

ADDRESS: 1317 PINE ST

Proposal: Remove rear roof slope and dormer, construct rear roof with modified dormer

Review Requested: Final Approval

Owner: Amy S. Clark and Chadwick Happ

Applicant: James Campbell, Campbell Thomas & Co.

History: 1835

Individual Designation: 3/28/1961

District Designation: None

Staff Contact: Kim Chantry, kim.chantry@phila.gov

BACKGROUND:

This application proposes to demolish the rear roof slope and rear dormer of this c. 1835 rowhouse and replace it with a new rear roof with modified dormer to provide increased headroom at the fourth-floor stair, bedroom, and proposed bathroom. The existing condensers will be relocated to the rear roof. No work is proposed for the front façade. The rear of the property is visible from where Panama Street intersects with Butler Avenue at the rear, which is a dead-end street. The rear dormer is partially visible from within the parking lot at 13th and Pine Streets.

SCOPE OF WORK:

- Demolish rear roof slope and rear dormer.
- Construct rear roof with modified dormer.
- Relocate condensers to rear roof.

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 alteration of features, spaces and spatial relationships that characterize a property will be avoided.*
 - Removal of the historic rear dormer and rear roof alters features that characterize the historic property.
- *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 work 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 alteration would destroy historic materials and features that characterize the property.

STAFF RECOMMENDATION: Denial, pursuant to Standards 2 and 9.

APPLICATION FOR BUILDING PERMIT

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

APPLICATION # _____

(Please complete all information below and print clearly)

ADDRESS OF PROPOSED CONSTRUCTION

1317 Pine Street

Business Privilege # 044951 Tax ID# 475-6300

EIN 23-2229088

APPLICANT:

James C. Campbell, AIA

COMPANY NAME:

Campbell Thomas & Co.

PHONE # 215-990-7013

FAX #

PROPERTY OWNER'S NAME:

AMY S. CLARK & CHADWICK HAPP

PHONE # (215) 317-3187

FAX #

ARCHITECT / ENGINEER IN RESPONSIBLE CHARGE:

James C. Campbell, AIA Reg. Architect# RA007621X

ARCHITECT / ENGINEERING FIRM:

Campbell Thomas & Co.

PHONE # 215-990-7013

FAX #

CONTRACTOR:

Unknown

CONTRACTING COMPANY:

Unknown

PHONE #

FAX #

USE OF BUILDING / SPACE:

Single-Family

APPLICANT'S ADDRESS:

1504 South St

Philadelphia, PA 19146

LICENSE # BPN# 044951

E-MAIL:

jcampbell@campbellthomas.com

PROPERTY OWNER'S ADDRESS:

1317 Pine Street

cjhapp@gmail.com AND amysandersclark@gmail.com

Philadelphia, PA 19147

ARCHITECT / ENGINEERING FIRM ADDRESS:

1504 South St

Philadelphia, PA 19107

Commercial Activities

License #20121

jcampbell@campbellthomas.com

LICENSE # RA007621X

E-MAIL:

CONTRACTING COMPANY ADDRESS:

LICENSE #

E-MAIL:

ESTIMATED COST OF WORK

\$ 140,000

BRIEF DESCRIPTION OF WORK:

For the modification of the fourth floor rear roof giving the existing 4th floor stair and bedroom increased headroom. The interior addition of a fourth floor bathroom adjacent to the existing fourth floor bedroom. No work to the front of the building. No change to Use or Occupancy. PLEASE SEE ATTACHED DRAWINGS.

TOTAL AREA UNDERGOING CONSTRUCTION: 510 square feet

COMPLETE THESE ITEMS IF APPLICABLE TO THIS APPLICATION:

OF NEW SPRINKLER HEADS (suppression system permits only): N/A LOCATION OF SPRINKLERS: N/A

OF NEW REGISTERS / DIFFUSERS (have / ductwork permits only): N/A LOCATION OF STANDPIPES: N/A

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.

10/11/2021

APPLICANT'S SIGNATURE _____

DATE: ____/____/____

PRE-REQUISITE APPROVALS FOR:

EIN 23-222908

ADDRESS:

1317 Pine Street

APPLICATION #:

✓ IF REQ'D	AGENCY	INITIALS	DATE	REMARKS
	ART COMMISSION 13TH FLOOR - 1515 ARCH STREET			
	CITY PLANNING COMMISSION 13TH FLOOR - ARCH STREET			
	FAIRMOUNT PARK COMMISSION			
	<input type="checkbox"/> CITY <input type="checkbox"/> STATE AIR MANAGEMENT / HEALTH DEPARTMENT			
	HISTORICAL COMMISSION ROOM 576 - CITY HALL			
	STREETS DEPARTMENT ROOM 940 - M.S.B.			
	WATER DEPARTMENT 2ND FLOOR - 1100 MARKET STREET			
	EMERGENCY SERVICES & ABATEMENT UNIT ROOM 1140 - M.S.B.			
	ZONING			

EXAMINER'S APPROVAL (OFFICE USE ONLY)

APPROVED USE OF BUILDING SPACE:

PERMIT TO READ:

CODE / EDITION USED FOR REVIEW:

WAS VIOLATION FOR WORK WITHOUT A PERMIT? ☐ NO ☐ YES (INSPECTION FEE MUST BE ADDED TO PERMIT FEE)

VIOLATION # _____

OTHER BUILDING PERMITS REQUIRED: ☐ FIRE SUPPRESSION ☐ HVAC / DUCT ☐ FUEL GAS

PLAN #	CONSTRUCTED AREA _____ SQ FT.	<input type="checkbox"/> NEW CONSTRUCTION <input type="checkbox"/> ALTERATION	FEE ITEM	AMOUNT
			BUDG. PERMIT /C.O. / L.O.	
			INSPECTION FEE	
CONSTRUCTION TYPE: _____ USE: _____	CO REQUIRED <input type="checkbox"/> NO <input type="checkbox"/> YES	NEW DWG UNITS:	WATER METERS	
			CONSTRUCTION WATER	
	VARIANCES <input type="checkbox"/> NO <input type="checkbox"/> YES	PROJECT TYPE		
			TOTAL FEES	

This is to certify that I have examined the within detailed statement, together with a copy of the plans relating thereto, and find the same to be in accordance With the provisions of the law relating to buildings in the City of Philadelphia, that the same has been approved and entered into the records of this Department.

EXAMINER: _____ DATE APPROVED: _____

PERMIT # _____

DATE ISSUED: _____

CHECK # _____

October 12, 2021



Philadelphia Historical Commission

By email to: preservation@phila.org

Re: 1317 Pine St.

Description of the proposal including the reason for undertaking the work:

1317 Pine Street is an existing 3-story plus attic building and is 18 feet wide by 32 feet deep. As a single-family dwelling, it has 3 full residential floors with a large, occupied attic at its 4th floor. There was a sunroom addition made to the building at the rear in 1999. The fourth floor has an existing stair leading to it with a low headroom. The roof has a gable peak with a dormer in the front and a dormer in the rear.

We propose to raise the height of the rear roof over the stair and over the rear portion of the 4th floor so the stair can be made safer, and also so the existing bedroom can have a full bathroom. The proposed work consists of restructuring the configuration of the roof at the rear of the building and including provisions for light and ventilation as well as a location for building mechanicals on the roof.

Summary of Permit Application:

For the modification of the fourth-floor rear roof giving the existing 4th floor stair and bedroom increased headroom. The addition of a fourth-floor bathroom adjacent to the existing fourth-floor bedroom. Relocation of existing condensers to the rear roof all as shown on the attached drawings.

No work to the front of the building.

No change to Use or Occupancy.

Campbell Thomas & Co. Architects ♦ 1504 South Street ♦ Philadelphia PA 19146-1636 ♦
Tel: 215-990-7013 • email: jcampbell@campbellthomas.com • www.campbellthomas.com
Architecture • Preservation • Community and Transportation Planning
James C. Campbell, AIA, LEED-AP • Robert P. Thomas, AIA • Partners

Please feel free to call with any questions. Thank you.

Very truly yours,

for CAMPBELL THOMAS & CO.

Jim Campbell

James C. Campbell, AIA, Partner

*C:\Users\jcampbell\Campbell Thomas-CaVA Dropbox\James Campbell\Work-at-home\Hap-1317 Pine St\01 Application to
PHC\Description of the Proposal\Historical Commission Cover Letter.docx*

1317 Pine, front facade



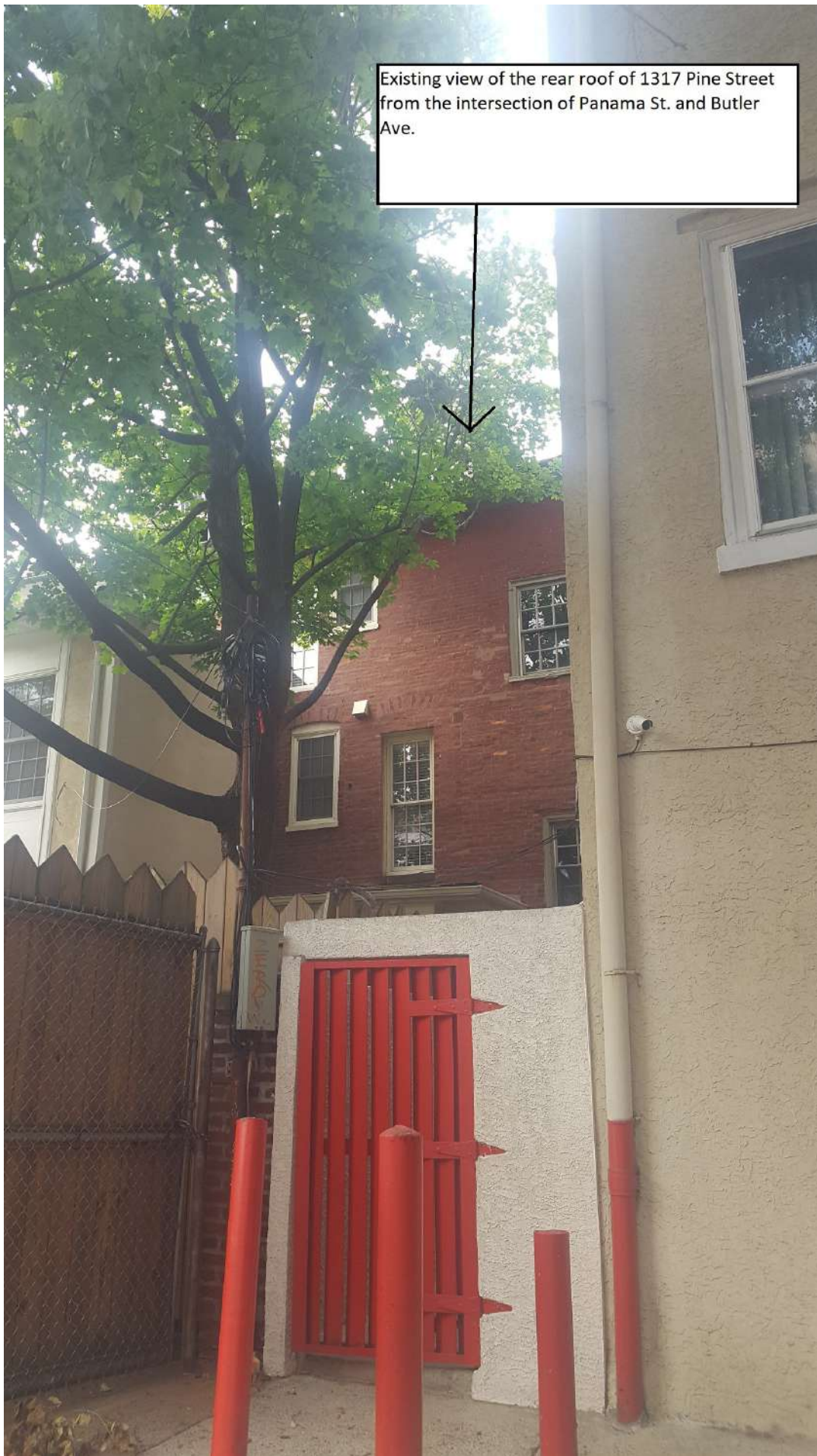
1317 Pine St, Front facade

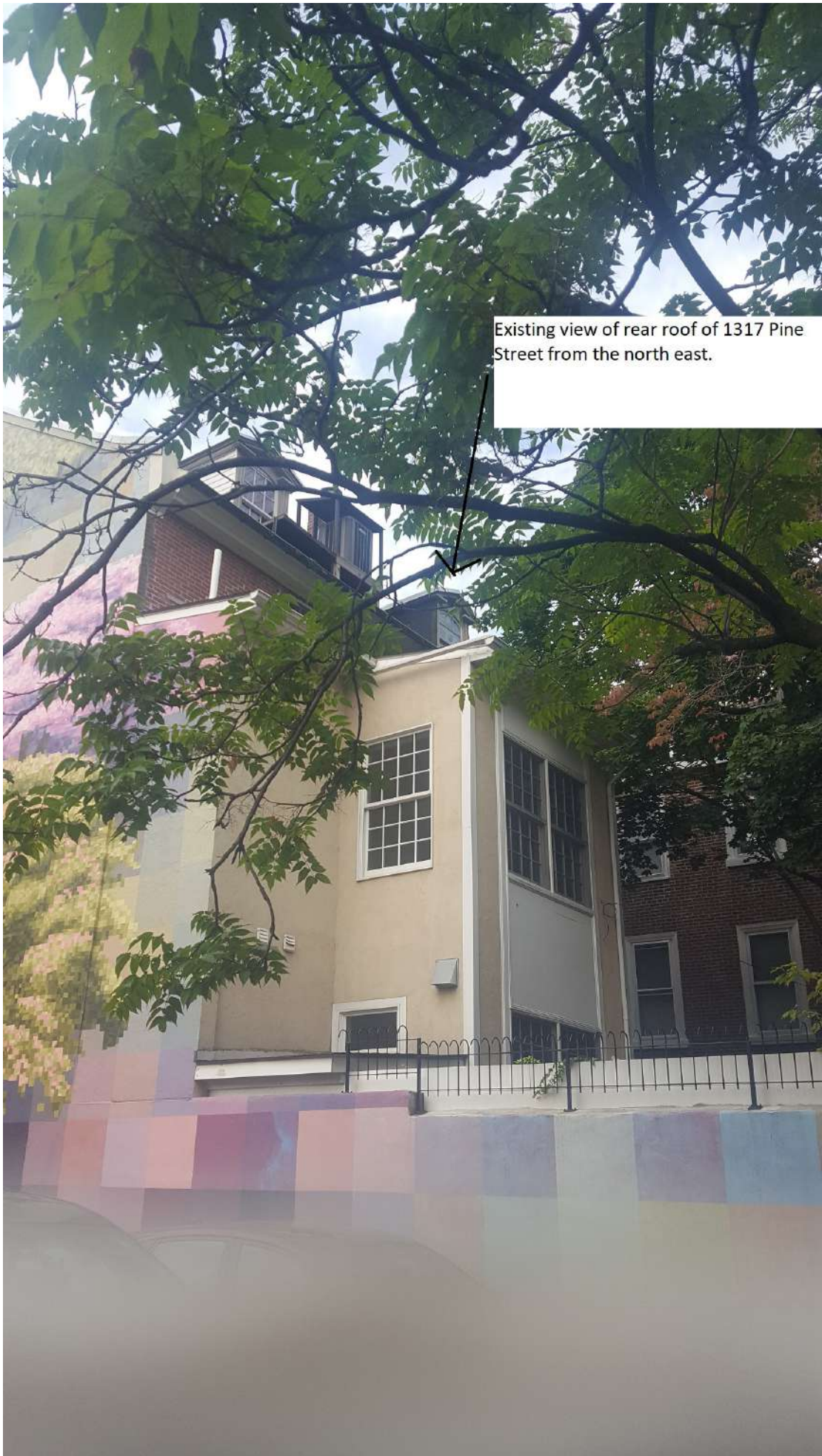




1317 Pine Street - Rear Facade

Existing view of the rear roof of 1317 Pine Street
from the intersection of Panama St. and Butler
Ave.





Existing view of rear roof of 1317 Pine Street from the north east.

Summary of Permit Application:

For the modification of the fourth floor rear roof giving the existing 4th floor stair and bedroom increased headroom.

The addition of a fourth floor bathroom adjacent to the existing fourth floor bedroom.

No work to the front of the building.

No change to Use or Occupancy.

Sheet Number	Sheet Name
CS-1	Cover sheet
Z-0	Zoning Plan
A01	Existing Basement and 1st Floor Plans
A02	Existing 2nd and 3rd Floors
A03	Fourth Floor Plan
A10	Proposed Building Section and Rear Elevation
A11	Proposed Elevation Looking West
A20	Building Section



Site Location
North
1317 N. Pine Street



Conceptual 4th Floor Roof Modification

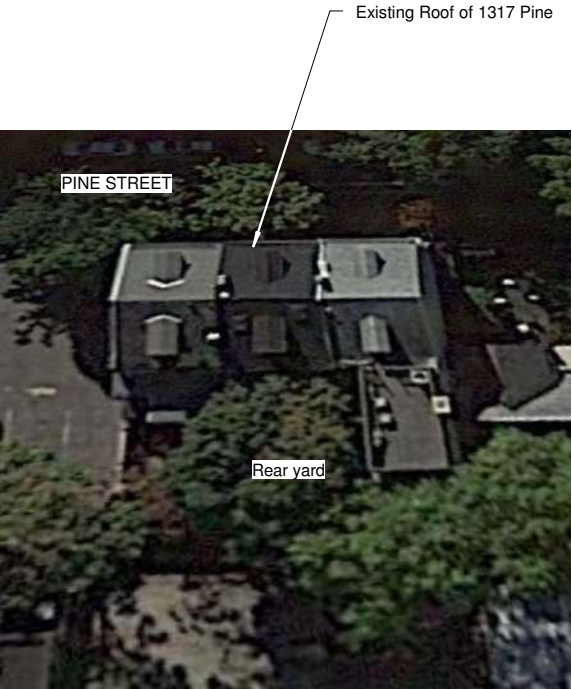
4" X 8" SPACE UNDER THIS TEXT RESERVED for CITY of PHILADELPHIA STAMPS



1317 Pine Street
No work proposed to front of building.

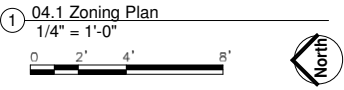
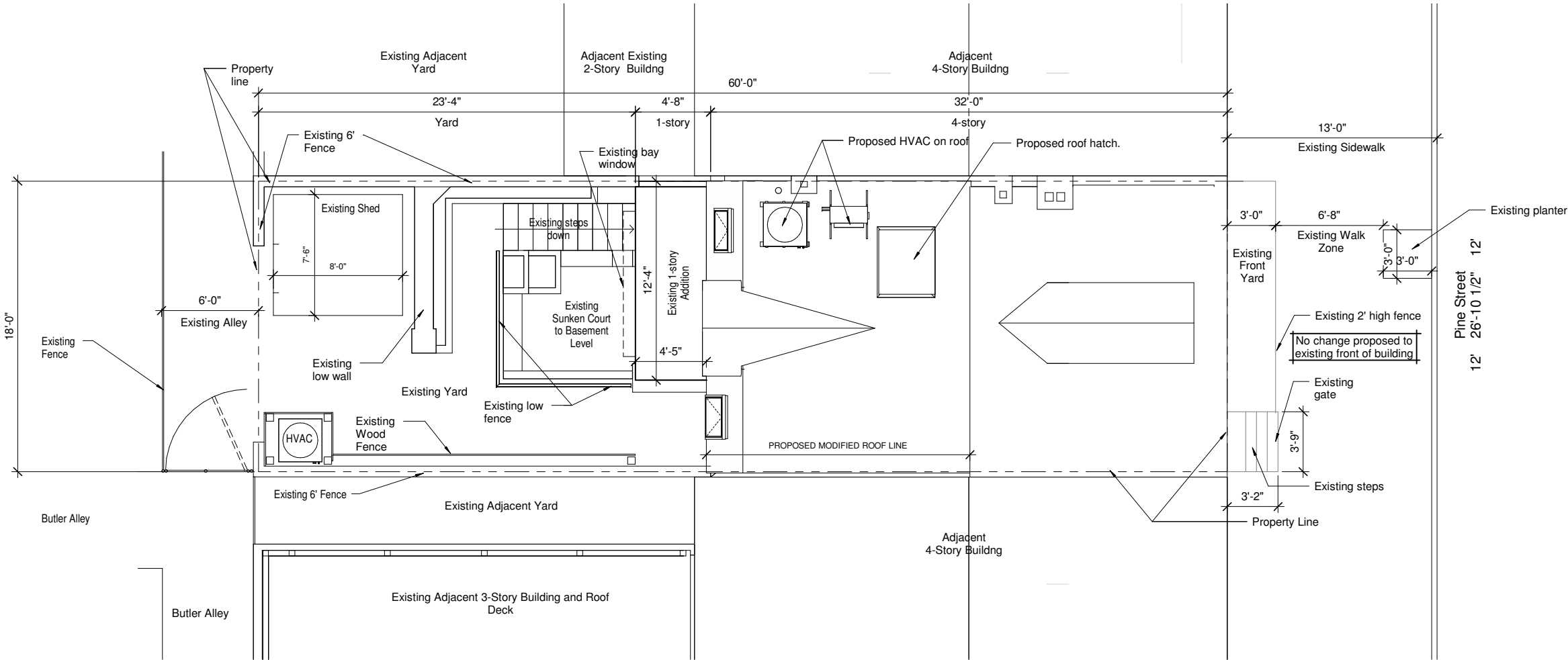


1317 Pine Street
Existing rear view
No work proposed to lower three floors



1317 Pine Street
Aerial view
North

ALL DIMENSIONS TO BE VERIFIED IN FIELD <small>Scale Note: When drawings are printed on 11x17 sheets the scale is 1/2 the size shown. Drawings printed on 22x34 sheets the scale is as shown.</small>	Date: 2021-10-01 Scale: 1/4" = 1'-0" Drawn by: ESH Checked: JCC By:	Drawing: Cover sheet Project: 1317 Pine Street - Rear Roof and 4th Floor	Seal:	Drawing No:
	CAMPBELL THOMAS & CO., 1504 SOUTH STREET, PHILADELPHIA, PA. 19146 ARCHITECTURE, PLANNING, COMMUNITY AND TRANSPORTATION DESIGN		09/30/21	CS-1

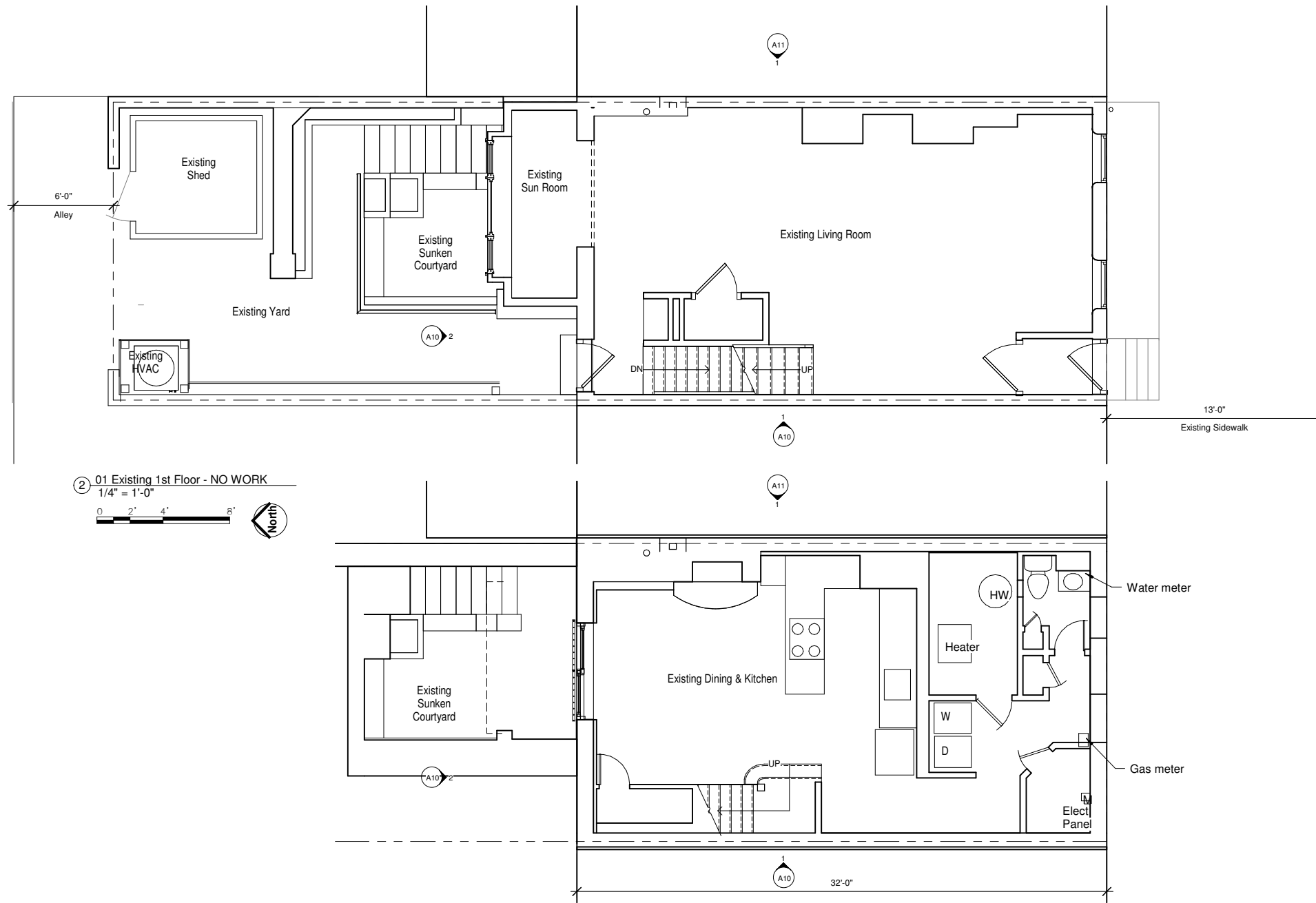


Zoned RM-1
Existing 1-family
No change to Existing Use

	Existing	Proposed	Minimum Allowed
Lot size:	1,080 sf	no change	1,440 sf
Building Gross Area:	2,016 sf	no change	
Min lot width	18'	no change	16'
Max occupied area	75%	no change	75%
Rear yard depth	23'-4"	no change	9'
Yard area	360 sf	no change	144 sf min.
F.A.R. %			NO LIMIT
Height to midpoint of sloped roof:	39'-3	no change	38'

4" X 8" SPACE UNDER THIS TEXT RESERVED for CITY of PHILADELPHIA STAMPS

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	CAMPBELL THOMAS & CO., 1504 SOUTH STREET, PHILADELPHIA, PA. 19146 ARCHITECTURE, PLANNING, COMMUNITY AND TRANSPORTATION DESIGN		09/2021	

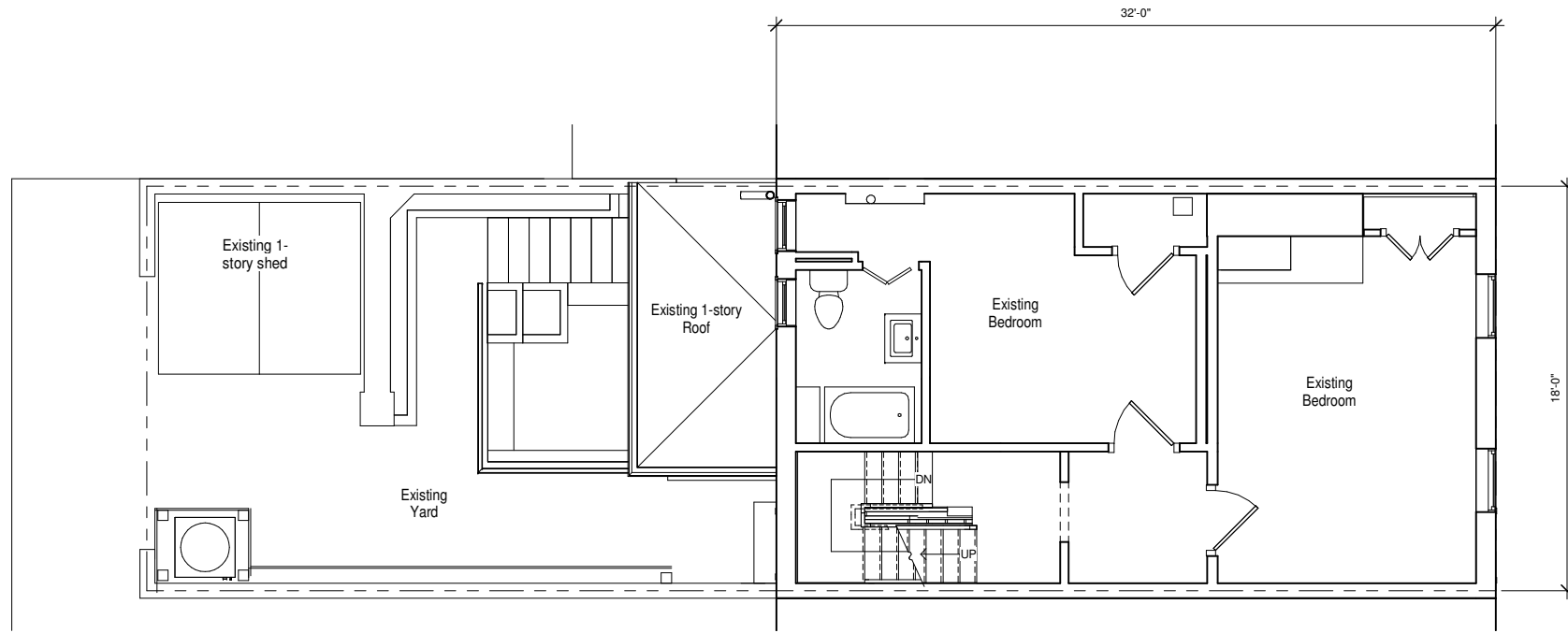


② 01 Existing 1st Floor - NO WORK
1/4" = 1'-0"

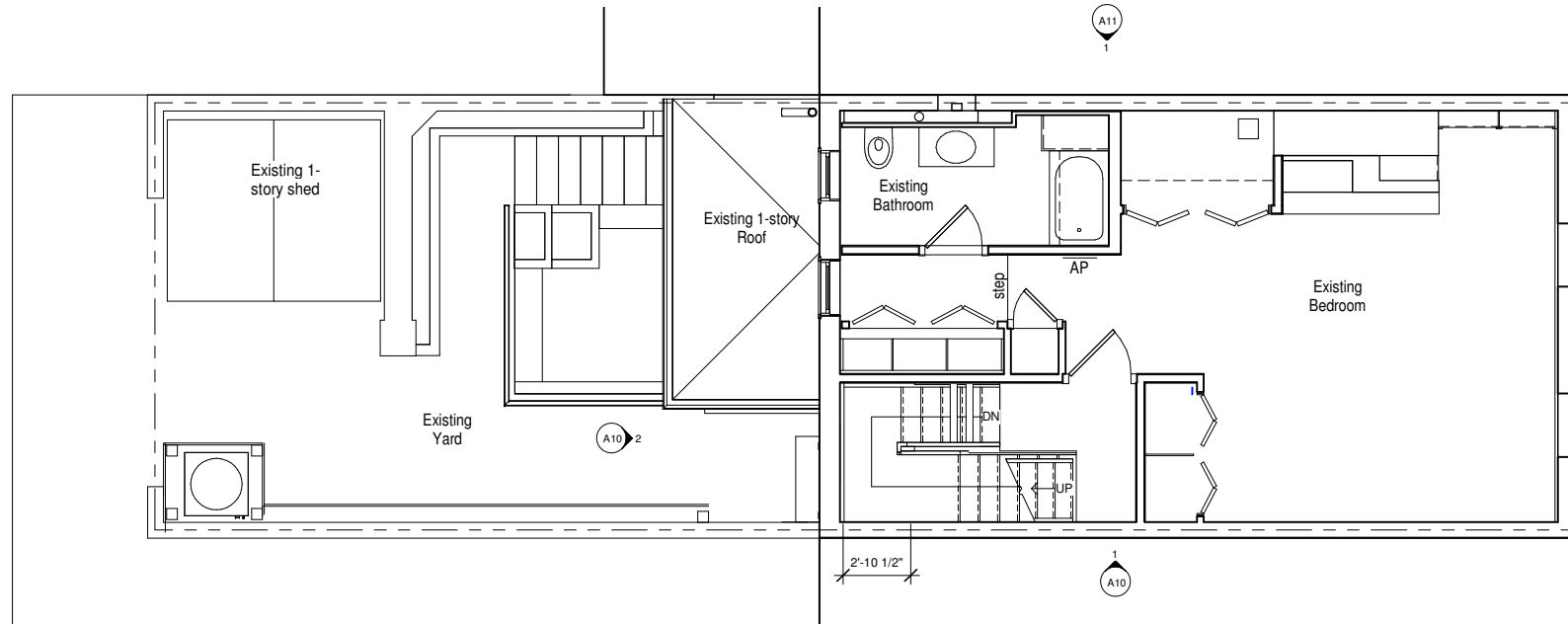
① 00 Existing Basement - NO WORK
1/4" = 1'-0"

4" X 8" SPACE UNDER THIS TEXT RESERVED for CITY of PHILADELPHIA STAMPS

ALL DIMENSIONS TO BE VERIFIED IN FIELD Scale Note: When drawings are printed on 11x17 sheets the scale is 1/2 the size shown. Drawings printed on 22x34 sheets the scale is as shown.	Date: 2021-10-01 Scale: 1/4" = 1'-0" Drawn by: ESH Checked: JCC By:	Drawing: Existing Basement and 1st Floor Plans Project: 1317 Pine Street - Rear Roof and 4th Floor	Seal:	Drawing No: A01
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② 03 Existing 3rd Floor - NO WORK
1/4" = 1'-0"

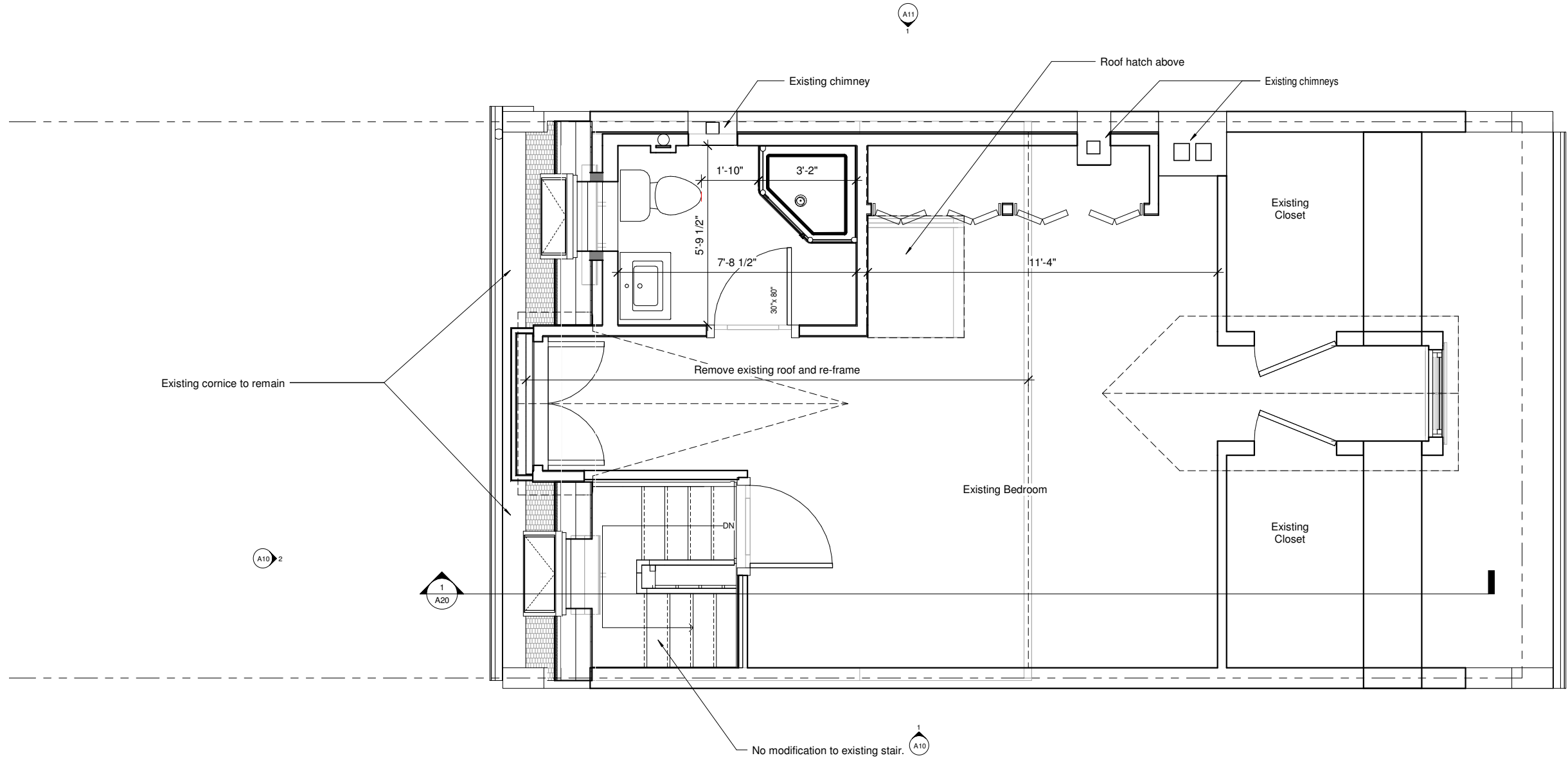


① 02 Existing 2nd Floor -NO WORK
1/4" = 1'-0"



4" X 8" SPACE UNDER THIS TEXT RESERVED for CITY of PHILADELPHIA STAMPS

<u>ALL DIMENSIONS TO BE VERIFIED IN FIELD</u> <u>Scale Note:</u> When drawings are printed on 11x17 sheets the scale is 1/2 the size shown. Drawings printed on 22x34 sheets the scale is as shown.	Date: 2021-10-01 Scale: 1/4" = 1'-0" Drawn by: ESH Checked: JCC By:	Drawing: Existing 2nd and 3rd Floors Project: 1317 Pine Street - Rear Roof and 4th Floor	Seal:	Drawing No: A02
	CAMPBELL THOMAS & CO., 1504 SOUTH STREET, PHILADELPHIA, PA. 19146 ARCHITECTURE, PLANNING, COMMUNITY AND TRANSPORTATION DESIGN			09/28/21

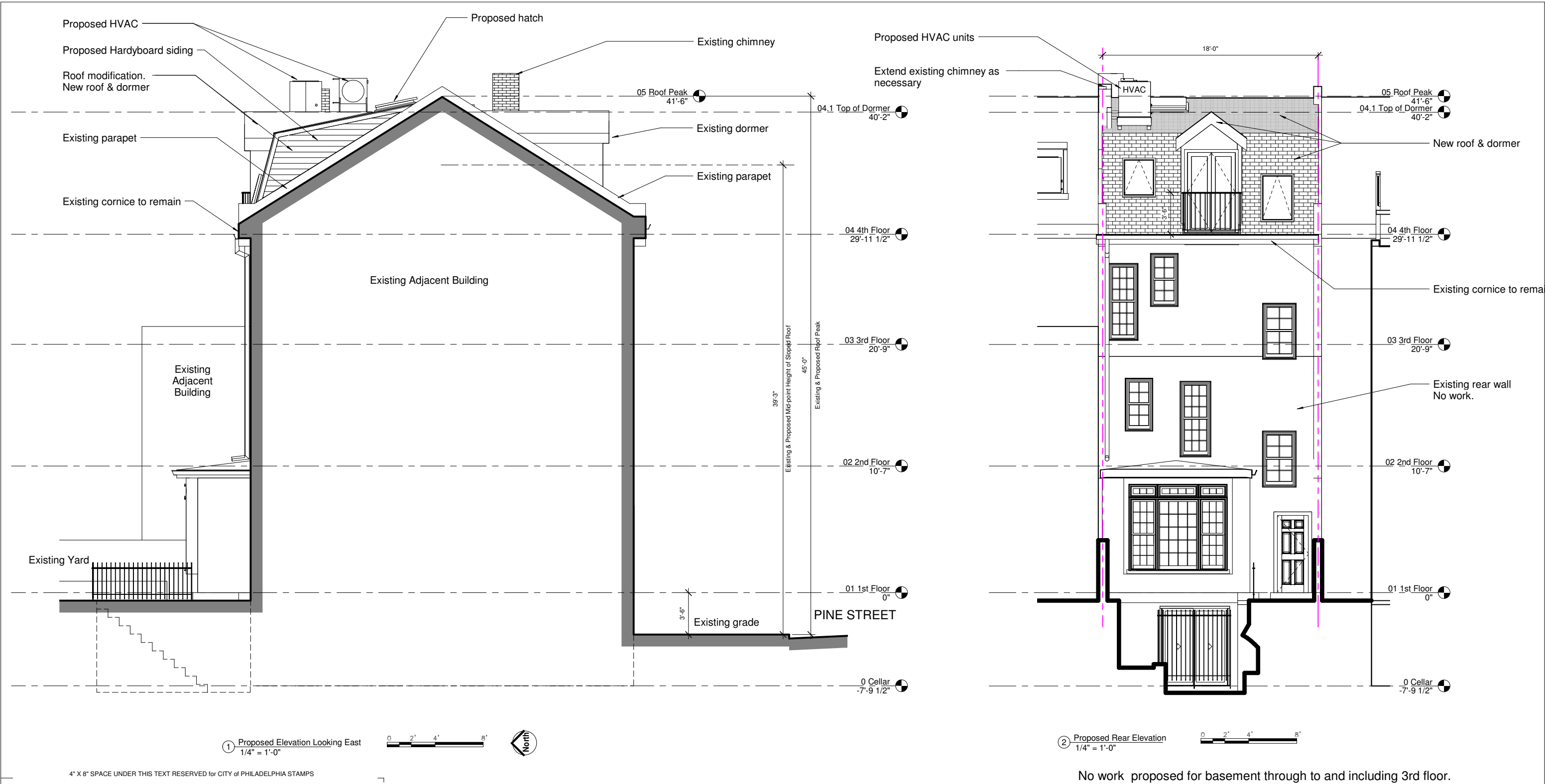


① 04 Proposed 4th Floor
1/2" = 1'-0"

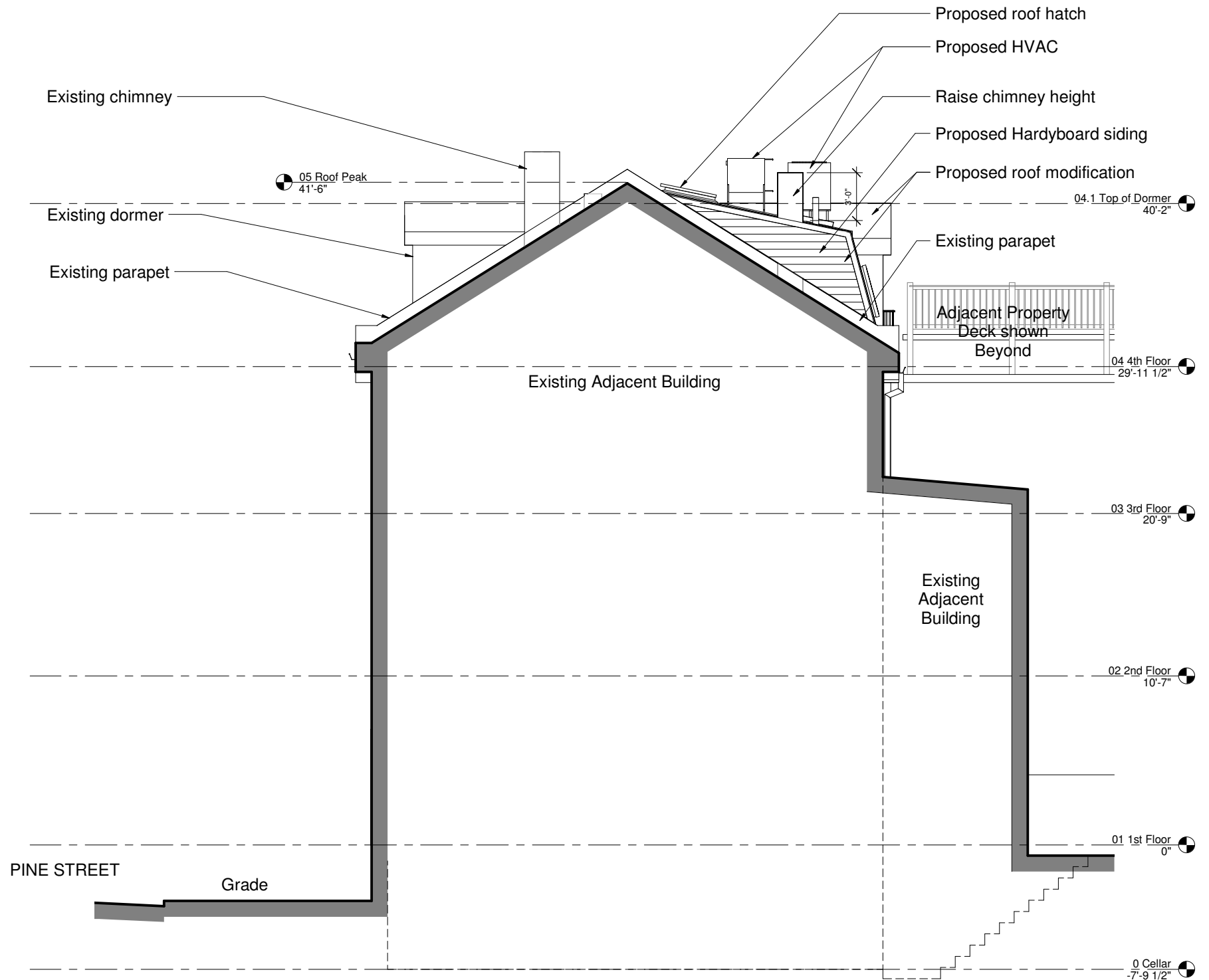
0 1' 2' 4'

4" X 8" SPACE UNDER THIS TEXT RESERVED for CITY of PHILADELPHIA STAMPS

<u>ALL DIMENSIONS TO BE VERIFIED IN FIELD</u> <u>Scale Note:</u> When drawings are printed on 11x17 sheets the scale is 1/2 the size shown. Drawings printed on 22x34 sheets the scale is as shown.	Date: 2021-10-01 Scale: 1/2" = 1'-0" Drawn by: ESH Checked: JCC By:	Drawing: Fourth Floor Plan Project: 1317 Pine Street - Rear Roof and 4th Floor	Seal:	Drawing No: A03
	CAMPBELL THOMAS & CO., 1504 SOUTH STREET, PHILADELPHIA, PA. 19146 ARCHITECTURE, PLANNING, COMMUNITY AND TRANSPORTATION DESIGN			09/28/21



<p>ALL DIMENSIONS TO BE VERIFIED IN FIELD</p> <p>Scale Note: When drawings are printed on 11x17 sheets the scale is 1/2 the size shown. Drawings printed on 22x34 sheets the scale is as shown.</p>	<p>Date: 2021-10-01 Scale: 1/4" = 1'-0" Drawn by: ESH Checked: JCC By:</p>	<p>Drawing: Proposed Building Section and Rear Elevation</p> <p>Project: 1317 Pine Street - Rear Roof and 4th Floor</p>	<p>Seal:</p>	<p>Drawing No: A10</p>
<p>CAMPBELL THOMAS & CO., 1504 SOUTH STREET, PHILADELPHIA, PA. 19146 ARCHITECTURE, PLANNING, COMMUNITY AND TRANSPORTATION DESIGN</p>			<p>09/28/21</p>	

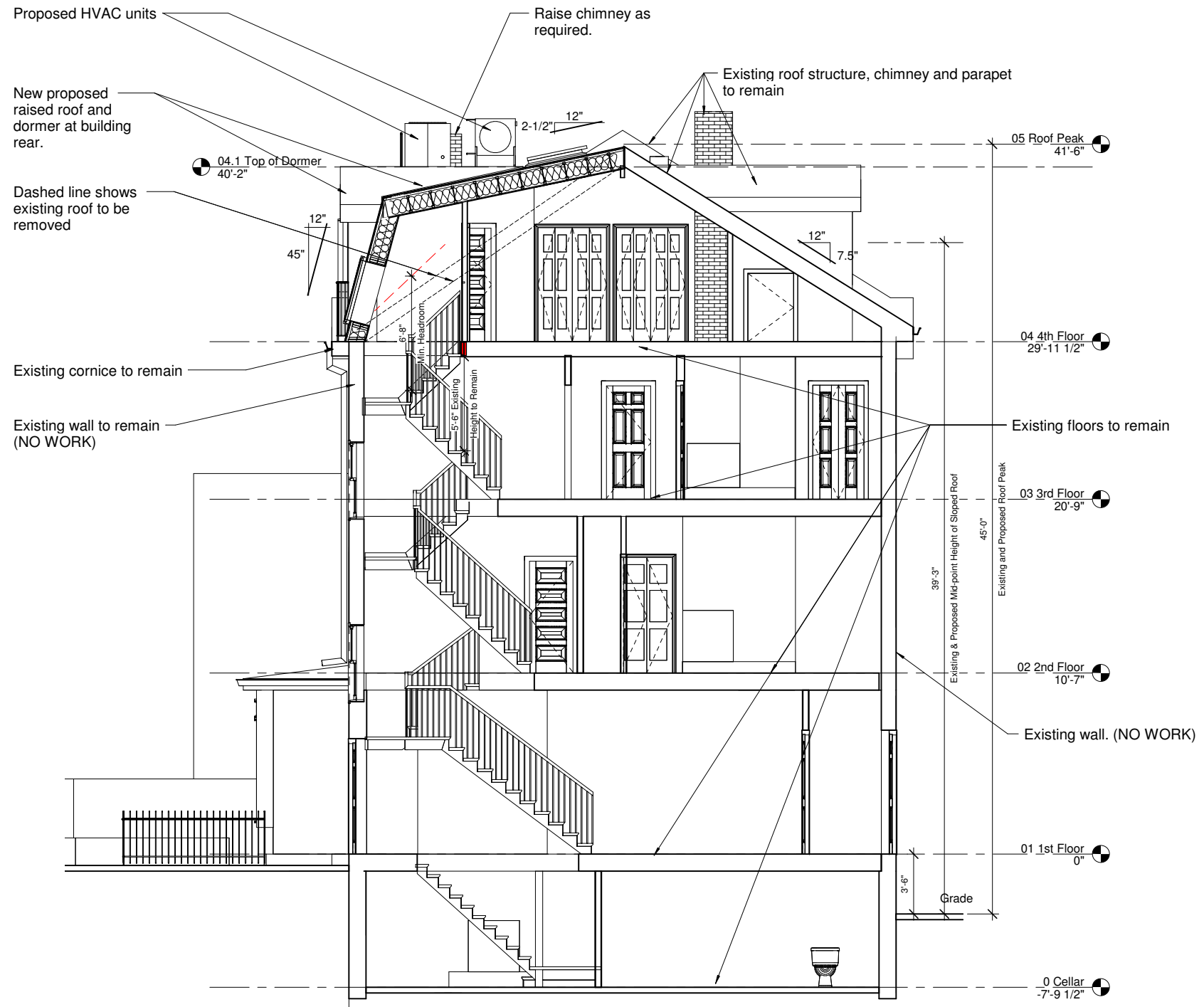


4" X 8" SPACE UNDER THIS TEXT RESERVED for CITY of PHILADELPHIA STAMPS

① Proposed Elevation Looking West
1/4" = 1'-0"



<div>ALL DIMENSIONS TO BE VERIFIED IN FIELD</div>	<div>Date: 2021-10-01 Scale: 1/4" = 1'-0" Drawn by: ESH Checked: JCC By:</div>	<div>Drawing: Proposed Elevation Looking West Project: 1317 Pine Street - Rear Roof and 4th Floor</div>	<div>Seal:</div> <div>09/30/21</div>	<div>Drawing No:</div> <div>A11</div>
<div>Scale Note: When drawings are printed on 11x17 sheets the scale is 1/2 the size shown. Drawings printed on 22x34 sheets the scale is as shown.</div>				
<div>CAMPBELL THOMAS & CO., 1504 SOUTH STREET, PHILADELPHIA, PA. 19146 ARCHITECTURE, PLANNING, COMMUNITY AND TRANSPORTATION DESIGN</div>				



4" X 8" SPACE UNDER THIS TEXT RESERVED for CITY of PHILADELPHIA STAMPS

① Building Longitudinal Section
1/4" = 1'-0"

ALL DIMENSIONS TO BE VERIFIED IN FIELD	Date: 2021-10-01	Drawing: Building Section	Seal:	Drawing No: A20
	Scale: 1/4" = 1'-0"			
Scale Note: When drawings are printed on 11x17 sheets the scale is 1/2 the size shown. Drawings printed on 22x34 sheets the scale is as shown.	Drawn by: ESH	Project: 1317 Pine Street - Rear Roof and 4th Floor	09/30/21	
	Checked: JCC			
	By:			
CAMPBELL THOMAS & CO., 1504 SOUTH STREET, PHILADELPHIA, PA. 19146 ARCHITECTURE, PLANNING, COMMUNITY AND TRANSPORTATION DESIGN				