

OldFirst
Love First

Design Review:

Old First House

322-40 Race Street, Philadelphia, PA

Philadelphia Historical Commission

May 13, 2022



COMMUNITY VENTURES / OLD FIRST INTRODUCTION

Design Review

Old First House



PROJECT TEAM

Design Review

Old First House



Non-Profit Developer & Property Manager



Non-Profit Supportive Services Provider & On-Site Manager



Architecture Firm (Formerly BWA architecture + planning)



Church, Inspiration & Property Owner

SHARED VALUES



CARING FOR THOSE IN NEED

CHURCH AS THE VISIBLE HEART OF THE PROPERTY

PRESERVING HISTORIC COMPONENTS

SPACES THAT FOSTER COMMUNITY

SAFE SPACE FOR EVERYONE

ENVIRONMENTAL STEWARDSHIP

PROJECT DETAILS

CURRENTLY

Winter Shelter for 30 men since 1984

- "30 men on the floor for 30+ years is unacceptable"

Church provides Meals and clothing drives

PROGRAM

Permanent supportive housing

- 34 Small Efficiency Units
- Two Community Rooms with Shared Kitchens
- Supportive Services Offices

2,400 SF Commercial Space

2,000+ SF Church Office & Multipurpose Space



My Biggest Accomplishment is bring in
RECOVERY AND STAYING CLEAN FOR 21 YEARS
I LEAN TO SAFE MONEY IN STRAYS I LOVE
TO TALK TO OTHER IT HELP MYSELF I DO MY NA
MEETING MY AGE 62 YEAR OLD



BUILDING FEATURES

Solar Panels
High Insulation Values
Triple-pane Windows
Healthy & Sustainable Materials

Green Building Certifications (anticipated)

- Enterprise Green Communities
- WELL (health & well-being focused)
- Passive House (energy efficiency focused)

Relocated 151 N. 4th Street (Fox Building)

PROJECT CONTEXT



SITE LOCATION

PROJECT CONTEXT



SITE AERIAL

PROJECT CONTEXT



EXISTING VIEW LOOKING SOUTHWEST DOWN RACE STREET

PROJECT CONTEXT

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EXISTING VIEW LOOKING NORTHEAST UP 4TH STREET

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EXISTING VIEW LOOKING SOUTHEAST TO 4TH AND RACE

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WEST CORNER OF 4TH AND RACE LOOKING EAST

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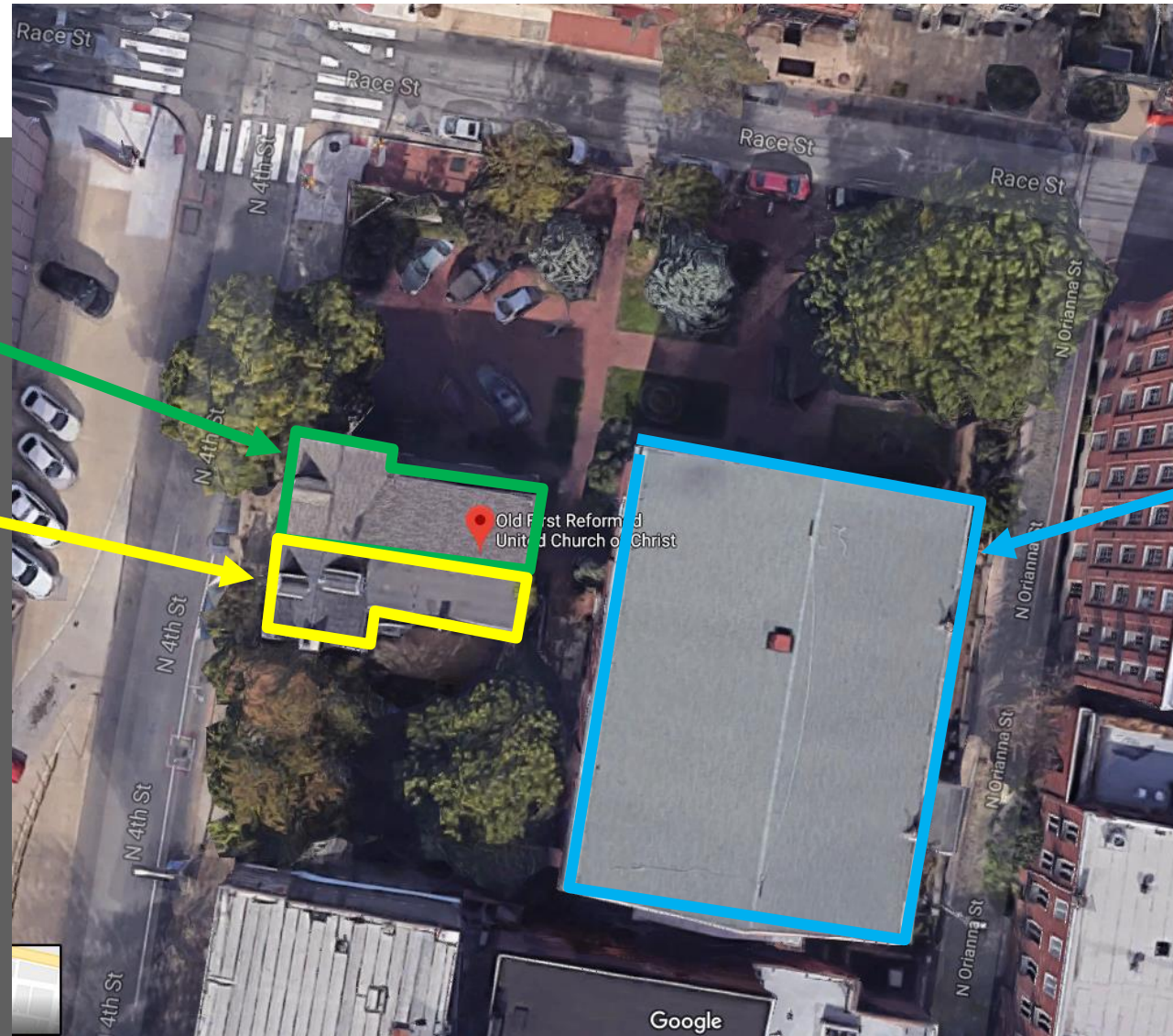


THE MINT

151 N. 4TH STREET: DATES OF CONSTRUCTION

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

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



CHURCH BUILT 1837

151 AND 153 N. 4TH STREET

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153 N. 4TH

C. 1974 NON-CONTRIBUTING / DECLASSIFIED
To be demolished

151 N. 4TH

C.1760, C.1974 RECONSTRUCTION
Partial demolition and relocation approved
by Historic Commission in July 2019

151 N. 4TH STREET: OVERALL VIEWS

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WEST ELEVATION



SOUTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION

151 N. 4TH STREET: 1973 CONJECTURAL RECONSTRUCTION / CHANGES

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MODERN BRICK, DOOR, WINDOW, PENT



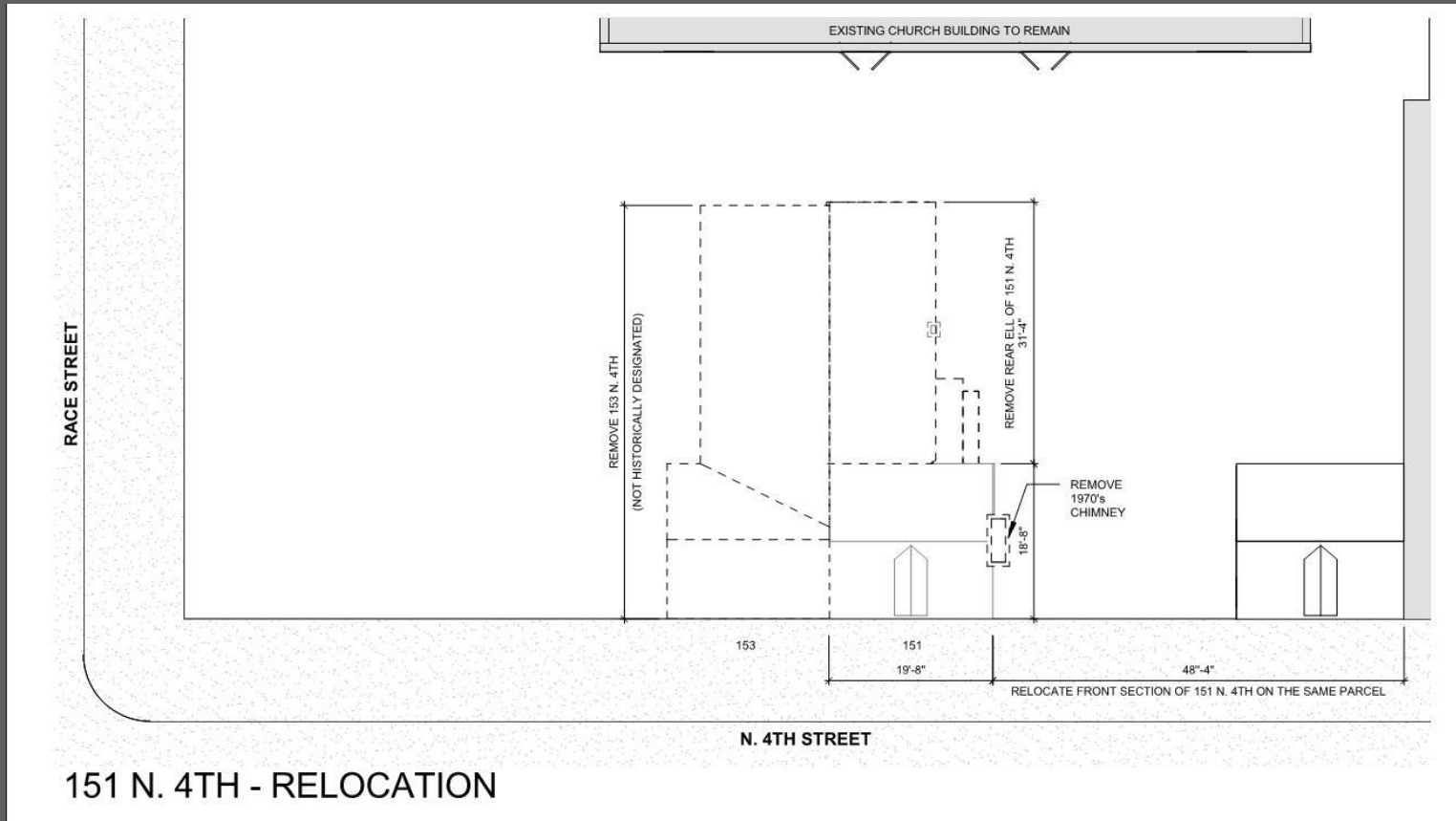
MODERN STUCCO, CHIMNEY (FORMER PARTY WALL)
Demolition of c 1973 chimney previously approved



MODERN STUCCO, ENTRANCE BUMPOUT, CHIMNEY –
Demolition of rear ell previously approved

MOVING 151 SOUTH TO END OF ROW ON 4TH STREET

- Restore historic context



153 N. 4TH

Demolish non-historic building

151 N.4TH – Previously approved in July 2019

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)

Reconstruct storefront alternate that existed during district's period of significance (remove conjectural pent, door, window at west elevation for replacement storefront based on documentary evidence)

LEARNING FROM OLD CITY

CONTRASTING NEW BUILDING MATERIALS

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4th Street
Looking
North

PROJECT SITE



LEARNING FROM OLD CITY

CONTRASTING NEW BUILDING MATERIALS

Design Review

Old First House

Northwest
corner of
4th & Race



LEARNING FROM OLD CITY

CONTRASTING NEW BUILDING MATERIALS

Design Review

Old First House

Southwest
corner of
4th & Race



LEARNING FROM OLD CITY

CONTRASTING NEW BUILDING MATERIALS

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PROJECT SITE

Views looking west
down Race Street

*Light-color brick, EIFS,
metal panel*



LEARNING FROM OLD CITY

CONTRASTING NEW BUILDING MATERIALS

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MOVING 151 SOUTH TO END OF ROW ON 4TH STREET

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151 N. 4th Street | 1960

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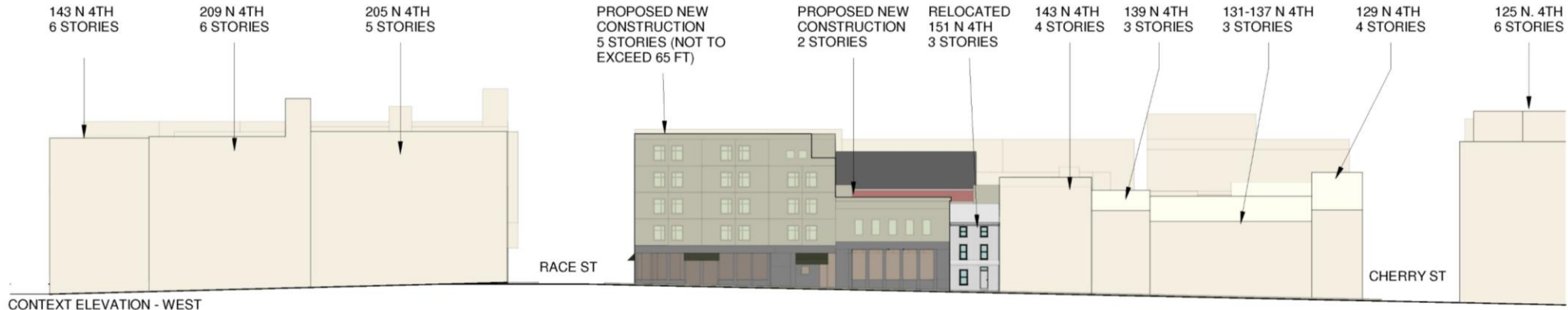
Reinstate First Floor Commercial Façade



CONTEXT ELEVATIONS

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CONTEXT AERIAL

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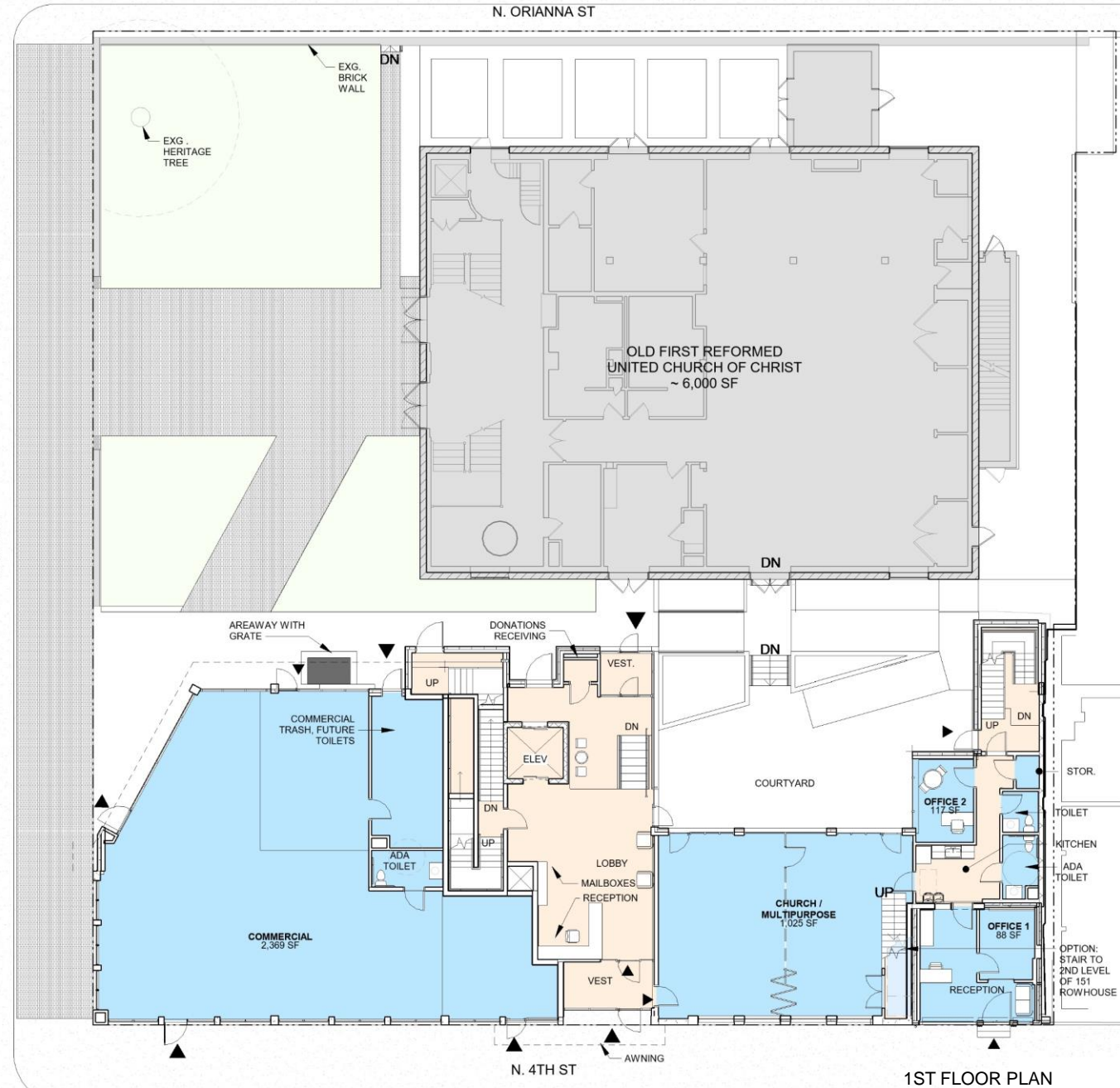
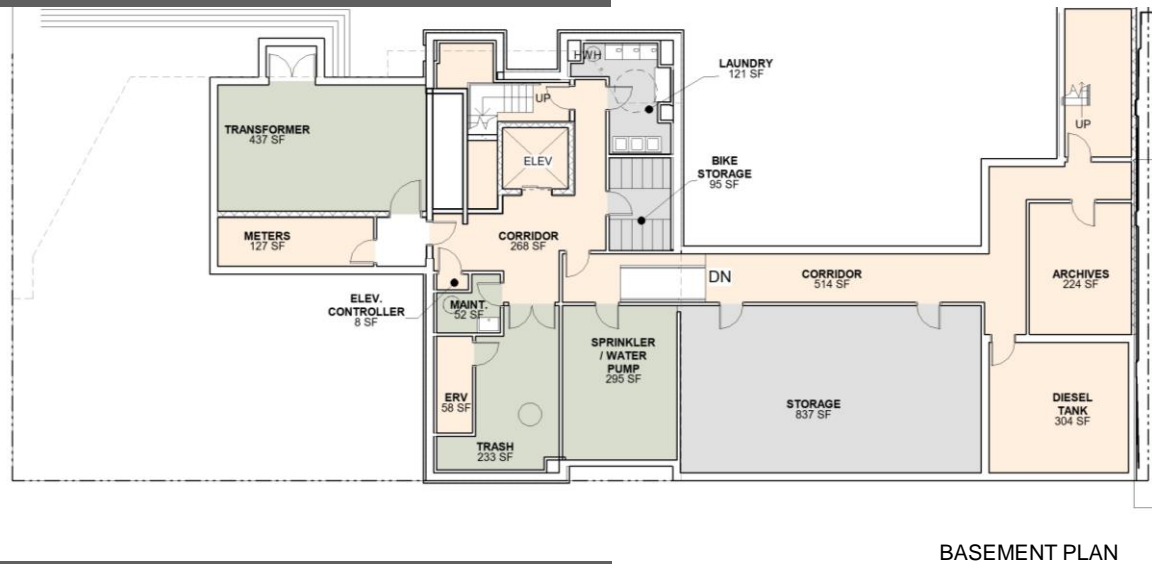
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401 RACE (UNDER CONSTRUCTION) 4 STORIES THE MINT 205 N. 4TH 5 STORIES **PROJECT SITE 5 STORIES** 313 RACE (UNDER CONSTRUCTION) 5 STORIES OLD FIRST CHURCH PEAK 143 N 4TH 4 STORIES 320 RACE 5 STORIES 301 RACE (WIRE WORKS) 5 STORIES 125 N. 4TH 6 STORIES



FLOOR PLANS

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

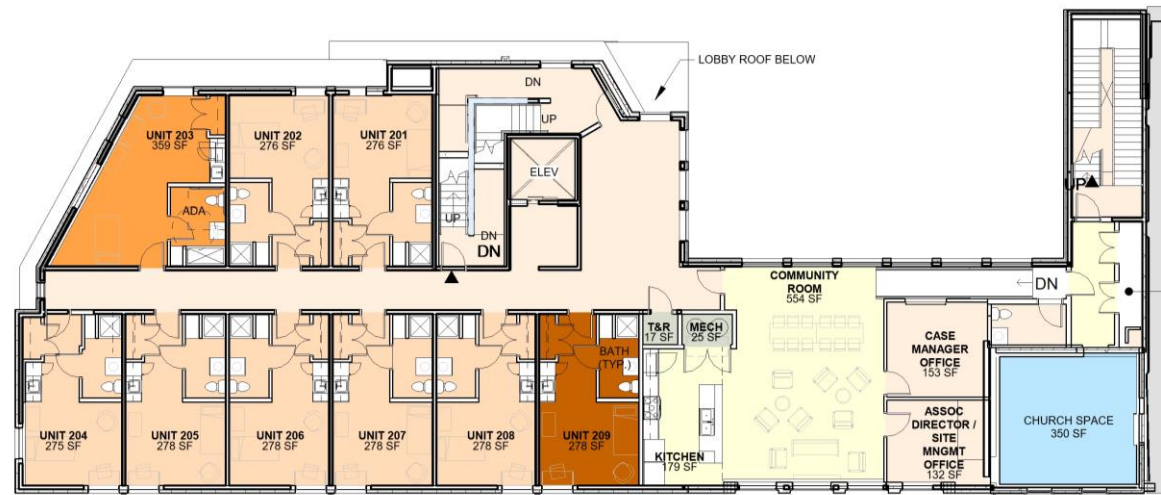


FLOOR PLANS

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3RD FLOOR PLAN, 4TH FLOOR SIMILAR

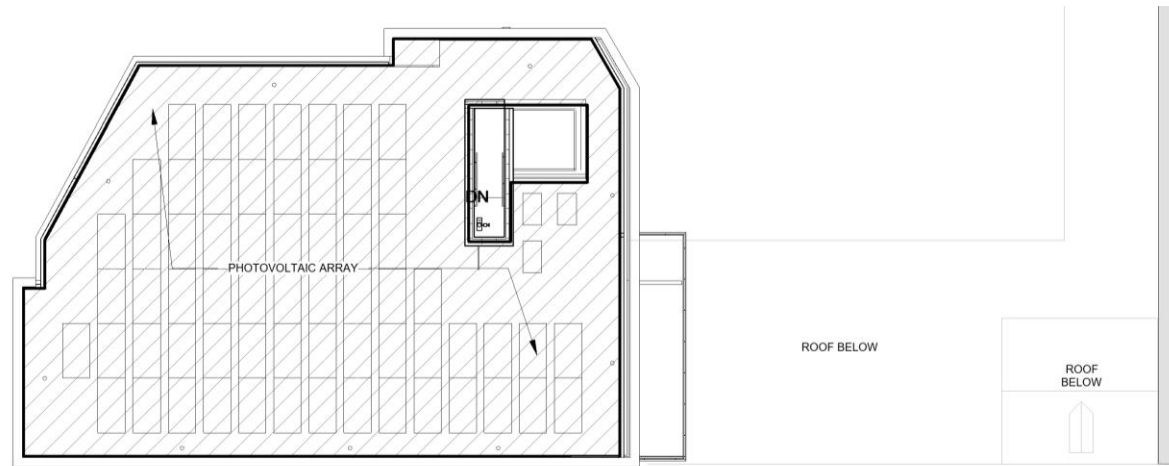


2ND FLOOR PLAN

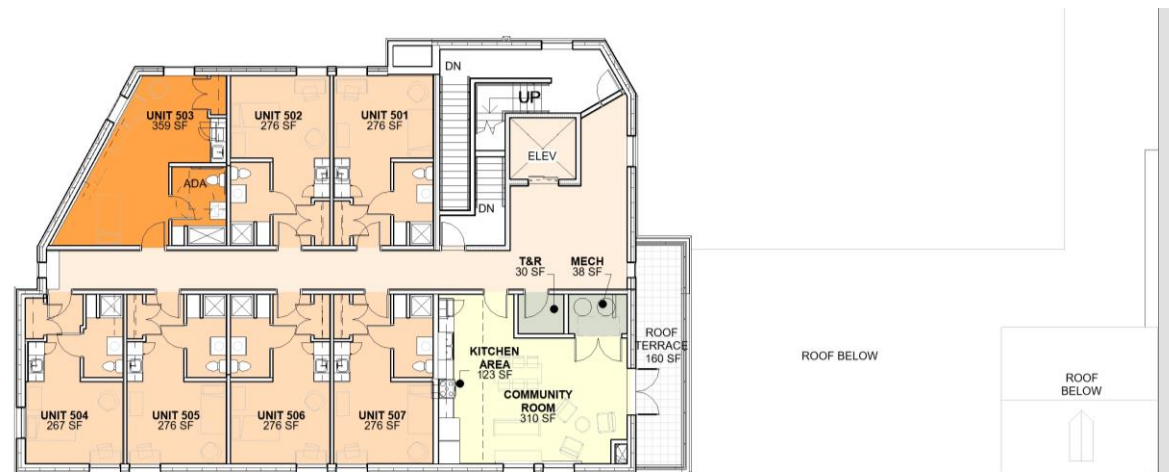
FLOOR PLANS

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ROOF PLAN



5TH FLOOR PLAN

ELEVATIONS

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ELEVATIONS

Design Review

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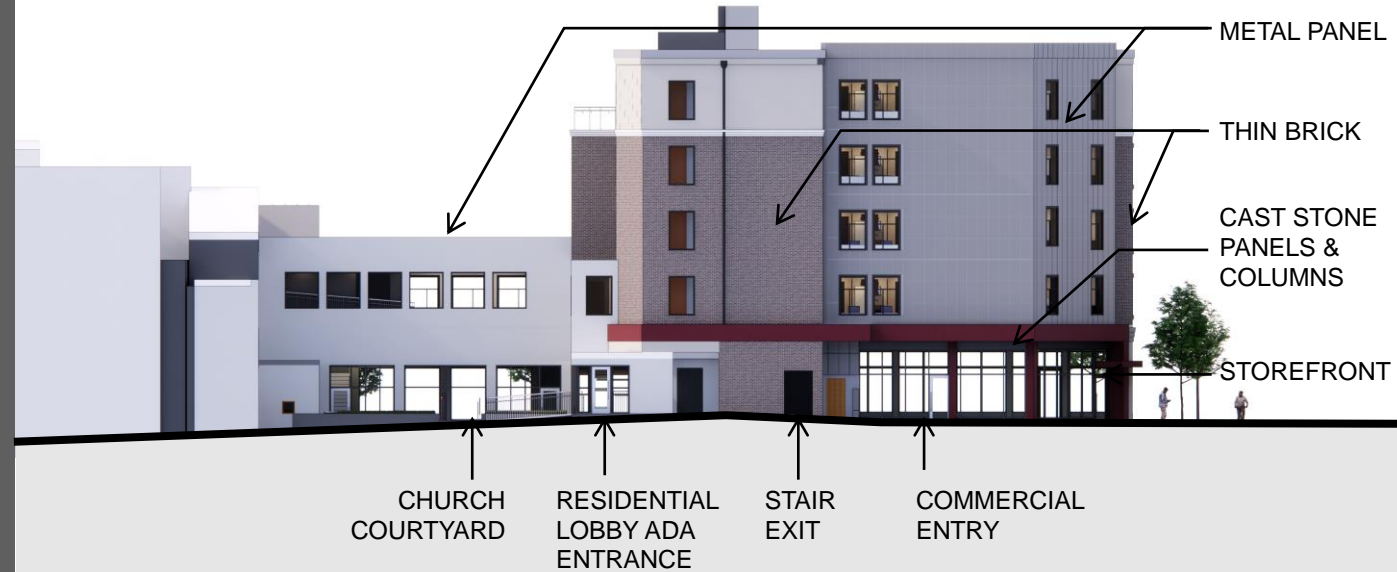
NORTH ELEVATION

ELEVATIONS

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Facing new courtyard shared with Church building



EAST ELEVATION

3D VIEWS

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RACE STREET LOOKING SOUTH

3D VIEWS

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4TH STREET LOOKING NORTH

3D VIEWS

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4TH AND RACE LOOKING SOUTH

3D VIEWS

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AERIAL VIEW LOOKING NORTHEAST

3D VIEWS

Design Review

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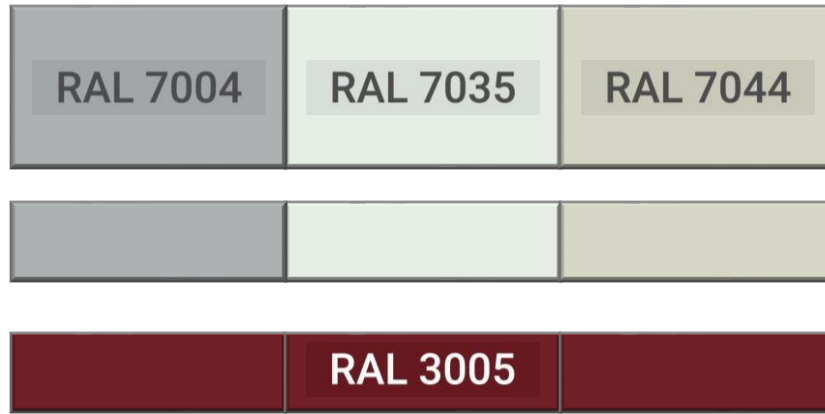


AERIAL VIEW LOOKING SOUTHWEST

MATERIAL SELECTION

METAL PANEL

KalZip – Various panel sizes, bond patterns, installation locations

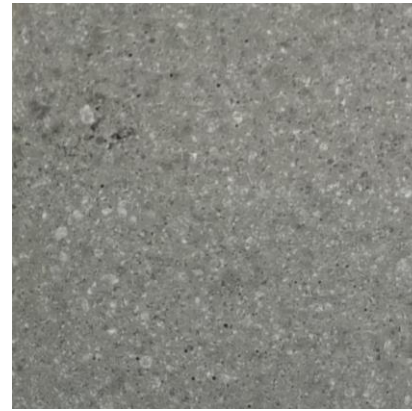


THIN BRICK

GlenGery – Black Hills Smooth

LIGHTWEIGHT CAST STONE

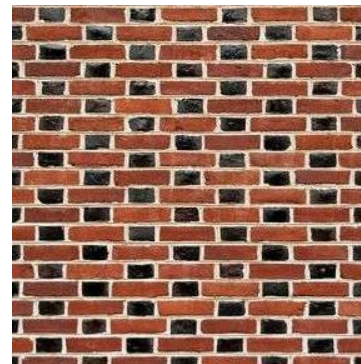
New Cast Stone – Ground Level & 2 Story Building



Antique Gray



Pewter Gray



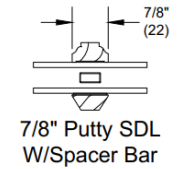
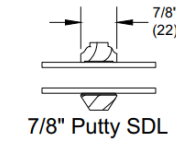
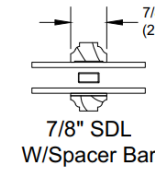
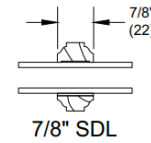
EXISTING BRICK

151 N. 4th

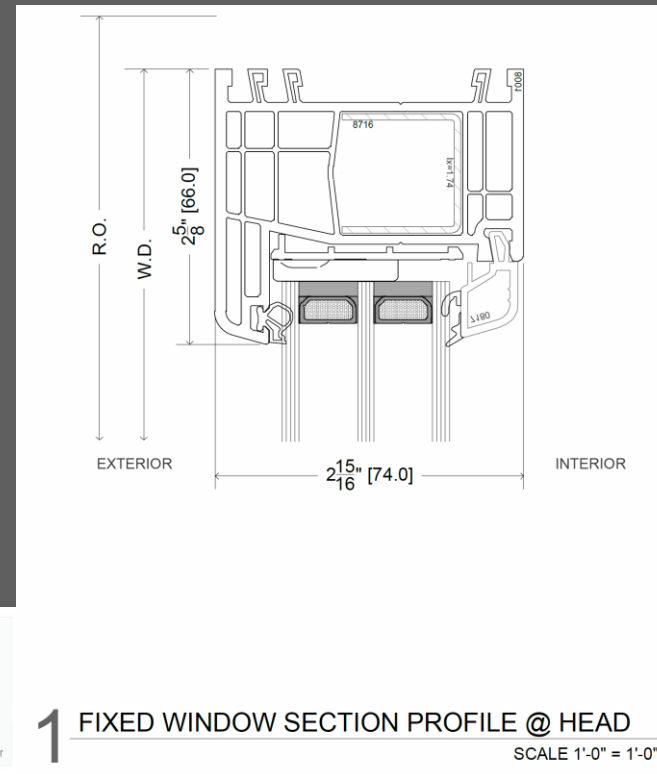
MATERIAL SELECTION



Ultimate Wood Double Hung Collection



- Passive House windows and storefront at residential building
- Historic cornices and window replacement at 151 rowhouse to be reviewed with PHC staff



Marvin
Wood Ultimate
Double Hung
Insulated Glass w/
Divided Lites



Intus Super 74
Passive House windows and storefront

