

**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](mailto: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. Window openings on the existing three-story portion of the rear ell would be significantly altered, requiring partial removal and rebuilding of that wall using salvaged brick. Two skylights are also proposed for the rear slope of the gable roof.

The proposed addition and roof decks would not be visible from Pine Street but would be visible from the side and rear from Waverly and Addison Streets as well as a pedestrian greenway which runs from Pine Street to Addison Street.

When the Architectural Committee reviewed a previous version of this application, the addition, including a parapet wall around the roof decks, was to be clad in metal panels. The application has been revised to show the addition clad in stucco, with brick portions remaining uncovered and a metal railing in place of the parapet wall. The front pilot house has been shifted back, requiring a reduction in the portion of the slope of the roof to be removed. The fenestration pattern on the third floor of the ell has been revised slightly as well.

At its July meeting, the Historical Commission elected to remand the application to the Architectural Committee for further review.

**SCOPE OF WORK:**

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

**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 windows on the rear of the main block and the third floor of the ell are incompatible with the historic resource.
- *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 addition would not be visible from Pine St, the rear of the property is visible from a pedestrian greenway as well as Waverly St and Addison St.
- 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.

**STAFF RECOMMENDATION:** Approval, provided the fenestration pattern on the rear wall of the main block and on the rear ell is revised to something more compatible with the historic resource, with the staff to review details, pursuant to Standard 9 and the Roofs Guideline.



Figure 1: Aerial view of 614 Pine Street, looking south. Figures 2 and 3 below are marked in red. Image from *Pictometry.phila.gov*.



Figure 2: Rear ell of subject property as seen from Waverly St (looking west). The end of the existing three-story portion is indicated by the arrow.



*Figure 3: The subject property as seen from Addison Street (looking northeast). The proposed addition would be visible and should be designed to be compatible with the existing building. Top image taken by PHC staff, bottom, winter image from [Cyclomedia.phila.gov](http://Cyclomedia.phila.gov).*



*Figure 4: Architectural context along Pine St. Subject property appears at center.*



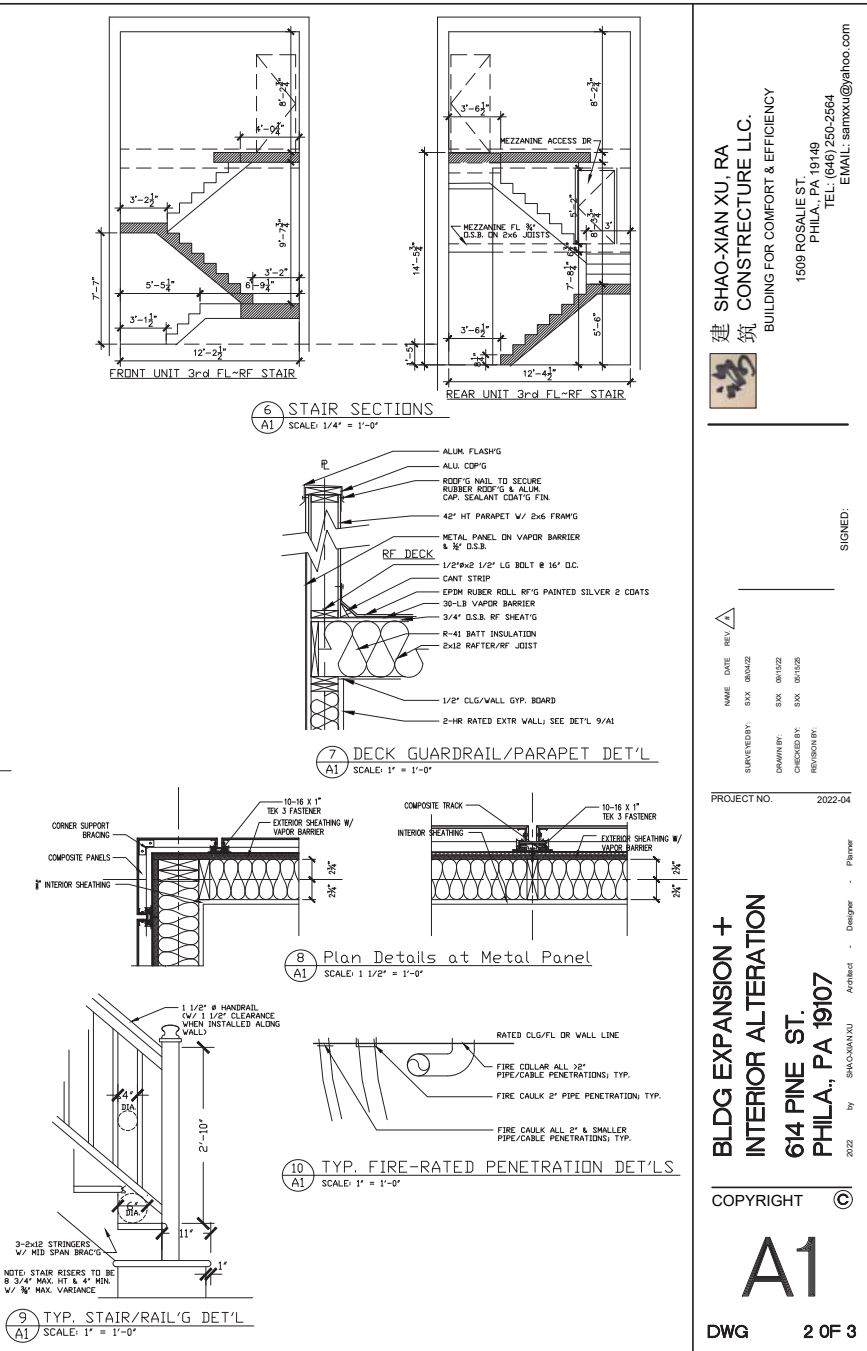
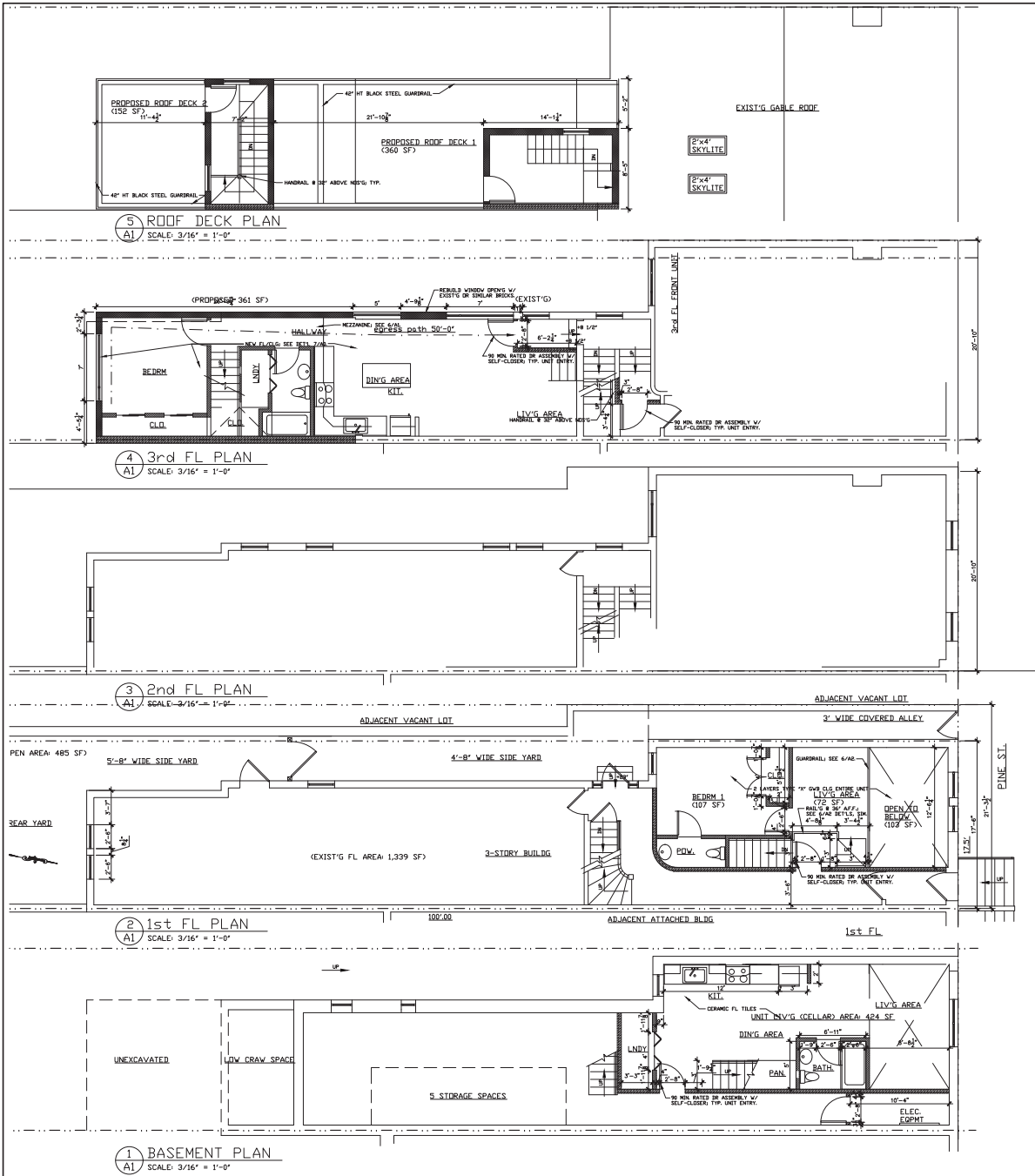
*Figure 5: 614 Pine St (left) and the adjacent entrance to the pedestrian greenway.*

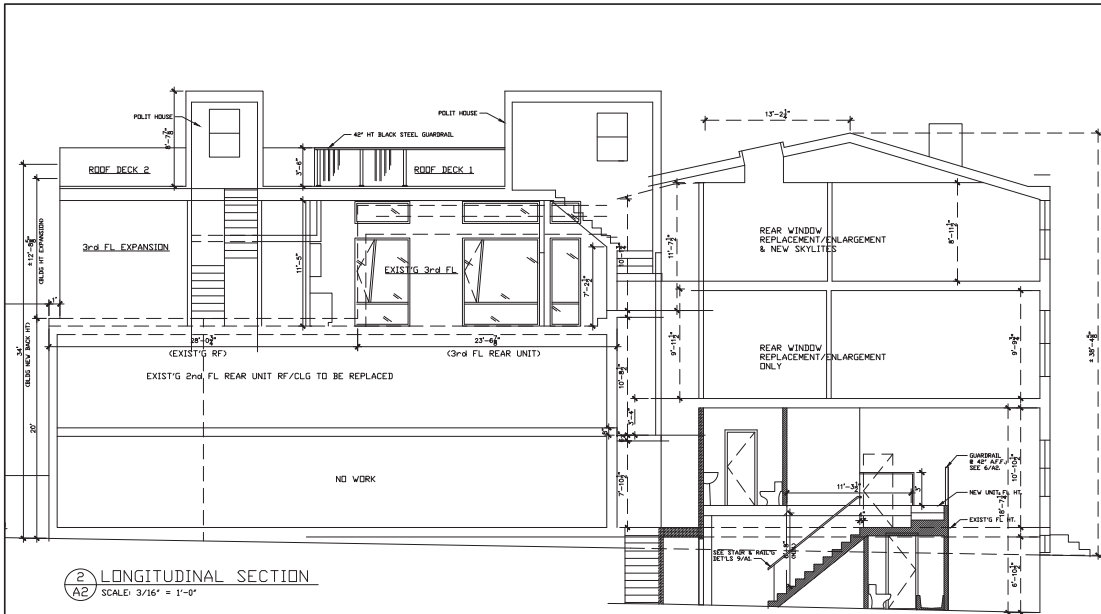


*Figure 6: View of the side elevation of 614 Pine St (looking northeast) from the pedestrian greenway.*

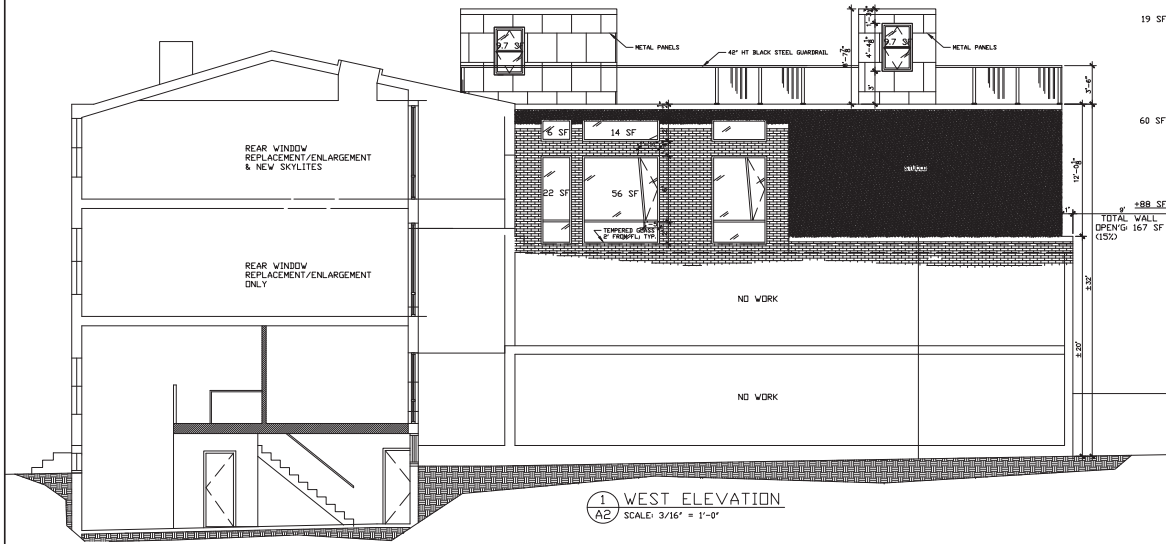


*Figure 7: West elevation of 614 Pine St, viewed from the greenway.*

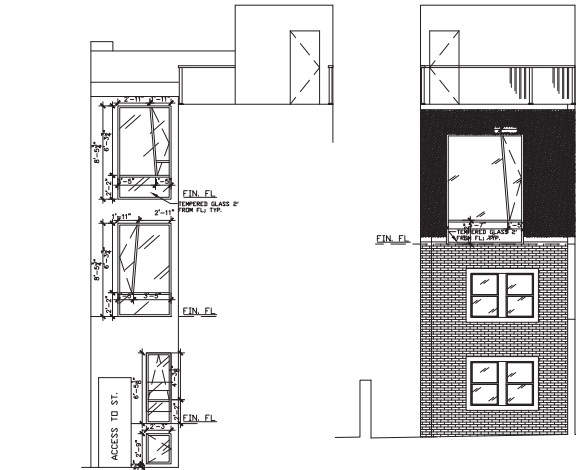




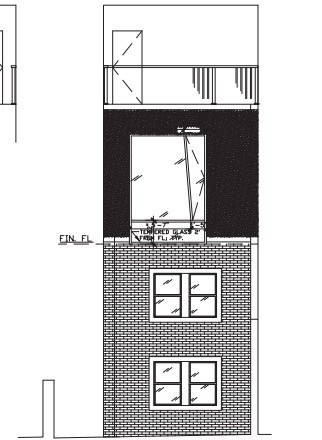
2 LONGITUDINAL SECTION  
A2 SCALE: 3/16" = 1'-0"



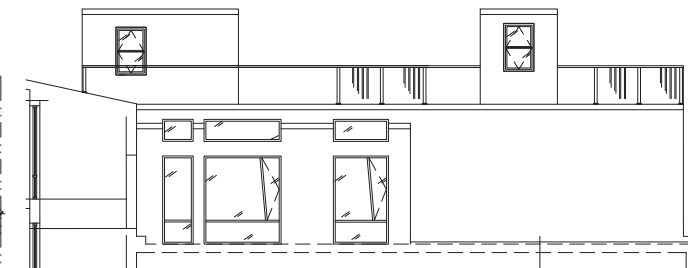
1 WEST ELEVATION  
A2 SCALE: 3/16" = 1'-0"



3 FRONT UNITS S. ELEVATION  
A2 SCALE: 3/16" = 1'-0"



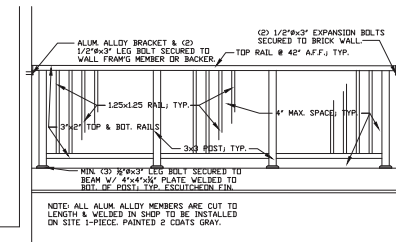
4 REAR UNIT 3R S. ELEVATION  
A2 SCALE: 3/16" = 1'-0"



5a WALL BRAC'G (W. ELEV.)  
A2 SCALE: 3/16" = 1'-0"



5b WALL BRAC'G (S. ELEV.)  
A2 SCALE: 3/16" = 1'-0"



6 TYP. GUARDRAIL DET'LS  
A2 SCALE: 1/2" = 1'-0"

BLDG EXPANSION +  
INTERIOR ALTERATION  
614 PINE ST.  
PHILA., PA 19107

COPYRIGHT ©

A2

DWG 3 OF 3

建 筑  
SHAO-XIAN XU, RA  
CONSTREUCTURE LLC.  
BUILDING FOR COMFORT & EFFICIENCY  
1509 POSAUE ST.  
PHILA. PA 19149  
TEL: (846) 250-2564  
EMAIL: samxu@yahoo.com

NAME DATE REV  
SURVEYED BY: SXK 08/14/22  
DRAWN BY: SXK 08/19/22  
CHECKED BY: SXK 08/19/22  
REVISION BY:  
PROJECT NO. 2022-04

Planner  
Architect  
Designer

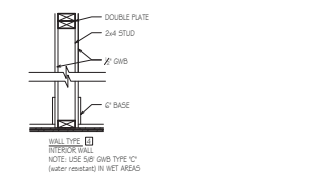
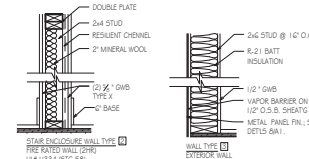
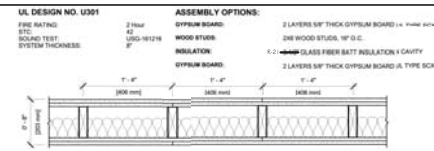
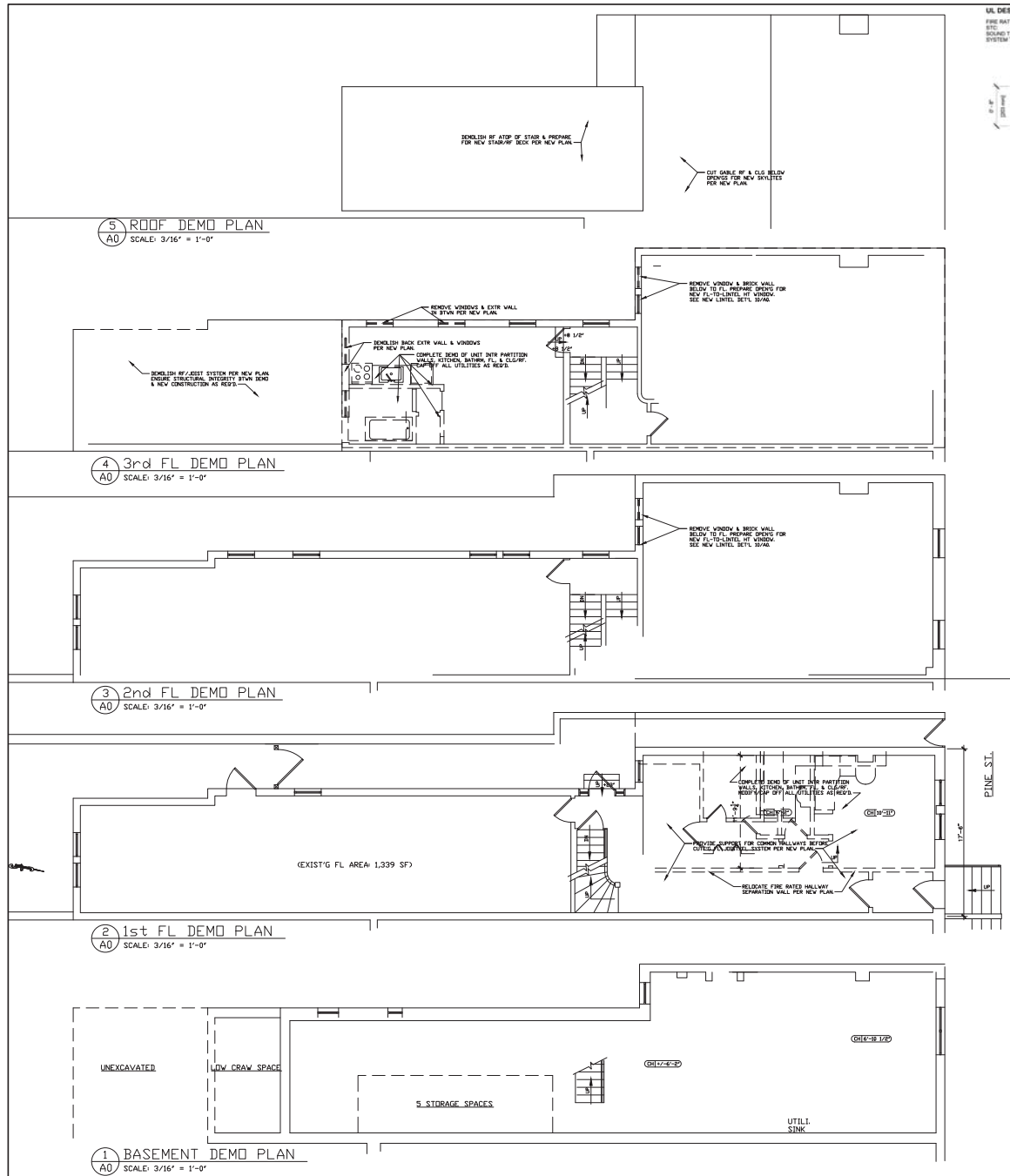
SIGNED:



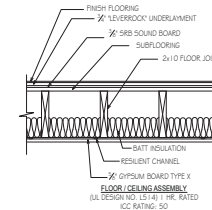
Example of metal panel applicant is proposing for the cladding of the pilot houses.

Application Materials  
Previously Reviewed by the  
Architectural Committee on  
June 24, 2025

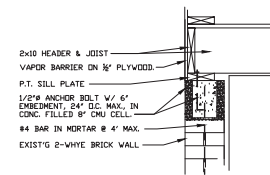
# Original Plan



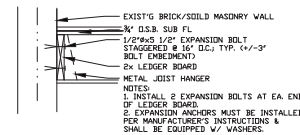
6 WALL TYPES  
A0 SCALE: N.T.S.



7 1-HR RATED FL-CLG ASSEMBLY  
A0 SCALE: N.T.S.



8 NEW-OLD WALLS ATTACHMENT  
A0 SCALE: 1" = 1'-0"



9 JOIST-WALL ATTACHMENT DET'L  
A0 SCALE: 1" = 1'-0" (BRICK/MASONRY WALL)

**PROJECT DATA:**

DESCRIPTION OF WORK: BLDG EXPANSION & RENOVATION  
(2 OF 6 INV'L UNITS) W/ 2 RF DECKS

PROJECT AREA: NEW CELLAR 4' DIA. S/L, NEW 3rd FL 361 SF  
(TOTAL NEW AREA: 785 SF)

OWNER: GIAN JON REAL ESTATE LLC  
ADDRESS: 508 S 12th ST  
PHILA, PA 19147

**CODE DATA:**

CONSTRUCTION TYPE: III-B (STONE/BRICK EXIST  
WALLS; WOOD JOISTS; WALL FINISHES CONSR OF  
WOOD LATH & CEMENT COATINGS)

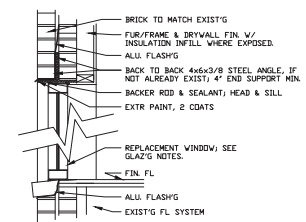
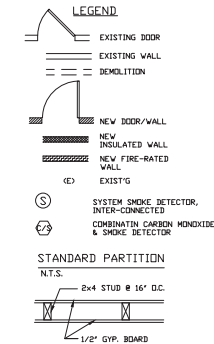
**ZONING:** RSA-5 (RESIDENTIAL 1 FAMILY ATTACHED)

USE GROUP: R-2 MULTI-FAMILY, NON-CONFORMING

FIRE SUPPRESSION SYSTEM: UNSPRINKLERED

**PROJECT NOTES:**

01. ALL DIMENSIONS TO BE FINISHED MEASUREMENTS.
02. ALL STRUCTURE MEMBERS TO BE SPT #6 GRADE MIN.
03. USE METAL HANGERS TO ATTACH VOID MESH CONNECTIONS.
04. CONC. STRENGTH TO BE 3,000 PSI MIN.
05. ALL NEW DRYS TO BE 6'-0" HT. UNLESS LISTED BY CLG HT.
06. MAINTAIN FIN STAIR WIDTH 36" MIN. REASONING: 9/11
07. MAINTAIN FIN HALLWAY WIDTH 36" MIN.
08. STAIR EXPOSURE TO BE 2-HR RATED
09. ALL STAIR SEPARATIONS TO BE 2-HR RATED - DET'L 7/4
10. STAIR TREAD & HAND RAIL - DET'L 9/41
11. ENTIRE RAIL TO BE SPRINKLERED, INCLUDING BASEMENT
12. UNDERSIDE OF 1st FL HALLWAY & COMMON AREAS TO BE SPRINKLERED - DET'L 9/41
13. ALL TOILET RNS TO BE MECHANICALLY EXHAUSTED TO OUTSIDE 90' MIN.
14. ALL TOILET RNS FL TO BE CERAMIC TILED
15. 2" CERAMIC FL TILE TO BE INSTALLED IN FRONT OF WETTED BORDER
16. ALL FLS TO BE HARDWOOD FLO/THRU EXCEPT WHERE NOTED OTHERWISE
17. ALL FINS/WINDOWS TO BE INSTALLED W/ MULLION SIMILAR TO EXISTING WINDOWS
18. ALL EXISTING ENTRY DRKS TO BE REMOVED 90-MINUTE W/ SELF-CLOSURE
19. ALL 6" DWELL/LG UNITS TO BE "TYPE B" UNITS
20. ALL EXTR. HANDLE TO BE PRESSURE TREATED & PATENTERS GLASS
21. ALL DR. HANDLES TO BE LEVERED OR BARRED



10 NEW WINDOW LINTEL DET'L  
A0 SCALE: 1" = 1'-0"

建 筑  
SHAO-XIAN XU, RA  
CONSTECTURE LLC.  
BUILDING FOR COMFORT & EFFICIENCY



NAME	DATE	REV #
SURVEYED BY:	SXX	08/04/22
DRAWN BY:	SXX	08/15/22
CHECKED BY:	SXX	05/15/25
REVISION BY:		

PROJECT NO.	2022-04
-------------	---------

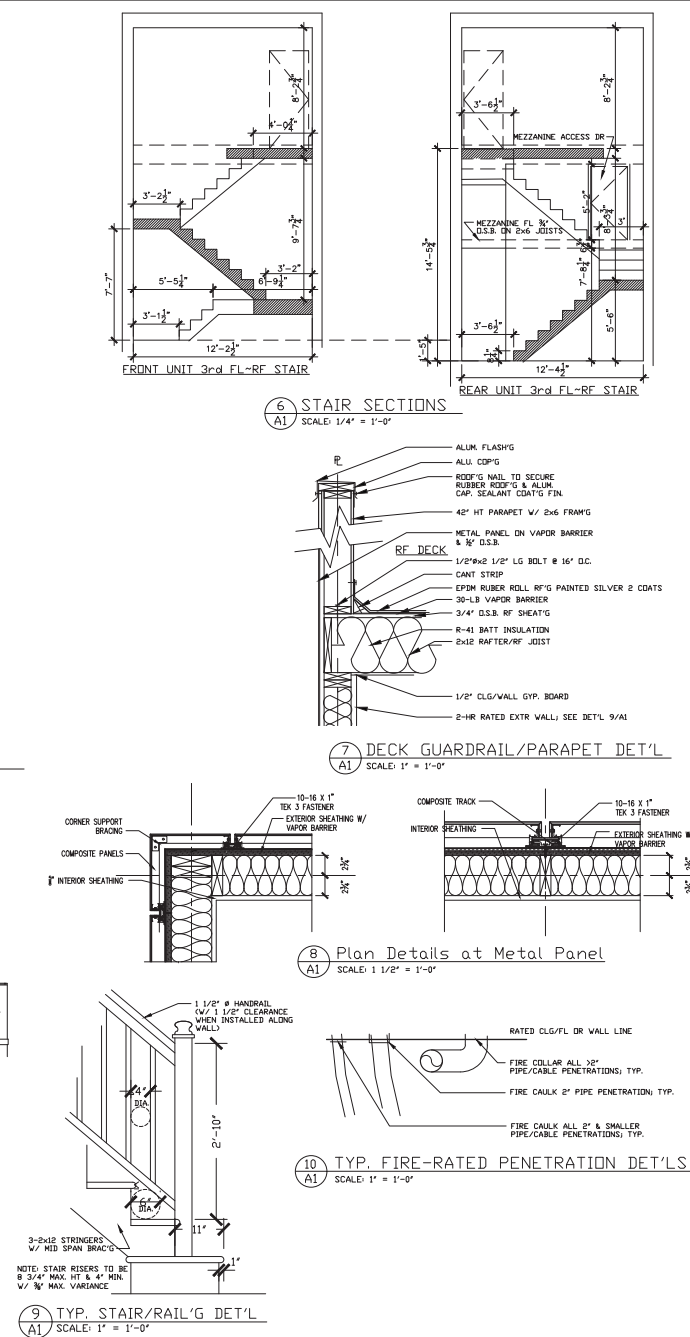
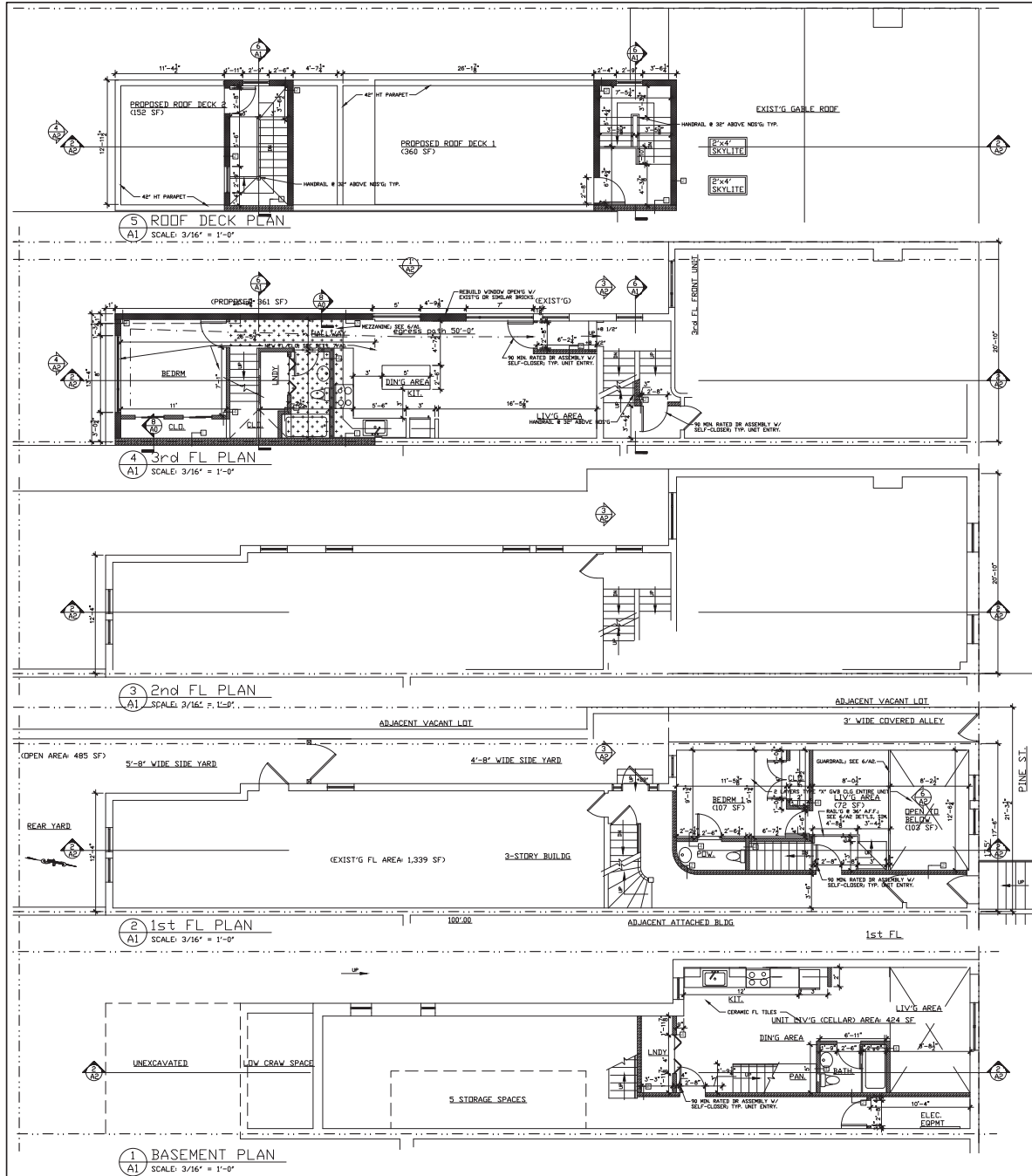
**BLDG EXPANSION +  
INTERIOR ALTERATION**  
614 PINE ST.  
PHILA., PA 19107

COPYRIGHT ©

A0

DWG 1 OF 3

# Original Plan



建 筑  
SHAO-XIAN XU, RA  
CONSTRUCTURE LLC.  
BUILDING FOR COMFORT & EFFICIENCY



NAME	DATE	REV.
SHAO-XIAN XU	08/15/22	1
SHAO-XIAN XU	08/15/22	2
SHAO-XIAN XU	08/15/22	3
SHAO-XIAN XU	08/15/22	4
SHAO-XIAN XU	08/15/22	5
SHAO-XIAN XU	08/15/22	6
SHAO-XIAN XU	08/15/22	7
SHAO-XIAN XU	08/15/22	8
SHAO-XIAN XU	08/15/22	9
SHAO-XIAN XU	08/15/22	10

PROJECT NO. 2022-04

BLDG EXPANSION +  
INTERIOR ALTERATION  
614 PINE ST.  
PHILA., PA 19107

COPYRIGHT ©

A1

DWG 2 OF 3

**2 LONGITUDINAL SECTION**  
A2 SCALE: 3/16" = 1'-0"

**3 FRONT UNITS S. ELEVATION**  
A2 SCALE: 3/16" = 1'-0"

**4 REAR UNIT 3R S. ELEVATION**  
A2 SCALE: 3/16" = 1'-0"

**1 WEST ELEVATION**  
A2 SCALE: 3/16" = 1'-0"

**5a WALL BRAC'G (W. ELEV.)**  
A2 SCALE: 3/16" = 1'-0"

**5b WALL BRAC'G (S. ELEV.)**  
A2 SCALE: 3/16" = 1'-0"

**6 TYP. GUARDRAIL DET'L'S**  
A2 SCALE: 1/2" = 1'-0"

**BLDG EXPANSION + INTERIOR ALTERATION**  
614 PINE ST.  
PHILA., PA 19107

**SHAO-XIAN XU, RA**  
CONSTRUCTURE LLC.  
BUILDING FOR COMFORT & EFFICIENCY

**1509 ROSALE ST.**  
PHILA., PA 19149  
TEL: (846) 250-2564  
EMAIL: samxu@yahoo.com

**PROJECT NO. 2022-04**

**DATE 08/2022**  
SUBMITTED BY: SHX  
DRAWN BY: SHX  
CHECKED BY: SHX  
REVISION BY: SHX

**2022** by **SHAO-XIAN XU** Architect Designer Planner

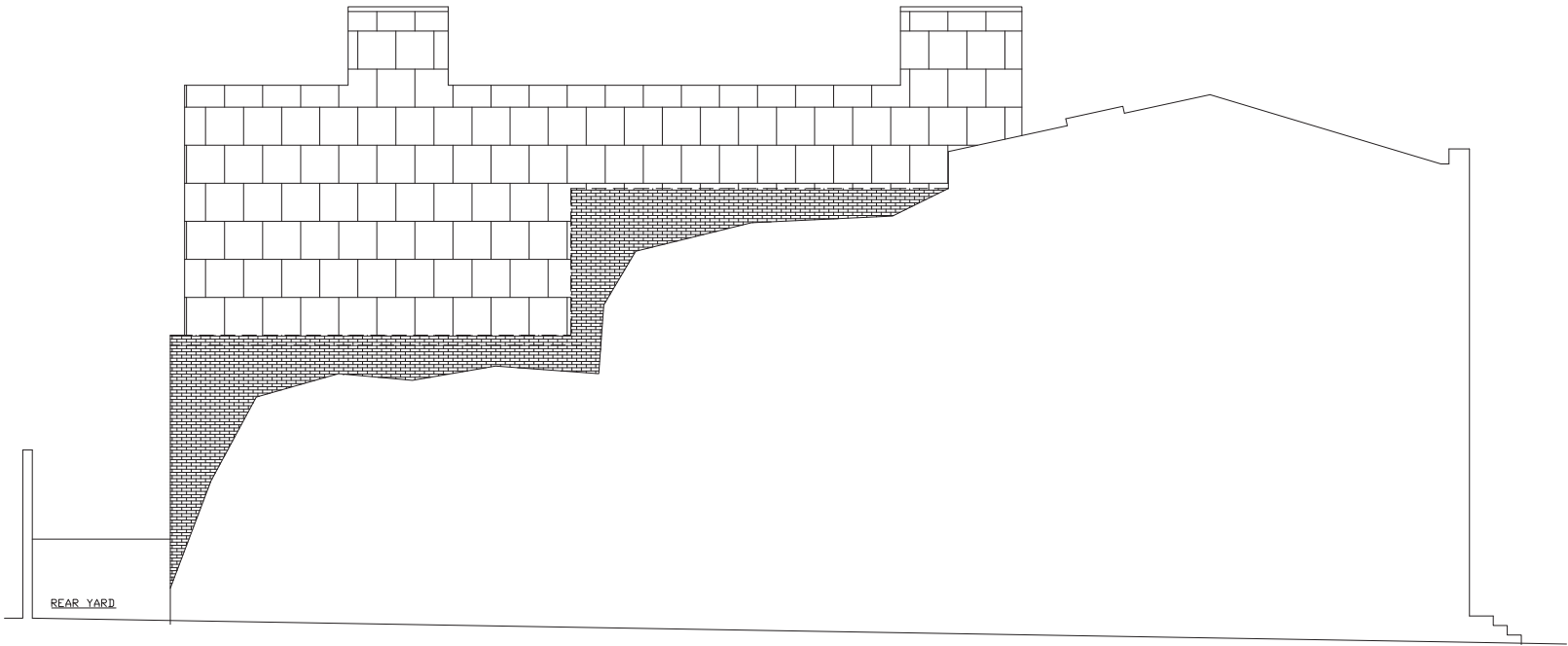
**Copyright ©**

**A2**

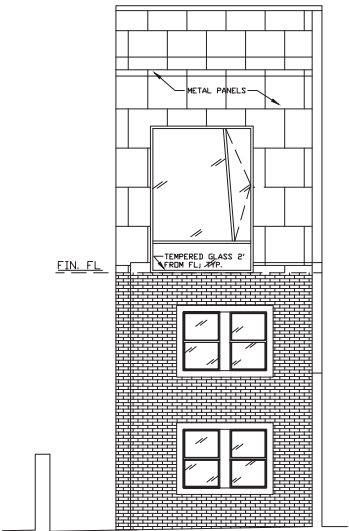
**DWG 3 OF 3**

DWG 3 OF 3

# Original Plan



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



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