

**ADDRESS: 4315 FRANKFORD AVE**

Proposal: Install stucco over wire mesh

Review Requested: Final Approval

Owner: Presbyterian Church

Applicant: Timothy Kane, TJ Kane Enterprises Inc.

History: 1859-60; Presbyterian Church of Frankford; John McArthur Jr.

Individual Designation: 2/4/1982

District Designation: None

Staff Contact: Allyson Mehley, allyson.mehley@phila.gov, 215-686-7660

**BACKGROUND:**

The Frankford Presbyterian Church was designed by architect John McArthur Jr. and constructed in 1859-1860. John McArthur Jr. is best remembered as the architect of Philadelphia City Hall (1872-1901). In preparation for the church building's upcoming anniversary, the congregation hired the applicant to re-stucco, clean and paint all exterior wood, and re-putty the windows.

Staff from the Historical Commission visited the site and met with the applicant on May 6, 2019 to review the scope of work and the exterior condition of the building. The staff observed areas of stucco missing and sections where the stucco appeared cracked or loose. Specific areas had a brown material under a layer or layers of stucco and paint. Based on oral history and a review of historic photographs, the church was originally brownstone or a brownstone color and was most likely painted pink during the 1930 or 1940s.

After further discussion with the staff, the applicant engaged Schnabel Conservation to look at the existing stucco conditions and review their proposed plan for stucco repair. Schnabel Conservation provided their observations and recommendations in a letter dated May 30, 2019.

**SCOPE OF WORK**

- Power wash all wood with cleaning solution.
- Remove all loose stucco and install bonding agent.
- Install wire mesh over all stucco and stone areas of building.
- Apply scratch coat, brown coat, and acrylic base coat. The final coat will match existing color of building.
- After stucco work is complete, the wood surfaces will be scraped, sanded, caulked and repaired as needed.
- Window (including stained glass) will have new putty and glazing as needed.

**STANDARDS FOR REVIEW:**

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

- *Standard 2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.*
  - The new stucco will add approximately ¾" additional depth to the stucco areas of the building. The additional layers will compromise the projection of key architectural details and the overall appearance of the building.

- *Standard 4: Changes to a property that have acquired historic significance in their own right will be retained and preserved.*
  - The current pink color of the church was not part of the original design. The plan by the congregation to maintain the pink color meets Standard 4, as the current congregation and local community have long identified the church by its distinct color and appearance.
- *Standard 5: Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*
  - The application of additional stucco layers will alter the distinctive features of this property.
- *Standard 7: Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*
  - The details of the plan for pressure washing and cleaning wood areas of the building should be reviewed. The proposed work should comply with National Park Service's "Preservation Brief #10: Exterior Paint Problems on Historic Woodwork."

**STAFF RECOMMENDATION:** Denial, pursuant to Standards 2 and 5. Based on the site visit and letter from Schnabel Conservation, the staff communicated to the applicant that the stucco portion of the project could be approved administratively if it was revised to stucco patching and repainting.



## Building Contractor

127 S. Eastview Avenue • Feasterville, PA 19053 • (Bucks) 215-396-0400 • tj Kane007@msn.com

---

June 10, 2019

City of Philadelphia

Department of Planning and Development

Allyson Mehley

Historical Commission

One Parkway Building

1515 Arch Street, 13 floor

Philadelphia, PA 19102

Dear Allyson:

This letter is in regards to the Frankford Presbyterian Church located at 4301 Frankford Avenue, Philadelphia, PA 19124. We were contacted by Andy and Diana Royds, a long-term member and one of the elders and board of directors caretaker of the church. Andy's father was also a member of the church back at the turn of the century. The church has a long history dating back nearly 250 years. The existing building is celebrating 150 years in May of 2020. They asked to have the exterior of building painted and stucco repaired prior to this date.

We received all our quotes for both painting, scaffolding, and new stucco. We are choosing to set up scaffolding around entire building because there is a cemetery on back of property, making it extremely difficult to not touch head stones, if we used a high reach. Along the sides of property there is a fence approximately 15' away from side of building to street. This area makes it also difficult to bring in a high reach boom lift. The base of building for three sides is approximately 45' tall, and the front is 80' tall. The cost of setting up scaffolding, is an expensive part of project, and if would be in church's best interest to try to address the issues that this building is facing.

Currently the building has not been painted for over 27 years, and both the window putty is failing around stain glass panels, and 20% of paint on building is failing, or has fell off the existing wood. The painting contractor is power washing (LOW Pressure) all wood around entire building, using Krud Kutter and Bleach to kill mold spores and remove dirt & atmospheric salt deposits caused by air pollution. When this process is completed after scaffolding installed, the stucco contractor will install plastic over top of all stain glass panes, and wood work, and remove loose stucco from selected area thru out entire building where area is visible to sight and touch. They will then proceed to clean this area, and install





bonding agent on old stone on what ever they feel sufficient to bond patch base coat. When this step is completed, they will wire entire structure with wire mesh to help hold entire surface together. This wire mesh is a better way to address this building, due to the fact that building is moving, and this will help keep cracks from forming in the future, where water can get behind and cause stucco to pull away from building.

Step 2 the stucco contractor will install a scratch coat to building, helping to bond entire coat to staggered wire mesh.

Step 3 the contractor will install a leveling brown coat so building can get a finish smooth coat.

Step 4. Contractor will install an acrylic based stucco finish, to match existing color of building. This

Acrylic finish is used to help keep uniform color in finish, so that there is no color shade differences.

Step 5. When Stucco contractor is completed with finish coat, painter will remove plastic from windows and wood, and start scrapping, sanding, caulking, puttying holes and re-glazing windows where needed.

Step 6. Painting contractor will then proceed with brushing off excess dirt from sanding and prepping wood surfaces, and when completed spot prime all areas where bare wood is exposed. The painting contractor will use spot oil base paint in exposed wood area, and then entire surface will receive two finish coats of Sherwin William emerald satin finish, color brown to match existing.

Step 7 Metal window bars will be thoroughly washed, prepare, and apply one coat of Chem bond primer, and one finish coat of Rust Scat Finish Satin, color to match existing.

Step 8 Window grates will be reinstalled once lower grates are dry and cured.

The approximate cost to do the above work is approximately \$200,000 The church's yearly expenses are 90% more than the revenue it collects on a weekly basis. This is due to the fact that they are facing a pew shortage. Many people think that it is not important to thank God on a weekly basis, for the blessing that have been bestowed on our nation., and we wonder why our country has so many problems. This is not only a problem with the Presbyterian congregation, but all Christian and Jewish faiths.

The Royds asked me to help guide them thru the process of getting this project completed prior to their anniversary early next May 2020. Our company has over 39 years of construction experience, and have truly been blessed by God for its success. The last thing I want, is to not be good stewards of the limited churches resources, and I also want the services I am suggesting to have longevity to exterior finish. The Stucco contractor has been in business for as many years as myself, and we have seen what works best, and what has the chance of failure. We are asking the board of Historical Society to see that this is the best way to address this old stately place of worship, where honoring God is at the foremost.

Thank you for your time, and I look forward to meeting the board the end of June.

Sincerely,

  
Tim Kane



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

## ADDRESS OF PROPOSED CONSTRUCTION

FRANKFORD PRESBYTERIAN CHURCH 4301 FRANKFORD AVENUE  
PHILADELPHIA PA 19124

## APPLICANT:

TIMOTHY J. KANE  
COMPANY NAME: T J KANE ENTERPRISES INC

PHONE # 215-396-0400 FAX # 215-953-5914

## APPLICANT'S ADDRESS:

127 S. EASTVIEW AVENUE  
FEASTERVILLE PA 19053

## PROPERTY OWNER'S NAME:

FRANKFORD PRESBYTERIAN CHURCH

PHONE # \_\_\_\_\_ FAX # \_\_\_\_\_

## PROPERTY OWNER'S ADDRESS:

4301 FRANKFORD AVENUE  
PHILADELPHIA PA 19124

## ARCHITECT / ENGINEER IN RESPONSIBLE CHARGE:

## ARCHITECT / ENGINEERING FIRM:

PHONE # \_\_\_\_\_ FAX # \_\_\_\_\_

## ARCHITECT / ENGINEERING FIRM ADDRESS:

LICENSE # \_\_\_\_\_ E-MAIL: \_\_\_\_\_

## CONTRACTOR:

T J KANE  
CONTRACTING COMPANY: T J KANE ENTERPRISES INC

PHONE # 215-396-0400 FAX # 215-953-5914

## CONTRACTING COMPANY ADDRESS:

127 S. EASTVIEW AVENUE  
FEASTERVILLE PA 19053

LICENSE # 43000 E-MAIL: TJKANE007@msn.com

## USE OF BUILDING / SPACE:

## ESTIMATED COST OF WORK

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

## BRIEF DESCRIPTION OF WORK:

SET UP SCAFFOLDING AROUND ENTIRE LOWER PORTION OF BUILDING. UPPER FRONT SECTION WILL BE DONE BY ROOM LIFT. REMOVE ALL LOOSE AND CRACKED SECTIONS OF EXISTING STUCCO. BRUSH OR BROOM ASBESTOS TO SOUND STRUCTURE, INFILL WITH NEW BASE. WIRE MESH ENTIRE STRUCTURE, PUT NEW GRATCH COAT, BROWN COAT AND ACRYLIC STUCCO FINISH COAT. SCRAPE ALL LOOSE PAINT ON ALL WOODWORK, SANDING, CAULKING, PUTTYING, REPAIRING ANY LOOSE WINDOWS, AS NEEDED. PAW AREA SPOT PRIMER WITH OIL PAINT. TWO COATS FINISH PAINT

TOTAL AREA UNDERGOING CONSTRUCTION: ENTIRE EXTERIOR EXCEPT BACK SIDE OF STAIR 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

T J Kane

DATE: 6 / 11 / 2019

# PRE-REQUISITE APPROVALS FOR:

ADDRESS:

APPLICATION #:

√ IF REQ'D	AGENCY	INITIALS	DATE	REMARKS
	ART COMMISSION 13TH FLOOR - 1515 ARCH STREET			
	CITY PLANNING COMMISSION 13TH FLOOR - 1515 ARCH STREET			
	HISTORICAL COMMISSION 13TH FLOOR - 1515 ARCH STREET			
	FAIRMOUNT PARK COMMISSION			
	<input type="checkbox"/> CITY <input type="checkbox"/> STATE AIR MANAGEMENT / HEALTH DEPARTMENT			
	STREETS DEPARTMENT ROOM 940 - M.S.B.			
	WATER DEPARTMENT 2ND FLOOR - 1101 MARKET STREET			
	EMERGENCY SERVICES & ABATEMENT UNIT ROOM 1140 - M.S.B.			
	ZONING			

WAS VIOLATION FOR WORK WITHOUT A PERMIT? ☐ NO      ☐ YES (INSPECTION FEE MUST BE ADDED TO PERMIT FEE)

VIOLATION # \_\_\_\_\_

# SCHNABEL CONSERVATION L.L.C.

May 30, 2019

Mr. Tim Kane  
T J Kane Enterprises Inc  
127 South Eastview Ave  
Feasterville, PA 19053

Re: **Frankford Presbyterian Church, Philadelphia, Pennsylvania**  
**Stucco Assessment**

Dear Mr. Kane,

Yesterday I had the pleasure of meeting you, Pastor Sweeny, Andrew Royds, and the masonry contractor at Frankford Presbyterian Church in Philadelphia to look at the existing stucco conditions and discuss the plan you have proposed for stucco repair. As I understand what you described, you are proposing to remove existing damaged stucco and patch, and then over all surfaces attach metal lath to which you will apply a brown coat and finish coat of stucco. The finish stucco will be an integrally colored acrylic modified material so that no painting is required. The total thickness of the new system will be 3/4".

The church is a two-story building. The first floor windows have segmental arches, the second floor windows have round arches; both are constructed of brick that projects from the wall. The first floor windows also have metal grilles. There is a projecting brownstone sill course dividing the second floor from the first; the first floor windows have projecting brownstone sills. The brick and brownstone are painted, and have apparently been painted for a long time based on the thickness of paint accumulation.

While on site I looked at the stucco conditions, and did local "sounding" to determine attachment. Much of the stucco damage seems to be at the first floor; damage at the second floor seems more localized. We also made a couple of probes in the stucco at areas of damage to look at the underlying masonry. The base stone masonry is schist rubble stone over a brownstone base; the brownstone of the base seems to be face bedded. It is not clear from the test opening if the building was originally stuccoed. We observed multiple layers of what appears to be cement-based stucco, and in some locations at least two full finish systems: a thick inner layer of multiple coats with a brown surface that was painted pink, and a thinner, outer layer that is two coats with a thick, high-build paint finish. The thin outer layer seems to have been placed over fiberglass mesh at the base. Sounding suggests that there is extensive stucco detachment, but it is not clear if it is the outer layer detaching from the inner layer, the inner layer detaching from the stone, or both.

Generally, use of modern cement-containing materials is discouraged for repairs to historic buildings where cement would not have been used. However, the existing masonry has clearly been covered with a cement plaster for many years. The existing problems seem to stem in part from the most recent repair which did not bond to the underlying stucco. The system you have proposed would resolve that problem by removing unsound material and then putting the new stucco on a lath system.

I have two concerns about your proposed repair. The first has to do with appearances, the second with the function of the stucco overall. First, in order to maintain the historic appearance of the building, you will have to maintain the projection of the window architraves. As we discussed, you believe there is sufficient depth to accommodate the 3/4" of new stucco. The second concern has to do with uncertainty over where the detachment is in the stucco system. If it is only the outer layer that is detached then the system you have proposed will likely work; if the inner layer is extensively detached then applying a new layer of stucco will not solve the deterioration problems and could cause even more problems. In that case, there

110 Kensington Avenue  
Trenton, New Jersey 08618

609-394-7877  
lorraine@schnabelconservation.com

Frankford Presbyterian Church  
May 30, 2019

---

are two solutions: localized patch repair, or completely removing all the existing stucco and installing new stucco, a solution that the church clearly cannot afford to implement.

To address these concerns, as we discussed on site I would recommend that you do a rather large mock-up (no smaller than 10' by 10') that includes the base to better understand how the repair you are proposing actually works in the context of the existing conditions, and if the aesthetics of the projecting window architraves can be maintained. If the base coat is generally well attached your system may work; if not the church would likely be better served by only making localized repairs and repainting.

Thank you for extending me the opportunity to be of service. Please let me know if you have any questions about my observations or these recommendations.

Kind regards,

Schnabel Conservation L.L.C.

A handwritten signature in black ink, reading "Lorraine Schnabel". The script is fluid and cursive, with the first name "Lorraine" written in a larger, more prominent hand than the last name "Schnabel".

Lorraine Schnabel, Manager



19 January 1982

Address: 4301-4311 Frankford Avenue

Name of Building: The Presbyterian Church of Frankford

Date of Construction: 1859-1860

Architect/Builder: John McArthur, Jr.

Description & Significance:

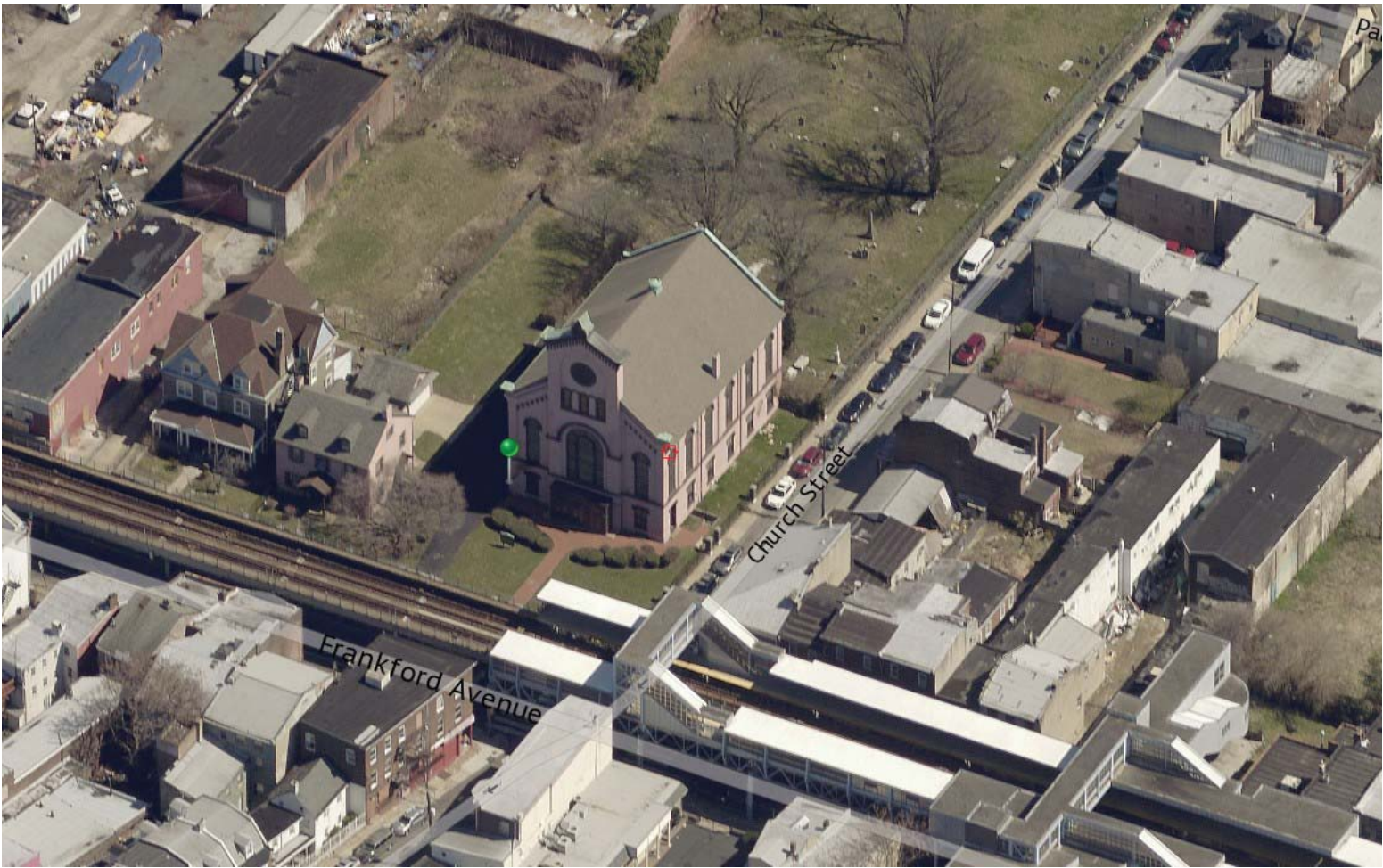
A 2-story stucco-covered stone church erected 1859-1860 in a modified Romanesque Revival style from the designs of John McArthur, Jr. It measures three bays along the front (Frankford Avenue) side and six bays along the sides. The center bay extends forward from the remainder of the building to form the tower and contains a triple door opening on the ground floor, a large rounded bay with 23 lights on the 2nd floor, five rounded arch openings on the third floor, 3 of which contain 1/1 double-hung sash and 2 are fake, closed openings, and a circular window above within a large rounded arch area enclosing these latter openings. The gable tower is capped by a corbel table with an ornament on top. Originally the door openings had a flattened arch similar to the ground floor window openings. These are presently concealed behind an added vestibule which displays triple rounded-arch openings. Brick hold molds top each of the openings on both floors. Contained within each ground floor opening are 22/22 lights in a pattern of 10 surrounding 1 light. The westerly opening on the Church Street elevation contains a door. The left and right openings on the 2nd floor front elevation contain 9 lights; the side openings each contain 21 lights. Pilasters divide these side openings. A corbel table appears above the 2nd floor openings on the front facade.

The Presbyterian Church of Frankford has existed since 1770 serving the Frankford community. They had added to their original building in 1810 but the congregation's increasing size soon made a new structure necessary. They hired John McArthur, soon to achieve lasting fame as the architect of City Hall, the old Post Office and other notable buildings in the city, as their architect. McArthur had prior experience in designing church structures with the Tenth Presbyterian Church (1854) and the St. Mark's Lutheran Church already to his credit. The cornerstone of this edifice was set into place on 9 June 1859 and the building dedicated on 14 June 1860.

Reason for Committee action:

No record of any formal Commission action regarding certification has been located. At the request of Chief Edgar P. Grim, of the Department of Public Property, the Commission awarded Plaque # 342 in 1970 to the church as part of their 200th anniversary celebration.









1916

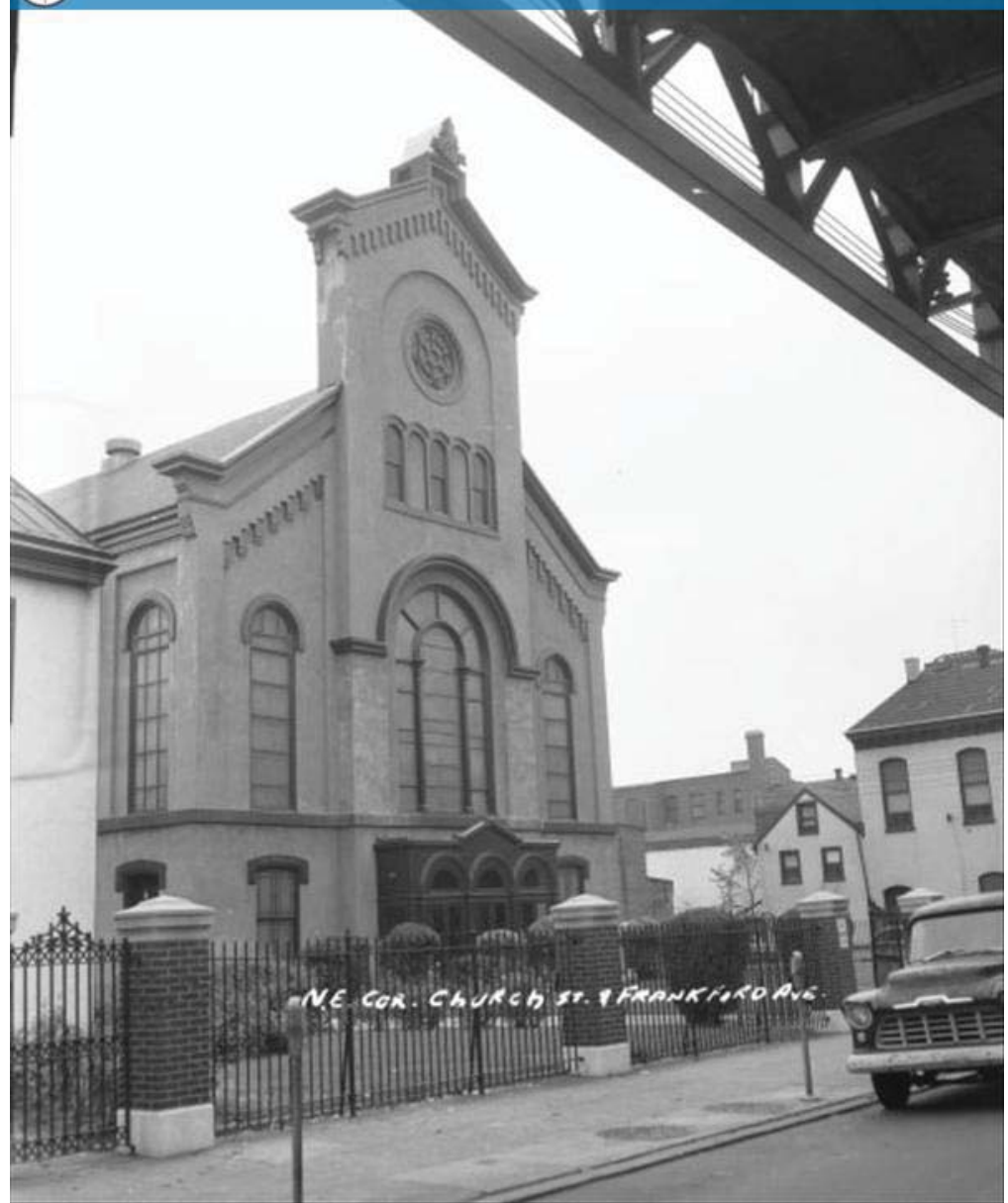


1960





1960



1960





**South elevation**

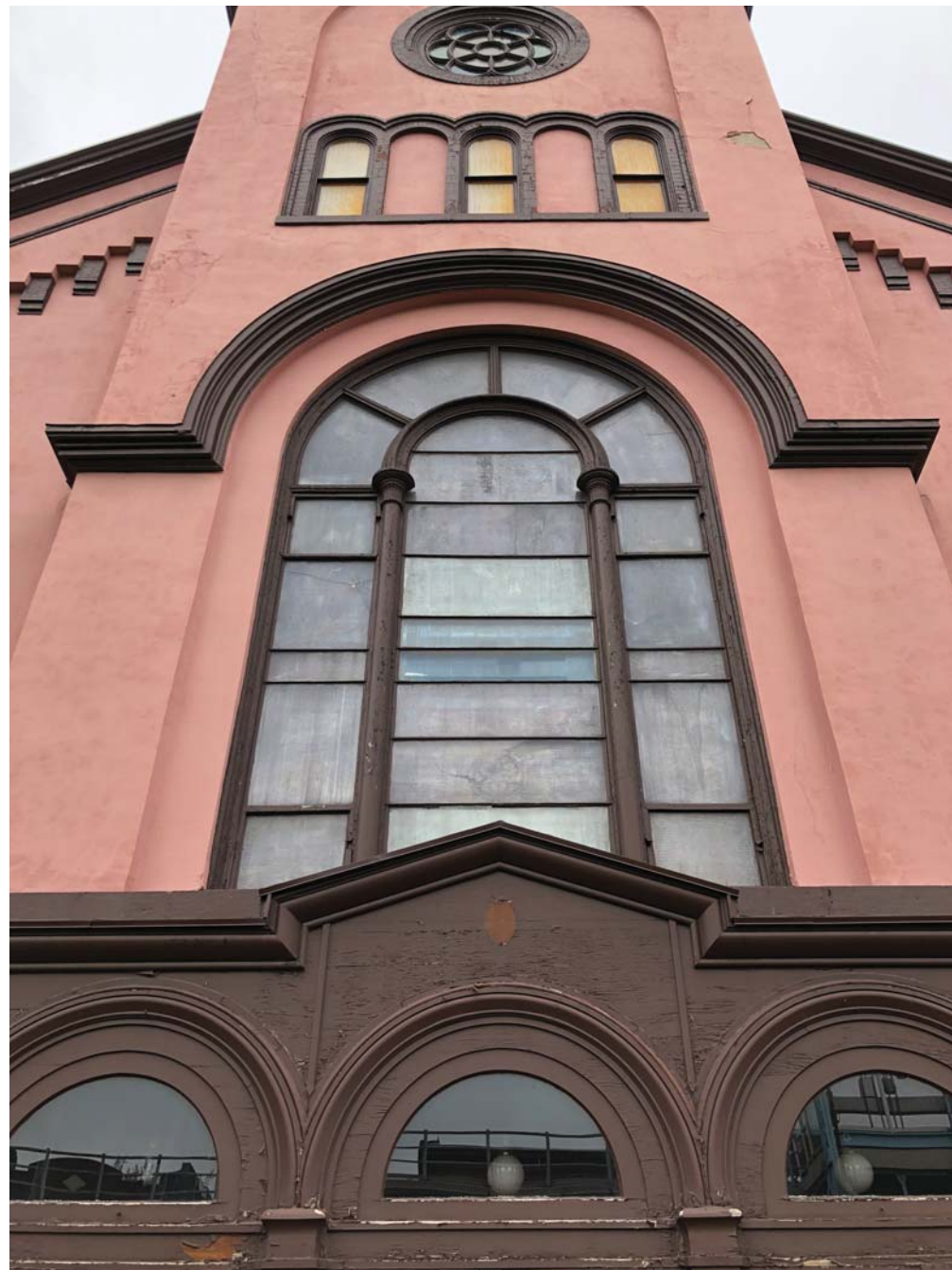


**North elevation**





**East elevation (rear elevation facing cemetery)**



**West elevation (front facade along Frankford Avenue)**







