

ADDRESS: 415-17 S 3RD ST

Proposal: Alter and infill openings

Review Requested: Final Approval

Owner: Christian Origlio

Applicant: Jeffrey Wyant, Wyant Architecture

History: 1970; Hans G. Egli, architect

Individual Designation: None

District Designation: Society Hill Historic District, Contributing, 3/10/1999

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

BACKGROUND:

This application proposes to alter and infill openings at 415-17 S. 3rd Street. The building was constructed in 1970 as part of the redevelopment of Society Hill and is classified as contributing to the Society Hill Historic District. The scope of work includes enclosing an arched exterior alcove on the front façade to create additional interior living space. Other changes include enlarging an original rear entry for a larger door system and removing the glazing from a rooftop element.

SCOPE OF WORK:

- Enclose double height alcove on front façade with a window system.
- Remove original half arch opening on rear façade and replace with glazed folding wall.
- Remove glazing from roof element.

STANDARDS FOR REVIEW:

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

- *Standard 2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alterations of features, spaces and spatial relationships that characterize a property will be avoided.*
 - The double height alcove facing S. 3rd Street is an integral and character defining feature of the original 1970 building. Demolition of the alcove's balcony and windows and enclosing the front arch with a new window system would be highly visible alterations that do not meet Standard 2.
 - The rear entry within a half arch opening is character-defining feature of the building. While the full removal of the door, moldings, and brick do not meet Standard 2, the alteration of this feature is not visible from the public right-of-way.
 - The upper window glazing of the rooftop element has limited visibility from the public right-of-way. The change is limited to the removal of the glazing only and the window frame will remain in place, therefore this alteration primarily meets Standard 2.
- *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 changes to exterior alcove alter historic materials, features, and spatial relationships on the primary facade. In addition, the proposed alterations are not compatible with the features, scale, and proportions of the historic building and do not meet Standard 9.

STAFF RECOMMENDATION: Approval of the alterations to the rear entry and upper window, but denial of the infill of the front alcove, pursuant to Standards 2 and 9.

IMAGES:



Image 1: 415-17 S 3rd Street, 1970. *Philadelphia Historical Commission archive files.*

19 August 2024

To: Philadelphia Historical Commission
Re: 415 S 3rd Street, Philadelphia, PA
Owners: Christian Origlio and Leona Chang

Dear Historical Commission,

Wyant Architecture submits this application to restore and renovate the residential property at 415 S 3rd Street, as documented in the attached proposal.

EXISTING CONDITONS

415 S 3rd Street is a three-story, 3,350 square foot contemporary brick residence located in the Society Hill neighborhood of Philadelphia, at the corner of South Third Street and Stamper Streets (between Pine and Lombard).

Designed by architect Hans Egli in 1970, the house is distinguished on its Third Street elevation by a two-story corner window that overlooks St. Peter's Church across the street, and two arches – one a smaller recessed entry and the other a two-story opening into a narrow three-story courtyard. Concrete planters are located in front of both two-story elements, and a wood trellis at the narrow west-facing courtyard supports a wisteria vine. The home's L-shaped floor plan surrounds a rear garden located at the south-east corner of the property, which is not visible from any public way. Access to this courtyard from the living room is limited to a half-arch door and sidelight at the south-east corner, which lets very little light into the space. A roof deck at the third-floor level overlooks the garden on the east side and is open to the narrow courtyard space on the west side. A glazed wind-screen structure at the third-floor level, called *the greenhouse* on the original drawings, is open to the elements on both sides. This structure includes a sloped 'roof' element that partially covers the narrow west-facing courtyard.

The existing house suffers from significant deferred maintenance issues including leaking roof surfaces, leaking concrete planters, deteriorating planter walls, and deteriorating windows.

The narrow west-facing three-story courtyard space is problematic in several ways:

- At 7'-6" w x 17' l x 35'h, the proportions feel cavernous and unwelcoming.
- The space is in shadow most of the day, and therefore suffers from mildew and dampness
- Unsuspecting birds routinely fly into the glazed wind-screen element at the third-floor level, requiring the Owners to frequently clear dead birds.
- It is physically and visually disconnected from interior spaces, with only a narrow door into the space at the first-floor level, and a small (21sqft) balcony at the second-floor level.
- It lacks privacy from 3rd Street.

PROJECT GOALS

Project goals include the following:

- Improve the entry sequence from both the front door and the garage, with surfaces to set things down and closet space for coats and backpacks. (The current foyer space is 5' x 7' with no room for a coat closet.)
- Improve the rear garden and its physical and visual connection to the living room.
- Improve the roof deck, including water management (gutter, downspouts, leaky planters, leaky roof surfaces)
- Propose better use of multi-story space facing 3rd street.
- Improve primary bedroom and bathroom, and its access to the roof deck.
- Replace deteriorating windows (except those at north-west corner)

PROPOSED SCOPE OF WORK

Our proposed design infills the three-story narrow courtyard at the first and second-floor levels and extends the roof deck to the west wall at the third-floor level. Doing so eliminates the problematic courtyard space and provides floor area for increased functionality at the front entry.

The two-story arch would be infilled with a combination of aluminum fixed and casement windows with narrow sightlines. These windows would be set back from the face of the brick to maintain shadow lines and a feeling of depth. Our proposed design also recalls the existing trellis post with a new vertical wood trim detail, while the proposed horizontal floor spandrel matches the existing one at the building's north-east corner. The proposed window pattern is determined by the existing 'greenhouse' structure above.

We propose to re-create the 'greenhouse' element with a new aluminum framework that matches the existing in shape and dimension. The vertical plane of this structure would incorporate bird-friendly glass panels, while the sloped section, which is not visible from the street, would remain unglazed.

Our proposed design also eliminates the solid wall between the existing living room and the courtyard, replacing it with a large folding window wall that creates a physical and visual connection between the two spaces. This proposed folding wall would not be visible from a public way.

Thank you for your consideration of this proposal.

Sincerely,



Jeffrey Wyant, AIA, LEED AP
Principal, Wyant Architecture



415 south 3rd street proposed renovations



existing conditions
 3/32" = 1'-0"

12 august 2024

origlio | chang
 415 s 3rd street
 philadelphia, pa

wyantarchitecture
 philadelphia, pa

site plan



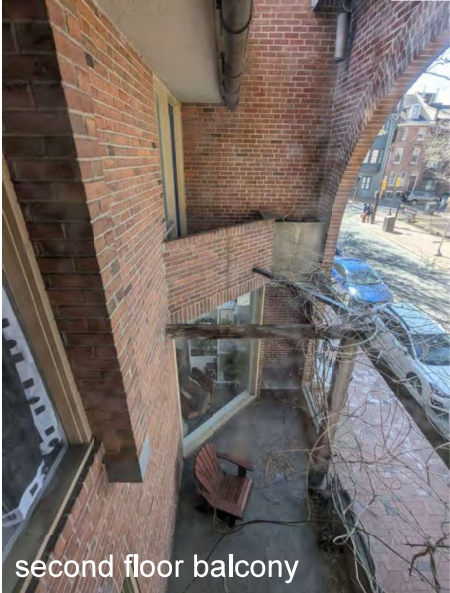
corner of stamper street and south 3rd street

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existing conditions - street elevations

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415 s 3rd street
philadelphia, pa



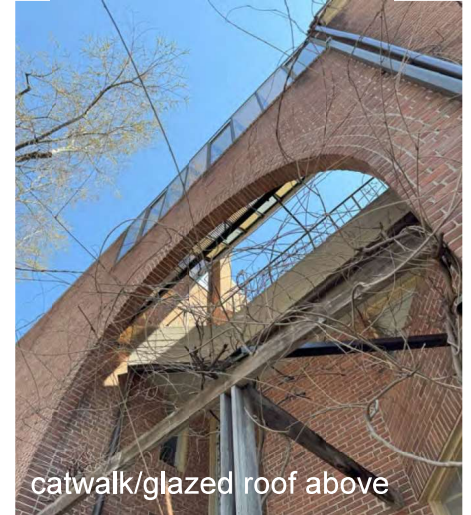
second floor balcony



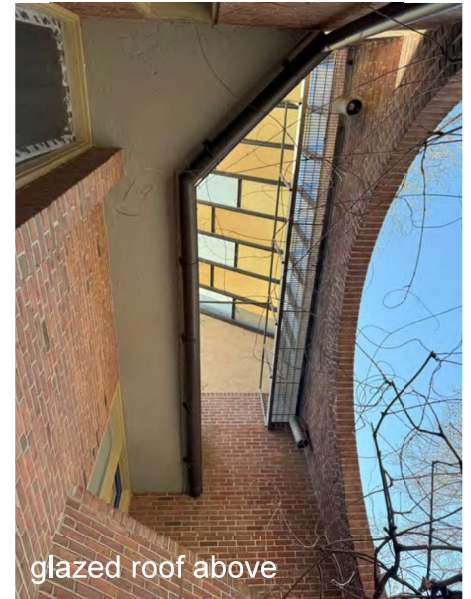
first floor terrace space



arch from 3rd st sidewalk



catwalk/glazed roof above



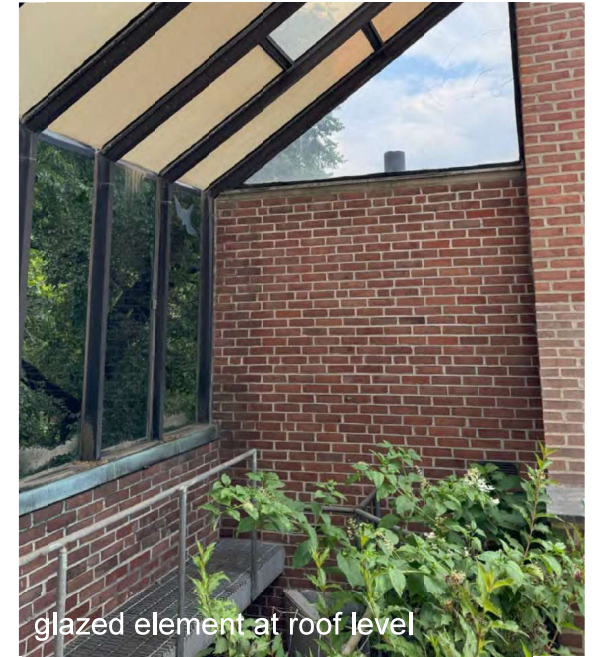
glazed roof above

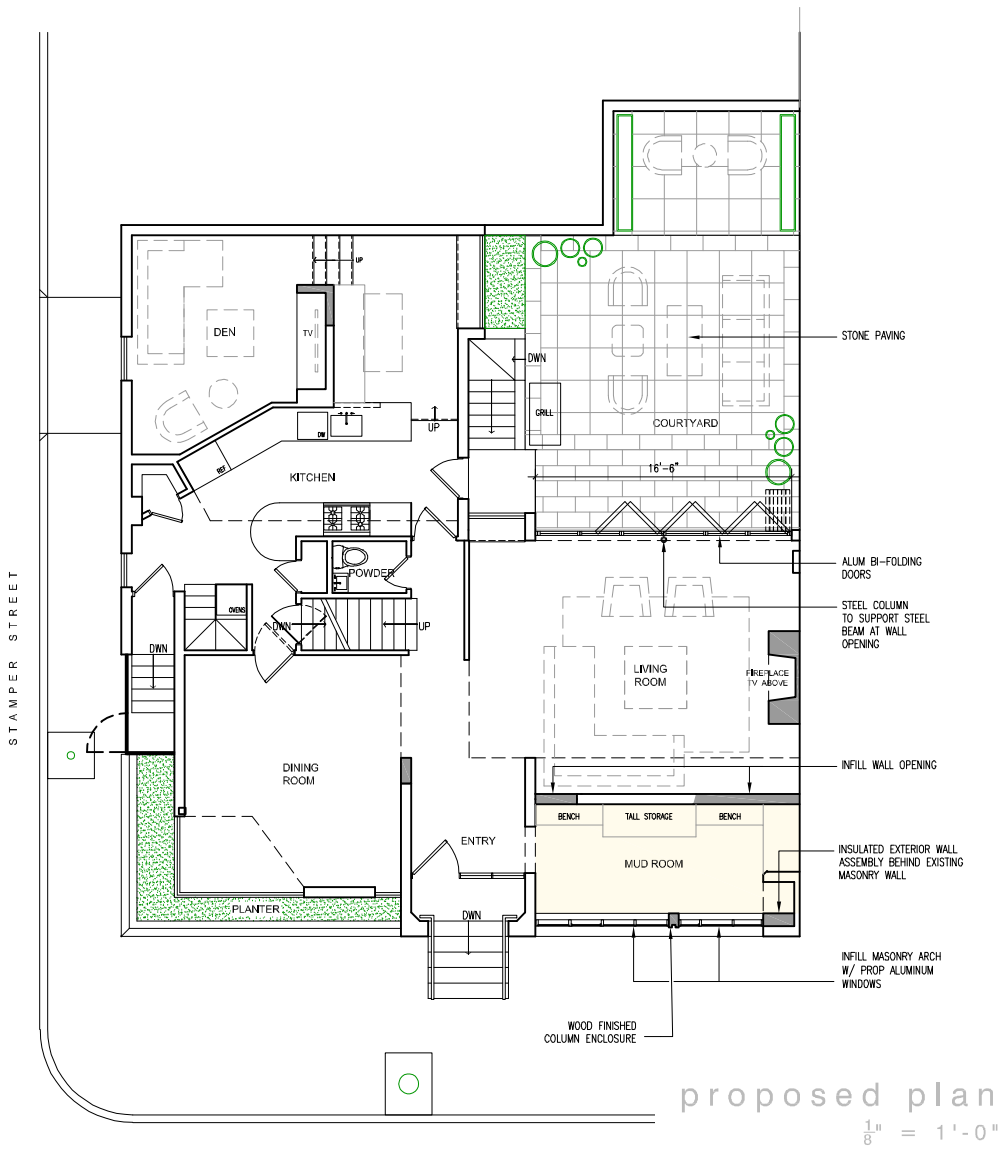
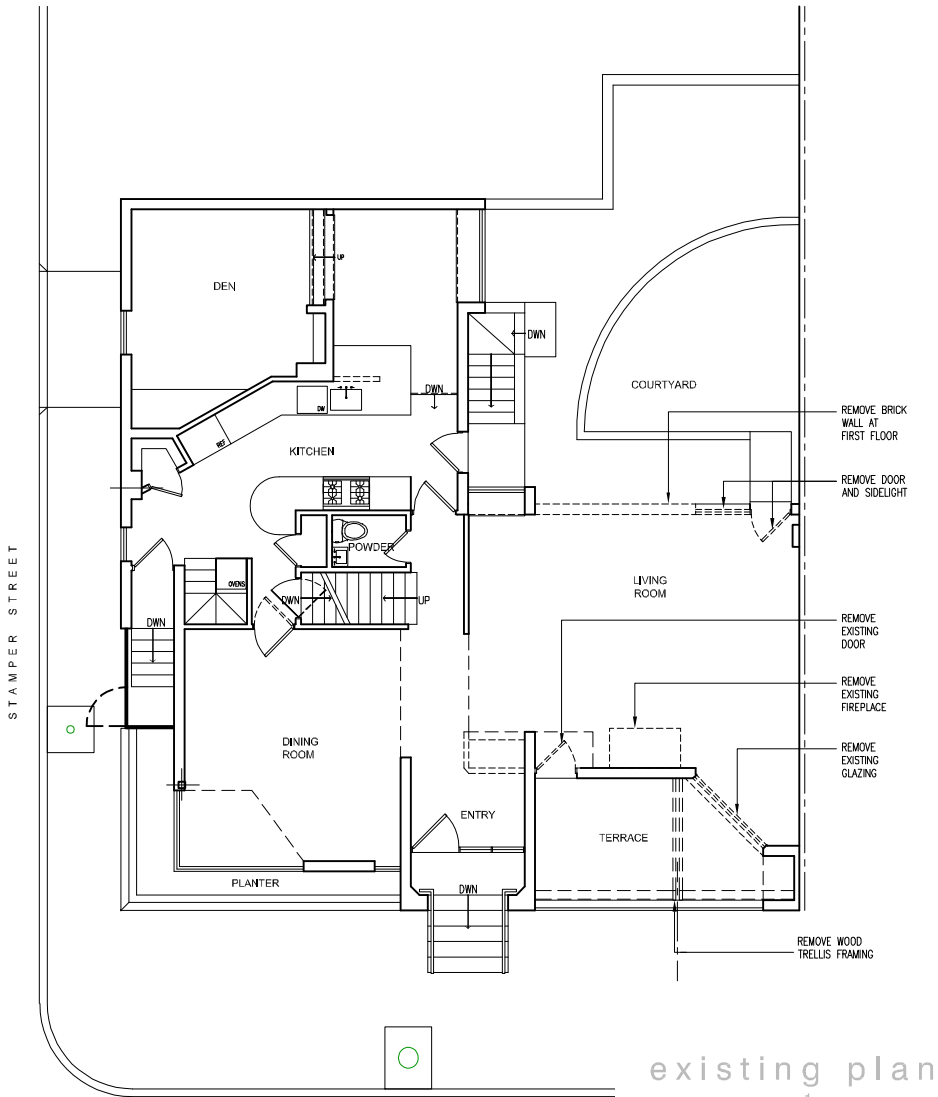
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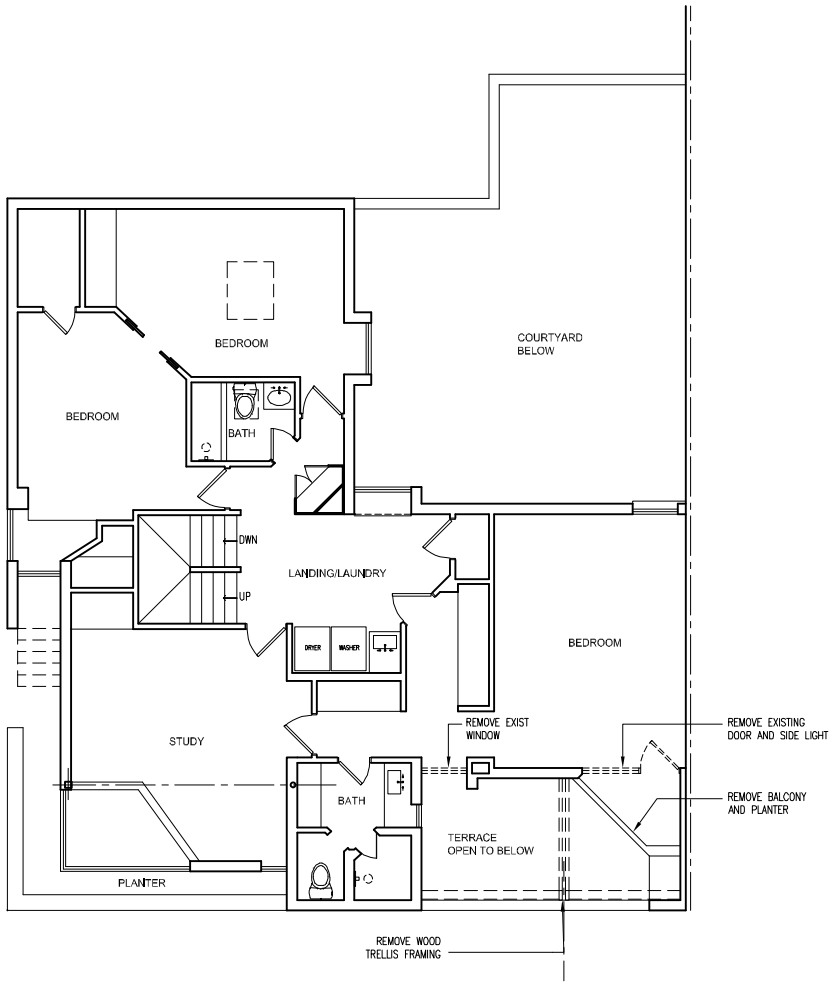
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existing conditions - terrace

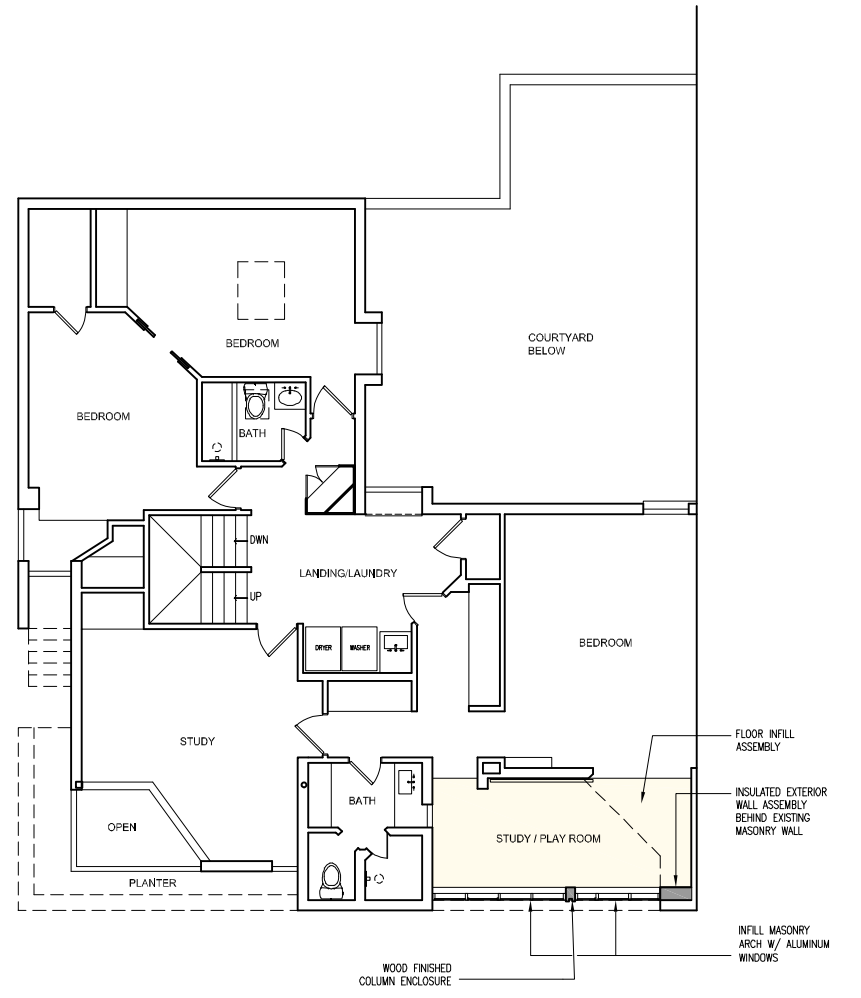
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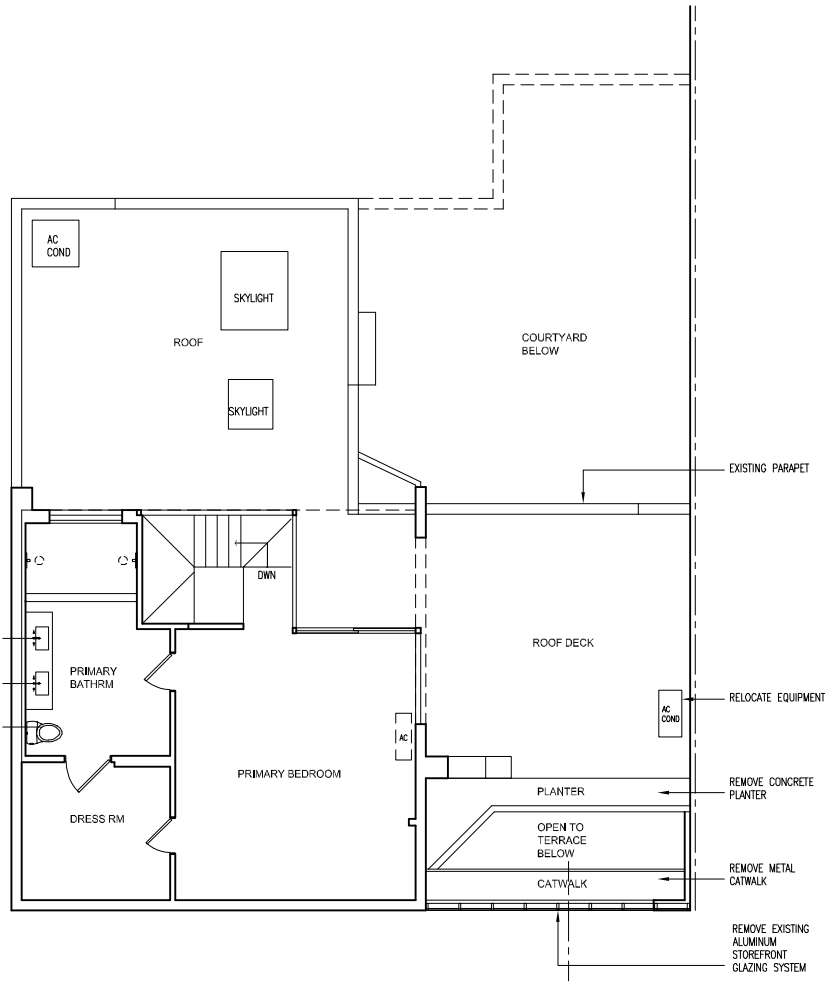


existing plan
 $\frac{1}{8}'' = 1'-0''$

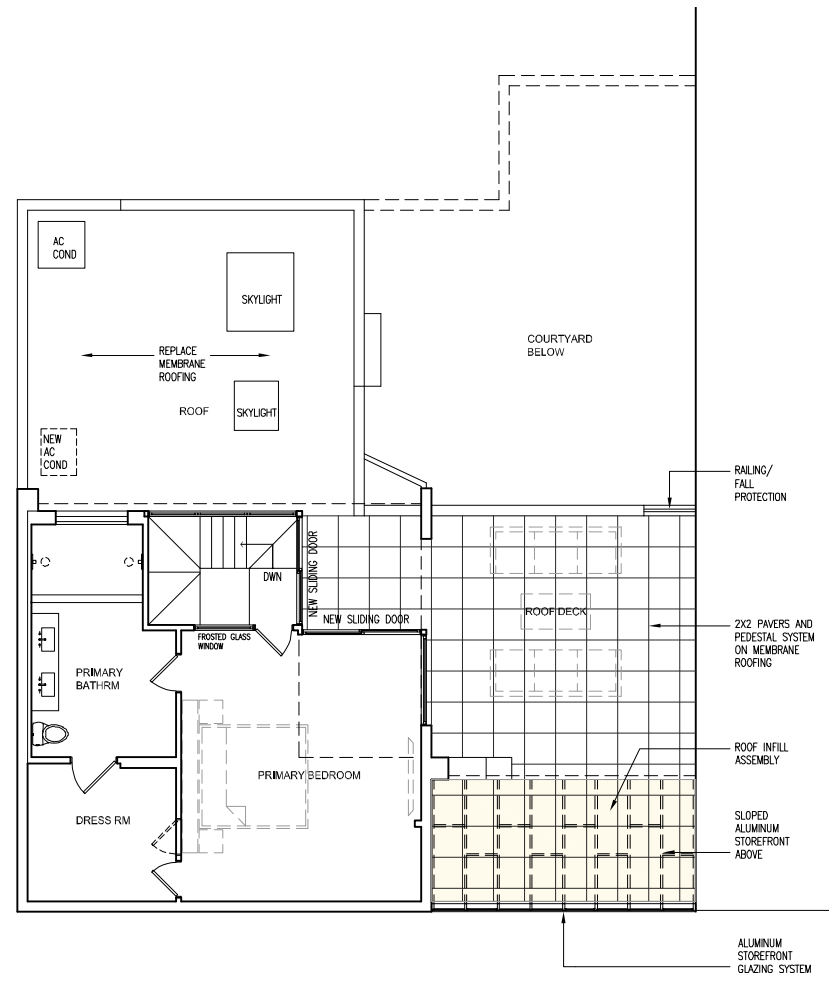


proposed plan
 $\frac{1}{8}'' = 1'-0''$

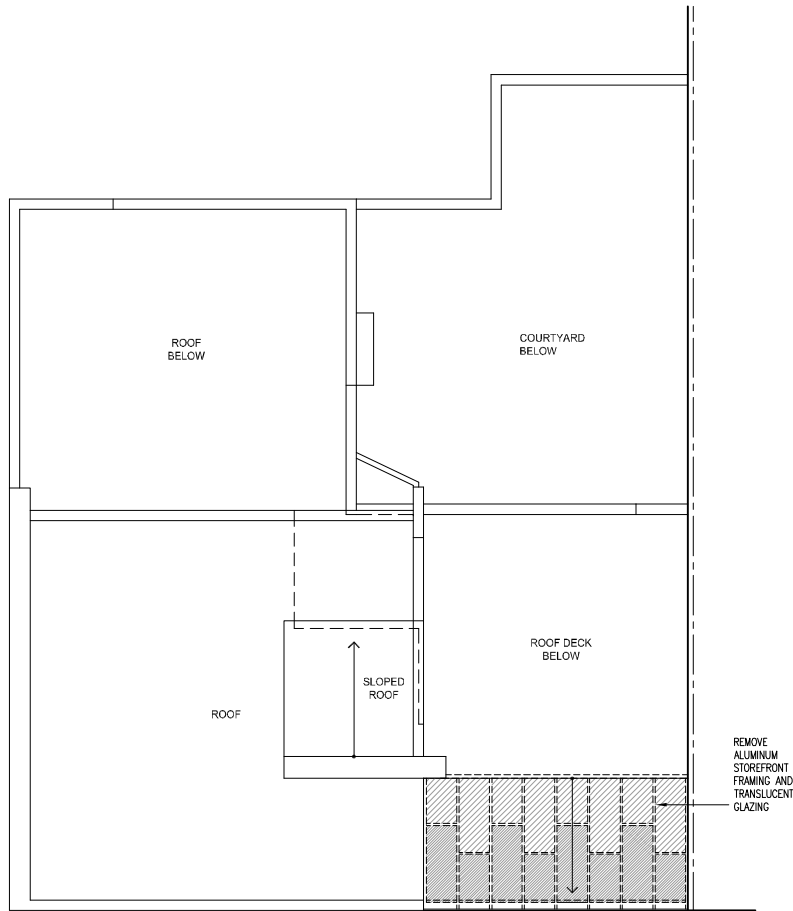
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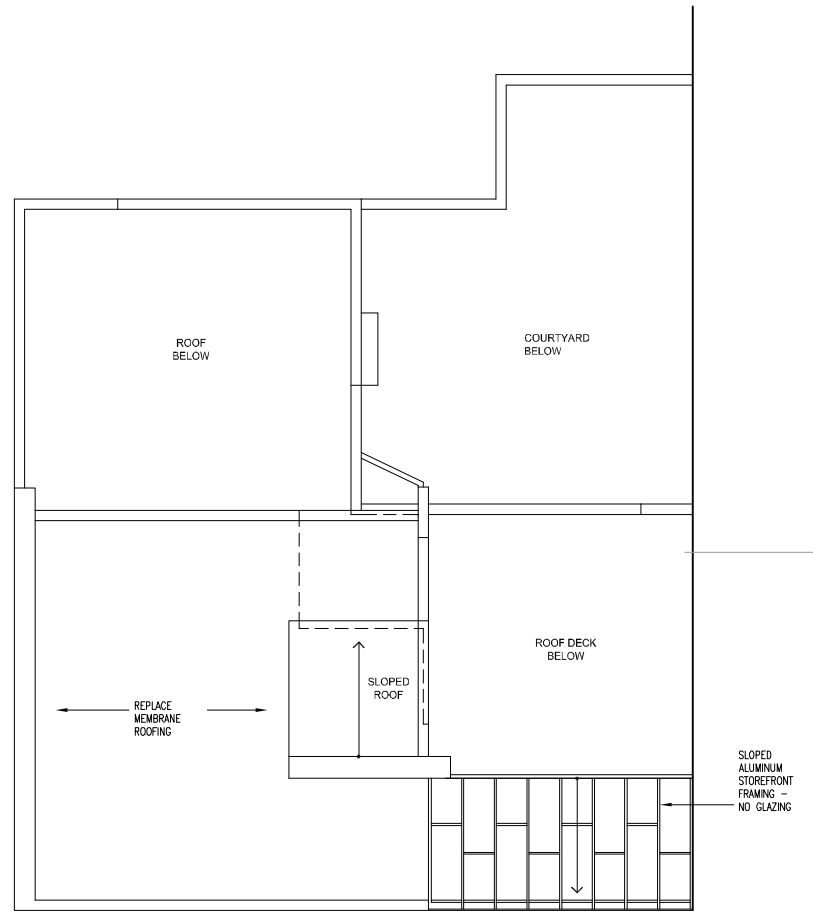
existing plan
 $\frac{1}{8}'' = 1'-0''$



proposed plan
 $\frac{1}{8}'' = 1'-0''$

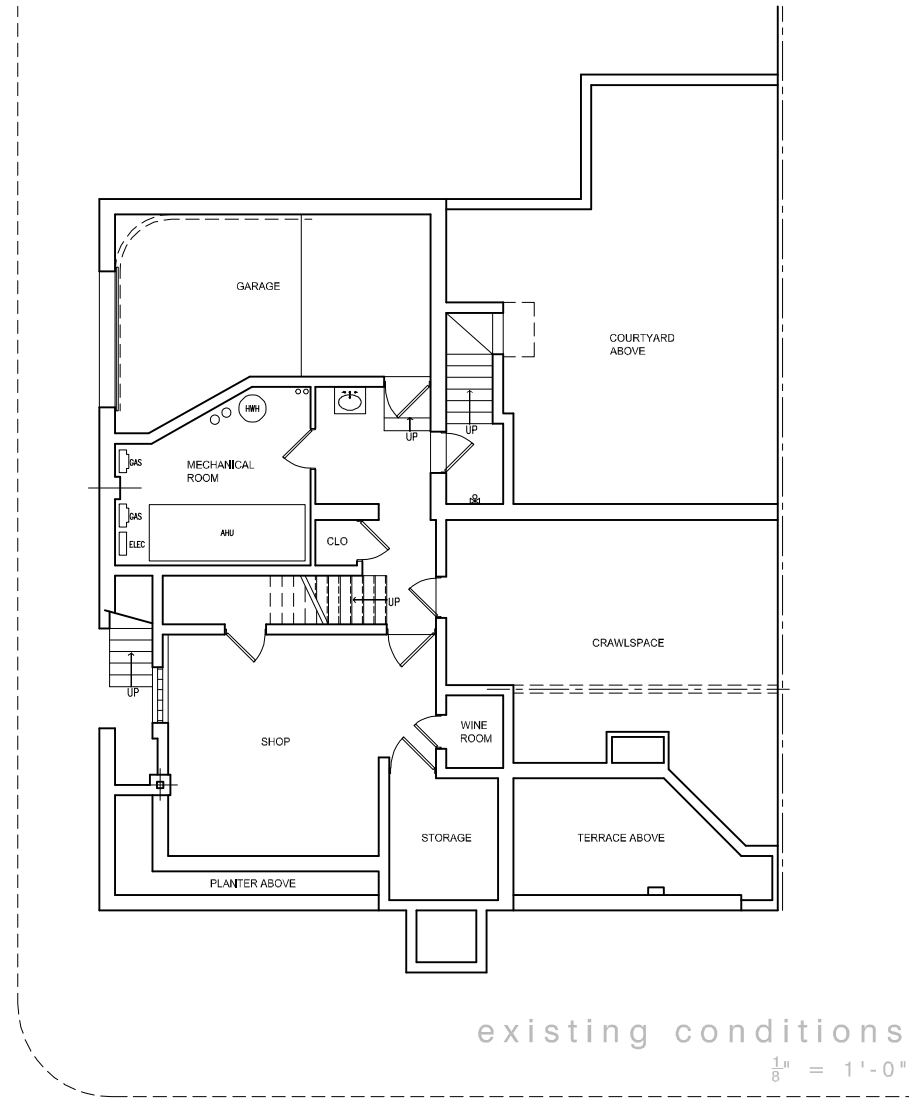


existing plan
 $\frac{1}{8}'' = 1'-0''$



proposed plan
 $\frac{1}{8}'' = 1'-0''$

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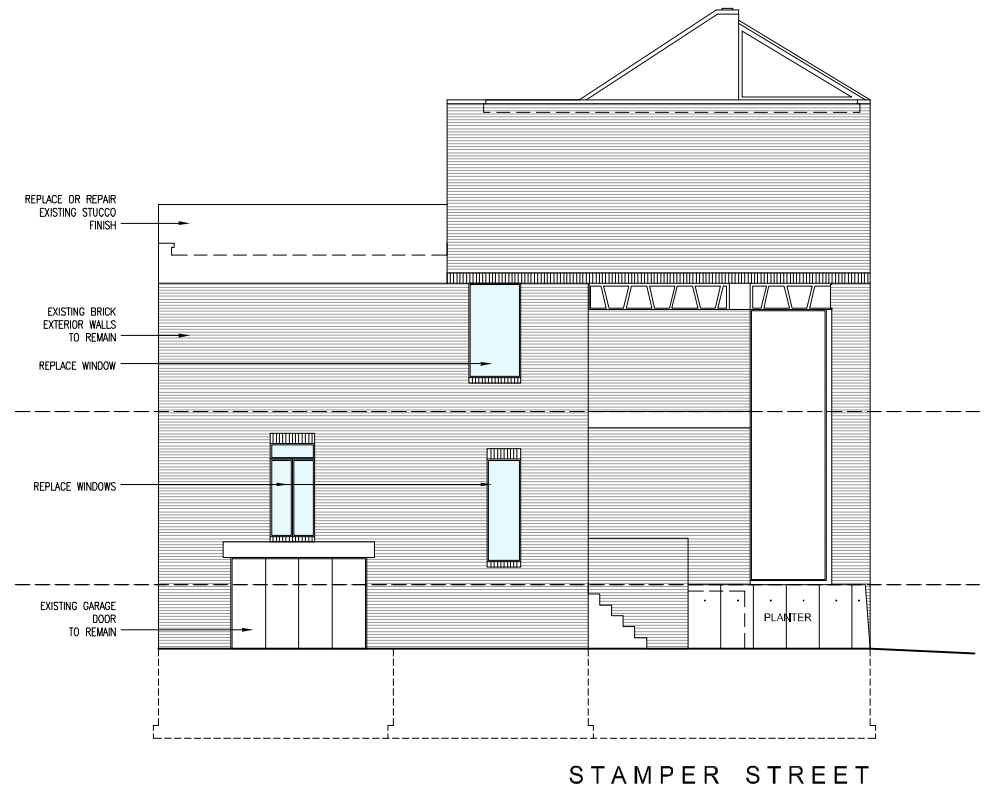


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basement plan
 for reference - no proposed work



proposed street elevation

$\frac{1}{8}'' = 1'-0''$

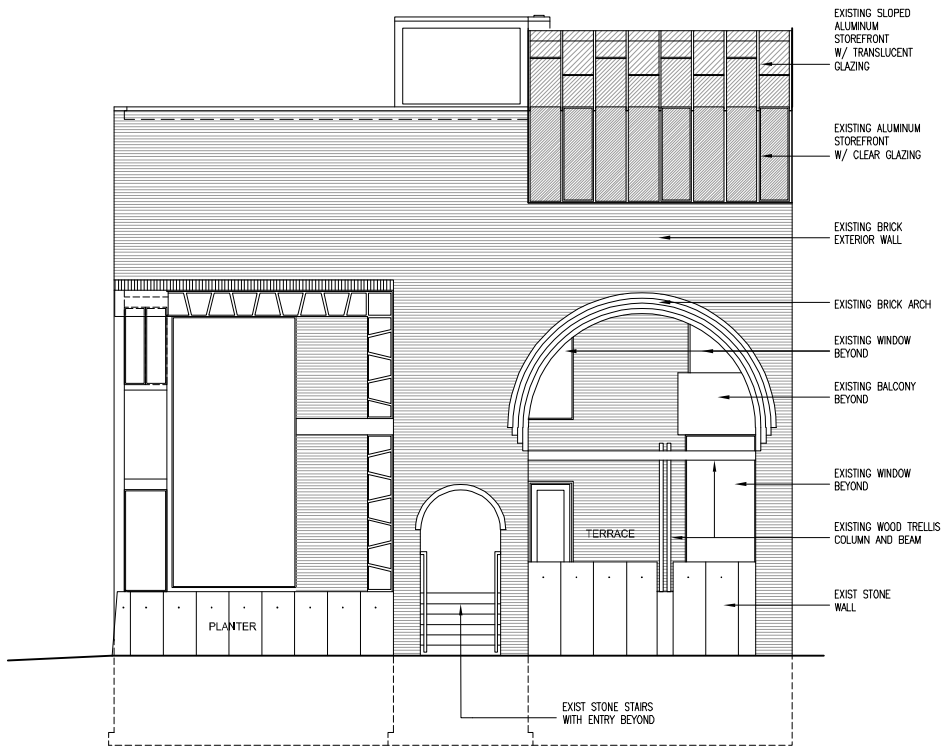
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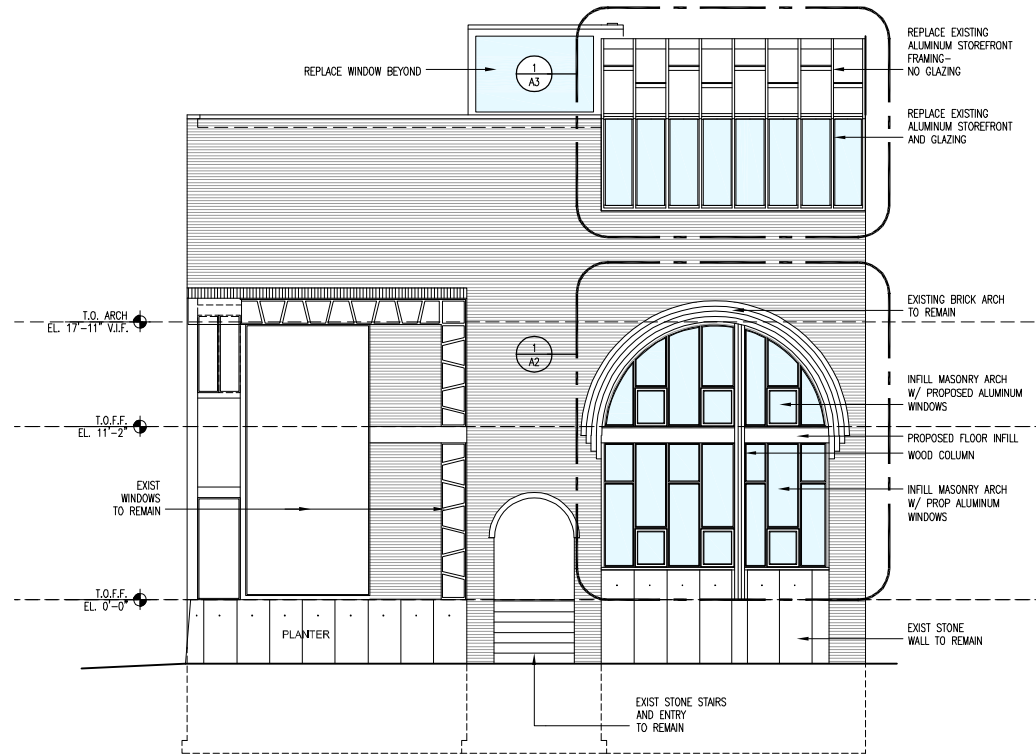
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stamper street elevation



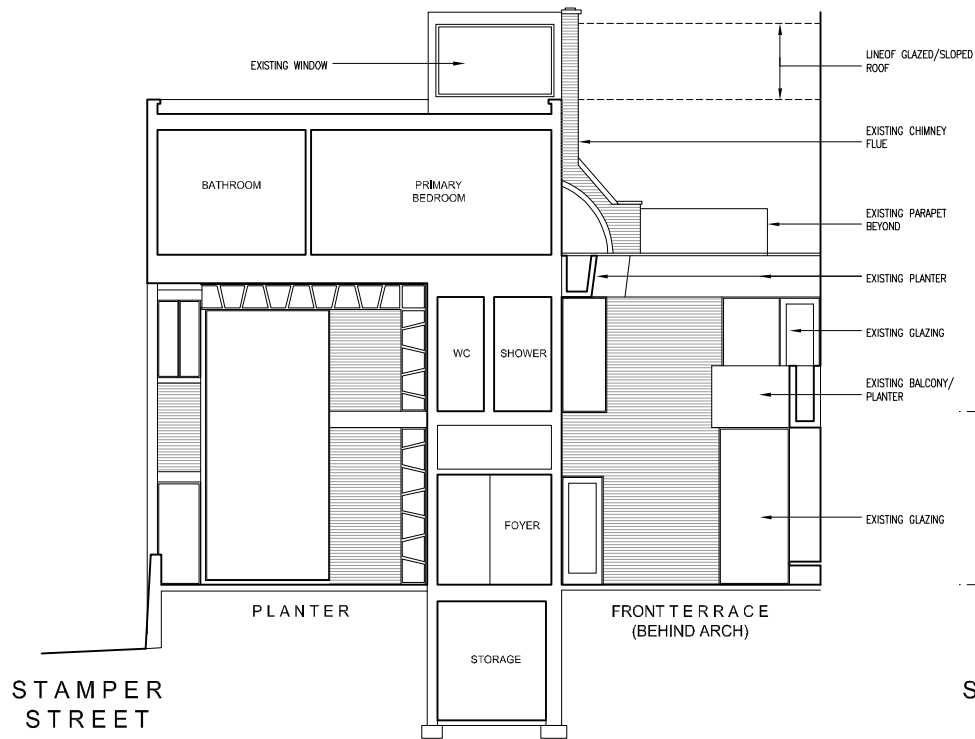
SOUTH THIRD STREET

existing elevation
 $\frac{1}{8}'' = 1'-0''$

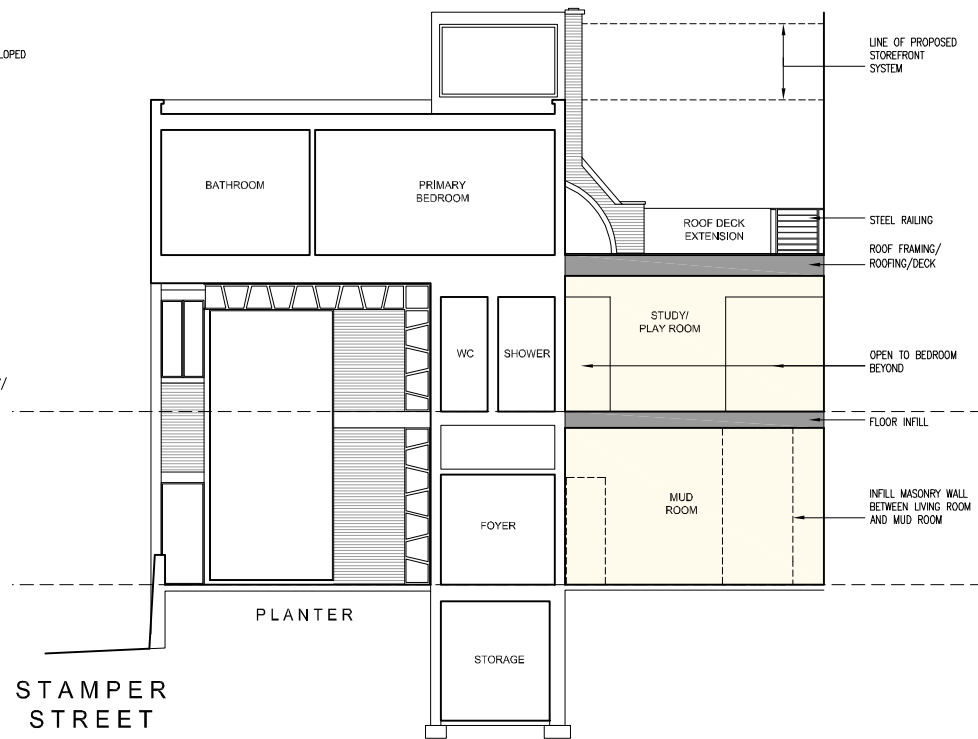


SOUTH THIRD STREET

proposed elevation
 $\frac{1}{8}'' = 1'-0''$



existing section
 $\frac{1}{8}'' = 1'-0''$



proposed section
 $\frac{1}{8}'' = 1'-0''$

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existing - south third st elevation

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proposed - south third st elevation

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proposed - south third st elevation

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existing - section through terrace | courtyard

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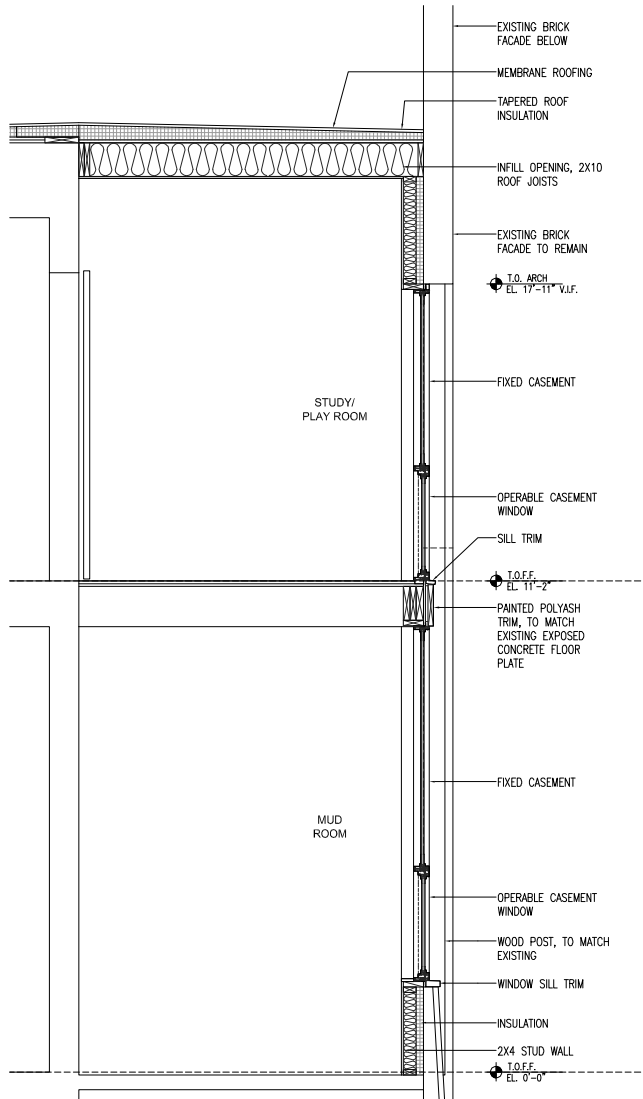


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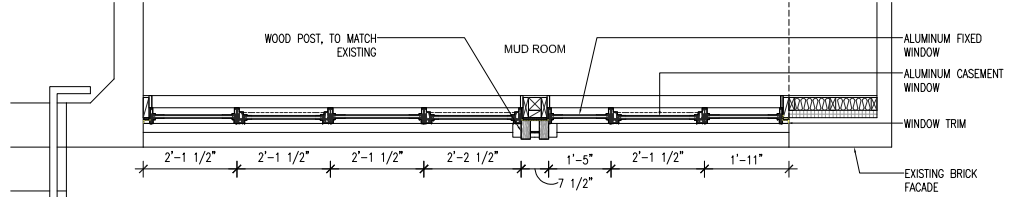
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proposed - section through terrace | courtyard

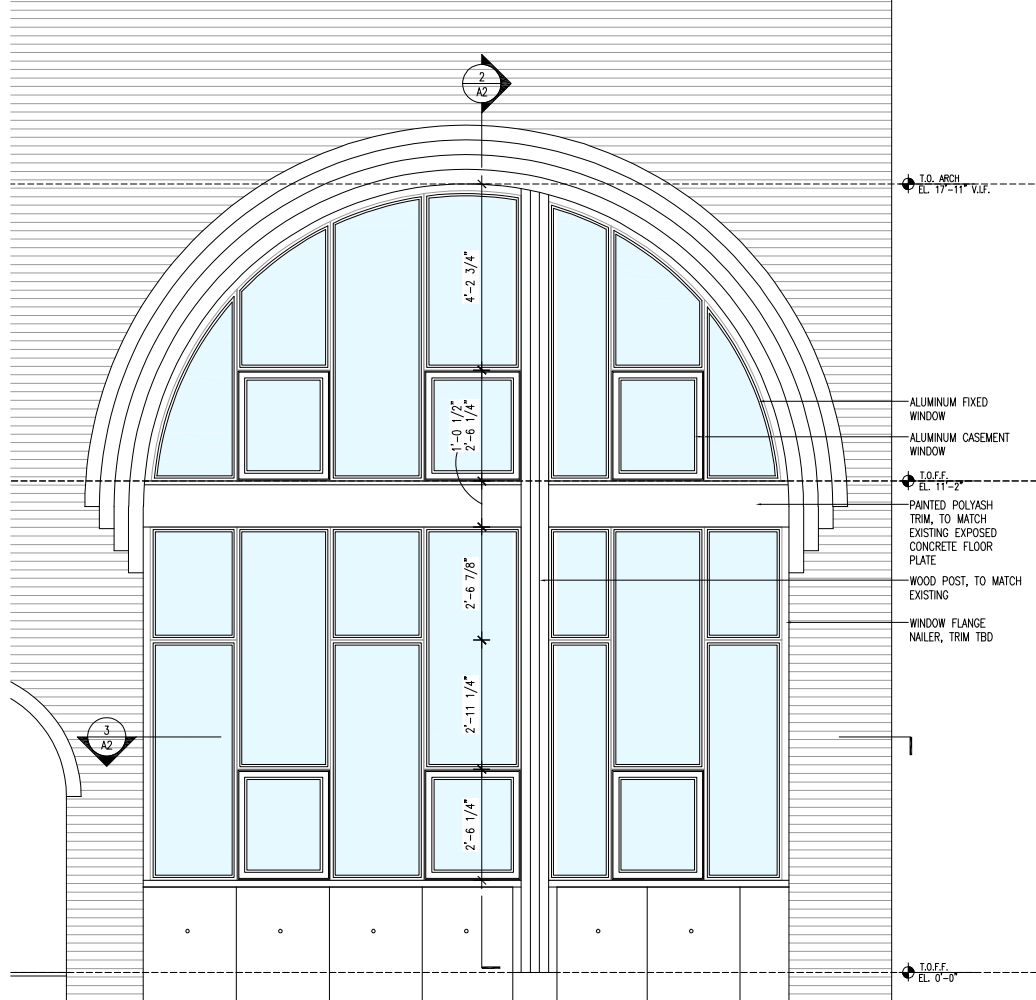
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415 s 3rd street
philadelphia, pa



2 SECTION
 A2 SCALE: 3/4" = 1'-0"



3 SECTION
 A2 SCALE: 3/4" = 1'-0"



1 ELEVATION
 A2 SCALE: 3/4" = 1'-0"

origlio chang residence
 415-17 s 3rd st
 philadelphia, pa
 19147

project name and address

project number: 2402.0

contact:

revision date	
revision date	
revision date	
revision date	
revision date	
revision date	
issue date	

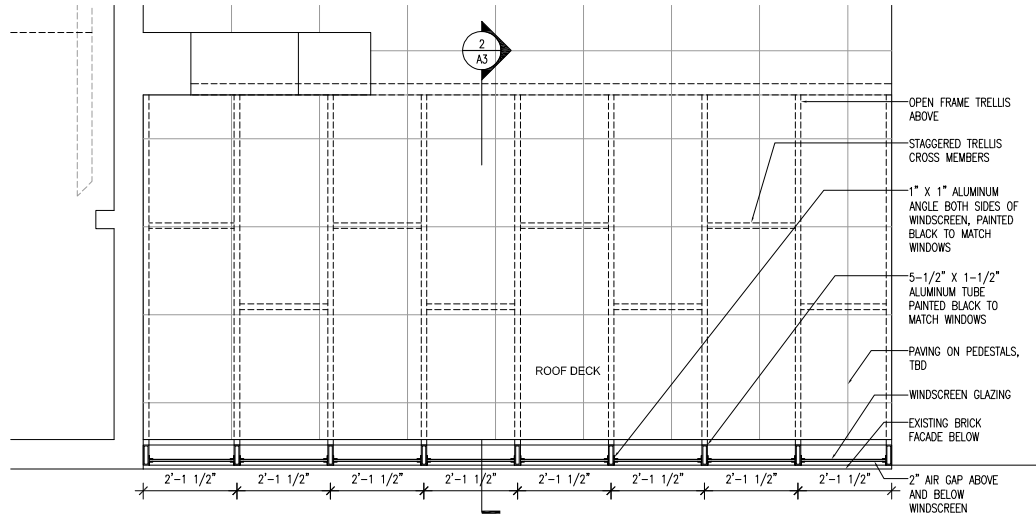
schematic design

drawings status

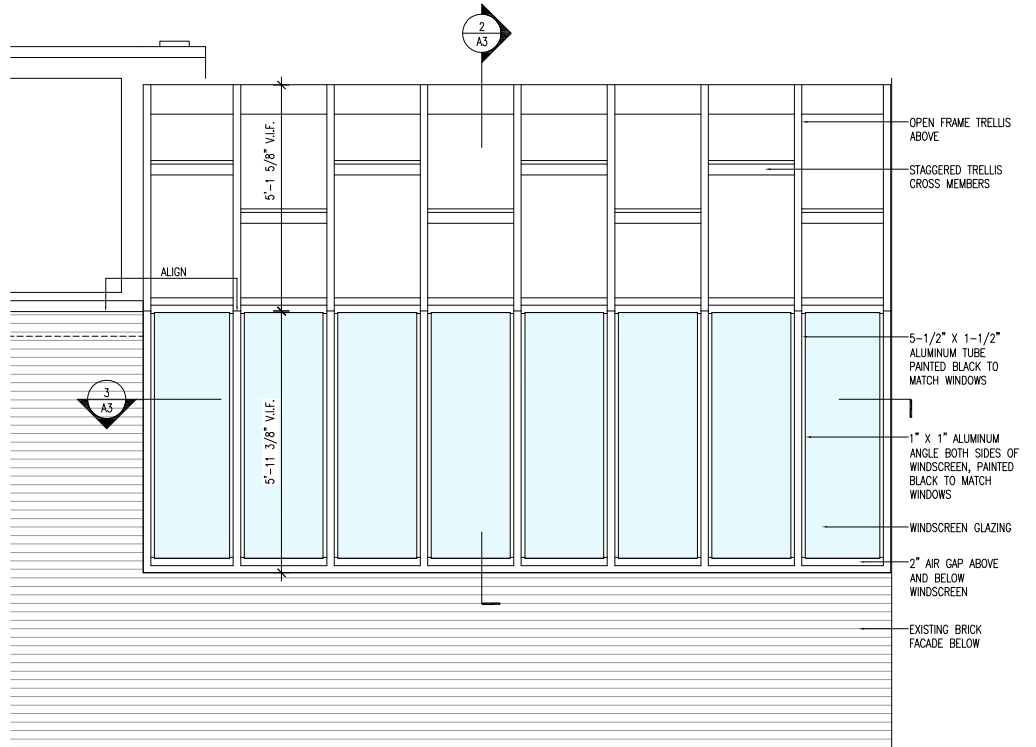
drawn by: jw, dx
 scale: as noted
 date: 12 august 2024

A2

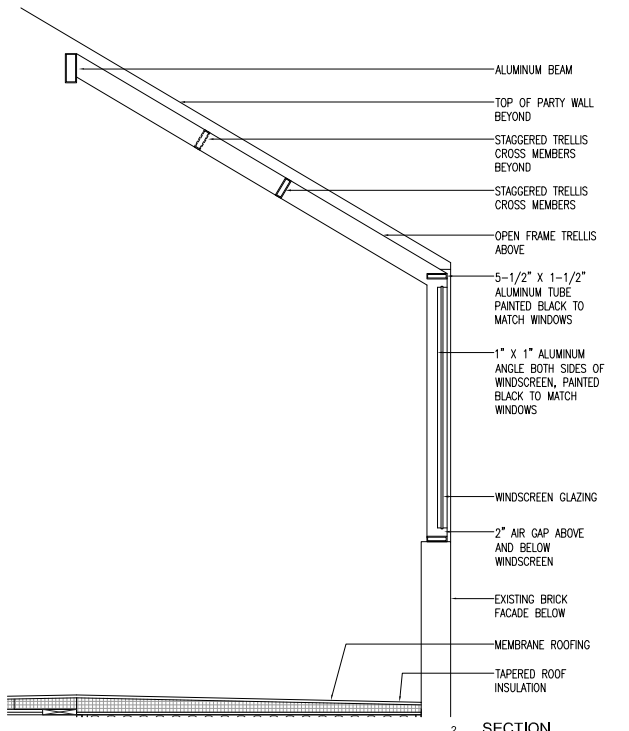
drawing number



3 SECTION
A3 SCALE: 3/4" = 1'-0"



1 ELEVATION
A3 SCALE: 3/4" = 1'-0"



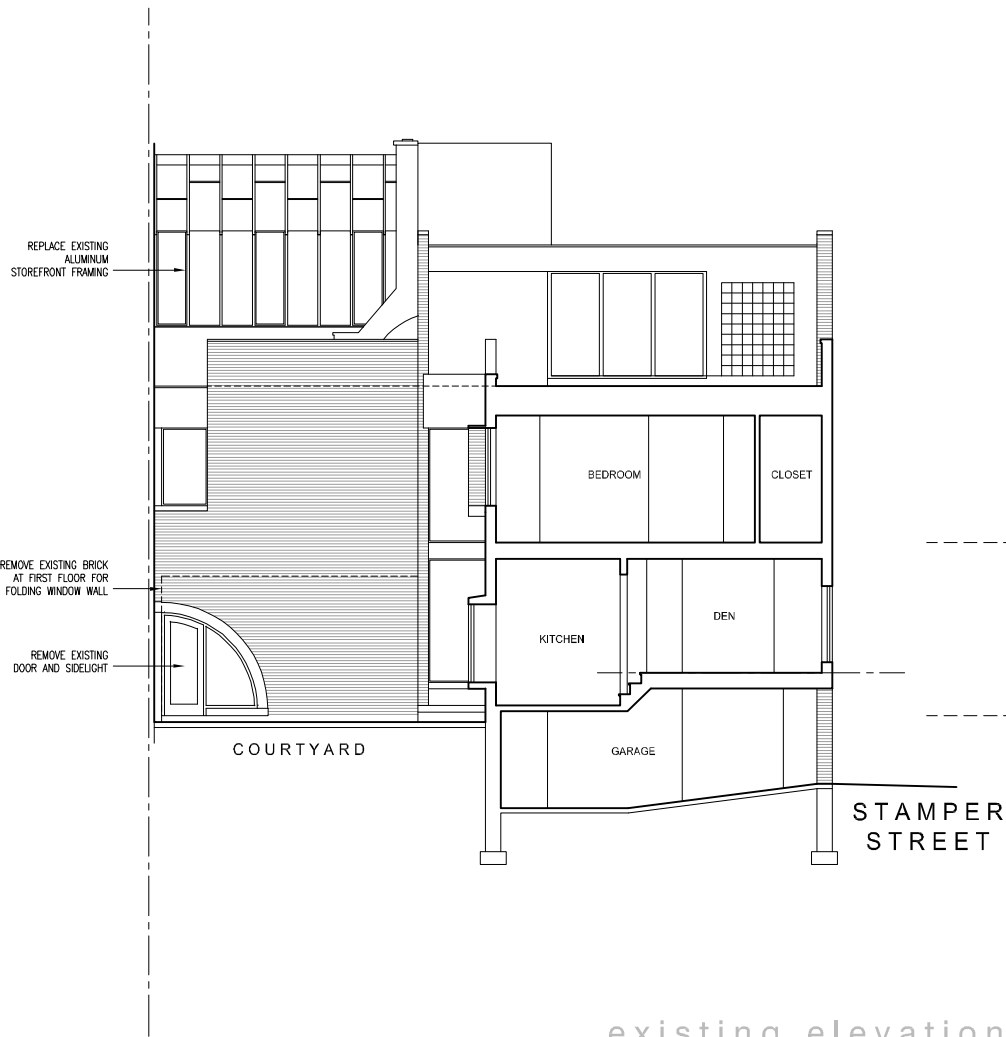
2 SECTION
A3 SCALE: 3/4" = 1'-0"



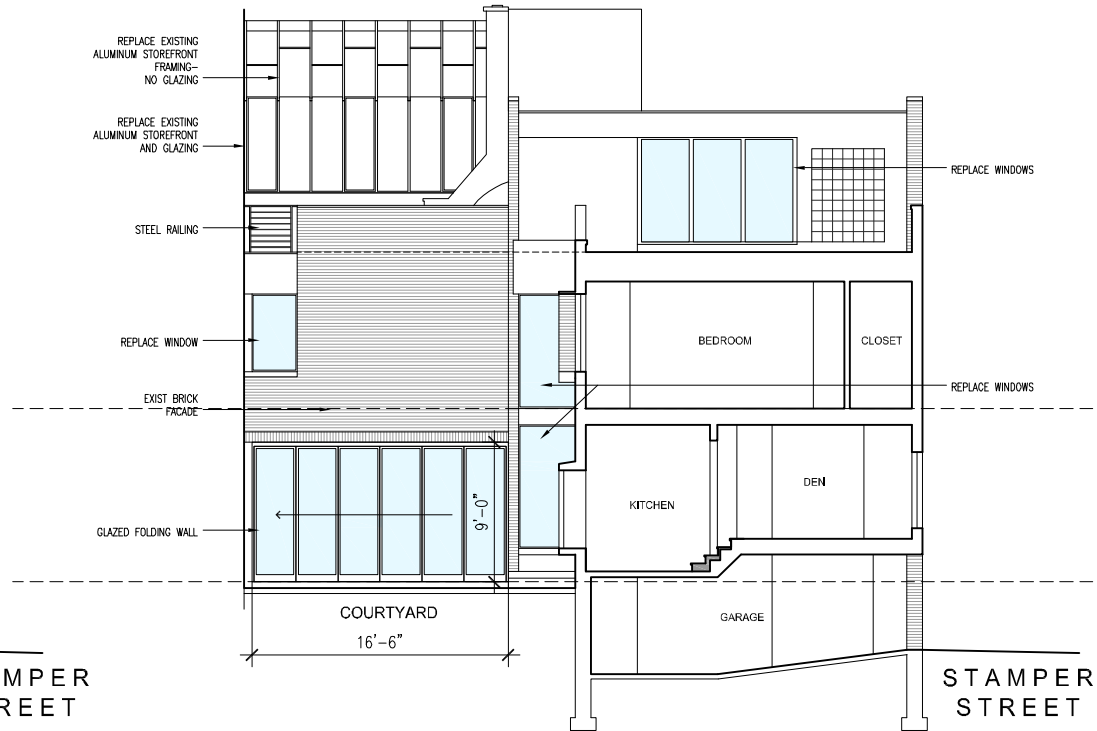
courtyard - view towards living room



courtyard - view towards kitchen

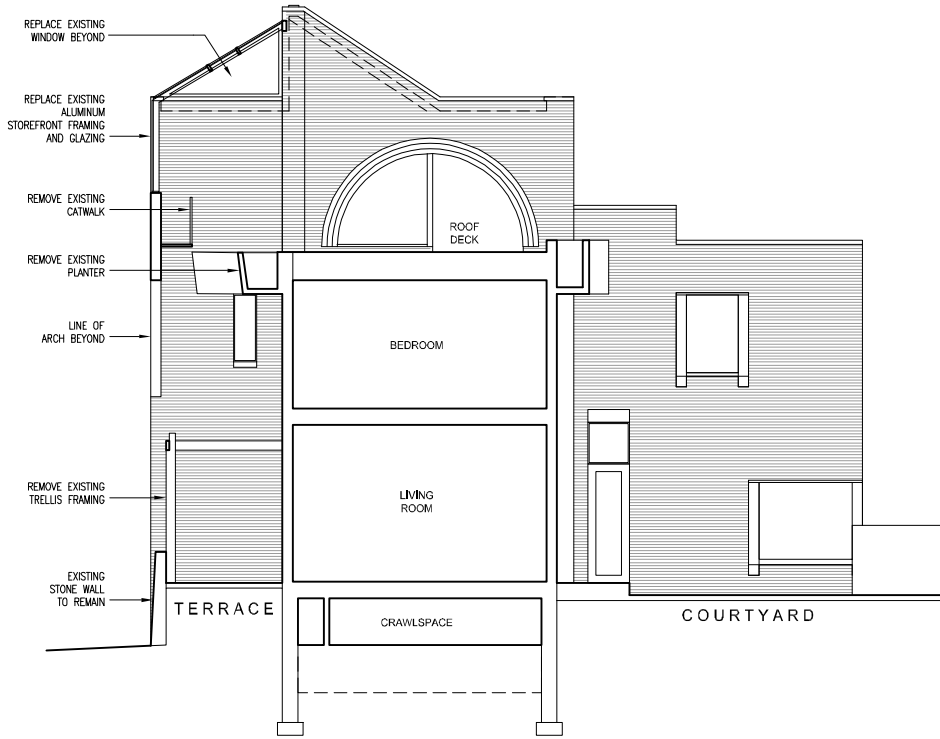


existing elevation
 $\frac{1}{8}'' = 1'-0''$



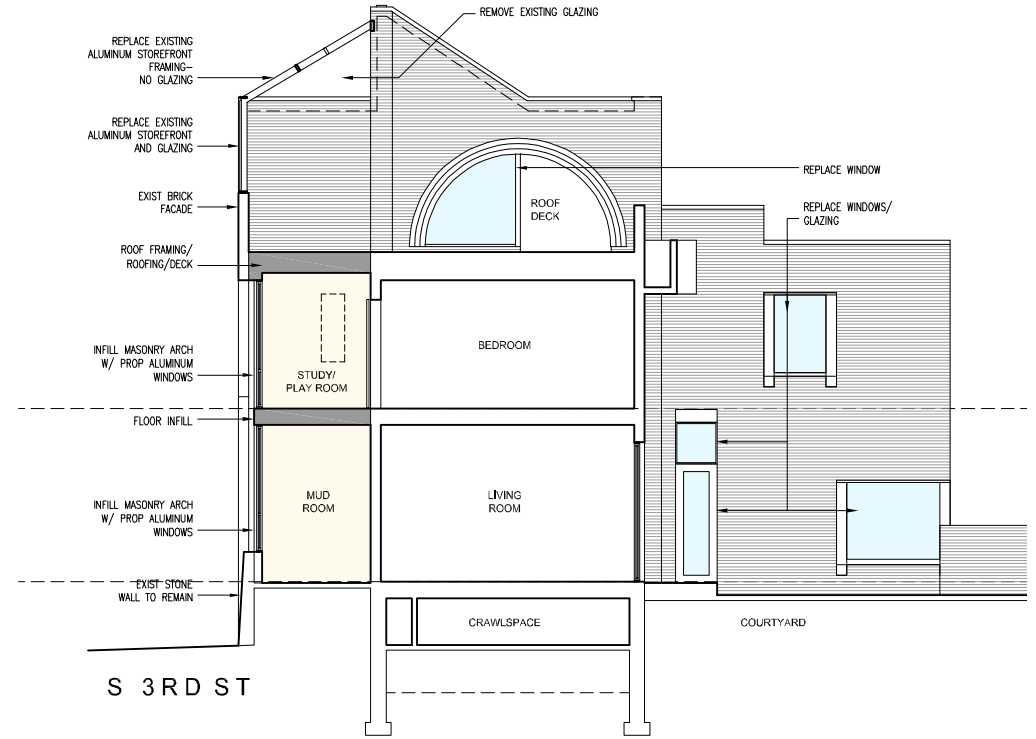
proposed elevation
 $\frac{1}{8}'' = 1'-0''$

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existing section-elevation

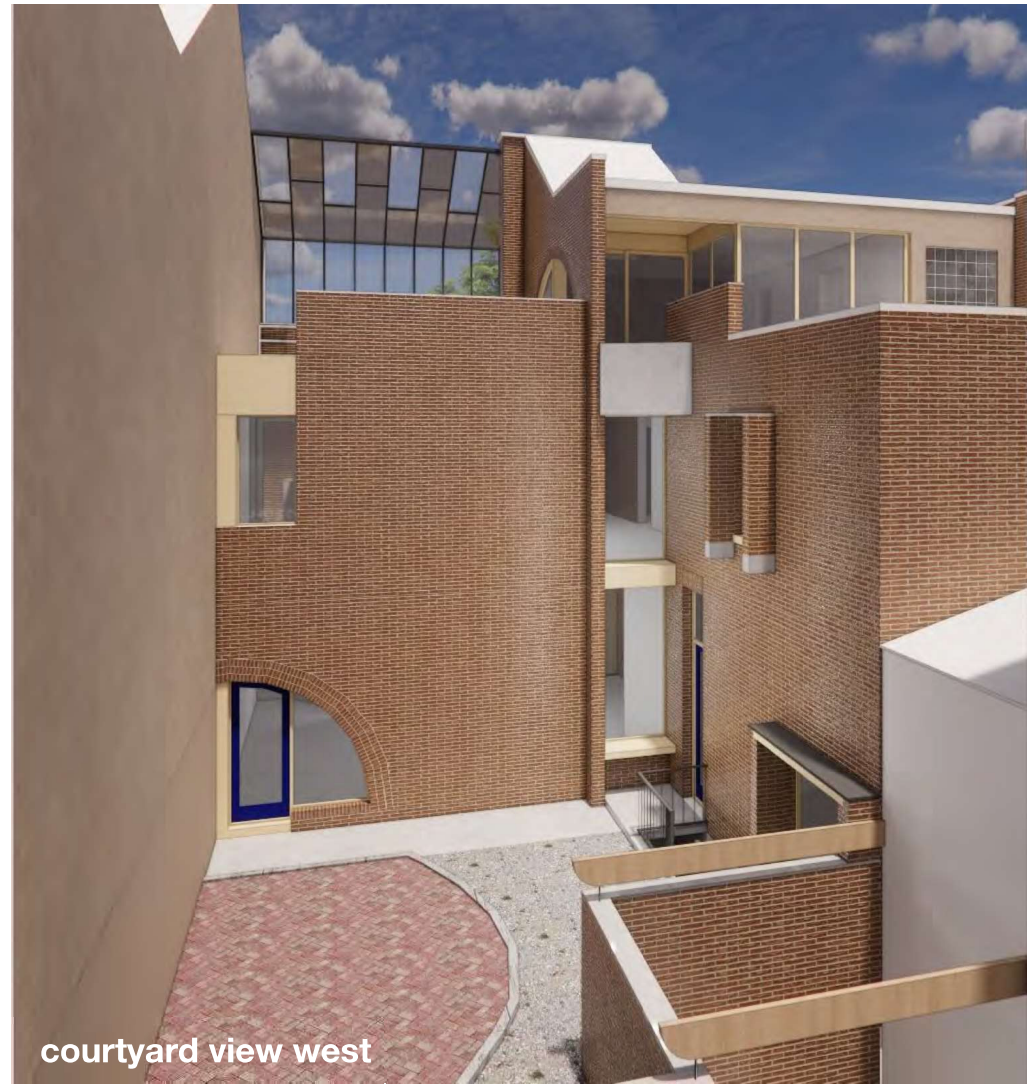
$\frac{1}{8}'' = 1'-0''$



proposed section-elevation

$\frac{1}{8}'' = 1'-0''$

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courtyard view west



aerial courtyard view west



courtyard view west