

ADDRESS: 1730 WHARTON ST

Proposal: Rehabilitate church; install vinyl-clad windows and ramp railing; remove chimneys

Review Requested: Final approval

Owner: 1730 Wharton LLC

Applicant: Rich Villa, Ambit Architecture

History: 1888; Eighteenth Street Methodist Episcopal Church

Individual Designation: 9/14/1988

District Designation: None

Staff Contact: Laura DiPasquale, laura.dipasquale@phila.gov

BACKGROUND:

Located at the southeast corner of Wharton Street and S. 18th Street, the former 18th Street Methodist Episcopal Church, constructed about 1888, historically featured wood windows with marbled blue glass. Between fall 2018 and summer 2019, many of the historic windows appear to have been removed without Historical Commission review or approval. The original frames and some of the original marbled blue glass windows remain. The current owners, who purchased the property in 2019, intend to convert the property into residential use. This application proposes to install vinyl windows in most of the window openings, as well as in the louvered belltower openings. Most of the proposed windows feature a two-over-two configuration with a vertical muntin, when historically the building featured a combination of four-over-four (1st floor front), one-over-one (1st floor gable), two-over-two with horizontal muntin (2nd floor front; 1st floor side), and six-over-six windows (1st and 2nd floor side). To accommodate the insertion of an additional interior floor level, the upper floor windows on the side elevation, which historically were single double-hung, six-over-six windows, are proposed to be composed of two sets of hung windows. To create usable space in the belltowers, the application proposes to install windows in place of the existing louvers. The application also proposes to install a solid metal ramp railing that extends to the ground, replace the front doors, and to demolish two historic, corbelled, rear chimneys to the roofline. The application also proposes rehabilitation work including masonry repairs, which can be reviewed and approved at the staff level.

SCOPE OF WORK:

- Rehabilitate building for residential use and insert interior floor level
- Remove remaining historic windows and bell-tower louvers
- Install vinyl windows in most openings, including stacked double-hung windows in side elevations
- Remove corbelled chimneys
- Install solid metal ramp railing with laser cut building name
- Replace entrance doors

STANDARDS FOR REVIEW:

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

- *Standard 6: Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*
 - The proposed windows do not replicate, nor approximate, the historic windows in design, texture, or material, therefore failing to satisfy Standard 6. The staff notes that there are a number of incorrect window details in terms of proposed muntin configuration. Based on the floor plans, some of the windows also appear to sit

proud of the façade, rather than be set in an appropriate depth within the masonry opening.

- The corbelled chimneys should be repaired rather than removed in order to satisfy Standard 6.
- *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 work 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.*
 - The proposed solid metal ramp railing is differentiated from, but not compatible with the historic property, and is visually obtrusive, further blocking views of the historic building.

STAFF RECOMMENDATION: Denial as proposed, pursuant to Standards 6 and 9, but approval of an application with a metal picket railing at the ramp and wood or aluminum-clad wood windows at the side elevations and in the bell tower openings, including the installation of stacked double-hung windows in double-height side elevation openings, provided the muntin pattern matches that of the historic windows, and provided the marbled blue glass windows are retained, restored, or replicated in the front façade openings in all but the bell-tower openings, with the staff to review details.

MAPS & IMAGES:

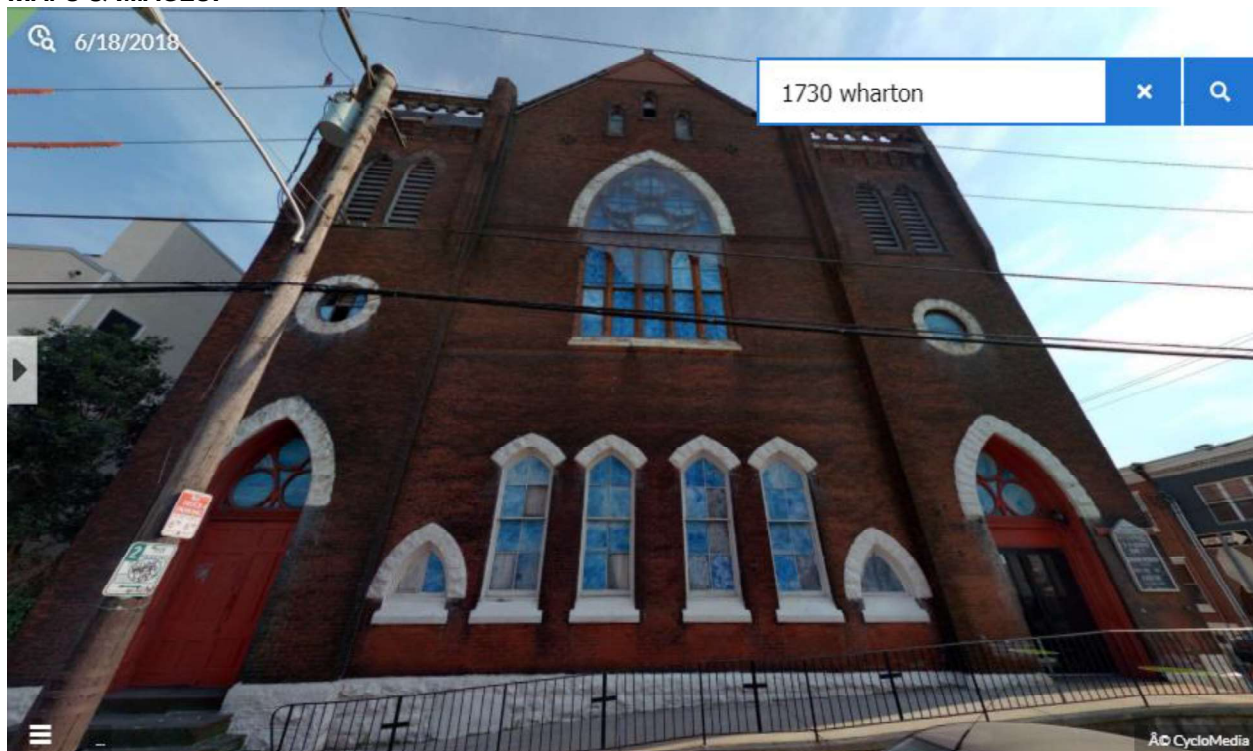
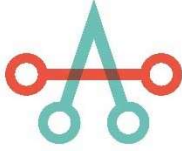


Figure 1: The front (Wharton St) elevation of 1730 Wharton in 2018, showing the historic marbled blue glass windows.



Figure 2: The west side (S 18th St) elevation of 1730 Wharton in 2011, showing the historic marbled blue glass windows in their original configuration.



AMBIT ARCHITECTURE

412 S. 2nd Street

Philadelphia, PA 19147

July 13, 2020

Philadelphia Historical Commission
1515 Arch Street
Philadelphia, PA 19102

To whom it may concern,

Please find the enclosed documents regarding the conversion of 1730 Wharton Street from a Church into 14 Residential Units. The owner of the property is Pelican Point Investments at 1834 Pemberton Street, Philadelphia, PA.

This proposal seeks to install new vinyl clad wood windows into all of the existing openings. We are also seeking to remove faux vents from the front and side elevations and replace them new vinyl clad wood windows. The tall window opening on the second floor east and west elevations that previously held 1 window are being proposed as stacked double hungs to allow for the insertion of a 3rd floor into the main sanctuary space.

We would like to remove the upper portions of the 2 rear brick chimneys down to the eave level. Finally we would like to clean and repoint all masonry where required.

This application seeks final approval.

I look forward to the Committee's interaction.

Thank You,

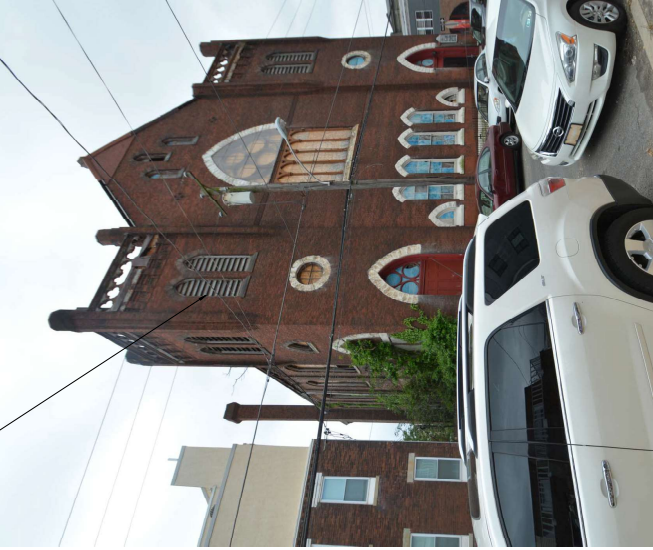
Rich Villa, Partner, Ambit Architecture



Historical Photos



Proposed Windows:
Andersen 400 Series
Exterior Finish: Dark Bronze



Proposed: Removal of Fake Vents
-Replace with New Windows



Proposed Painted Metal Solid Handrail

Proposed New Vinyl Clad Wood Windows



Proposed: Removal of Fake Vents
-Replace with New Windows

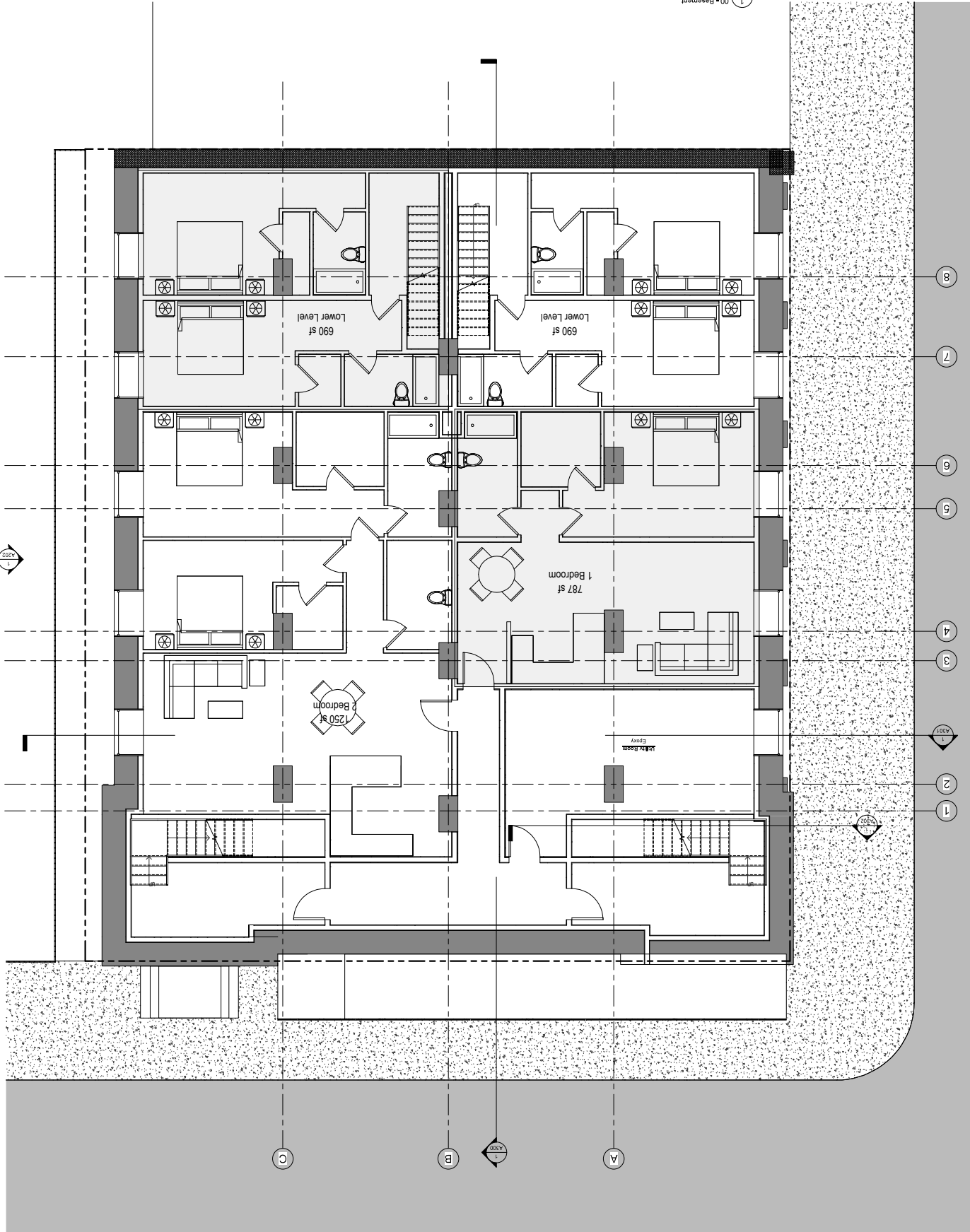


Existing Photos - 5.20.20



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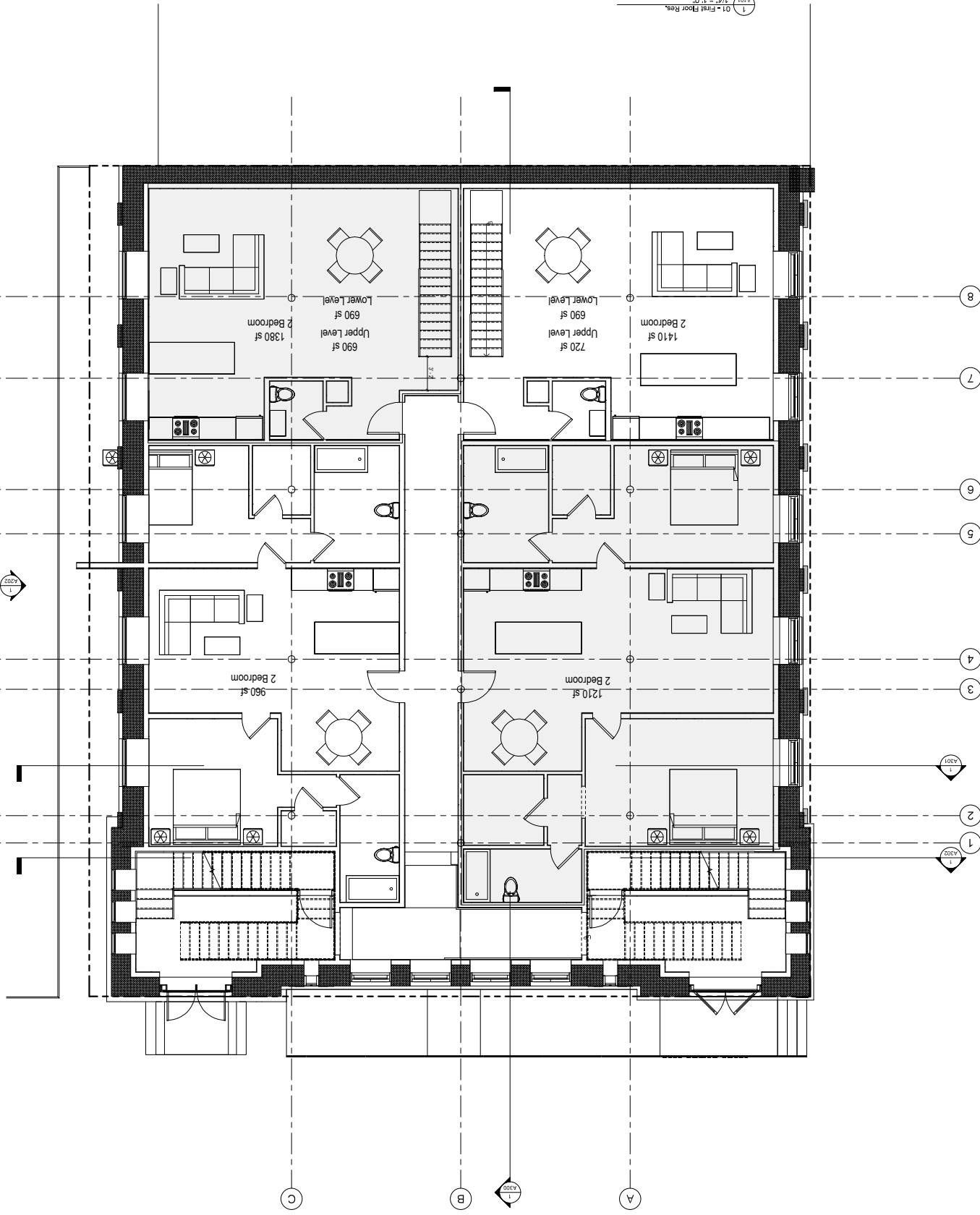
1 00 - Basement
A100 1/4" = 1'-0"





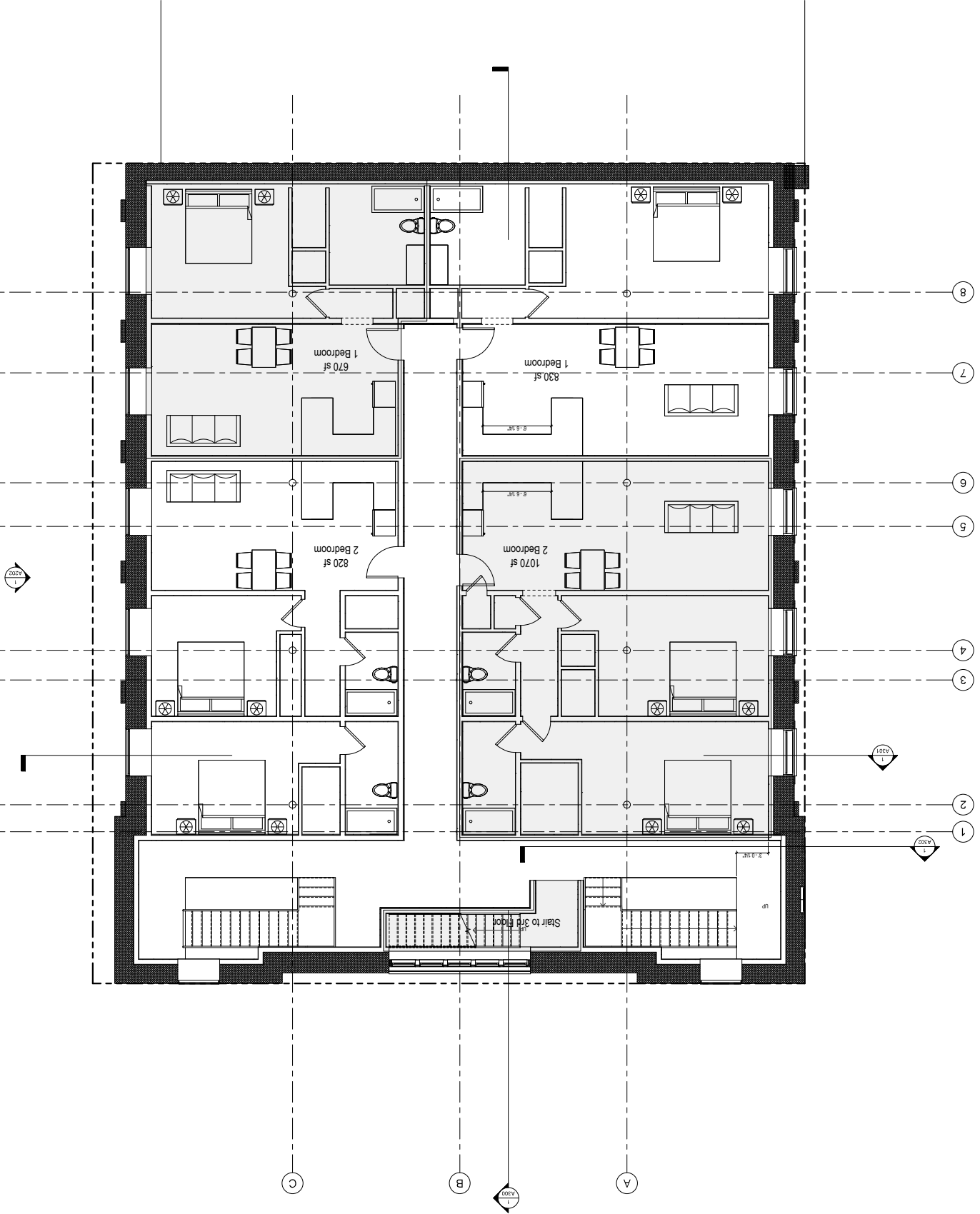
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1 01 - First Floor Res.
A101 / 1/4" = 1'-0"



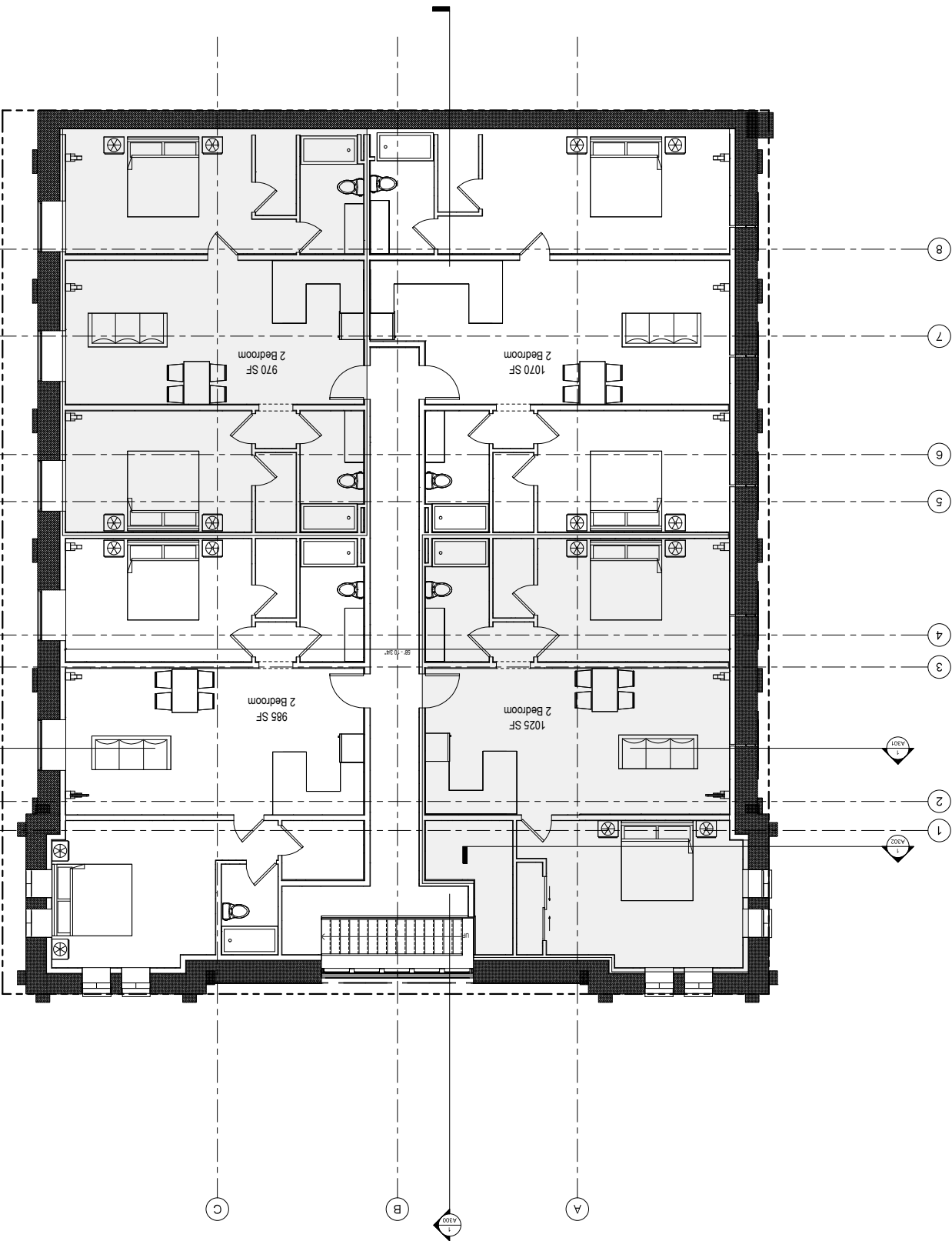


1 SECOND FLOOR PLAN
A102 1/4" = 1'-0"





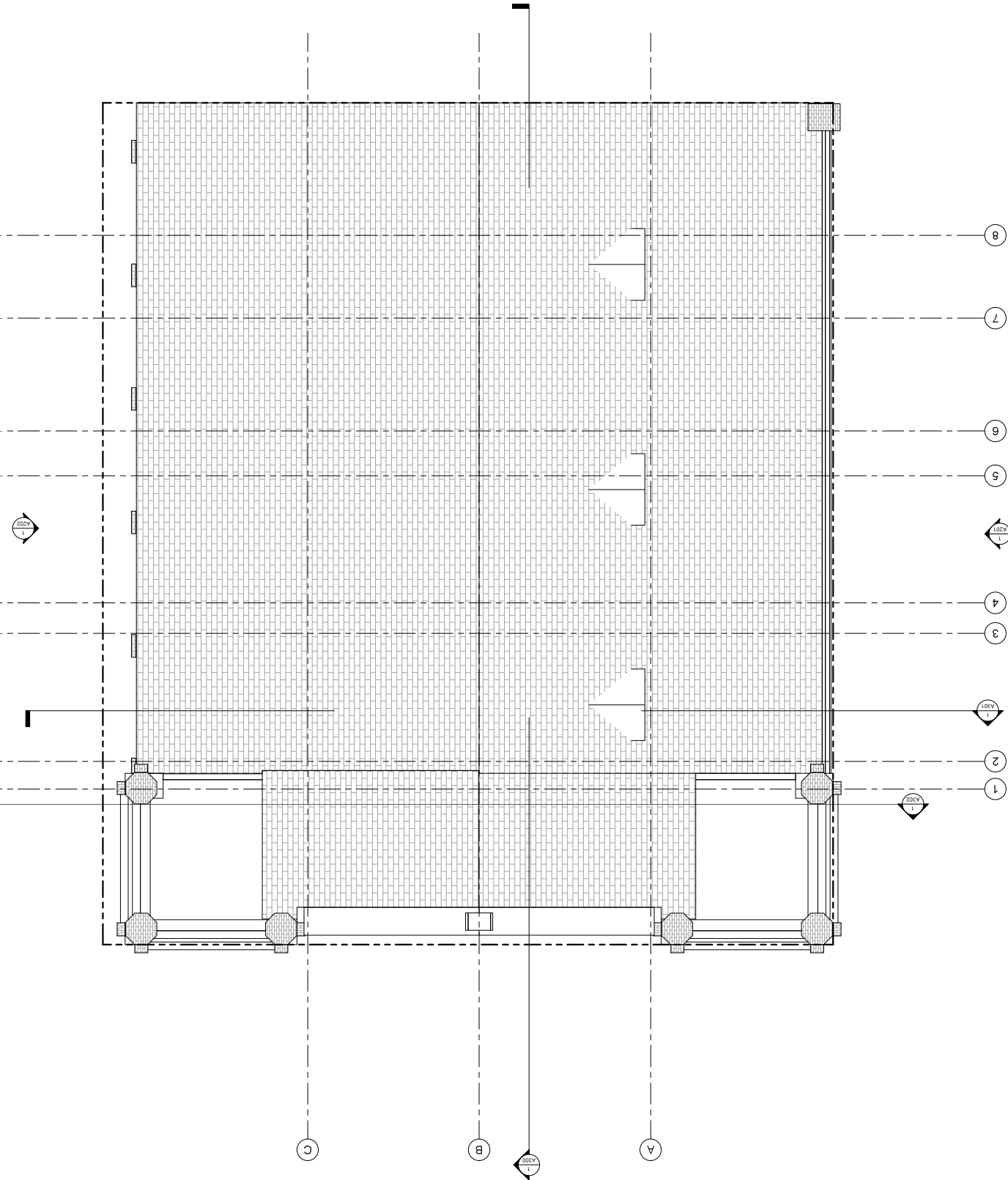
1 03 Third Floor
A103 1/8" = 1'-0"

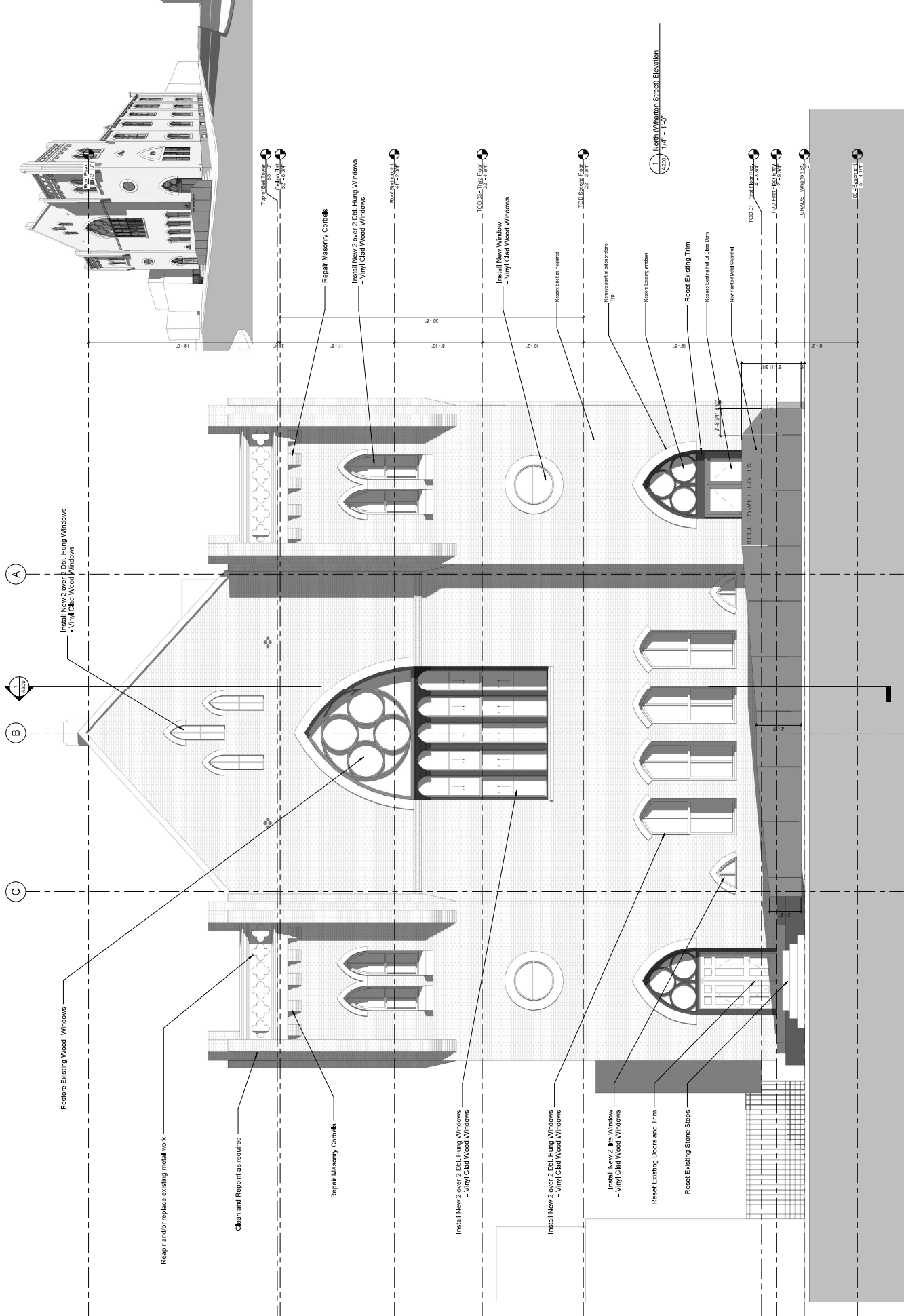




DATE	DESCRIPTION

1 ROOF PLAN
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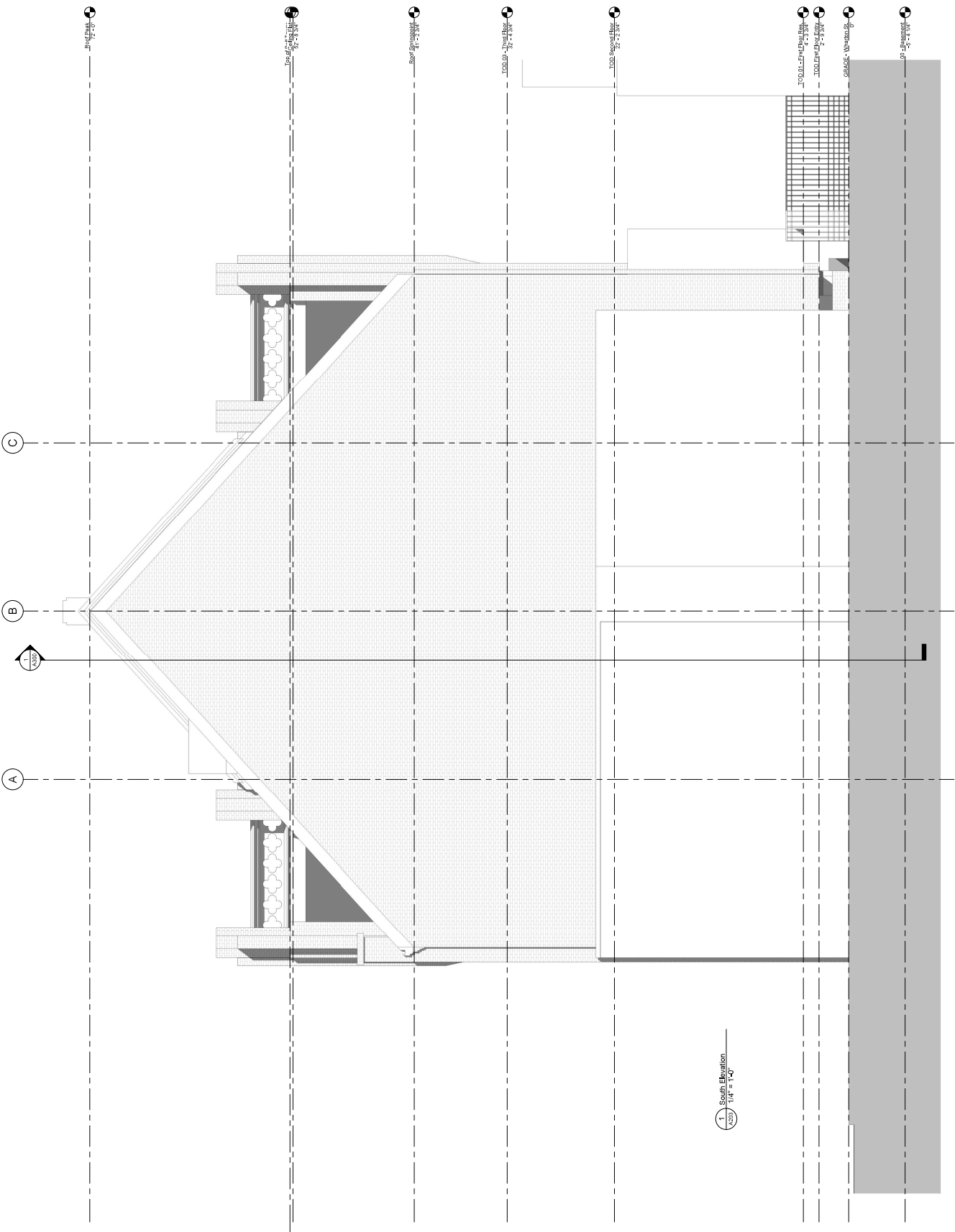


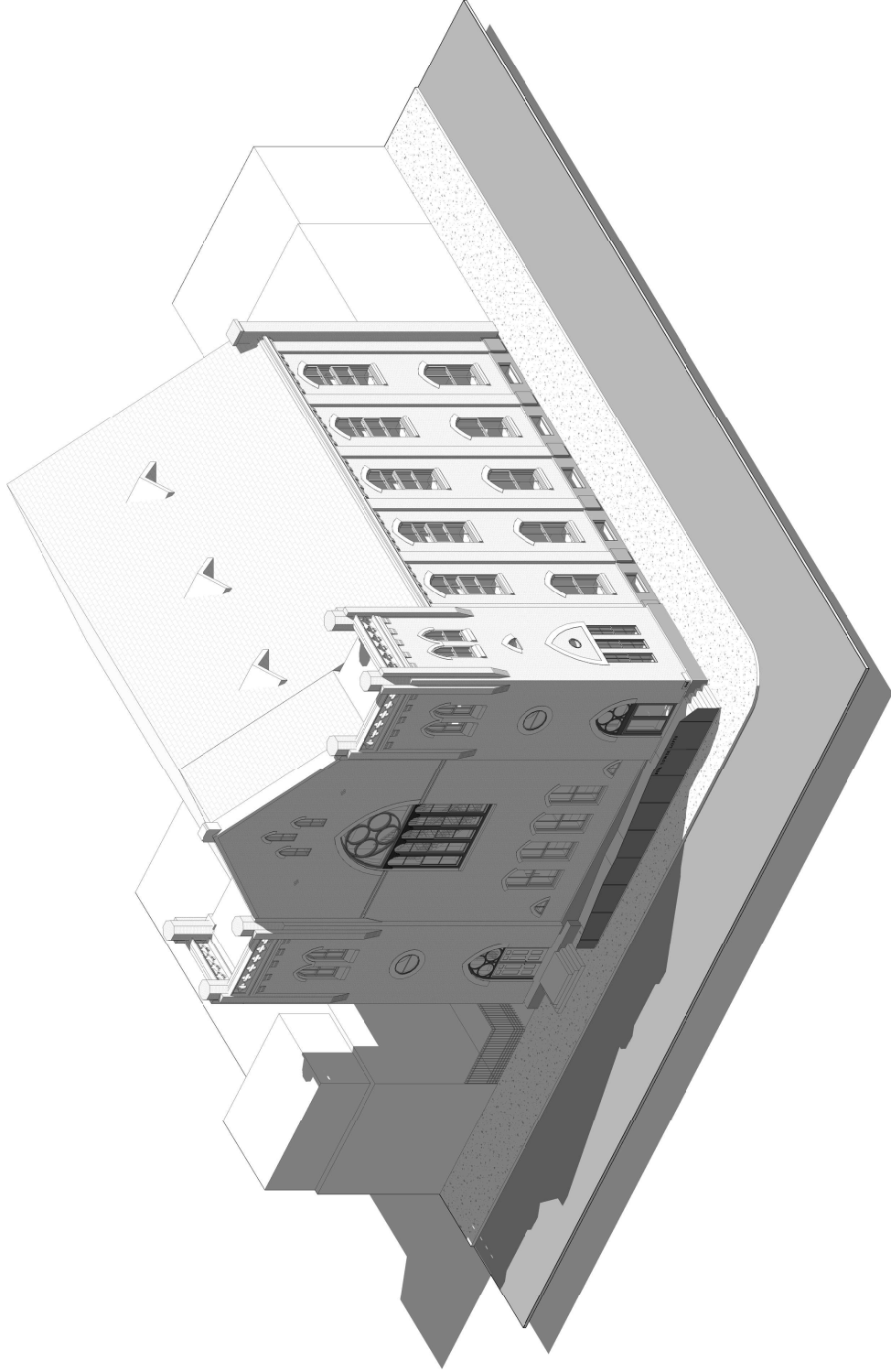
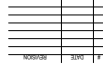


1. North Wharton Street Elevation
1/4" = 1'-0"



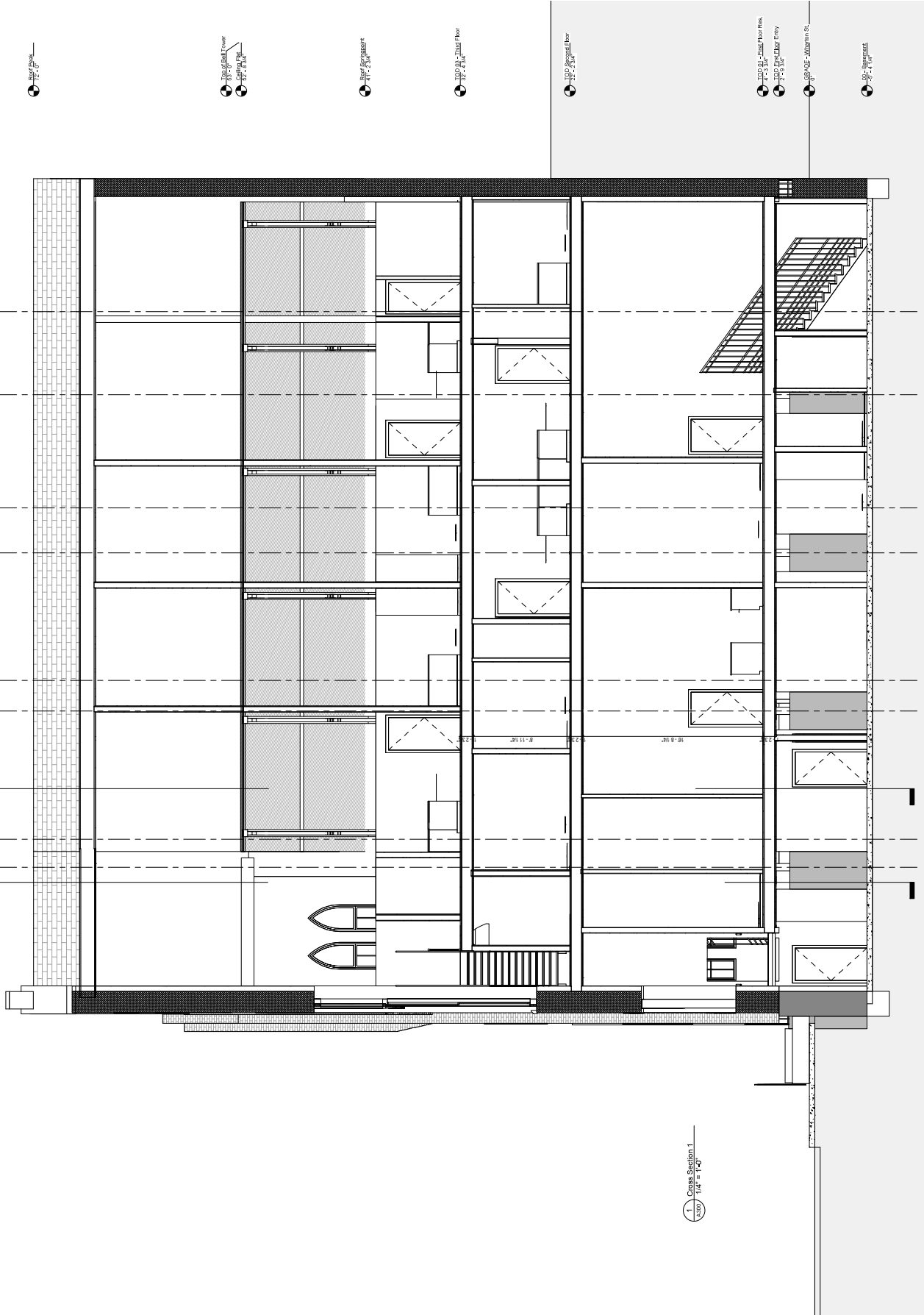
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1" = 2208558830972980411979121875928648144784354871094523697652





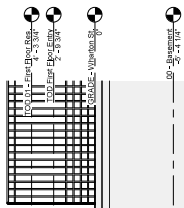


DATE	DESCRIPTION
11/11/2019	ISSUED FOR PERMIT
08/14/2019	ISSUED FOR PERMIT
07/11/2019	ISSUED FOR PERMIT

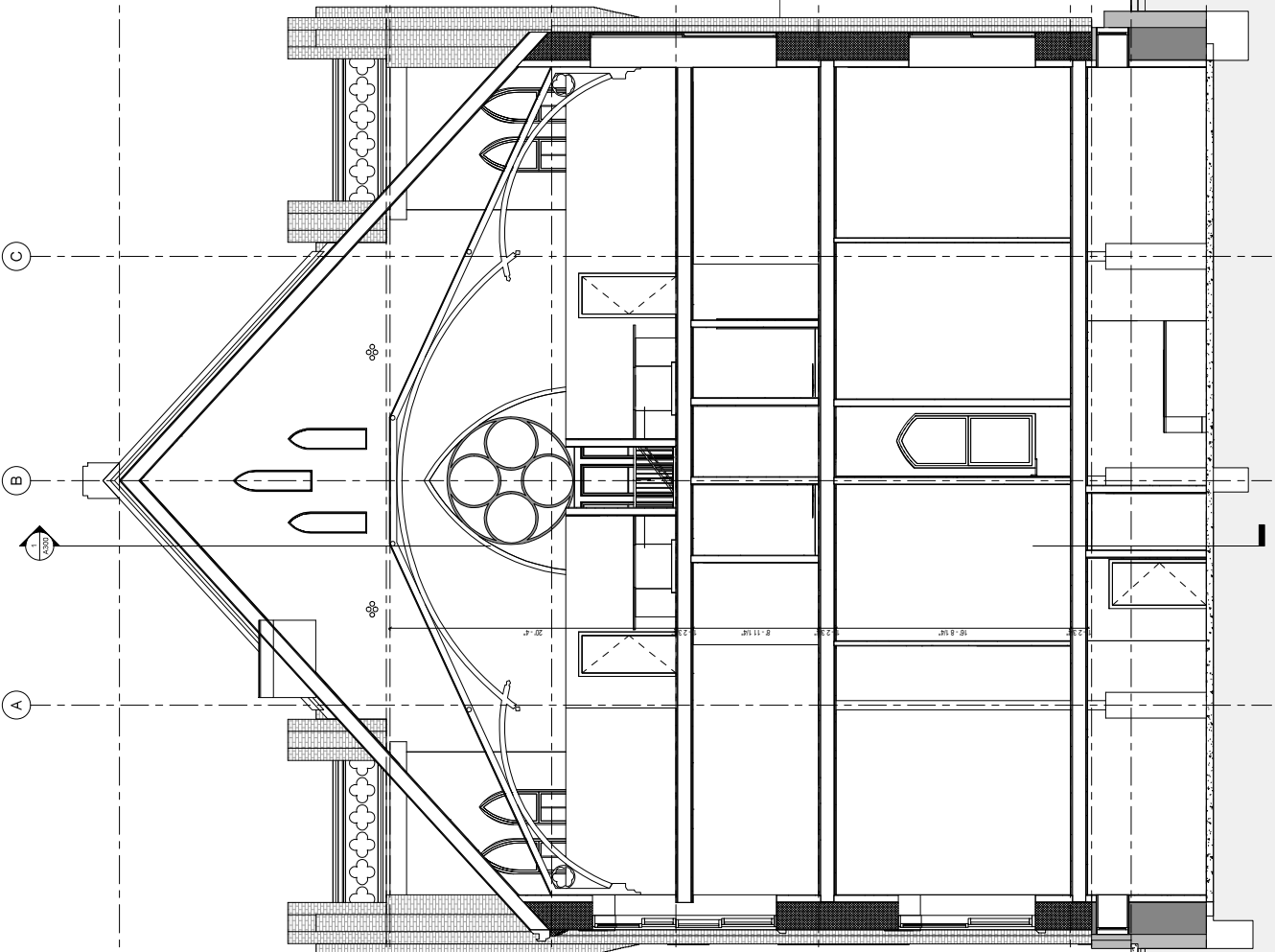
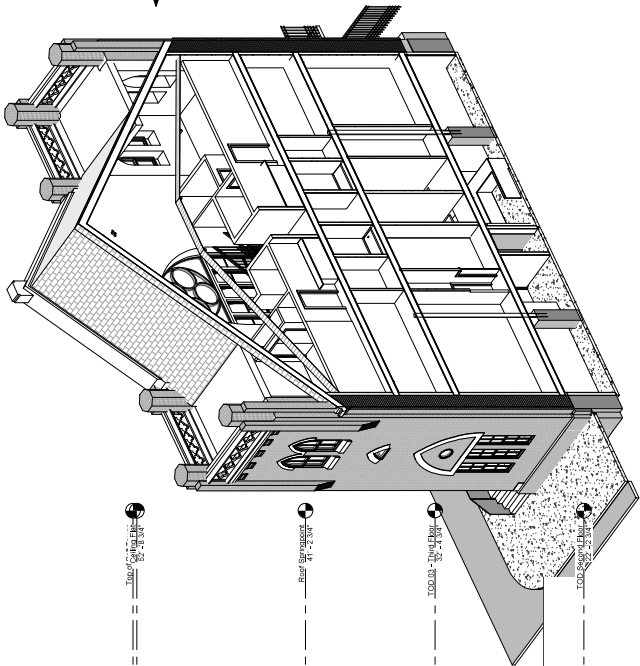




1/4" = 1'-0"
1/8" = 1'-0"
1/16" = 1'-0"
1/32" = 1'-0"
1/64" = 1'-0"



1 - Section at Sanctuary
1/4" = 1'-0"



C

B

A



Section at Stair / Towers
A302 1/4" = 1'-0"

