

**ADDRESS: 709 PINE ST**

Proposal: Construct rear addition and roof decks

Review Requested: Final Approval

Owner: Pine Assets Holdings LLC

Applicant: Michelle Kleschick, Parallel Architecture Studio, LLC

History: 1836

Individual Designation: 4/30/1957

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

Staff Contact: Alex Till, [alexander.till@phila.gov](mailto:alexander.till@phila.gov)

**BACKGROUND:**

This application proposes to construct a rear addition with pilot house on a Greek Revival rowhouse at a contributing property in the Society Hill Historic District. It also proposes to construct a roof deck on top of the existing three-story rear ell and a second smaller roof deck over an existing rear garage building. The building was constructed c. 1836 and is four stories tall with a gable roof, red brick façade, a three-story rear ell, and a detached rear one-story garage that faces Delancey Street. The proposed addition will be located behind the existing three-story rear ell and will replace an existing small one-story addition and small rear yard, extending to the back of the current detached garage. The addition will be clad in red brick on its rear façade and red fiber cement panels on its exposed party wall. The main roof deck will be constructed on top of the current three-story rear ell and be accessed from a pilot house that will be located on top of the new addition. A second smaller rear deck will be constructed behind the new addition and on top of the existing garage building and will be accessed from the second floor of the addition. The upper floors of the addition and rear deck will be visible from Delancey Street along with the existing garage, which will remain unaltered on its Delancey Street facade. The Architectural Committee and Historical Commission approved several similar rear additions to neighboring properties on this block in October and November 2022. At those reviews, the staff, Committee, and Commission found that this block of Delancey Street was not residential in character and mostly contains rear garages and parking structures with only a single house fronted on it.

**SCOPE OF WORK:**

- Construct a three-story rear addition with pilot house
- Construct a roof deck on top of the existing rear ell
- Construct a second roof deck on top of the existing garage

**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 shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*
  - The proposed addition satisfies Standard 9. It will be differentiated from historic portions of the house and is compatible with the massing, size, scale, and architectural features of the historic property.
  - The proposed rear deck satisfies Standard 9. It will be differentiated from historic portions of the house and is compatible with the massing, size, scale, and architectural features of the historic property.

- The proposed roof deck satisfies Standard 9. It will be located on an existing rear ell and not be very visible from surrounding public rights-of-way.
- *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 roof decks are located on the rear ell and garage budling and not the main block of the house. This work satisfies the Roofs Guideline.

**STAFF RECOMMENDATION:** Approval of the proposed addition and decks, pursuant to Standard 9 and the Roofs Guideline.

**IMAGES:**

Figure 1: 1895, G. W. Bromley Atlas. Property outlined in red.

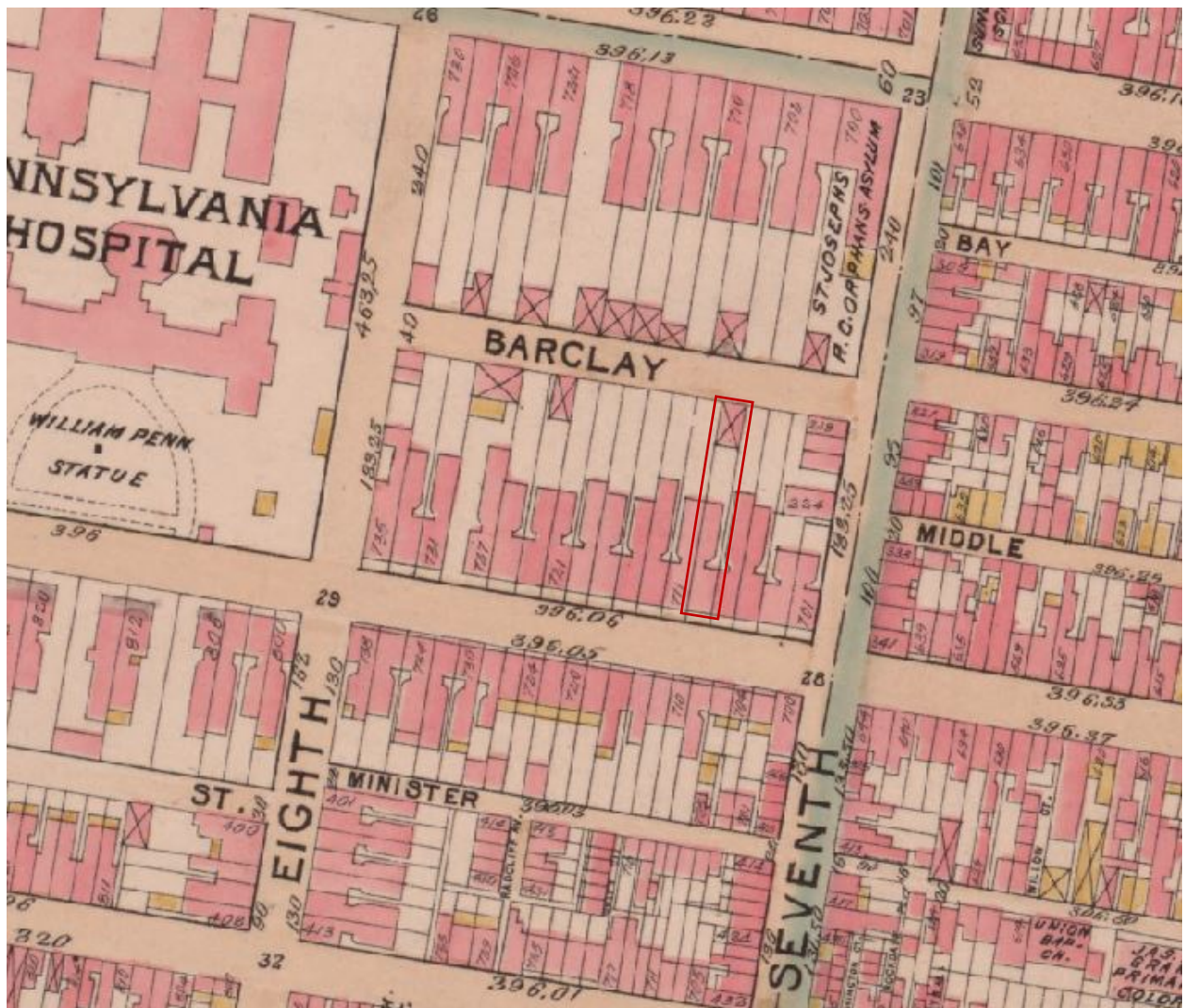




Figure 2: View of front façade of 709 Pine St:



709 Pine Street  
Philadelphia Historical Commission  
March 2025

Figure 3: View of rear of 709 Pine St form Delancey St:

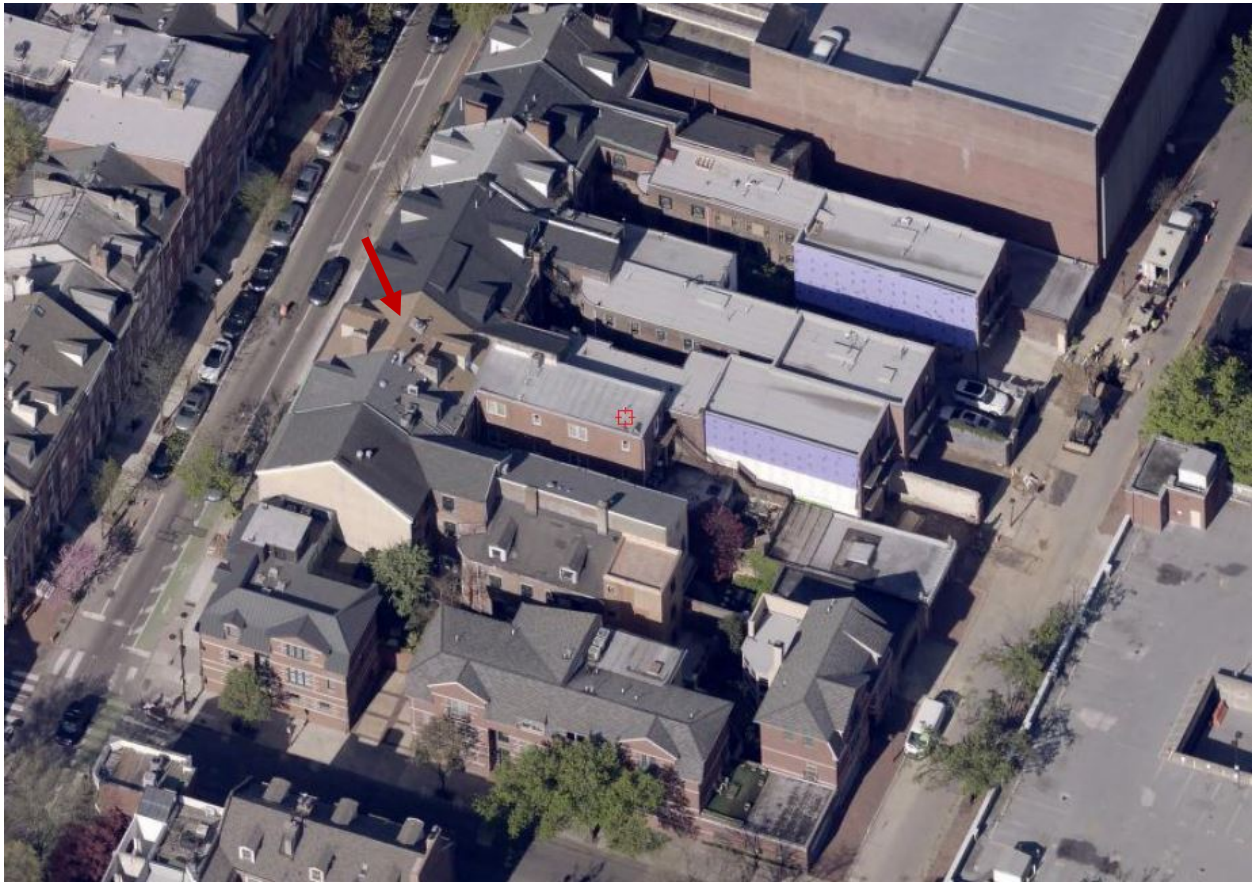


Figure 4: View looking Delancey St, 709 Pine indicated with red arrow:





Figure 5: Aerial view of 709 Pine St, looking west:





March 11, 2025

City of Philadelphia  
Historical Commission

RE: 709 Pine Street  
Building renovation & addition

To Whom it May Concern,

As the Architects for the owner, we would like to present our project to renovate and addition to 709 Pine Street.

A Zoning permit will be filed shortly for a 3-story addition at the center and rear of a 4-story building. The project will also have a roof deck over the existing 4-car garage, accessed from the 2<sup>nd</sup> floor rear. Also a new pilothouse/means of egress will be built as a second means of egress from all floors and from the roof deck at the 4<sup>th</sup> floor level.

A zoning refusal is expected due to the proposed 1<sup>st</sup> floor covering 98% of the lot while 75% is permitted by right.

The owner of the building is:  
Pine Assets Holdings LLC  
131 N 20<sup>th</sup> Street  
Philadelphia, PA 19103

The project owner contact is:  
Dale You, 917-239-6456

If you have any questions or comments, please do not hesitate to contact my office at Office@prll.studio or 267-271-5799.

Respectfully,

A handwritten signature in black ink, appearing to read 'Carolina Peña'. The signature is fluid and stylized, with a large initial 'C' and 'P'.

Carolina Peña, AIA



### **Project Information**    **709 Pine Street**

A Zoning permit will be filed shortly for a 3-story addition at the center and rear of a 4-story building. The project will also have a roof deck over the existing 4-car garage, accessed from the 2<sup>nd</sup> floor rear. Also a new pilothouse/means of egress will be built as a second means of egress from all floors and from the roof deck at the 4<sup>th</sup> floor level.

A zoning refusal is expected due to the proposed 1<sup>st</sup> floor covering 98% of the lot while 75% is permitted by right. The addition at the 2<sup>nd</sup> & 3<sup>rd</sup> floor will create 74.7% lot coverage.

There are no changes proposed to the front of the building. An inspection will be made at the time of construction and any brick or molding in disrepair will be cleaned and repaired/painted as needed.

The addition will be visible from Delancey Street. The existing garage door will be cleaned and repaired/ painted as needed with the same off-white and natural colors that are existing.

The new upper rear facade will be faced in brick in the same color as the existing garage. The exposed party wall will be faced in Hardie Panels or a similar material in a color coordinating with the existing brick. The new windows will be have black frames to distinguish the new from the old. The new windows in the center portion will have white frames to match the existing windows there.

### **Location Plan** **709 Pine Street**





Existing Front View of 709 Pine Street



Existing Rear View of 709 Pine Street (Delancey Street)





Proposed Rear View of 709 Pine Street (Delancey Street)



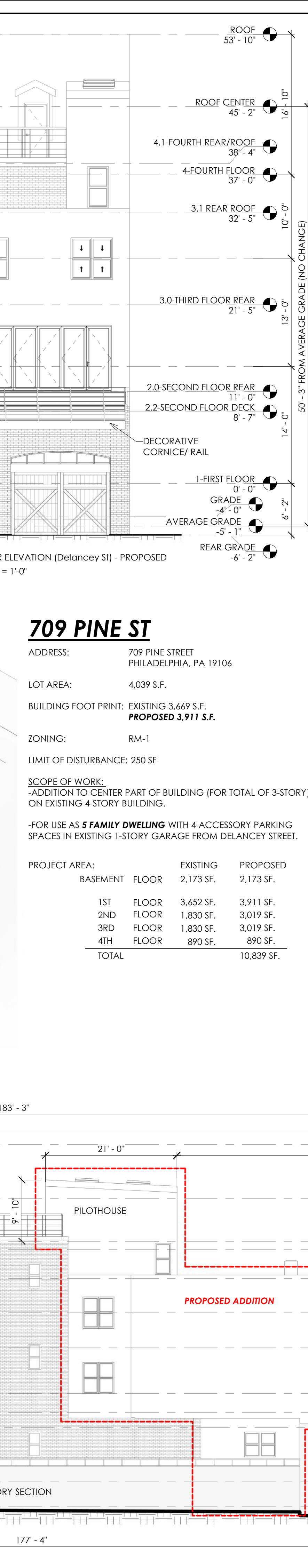
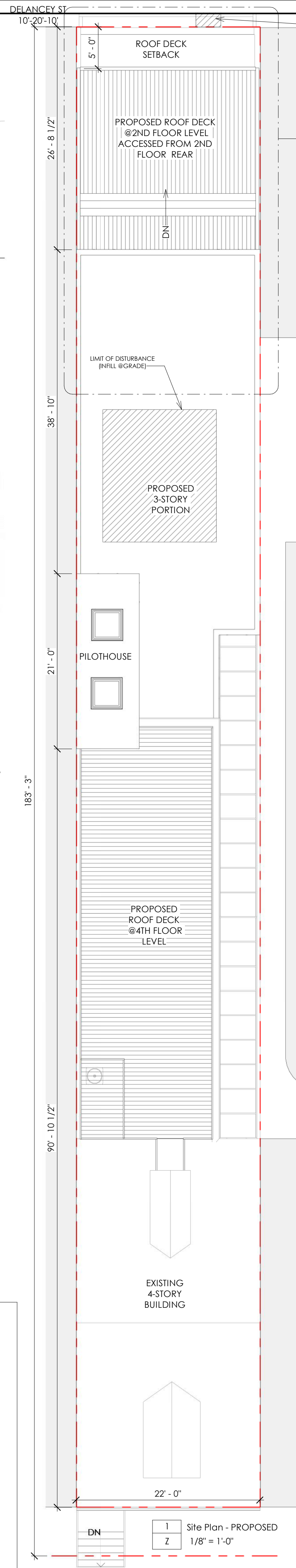
Birdseye view of 709 Pine with proposed addition



Google 100% Imagery date: 6/27/19 Data SIO, NOAA, U.S. Navy, NGA, GEBCO Landsat / Copernicus

10 m Camera: 91 m 39°56'38"N 75°09'13"W 17 m









230 S. BROAD ST. 17TH FLOOR  
PHILADELPHIA, PA 19102  
OFFICE@PRLL.STUDIO | 215.888.8407

GENERAL CONTRACTOR IS RESPONSIBLE FOR CHECKING & VERIFYING ALL DIMENSIONS PRIOR TO & DURING CONSTRUCTION. ANY INCONSISTENCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT FOR RESOLUTION OR VERIFICATION.

THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE ARCHITECT OF ANY INCONSISTENCIES BETWEEN THESE PLANS AND ANY GOVERNING BUILDING CODES OR ORDINANCES.

CONTRACTOR SHALL CHECK WITH THE ARCHITECT 101 DAY PRIOR TO START OF CONSTRUCTION FOR ADDENDUMS OR

[illegible]

SEAL

**DRAFT  
NOT FOR  
CONSTRUCTION**

DRAWN BY	CHECK BY	PROJECT N
JC	CP	202203-05
ISSUED: 2025-03-11		

PROJECT

709 PINE ST  
AS BUILT

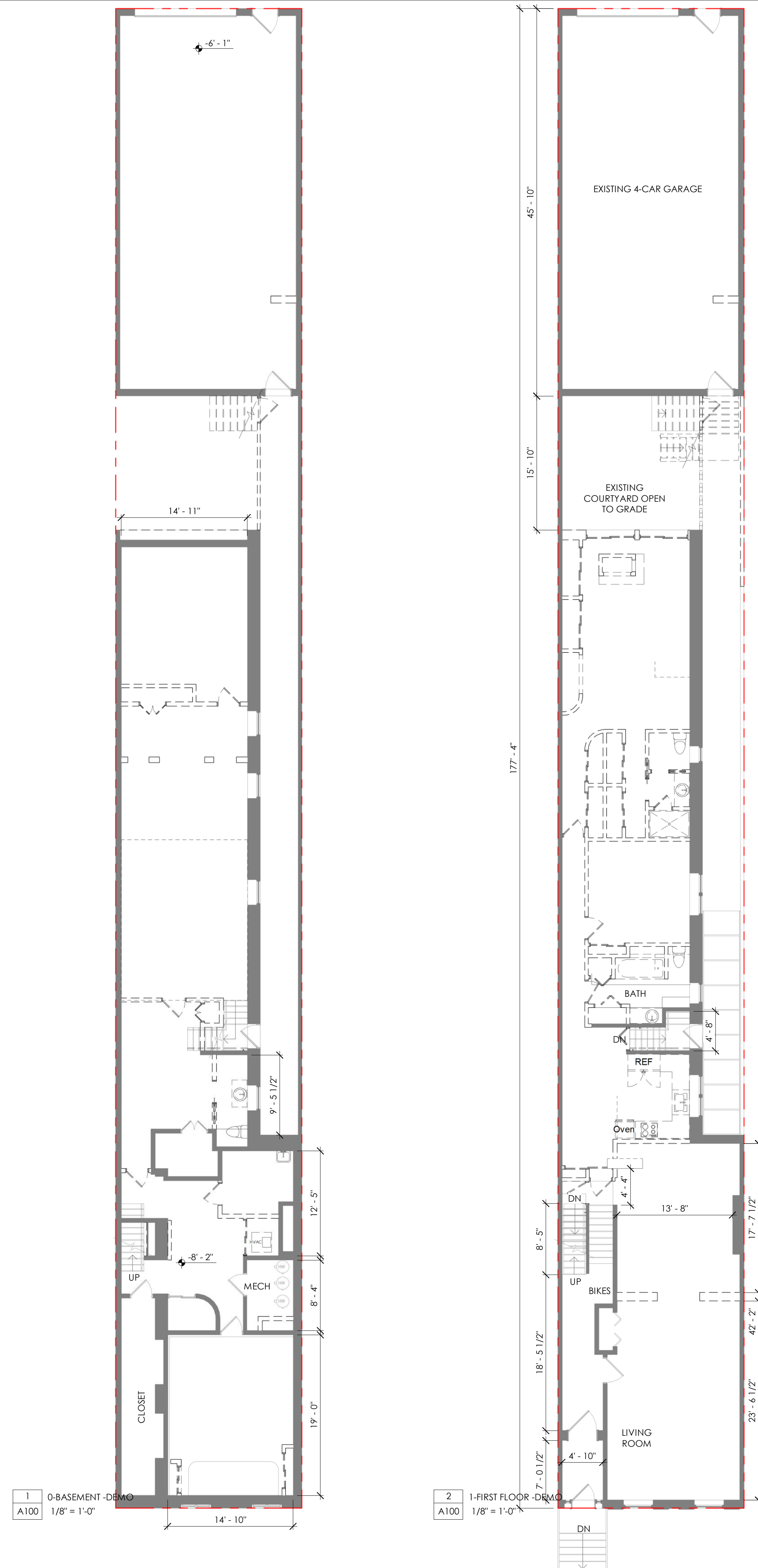
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Floor Plans -  
Existing/ Democ

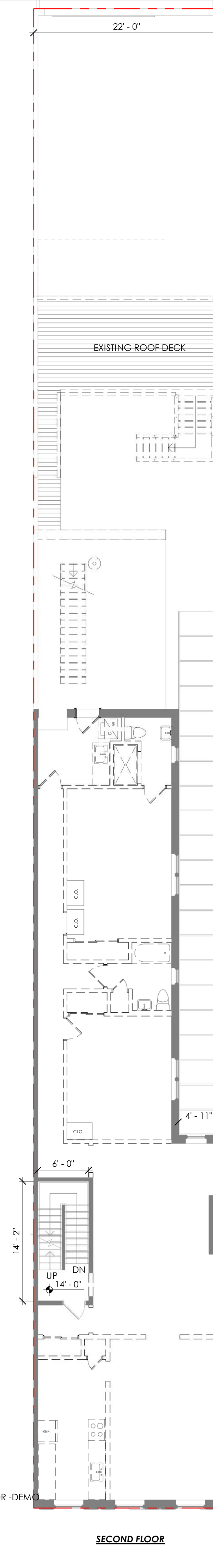
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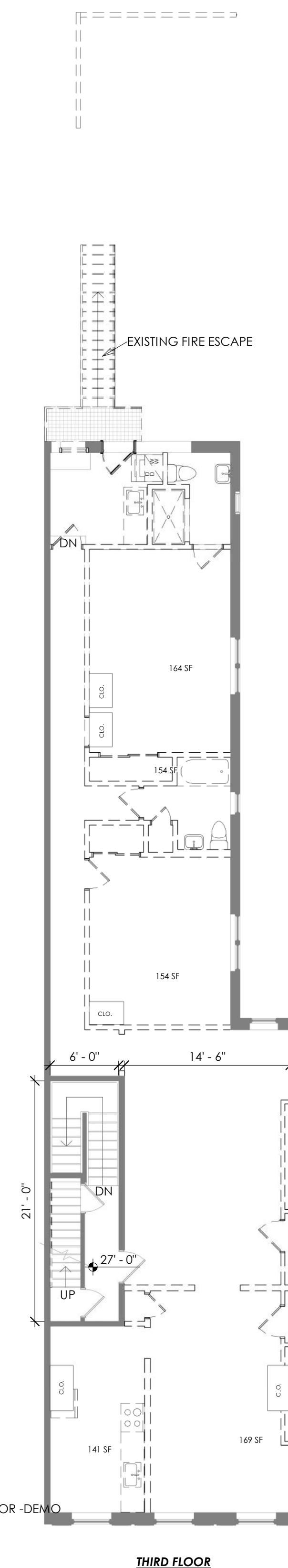
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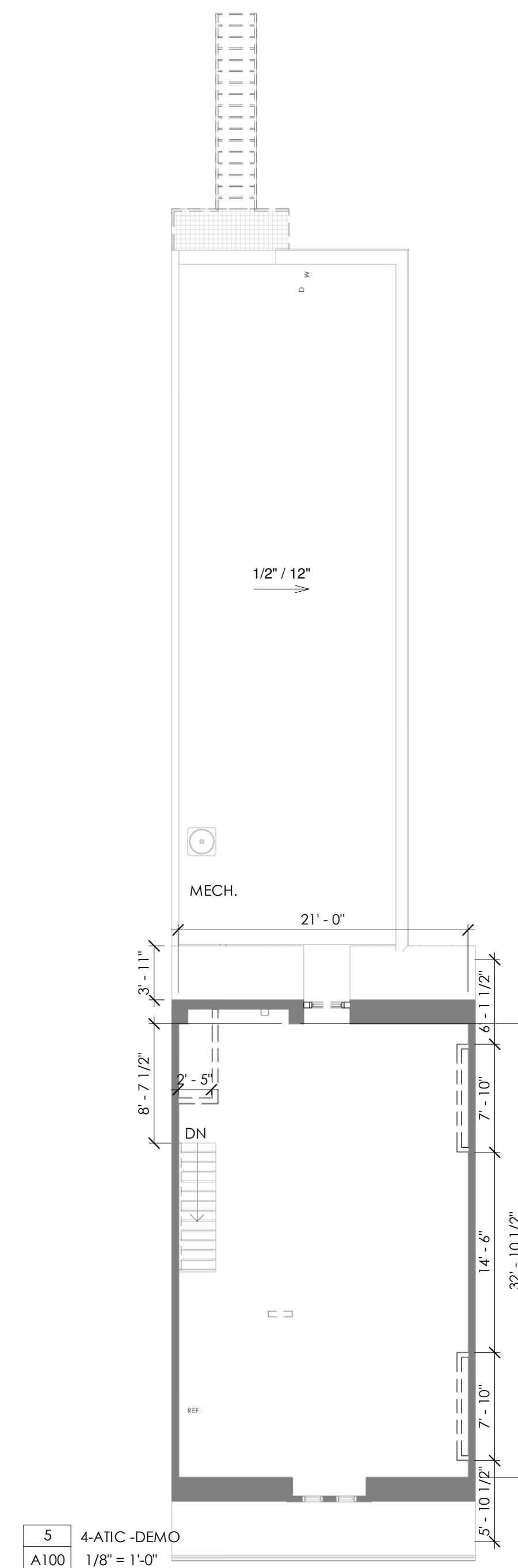
3	2-SECOND FLOOR - DEMO
A100	1/8" = 1'-0"



SECOND FLOOR



### THIRD FLOOR



5	4-ATIC -DEMO
A100	1/8" = 1'-0"



