

**ADDRESS: 322-40 RACE ST**

Proposal: Relocate building; remove rear ell; construct mixed-use building

Review Requested: Final Approval

Owner: Old First Reformed United Church of Christ

Applicant: David La Fontaine, Community Ventures

History: 1837; First German Reformed Church; altered 1882 and 1968; includes houses at 151 and 153 N 4th St

Individual Designation: 1/25/1966

District Designation: Old City Historic District, Significant, 12/12/2003

Staff Contact: Jon Farnham, jon.farnham@phila.gov, 215-686-7660

**BACKGROUND:** This application proposes to construct a mixed-use building on the site of the Old First Reformed United Church of Christ at the southeast corner of 4<sup>th</sup> and Race Streets in the Old City Historic District. The building would include residential and service facilities for homeless men, commercial spaces, and offices for the church.

The site of the new building, along 4<sup>th</sup> Street to the west of the church building, currently includes an eighteenth-century house classified as significant, a pseudo-colonial house classified as non-contributing, a surface parking lot, and open space. To clear the site for the new building, the non-contributing building would be demolished and the main block of the eighteenth-century house would be relocated to the south against the party wall of the adjacent building and incorporated into the new building. The rear ell of the eighteenth-century house would be removed. The new building would include a two-story section for church offices adjacent to the relocated house and a five-story section at the corner with commercial space on the ground floor and residential units with support spaces on the upper floors. The new building would be beveled to maintain views of the church from Race Street. The new building would be designed to meet passive house standards and would be clad with brick, cast stone or similar material, EIFS, and metal panels. The church-office section of the building would be clad in cast stone and have the appearance of a separate building. The mass of the new building would be broken down with shifts in height, changes in materials, and the inclusion of bay-like elements. The upper floors would stand on pilotis at the northeast side of the building. It is important to note that, although the land at the corner of 4<sup>th</sup> and Race is now open, it was historically built up with structures about the size of the proposed building. The clearing of that land post-dates the period of significance of the historic district by many decades.

The eighteenth-century house was rehabilitated in the 1970s. A c. 1900 storefront was removed and the first-floor front façade was restored with a door with marble stoop, window, and bulkhead. Unfortunately, the brick used to rebuild the first floor was not a good match for the brick above. To cover the scar in the brick where a beam was inserted above the storefront, a pent eave was added. The pent eave as well as the cornice were returned onto the south party wall; such returns would have been impossible historically owing to the adjacent building. Chimneys were added at the main block and rear ell.

To move the eighteenth-century house, the rear ell and non-historic chimneys would be demolished. The main block would be shifted to the south, onto the surface parking lot. The front façade would be restored, albeit without the bulkhead. As an alternate, the reconstruction of the c. 1900 storefront is proposed, which would provide an accessible entrance to the building.

## SCOPE OF WORK

- Remove rear ell and non-historic chimneys of the eighteenth-century house and move main block south to party wall
- Demolish non-contributing house
- Construct mixed-use building

## STANDARDS FOR REVIEW:

Section 14-1005(6)(d) of the historic preservation ordinance prohibits the demolition of a historic resources unless the Historical Commission finds that the demolition is “necessary in the public interest, or unless the Historical Commission finds that the building ... cannot be used for any purpose for which it is or may be reasonably adapted.”

- The Historical Commission must decide whether the removal of the rear ell and relocation of the main block would constitute a demolition. If they do constitute a demolition, the Historical Commission is prohibited from approving the project without first finding that the demolition is necessary in the public interest or the building cannot be used for any purpose for which it is or may be reasonably adapted.

Section 14-203(88) of the historic preservation ordinance defines “Demolition or Demolish” as:

- The razing or destruction, whether entirely or in significant part, of a building, structure, site, or object. Demolition includes the removal of a building, structure, site, or object from its site or the removal or destruction of the façade or surface.
  - The project does not propose the razing or destruction of the building in its entirety.
  - The project does propose the razing or destruction of the rear ell. The Historical Commission must decide whether the removal of the rear ell is a razing or destruction in significant part.
  - The project does propose the relocation of the main block. The Historical Commission must decide whether the relocation of the main block is a removal of a building from its site.

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

- *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 works shall 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 Historical Commission must decide whether the new construction will destroy historic materials, features, and spatial relationships that characterize the property.
  - The Historical Commission must decide whether the new construction 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.
- *Standard 10: New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*
  - The Historical Commission must decide whether the new construction will be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

- *Standard 2: The historic character of a property will be retained and preserved. The removal of distinct materials or alterations of features, spaces, and spatial relationships that characterize a property will be avoided.*
- *Standard 5: Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*
  - The application proposes to incorporate the main block of the eighteenth-century house into the new building. The front façade would be restored, excepting the cellar bulkhead. As an alternate, a c. 1900 storefront that was removed in the 1970s would be reconstructed.

**STAFF RECOMMENDATION:** The staff recommends approval of the removal of the rear ell and relocation of the main block; and approval in concept of the new building. The staff contends that:

- The removal of the rear ell is not a demolition because it is not a razing or destruction in significant part. The rear ell does not characterize the property and is not part of the essential form and integrity of the historic property because it was not historically visible from the public right-of-way. The removal of the rear ell can be treated as an alteration and does not trigger the demolition prohibition in Section 14-1005(6)(d) of the historic preservation ordinance. The removal satisfies Standards 9 and 10.
- The relocation of the main block is not a demolition because the building will not be removed from its site; it will be relocated on the same site. Moreover, placing the building up against a party wall will restore the historic relationship between this building and an adjacent neighbor. The relocation of the main block can be treated as an alteration and does not trigger the demolition prohibition in Section 14-1005(6)(d) of the historic preservation ordinance. The relocation satisfies Standards 9 and 10.
- The restoration of the main block satisfies Standards 2 and 5, provided the eighteenth-century appearance of the first-floor front is retained (in lieu of the reconstructed storefront), including the reconstruction of the cellar bulkhead.
- The overall location, size, and massing of the new building satisfies Standard 9, but aspects of the materials, features, scales, and proportions do not.
  - The relationships between the brick, stucco, and metal panels seem unresolved. Choices of where to place brick and metal panels seem arbitrary.
  - The sizes, scales, proportions, and rhythms of the windows are unrelated to those of the surrounding historic buildings.
  - The use of the metal panels to create bay-window-like elements seems appropriate, but the designs of the bays at the corners seems unresolved.
  - The pilotis at the northeast façade seem incompatible with the historic church.
  - The Race Street façade seems unresolved, especially where the windows at the ends of the corridors create a void at the center of what might be considered the main façade.
  - Overall, the design of the new building should be better related to design elements found in the Old City Historic District. Additional detailing of the new construction should be provided for final approval. While full construction drawings are not necessary, the application should provide some information about details like storefront systems, window and door frames, etc.



**BWA** architecture + planning

230 North Second Street, Studio 3-C  
Philadelphia, PA 19106

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May 13, 2019

Philadelphia Historical Commission  
1515 Arch Street, 13<sup>th</sup> Floor  
Philadelphia, PA 19102  
Attn: Jonathan Farnham, Executive Director

Re: Proposed improvements and alterations at 322-40 Race St. / 151-153 N. 4<sup>th</sup> St.

Dear Dr. Farnham:

On behalf of Community Ventures, the project developer, and Old First Reformed United Church of Christ, the property owner, I am pleased to submit this submission package for a May 28 review date before the Architectural Committee and a June 14 review date before the Historical Commission. We are seeking a final approval of the design of a new mixed-use building to be located at the southeast corner of 4<sup>th</sup> and Race Streets and the alteration of a historically designated building on the property.

The site is currently occupied by three structures: Old First Reformed United Church of Christ (listed on the Philadelphia Register), the building known as 151 N. 4<sup>th</sup> Street (listed on the Philadelphia Register), and the building known as 153 N. 4<sup>th</sup> Street (recently confirmed as non-contributing to the Old City Historic District). The proposed scope of work calls for the relocation of the 151 N. 4<sup>th</sup> building southward approximately 48'-4" on the existing site, preservation of the building's façade and first 18'-8" feet of depth, and removal of the rear ell section (which was not visible from any public vantage point during the historic district's period of significance). At the northwest corner of the parcel, a two- to five-story mixed-use building is proposed fronting 4<sup>th</sup> and Race Streets. The new construction will consist of ground level commercial space; offices and meeting spaces for Old First Reformed Church; and 34 housing units, as well as community and support spaces on the upper floors. The new construction will be designed to Passive House (net zero energy) standards and will integrate the relocated historic building.

We are enclosing eight copies of the submission package for the Commission's review. One copy of the Application for Building Permit is attached to this letter.

The submission package contains:

- Historic Assessment of proposed development by Heritage Consulting Group
- Site context and existing conditions photos
- Plans, elevations, and 3D views illustrating the proposed project
- Letter from the developer detailing the proposed alterations to the 151 N. 4<sup>th</sup> St. structure

If you have any questions or require any additional information, please feel to call or email at the contact information below.

Thank you for your consideration.

Sincerely,

Morris Zimmerman, AIA  
Principal  
(215)923-2420 | [mzimmerman@bwa-architects.com](mailto:mzimmerman@bwa-architects.com)



1501 Cherry Street  
Philadelphia, PA 19102-1403  
Tel: 215.564.6004  
Fax: 215.564.1865



May 13, 2019

Philadelphia Historical Commission  
1515 Arch Street, 13th floor  
Philadelphia, PA 19102  
Attn: Jon Farnham, Executive Director

Re: Proposed alterations to existing building located at 322-340 Race St. / 151-153 N. 4<sup>th</sup> St.

Dear Dr. Farnham,

As you know, Community Ventures is working with Old First Reformed United Church of Christ to redevelop a portion of their property located at 322 Race Street in Old City. As outlined in the enclosed submission to the Architectural Committee, including the Historic Assessment for 151 N. 4<sup>th</sup> Street (c. 1760) prepared by Heritage Consulting Group, Community Ventures intends to relocate the existing building known as 151 N. 4<sup>th</sup> Street approximately 48' on the existing site, preserve the building façade and the first 18'-8" of depth, and remove the previously altered rear ell section. This relocation provides two benefits. First, it opens the remaining portion of the parcel along 4<sup>th</sup> Street for new development. Second, the relocation provides the 1760 building a better context than it has presently (a result of 1970s-era redevelopment and demolition in the area), as the building's proposed new location is adjacent to an intact row of historic buildings.

Community Ventures has performed due diligence to confirm the feasibility of relocating this building in a safe manner that will preserve the structure in accordance with sound historic preservation principles. An assessment was performed and a proposal developed by nationally recognized Wolfe House & Building Movers, LLC. Additional background and experience regarding Wolfe House & Building Movers, LLC is included below and can be found on their website ([www.wolfehousebuildingmovers.com](http://www.wolfehousebuildingmovers.com)). Community Ventures intends to hire Wolfe or a similarly reputable and experienced company to perform the relocation of 151 N. 4<sup>th</sup> Street via a reputable and experienced general contractor after all entitlements and financing approvals have been received for the proposed new development. Please also refer to the enclosed report from Heritage Consulting Group for an analysis of the proposed relocation under the Secretary's Standards for the Treatment of Historic Properties.

### **Proposed Relocation Plan**

Based on Wolfe's assessment and proposal to Community Ventures, the plan to relocate the front portion of the existing building (19'8"x18'-8") 48'-4" to the south is as follows, and the work would be performed by the selected general contractor and building moving company:

- Remove existing rear ell of building and existing modern chimney on the south façade
- Prepare the site between the existing location and the new location by excavating 3' below grade 6' back from the house and over to the new basement foundation excavation.
- Prepare the new footings and foundation for the relocated building
- Stabilize the existing building including necessary bracing in the existing interior openings.
- Cut holes in the existing foundation to install temporary steel bracing under the first floor joists and other necessary lifting and moving equipment.
- Lift and move the building with a Unified Hydraulic Jacking System, or similar system, straight sideways 48'-4" to the southern side of the parcel. The building will be moved as close to the adjacent building as possible with a maximum 4" gap at the closest points.
- When the building is in the new permanent location and elevation, the foundation walls will be built up with solid CMU or grout-filled CMU block, cut to fit and grout tight to the supported existing building's masonry walls.
- Removal of all moving equipment and commencement of additional restoration work and new development construction.

According to Wolfe, the Unified Hydraulic Jacking System allows the entire structure raising to be performed by one operator. These tools maintain a completely level and uniform lift, which guarantees a minimum, if not a total absence, of stress cracks consistent with a less precise raising operation. This, coupled with remote controlled Buckingham Power Dollies, ensures the smoothest building relocation possible.

### **Additional Planned Improvements to 151 N. 4<sup>th</sup> Street**

In addition to relocating the existing building, Community Ventures plans to fully incorporate the relocated building into the new development and to repair and restore the building, as approved by the Historical Commission, as follows:

- Repair and repoint brick
- Replace existing non-historic windows with new windows
- Repair or replace the existing cornice
- Repair or replace the roof and front dormer
- Complete renovation of interiors

Community Ventures and our design team, led by BWA Architecture and Planning, are also considering the feasibility to remove the current first floor façade and reconstruct the first floor to closely match the appearance of the commercial storefront that was present previously during the Old City Historic District's period of significance. Photos and further description of

the previous commercial façade are included in the Historic Assessment by Heritage Consulting Group and in the materials submitted by BWA.

### **About Wolfe House & Building Movers, LLC**

Originating in 1970, Wolfe House & Building Movers, LLC – then known as Eldon Flory & Associates – recognized the need for a departure from the standard structure lifting and moving concepts- then in place- to newer, state-of-the-art methods, incorporating the latest engineering developments for the building moving industry.

The team at Wolfe has gained experience by successfully completing thousands of moves and lifts. In the last 45 years, Wolfe House & Building Movers has moved museums, libraries, churches and homes of all sizes, including mansions, beachfront homes, cabins, and mobile homes. Relying on the latest developments in structural engineering and moving, the company is now one of the largest and most competent structural movers, leading the industry with cutting edge technology and completing moves of historic and masonry buildings on a regular basis all around the United States.

By using specialized technology and industry-leading equipment, designed by the owners the Buckingham brothers, Wolfe House & Building Movers is positioned to safely and securely move buildings. In the past decade, the brothers started Buckingham Structural Moving Equipment in which they design, manufacture, and sell a full range of structural moving equipment to the industry globally.

### **Conclusion**

In conclusion, Community Ventures and our selected consultants have determined that it is feasible, desirable, and acceptable under the Secretary's Standards to relocate, restore, and incorporate the existing building known as 151 N. 4<sup>th</sup> Street for the reasons outlined above and in the additional materials submitted to the Historical Commission. In addition to providing the historic building with a greater historic context, the new development will provide 34 units of much needed permanent supportive housing for Philadelphia's homeless, approximately 2,400 square feet of commercial space to add to the vibrancy of Old City's commercial activity, and provide new office and multi-purpose space for Old First Reformed UCC to continue to serve and minister to Old City, Philadelphia, and the region.

We appreciate the Historical Commission's consideration of this specific request and our overall new development plan and Community Ventures, and our consultants are available to answer any additional questions that you may have.

Sincerely,

A handwritten signature in dark ink, appearing to read 'David La Fontaine', with a stylized, flowing script.

David La Fontaine  
Executive Director

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

## ADDRESS OF PROPOSED CONSTRUCTION:

322 Race Street, Philadelphia, PA 19106

## APPLICANT:

David La Fontaine

## COMPANY NAME

Community Ventures

PHONE # (215) 564-6004

FAX #

## APPLICANT'S ADDRESS:

1501 Cherry Street

Philadelphia, PA 19102

LICENSE #

E-MAIL: [dlafontaine@community-ventures.org](mailto:dlafontaine@community-ventures.org)

## PROPERTY OWNER'S NAME:

Old First Reformed United Church of Christ

PHONE # (215) 922-4566

FAX #

## PROPERTY OWNER'S ADDRESS:

151 N 4th Street, Philadelphia, PA 19106

## ARCHITECT/ENGINEER IN RESPONSIBLE CHARGE

Morris Zimmerman

## ARCHITECT/ENGINEERING FIRM:

BWA architecture + planning

PHONE # (215) 923-2420

FAX # (215) 923-4051

## ARCHITECT/ENGINEERING FIRM ADDRESS:

230 North 2nd Street, Studio 3-C

Philadelphia, PA 19106

LICENSE # 360707

E-MAIL: [mzimmerman@bwa-architects.com](mailto:mzimmerman@bwa-architects.com)

## CONTRACTOR:

## CONTRACTING COMPANY:

PHONE #

FAX #

## CONTRACTING COMPANY ADDRESS:

LICENSE #

E-MAIL:

## USE OF BUILDING/SPACE

Mixed-Use Commercial / Residential

## ESTIMATED COST OF WORK

\$ \_\_\_\_\_

## BRIEF DESCRIPTION OF WORK:

Relocation of 151 N. 4th building southward approximately 48'-4" on existing site, preservation of building façade and first 18'-8" of depth, and removal of rear ell section. New construction of two- to five-story mixed-use building.

TOTAL AREA UNDERGOING CONSTRUCTION: 27,125.00 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: \_\_\_\_\_

DATE: 5 / 13 / 19

## PRE-REQUISITE APPROVALS FOR:

ADDRESS:

APPLICATION #:

✓ IF REQ'D	AGENCY	INITIALS	DATE	REMARKS
	ART COMMISSION 13 <sup>TH</sup> FLOOR – 1515 ARCH STREET			
	CITY PLANNING COMMISSION 13 <sup>TH</sup> 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 <sup>ND</sup> FLOOR – 1101 MARKET STREET			
	CONTRACTUAL SERVICES UNIT ROOM 1140 – M.S.B.			
	ZONING			

### EXAMINER'S APPROVAL (OFFICE USE ONLY)

APPROVED USE OF BUILDING SPACE:

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PERMIT TO READ:

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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.	
			INSPECTION FEE	
CONSTRUCTION	CO REQUIRED	NEW DWG UNITS:	WATER METERS	
TYPE: _____	<input type="checkbox"/> NO <input type="checkbox"/> YES		CONSTRUCTION WATER	
USE: _____	VARIANCES <input type="checkbox"/> NO <input type="checkbox"/> YES	PROJECT TYPE		
			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 # \_\_\_\_\_

# HISTORIC ASSESSMENT

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322-340 Race Street /151-153 N. 4<sup>th</sup> Street, Philadelphia, PA



**Prepared for:**

BWA Architecture and Planning  
230 N. 2<sup>nd</sup> Street  
Studio 3-C  
Philadelphia, PA 19106

**Prepared by:**

Heritage Consulting Group  
15 W. Highland Avenue  
Philadelphia, PA 19118  
(215) 248-1260  
[www.heritage-consulting.com](http://www.heritage-consulting.com)

**May 13, 2019**



## EXECUTIVE SUMMARY

The Old First Reformed United Church of Christ, founded in 1727, located at 322 Race Street in Old City, is the city's 4<sup>th</sup> oldest surviving congregation. It constructed its first building at 4<sup>th</sup> and Race in 1747, which was rebuilt and expanded over time. Old First went on to build two additional churches in different locations and in 1965 the congregation returned to Old City, as an anchor in the redevelopment of the historic district. Old First has been providing a "provisional" home for people in its social hall each winter since 1984. Old First was the first church in Philadelphia, when Mayor Goode asked, to open its doors to provide shelter to homeless Philadelphians. Old First also hosts a Saturday breakfast and clothing cupboard serving 80 people each week.

Old First is planning to redevelop the largely undeveloped and underutilized portion of their property along N. 4<sup>th</sup> Street adjacent to the existing historic church building. The planned new building would include 34 efficiency apartments to provide permanent supportive housing for formerly homeless persons, new church office and classroom space, and ground-level commercial space. Old First has partnered with Community Ventures, a Philadelphia-based nonprofit residential real estate developer, and Depaul USA, a local subsidiary of an international charitable group, which supports people experiencing homelessness, to complete the proposed redevelopment.

The current parcel of land on which the church sits extends along the south side of the 300 block of Race Street, between N. Orianna Street to N. 4<sup>th</sup> Street and extends south 145' along N. 4<sup>th</sup> Street. The N. 4<sup>th</sup> Street frontage contains a pair of rowhouses (151 and 153 N. 4<sup>th</sup> Street) flanked by open lots. The development plans call for the demolition of the non-historic modern building located at 153 N. 4<sup>th</sup> Street, moving of 151 N. 4<sup>th</sup> Street southward on the parcel from its current location, and new construction at the northwest corner of the parcel.

The property is listed in the Philadelphia Register of Historic Places as part of the overall property at 322 Race Street. On January 25, 1966, the First German Reformed Church (former name of the church denomination) was listed in the Philadelphia Register. Subsequently, the parcels located at 147-159 N. 4<sup>th</sup> Street were combined with the church parcel into a single parcel currently known as 322 Race Street. The designated property included the church building, rowhouses at 151 and 153 N. 4<sup>th</sup> and the surrounding landscaped property. The subject property is included within the boundaries of the Old City Historic District, which was listed in the Philadelphia Register of Historic Places in 2003. In April 2019, the Philadelphia Historical Commission determined that the rowhouse located at 153 N. 4<sup>th</sup> Street was constructed after the historic district's period of significance and reclassified the building as non-contributing.

In 1973, following the demolition of the adjacent properties fronting 4<sup>th</sup> Street, 151 N. 4<sup>th</sup> Street was substantially altered with a new first floor façade and a reconstructed south elevation. Contemporaneously, the adjacent, non-historic building at 153 N. 4<sup>th</sup> Street was erected and the remainder of the parcel was landscaped for use by the Church.

In order to fully understand the historic and architectural aspects of the site, BWA Architecture and Planning retained Heritage Consulting Group to research the history of the subject building and to analyze the proposed relocation and site development.



As outlined in this report, the designated property at 322 Race Street has been significantly altered over its history. While the entire parcel is currently associated with the Old First Reformed United Church of Christ, during the period of significance, the site associated with the church was limited to the Race Street frontage and church building itself. The properties fronting N. 4<sup>th</sup> Street were fully built-out during the 19<sup>th</sup> century with 2-5 story brick row buildings with commercial storefronts. These buildings were unrelated to the church during the period of significance. Due to the density of the site during the period of significance, the church was only visible from Race Street. The subject building, 151 N. 4<sup>th</sup> Street was bounded by a five-story building to the north and a four-story building to the south and thus only the west elevation was publically visible. The rear “ell” section was not visible from any public right-of-way due to the surrounding construction to the rear, and thus, during the period of significance, only the 4<sup>th</sup> Street elevation was publically visible. Following the demolition of the adjacent N. 4<sup>th</sup> Street buildings c. 1970, and the landscaping of the site to establish a larger church property, the south elevation and rear “ell” became visible. The changes to the site that occurred between 1966 and 1974 significantly altered the site and removed a majority of the buildings and density that exemplified the Old City Historic District. Beyond the church and 151 N. 4<sup>th</sup> Street buildings, the site at 322 Race Street does not retain any historic integrity or association with the historic district’s period of significance.

The proposed scope of work calls for the relocation of the subject building southward approximately 48’4” to the south end of the parcel along with the demolition of the rear ell section which was not visible from any public vantage point during the historic district’s period of significance. At the northwest corner of the parcel, a five-story mixed-use building is proposed fronting 4<sup>th</sup> and Race Streets. The proposed redevelopment plan is in keeping with standard preservation practice and will both preserve the remaining historic buildings (church and 151 N. 4<sup>th</sup> Street) as well as reestablish the density on the northwest corner of the parcel which existed during the historic district’s period of significance. The proposed five-story building is consistent with the size and scale of the historic district. Further, the modern, inappropriate storefront “recreation” at 151 N. 4<sup>th</sup> Street may be removed and the building’s first floor façade may be reconstructed to closely match the commercial storefront that was present during the historic district’s period of significance.

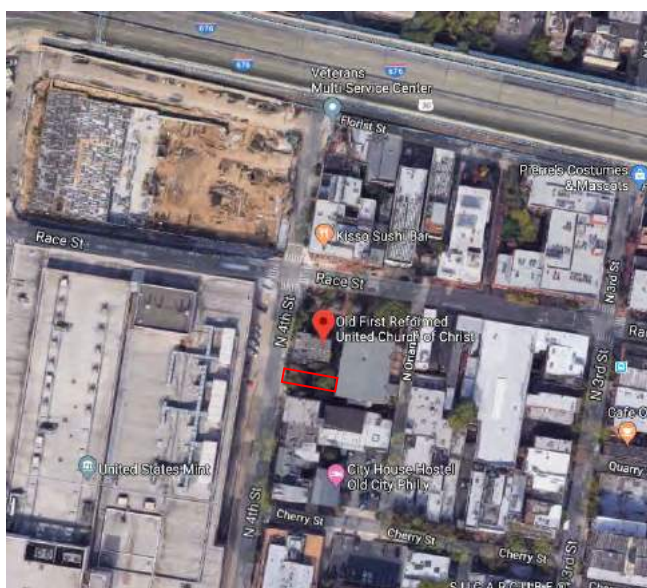
The proposed project is consistent with the historic preservation goals outlined in the City’s historic preservation ordinance as guided by the Secretary of the Interior’s Standards for the Treatment of Historic Properties.



## PROPERTY DESCRIPTION

**Setting:** The subject building is located on N. 4<sup>th</sup> Street, south of Race Street, directly to the west of the Old First Reformed United Church of Christ Church (Old First Reformed Church). The church owns the entire north half of the block, which was consolidated into one parcel on December 10, 1973.

The block on which the subject building is located is bordered by Race Street to the north, N. Orianna Street to the east, Cherry Street to the south, and N. 4<sup>th</sup> Street to the west. The subject building is located along the western edge of the Old City Historic District boundary. The district's boundary was drawn to exclude the modern 1969 U.S. Mint building directly across N. 4<sup>th</sup> Street to the west. The U.S. Mint building spans the entire block of N. 4<sup>th</sup> Street between Race Street (to the north) and Arch Street (to the south). One block north of the subject building is the Benjamin Franklin Bridge and Interstate 676. Across Race Street are some larger scale buildings, including a five-story mixed-use building. South across Cherry Street, the block is comprised of a modern five-story building and surface parking lot. Across N. Orianna Street to the east are primarily residential buildings of between two and five stories.



**Image 1.** Setting view with subject property noted in red, Google Maps

**Site:** The subject building is located on the east side of N. 4<sup>th</sup> Street, south of the intersection of N. 4<sup>th</sup> and Race Streets. The Old First Reformed Church courtyard and church building occupy the northeast corner of the block. A pedestrian walkway separates the church from the two rowhouses, 153 N. 4<sup>th</sup> Street and 151 N. 4<sup>th</sup> Street, which share a party wall. 153 N. 4<sup>th</sup> Street was constructed in 1973 at the time that 151 N. 4<sup>th</sup> Street underwent significant alterations. A brick paved area, often used for parking, extends from the north elevation of 153 N. 4<sup>th</sup> Street to Race Street and was created as part of the site redevelopment project in 1974. To the south of the 151 N. 4<sup>th</sup> Street is a small open space with a low brick wall fronting the street that was also created as part of the site redevelopment project in 1974.

Street trees are located along N. 4<sup>th</sup> Street and Race Street.



**Image 2.** Site view of 151 N. 4<sup>th</sup> Street (yellow), 153 N. 4<sup>th</sup> Street (green), and the church (blue), Google Maps

## 151 N. 4<sup>th</sup> Street

**Design:** The building is a three and a half story, two bay brick building, Georgian in design and constructed c. 1760 with Flemish bond brick with glazed headers. The main entrance door is a single-leaf paneled wood door with a four-light wood transom. Windows are 9/9 wood at the 1<sup>st</sup> and 2<sup>nd</sup> floors and 6/6 at the 3<sup>rd</sup> floor. The roof is gabled with modern asphalt roofing and a brick chimney.

**West (N. 4th Street) Elevation:** The west elevation is primary and faces N. 4<sup>th</sup> Street with a masonry façade constructed of Flemish bond brick with glazed headers. There is a single-leaf six-panel wood door with a four-light wood transom at the south end and a single nine-over-nine wood window featuring wood shutters at the north end of the façade. Below the window is a basement bulkhead with double wood doors. There is a pent roof with asphalt shingles above the first story. All of these elements at the first floor date to the 1973 reconstruction. The second story has wood nine-over-nine wood windows with a brick course between the second and third stories. The windows at the third story are wood six-over-six. There is a dormer with a pediment and a gable roof with asphalt shingles.



**Image 3.** *West elevation of 151 N. 4<sup>th</sup> Street*

**South Elevation:** The south elevation fronts a small, modern surface parking lot. The south elevation of the front section is stucco, having been parged after the demolition of the adjacent building at 149 N. 4<sup>th</sup> in c. 1970; the rear ell is brick with modern applied stucco at the first floor. All entrances contain squared openings. There is a modern double-leaf glazed door, and a single-leaf six-panel wood door with storm door. The windows are nine-over-nine on the first and second stories with paneled wood shutters. The cornice and window and door sills are wood. There are modern brick chimneys that project from the main building and rear ell.



**Images 4, 5.** *South elevation of 151 N. 4<sup>th</sup> Street*

**North Elevation:** The north elevation is the party wall with 153 N. 4<sup>th</sup> Street.

**East (Rear) Elevation:** The east elevation is the rear elevation. The first floor is unfenestrated. The second floor has a single nine-over-nine wood window and the third floor has a single six



over six wood window. A wood fence obscures HVAC equipment at the south end of the east elevation.



**Image 6.** *East elevation of 151 N. 4<sup>th</sup> Street, upper floors*

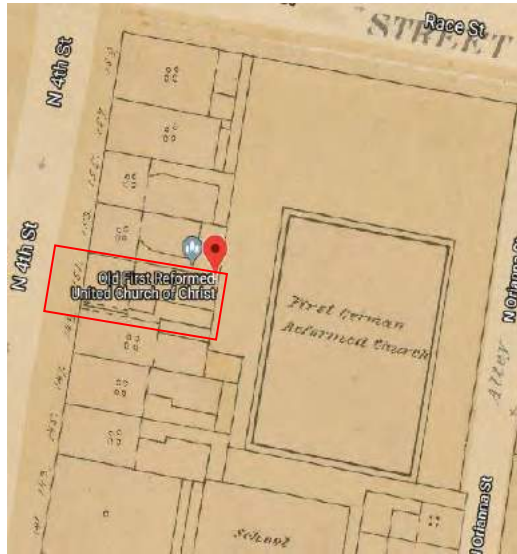


**Image 7.** *First floor of east elevation*

**Alterations:** The subject building has been significantly altered, impacting the integrity of the resource. On the front façade, the first floor was entirely rebuilt in 1973 in an attempt to match the Georgian style that may have once existed, though there is no evidence of the original design. A photograph from 1960 (Image 13) documents that the first floor was a commercial space at that time with vastly different design. As no pre-1950 historic documentation exists for the building, the redesign of the first floor was purely conjecture and caused the demolition of a storefront that likely dated to the historic district's period of significance. The south elevation was also reconstructed and altered significantly in 1973 due to the demolition of the adjacent building. At the time of its original construction, the south elevation of the main building was a party wall as demonstrated in the historic maps that show that the entire block consisted of row houses along N. 4<sup>th</sup> Street and the photo of the intact row from 1960 (Image 14). The stucco that covers the brick along the ell was also added during the 1973 renovation. The two brick chimneys on the south elevation are also modern, having been constructed in 1973.

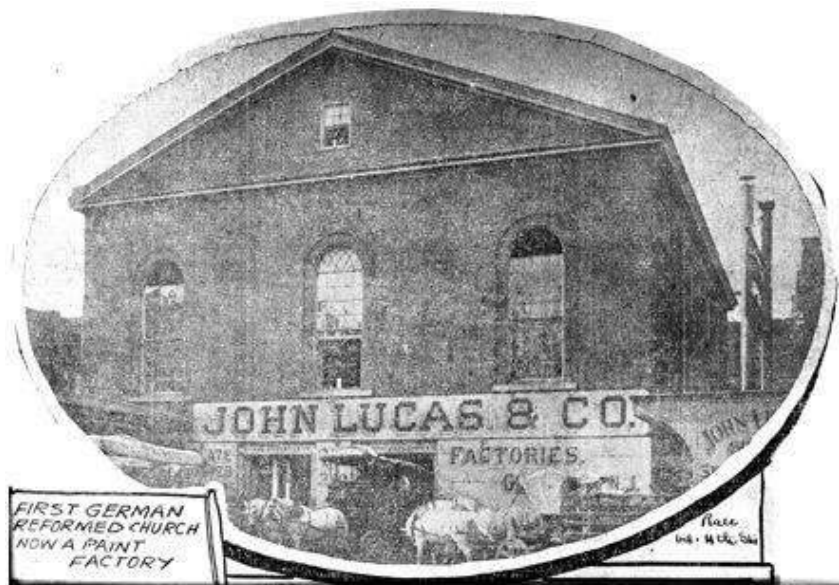
## PROPERTY HISTORY

The building was once part of an entire uninterrupted block of buildings along N. 4<sup>th</sup> Street between Race and Cherry Streets, as demonstrated in the c. 1858-1860 map below, which is the earliest detailed map available of the area and dates from the middle of the period of significance.

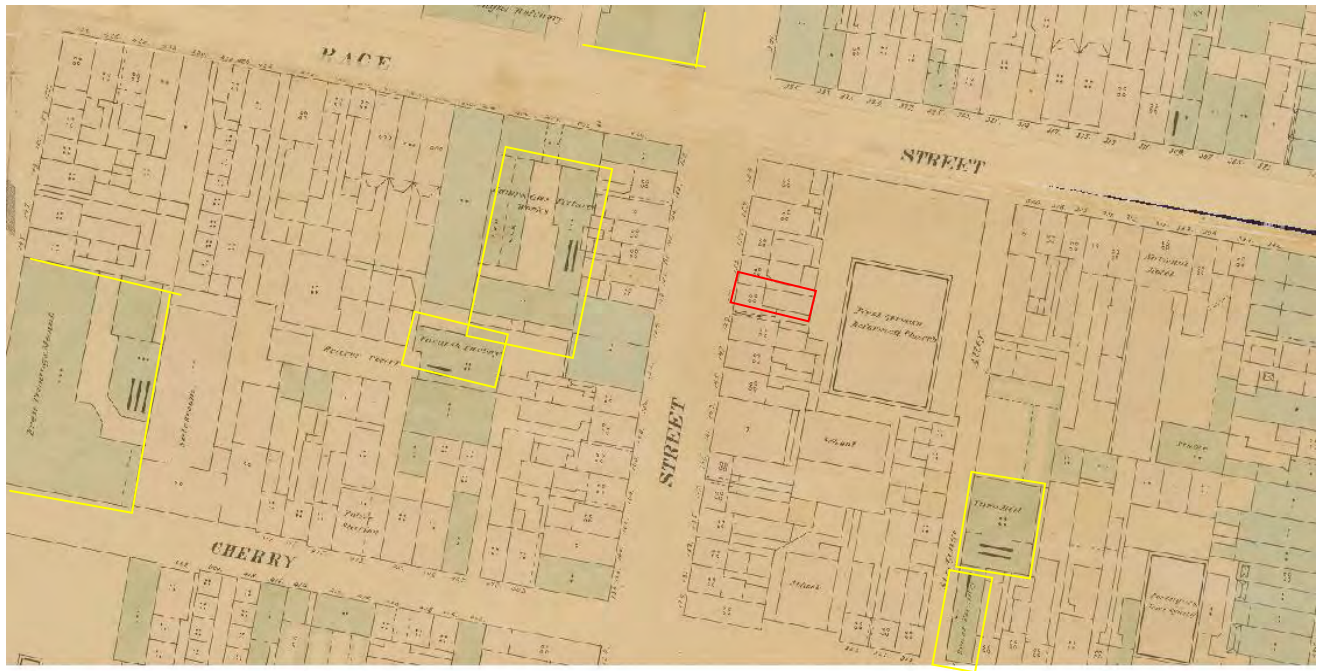


**Image 8.** Map of parcel with subject property outlined in red, c. 1858-60, Hexamer & Locher

Just as the row of buildings that included 151 N. 4<sup>th</sup> Street has been altered over the course of the last 300 years, so too has the Old First Reformed Church. Built c. 1836, the church was adapted into a paint factory c. 1882 and served as such until it was restored to its original function in 1967. During the period that the church operated as a paint factory, the neighborhood was largely comprised of industrial and commercial buildings including factories, saw mills, electric works, and foundries. The restoration of the church in the late 1960s and the subsequent construction and alteration of the rowhouses along 4<sup>th</sup> Street are more in keeping with residential redevelopment and adaptive reuse than of restoration to historic design.



**Image 9.** Old First Reformed Church as John Lucas & Co Paint Factory, c.1882



**Image 10.** Neighborhood map with property outlined in red and industrial buildings outlined in yellow, c. 1858-60, Hexamer & Locher

A map of the neighborhood from 1895 demonstrates some changes in the specific buildings, but not in building type. On this map, the row including 151 4<sup>th</sup> Street is still intact. Old First Reformed Church has been converted into a factory for John Lucas & Co. Paints. There are large scale factories to be found on almost every surrounding block, and also intact rows of what would likely be commercial buildings lining the neighboring streets.

The advertisement and employment sections of historical editions of *The Philadelphia Inquirer* also show that the specific addresses along the block in question all had varying commercial uses during the second half of the period of significance for the historic district. In the February 10, 1897 edition of the newspaper, there is an advertisement for safes for sale at York Safe & Lock Co at 153 N. 4<sup>th</sup> Street.<sup>1</sup> The paper for June 15, 1902 has a “female help wanted” advertisement for an operator at a shoe company located on the third floor of 149 N. 4<sup>th</sup> Street.<sup>2</sup> In 1903, a company named Kreeger & Connolly posted a gas engine for sale that could be seen running at 145 N. 4<sup>th</sup> Street.<sup>3</sup> Between 1903 and 1921, 145 N. 4<sup>th</sup> Street housed Kreeger & Connolly, a tailor, a chocolate store, and a shirtwaist company. The buildings changed hands often but they were consistently commercial in use.

<sup>1</sup> *The Philadelphia Inquirer*, February 10, 1897, pg. 11.

<sup>2</sup> *The Philadelphia Inquirer*, June 15, 1902, pg. 14.

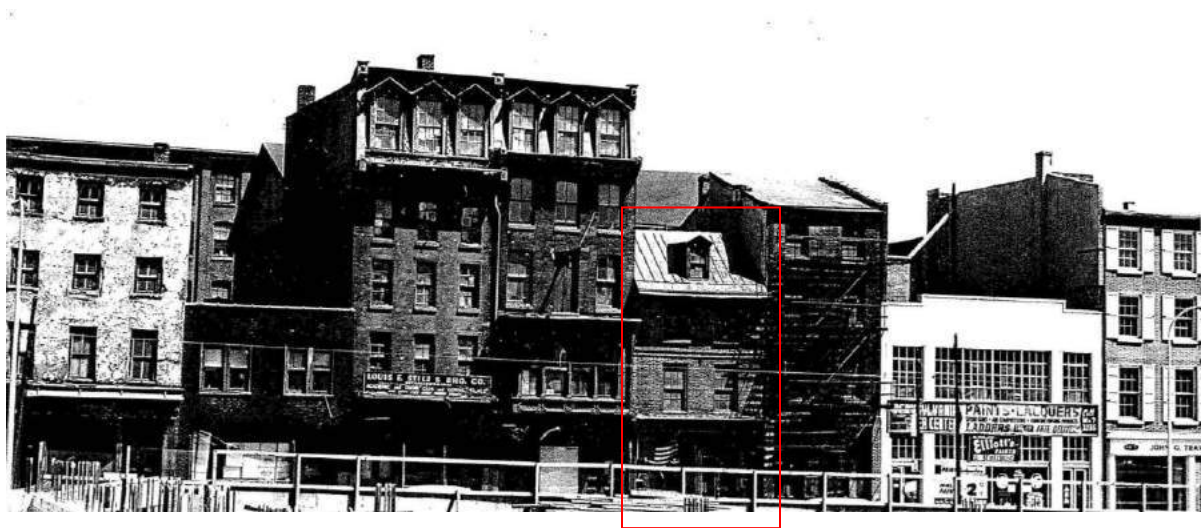
<sup>3</sup> *The Philadelphia Inquirer*, September 3, 1903, pg. 15.





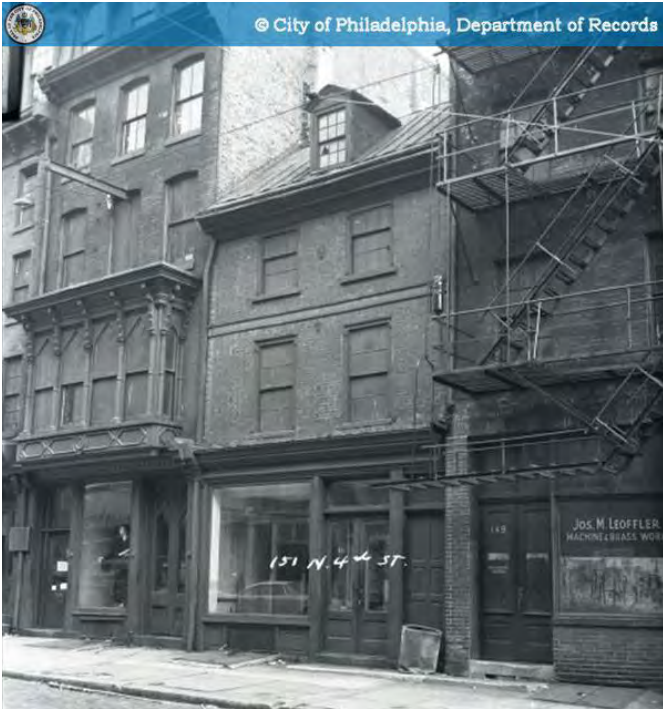
**Image 11.** Neighborhood map with properties outlined in red and industrial buildings outlined in yellow, c. 1895, G.W. Bromley, Philadelphia Atlas

There are several historical photos that show the intact commercial row in the twentieth century.



**Image 12.** 100 Block of N. 4<sup>th</sup> Street with 151 N. 4<sup>th</sup> Street outlined in red. c. 1950, Old First Reformed Church Archives

The c. 1950 photograph of the streetscape above (Image 12) shows that at this time, shortly before the designation to the Philadelphia Register of Historic Places, the row along this block of N. 4<sup>th</sup> Street was still intact. 149 N. 4<sup>th</sup> Street (right) is a machine and brass workshop, 145 (far right) is a paint store, and 153 and 151 N. 4<sup>th</sup> Street retain their street level commercial storefronts.



**Image 13.** 153-149 N. 4<sup>th</sup> Street, c. 1960 (left to right),  
City of Philadelphia, Department of Records



**Image 14.** 100 block of 4<sup>th</sup> Street, c. 1960, 151 at  
far right, Old First Reformed Church Archives





**Image 15.** 100 block of 4<sup>th</sup> Street, c. 1964. Paint store at 145 N. 4<sup>th</sup> Street (center), leather store (right), 151 N. 4<sup>th</sup> Street visible at far left, Old First Reformed Church Archives

A photo of this block from 1971 (Image 16) illustrates the condition of the block following major demolition and alteration to the entire fabric of the block and the restoration of the church. 151 N. 4<sup>th</sup> Street stands vacant amid empty lots along the block. Nothing is left of the commercial row to the north or south of the subject building. A photo from 1974 (Image 17), of the same view, illustrates the current first floor façade and reconstruction of the south elevation of 151 N. 4<sup>th</sup> Street. As illustrated, all context for the row of commercial buildings had been removed and site redevelopment adopted a more open, landscaped appearance that was not consistent with the character of the Old City Historic District.



**Image 16.** 151 N. 4<sup>th</sup> Street, 1971



**Image 17.** 151 N. 4<sup>th</sup> Street, 1974

## INTEGRITY ASSESSMENT

Though originally constructed in 1760, the changes in the 1970s adversely affected the building's historic integrity. As part of the Urban Renewal of Independence Mall, the adjacent buildings fronting N. 4<sup>th</sup> Street to the north and south were demolished c. 1970. At this time, a plan was underway to rehabilitate the adjacent Old First Reformed Church, which was not historically associated with the properties that fronted N. 4<sup>th</sup> Street. As part of the church rehabilitation project, the northwest corner of the block, inclusive of the N. 4<sup>th</sup> Street parcels, were combined into the church property, now known as 322 Race Street. At that time, 151 N. 4<sup>th</sup> Street was renovated as part of the overall church project, which included the construction of a new faux-Colonial rowhouse at 153 N. 4<sup>th</sup> Street and landscaped areas to the north and south.

In 1966, the Old First Reformed Church property was listed in the Philadelphia Register of Historic Places. At this time, since the N. 4<sup>th</sup> Street properties were separate and historically unrelated to the church, they were not included in the historic designation. 151 N. 4<sup>th</sup> Street was not listed in the Philadelphia Register until 2003 when the overall property (322 Race Street) was determined to be a contributing resource to the newly created Old City Historic District. The historic district has a period of significance which ends in 1926.

As illustrated previously in this report, both the subject building, and the overall context and feeling of the larger property has been significantly altered in recent decades and does not convey the appearance of either the building or the site as it would have been observed during the period of significance. Historically, the current 322 Race Street parcel was comprised of multiple brick row buildings fronting N. 4<sup>th</sup> Street, with the Old First Reformed Church landlocked, fronting Race Street. The site was fully built-out and there was no greenspace. The church site, itself, was significantly altered in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries when it was converted for industrial use and wrapped in a two-story addition.

The site remained intact through the early 1960s when it was condemned and acquired by the RDA as part of the Independence Mall urban renewal effort. As part of the urban renewal project, the Old First Reformed Church was purchased by the congregation for rehabilitation, and the N. 4<sup>th</sup> Street parcels, except 151, were demolished by the RDA. The N. 4<sup>th</sup> Street parcels were then sold to the congregation and an overall redevelopment project undertaken on the combined 322 Race Street property. The clearance of the property, as well as the redevelopment of the parcel in the 1970s significantly altered the character of the parcel, specifically the west side fronting N. 4<sup>th</sup> Street.

As part of the overall parcel redevelopment, the subject building was retained and redeveloped for church use. Prior to the project, 151 N. 4<sup>th</sup> Street featured a commercial storefront that was most likely constructed in the early 20<sup>th</sup> century. As part of the redevelopment project, the storefront was demolished and the first floor was reconstructed with a "period" look consisting of a Georgian-style stoop, façade and pent roof. The redesign of the building's first floor, while typical for the time, would today not be considered appropriate preservation as it created a false-historic appearance and included the demolition of a significance feature that, while not original, was a significant change over time as defined in the Secretary of the Interior's Standards. Further changes to the building included adding a chimney and stuccoing the south elevation of the main building, which was formerly a party wall. The rear ell, which was formerly concealed

by the adjacent buildings, was altered with a modern brick chimney added and the first floor finished in stucco.

While the overall 322 Race Street property was listed as a contributing resource in the Philadelphia Register in 2003, the site beyond the church property generally lacks integrity and does not convey the context, feeling or appearance of the site as it existing during the historic district's period of significance. The site's dense urban setting was replaced with a more suburban, landscaped aesthetic, and the subject building's primary façade was reconstructed in a faux-Georgian treatment which resulted in the demolition of a significant, early 20<sup>th</sup> century commercial storefront.

## **PROPOSED SITE DEVELOPMENT**

The 322 Race Street property is proposed for redevelopment to further the mission of the Old First Reformed Church. The proposed project includes the retention of the historic church proper, with redevelopment proposed for the west side of the property, fronting N. 4<sup>th</sup> Street. As part of the project, a new five-story mixed-use building will front N. 4<sup>th</sup> Street including affordable housing, commercial use and church office space. The new building will be located in the approximate location of the buildings that fronted N 4<sup>th</sup> Street during the historic district's period of significance and will have a similar scale and massing to the buildings that were demolished c. 1970. On the north end, the new building will front Race Street, but will be partially set back from the north elevation of the church so as to maintain a viewshed from Race Street. The non-contributing modern rowhouse, located at 153 N. 4<sup>th</sup> Street will be removed. At the south end, the extant rowhouse at 151 N. 4<sup>th</sup> Street will be relocated approximately 48'4" southward to the southern boundary of the site to connect to the existing historic building to the south and accommodate the new construction. It will remain constructed to the sidewalk and the commercial storefront may be reconstructed to closely match the appearance within the historic district's period of significance. The rear ell, which was not publically visible during the period of significance, will be removed and the remaining 19'8" frontage of the relocated existing building will be connected to the new building by a 46' long two-story portion of the new building.

In reviewing the proposed redevelopment, it is our professional opinion that the plan is sensitive to the Old City Historic District and, specifically, the Old First Reformed Church building, and is in keeping with the Secretary of the Interior's Standards. The property's primary resource, the church building and front yard, will be unaltered and will retain its historic viewshed from Race Street. The west portion of the site, while is listed as contributing to the historic district due to the larger parcel including the church building, has been significantly altered and does not represent the context and design of the historic district. The modern construction of 153 N. 4<sup>th</sup> Street, alterations of 151 N. 4<sup>th</sup> Street, and landscaping of the lot to the north and south, is inconsistent with the character of the historic district. This section of the parcel would have been significant as an intact row of commercial buildings, though these buildings were demolished c. 1970, prior to the listing of the historic district. The proposed five-story mixed-use building is in keeping with the historic character and use of the historic district in general and this property specifically. The proposed building will be of similar massing to the buildings that existed during the period of significance and will be sited at the sidewalk to reestablish the dense, urban feeling that existed prior to the row's demolition. While it would be theoretically possible to construct a building around the existing historic rowhouse at 151 N. 4<sup>th</sup> Street, we believe that

relocating the building to the south end of the parcel, and adjacent to another historic building of similar design (to the south), will provide greater context to the building than it has today. The relocation will allow for a complete row of historic buildings at the south end, with a compatible modern building to the north. It is anticipated that relocation of the building will be undertaken by Wolf House and Building Movers which specializes in the relocation of historic buildings. As relocation will preserve this contributing resource and will assist in reestablishing the building's historic context along the adjacent row of similar row buildings to the south on N. 4<sup>th</sup> Street, this treatment is consistent with the Secretary of the Interior's Standards and NPS guidance on the relocation of historic buildings. Demolition of the rear ell will not have a demonstrable impact on the integrity of the building, as historically, the rear ell was not publically visible and was significantly altered over time. The importance of a dense site and adjoining buildings outweighs the slight relocation in the building's siting, especially since the site no longer retains its historic context, design or feeling. Finally, it is proposed that the first floor of 151 N. 4<sup>th</sup> Street may be reconstructed to closely match the commercial storefront that existing during the historic district's period of significance, if this approach is determined to be feasible. This approach is consistent with the Standards and will correct a "false historic impression" that was created when the faux-Georgian first floor façade was constructed in 1973.

Overall, the proposed redevelopment plan for the site is good historic preservation and consistent with the Standards.

## APPENDIX: HERITAGE CONSULTING GROUP

Heritage is a national firm that assists the owners and developers of older and historic buildings in understanding the relative significance of their resources, navigating the regulatory redevelopment processes, and securing financial opportunities from federal, state and local incentives. Our firm is staffed by seasoned historic preservation professionals who meet the Professional Qualifications Standards under the category of *Historic Architecture* and *Architectural History* in the Secretary of the Interior's Standards and Guidelines, *Code of Federal Regulations, 36 CFR Part 61*.

The firm was founded in 1982 and since that time, Heritage has established a reputation for being a strident advocate for their clients, for having a facile understanding of the rules and regulations relating to older and historic buildings, and for effectively navigating the agencies responsible for implementing preservation programs.

Heritage has completed projects across the country, totaling billions in construction. The firm routinely provides due diligence analyses, detailing the history, integrity and historic parameters for properties. Working in the private sector, the firm has helped developers secure federal, state and local financial incentives. Heritage also prepares surveys, both reconnaissance and intensive, as well as building documentation in anticipation of demolition; these reports are typically done to the standards of the Historic American Building Survey. Finally, the firm provides guidance for public entities in understanding and navigating relevant historic preservation laws.

The firm's client base is national and broad. It includes private developers, not-for-profit organizations, colleges and universities, as well as federal, state and local governments.

Services provided by the firm include:

- Owner representation and agency negotiations
- Historic rehabilitation tax credit certification
- National Register nominations
- Due diligence and strategic planning
- Design feasibility
- Regulatory compliance
- Historic resource policy analysis and guidance
- Historic building documentation and HABS reports





SITE CONTEXT



SITE AERIAL



1860: 100 BLOCK OF N. 4TH STREET



1960: 100 BLOCK OF N. 4TH STREET LOOKING EAST

**Permanent Supportive Housing  
Old First Reformed UCC**

4th & Race Street  
Philadelphia, PA 19106

05/13/19

PHC-0 CONTEXT







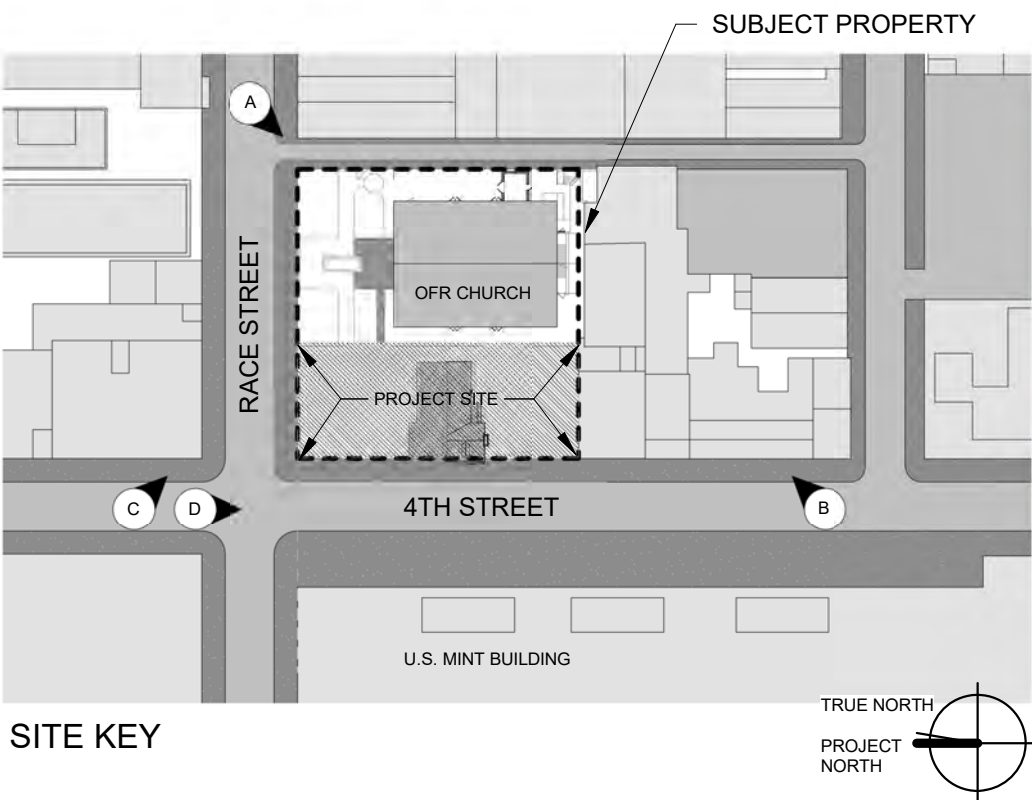
A. EXISTING VIEW LOOKING SOUTHWEST DOWN RACE STREET



B. EXISTING VIEW LOOKING NORTHEAST UP 4TH STREET



C. EXISTING VIEW LOOKING SOUTHEAST TO 4TH & RACE



SITE KEY



D. EXISTING VIEW LOOKING SOUTH DOWN 4TH STREET



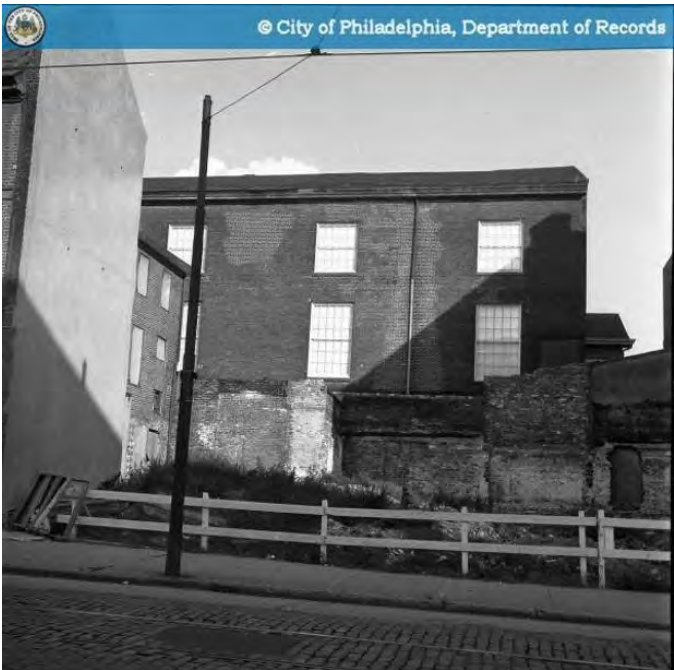
PLEASE SEE HISTORIC ASSESSMENT OF 151 N. 4TH FOR ADDITIONAL INFORMATION



1960: WEST ELEVATION OF 151 N. 4TH



1971: WEST ELEVATION OF 151 N. 4TH



1971: LOOKING NORTHEAST TOWARD REAR OF 151 N. 4TH



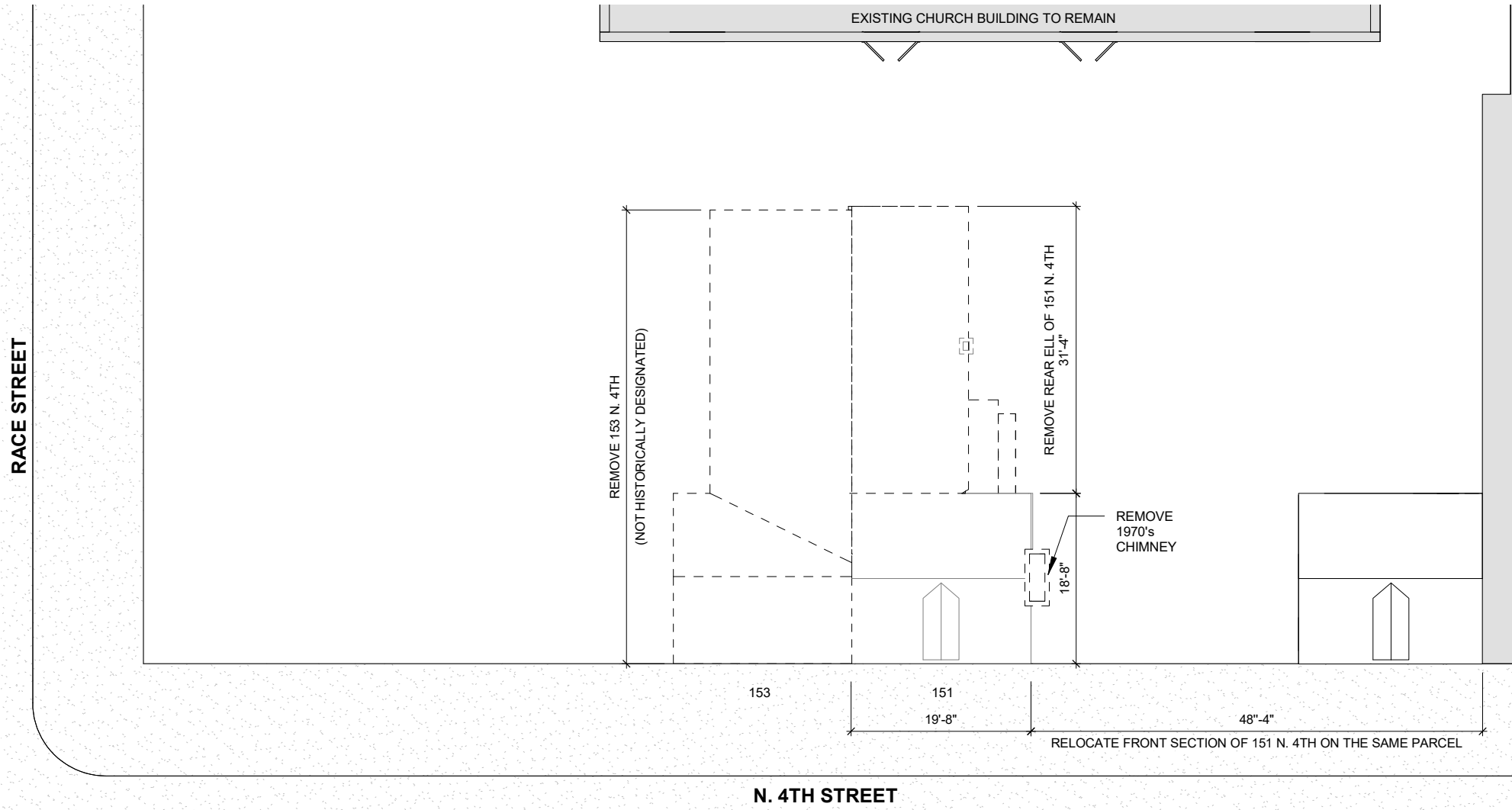
1974: WEST ELEVATION CHIMNEY AND PENT ROOF ADDITION



2019: WEST ELEVATION OF 153 AND 151



2019: SOUTH ELEVATION OF 151 N. 4TH



151 N. 4TH - RELOCATION

Permanent Supportive Housing  
Old First Reformed UCC

4th & Race Street  
Philadelphia, PA 19106

05/13/19

PHC-2 151 N. 4TH ADAPTATION

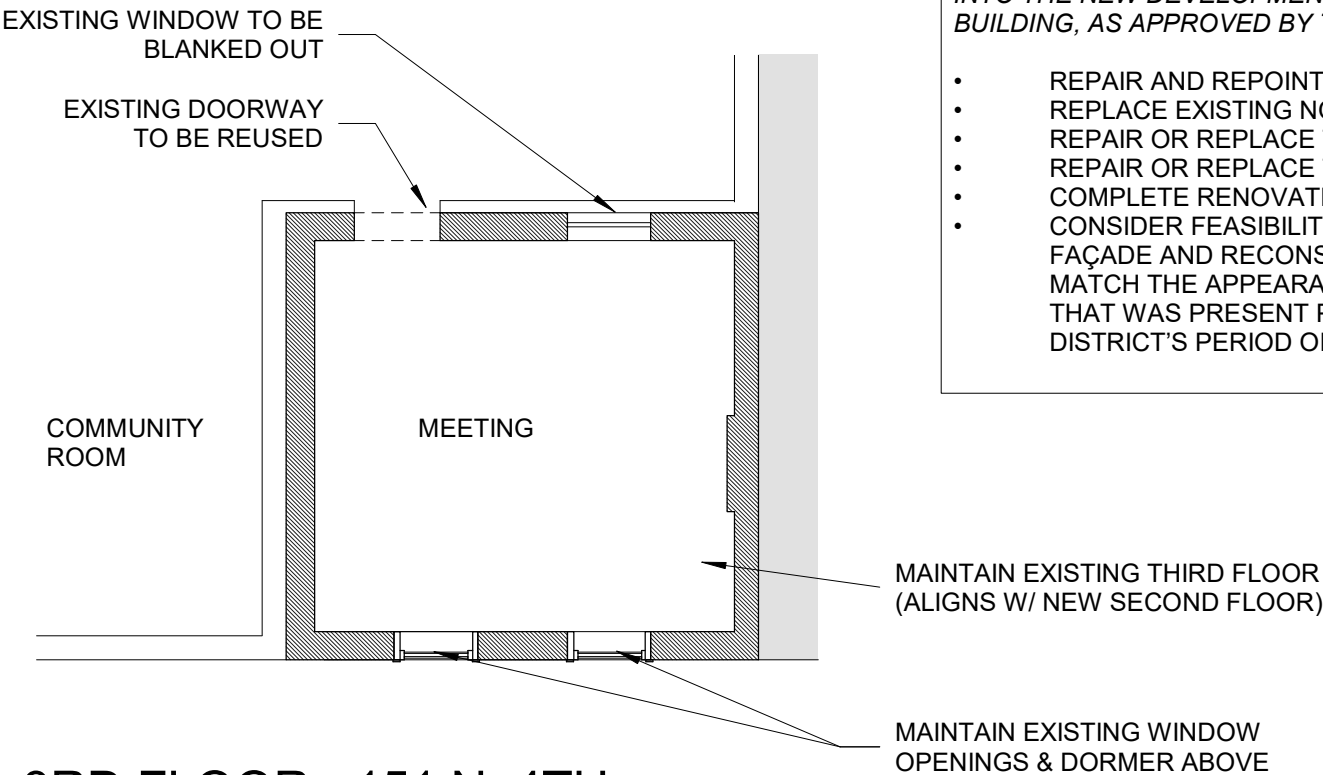
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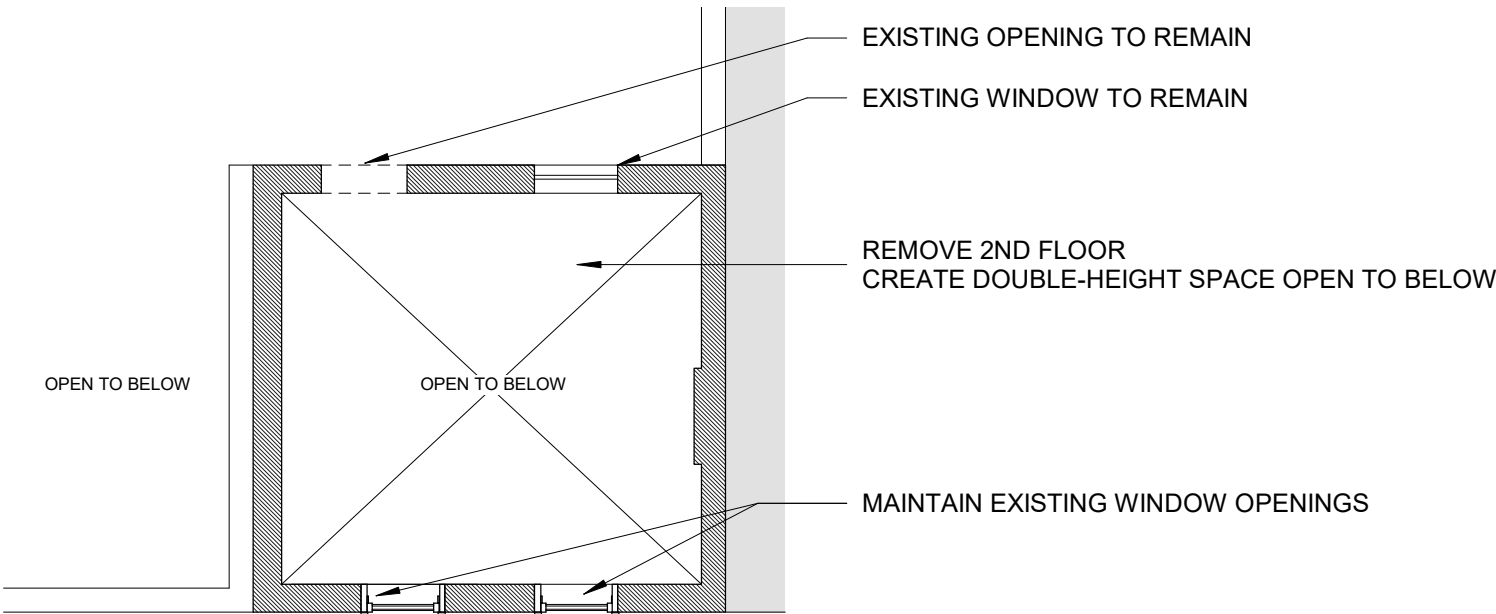


ADDITIONAL PLANNED IMPROVEMENTS TO 151 N. 4TH STREET  
IN ADDITION TO RELOCATING THE EXISTING BUILDING, COMMUNITY  
VENTURES PLANS TO FULLY INCORPORATE THE RELOCATED BUILDING  
INTO THE NEW DEVELOPMENT AND TO REPAIR AND RESTORE THE  
BUILDING, AS APPROVED BY THE HISTORICAL COMMISSION, AS FOLLOWS:

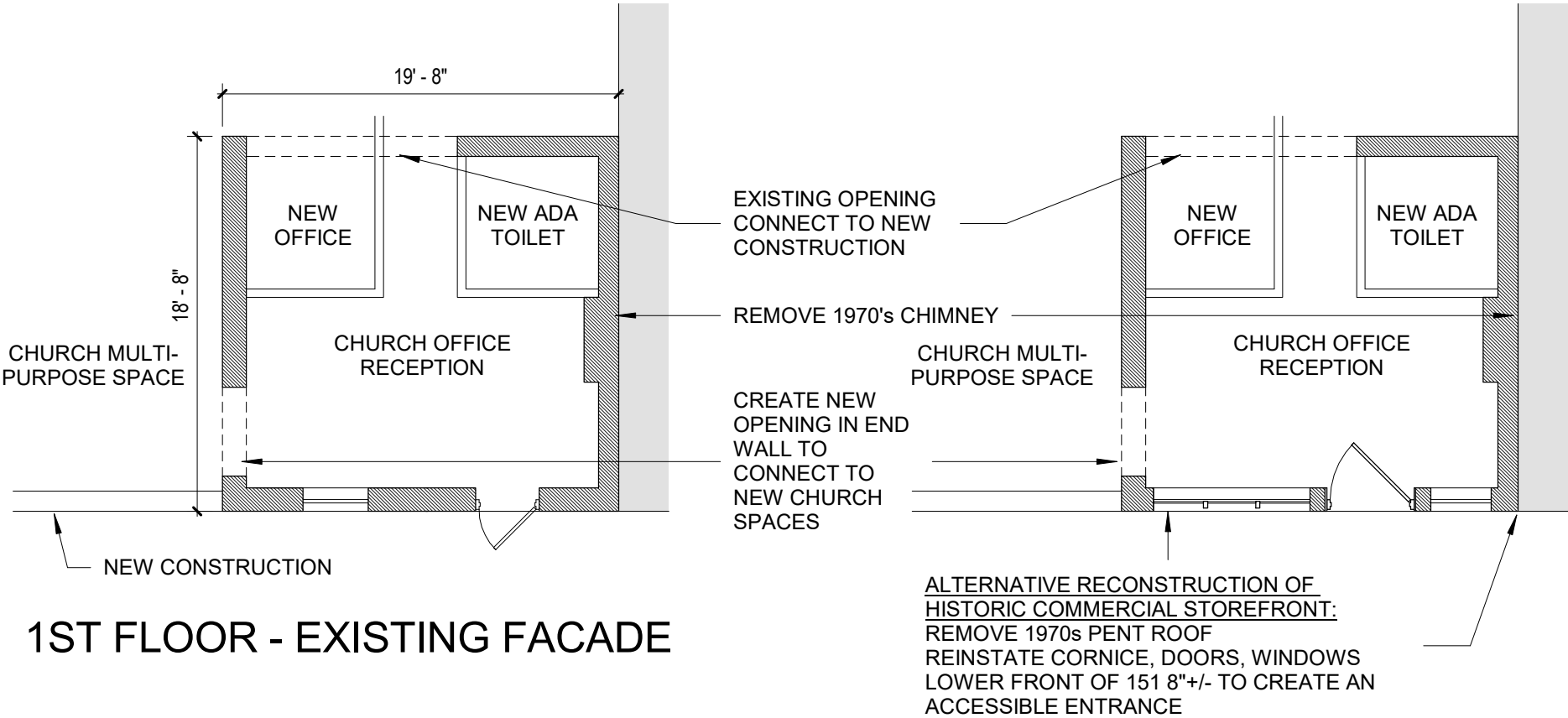
- REPAIR AND REPOINT BRICK
- REPLACE EXISTING NON-HISTORIC WINDOWS WITH NEW WINDOWS
- REPAIR OR REPLACE THE EXISTING CORNICE
- REPAIR OR REPLACE THE ROOF AND FRONT DORMER
- COMPLETE RENOVATION OF INTERIORS
- CONSIDER FEASIBILITY TO REMOVE THE CURRENT FIRST FLOOR  
FAÇADE AND RECONSTRUCT THE FIRST FLOOR TO CLOSELY  
MATCH THE APPEARANCE OF THE COMMERCIAL STOREFRONT  
THAT WAS PRESENT PREVIOUSLY DURING THE OLD CITY HISTORIC  
DISTRICT'S PERIOD OF SIGNIFICANCE.



3RD FLOOR - 151 N. 4TH

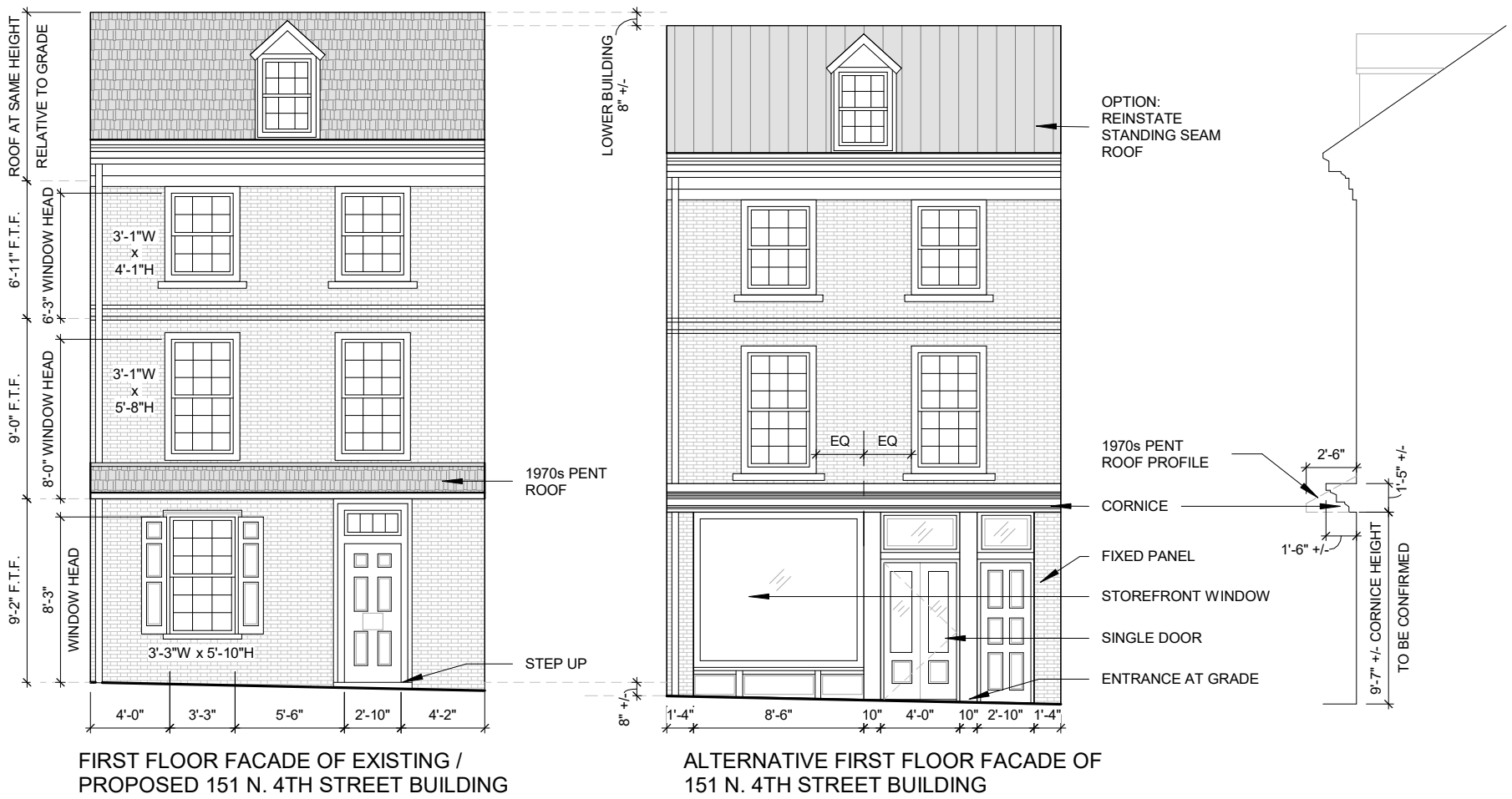


2ND FLOOR - 151 N. 4TH



1ST FLOOR - EXISTING FACADE

1ST FLOOR - ALTERNATIVE FACADE



**Permanent Supportive Housing  
Old First Reformed UCC**

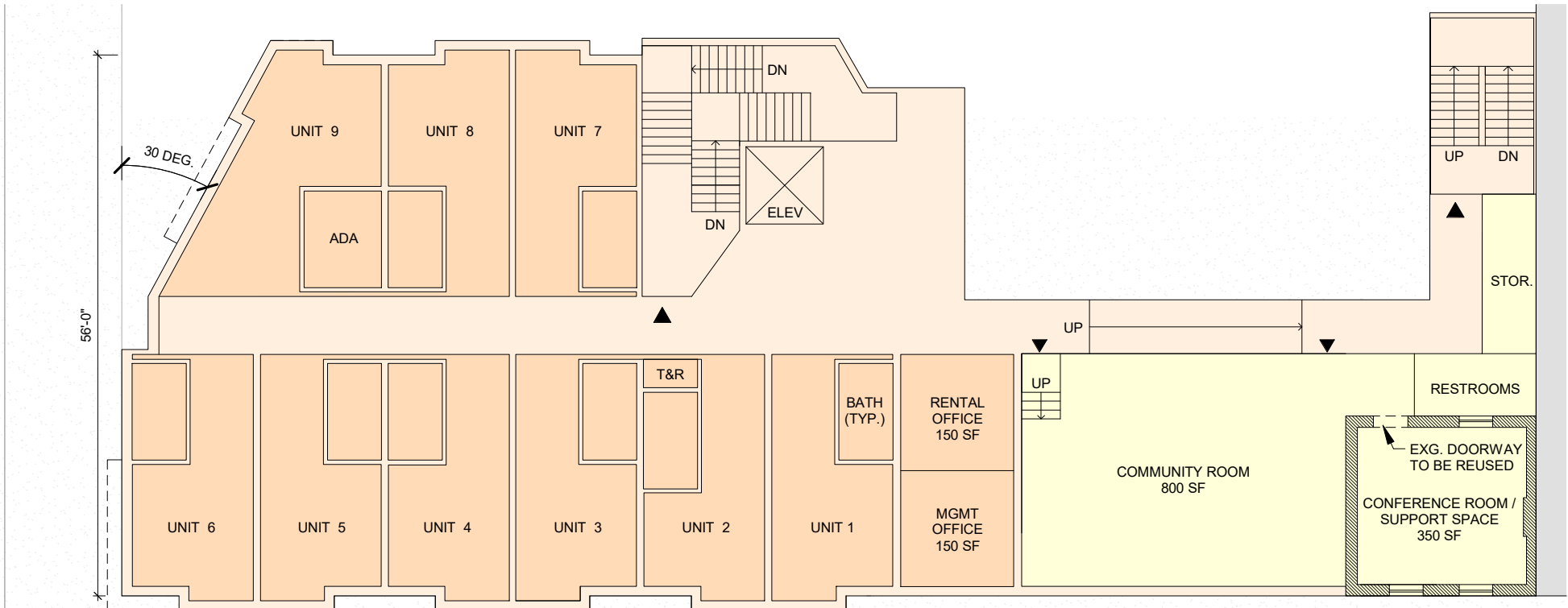
4th & Race Street  
Philadelphia, PA 19106

05/13/19

**PHC-3A 151 N. 4TH ADAPTATION**

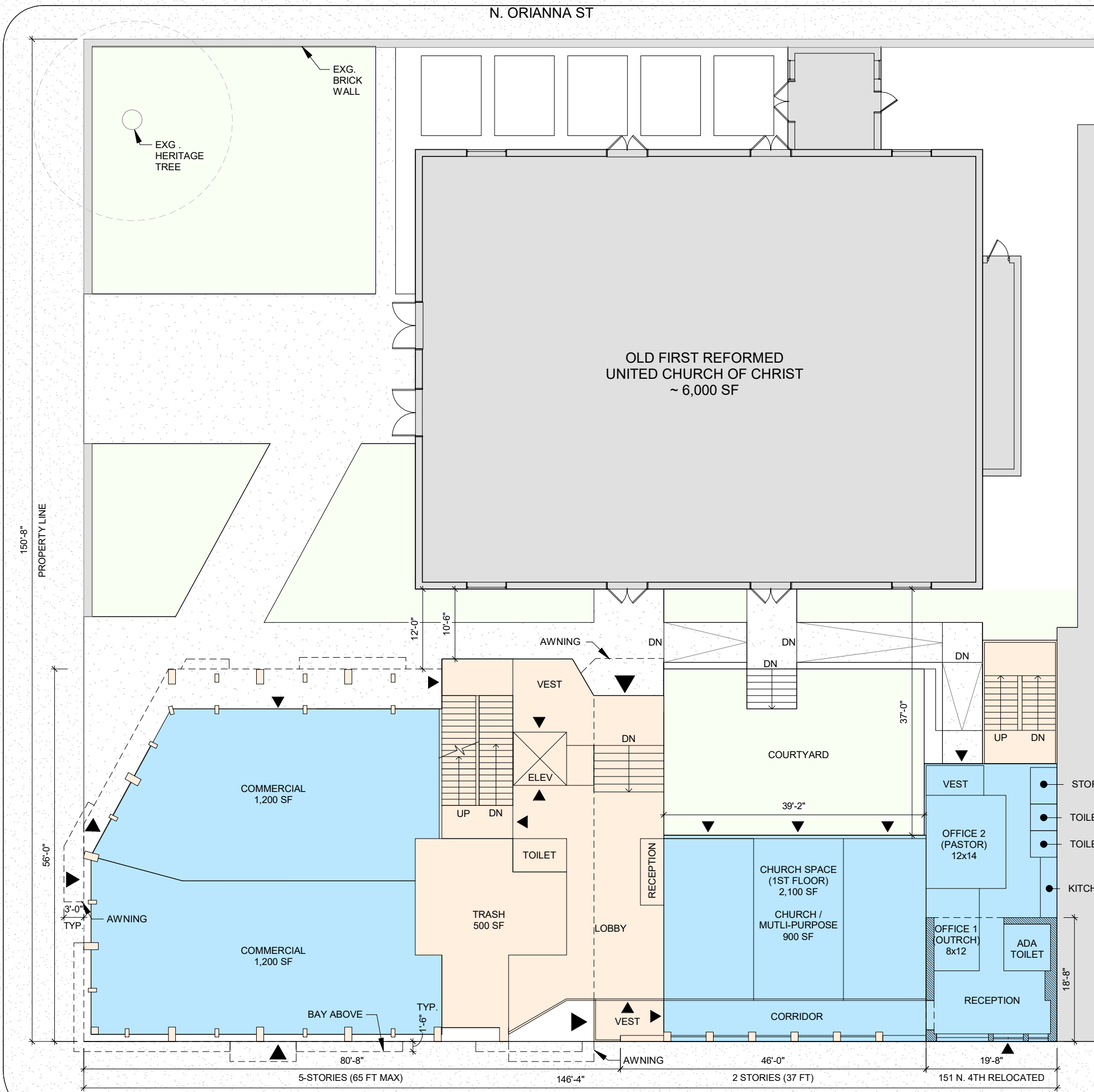
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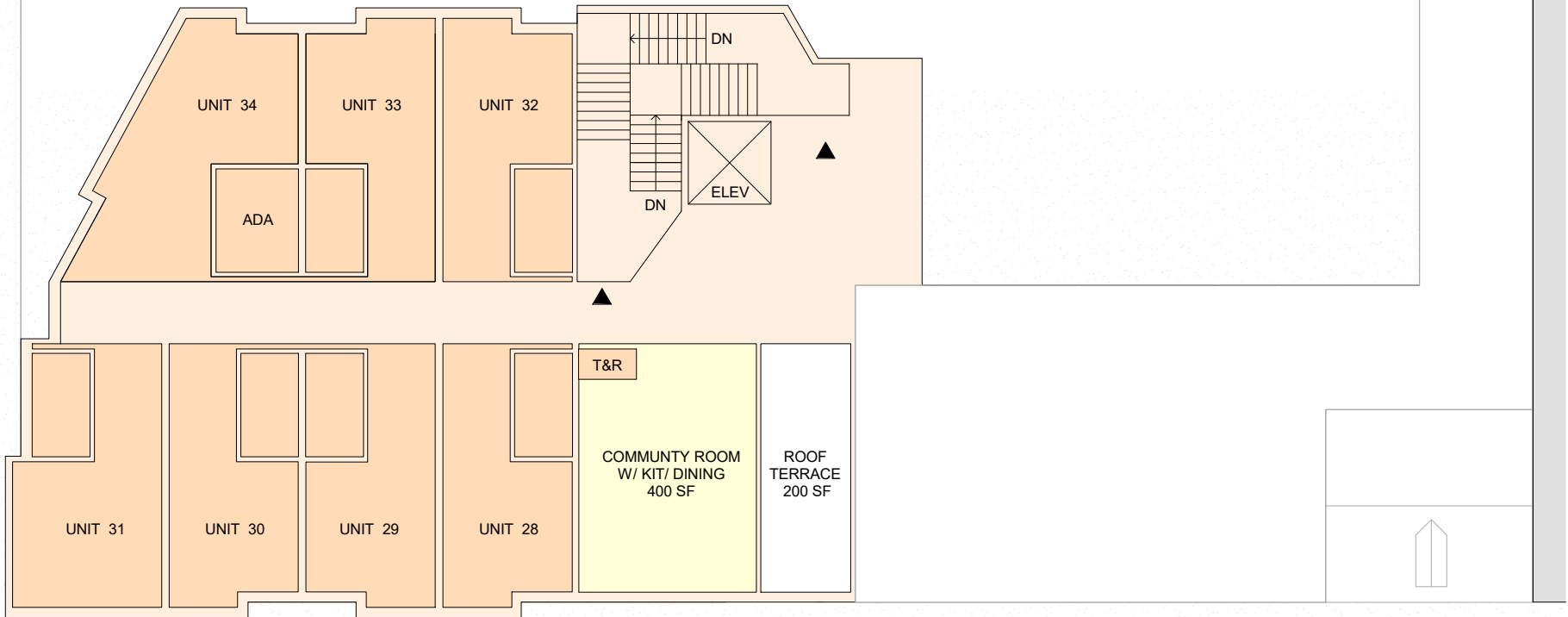


2nd Floor Plan

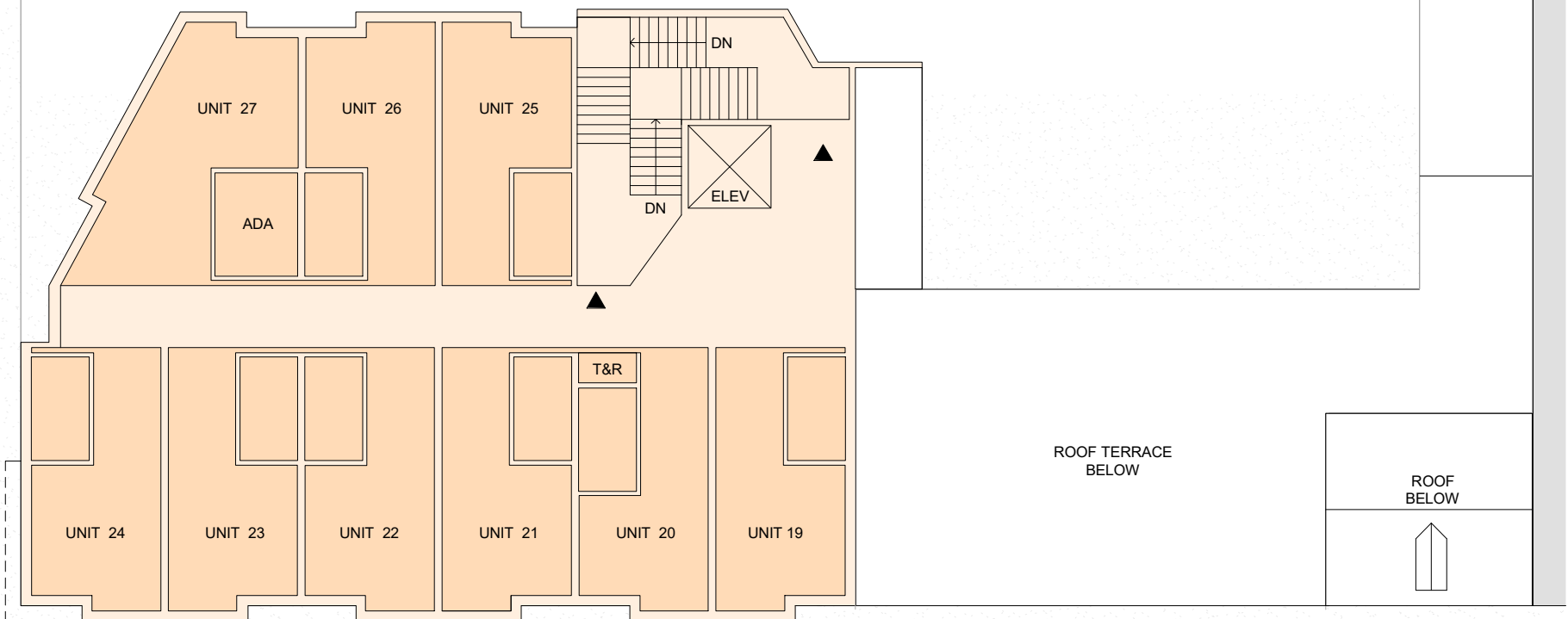
300 SF EFFICIENCY UNITS, TYP



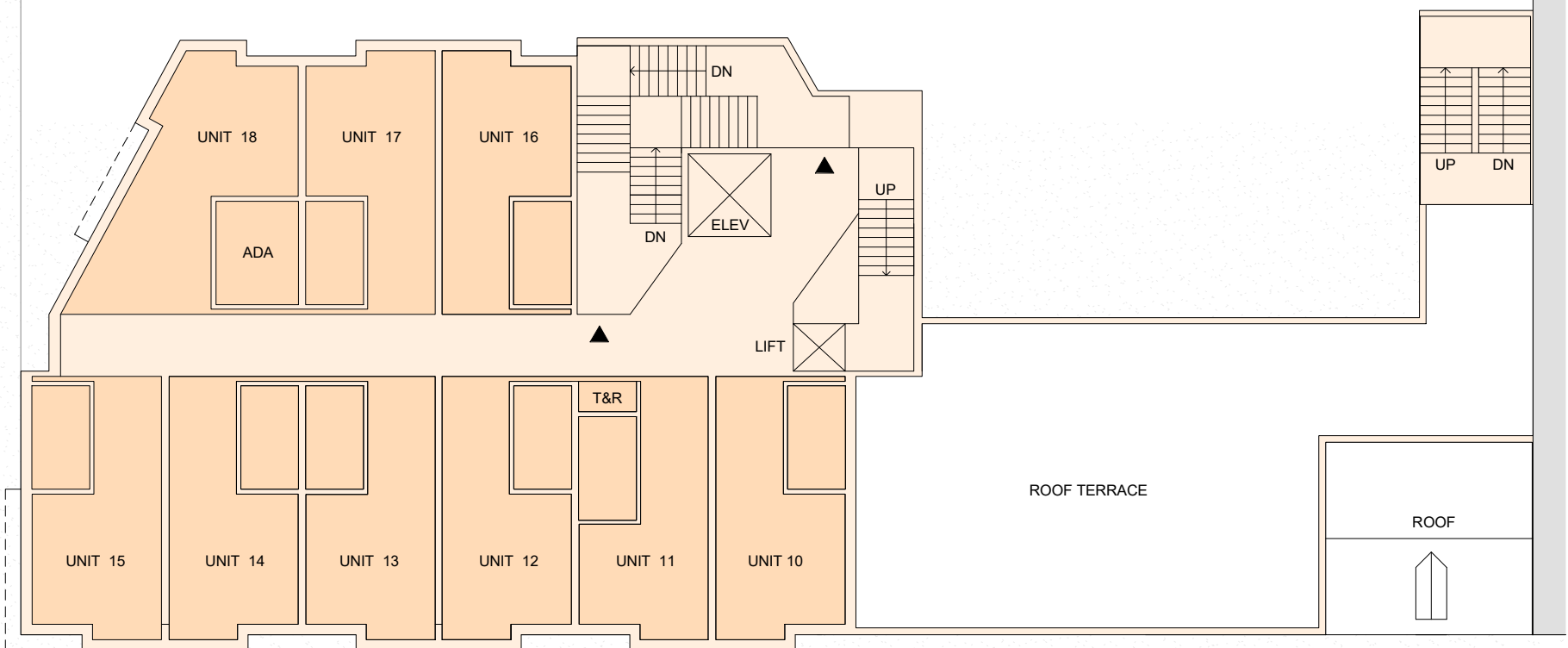
1st Floor Plan



5th Floor Plan



4th Floor Plan



3rd Floor Plan









RACE ST LOOKING SOUTH



4TH ST LOOKING NORTH



4TH & RACE LOOKING SOUTH

**Permanent Supportive Housing  
Old First Reformed UCC**

4th & Race Street  
Philadelphia, PA 19106  
05/13/19

**PHC-7 STREET VIEWS**







AERIAL VIEW LOOKING NORTH EAST



AERIAL VIEW LOOKING SOUTH WEST

**Permanent Supportive Housing  
Old First Reformed UCC**

4th & Race Street  
Philadelphia, PA 19106

05/13/19

**PHC-8 AERIAL VIEWS**







METAL PANEL

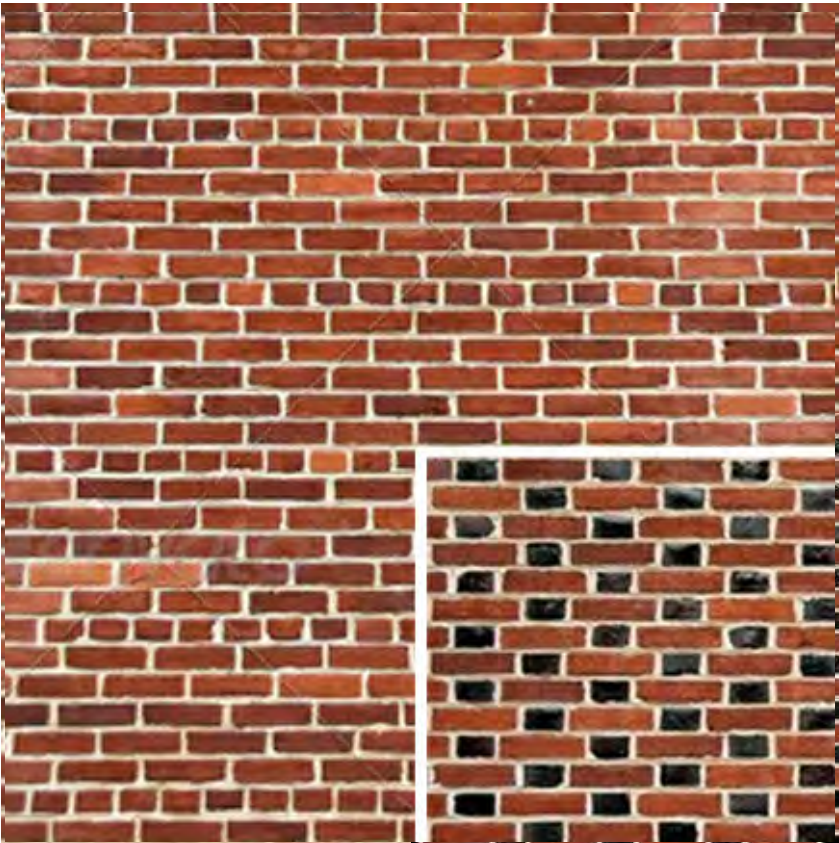
EXTERIOR MATERIAL SELECTIONS AT THE UPPER FLOOR LEVELS ARE INFLUENCED BY:

- 1. ENERGY REQUIREMENTS (PASSIVE HOUSE) THAT NECESSITATE UP TO 4" OF EXTERNAL INSULATION OUTSIDE THE BUILDING STRUCTURE.
- 2. USE OF A FIRE TESTED PRODUCT (NFPA 285) THAT WILL ADHERE TO STRICT FIRE REQUIREMENTS.

EXTERIOR FINISHING AND INSULATION SYSTEMS ARE WELL-SUITED TO MEET BOTH THE DESIGN CRITERIA AND AN ACCEPTABLE PROJECT BUDGET FOR AFFORDABLE HOUSING.



EXTERIOR INSULATION FINISHING SYSTEM



BRICK

EXG. BRICK 151 N. 4TH ST,  
NEW ACCENT BRICK



CAST STONE, OR, POLISHED CMU





**OldFirst**  
Love First

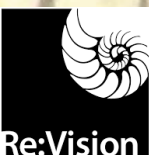
# Design Review:

## *Residences at Old First Reformed Church*

*322-40 Race Street, Philadelphia, PA*

Architectural Committee of the  
Philadelphia Historical Commission

May 28, 2019



**Ballard Spahr**  
LLP

GREEN ARCHITECTURE  
SUSTAINABILITY CONSULTING  
COMMUNITY ENGAGEMENT



**STUDIO|BRYAN HANES**  
LANDSCAPE ARCHITECTURE & URBAN DESIGN



# COMMUNITY VENTURES / OLD FIRST INTRODUCTION

## Design Review

*Residences at OFR*

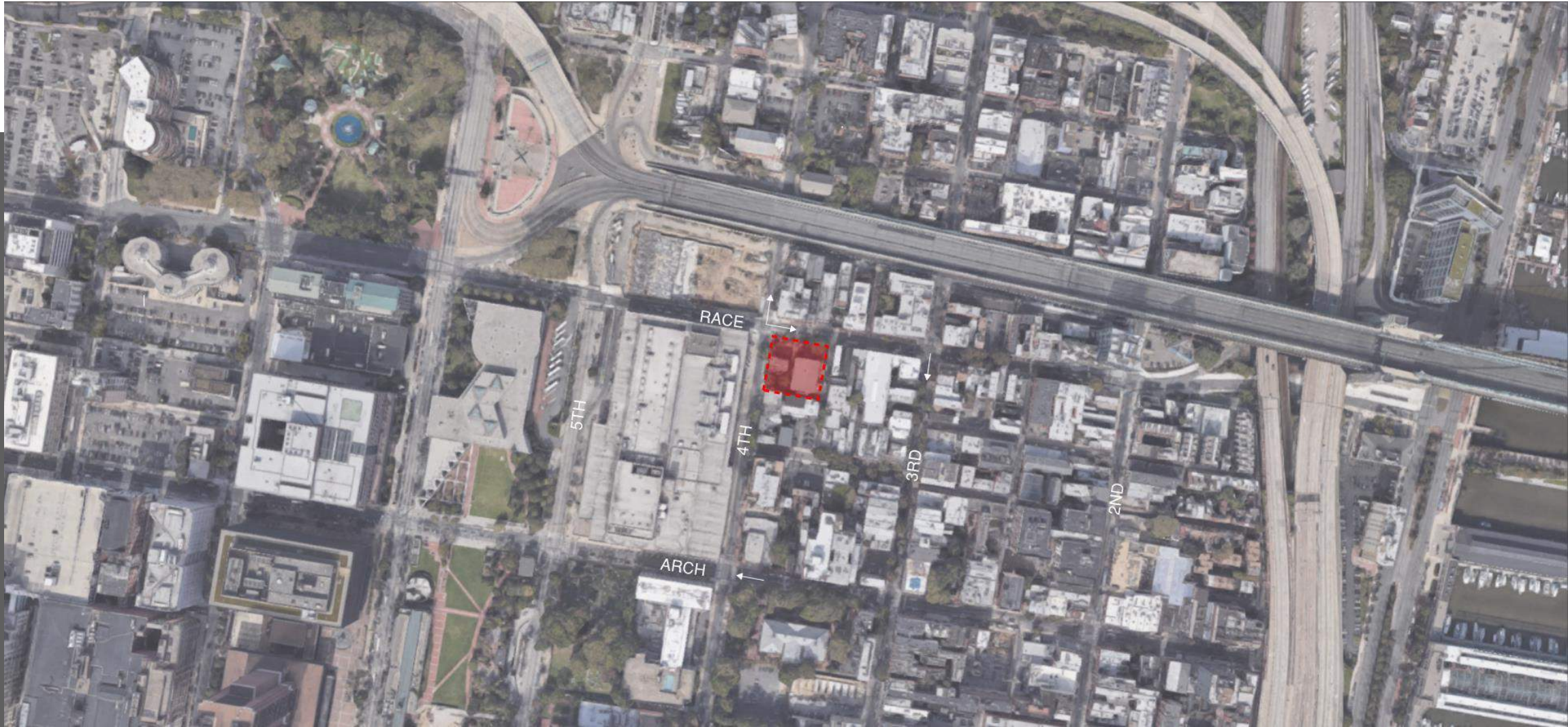


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# PROJECT CONTEXT



SITE LOCATION





# PROJECT CONTEXT

## Design Review

*Residences at OFR*



SITE AERIAL



BWA architecture + planning





# PROJECT CONTEXT

## Design Review

*Residences at OFR*



EXISTING VIEW LOOKING SOUTHWEST DOWN RACE STREET



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# PROJECT CONTEXT

## Design Review

*Residences at OFR*



EXISTING VIEW LOOKING NORTHEAST UP 4TH STREET



BWA architecture + planning





# PROJECT CONTEXT

## Design Review

*Residences at OFR*



EXISTING VIEW LOOKING SOUTHEAST TO 4<sup>TH</sup> AND RACE



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# PROJECT CONTEXT

## Design Review

*Residences at OFR*



WEST CORNER OF 4<sup>TH</sup> AND RACE LOOKING EAST



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# PROJECT CONTEXT

## Design Review

*Residences at OFR*



THE MINT



BWA architecture + planning





# 151 N. 4<sup>TH</sup> STREET: DATES OF CONSTRUCTION

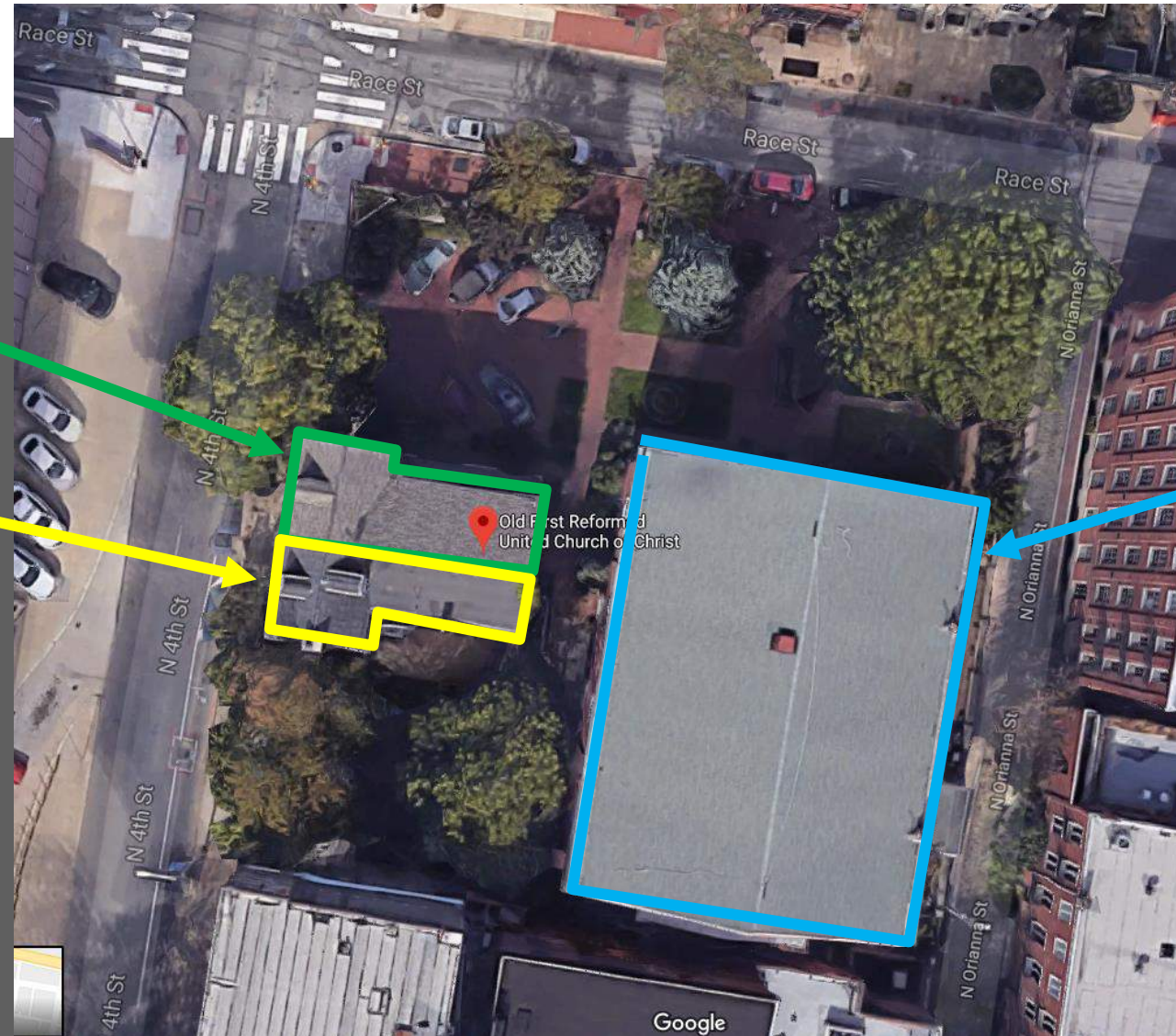
## Design Review

*Residences at OFR*

153 N. 4TH STREET, BUILT  
C.1974, NON-HISTORIC

151 N. 4TH STREET, BUILT  
C.1760; 1973 RECONSTRUCTED  
1ST FLOOR

CHURCH BUILT 1837



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# 151 AND 153 N. 4<sup>TH</sup> STREET

## Design Review

*Residences at OFR*



**153 N. 4TH**

C. 1974 NON-CONTRIBUTING / DECLASSIFIED

**151 N. 4TH**

C.1760, C.1974 RECONSTRUCTION



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# 151 N. 4<sup>TH</sup> STREET: OVERALL VIEWS

## Design Review

*Residences at OFR*



WEST ELEVATION



SOUTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



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# 151 N. 4<sup>TH</sup> STREET: 1973 CONJECTURAL RECONSTRUCTION / CHANGES

Design Review  
*Residences at OFR*



MODERN BRICK, DOOR,  
WINDOW, PENT



MODERN STUCCO, CHIMNEY  
(FORMER PARTY WALL)



MODERN STUCCO, ENTRANCE  
BUMPOUT, CHIMNEY



BWA architecture + planning



# 151 N. 4<sup>TH</sup> STREET: HISTORIC PHOTOS

## Design Review

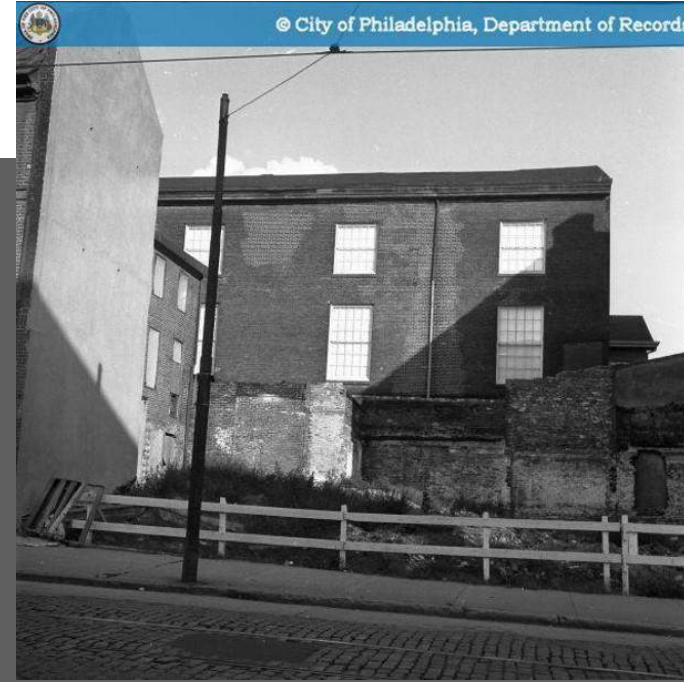
*Residences at OFR*



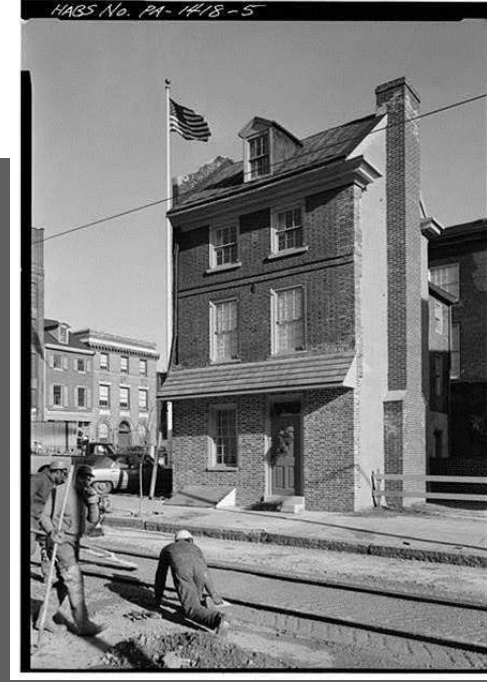
1960: WEST ELEVATION



1971: WEST ELEVATION



1971: LOOKING NORTHEAST  
TOWARD REAR ELL



1974: WEST ELEVATION  
CHIMNEY AND PENT ROOF  
ADDITION



BWA architecture + planning

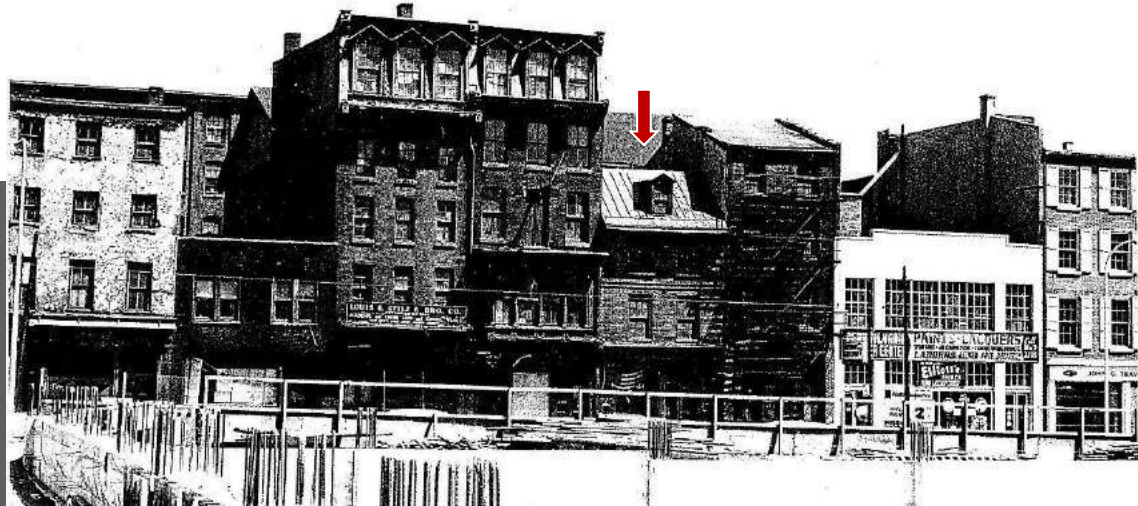




# 151 N. 4<sup>TH</sup> STREET: DENSE CONSTRUCTION

## Design Review

*Residences at OFR*



C. 1950: 100 BLOCK  
OF N. 4TH STREET  
LOOKING EAST



1960: 100 BLOCK OF  
N. 4TH STREET  
LOOKING EAST

NOTE: REAR ELL OF 151 N 4TH NOT VISIBLE



BWA architecture + planning

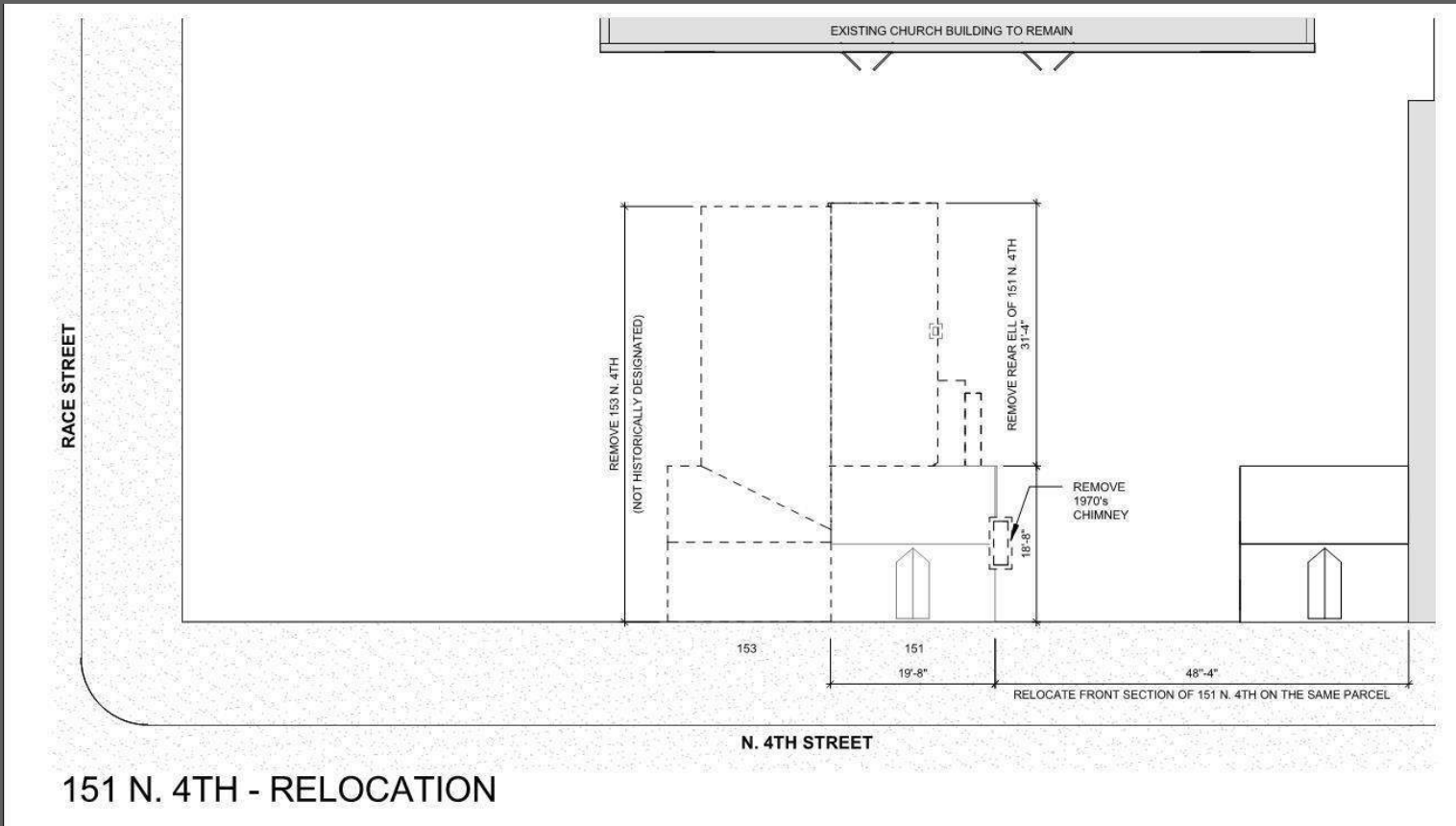


# MOVING 151 SOUTH TO END OF ROW ON 4<sup>TH</sup> STREET

## Design Review

*Residences at OFR*

- Restore historic context



### 153 N. 4TH

Demolish non-historic building

### 151 N.4TH

Remove rear ell (does not characterize the property, was not visible during period of significance)

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BWA architecture + planning



# MOVING 151 SOUTH TO END OF ROW ON 4<sup>TH</sup> STREET

## Design Review

*Residences at OFR*

- Expert movers - feasible based on budget



Bernville, PA (Berks County)

5 Decades of experience throughout Eastern US

Thousands of moves

Museums, churches, commercial, residential

Frame, stone, brick, concrete

Specialized technology, industry-leading equipment  
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# LEARNING FROM OLD CITY

## CONTRASTING NEW BUILDING MATERIALS

## Design Review

*Residences at OFR*



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# LEARNING FROM OLD CITY

## GROUND LEVEL COMMERCIAL DATUM

## Design Review

*Residences at OFR*



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# LEARNING FROM OLD CITY

## GROUND LEVEL COMMERCIAL

## Design Review

*Residences at OFR*



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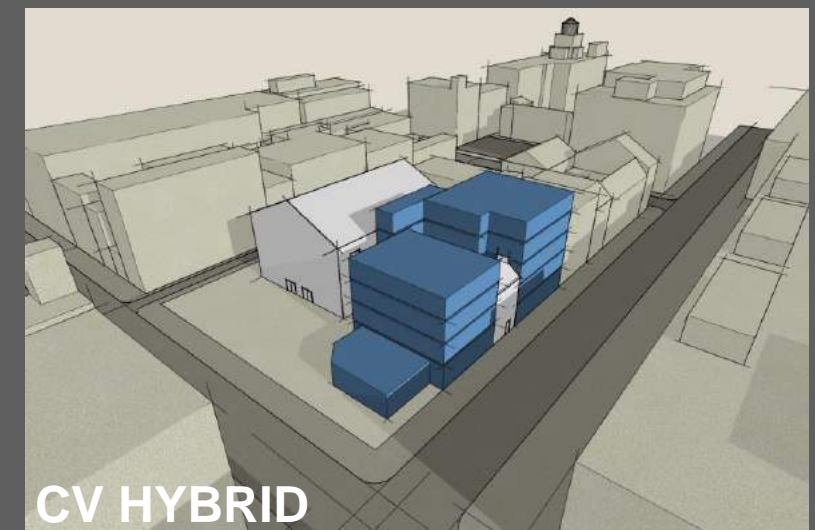
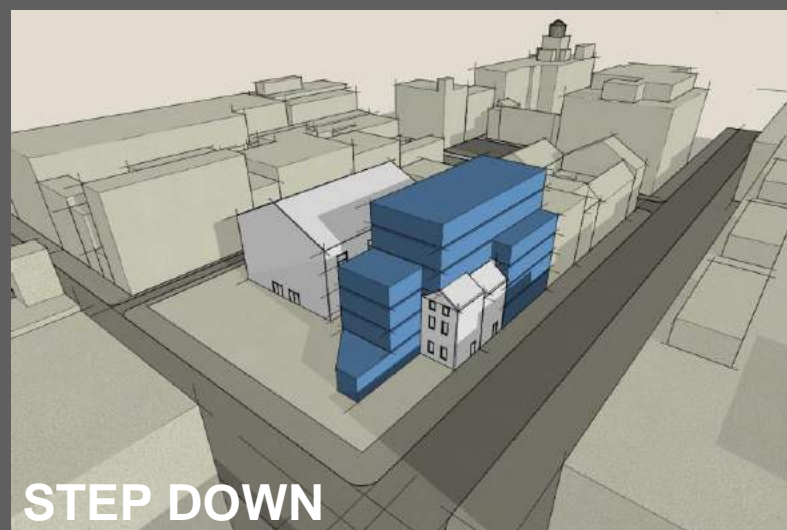
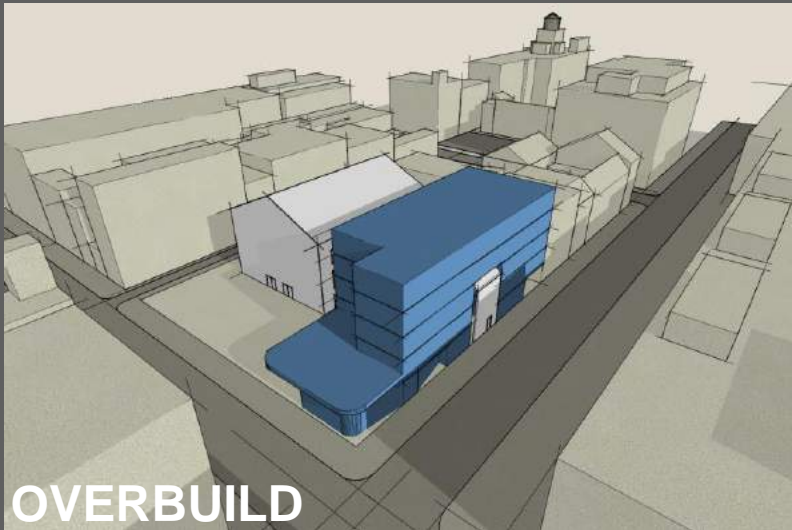
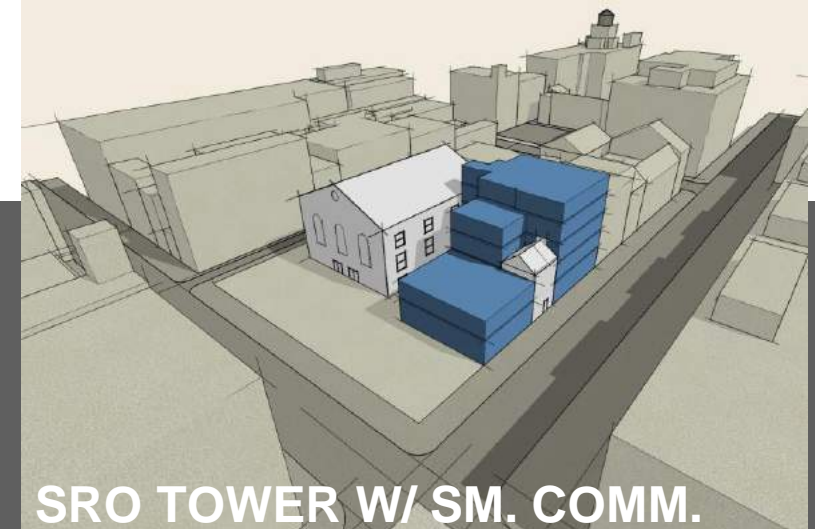
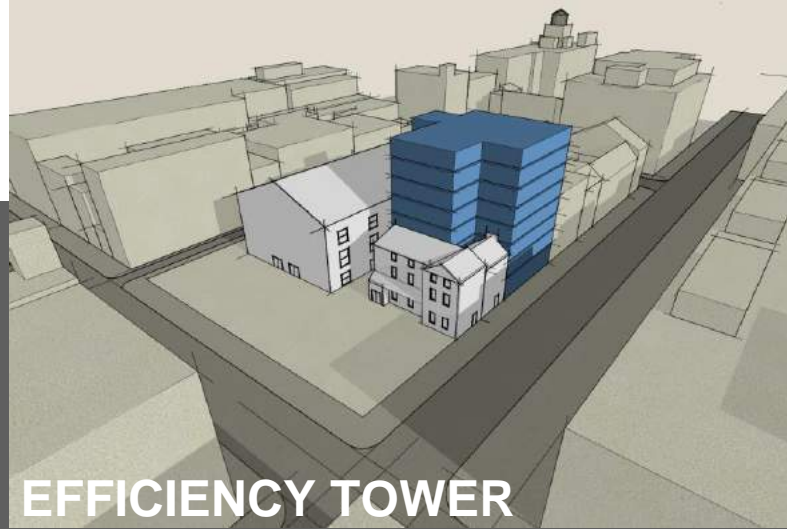




# DESIGN EVOLUTION

## Design Review

*Residences at OFR*



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# MOVING 151 SOUTH TO END OF ROW ON 4<sup>TH</sup> STREET

- How to best use 151?
- Why moving makes sense:
  - Resolving missing teeth



## Design Review

*Residences at OFR*

151 N. 4th Street | 1960



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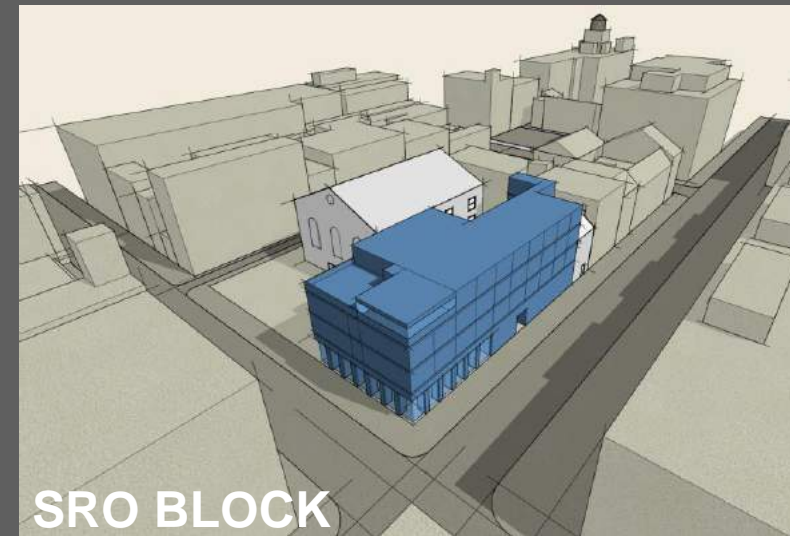
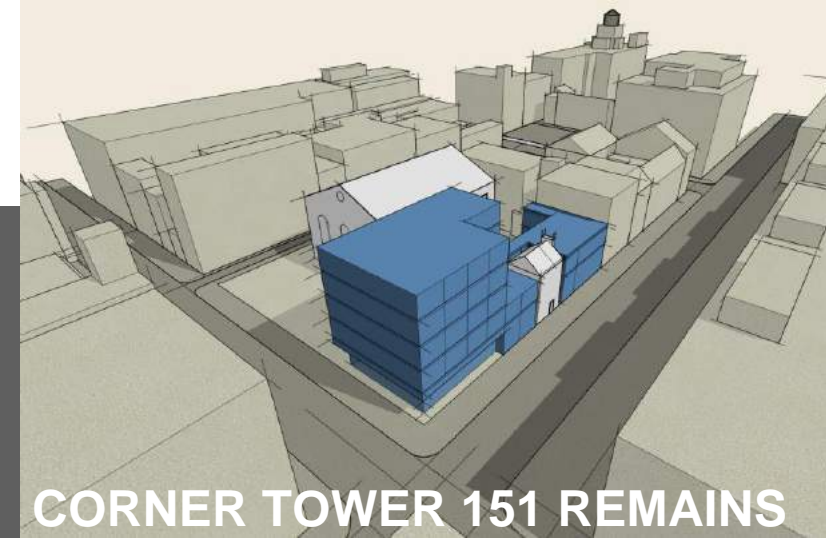


BWA architecture + planning

# DESIGN EVOLUTION

## Design Review

*Residences at OFR*



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# MASSING PROGRESS

## Design Review

*Residences at OFR*

### OPTION 1

ALLOWS 151 TO REMAIN IN-PLACE, OPENS UP CORNER SLIGHTLY



### OPTION 2

HOLDS CORNER, FRAMES CHURCH ENTRY, ALLOWS NATURAL LIGHT TO ENTER CHURCH



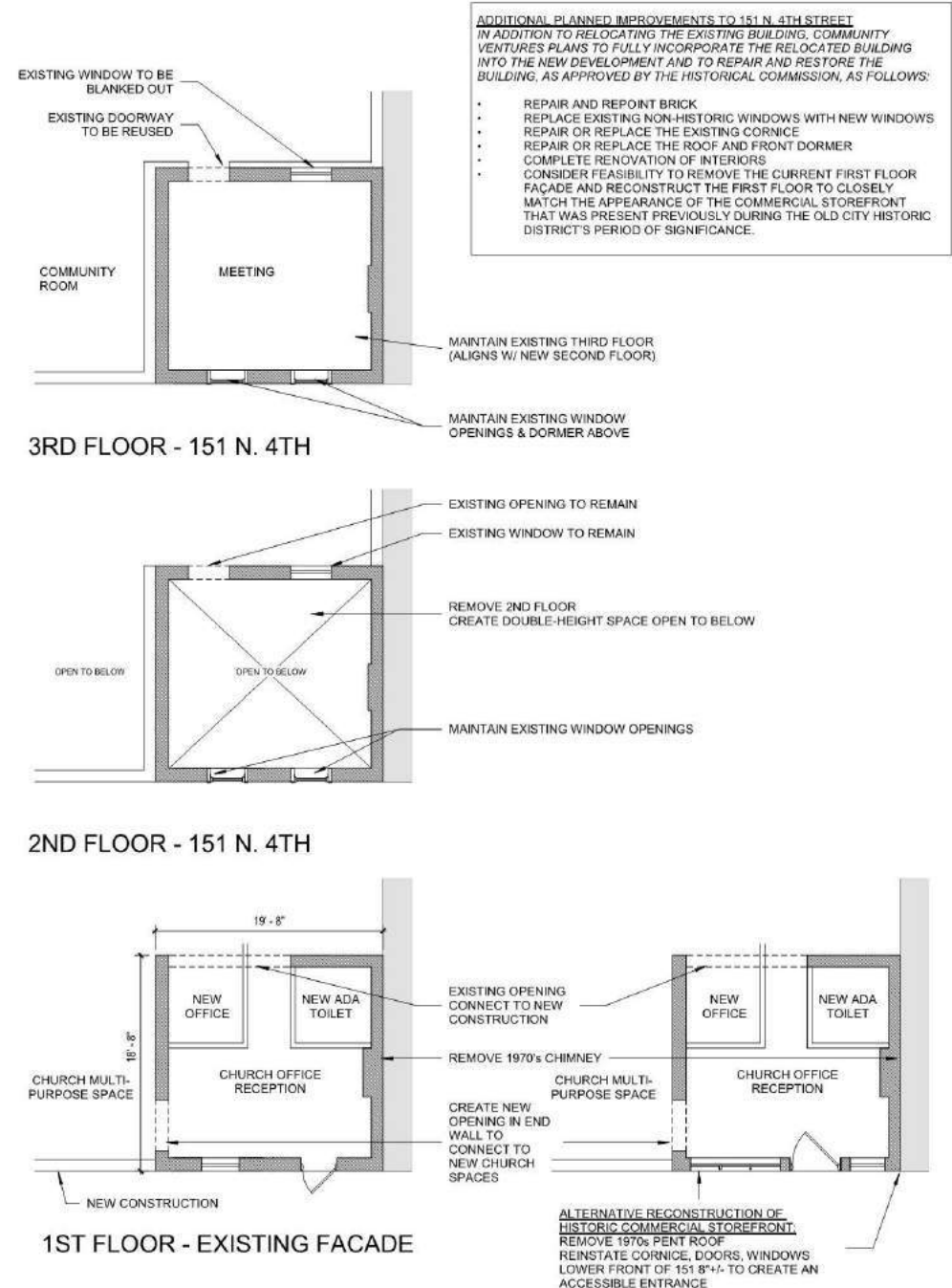
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# MOVING 151 SOUTH TO END OF ROW ON 4<sup>TH</sup> STREET

*How best to use 151?*

- Integrate into new building uses and circulation
- Removing rear ell: resolves inefficient egress corridors

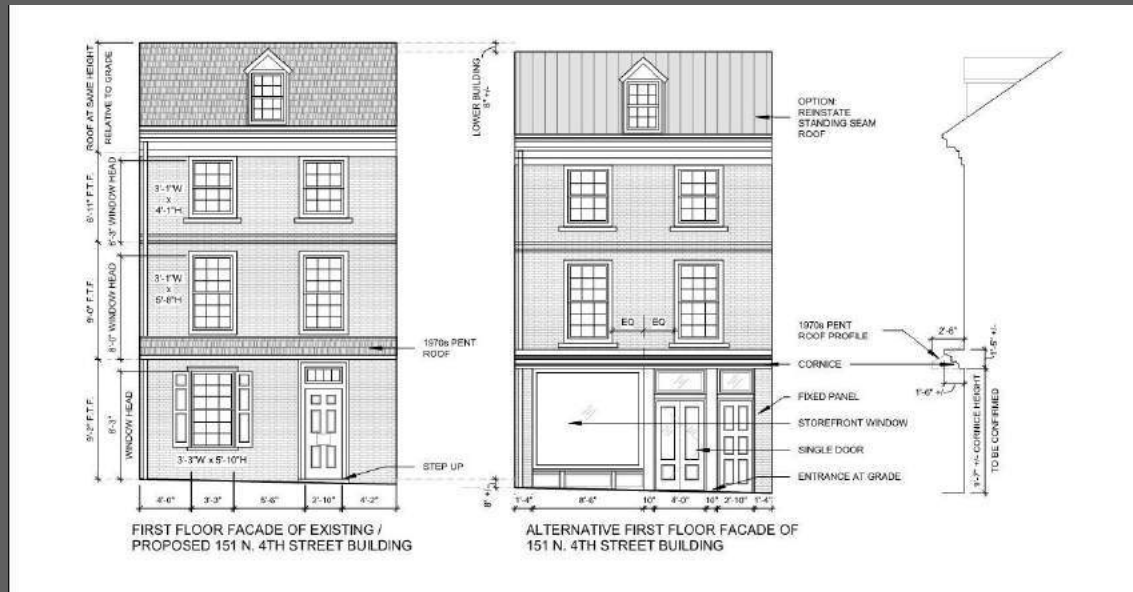




# MOVING 151 SOUTH TO END OF ROW ON 4<sup>TH</sup> STREET

*How best to use 151?*

- Alternate First Floor Façade:
  - ADA entrance
  - Opportunity to restore commercial storefront from period of significance
  - Can bring back “flat” version of cellar bulkhead



## Design Review

*Residences at OFR*

151 N. 4th Street | 1960



© City of Philadelphia, Department of Records



# MASSING PROGRESS

## Design Review

*Residences at OFR*

Overall shape  
responds to Old  
First church  
building



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# MASSING PROGRESS

## Design Review

*Residences at OFR*

2 and 5 story  
sections reflect  
historic condition of  
block and Church  
street presence

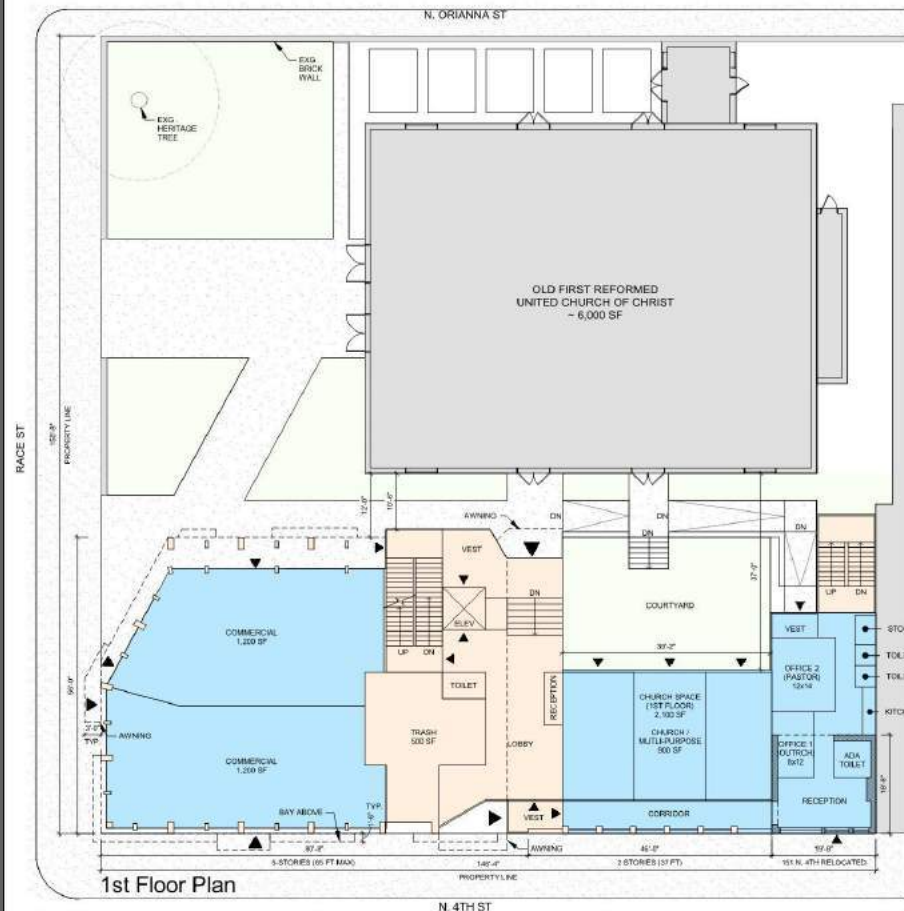


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# FLOOR PLANS

Massing, program,  
number of floors,  
unit counts,  
Passive House  
criteria are set



Permanent Supportive Housing  
Old First Reformed UCC

4th & Race Street  
Philadelphia, PA 19106

05/13/19

PHC-4 FLOOR PLANS

1/16" = 1'-0"



Permanent Supportive Housing  
Old First Reformed UCC

4th & Race Street  
Philadelphia, PA 19106

05/13/19

PHC-5 FLOOR PLANS

1/16" = 1'-0"



BWA architecture + planning



# ELEVATIONS

## Design Review

*Residences at OFR*

Challenges of  
using 151:  
2nd floor  
alignment of  
new building  
with 3rd floor of  
151 to make  
usable



WEST ELEVATION



# ELEVATIONS

## Design Review

*Residences at OFR*

Window  
patterning:  
number and  
distribution of  
windows helps  
equalize  
residential units



NORTH ELEVATION





# ELEVATIONS

## Design Review

*Residences at OFR*

Facing new  
courtyard  
shared with  
Church building



EAST ELEVATION



BWA architecture + planning



# 3D VIEWS

## Design Review

*Residences at OFR*



RACE STREET LOOKING SOUTH



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# 3D VIEWS

## Design Review

*Residences at OFR*



4<sup>TH</sup> STREET LOOKING NORTH



**BWA** architecture + planning



# 3D VIEWS

## Design Review

*Residences at OFR*



4<sup>TH</sup> AND RACE LOOKING SOUTH



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# 3D VIEWS

## Design Review

*Residences at OFR*



AERIAL VIEW LOOKING NORTHEAST



**BWA** architecture + planning



# 3D VIEWS

## Design Review

*Residences at OFR*



AERIAL VIEW LOOKING SOUTHWEST



**BWA** architecture + planning





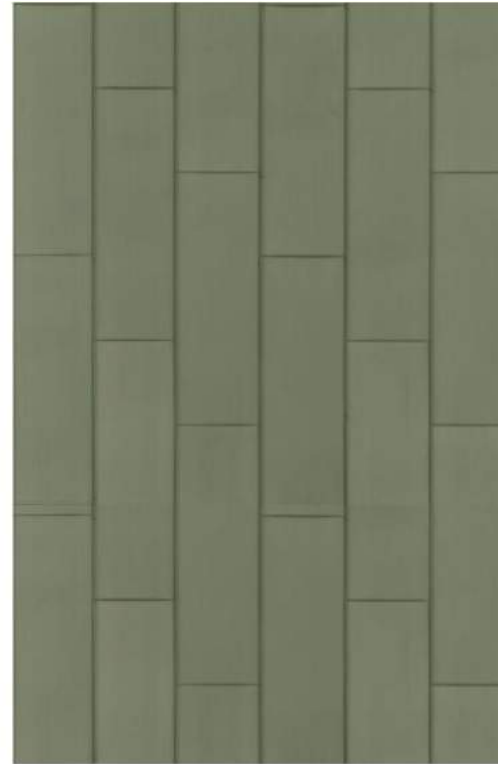
# MATERIAL SELECTION

- Conservative based on affordable housing project budget
- Will be developed based on selected structural system and Passive House detailing requirements

EXTERIOR MATERIAL SELECTIONS AT THE UPPER FLOOR LEVELS ARE INFLUENCED BY:

1. ENERGY REQUIREMENTS (PASSIVE HOUSE) THAT NECESSITATE UP TO 4" OF EXTERNAL INSULATION OUTSIDE THE BUILDING STRUCTURE.
2. USE OF A FIRE TESTED PRODUCT (NFPA 285) THAT WILL ADHERE TO STRICT FIRE REQUIREMENTS.

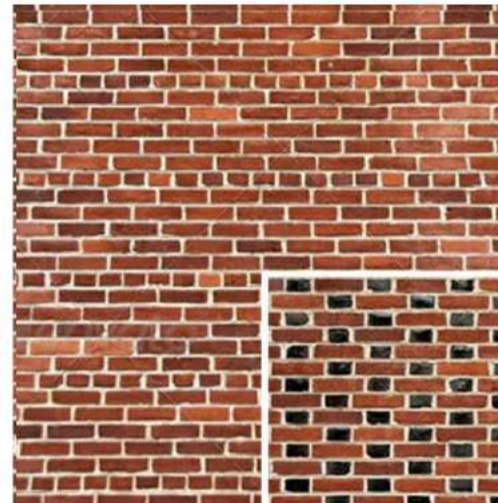
EXTERIOR FINISHING AND INSULATION SYSTEMS ARE WELL-SUITED TO MEET BOTH THE DESIGN CRITERIA AND AN ACCEPTABLE PROJECT BUDGET FOR AFFORDABLE HOUSING.



METAL PANEL



EXTERIOR INSULATION FINISHING SYSTEM



BRICK

EXG. BRICK 151 N. 4TH ST,  
NEW ACCENT BRICK



CAST STONE, OR, POLISHED CMU



QUESTIONS? FEEDBACK?  
Thank you!

Design Review  
*Residences at OFR*



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**Ballard Spahr**  
LLP



**OldFirst**  
Love First







**OldFirst**  
Love First

# Design Review:

## *Residences at Old First Reformed Church*

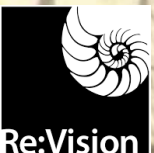
*322-40 Race Street, Philadelphia, PA*

Architectural Committee of the  
Philadelphia Historical Commission

May 28, 2019



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Re-Vision  
GREEN ARCHITECTURE  
SUSTAINABILITY CONSULTING  
COMMUNITY ENGAGEMENT



**Ballard Spahr**  
LLP



**STUDIO|BRYAN HANES**  
LANDSCAPE ARCHITECTURE & URBAN DESIGN



# COMMUNITY VENTURES / OLD FIRST INTRODUCTION

Design Review

*Residences at OFR*

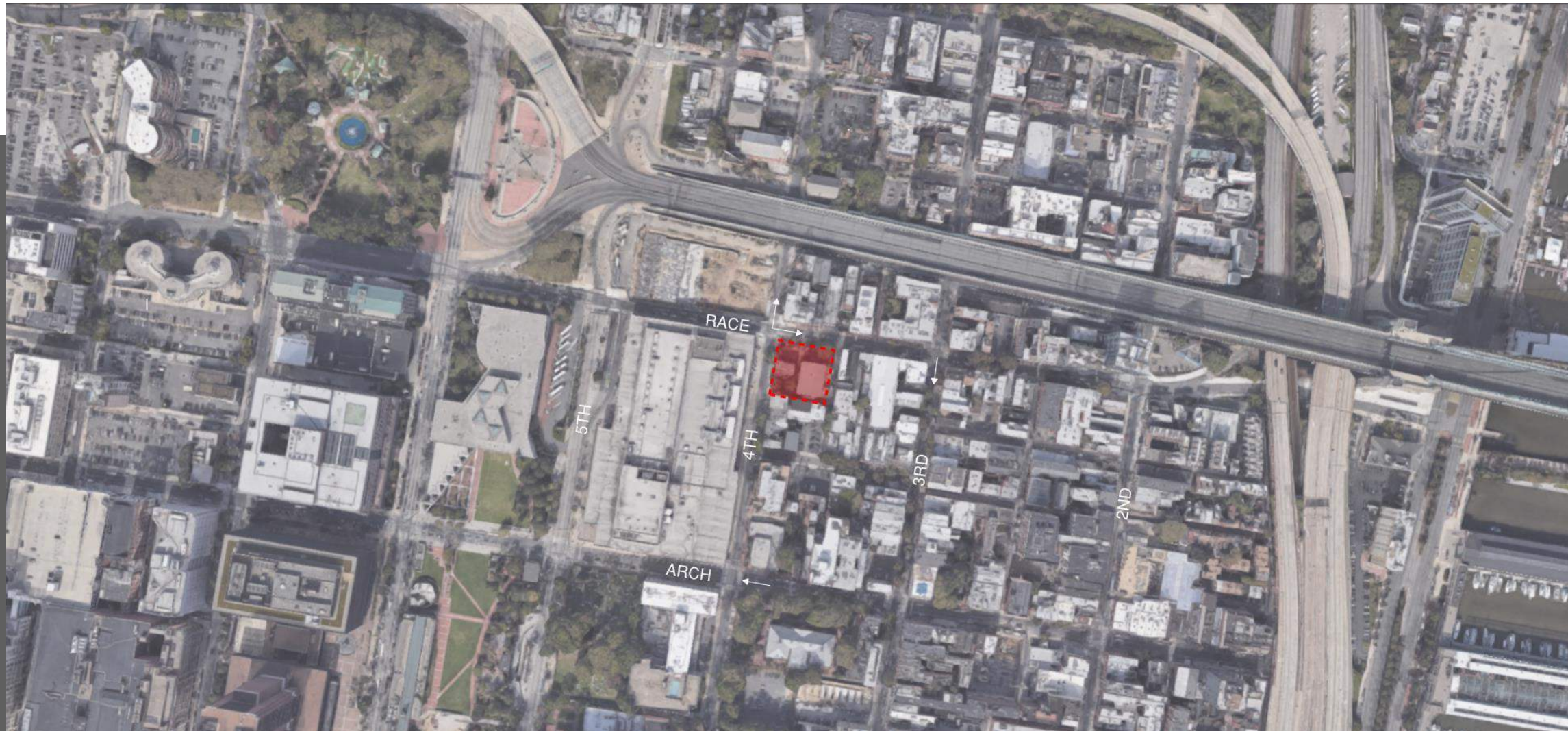


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## PROJECT CONTEXT



SITE LOCATION





# PROJECT CONTEXT



SITE AERIAL





# PROJECT CONTEXT

## Design Review

*Residences at OFR*



EXISTING VIEW LOOKING SOUTHWEST DOWN RACE STREET



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# PROJECT CONTEXT

## Design Review

*Residences at OFR*



EXISTING VIEW LOOKING NORTHEAST UP 4TH STREET



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# PROJECT CONTEXT

## Design Review

*Residences at OFR*



EXISTING VIEW LOOKING SOUTHEAST TO 4<sup>TH</sup> AND RACE



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# PROJECT CONTEXT

## Design Review

*Residences at OFR*



WEST CORNER OF 4<sup>TH</sup> AND RACE LOOKING EAST



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# PROJECT CONTEXT

## Design Review

*Residences at OFR*



THE MINT



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# 151 N. 4<sup>TH</sup> STREET: DATES OF CONSTRUCTION

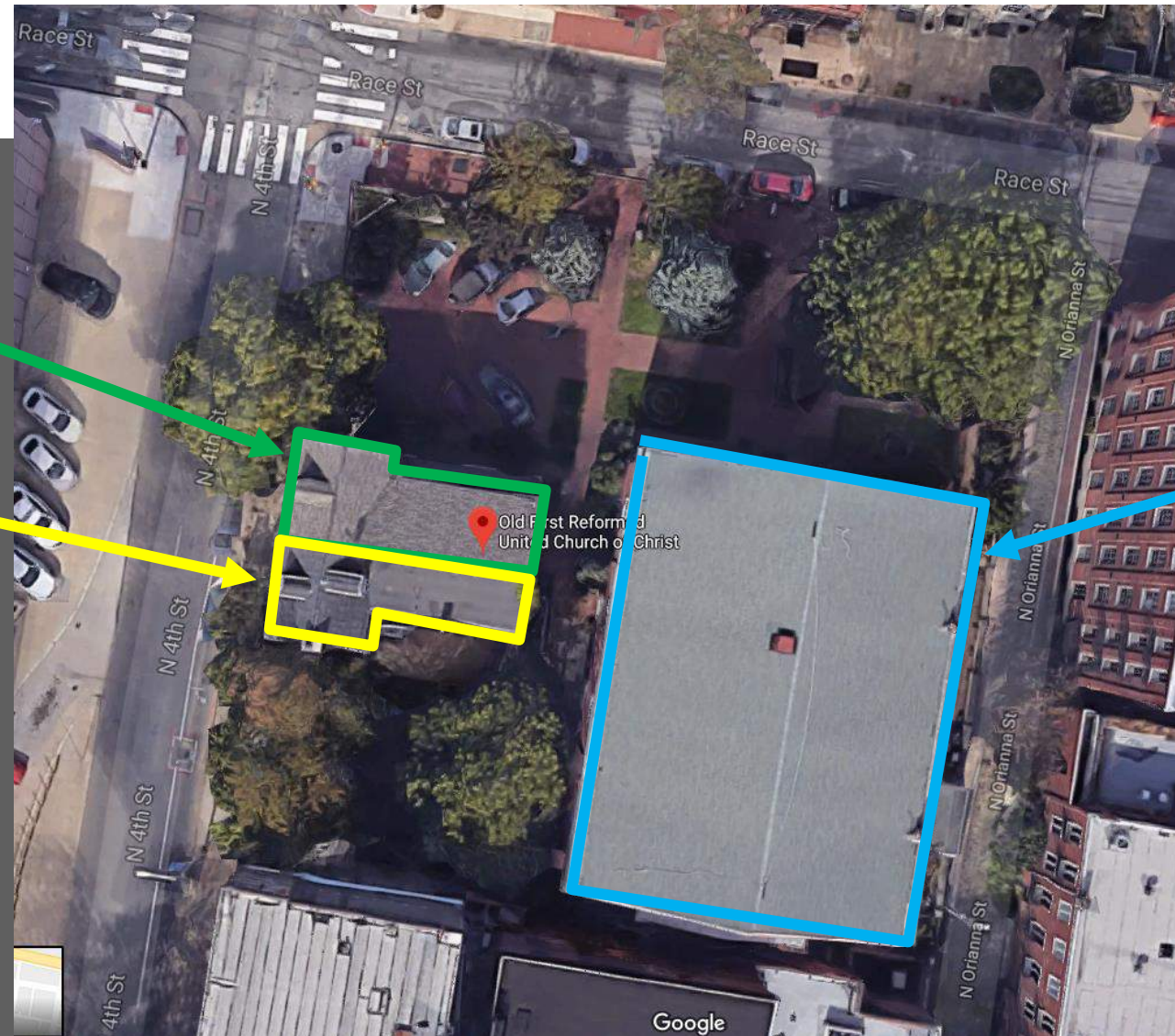
## Design Review

*Residences at OFR*

153 N. 4TH STREET, BUILT  
C.1974, NON-HISTORIC

151 N. 4TH STREET, BUILT  
C.1760; 1973 RECONSTRUCTED  
1ST FLOOR

CHURCH BUILT 1837



BWA architecture + planning





# 151 AND 153 N. 4<sup>TH</sup> STREET

## Design Review

*Residences at OFR*



**153 N. 4TH**

C. 1974 NON-CONTRIBUTING / DECLASSIFIED

**151 N. 4TH**

C.1760, C.1974 RECONSTRUCTION



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# 151 N. 4<sup>TH</sup> STREET: OVERALL VIEWS

## Design Review

*Residences at OFR*



WEST ELEVATION



SOUTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



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# 151 N. 4<sup>TH</sup> STREET: 1973 CONJECTURAL RECONSTRUCTION / CHANGES

Design Review  
*Residences at OFR*



MODERN BRICK, DOOR,  
WINDOW, PENT



MODERN STUCCO, CHIMNEY  
(FORMER PARTY WALL)



MODERN STUCCO, ENTRANCE  
BUMPOUT, CHIMNEY

# 151 N. 4<sup>TH</sup> STREET: HISTORIC PHOTOS

## Design Review

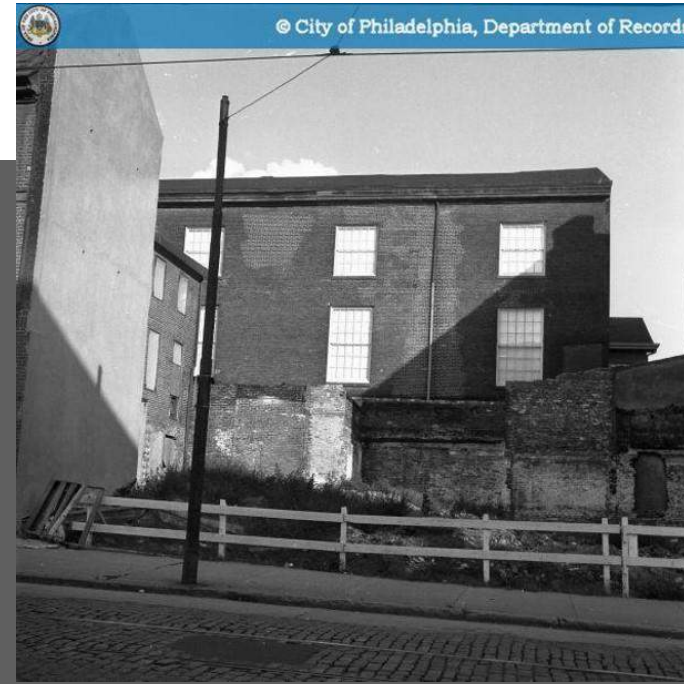
*Residences at OFR*



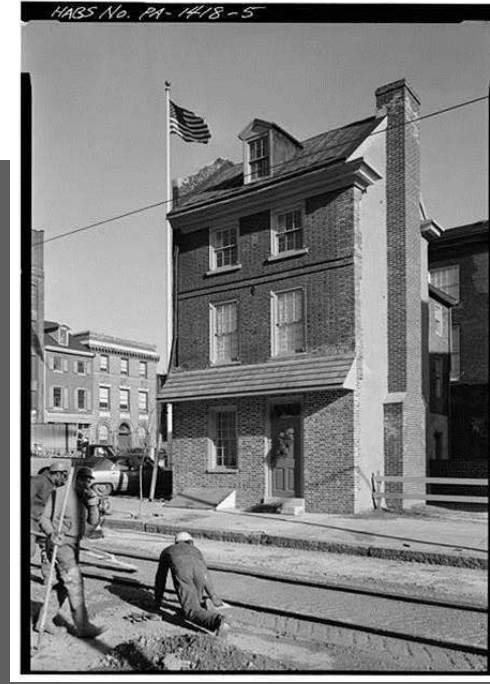
1960: WEST ELEVATION



1971: WEST ELEVATION



1971: LOOKING NORTHEAST  
TOWARD REAR ELL



1974: WEST ELEVATION  
CHIMNEY AND PENT ROOF  
ADDITION



BWA architecture + planning

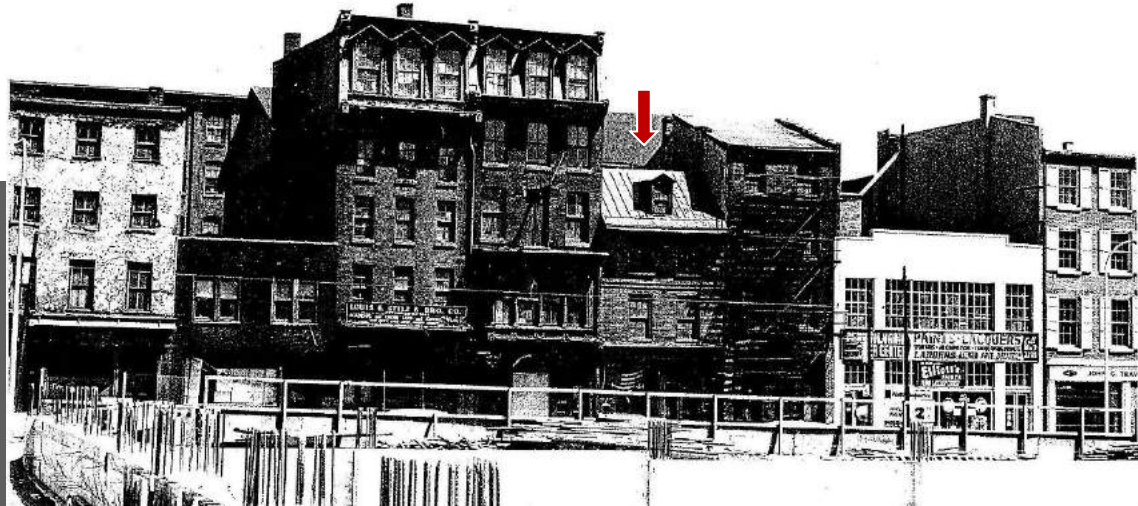




# 151 N. 4<sup>TH</sup> STREET: DENSE CONSTRUCTION

## Design Review

*Residences at OFR*



C. 1950: 100 BLOCK  
OF N. 4TH STREET  
LOOKING EAST



1960: 100 BLOCK OF  
N. 4TH STREET  
LOOKING EAST

NOTE: REAR ELL OF 151 N 4TH NOT VISIBLE



BWA architecture + planning

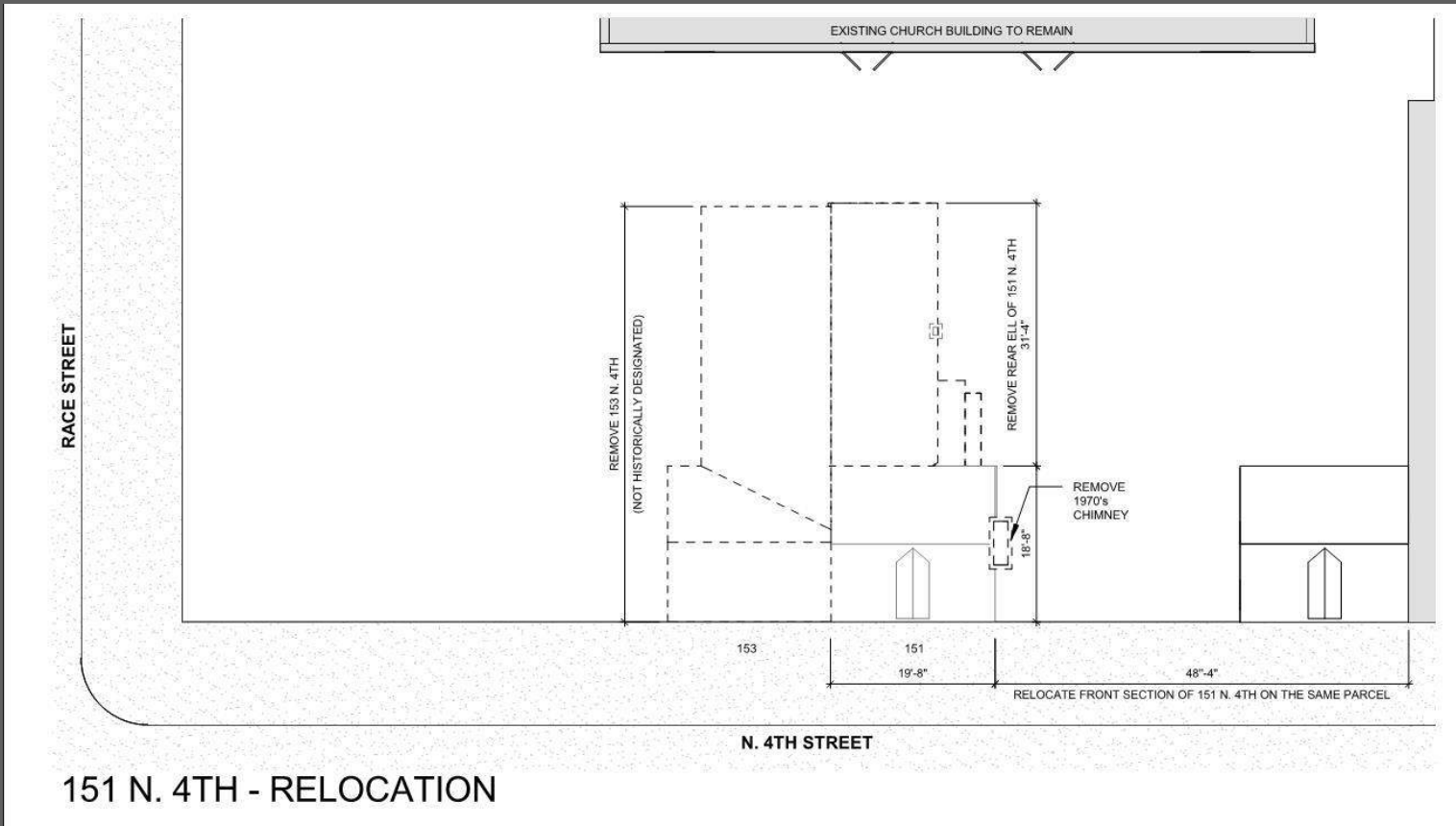


# MOVING 151 SOUTH TO END OF ROW ON 4<sup>TH</sup> STREET

## Design Review

*Residences at OFR*

- Restore historic context



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Demolish non-historic building

### 151 N.4TH

Remove rear ell (does not characterize the property, was not visible during period of significance)

Relocate building 48' to south (restore density of block and context of building to 18th century block)

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BWA architecture + planning





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## Design Review

*Residences at OFR*

- Expert movers - feasible based on budget



Bernville, PA (Berks County)

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Thousands of moves

Museums, churches, commercial, residential

Frame, stone, brick, concrete

Specialized technology, industry-leading equipment  
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# LEARNING FROM OLD CITY

## CONTRASTING NEW BUILDING MATERIALS

## Design Review

*Residences at OFR*



BWA architecture + planning





# LEARNING FROM OLD CITY

## GROUND LEVEL COMMERCIAL DATUM

## Design Review

*Residences at OFR*



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# LEARNING FROM OLD CITY

## GROUND LEVEL COMMERCIAL

## Design Review

*Residences at OFR*



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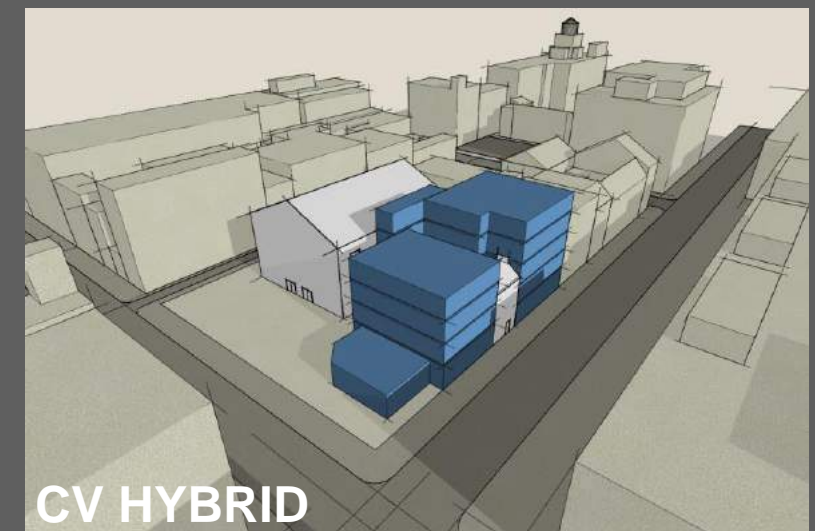
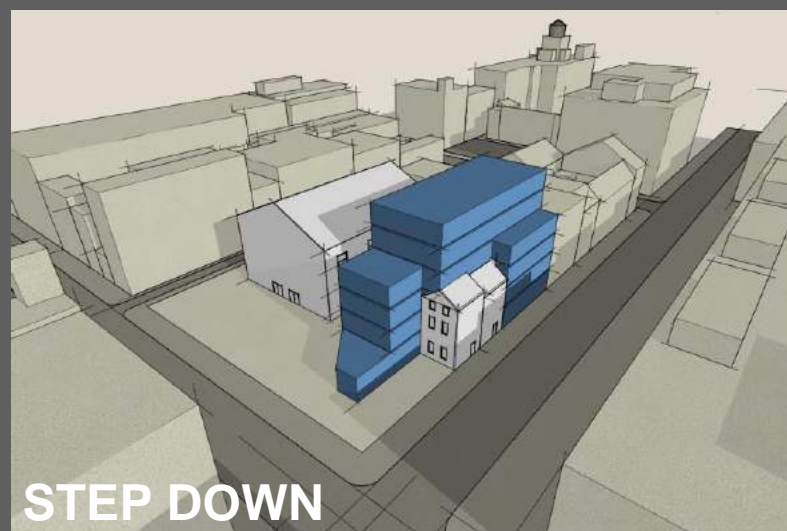
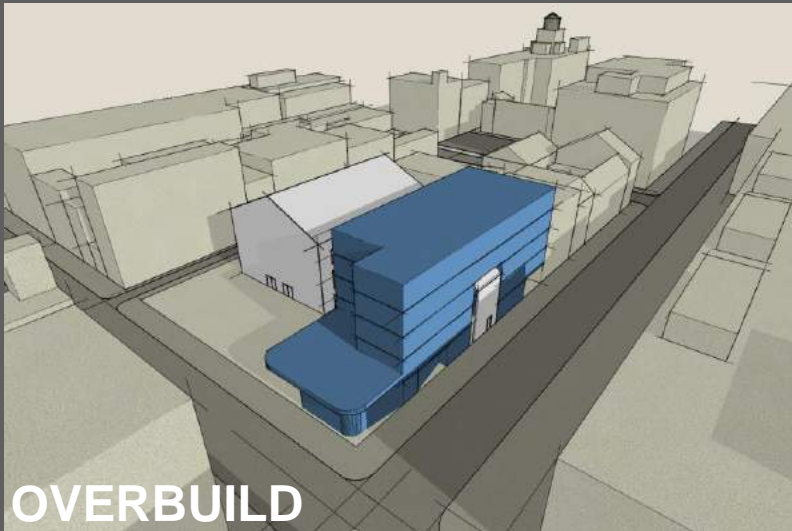
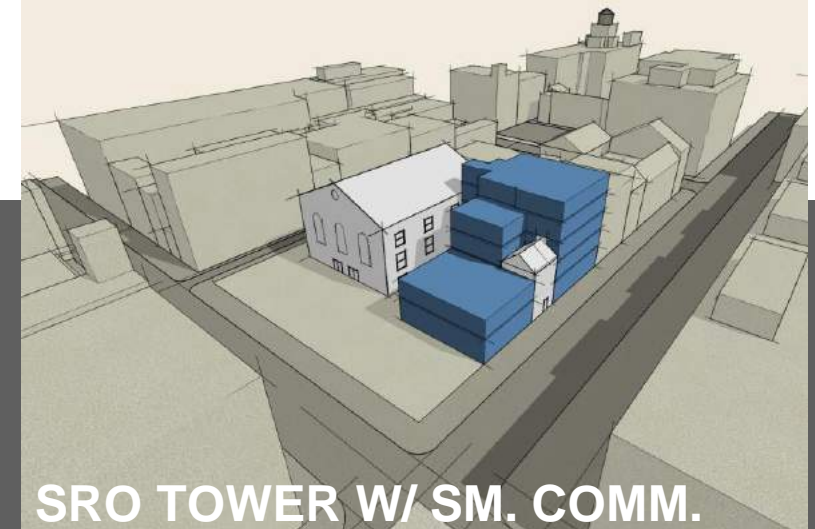




# DESIGN EVOLUTION

## Design Review

*Residences at OFR*



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# MOVING 151 SOUTH TO END OF ROW ON 4<sup>TH</sup> STREET

- How to best use 151?
- Why moving makes sense:
  - Resolving missing teeth



## Design Review

*Residences at OFR*

151 N. 4th Street | 1960



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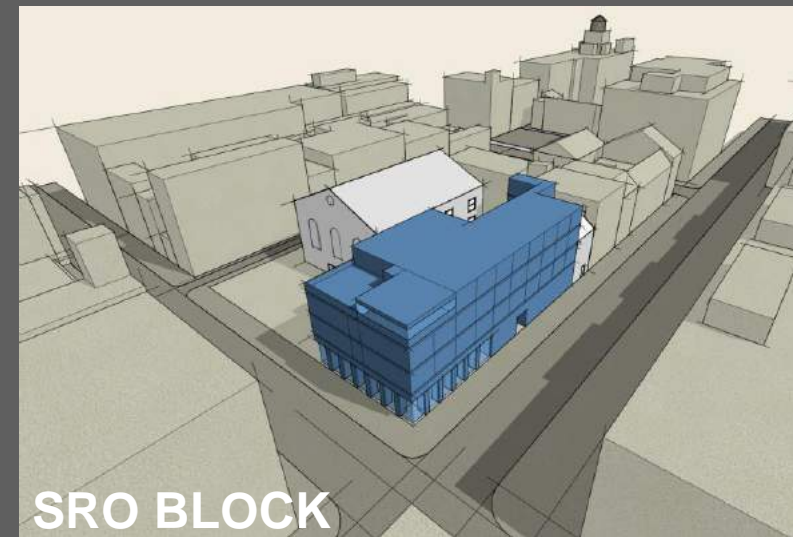
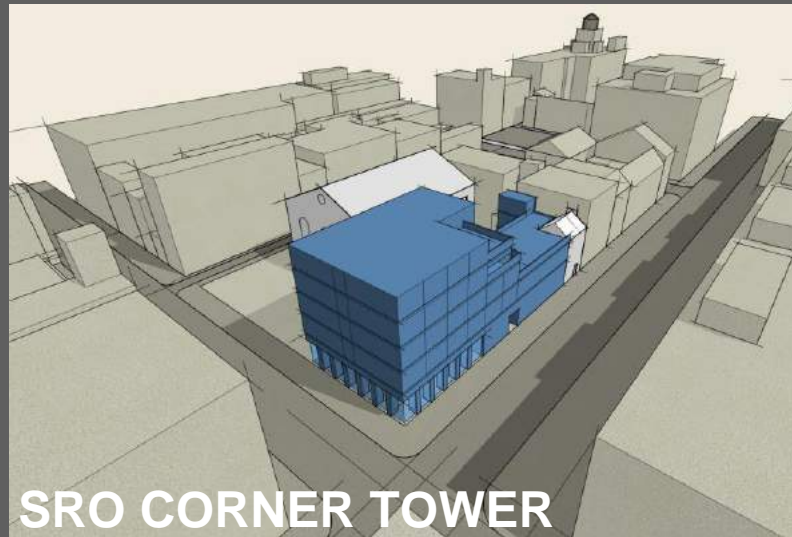
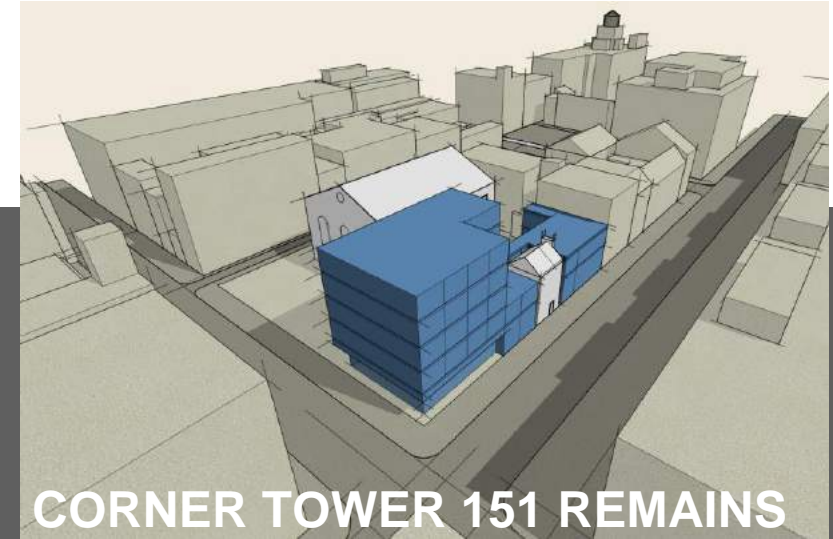
BWA architecture + planning



# DESIGN EVOLUTION

## Design Review

*Residences at OFR*



**BWA** architecture + planning



# MASSING PROGRESS

## Design Review

*Residences at OFR*

### OPTION 1

ALLOWS 151 TO REMAIN IN-PLACE, OPENS UP CORNER SLIGHTLY



### OPTION 2

HOLDS CORNER, FRAMES CHURCH ENTRY, ALLOWS NATURAL LIGHT TO ENTER CHURCH



BWA architecture + planning

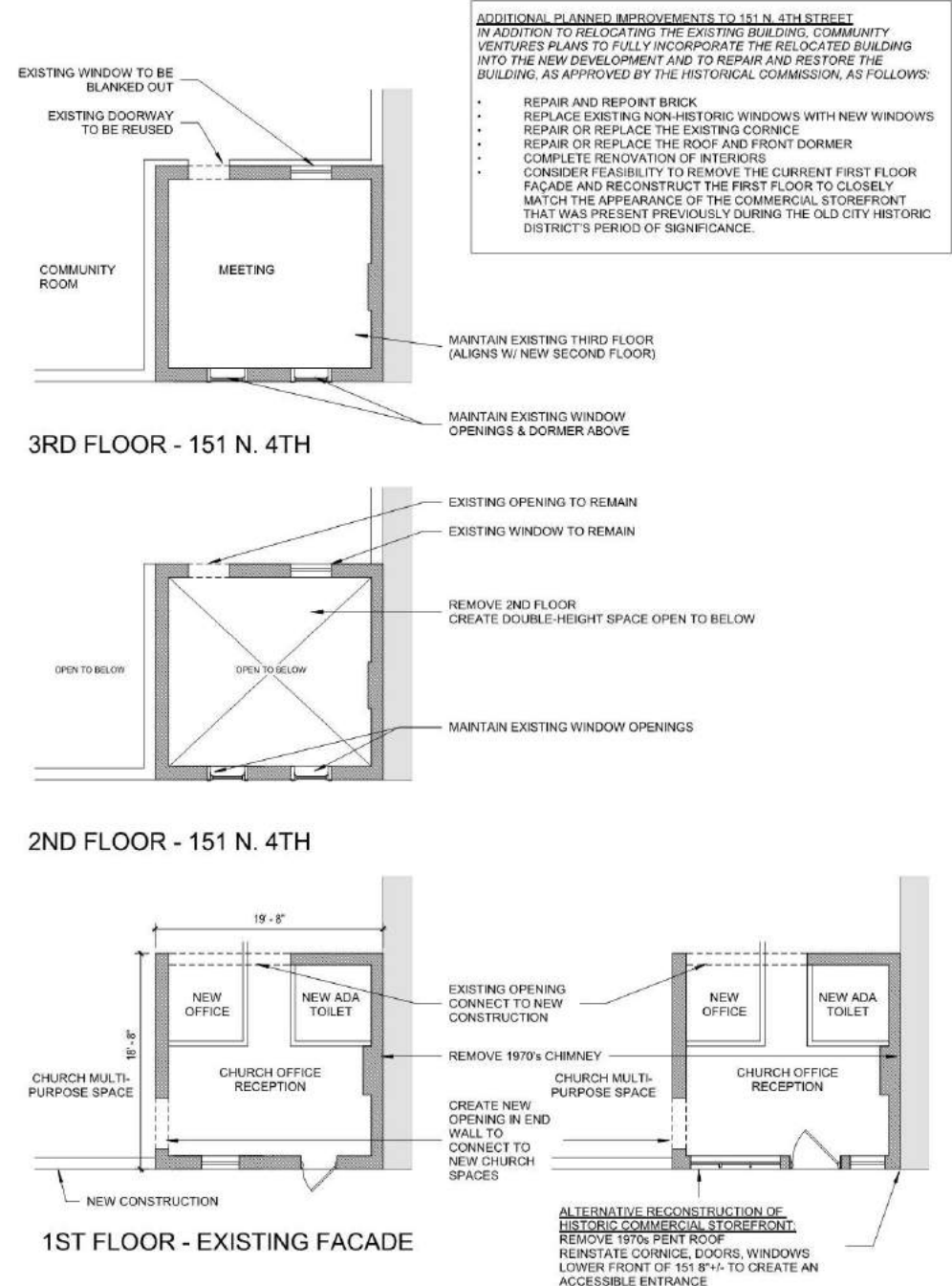




# MOVING 151 SOUTH TO END OF ROW ON 4<sup>TH</sup> STREET

*How best to use 151?*

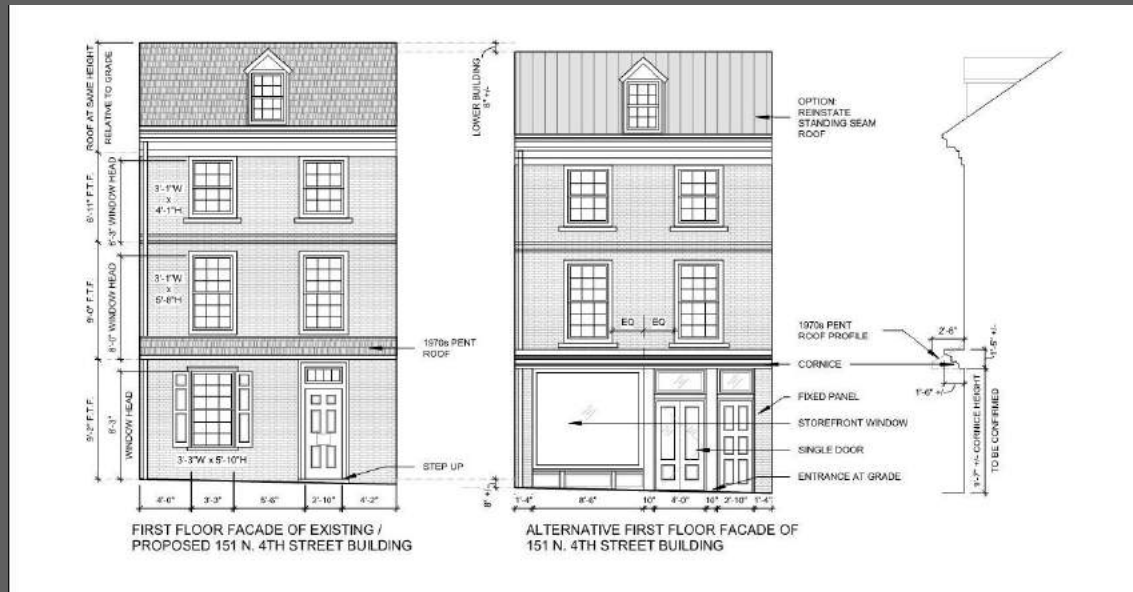
- Integrate into new building uses and circulation
- Removing rear ell: resolves inefficient egress corridors



# MOVING 151 SOUTH TO END OF ROW ON 4<sup>TH</sup> STREET

*How best to use 151?*

- Alternate First Floor Façade:
  - ADA entrance
  - Opportunity to restore commercial storefront from period of significance
  - Can bring back “flat” version of cellar bulkhead



## Design Review

*Residences at OFR*

151 N. 4th Street | 1960



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# MASSING PROGRESS

## Design Review

*Residences at OFR*

Overall shape  
responds to Old  
First church  
building



**BWA** architecture + planning



# MASSING PROGRESS

## Design Review

*Residences at OFR*

2 and 5 story  
sections reflect  
historic condition of  
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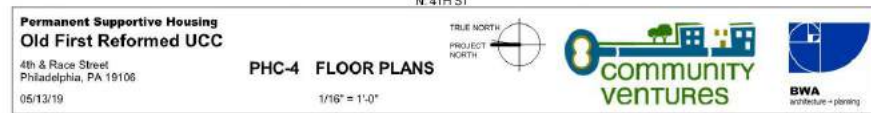


**BWA** architecture + planning





Massing, program,  
number of floors,  
unit counts,  
Passive House  
criteria are set



# ELEVATIONS

## Design Review

*Residences at OFR*

Challenges of  
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with 3rd floor of  
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WEST ELEVATION





# ELEVATIONS

## Design Review

*Residences at OFR*

Window  
patterning:  
number and  
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windows helps  
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residential units



NORTH ELEVATION



# ELEVATIONS

## Design Review

*Residences at OFR*

Facing new  
courtyard  
shared with  
Church building



EAST ELEVATION



BWA architecture + planning





# 3D VIEWS

## Design Review

*Residences at OFR*



RACE STREET LOOKING SOUTH



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# 3D VIEWS

## Design Review

*Residences at OFR*



4<sup>TH</sup> STREET LOOKING NORTH



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# 3D VIEWS

## Design Review

*Residences at OFR*



4<sup>TH</sup> AND RACE LOOKING SOUTH



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# 3D VIEWS

## Design Review

*Residences at OFR*



AERIAL VIEW LOOKING NORTHEAST



**BWA** architecture + planning





# 3D VIEWS

## Design Review

*Residences at OFR*



AERIAL VIEW LOOKING SOUTHWEST

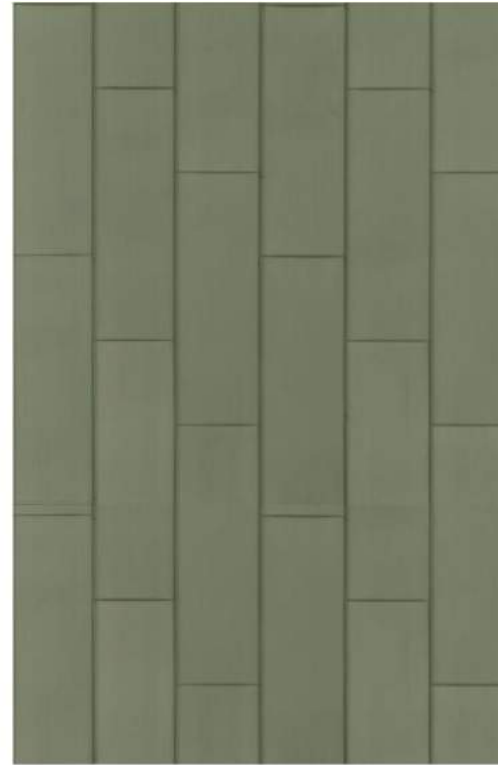


**BWA** architecture + planning



# MATERIAL SELECTION

- Conservative based on affordable housing project budget
- Will be developed based on selected structural system and Passive House detailing requirements



METAL PANEL

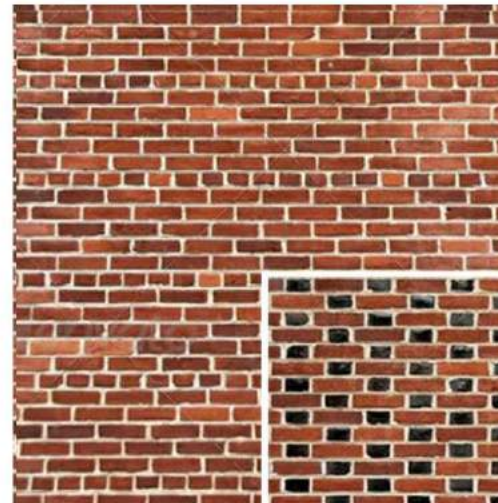
EXTERIOR MATERIAL SELECTIONS AT THE UPPER FLOOR LEVELS ARE INFLUENCED BY:

1. ENERGY REQUIREMENTS (PASSIVE HOUSE) THAT NECESSITATE UP TO 4" OF EXTERNAL INSULATION OUTSIDE THE BUILDING STRUCTURE.
2. USE OF A FIRE TESTED PRODUCT (NFPA 285) THAT WILL ADHERE TO STRICT FIRE REQUIREMENTS.

EXTERIOR FINISHING AND INSULATION SYSTEMS ARE WELL-SUITED TO MEET BOTH THE DESIGN CRITERIA AND AN ACCEPTABLE PROJECT BUDGET FOR AFFORDABLE HOUSING.



EXTERIOR INSULATION FINISHING SYSTEM



BRICK

EXG. BRICK 151 N. 4TH ST,  
NEW ACCENT BRICK



CAST STONE, OR, POLISHED CMU





# QUESTIONS? FEEDBACK?

Thank you!

## Design Review

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**Ballard Spahr**  
LLP



**OldFirst**  
Love First

