

**ADDRESS: 1730 WHARTON ST**

Proposal: Legalize windows

Review Requested: Final Approval

Owner: Pelican Point Investments LLC

Applicant: Rich Villa, Ambit

History: 1888; Eighteenth Street Methodist Episcopal Church/Friendship Baptist Church;

J. Franklin Stuckert, architect

Individual Designation: 9/14/1988

District Designation: None

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

**OVERVIEW:** This application proposes legalizing vinyl windows installed throughout the building at 1730 Wharton Street. Located at the southeast corner of Wharton Street and S. 18th Street, the former 18th Street Methodist Episcopal Church, constructed about 1888, historically featured wood windows with marbled blue glass. Between fall 2018 and summer 2019, many of the historic windows were removed without Historical Commission review or approval. The original frames and some of the original marbled blue glass windows remained.

At its 14 August 2020 meeting, the Historical Commission adopted the Architectural Committee's recommendation for an application proposing complete restoration of the building's exterior as part of a conversion to multi-unit residential use. The approval was conditioned on the windows being wood or aluminum-clad wood at the side elevations, including the installation of stacked double-hung windows in the double-height openings, provided the muntin patterns matched those of the historic windows, and the mullion between the windows at the new floor level was as minimal as possible; the marbled blue glass windows were retained, restored, or replicated in the front façade openings and communal spaces; and the louvers at the corner towers were retained, with the understanding that glass or operable windows may be installed behind them. In May 2021, Historical Commission staff approved window shop drawings by Seaquay Architectural Millwork Corporation that proposed all new wood windows sufficiently replicating the historic appearance and included the character-defining marbled blue glass where appropriate. It appears that Seaquay Architectural Millwork Corporation went out of business, and the windows shown in the approved shop drawings were never purchased. Instead, vinyl windows with grilles between the glass and of sizes which in no way fit the masonry openings were installed throughout the building in early 2025 without any approvals or permits. The Department of Licenses and Inspections issued a violation for the exterior work and a Stop Work Order at the request of the Historical Commission's staff, prompting this request for legalization from the property owner/developer.

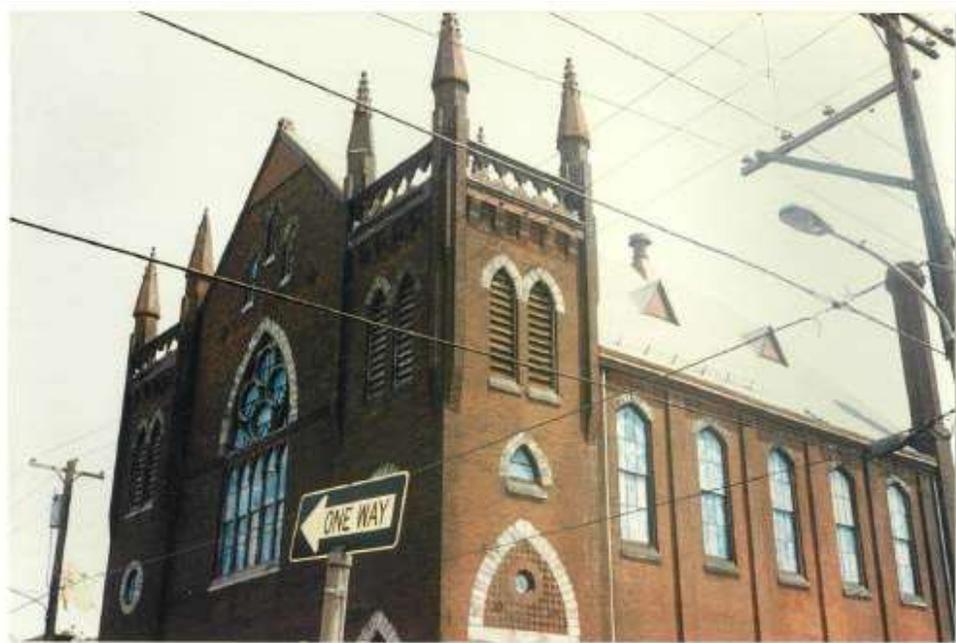
**SCOPE OF WORK:**

- Legalize window replacement.

**STANDARDS FOR REVIEW:**

- *Standard 6: Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*
  - The vinyl windows do not match the old in design, color, texture, or materials. This application fails to satisfy Standard 6.

**STAFF RECOMMENDATION:** Denial, pursuant to Standard 6.



FRIENDSHIP BAPTIST CHURCH Southeast corner 18th and Wharton Streets



FRIENDSHIP BAPTIST CHURCH Southeast corner 18th and Wharton Streets

**Figure 1.** Photographs from the 1988 nomination to designate the property as historic.



Figure 2. 1730 Wharton Street, c. 2019.



Figure 3. 1730 Wharton Street, c. 2019.



Figure 4. 1730 Wharton Street, c. 2019.



Figure 5. 1730 Wharton Street, April 2023.



Figure 6. 1730 Wharton Street, October 2024.



Figure 7. 1730 Wharton Street, January 2025.

1730 Wharton St.  
Philadelphia Historical Commission  
April/May 2025



Figure 8. 1730 Wharton Street, west elevation, January 2025.

1730 Wharton St.  
Philadelphia Historical Commission  
April/May 2025



Figure 9. 1730 Wharton Street, west elevation showing projection of new windows, January 2025.

1730 Wharton St.  
Philadelphia Historical Commission  
April/May 2025



Figure 10. 1730 Wharton Street, east elevation, January 2025.



Figure 11. Close-up of new window installation, January 2025.



Figure 12. 1730 Wharton Street, January 2025.

1730 Wharton St.  
Philadelphia Historical Commission  
April/May 2025



Figure 13. 1730 Wharton Street, April 2025

1730 Wharton St.  
Philadelphia Historical Commission  
April/May 2025



Figure 14. 1730 Wharton Street, April 2025.

Architectural Committee meeting minutes,  
April 22, 2025

**REPORT OF THE ARCHITECTURAL COMMITTEE  
OF THE PHILADELPHIA HISTORICAL COMMISSION**

**TUESDAY, 22 APRIL 2025  
REMOTE MEETING ON ZOOM  
AMY STEIN, ACTING CHAIR**

**CALL TO ORDER**

**START TIME IN AUDIO RECORDING:** 00:00:00

The Chair called the meeting to order at 9:05 a.m. The following Committee members joined her:

| <b>Committee Member</b>                  | <b>Present</b> | <b>Absent</b> | <b>Comment</b>  |
|--|----------------|---------------|-----------------|
| Dan McCoubrey, FAIA, LEED AP BD+C, Chair |                | X             | Arrived 9:23 am |
| John Cluver, AIA, LEED AP                |                | X             |                 |
| Rudy D'Alessandro                        | X              |               |                 |
| Justin Detwiler                          |                | X             |                 |
| Nan Gutterman, FAIA                      | X              |               |                 |
| Allison Lukachik                         | X              |               |                 |
| Amy Stein, AIA, LEED AP                  | X              |               |                 |

The meeting was held remotely via Zoom video and audio-conferencing software.

The following staff members were present:

- Jonathan Farnham, Executive Director
- Kim Chantry, Historic Preservation Planner III
- Heather Hendrickson, Historic Preservation Planner II
- Ted Maust, Historic Preservation Planner II
- Allyson Mehley, Historic Preservation Planner III
- Dan Shachar-Krasnoff, Historic Preservation Planner II
- Alex Till, Historic Preservation Planner II

The following persons were present:

- Allison Weiss, SoLo/Germantown Civic Association
- Alex Canady
- Allan Anderson
- Amanda Ross
- Beth Johnson Hysick
- Bhavik Patel
- Cal Leslie
- Carey Jackson Yonce, CANNObdesign
- Casey Ann Beck
- Chelsea Bird
- Cody Worthington
- Daniel Trubman
- David Sidoti
- Eric Press
- Hanna Stark, Preservation Alliance for Greater Philadelphia

Henry Siebert  
Jane Ahn  
Jay Farrell  
Jenna Schlesinger  
Justin Kaplan  
Justin Lucas  
Justino Navarro, Spring Garden Community Development Corporation  
Krista Gebbia, Chestnut Hill Conservancy  
Lorabeth Iobst  
Matt Elson, KORE  
Meredith Ferleger, Esq., Dilworth Paxson  
Michael Mattioni, Esquire, Mattioni Ltd.  
Nancy Pontone  
Oscar Beisert, Keeping Society  
Patricia Freeland, Spring Garden Community Development Corporation  
Paul Steinke, Preservation Alliance for Greater Philadelphia  
Peter Dilsheimer  
Philip Balderston  
Rachael Pritzker, Esq.  
Rich Villa, Ambit Architecture  
Sam Turner  
Sean Kennedy  
Shawn McAnally, Designblendz  
Stephanie Pennypacker  
Stephen Maffei

**ADDRESS: 1730 WHARTON ST**

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Owner: Pelican Point Investments LLC

Applicant: Rich Villa, Ambit

History: 1888; Eighteenth Street Methodist Episcopal Church/Friendship Baptist Church; J.

Franklin Stuckert, architect

Individual Designation: 9/14/1988

District Designation: None

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

**OVERVIEW:** This application proposes legalizing vinyl windows installed throughout the building at 1730 Wharton Street. Located at the southeast corner of Wharton Street and S. 18th Street, the former 18th Street Methodist Episcopal Church, constructed about 1888, historically featured wood windows with marbled blue glass. Between fall 2018 and summer 2019, many of the historic windows were removed without Historical Commission review or approval. The original frames and some of the original marbled blue glass windows remained.

At its 14 August 2020 meeting, the Historical Commission adopted the Architectural Committee's recommendation for an application proposing complete restoration of the building's exterior as part of a conversion to multi-unit residential use. The approval was conditioned on the windows being wood or aluminum-clad wood at the side elevations, including the installation of stacked double-hung windows in the double-height openings, provided the muntin patterns matched those of the historic windows, and the mullion between the windows at the new floor level was as minimal as possible; the marbled blue glass windows were retained, restored, or replicated in the front façade openings and communal spaces; and the louvers at the corner towers were retained, with the understanding that glass or operable windows may be installed behind them. In May 2021, Historical Commission staff approved window shop drawings by Seaquay Architectural Millwork Corporation that proposed all new wood windows sufficiently replicating the historic appearance and included the character-defining marbled blue glass where appropriate. It appears that Seaquay Architectural Millwork Corporation went out of business, and the windows shown in the approved shop drawings were never purchased. Instead, vinyl windows with grilles between the glass and of sizes which in no way fit the masonry openings were installed throughout the building in early 2025 without any approvals or permits. The Department of Licenses and Inspections issued a violation for the exterior work and a Stop Work Order at the request of the Historical Commission's staff, prompting this request for legalization from the property owner/developer.

**SCOPE OF WORK:**

- Legalize window replacement.

**STANDARDS FOR REVIEW:**

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

- *Standard 6: Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*
  - The vinyl windows do not match the old in design, color, texture, or materials. This application fails to satisfy Standard 6.

**STAFF RECOMMENDATION:** Denial, pursuant to Standard 6.

**START TIME OF DISCUSSION IN ZOOM RECORDING:** 01:40:53

**PRESENTERS:**

- Ms. Chantry presented the application to the Architectural Committee.
- Attorney Meredith Ferleger, architect Rich Villa, and owner-developer Khalfani Leslie represented the application.

**DISCUSSION:**

- Ms. Ferleger explained that the original window company selected for the project went out of business. Soon after, a neighborhood organization filed a conservatorship action, seeking to take control of the redevelopment that was already underway but was not moving fast enough for the neighbors. She explained that the property owner then became subject to the jurisdiction of the court, which put a tight deadline on the developer to make progress on the project. She concluded that this process is what led to the quick installation of the vinyl windows.
  - Ms. Stein responded that the windows that were installed do not meet historic preservation standards and asked what next steps will be taken to correct them.
- Mr. Villa stated that the original openings were not changed, but were filled with windows that did not replicate what was shown on the original drawings. He stated that they are looking for options that will satisfy historic preservation requirements.
  - Ms. Stein reiterated that the vinyl windows do not satisfy preservation standards and asked about next steps. She asked if the developer intends to purchase new windows.
- Mr. Leslie stated that it has been difficult to get to this stage. He stated that they have looked at different window manufacturers. He stated that they looked into the option of mapping the design of the original look on the glass, so that it looks as if it is a tint that goes on the interior of the window. He stated that the other option is to retrofit the glass.
- Ms. Stein asked if quotes for appropriate windows had been obtained from other companies after Seaquay Architectural Millwork Corporation went out of business.
  - Mr. Leslie responded that he has tried to meet deadlines as far as the development timeframe and the neighbors' requests. He explained that the vinyl windows secured the building so that the interior work could continue. He stated that the deposit with Seaquay was transferred to a window company in Arizona, and the cost skyrocketed.
  - Ms. Stein responded that Mr. Leslie could submit an application for financial hardship, and that his attorney could advise him on that process. She reiterated that the vinyl windows do not respect the building or the masonry openings, and the Architectural Committee cannot recommend approval.
- Mr. McCoubrey noted the huge cost difference between the vinyl windows which were installed and the appropriate windows to replicate the historic appearance.

**PUBLIC COMMENT:**

- None.

**ARCHITECTURAL COMMITTEE FINDINGS & CONCLUSIONS:**

The Architectural Committee found that:

- In May 2021, the Historical Commission's staff approved window shop drawings by

Seaquay Architectural Millwork Corporation that proposed all new wood windows sufficiently replicating the historic appearance and included the character-defining marbled blue glass where appropriate.

- Vinyl windows with grilles between the glass that do not fit the masonry openings and include infill material were installed throughout the building in early 2025 without any approvals or permits.

The Architectural Committee concluded that:

- The vinyl windows do not match the old in design, color, texture, or materials. This application fails to satisfy Standard 6.

**ARCHITECTURAL COMMITTEE RECOMMENDATION:** The Architectural Committee voted to recommend denial, pursuant to Standard 6.

|                              |     |    |         |        |        |
|------------------------------|-----|----|---------|--------|--------|
| <b>ITEM: 1730 Wharton St</b> |     |    |         |        |        |
| <b>MOTION: Denial</b>        |     |    |         |        |        |
| <b>MOVED BY: Gutterman</b>   |     |    |         |        |        |
| <b>SECONDED BY: Lukachik</b> |     |    |         |        |        |
| <b>VOTE</b>                  |     |    |         |        |        |
| Committee Member             | Yes | No | Abstain | Recuse | Absent |
| Dan McCoubrey                | X   |    |         |        |        |
| John Cluver                  |     |    |         |        | X      |
| Rudy D'Alessandro            | X   |    |         |        |        |
| Justin Detwiler              |     |    |         |        | X      |
| Nan Gutterman                | X   |    |         |        |        |
| Allison Lukachik             | X   |    |         |        |        |
| Amy Stein                    | X   |    |         |        |        |
| Total                        | 5   |    |         |        | 2      |

**ADDRESS: 1600-06 E BERKS ST**

Proposal: Construct eight townhouses

Review Requested: Final Approval

Owner: Harry Siebert

Applicant: Thomas Keller, CANNObdesign

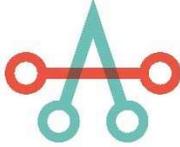
History: 1885; St. Laurentius Church; Edwin Forrest Durang, architect; demolished in 2022

Individual Designation: 7/10/2015

District Designation: None

Staff Contact: Jon Farnham, jon.farnham@phila.gov

**OVERVIEW:** This application proposes to construct eight three-story townhouses on a vacant lot in Fishtown. St. Laurentius Church, which was designated in 2015, stood on the site until 2022, when it was demolished. The church was vacant at the time of designation and the property owner, the Archdiocese of Philadelphia, claimed that it was in such poor condition that repair was infeasible. After designation, a developer placed the church property under contract and designed an adaptive reuse plan, but a community group obstructed the project and eventually thwarted the plan to reuse the historic church. In 2020, the Archdiocese sold the property to a second developer, who applied to the Historical Commission to demolish the church, claiming that the towers were structurally unstable and posed a public safety hazard. The Department of Licenses and Inspections agreed with the structural assessment and requested that the



**AMBIT ARCHITECTURE**

**412 S. 2<sup>nd</sup> Street**

**Philadelphia, PA 19147**

April 9, 2025

Philadelphia Historical Commission  
1515 Arch Street  
Philadelphia, PA 19102

To whom it may concern,

Please find the enclosed documents regarding the conversion of 1730 Wharton Street from a Church into 14 Residential Units. The owner of the property is Pelican Point Investments at 1834 Pemberton Street, Philadelphia, PA.

This proposal seeks to legalize the installation of Vinyl Windows in lieu of the originally proposed windows.

This application seeks final approval.

I look forward to the Committee's interaction.

Thank You,

A handwritten signature in blue ink that reads "Rich Villa". The signature is written in a cursive, flowing style.

Rich Villa, Partner, Ambit Architecture

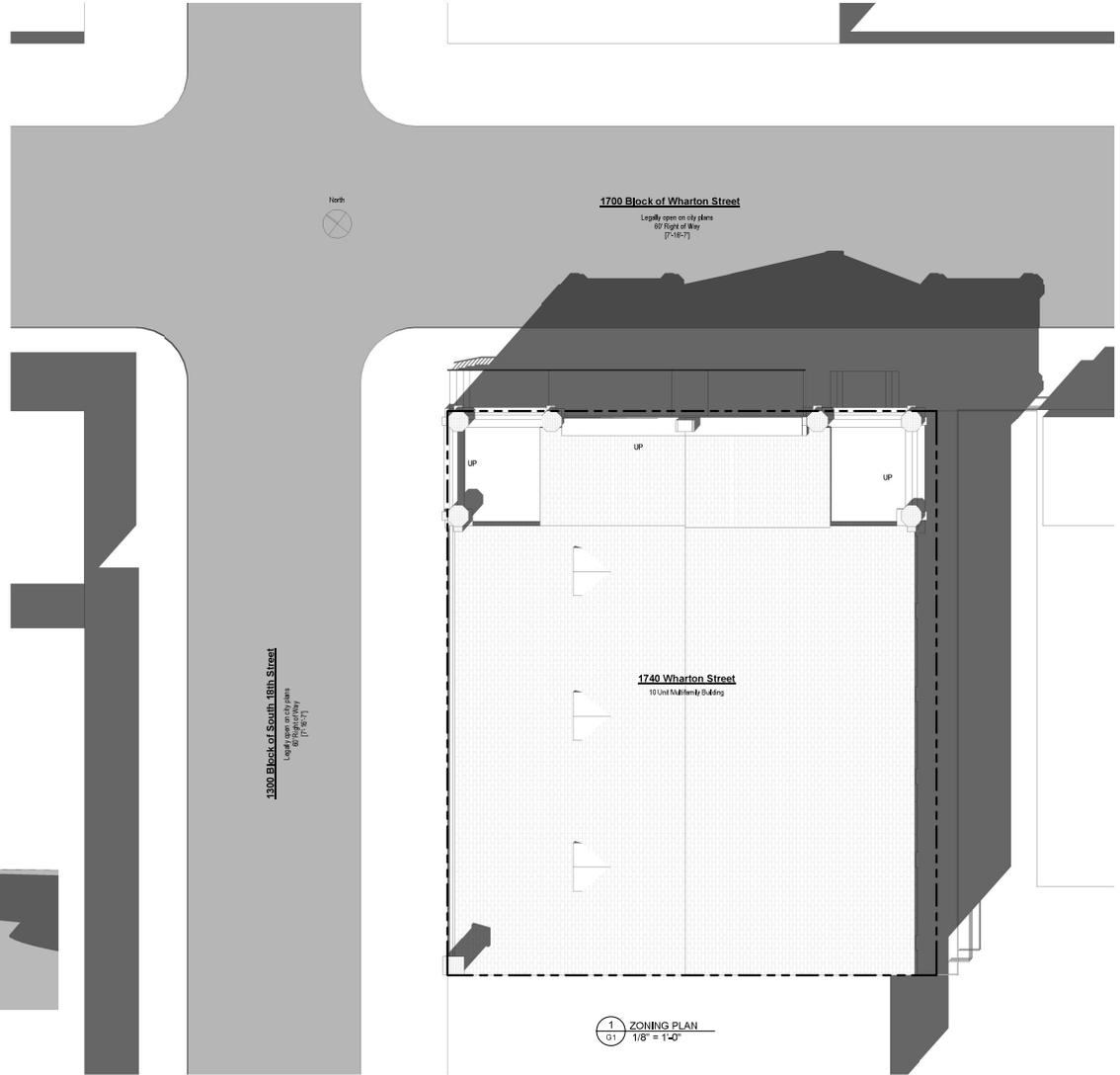
# 18th Street Church Conversion

## Residential Conversion

1730 Wharton Street Philadelphia, PA 19125



| PROJECT SUMMARY: 1730 Wharton Street             |                  |                     |
|--|------------------|---------------------|
| ZONING: R5A4<br>LOT AREA: 5,928.48 SF            |                  |                     |
| USE: RESIDENTIAL BUILDING                        |                  |                     |
| BASEMENT - Utility / Residential                 |                  |                     |
| GROUND FLOOR - Residential and Residential Entry |                  |                     |
| 2ND FLOOR - Residential                          |                  |                     |
| 3RD FLOOR - Residential                          |                  |                     |
| 4TH FLOOR - Residential                          |                  |                     |
| 5TH FLOOR - Residential                          |                  |                     |
| DWELLING UNITS                                   | ALLOWED<br>1     | PROPOSED<br>14      |
| DIMENSIONAL STANDARDS                            |                  |                     |
|  | REQUIRED/ALLOWED | PROPOSED            |
| OCCUPIED AREA                                    |                  | 5167.89 SF (86.82%) |
| FRONT YARD SETBACK                               | 0'-0"            | 0'-0"               |
| SIDE (West) SETBACK                              | 0'-0"            | 0'-0"               |
| SIDE (East) SETBACK                              | 0'-0"            | 0'-0"               |
| REAR YARD  | 0' MIN           | 0'-0"               |
| HEIGHT   | 38'              | 63'-3"              |



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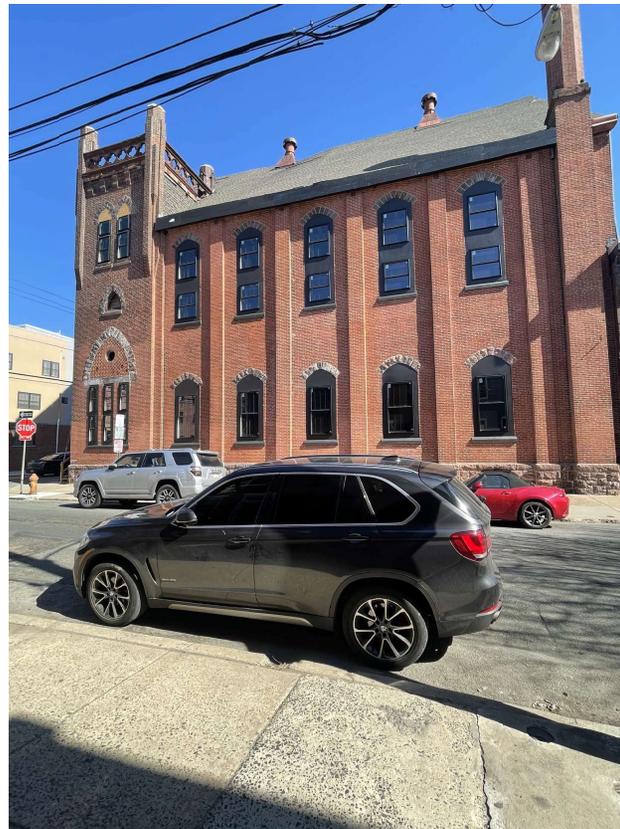
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Residential Conversion:  
1730 Wharton Street  
Philadelphia, PA 19125

**G1**

1 ZONING PLAN  
G1 1/8" = 1'-0"



Existing Photos - 4.9.25



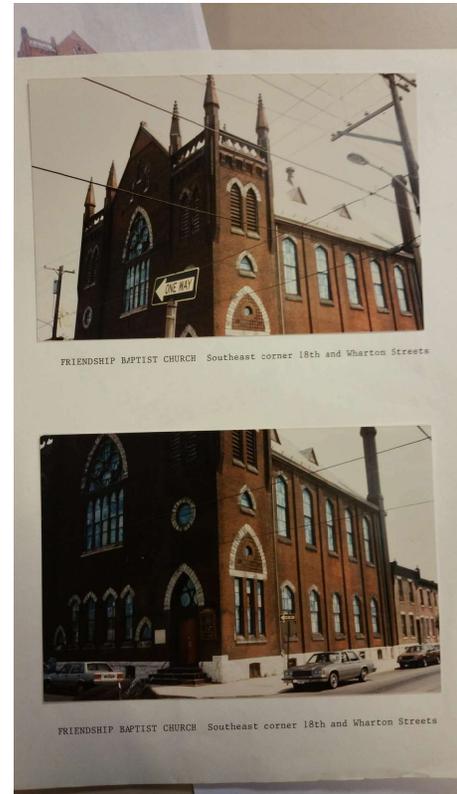
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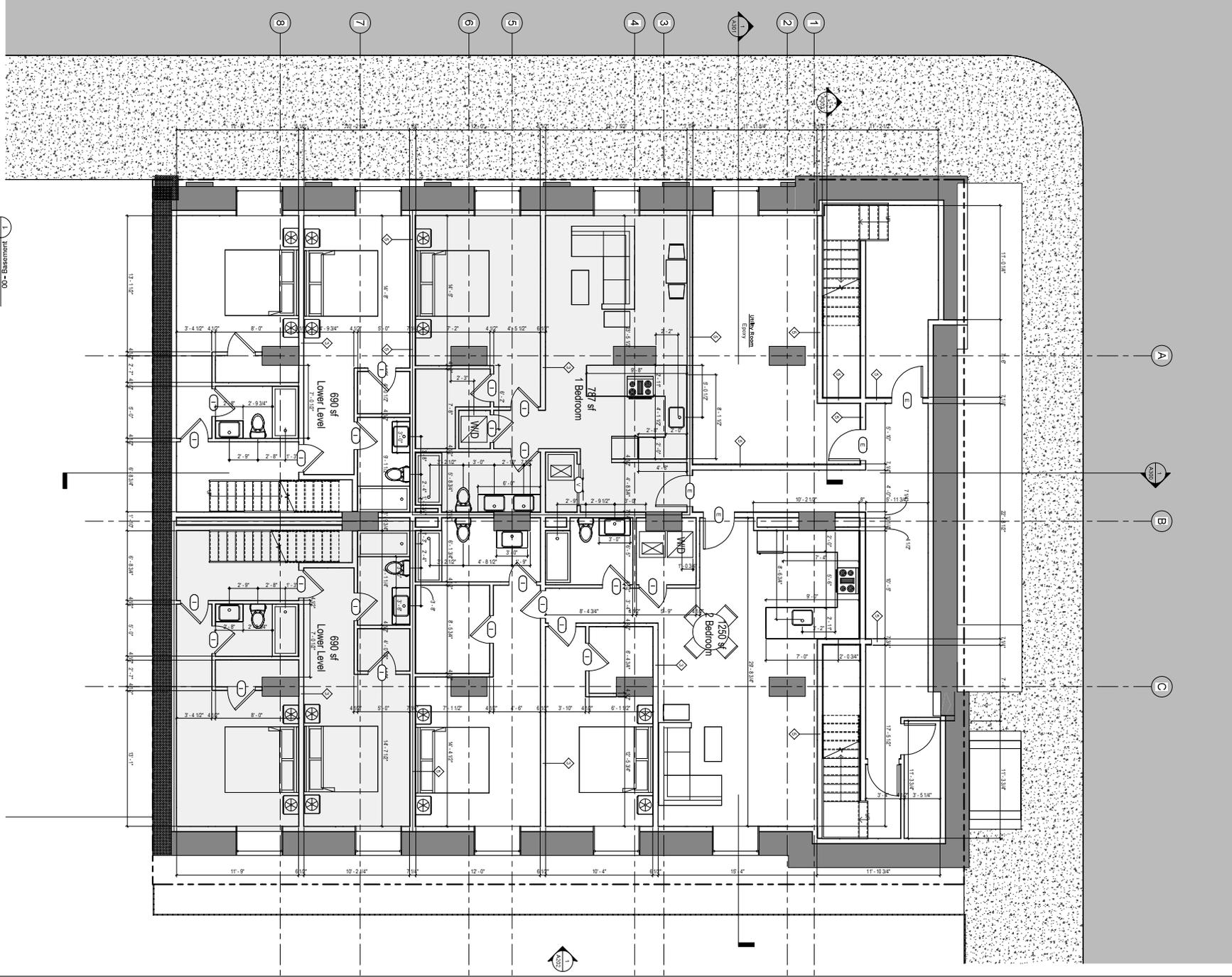
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Historical Photos

**CS2**

1  
 1/8" = 1'-0"   
 1/4" = 3'-0"   
 1/2" = 6'-0"   
 1" = 12'-0"



**A100**

Residential Conversion:  
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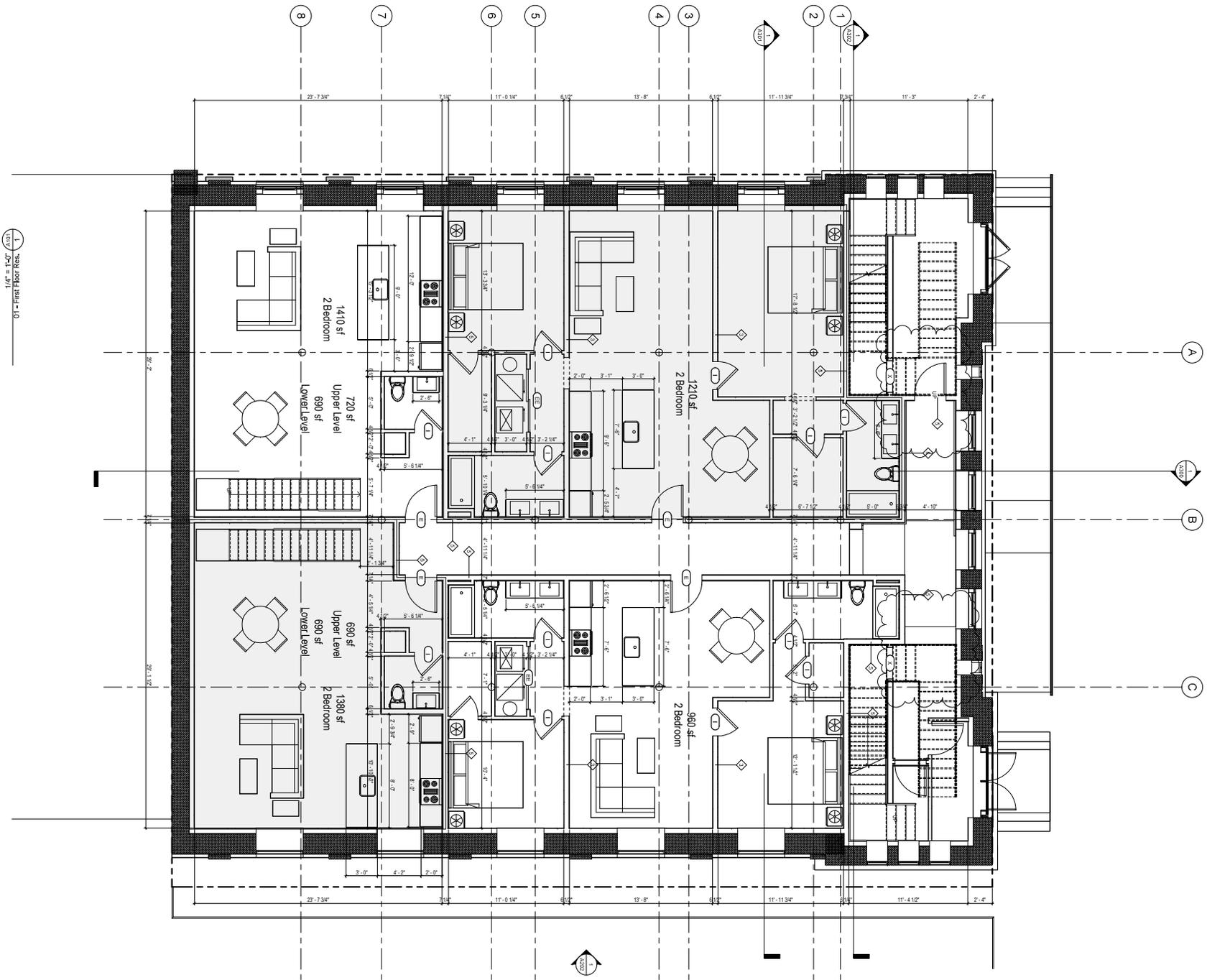


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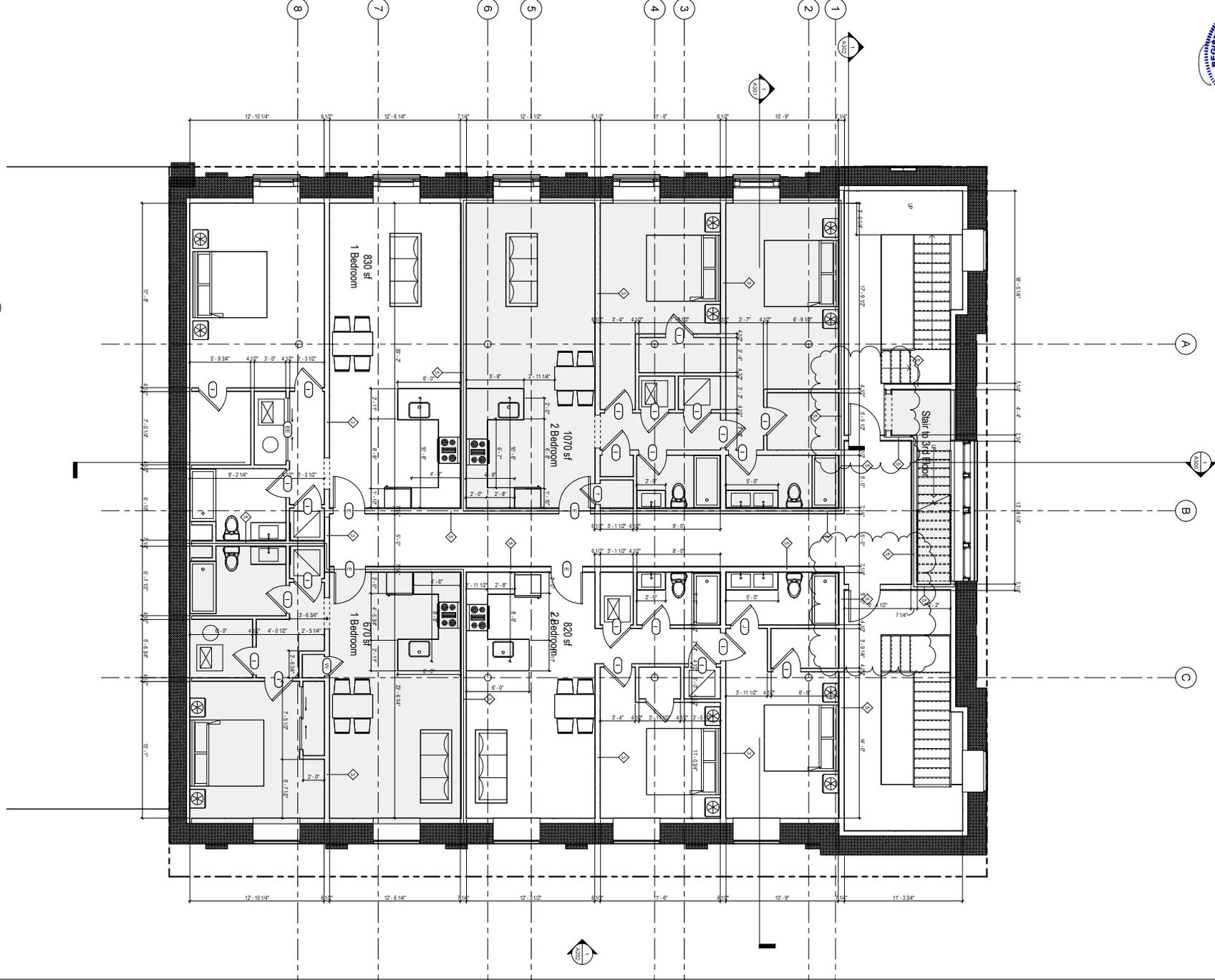
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| 2   | 11/02/17 | REVISED PER COMMENTS |
| 3   | 11/02/17 | REVISED PER COMMENTS |
| 4   | 11/02/17 | REVISED PER COMMENTS |

Residential Conversion:  
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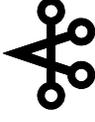
**A101**



SECOND FLOOR PLAN  
1/8" = 1'-0"  
1/16" = 1" = 1'-0"



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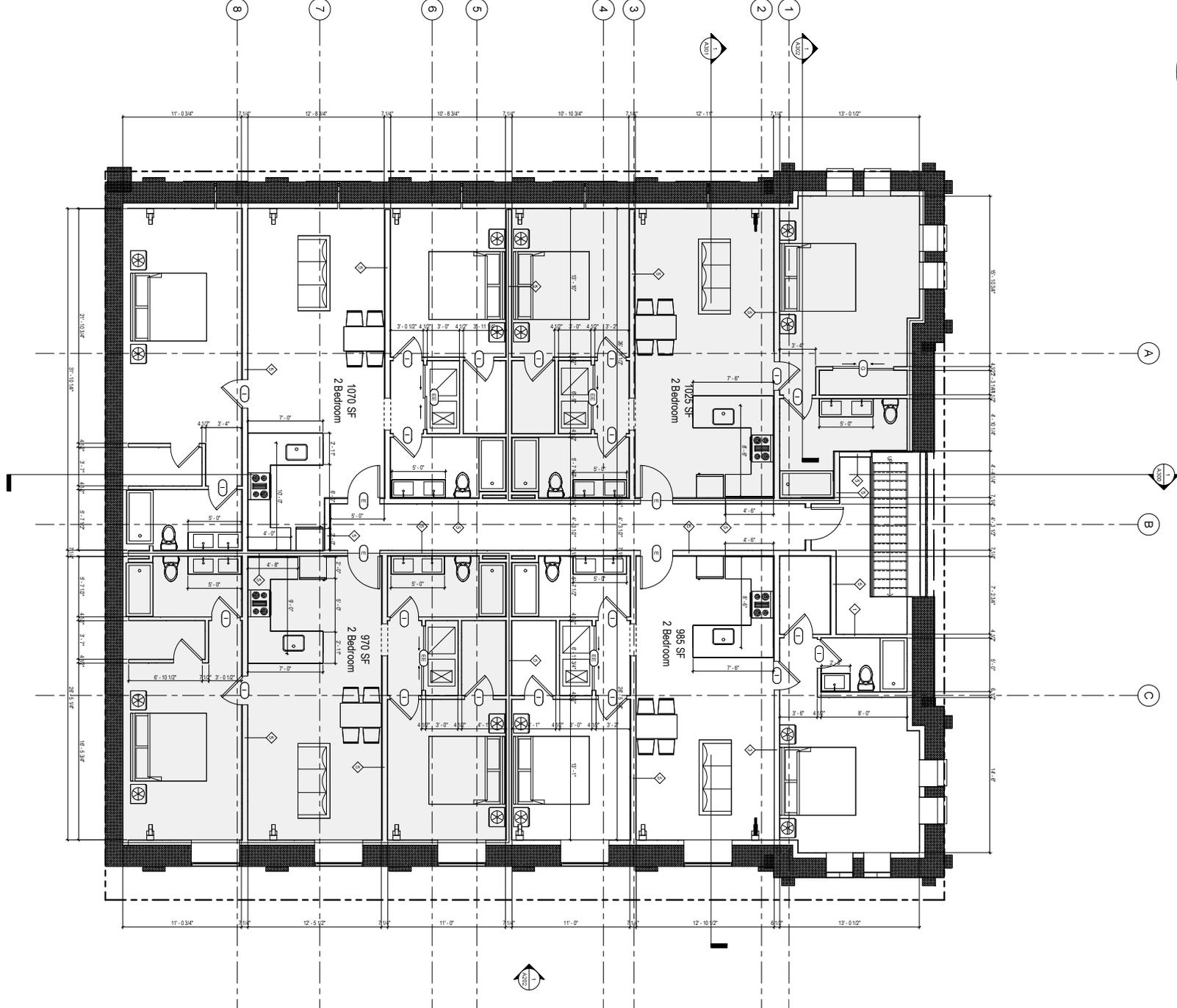
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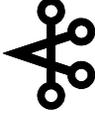
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**A102**

1  
 (REV)  
 1/4" = 1'-0"  
 03 - Third Floor



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**A103**



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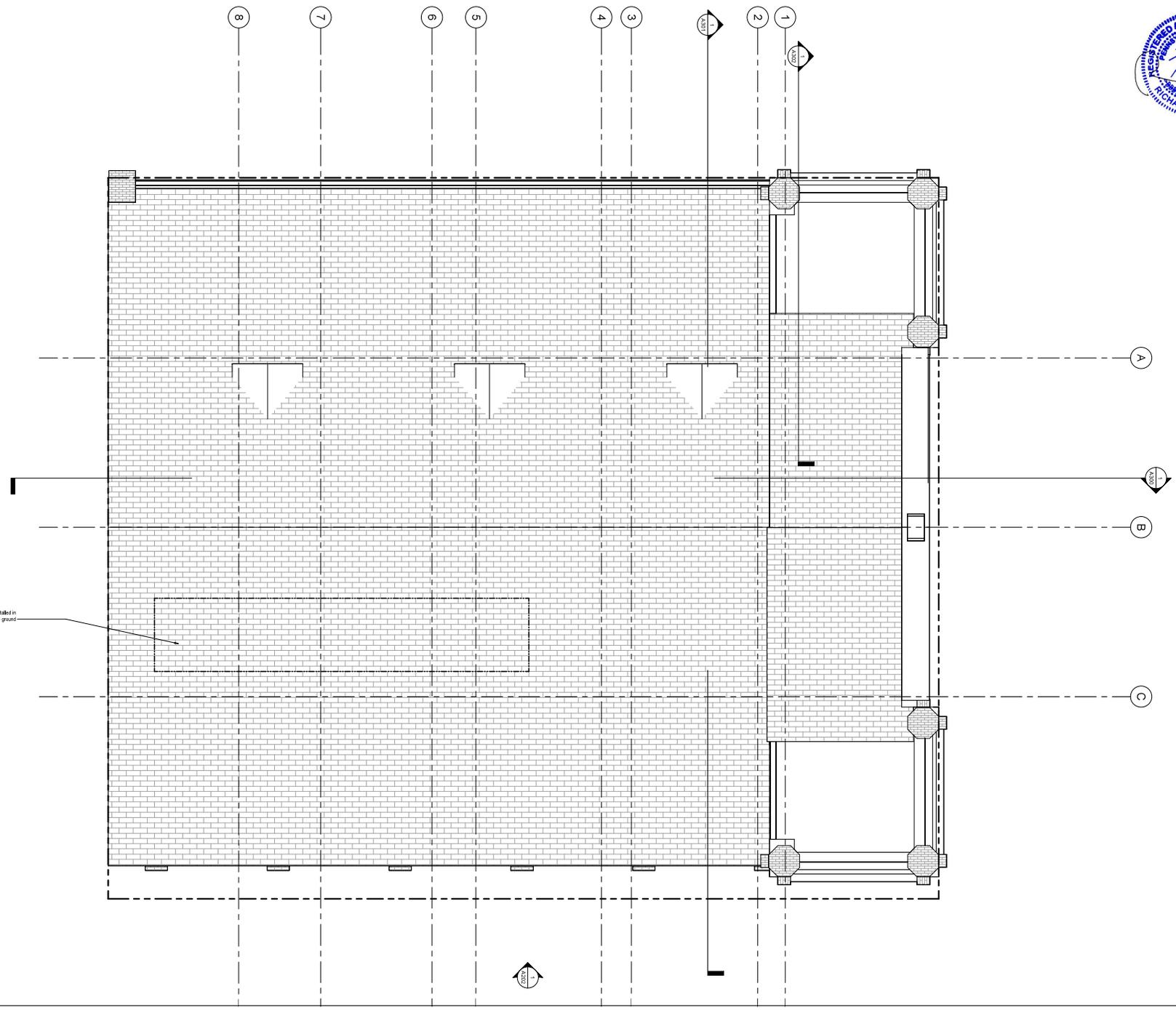
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**A104**

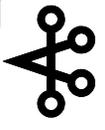
1/4" = 1'-0"  
A104  
ROOF PLAN

Exterior condensing or other H/V/C units are installed in inconspicuous locations with preference for the ground





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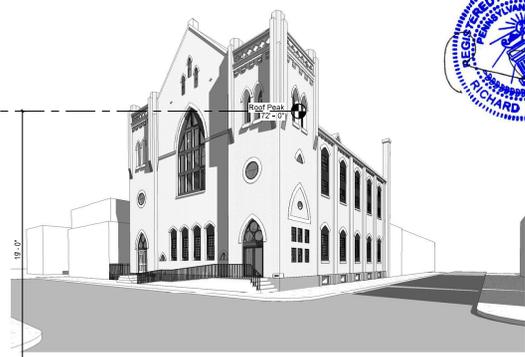
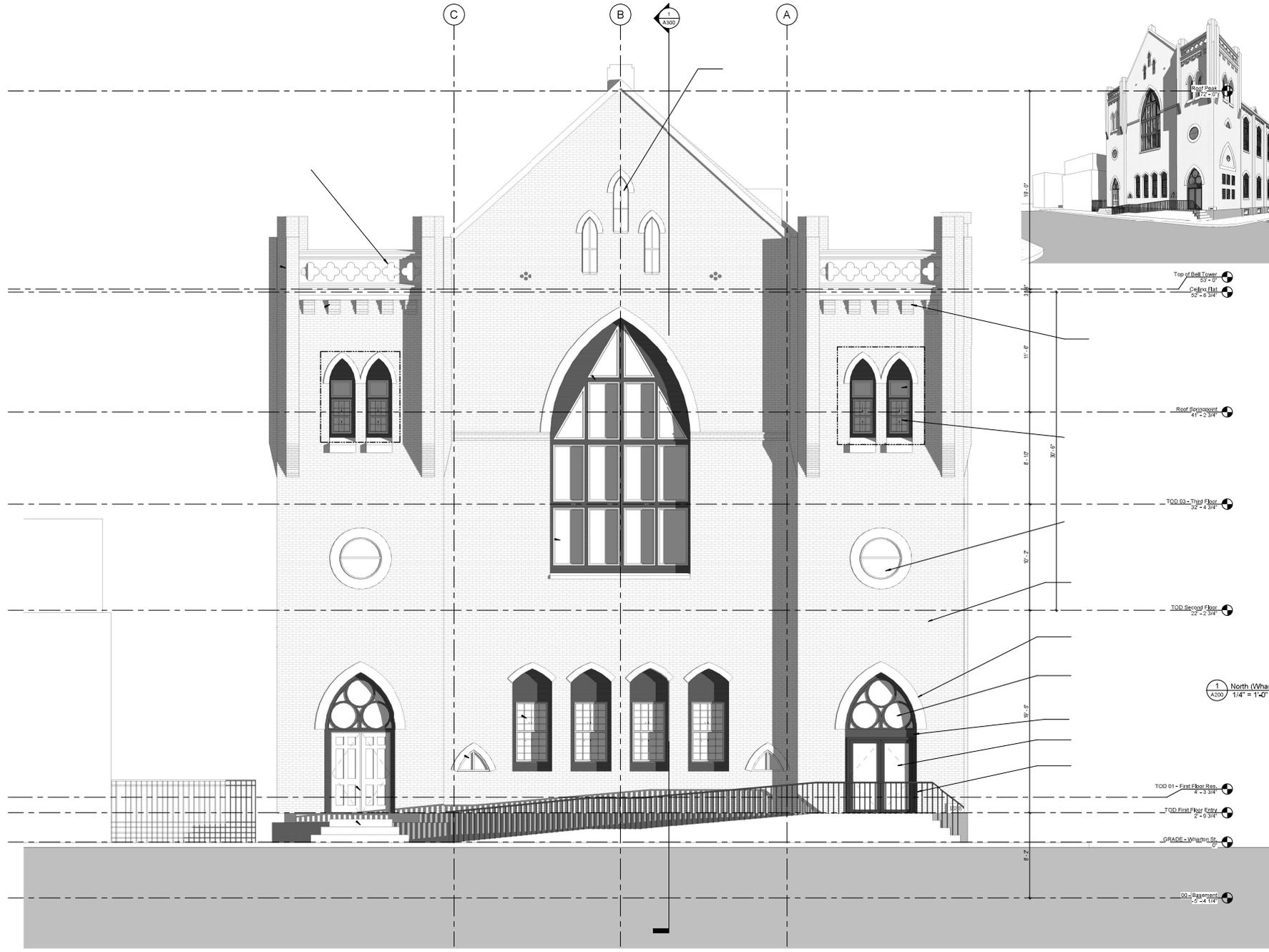


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Residential Conversion:  
1730 Wharton Street  
Philadelphia, PA 19125

**A200**



1 North (Wharton Street) Elevation  
A200 1/4" = 1'-0"



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Residential Conversion:  
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Philadelphia, PA 19125

**A201**



Roof Peak  
72'-0"

Galley Flat  
52'-8 3/4"

Roof Ridgepoint  
41'-2 3/4"

TOO 03 - Third Floor  
32'-4 3/4"

TOO Second Floor  
22'-2 3/4"

1 West South (18th Street) Elevation  
A201  
1/4" = 1'-0"

EAST ELEVATION IS MIRRORED VIEW

TOO 01 - First Floor Res.  
2'-9 3/4"

TOO First Floor Entry  
2'-9 3/4"

GRADE - Wharton St.  
0'

00 - Basement  
-2'-4 1/4"

Top of Bell Tower  
53'-0"



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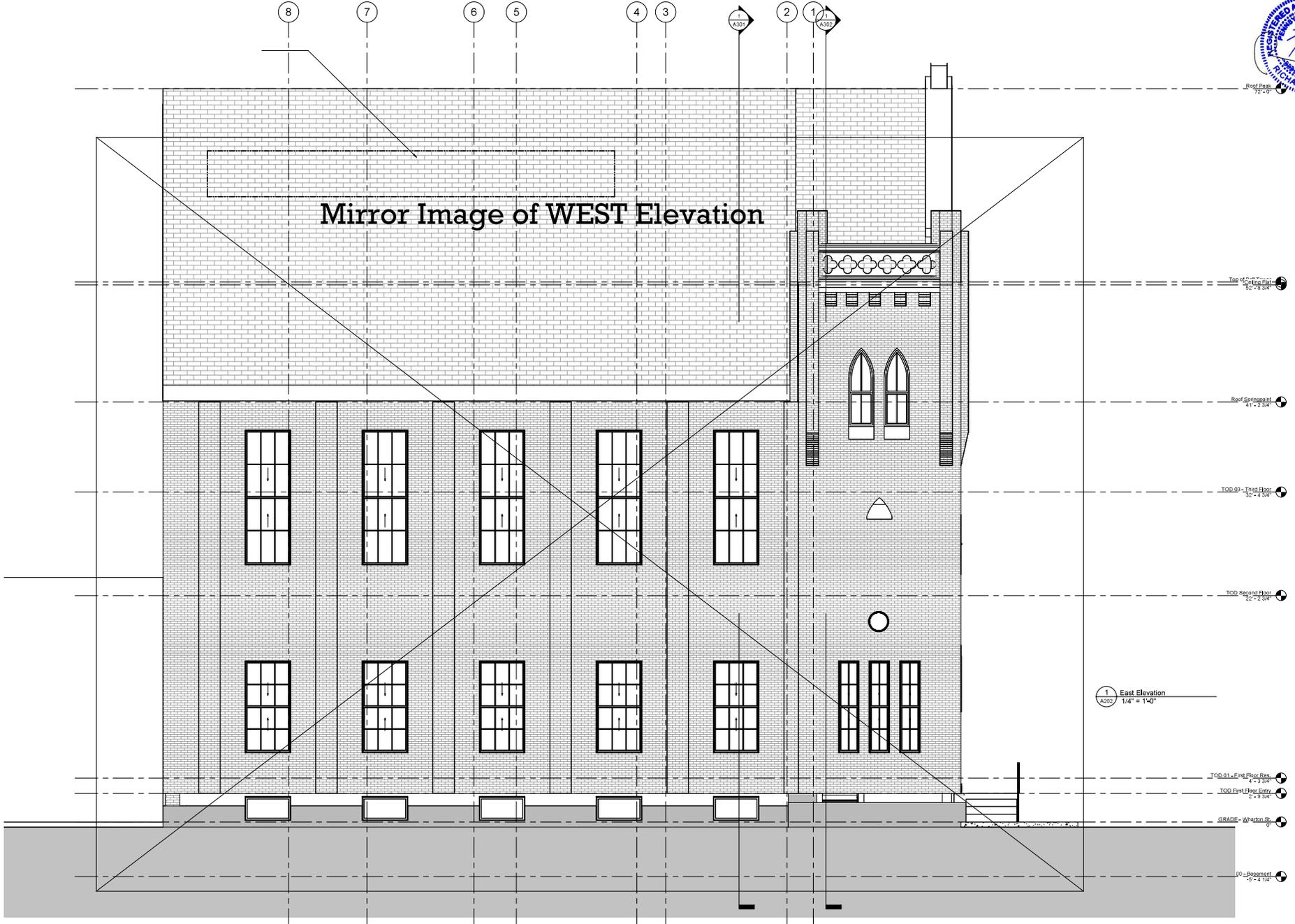


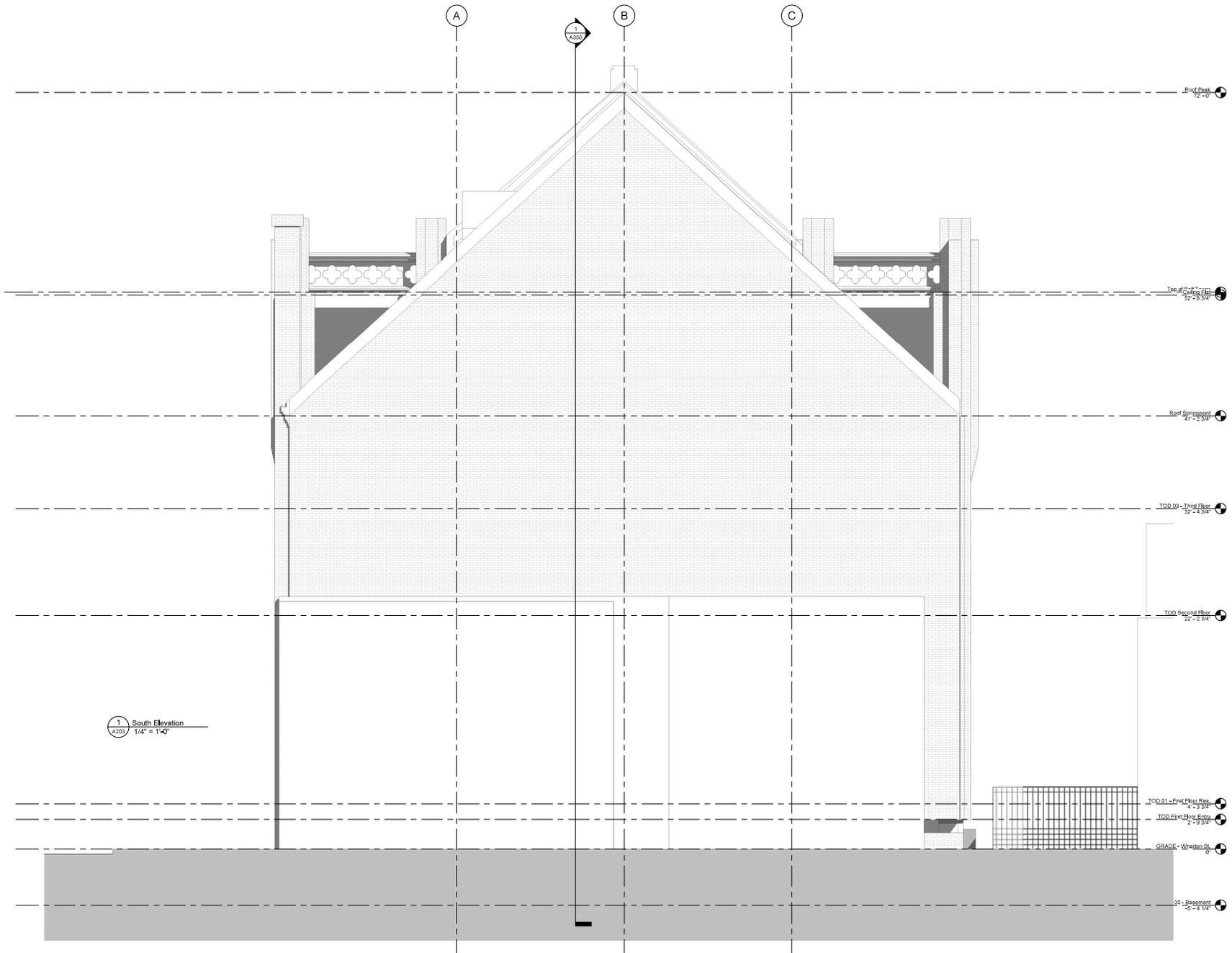
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Residential Conversion:  
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**A202**

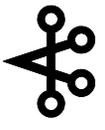




1 South Elevation  
A203 1/4" = 1'-0"



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Residential Conversion:  
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**A203**