

ADDRESS: 1018-20 AND 1032 N FRONT ST

Proposal: Convert church complex to residential use

Review Requested: Review In Concept

Owner: 1031 Germantown Avenue OCF LLC, Pollard Allen OCF LLC

Applicant: Ian Toner, Toner Architects

History: 1870; Immaculate Conception Roman Catholic Church; Edwin Forrest Durang, architect; 1909, Rectory, George I. Lovatt Sr., architect

Individual Designation: 4/12/2019

District Designation: None

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

OVERVIEW:

This in-concept application proposes to convert the former Immaculate Conception church and rectory in Northern Liberties to residential use. The church, which officially closed in 2020, was designed by Edwin F. Durang and constructed in 1870, and the rectory by George I. Lovatt Sr. in 1909. In the church, the application proposes to insert additional floor levels and install a combination of casement and plate windows and metal spandrel panels in the existing window openings, and to install low shed dormers near the base of the steep gable roof on the east and west elevations. The stained glass rose window and transoms on the north elevation would remain. New synthetic slate roofing would replace the existing slate roofing. At the rear of the rectory, the application proposes to install windows in place of an existing garage opening and man door.

SCOPE OF WORK:

- Install floor levels
- Install windows and doors
- Replace roofing
- Alter openings

STANDARDS FOR REVIEW:

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

- *Standard 6: Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary or pictorial evidence.*
 - The proposed windows do not reflect the consistent horizontal rectangular proportions or divisions of the historic windows. The staff suggests that stacked awning or single-hung windows may more accurately approximate the visual qualities of the historic windows.
 - The existing rectangular grey slate roofing is in poor condition, and if original, is over 150 years old, having outlived the standard service life of slate roofing. A grey synthetic or asphalt shingle in a rectangular shape could approximate the historic appearance of the roofing.
 - The existing front door slabs are not original. The staff recommends that the design of the new doors be based off the drawings and historic photographs of the property.
 - The application partially complies with Standard 6.

- 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 height and slope of the existing roof would make it difficult to reuse without the insertion of windows. The proposed shed dormers are small and low in relationship to the large sloping roof, which maintains its full slope at the front and rear of the roof. The application satisfies the Roofs Guideline.

STAFF RECOMMENDATION: Approval in-concept, provided the windows and doors more accurately reflect the historic appearance and proportions, with the staff to review details, pursuant to Standard 6 and the Roofs Guideline.

ADDITIONAL FIGURES:



Figure 1: View of the north and west elevations, December 2018.



Figure 2: Front elevation along W. Allen Street, December 2018.

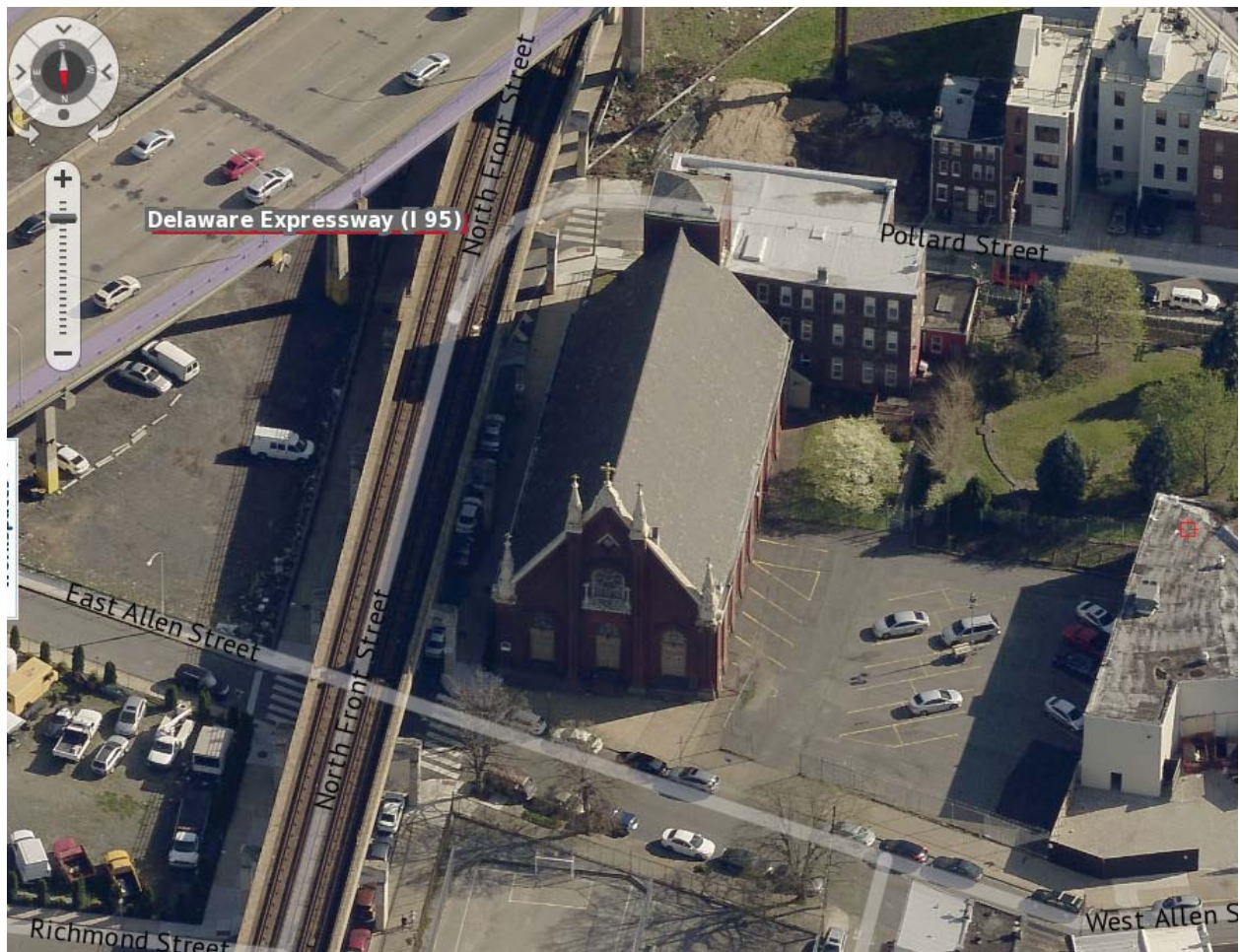


Figure 3: Birdseye view looking south, April 2022.



Figure 4: Birdseye view looking west, April 2022.



Figure 5: Detail of historic window configuration.

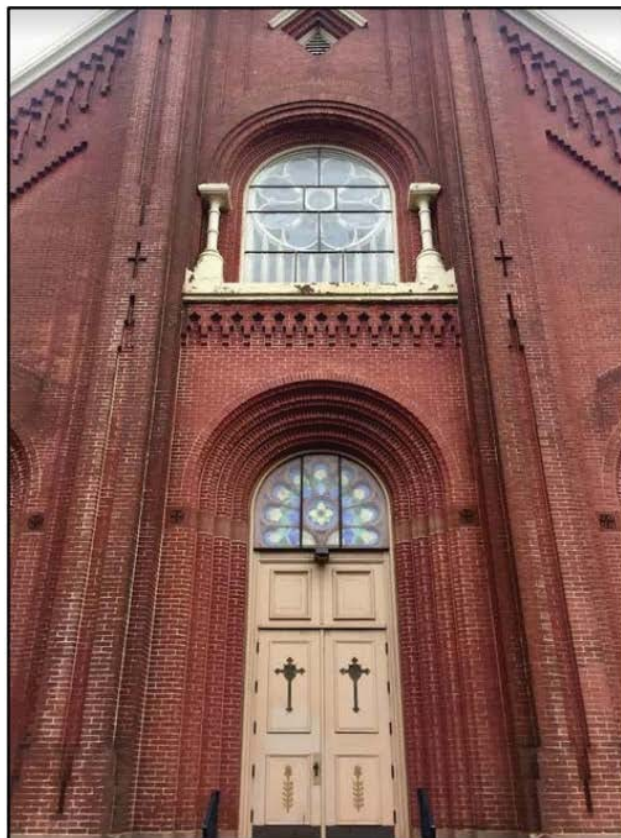


Figure 6: Detail of existing and historic front doors.



Ian M Toner AIA, NCARB, LEED AP BD+C

Principal

Sara N Shonk Pochedly AIA, NCARB, NCIDQ, LEED AP BD+C

Principal

07 November 2022

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

RE: Historical Review – 1032 N Front Street

Members of the Committee and Commission

Please find enclosed our application for In-Concept approval of our project at 1032 N Front Street. I am submitting on behalf of the property owners, 1031 Germantown Avenue OCF LLC and Pollard Allen OCF LLC.

The project involves:

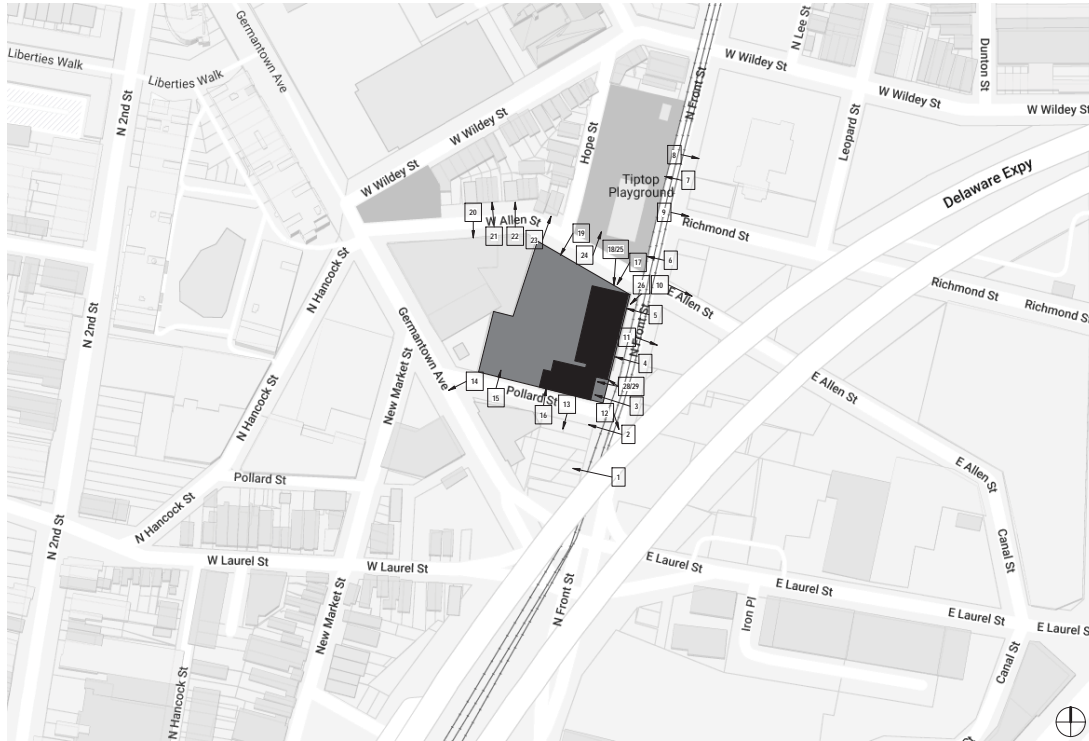
- The interior renovation of the existing church and attached rectory for use as a 45 unit apartment building.
- The insertion of a second and third floor within the existing footprint of the existing church building.
- The addition of 2 shed dormers to the roof line of the existing church building to provide windows and natural light into the 3rd floor units. We are proposing to clad the walls of the dormer with fiber cement panels with sealed butt joints to mimic stucco. The joints shall align with the piers of the existing wall below.
- The replacement of all windows including the large windows along both sides of the existing nave. The stained glass within these openings has already been removed however the stained glass rose windows at the front shall remain but be protected with new storm windows. All windows shall be aluminum clad wood. PHC to approve design and selections.
- Replace existing slate roofing with new synthetic slate roofing. Selection of product to be discussed and approved by PHC.
- Replacement of railings at existing exterior stairs.
- Repointing and repair of brick and any decorative ornamentation located at the entirety of the exterior.
- The reconfiguration of openings along the existing attached rectory garage along Pollard Street.

Thank you for taking the time to review our application. Please contact me at 215.800.1968 if you need more information or need to discuss the project further.

Sincerely,

A handwritten signature in black ink that reads "Ian M. Toner". The signature is written in a cursive, flowing style with a long horizontal line extending from the end.

Ian Toner
Principal
Toner Architects



Source: <http://www.loc.gov/pictures/search/?q=Photograph%20part%20top&number-top=PHASE&v=exact&or%20-photos-gallery%20-%20top>



Source: <https://www.phillyhistory.org/PhotoArchiveSearch.aspx?action=link&age-address=1020-N-FRONT-ST>



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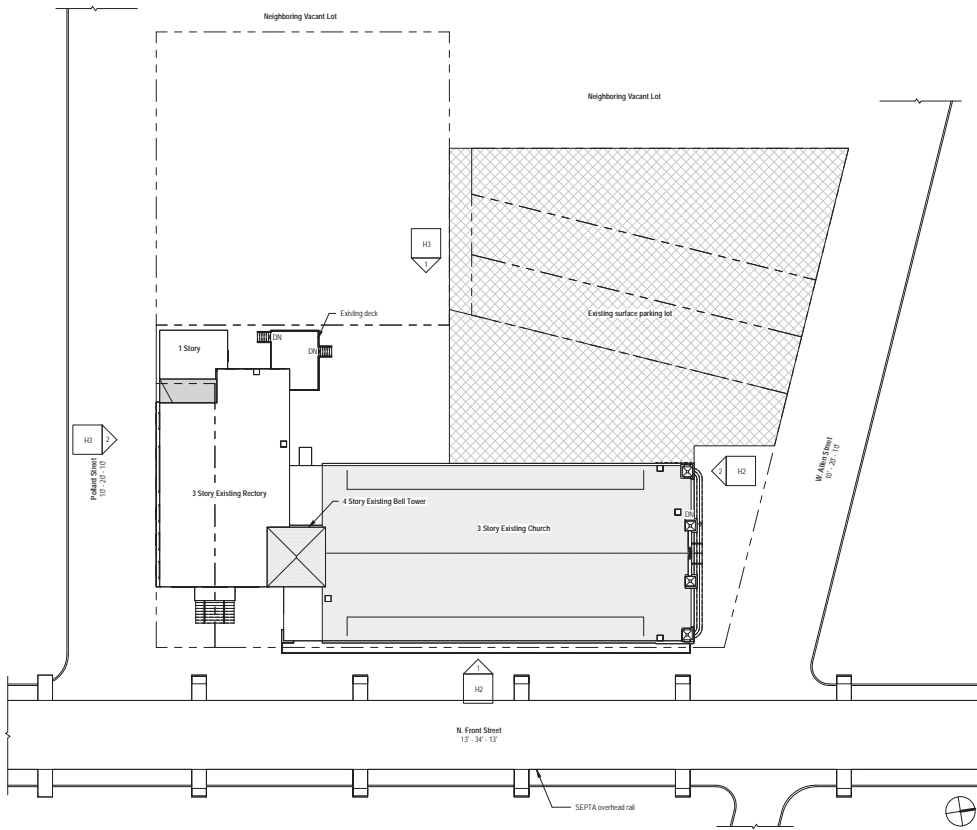
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OCF Realty
1032 N Front St
Philadelphia, PA 19123

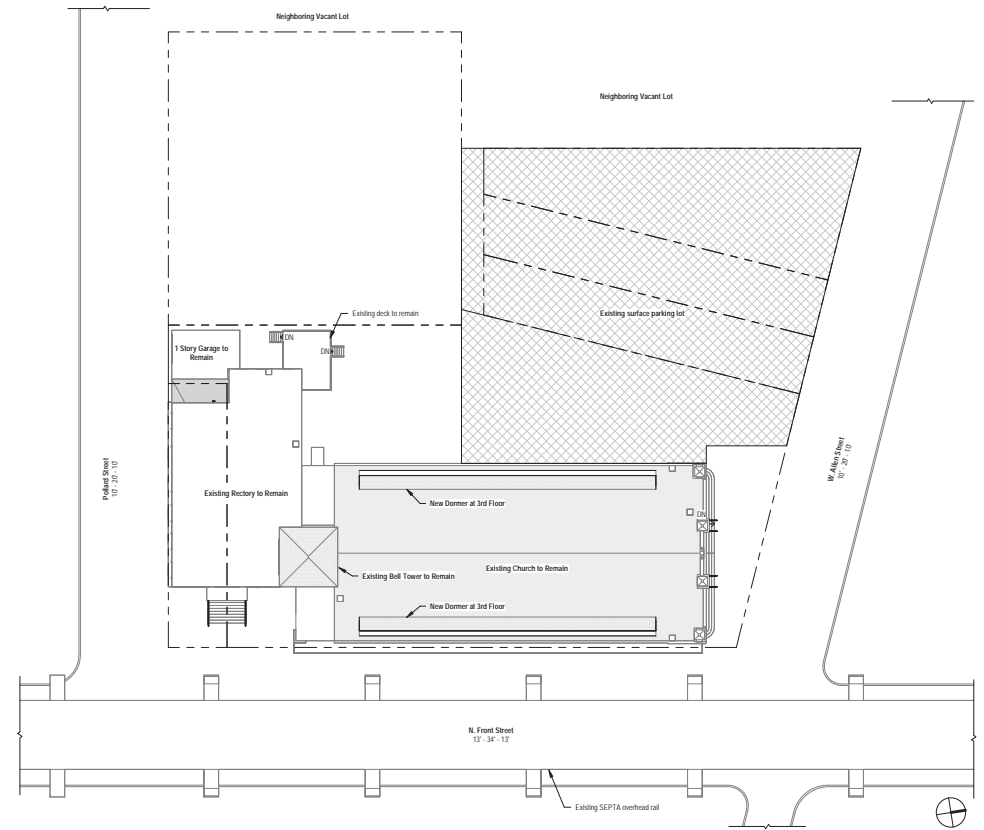
Adaptive Reuse of Existing Church

CONTEXT PLAN & HISTORIC IMAGES

Date 7 November 2022 Scale 1/2" = 1'-0"
Historical Drawings Project number 22065



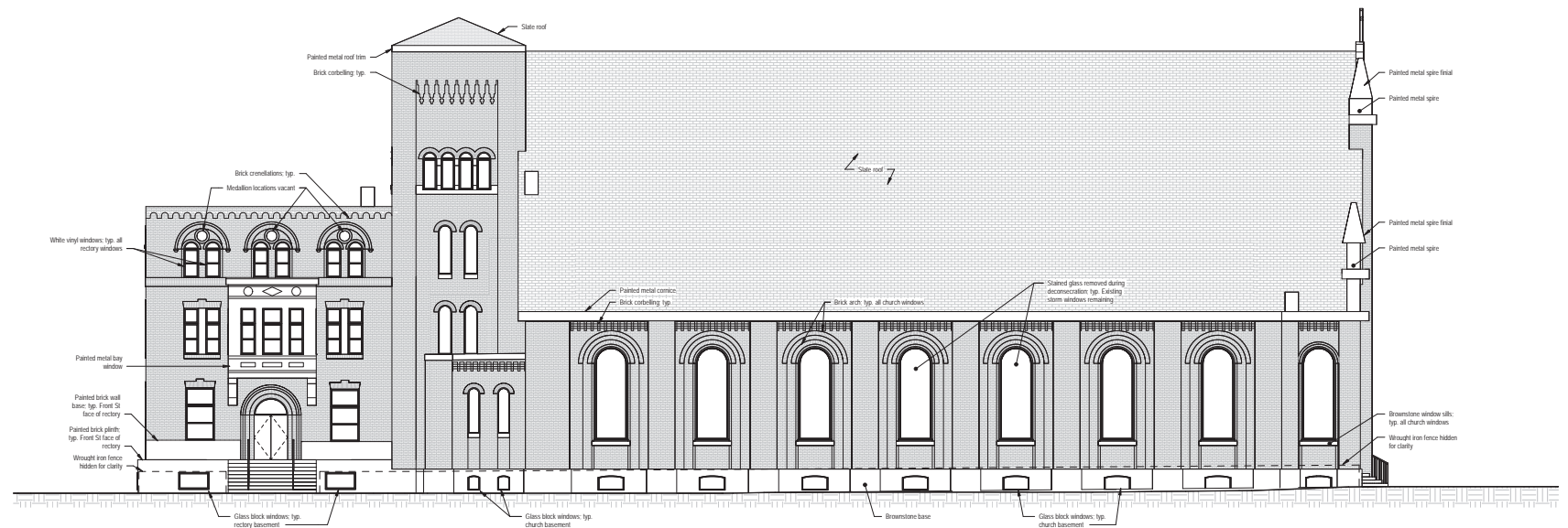
1 Existing Site Plan
1" = 20'-0"



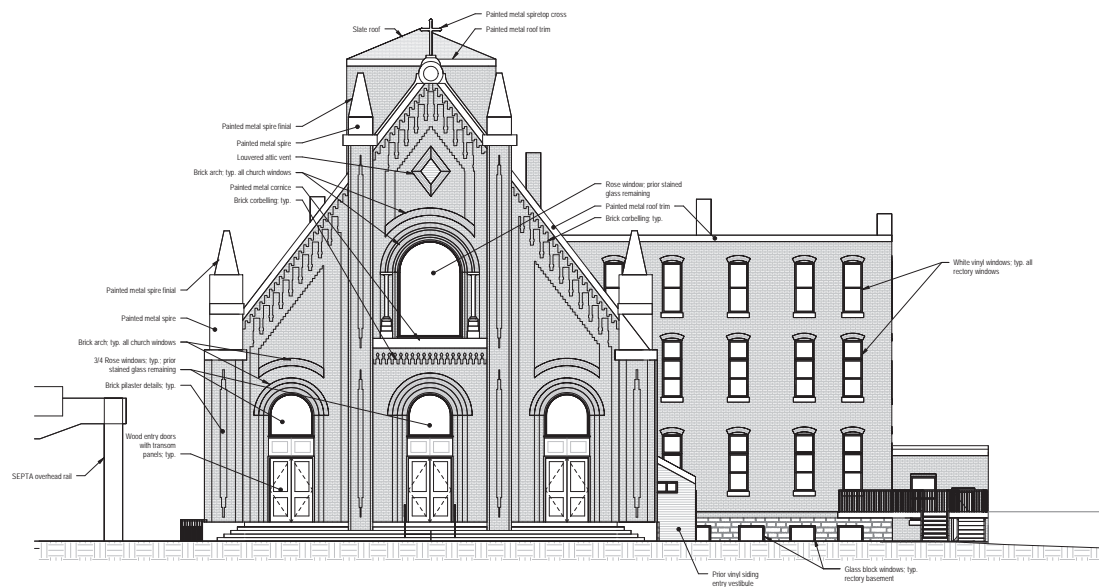
2 Proposed Site Plan
1" = 20'-0"



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① East Elevation - N Front Street
1/8" = 1'-0"



② North Elevation - W Allen Street
1/8" = 1'-0"

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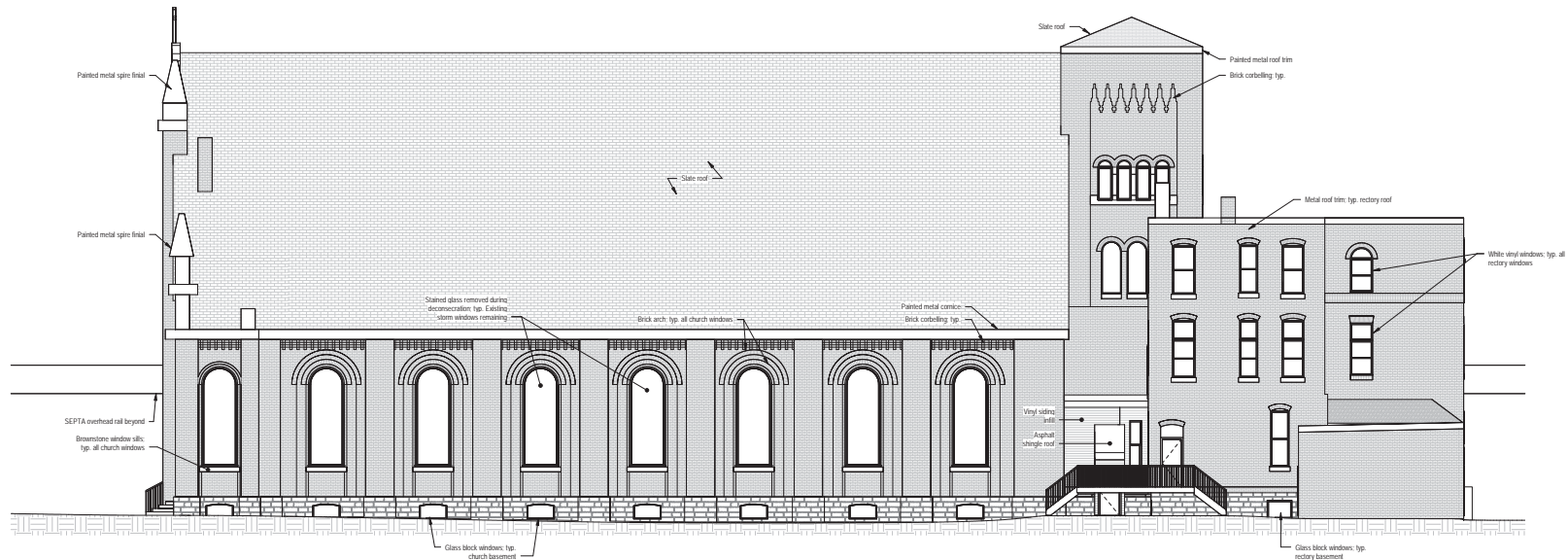
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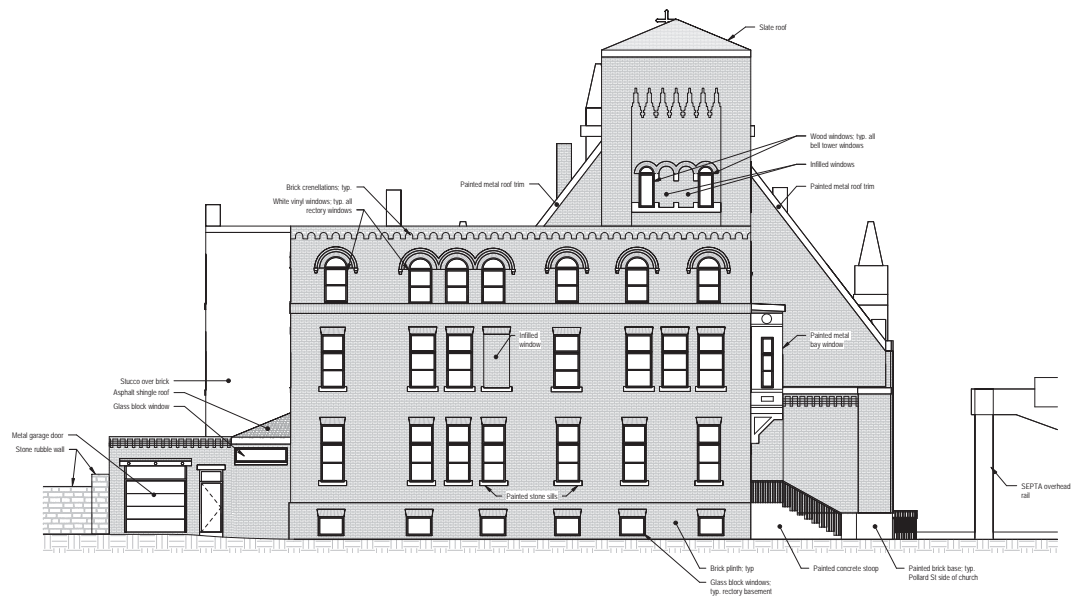
Adaptive Reuse of Existing Church

EXISTING ELEVATIONS

Date 7 November 2022
Historical Drawings
Scale 1/8" = 1'-0"
Project number 22065



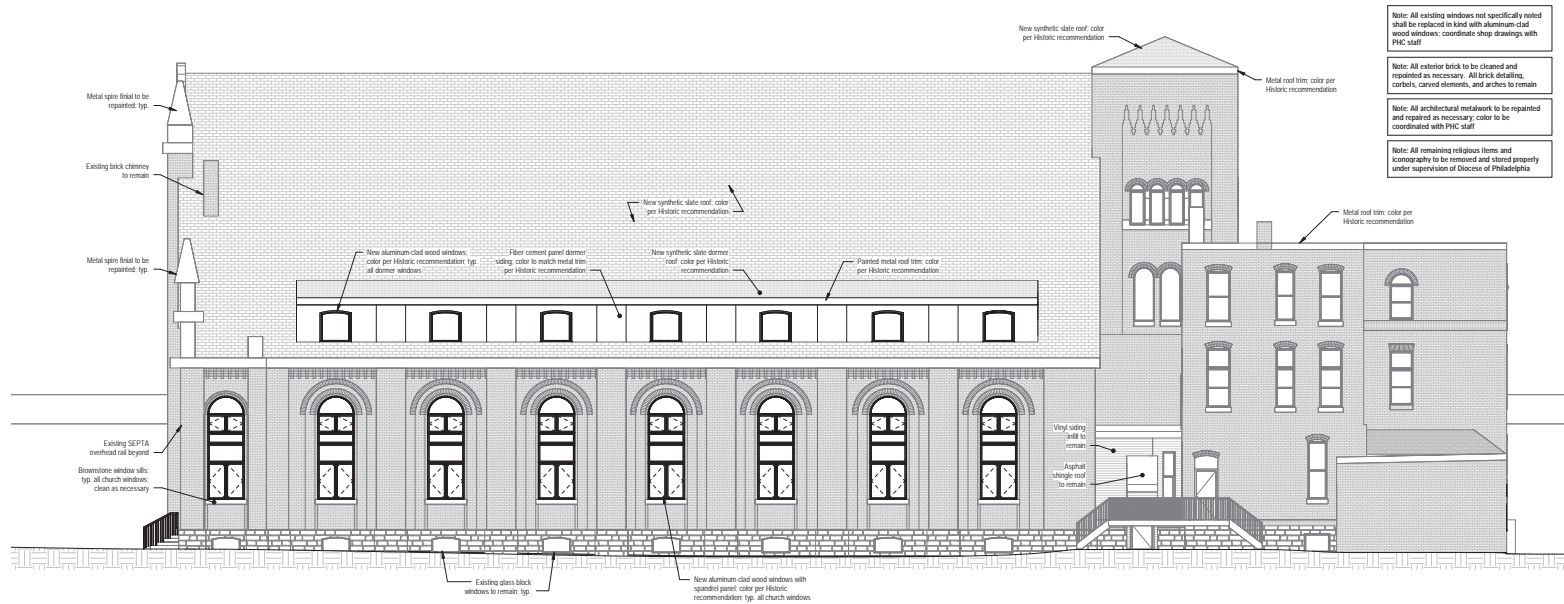
1 West Elevation
1/8" = 1'-0"



2 South Elevation - Pollard Street
1/8" = 1'-0"

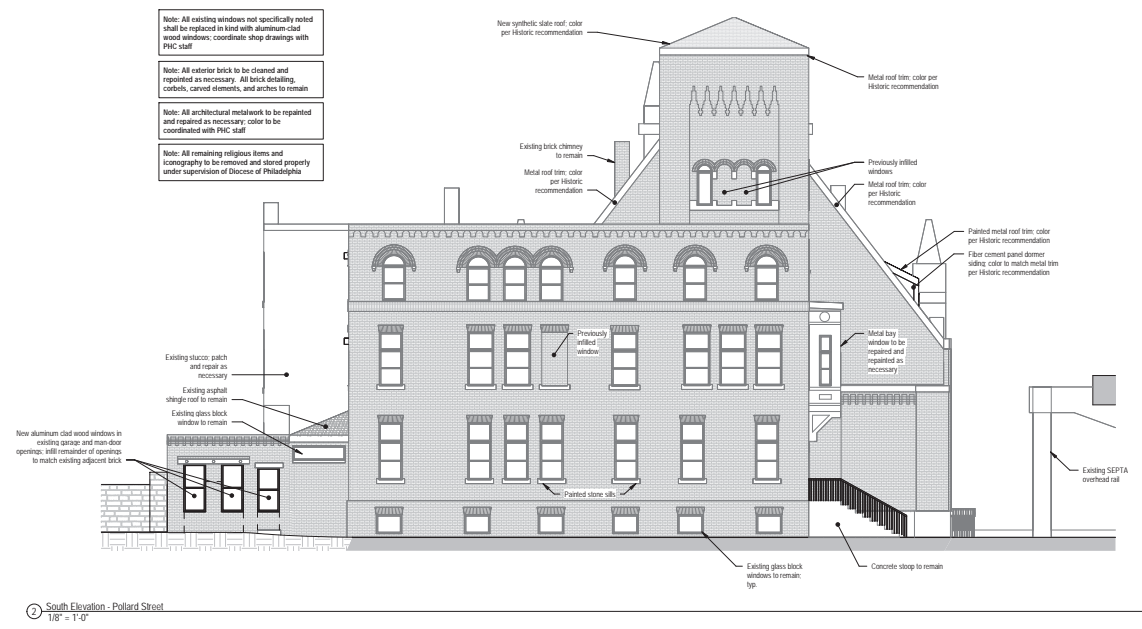


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- Note: All existing windows not specifically noted shall be replaced in kind with aluminum-clad wood windows, coordinate shop drawings with PNC staff
- Note: All exterior brick to be cleaned and repaired as necessary. All brick detailing, cornices, carved elements, and arches to remain
- Note: All architectural metalwork to be repainted and repaired as necessary, color to be coordinated with PNC staff
- Note: All remaining religious items and iconography to be removed and stored properly under supervision of Diocese of Philadelphia

1 West Elevation
1/8" = 1'-0"

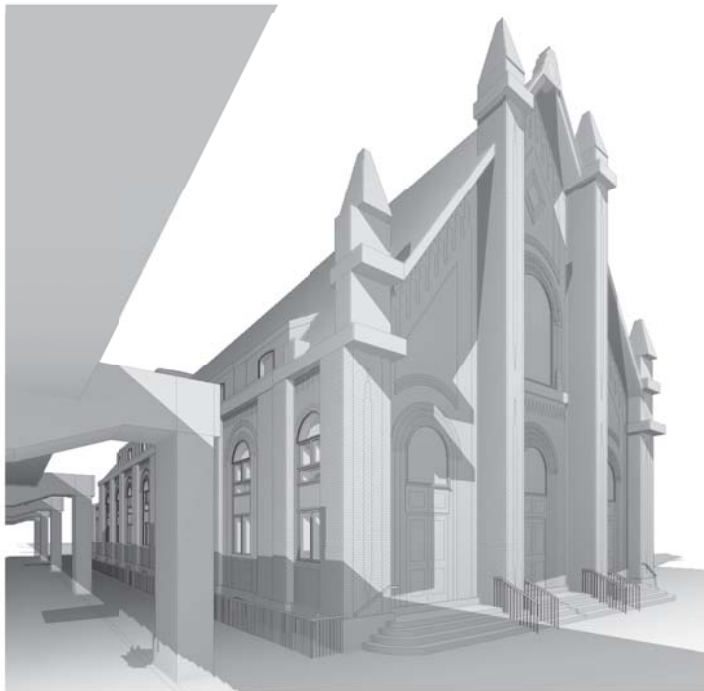


- Note: All existing windows not specifically noted shall be replaced in kind with aluminum-clad wood windows, coordinate shop drawings with PNC staff
- Note: All exterior brick to be cleaned and repaired as necessary. All brick detailing, cornices, carved elements, and arches to remain
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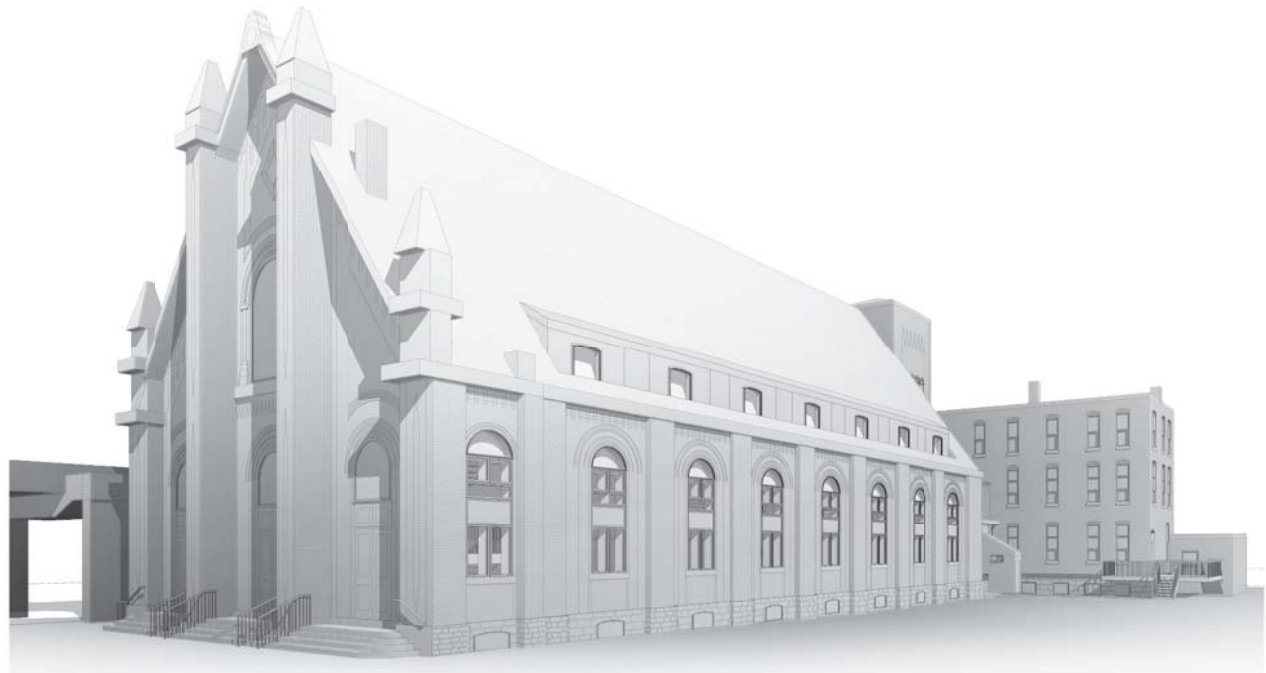
2 South Elevation - Pollard Street
1/8" = 1'-0"

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① 3/4 View from Corner of Front and Allen Streets



② 3/4 View From Allen St



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PERSPECTIVE VIEWS

Date 7 November 2022
Historical Drawings

Scale
Project number 22065

Adaptive Reuse of Existing Church

OCF Realty
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Philadelphia, PA 19123

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Photo 1 - 11/1/2022

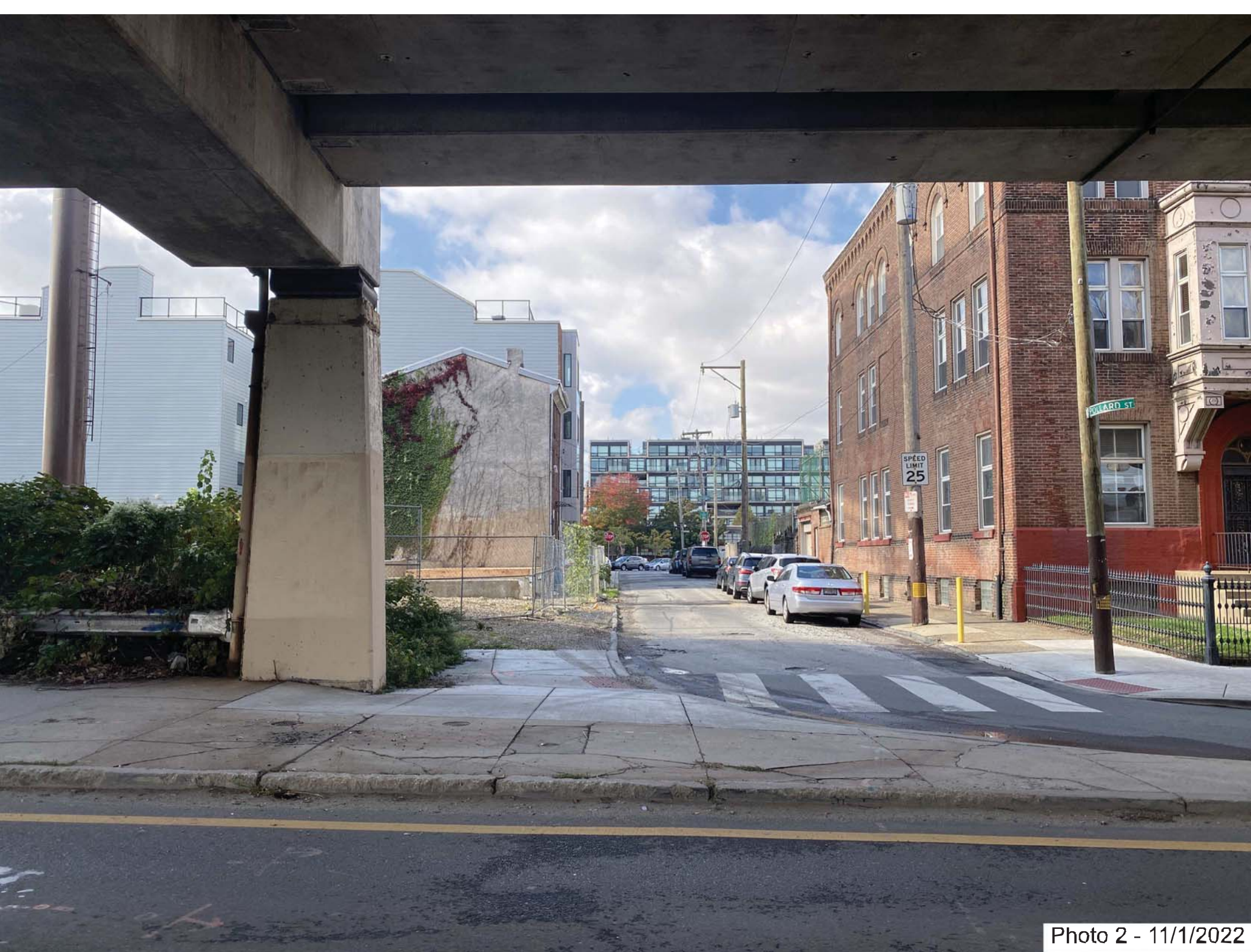


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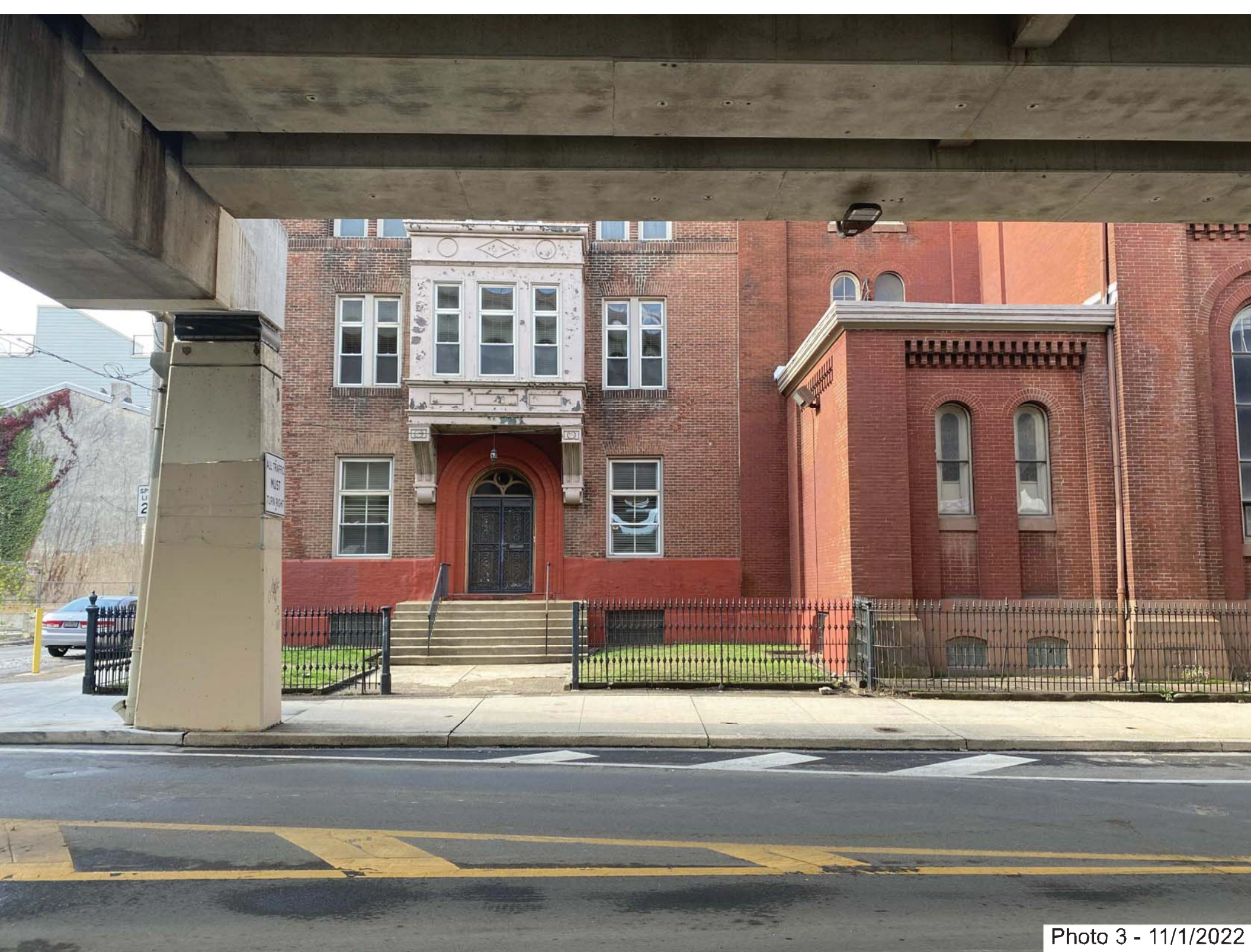


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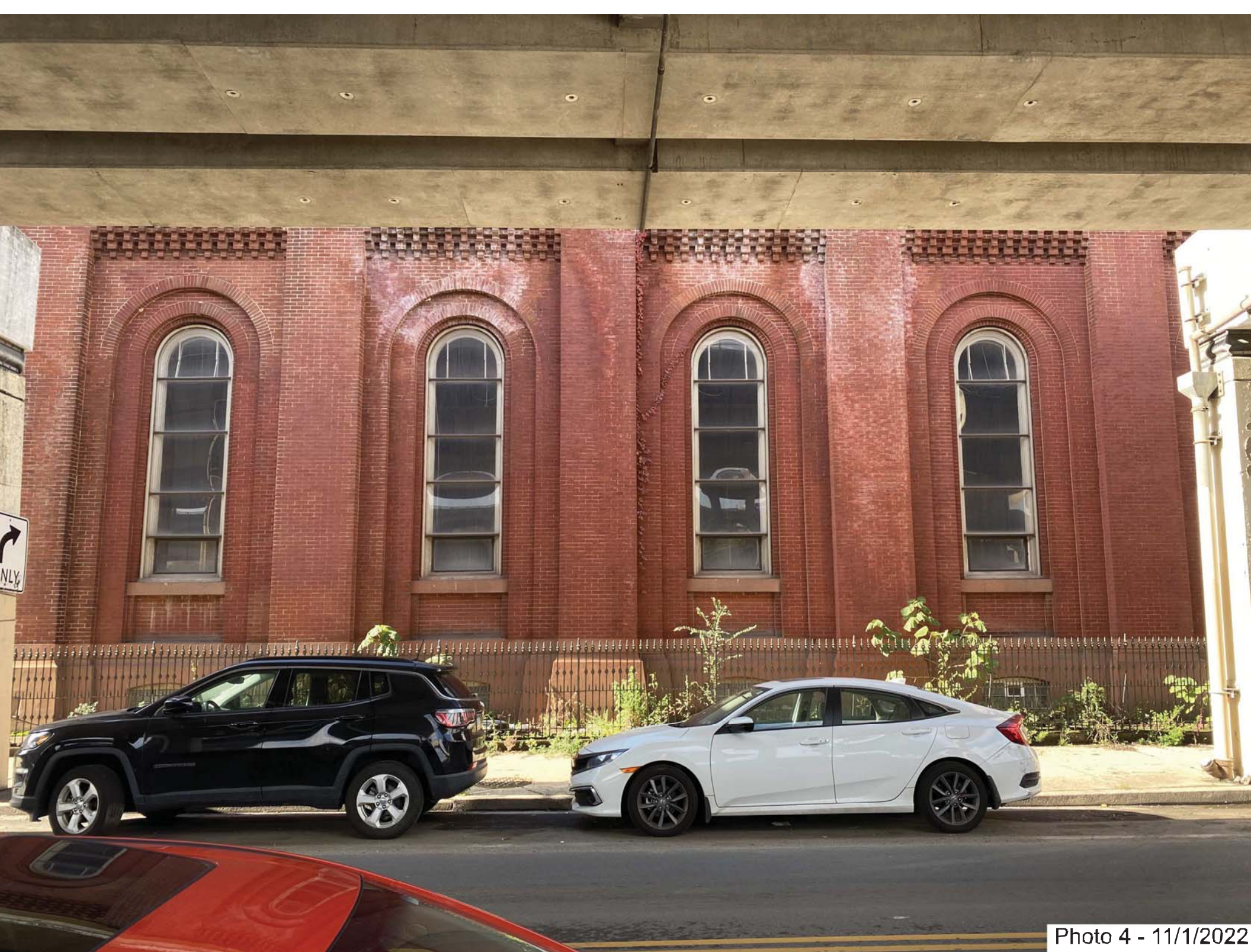


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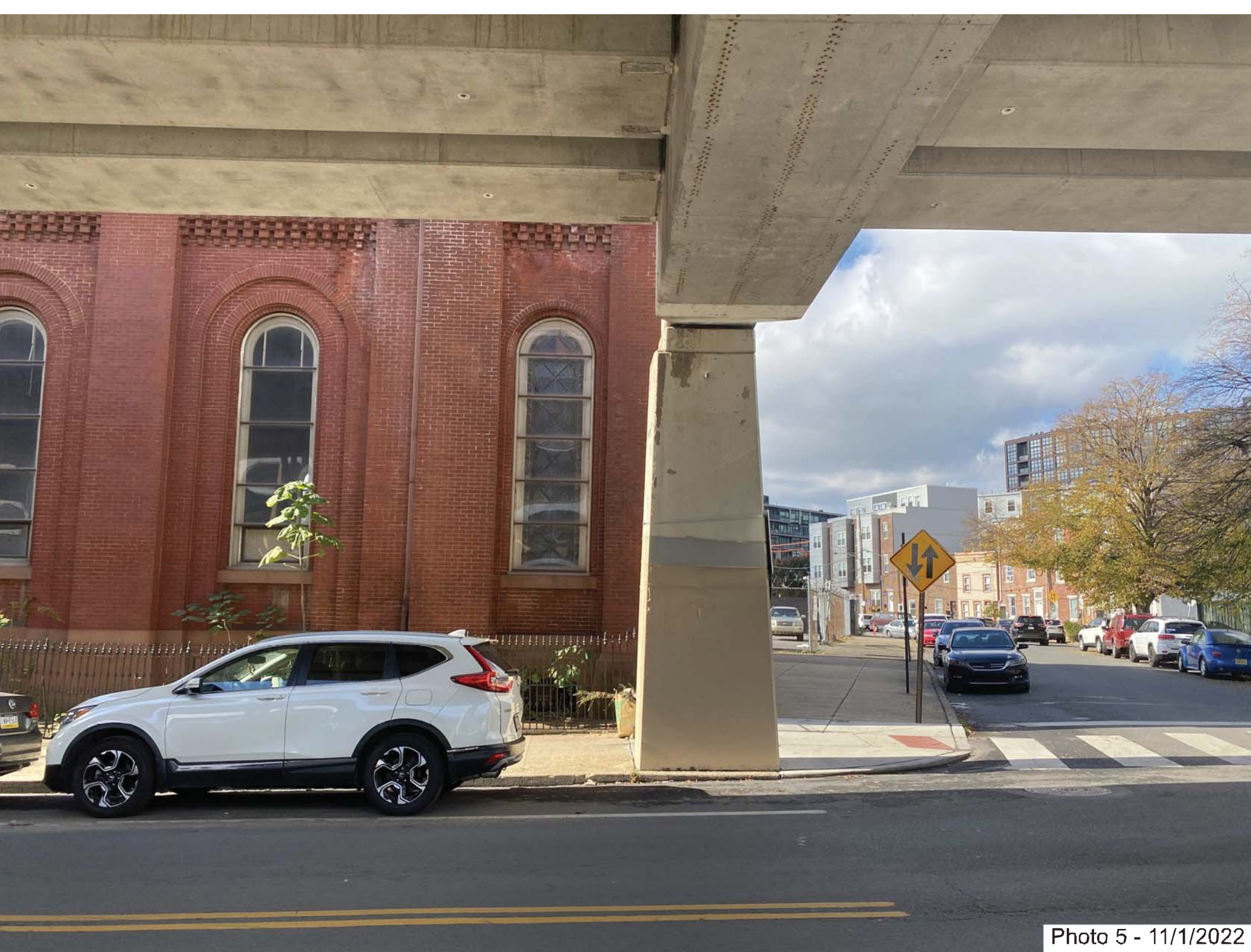


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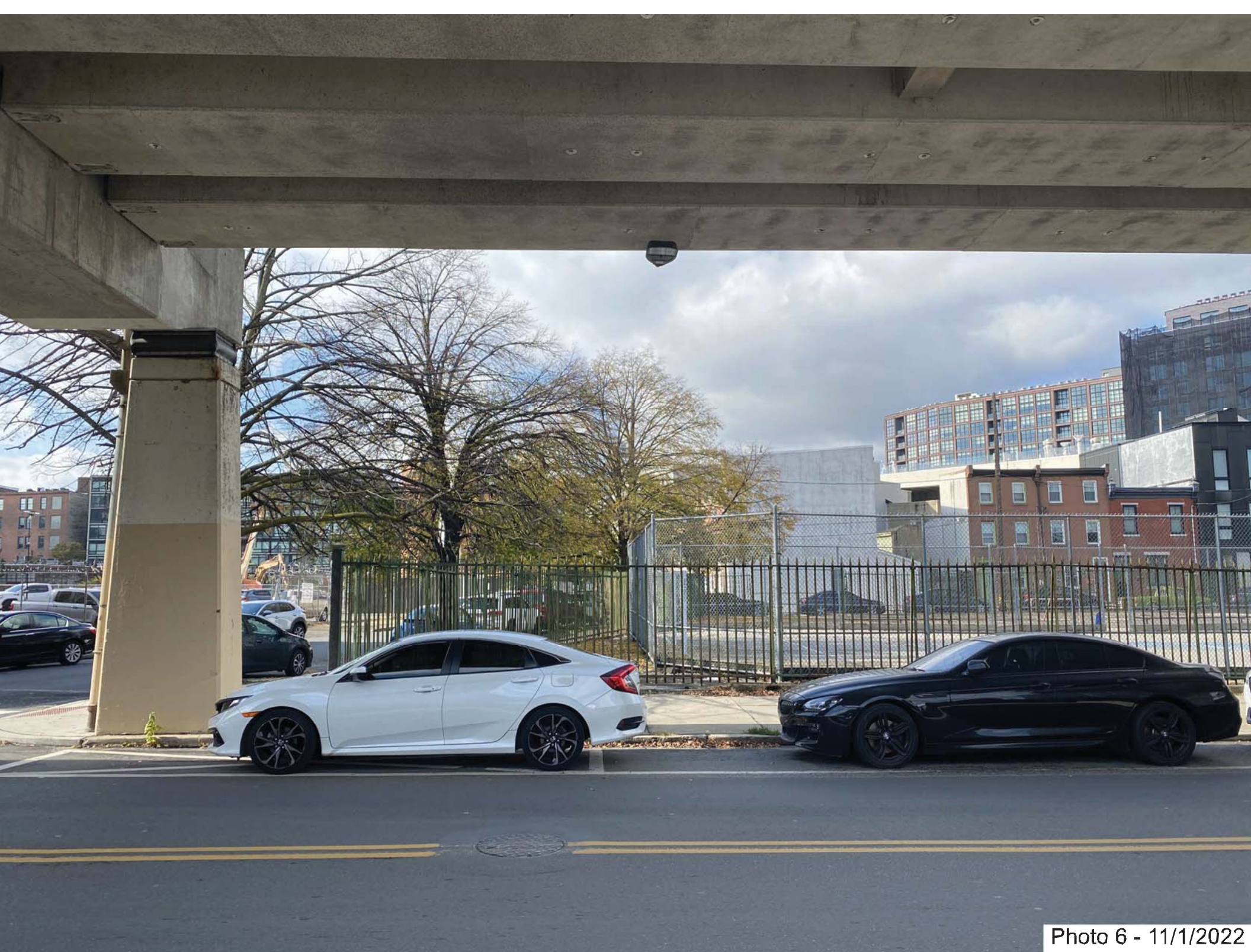


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Photo 7 - 11/1/2022



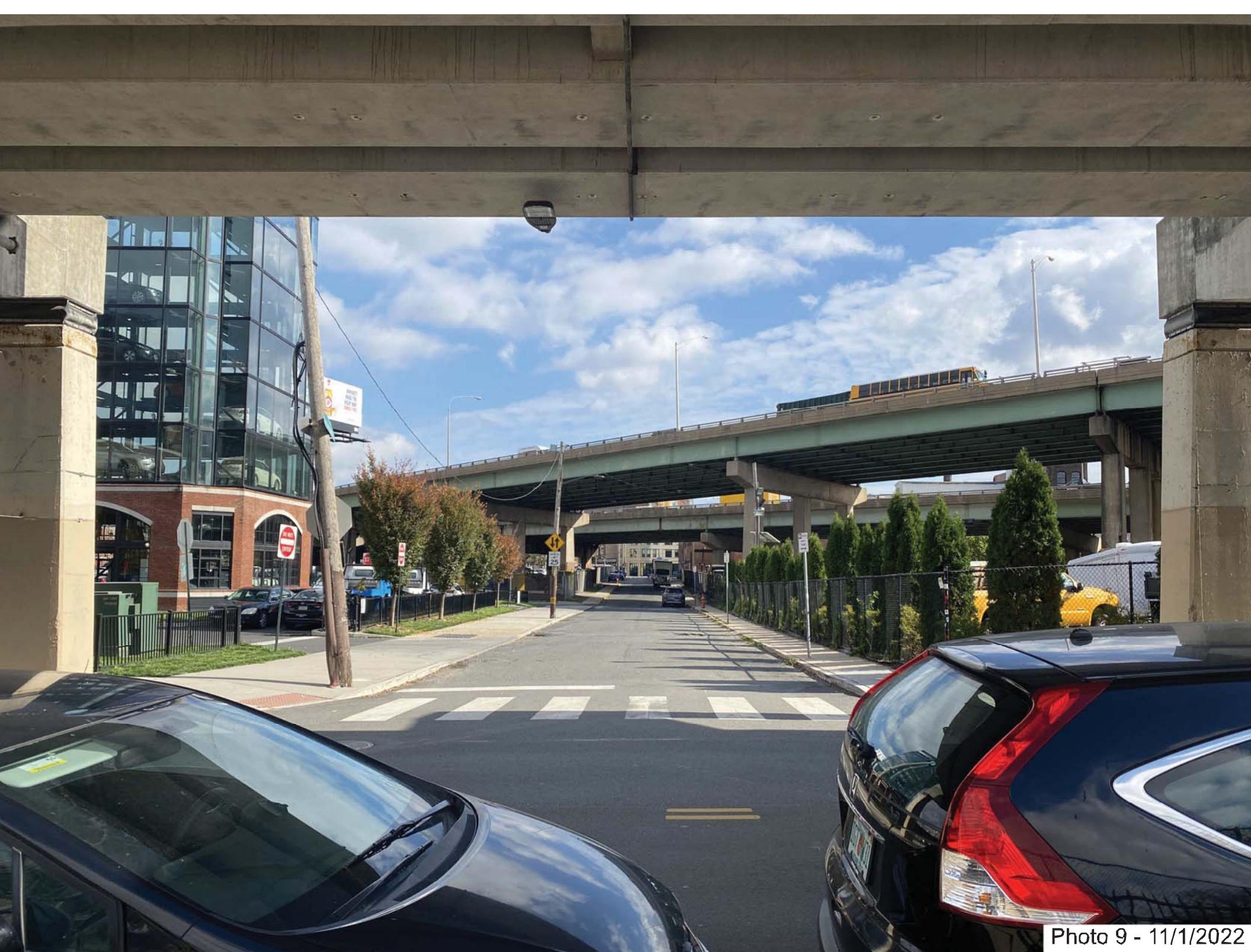


Photo 9 - 11/1/2022





Photo 11 - 11/1/2022



Photo 12 - 11/1/2022

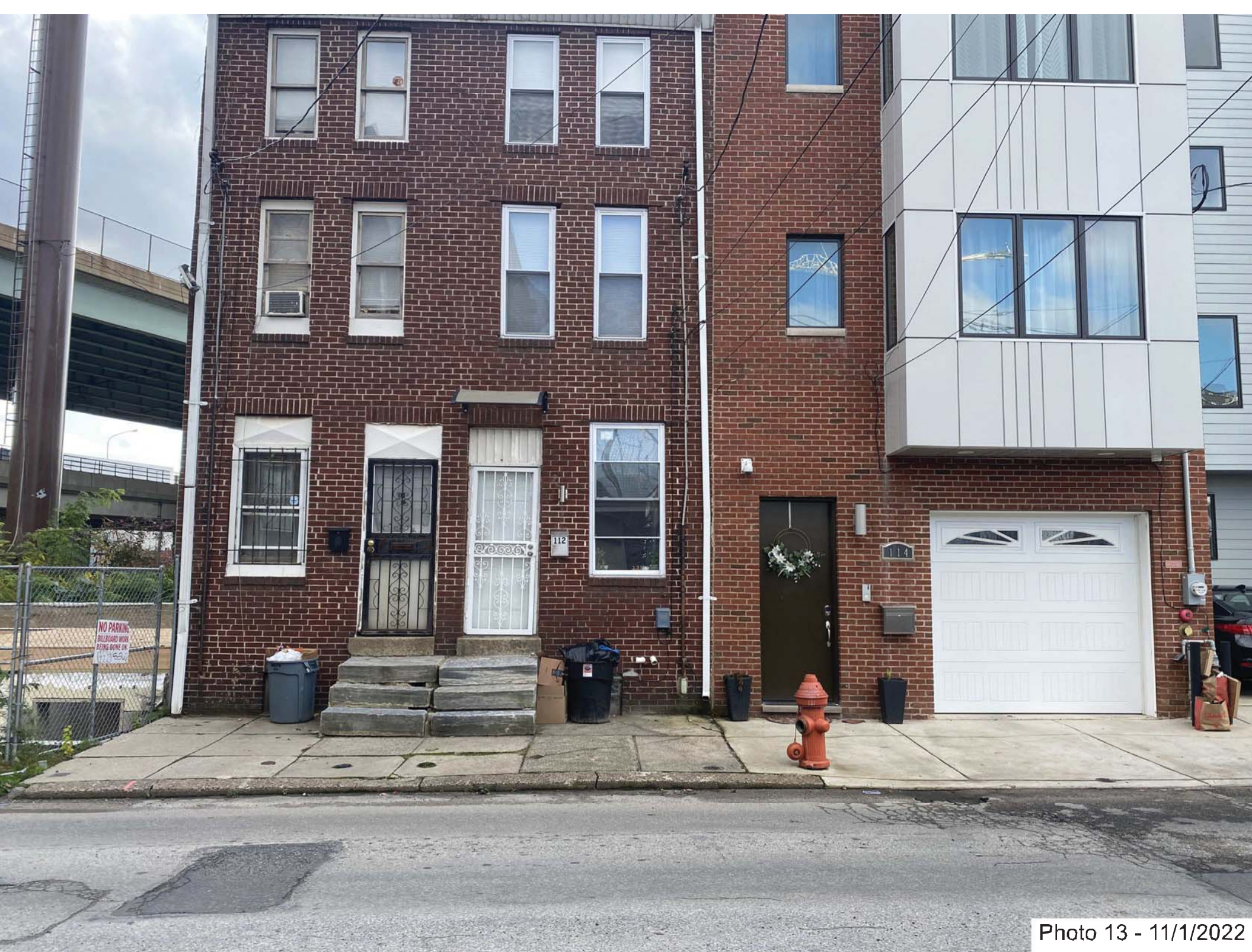


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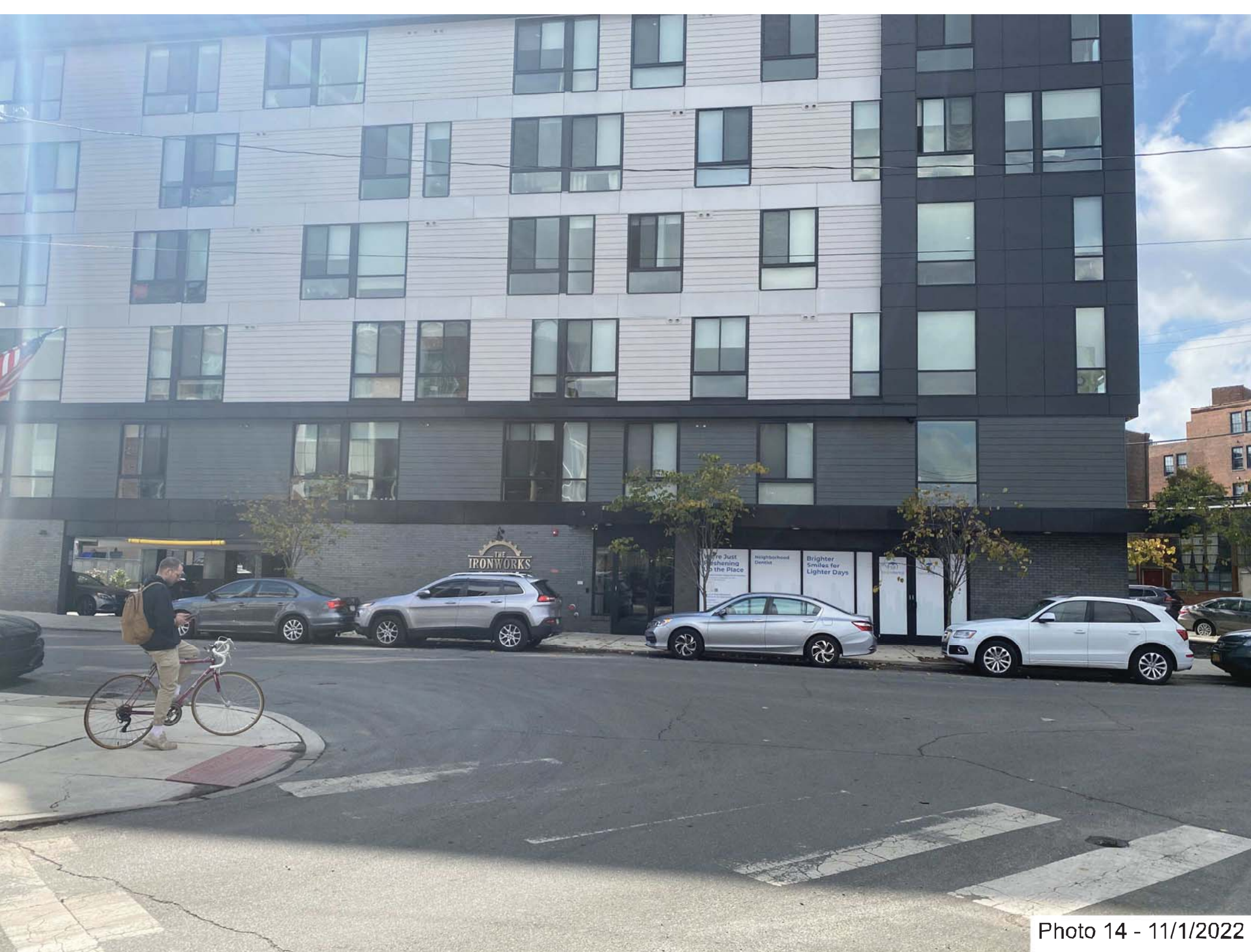
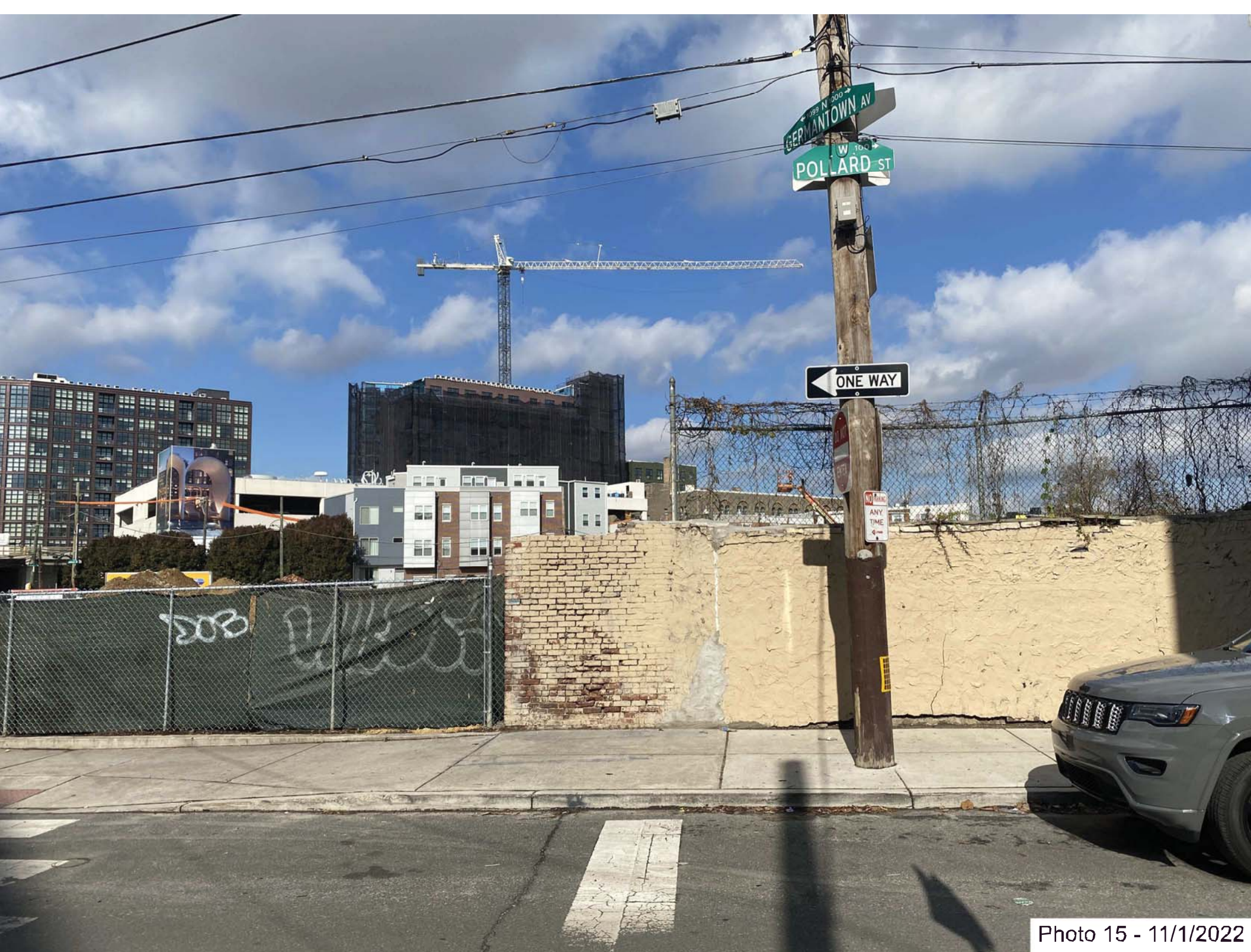


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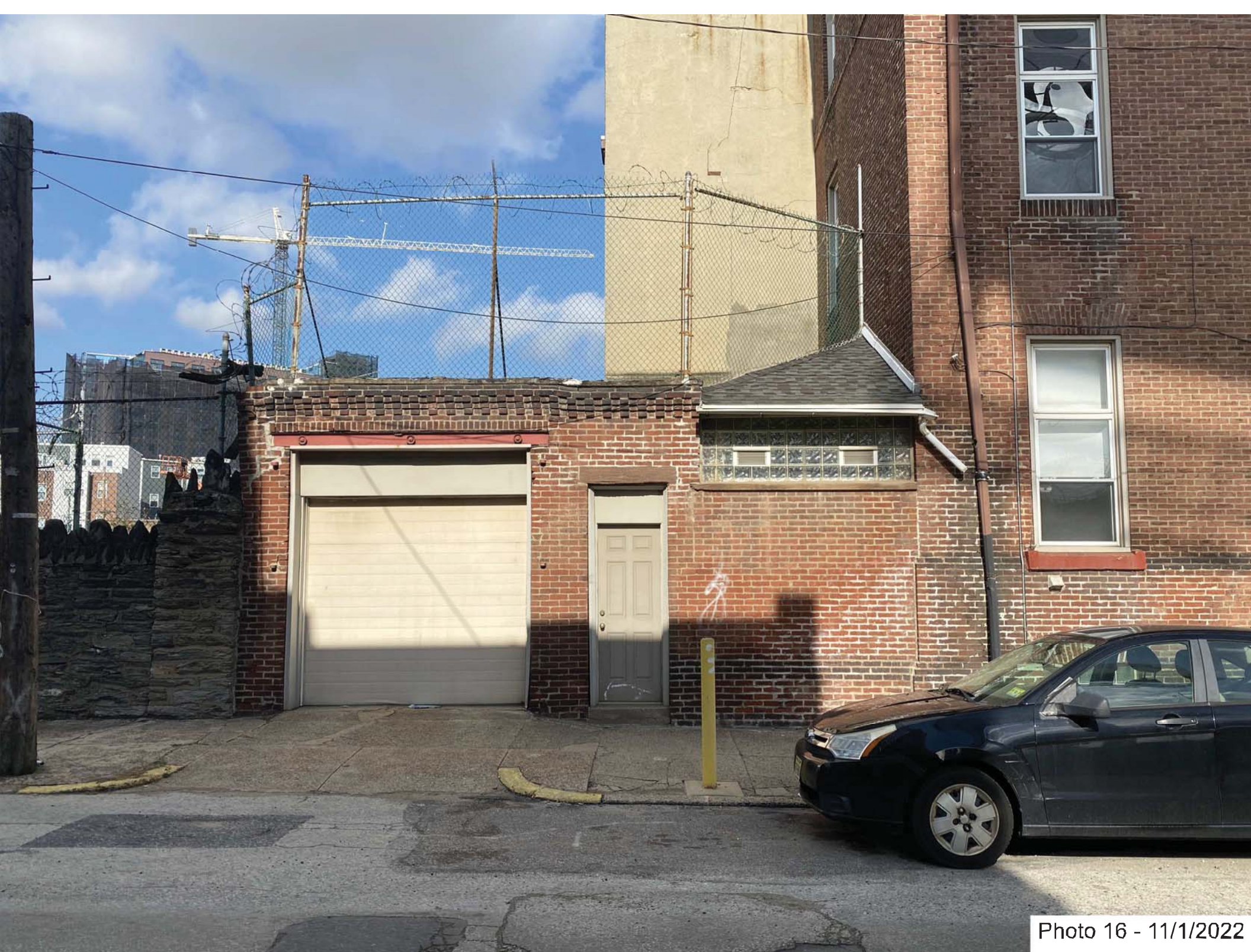


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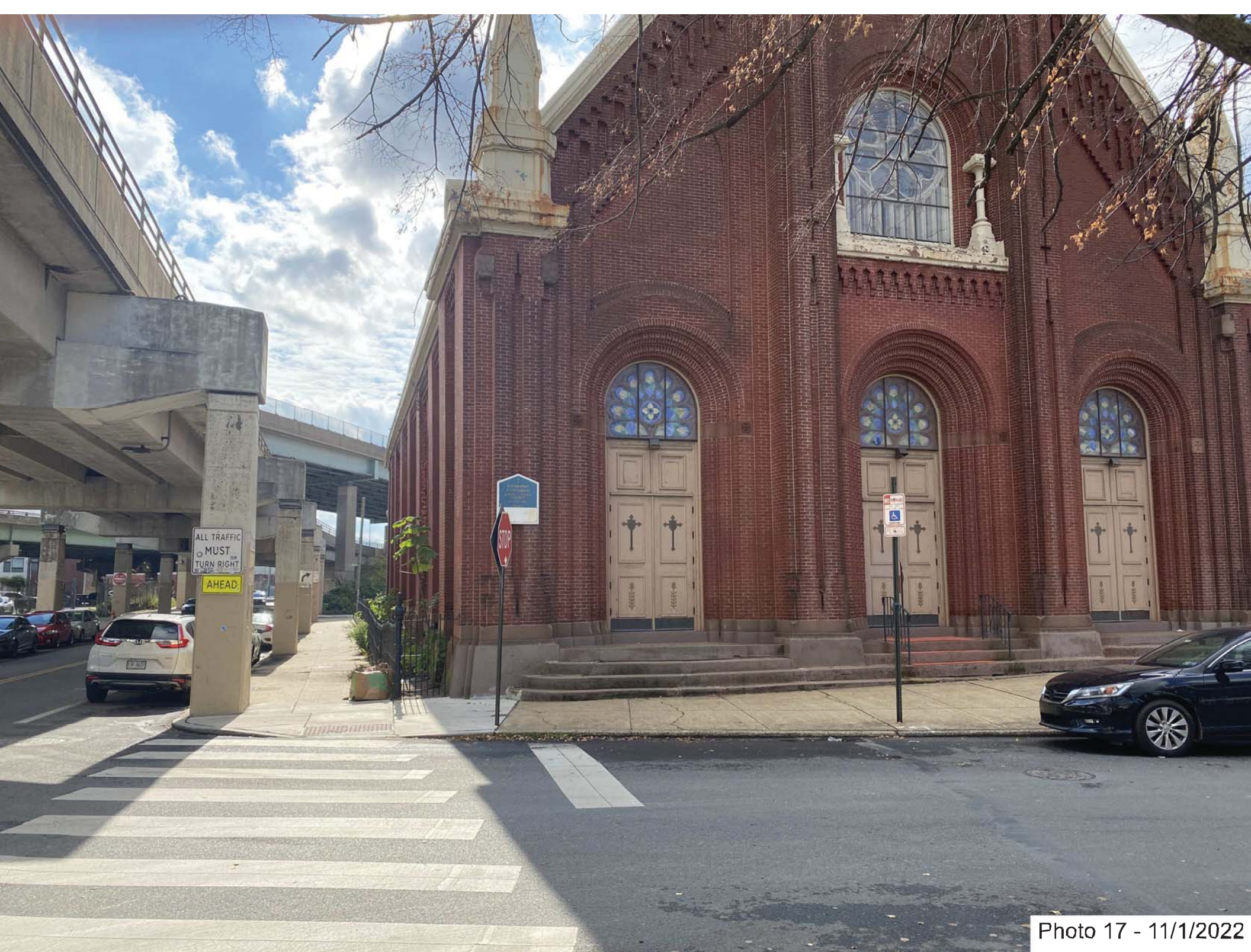


Photo 17 - 11/1/2022



Photo 18 - 11/1/2022



Photo 19 - 11/1/2022



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Photo 25 - 11/1/2022

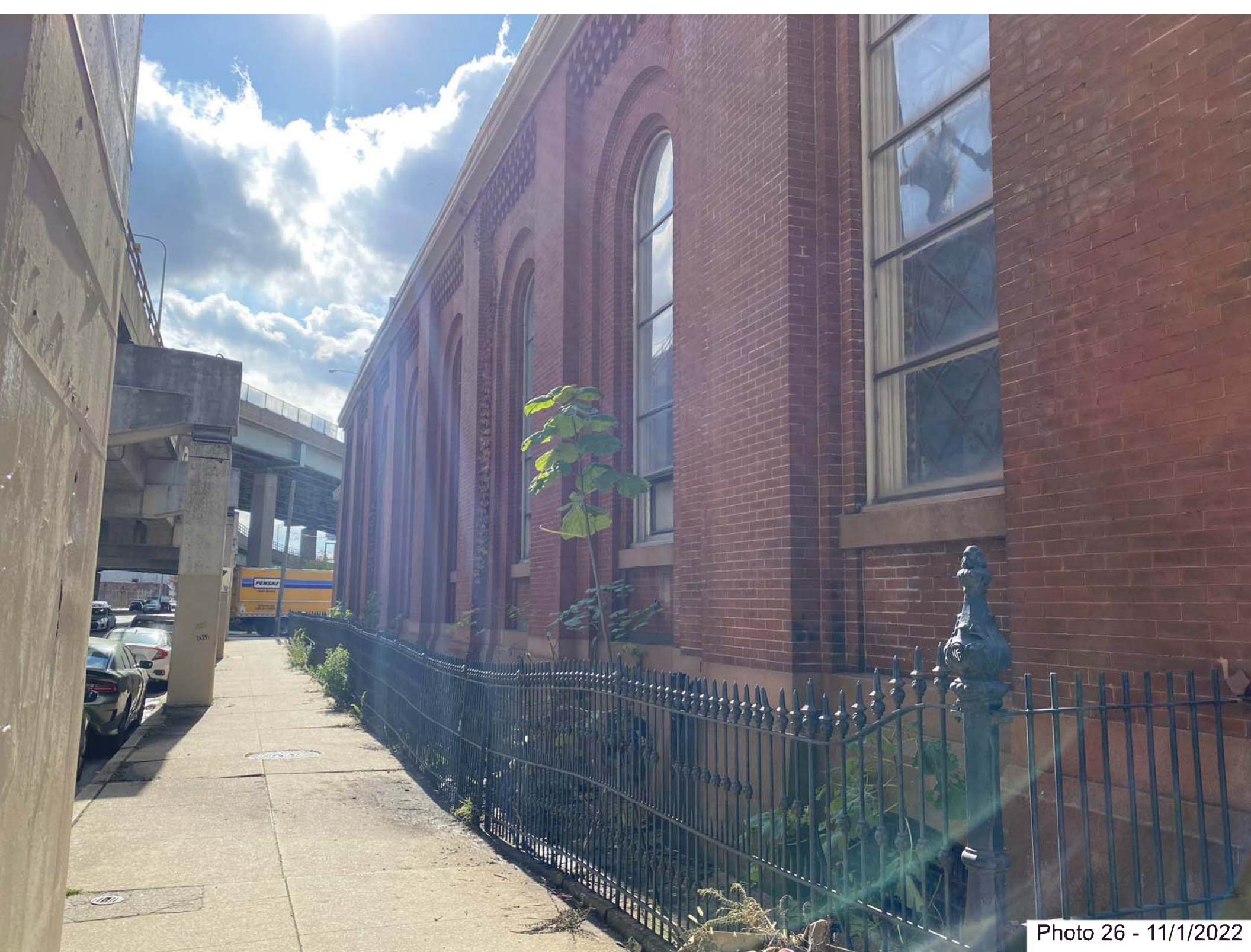


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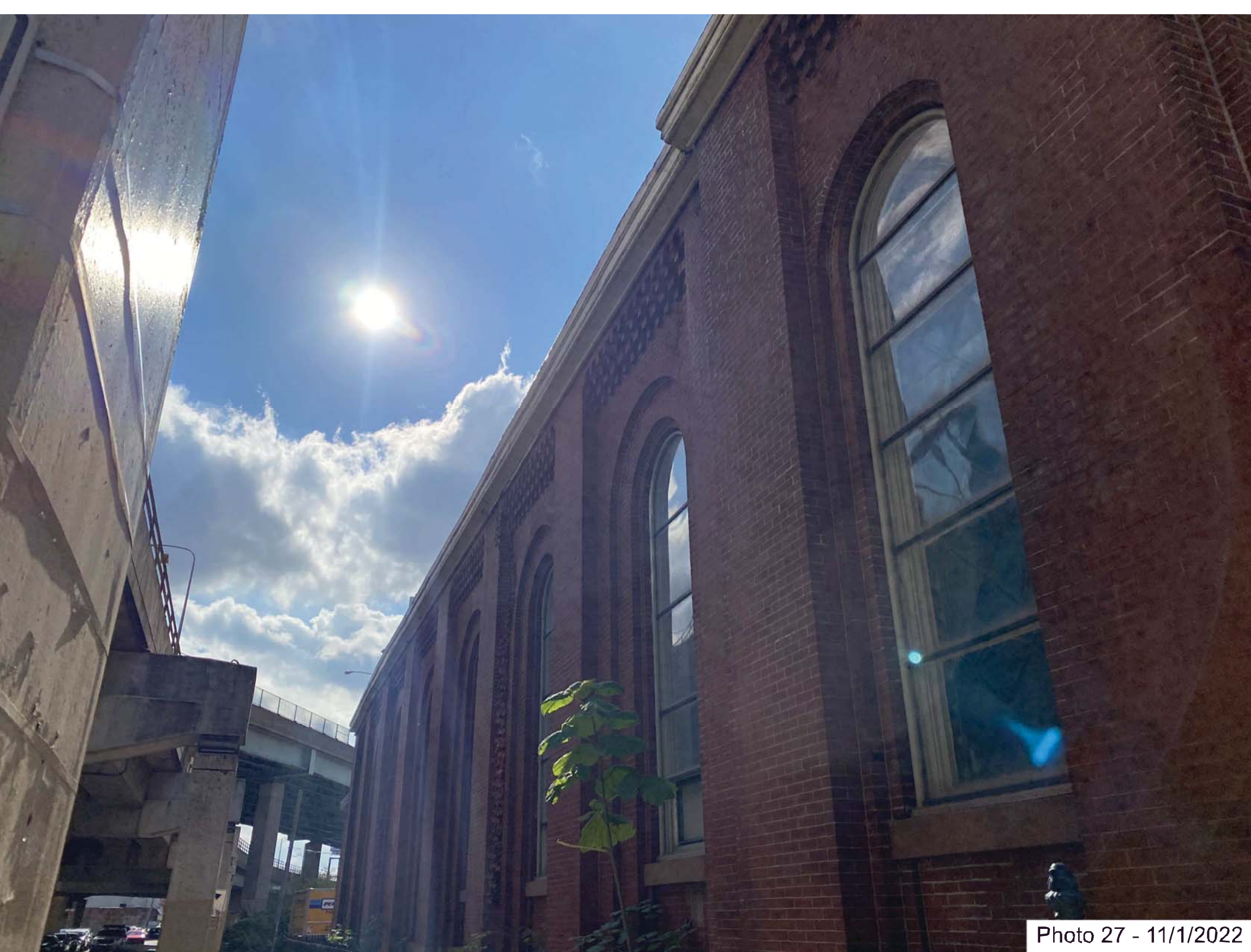


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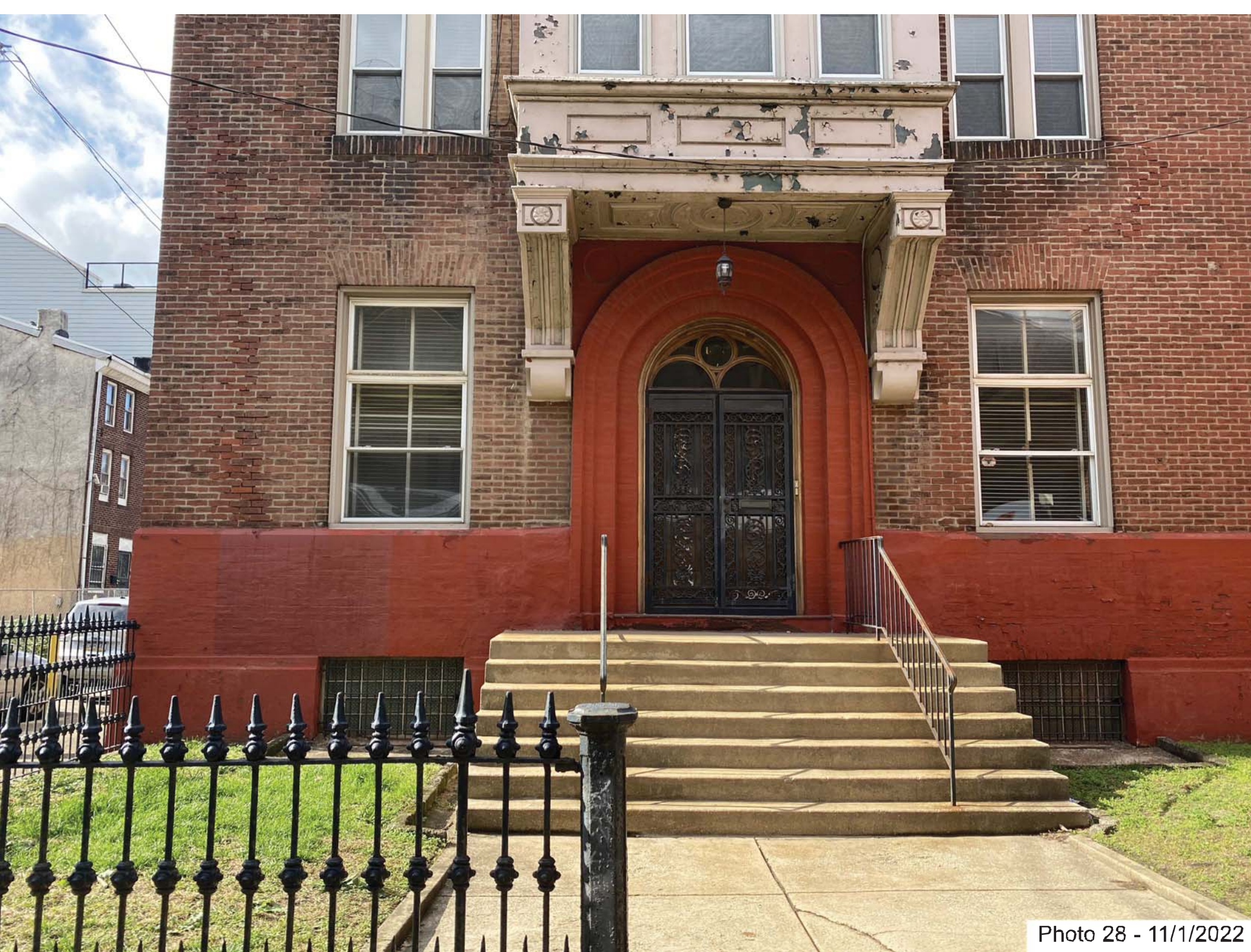


Photo 28 - 11/1/2022



Photo 29 - 11/1/2022