

ADDRESS: 415-17 AND 419 S 15TH ST

Proposal: Construct additions

Review Requested: Final approval

Owner: 415-19 S 15th St LLC

Applicant: Lea 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 application for final 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.

An in-concept application for this project was approved by the Historical Commission in December 2023.

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 generally meets Standard 9. The majority of the proposed addition matches the height of the mansard roof with the exception of one area that rises up and exceeds the height

of the mansard roof. The proposed contemporary design and materials intentionally differentiates it from the historic portion of the building. The proposed simple forms, streamlined detailing, and gray fiber cement cladding are compatible with the historic building and meet Standard 9.

- The proposed connector between the two properties along S. 15th Street is set back significantly along S 15th Street. Although it removes a small portion of the mansard roof, it generally meets Standard 9. This wing of the building at 415-417 S. 15th Street maintains its original form that dates to the circa 1860 construction.
- *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.*
 - Removal of historic fabric is limited. Demolition proposed is focused on non-historic additions and areas of the property that are not visible from the public right-of-way. The proposed additions and alterations maintain the historic integrity of the designated property and could be reversed in the future; therefore, the proposed scope of work meets 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 third and fourth-floor addition on 415-17 S. 15th Street at the corner of S 15th Street and Waverly Street could meet the Roofs Guidelines if the highest point of the addition was reduced slightly to match the height of the mansard roof.

STAFF RECOMMENDATION: Approval, provided the addition's height is reduced to the height of the mansard roof, pursuant to Standards 9, 10, and the Roofs Guideline.



12 NOVEMBER 2024

Property Address: 415-19 S 15th Street

Applicant: Lea Litvin AIA // Principal, LO DESIGN

Applicant Email: lea@lodesignco.com

Applicant Phone #: 215-606-4896

Applicant Address: 2116 Locust Street Philadelphia, PA 19103

Property Owners: 415-19 S 15th Street LLC (Previously Turning Points for Children)

Project Description:

The project is located at 415-19 S 15th Street. All parcels, originally developed as residential properties and stables in the 1860s and 1870s, have been previously combined and used for decades as an approximately 18,740 SF office building. This property is a contributing historic resource in the Rittenhouse Fidler Historic District.

Previously submitted to the Philadelphia Historical Commission for In-Concept review in November of 2023, the project’s early conceptual stages were reviewed by the Architectural Committee and the Historical Commission and recommended for Approval. The commission provided various comments related to the Secretary of the Interior’s Standards for the Treatment of Historic Properties and Guidelines, including references to Standard 9, Standard 10, and the Roofs Guideline. We have taken these comments into deep consideration as we have revised and further developed the project for Final Review.

Our proposed scope of work includes various renovations and additions to the building, converting it from commercial to multi-family residential use. With various rooftop additions and a four-story rear connector building, the project will accommodate 32 residential units on the site. The scope of work includes multiple additions in line with the In-Concept proposal, along with the restoration of multiple historic portions of the building. This includes the restoration of historic elements visible from 15th and Waverly Streets along with the removal of non-historic additions, with the overall intention of creating a hierarchy and clarity between new and old.

We look forward to discussing our proposed project with the Architectural Committee and the Philadelphia Historical Commission. Thank you for your consideration.

Sincerely,

Lea Litvin AIA LEED AP BD&C
Principal, LO Design

Evan Litvin RA NCARB
Partner, LO Design

415-19 S 15th Street

Historical Commission Review

November 12, 2024

2116 Locust Street // Philadelphia, PA 19103

www.lodesignco.com // [215] 606-4896

info@lodesignco.com

LO DESIGN



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 significantly over time. Most recently, it has been used as an office complex for a youth services nonprofit, Turning Points for Children, for many decades.

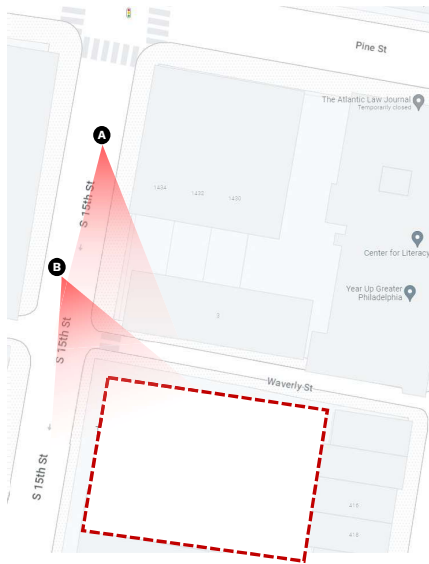
The purpose of this presentation is to gain final approval for the adaptive reuse of the building to residential, as we seek to renew the existing historic elements and propose strategic interventions in sync with the history and aesthetic of the building and historic district.



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Site Context

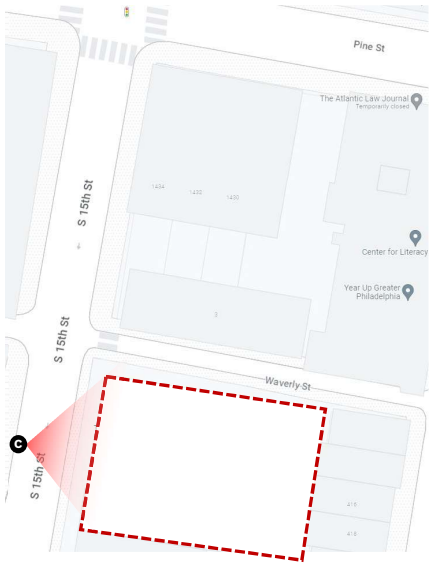
Exterior Views



LO DESIGN

Site Context

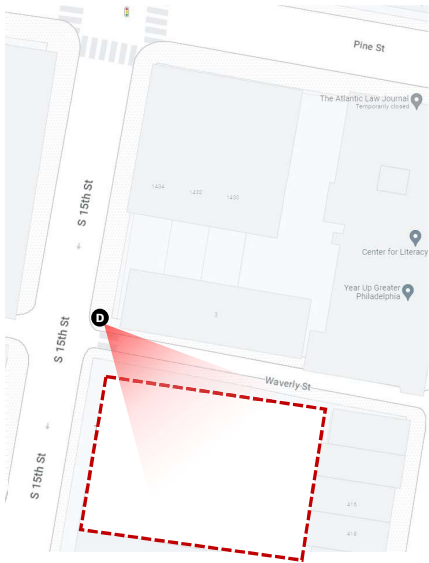
Exterior Views



LO DESIGN

Site Context

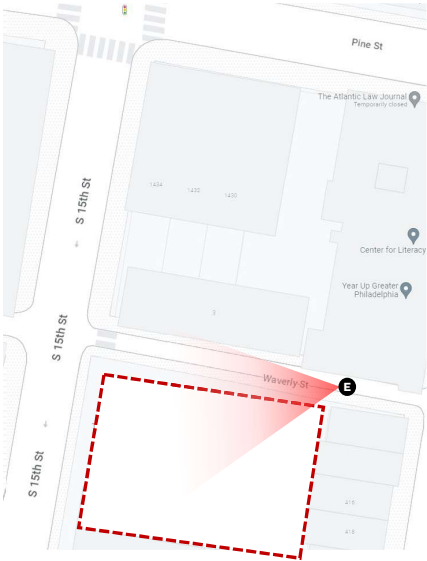
Exterior Views



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Site Context

Exterior Views



LO DESIGN

Existing Site Photos

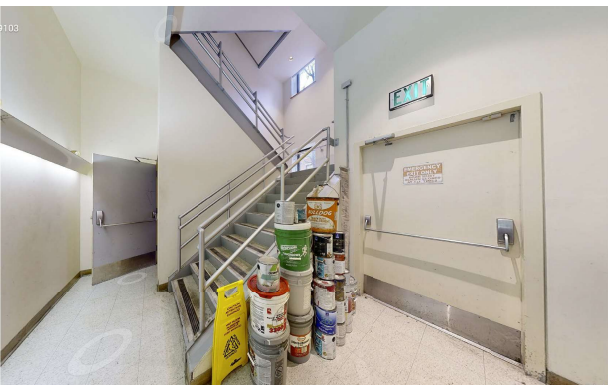
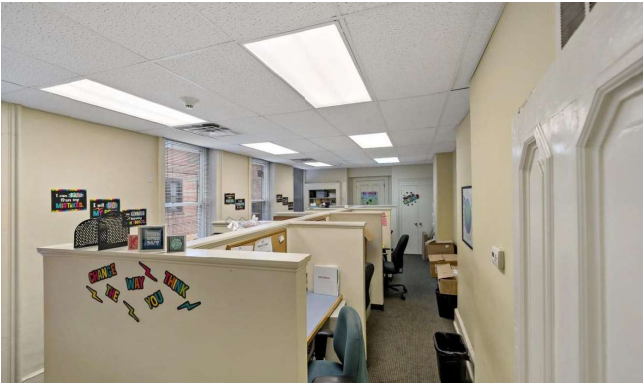
Interior Courtyard Views



LO DESIGN

Existing Site Photos

Interior Images

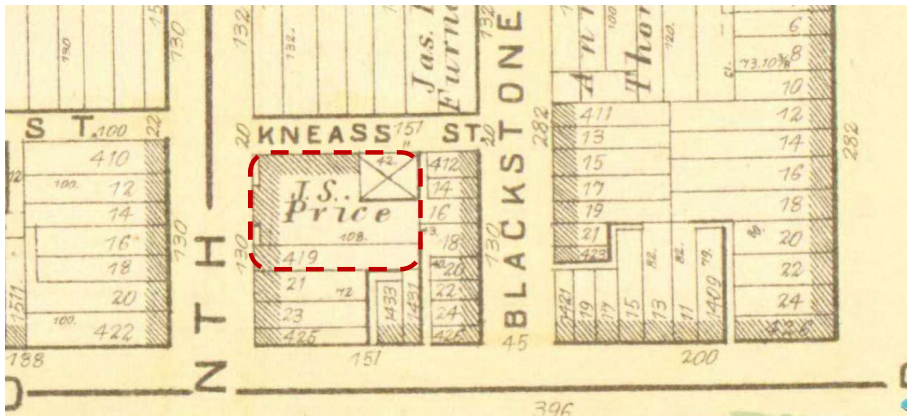


LO DESIGN

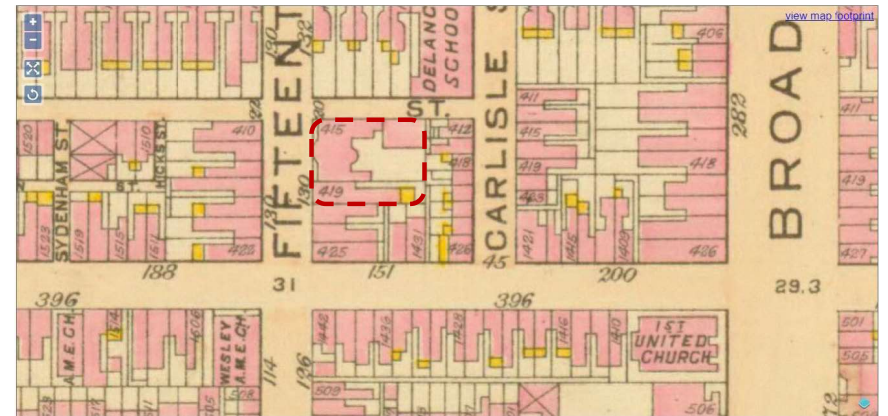
Building History

Historical Maps

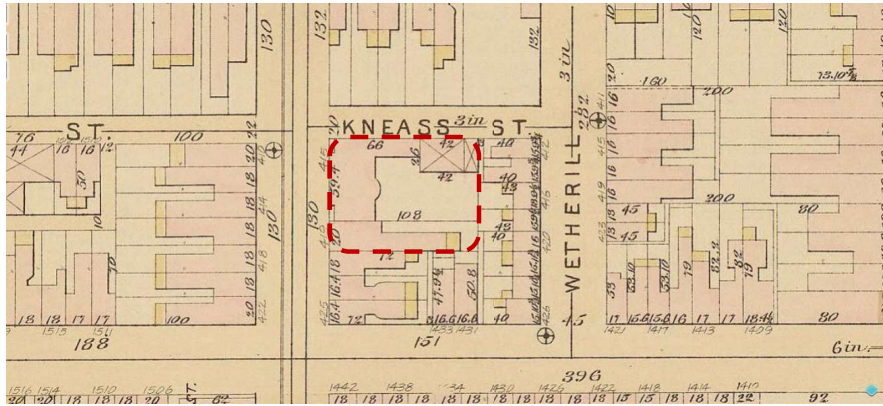
1875



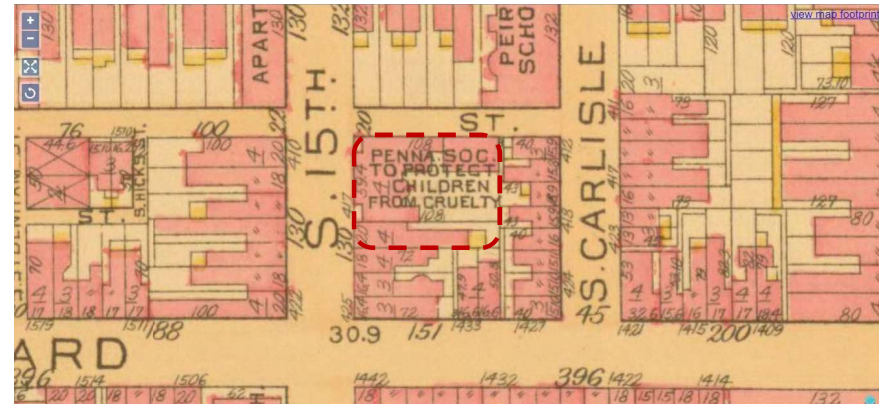
1910



1885



1922



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Building History

Descriptions & Newspaper Clippings

400 block South 15th Street

401-413 See 1434 Pine Street --- Contributing

415-417 Two 4-story, 7 bay, Greek Revival/Second Empire houses, c. 1865. Brick walls, marble water table, aluminum 1/1 windows, door and one window converted to recessed entryway, bracketed cornice, and mansard roof pierced by modern windows. --- Contributing

419-421 Two 4-story, 3 bay, Italianate brick rowhouses, marble trim, bracketed cornice, c. 1870. --- Contributing

FOR SALE—A HANDSOME DOUBLE THREE-
story brick Dwelling-house, with large back build-
ings, No. 415 S. Fifteenth street, east side, below Pine
street. The house is 51 feet in width, and the lot contains
in front 59 feet, and in depth on south line 108 feet, and on
north line, along Kneass street, 66 feet. The building has
all the modern improvements: stationary wash stands in
second story; and a large garden attached containing fine
trees. Terms easy. Apply to
J. SERGEANT PRICE,
ds stuth 4w No. 813 Arch street.

TO RENT—THE LARGE DWELLING HOUSE,
No. 415 S. Fifteenth street. Apply to J. SERGEANT
PRICE, No. 813 Arch street. ap182w

Historical Commission: In-Concept Review

Presented on 14 November 2023

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.*

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.

Historical Commission Feedback re: Standard 9

- *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.*

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.

Historical Commission Feedback re: Standard 10

- *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

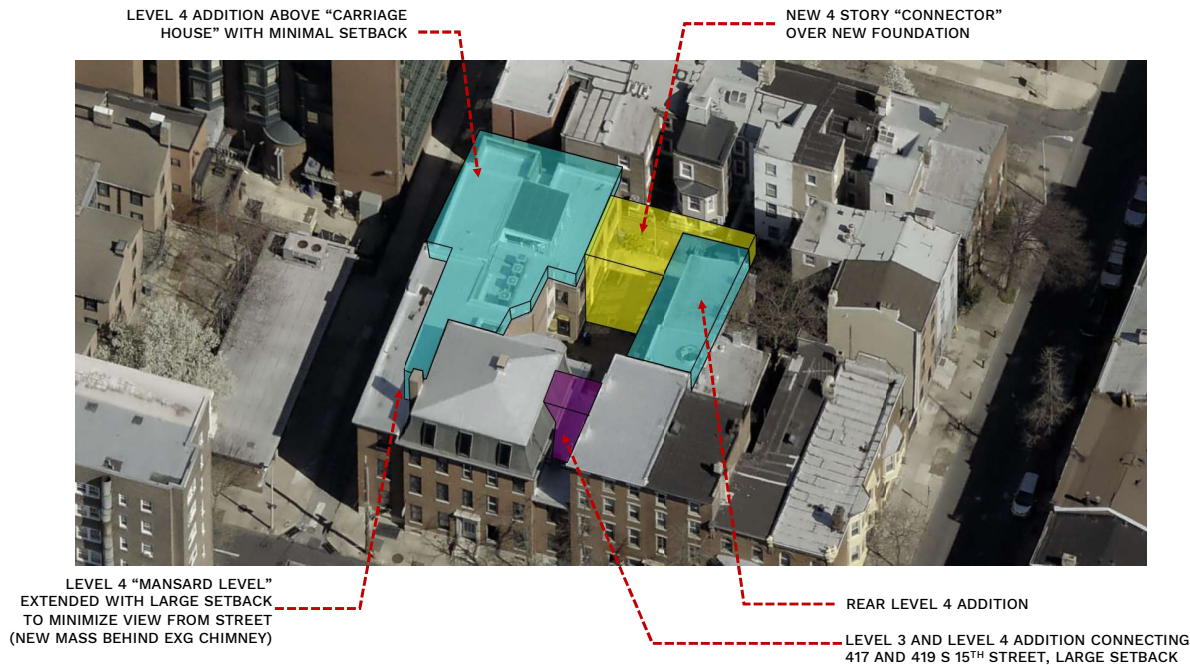
Designing rooftop additions, elevator or stair towers, decks or terraces, dormers, or skylights when required by a new or continuing use so that they are inconspicuous and minimally visible on the site and from the public right-of-way and do not damage or obscure character-defining historic features.

Historical Commission Feedback re: Roofs Guideline

- *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.*

Historical Commission: In-Concept Review

Presented on 14 November 2023



Standard 9 Feedback & Objectives

HISTORICAL COMMISSION FEEDBACK

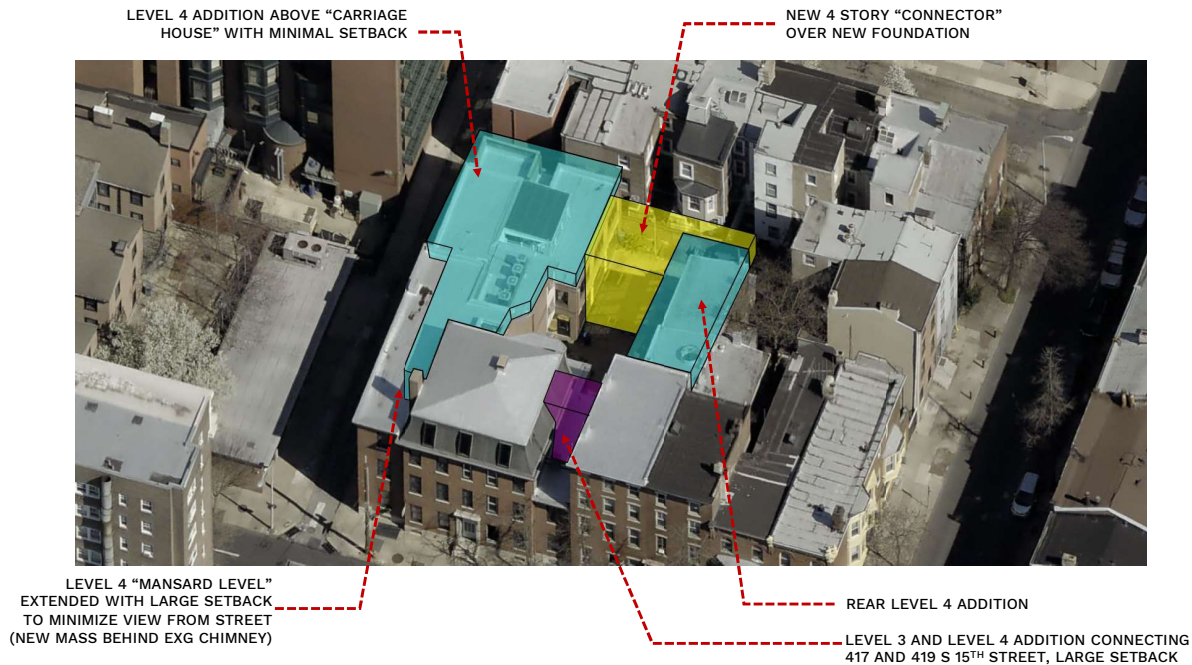
- *The proposed size and massing of the four-story connector at the rear of the properties meets Standard 9. The majority of the connector building will not be visible from the public right-of-way.*
- *The proposed size and massing of the fourth-floor addition at the rear of 419 S. 15th Street meets 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.*

PROJECT DESIGN OBJECTIVES

- Adjusted massing of fourth floor addition along Waverly street to be set back to align with mansard and be fully distinguished from it.

Historical Commission: In-Concept Review

Presented on 14 November 2023



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Standard 10 Feedback & Objectives

HISTORICAL COMMISSION FEEDBACK

- *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.*

PROJECT DESIGN OBJECTIVES

- Adjusted massing to eliminate connection to front of mansard and minimize connection to the side.
- Some degree of connection at third and fourth floors must be maintained to utilize existing elevator shaft and maintain accessibility for the building.

HISTORICAL COMMISSION FEEDBACK

- *If the fourth-story additions are set back from the corner of S. 15th Street and Waverly St, they could meet Standard 10.*

PROJECT DESIGN OBJECTIVES

- Maximize all setbacks to third and fourth floor additions along Waverly and 15th Street where intersection with original fabric must occur.
- Remove addition to chimney; align to side face of existing mansard to remove any disruption to the line of the mansard along Waverly Street.

HISTORICAL COMMISSION FEEDBACK

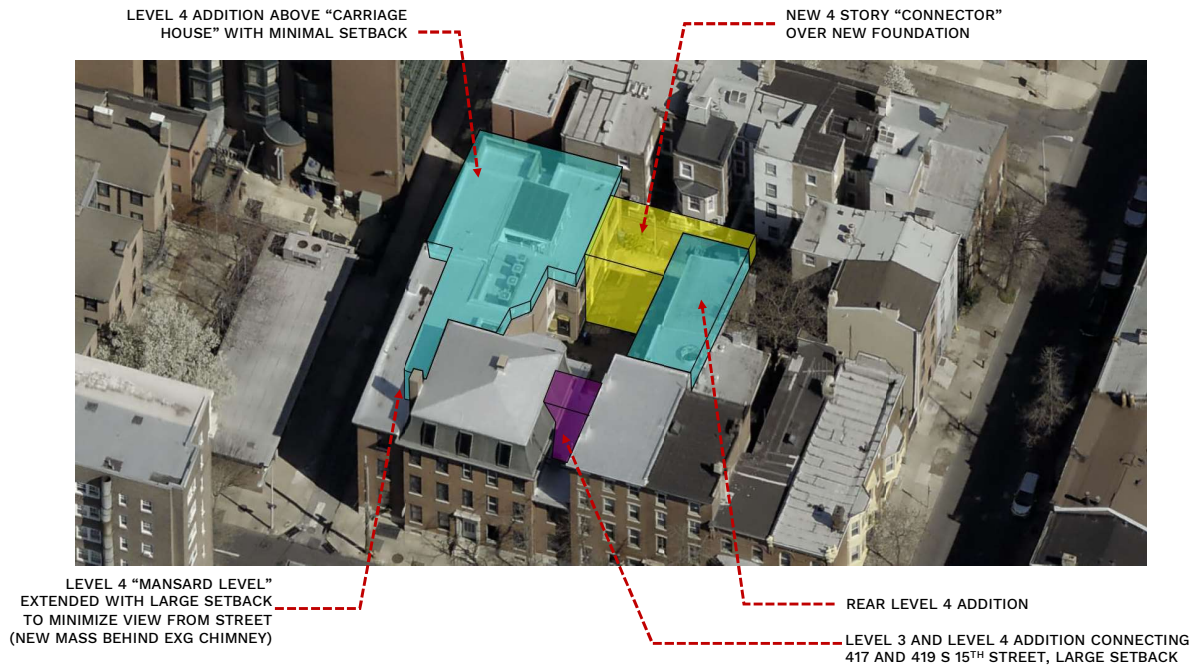
- *The proposed two-story connector along S. 15th Street does not meet Standard 10.*

PROJECT DESIGN OBJECTIVES

- Minimize visibility and impact of "connector" between 417-419 at Levels 3 and 4 by utilizing existing openings and using largest possible setbacks from 15th Street.

Historical Commission: In-Concept Review

Presented on 14 November 2023



Roofs Guideline Feedback & Objectives

HISTORICAL COMMISSION FEEDBACK

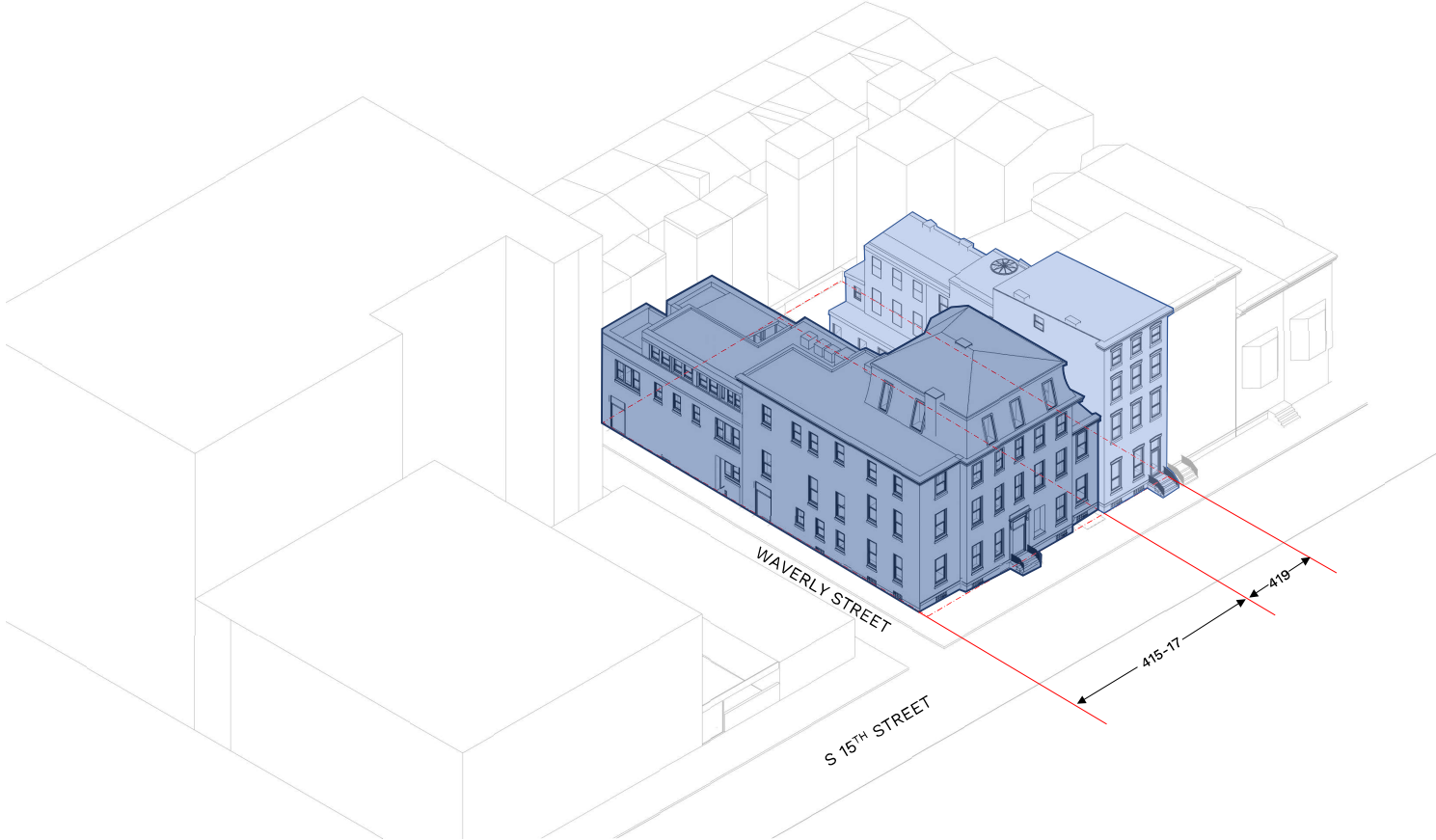
- *The proposed fourth-floor addition on 415-17 S. 15th Street at the corner of S 15th Street and Waverly Street could meet the Roofs Guidelines with proper setbacks.*

PROJECT DESIGN OBJECTIVE

- Minimize visibility and impact of this fourth-floor addition by aligning it with the edge of the mansard roof; this allows visual continuity of the mansard's northwest corner to remain from the corner of 15th and Waverly.

Building Diagrams

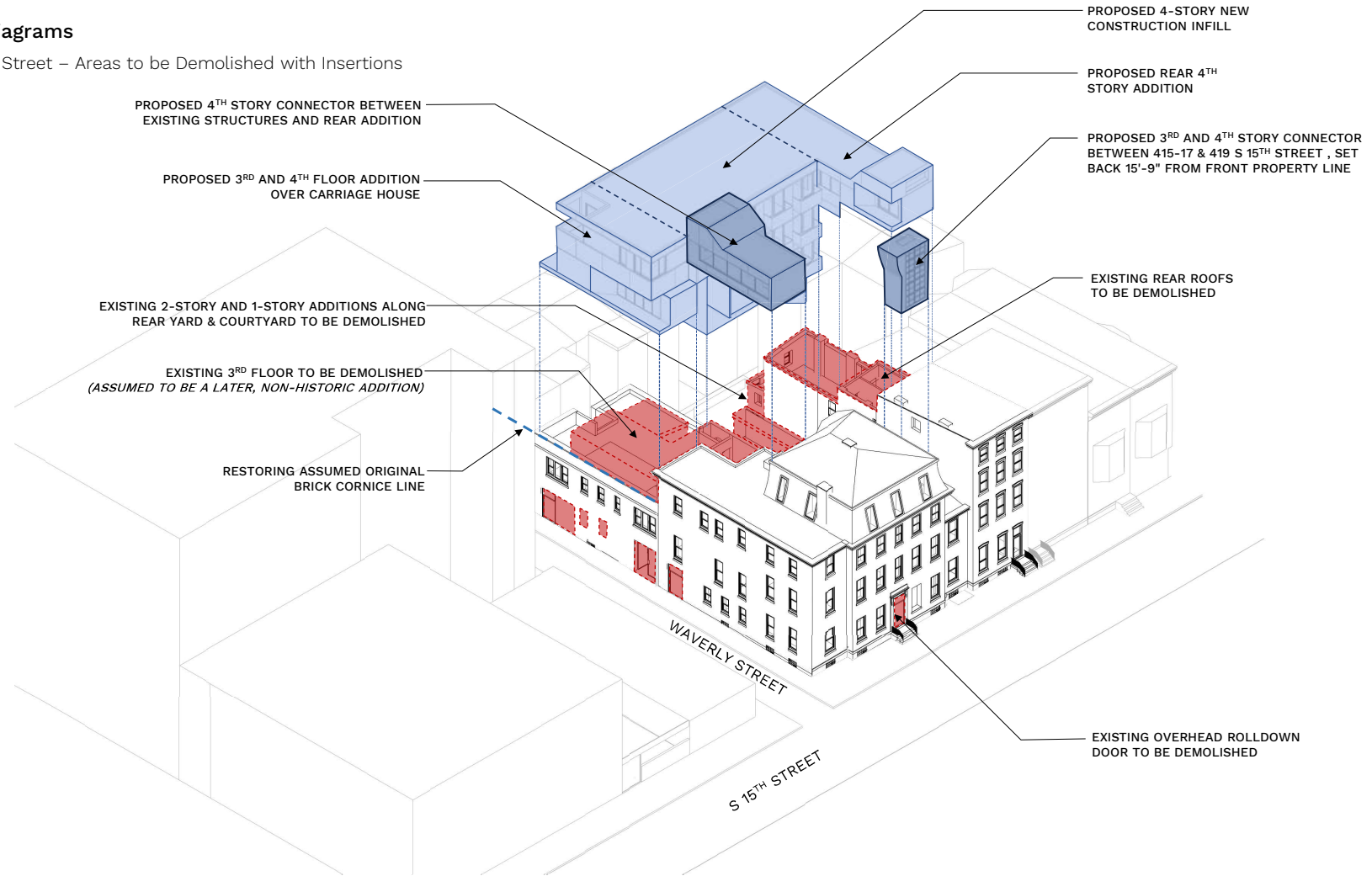
415-19 S 15th Street – Parcels



LO DESIGN

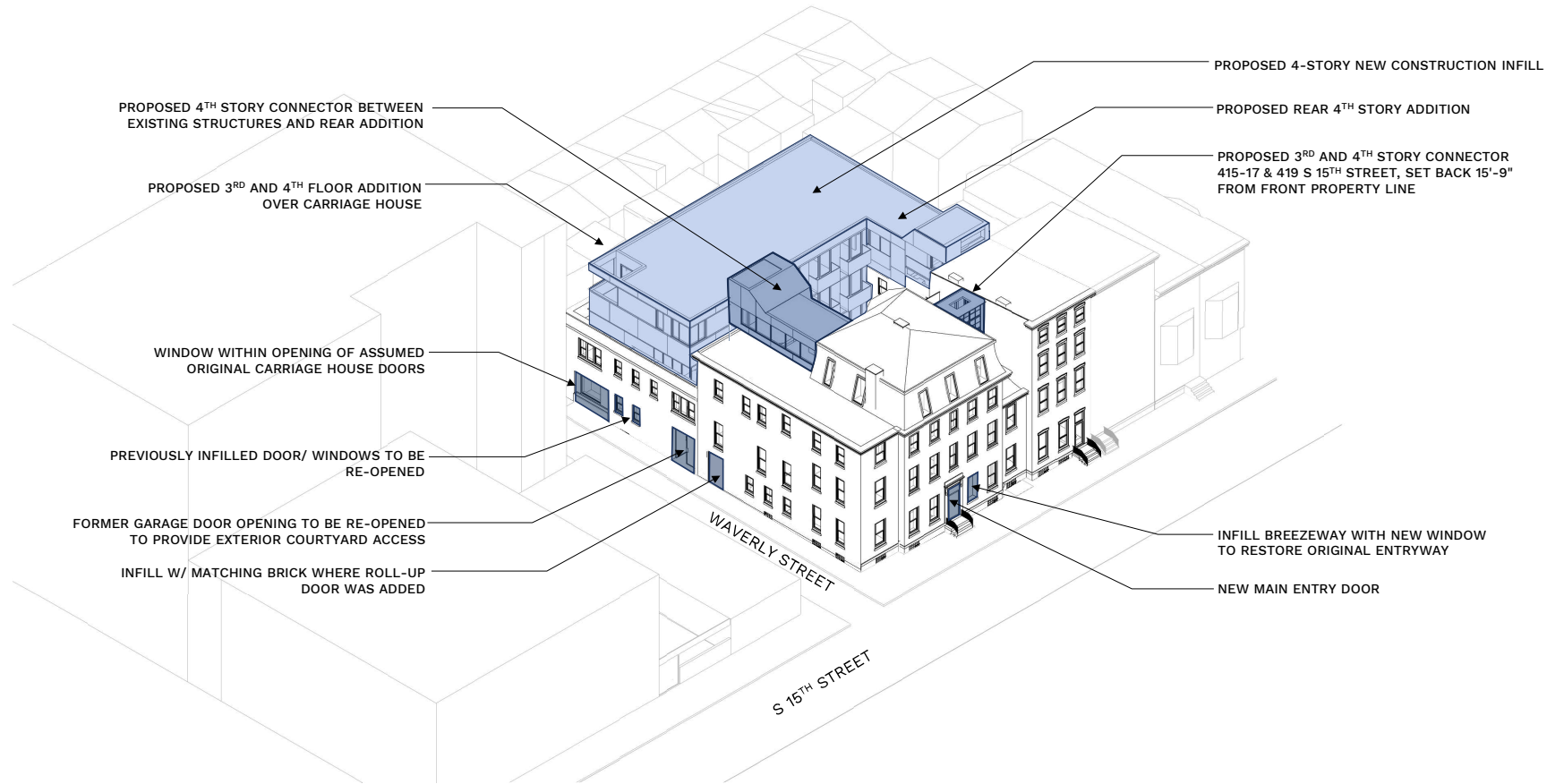
Building Diagrams

415-19 S 15th Street – Areas to be Demolished with Insertions



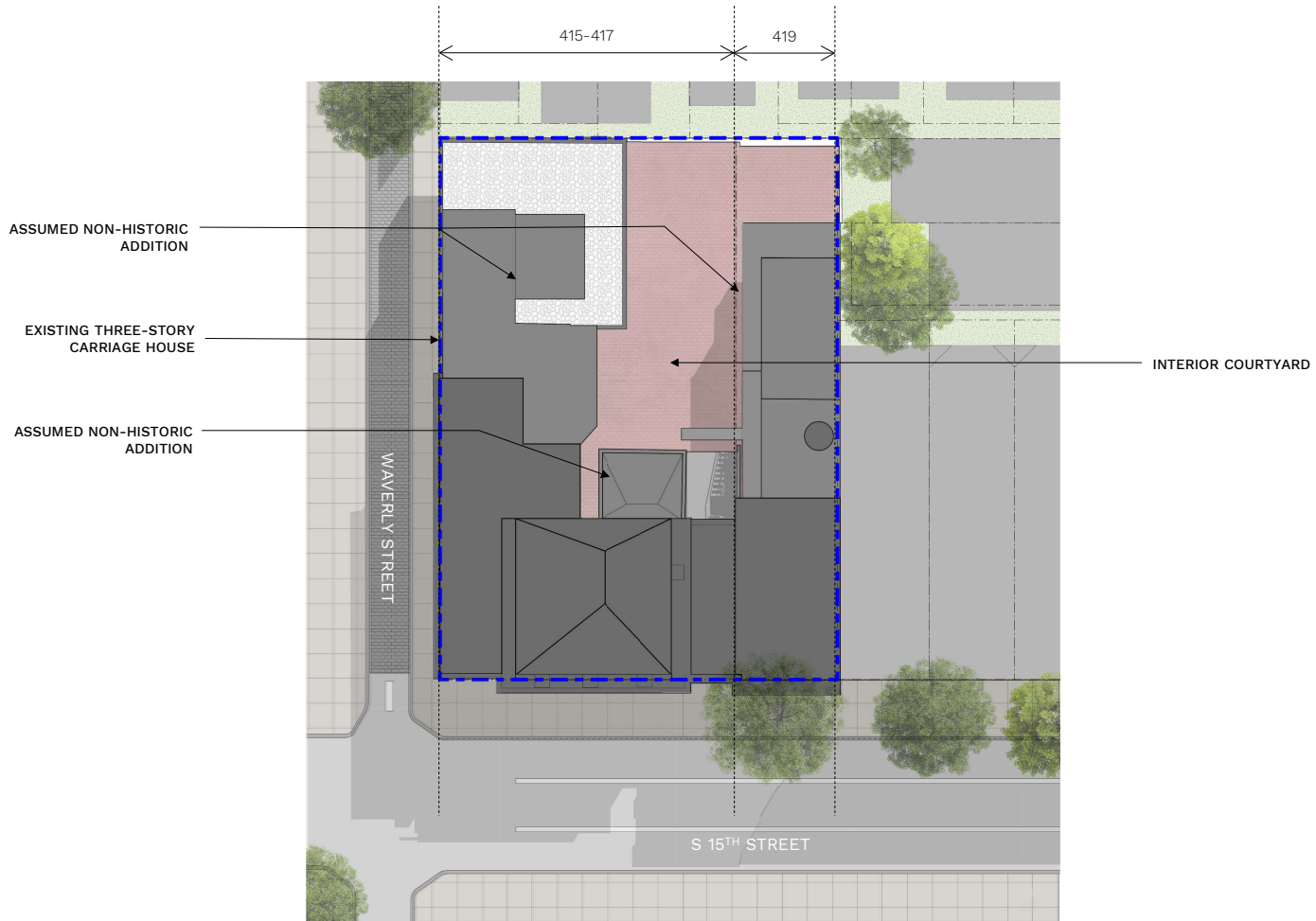
Building Diagrams

415-19 S 15th Street – Proposed Additions

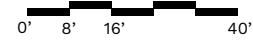


LO DESIGN

Site Plan
Existing



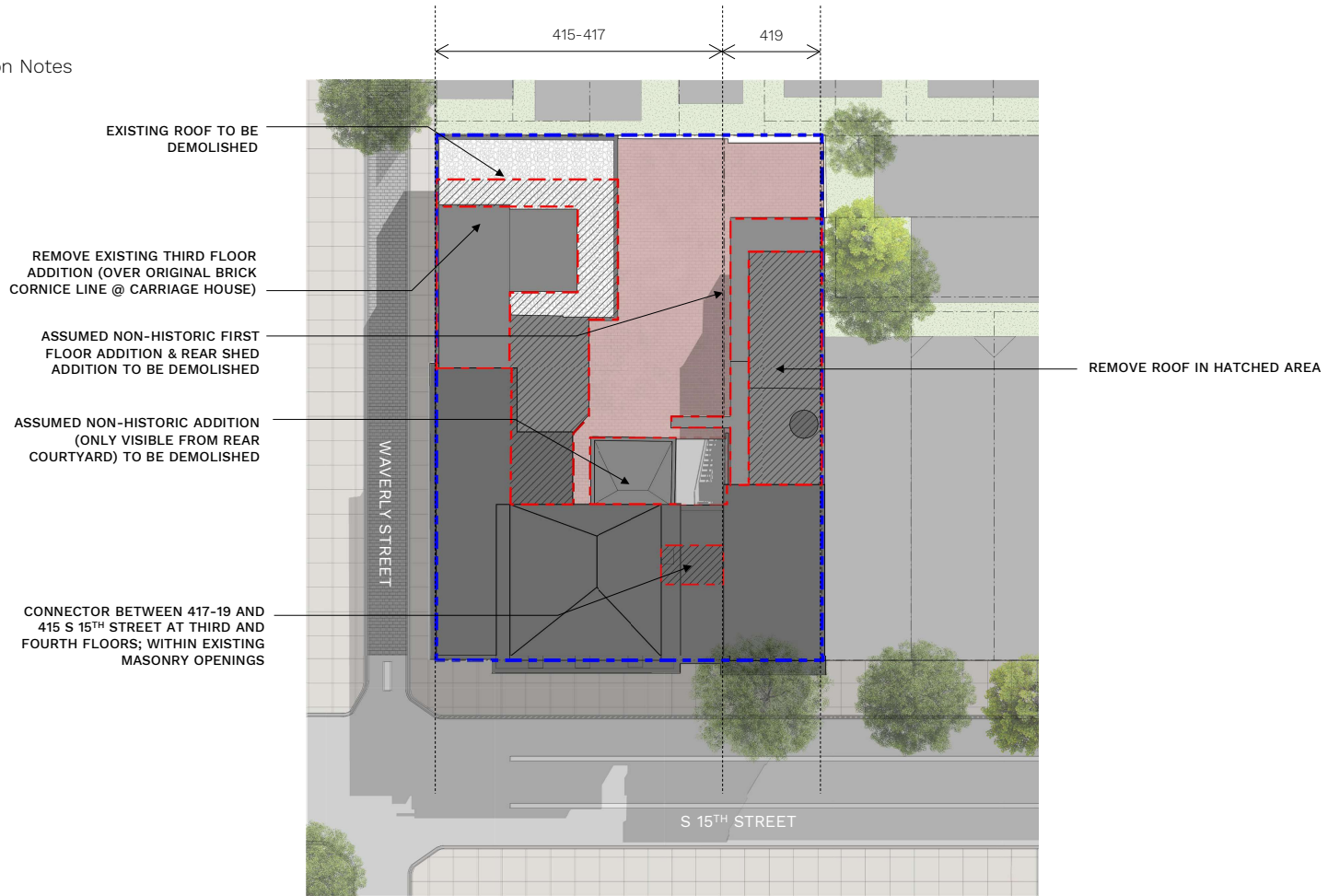
EXISTING SITE PLAN



LO DESIGN

Site Plan

Existing with Demolition Notes



EXISTING ROOF TO BE DEMOLISHED

REMOVE EXISTING THIRD FLOOR ADDITION (OVER ORIGINAL BRICK CORNICE LINE @ CARRIAGE HOUSE)

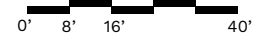
ASSUMED NON-HISTORIC FIRST FLOOR ADDITION & REAR SHED ADDITION TO BE DEMOLISHED

ASSUMED NON-HISTORIC ADDITION (ONLY VISIBLE FROM REAR COURTYARD) TO BE DEMOLISHED

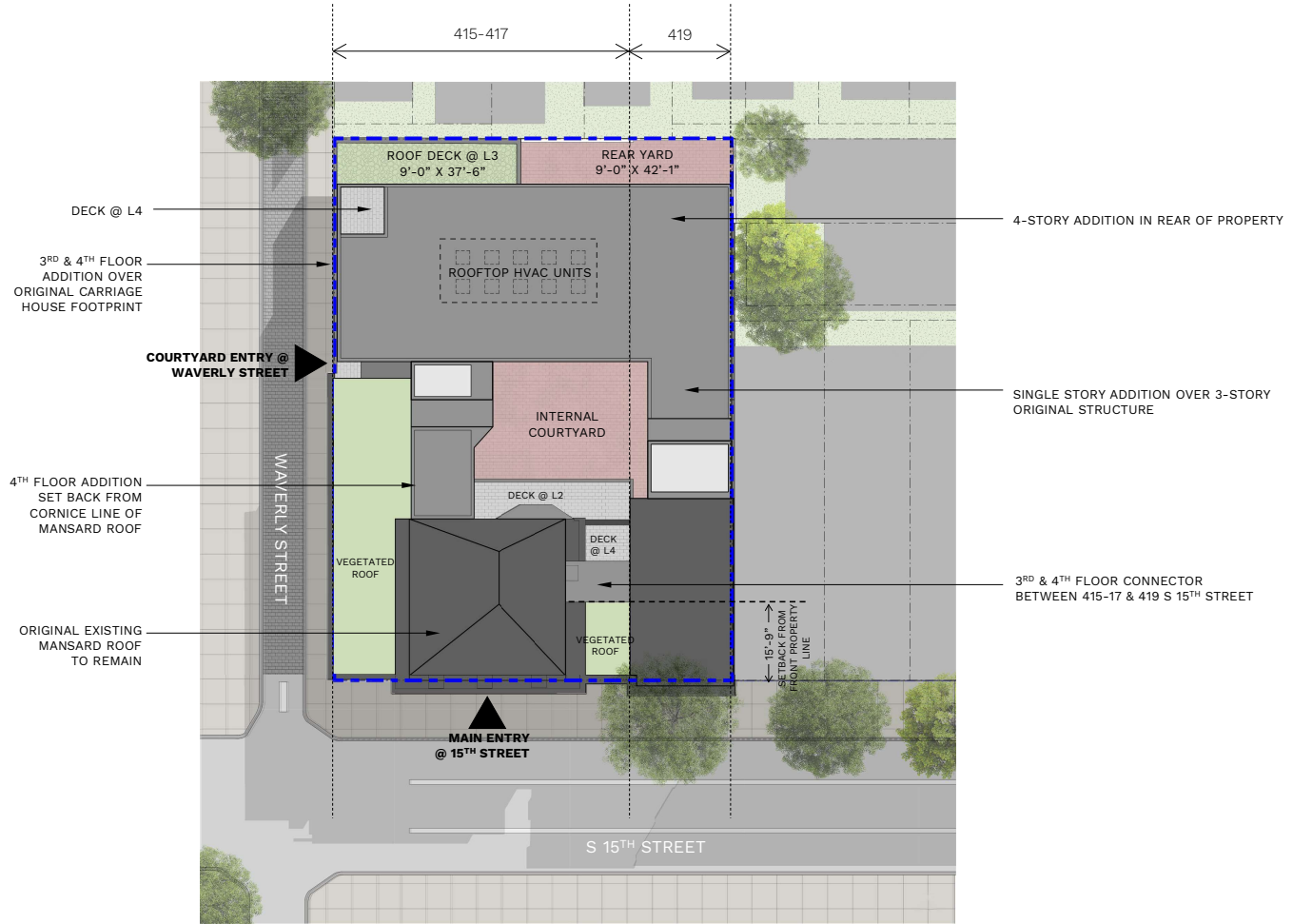
CONNECTOR BETWEEN 417-19 AND 415 S 15TH STREET AT THIRD AND FOURTH FLOORS; WITHIN EXISTING MASONRY OPENINGS

REMOVE ROOF IN HATCHED AREA

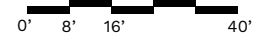
PROPOSED MODIFICATIONS TO SITE PLAN



Site Plan
Proposed

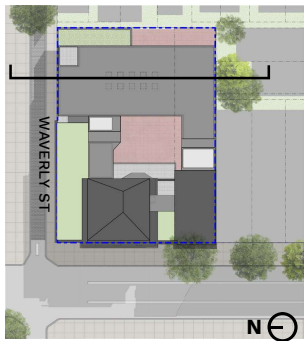


PROPOSED SITE PLAN

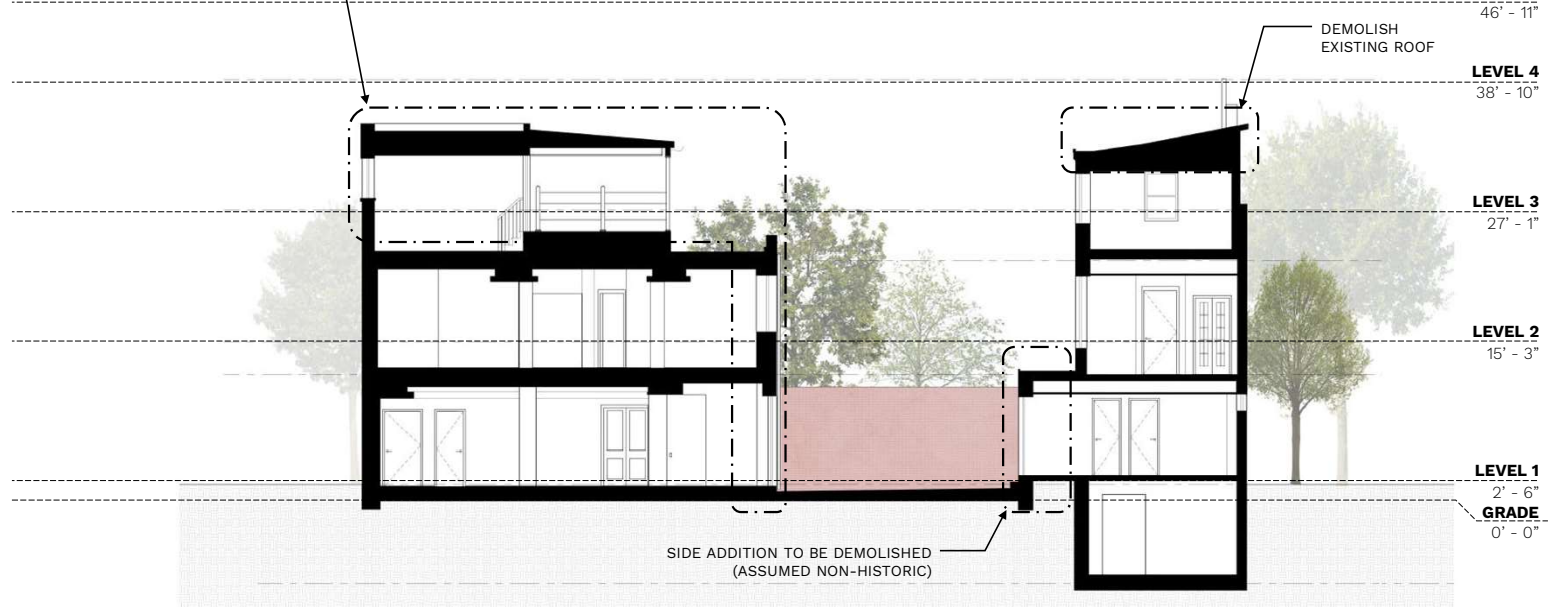


Building Section

East / West Section, Existing with Demo



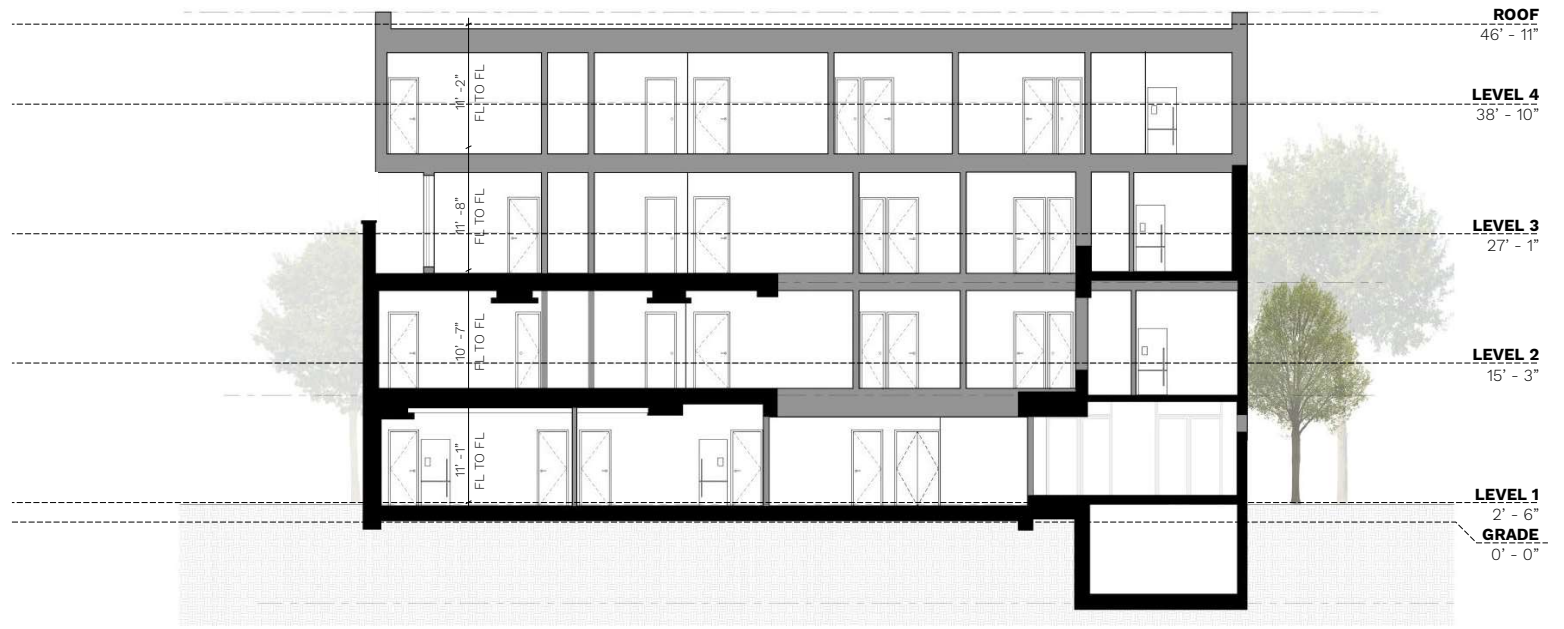
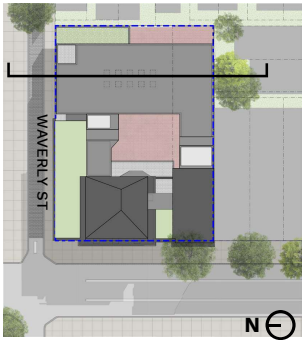
DEMOLISH EXISTING ROOF, LEVEL 3 AND REAR FACADE (ASSUMED NON-HISTORIC)



LO DESIGN

Building Section

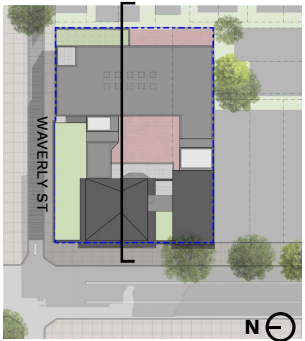
East / West Section, Proposed



LO DESIGN

Building Section

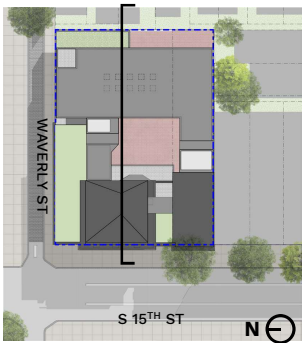
North / South, Existing with Demo



LO DESIGN

Building Section

North / South, Proposed



LO DESIGN

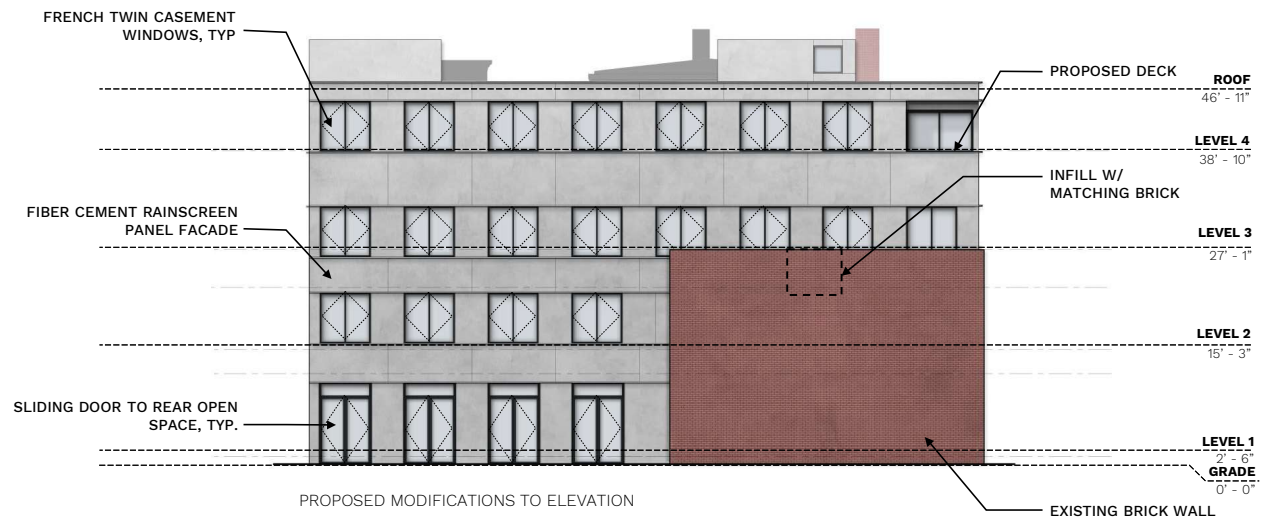
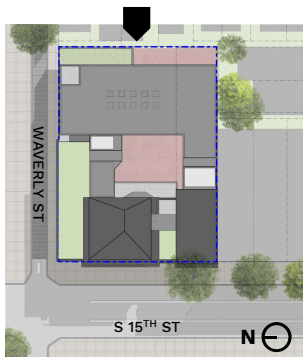
Building Elevations

Existing and Proposed 15th Street Elevation



LO DESIGN

Building Elevations
Proposed Rear Elevation



LO DESIGN

Building Elevations

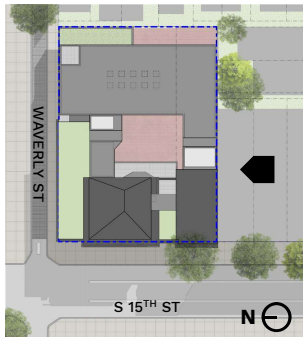
Existing and Proposed Waverly St Elevation



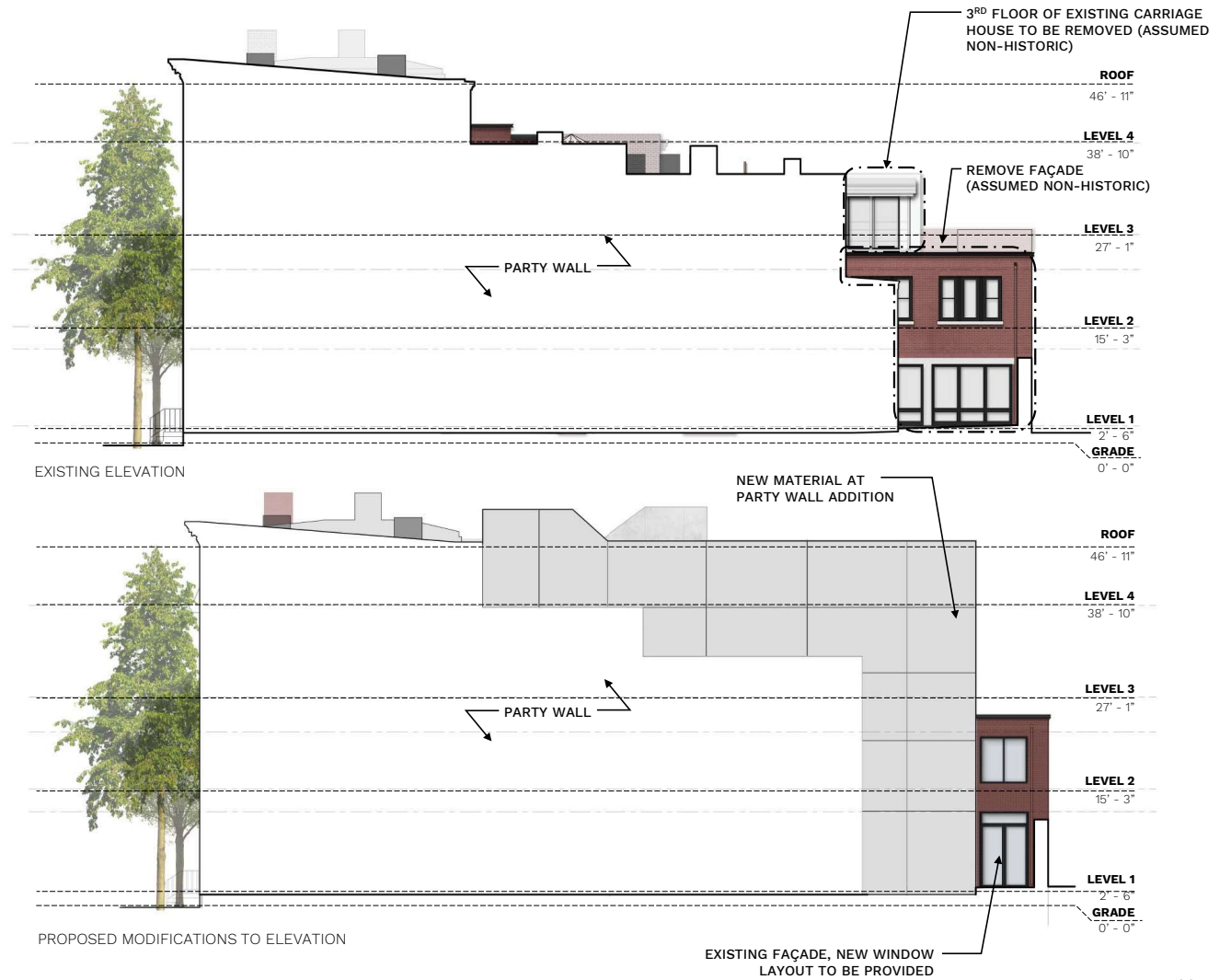
LO DESIGN

Building Elevations

Existing and Proposed South Elevation

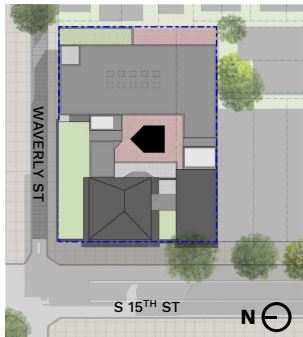


LO DESIGN



Building Elevations

Existing and Proposed North Courtyard Elevation

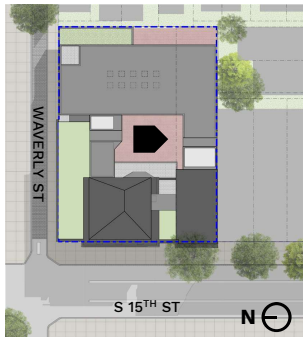


LO DESIGN



Building Elevations

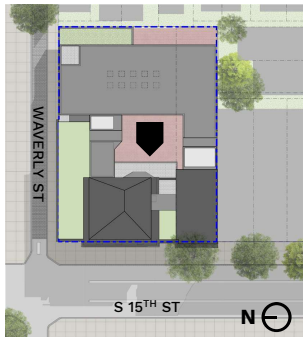
Existing and Proposed South Courtyard Elevation



LO DESIGN

Building Elevations

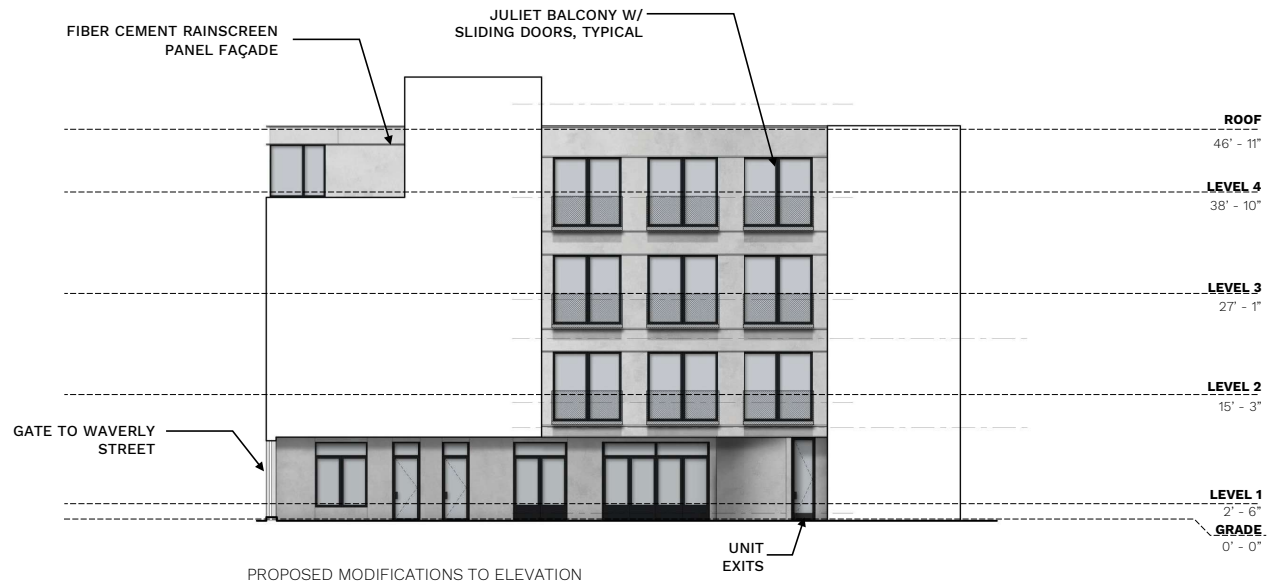
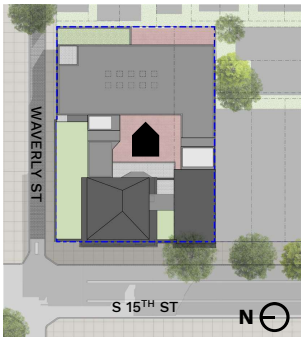
Existing and Proposed West Courtyard Elevation



LO DESIGN

Building Elevations

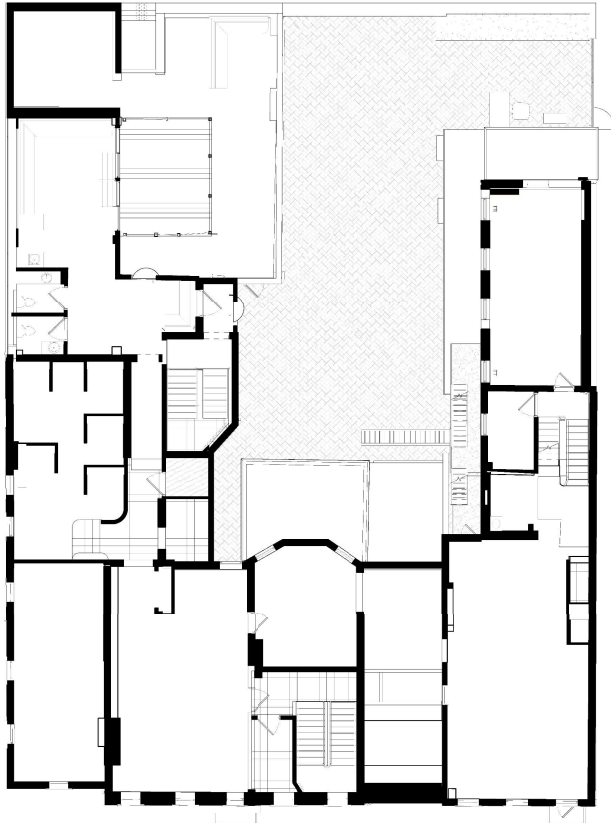
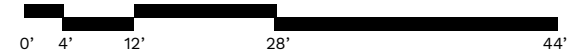
Existing and Proposed East Courtyard Elevation



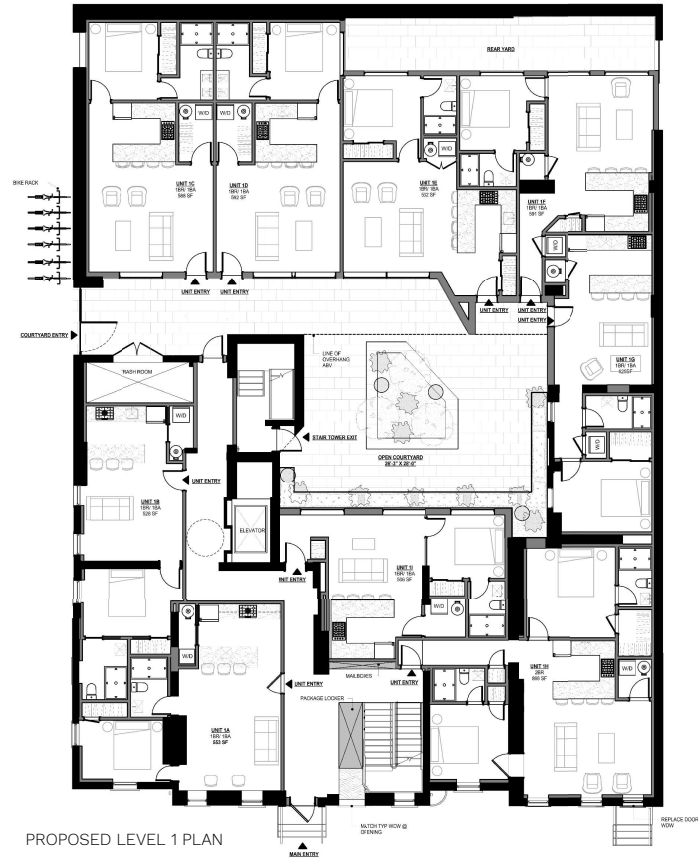
LO DESIGN

Building Plans

Level 1



EXISTING LEVEL 1 PLAN



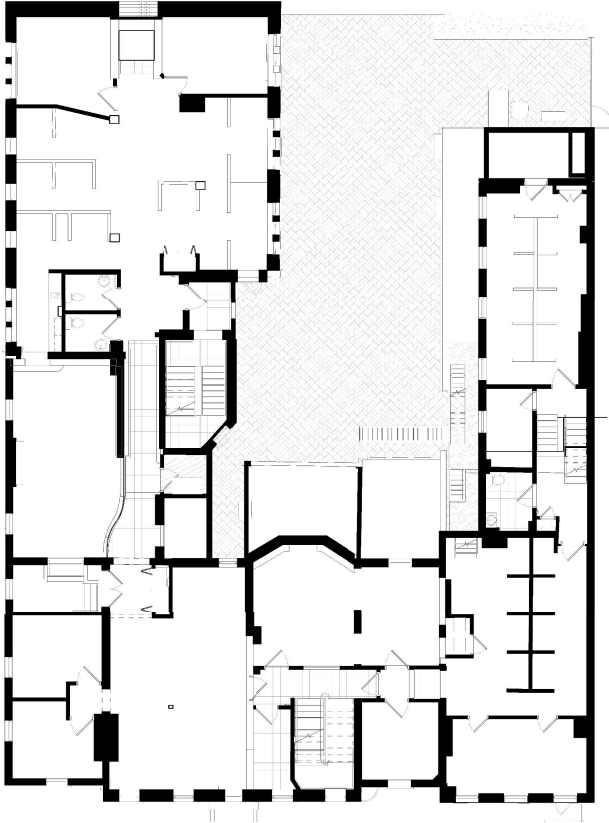
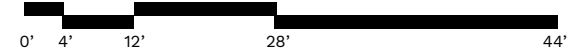
PROPOSED LEVEL 1 PLAN

LEVEL 1 UNIT MIX			
1A	1 BED	1 BATH	553
1B	1 BED	1 BATH	528
1C	1 BED	1 BATH	588
1D	1 BED	1 BATH	592
1E	1 BED	1 BATH	532
1F	1 BED	1 BATH	591
1G	1 BED	1 BATH	625
1H	2 BED	2 BATH	868
1I	1 BED	1 BATH	506
			5,383 UNIT SF SUBTOTAL
			6,903 GROSS SF SUBTOTAL

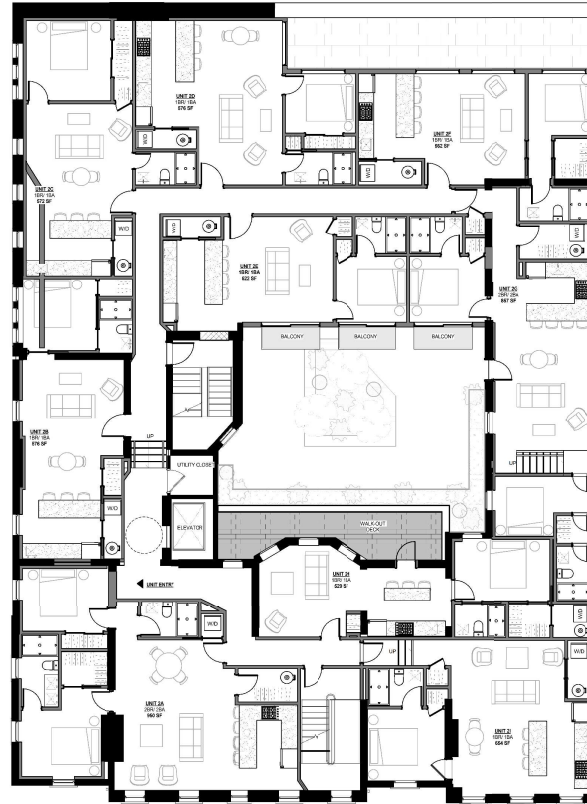
LO DESIGN

Building Plans

Level 2



EXISTING LEVEL 2 PLAN



PROPOSED LEVEL 2 PLAN

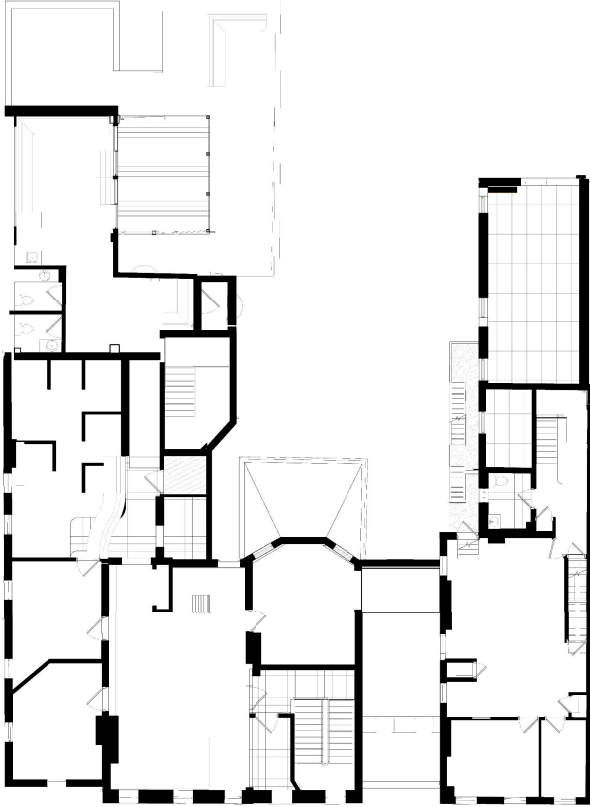
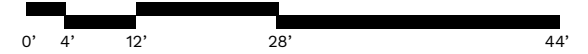
LEVEL 2 UNIT MIX

2A	2 BED	2 BATH	950
2B	1 BED	1 BATH	576
2C	1 BED	1 BATH	572
2D	1 BED	1 BATH	576
2E	1 BED	1 BATH	522
2F	1 BED	1 BATH	562
2G	2 BED	2 BATH	857
2H	1 BED	1 BATH	529
2I	1 BED	1 BATH	654
			5,798 UNIT SF SUBTOTAL
			7,239 GROSS SF SUBTOTAL

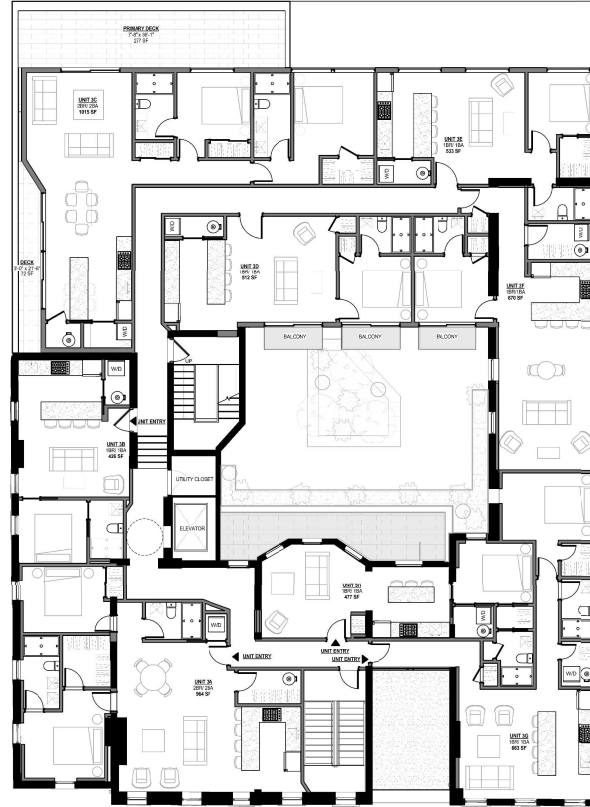
LO DESIGN

Building Plans

Level 3



EXISTING LEVEL 3 PLAN



PROPOSED LEVEL 3 PLAN

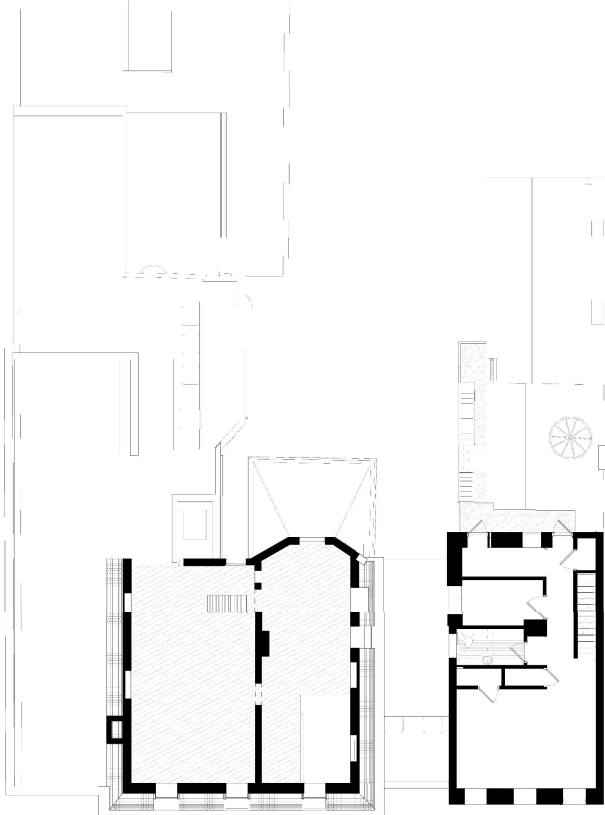
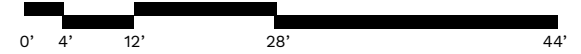
LEVEL 3 UNIT MIX

3A	2 BED	2 BATH	965
3B	1 BED	1 BATH	426
3C	2 BED	2 BATH	1,015
3D	1 BED	1 BATH	512
3E	1 BED	1 BATH	533
3F	1 BED	1 BATH	670
3G	1 BED	1 BATH	663
3H	1 BED	1 BATH	477
			5,261 UNIT SF SUBTOTAL
			6,674 GROSS SF SUBTOTAL

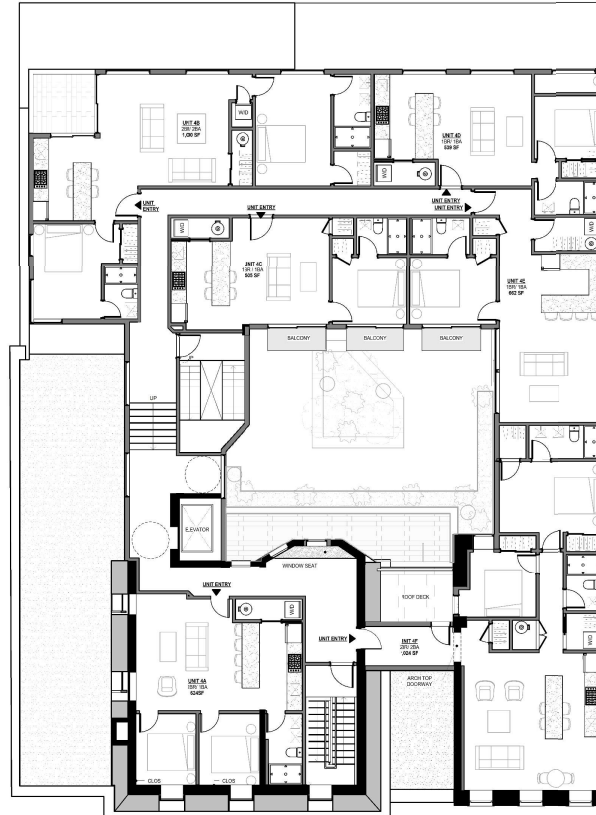
LO DESIGN

Building Plans

Level 4



EXISTING LEVEL 4 PLAN



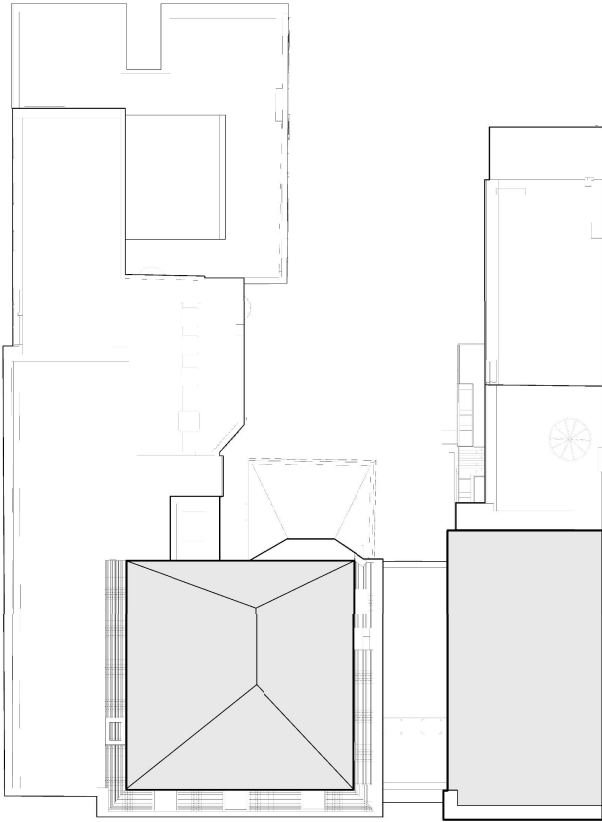
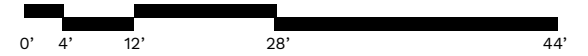
PROPOSED LEVEL 4 PLAN

LEVEL 4 UNIT MIX			
4A	2 BED	1 BATH	624
4B	2 BED	2 BATH	1,000
4C	1 BED	1 BATH	505
4D	1 BED	1 BATH	539
4E	1 BED	1 BATH	636
4F	2 BED	2 BATH	1,014
			4,318 UNIT SF SUBTOTAL
			5,550 GROSS SF SUBTOTAL

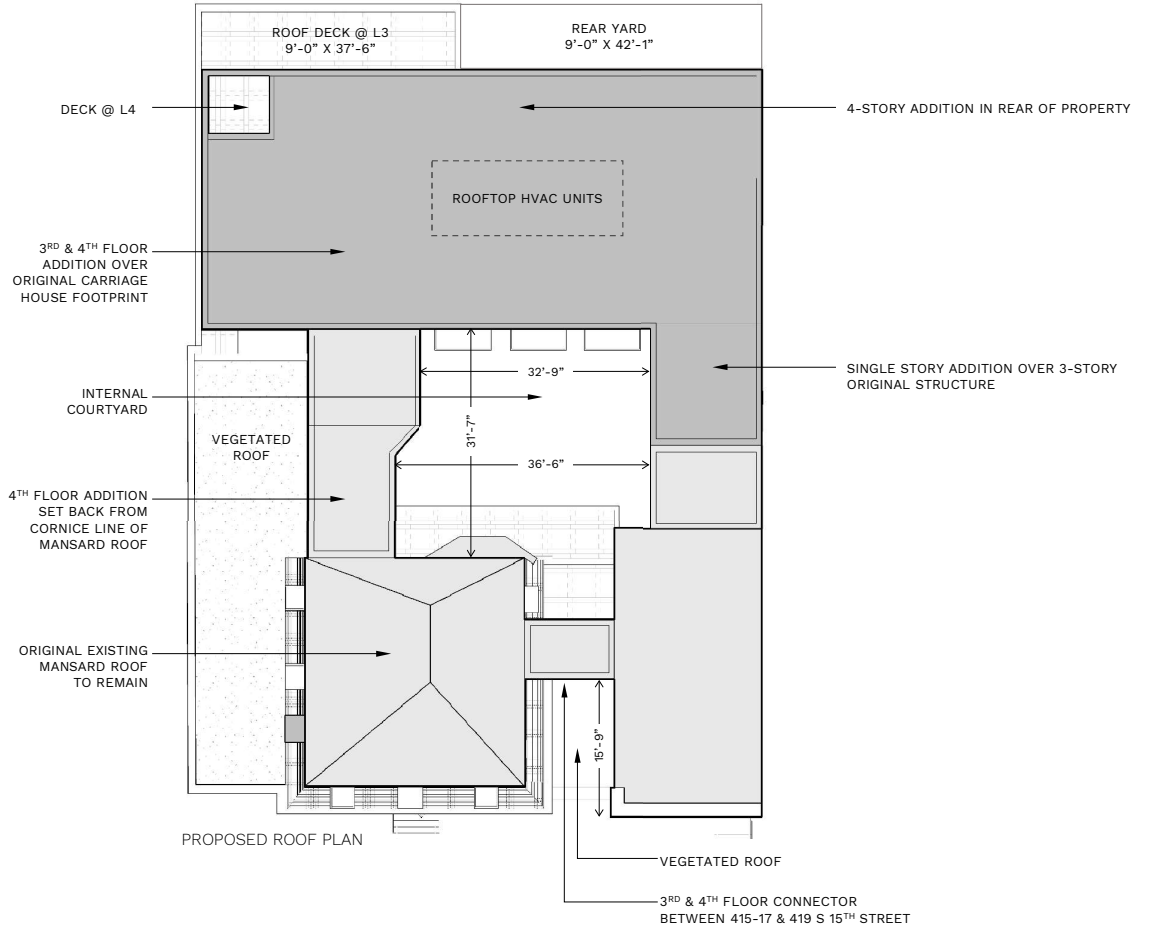
LO DESIGN

Building Plans

Roof Plan



EXISTING ROOF PLAN

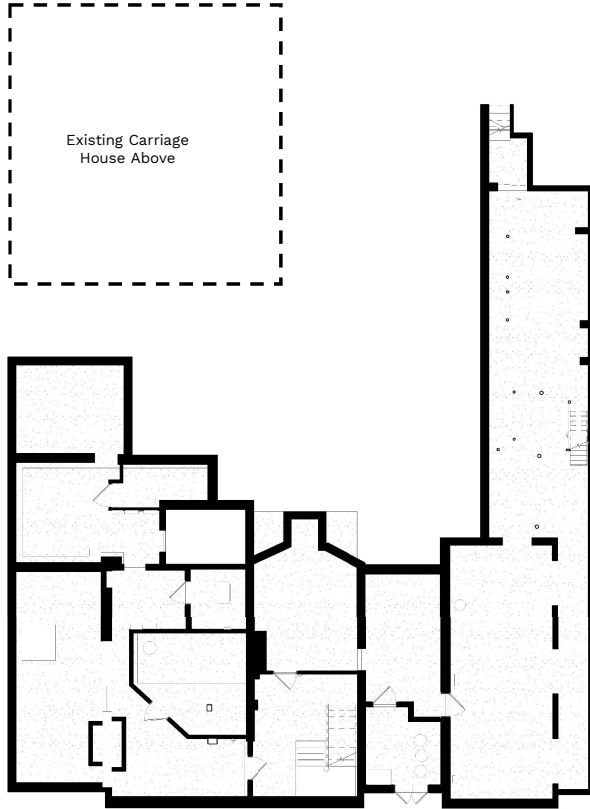
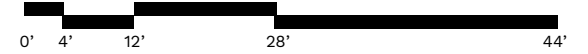


PROPOSED ROOF PLAN

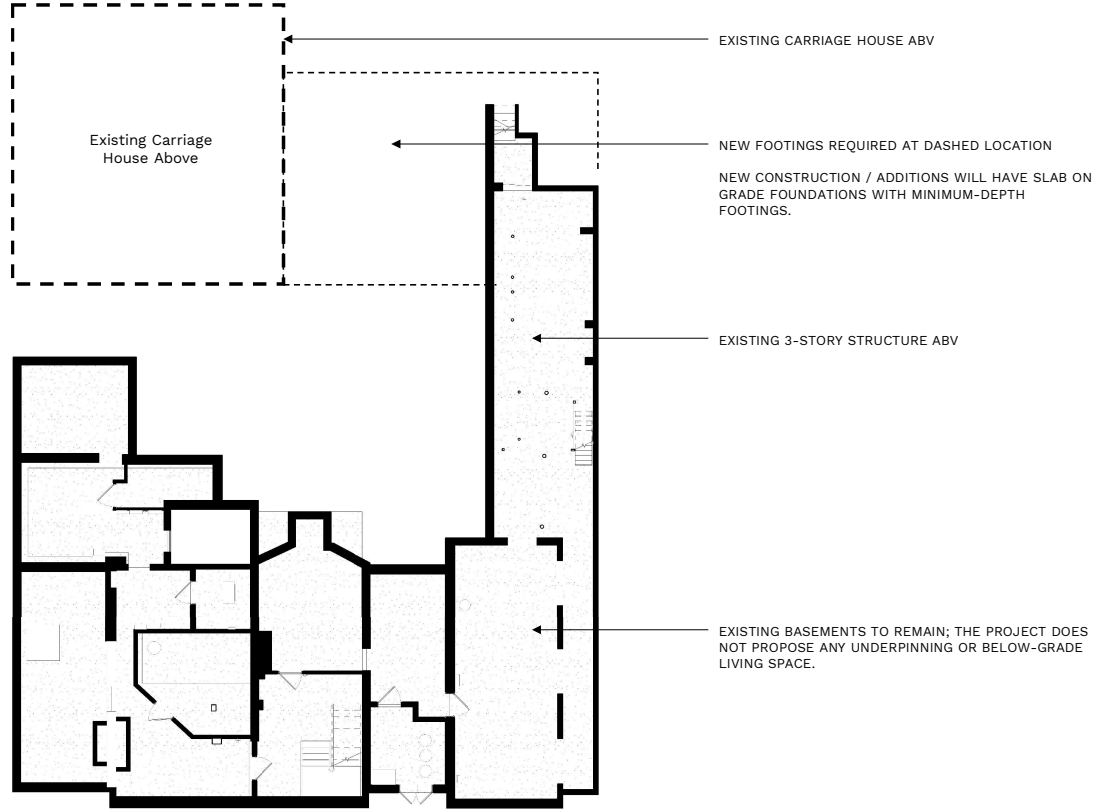
LO DESIGN

Building Plans

Basement



EXISTING BASEMENT PLAN



EXISTING BASEMENT PLAN

LO DESIGN

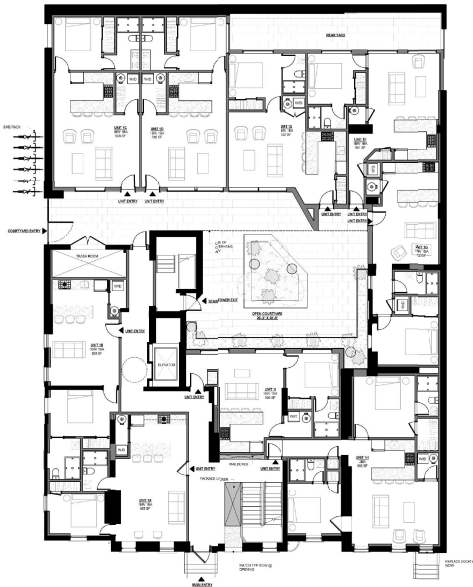
Building Plans, Levels 1-4

32 Total Units

20,760 Total Rentable SF

26,366 Total Gross SF (Above Grade)

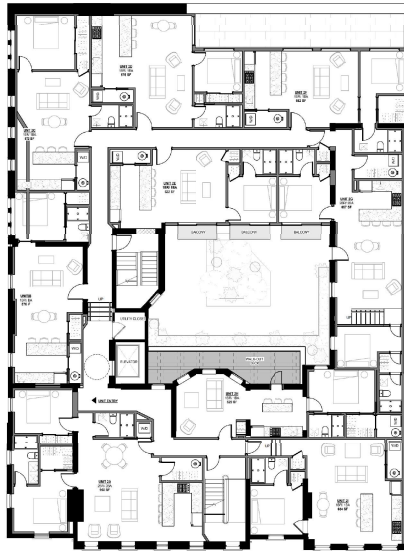
LEVEL 1 PLAN



LEVEL 1 SUMMARY
6,903 GROSS SF

9 UNITS
1 X 2 BR 2 BA
8 X 1 BR 1 BA

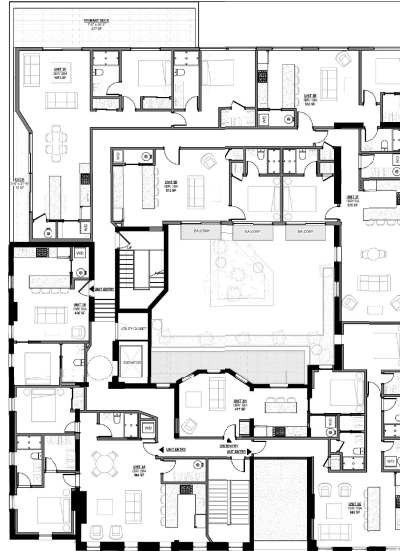
LEVEL 2 PLAN



LEVEL 2 SUMMARY
7,239 GROSS SF

9 UNITS
2 X 2 BR 2 BA
7 X 1 BR 1 BA

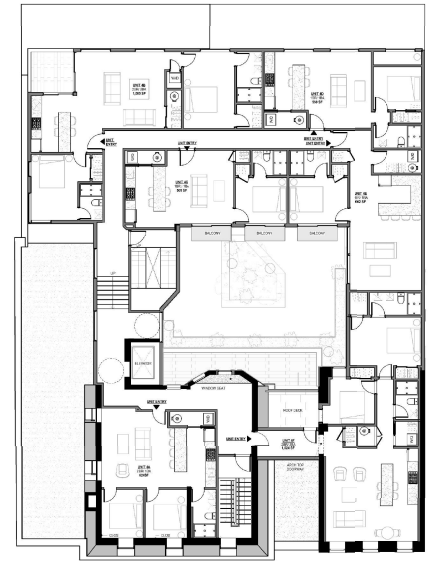
LEVEL 3 PLAN



LEVEL 3 SUMMARY
6,674 GROSS SF

8 UNITS
2 X 2 BR 2 BA
6 X 1 BR 1 BA

LEVEL 4 PLAN



LEVEL 4 SUMMARY
5,550 GROSS SF

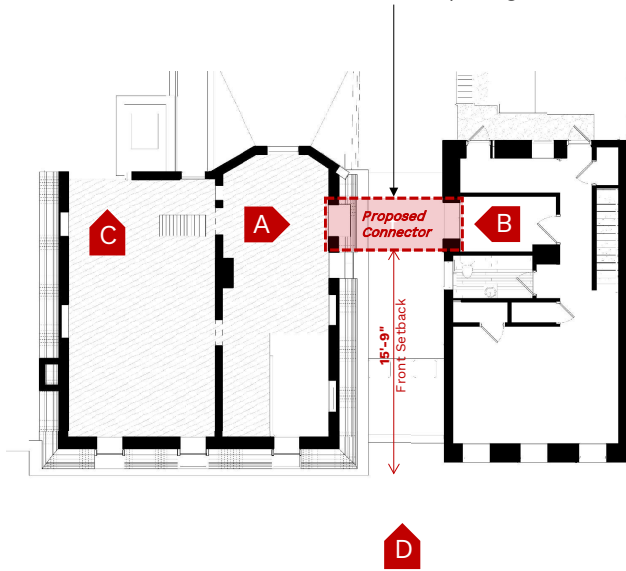
6 UNITS
1 X 2 BR 1 BA
2 X 2 BR 2 BA
3 X 1 BR 1 BA

LO DESIGN

CONNECTOR BETWEEN 415-17 AND 419 S 15TH ST

Interior and Exterior Views of Mansard Roof Existing Conditions

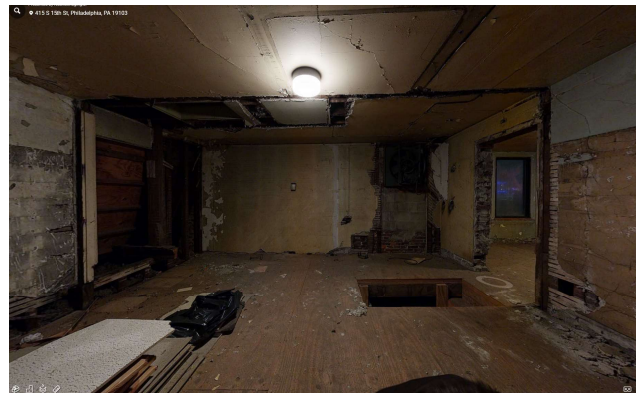
Area of proposed 3rd and 4th story connector, which will utilize existing masonry and mansard infilled openings



A Opening in existing mansard roof, illustrating non-original plywood roofing sheathing; It is assumed that entire roof has been replaced including asphalt shingles and plywood sheathing. Original framing members are still present; removal will be minimized to the opening itself.



B Existing 4th floor masonry opening at location of connector, present in 419 S 15th Street; visible from interior and exterior.



C Infill of original dormer and opening present in North side of mansard interior; Area of CMU block infill will be expanded to serve as the fourth-floor corridor connection.

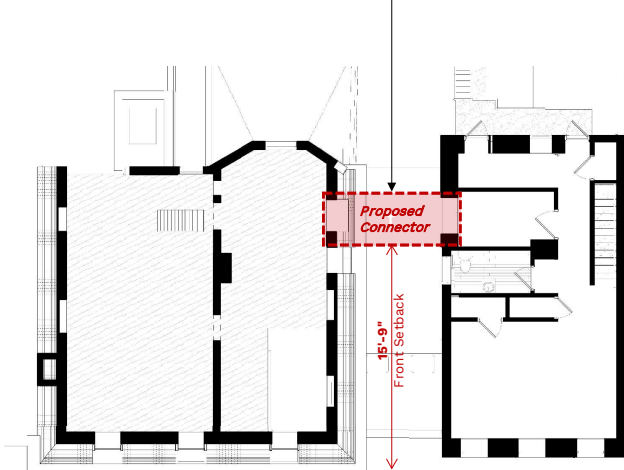


D Aerial view illustrating existing masonry openings and non-original dormer windows along the north side of 419 S 15th Street, along with the non-original asphalt shingles on the mansard roof. Original cornice line to be maintained with an 15'-9" setback along 15th Street.

CONNECTOR BETWEEN 415-17 AND 419 S 15TH ST

Interior and Exterior Views

Area of proposed 3rd and 4th story connector, which will utilize existing masonry and mansard infilled openings

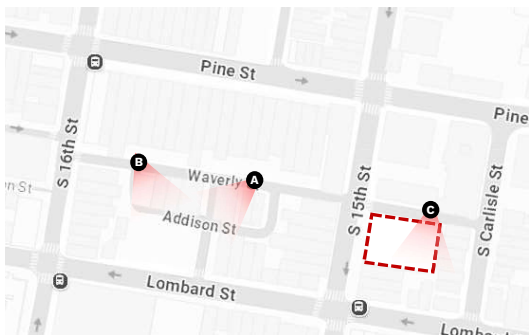
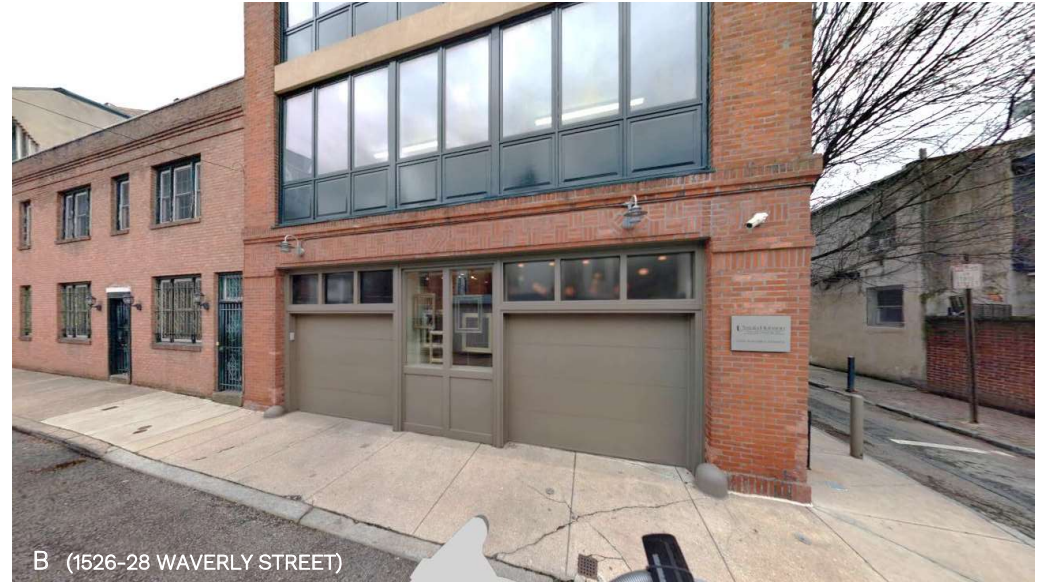


E Proposed glazed connector between 415-17 s 15th street and 419 s 15th street

LO DESIGN

Waverly Street Carriage House Conext

Carriage Houses on Waverly Street



LO DESIGN



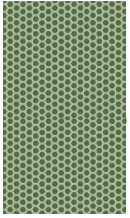
C (PROPOSED INTERVENTION AT WAVERLY STREET FACADE)

Material Palette

Proposed Building Materials



Viroc, or similar fiber cement panel



Painted Perforated Metal Guardrails at Balconies



Black Metal Trim



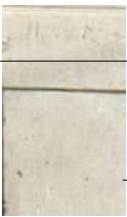
Green Window Trims (Black as Alternate)



Concrete Landscape Pavers in Courtyard



Restored Original Brick w/ limited matching infill



Restored Marble Water Table at 15th Street Facade



Paint and Restore original cornice; repair mansard roof as required

Restore original marble sills, repair & replace as needed



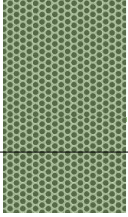
LO DESIGN

Material Palette

Proposed Building Materials



Viroc, or similar fiber cement panel



Painted Perforated Metal Guardrails at Balconies



Black Metal Trim



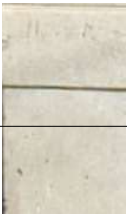
Green Window Trims (Black as Alternate)



Concrete Landscape Pavers in Courtyard



Restored Original Brick w/ limited matching infill



Restored Marble Water Table at 15th Street Facade



Paint and Restore original cornice; repair mansard roof as required

Restore original marble sills, repair & replace as needed



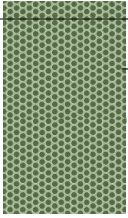
LO DESIGN

Material Palette

Proposed Building Materials



Viroc, or similar fiber cement panel



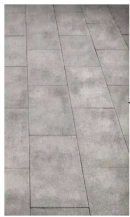
Painted Perforated Metal Guardrails at Balconies



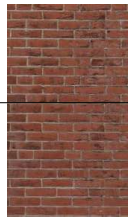
Black Metal Trim



Green Window Trims (Black as Alternate)



Concrete Landscape Pavers in Courtyard



Restored Original Brick w/ limited matching infill



Restored Marble Water Table at 15th Street Facade



Multi-colored Cream Tone Molded Brick

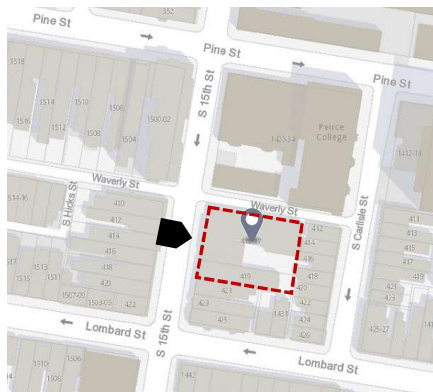


LO DESIGN

Renderings

View east from 15th Street towards

Key Plan



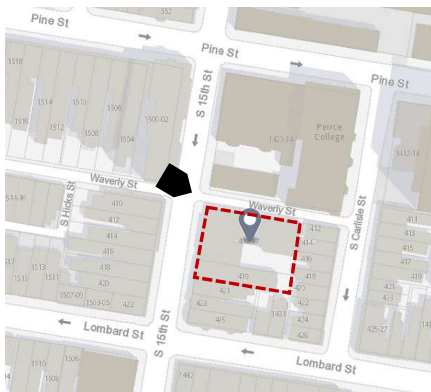
LO DESIGN



Renderings

View Southeast from 15th Street towards Waverly

Key Plan



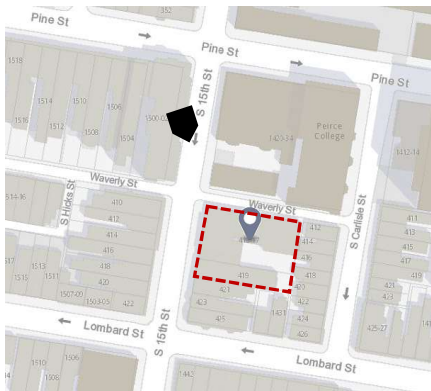
LO DESIGN



Renderings

View Southeast from 15th Street towards Waverly

Key Plan



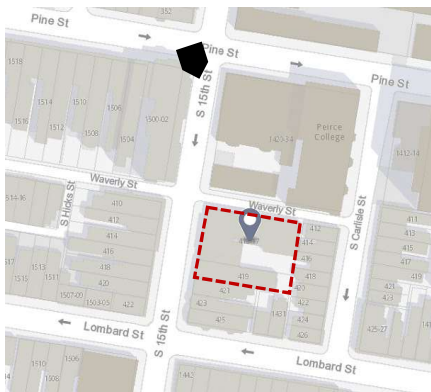
LO DESIGN



Renderings

View Southeast from 15th Street towards Waverly

Key Plan



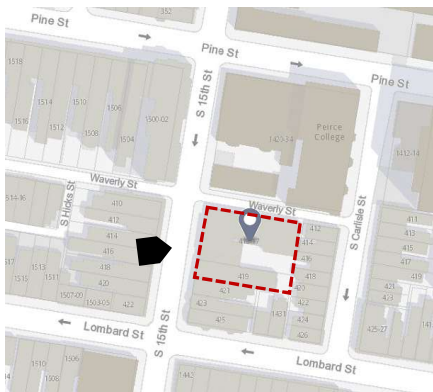
LO DESIGN



Renderings

View East on 15th Street

Key Plan



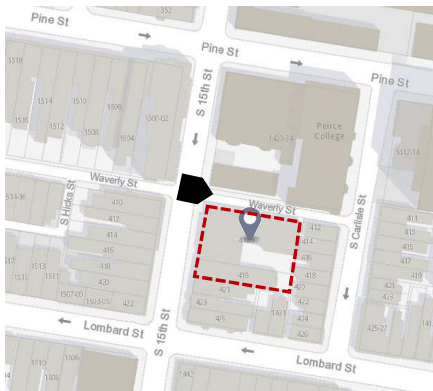
LO DESIGN



Renderings

View East at Waverly & 15th Street

Key Plan

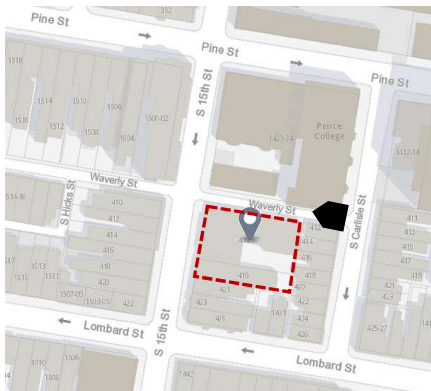


LO DESIGN

Renderings

View West at Waverly & Carlisle Street

Key Plan

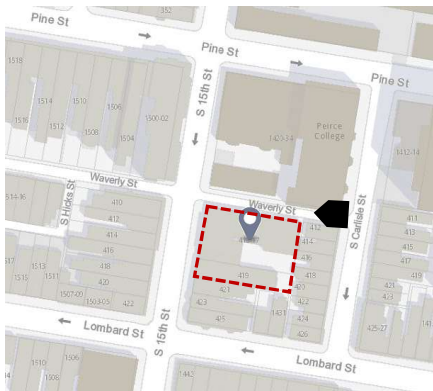


LO DESIGN

Renderings

View Southwest at Waverly & Carlisle Street

Key Plan

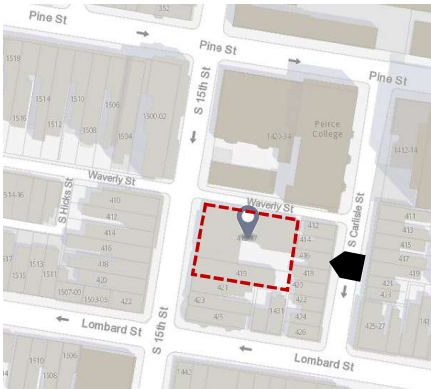


LO DESIGN

Renderings

Aerial View from Carlisle Street facing West

Key Plan



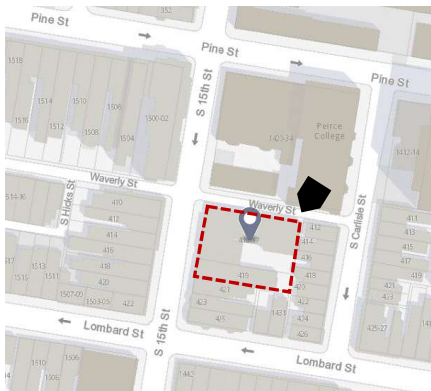
LO DESIGN



Renderings

Aerial View at Waverly Street from
Adjacent Balcony at 1420-34 Pine Street

Key Plan



LO DESIGN

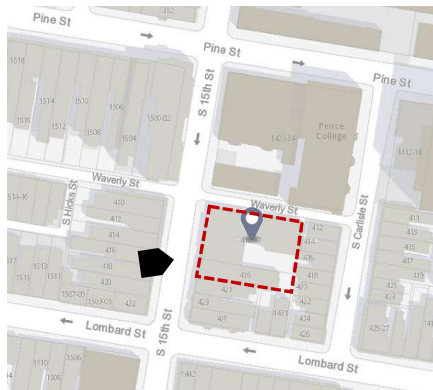


Renderings

Aerial View, Northwest



Key Plan

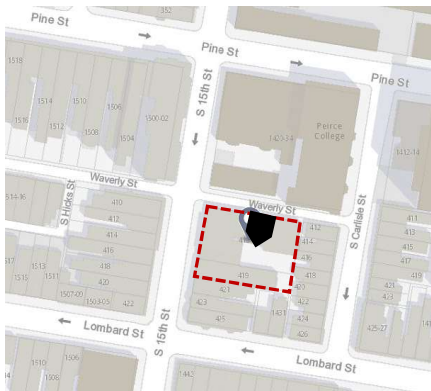


LO DESIGN

Renderings

View West from Internal Courtyard

Key Plan



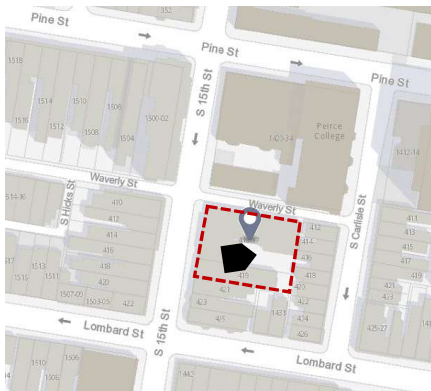
LO DESIGN



Renderings

View East from Internal Courtyard

Key Plan

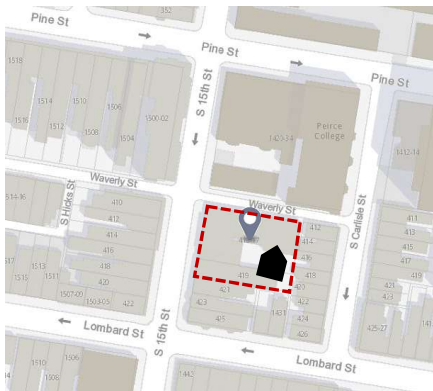


LO DESIGN

Renderings

View North from Internal Courtyard

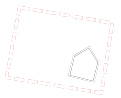
Key Plan



LO DESIGN

Appendix

Historical Commission In Concept Review
November/December 2023



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

**TUESDAY, 21 NOVEMBER 2023
REMOTE MEETING ON ZOOM
DAN MCCOUBREY, CHAIR**

CALL TO ORDER

START TIME IN AUDIO RECORDING: 00:00:00

The Chair called the meeting to order at 9:00 a.m. The following Committee members joined him:

Committee Member	Present	Absent	Comment
Dan McCoubrey, FAIA, LEED AP BD+C, Chair	X		
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
- Laura DiPasquale, Historic Preservation Planner III
- Shannon Garrison, Historic Preservation Planner II
- Heather Hendrickson, Historic Preservation Planner II
- Ted Maust, Historic Preservation Planner II
- Allyson Mehley, Historic Preservation Planner II
- Dan Shachar-Krasnoff, Historic Preservation Planner II
- Alex Till, Historic Preservation Planner II

The following persons were present:

- Scott Shiffert, Canno Design
- Harrison Finberg
- Catherine Gao
- Randi Skibinsky Abramson
- Kevin Angstadt
- George Poulin
- Alex Balloon
- Robert Gurmankin
- Gary Clarke
- Alina Herzberg
- Lea Litvin, LO Design
- Jenn Patrino
- Stephen Mileto, Qb3, LLC

ITEM: 3627 Spring Garden St					
MOTION: Denial					
MOVED BY: Gutterman					
SECONDED BY: Detwiler					
VOTE					
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	7				

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 Litvin, 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.

START TIME OF DISCUSSION IN ZOOM RECORDING: 01:45:30

PRESENTERS:

- Ms. Mehley presented the application to the Architectural Committee.
- Architects Evan Litvin and Lea Litvin represented the application.

DISCUSSION:

- Mr. Litvin summarized the project for the Architectural Committee members and noted their intent to follow preservation standards to the best of their ability while meeting the goals of the project.
- Mr. McCoubrey observed that it is difficult to understand what the applicant is trying to achieve without floor plans showing how the different additions are integrated with the buildings. He noted that the staff also recommended setbacks along Waverly Street.
- Ms. Gutterman pointed out that the Architectural Committee will need to know the location of any mechanical equipment and the location of a roof deck or stair/elevator overruns if those elements are in the scope of work. She noted her concerns about what would be visible from the public right-of-way. Ms. Gutterman reminded Mr. Litvin that their jurisdiction is on the exterior only and that they have no purview over interior spaces.
 - Mr. Litvin said there would be no elevator overrun and their intent is to place all mechanical equipment out of view of the public right-of-way. He added that any roof deck would be placed in an inconspicuous location.
- Mr. Detwiler said he appreciates that this overbuild is not excessive. He noted that, while the Committee is concerned about the overbuild, he does not think the visibility along Waverly Street will be excessive. Mr. Detwiler said that, if the overbuild is modest, the project can be approved, provided how it is detailed, how it is drawn, and how it blends with the existing building. He noted that in future in-concept applications, blocked out elevations and floorplans included in the submission would be helpful to understanding the intent. Mr. Detwiler asked about the height of the proposed roof additions.
 - Mr. Litvin confirmed that they are proposing one-story additions only on the historic buildings.
- Mr. Detwiler opined that a one-story addition may be acceptable.
- Mr. McCoubrey inquired about the difference in height between the main block and the rear area along Waverly Street. He asked how this would work on the interior.
 - Mr. Litwin said there would be steps on the interior in this space.
- Mr. McCoubrey stated he agreed with the staff's concerns about the visibility of the additions and potential changes to the mansard. He agreed with Mr. Detwiler that the general project is reasonable but perhaps with some reduction in the masses.
- Mr. Cluver added that details really matter in a project like this.
- Mr. McCoubrey observed the connector between the buildings does not seem like useful space and that providing information on circulation is important in future applications.
- The Architectural Committee members and the applicant discussed the rear area along Waverly Street. There were some questions about the building chronology and the degree of interventions that could occur in the future. The Architectural Committee members encouraged the applicant to study the building and its history more prior to determining the design of the overbuild on this area of the building.

PUBLIC COMMENT:

- None.

ARCHITECTURAL COMMITTEE FINDINGS & CONCLUSIONS:

The Architectural Committee found that:

- Adding one-story additions to select areas of the top level on both buildings may be acceptable with the appropriate setbacks, materials, and detailing.
- The visibility of the additions from S. 19th Street and Waverly Street will be critical in the consideration in future applications for this project.
- The rear and courtyard areas are not visible from the public right-of-way.
- Roof decks and mechanical equipment are not part of the current application but must be shown in future submissions.

The Architectural Committee concluded that:

- The application failed to satisfy Standards 9, 10, and the Roofs Guidelines owing to the incompleteness of the application. Additional information such as floorplans, elevations, sections, and other details are needed to evaluate this in concept application.

ARCHITECTURAL COMMITTEE RECOMMENDATION: The Architectural Committee voted to recommend denial, owing to the incompleteness, pursuant to Standards 9, 10, and Roofs Guidelines.

ITEM: 415-17 and 419 S 15TH ST					
MOTION: Denial of in-concept application					
MOVED BY: Gutterman					
SECONDED BY: D'Alessandro					
VOTE					
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	7				

ADJOURNMENT

START TIME OF DISCUSSION IN ZOOM RECORDING: 02:07:35

ACTION: The Architectural Committee adjourned at 11:09 a.m.

PLEASE NOTE:

- Minutes of the Philadelphia Historical Commission and its advisory Committees are presented in action format. Additional information is available in the video recording for this meeting. The start time for each agenda item in the recording is noted.
- Application materials and staff overviews are available on the Historical Commission's website, www.phila.gov/historical.

**THE MINUTES OF THE 736TH STATED MEETING OF THE
PHILADELPHIA HISTORICAL COMMISSION**

**FRIDAY, 8 DECEMBER 2023, 9:00 A.M.
REMOTE MEETING ON ZOOM
ROBERT THOMAS, CHAIR**

CALL TO ORDER

START TIME IN ZOOM RECORDING: 00:00:00

Mr. Thomas, the Chair, called the meeting to order at 9:08 a.m. and announced the presence of a quorum. The following Commissioners joined him:

Commissioner	Present	Absent	Comment
Robert Thomas, AIA, Chair (Architectural Historian)	X		
Kimberly Washington, Esq., Vice Chair (Community Development Corporation)	X		
Donna Carney (Philadelphia City Planning Commission)	X		
Emily Cooperman, Ph.D., Committee on Historic Designation Chair (Historian)		X	Arrived 9:53am
Erin Kindt (Department of Public Property)	X		
Sara Lepori (Commerce Department)	X		
John P. Lech (Department of Licenses & Inspections)	X		
John Mattioni, Esq.	X		
Dan McCoubrey, AIA, LEED AP BD+C, Architectural Committee Chair (Architect)	X		
Stephanie Michel (Community Organization)		X	
Jessica Sánchez, Esq. (City Council President)	X		
Matthew Treat (Department of Planning and Development)	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
- Mary Costello, Esq., Law Department
- Laura DiPasquale, Historic Preservation Planner III
- Heather Hendrickson, Historic Preservation Planner II
- Ted Maust, Historic Preservation Planner II
- Allyson Mehley, Historic Preservation Planner II
- Leonard Reuter, Esq., Law Department
- Dan Shachar-Krasnoff, Historic Preservation Planner II
- Alex Till, Historic Preservation Planner II

The following persons attended the online meeting:

- Abigail Hastings
- A. Levine
- Alex Balloon
- Alexander Fidrych

- The proposed simplification of the cornice does not meet Standards 2 or 6.

ACTION: Mr. McCoubrey moved to deny the application, pursuant to Standards 2 and 6, with the understanding that the Historical Commission’s staff would work with the property owner to establish a schedule for restoration, and that the Historical Commission would request that the Department of Licenses and Inspections assist the owner in obtaining a rental license. Ms. Washington seconded the motion, which was adopted by unanimous consent.

ITEM: 3627 SPRING GARDEN ST					
MOTION: Denial					
MOVED BY: McCoubrey					
SECONDED BY: Washington					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Washington, Vice Chair	X				
Carney (PCPC)	X				
Cooperman	X				
Kindt (DPD)	X				
Lepori (Commerce)	X				
Lech (L&I)	X				
Mattioni	X				
McCoubrey	X				
Michel					X
Sánchez (Council)	X				
Treat (DPD)	X				
Total	11				

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 Litvin, 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

OVERVIEW: 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 Street, 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 in concept, 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.

ARCHITECTURAL COMMITTEE RECOMMENDATION: Denial, owing to the incompleteness, pursuant to Standards 9, 10, and Roofs Guidelines.

START TIME OF DISCUSSION IN ZOOM RECORDING: 04:17:30

PRESENTERS:

- Ms. Mehley presented the application to the Historical Commission.
- Architects Evan Litvin and Lea Litvin represented the application.

PUBLIC COMMENT:

- None.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- Detailed floor plans and elevations should be provided in an application for final approval. The applicant is currently seeking in-concept approval for the general project scope and massing.
- Adding one-story additions to select areas of the top level on both buildings may be acceptable with the appropriate setbacks, materials, and detailing.
- The visibility of the additions from S. 15th Street and Waverly Street will be critical in the consideration in future applications for this project.
- The rear and courtyard areas are not visible from the public right-of-way.

The Historical Commission concluded that:

- Most of the alterations and new construction proposed as part of this in-concept application meet Standards 9 and 10. The applicant received feedback on aspects of the project that currently do not meet Standards 9 and 10.
- 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 Guideline with proper setbacks.

ACTION: Mr. McCoubrey moved to approve the application in concept, pursuant to Standards 9, 10, and the Roofs Guideline. Mr. Mattioni seconded the motion, which was adopted by unanimous consent.

ITEM: 415-17 and 419 S 15th ST					
MOTION: Approval in concept					
MOVED BY: McCoubrey					
SECONDED BY: Mattioni					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Washington, Vice Chair	X				
Carney (PCPC)	X				
Cooperman	X				
Kindt (DPD)	X				
Lepori (Commerce)	X				
Lech (L&I)	X				
Mattioni	X				
McCoubrey	X				
Michel					X
Sánchez (Council)	X				
Treat (DPD)	X				
Total	11				1

OLD BUSINESS

ADDRESS: 2112 WALNUT ST

Proposal: Demolish rear of building; construct 11-story addition

Review Requested: Final Approval

Owner: Bruce and Lisa Ginsberg

Applicant: Eric Leighton, cbp Architects

History: 1871; Thomas L. Jewett House; John McArthur, architect; E.B. Warren, developer

Individual Designation: None

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

Staff Contact: Laura DiPasquale, laura.dipasquale@phila.gov

OVERVIEW: This application proposes to demolish portions of the four-story, 53-foot, Second Empire brownstone building at 2112 Walnut Street and to construct a 11-story, 141-foot tall addition. The proposal would remove portions of the roof, the entire rear mansard roof and portions of the rear wall and encapsulate full rear of the the building in an 11-story addition. The fourth-floor front mansard of the existing building would become a screen wall to an open patio behind. The application provides little information on the treatment of the historic front façade, with the only notes being “existing masonry to be restored” and “roof shingles.” The addition would be clad in glass curtain walls and vertical metal siding and decks at each floor. Renderings provided in the submission demonstrate that the addition would be highly visible from Walnut Street, and it would also be highly visible from and extremely out of scale with Chancellor Street, a small street with several historic carriage houses that dead ends at this property.

The Architectural Committee reviewed a previous iteration of the design in September 2023, which called for a 13-story, 165-foot tall addition and demolition of considerable portions of the historic building. The Architectural Committee voted to recommend denial, pursuant to Standards 9, 10 and the Roofs Guideline, which calls for additions to be inconspicuous from the

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

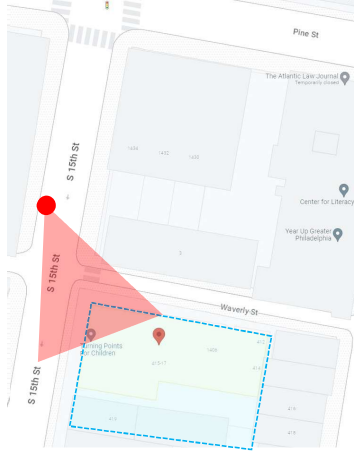
LEVEL 3 AND LEVEL 4 ADDITION CONNECTING 417 AND 419 S 15TH STREET, LARGE SETBACK

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)

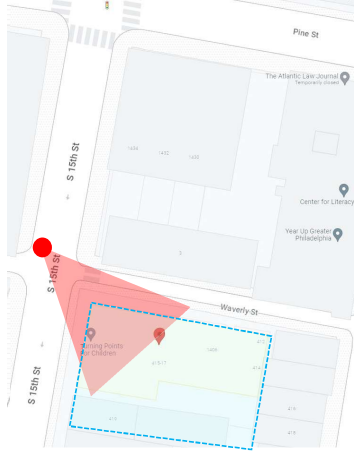


PROJECT SCOPE

PROPOSED ADDITIONS

LEVEL 4 ADDITION ABOVE
"CARRIAGE HOUSE"
STRUCTURE

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



PROJECT SCOPE

PROPOSED ADDITIONS

LEVEL 3 AND 4 ADDITION WITH
LARGE SETBACK

