

ADDRESS: 1900 S 16TH ST

Proposal: Convert church complex to multi-family residential and event space use

Review Requested: Final Approval

Owner: 1900 S 16th Owner LLC

Applicant: Janice Woodcock, Woodcock Design Inc.

History: St Elizabeth's Episcopal Church, Parish House (originally built as chapel), 1889, architect William M. Camac, Furness, Evans & Company; Church and Clergy House, 1897; campanile, 1902, architects Bailey & Truscott.

Individual Designation: 7/25/1967

District Designation: None

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

OVERVIEW: This application proposes to convert the former St. Elizabeth's Protestant Episcopal Church to multi-family residential and event space use. The Historical Commission approved a similar application in December 2021, but that work was not undertaken. This submission reflects an effort to balance costs and income by reducing the size of some units while creating an event space in the sanctuary which can generate revenue. The primary changes from the 2021 approval to the current application are as follows:

- Undertake fewer window modifications
- Remove new detached building from scope
- Construct exterior exit stairs and stair enclosure addition for required egress
- Rebuild ramp for ADA compliance and relocate door
- Add dormers on third level at south ancillary building
- Remove deteriorated cupola
- Insert new openings for door and window in tower for commercial space

SCOPE OF WORK:

- Convert church complex to multi-family residential and event space use

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 proposed alterations for this adaptive reuse are largely compatible with the massing, size, scale, and architectural features of the historic property, satisfying Standard 9.

STAFF RECOMMENDATION: Approval, provided the removed stained glass windows are stored in a secure location, the cupola is retained, and the new door and window in the tower are reconsidered, with the staff to review details, pursuant to Standard 9 and the December 2021 Historical Commission approval of a similar scope.

DATE: November 12, 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

Dear Kim Chantry:

This project involves the adaptive reuse of existing religious ancillary buildings for multi-family residential with the main sanctuary reserved as an event space. The project was previously approved by PHC but that project was never constructed.

This application proposes 33 apartments and a 4,300 SF event space in the sanctuary. The project adds two small additions to provide circulation and ceiling clearances. A new mezzanine level inside the sanctuary has been added for the event space

The project includes the replacement of existing stained-glass windows (which the Owner will retain and store on site) with new thermally broken clear glass aluminum windows. To increase access to daylight for the lower-level units, the application includes the expansion of existing window openings north and south ancillary buildings, utilizing the same form and trim as the existing windows. A drawing showing the existing and proposed windows is included in the package and the new windows are shown on the proposed elevations.

We propose to replace the existing wood and aluminum windows on the ancillary buildings with aluminum windows of similar type and operation, primarily double hung windows. We are proposing black frames and trim for the new windows, and metal panel siding for the additions to keep them from detracting from the historic forms of the church.

We proposed three dormers on the south ancillary building to create usable residential space and minimize dormer visibility from S 16th Street. Rendered views of the project from all sides are included in the package for consideration.

Thank you for your review.

Sincerely,



Janice Woodcock, AIA
Principal, Woodcock Design

DATE: November 13, 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

Dear Kim Chantry:

OVERVIEW FOR SCOPE OF WORK UPDATE:

Convert church complex to multi-family residential use in ancillary buildings and event space in sanctuary:

- Creates fewer window modifications
- Instead of enlarging windows, portions are left as is or infilled with brick to match existing
- Proposed exterior exit stairs and stair enclosure addition for required egress
- Rebuilt ramp for ADA compliance
- Added dormers on third level at south ancillary building
- Removed deteriorated cupola
- There is no longer a proposal for a new detached building

This project was previously too complex to build and had too large residential units. This scheme has a similar unit count but also generates revenue by providing a simple event space, reducing the construction costs.

Attached is a detailed chart of changes.

Thank you for your review.

Sincerely,



Janice Woodcock, AIA
Principal, Woodcock Design

	PREVIOUS SUBMISSION (12.02.21)	CURRENT SUBMISSION (11.12.24)
South School	(3) new masonry openings for windows	REMOVED FROM SCOPE
Sanctuary (north)	New masonry opening for window	REMOVED FROM SCOPE
Sanctuary/ North School	Connection at third floor between buildings; hardie board panels	REMOVED FROM SCOPE
Annex Building	Proposed 3-story detached building for residential use	REMOVED FROM SCOPE
Sanctuary (east)	New opening in existing brick wall	REMOVED FROM SCOPE

South School	(4) new dormers at third floor; hardie board panel system with standing seam metal roof	CHANGE: (3) dormers, same materials
South School	Door with glazing to replace existing solid wood door, add transom back over door	CHANGE: Window infill at removed door to match existing
South School	Dormer between buildings with hardie board panel system with standing seam metal roof	CHANGE: Dormer is located lower
Sanctuary (west)	New entry doors with glazing to replace existing solid wood doors	CHANGE: in new location
Sanctuary (west)	Existing ramp to remain	CHANGE: Proposed ADA compliant ramp to match existing at removed ramp location
Sanctuary (south)	(3) new masonry openings for windows below existing	CHANGE: Infill bottom panel of arch window to hide mezzanine level with brick to match existing

Sanctuary (east)	(2) new masonry openings for windows	YES
South School	Expanded window in existing opening with new window well with operable metal grate at grade	YES
Sanctuary (east)	New windows with metal spandrel system in existing opening	YES
North School	(5) new windows in expanded opening; new window well with operable metal grate	YES
North School	New windows in existing openings	YES
South School	New hardie board panel system to replace existing siding infill	YES
South School	Existing metal balcony to remain, replace railing with new railing min 42" height, existing stair to be removed	YES

NEW PROPOSED

South School	Removed existing wood Coppola and patch roof where removed
Sanctuary (south)	Dormer for stair tower for residential egress; new brick clad exterior, window & brick detailing to match existing, and new asphalt shingle roofing
Sanctuary (south)	New masonry opening for door for required secondary egress
Sanctuary (south)	Platform and exterior steps for egress
North School	Exterior stairs for required secondary egress; metal frame & treads
North School	Remove existing wood door and install metal gate
North School/Sanct	Proposed 2-story addition; hardie board panel system with standing seam metal roof
Tower	Signage (approximate size & location) for commercial space in Tower first level
Tower	New masonry openings for entry door & transaction window for commercial space in first level

Meeting: December 10th, 2021**ADDRESS: 1900 S 16TH ST**

Proposal: Convert church complex to multi-family residential use; construct detached building

Review Requested: Final Approval

Owner: True Gospel Tabernacle Family Church

Applicant: Janice Woodcock, Woodcock Design Inc.

History: St Elizabeth's Episcopal Church; Bailey & Truscott, architects; Chapel, 1889; Church and Parish House, 1897; Campanile, 1902

Individual Designation: 7/25/1967

District Designation: None

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

OVERVIEW: This application proposes to convert the former St. Elizabeth's Protestant Episcopal Church to multi-family residential use. The chapel fronting on S. 16th Street dates to 1889 and is the earliest building of the complex. The church facing S. Bancroft Street and the parish hall along Mifflin Street were constructed in 1897. The 110-foot-tall free-standing campanile at the corner of 16th and Mifflin Streets was constructed in 1902 and was allegedly the first such tower to be erected in the United States. The church, parish hall, and tower were designed by Baily & Truscott.

SCOPE OF WORK:

Convert church complex to multi-family residential use:

- Remove, replace, cut down, and/or add new windows in multiple locations
- Construct small connector additions for circulation
- Construct dormer additions
- Construct detached three-story residential building fronting Bancroft Street

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 proposed alterations for this adaptive reuse are largely compatible with the massing, size, scale, and architectural features of the historic property, satisfying Standard 9. However, the design, features, materials, and massing of the proposed three-story detached building are incompatible with the historic property and should be reconsidered in order to satisfy Standard 9

STAFF RECOMMENDATION: Approval, provided the removed stained glass windows are stored in a secure location, the siding material proposed for the historic buildings is reconsidered, and the overall design of the new detached building is thoroughly reconsidered, with the staff to review details, pursuant to Standard 9.

ARCHITECTURAL COMMITTEE RECOMMENDATION: The Architectural Committee voted to recommend approval, provided the removed stained glass windows are stored in a secure location on site, the siding material proposed for the historic buildings is reconsidered, the overall design of the new detached building is reconsidered to be more contextual, new window openings on the church are added rather than enlarging the existing windows, the spandrels are treated with panels rather than siding, the proposed wide dormers on the chapel are changed to two single dormers, and the connector to the tower is reconsidered, with the staff to review details, pursuant to Standard 9.

ACTION: See Consent Agenda.



VIEW HC801



VIEW HC802



VIEW HC804

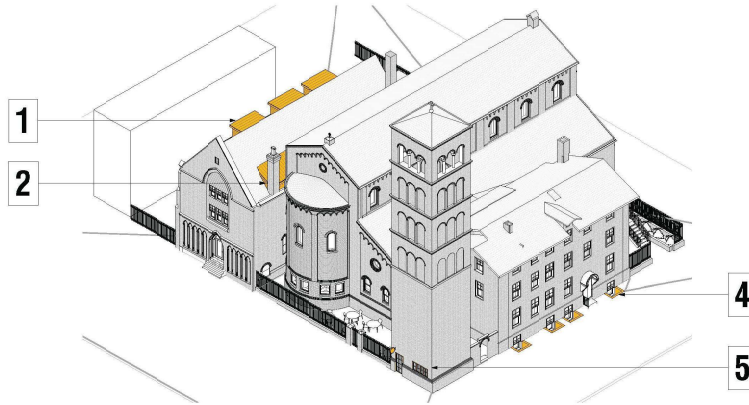


VIEW HC803

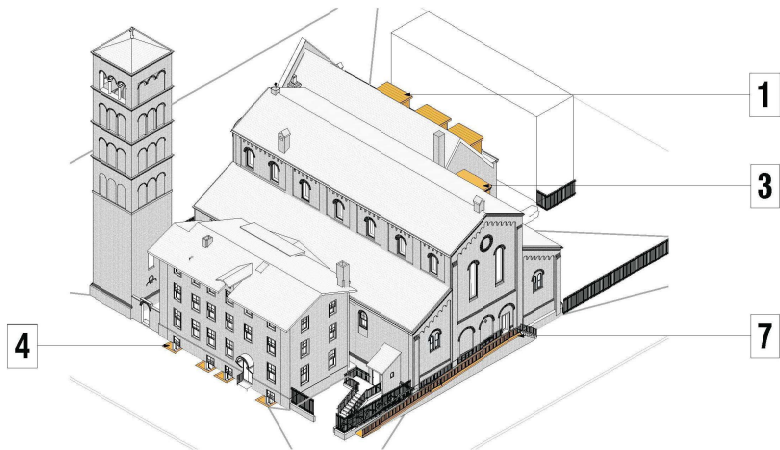




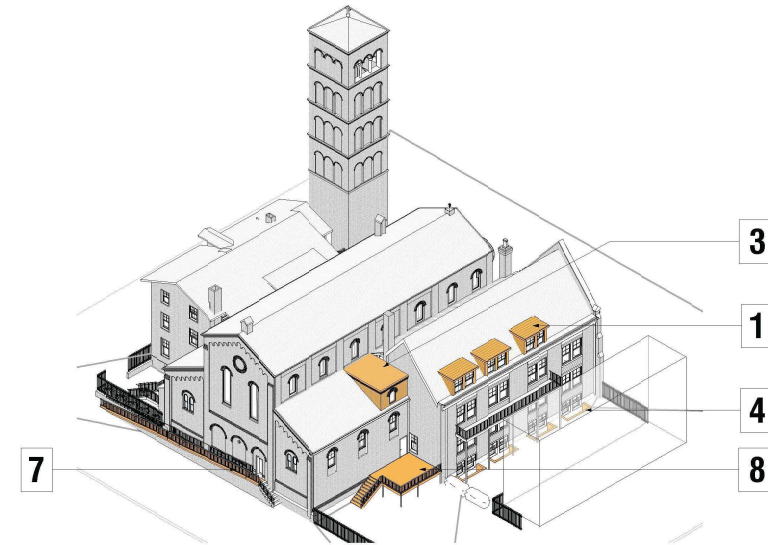
01 PH: AXON - SOUTH EAST



02 PH: AXON - NORTH EAST



03 PH: AXON - NORTH WEST



04 PH: AXON - SOUTH WEST

EXTERIOR SCOPE OF WORK

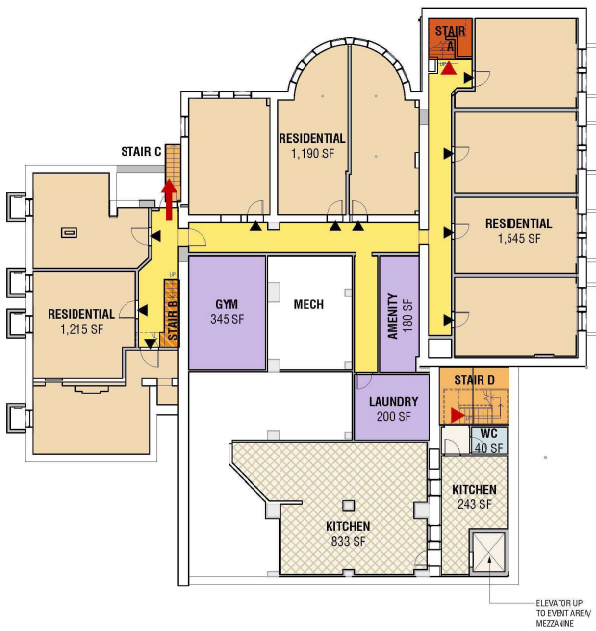
1. (3) DORMERS FOR USABLE RESIDENTIAL SPACE
 - LEVEL 3 - SOUTH ANCILLARY BUILDING (RESIDENTIAL)
2. DORMER FOR USABLE CORRIDOR SPACE
 - LEVEL 3 - SOUTH ANCILLARY BUILDING (RESIDENTIAL)
3. DORMER FOR EGRESS STAIR
 - SOUTH ANCILLARY BUILDING (RESIDENTIAL ACCESS ONLY)
4. LIGHTWELLS AT LOWER LEVELS
 - NORTH & SOUTH ANCILLARY BUILDINGS (RESIDENTIAL)
5. SIGNAGE & TRANSACTION WINDOW FOR COMMERCIAL SPACE
 - TOWER (ACCESSED FROM S 16TH STREET)
6. EXTERIOR EGRESS STAIR
 - NORTH ANCILLARY BUILDING (RESIDENTIAL ACCESS ONLY)
7. EXTERIOR ENTRY RAMP
 - S BANCROFT ST (EVENT ACCESS ONLY)
8. EXTERIOR PLATFORM & STAIR
 - TO COURTYARD SPACE FOR EVENT ONLY USE
9. WINDOW REPLACEMENT THROUGHOUT



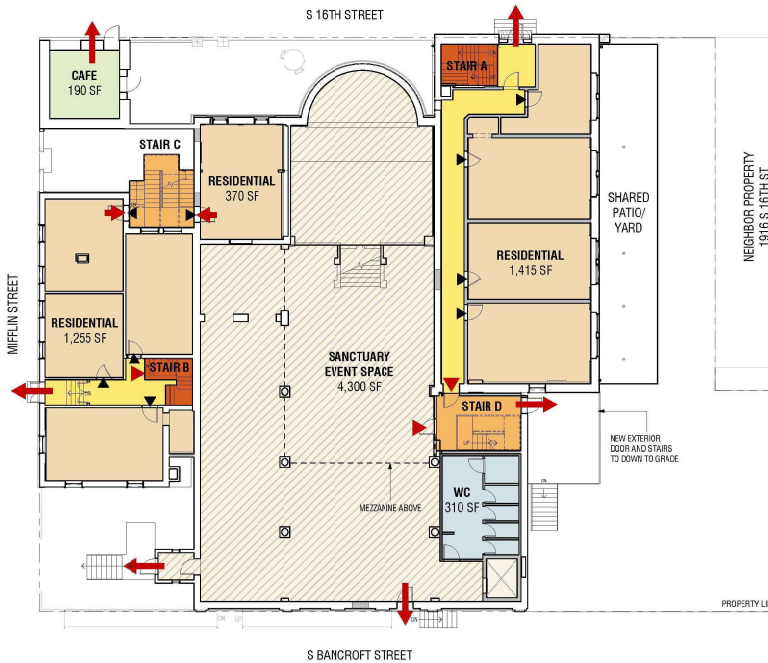
03 THIRD FLOOR PLAN
11'-0" x 10'-0"
4.03.2023 (R) BY: TOWER NOT INCLUDED



02 SECOND FLOOR PLAN
17'-0" x 10'-0"
2.22.2023 (R) BY: TOWER NOT INCLUDED



00 BASEMENT FLOOR PLAN
11'-0" x 10'-0"
5.08.2023 (R) BY: TOWER NOT INCLUDED



01 GROUND FLOOR PLAN
17'-0" x 10'-0"
1.10.2023 (R) BY: TOWER NOT INCLUDED

PLAN LEGEND

- EXISTING STAIR
- NEW STAIR
- RATED CORRIDOR
- RESIDENTIAL UNIT
12,500 SF
- EVENT SPACE
6,745 SF
- EVENT SERVICE AREA
1,076 SF
- RESTROOM
350 SF
- COMMERCIAL
190 SF
- RESIDENTIAL AMENITY
725 SF
- BUILDING EXIT
- LEVEL EXIT
- UNIT ENTRY

NEIGHBOR PROPERTY
1916 S 16TH ST

NEIGHBOR PROPERTY
1916 S 16TH ST

PROPERTY LINE

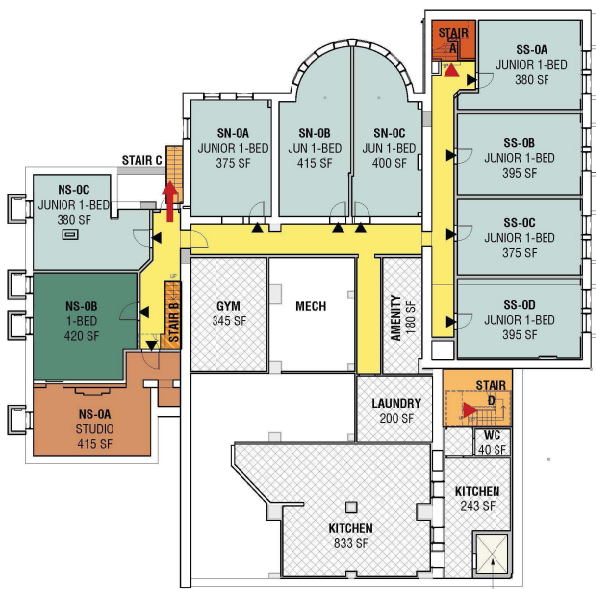




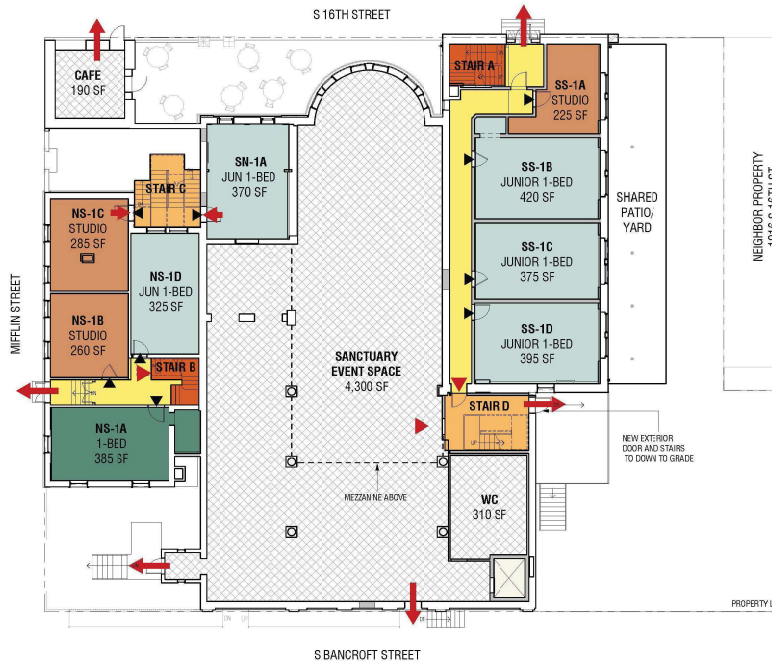
3 THIRD FLOOR PLAN
17'-10" x 27'-0" 4,000 GRASS SF; TOWER NOT INCLUDED



4 SECOND FLOOR PLAN
17'-10" x 27'-0" 7,256 GRASS SF; TOWER NOT INCLUDED



1 BASEMENT FLOOR PLAN
17'-10" x 27'-0" 8,000 GRASS SF; TOWER NOT INCLUDED



2 GROUND FLOOR PLAN
17'-10" x 27'-0" 10,261 GRASS 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	380 SF	3
NS-1A	1 BEDROOM	385 SF	4
NS-1B	STUDIO	260 SF	5
NS-1C	STUDIO	285 SF	6
NS-1D	JUNIOR 1 BEDROOM	325 SF	7
NS-2A	1 BEDROOM	385 SF	8
NS-2B	2-BED	510 SF	9
NS-2C	JUNIOR 1 BEDROOM	320 SF	10
NS-2A	1 BEDROOM	405 SF	11
NS-2B	2-BED	510 SF	12
NS-2C	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	370 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	395 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	395 SF	26
SS-2A	BI-LEVEL STUDIO	- SF	27
SS-2B	JUNIOR 1 BEDROOM	415 SF	28
SS-2C	JUNIOR 1 BEDROOM	375 SF	29
SS-2D	JUNIOR 1 BEDROOM	395 SF	30
SS-3A	BI-LEVEL STUDIO	420 SF	31
SS-3B	JUNIOR 1 BEDROOM	375 SF	32
SS-3C	JUNIOR 1 BEDROOM	345 SF	33
SS-3D	JUNIOR 1 BEDROOM	365 SF	33

12,500 SF 33 UNITS

SUMMARY

TYPE	AREA	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



CHURCH RENOVATION

WOODCOCK DESIGN
ARCHITECTURE + PLANNING
1218 BALDUCCI STREET SUITE 1000
PHILADELPHIA, PA 19102
WOODCOCKDESIGN.COM

FLOOR PLANS - UNIT TYPE

11.12.24

HC101

LEGEND




- KEYNOTE
- WINDOW TAG (SEE A800-A802 FOR WINDOW DETAILS)
- NOTE: UPPERCASE LETTERS INDICATES WINDOW LOCATION, LOWERCASE LETTERS INDICATES WINDOW TYPE (SEE A800 WITH A LOWERCASE LETTER)
- MASONRY REPAIR DESCRIPTION**
 - PRIORITY 1 MASONRY REPAIR DESCRIPTION: MASONRY OR CEILING/ROOF MASONRY TO BE REPAIRED/REMOVED/RECONSTRUCTED IN THIS AND/OR OTHER LOCATIONS MISSING COMPLETELY
 - PRIORITY 2 MASONRY REPAIR DESCRIPTION: MASONRY CRACKING IN MASONRY IN TO OR OUTSIDE AREA OF FINALLY FINISHING MASONRY, AND/OR AREA IN NEED OF REPAIRING
 - PRIORITY 3 MASONRY REPAIR DESCRIPTION: OCCASIONAL MISSING MATERIAL AND/OR REPAIRING NEEDED IN LESS THAN 50% OF AREA
- MASONRY INFILL OR DESCRIPTION**
 - INFILL OPENING WITH UNGLAZED BRICK FROM PROJECT WHERE POSSIBLE OR WITH NETWORK OF BRICKS OR GLASS
- WOOD REPAIR DESCRIPTION**
 - REMOVE EXISTING WOOD CONSTRUCTION WHERE BE REPAIRED AND REPLACE WITH APPROX. RESEMBLING TREATED WOOD FRAMING AND SHEATHING




- EXTERIOR SCOPE OF WORK**
 - ENLARGED MASONRY OPENING (FOR DOOR OR WINDOW)
 - ROW ELEMENT: CORNER, EXTERIOR STAIR, WINDOW IN NEW OPENING, AVENUE
 - WINDOW REPLACEMENT AT EXISTING OPENING
 - REMOVED ITEM





01 EAST ELEVATION PROPOSED Copg 1
1/8" = 1'-0"





LEGEND

-  KEYNOTE
-  WINDOW TAG, SEE A600-A602 FOR WINDOW DETAILS
-  NOTE: UPPERCASE LETTER DESIGNATES WINDOW LOCATION; LOWERCASE LETTERS FOR WINDOW TYPES (DESIGNATED WITH A LOWERCASE LETTER)
- MASONRY REPAIR DESCRIPTION**

 -  PRIORITY 1 MASONRY REPAIR DESCRIPTION: REPAIRS OR REPLACEMENT MASONRY UNITS, CRACKED MASONRY, MASONRY UNITS AND/OR MASONRY JOINTS MISSING COMPLETELY
 -  PRIORITY 2 MASONRY REPAIR DESCRIPTION: MASON CRACKING IN MASONRY UNITS OR MASONRY AREA OF FACILITY, PAINTING, 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 MASONRY WITH UNMATCHED BRICK PATTERN WHERE POSSIBLE OR WITH NEW BRICK OF SIMILAR COLOR
- WOOD REPAIR DESCRIPTION**

 -  REPAIRS AND FINISH WOOD CONSTRUCTION WHERE DETECTED, DAMAGED AND REPLACED WITH NEW, OR REFINISHED, TREATED WOOD FRAMING AND SHEATHING

- EXTERIOR SCOPE OF WORK**
-  ENLARGED MASONRY OPENING (FOR DOOR OR WINDOW)
 -  NEW ELEMENT: JOINTS, CORNICES, EXTENDED LINES AND/OR NEW OPENING HEIGHTS
 -  WINDOW PLACEMENT AT EXISTING OPENING HEIGHTS
 -  REMOVED ITEM



1 NORTH SCHOOL SOUTH ELEVATION PROPOSED Copy 1
OF 1-10

LEGEND









- KEYNOTE
 - WINDOW TAG, SEE A300-A302 FOR WINDOW DETAILS
 - NOTE: APPLICABLE LETTER DESIGNATES WINDOW LOCATION, SEE FIGURES FOR WINDOW TYPES (DESIGNATED WITH A LOWERCASE LETTER)
- MASONRY REPAIR DESCRIPTION**
- FRONT Y1 MASONRY REPAIR DESCRIPTION: FINISH OR RECONSTRUCT MASONRY TO MATCH EXISTING MASONRY (IN S AND/OR MASONRY TO BE MISSING COMPLETELY)
 - FRONT Y2 MASONRY REPAIR DESCRIPTION: MATCH CRACKS IN MASONRY (IN S OR MASONRY) AND/OR PATCH MASONRY (MATCHING MATERIAL AND/OR AREA IN NEED OF REPOINTING)
 - FRONT Y3 MASONRY REPAIR DESCRIPTION: OCCASIONAL MISSING MATERIAL AND/OR REPOINTING NEEDED IN LESS THAN 50% OF AREA
- MASONRY INFILL DESCRIPTION**
- INFILL SHOWN BY DASH WITH SOLID BRICK FROM PROJECT W/SAFE POSSIBLE OR WITH NEW PINK OF SIMILAR COLOR
- WOOD REPAIR DESCRIPTION**
- FRAMING AND TRIM WOOD CONSTRUCTION WHERE DETERMINED AND REPLACE WITH NEWER RESEMBLING TREATED WOOD FRAMING AND SCAFFING





- EXTERIOR SCOPE OF WORK**
- ENLARGED MASONRY OPENING (FOR DOOR OR WINDOW)
 - NEW ELEMENT: JOISTER, EXTERIOR LINER, WINDOW, NEW SPRING, JOISTER
 - WINDOW REPLACEMENT AT EXISTING OPENING
 - REMOVED ITEM

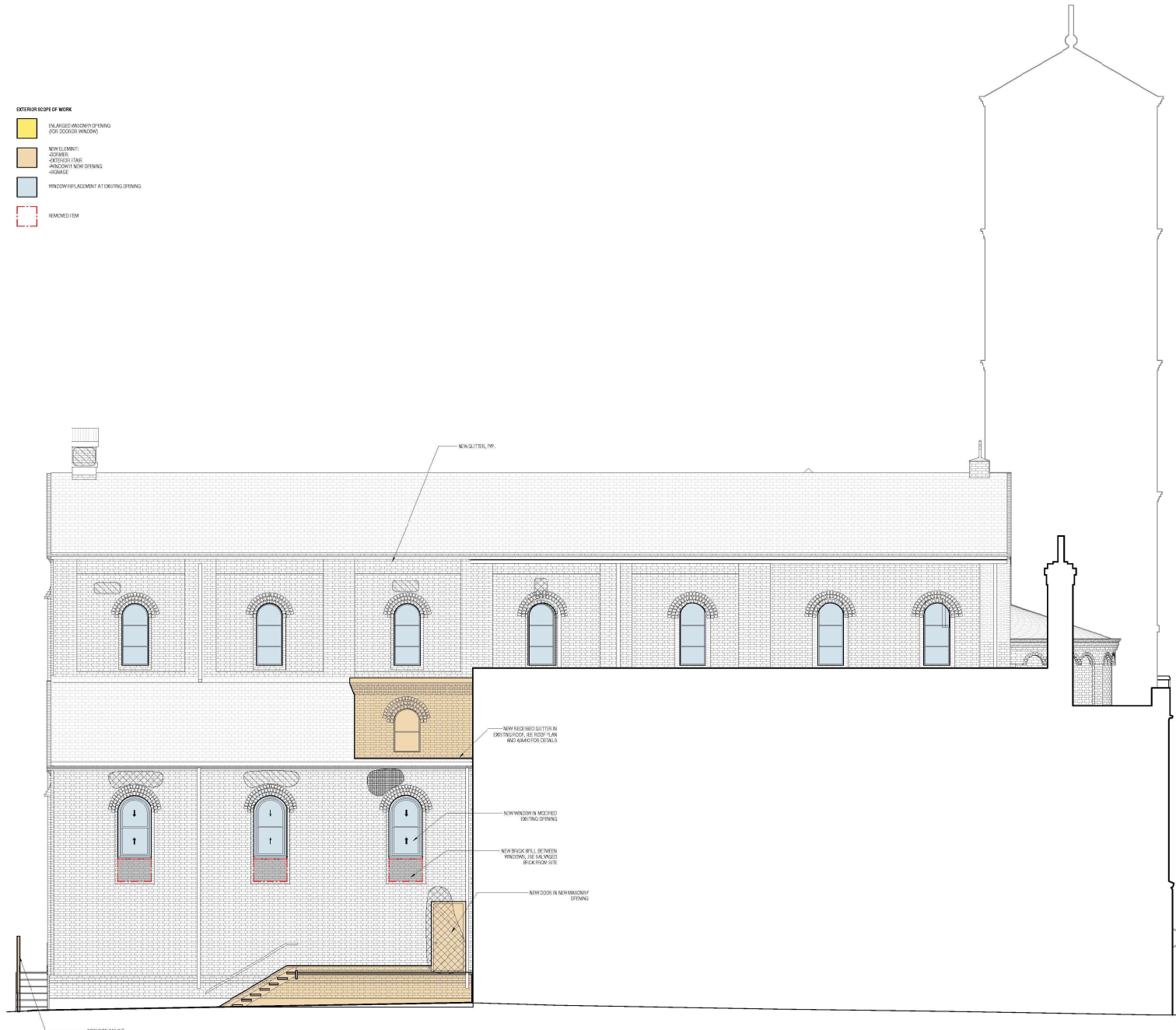


1 SOUTH SCHOOL - SOUTH ELEVATION PROPOSED Copy 1
 VP - 1-2

LEGEND









-  KEYNOTE
-  WINDOW TAG, SEE A600-A602 FOR WINDOW DETAILS
-  UPPERCASE LETTER DESIGNATES WINDOW LOCATION; SEE DETAILS FOR WINDOW TYPES (DESIGNATED WITH A LOWERCASE LETTER)
- MASONRY REPAIR DESCRIPTION**
 -  PRIORITY 1 MASONRY REPAIR DESCRIPTION: REPAIRS OR REPLACEMENT MASONRY WITH GRAYED MASONRY MATCHING EXISTING MASONRY IDENTIFY MISSING COMPONENTS
 -  PRIORITY 2 MASONRY REPAIR DESCRIPTION: MASONRY CRACKING IN MASONRY UNITS OR MODULAR AREA OF PARTIALLY MISSING MASONRY, AND/OR AREA A NEED OF REPOINTING
 -  PRIORITY 3 MASONRY REPAIR DESCRIPTION: OCCASIONAL MISSING MORTAR AND/OR REPOINTING NEEDED IN LESS THAN 50% OF AREA
- MASONRY INFILL DESCRIPTION**
 -  MASONRY INFILL WITH UNMATCHED BRICK PATTERN WHERE POSSIBLE OR WITH NEW BRICK OF SIMILAR COLOR
- WOOD REPAIR DESCRIPTION**
 -  REPAIRS TO WOOD STRUCTURE WHERE DETECTED AND REPLACED WITH NEWER, BETTER, TREATED WOOD FRAMING AND SICA TRIM





- EXTERIOR SCOPE OF WORK**
 -  ENLARGED MASONRY OPENING (FOR DOOR OR WINDOW)
 -  NEW LINTEL: JOISTERS, JOISTERS LIME AND/OR NEW OPENING JOISTERS
 -  WINDOW PLACEMENT AT EXISTING OPENING
 -  REMOVED ITEM

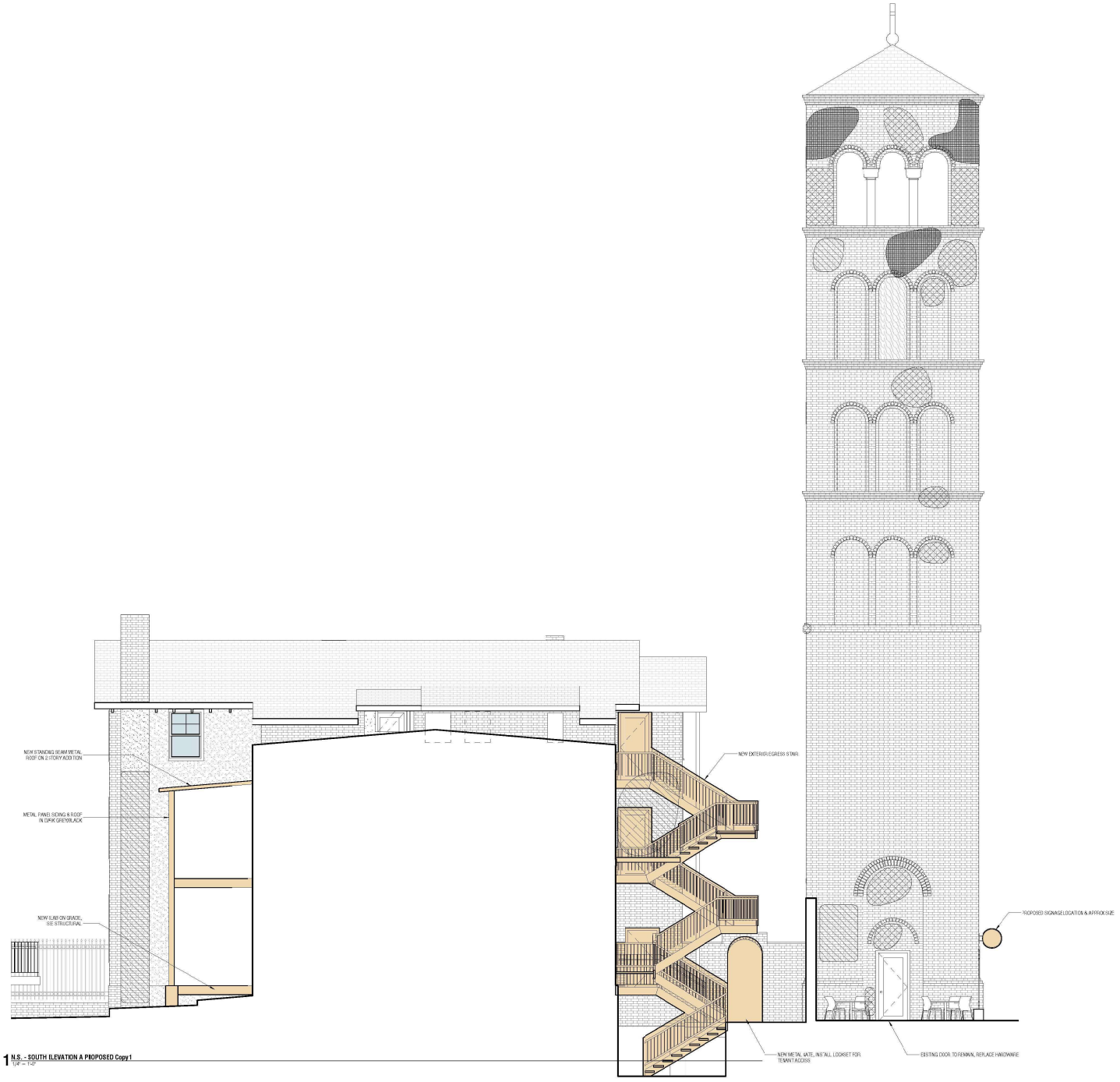


1 SANCTUARY SOUTH ELEVATION PROPOSED Copy 1
107 - 112

LEGEND

-  KEYNOTE
-  WINDOW TAG, SEE A600-A602 FOR WINDOW DETAILS
-  **NOTE: UPPERCASE LETTER DESIGNATES WINDOW LOCATION, SEE DETAILS FOR WINDOW TYPES (DESIGNATED WITH A LOWERCASE LETTER)**
- MASONRY REPAIR DESCRIPTION**
 -  PRIORITY 1 MASONRY REPAIR DESCRIPTION: REPAIRS OR REPLACEMENT MASONRY TO MATCH EXISTING MASONRY PATTERNS AND COLORS.
 -  PRIORITY 2 MASONRY REPAIR DESCRIPTION: MASONRY CRACKING IN MASONRY UNITS OR JOINTS, 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 MASONRY TO MATCH WITH SURROUNDING BRICK PATTERN WHERE POSSIBLE OR WITH NEW PATTERN OF SIMILAR COLOR.
- WOOD REPAIR DESCRIPTION**
 -  REPAIRS TO EXISTING WOOD CONSTRUCTION WHERE DETAIL IS KEPT AND REPLACED WITH NEWER, BETTER QUALITY WOOD FRAMING AND SHEATHING.

- EXTERIOR SCOPE OF WORK**
-  DELAYED MASONRY OPENING (FOR DOOR OR WINDOW)
 -  NEW ELEMENT: JOINTS, CORNICES, ARCHES, LINTEL, AND/OR NEW OPENING - GRANGE
 -  WINDOW PLACEMENT AT EXISTING OPENING - GRANGE
 -  REMOVED ITEM



1 N.S. - SOUTH ELEVATION A PROPOSED Copy 1
1/2" = 1'-0"



NOTE: HEIGHT OF ROOF MAX. +26'02"

LEGEND

KEY NOTE
 WINDOW TAG, SEE NOTED AREA FOR WINDOW DETAILS
 NOTE: UPPERCASE LETTER DESIGNATES WINDOW LOCATION, SEE SERIES 1.1 FOR WINDOW TYPES DESIGNATED WITH A LOWER CASE LETTER

MASONRY REPAIR DESCRIPTION
 PRIORITY 1 MASONRY REPAIR DESCRIPTION: MODIFIED OR TO BE REPLACED WITH MODIFIED MASONRY MORTAR IN PLACE OR MODIFIED MORTAR WORKING COMPLETELY
 PRIORITY 2 MASONRY REPAIR DESCRIPTION: MASONRY WORKING IN PLACE WITH MODIFIED MORTAR, AND/OR AREA IN NEED OF REPOINTING
 PRIORITY 3 MASONRY REPAIR DESCRIPTION: OCCASIONAL MASONRY REPAIR AND/OR REPOINTING NEEDED IN LESS THAN 50% OF AREA

MASONRY INFILL DESCRIPTION
 INFILL EXISTING OPENING WITH 8" OR 10" BRICK FROM PROJECT WHERE POSSIBLE OR WITH NEW BRICK OF SIMILAR COLOR

WOOD REPAIR DESCRIPTION
 REPAIR OR RESTAURATION CONSTRUCTION WHERE SEVERELY DAMAGED AND REPLACE WITH NEW FINEST AVAILABLE REPAIRED WOOD FRAMING AND SHAKING

EXTERIOR SCOPE OF WORK
 ENLARGED MASONRY OPENING FOR LOOK OF WINDOW
 NEW ELEMENT CORNER
 ARCHITECTURAL WINDOW IN NEW OPENING
 WINDOW REPLACEMENT AT EXISTING OPENING
 REMOVED ITEM

1 NORTH SCHOOL NORTH ELEVATION Copg. 1
 1/8" = 1'-0"

LEGEND

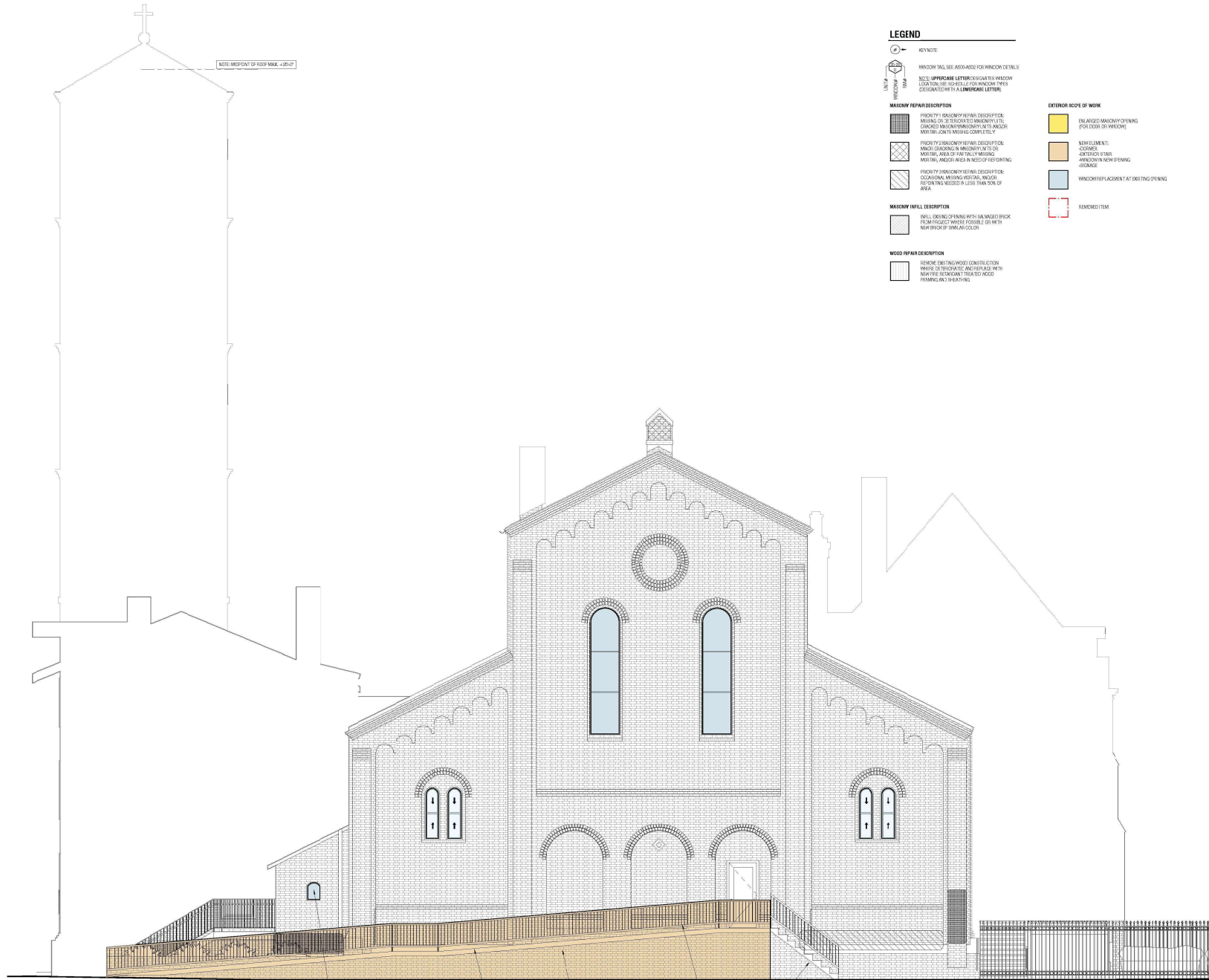
- KEY NOTE**
- WINDOW TAG, SEE NOTED AREA FOR WINDOW DETAILS
 - NOTE: UPPERCASE LETTER DESIGNATES WINDOW LOCATION, SEE SERIES 4.1 FOR WINDOW TYPES DESIGNATED WITH A LOWERCASE LETTER
- MASONRY REPAIR DESCRIPTION**
- PRIORITY 1 MASONRY REPAIR DESCRIPTION: MASONRY TO BE DEMOLISHED AND RECONSTRUCTED. CRACKED MASONRY/MASONRY IN CONTACT WITH MOISTURE. MASONRY TO BE RECONSTRUCTED WITH A LOWERCASE LETTER.
 - PRIORITY 2 MASONRY REPAIR DESCRIPTION: MASONRY TO BE RECONSTRUCTED IN MASONRY IN CONTACT WITH MOISTURE. MASONRY TO BE RECONSTRUCTED WITH A LOWERCASE LETTER.
 - PRIORITY 3 MASONRY REPAIR DESCRIPTION: REPAIRING MASONRY WITH A LOWERCASE LETTER. REPAIRING MASONRY WITH A LOWERCASE LETTER.
- MASONRY INFILL DESCRIPTION**
- INFILL: EXISTING OPENING WITH SOLID BRICK. RECONSTRUCT WHERE POSSIBLE OR WITH NEW BRICK OF SIMILAR COLOR.
- WOOD REPAIR DESCRIPTION**
- REPAIR: EXISTING WOOD CONSTRUCTION. WHERE SEVERELY DAMAGED AND REPLACE WITH NEW FSC 20 TREATED HARDWOOD. REPAIRING AND SHAPING.

- EXTERIOR SCOPE OF WORK**
- INFILLED WINDOW OPENING FOR LOOK OF WINDOW
 - NEW FLUENTS, CORNICES AND/OR SILLUS WINDOW IN NEW OPENING <GRADE
 - WINDOW REPLACEMENT AT EXISTING OPENING
 - REMOVED ITEM

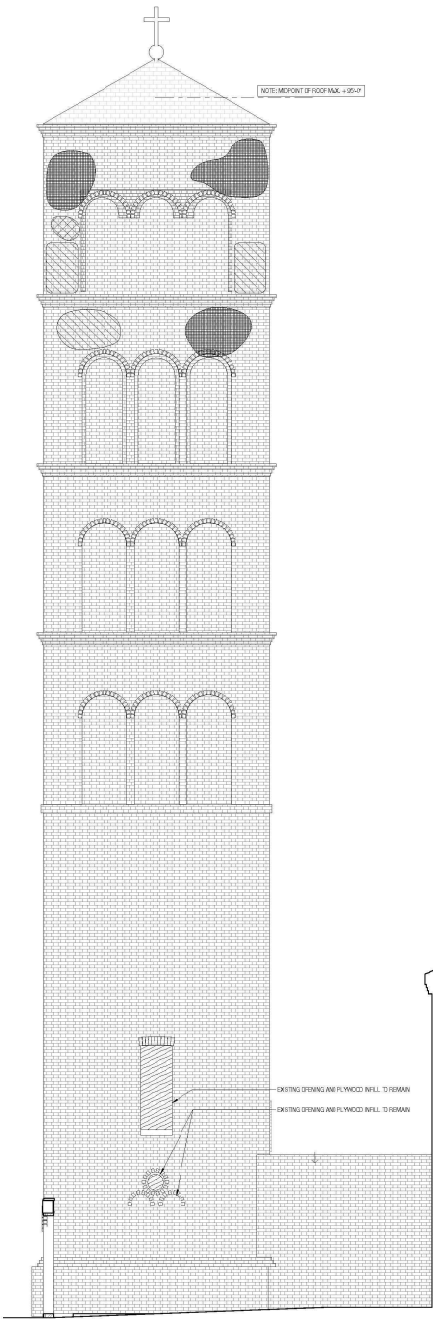


2 SS - NORTH ELEVATION PROPOSED Copy 1
1/2" = 1'-0"

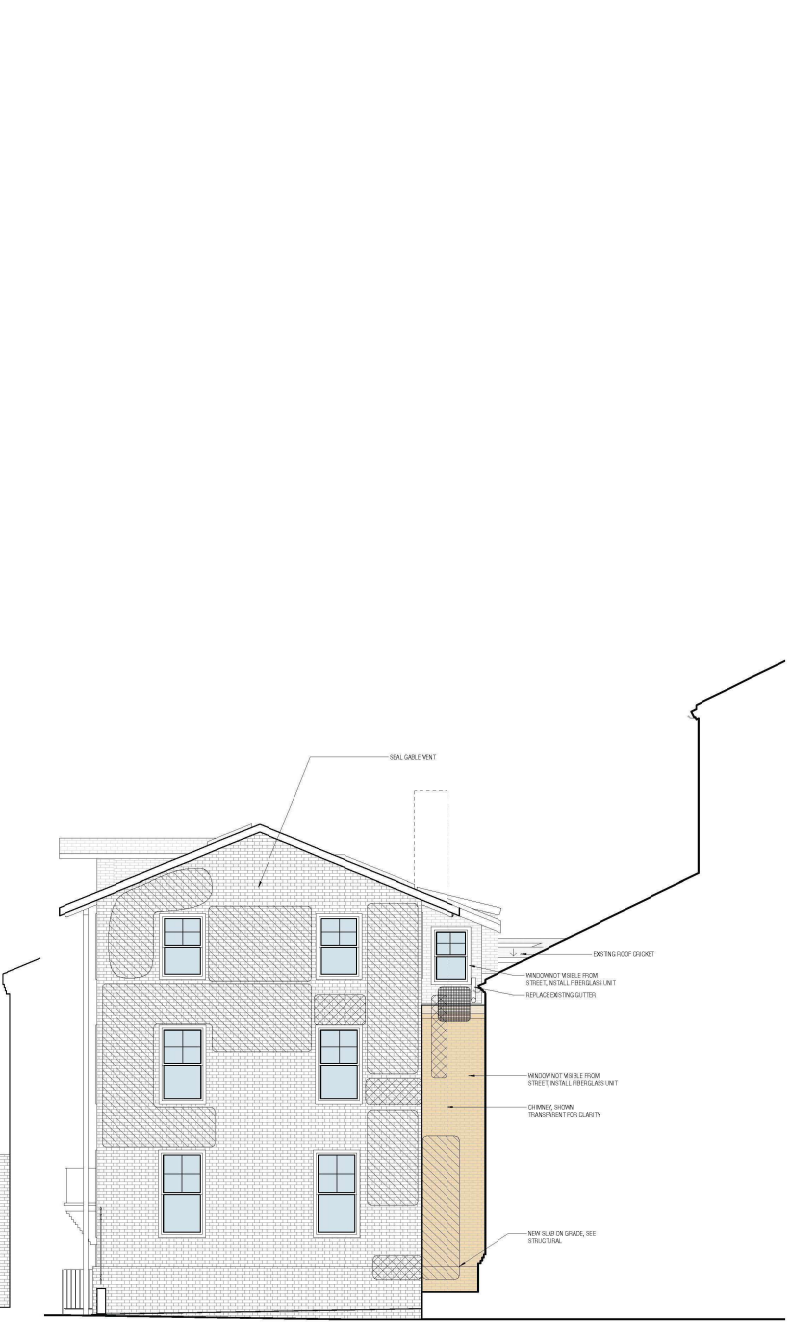
1 SANCTUARY - NORTH ELEVATION PROPOSED Copy 1
1/8" = 1'-0"



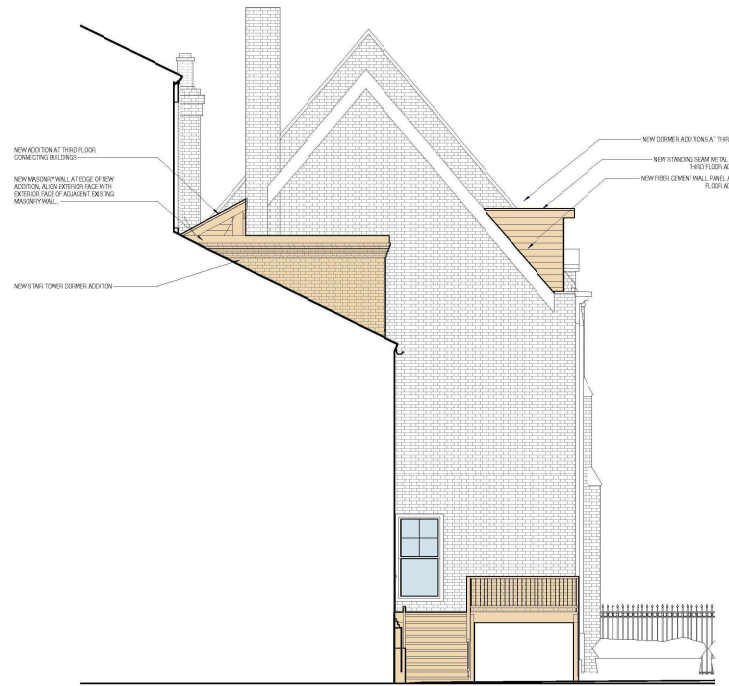
01 WEST ELEVATION PROPOSED Copy 1
 (1/4" = 1'-0")



02 TOWER WEST ELEVATION - PROPOSED Copy 1
12/11/24



1 N.S. - WEST ELEVATION PROPOSED Copy 1
12/11/24



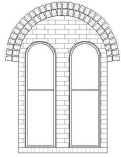
3 WEST ELEVATION PROPOSED Copy 1 Copy 1
12/11/24

LEGEND

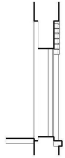
- KEY NOTE**
- WINDOW TAG (SEE ARCH/002 FOR WINDOW DETAILS)
 - NOTE: UPPERCASE LETTER DESIGNATES WINDOW LOCATION; THE LOWER CASE FOR WINDOW TYPE (DESIGNATED WITH A WEIRABLE LETTER)
- MASONRY REPAIR DESCRIPTION**
- PRORITY MASONRY REPAIR DESCRIPTION: MISSING OR SEVERELY DAMAGED MASONRY (FULL COURSE) MASONRY (MASONRY WITH ANCHOR AND TIE) TO BE REBUILT COMPLETELY
 - PRORITY MASONRY REPAIR DESCRIPTION: MASONRY DAMAGED IN MASONRY WITH OR WITHOUT ANCHOR AREA OR PARTIALLY MISSING MASONRY, ANCHOR AREA IN NEED OF REPAIRING
 - PRORITY MASONRY REPAIR DESCRIPTION: OCCASIONAL MISSING ANCHOR, ANCHOR REPAIRING NEEDED IN LESS THAN 50% OF AREA
- MASONRY INFILL DESCRIPTION**
- INFILL EXISTING OPENING WITH SALVAGED BRICK FROM PROJECT (WHEN POSSIBLE) OR WITH NEW BRICK OF SIMILAR COLOR
- WOOD REPAIR DESCRIPTION**
- REMOVE EXISTING WOOD CONSTRUCTION WHERE APPROPRIATE AND REPAIR WITH NEW FIBERGLASS TREAT TO MATCH FRAMING AND SHEATHING
- EXTERIOR SCOPE OF WORK**
- ENLARGED MASONRY OPENING (FOR DOOR OR WINDOW)
 - NEW ELEMENTS
 - CHIMNEY
 - EXISTING STAIR
 - WINDOW IN NEW OPENING (SIC) GANGE
 - WINDOW REPLACEMENT AT EXISTING OPENING
 - REMOVED ITEM

EXISTING

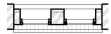
WINDOW I - EXISTING



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

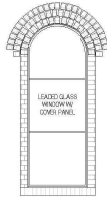


48 SECTION
3/8" = 1'-0"

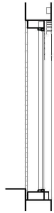


49 PLAN
3/8" = 1'-0"

WINDOW J - EXISTING



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

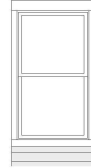


35 SECTION
3/8" = 1'-0"

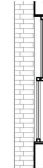


36 PLAN
3/8" = 1'-0"

WINDOW L - EXISTING



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



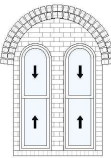
11 SECTION
3/8" = 1'-0"



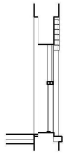
9 PLAN
3/8" = 1'-0"

PROPOSED

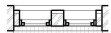
WINDOW I - PROPOSED



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



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

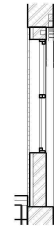


52 PLAN
3/8" = 1'-0"

WINDOW J - PROPOSED



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

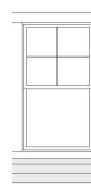


38 SECTION
3/8" = 1'-0"

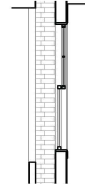


39 PLAN
3/8" = 1'-0"

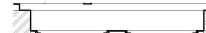
WINDOW L - PROPOSED



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



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



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

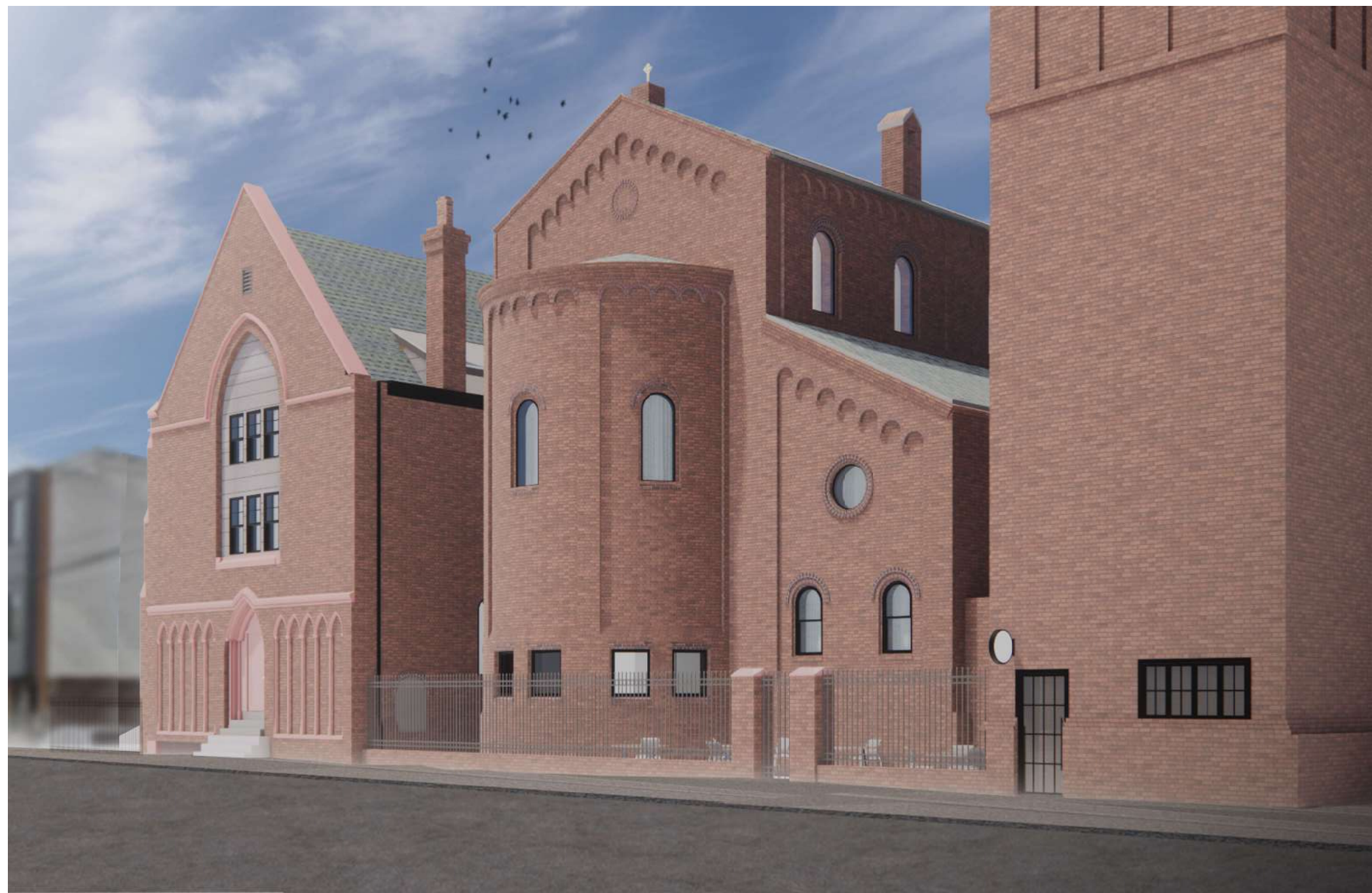


1900 S 16TH ST

PHILADELPHIA HISTORIC COMMISSION PRESENTATION

 WOODCOCK DESIGN
ARCHITECTURE + PLANNING

24.11.12
STREET VIEW RENDERING
HC800



1900 S 16TH ST

PHILADELPHIA HISTORIC COMMISSION PRESENTATION



1900 S 16TH ST

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1900 S 16TH ST

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 WOODCOCK DESIGN
ARCHITECTURE + PLANNING

24.11.12
STREET VIEW RENDERING
HC803



1900 S 16TH ST

PHILADELPHIA HISTORIC COMMISSION PRESENTATION

	EXISTING SCHOOL	PROPOSED SCHOOL	EXISTING CHURCH EXTERIOR	PROPOSED CHURCH EXTERIOR	EXISTING OFFICE	PROPOSED OFFICE
ROOFTOP	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 HARDE BOARD		DARK BRICK PATTERN BRICK	DARK BRICK PATTERN BRICK	LIGHT RED BRICK RED BRICK	LIGHT RED BRICK DARK BRICK RED BRICK MEDIUM GREY HARDE BOARD