

ADDRESS: 415-17 AND 419 S 15TH ST

Proposal: Construct rooftop and rear additions

Review Requested: In Concept

Owner: Turning Points for Children/Pennsylvania Society to Protect Children from Cruelty

Applicant: Evan Litwin, Lo Design

History: 1860 to 1870

Individual Designation: None

District Designation: Rittenhouse Fidler Historic District, Contributing, 2/8/1995

Staff Contact: Allyson Mehley, allyson.mehley@phila.gov

BACKGROUND:

This in-concept review proposes constructing multiple rooftop additions and a four-story rear connector building at 415-17 and 419 S. 15th Street. Both properties are contributing historic resources in the Rittenhouse Fidler Historic District. The building at 415-17 S. 15th Street was constructed circa 1860 as a three-story building with two-story wings on each side and stables at the rear. The mansard roof was added between 1880 and 1900. The building at 419 S. 15th Street was constructed circa 1870 as a four-story rowhouse.

By 1922, the building at 415-17 S. 15th Street was converted from a private home to a group home by the Pennsylvania Society to Protect Children from Cruelty. In recent years, the properties were connected on the interior, and until recently provided support services for children. During the twentieth century, multiple changes and additions have occurred at the rears of the buildings and properties.

The rears of both properties are inconspicuous from the public right-of-way. There are two small non-accessible alleyways and rear yards along Lombard Street, but these areas offer limited visibility to the back of both properties.

SCOPE OF WORK:

- Construct rooftop additions and four-story rear connector building

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 will not destroy historic materials, features, and spatial relationships that characterize the property. The new works shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*
 - The proposed size and massing of the four-story connector at the rear of the properties meets Standard 9. The majority of the connector building will not be visible from the public right-of-way.
 - The proposed size and massing of the fourth-floor addition at the rear of 419 S. 15th Street meets Standard 9. This addition will not be visible from the public right-of-way.
 - The proposed size and massing of the fourth-floor addition on 415-17 S. 15th Street at the corner of S. 15th Street and Waverly Street does not meet Standard 9. The addition will be visible from the public right-of-way and remove a portion of the mansard roof. A fourth-story addition could be added to this level and meet Standard 9. To do so, it would need to be set back from the mansard and edge of the building along Waverly Street.

- The proposed two-story connector between the two properties along S. 15th Street does not meet Standard 9. This wing of the building at 415-417 S. 15th Street maintains its original form that dates to the circa 1860 construction. The proposed two-story connector would alter the historic integrity of this wing and remove a section of the mansard on the main block of the building.
- *Standard 10: New additions and adjacent or related new construction will be undertaken in a manner such that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*
 - The four-story connector at the rear of the properties meets Standard 10.
 - If the fourth story additions do not connect with the front and side elevations of the mansard, they could meet Standard 10.
 - If the fourth-story additions are set back from the corner of S. 15th Street and Waverly St, they could meet Standard 10.
 - The proposed two-story connector along S. 15th Street does not meet Standard 10.
- *Roofs Guideline | Recommended: Designing rooftop additions, elevator or stair towers, decks or terraces, dormers, or skylights when required by a new or continuing use so that they are inconspicuous and minimally visible on the site and from the public right-of-way and do not damage or obscure character-defining historic features.*
 - The proposed fourth-floor addition on 415-17 S. 15th Street at the corner of S 15th Street and Waverly Street could meet the Roofs Guidelines with proper setbacks.

STAFF RECOMMENDATION: Approval, provided the rooftop additions are set back from the front of the building and alterations to the mansard are limited, pursuant to Standards 9, 10, and the Roofs Guideline.



415 S 15TH STREET

14 NOVEMBER 2023 | HISTORICAL COMMISSION IN-CONCEPT REVIEW

PROJECT NARRATIVE

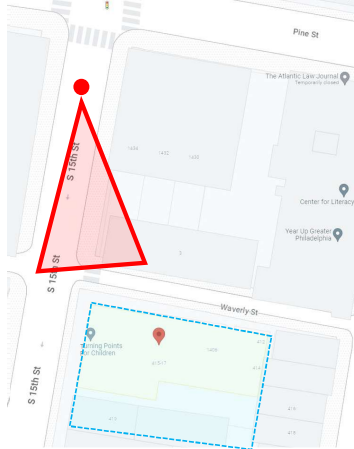


The subject property is located at 415-19 S 15TH Street in the Rittenhouse Fidler Historic District. The building is an existing structure on a corner with approximately 18,000 interior square feet and a large center courtyard, fronting both Waverly and South 15th Streets.

The building in its current form represents a constant evolution since its original construction with many additions and modifications that are evident from its exterior. What began as a speculative development of a large residential brownstone in the 1860s has evolved over time. Most recently, it has been used as an office complex for a youth services nonprofit for many decades.

The purpose of this presentation is to set the initial parameters for a new chapter in this building’s history as we seek to renew the existing historic elements and propose strategic interventions in sync with the history and aesthetic of the building.

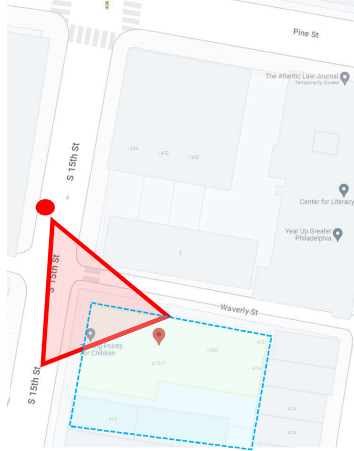
EXTERIOR VIEWS



415-19 S 15TH STREET | IN-CONCEPT REVIEW | 14 NOVEMBER 2023

LO DESIGN

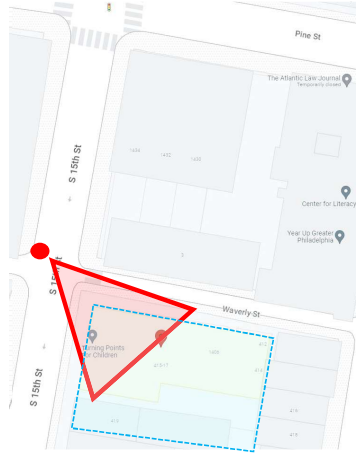
EXTERIOR VIEWS



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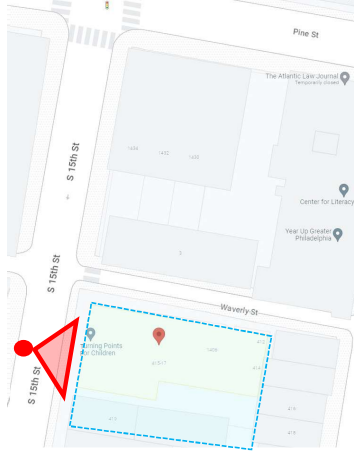
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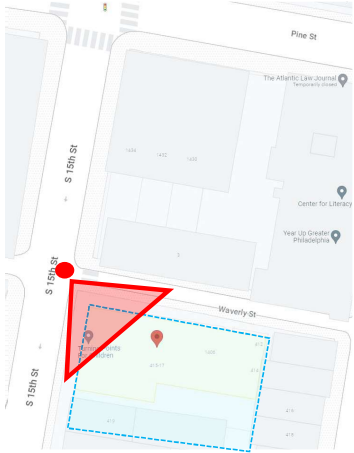
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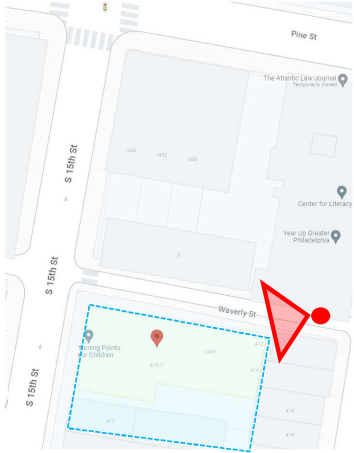
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EXTERIOR VIEWS



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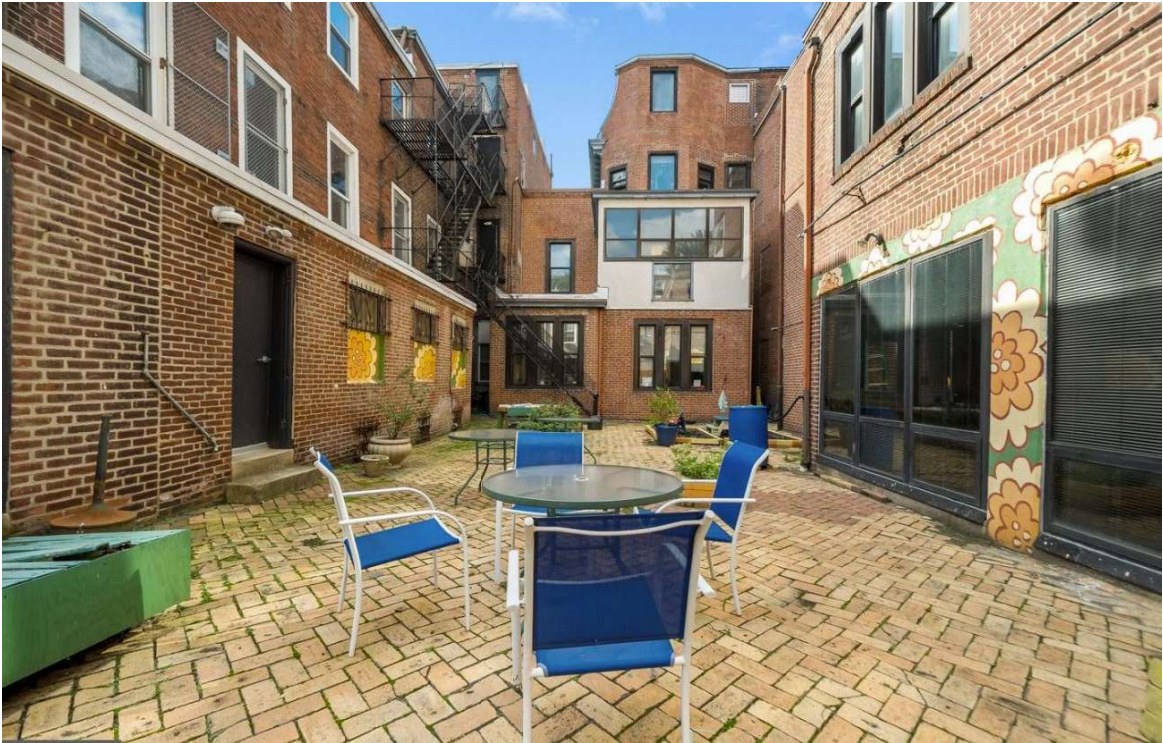


LO DESIGN

INTERIOR COURTYARD VIEWS



INTERIOR COURTYARD VIEWS



INTERIOR COURTYARD VIEWS



INTERIOR IMAGES

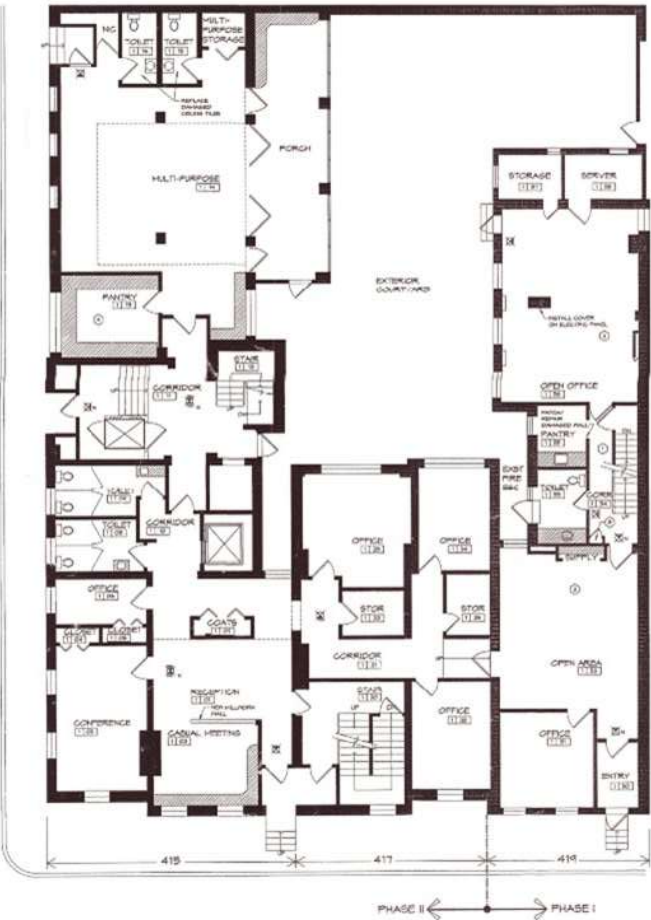


INTERIOR IMAGES

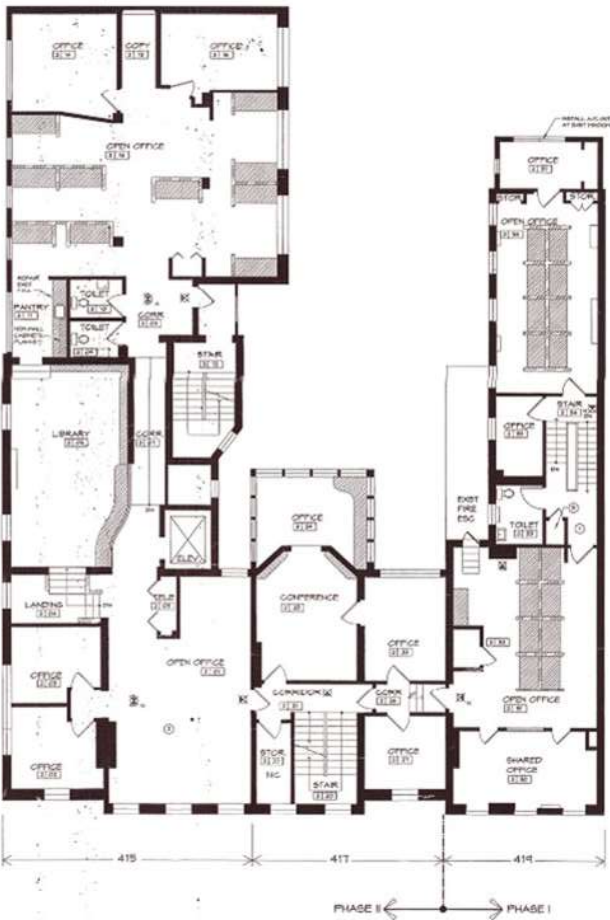


AS-BUILT PLANS

PLANS CIRCA 2009/ L2P ARCHITECTS



LEVEL 1



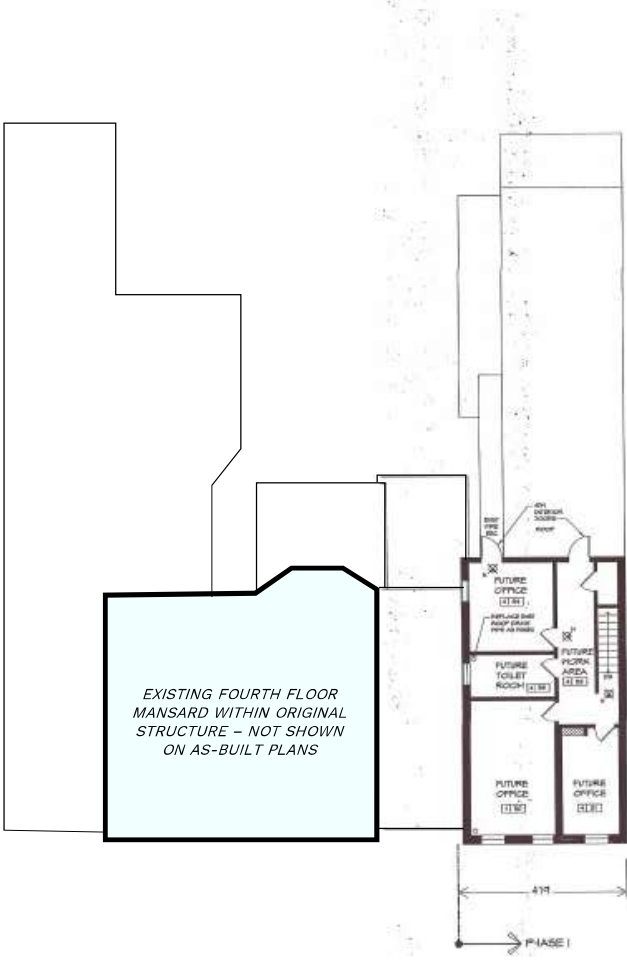
LEVEL 2

AS-BUILT PLANS

PLANS CIRCA 2009/ L2P ARCHITECTS



LEVEL 3



LEVEL 4

PROJECT SCOPE

AERIAL PHOTOGRAPH - EXISTING



PROJECT SCOPE

AERIAL PHOTOGRAPH – PROPOSED ADDITIONS

LEVEL 4 ADDITION ABOVE “CARRIAGE HOUSE” WITH MINIMAL SETBACK

NEW 4 STORY “CONNECTOR” OVER NEW FOUNDATION



LEVEL 4 “MANSARD LEVEL” EXTENDED WITH LARGE SETBACK TO MINIMIZE VIEW FROM STREET (NEW MASS BEHIND EXG CHIMNEY)

REAR LEVEL 4 ADDITION

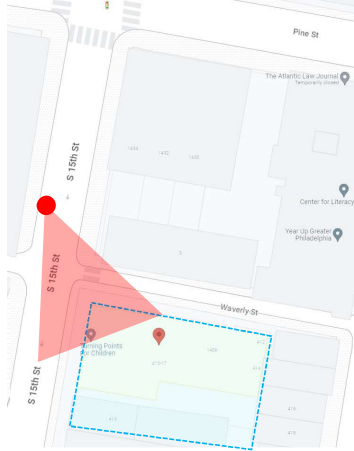
LEVEL 3 AND LEVEL 4 ADDITION CONNECTING 417 AND 419 S 15TH STREET, LARGE SETBACK

PROJECT SCOPE

PROPOSED ADDITIONS

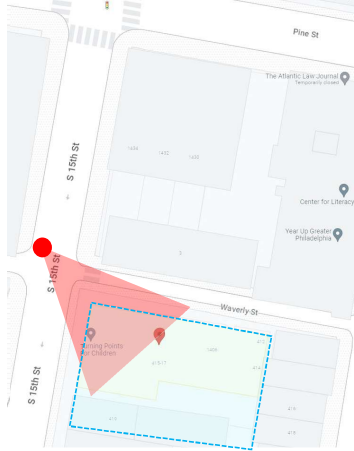
LEVEL 4 ADDITION ABOVE
"CARRIAGE HOUSE" WITH
MINIMAL SETBACK

LEVEL 4 "MANSARD LEVEL"
EXTENDED WITH LARGE SETBACK
TO MINIMIZE VIEW FROM STREET
(NEW MASS BEHIND EXG CHIMNEY)



PROJECT SCOPE

PROPOSED ADDITIONS



PROJECT SCOPE

PROPOSED ADDITIONS

LEVEL 3 AND 4 ADDITION WITH
LARGE SETBACK

