

Public Comment
Regarding Proposed
Work to 614 Pine St

Updated July 10, 2025



SOCIETY HILL CIVIC ASSOCIATION

July 9, 2025

Zachary Frankel, Chair
Philadelphia Historical Commission
1515 Arch Street, 13th Floor
Philadelphia PA 19102

Re: 614 Pine Street
PHC Agenda Date: July 11, 2025

Dear Chairman Frankel and Members of the Philadelphia Historical Commission:

On behalf of the Civic Association's Zoning & Historic Preservation Committee, and after due consideration by our Committee members, we respectfully *oppose* the revised application.¹

We ask the Commission to have the applicant return to the Architectural Committee ("AC") with a more suitable proposal. We are supportive of the concept of an addition to this building.

- The AC strongly criticized the addition's height and massing which, as the AC explained, appears to result in the loss of too much historic fabric and makes the addition overly visible. Further the AC criticized the two large pilot houses as being overly visible, stated that the north pilot house would require the removal of a portion of the original gable roof, and suggested that just a single pilot house might be sufficient. The AC objected to the metal wall cladding as inappropriate. We concur with the AC's concerns.
 - The revised application does not resolve those concerns. The 3rd floor addition is decreased in height only slightly (dimensions are not provided), and it still requires removal of a portion of the gable roof. The revision still results in what seems to be the same degree of loss of historic fabric as the original design (although no one can determine exactly how much because -- although specifically requested by the AC -- no elevation of existing conditions has been provided). In the revision, there are still two pilot houses, and one has grown

¹ The applicant declined to meet with our group but did kindly email us the revised application.

bigger. The applicant has reduced the amount of wall cladding, but it still exists on the west elevation of the pilot houses and would be visible to the public.

- The entire length of this property (to the west) is directly **on and along** the publicly open greenway connecting Pine to Addison, as shown in the attached photos. Greenways are historic hallmarks of Society Hill. The large addition and pilot houses (clad in metal) would loom over and overwhelm the greenway. It would make diminutive Waverly Street and views from nearby Pine and Addison homes feel claustrophobic.
- While, as requested by the AC, the revision provides metal fencing in lieu of some solid parapet for the proposed extensive roof deck, this change inadequately addresses the bulk and height problems presented by the proposal.

Finally, while we are pleased to see this investment property receive some much-needed attention, there is more that this application should address. As indicated in the photographs provided with this letter: there are gaping holes in the front façade, including the pediment over the doorway, and a hole in the top floor window; the west façade is unfortunately a mess, with severe damage to much of the masonry that appears to be causing structural weakness; and a web of many air conditioner condensers that ruin the greenway experience and that could and should be relocated onto any new roof deck.

We ask the Commission to deny this version of the application and to ask the applicant to return to the AC with a better proposal that addresses all issues. We would support a more thoughtful addition that satisfies Standard 9, is more compatible with existing forms and materials of the property and is more appropriate for the unique location of this property in its historic environs.

We thank the Commission for its consideration of this letter in making its decision.

Sincerely,



Paul Boni, Chair
Zoning & Historic Preservation Committee
Society Hill Civic Association

Encl.

Front Facade 614 Pine Street



West Facade along Greenway

614 Pine Street



Greenway

614 Pine Street



From: [michael dipilla](#)
To: [preservation](#)
Subject: 614 Pine Street
Date: Thursday, July 10, 2025 7:45:16 AM

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Dear Preservation:

My name is Michael DiPilla and I live at 610 Pine Street in Philadelphia, Pa 19106

I wanted to state clearly that I **“oppose”** the application by 614 Pine.

I walk by daily and also go in the alley between Pine and Addison, alongside 614 Pine.

The project would destroy the Historical integrity of the property. The mono-color metal panels being proposed for the pilot houses sound horrible.

Sincerely,,
Michael DiPilla
610 Pine Street



Support for 614 Pine St

From Nicholas Mollanazar <nmollanazar@icloud.com>

Date Thu 7/10/2025 11:37 AM

To preservation <preservation@Phila.gov>

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Good morning,

I am a property owner at 627 Pine Street, on the same block as the subject property. I wanted to take a moment to share my support for the proposed project at 614 Pine Street.

I have no relationship with the developers, nor do I have any personal or financial interest in the project. My home is a historically significant one, and preserving the character and integrity of our neighborhood is deeply important to me.

That said, I also believe that thoughtful evolution and responsible development are essential to keeping our community vibrant and accessible. The proposed modifications at 614 Pine Street, in my view, respect the architectural fabric of the block and do not compromise the general facade or historic appearance of the property. Just as important, this project supports multi-family housing—offering more people the opportunity to live in this beautiful and historic part of the city, especially those who might not be able to afford a single-family home.

I understand and respect the concerns of neighbors who may feel differently, but I believe this is a project that balances preservation with progress, and I hope it will be allowed to move forward.

Thank you for your time and consideration.

Sincerely,

Nicholas Mollanazar, MD, MBA

627 Pine Street

Philadelphia, PA



Outlook

Opinion about 614 Pine Street, Philadelphia, PA 19147

From: Marc Tepper <marc.tepper@bipc.com>
Date: Thu 7/10/2025 11:49 AM
To: preservation <preservation@Phila.gov>

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I am a neighboring homeowner to the subject property of 614 Pine Street where renovations are being sought for approval. My name is Marc Tepper, and I live at 408 S. 6th Street, Philadelphia. I oppose the application for renovation sought by the commercial landlord.

I walk by the location every day on my way to work and am very familiar with the location and historic nature of our Society Hill neighborhood. The metal plates on the side look horrific, in my view, and are not consistent with neighboring blocks. The panels should not be present on the accompanying pilot houses as well. Also, if the property is going to remain a rental, we would ask for a condition of approval there be an acknowledgment to the neighbors by the landlord owner that it will include a clause in any future lease forbidding loud gatherings or excessive noise on the exterior new decks after 10:00 PM. The excessive interior demolition does not concern me, but I understand it may concern others.

This is a historical neighborhood block, and this Commission has a long history of opposing applications such as this one in favor of requiring red brick on exteriors where possible. This Commission has a purpose and a difficult job to do. The results of the Commission's decisions ultimately preserve this special and historic neighborhood. Now is not the time to allow exteriors materials other than red brick where possible. The Commission's good work is greatly appreciated by the local homeowners who, along with tour buses, walk or drive by this location every day. Again, we implore you to do your job and preserve the historic charm of the neighborhood and the 600 block of Pine Street for generations to come.

Thank you, Marc Tepper, 408 S. 6th Street, Philadelphia, PA

Marc Tepper
Managing Shareholder - Philadelphia Office

Two Liberty Place
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Buchanan

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Re: Objection to Development Proposal at 614 Pine Street

From Hazem Hallak <hazem.hallak@gmail.com>
Date Thu 7/10/2025 11:54 AM
To preservation <preservation@Phila.gov>

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Hello,

I am writing as a concerned resident and neighbor to formally object to the proposed development project at 614 Pine Street, currently a 6-unit rental property.

While I understand and support thoughtful development in our neighborhood, this particular project raises significant concerns. A City-appointed panel of architects unanimously concluded that there are notable problems with the project yet it continues to move forward. This is troubling, especially when expert recommendations appear to be disregarded.

The proposed changes would impact the character of our historic neighborhood and would be clearly visible from Waverly, Addison, and many nearby homes on Pine Street. As someone who walks past and overlooks the property regularly, I am deeply concerned about the scale and design of the project and how it may disrupt the architectural cohesion and livability of our area.

We are not against development—we simply believe that new projects must respect the context, scale, and character of the neighborhood. In this case, the proposed development does not meet those standards.

I urge the City to reconsider this proposal and work with the community and the SHCA to ensure any new construction is consistent with the values and aesthetics of our historic district.

Thank you for your attention to this matter.

Sincerely,

Dania Hallak

404 south 6th Street



614 Pine Street

From James <jamescbonney@gmail.com>
Date Thu 7/10/2025 11:59 AM
To preservation <preservation@Phila.gov>

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Hello,

I am writing in concern of the proposed addition to 614 Pine Street. I am a fulltime resident and owner 606 Waverly Street B. The submitted and revised drawings for review do not demonstrate that the addition will be consistent with the historic nature of Society Hill. It is worth noting no east elevation is included for evaluation. The metal paneling and windows on the west elevation are odd and out of character for the building and neighborhood. The mass of the proposed addition is also large and awkward in scale to the original building. I am also concerned about the scale of demolition that will be required to perform the renovation as drawn and worried about the quality of construction based on the drawings and previous presentation for review.

Best,

James Bonney

jamescbonney@gmail.com
cell: 610 850 4044