

ADDRESS: 1930 PINE ST

Proposal: Construct four-story building with garage on Waverly Street

Review Requested: Final Approval

Owner: Isaac Jack Azran

Applicant: Brenna March, Gnome Architects LLC

History: 1888-89; J.R. Kates Row; F.M. Day

Individual Designation: None

District Designation: Rittenhouse-Fitler Residential Historic District, Significant, 2/8/1995

Staff Contact: Kim Chantry, kim.chantry@phila.gov, 215-686-7660

BACKGROUND:

The property at 1930 Pine Street extends from Pine Street to Waverly Street. The applicant plans to subdivide the lot to create a separate parcel fronting Waverly Street, likely being known as 1935 Waverly Street. No work is proposed in this application for the historic building at 1930 Pine Street. The proposed new construction on Waverly Street is a four-story multi-family dwelling with recessed entry, front loaded garage, roof deck, and pilot house. Front façade materials include red brick and a black metal panel system.

SCOPE OF WORK

- Construct four-story multi-family dwelling at rear of 1930 Pine Street, fronting Waverly Street.

STANDARDS FOR REVIEW:

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

- *Standard 9: New additions, exterior alterations, or related new construction 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 building is not compatible with the historic district in terms of size, scale, proportions, and massing.

STAFF RECOMMENDATION: Denial, pursuant to Standard 9.



Figure 1. Aerial view of 1930 Pine Street, showing proposed area of new construction fronting Waverly Street.



Figure 2. Site of proposed new construction on Waverly Street.

APPLICATION FOR BUILDING PERMIT

APPLICATION # _____

(Please complete all information below and print clearly)



CITY OF PHILADELPHIA
DEPARTMENT OF LICENSES AND INSPECTIONS
MUNICIPAL SERVICES BUILDING – CONCOURSE
1401 JOHN F. KENNEDY BOULEVARD
PHILADELPHIA, PA 19102
For more information visit us at www.phila.gov/li

ADDRESS OF PROPOSED CONSTRUCTION:

1930 PINE ST PHILADELPHIA PA 19103

APPLICANT:

BRENNIA MARCH

COMPANY NAME

Gnome Architects LLC

PHONE # (215) 279-7531

FAX #

APPLICANT'S ADDRESS:

1901 S. 9TH ST. RM 526

Philadelphia, PA 19148

LICENSE # AC# 4566094

E-MAIL: permits@GNOMEARCH.COM

PROPERTY OWNER'S NAME:

JACK AZRAN

PROPERTY OWNER'S ADDRESS:

1218 GREEN ST PHILADELPHIA PA 19123

PHONE # (267) 241-9590

FAX #

ARCHITECT/ENGINEER IN RESPONSIBLE CHARGE

GABRIEL J DECK, RA, LEED AP

ARCHITECT/ENGINEERING FIRM ADDRESS:

1901 S. 9TH ST. RM 526

Philadelphia, PA 19148

ARCHITECT/ENGINEERING FIRM:

GNOME ARCHITECTS LLC

PHONE # (215) 279-7531

FAX #

LICENSE # 798254

E-MAIL: permits@GNOMEARCH.COM

CONTRACTOR:

INSITE CONSTRUCTION INC.

CONTRACTING COMPANY ADDRESS:

1218 GREEN ST PHILADELPHIA PA 19123

CONTRACTING COMPANY:

INSITE CONSTRUCTION INC.

PHONE # (267) 241-9590

FAX #

LICENSE # 39348

E-MAIL: JACK@PHILLYPROP.COM

USE OF BUILDING/SPACE

R-3 - SINGLE FAMILY DWELLING

ESTIMATED COST OF WORK

\$ 260,000.00

BRIEF DESCRIPTION OF WORK:

FOR THE CONSTRUCTION OF (1) NEW CONSTRUCTION FOUR STORY PLUS CELLAR SINGLE FAMILY DWELLING WITH TWO CAR FRONT LOADED GARAGE, REAR DECKS, AND ROOF DECK ACCESSED BY PILOT HOUSE. THE EXISTING FOUR STORY MULTIFAMILY BUILDING IS TO REMAIN AND NOT PART OF THE APPLICATION.

FOR FINAL APPROVAL

TOTAL AREA UNDERGOING CONSTRUCTION: 3,472.00 square feet

COMPLETE THESE ITEMS IF APPLICABLE TO THIS APPLICATION:

OF NEW SPRINKLER HEADS (suppression system permits only): _____ LOCATION OF SPRINKLERS: _____

OF NEW REGISTERS/DIFFUSERS (hvac/ductwork permits only): _____ LOCATION OF STANDPIPES: _____

IS THIS APPLICATION IN RESPONSE TO A VIOLATION? ☐ NO ☐ YES VIOLATION #: _____

All provisions of the building code and other City ordinances will be complied with, whether specified herein or not. Plans approved by the Department form a part of this application. I hereby certify that the statements contained herein are true and correct to the best of my knowledge and belief. I further certify that I am authorized by the owner to make the foregoing application, and that, before I accept my permit for which this application is made, the owner shall be made aware of all conditions of the permit. I understand that if I knowingly make any false statement herein I am subject to such penalties as may be prescribed by law or ordinance.

APPLICANT'S SIGNATURE: _____

DATE: 6 / 11 / 2019



Gnome Architects LLC.
1901 S. 9th Street, RM. 526
Philadelphia, PA 19148
gabe@gnomearch.com
215 279 7531

06.11.2018

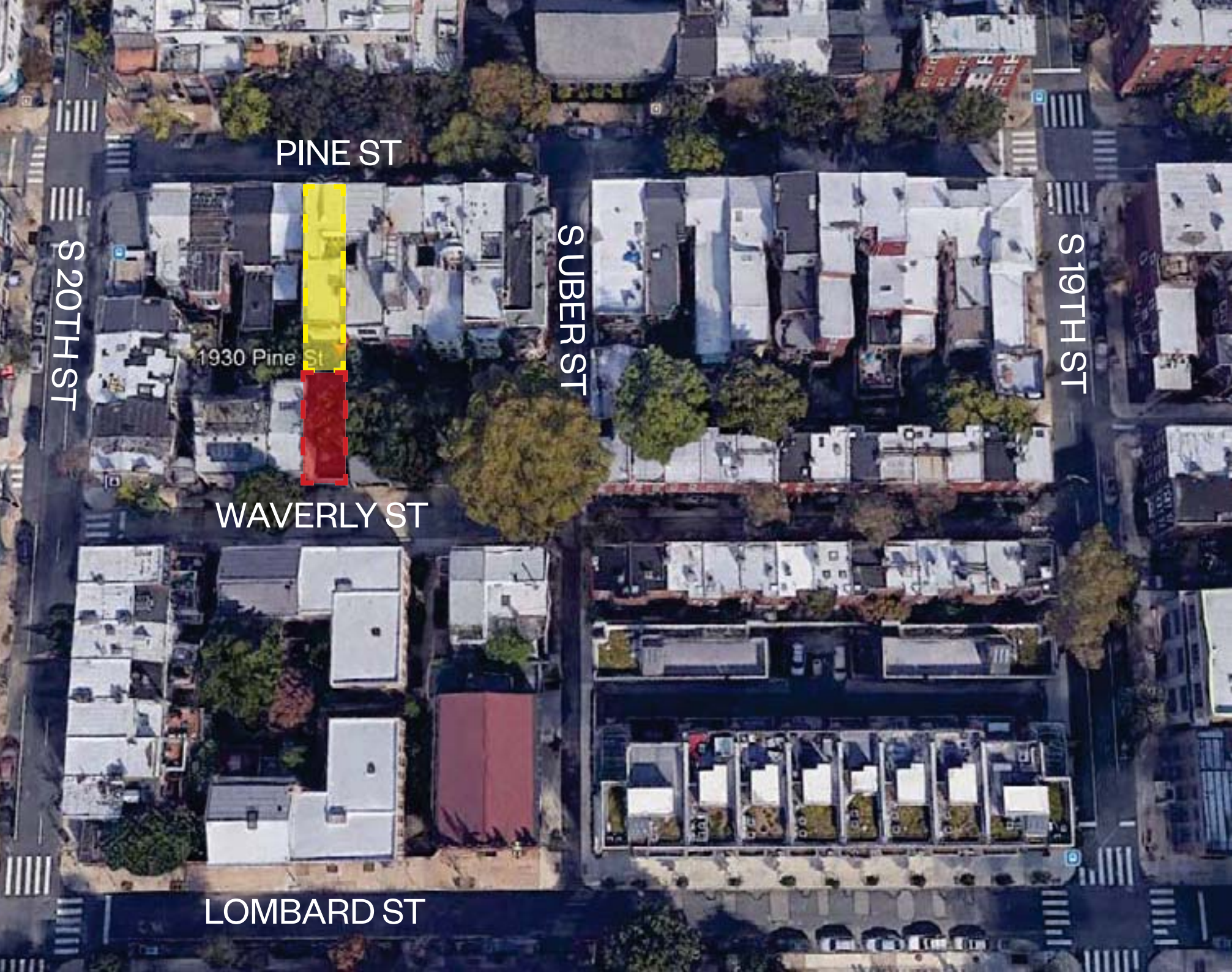
City of Philadelphia
Historical Commission
1515 Arch St
13th Floor
Philadelphia, PA 19102

RE: 1930 Pine St
Philadelphia, PA 19103
Application for Final Approval
Owner: Jack Azran

To Members of Philadelphia Historical Commission,

Please see the attached application for final approval for a new construction four story plus cellar single family dwelling with two car front loaded garage, rear decks, and roof deck accessed by pilot house. The existing four story multifamily building on the same parcel fronting on Pine Street is to remain and is not part of this application. The new construction portion is located in the rear unoccupied portion of the lot fronting on Waverly St.

Best Regards,
Gabriel Deck RA, LEED AP
Principal Architect



PINE ST

SUBER ST

S 19TH ST

S 20TH ST

1930 Pine St

WAVERLY ST

LOMBARD ST



WAVE PINE ST (FOUR STORY MULTIFAMILY TO REMAIN)



EXISTING FRONTAGE WAVERLY ST (SITE OF NEW CON



TE OF
ONSTRUCTION

EST ON WAVERLY ST



VIEW LOOKING IMMEDIATELY EAST ON WAVERLY ST



WAVERLY ST FROM UBER ST



VIEW LOOKING EAST ON WAVERLY ST FROM 20TH ST



RLY ST. FRONTAGE)



2001 WAVERLY ST (NEW CONST. / NEAR NEIGHBOR)



1937 WAVERLY ST



1928 PINE STREET (WAVERLY ST. FRONTAGE)



1926 PINE STREET (WAVERLY ST.



W CONST. / NEAR NEIGHBOR)



1929-35 LOMBARD ST (WAVERLY ST. FRONTAGE)

1934 PINE ST
EXISTING 3 STORY B
NO FRONT SETB

1932 PINE ST
ADJACENT PROPRI
EXISTING 3 STORY B
NO FRONT SETB

~~EXISTING~~

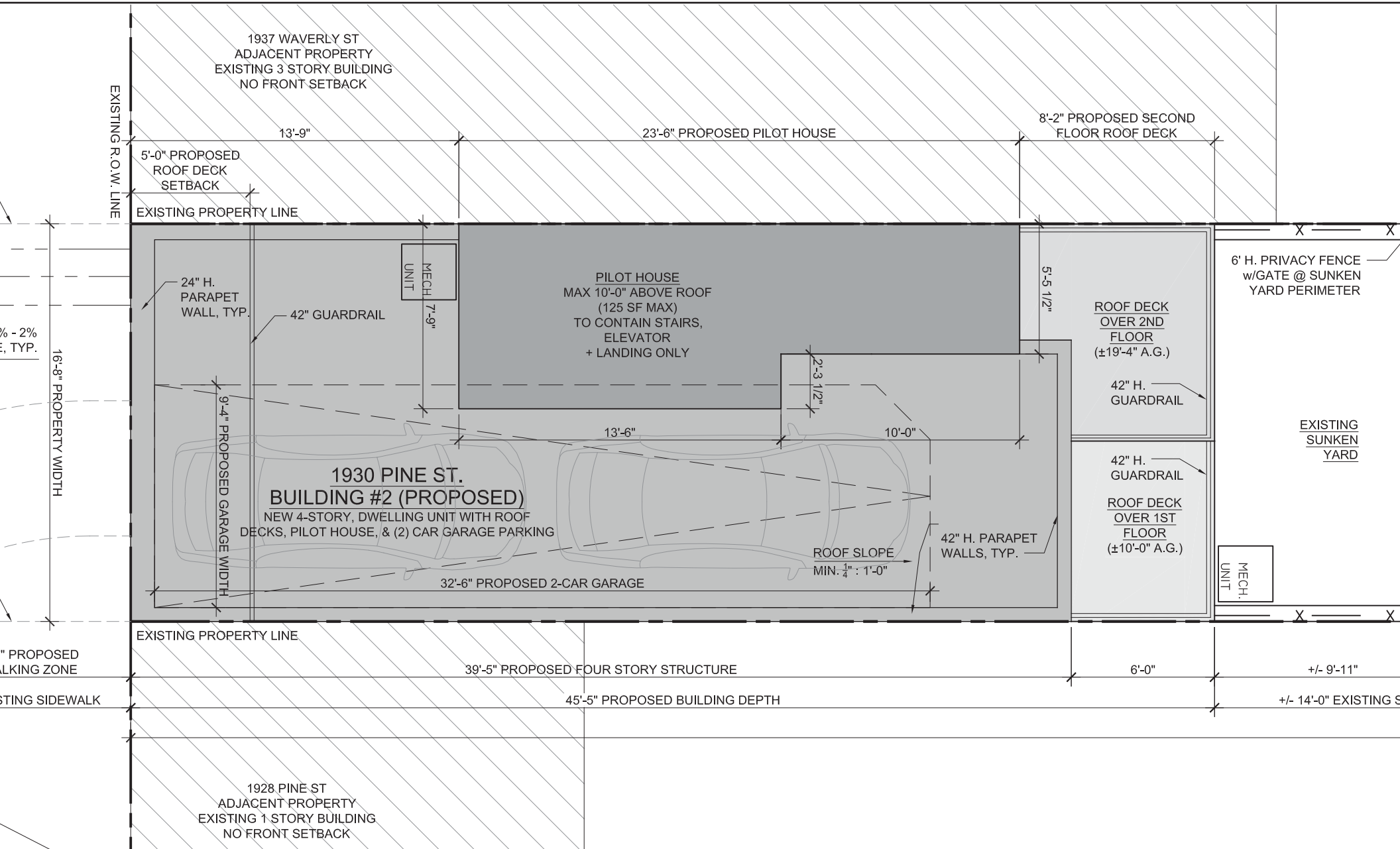
~~EXISTING PARAPET —
TO REMAIN~~

EXISTING

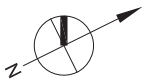
1928 PINE
ADJACENT PRO
EXISTING 4 STORY
NO FRONT SE

1926 PINE
EXISTING 4 STORY
NO FRONT SE





SED BUILDING



125'-0" EXISTING PROPERTY DEPTH

45'-5" PROPOSED (BUILDING #2) DEPTH

+/- 65'-7" EXISTING (BUILDING #1) DEPTH V.L.F.

+/- 6'-0" EXISTING
MANSARD V.L.F.

23'-6" PROPOSED PILOT HOUSE

2'-2"

6'-0"

+/- 14'-0" EXISTING SUNKEN REAR YARD V.L.F.

+/- 59'-7"

42" GAURDRAIL

MECH
UNIT

42" PARAPET/
GAURDRAIL

+/- 4'-1" EXISTING
REAR BAY
WINDOW V.L.F.

9'-11"

ROOF OVER THIRD FLOOR

HATCH INDICATES
EXISTING COURTYARD

1930 PINE ST.
BUILDING #1 (EXISTING)
OPA # 081061400
EXISTING 4-STORY, 4-FAMILY
DWELLING
+/- 46'-0" HEIGHT A.G.

1930 PINE ST.
BUILDING #2 (PROPOSED)
NEW 4-STORY, DWELLING UNIT WITH ROOF
DECKS, PILOT HOUSE, & (2) CAR PARKING

HATCH INDICATES
PROPOSED GARAGE @
1ST FLOOR

8'-2" ROOF DECK OVER
2ND FLR

42" GAURDRAIL

42" GAURDRAIL

6'-0" ROOF DECK
OVER 1ST FLR

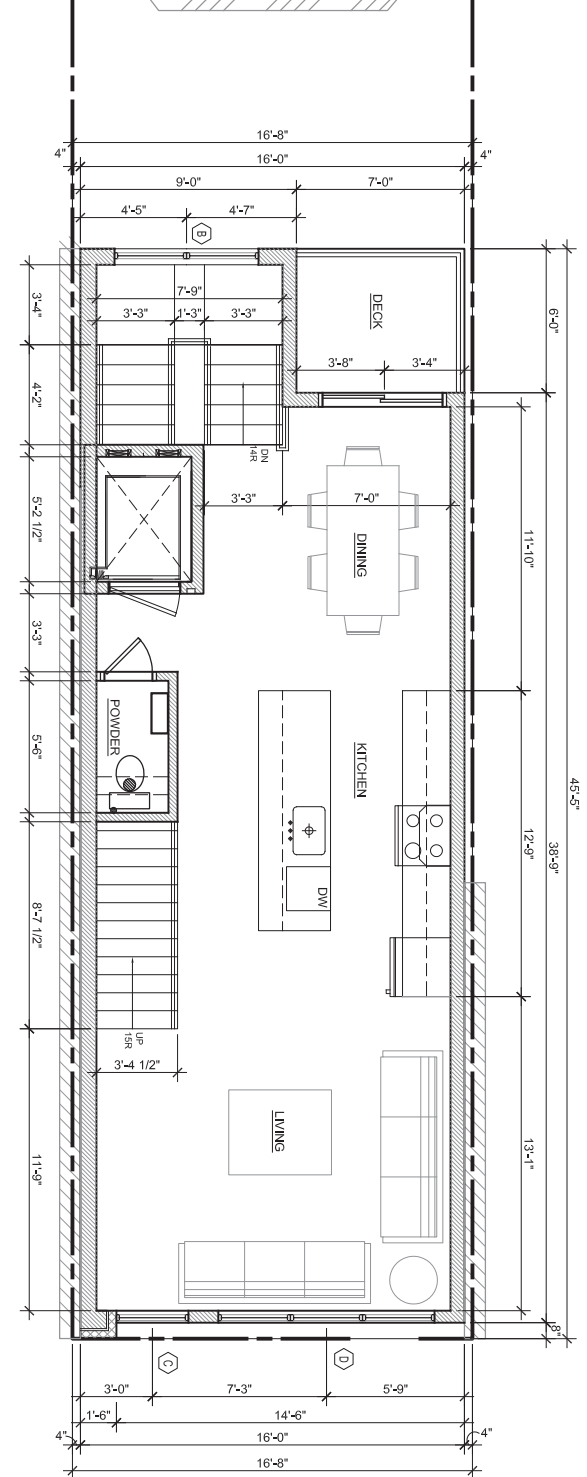
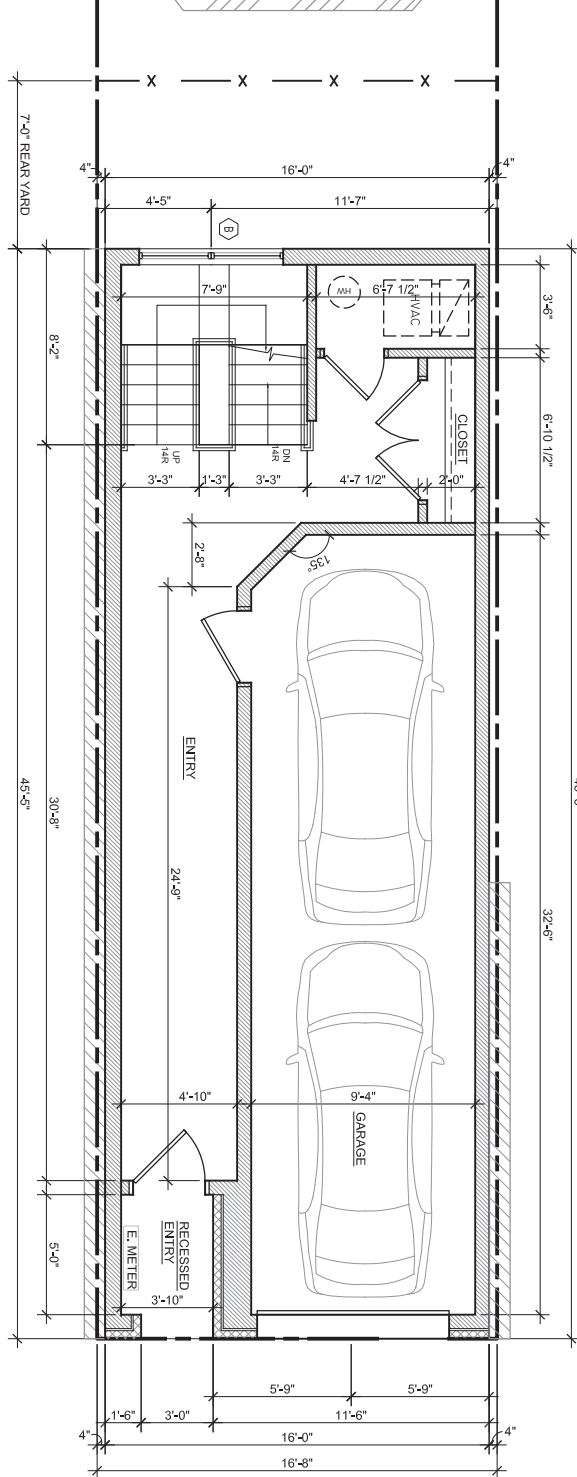
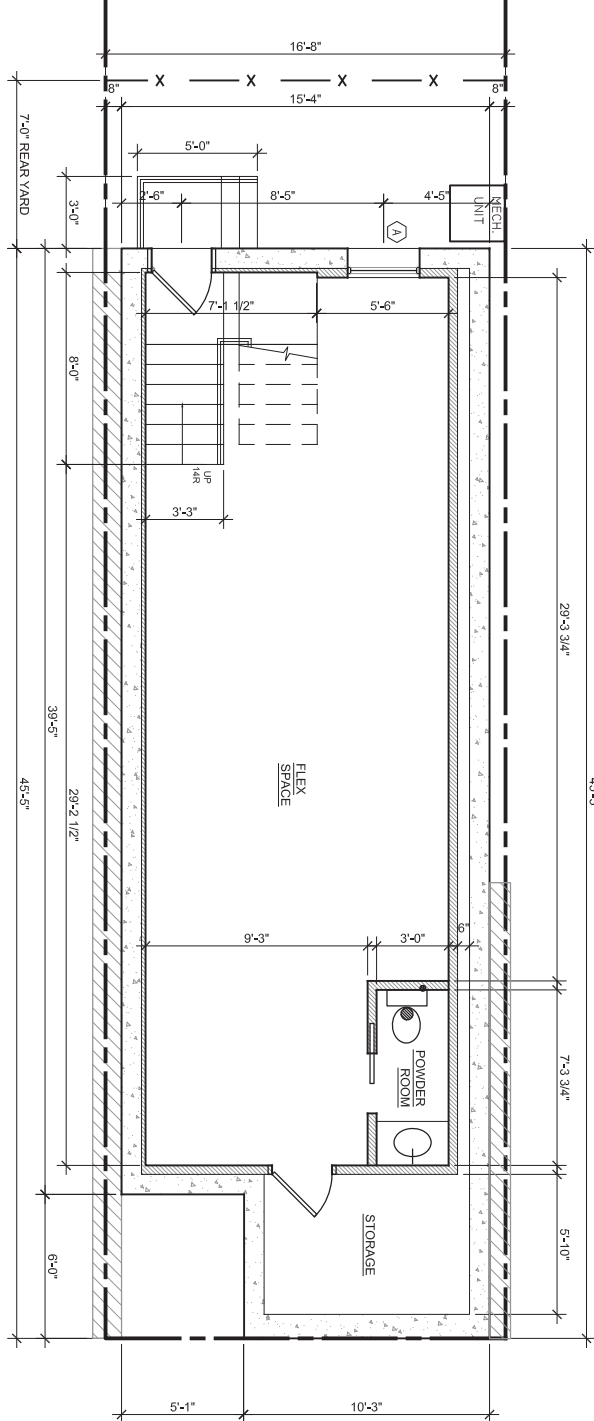
EXISTING 3 STORY BAY WINDOW

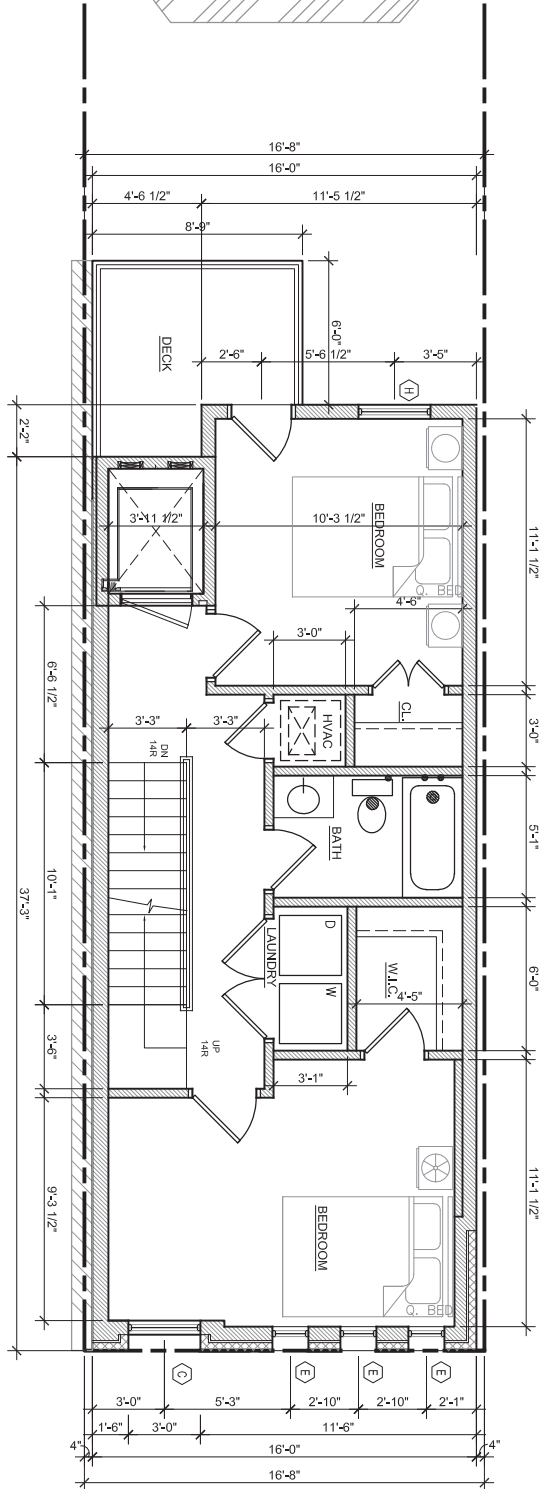
GRADE BEYOND

EXISTING SUNKEN
YARD

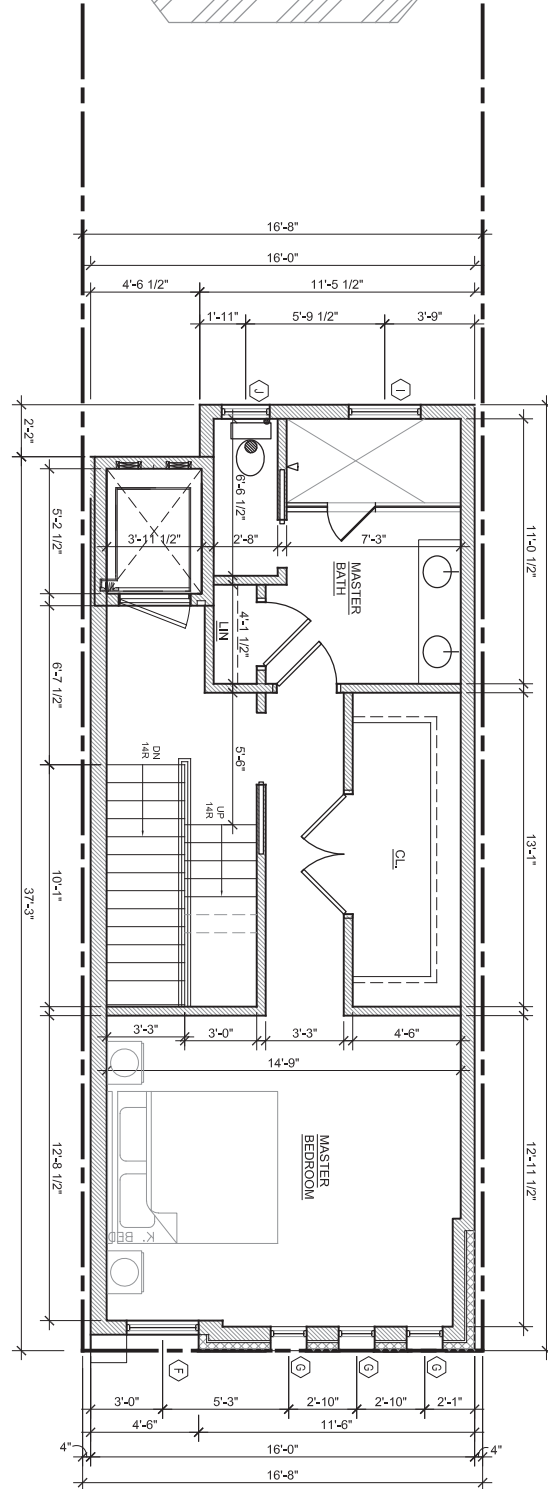
MECH
UNIT

33'-6"

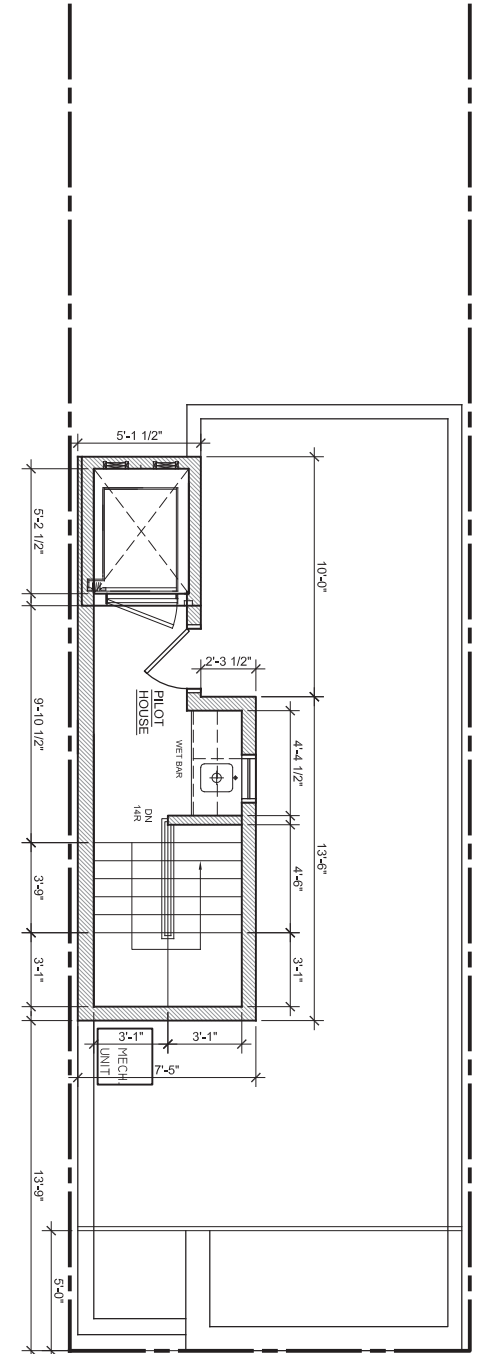




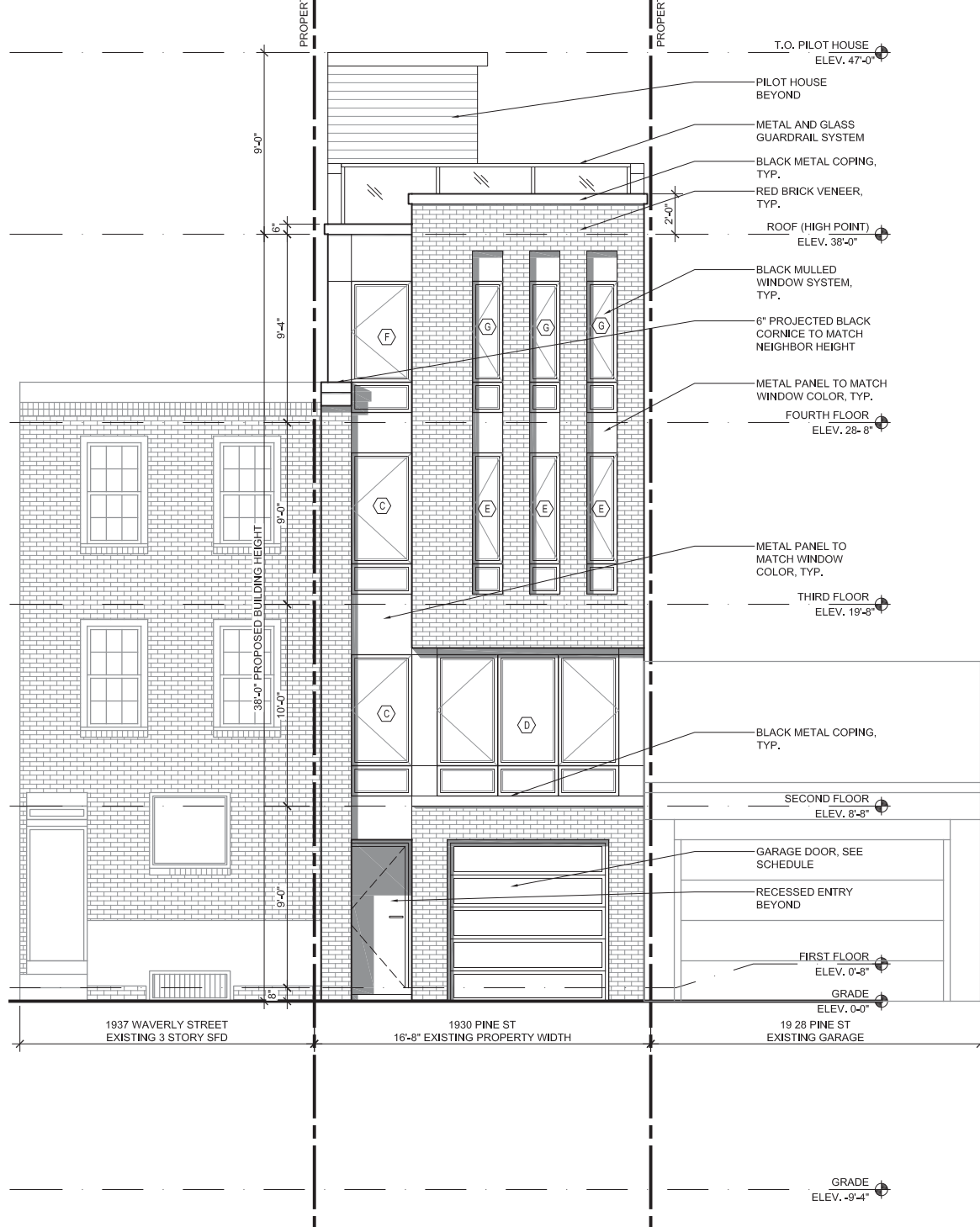
THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"



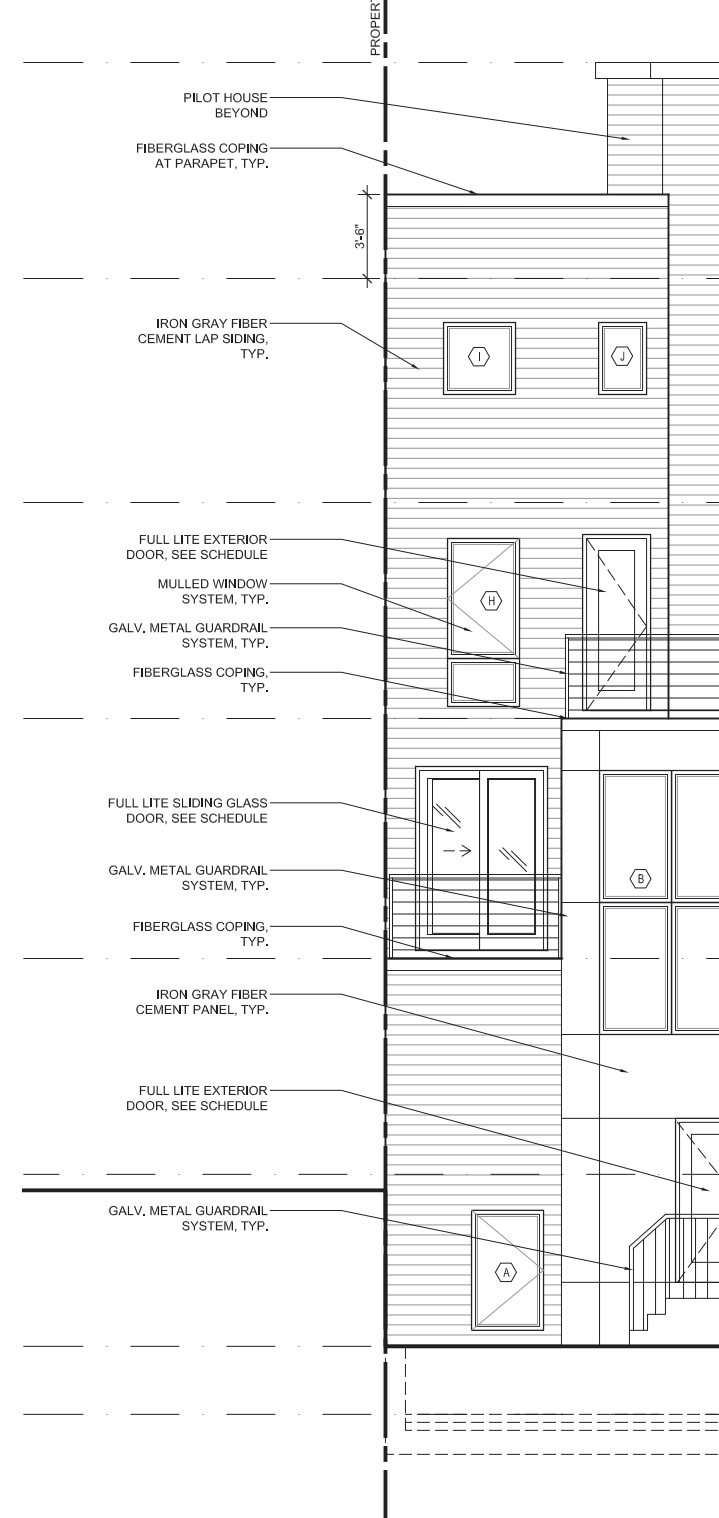
FOURTH FLOOR PLAN
SCALE: 1/8" = 1'-0"



ROOF PLAN
SCALE: 1/8" = 1'-0"



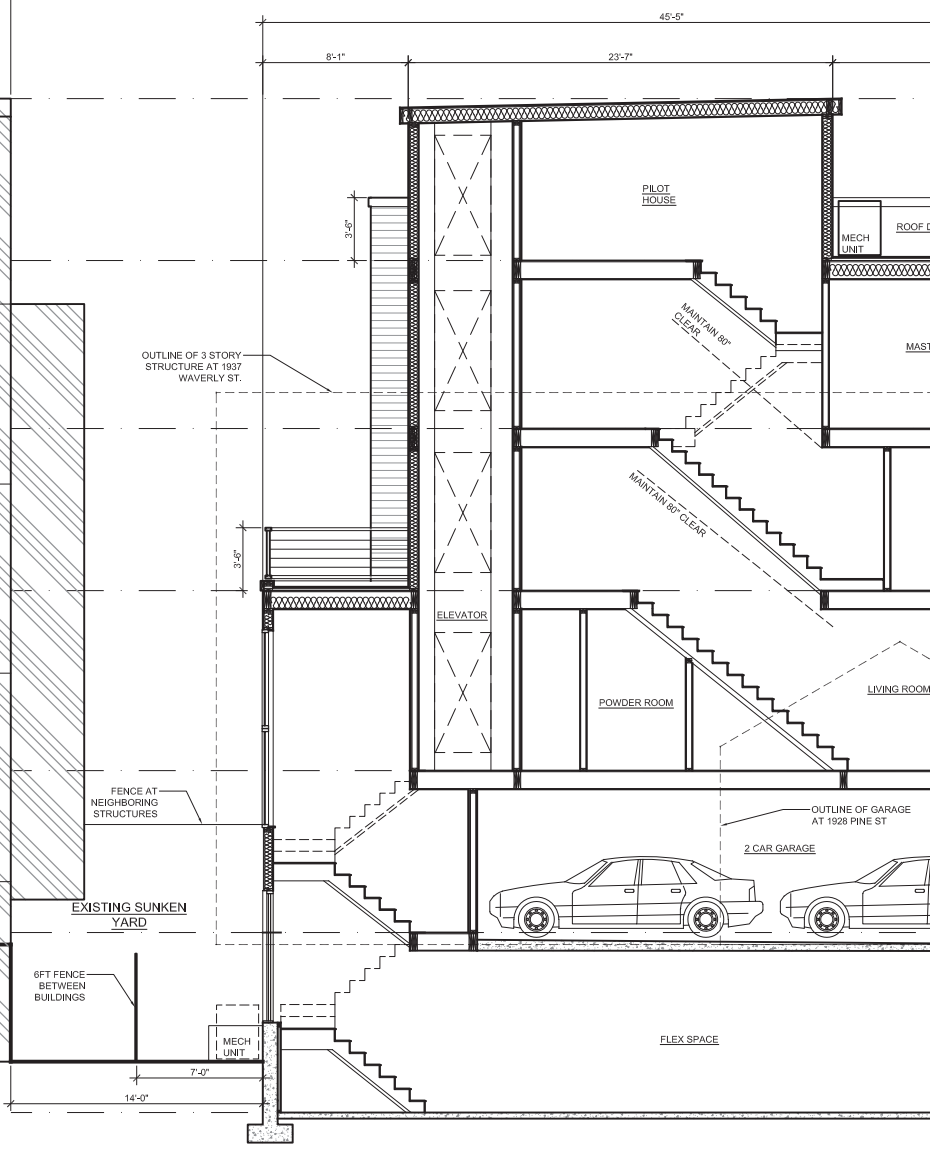
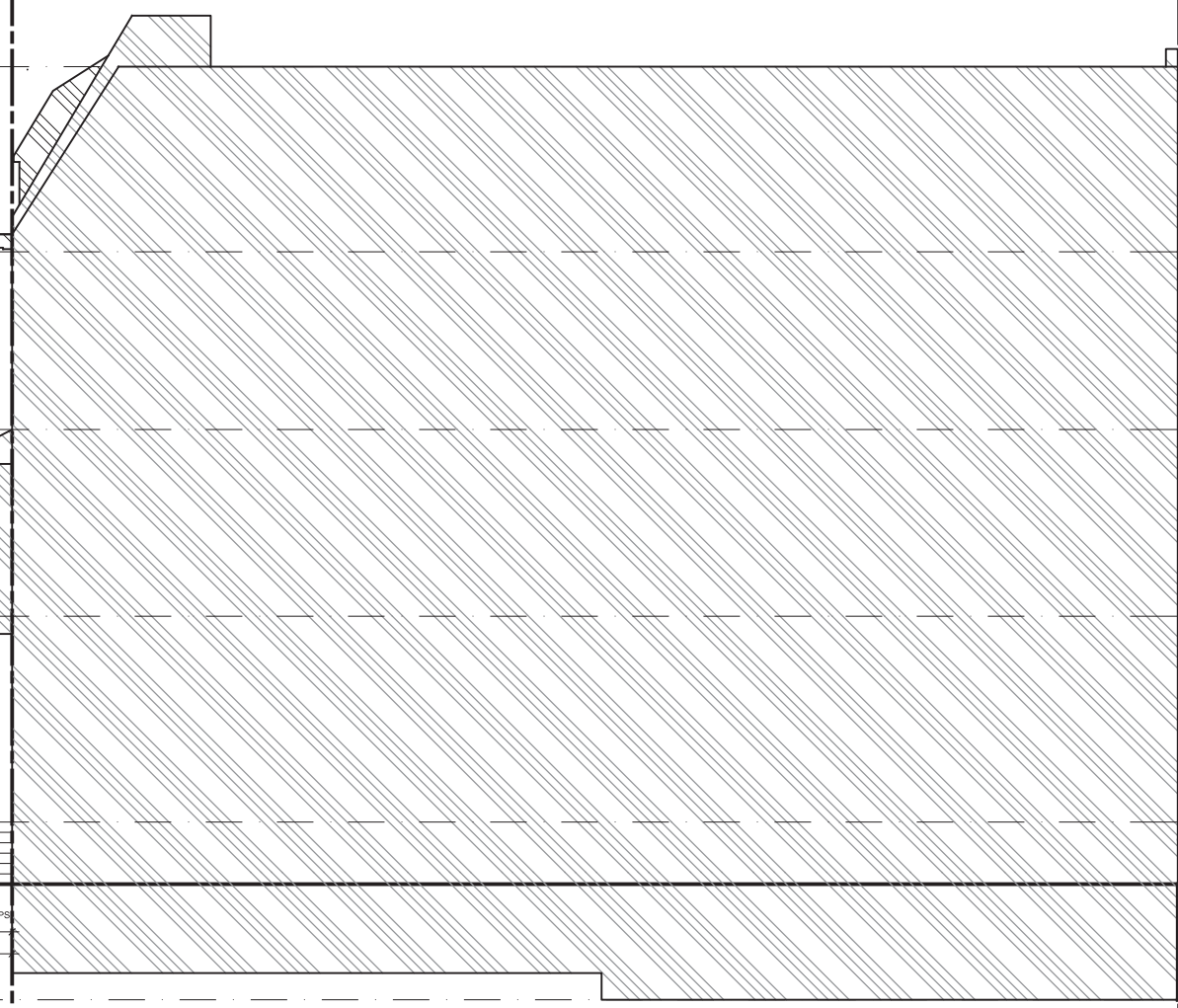
FRONT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"

EXISTING GROUND LINE

+/- 66'-7" EXISTING (BUILDING #1) DEPTH V.I.F





FRONT ELEVATION



FRONT ELEVATION