 1893)



IVY COTTAGE



The Oak Road is an unique street in Philadelphia one block long between Midvale Avenue and School House Lane. It has an island with an oak tree in the center.

"Ivy Cottage" was the original house of a section of land which now includes Penn Charter School and the playing fields of Germantown Friends.

The stat is from a real estate brochure published in 1893.

R

(5) Roofing

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

APPLICATION # 847934

(Please complete all information below and print clearly)

ADDRESS OF PROPOSED CONSTRUCTION:

3819 The Oak Road Phila, Pa 19129

APPLICANT:

Kevin Creighton

COMPANY NAME

Excel Roofing and Siding

PHONE # (610) 608 1023

FAX #

PROPERTY OWNER'S NAME:

Charles and Mary Mather

PHONE # (215) 840 4043

FAX #

ARCHITECT/ENGINEER IN RESPONSIBLE CHARGE

N/A

ARCHITECT/ENGINEERING FIRM:

PHONE #

FAX #

CONTRACTOR:

Kevin Creighton

CONTRACTING COMPANY:

Excel Roofing and Siding

PHONE #

FAX #

APPLICANT'S ADDRESS:

1013 Adams Way

West Chester, Pa 19382

LICENSE # 112269

E-MAIL: kevin@xclroofing.com

PROPERTY OWNER'S ADDRESS:

3819 The Oak Road Phila, Pa 19129

ARCHITECT/ENGINEERING FIRM ADDRESS:

LICENSE #

E-MAIL:

CONTRACTING COMPANY ADDRESS:

1013 Adams Way

West Chester, Pa 19382

LICENSE # 112269

E-MAIL: kevin@xclroofing.com

USE OF BUILDING/SPACE

Residential

ESTIMATED COST OF WORK

\$ 47,000.00

BRIEF DESCRIPTION OF WORK:

Replace the slate roof valley flashing on the front of the house. Replace the flat roofing with a FlintLastic Peel and Stick Membrane

Only roofing at rear can be replaced with Flintlastic material.

TOTAL AREA UNDERGOING CONSTRUCTION: 400.00 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: Kevin Creighton

DATE: 01 / 25 / 2018

PRE-REQUISITE APPROVALS FOR:

ADDRESS:

3819 Oak Rd, Phila 19129

APPLICATION #:

847934

✓ IF REQ'D	AGENCY	INITIALS	DATE	REMARKS
	ART COMMISSION 13 TH FLOOR - 1515 ARCH STREET			<p align="center">APPROVED <i>G. Meeley</i> JAN 20 2018 PHILADELPHIA HISTORICAL COMMISSION</p>
	CITY PLANNING COMMISSION 13 TH FLOOR - 1515 ARCH STREET			
	FAIRMOUNT PARK COMMISSION			
	<input type="checkbox"/> CITY <input type="checkbox"/> STATE AIR MANAGEMENT / HEALTH DEPT			
	HISTORICAL COMMISSION ROOM 576 - CITY HALL			
	STREETS DEPARTMENT ROOM 940 M S B			
	WATER DEPARTMENT 2 ND FLOOR - 1101 MARKET STREET			
	CONTRACTUAL SERVICES UNIT ROOM 1140 - M.S.B.			
	ZONING			

EXAMINER'S APPROVAL (OFFICE USE ONLY)

APPROVED USE OF BUILDING SPACE:

PERMIT TO READ:

Replace slate roof valley flashing on the front of house with copper flashing. Small rear roof replace + repair with Flintlastic Modified Bitumen.

CODE/EDITION USED FOR REVIEW:

WAS VIOLATION FOR WORK WITHOUT A PERMIT? NO

YES (INSPECTION FEE MUST BE ADDED TO PERMIT FEE)

VIOLATION # _____

OTHER BUILDING PERMITS REQUIRED: FIRE SUPPRESSION HVAC/DUCT FUEL GAS

PLAN #	CONSTRUCTED AREA _____ SQ FT	<input type="checkbox"/> NEW CONSTRUCTION <input type="checkbox"/> ALTERATION	FEE ITEM	AMOUNT
			BLDG. PERMIT/C.O./L.O.	
CONSTRUCTION TYPE: _____ USE: _____	CO REQUIRED <input type="checkbox"/> NO <input type="checkbox"/> YES	NEW DWG UNITS:	INSPECTION FEE	
			WATER METERS	
		PROJECT TYPE	CONSTRUCTION WATER	
			TOTAL FEES	

This is to certify that I have examined the within detailed statement, together with a copy of the plans relating thereto, and find the same to be in accordance with the provisions of the law relating to buildings in the City of Philadelphia, that the same has been approved and entered into the records of this Department.

EXAMINER: _____ DATE APPROVED: _____

PERMIT # _____

DATE ISSUED: _____

CHECK # _____

Replace these valley flashings
with copper flashings



APPROVED
JAN 26 2018
A. Mehl
PHILADELPHIA HISTORICAL
COMMISSION

Replace this
roof with FlintLastic
Modified Bitumen



Excel Roofing and Siding

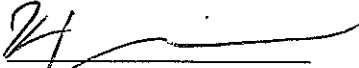
1013 Adams Way
West Chester, Pa 19382
610.608.1023
www.xclroofing.com

PROJECT SPECIFICATIONS

Re:

Mary and Peter Mather
3819 The Oak Road
Phila Pa 19129

Replace the valley flashings on the front gable and dormers with 16oz. copper valley flashings.
Replace the rear upper flat roof with a CertainTeed FlintLastic Modified Bitumen Membrane.



Kevin Creighton

Owner

Excel Roofing and Siding
January 26, 2018

APPROVED

JAN 26 2018

PHILADELPHIA HISTORICAL
COMMISSION