

ADDRESS: 620-24 S 8TH ST

Proposal: Rehabilitate building; insert floor; replace windows and doors; construct deck

Review Requested: Final Approval

Owner: Crucifixion Renovation LLC

Applicant: Adam Montalbano, Moto Designshop Inc.

History: 1887; Church of the Crucifixion parish building; Isaac Pursell, architect; addition, 1915

Individual Designation: 6/12/2020

District Designation: None

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

BACKGROUND:

The building at 620-24 S. 8th Street is a former parish building for the Church of the Crucifixion. It is proposed to be converted into a 16-unit multi-family residence, which includes the insertion of an additional floor. All existing windows and doors on the building are non-historic replacements, and in many locations, the original window openings have been partially infilled with brick. This project will reopen many of those to their original size and shape.

SCOPE OF WORK:

- Complete rehabilitation of building:
 - Construct roof deck with pilot house;
 - Replace all windows and doors, and remove brick infill from some openings to restore to historic size and shape; and
 - Insert small dormer windows into existing roof.

STANDARDS FOR REVIEW:

- *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 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 proposed work will not destroy historic materials, features, and spatial relationships that characterize the property.
- *Standard 10: New additions and adjacent or related 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.*
 - The proposed interventions could be removed in the future and the historic property would be unimpaired.
- *Roofs Guideline | Recommended: Designing rooftop additions, elevator or stair towers, decks or terraces, dormers, or skylights when required by a new or continuing use so that they are inconspicuous and minimally visible on the site and from the public right-of-way and do not damage or obscure character-defining historic features.*
 - The proposed deck and pilot house would be minimally visible but inconspicuous from the public right-of-way. The application satisfies the Roofs Guideline.

STAFF RECOMMENDATION: Approval, with the staff to review details, pursuant to Standards 9 and 10, and the Roofs Guideline.



Figure 1. Photograph of the subject property taken in 1969.

APPLICATION FOR BUILDING PERMIT

APPLICATION # _____

(Please complete all information below and print clearly)



CITY OF PHILADELPHIA
DEPARTMENT OF LICENSES AND INSPECTIONS
MUNICIPAL SERVICES BUILDING - CONCOURSE
1401 JOHN F. KENNEDY BOULEVARD
PHILADELPHIA, PA 19102
For more information visit us at www.phila.gov

ADDRESS OF PROPOSED CONSTRUCTION

620-24 S 8th St, Philadelphia, PA 19147

APPLICANT:

Adam Montalbano

COMPANY NAME:

Moto Designshop Inc.

PHONE # 215-592-9300

FAX #

PROPERTY OWNER'S NAME:

Crucifixion Renovation LLC

PHONE # 215-815-4033

FAX #

ARCHITECT / ENGINEER IN RESPONSIBLE CHARGE:

Adam Montalbano

ARCHITECT / ENGINEERING FIRM:

Moto Designshop Inc

PHONE # 215-592-9300

FAX #

CONTRACTOR:**CONTRACTING COMPANY:**

PHONE #

FAX #

APPLICANT'S ADDRESS:

228 Vine Street

Philadelphia, PA 19106

LICENSE # RA404751

adam@motodesignshop.com

E-MAIL:

PROPERTY OWNER'S ADDRESS:

2008 S 3rd St

Philadelphia, PA 19148

ARCHITECT / ENGINEERING FIRM ADDRESS:

228 Vine Street

Philadelphia, PA 19106

LICENSE # RA404751

adam@motodesignshop.com

E-MAIL:

CONTRACTING COMPANY ADDRESS:

LICENSE #

E-MAIL:

USE OF BUILDING / SPACE:

R2 Multifamily Residential

ESTIMATED COST OF WORK

\$ 1,400,000

BRIEF DESCRIPTION OF WORK:

Alteration of an existing parish house & theater to multi-family. Change of use includes (16) dwelling units from the basement through Level 4.

Proposed roof deck and pilot house for residential use only.

Exterior work includes brick repointing/cleaning, replacing windows, replacing past brick infill with new windows, and proposed dormer windows.

TOTAL AREA UNDERGOING CONSTRUCTION: 11,800 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:

07/13/2021

moto designshop

228 Vine St. Philadelphia, PA 19106
Ph: 215.592.9300 Fx: 215.592.9301
www.motodesignshop.com

DATE: JULY 13, 2021
TO: Ms. Kim Chantry
Philadelphia Historic Commission
1515 Arch Street, 13th Floor
Philadelphia, PA 19102
RE: **620-24 S 8TH ST (CHURCH OF THE CRUCIFIXION PARISH BUILDING)**

Dear Kim,

Please find enclosed a submittal for the property, 620-24 S 8th St. This proposal seeks to convert the interior of the existing parish house into a 16 unit multi-family residence from the basement through Level 4. We are proposing a roof deck with pilot house on the northern side for residential use only. Exterior work includes brick repointing/cleaning, replacing windows, replacing past brick infill with new windows, and proposed dormer windows.

We look forward to presenting this proposal to the committee & commission for final approval.

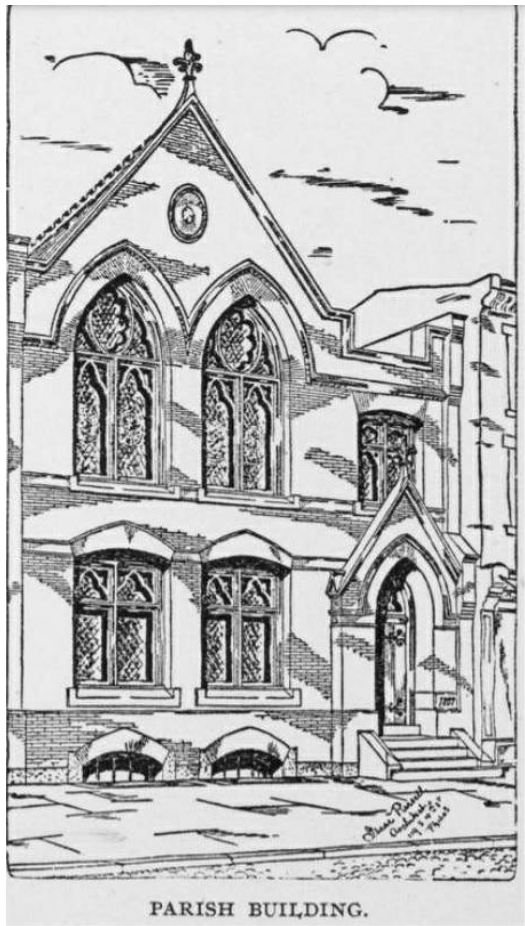
Please find enclosed the following items:

1. Cover letter
2. PDF of proposed drawings & photographs.
3. 1 copy of the Application for Building Permit

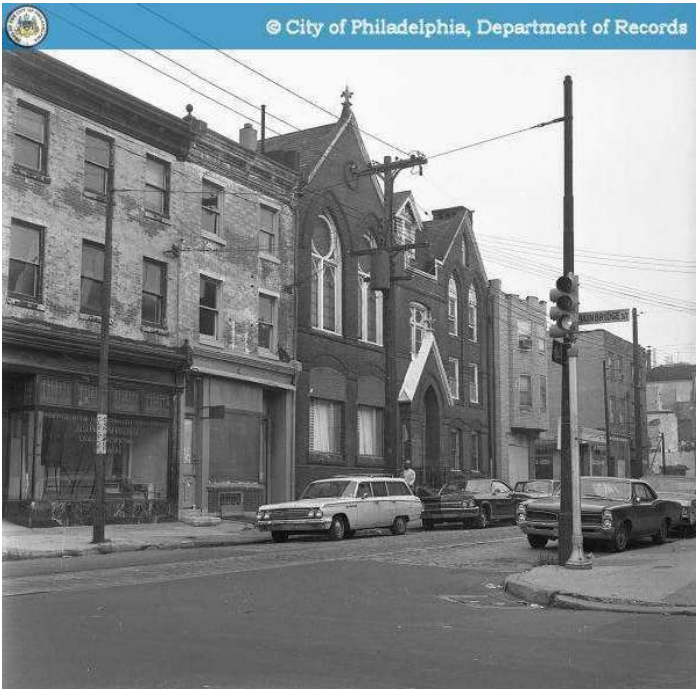
Regards,



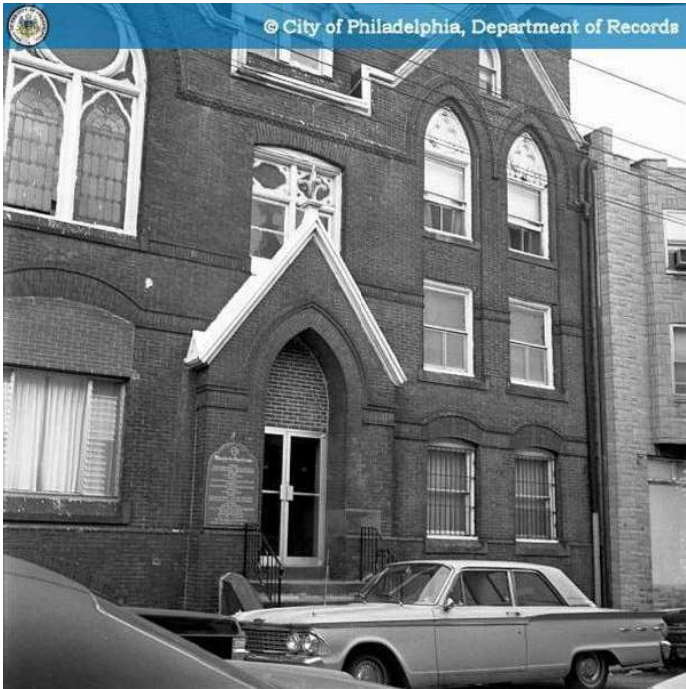
Adam Montalbano, AIA
adam@motodesignshop.com



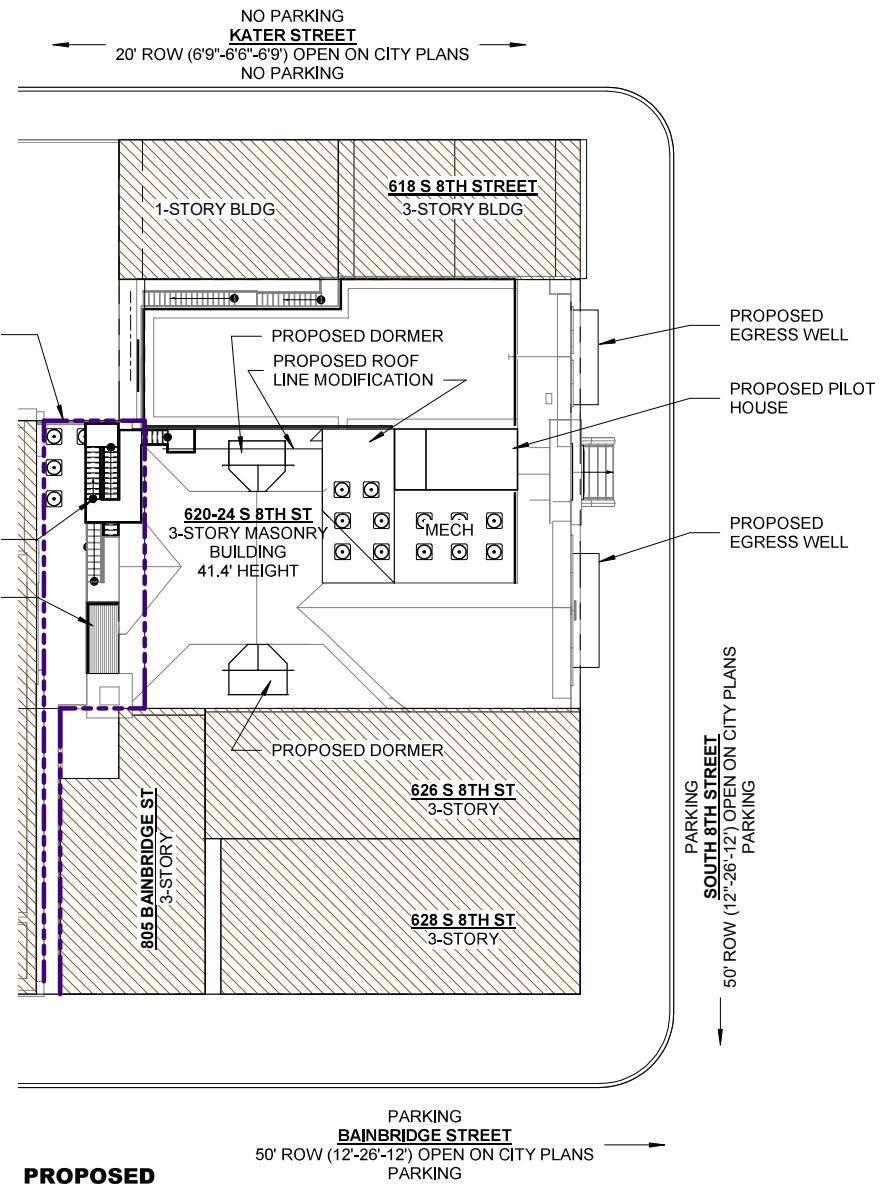
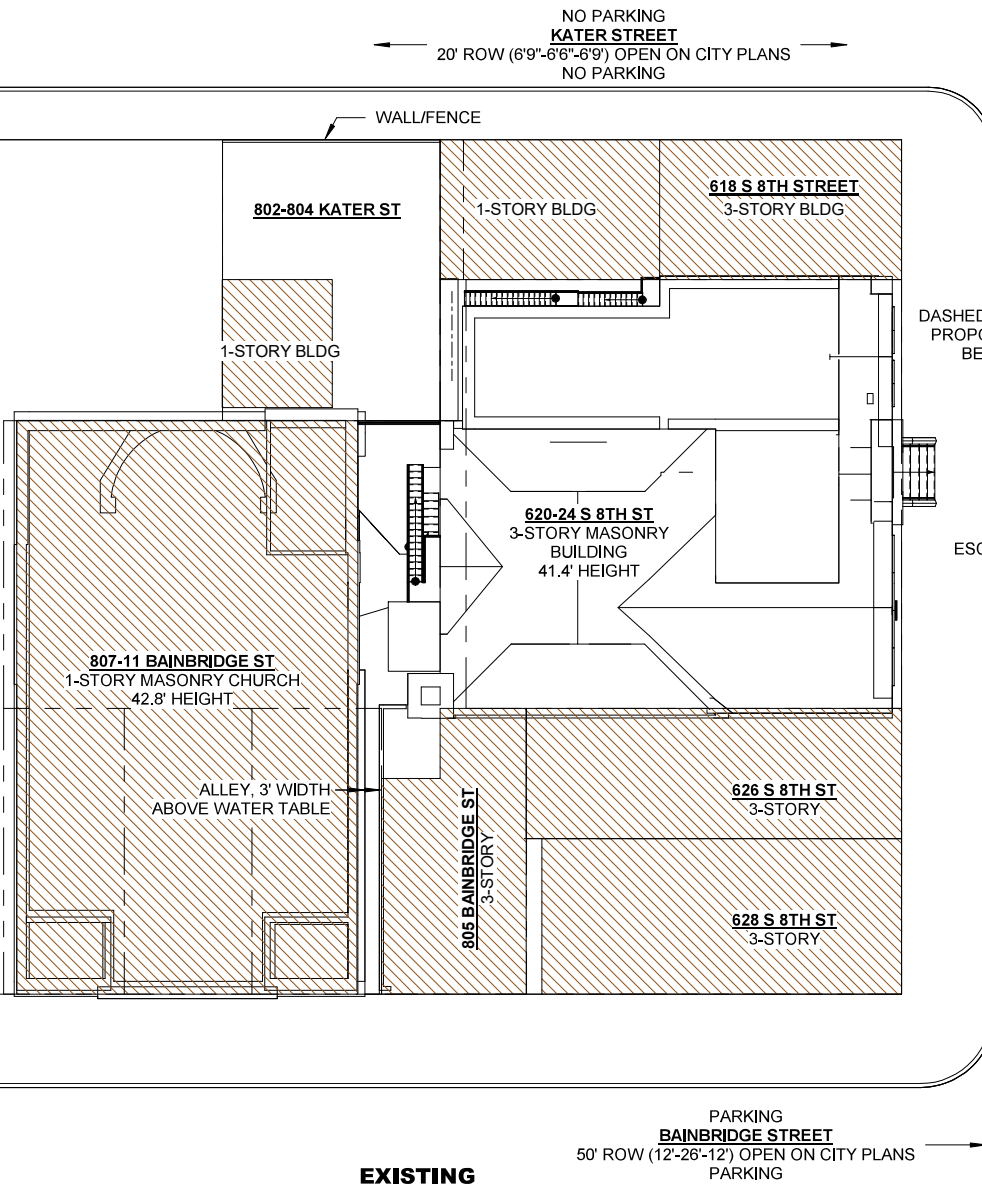
SOUTH SIDE RENDERING

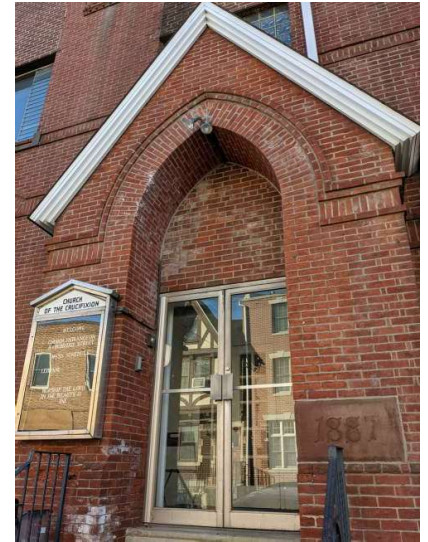


VIEW FROM S 8TH & BAINBRIDGE, 1969

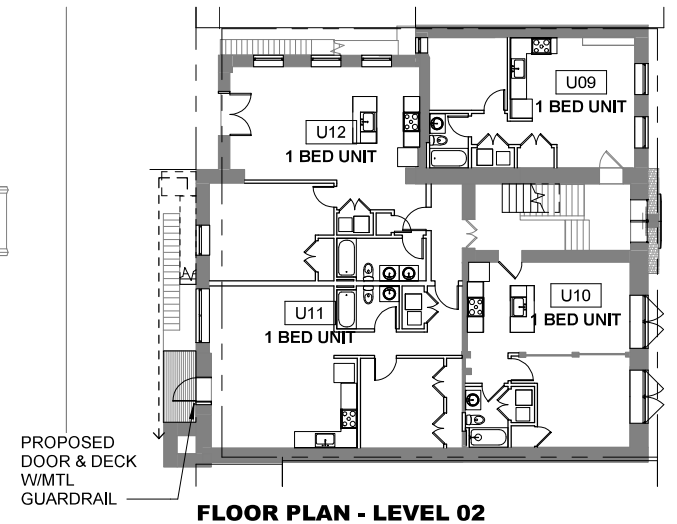
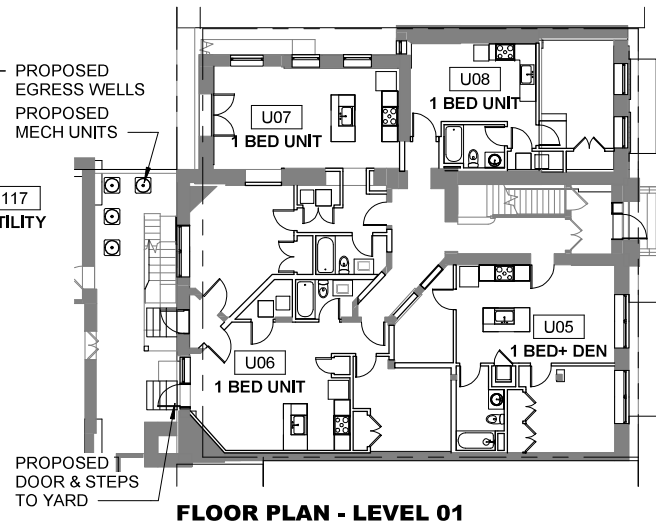
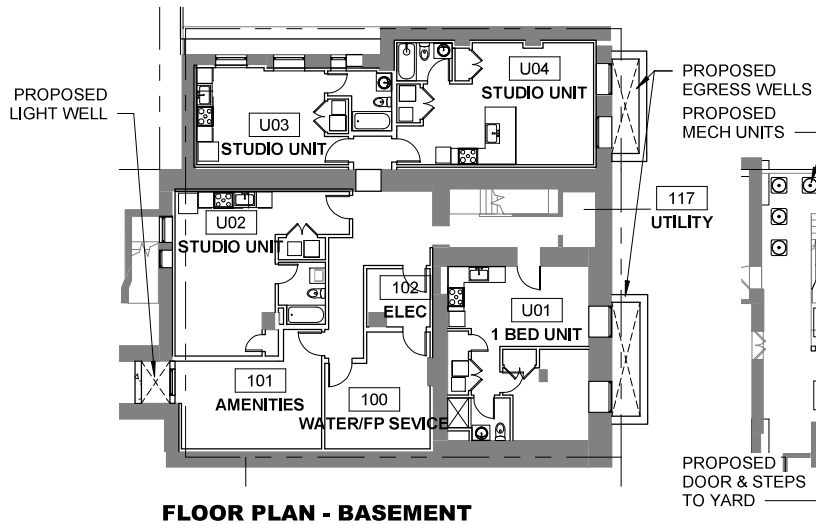
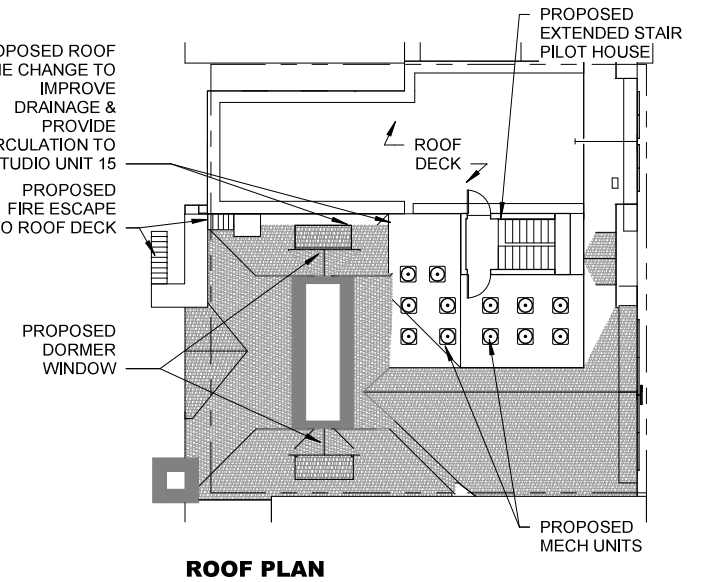
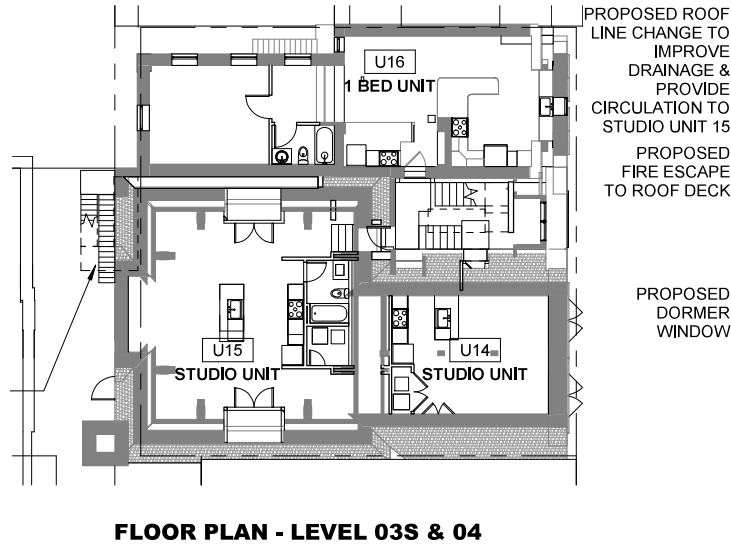
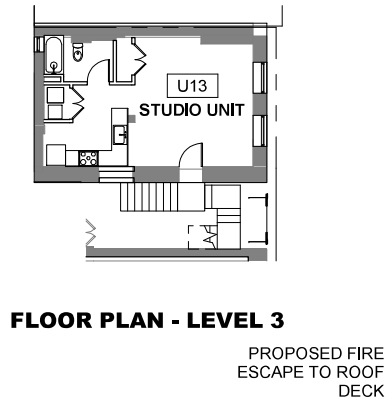


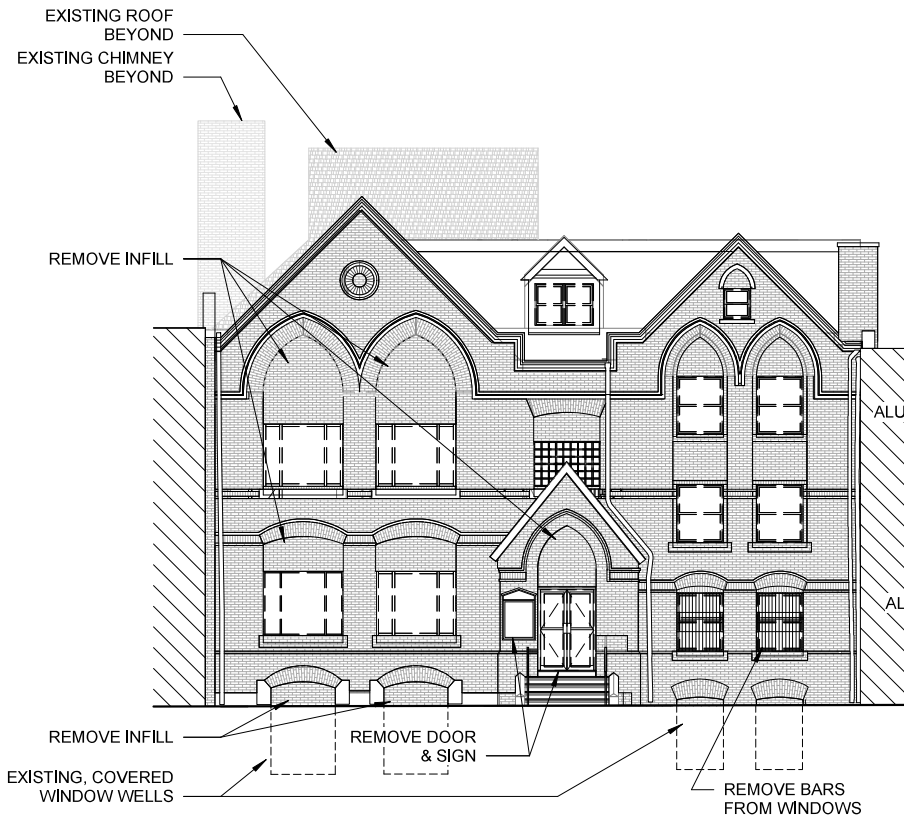
VIEW FROM S 8TH, 1969



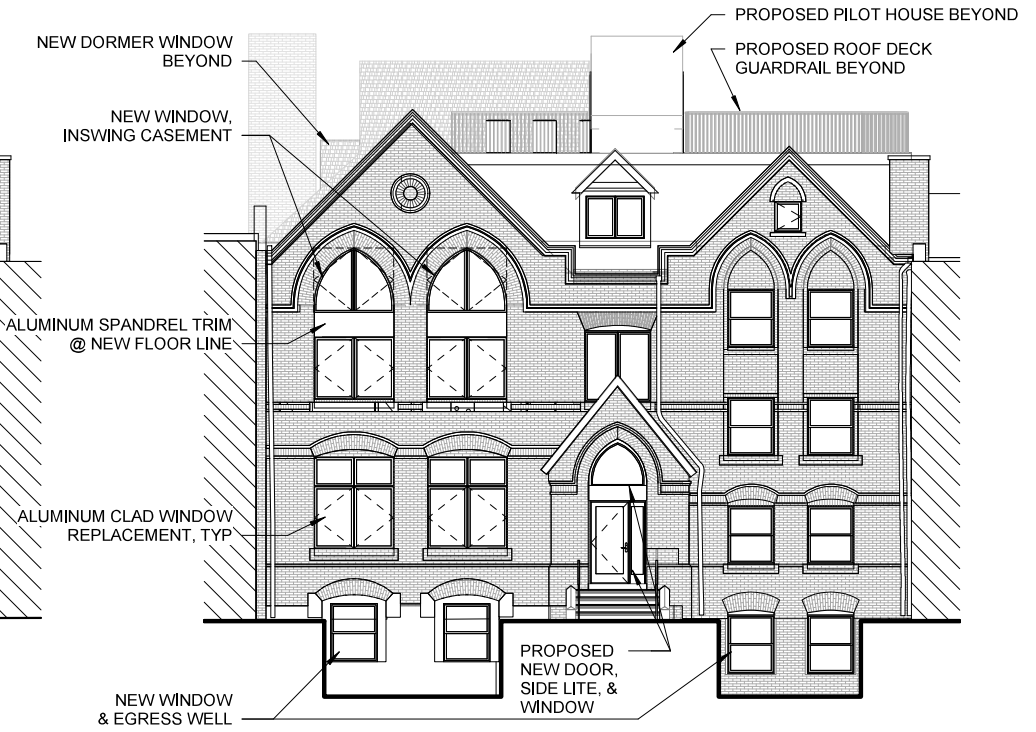




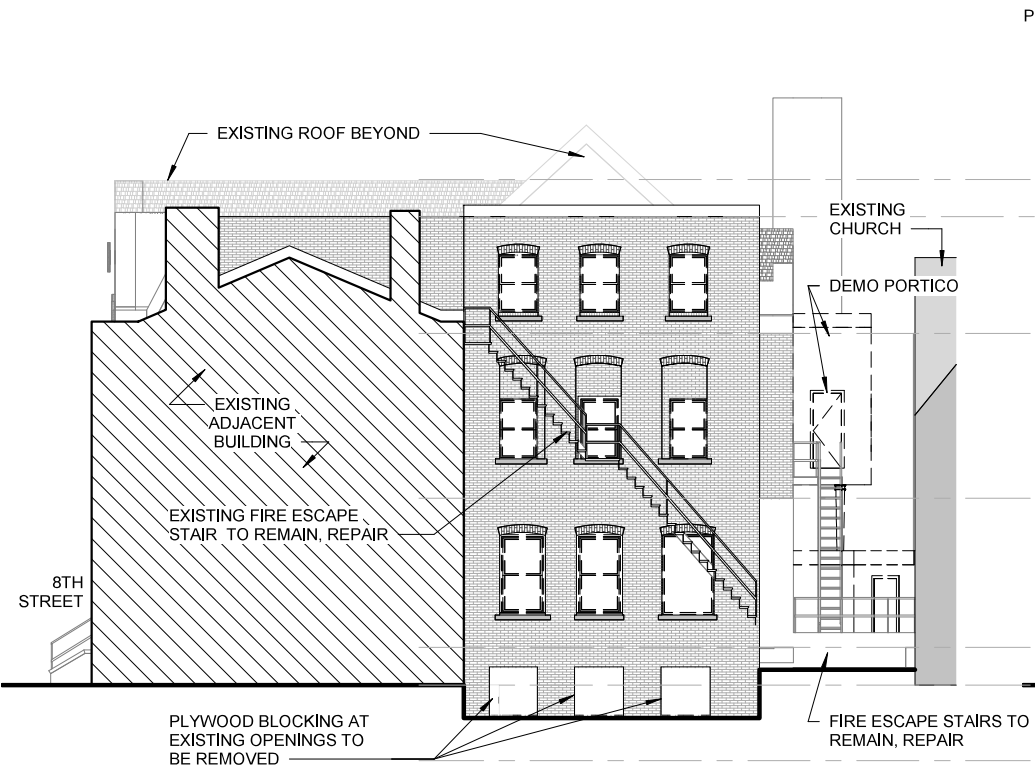




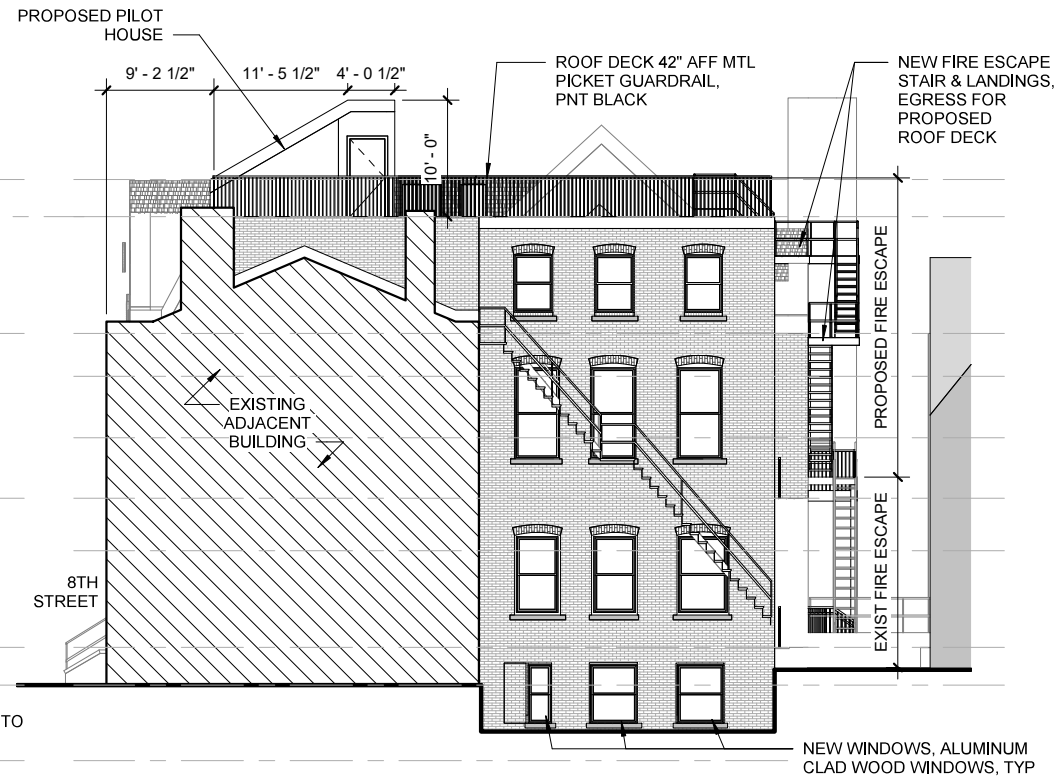
EXISTING EAST ELEVATION



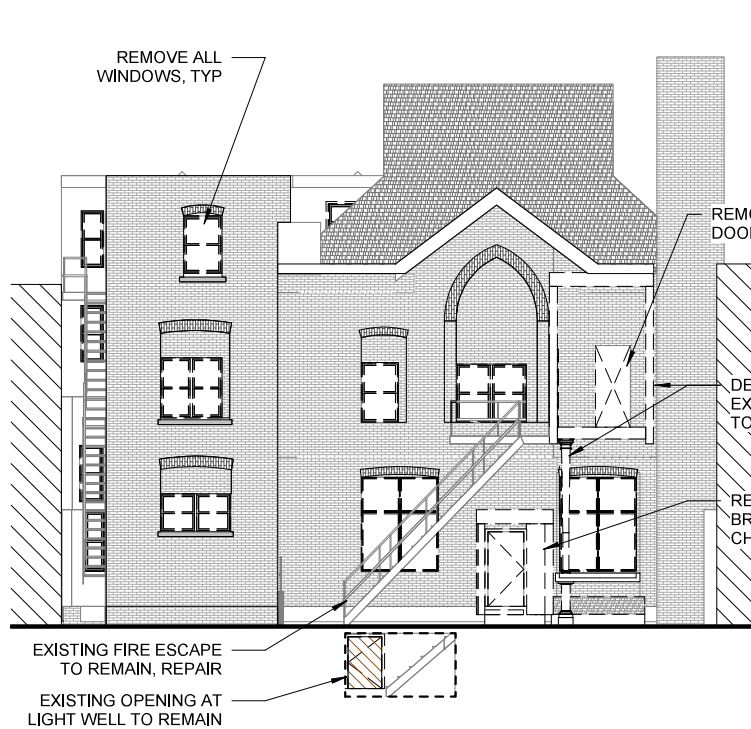
PROPOSED EAST ELEVATION



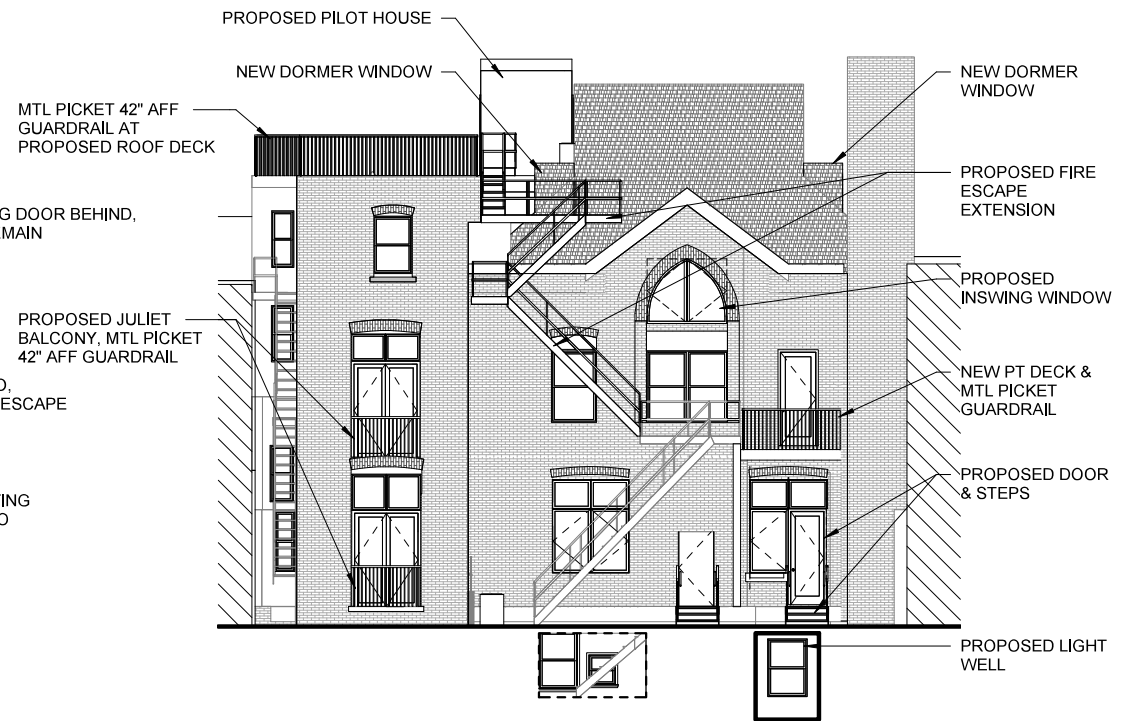
EXISTING NORTH ELEVATION



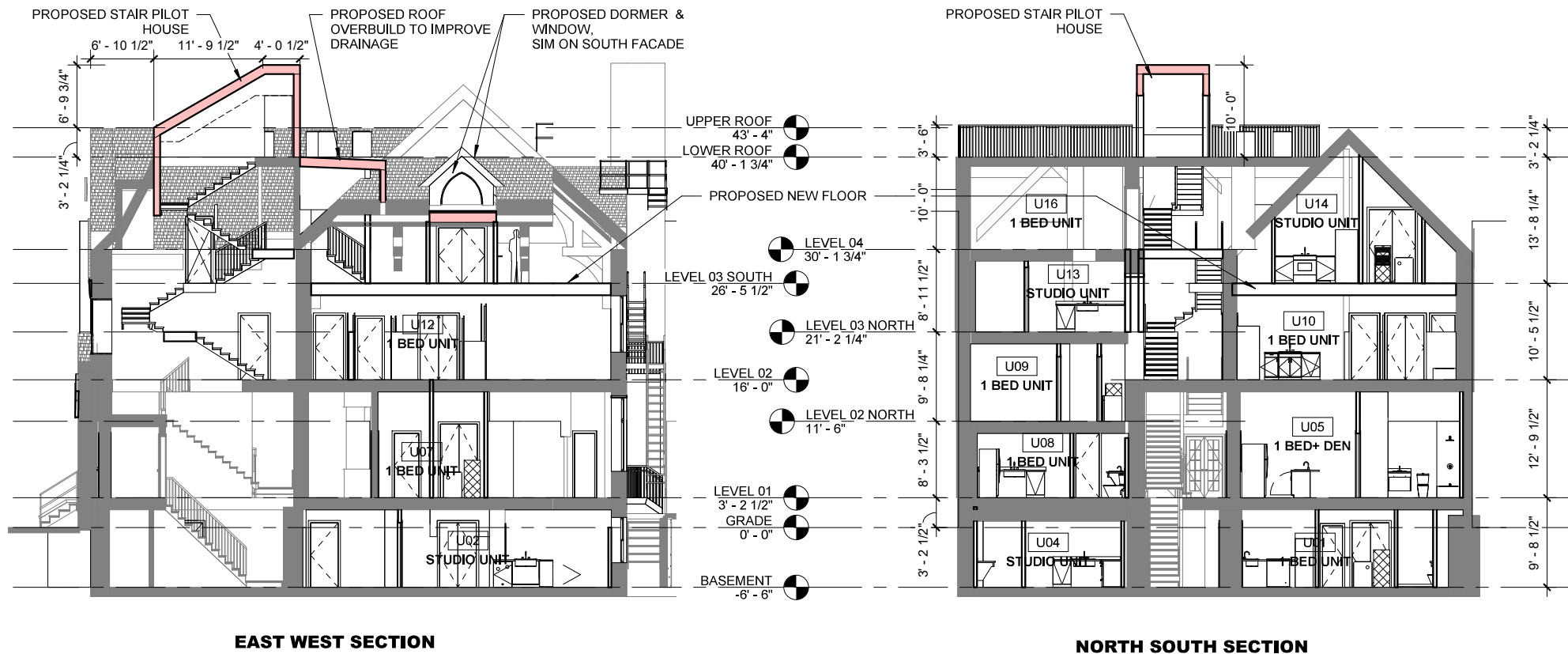
PROPOSED NORTH ELEVATION

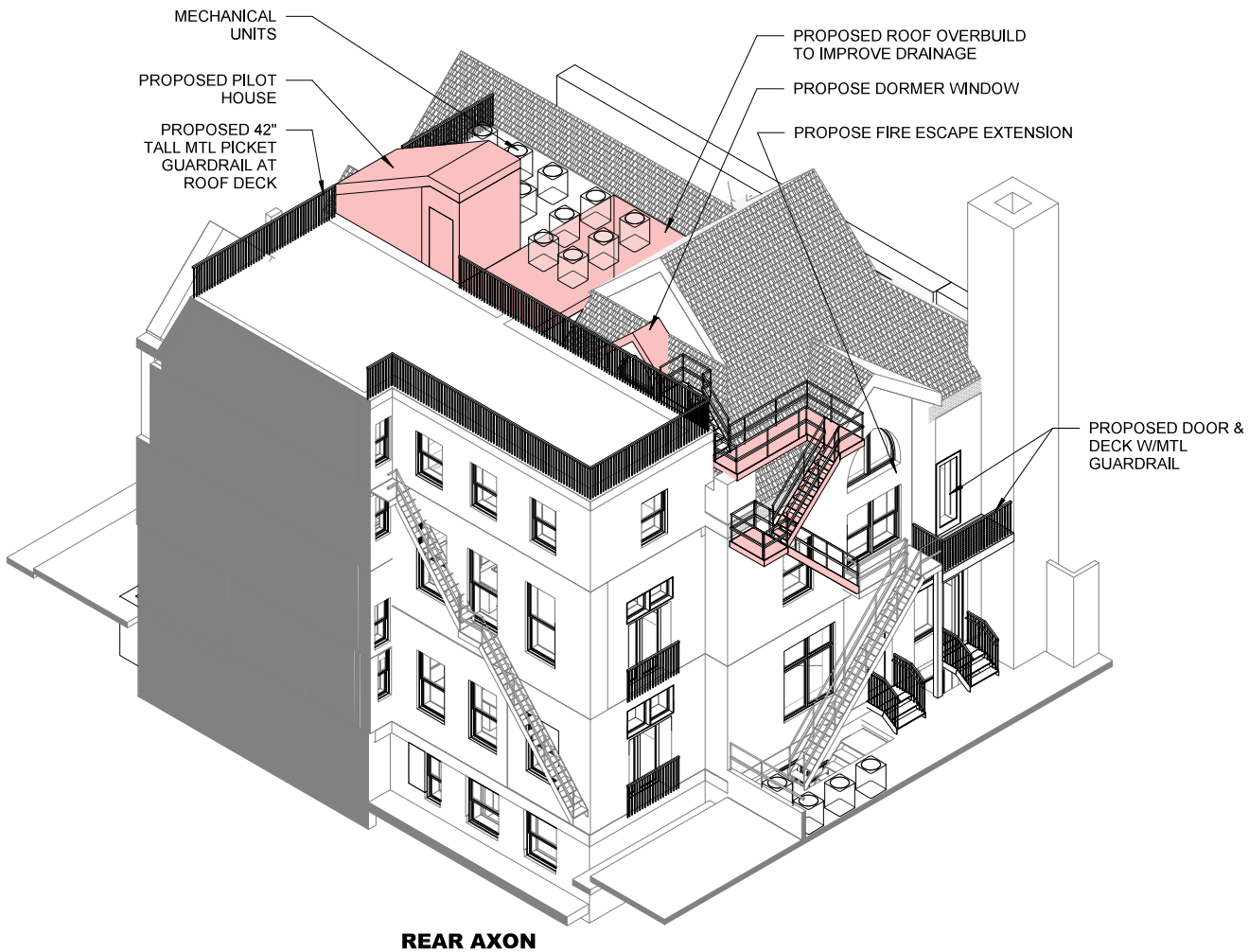


EXISTING WEST ELEVATION



PROPOSED WEST ELEVATION

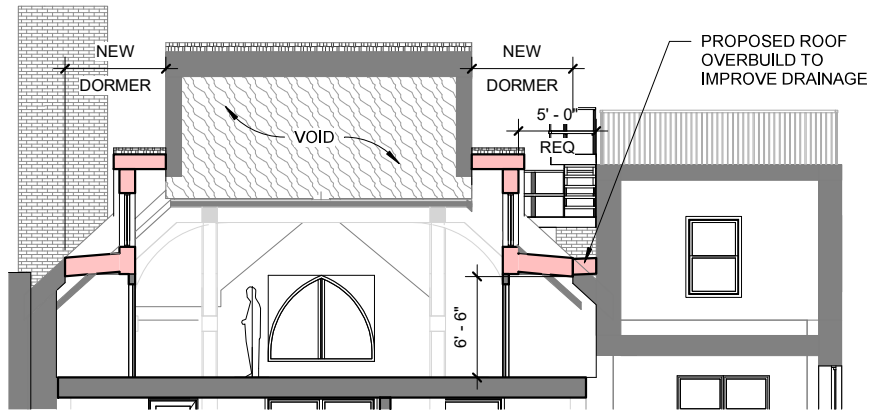




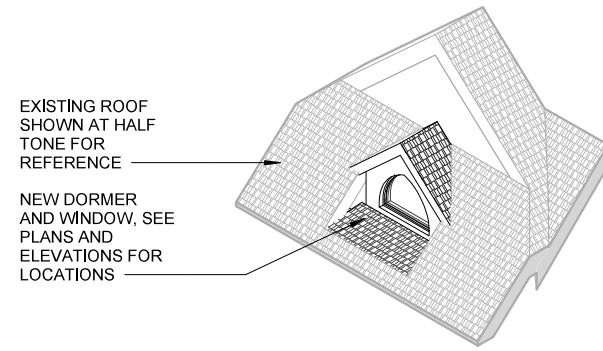
VIEW OF REAR FIRE ESCAPE & ROOF DECK



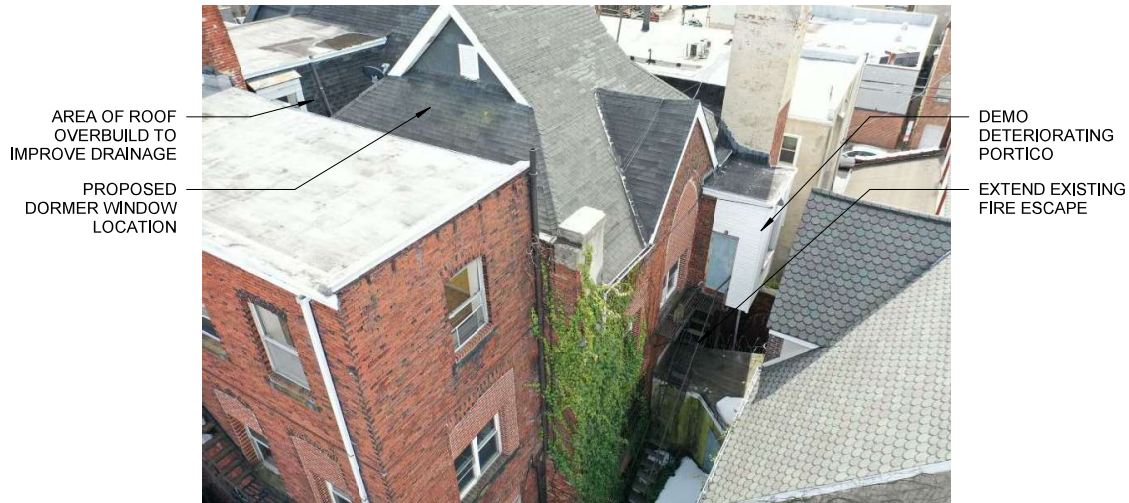
VIEW OF FRONT ROOF DECK RAILING



DORMER SECTION



DORMER 3D VIEW



AERIAL VIEW - LOOKING SOUTHEAST



DORMER INTERIOR VIEW