

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 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 rear of the main block and rear ell would be altered, and two skylights are proposed for the rear slope of the gable roof. The proposed work would not be visible from Pine Street but would be from Waverly and Addison Streets as well as a pedestrian greenway which runs from Pine Street to Addison Street.

The Architectural Committee reviewed previous versions of this application and voiced concerns about the intersection of the front pilot house with the roof of the main block as well as the proposed use of metal panel cladding. The Committee asked that the fenestration be revised to something more compatible with the existing windows.

This application responds to previous feedback by proposing the entire addition be clad in brick. The fenestration plan now features one-over-one double-hung windows on the rear ell, with some windows enlarged and others relocated to match the window openings on the second and third floors. The design of windows proposed for the rear of the main block is not clearly defined in the application materials.

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 will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will 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 addition will 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, provided the pilot-house cladding and main-block windows appropriate, and therefore satisfy Standard 9.
- *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, though the amount of demolition is reduced compared to the original proposal.
- The proposal depicts the pilot houses clad in metal panels or stucco. Metal panels would not be compatible with the historic resource and would be highly visible from the pedestrian path and other public views. Appropriate cladding materials include stucco and fiber-cement siding.
- The roof deck with pilot houses would be inconspicuous and minimally visible from the public right-of-way and would not damage or obscure character-defining historic features, provided the cladding material is compatible.

STAFF RECOMMENDATION: Approval, provided the pilot-house cladding and main-block windows are compatible, 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](https://cyclomedia.phila.gov).



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



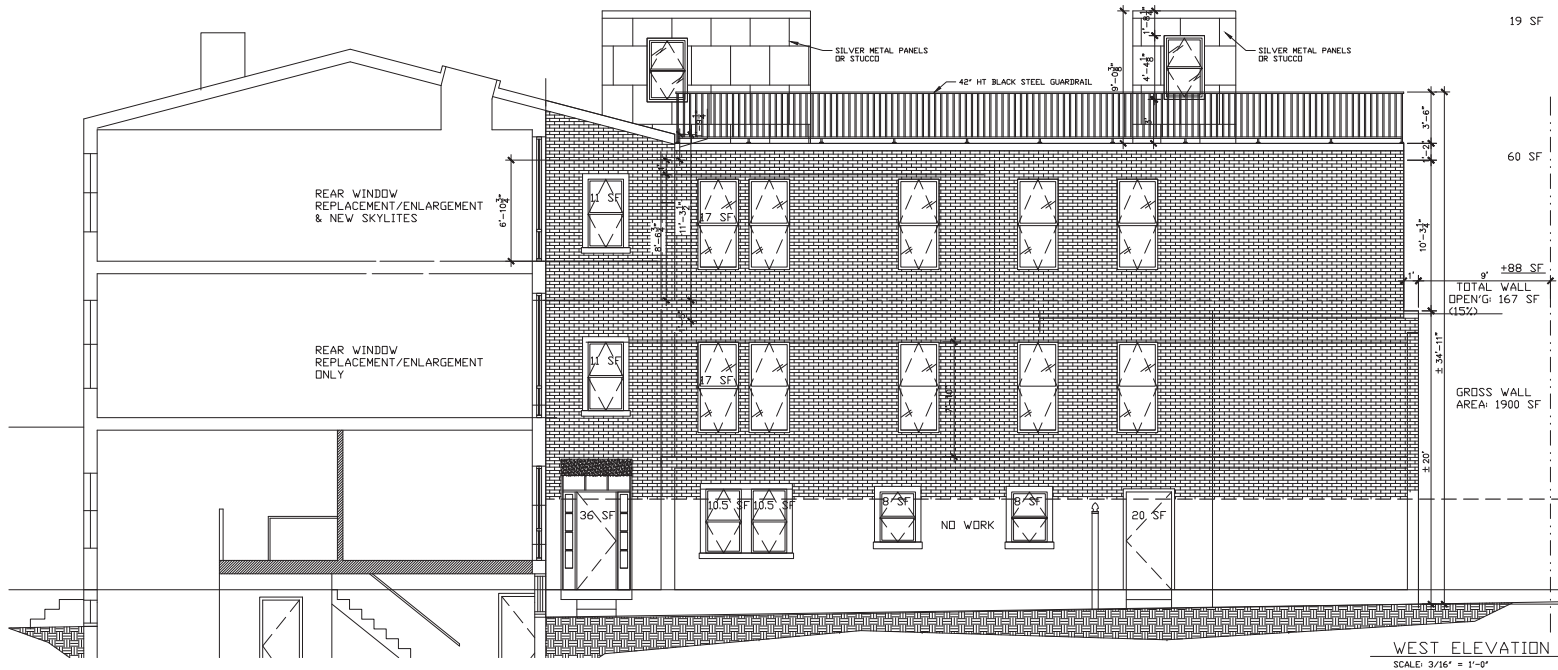
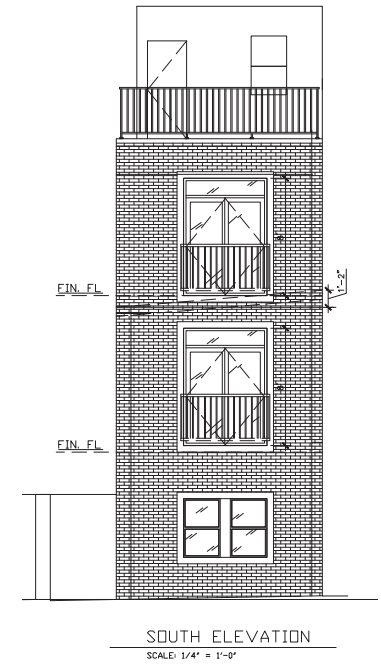
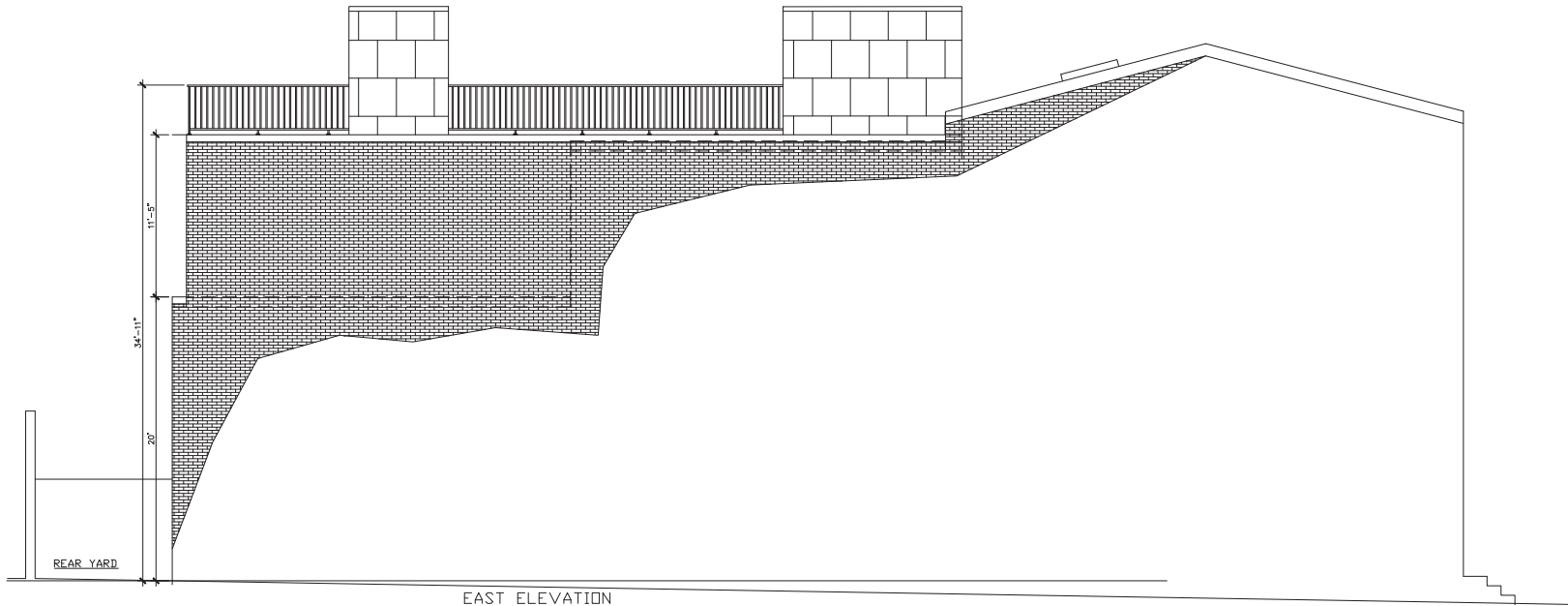
Figure 5: 614 Pine St (left) and the adjacent entrance to the pedestrian greenway.

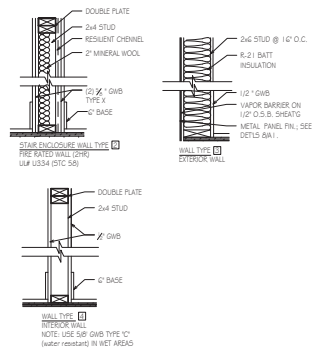
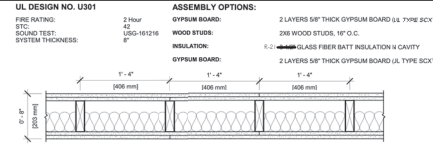
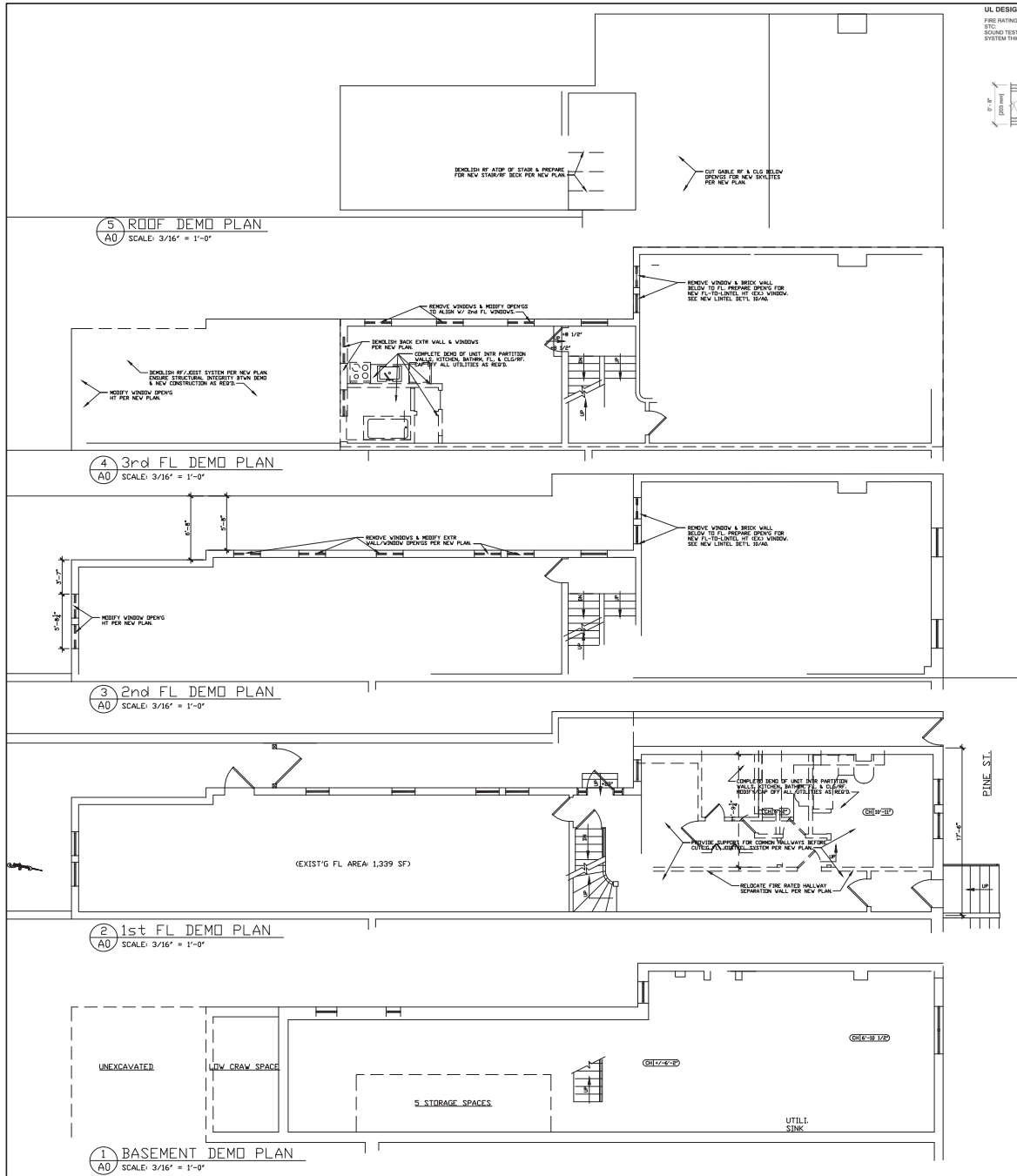


Figure 6: View of the side elevation of 614 Pine St (looking northeast) from the pedestrian greenway.

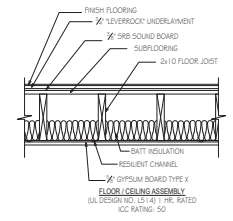


Figure 7: West elevation of 614 Pine St, viewed from the greenway. Window openings in the purple rectangle would be relocated to align with the windows below. Window openings in the yellow rectangle would be lengthened.

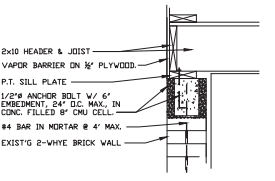




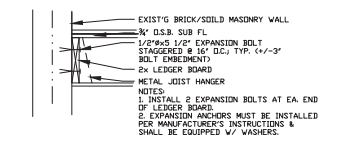
6 WALL TYPES
A0 SCALE: N.T.S.



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



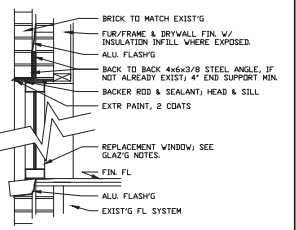
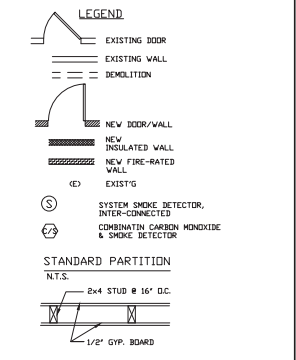
8 NEW-OLD WALLS ATTACHMENT
A0 SCALE: 1\"/>



9 JOIST-WALL ATTACHMENT DET'L
A0 SCALE: 1\"/>

PROJECT DATA
DESCRIPTION OF WORK: BLDG EXPANSION & RENOVATION
(2 OF 6 DWELL'G UNITS) W/ 2 RF DECKS
PROJECT AREA: NEW CELLAR FL 424 SF, & NEW 3rd FL 361 SF
(TOTAL NEW LIV'G AREA: 785 SF)
OWNER: SHAN JIN REAL ESTATE LLC
ADDRESS: 508 S. 13TH ST.
PHILA., PA 19147
CODE DATA
CONSTRUCTION TYPE: III-B (STONE/BRICK EXTR WALLS, WOOD JOISTS); WALL FINISHES CONSIST OF WOOD LATH & CEMENT PLASTER.
ZONING: RSA-5 RESIDENTIAL 1 FAMILY ATTACHED
USE GROUP: R-2 (MULTI-FAMILY, NON-COMFORD)
FIRE SUPPRESSION SYSTEM: UNSPRINKLERED

PROJECT NOTES:
1. ALL DIMENSIONS TO BE FINISHED MEASUREMENTS.
2. ALL STRUCTURE MEMBERS TO BE SFP #2 GRADE MIN.
3. USE METAL HANGERS FOR ALL WOOD MEMBER CONNECTIONS.
4. CONC. STRENGTH TO BE 3,000 PSI MIN.
5. ALL NEW BRG TO BE 6\"/>



10 NEW WINDOW LINTEL DET'L
A0 SCALE: 1\"/>

