WOODCOCK DESIGN
ARCHITECTURE + PLANNING

DATE: December 5th, 2024

TO: Kim Chantry
Historic Preservation Planner
Philadelphia Historic Commission
1515 Arch Street, 13th Floor
Philadelphia, PA 19102

FROM: Woodcock Design, Inc.
1518 Walnut St. Ste 1308
Philadelphia, PA 19102

Re: Adaptive Reuse True Gospel Tabernacle Family Church
1900 S 16th Street, Philadelphia, PA 19145

COMMENTS FROM ARCHITECTURAL COMMITTEE (11.26.24)

1. Retain the cupola at South School
   Response: Noted; existing cupola to remain, repair as necessary

2. Relocate or remove proposed door and window on S16th St in the tower
   Response: No transaction window at tower along sidewalk; entry to cafe through courtyard at existing doorway in tower

3. Review and revise ADA ramp along S. Bancroft St
   Response: Keep existing non-compliant ramp & stair with double doors located in central arched opening.
   New main event space entry through south courtyard (S. Bancroft St).
   New entry steps and exterior lift hidden from street view.
   New masonry entry archway along S. Bancroft St with gate.

4. Review and revise materiality and size of the dormer for Stair D
   Response: Stair D is not required and therefore removed.
   We confirmed compliance with IBC 2018 1006.3.3(1) STORIES WITH ONE EXIT OR ACCES TO ONE EXIT FOR R-2 OCCUPANCIES which allows 1 exit for residential buildings with 4 or fewer dwelling units at 4 stories or less.

5. Review if Stair C at North School requires roof
   Response: New roof proposed over exterior egress Stair C. Roof to match standing seam roof at South School dormers.
   Stair C size and orientation reduced and rearranged after confirming no need for secondary means of egress. Stairs to access 3 residences.

6. The (3) dormers at South School make the elevation feel uneven.
   Response: We propose (4) dormers at South School to balance the facade.

7. Provide more information or remove signage for cafe
   Response: We will propose signage at later date

8. Evaluate stained glass windows to determine if some can be retained.
   Response: Complete removal and storage of stained glass windows was approved in the 2021 PHC review. We ask PHC to honor the same aprpoval for this review. See approval from previous review below:

   Meeting: December 10th, 2021
   STAFF RECOMMENDATION: Approval, provided the removed stained glass windows are stored in a secure location...

   ARCHITECTURAL COMMITTEE RECOMMENDATION: The Architectural Committee voted to recommend approval, provided the removed stained glass windows are stored in a secure location on site...

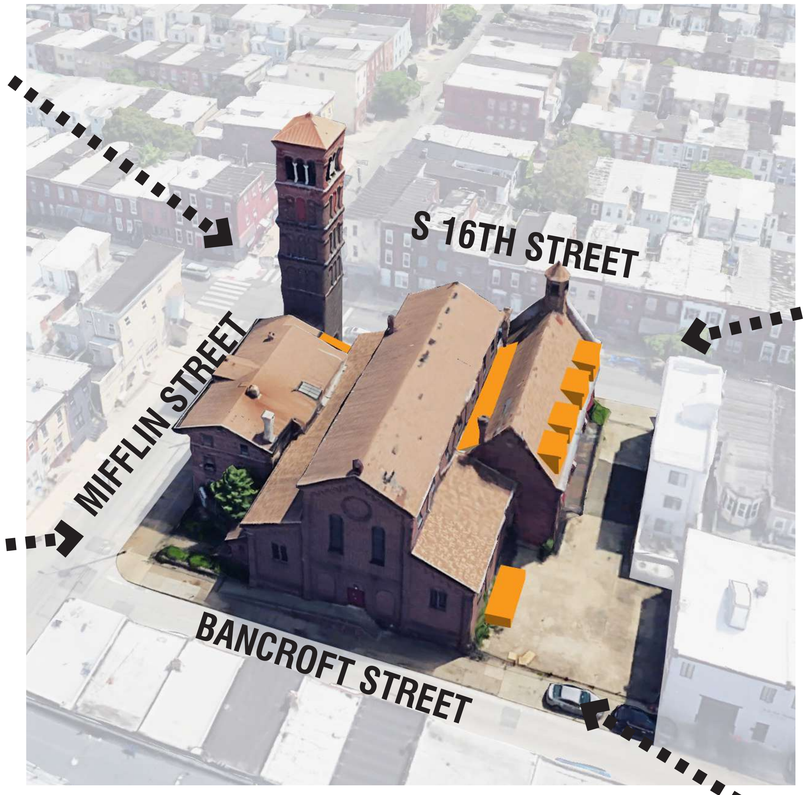
9. Research and review the historic appearance of the original windows to guide proposed windows
   Response: Photos from 1967 show 6 over 6 windows in North School. We propose to match these at both North & South School.
10. Evaluate placement or elevator in event space as it blocks existing windows.
    Response: Elevator relocated so as to not block windows.

Janice Woodcock

Janice Woodcock, AIA
Principal , Woodcock Design



VIEW HC801





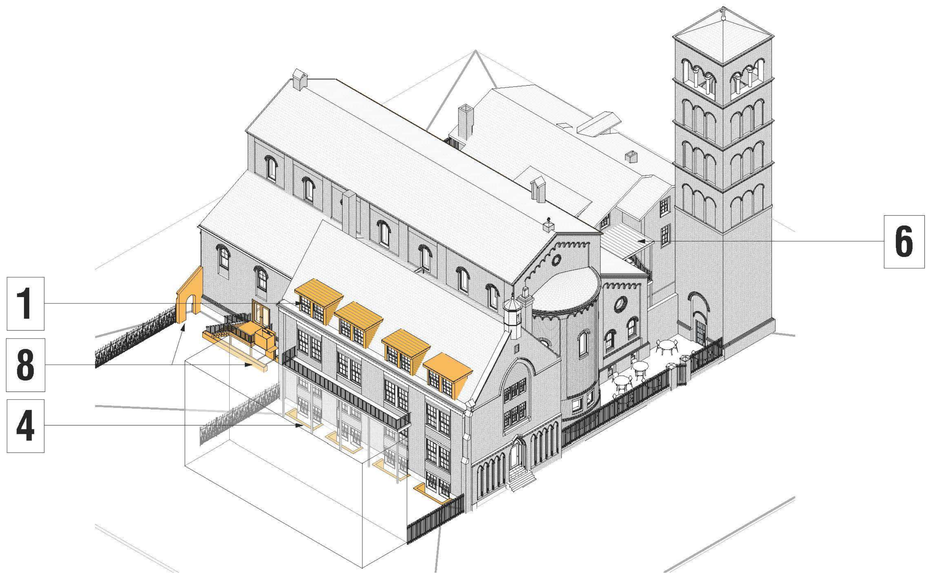
VIEW HC802

VIEW HC804

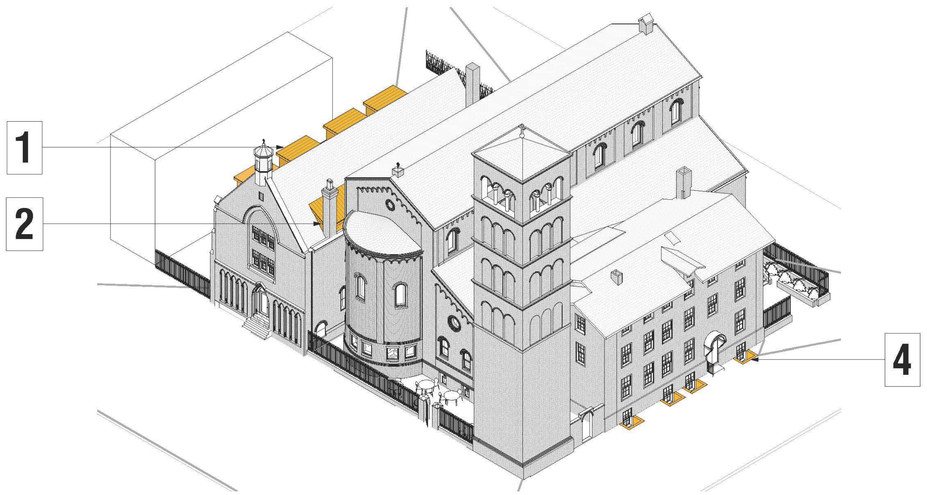


VIEW HC803

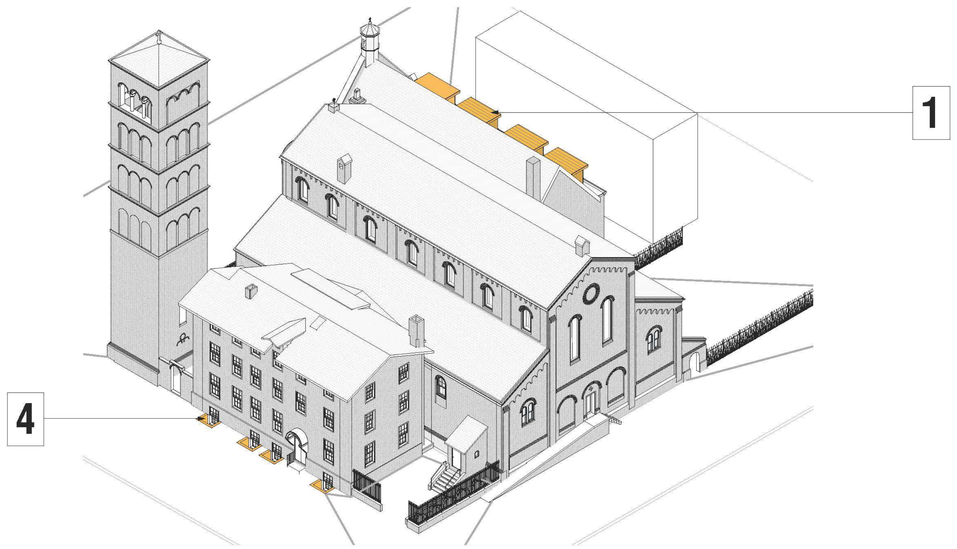




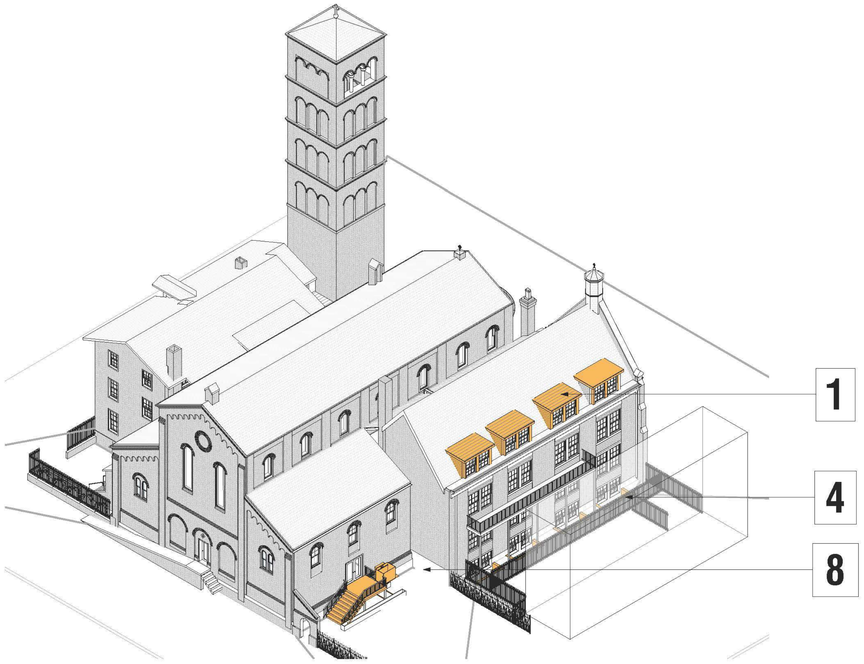
01 PHC AXON - SOUTH EAST



02 PHC AXON - NORTH EAST



03 PHC AXON - NORTH WEST



04 PHC AXON - SOUTH WEST

EXTERIOR SCOPE OF WORK

1. (4) DORMERS FOR USABLE RESIDENTIAL SPACE
   - LEVEL 3 - SOUTH ANCILLARY BUILDING (RESIDENTIAL)
2. DORMER FOR USABLE CORRIDOR SPACE
   - LEVEL 3 - SOUTH ANCILLARY BUILDING (RESIDENTIAL)
3. not used
4. LIGHTWELLS AT LOWER LEVELS
   - NORTH & SOUTH ANCILLARY BUILDINGS (RESIDENTIAL)
5. not used
6. EXTERIOR EGRESS STAIR
   - NORTH ANCILLARY BUILDING (RESIDENTIAL ACCESS ONLY)
7. not used
8. EXTERIOR ENTRY STAIR & LIFT W/ MASONRY ARCHWAY
   - S BANCROFT ST THROUGH COURTYARD SPACE FOR EVENT ONLY USE
9. WINDOW REPALCEMENT THROUGHOUT

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03 THIRD FLOOR PLAN
1" = 10'-0"

4,093 GROSS SF; TOWER NOT INCLUDED



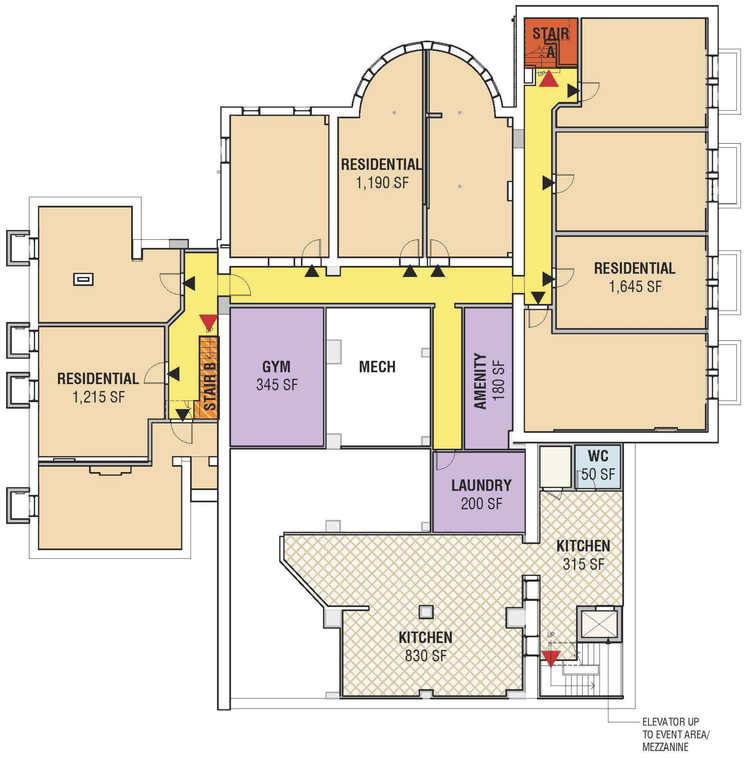
02 SECOND FLOOR PLAN
1" = 10'-0"

7,567 GROSS SF; TOWER NOT INCLUDED

NEIGHBOR PROPERTY
1916 S 16TH ST

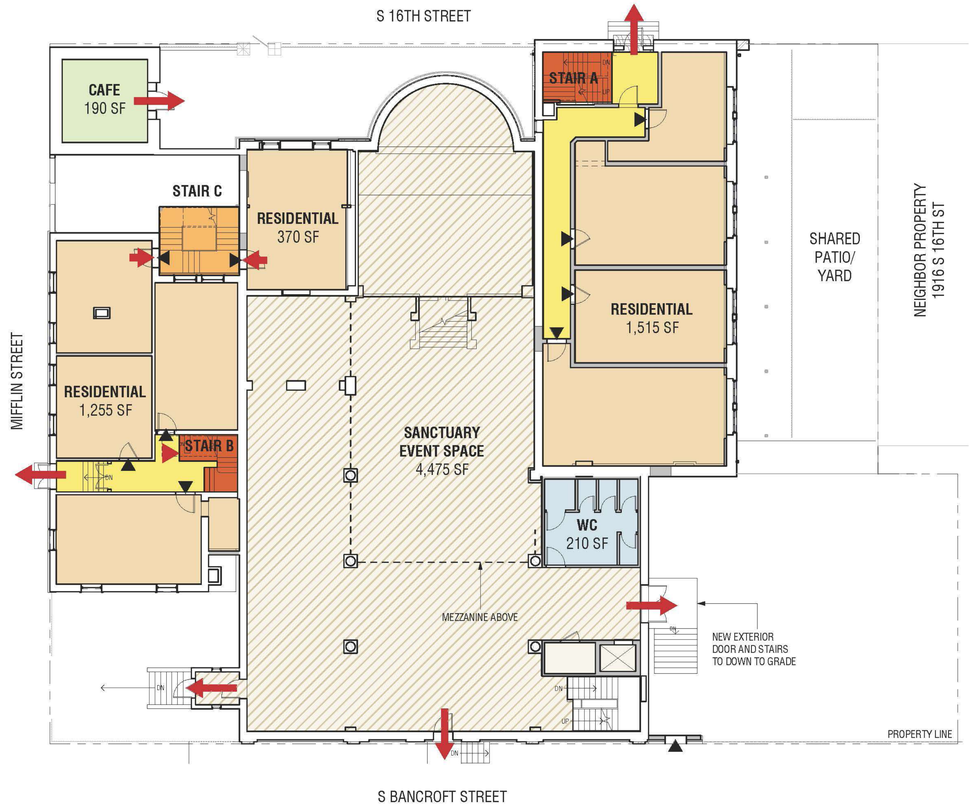
PLAN LEGEND

- EXISTING STAIR
- NEW STAIR
- RATED CORRIDOR
- RESIDENTIAL UNIT
  13,000 SF
- EVENT SPACE
  7,050 SF
- EVENT SERVICE AREA
  1,145 SF
- RESTROOM
  260 SF
- COMMERCIAL
  190 SF
- RESIDENTIAL AMENITY
  725 SF
- BUILDING EXIT
- LEVEL EXIT
- UNIT ENTRY



00 BASEMENT FLOOR PLAN
1" = 10'-0"

9,899 GROSS SF; TOWER NOT INCLUDED



01 GROUND FLOOR PLAN
1" = 10'-0"

10,251 GROSS SF; TOWER NOT INCLUDED

N

CHURCH RENOVATION

FLOOR PLANS - USE TYPE

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12.05.24

HC100



3 THIRD FLOOR PLAN
1" = 10'-0"

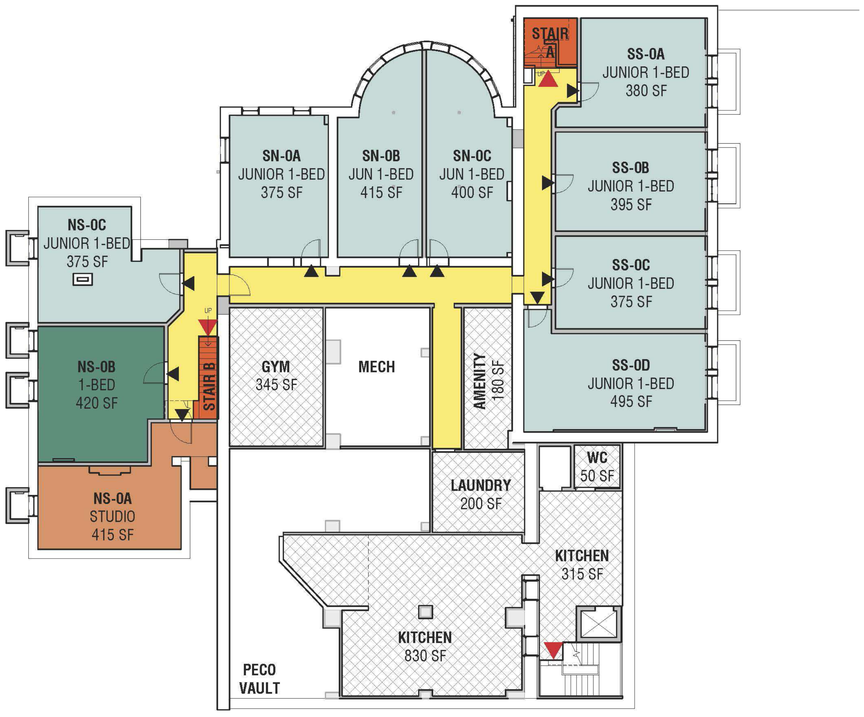
4,093 GROSS SF; TOWER NOT INCLUDED



4 SECOND FLOOR PLAN
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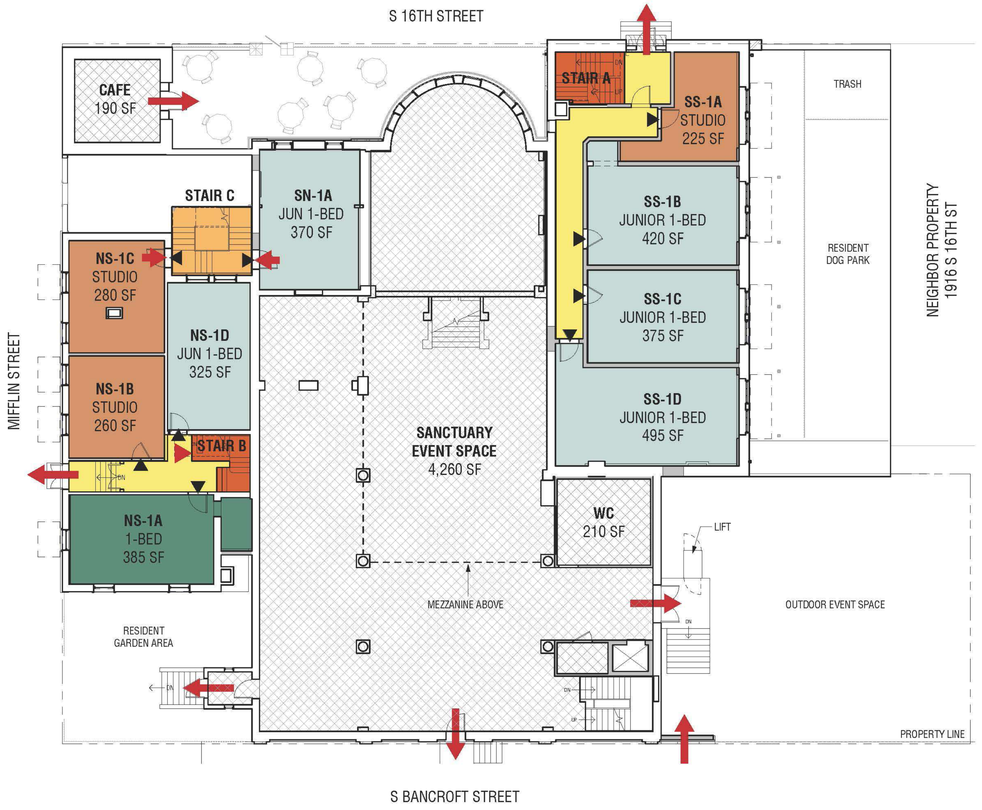
7,567 GROSS SF; TOWER NOT INCLUDED

NEIGHBOR PROPERTY
1916 S 16TH ST



1 BASEMENT FLOOR PLAN
1" = 10'-0"

9,899 GROSS SF; TOWER NOT INCLUDED



2 GROUND FLOOR PLAN
1" = 10'-0"

10,251 GROSS SF; TOWER NOT INCLUDED

UNIT COUNT

NO.	TYPE	AREA		COUNT
NORTH SCHOOL				
NS-0A	STUDIO	415	SF	1
NS-0B	1 BEDROOM	420	SF	2
NS-0C	JUNIOR 1 BEDROOM	375	SF	3
NS-1A	1 BEDROOM	385	SF	4
NS-1B	STUDIO	260	SF	5
NS-1C	STUDIO	280	SF	6
NS-1D	JUNIOR 1 BEDROOM	325	SF	7
NS-2A	1 BEDROOM	385	SF	8
NS-2B	2-BED	550	SF	9
NS-2C	JUNIOR 1 BEDROOM	320	SF	10
NS-3A	1 BEDROOM	405	SF	11
NS-3B	2-BED	550	SF	12
NS-3C	JUNIOR 1 BEDROOM	320	SF	13
SANCTUARY				
SN-0A	JUNIOR 1 BEDROOM	375	SF	14
SN-0B	JUNIOR 1 BEDROOM	415	SF	15
SN-0C	JUNIOR 1 BEDROOM	400	SF	16
SN-1A	JUNIOR 1 BEDROOM	370	SF	17
SN-2A	1 BEDROOM	360	SF	18
SOUTH SCHOOL				
SS-0A	JUNIOR 1 BEDROOM	380	SF	19
SS-0B	JUNIOR 1 BEDROOM	395	SF	20
SS-0C	JUNIOR 1 BEDROOM	375	SF	21
SS-0D	JUNIOR 1 BEDROOM	495	SF	22
SS-1A	STUDIO	225	SF	23
SS-1B	JUNIOR 1 BEDROOM	420	SF	24
SS-1C	JUNIOR 1 BEDROOM	375	SF	25
SS-1D	JUNIOR 1 BEDROOM	495	SF	26
SS-2A	BI-LEVEL STUDIO	-	SF	
SS-2B	JUNIOR 1 BEDROOM	415	SF	27
SS-2C	JUNIOR 1 BEDROOM	375	SF	28
SS-2D	JUNIOR 1 BEDROOM	495	SF	29
SS-3A	BI-LEVEL STUDIO	465	SF	30
SS-3B	JUNIOR 1 BEDROOM	375	SF	31
SS-3C	JUNIOR 1 BEDROOM	345	SF	32
SS-3D	JUNIOR 1 BEDROOM	460	SF	33
		13,000	**SF**	**33 UNITS**

SUMMARY

		PROVIDED
STUDIO	< 300 SF	4
BI-LEVEL STUDIO	-400 SF	1
JUNIOR 1 BEDROOM	325 - 400 SF	21
1 BEDROOM	400 - 415 SF	5
2-BED	-500 SF	2

N

CHURCH RENOVATION

FLOOR PLANS - UNIT TYPE

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HC101

LEGEND

KEY NOTE

WINDOW TAG, SEE A600-A602 FOR WINDOW DETAILS

NOTE: **UPPERCASE LETTER** DESIGNATES WINDOW LOCATION; SEE SCHEDULE FOR WINDOW TYPES (DESIGNATED WITH A **LOWERCASE LETTER**)

MASONRY REPAIR DESCRIPTION

PRIORITY 1 MASONRY REPAIR DESCRIPTION: MISSING OR DETERIORATED MASONRY UITS; CRACKED MASONRYMASONRY UNITS AND/OR MORTAR JOINTS MISSING COMPLETELY

PRIORITY 2 MASONRY REPAIR DESCRIPTION: MINOR CRACKING IN MASONRY UNITS OR MORTAR, AREA OF PARTIALLY MISSING MORTAR, AND/OR AREA IN NEED OF REPOINTING

PRIORITY 3 MASONRY REPAIR DESCRIPTION: OCCASIONAL MISSING MORTAR, AND/OR REPOINTING NEEDED IN LESS THAN 50% OF AREA

MASONRY INFILL DESCRIPTION

INFILL EXISING OPENING WITH SALVAGED BRICK FROM PROJECT WHERE POSSIBLE OR WITH NEW BRICK OF SIMILAR COLOR

WOOD REPAIR DESCRIPTION

REMOVE EXISTING WOOD CONSTRUCTION WHERE DETERIORATED AND REPLACE WITH NEW FIRE RETARDANT TREATED WOOD FRAMING AND SHEATHING

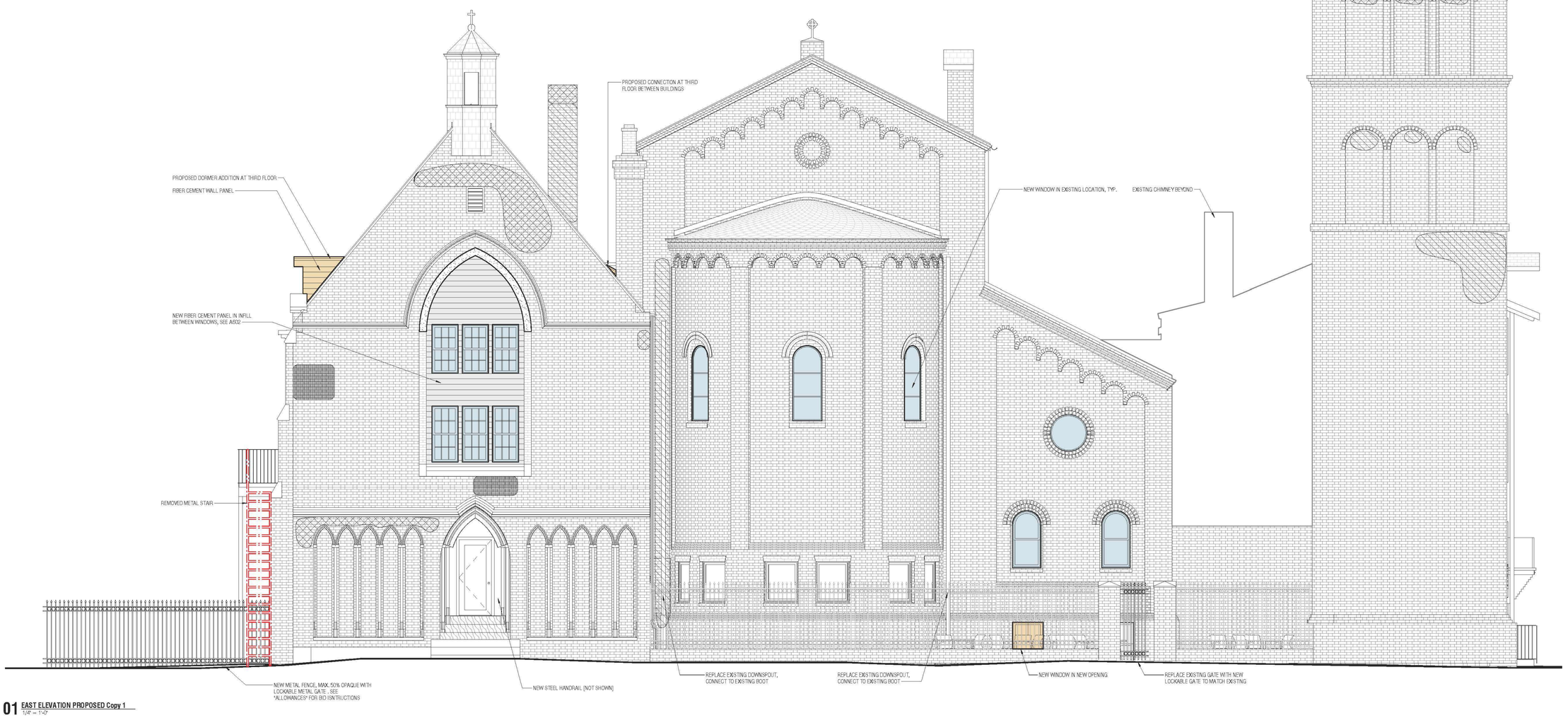
EXTERIOR SCOPE OF WORK

ENLARGED MASONRY OPENING (FOR DOOR OR WINDOW)

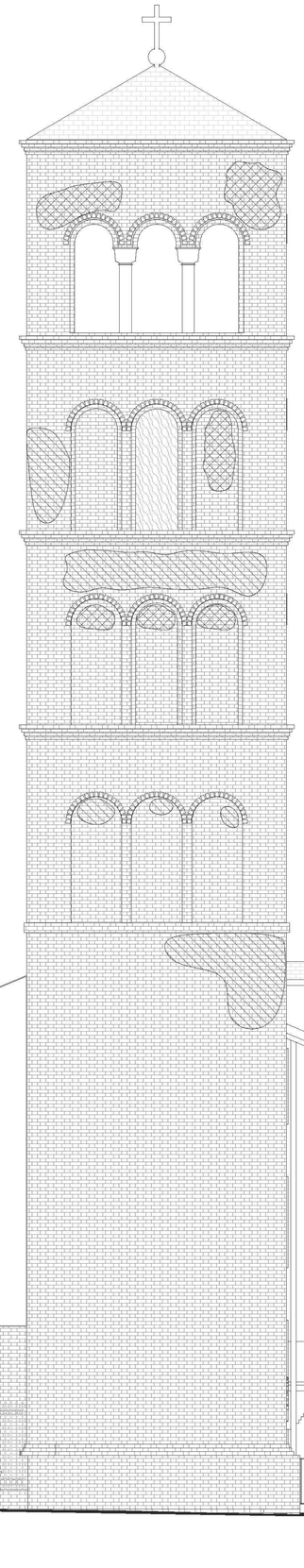
NEW ELEMENT:
-DORMER
-EXTERIOR STAIR
-WINDOW IN NEW OPENING
-SIGNAGE

WINDOW REPLACEMENT AT EXISTING OPENING

REMOVED ITEM



01 **EAST ELEVATION PROPOSED Copy 1**
1/4" = 1'-0"



CHURCH RENOVATION

ELEVATIONS

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HC200

LEGEND

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MASONRY INFILL DESCRIPTION

INFILL EXISING OPENING WITH SALVAGED BRICK FROM PROJECT WHERE POSSIBLE OR WITH NEW BRICK OF SIMILAR COLOR

WOOD REPAIR DESCRIPTION

REMOVE EXISTING WOOD CONSTRUCTION WHERE DETERIORATED AND REPLACE WITH NEW FIRE RETARDANT TREATED WOOD FRAMING AND SHEATHING

EXTERIOR SCOPE OF WORK

ENLARGED MASONRY OPENING (FOR DOOR OR WINDOW)

NEW ELEMENT:
-DORMER
-EXTERIOR STAIR
-WINDOW IN NEW OPENING
-SIGNAGE

WINDOW REPLACEMENT AT EXISTING OPENING

REMOVED ITEM



1 NORTH SCHOOL SOUTH ELEVATION PROPOSED Copy 1
1/4" = 1'-0"

CHURCH RENOVATION

ELEVATIONS

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HC201

LEGEND

KEY NOTE

WINDOW TAG, SEE A600-A602 FOR WINDOW DETAILS

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WOOD REPAIR DESCRIPTION

REMOVE EXISTING WOOD CONSTRUCTION WHERE DETERIORATED AND REPLACE WITH NEW FIRE RETARDANT TREATED WOOD FRAMING AND SHEATHING

EXTERIOR SCOPE OF WORK

ENLARGED MASONRY OPENING (FOR DOOR OR WINDOW)

NEW ELEMENT:
-DORMER
-EXTERIOR STAIR
-WINDOW IN NEW OPENING
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WINDOW REPLACEMENT AT EXISTING OPENING

REMOVED ITEM



1 SOUTH SCHOOL - SOUTH ELEVATION PROPOSED Copy 1
1/4" = 1'-0"

CHURCH RENOVATION

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ELEVATIONS

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HC202

LEGEND

KEY NOTE

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EXTERIOR SCOPE OF WORK

ENLARGED MASONRY OPENING (FOR DOOR OR WINDOW)

NEW ELEMENT:
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-SIGNAGE

WINDOW REPLACEMENT AT EXISTING OPENING

REMOVED ITEM



1 SANCTUARY SOUTH ELEVATION PROPOSED Copy 1
1/4" = 1'-0"

CHURCH RENOVATION

ELEVATIONS

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LEGEND

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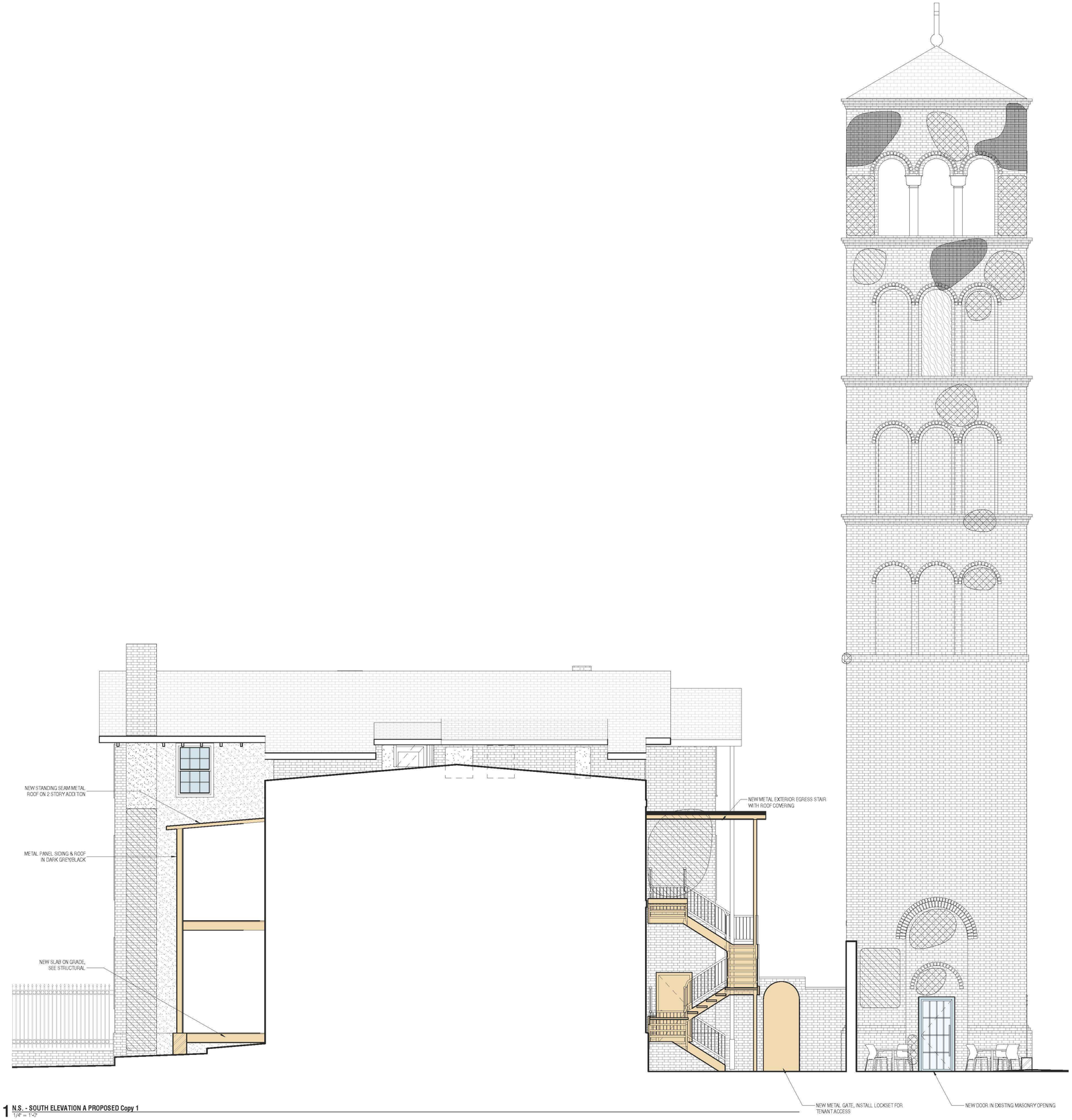
EXTERIOR SCOPE OF WORK

ENLARGED MASONRY OPENING (FOR DOOR OR WINDOW)

NEW ELEMENT:
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WINDOW REPLACEMENT AT EXISTING OPENING

REMOVED ITEM



1 **N.S. - SOUTH ELEVATION A PROPOSED Copy 1**
1/4" = 1'-0"

CHURCH RENOVATION

ELEVATIONS

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HC204



LEGEND

KEY NOTE

WINDOW TAG, SEE A500-A802 FOR WINDOW DETAILS

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EXTERIOR SCOPE OF WORK

ENLARGED MASONRY OPENING (FOR DOOR OR WINDOW)

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WINDOW REPLACEMENT AT EXISTING OPENING

REMOVED ITEM

1 NORTH SCHOOL NORTH ELEVATION Copy 1
1/4" = 1'-0"

CHURCH RENOVATION

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ELEVATIONS

12.05.24

HC205

LEGEND

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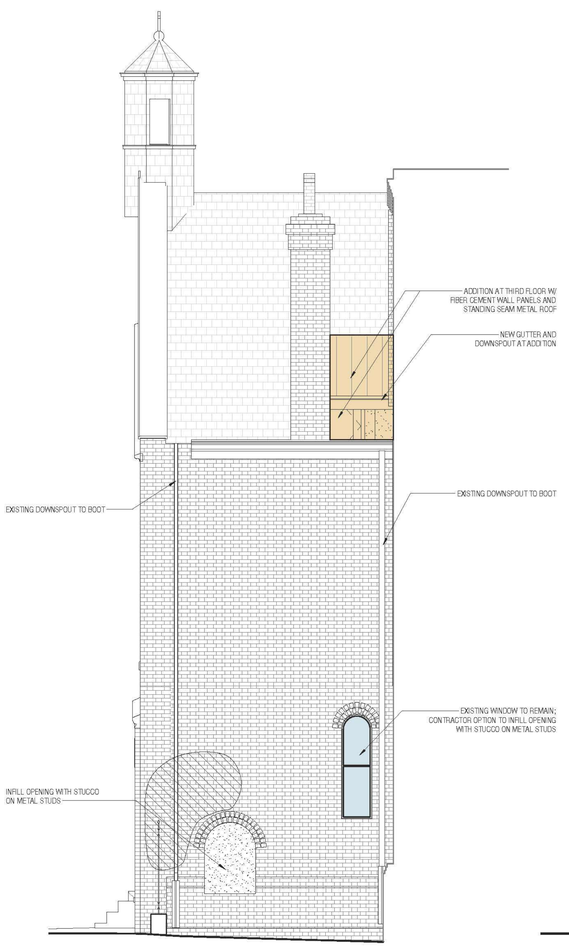
EXTERIOR SCOPE OF WORK

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WINDOW REPLACEMENT AT EXISTING OPENING

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2 S.S. - NORTH ELEVATION PROPOSED Copy 1
1/4" = 1'-0"



1 SANCTUARY - NORTH ELEVATION PROPOSED Copy 1
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CHURCH RENOVATION

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HC206

LEGEND

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NOTE: **UPPERCASE LETTER** DESIGNATES WINDOW LOCATION; SEE SCHEDULE FOR WINDOW TYPES (DESIGNATED WITH A **LOWERCASE LETTER**)

MASONRY REPAIR DESCRIPTION

PRIORITY 1 MASONRY REPAIR DESCRIPTION: MISSING OR DETERIORATED MASONRY UNTS; CRACKED MASONRYMASONRY UNTS AND/OR MORTAR JOINTS MISSING COMPLETELY

PRIORITY 2 MASONRY REPAIR DESCRIPTION: MINOR CRACKING IN MASONRY UNTS OR MORTAR, AREA OF PARTIALLY MISSING MORTAR, AND/OR AREA IN NEED OF REPOINTING

PRIORITY 3 MASONRY REPAIR DESCRIPTION: OCCASIONAL MISSING MORTAR, AND/OR REPOINTING NEEDED IN LESS THAN 50% OF AREA

MASONRY INFILL DESCRIPTION

INFILL EXISING OPENING WITH SALVAGED BRICK FROM PROJECT WHERE POSSIBLE OR WITH NEW BRICK OF SIMILAR COLOR

WOOD REPAIR DESCRIPTION

REMOVE EXISTING WOOD CONSTRUCTION WHERE DETERIORATED AND REPLACE WITH NEW FIRE RETARDANT TREATED WOOD FRAMING AND SHEATHING

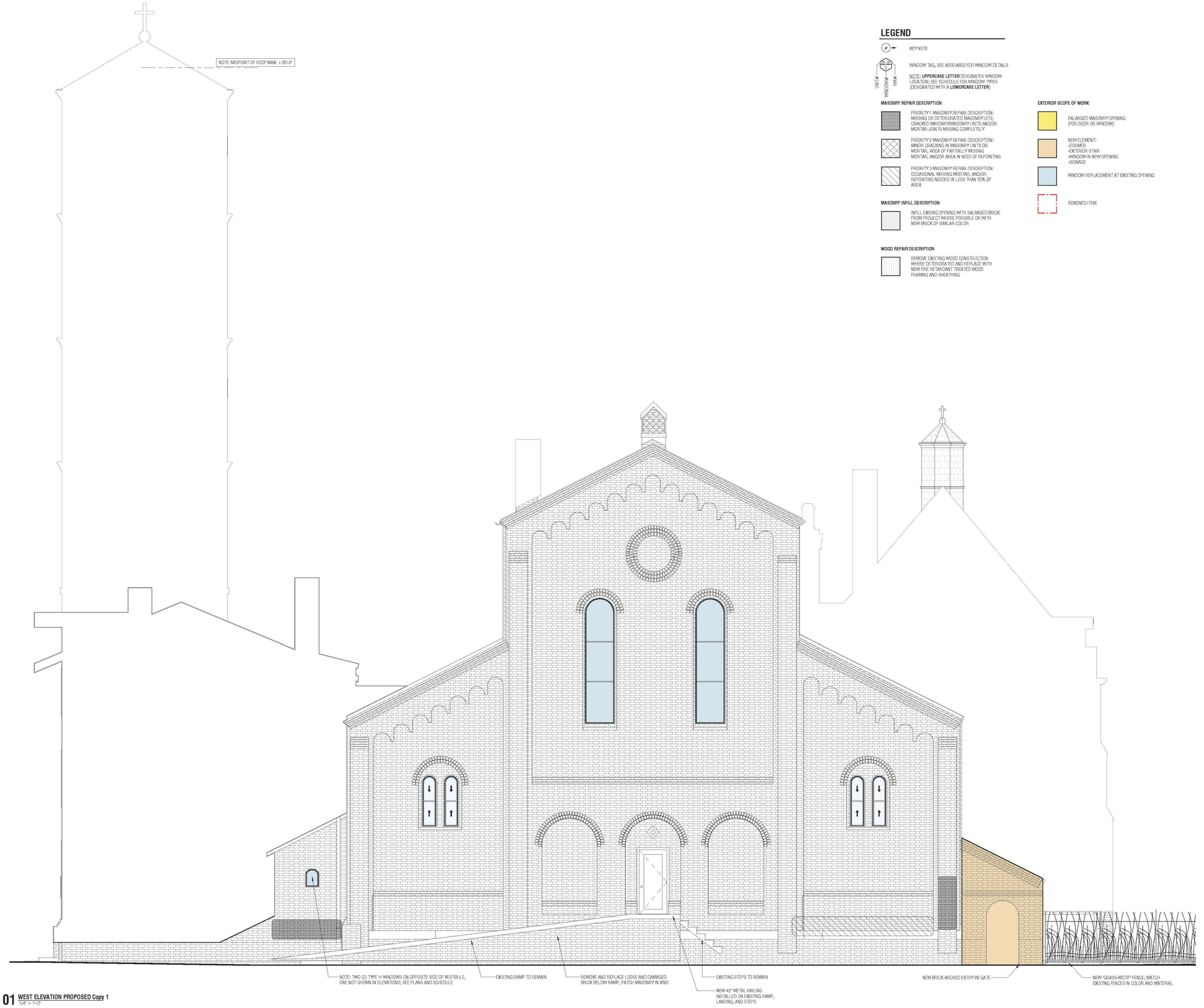
EXTERIOR SCOPE OF WORK

ENLARGED MASONRY OPENING (FOR DOOR OR WINDOW)

NEW ELEMENT:
-DORMER
-EXTERIOR STAIR
-WINDOW IN NEW OPENING
-SIGNAGE

WINDOW REPLACEMENT AT EXISTING OPENING

REMOVED ITEM



01 WEST ELEVATION PROPOSED Copy 1
1/4" = 1'-0"

WOODCOCK DESIGN
ARCHITECTURE + PLANNING
1518 WALNUT STREET SUITE 1308
PHILADELPHIA, PA 19102
WOODCOCK.DESIGN.COM

LEGEND

KEY NOTE

WINDOW TAG, SEE A600-A602 FOR WINDOW DETAILS

NOTE: **UPPERCASE LETTER** DESIGNATES WINDOW LOCATION; SEE SCHEDULE FOR WINDOW TYPES (DESIGNATED WITH A **LOWERCASE LETTER**)

MASONRY REPAIR DESCRIPTION

PRIORITY 1 MASONRY REPAIR DESCRIPTION: MISSING OR DETERIORATED MASONRY UNTS; CRACKED MASONRYMASONRY UNTS AND/OR MORTAR JOINTS MISSING COMPLETELY

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MASONRY INFILL DESCRIPTION

INFILL EXISING OPENING WITH SALVAGED BRICK FROM PROJECT WHERE POSSIBLE OR WITH NEW BRICK OF SIMILAR COLOR

WOOD REPAIR DESCRIPTION

REMOVE EXISTING WOOD CONSTRUCTION WHERE DETERIORATED AND REPLACE WITH NEW FIRE RETARDANT TREATED WOOD FRAMING AND SHEATHING

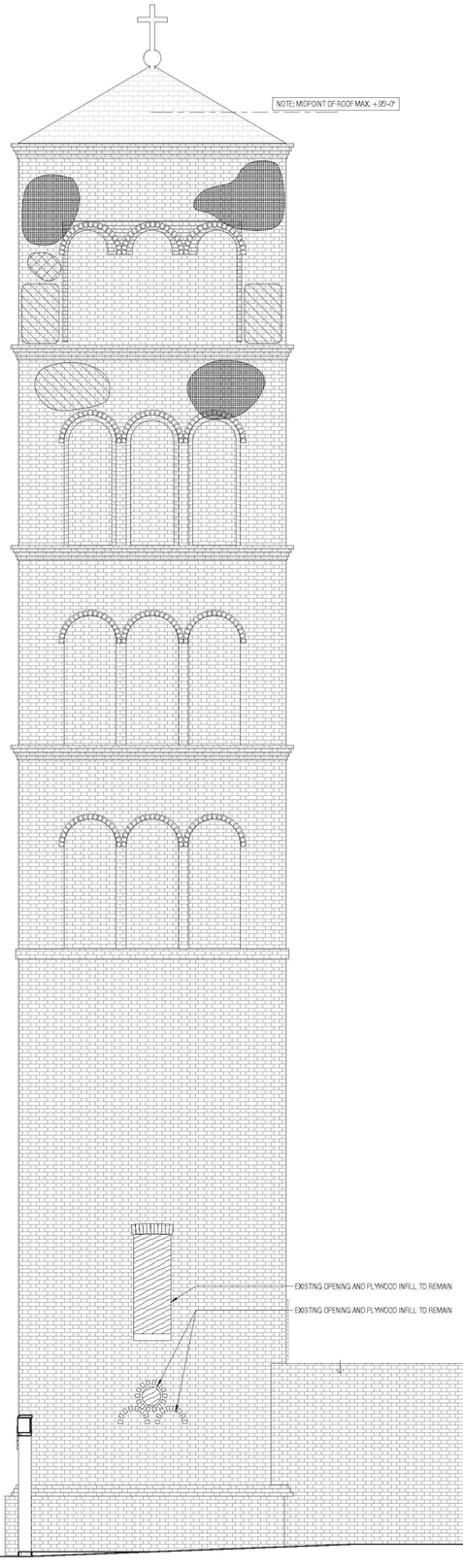
EXTERIOR SCOPE OF WORK

ENLARGED MASONRY OPENING (FOR DOOR OR WINDOW)

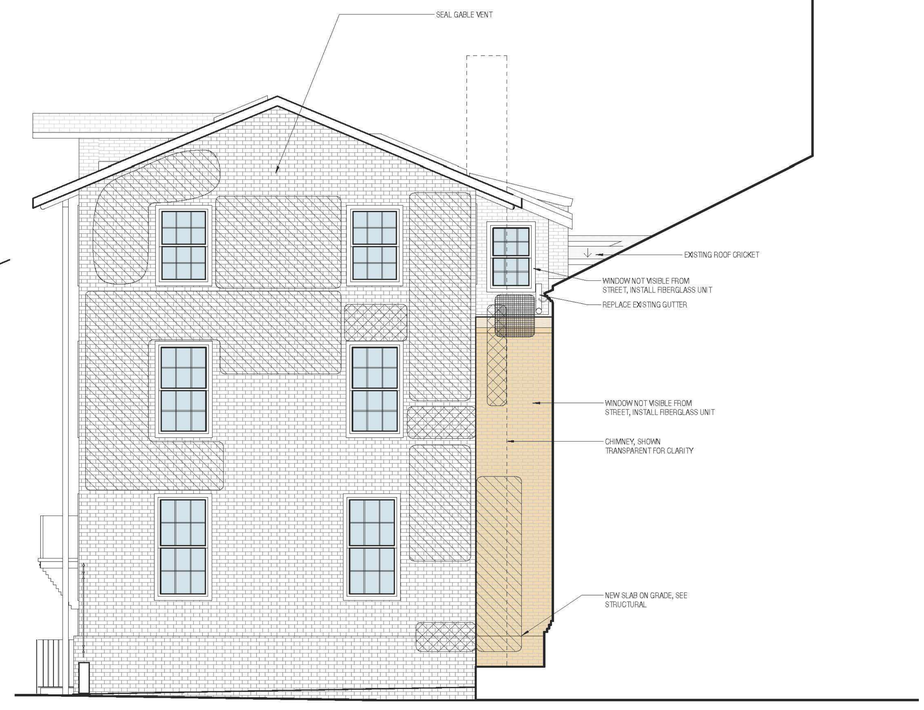
NEW ELEMENT:
-DORMER
-EXTERIOR STAIR
-WINDOW IN NEW OPENING
-SIGNAGE

WINDOW REPLACEMENT AT EXISTING OPENING

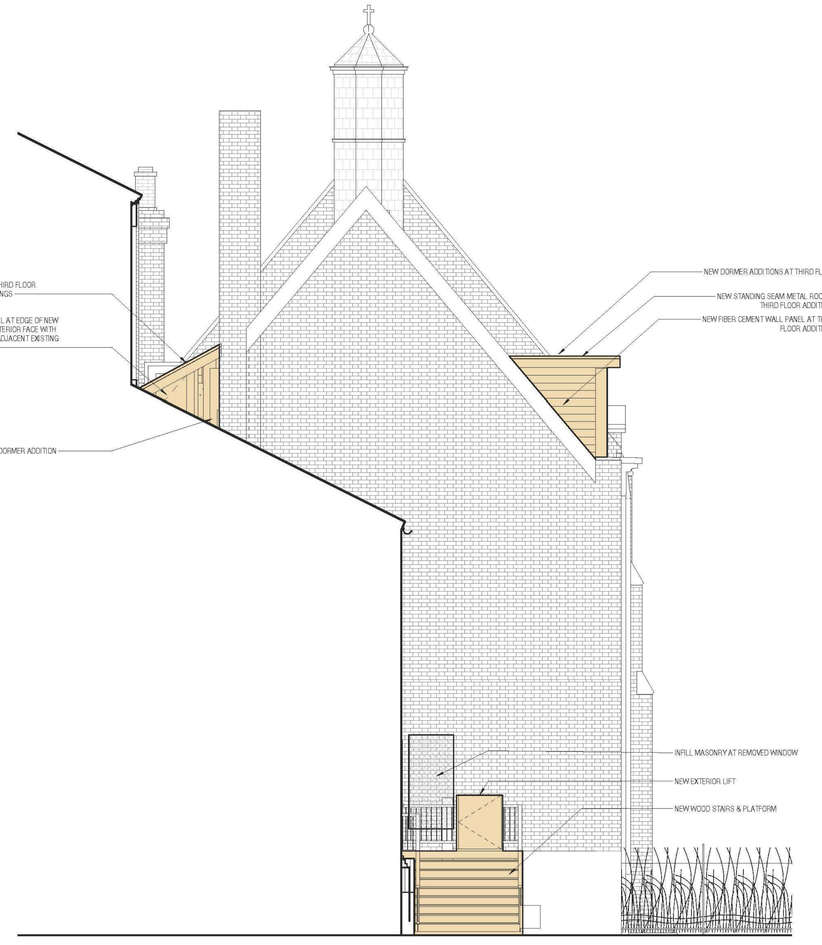
REMOVED ITEM



02 TOWER WEST ELEVATION - PROPOSED Copy 1
1/4" = 1'-0"



1 N.S. - WEST ELEVATION PROPOSED Copy 1
1/4" = 1'-0"



3 WEST ELEVATION PROPOSED Copy 1 Copy 1
1/4" = 1'-0"

CHURCH RENOVATION

ELEVATIONS

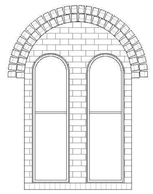
WOODCOCK DESIGN
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1518 WALNUT STREET SUITE 1308
PHILADELPHIA, PA 19102
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12.05.24

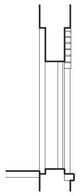
HC208

EXISTING

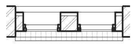
WINDOW i - EXISTING



47 ELEVATION 3/8" = 1'-0"

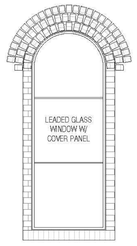


48 SECTION 3/8" = 1'-0"

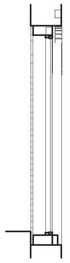


49 PLAN 3/8" = 1'-0"

WINDOW j - EXISTING



34 ELEVATION 3/8" = 1'-0"

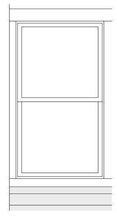


35 SECTION 3/8" = 1'-0"

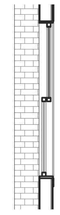


36 PLAN 3/8" = 1'-0"

WINDOW L - EXISTING



7 ELEVATION 3/8" = 1'-0"



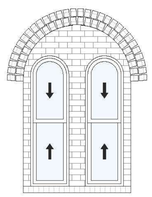
11 SECTION 3/8" = 1'-0"



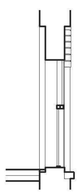
9 PLAN 3/8" = 1'-0"

PROPOSED

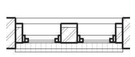
WINDOW i - PROPOSED



50 ELEVATION 3/8" = 1'-0"

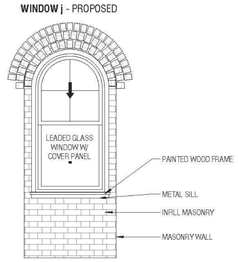


51 SECTION 3/8" = 1'-0"

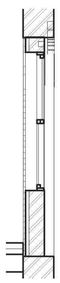


52 PLAN 3/8" = 1'-0"

WINDOW j - PROPOSED



37 ELEVATION 3/8" = 1'-0"

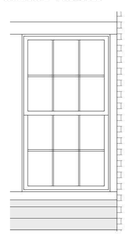


38 SECTION 3/8" = 1'-0"

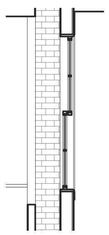


39 PLAN 3/8" = 1'-0"

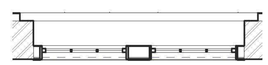
WINDOW L - PROPOSED



8 ELEVATION 3/8" = 1'-0"



12 SECTION 3/8" = 1'-0"



10 PLAN 3/8" = 1'-0"

HISTORIC WINDOWS REFERENCE PHOTO
CORNER S. BANCROFT & MIFFIN ST
YEAR: APRIL 1967

CHURCH RENOVATION

WOODCOCK DESIGN
ARCHITECTURE + PLANNING
1518 WALNUT STREET SUITE 1308
PHILADELPHIA, PA 19102
WOODCOCK DESIGN.COM

WINDOW DETAILS

12.05.24

HC600









1900 S 16TH ST

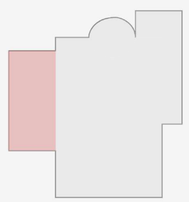
PHILADELPHIA HISTORIC COMMISSION PRESENTATION

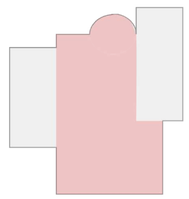
WOODCOCK DESIGN
ARCHITECTURE + PLANNING

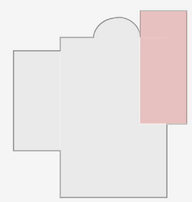
12.05.24
STREET VIEW RENDERING
HC803



	EXISTING SCHOOL	PROPOSED SCHOOL	EXISTING CHURCH EXTERIOR	PROPOSED CHURCH EXTERIOR	EXISTING OFFICE	PROPOSED OFFICE
ROOF/TOP	METAL TRIM TAN SHINGLES	METAL TRIM GREEN SHINGLES	METAL TRIM TAN SHINGLES	METAL TRIM GREEN SHINGLES	METAL TRIM TAN SHINGLES	GREY STANDING SEAM METAL GREEN SHINGLES
CORNICE	GREY STANDING SEAM METAL ROOF	LAYERED BRICK	LAYERED BRICK	WOODEN GREEN CORNICE	CORNICE PAINTED BLACK	
TRIMS/PAINTS	DARK GREEN TRIM	BLACK TRIM	BLACK PAINT	BLACK TRIM	RED PAINT ORANGE SIDING RED SIDING	BLACK TRIM BLACK PAINT
SILLS/HEADERS	DARK GREEN METAL HEADER/SILL	BLACK METAL HEADER/SILL	DARK GREY SILL DARK RED	DARK GREY SILL DARK RED	GREEN HEADER	DARK GREY SILL
DOORS	RED	RED	DARK RED BRIGHT RED	STORE FRONT STORE FRONT	LIGHT RED	GLASS DOOR
BODY/SIDES	LIGHT RED BRICK DARK BRICK MEDIUM GREY HARDIE BOARD		DARK BRICK PATTERN BRICK DARK BRICK PATTERN BRICK		LIGHT RED BRICK RED BRICK LIGHT RED BRICK DARK BRICK RED BRICK MEDIUM GREY HARDIE BOARD	







1900 S 16TH ST

PHILADELPHIA HISTORIC COMMISSION PRESENTATION

WOODCOCK DESIGN
ARCHITECTURE + PLANNING

12.05.24

HC900