

ADDRESS: 3625 MCMICHAEL ST

Proposal: Construct new main entrance; install casement windows and patio doors

Review Requested: Final Approval

Owner: RTR Realty Associates LLC

Applicant: A. Robert Torres, Studio Torres LTD

History: Manor Sunday School Association Chapel

Individual Designation: Under consideration

District Designation: None

Staff Contact: Megan Cross Schmitt, megan.schmitt@phila.gov, 215-686-7660

BACKGROUND:

This modest building designed in the Arts & Crafts style was originally constructed in 1916, with contributing additions built in 1938 and 1946. There are other sections of the building that are not visible from the right-of-way that are considered to be non-contributing.

In order to convert the building to two independent residences, the applicant is proposing to create two separate entrances. A new entrance is proposed for Midvale Avenue that would replace three existing windows with a new porch and pair of double doors. The existing double-door entrance would be replaced with two new casement windows. On the McMichael Street façade, the existing main entrance would remain.

New door openings are proposed for the secondary facades (see drawings ELE-3 and ELE-4). New casement windows are proposed throughout.

This building is currently under consideration for designation. The Committee on Historic Designation recommended that the property be listed on the Philadelphia Register of Historic Places at its meeting on 15 January 2020. The nomination will be reviewed by the Philadelphia Historical Commission at its 14 February 2020 meeting.

SCOPE OF WORK

- Construction of a new main entrance and porch for the new address at 3130 Midvale Avenue.
- Installation of new patio doors facing the side yard for property on 3625 Midvale Avenue.
- Installation of new casement windows throughout.

STANDARDS FOR REVIEW:

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 proposal retains the significant existing main entrance on the McMichael Street facade.
 - The introduction of the new entrance and porch on the Midvale Avenue façade does not require the removal of any significant or decorative architectural features.
 - Archival images document the use of casement windows at the subject property.

- *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 new entrance and porch on the Midvale Avenue façade appear to be designed in a way that their future removal would not compromise the essential form or integrity of the historic property.
- *Historical Commission Rules & Regulations Section 6.9.a.10: The Commission, its committees, and staff may consider development plans in place at the time of the issuance of the notice announcing the consideration of a designation including but not limited to executed contracts, substantial design development, or other evidence of a material commitment to development in the review of applications.*

STAFF RECOMMENDATION: Approval, pursuant to Standards 9 and 10 and Section 6.9.a.10 of the Rules & Regulations, in light of the extensive plans for the development of the property already in place at the time the Historical Commission notified the property owner of its intent to consider a designation.

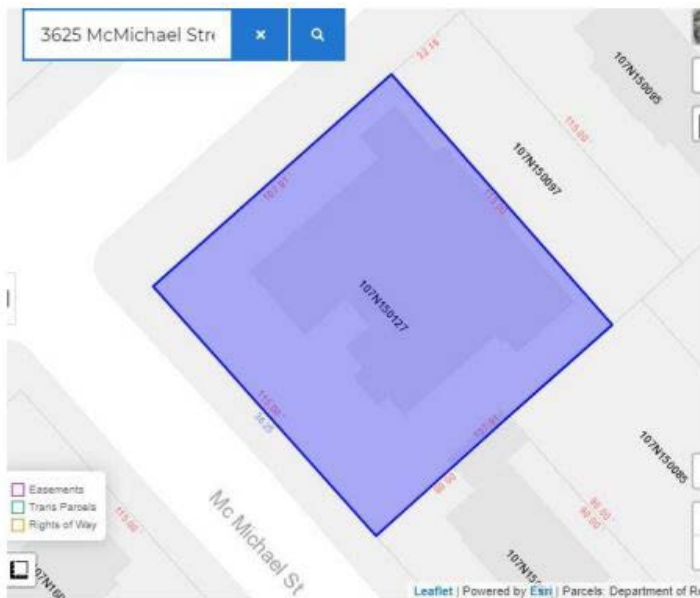


Figure 1. Subject parcel. atlas.phila.gov

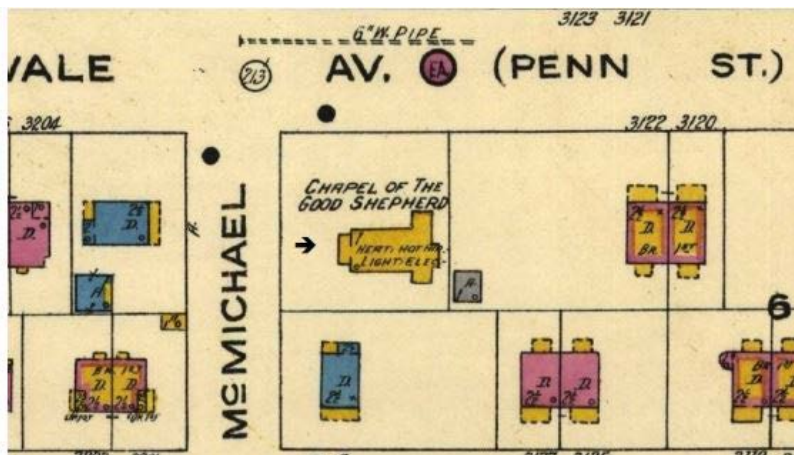


Figure 2. Sanborn Atlas, Philadelphia, 1923. Penn State University Library.



- A. 1946 addition by Park Congregational Church (PCC)
 - B. 1938 addition for more seating space by PCC
 - C,D. Earliest parts of building, the 1916 chapel (Manor Sunday school), which was T-shaped or cruciform (see Sanborn image above)
 - E. Another 1946 addition by PCC
 - F. Third 1946 addition by PCC
 - G. Probable 1927 addition by the Park Congregational Church (PCC)
 - H. Small, flat-roofed addition, uncertain date
- A,B,C,E proposed as contributing*
- D, F, G, H proposed as non-*

Figure 3. Aerial view of 3625 McMichael Street indicating proposed contributing and non-contributing sections of property. Pictometry via atlas.phila.gov.

APPLICATION FOR BUILDING PERMIT



CITY OF PHILADELPHIA
DEPARTMENT OF LICENSES AND INSPECTIONS
MUNICIPAL SERVICES BUILDING – CONCOURSE
1401 JOHN F. KENNEDY BOULEVARD
PHILADELPHIA, PA 19102

For more information visit us at www.phila.gov/li

APPLICATION # _____

(Please complete all information below and print clearly)

ADDRESS OF PROPOSED CONSTRUCTION:

3625 McMichael St

APPLICANT:

A. Robert Torres

COMPANY NAME:

StudioTorres LTD

PHONE # 215-880-5247 FAX # _____

PROPERTY OWNER'S NAME:

RTR Realty Associates LLC

PHONE # 267-265-1320 FAX # _____

ARCHITECT/ENGINEER IN RESPONSIBLE CHARGE:

A. Robert Torres

ARCHITECT/ENGINEERING FIRM:

StudioTorres LTD

PHONE # 215-880-5247 FAX # _____

CONTRACTOR:

CONTRACTING COMPANY: _____

PHONE # _____ FAX # _____

APPLICANT'S ADDRESS:

5150 Ridge Ave

Philadelphia PA 19128

LICENSE # 3516 E-MAIL: art@studiotorres.com

PROPERTY OWNER'S ADDRESS:

4127 Main St

Philadelphia PA 19127

ARCHITECT/ENGINEERING FIRM ADDRESS:

5150 Ridge Ave

Philadelphia PA 19128

LICENSE # 3516 E-MAIL: art@studiotorres.com

CONTRACTING COMPANY ADDRESS:

LICENSE # _____ E-MAIL: _____

USE OF BUILDING/SPACE

Residential-Single Family

ESTIMATED COST OF WORK

\$ _____

BRIEF DESCRIPTION OF WORK:

Proposed installation of a new main entrance for the new address at 3130 Midvale Ave.

Proposed installation of new patio doors facing the side yard for property on 3625 Midvale.

Proposed installation of new casement windows

Requested for final approval

TOTAL AREA UNDERGOING CONSTRUCTION: _____ square feet

COMPLETE THESE ITEMS IF APPLICABLE TO THIS APPLICATION:

OF NEW SPRINKLER HEADS (suppression system permits only): _____ LOCATION OF SPRINKLERS: _____

OF NEW REGISTERS/DIFFUSERS (hvac/ductwork permits only): _____ LOCATION OF STANDPIPES: _____

IS THIS APPLICATION IN RESPONSE TO A VIOLATION? NO YES VIOLATION #: _____

All provisions of the building code and other City ordinances will be complied with, whether specified herein or not. Plans approved by the Department form a part of this application. I hereby certify that the statements contained herein are true and correct to the best of my knowledge and belief. I further certify that I am authorized by the owner to make the foregoing application, and that, before I accept my permit for which this application is made, the owner shall be made aware of all conditions of the permit. I understand that if I knowingly make any false statement herein I am subject to such penalties as may be prescribed by law or ordinance.

APPLICANT'S SIGNATURE:

DATE: 01.13.20

APPLICATION FOR BUILDING PERMIT



CITY OF PHILADELPHIA
DEPARTMENT OF LICENSES AND INSPECTIONS
MUNICIPAL SERVICES BUILDING – CONCOURSE
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APPLICANT'S SIGNATURE: A. Robert Torres

DATE: 01/13/20

STUDIOTORRES
ARCHITECTURE & DESIGN

P : 215.482.7255
F : 215.482.4245

January 13, 2020
Philadelphia Historical Commission
1515 Arch Street
13th Floor
Philadelphia, PA 19102

Re: Final Approval
Address: 3625 McMichael St./3130 Midvale Ave
Owners: RTR Realty Associates LLC
Architect: StudioTorres LTD. (A Robert Torres)

Dear Committee,

Please accept this letter/submission as request for final approval for 3625 McMichael Street & 3130 Midvale Avenue.

The subject property is a single-family dwelling located at 3625 McMichael Street and 3130 Midvale Avenue in the East Falls section of Philadelphia. The Owner proposes to install a new main entrance facing Midvale Avenue, new patio doors facing the side yard for 3625 McMichael St, and new casement windows.

Thank you for your consideration.

Sincerely,



A. Robert Torres
Principal
StudioTorres LTD.
5150 Ridge Ave.
Philadelphia PA 19128

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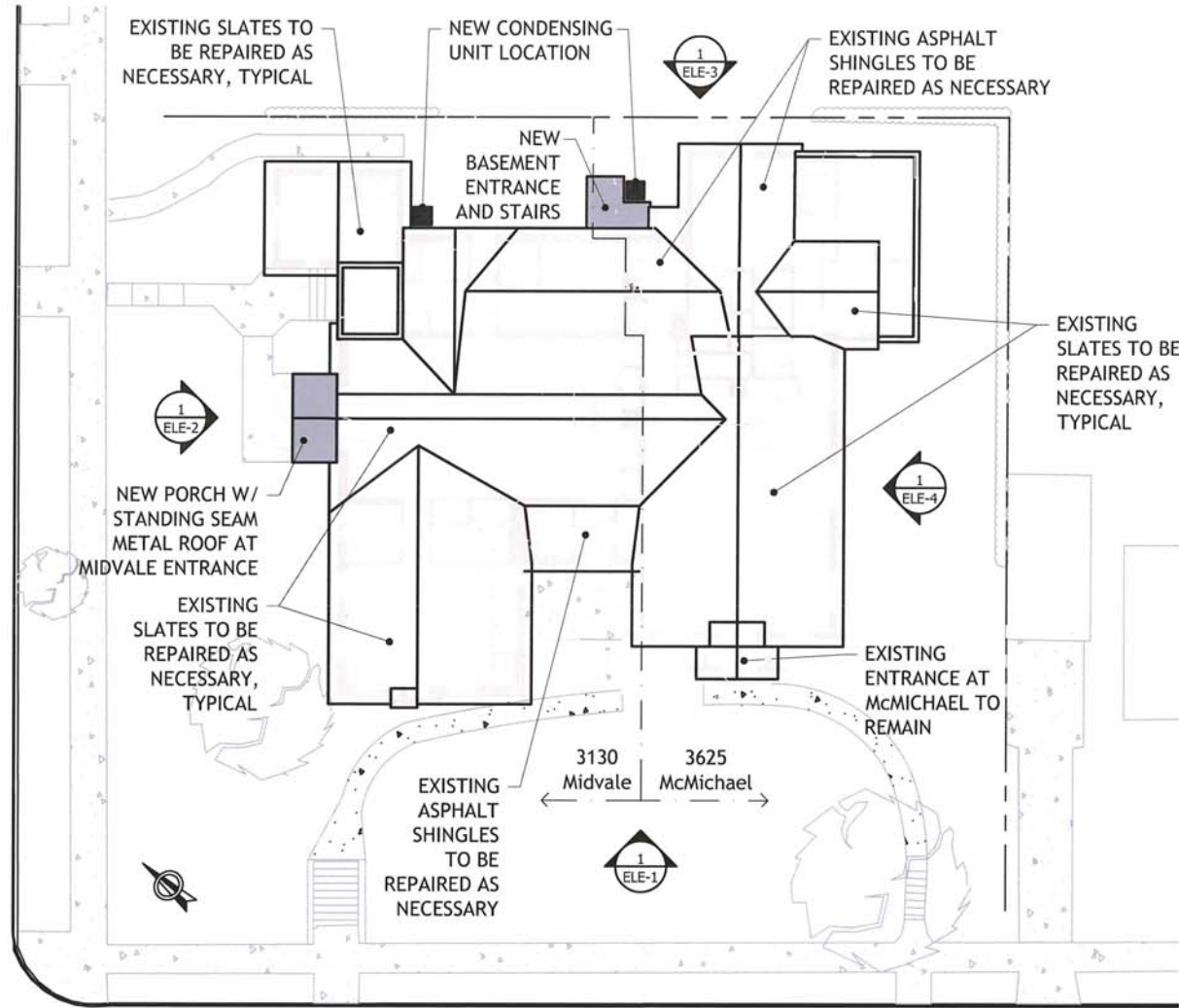
Sincerely,



A. Robert Torres
Principal
StudioTorres LTD.
5150 Ridge Ave.
Philadelphia PA 19128



MIDVALE AVENUE



McMICHAEL STREET

1 SITE/ROOF PLAN
S-1 1/16" = 1'-0"

STUDIOTORRES
ARCHITECTURE & DESIGN

5150 Ridge Ave
Philadelphia, PA 19128
P : 215.482.7255
F : 215.482.4245

Drawing Title: Site Plan & Roof Plan

Project: 3130 Midvale Avenue / 3625 McMichael Street

Date: 01.10.20

Scale: 1/16"=1'-0"

SKETCH #

S-1



2
ELE-1
EXTERIOR ELEVATION: McMICHAEL FRONT & MIDVALE SIDE- EXISTING
1/8" = 1'-0"



1
ELE-1
EXTERIOR ELEVATION: McMICHAEL FRONT & MIDVALE SIDE- PROPOSED
1/8" = 1'-0"

STUDIOTORRES
ARCHITECTURE & DESIGN

5150 Ridge Ave
Philadelphia, PA 19128
P : 215-482-7255
F : 215-482-4245

Drawing Title: Exterior Elevation: McMichael Front & Midvale Side

Project: 3130 Midvale Avenue / 3625 McMichael Street

Date: 01.02.20

Scale: As Noted

SKETCH #

ELE-1



2
ELE-2
EXTERIOR ELEVATION: MIDVALE FRONT- EXISTING
1/8" = 1'-0"



1
ELE-2
EXTERIOR ELEVATION: MIDVALE FRONT- PROPOSED
1/8" = 1'-0"

INFILL W/ STUCCO TO MATCH BELOW NEW WINDOW

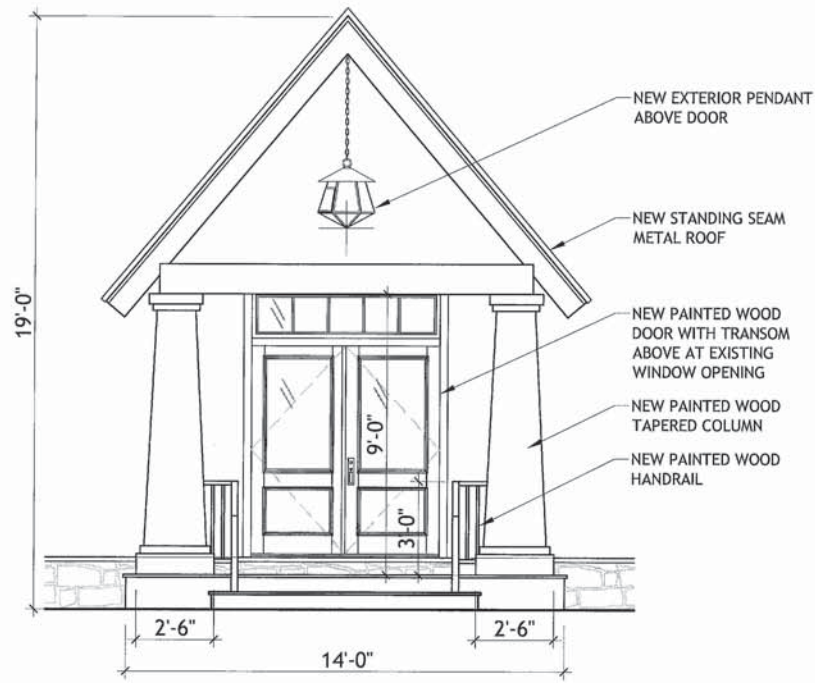
NEW PORCH AND ENTRANCE DOORS AT EXISTING WINDOW LOCATION

NEW WOOD CASEMENT WINDOWS, TYP. EXISTING WINDOW MILLWORK TO REMAIN, TYP

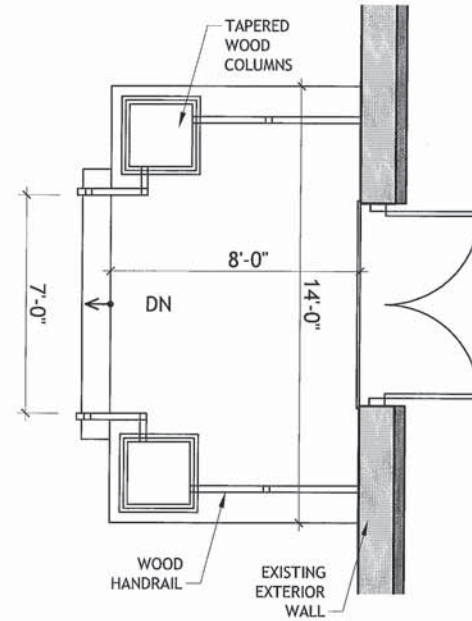
STUDIO TORRES
ARCHITECTURE & DESIGN
 P : 215-482-7255
 F : 215-482-4245
 5150 Ridge Ave
 Philadelphia, PA 19128

Drawing Title: Exterior Elevation-Front
 Project: 3130 Midvale Avenue
 Date: 01.02.20
 Scale: As Noted

SKETCH #
ELE-2



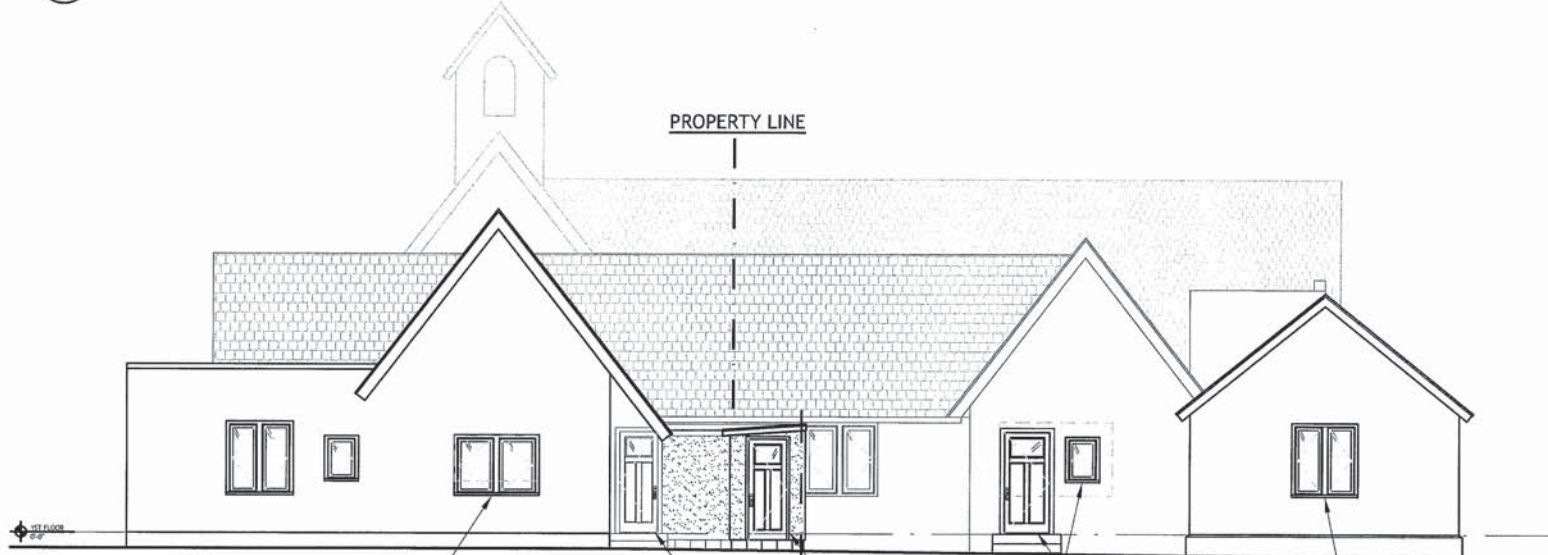
2 EXTERIOR ELEVATION @ MIDVALE PORCH
 ELE-2D 1/4" = 1'-0"



1 PLAN DETAIL @ MIDVALE PORCH
 ELE-2D 1/4" = 1'-0"



2 EXTERIOR ELEVATION: McMICHAEL REAR & MIDVALE SIDE- EXISTING
 ELE-3 1/8" = 1'-0"



1 EXTERIOR ELEVATION: McMICHAEL REAR & MIDVALE SIDE- PROPOSED
 ELE-3 1/8" = 1'-0"

NEW LARGER WINDOW IN EXISTING WINDOW OPENING
 NEW PAINTED WOOD DOOR @ NEW BASEMENT STAIR ENTRANCE
 NEW PAINTED WOOD DOOR
 NEW PAINTED DOOR & WINDOW AT EXISTING WINDOW LOCATION
 NEW WOOD WINDOWS, TYP. EXISTING WINDOW MILLWORK TO REMAIN, TYP

STUDIOTORRES
ARCHITECTURE & DESIGN
 5150 Ridge Ave
 Philadelphia, PA 19128
 P : 215-482-7255
 F : 215-482-4245

Drawing Title: Exterior Elevation- McMichael Rear & Midvale Side
 Project: 3130 Midvale & 3625 McMichael Street
 Date: 01.02.20
 Scale: As Noted

SKETCH #
ELE-3



2
ELE-4
EXTERIOR ELEVATION: McMICHAEL SIDE- EXISTING
1/8" = 1'-0"



1
ELE-4
EXTERIOR ELEVATION: McMICHAEL SIDE- PROPOSED
1/8" = 1'-0"
NEW PATIO DOORS IN EXISTING WINDOW OPENING
NEW WOOD WINDOWS, TYP. EXISTING WINDOW MILLWORK TO REMAIN, TYP

STUDIOTORRES
ARCHITECTURE & DESIGN

5150 Ridge Ave
Philadelphia, PA 19128
P : 215-482-7255
F : 215-482-4745

Drawing Title: Exterior Elevation: McMichael Side

Project: 3625 McMichael Street

Date: 01.02.20

Scale: As Noted

SKETCH #

ELE-4



McMichael Property Entrance



McMichael Property Entrance



McMichael Property Side Facade- Proposed Location of Patio Doors at Existing Middle Window



McMichael Property Entrance

**STUDIOTORRES
ARCHITECTURE & DESIGN**

5150 Ridge Ave.
Philadelphia, PA, 19128
P : 215.482.7255
F : 215.482.4245

Drawing Title: Existing Conditions Photos

Project: 3130 Midvale Ave / 3625 McMichael St

Date: 01.02.20

Scale: NA

SKETCH #

PH-1



Midvale Property Side Facade



Midvale Property Side & McMichael Property Front



Midvale Property Side



Typical Window

**STUDIOTORRES
ARCHITECTURE & DESIGN**

5150 Ridge Ave
Philadelphia, PA 19128
P : 215.482.7255
F : 215.482.4245

Drawing Title: Existing Conditions Photos

Project: 3130 Midvale Ave / 3625 McMichael St

Date: 01.02.20

Scale: NA

SKETCH #

PH-2



Midvale Property Entrance- Proposed Location of New Porch



Midvale Property Entrance- Proposed Location of New Porch



Midvale Property Front Facade- Proposed New Window @ Doors



Midvale Property Front Facade- Proposed New Window @ Doors



Midvale Property Entrance- View from Midvale Street

STUDIOTORRES
ARCHITECTURE & DESIGN

5150 Ridge Ave.
 Philadelphia, PA 19128
 P : 215.482.7955
 F : 215.482.4245

Drawing Title: Existing Conditions Photos

Project: 3130 Midvale Ave / 3825 McMichael St

Date: 01.02.20

Scale: NA

SKETCH #

PH-3



McMichael Property Rear



McMichael Property Rear



McMichael Property Rear



McMichael Property: Proposed New Basement Stair Location



McMichael Property Rear

**STUDIOTORRES
ARCHITECTURE & DESIGN**

5150 Ridge Ave
Philadelphia, PA 19128
P : 215.482.7255
F : 215.482.4245

Drawing Title: Existing Conditions Photos

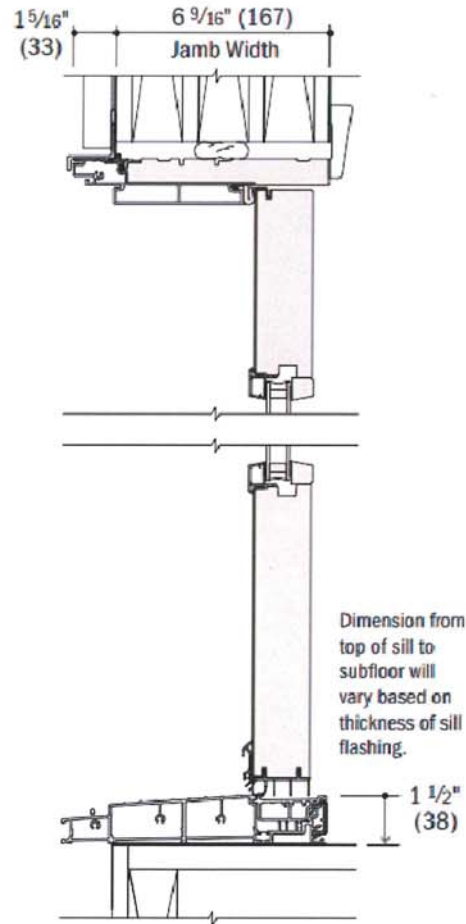
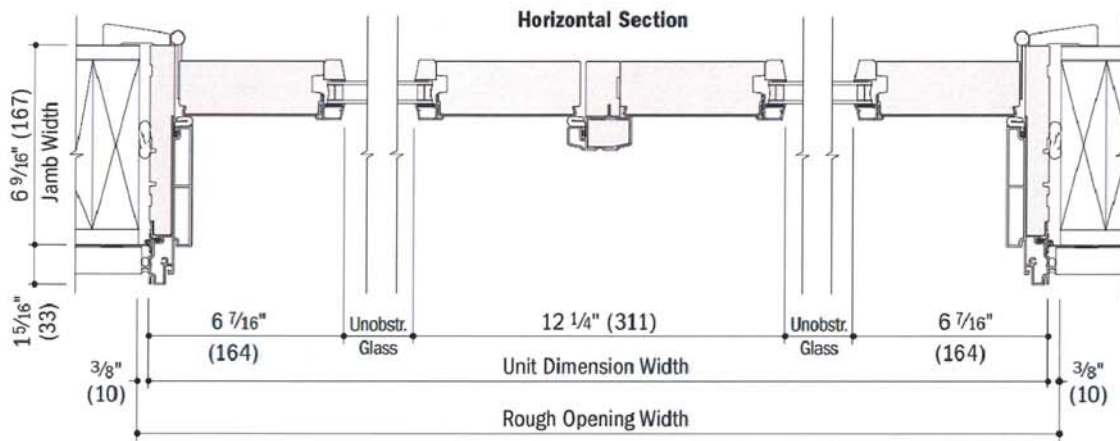
Project: 3130 Midvale Ave / 3625 McMichael St

Date: 01.02.20

Scale: NA

SKETCH #

PH-4



ANDERSEN STRAIGHTLINE GLASS PANEL
RESIDENTIAL ENTRY DOORS, STYLE 194, 36"x80"

HORIZONTAL SECTION @ WOOD ENTRANCE DOORS
MIDVALE PORCH ENTRANCE & McMICHAEL PATIO

ANDERSEN STRAIGHTLINE GLASS PANEL
RESIDENTIAL ENTRY DOORS, STYLE 194, 36"x80"

VERTICAL SECTION @ WOOD ENTRANCE DOORS
MIDVALE PORCH ENTRANCE & McMICHAEL PATIO

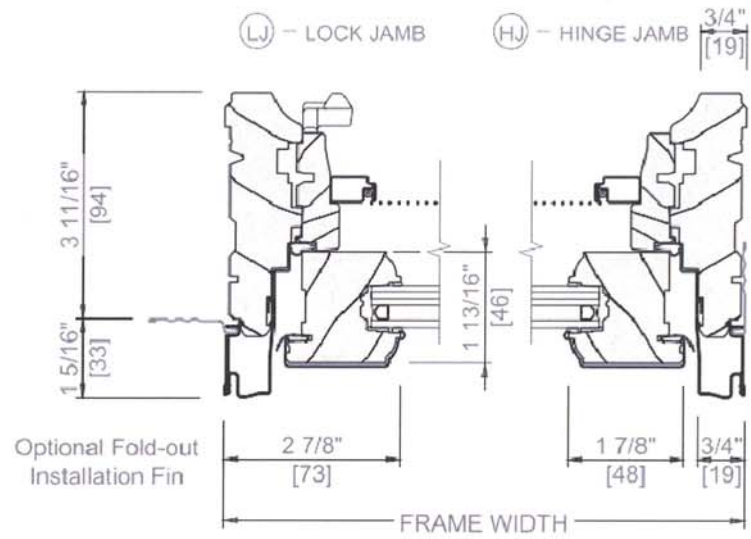
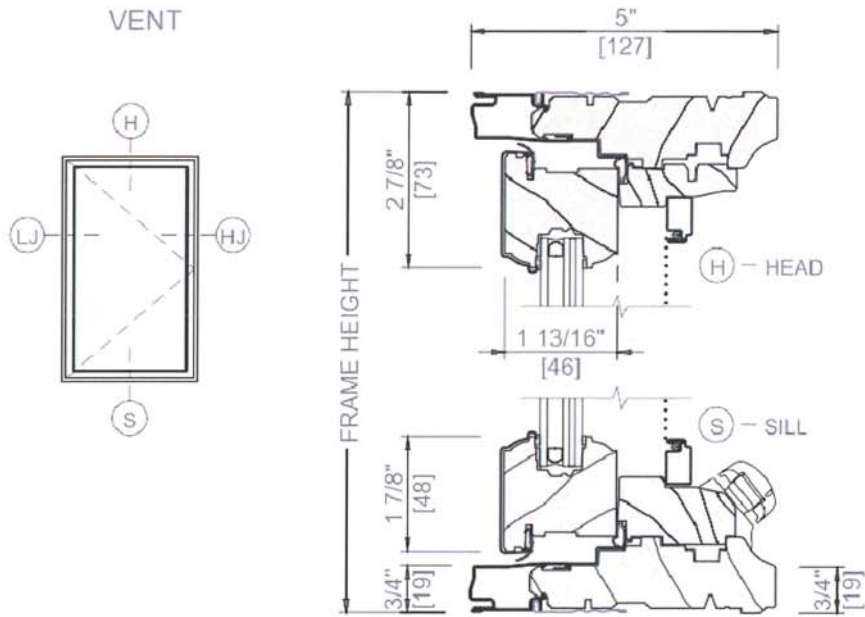
STUDIOTORRES
ARCHITECTURE & DESIGN

8150 Ridge Ave
Philadelphia, PA 19128
P : 215.482.7255
F : 215.482.4245

Drawing Title: Entry Door Details
Midvale Entry Doors & McMichael Patio Doors
Project: 3130 Midvale Avenue / 3625 McMichael Street
Date: 01.02.20
Scale: Not to Scale

SKETCH #

DET-1



PELLA ARCHITECT SERIES TRADITIONAL CASEMENT WOOD WINDOW

STUDIOTORRES
ARCHITECTURE & DESIGN
 5150 Ridge Ave
 Philadelphia, PA 19128
 P : 215-482-7255
 F : 215-482-4245

Drawing Title: Window Details
 All New Windows
Project: 3130 Midvale Avenue / 3625 McMichael Street
Date: 01.02.20
Scale: Not to Scale

SKETCH #
DET-2