

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.

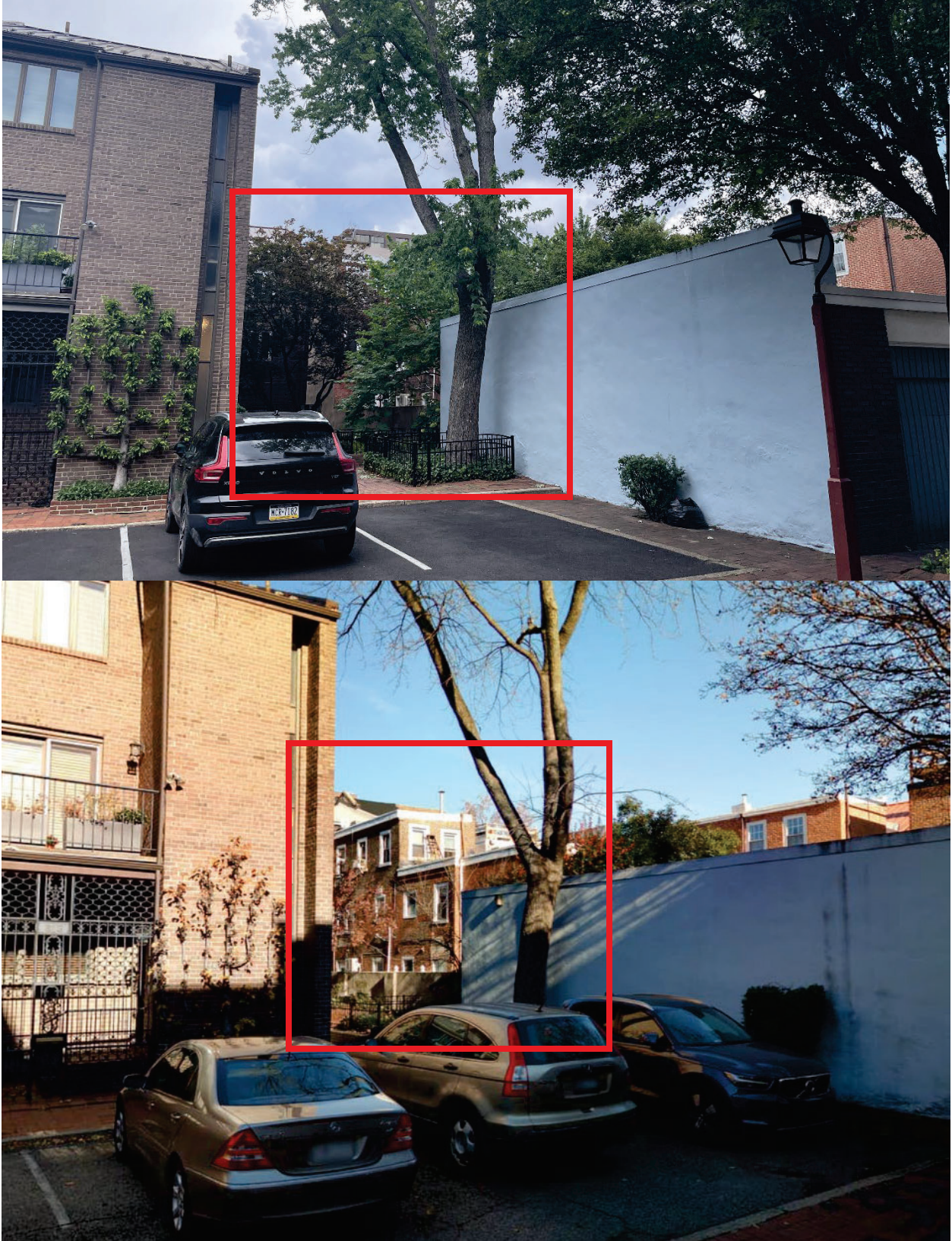


Figure 3: The subject property as seen from Addison Street (looking northeast). The proposed addition would be visible and should be designed to be compatible with the existing building. Top image taken by PHC staff, bottom, winter image from [Cyclomedia.phila.gov](https://cyclomedia.phila.gov).



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.

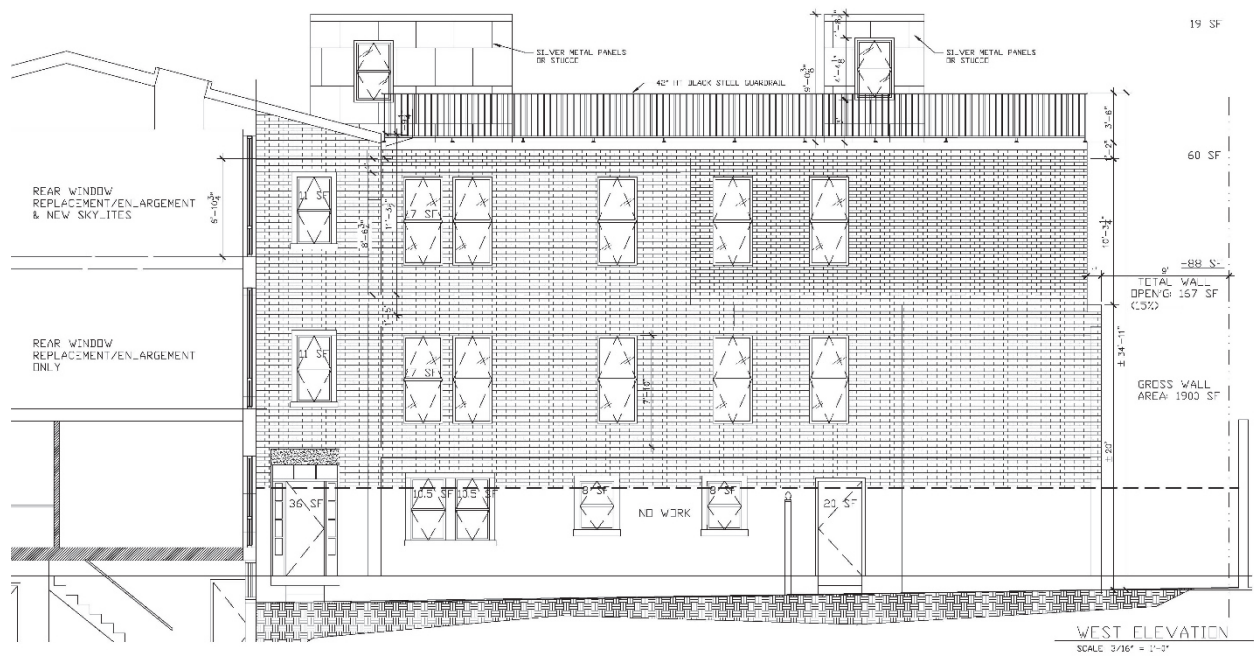


Figure 8: Current, revised, proposal.

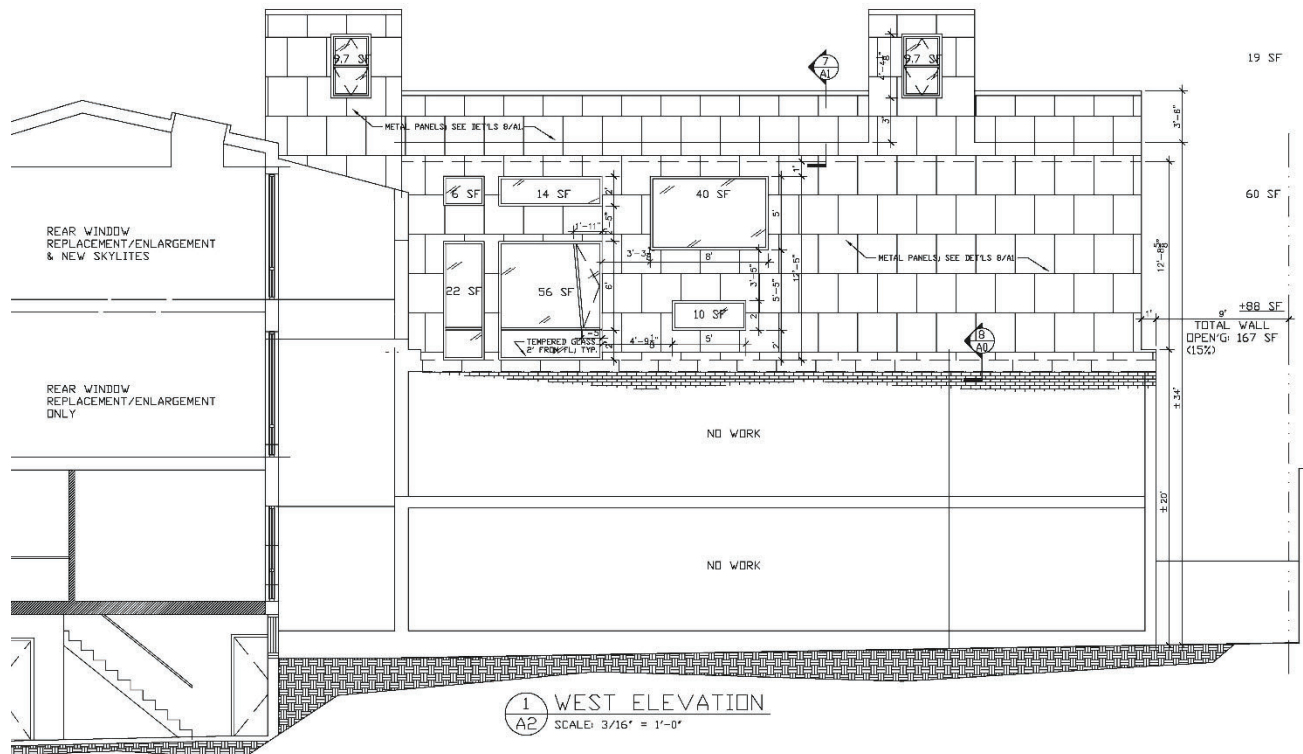
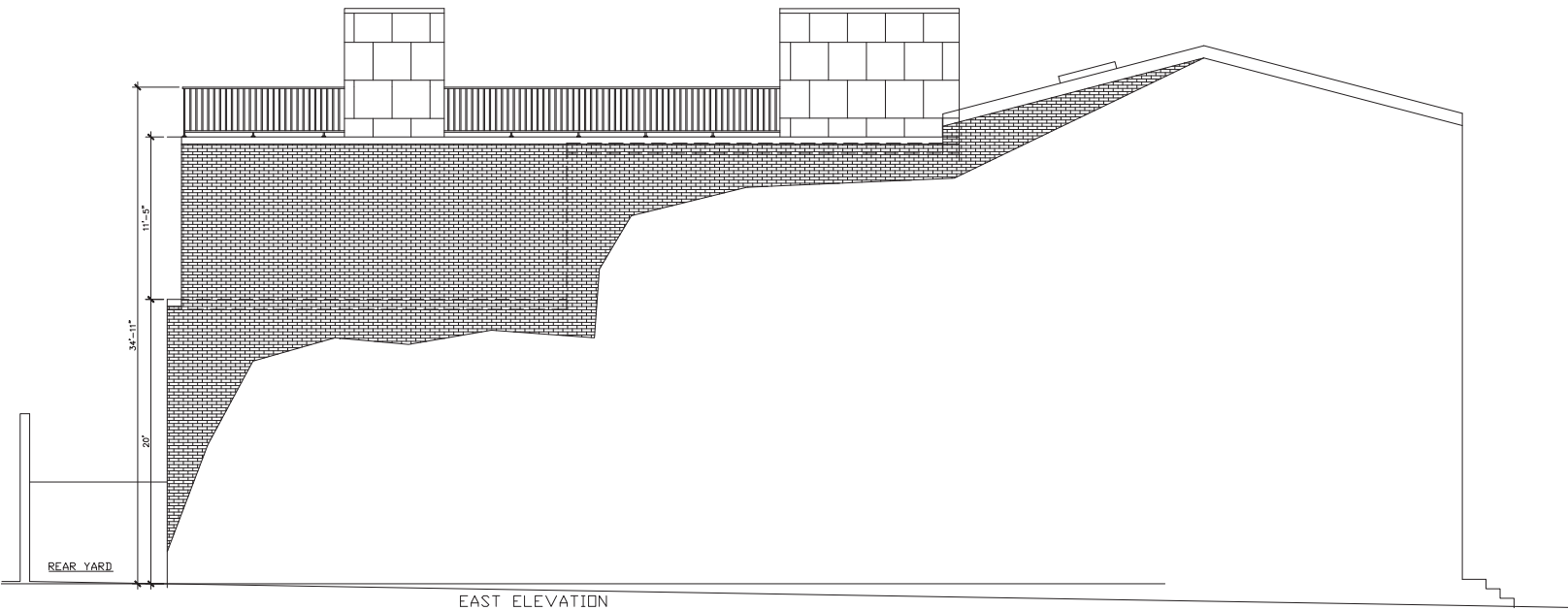
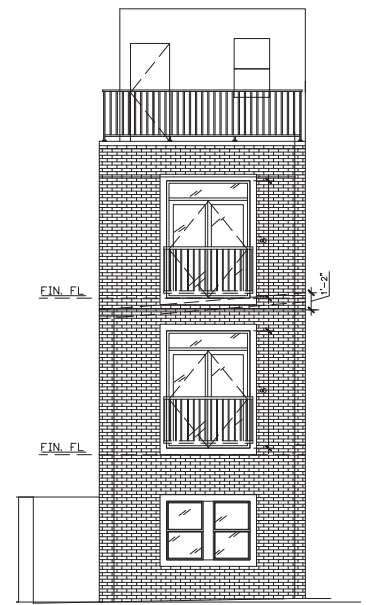


Figure 9: Original proposal, reviewed by the Architectural Committee in June 2025.



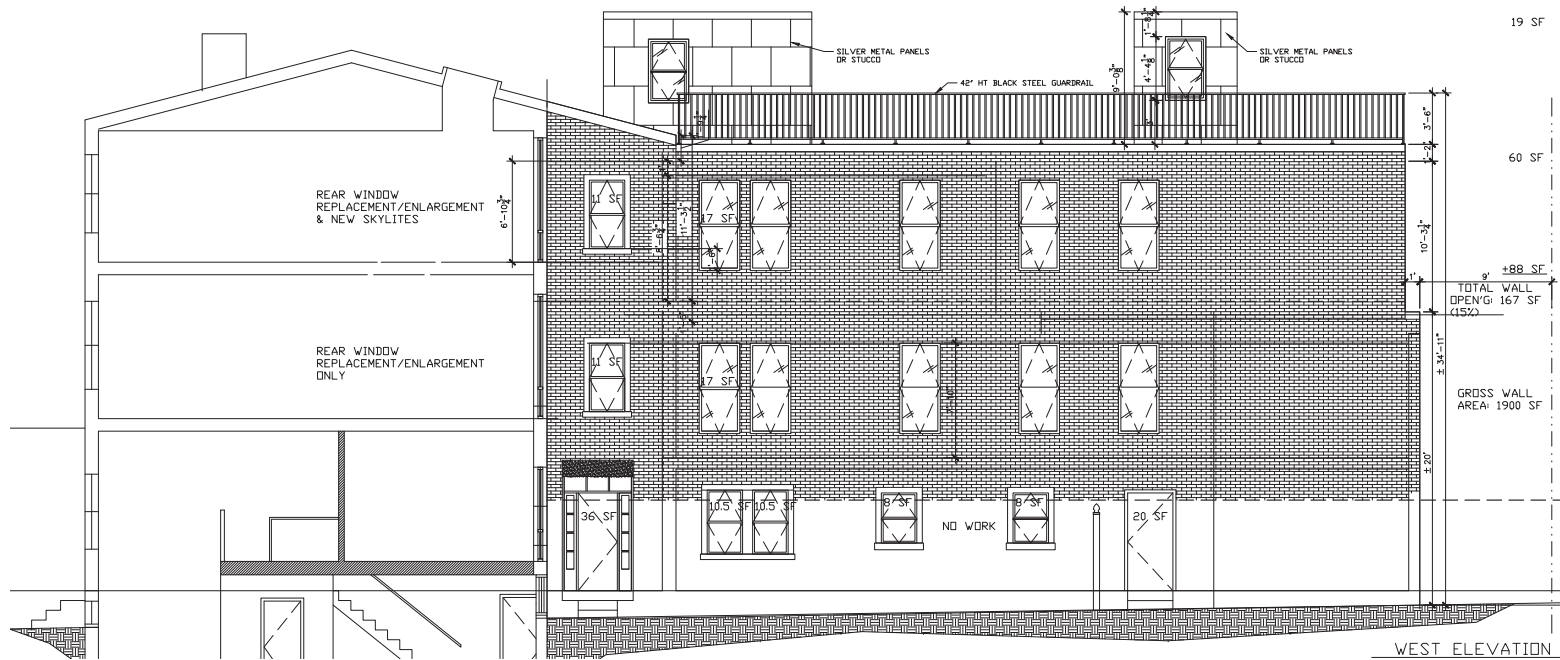
EAST ELEVATION

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



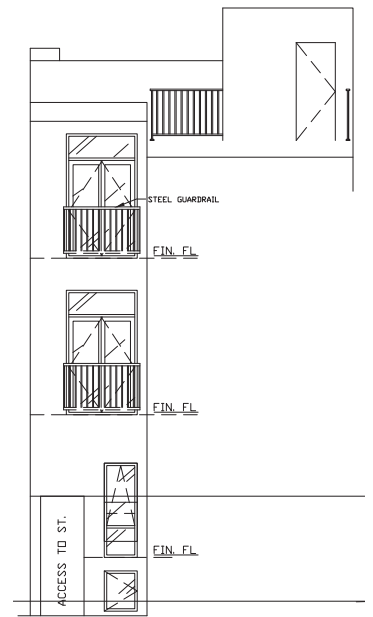
REAR UNIT SOUTH ELEVATION

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



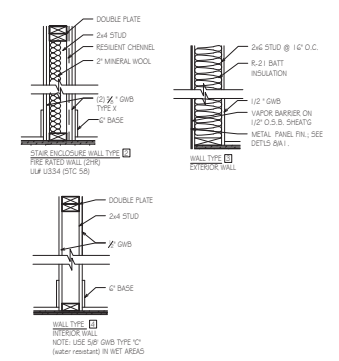
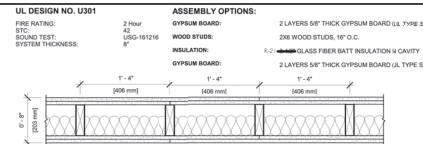
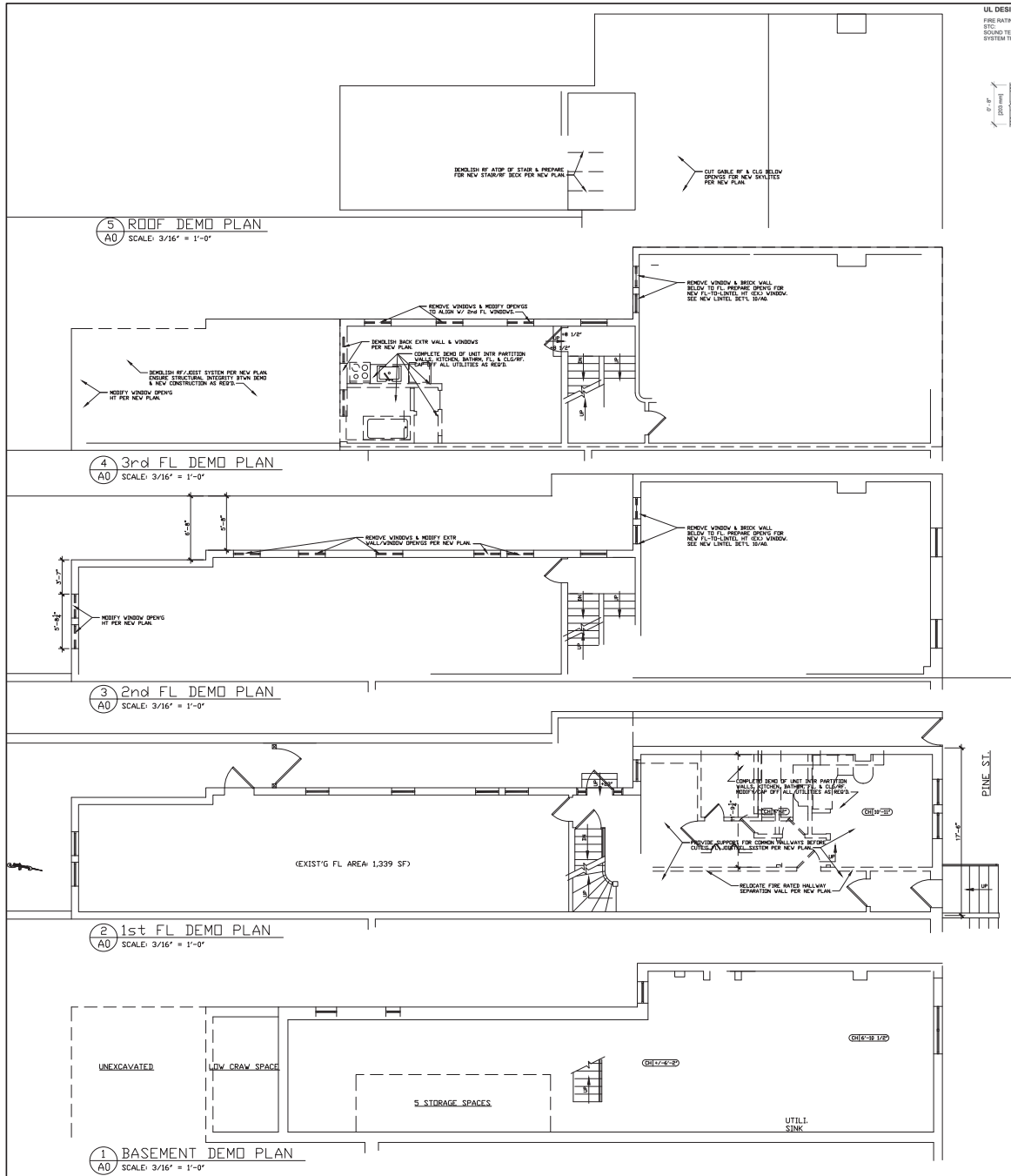
WEST ELEVATION

SCALE: 3/16" = 1'-0"

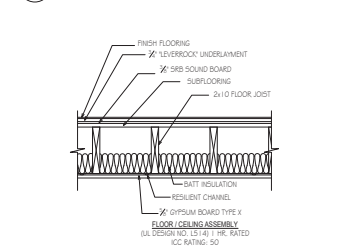


FRONT UNIT SOUTH ELEVATION

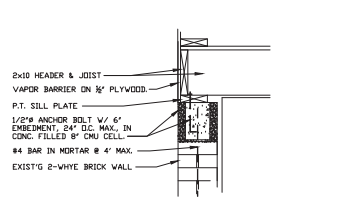
SCALE: 1/4" = 1'-0"



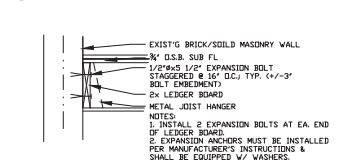
6 WALL TYPES
A0 SCALE: N.T.S.



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 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: SHAO XIAN XU REAL ESTATE LLC
ADDRESS: 508 S. 13TH ST.
PHILA., PA 19147

DATE: 08/19/2022

CONSTRUCTION TYPE: III-B (STONE/BRICK EXTR WALLS, WOOD JOISTS); WALL FINISHES CONSIST OF WOOD LATH & CEMENT (CRAT-GS)

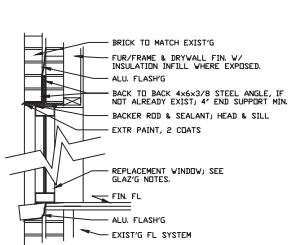
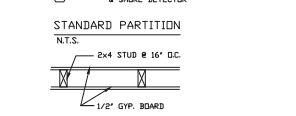
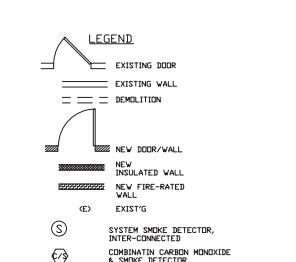
ZONING: RSA-5 RESIDENTIAL 1 FAMILY ATTACHED

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

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 DR'S TO BE 6'-8" HT. UNLESS LMT'D BY CLG HT.
6. MAINTAIN FIN. STAIR WIDTH 36" MIN. & HEADROOM 80".
7. MAINTAIN FIN. HALLWAY WIDTH 36" MIN.
8. STAIR ENCLOSURE TO BE 2-HR RATED
9. NEW FL/CLG SEPARATIONS TO BE 1-HR RATED - DET'L 7/A0
10. TYP. STAIR & HAND RAIL - DET'L 9/A0
11. ENTIRE BLDG TO BE SPRINKLERED, INCL'G BASEMENT
12. UNDERSIDE OF 1st FL HALLWAY & COMMON AREAS TO BE 2-HR RATED - DET'L 7/A0
13. ALL TOILET RMS TO BE MECHANICALLY EXHAUSTED TO OUTSIDE 30 CFM MIN.
14. ALL TOILET RMS FL TO BE CERAMIC TILED.
15. CERAMIC FL TILE TO BE INSTALLED IN FRONT OF ALL KITCHEN COUNTERTOP
16. ALL FLS TO BE HARDWOOD FL'D THRU/D EXCEPT WHERE NOTED OTHERWISE
17. ALL FRONT WINDOWS TO BE INSTALLED W/ MULLION SIMILAR TO EXIST'G WINDOWS
18. ALL UNIT ENTRY DR'S TO BE RATED 90-MINUTE W/ SELF-CLOSER
19. ALL 6 DWELL'G UNITS TO BE "TYPE B" UNITS
20. ALL EXTR LUMBER TO BE PRESSURE TREATED & FASTENERS GALV'G
21. ALL DR HANDLES TO BE LEVERED DR BARRED



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

