ADDRESS: 1632 POPLAR ST
Proposal: Remove gable roof and stone veneer; construct rooftop addition; replace windows
Review: In Concept
Owner: The Church of the Living God, The Pillar, and Ground Truth
Applicant: Chwen-ping Wang, Ping Architects LLC
History: 1860; Green Hill Market
Individual Designation: 5/11/2018
District Designation: None
Staff Contact: Allyson Mehley, allyson.mehley@phila.gov

BACKGROUND:
This application proposes in concept approval for constructing a fourth-floor addition, roof deck, and pilot house to 1632 Poplar Street. The building was constructed in 1859 and historically known as the Green Hill Market House. The developer intends to convert the former market and church building to residential use. The proposed rehabilitation scope includes adding a fourth floor and roof deck with pilot house, restoring the brick façade and cornice, and installing new windows and exterior doors.

SCOPE OF WORK:
- Add fourth floor and roof deck with pilot house.
- Rehabilitate exterior.

STANDARDS FOR REVIEW:
The Secretary of the Interior's Standards for the Treatment of Historic Properties and Guidelines include:
- *Standard 9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*
  - The design of the proposed fourth-floor addition successfully differentiates itself from the historic building through its massing, size, scale, and architectural features. To increase compatibility and better meet Standard 9, the addition and roof deck should be set back more from the roofline, a cornice detail should be added, and a more neutral color for the addition's cladding should be selected.
  - More research must be done to determine the best approach for exterior masonry rehabilitation. To meet Standard 9, the applicant should remove sections of the stone veneer to determine the feasibility of removal and the condition of the masonry material underneath. Once this is complete, the applicant can work with the staff to determine an approvable preservation approach to rehabilitate the masonry façade.
  - The applicant and staff have not located historic photographs of the building that show the historic window and front door entrance configuration. To meet Standard 9, applicant must work with the staff to determine historically appropriate replacements.
- *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 will be unimpaired.*
  - The low slope gable roof proposed for removal is hidden by the building's cornice and is not visible from the public right-of-way. The historic form and integrity of the designated building will not be visibly altered by the removal of the roof. If a future owner wishes to return it to its original appearance, the roof could be reconstructed; therefore, the proposal meets Standard 10.

STAFF RECOMMENDATION: The fourth-floor addition with roof deck should be revised to satisfy Standard 9. Additional research is needed to offer guidance on the replacements of the windows and front door. Selective demolition should be undertaken to develop a plan for removing the added stone and restoring the brick facade.

Cover Letter

Date: May 11, 2025

Attention: Allyson Mehley
Historic Preservation Planner Supervisor
1515 Arch Street, 13th Floor
Philadelphia, PA 19102

Project Address: 1632 Poplar St,
Philadelphia PA 19130

From: Chwen-ping Wang, RA
CC: Simon Townsend,
Church of the Living God, the Pillar, and Ground of the Truth

Re: Requesting an In-Concept Review for the Rehabilitation of the church located at 1632 Poplar St, Philadelphia PA 19130

This letter is an introduction to our design intensions for the revitalization of the historic building at 1632 Poplar St. The building was built in 1859 and historically known as the Green Hill Market House; the building is currently a vacant church. Our proposal aims to thoughtfully convert this vacant 3-story structure into a multi-family residential building with a 1-story addition, creating a 4-story landmark that respects its historical significance while meeting modern needs.

The existing building is characterized by its shallow gable roof with decorative cornices, and brick walls with portions of the 1st-2nd floor façade adorned with serpentine stone veneer. Although aged and in need of restoration, these elements are handsome survivors amidst the evolving landscape of the Francisville neighborhood. Please see below our proposed plan.

Preservation and Restoration Plan:
Our primary goal is to restore the historic façade to its original or recommended suitable appearance. This includes:

1. Gentle-wash the brick wall to remove faded paint and stain
2. Removing the serpentine stone veneer to expose the original brick beneath.
3. Upon removing the existing shallow gable roof, to preserve and restore the gable ends and cornices to reflect their original craftsmanship.
4. Replacing existing windows with new, dimensionally accurate units that are operable for residential use.

Our original intention is to lime-wash the original bricks once exposed. We are also seeking guidance from the committee on the most suitable treatment.

1-Story Addition:
To support the building's adaptive reuse and feasibility for the equitable owner, we propose a 1-story addition with a roof deck and pilot house. Our design incorporates the following guidelines based on staff feedback:

1. The new fourth floor is recessed behind the existing gable and cornice, preserving the character of the original façade, also giving visual prominence of the historic structure.
2. Designating different materials and colors for the addition to distinguish it from the historic portion, ensuring clear visual separation.
3. The roof deck and its railing are set back to minimize its visibility from the streets.
4. The pilot house is situated at the center to be entirely concealed from public view.
5. The total height complies with the maximum height allowed for a CMX-2.5 zoned lot.

Our original intention is to use dark grey vertical standing metal sidings for the exterior material. We are also seeking guidance from the committee on the most suitable treatment.

This project represents a unique opportunity to transform and revive one of the neighborhood's overlooked historic buildings into a vibrant community asset. We are committed to preserving its legacy while enhancing its functionality for modern living.

We appreciate your review and consideration of this application.

Respectfully,

Chwen-Ping Wang

Chwen-ping Wang, RA
Ping Architects LLC



IMAGE 1:
LOOKING SOUTHWEST AT INTERSECTION OF POPLAR ST & N 17TH ST



IMAGE 2:
LOOKING SOUTH AT POPLAR ST



IMAGE 3:
PERSPECTIVE VIEW OF PROPOSED BUILDING

1632 POPLAR ST

PHILADELPHIA HISTORICAL COMMISSION REVIEW

PROJECT ADDRESS: 1632 POPLAR ST, PHILADELPHIA, PA 19130

PROJECT SCOPE: 1-STORY ADDITION ATOP AN EXISTING 3-STORY BUILDING, TO CREATE A 4-STORY BUILDING. INTERIOR ALTERATION TO THE EXISTING PORTION.

LOT INFO

LOT SIZE: 6,612 sf

EXISTING USE: ASSEMBLY

PROPOSED USE: MULTI-FAMILY

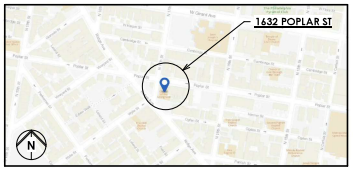
DIMENSIONAL STANDARDS: CMX-2.5

	REQUIRED/ ALLOWED	EXISTING	PROPOSED
MAX OCCUPIED AREA:	80%	92.7%	--
MIN SIDE YARD WIDTH:	5' IF USED	4'- 6"	--
MIN REAR YARD DEPTH:	9' OR 10% LOT DEPTH	0'- 0"	--
MAX HEIGHT:	55'	45'	55'-0"

UNIT COUNT

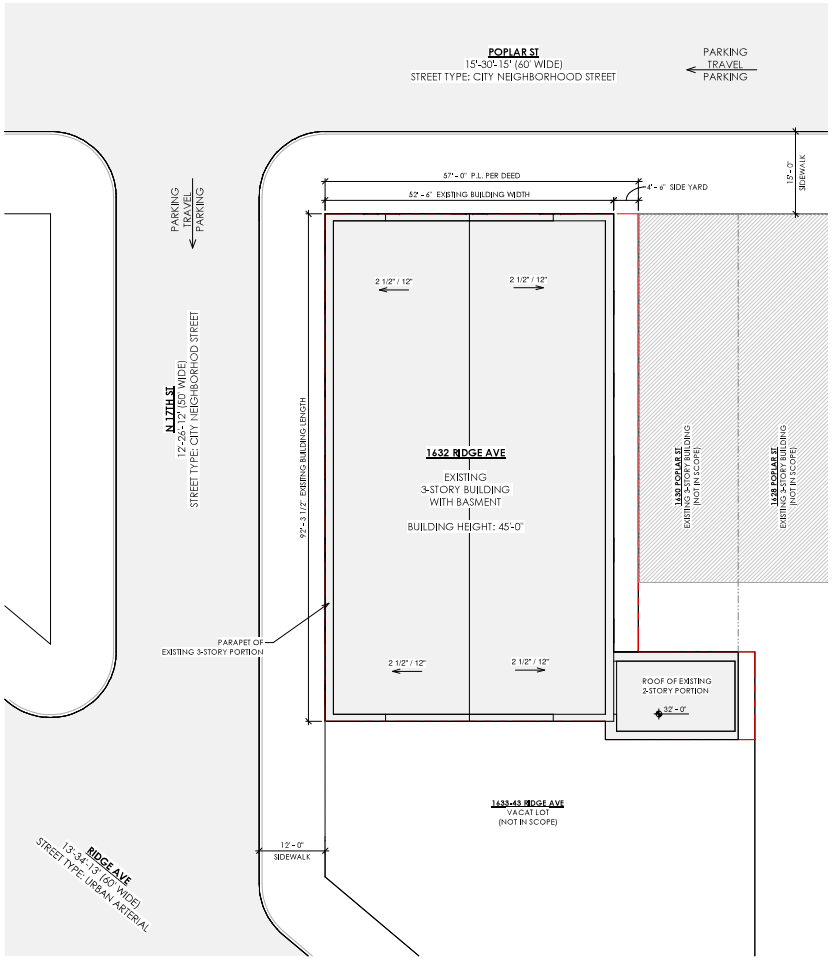
1F- 5 UNITS: (2)2B-2B (3)1B/STUDIO
2F- 5 UNITS: (3)2B-2B (2)1B/STUDIO
3F- 5 UNITS: (3)2B-2B (2)1B/STUDIO
4F- 5 UNITS: (3)2B-2B (2)1B/STUDIO

TOTAL: (20) UNITS

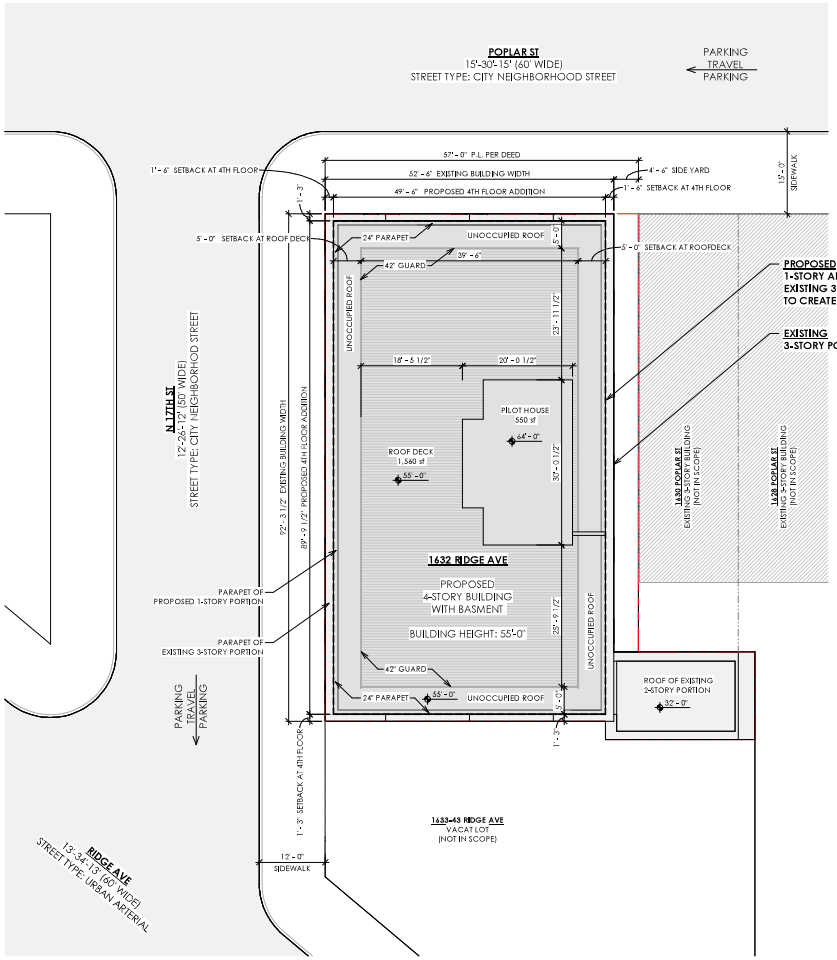


PING ARCHITECTS LLC
510-394-8732
pingdesignllc@gmail.com

A1
COVER SHEET



2 SITE PLAN- EXISTING
A2 3/32" = 1'-0"



18 SITE PLAN- PROPOSED
A2 3/32" = 1'-0"

1632 POPLAR ST

PHILADELPHIA HISTORICAL COMMISSION REVIEW

PROJECT ADDRESS: 1632 POPLAR ST, PHILADELPHIA, PA 19130

PROJECT SCOPE: 1-STORY ADDITION ATOP AN EXISTING 3-STORY BUILDING, TO CREATE A 4-STORY BUILDING. INTERIOR ALTERATION TO THE EXISTING PORTION.

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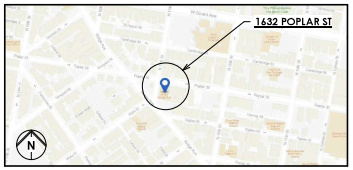
DIMENSIONAL STANDARDS: CMX-2.5

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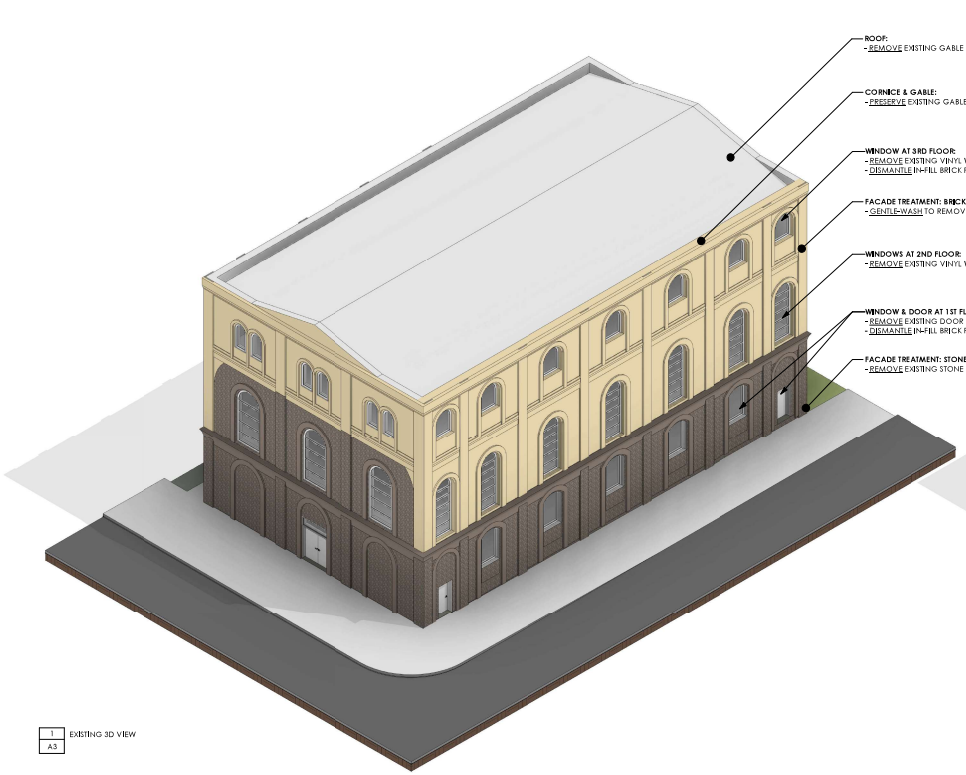
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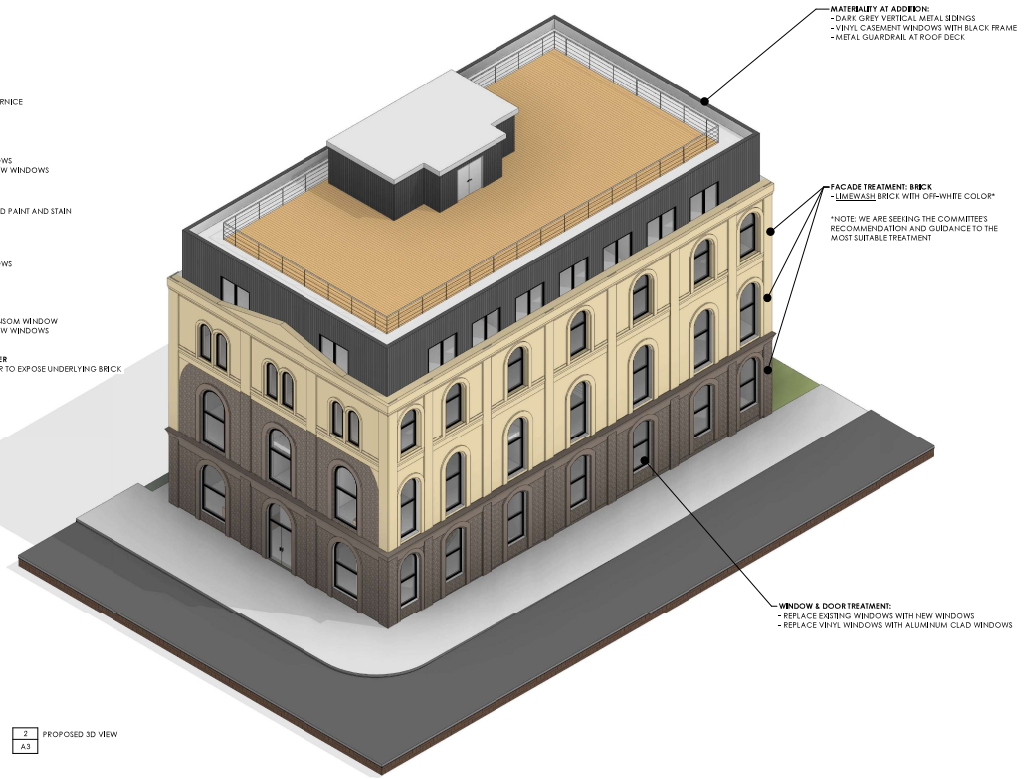


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pingdesignllc@gmail.com

A2
SITE PLAN



1 A3 EXISTING 3D VIEW



2 A3 PROPOSED 3D VIEW

1632 POPLAR ST

PHILADELPHIA HISTORICAL COMMISSION REVIEW

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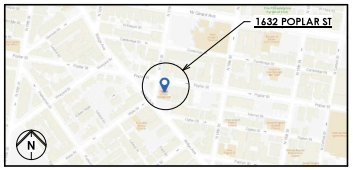
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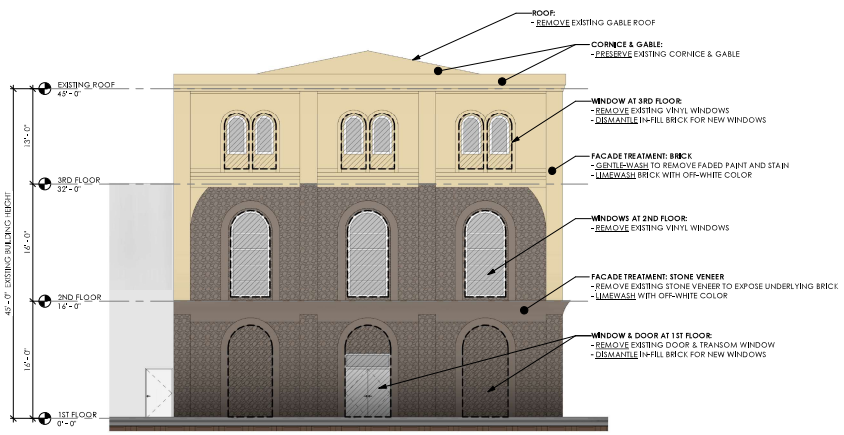
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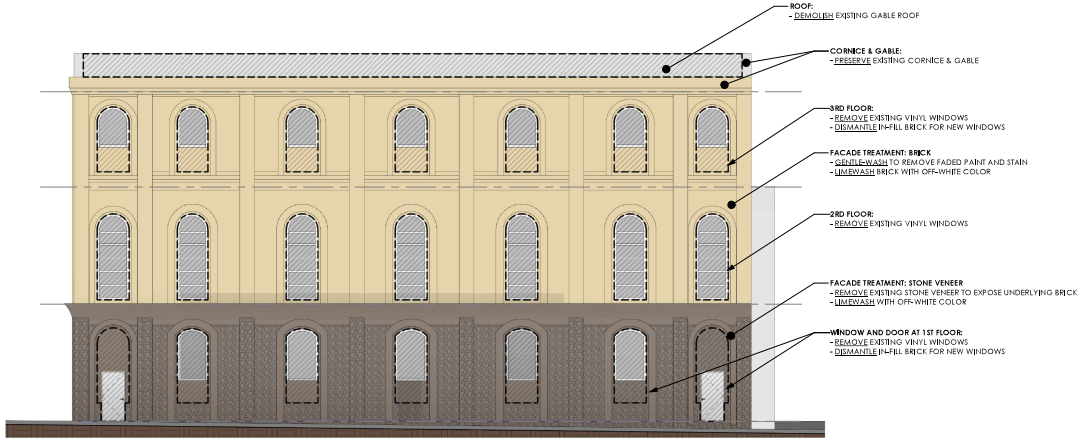


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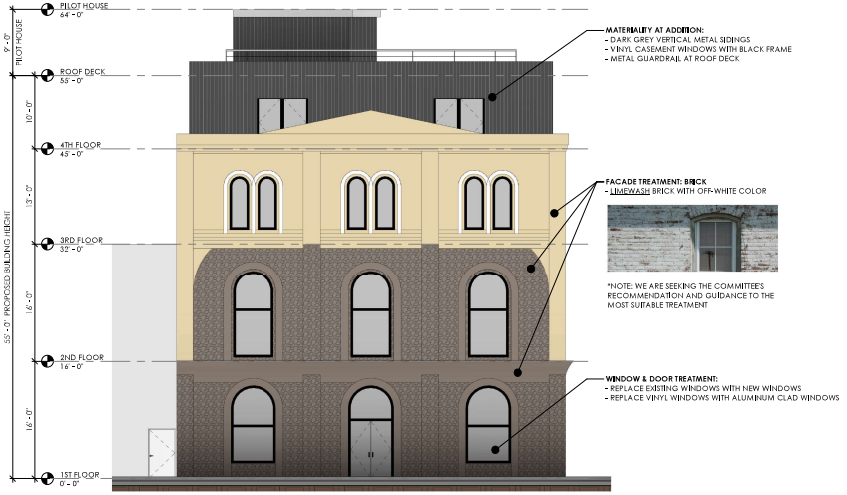
A3
3D VIEW



1 EXISTING ELEVATION AT POPLAR ST
A4 1/8" = 1'-0"



2 EXISTING ELEVATION- N 17TH ST
A4 1/8" = 1'-0"



3 PROPOSED ELEVATION AT POPLAR ST
A4 1/8" = 1'-0"



4 PROPOSED ELEVATION- N 17TH ST
A4 1/8" = 1'-0"

1632 POPLAR ST

PHILADELPHIA HISTORICAL COMMISSION REVIEW

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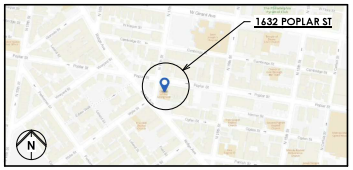
DIMENSIONAL STANDARDS: CMX-2.5

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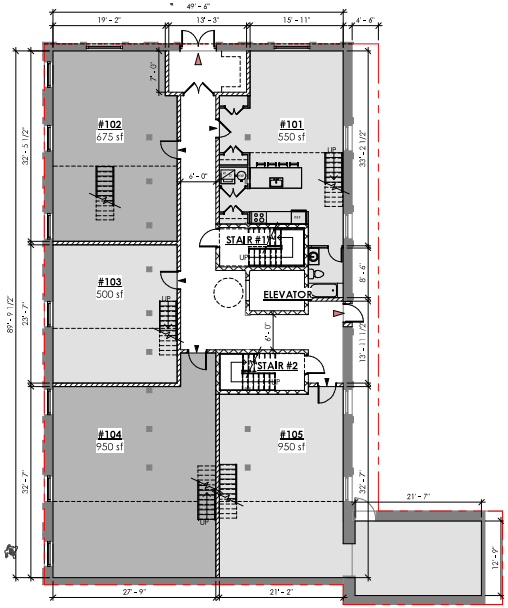
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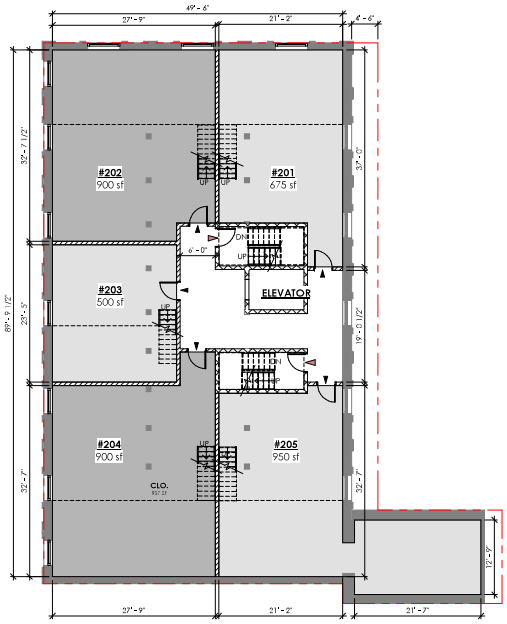
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A4

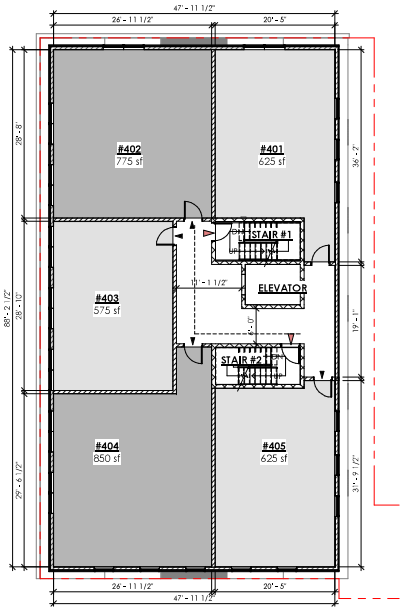
FACADE TREATMENT



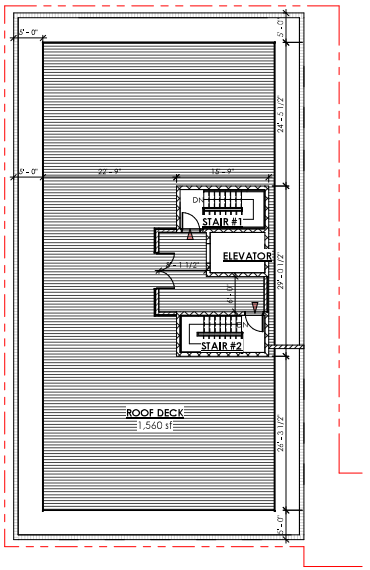
1 1ST FLOOR
A5 1" = 10'-0"



2 2ND FLOOR
A5 1" = 10'-0"



3 4TH FLOOR (TYPICAL FOR 3RD AND 4TH FLOOR)
A5 1" = 10'-0"



4 ROOF DECK
A5 1" = 10'-0"

1632 POPLAR ST

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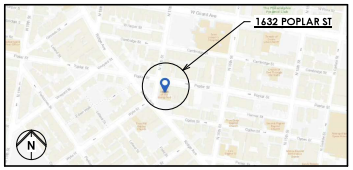
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TOTAL: (20) UNITS



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A5
FLOOR PLAN