

ADDRESS: 1221 PINE ST

Proposal: Replace bays; install roof deck, window in doorway, and basement stairs

Review: Final Review

Owner: 1221 Pine 1 LLC

Applicant: Scott O'Barr, Voith & Mactavish Architects

History: 1825

Individual Designation: 3/27/1962

District Designation: Washington Square West Historic District, Contributing, 9/13/2024.

Staff Contact: Josh Schroeder, joshua.schroeder@phila.gov

BACKGROUND:

This application proposes to make several exterior alterations to 1221 Pine Street, an 1820s building that has been vacant for many years. The house was individually designated in 1962 and is Contributing to the Washington Square West Historic District. The original building, constructed in the late 1820s, is a four-story brick house on the corner of Pine and S. Camac Streets. Attached to the rear is a three-story brick, late nineteenth-century addition. The building's primary use has been residential, although various stores and shops occupied the first floor on the corner of Pine and Camac Streets, as evidenced by the storefront bay windows on the south and west sides of the house.

The application proposes to replace deteriorated front and side bay windows in kind and install a painted wood bulkhead door to replace a missing door to the basement. At the side yard facing S. Camac Street, the application proposes to remove the metal fence and gate and replace it with a red brick wall with painted wood gate to match the existing wall. The application proposes to remove a basement window, currently facing a recessed well, and replace it with a new painted wood basement entry door. Stairs will be installed leading to the new basement entrance in the side yard and will be hidden behind the extended brick wall. The application also proposes removing the door into the side yard, facing S. Camac Street, to allow for installation of a new six-over-six, painted wood double-hung window to match the appearance and alignment of the adjacent windows, which were installed in 2021. Finally, the application proposes to install a roof deck and enclosure to keep new condenser units out of public view. Wood modular roof pavers will be installed over the existing rear flat roof and a painted wood railing will be installed. The existing roof access door at the rear dormer will remain.

SCOPE OF WORK:

- Replace front and side bay windows; install bulkhead door in front; replace door into side yard with window; replace basement window with door; install steps to basement; replace iron fence with brick wall and wood gate; install deck.

STANDARDS FOR REVIEW:

The Secretary of the Interior's Standards for the Treatment of Historic Properties and Guidelines include:

- *Standard 2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alterations of features, spaces and spatial relationships that characterize a property will be avoided.*
 - The brick wall extension and new wood gate to replace the existing metal fence will match the existing brick wall in appearance and match a configuration that existed just prior to designation, retaining the buildings historic character and satisfying Standard 2.
- *Standard 6: Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires the replacement of a distinctive feature, the new*

features will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

- The in-kind replacement of the front and side bay windows, as well as new bulkhead doors to replace missing doors, will match the historic design, satisfying Standard 6.
- *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 added stairs and new basement door will be obscured from view by the extended brick wall. The new window, replacing a door to the side yard on the addition, will match the existing fenestration pattern and match recently replaced adjacent windows, satisfying Standard 9.
 - The deck will be on the rear addition roof. A screened enclosure will hide mechanical equipment from view and will itself be partially blocked from view by the new deck railing. The new deck will be compatible with, but distinguished from, the rear addition of the building, satisfying Standard 9.

STAFF RECOMMENDATION: Approval, with the staff to review details, pursuant to Standards 2, 6, and 9.



VOITH & MACTAVISH ARCHITECTS LLP, *Architecture, Preservation, Planning, & Interiors*
2401 Walnut Street, 6th floor, Philadelphia PA 19103; 1 Whitehall Street, Suite 1400, New York NY 10004
215-545-4544, voithandmactavish.com

6 November 2025

Philadelphia Historical Commission
c/o John Farnham, Executive Director
1515 Arch St., 13th Floor
Philadelphia, PA 19102

RE: Exterior Renovations to 1221 Pine Street

Dear Members of the Philadelphia Historical Commission:

On Tuesday October 28th, VMA presented proposed exterior renovations to the Architectural Committee. In response to the committee's review, we have adjusted our proposal and have included those in the attached presentation.

Addition of a Railing to the Existing Roof Deck

- The Architectural Committee asked that the new deck railing be brought inboard, such that it aligns with the face of the exterior façade. We have revised the railing, and it is shown on sheets 17 and 19.

Removal of the Existing Door and replacement with a new window along Camac Street

- We originally proposed removing the existing door and transom along the Camac Street West Elevation and replacing it with a new window to align with the windows above. This proposal is shown on sheet 18. The Architectural Committee asked that we keep the door's masonry opening and the transom and replace the door sash with glass, so that a new masonry opening was not cut into the façade. We have shown that option on sheet 19.
- We have also shown a third option for consideration on sheet 19, adjacent to the Committee's requested proposal. In this proposal we keep the doors masonry opening, remove the transom, and insert a new window to align with the window to the left.
- We would request the Commission's approval of our original proposal on sheet 18. If the Commission is in favor of keeping the masonry opening of the original door, we would request removal of the transom and infill with the window to align with the adjacent window, the option on sheet 19.

Respectfully,

Scott O'Barr, AIA, Partner & Director of Residential Design

Daniela Holt Voith, FAIA, ASID, IIDA, LEED AP BD+C, *Founding Partner & Director of Design*
John H. Cluver, AIA, LEED AP, *Senior Partner & Director of Historic Preservation*
Sennah L. Loftus, AIA, IIDA, LEED AP BD+C, *Partner & Director of Interiors*
Robert A. Douglass, AIA, LEED AP BD+C, CPHD, *Partner & Sustainability Program Manager*
J. Scott O'Barr, AIA, *Partner & Director of Residential Design*

Cover Letter - Revised Application



VOITH & MACTAVISH ARCHITECTS LLP, *Architecture, Preservation, Planning, & Interiors*
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14 October 2025

Philadelphia Historical Commission
c/o John Farnham, Executive Director
1515 Arch St., 13th Floor
Philadelphia, PA 19102

RE: Exterior Renovations to 1221 Pine Street

Dear Members of the Philadelphia Historical Commission:

I am pleased to present the renovation of 1221 Pine Street to the Historic Commission for **final** review. This property last came before the Commission in February of 2021 for window replacement. With new owners at hand, this historic property is once again presented for review and comment. Having personally been involved in the previous window replacement project while at John Milner Architects and now given a second opportunity to work on this significant property, I appreciate the responsibility the current owners have entrusted to Voith & Mactavish Architects. I hope you will find our proposed renovations sensitive to the surrounding neighborhood and respectful of the property.

The following exterior scope changes and accompanying presentation are provided for review.

Replacement of Existing Metal Railing and Gate

- We propose to replace the existing metal rail and gate with a low brick wall and solid wooden gate.

Addition of Exterior Stair to Basement

- We propose a new exterior stair, behind the new brick wall, to provide access to the basement level.

Removal of the Existing Door and replacement with a new window along Camac Street

- We propose removal of the door facing Camac Street allowing for a more operable kitchen. A new window would be added in alignment with the windows above on the second and third floors.

Addition of a Railing to the Existing Roof Deck

- The existing roof deck has no railing, and we are proposing a new code compliant railing.

New Areaway along Pine Street

- We proposed new doors at the existing areaway along Pine Street.

Re-built Bay Windows along Camac and Pine Streets

- We proposed re-building the existing first floor bay windows, updating for insulated glass and structural repairs.



The property owners understand the historical significance of the property, and its importance in contributing to the local historical district. They place immense value in preserving as much of the historic character, while updating the house for modern living.

Respectfully,

A handwritten signature in black ink, which appears to read 'Scott O'Barr', is positioned below the word 'Respectfully,'.

Scott O'Barr, AIA, Partner & Director of Residential Design



**1221 PINE STREET
EXTERIOR ALTERATIONS**

PHILADELPHIA HISTORICAL
COMMISSION SUBMISSION

NOVEMBER 14, 2025

VMA
VOITH & MACTAVISH ARCHITECTS
12 AUGUST, 2025

**1221 PINE STREET
EXTERIOR ALTERATIONS**

PHILADELPHIA HISTORICAL
COMMISSION SUBMISSION

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INTRODUCTION AND EXISTING CONDITIONS

1221 Pine Street, on the northeast corner of Pine and Camac, is a single family residence. It was built in 1829 by Joseph and Eliza Shoemaker who used the front room as a pharmacy. The property encompasses both 1221 Pine Street and 343-345 Camac Street. The property was put on the Register of Historic Places on March 27, 1962 and is part of the Washington Square West Historic District.

No change in use is proposed. The new owners aim to bring life and beauty back into the house that has been vacant for over ten years. The proposed exterior alterations will provide safety and privacy measures to accommodate modern life and make the home more functional.

Firstly, we propose a new exterior stair, located within the property and not visible from the street, to provide basement access from the side yard.

Next, we propose replacing the metal rail and gate enclosing the side yard with a new run of brick wall and a solid wooden gate. This will provide greater privacy on the Camac Street side and hide the new exterior stair from public view. This brick wall will replicate the condition seen in the historic maps and photos.

Additionally, we propose replacing the entry door facing Camac Street with a window to create a more functional and light filled kitchen. This proposed window will match the adjacent and align with those above.

At the south side, a new painted wood bulkhead door with historically appropriate hardware will replace the temporary plywood sheet covering the areaway.

The two bay windows that stylistically diverge from the rest of the building at the south and west elevations are structurally compromised and require a full replacement in kind.

Finally, we propose a new rooftop deck and guardrail at the north flat roof, with an enclosure to hide the new mechanical equipment from public view.

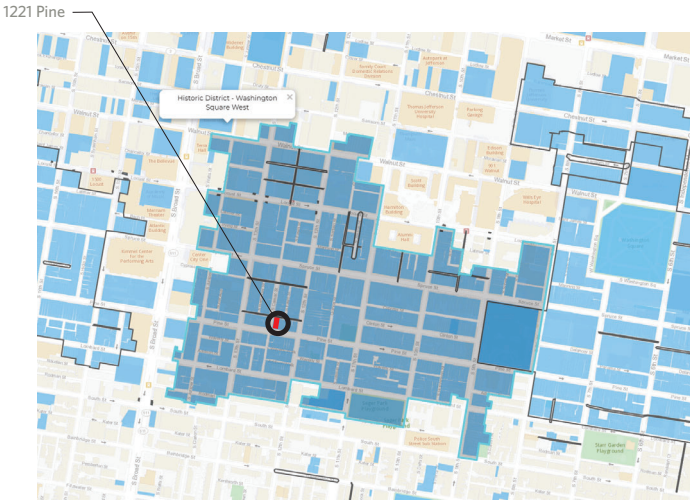
All new proposed painted elements will match the color of the existing painted elements.



Figure 1: South facade, taken from Pine Street July 2025



Figure 3: Corner view looking down Camac Street March 2025



Washington Square West Historic District



Figure 4: West Elevation, taken from Camac Street July 2025



Figure 5: West Elevation taken from Camac Street July 2025



Figure 6: West Elevation, taken from Camac Street July 2025

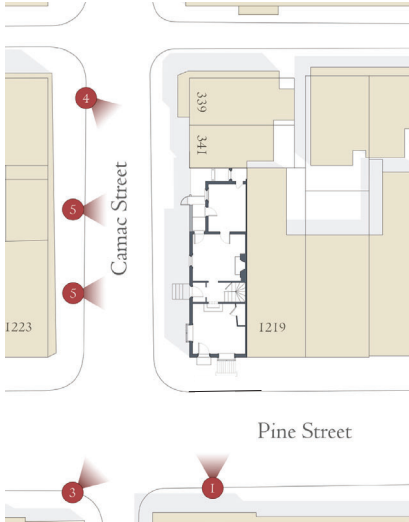


Image Key

EXISTING SITE PLAN



PROPOSED SITE PLAN



HISTORIC MAPS

The building footprint of 1221 Pine Street first appears on the 1858 Hexamer & Locher Philadelphia Atlas (Figure 1).

In 1858, the row home encompasses only the 1221 Pine Street property and not the 343-345 Camac Street property.

Sixteen years later, in the 1874 G.H. Jones Atlas of Philadelphia, the property was expanded with a small wooden addition (Figure 2).

Between 1874 and 1885 the wooden addition is taken out and replaced as a brick addition shown in the 1885 G.M. Bromley Atlas of Philadelphia (Figure 3).

The 1885, 1901, and 1910 G.M. Bromley Atlases of Philadelphia (Figures 4-6) show no change from the 1885 footprint.

Between 1910 and 1916 the alleyway is enclosed with another addition in wood as illustrated on the 1916 Sanborn Insurance Map of Philadelphia (Figure 7). The wooden addition was later replaced in brick. The 1916 footprint is current (Figure 9).

The proposed exterior alterations all occur on the 1874-1885 addition and not on the original 1829 structure.

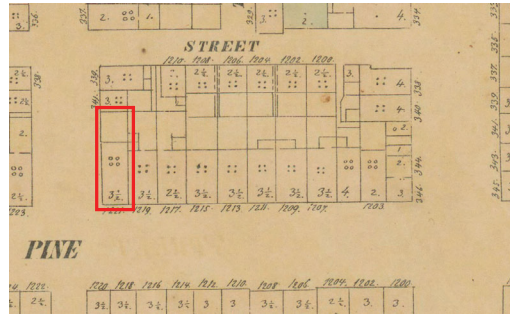


Figure 1: Philadelphia Atlas, 1858, Hexamer & Locher; accessed via Greater Philadelphia GeoHistory Network

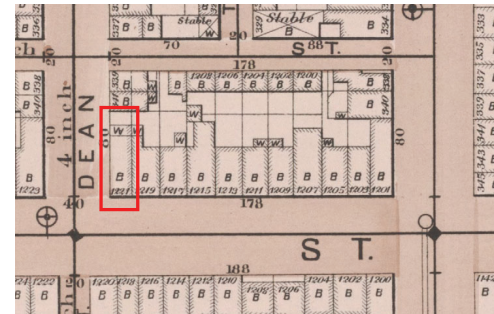


Figure 2: Atlas of Philadelphia, 1874, G.H. Jones; accessed via Free Library of Philadelphia

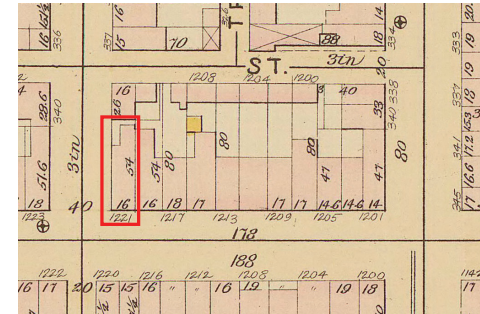


Figure 3: Atlas of the City of Philadelphia, 1885, G.W. Bromley; accessed via Greater Philadelphia GeoHistory Network

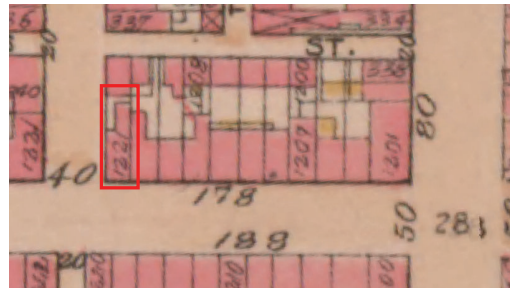


Figure 4: Atlas of the City of Philadelphia, 1895, G.W. Bromley; accessed via Greater Philadelphia GeoHistory Network

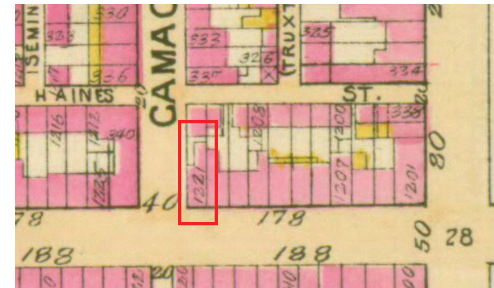


Figure 5: Atlas of the City of Philadelphia, 1901, G.W. Bromley; accessed via Greater Philadelphia GeoHistory Network

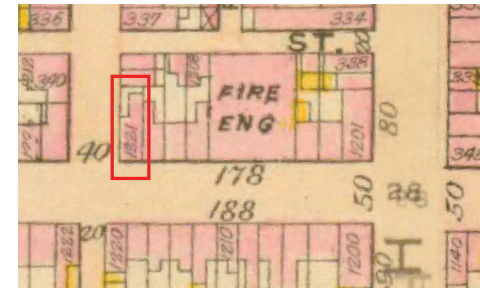


Figure 6: Atlas of the City of Philadelphia, 1910, G.W. Bromley; accessed via Greater Philadelphia GeoHistory Network

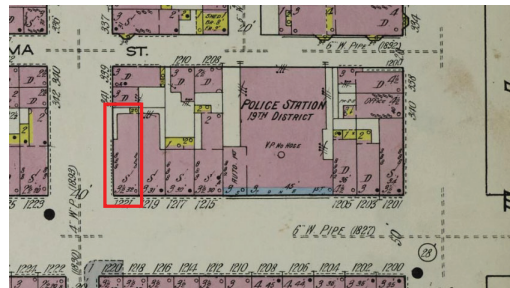


Figure 7: Insurance Maps of Philadelphia, 1916, Sanborn Map Company; accessed via Library of Congress

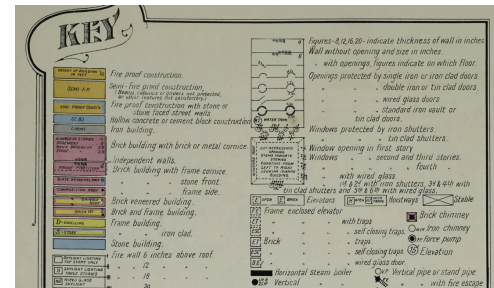


Figure 8: Insurance Maps of Philadelphia Key, 1916, Sanborn Map Company; accessed via Library of Congress

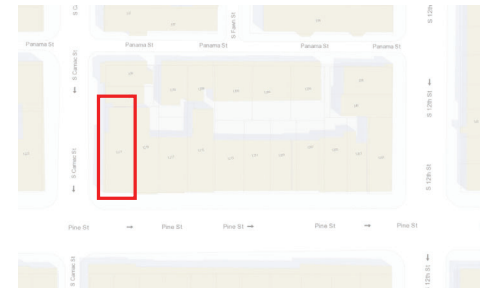


Figure 9: Philadelphia Atlas, 2025; accessed via City of Philadelphia

PHOTOS - HISTORIC BRICK WALL ALONG CAMAC ST

Historic brick wall. Northern portion and wood gate was demolished after 1959.



Figure 1: South and West Elevations looking at the intersection of Pine Street and Camac Street, ca. 1959



Figure 3: South and West Elevations looking at the intersection of Pine Street and Camac Street, ca. 2025

Existing iron gate, fence, and remaining portion of brick wall

PHOTOS - HISTORIC BRICK WALL ALONG CAMAC ST

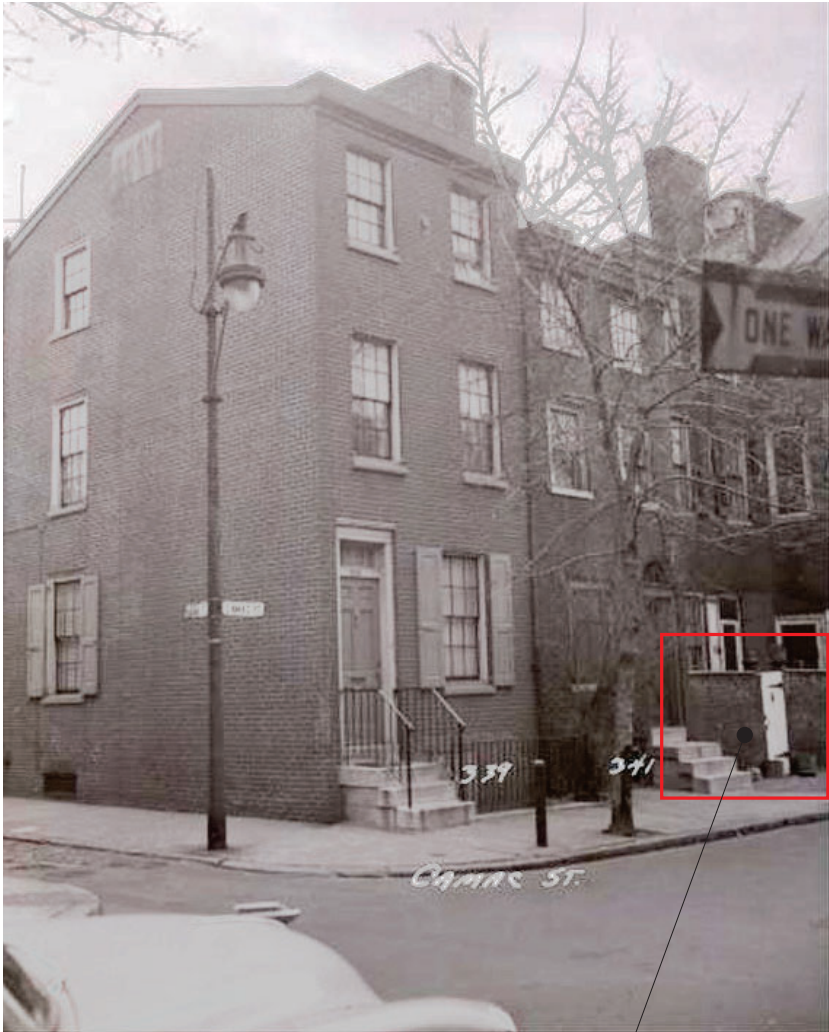


Figure 1: West facade looking down Camac Street, ca. 1959

Historic brick wall.
Northern portion
and wood gate was
demolished after 1959.



Figure 2: West facade looking down Camac Street, ca. 2025

EXISTING BRICK WALL, METAL RAIL, AND GATE



Figure 1: View of side yard from Camac Street

Fence and gate to be removed
Area of excavation for new steps

Historic brick wall with marble coping to be matched



Figure 2: View of side yard looking south

Window to be removed for new door



Figure 3: View of metal fence and rail



Figure 4: View of well



Figure 5: View into well

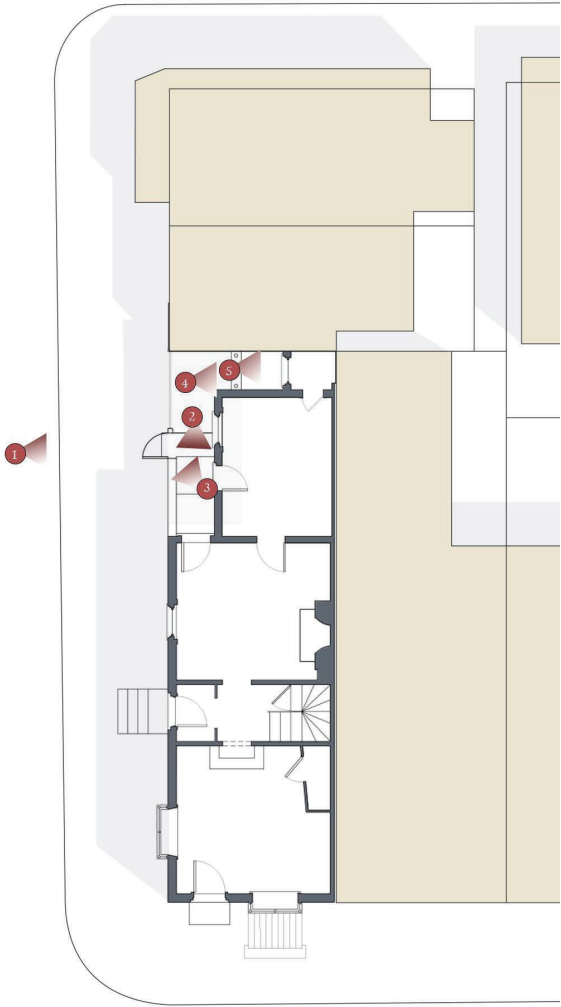


Image Key

EXISTING SIDE YARD ENTRY DOOR TO BE REMOVED



Figure 1: View of side yard



Figure 2: Existing side yard entry doors



Figure 3: Kitchen entry door

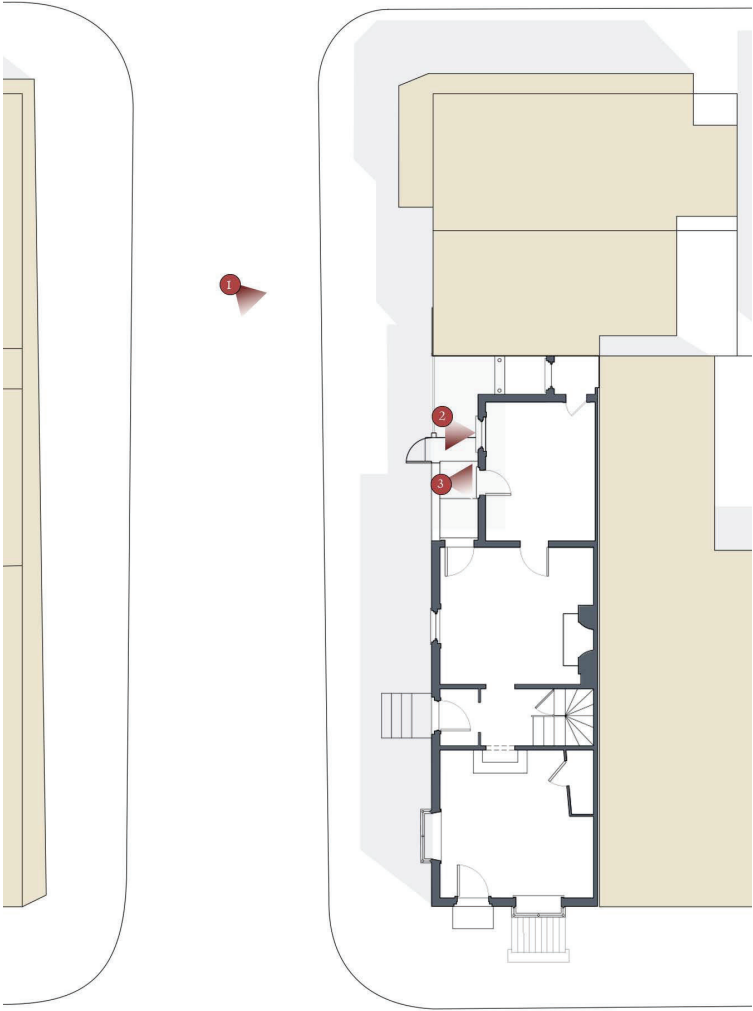


Image Key

EXISTING CONDITIONS OF AREAWAY TO BE REPAIRED
AND BAY WINDOWS TO BE REPLACED



Bay windows show signs of significant structural damage and delamination from the facade. The frames are rotting in places. Single pane glass lights are loose. Both will need to be replaced in kind with painted wood frames and insulated glass.



Areaway damage to be repaired, and a new hatch will be added.

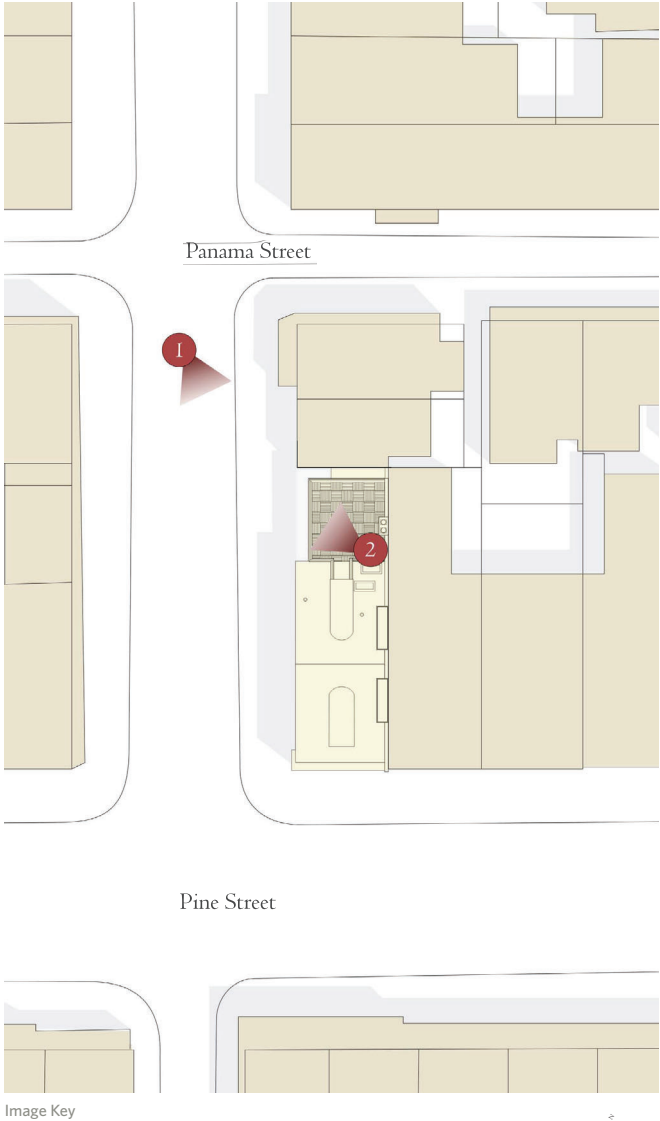
EXISTING CONDITIONS- LOCATION OF PROPOSED NEW WOOD DECK AT EXISTING ROOF



Figure 1: Camac Street view of roof deck

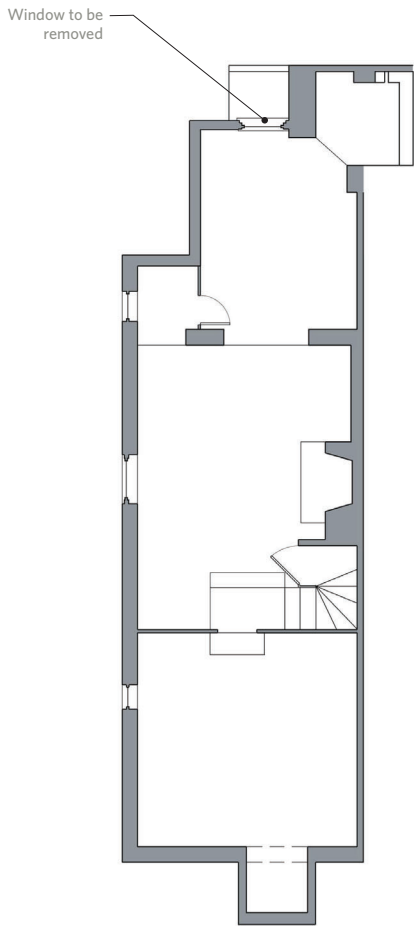


Figure 2: Existing roof membrane

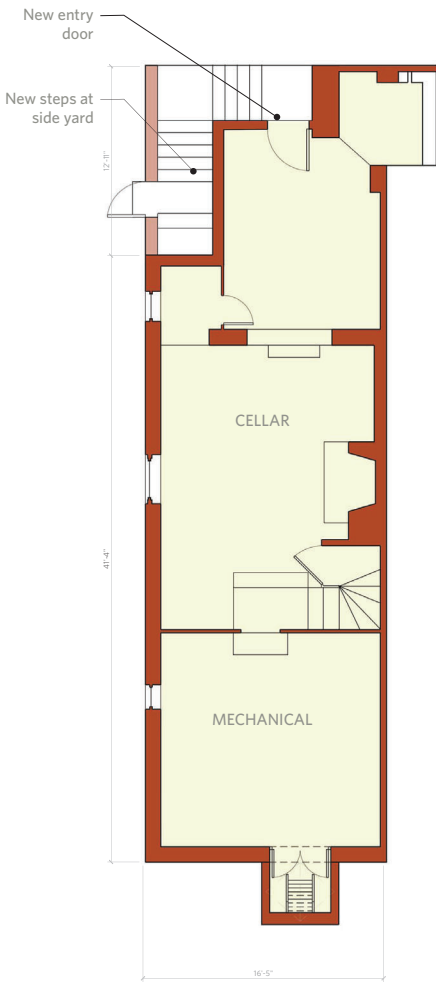


EXISTING AND PROPOSED PLANS

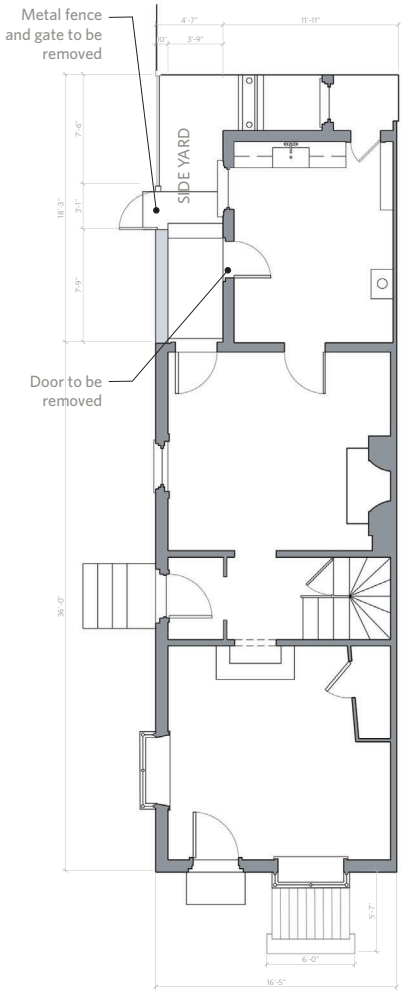
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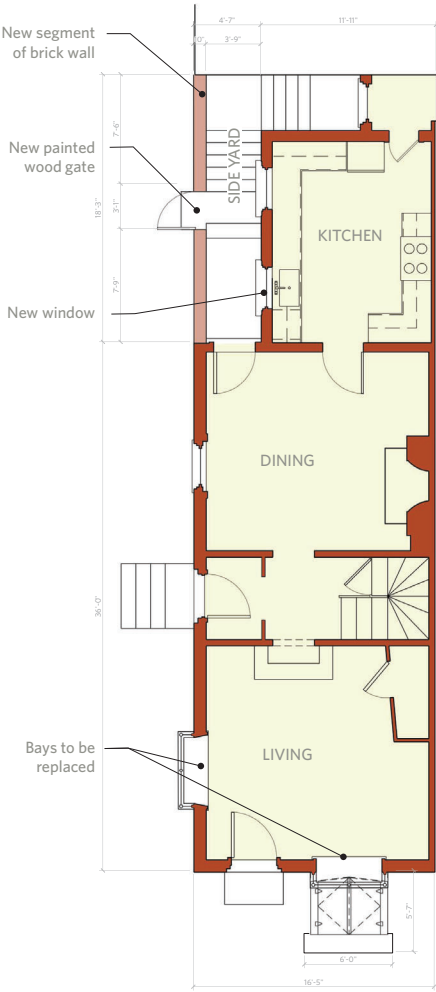
EXISTING BASEMENT PLAN



PROPOSED BASEMENT PLAN



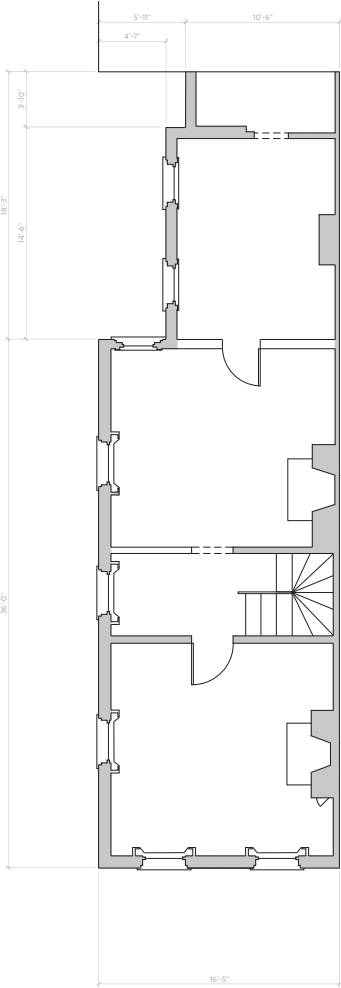
EXISTING FIRST FLOOR PLAN



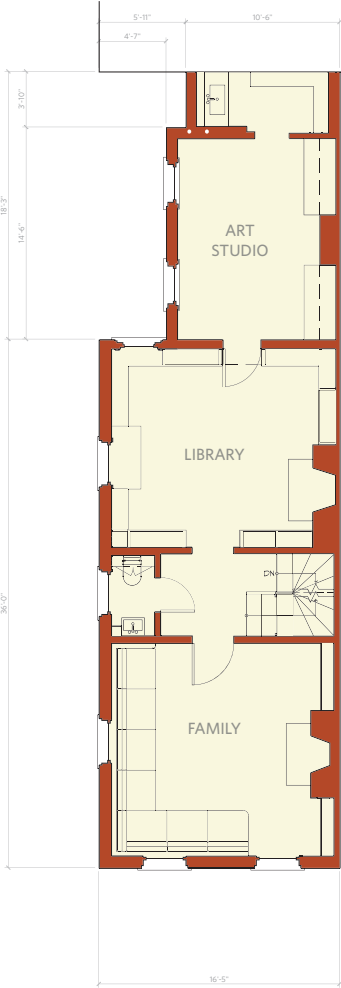
PROPOSED FIRST FLOOR PLAN

EXISTING AND PROPOSED PLANS

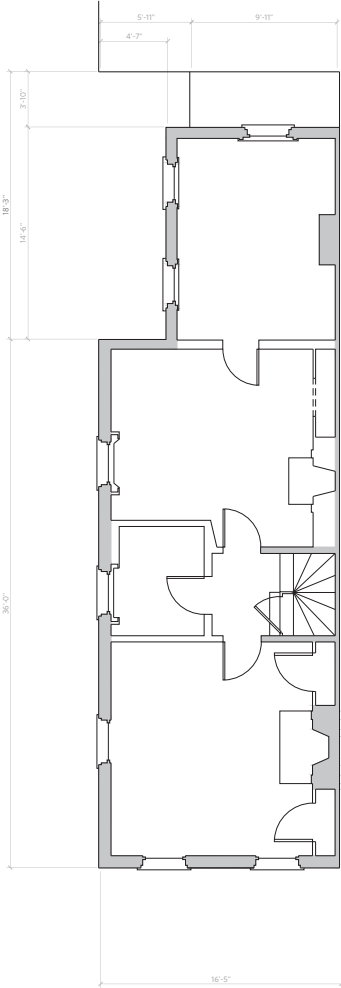
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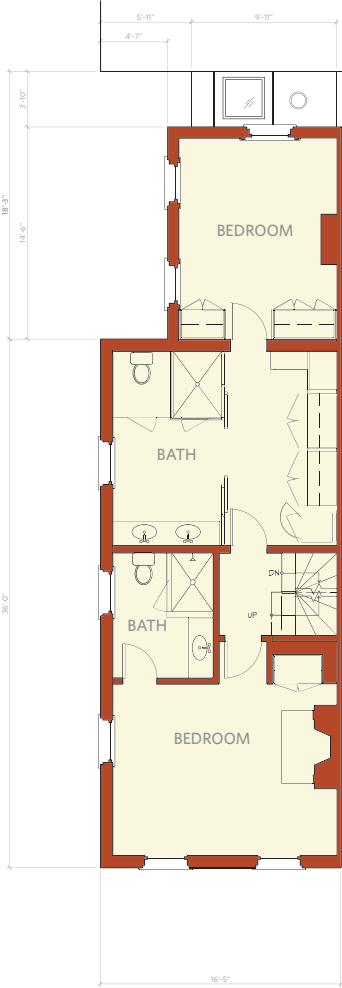
EXISTING SECOND FLOOR PLAN



PROPOSED SECOND FLOOR PLAN
NO CHANGE TO EXTERIOR IN SCOPE



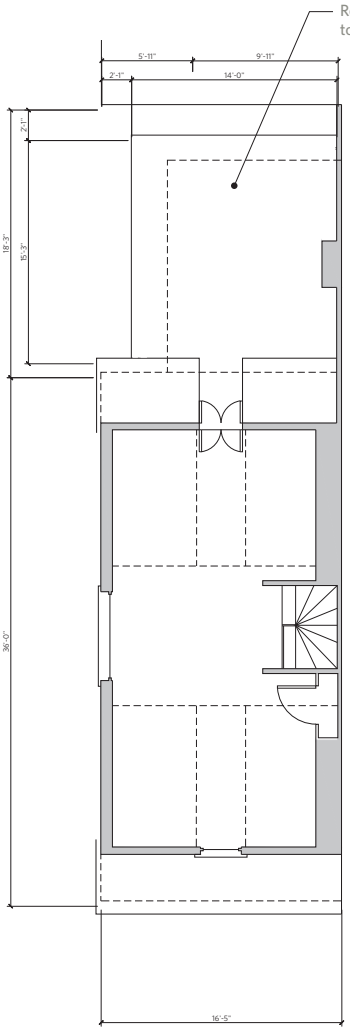
EXISTING THIRD FLOOR PLAN



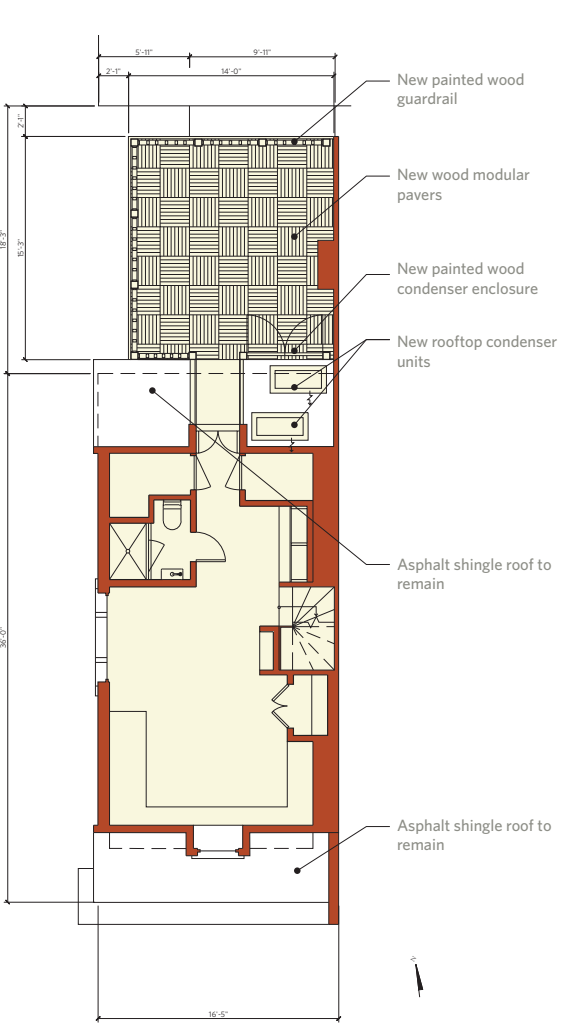
PROPOSED THIRD FLOOR PLAN
NO CHANGE TO EXTERIOR IN SCOPE

EXISTING AND PROPOSED PLANS

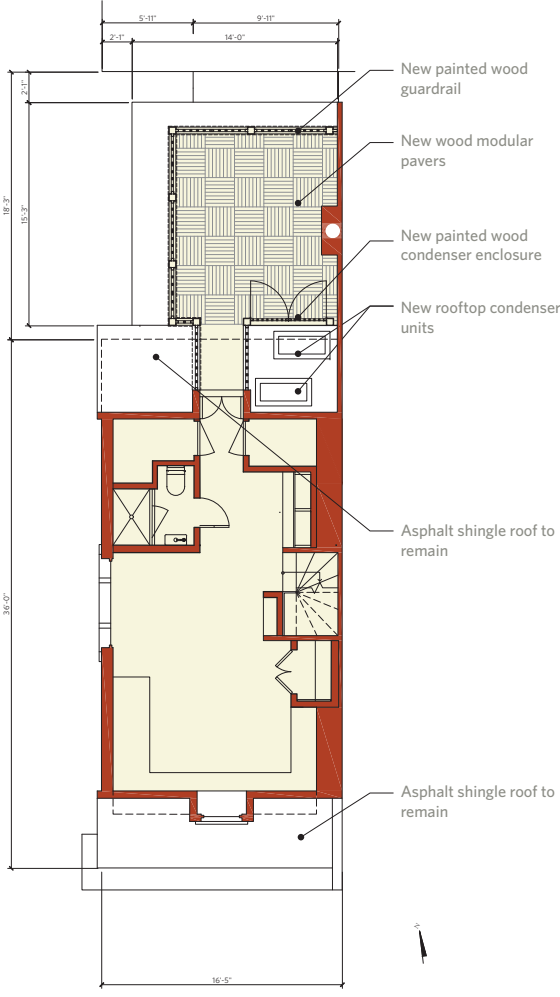
1/4" = 1'-0"



EXISTING ATTIC PLAN



PROPOSED ATTIC PLAN



UPDATED ATTIC PLAN

RESPONSE TO ARCHITECTURAL COMMITTEE

MEETING COMMENTS

NORTH & SOUTH ELEVATIONS

1/4" = 1'-0"



NORTH ELEVATION - UPDATES

RESPONSE TO ARCHITECTURAL COMMITTEE MEETING COMMENTS

1/4" = 1'-0"



PROPOSED

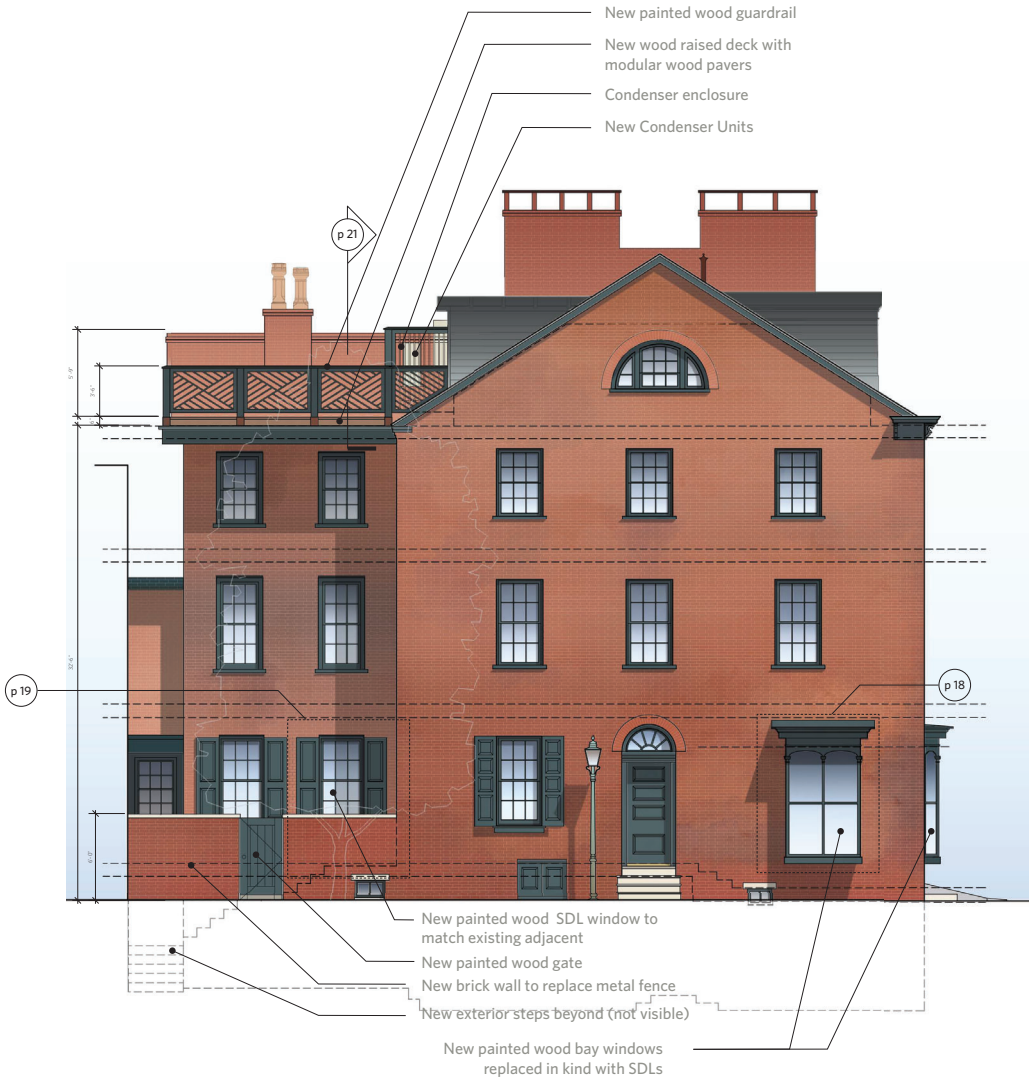
Cover Letter - Original Application

WEST ELEVATIONS

1/4" = 1'-0"



EXISTING

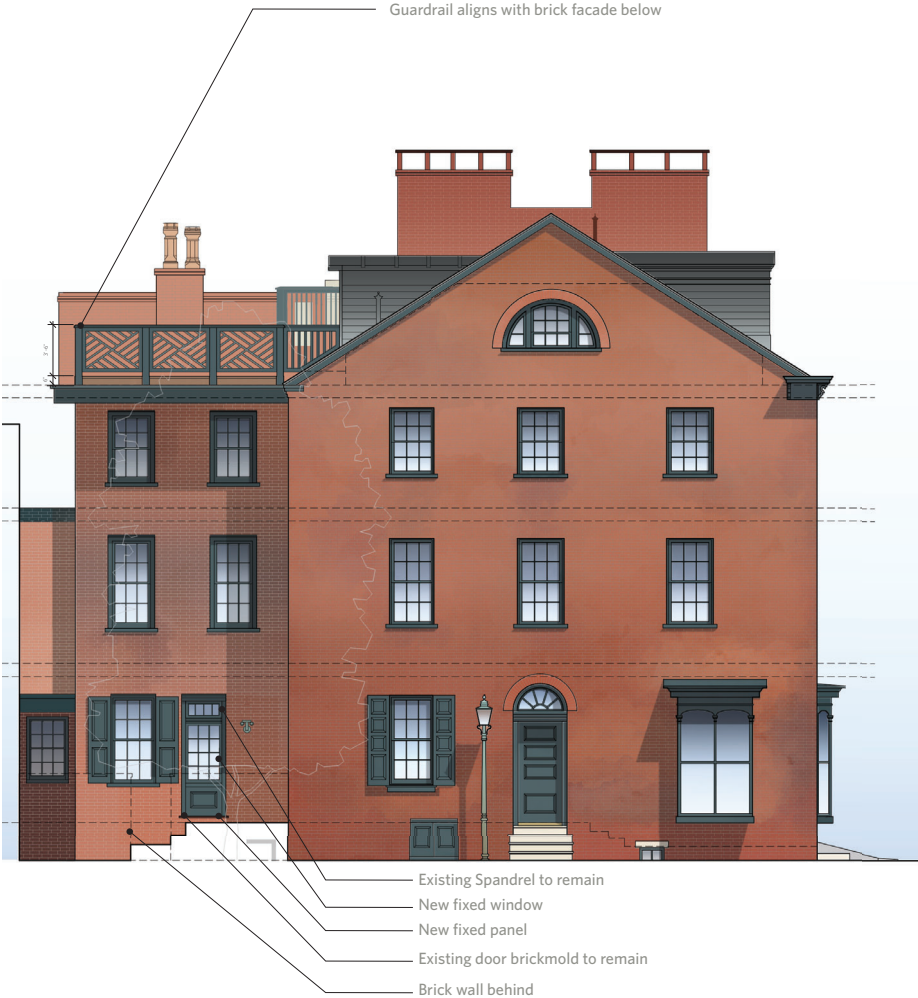


PROPOSED

WEST ELEVATION - UPDATES

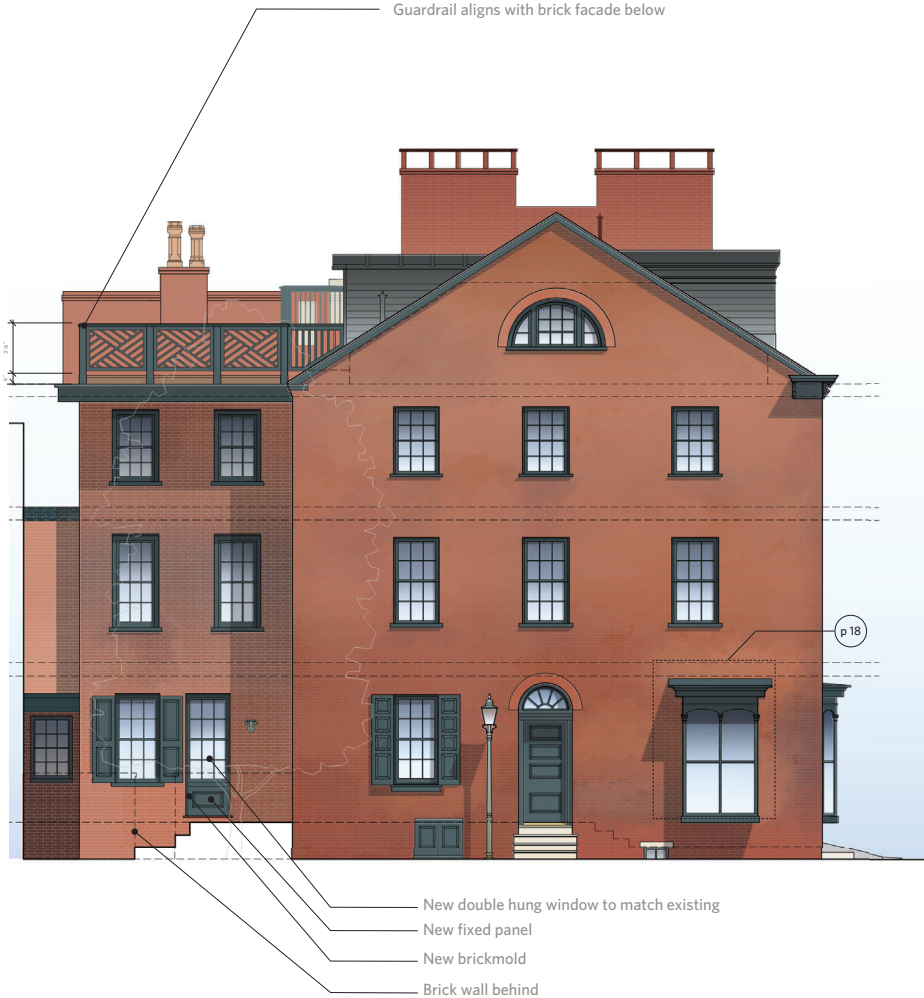
RESPONSE TO ARCHITECTURAL COMMITTEE MEETING COMMENTS

1/4" = 1'-0"



AS PER COMMITTEE REQUEST:

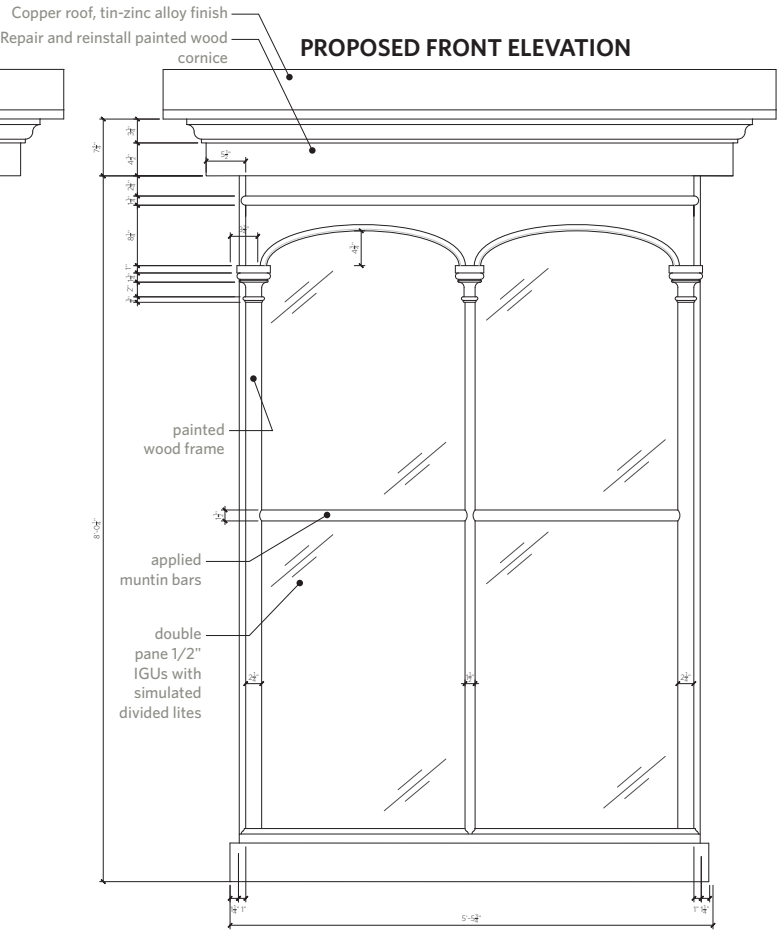
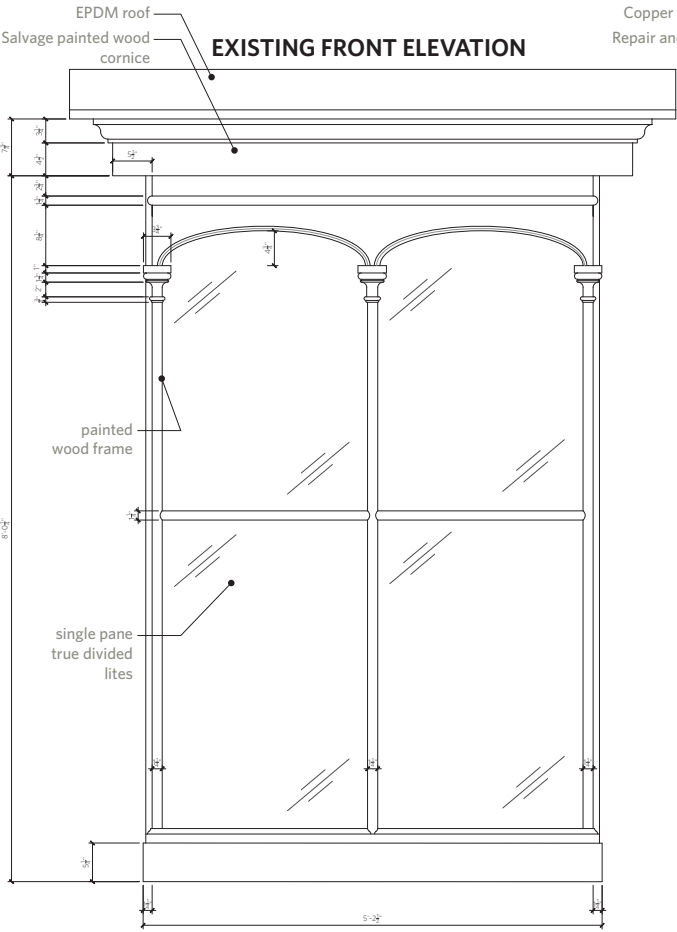
KEEP MASONRY OPENING, BRICKMOLD, AND TRANSOM. REMOVE DOOR.



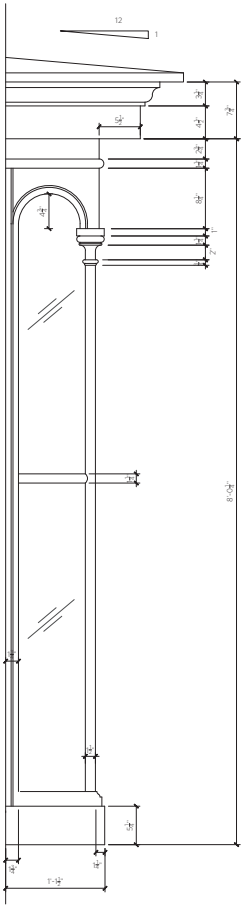
PROPOSED UPDATED DESIGN:

KEEP MASONRY OPENING. REMOVE DOOR, BRICKMOLD, AND TRANSOM.

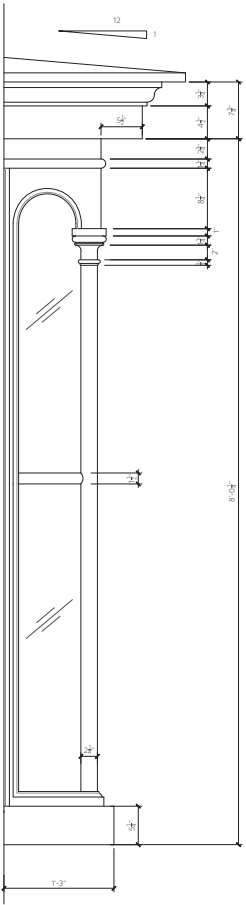
BAY WINDOWS - DETAILS 1 1/2" = 1'-0"



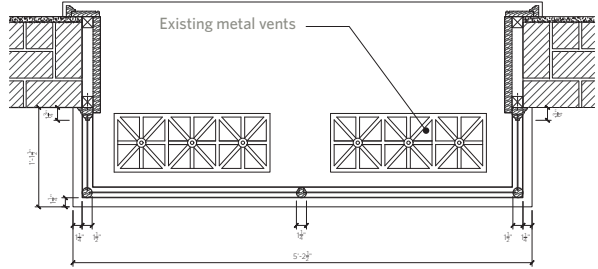
**EXISTING
SIDE ELEVATION**



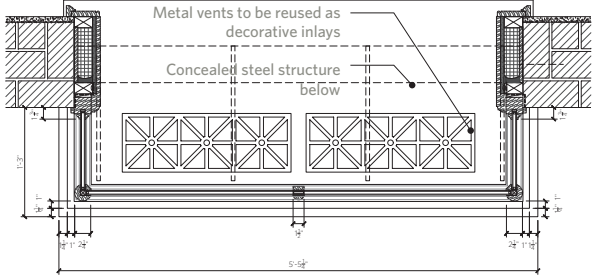
**PROPOSED
SIDE ELEVATION**



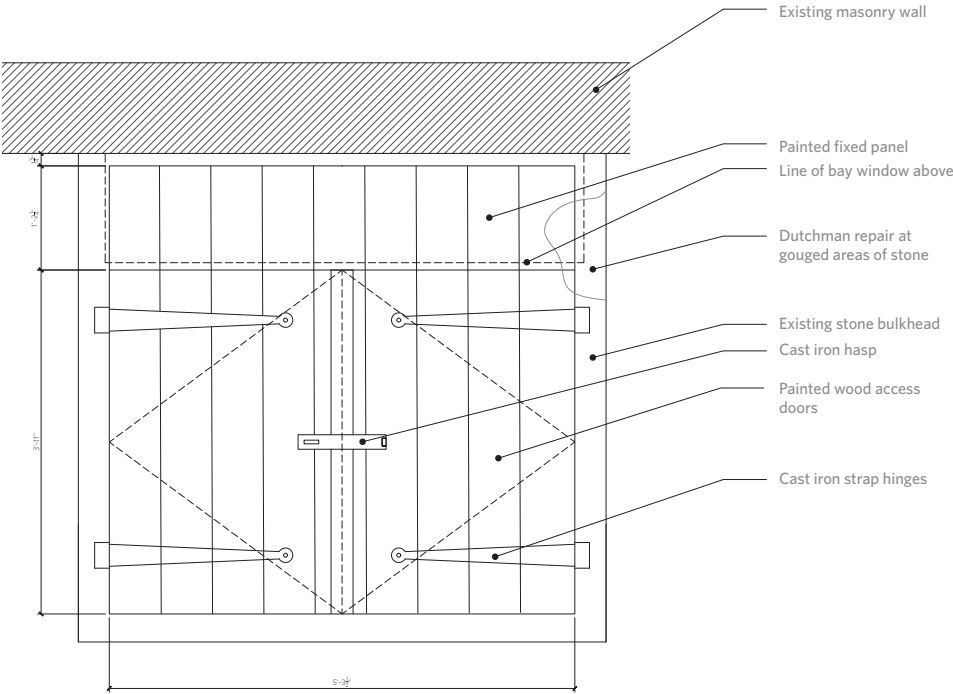
EXISTING PLAN DETAIL



PROPOSED PLAN DETAIL



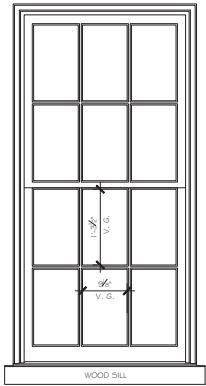
NEW WINDOW AND BULKHEAD DOOR DETAILS



BULKHEAD DOOR PLAN DETAIL

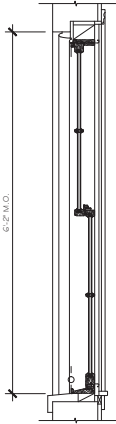
11/2" = 1'-0"

BASIS OF DESIGN:
LE PAGE MILLWORK
PAINTED WOOD DOUBLE HUNG
DOUBLE GLAZED WITH SIMULATED DIVIDED LITES



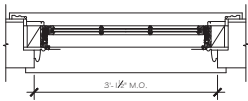
ELEVATION

1" = 1'-0"



SECTION

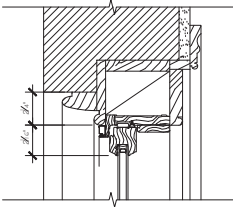
1" = 1'-0"



PLAN

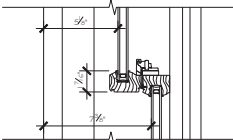
1" = 1'-0"

NEW WINDOW TO MATCH EXISTING ADJACENT



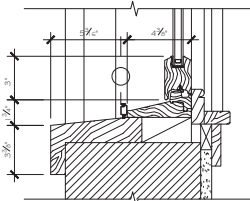
HEAD

3" = 1'-0"



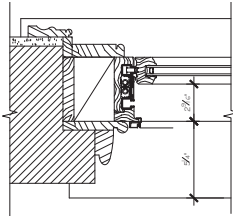
MEETING RAIL

3" = 1'-0"



SILL

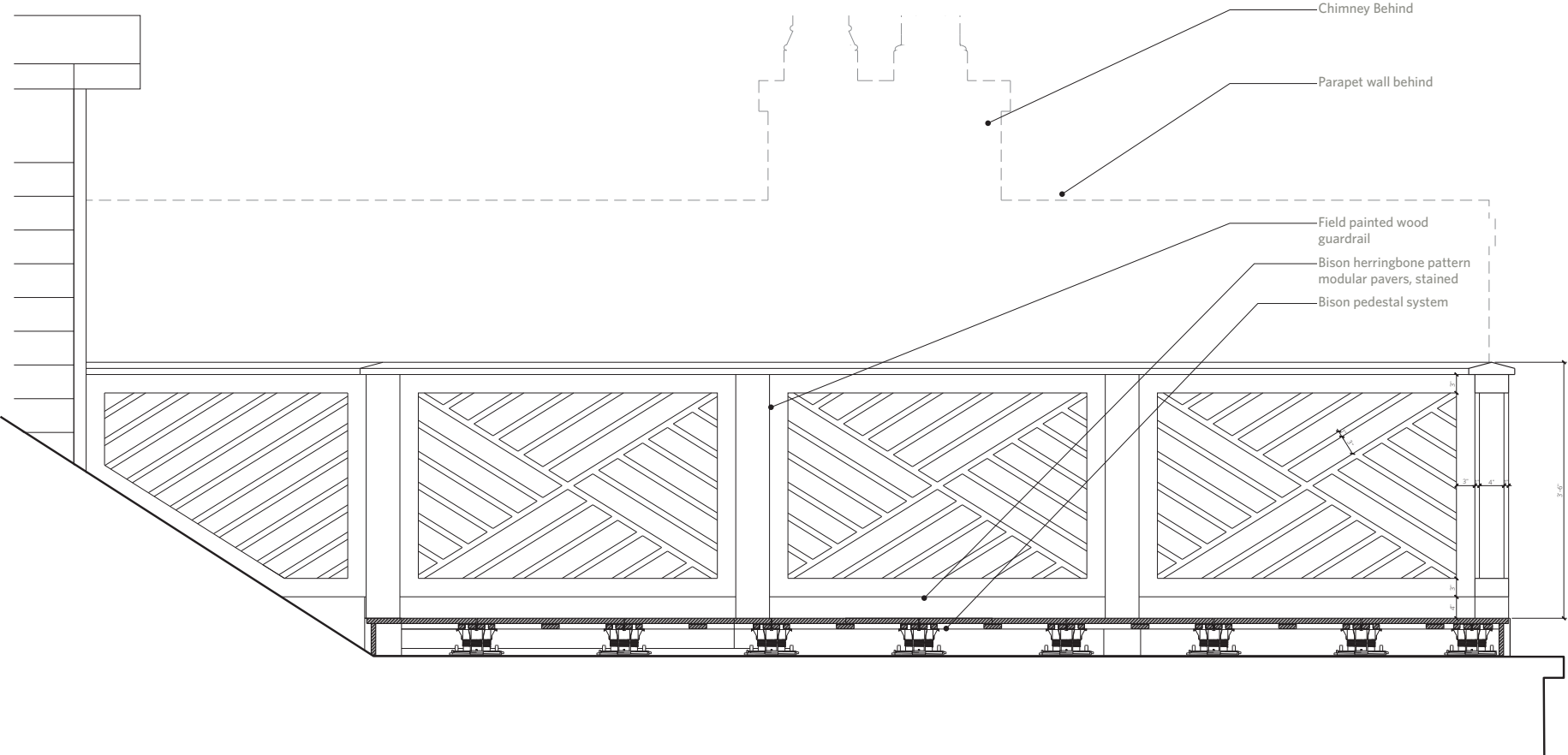
3" = 1'-0"



JAMB

3" = 1'-0"

PROPOSED ROOF DECK SECTION DETAIL

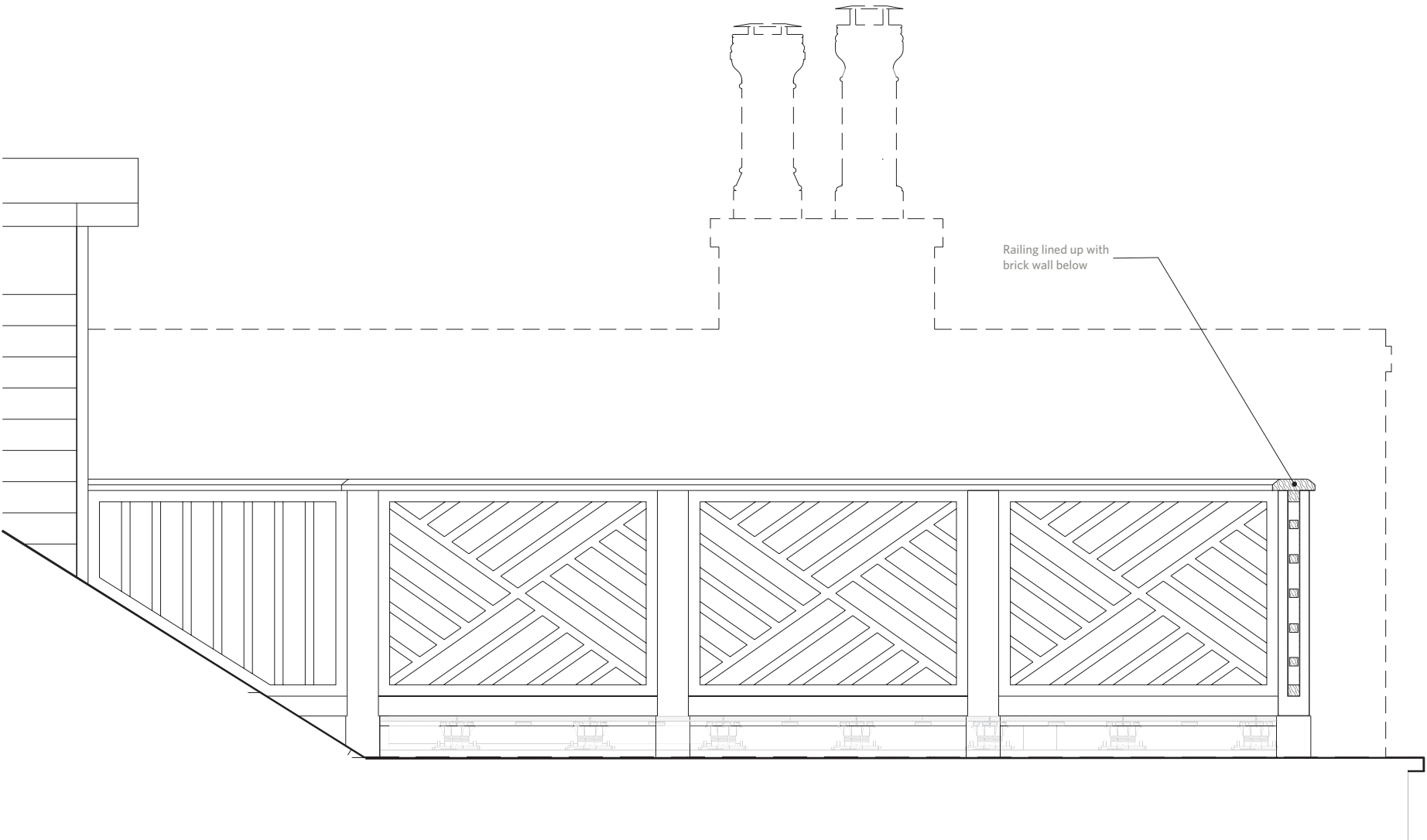


ROOF DECK SECTION DETAIL

1 1/2" = 1'-0"

PROPOSED ROOF DECK WEST ELEVATION - UPDATES

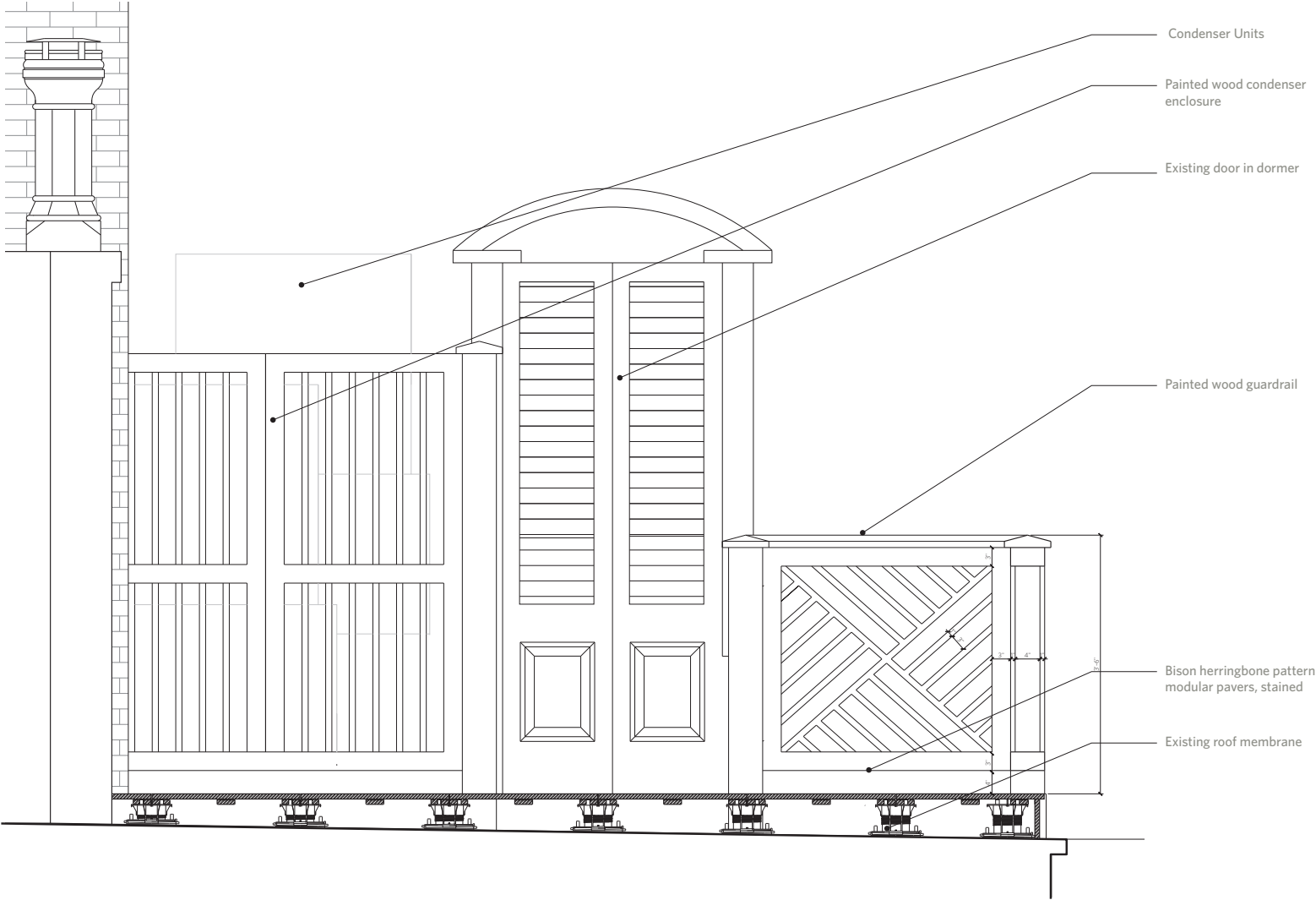
RESPONSE TO ARCHITECTURAL COMMITTEE MEETING COMMENTS



ROOF DECK WEST ELEVATION

1 1/2" = 1'-0"

PROPOSED ROOF DECK CROSS SECTION DETAIL

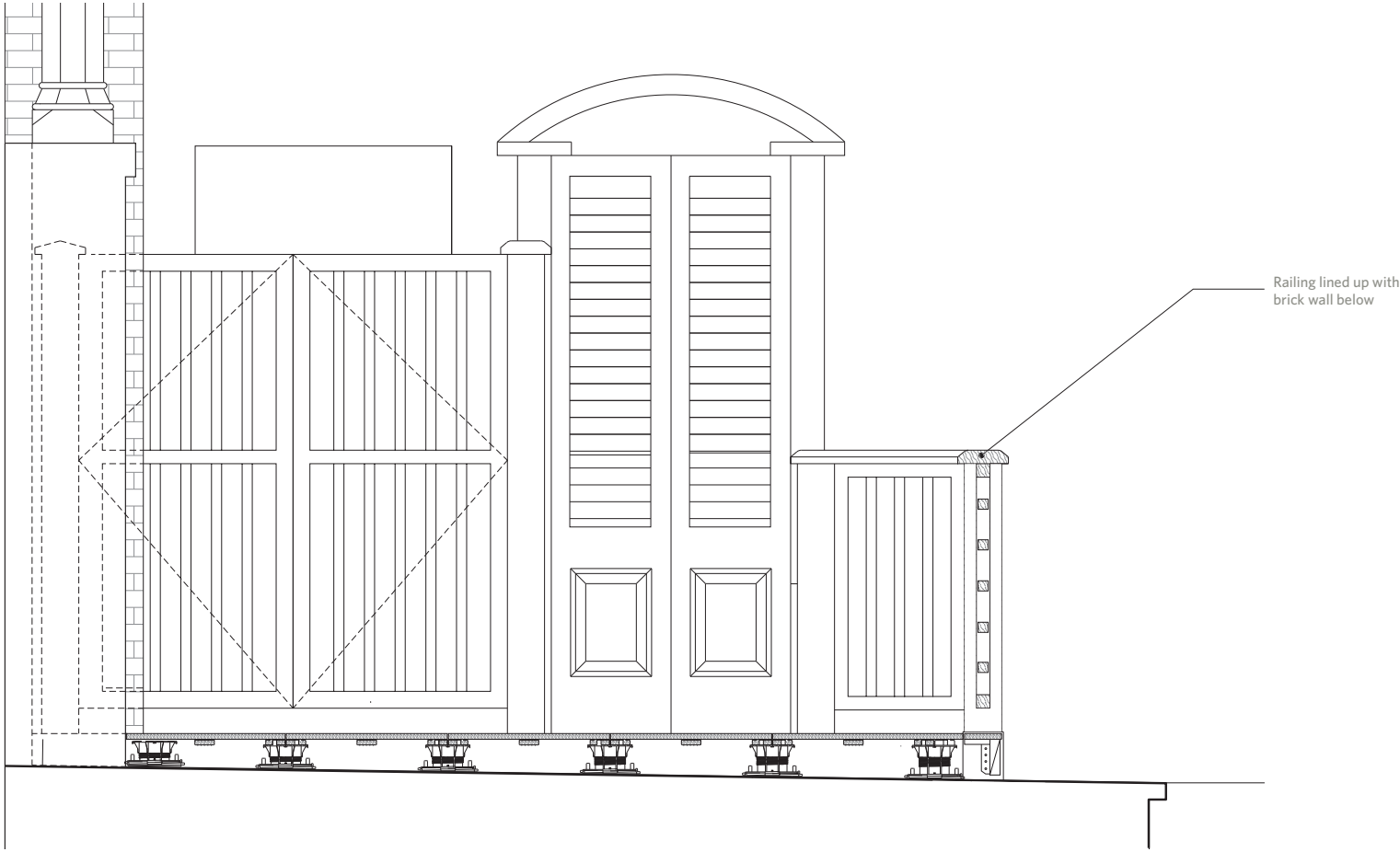


ROOF DECK CROSS SECTION DETAIL

1 1/2" = 1'-0"

PROPOSED ROOF DECK CROSS SECTION DETAIL - UPDATED

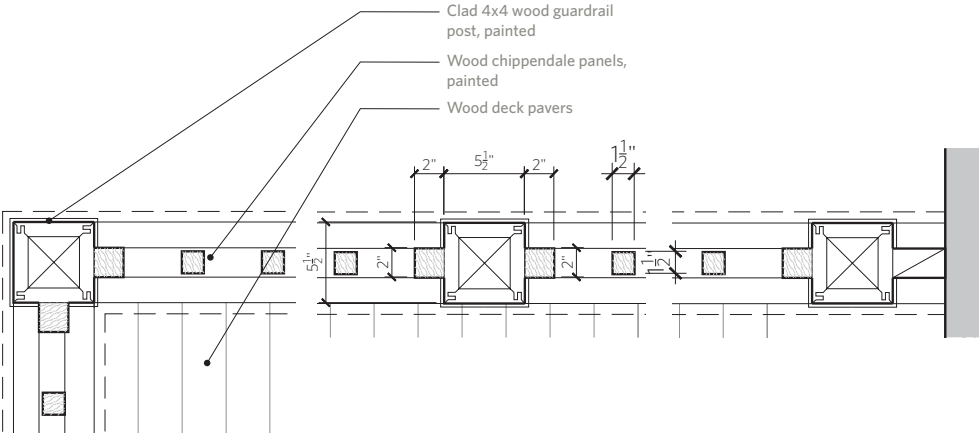
RESPONSE TO ARCHITECTURAL COMMITTEE MEETING COMMENTS



ROOF DECK CROSS SECTION DETAIL

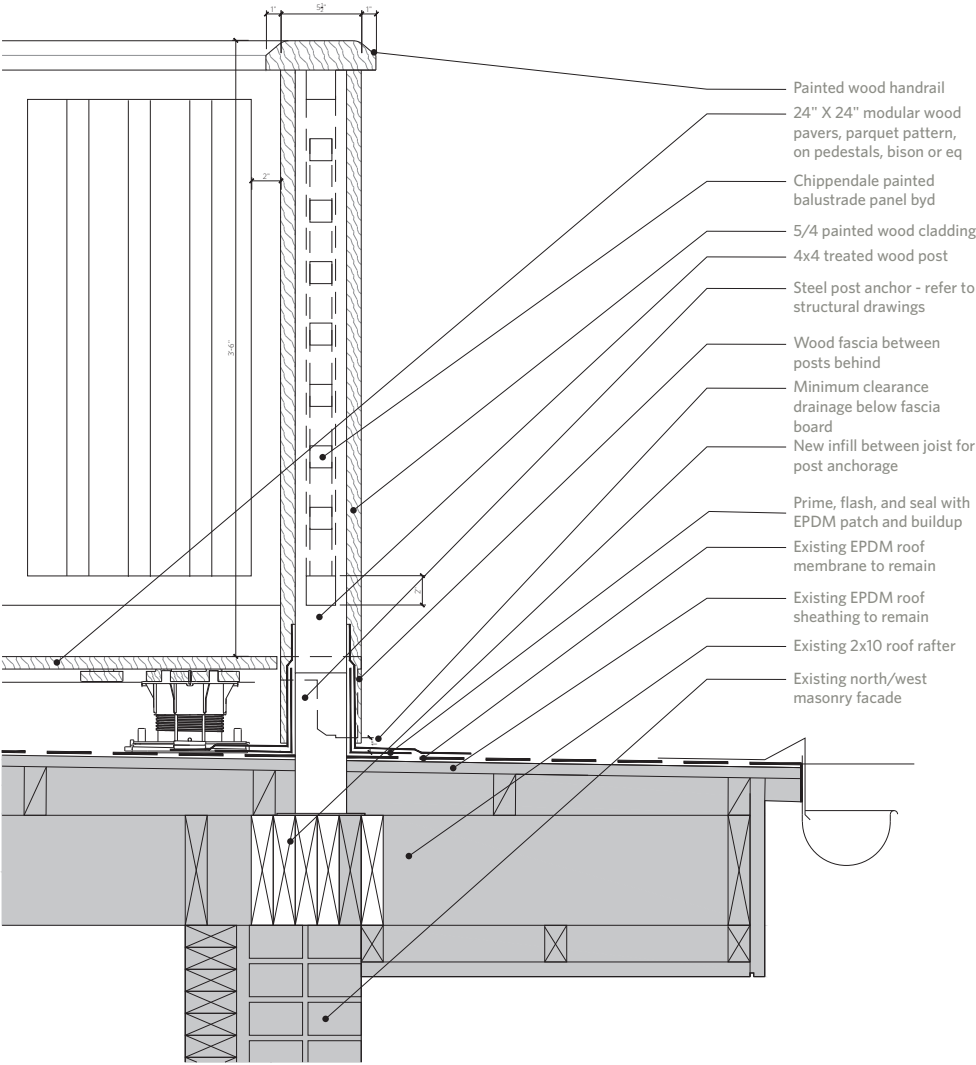
1 1/2" = 1'-0"

DETAILED ROOF DECK SECTION AND PLAN



PLAN DETAIL AT ROOF DECK GUARDRAIL

3" = 1'-0"



ROOF DECK CROSS SECTION DETAIL

3" = 1'-0"

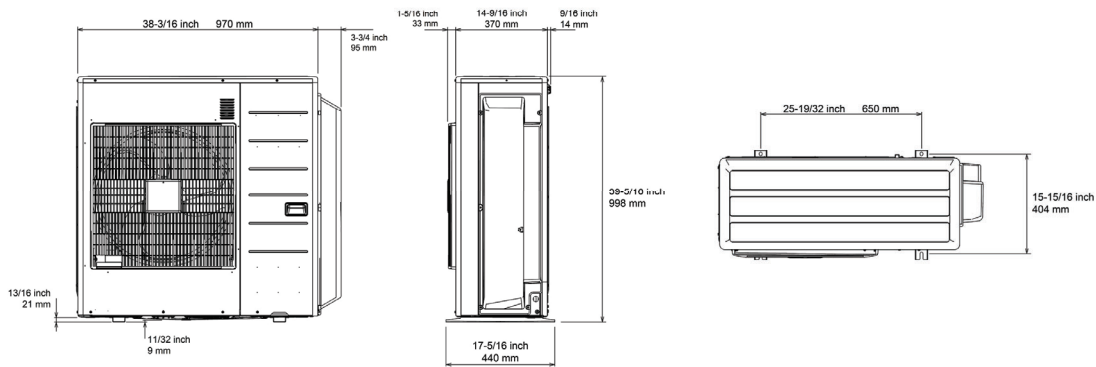
ROOFTOP MODIFICATIONS - MOCKUP SETUP



View of guardrail mockup from roof deck

View of condenser mockup from roof deck

Heights of guardrail from top of roof membrane



Condenser Units:
Fujitsu 45RLXFZ
Color: Beige
+/- 43" W x 39" H x 16" D

STREET VIEWS - ROOFTOP MODIFICATION MOCKUPS



Figure 1: On Camac St, Looking NE
October 2025



Figure 2: On Camac St, Looking E
October 2025



Figure 3: On Camac St, Looking ESE
October 2025



Figure 4: On Camac St, Looking SE
October 2025



Figure 5: On Panama St, Looking SE
October 2025



Figure 6: On Panama St, Looking SE
October 2025



Figure 7: On Camac St, Looking SE
October 2025



Figure 8: On Camac St, Looking SE
October 2025

