

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.

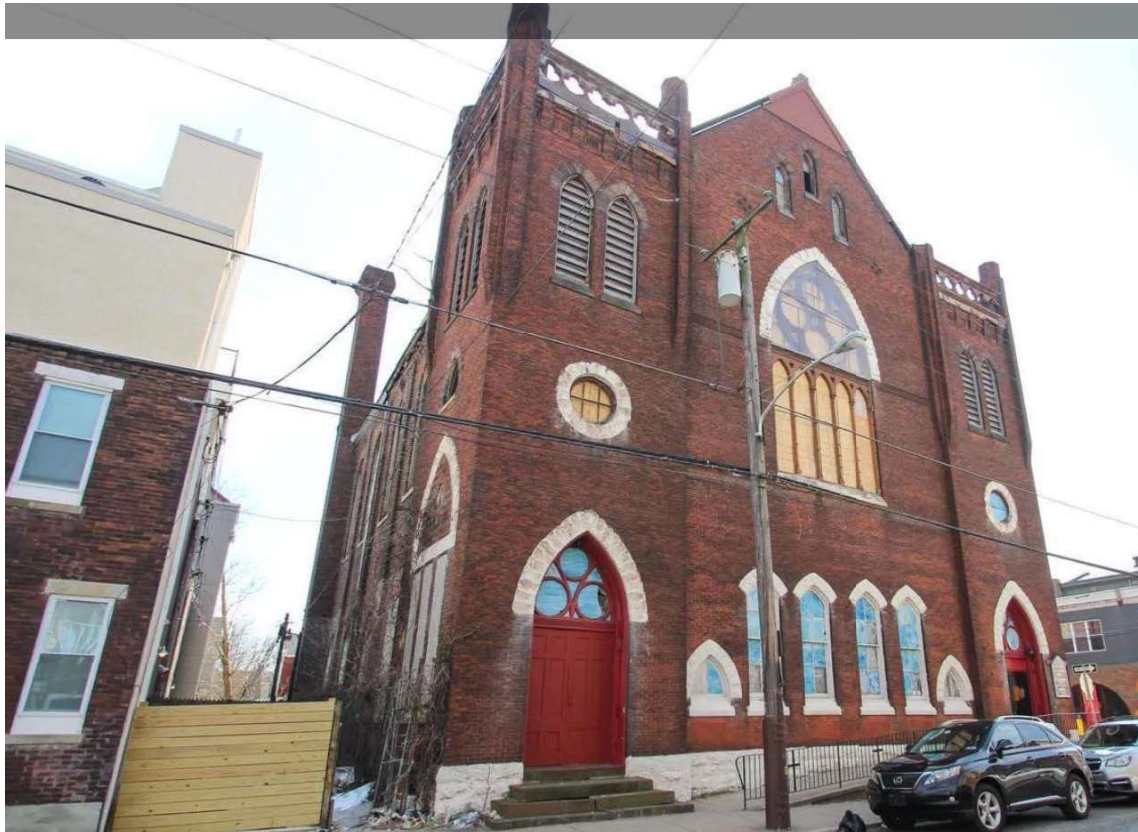


Figure 2. 1730 Wharton Street, c. 2019.



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.
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April/May 2025



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

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



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

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Figure 12. 1730 Wharton Street, January 2025.

1730 Wharton St.
Philadelphia Historical Commission
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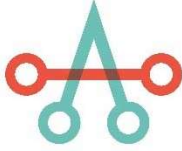


Figure 13. 1730 Wharton Street, April 2025

1730 Wharton St.
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April/May 2025



Figure 14. 1730 Wharton Street, April 2025.



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412 S. 2nd 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 fluid and cursive, with the first name "Rich" and last name "Villa" clearly distinguishable.

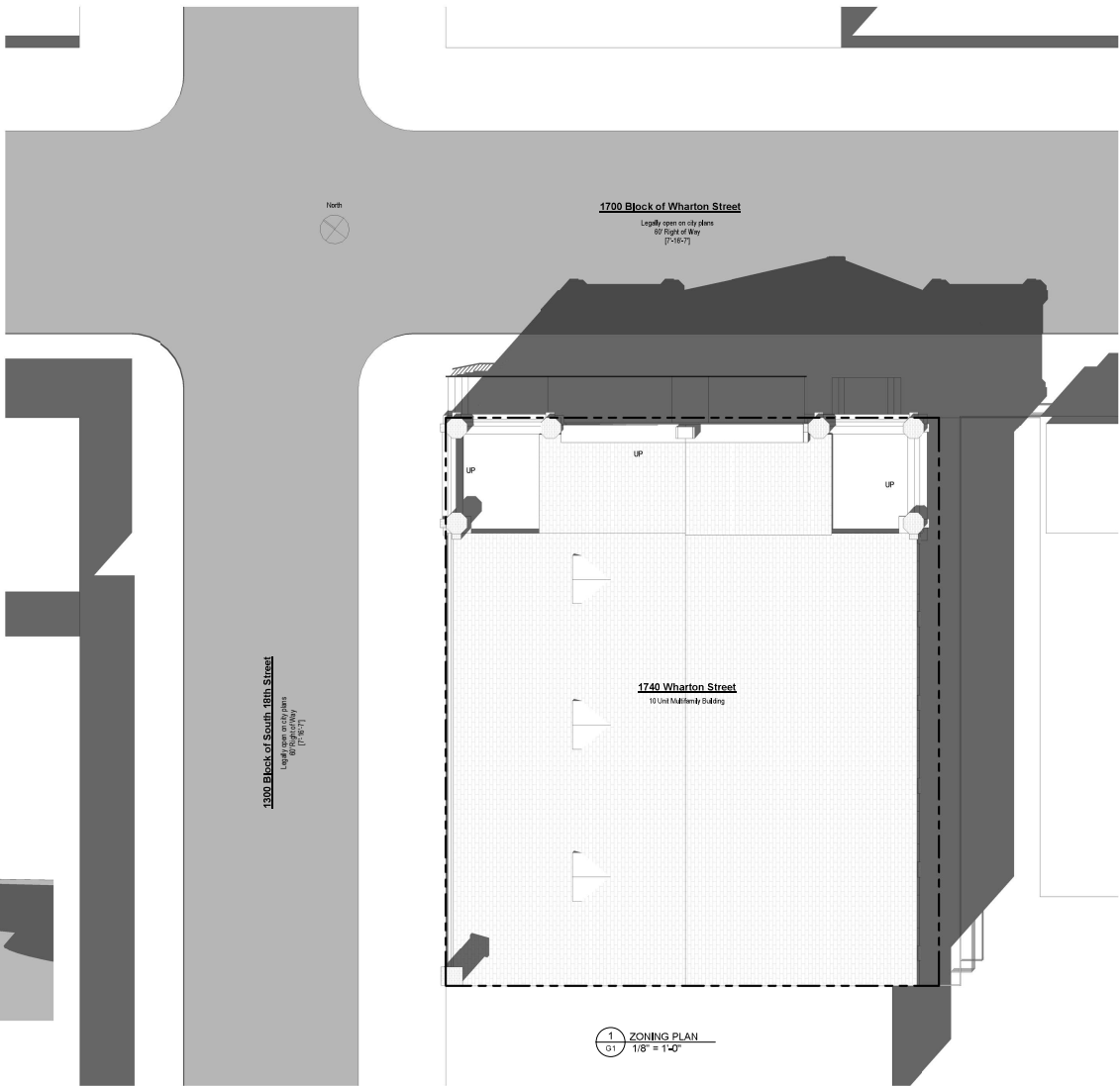
Rich Villa, Partner, Ambit Architecture

18th Street Church Conversion

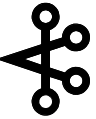
Residential Conversion
1730 Wharton Street Philadelphia, PA 19125



PROJECT SUMMARY: 1730 Wharton Street		
ZONING: R-5A LOT AREA: 5,928.48 SF		
USE: RESIDENTIAL BUILDING		
BASEMENT - Unitrise / Residential		
GROUND FLOOR - Residential and Residential Entry		
2ND FLOOR - Residential		
3RD FLOOR - Residential		
4TH FLOOR - Residential		
5TH FLOOR - Residential		
DWELLING UNITS	ALLOWED 1	PROPOSED 14
DIMENSIONAL STANDARDS		
	REQUIRED / ALLOWED	PROPOSED
OCCUPIED AREA		5187.89 SF (86.86%)
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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1	10/1/2020	RD	

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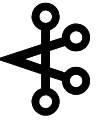
G1



Existing Photos - 4.9.25



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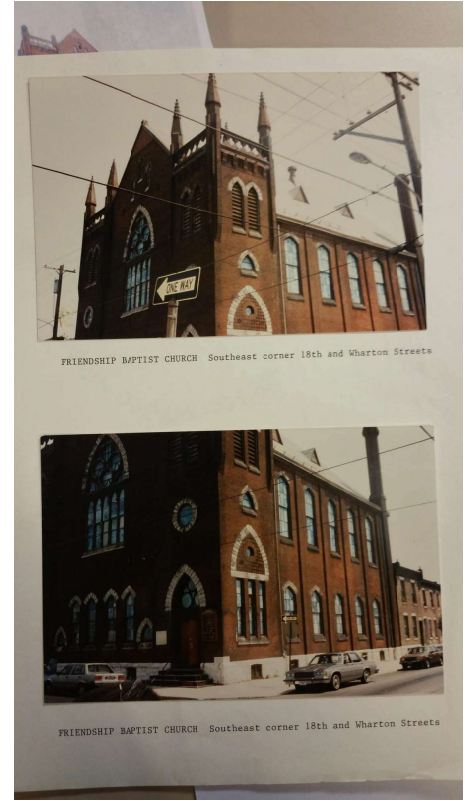


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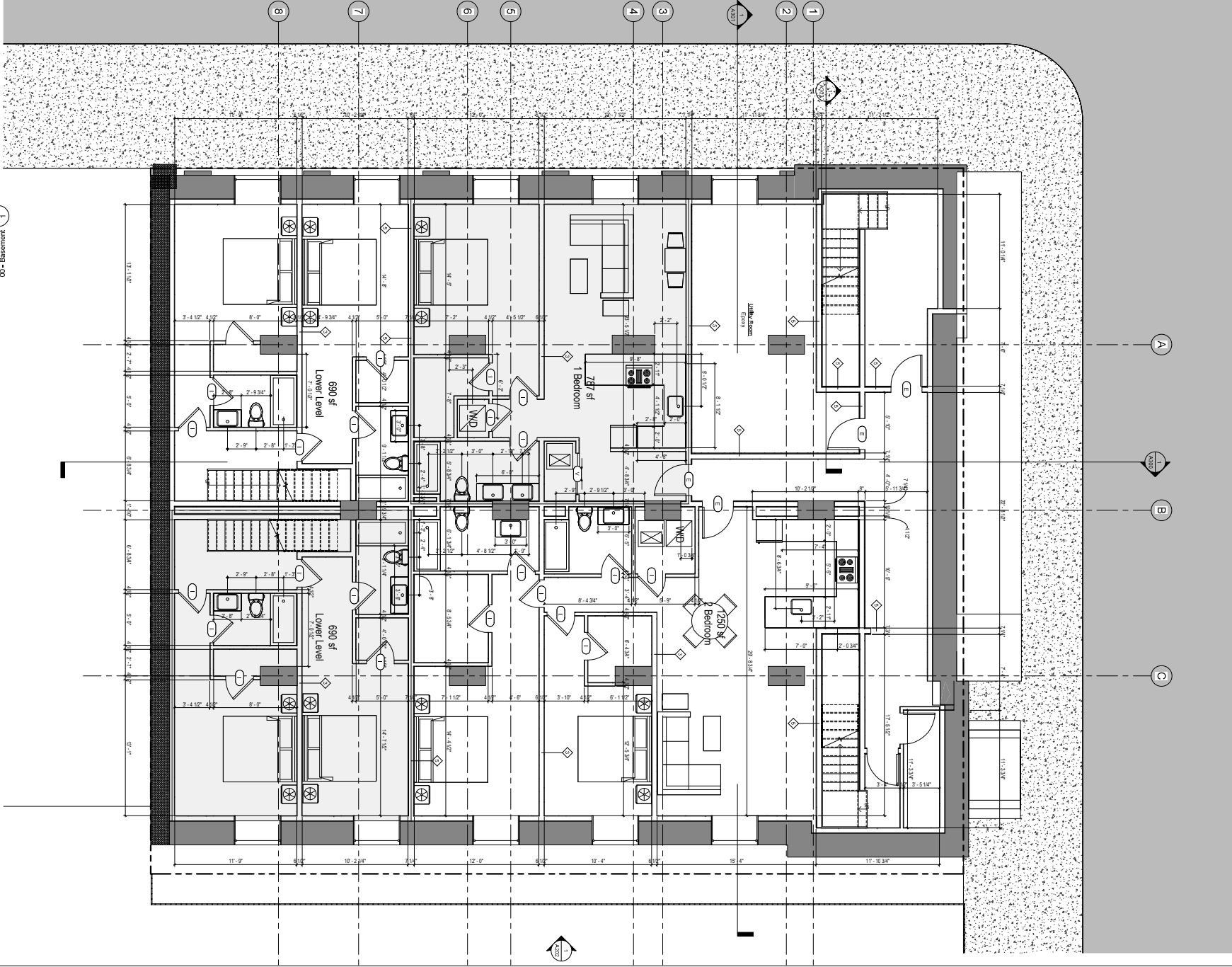
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CS2



Historical Photos

1
A100
A100 = 1/4" = 1'-0"

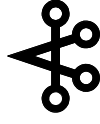


A100

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NO.	DATE	BY	CHKD	APP'D
1	10/1/11	RD		
2	10/1/11	RD		
3	10/1/11	RD		

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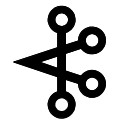


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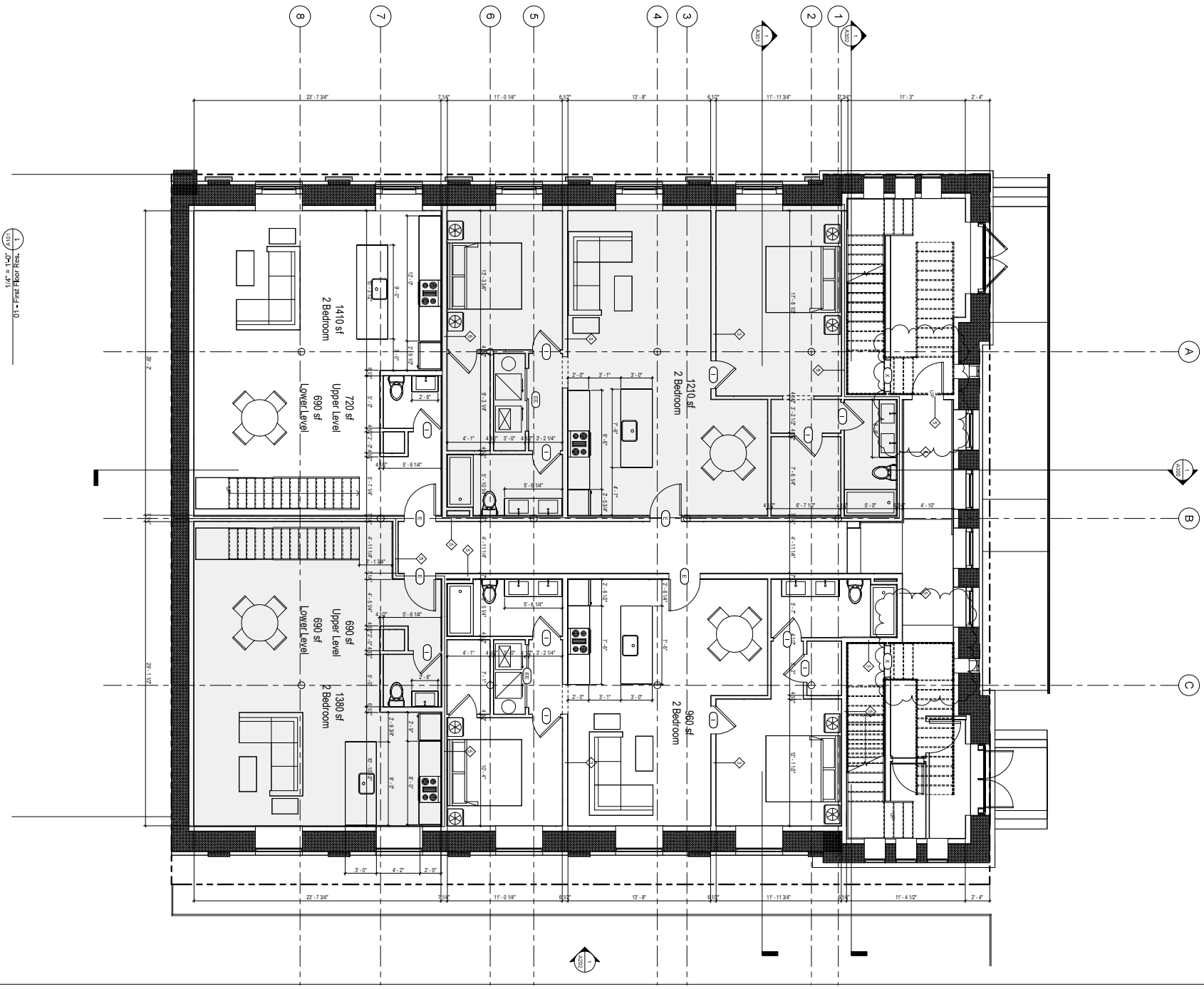


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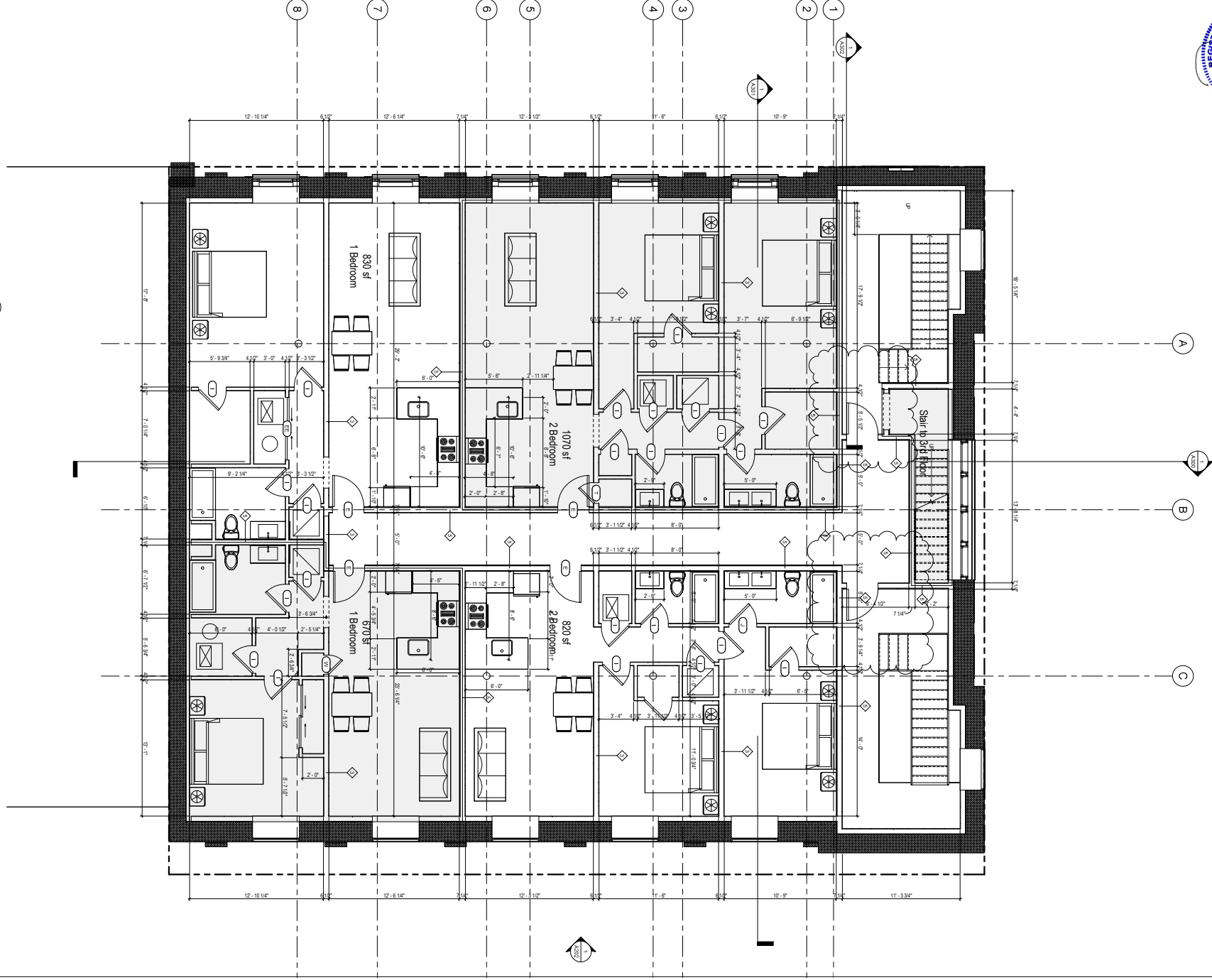
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A101



1/4" = 1'-0" (1/16")
SECOND FLOOR PLAN



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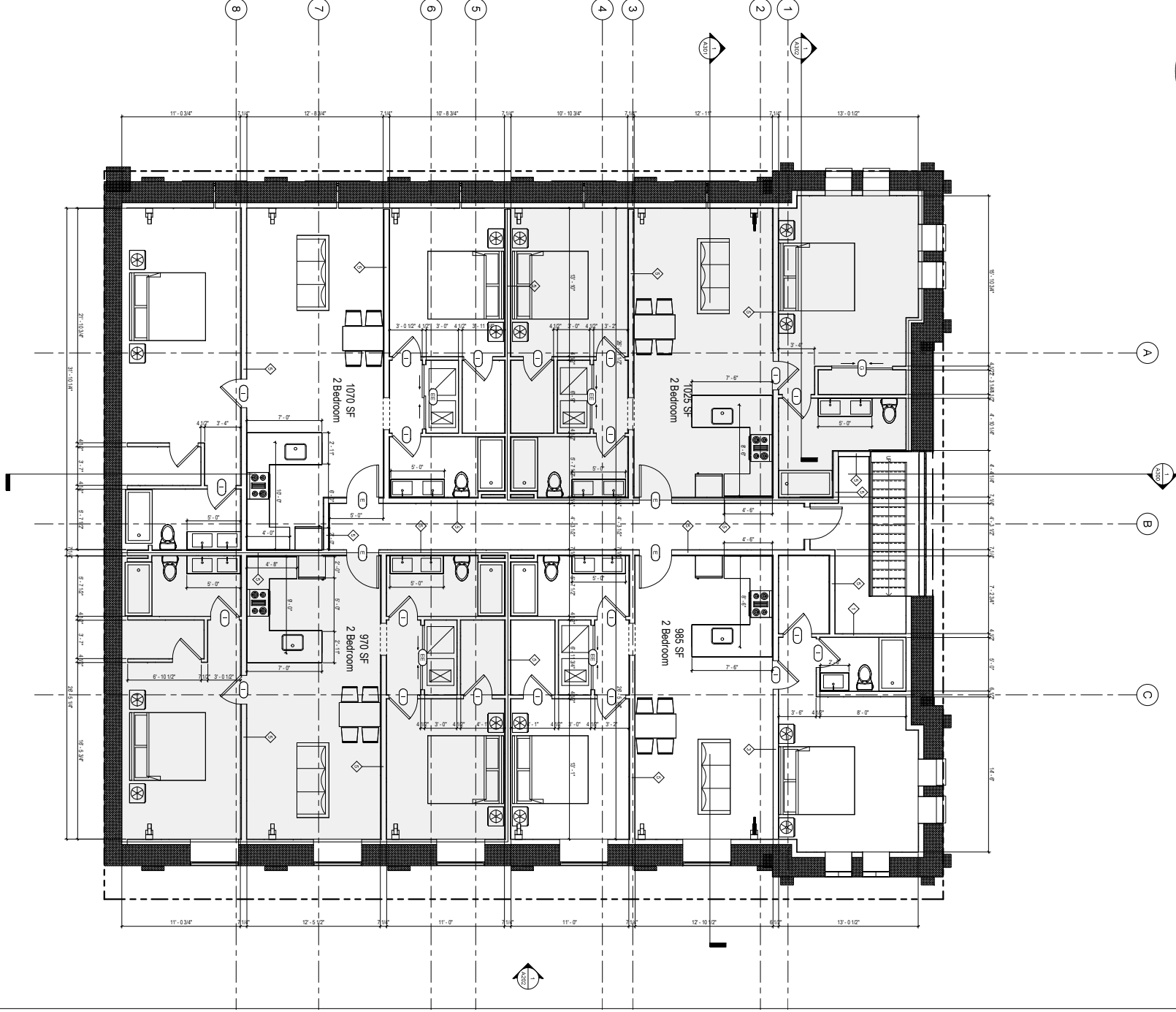
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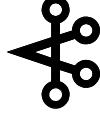
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A102

1
1/4" = 1'-0"
03 - Third Floor



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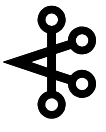
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A103



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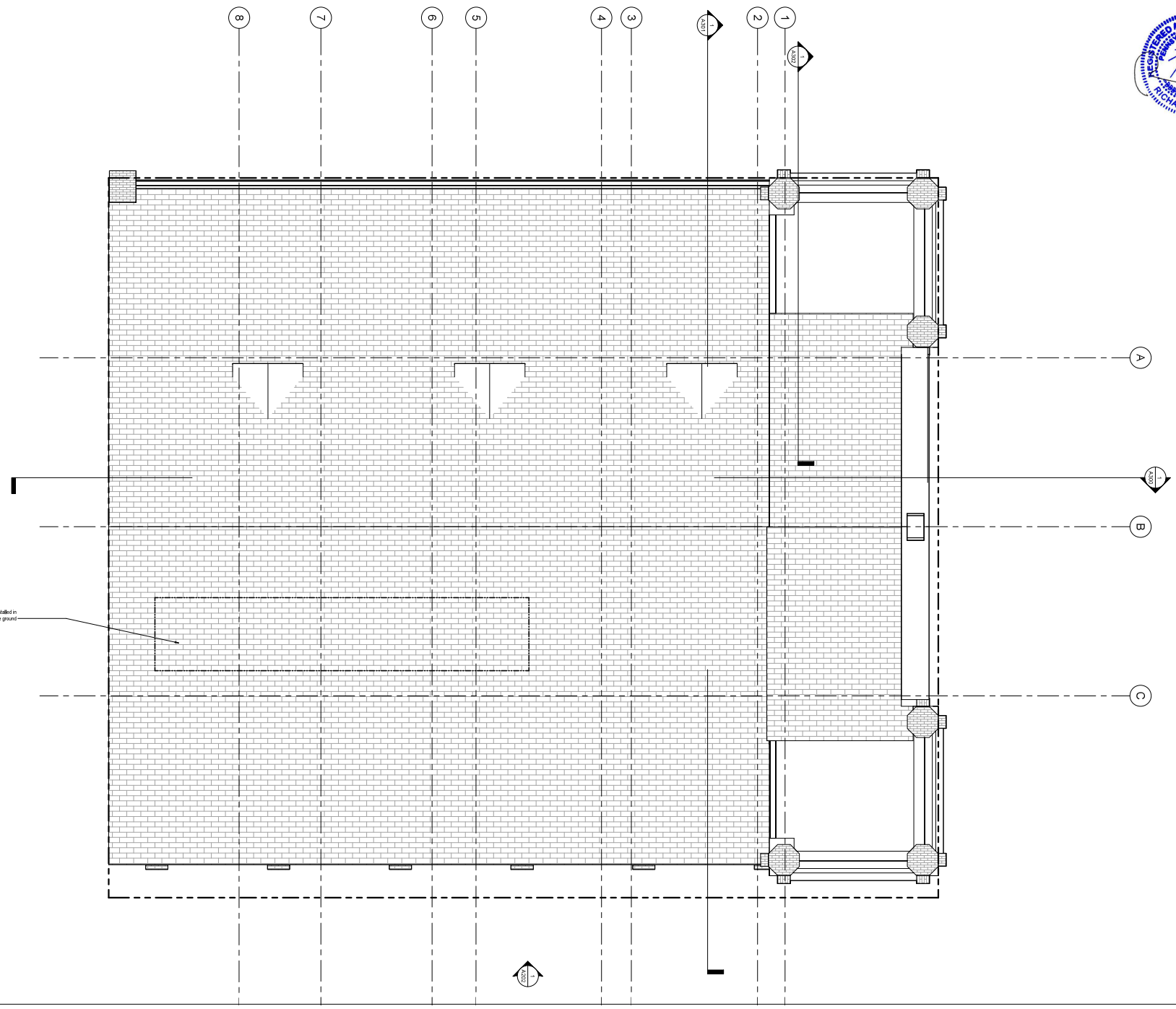
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A104

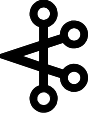
1/4" = 1'-0" A104
ROOF PLAN

Exterior condensing or other HVAC units are installed in inconspicuous locations with preference for the ground





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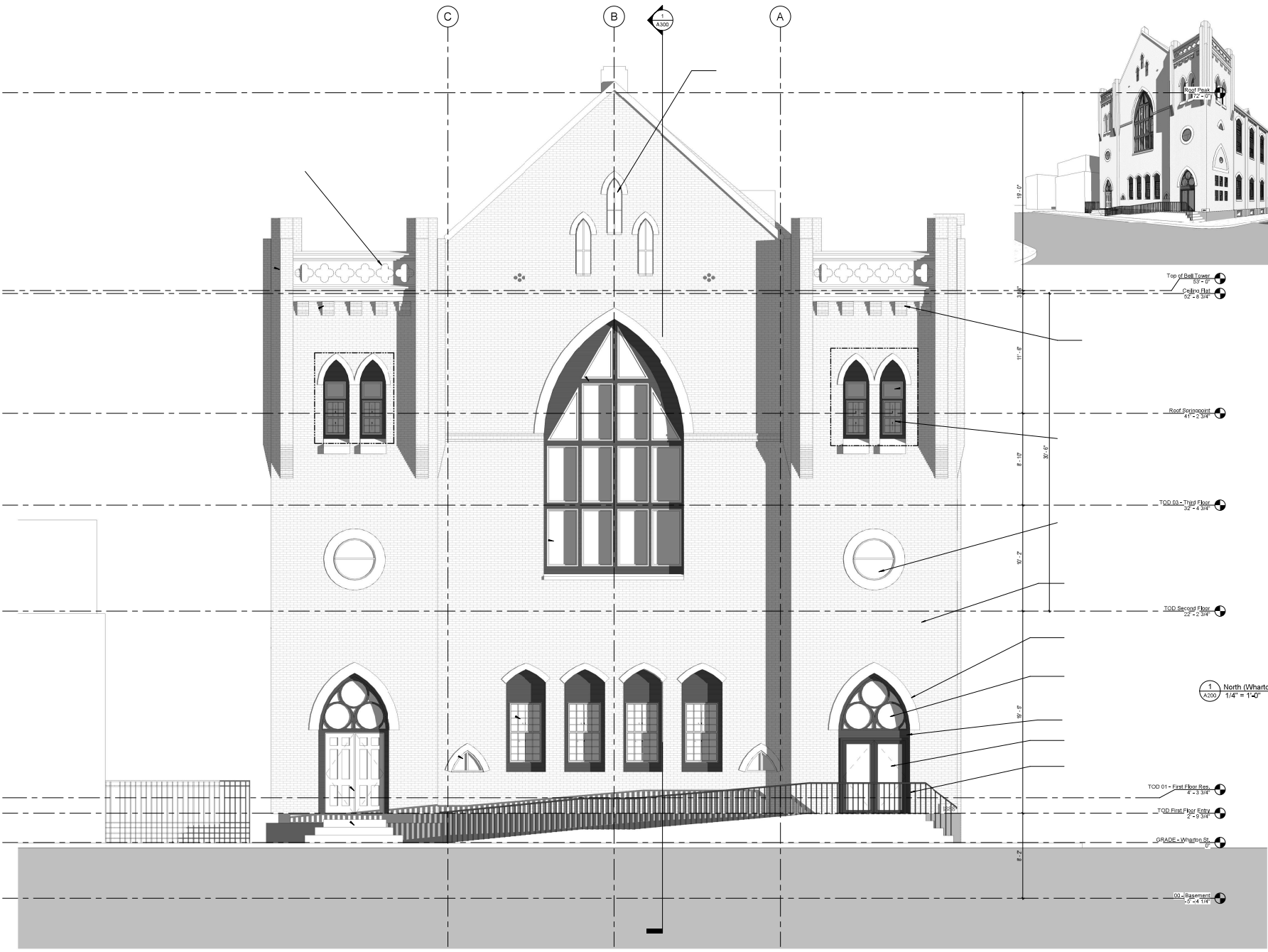


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DATE	REVISION
10/1/2018	1. Initial Design
10/1/2018	2. Final Design

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A200





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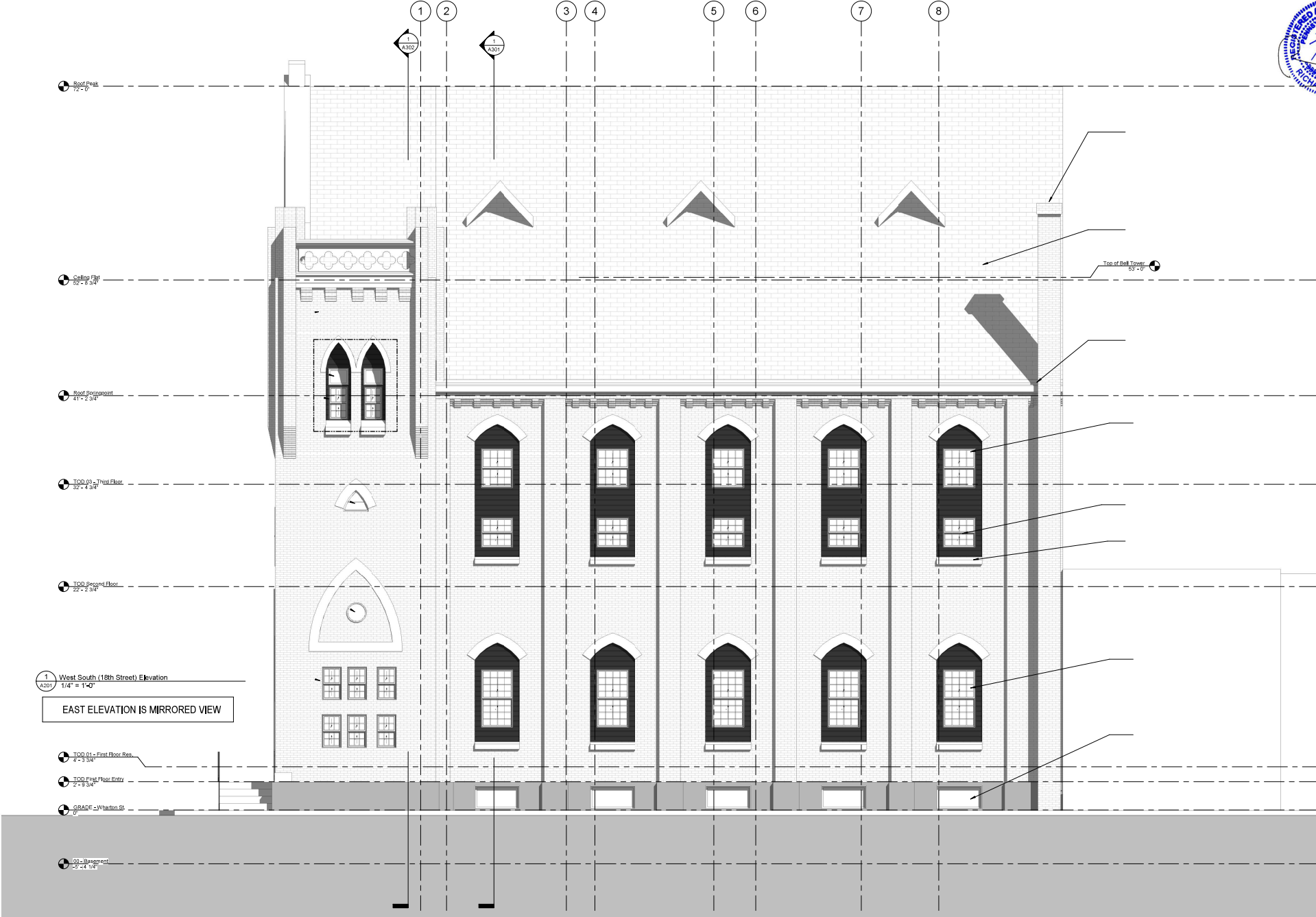


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11/15/2017	1.98
11/15/2017	1.99
11/15/2017	2.00

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A201



Roof Peak
72'-0"

Ceiling Flat
52'-0 3/4"

Roof Parapet
41'-2 3/4"

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

TOD Second Floor
22'-2 3/4"

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

EAST ELEVATION IS MIRRORED VIEW

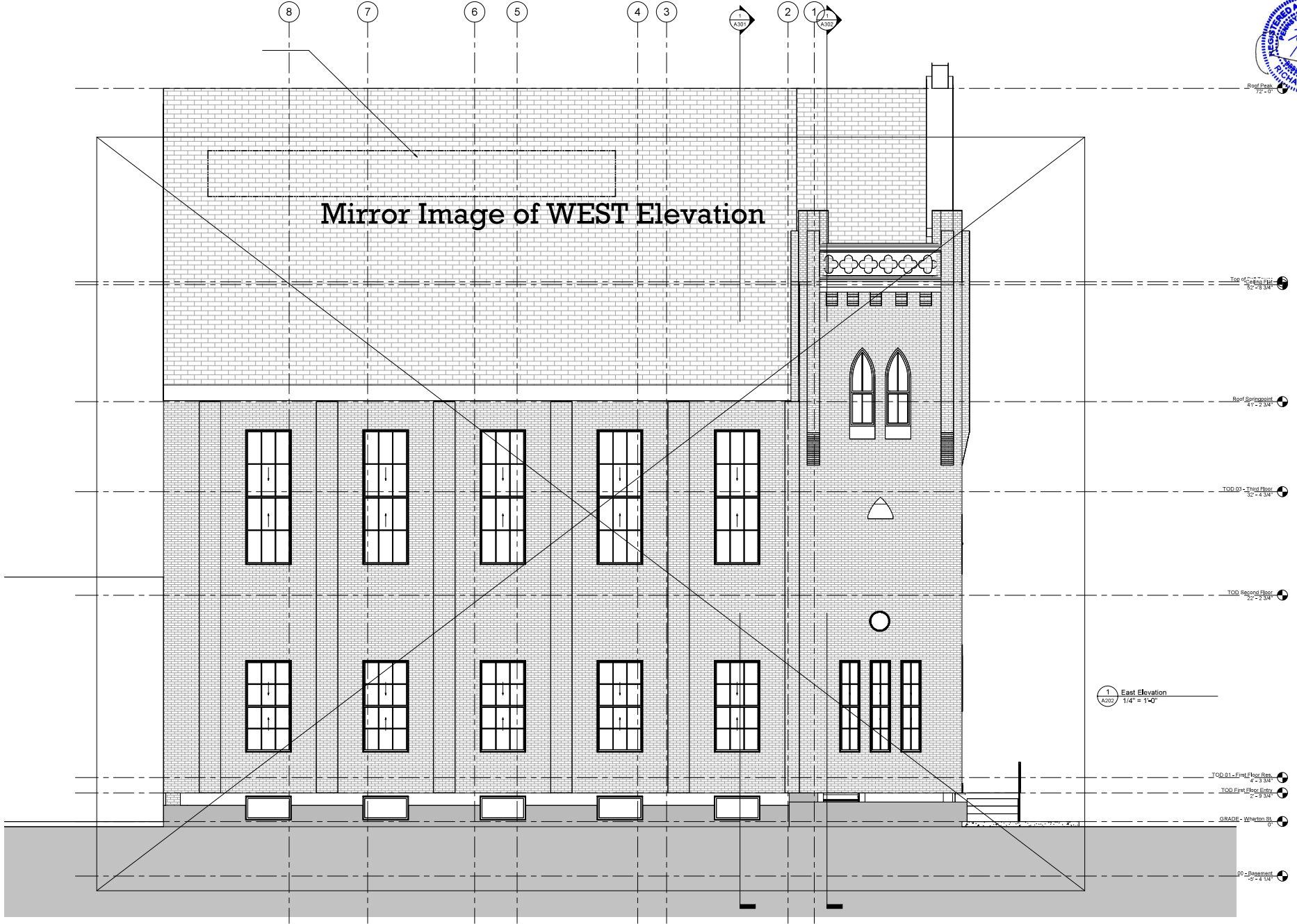
TOD 01 - First Floor Res.
2'-3 3/4"

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

GRADE - Wharton St.
0'

TOD Basement
-2'-4 1/4"

Top of Bell Tower
53'-0"



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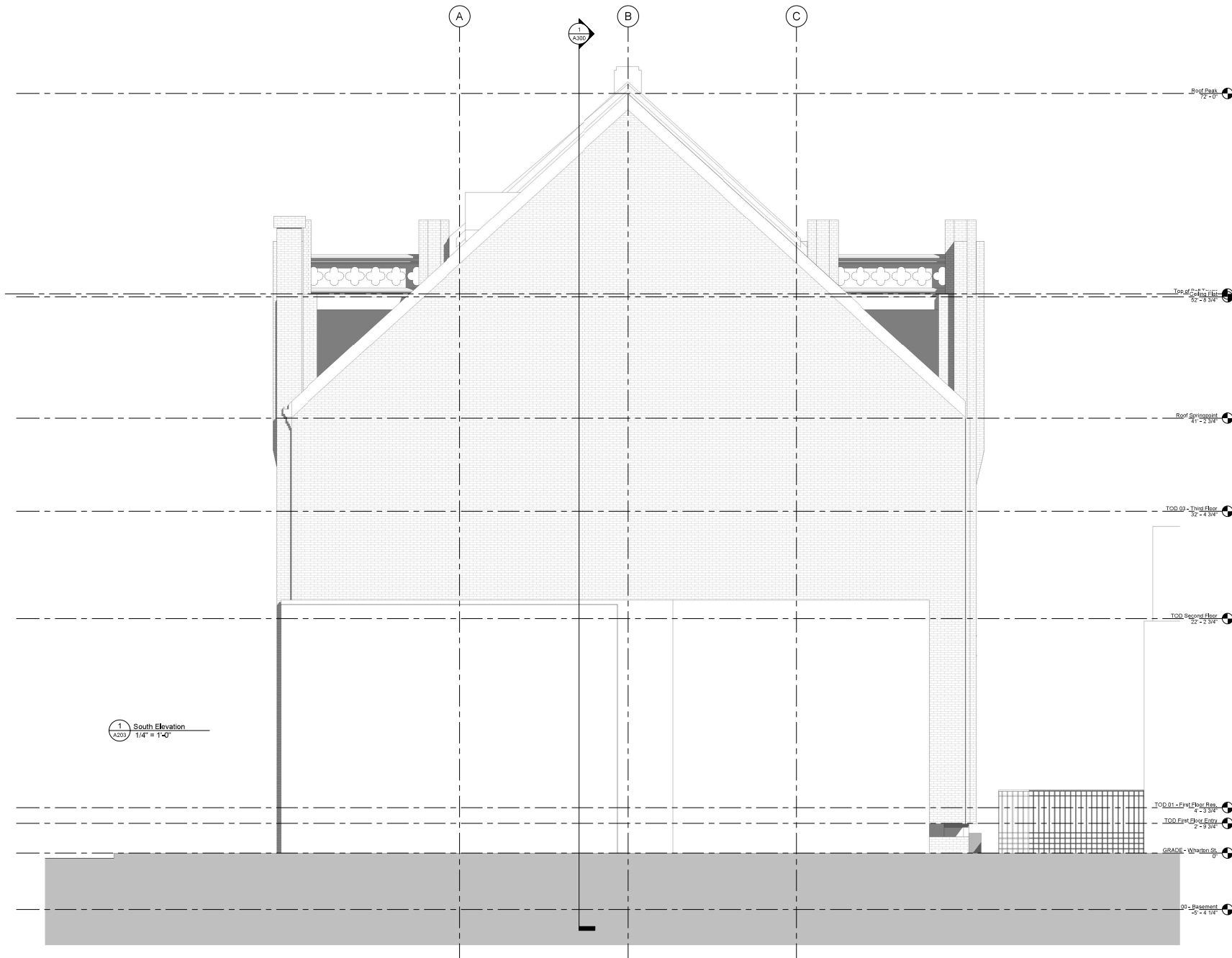


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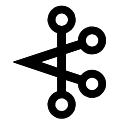
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