

ADDRESS: 614 PINE ST

Proposal: Construct rear addition and roof deck

Review Requested: Final Approval

Owner: Qian Jin Real Estate LLC

Applicant: Sam Xu, Constrecture, LLC

History: 1925

Individual Designation:

District Designation: Society Hill, Contributing, 1999

Staff Contact: Ted Maust, theodore.maust@phila.gov

OVERVIEW: This application proposes to construct an addition on the two-story portion of the rear ell of 614 Pine Street, with a roof deck over the entire rear ell serviced by two pilot houses. The addition would be clad in an unidentified panel material and fenestrated in a random manner. The proposed addition and roof deck would likely not be visible from Pine Street but would be visible from the side and rear from Waverly and Addison Streets. As proposed, one pilot house would require the demolition of a portion of the rear slope of the roof. Two skylights are also proposed for the rear slope of the gable roof.

SCOPE OF WORK:

- Construct addition on two-story portion of rear ell.
- Construct roof deck and pilot house.

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.*
- *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 roof deck and pilot house would require the demolition of a small portion of the roof of the main block.
 - While the adjacent stretch of Addison Street is largely a service alley, two houses on have their primary entrances on Waverly Street.
 - The third-story addition is very tall with a very large floor-to-ceiling height. The addition should be reduced in height by several feet.
 - No details are given for the cladding on the east elevation. Given the visibility from Waverly Street, it should be clad in a way that is compatible with the existing brick walls.
 - A black metal picket railing around the roof deck would be more appropriate than the panel-clad parapet wall shown in the plans.

STAFF RECOMMENDATION: Approval, provided the parapet wall is replaced with a black metal picket railing and the cladding is revised to be more compatible with the existing building, with the staff to review details, pursuant to Standard 9 and the Roofs Guideline.




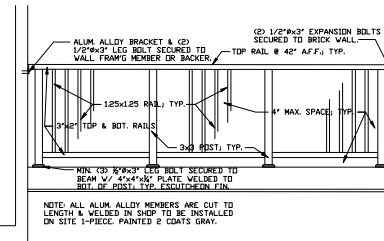
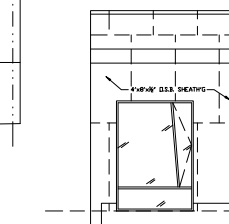
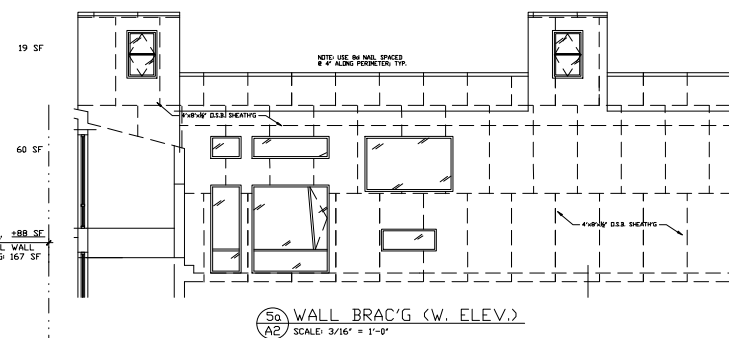
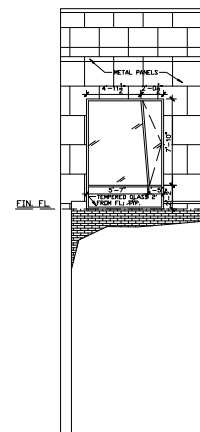
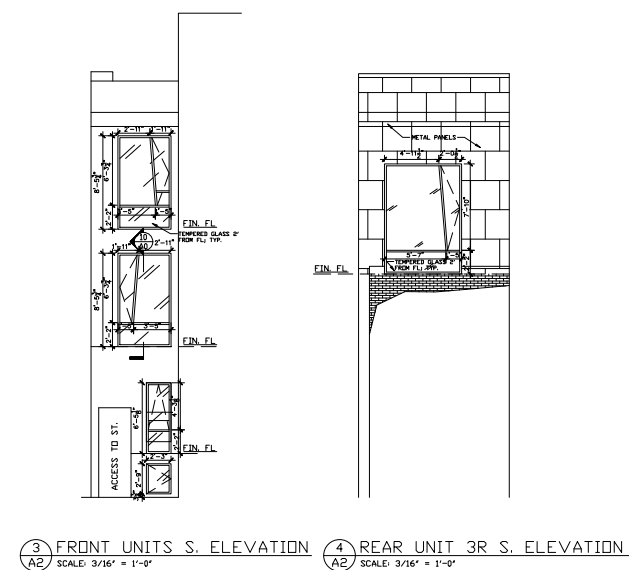
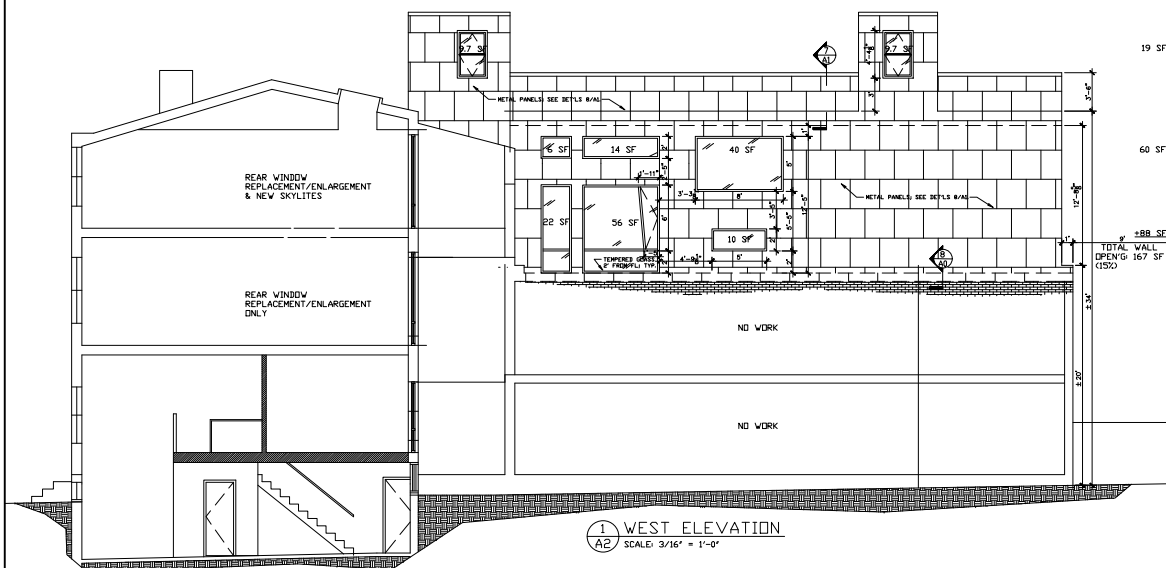
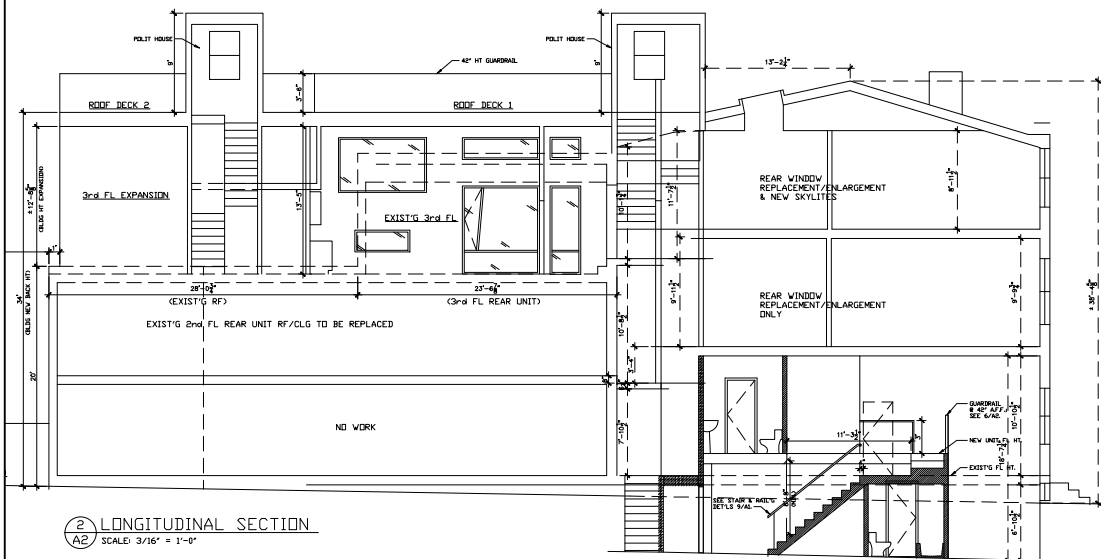
Figure 1: Aerial view of 614 Pine Street. Views below are marked in red. Image from Pictometry.phila.gov.



Figure 2: Rear ell of subject property as seen from Waverly St (beyond the ivy-covered wall). Image from Cyclomedia.phila.gov.



Figure 3: The subject property as seen from Addison Street. The proposed addition would be visible and should be designed to be compatible with the existing building. Image from [Cyclomedia.phila.gov](https://cyclomedia.phila.gov).



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SURVEYED BY: SXX	08/04/22		
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REVISION BY:			

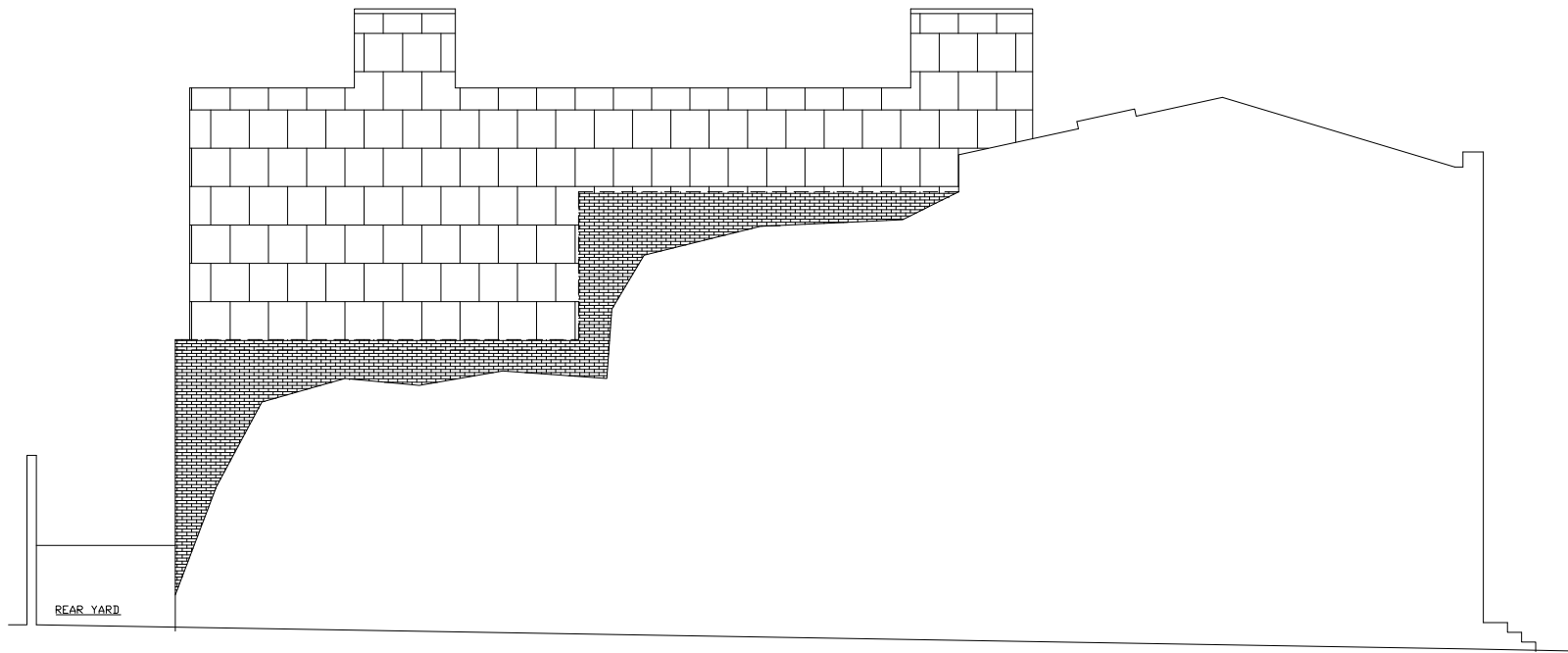
PROJECT NO.	2022-04
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**BLDG EXPANSION +
INTERIOR ALTERATION
614 PINE ST.
PHILA., PA 19107**

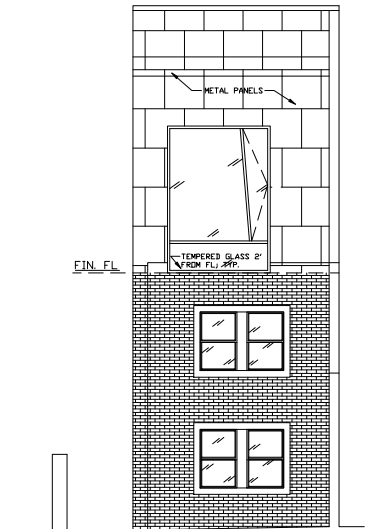
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DWG 3 OF 3



EAST ELEVATION
SCALE: 1/4" = 1'-0"



SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



Example of metal panel applicant is proposing for addition cladding system