

ADDRESS: 1930 PINE ST

Proposal: Legalize as-built townhouse at rear on Waverly Street

Review Requested: Final Approval

Owner: Jack Azran

Applicant: Gabriel Deck, Gnome Architects LLC

History: 1888; J.R. Kates Row; Frank Miles Day, architect; Rear townhouse, 2024

Individual Designation: None

District Designation: Rittenhouse Fidler Historic District, Significant, 2/8/1995

Staff Contact: Kim Chantry, kim.chantry@phila.gov

OVERVIEW: This application proposes to legalize aspects of a new construction townhouse at the rear of 1930 Pine Street which deviate from the plans approved by the Historical Commission in July 2019. Deviations from the approved plans include the use of vinyl siding instead of fiber cement siding, a front cornice that does not align with the adjacent building, a lack of a brick return on the side elevation, differing proportions and materials on the first-floor front, and a relocated pilot house.

This application for legalization was prompted by the submission to the Department of Licenses and Inspections (L&I) for a building permit amendment to include a pilot house. A pilot house was included on plans approved by the Historical Commission in 2019 but was omitted from the drawings submitted to L&I for the building permit at that time. A pilot house was constructed without a permit, and L&I issued a violation for construction that exceeded the approved plans. The submission of the building permit amendment to legalize the pilot house prompted the Historical Commission's staff to visit the site, at which time the other deviations from the approved plans were noted and relayed to the applicant and property owner. The staff explained that the pending building permit amendment to legalize the as-built pilot house could be approved in eCLIPSE at this time because the drawings of the overall building do not reflect the as-built conditions or the 2019 application approved by the Historical Commission.

SCOPE OF WORK:

- Legalize aspects of as-built new construction townhouse that deviate from approved plans.

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 works shall 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.*
 - Aspects of the as-built building including proportions, massing, and materials are not compatible with the historic district.

STAFF RECOMMENDATION: Denial, pursuant to Standard 9.



Figure 1. 1930 Pine Street rear along Waverly Street, July 2024.



Figure 2. 1930 Pine Street rear along Waverly Street, July 2024.



Figure 3. 1930 Pine Street rear along Waverly Street, showing side elevation of vinyl siding and lack of brick return. July 2024.



Figure 4. 1930 Pine Street rear along Waverly Street, showing visibility of pilot house clad in vinyl siding. July 2024.



Figure 5. 1930 Pine Street rear along Waverly Street, showing vinyl siding at recessed entry. July 2024.



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Philadelphia, PA 19148
gabe@gnomearch.com
215 279 7531

City of Philadelphia
Historical Commission
1515 Arch St
13th Floor
Philadelphia, PA 19102

RE: 1930 Pine St
Philadelphia, PA 19103
Application for Final Approval
Owner: Jack Azran

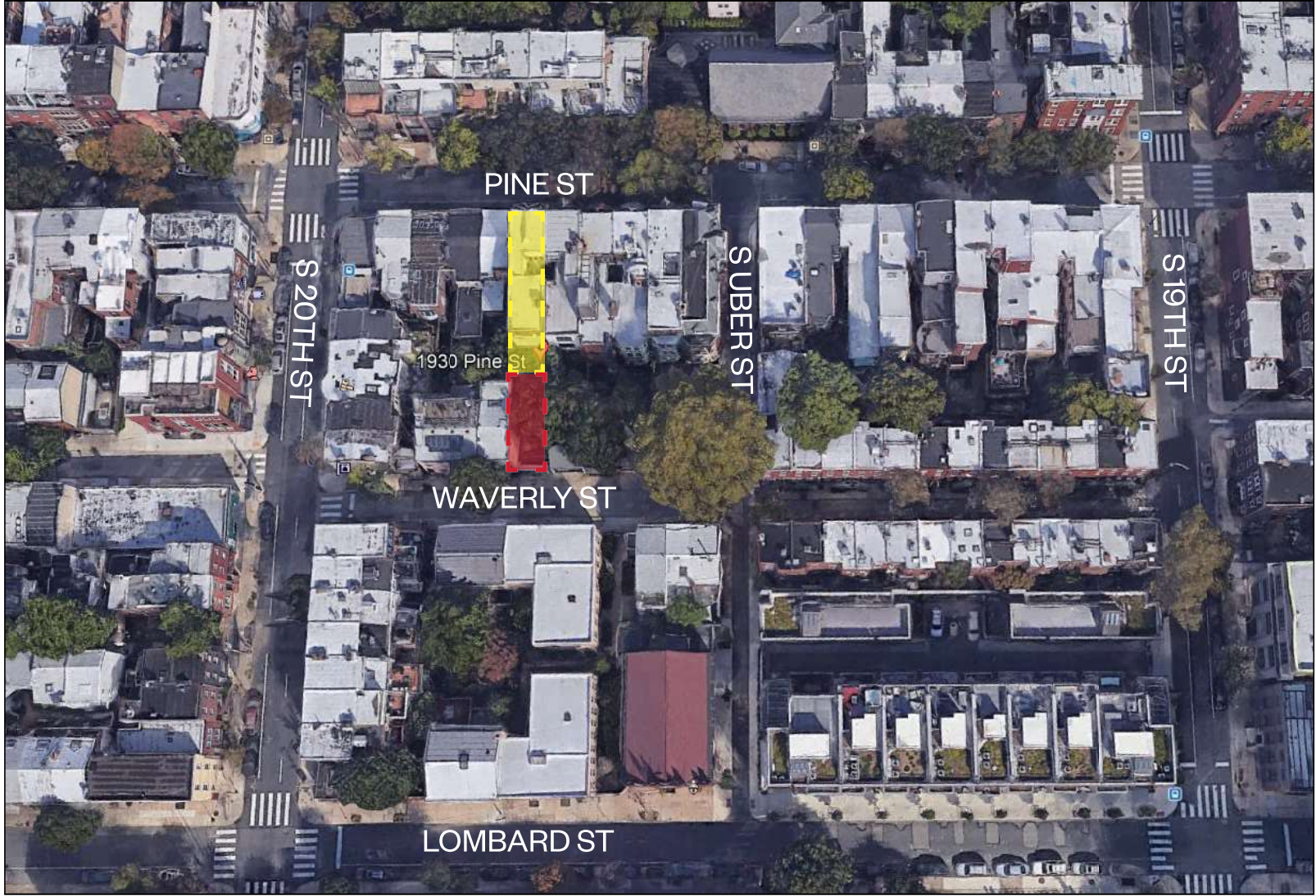
To Members of Philadelphia Historical Commission,



Please see the attached application for final approval to legalize the as-built four story plus cellar single family dwelling with one car front loaded garage and roof deck accessed by pilot house. The proposed design was previously approved by the Philadelphia historical commission but due to on site discrepancies, we are applying as for as-built approval. The existing four story multifamily building on the same parcel fronting on Pine Street is to remain and is not part of this application. The new construction portion is located in the rear previously unoccupied portion of the lot fronting on Waverly St.

The changes from the approved plans are as follows:

- Relocation of the previously approved pilot house
- Application of vinyl siding where Hardie fiber cement siding was previously approved
- The built cornice does not align with the neighboring property
- The proportions and materials at the first floor do not match the previously approved drawings

Best Regards,
Gabriel Deck RA, LEED AP
Principal Architect



-  NEW CONSTRUCTION SFD
-  EXISTING 4 STORY MULTI FAM
W/ SUNKEN REAR YARD



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1930 PINE STREET
PHILADELPHIA PA 19103

08.13.2024
SD.1



EXISTING FRONTAGE PINE ST (FOUR STORY MULTIFAMILY TO REMAIN)



PREVIOUS FRONTAGE WAVERLY ST (SITE OF NEW CONSTRUCTION)



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1930 PINE STREET
PHILADELPHIA PA 19103

08.13.2024
SD. 2



SITE OF
CONSTRUCTION

VIEW LOOKING IMMEDIATELY WEST ON WAVERLY ST



VIEW LOOKING IMMEDIATELY EAST ON WAVERLY ST



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1930 PINE STREET
PHILADELPHIA PA 19103

08.13.2024
SD. 3



VIEW LOOKING WEST ON WAVERLY ST FROM UBER ST



VIEW LOOKING EAST ON WAVERLY ST FROM 20TH ST



417 S 20TH ST (WAVERLY ST. FRONTAGE)



2001 WAVERLY ST (NEW CONST. / NEAR NEIGHBOR)



1937 WAVERLY ST



415 S 20TH ST



1928 PINE STREET (WAVERLY ST. FRONTAGE)



1926 PINE STREET (WAVERLY ST. FRONTAGE)



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1930 PINE STREET
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08.13.2024
SD. 5



1900 LOMBARD ST (NEW CONST. / NEAR NEIGHBOR)



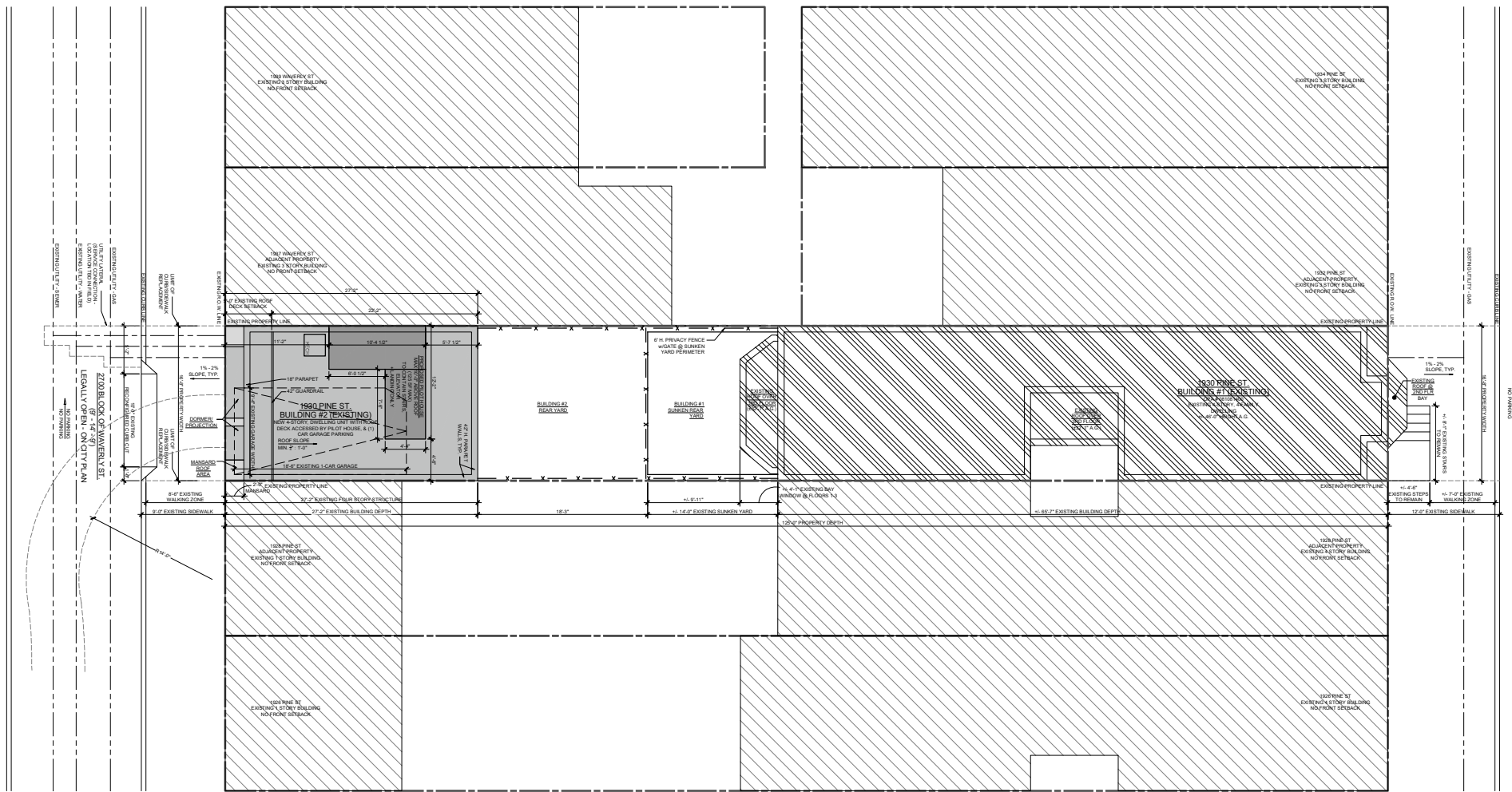
1929-35 LOMBARD ST (WAVERLY ST. FRONTAGE)



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1930 PINE STREET
PHILADELPHIA PA 19103

08.13.2024
SD. 6



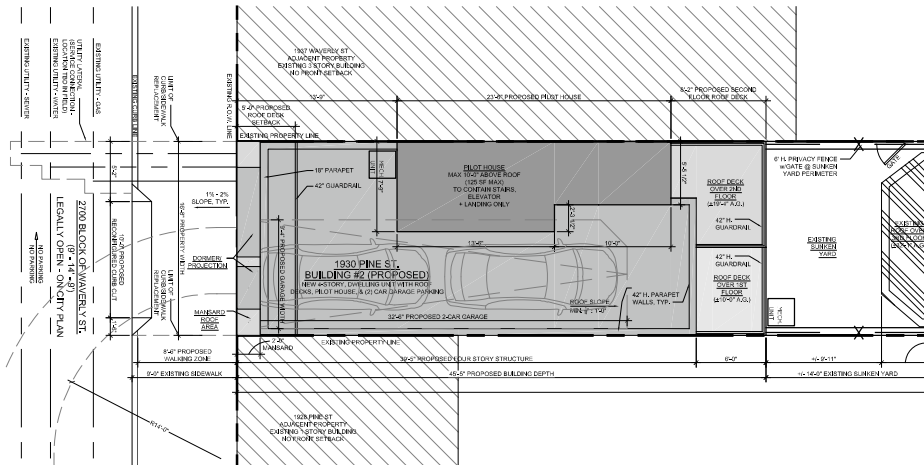
SITE PLAN OF ENTIRE SITE
SCALE: 3/32" = 1'-0"



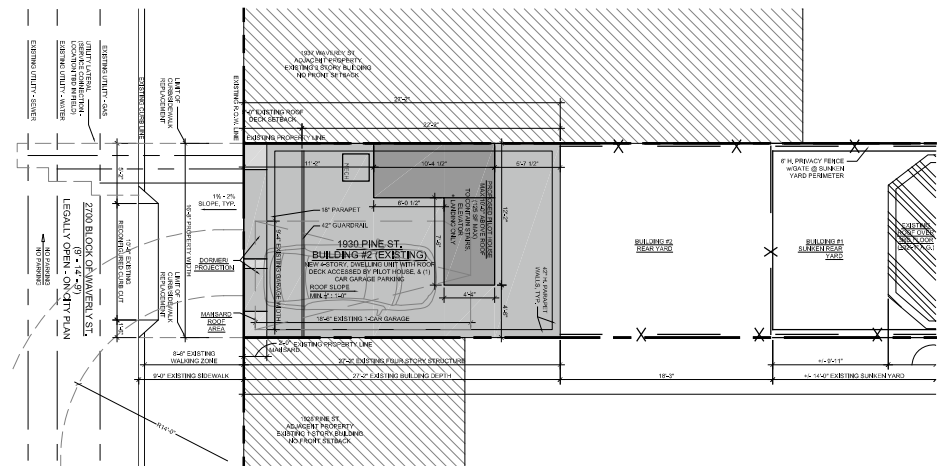
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1930 PINE STREET
PHILADELPHIA PA 19103

08.13.2024
SD. 7



APPROVED ZONING PLAN
SCALE: 3/32" = 1'-0"



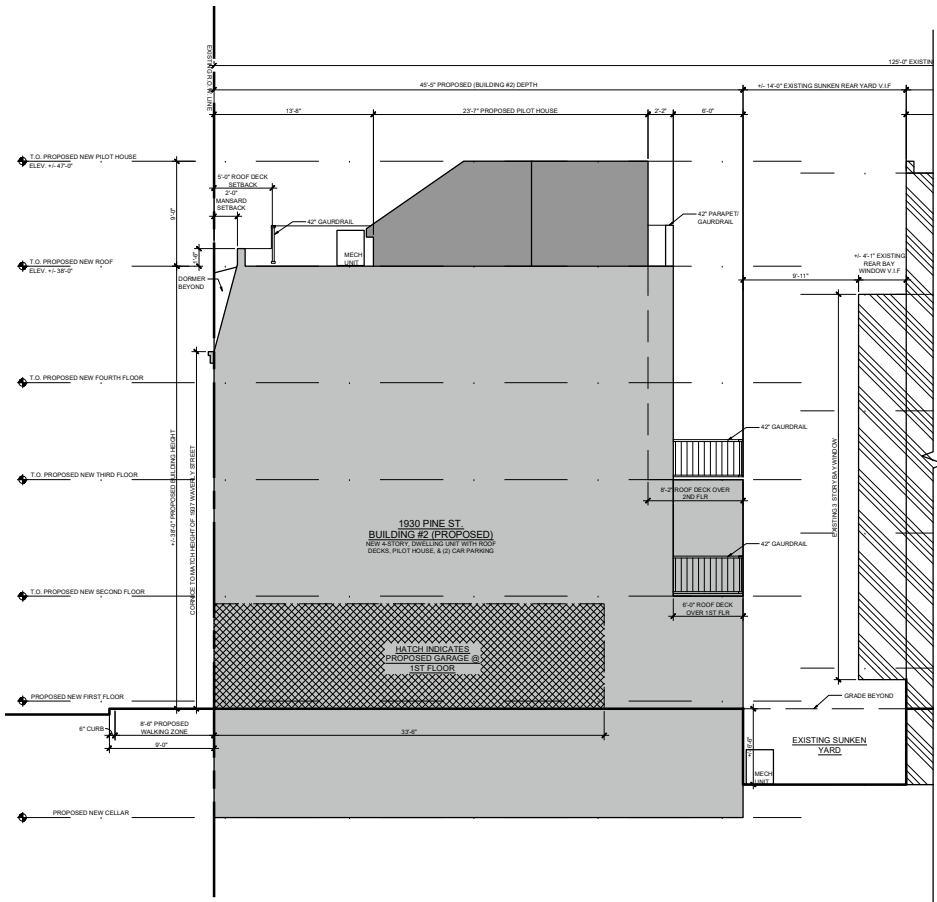
AS-BUILT ZONING PLAN
SCALE: 3/32" = 1'-0"



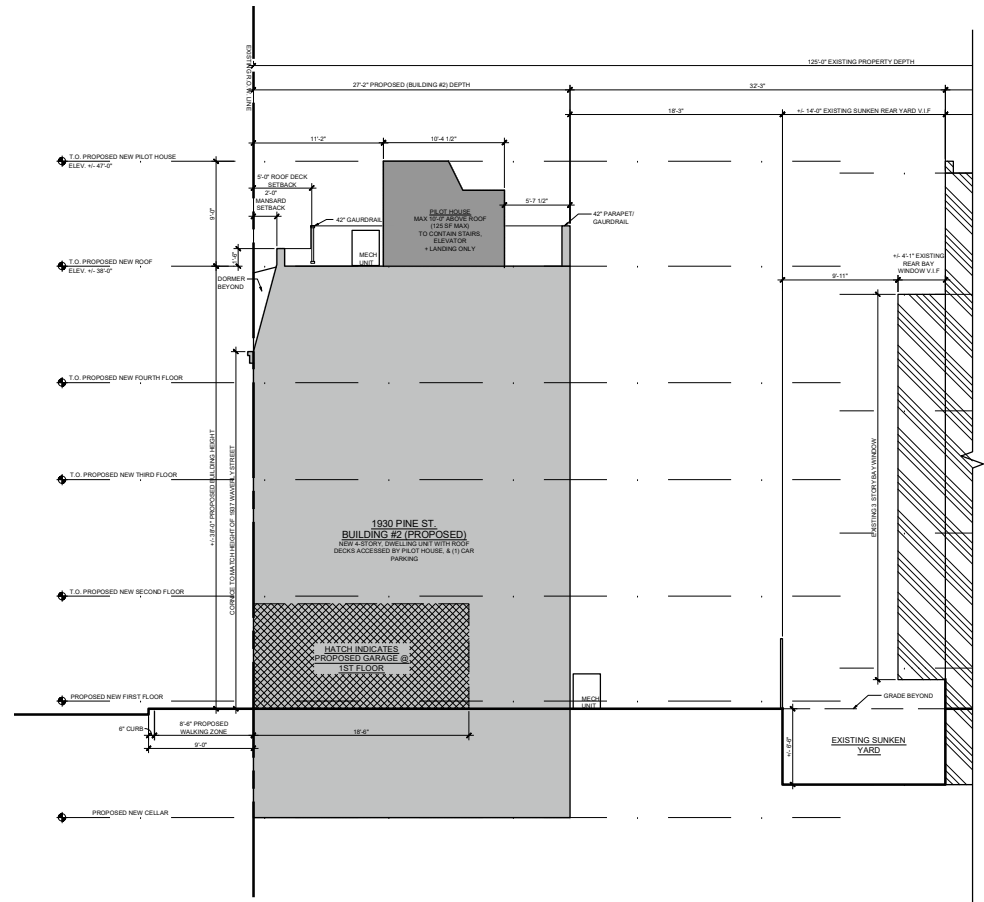
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1930 PINE STREET
PHILADELPHIA PA 19103

08.13.2024
SD. 8



APPROVED ZONING SECTION
SCALE: 3/32" = 1'-0"



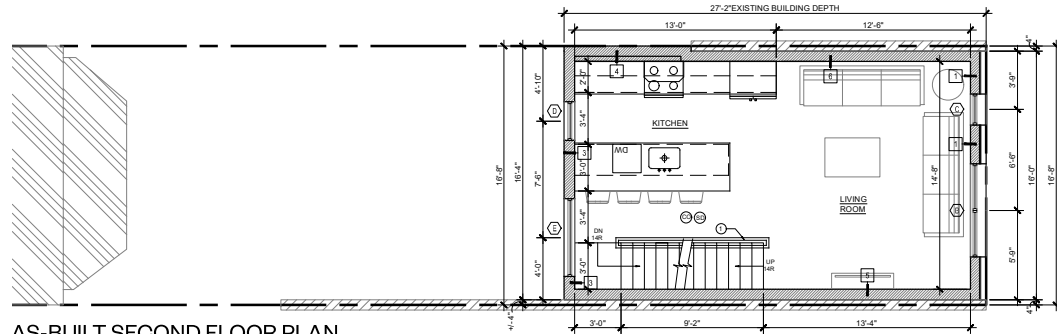
AS-BUILT ZONING SECTION
SCALE: 3/32" = 1'-0"



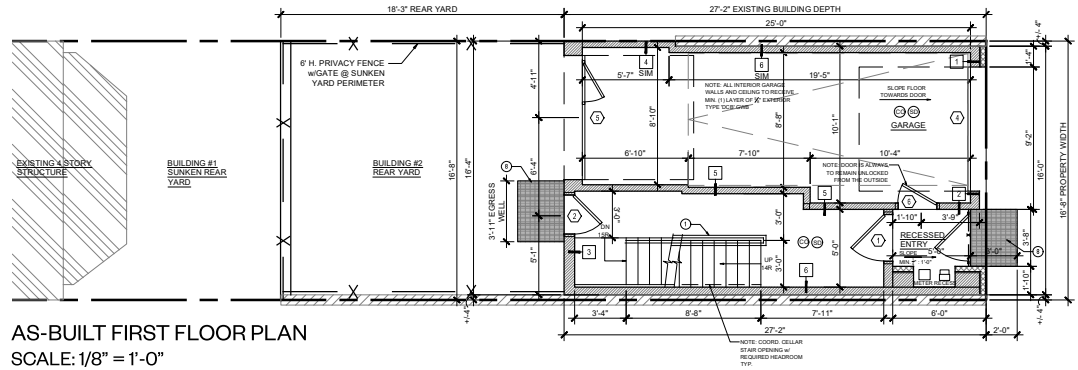
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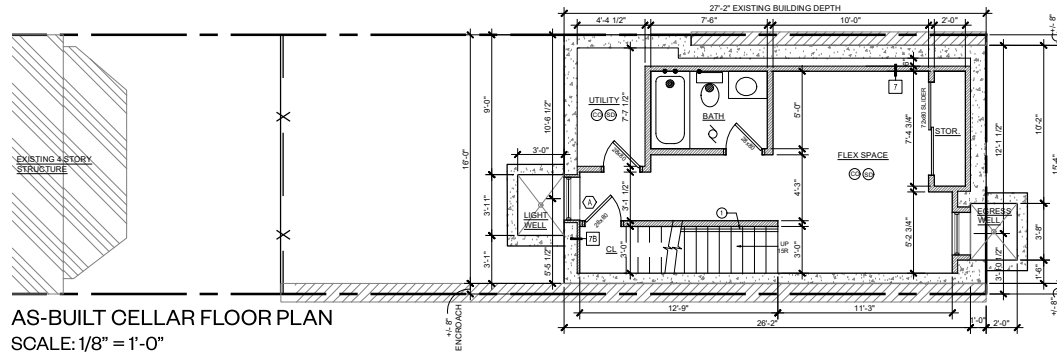
08.13.2024
SD. 9



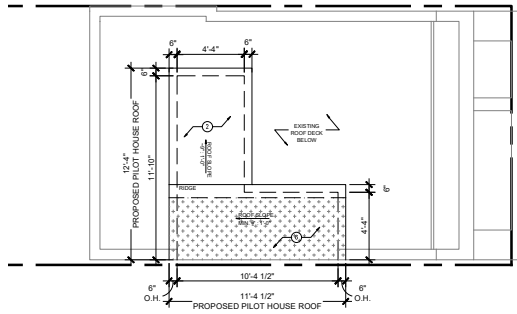
AS-BUILT SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



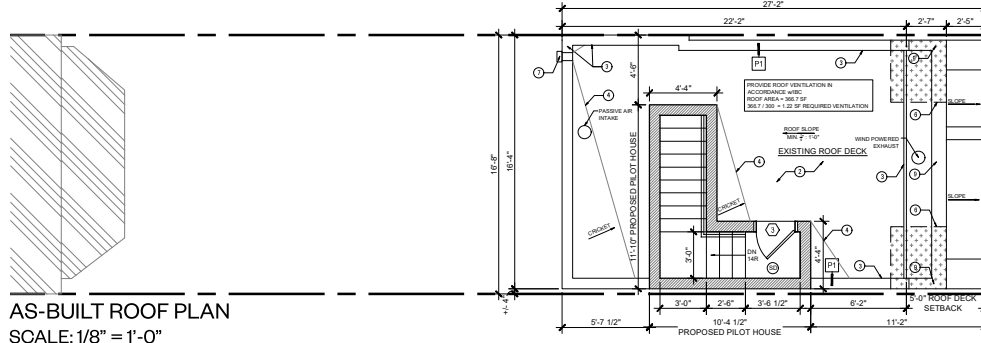
AS-BUILT FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



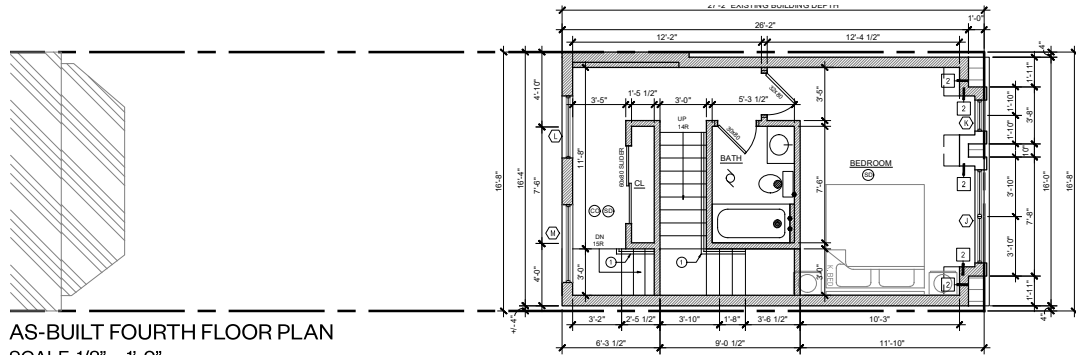
AS-BUILT CELLAR FLOOR PLAN
SCALE: 1/8" = 1'-0"



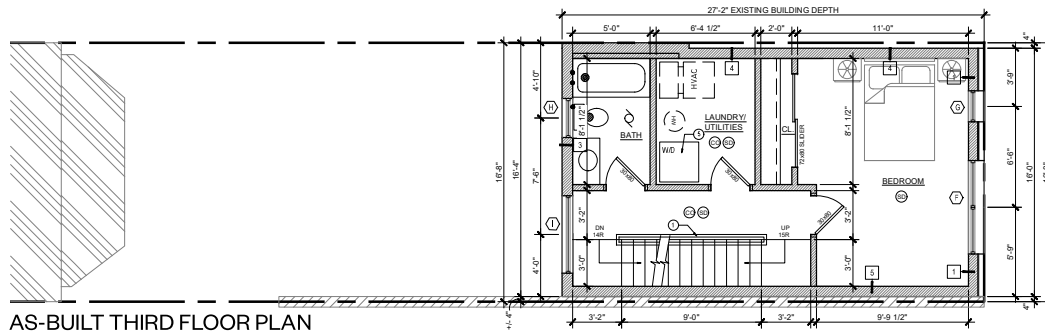
AS-BUILT PILOT HOUSE ROOF PLAN
SCALE: 1/8" = 1'-0"



AS-BUILT ROOF PLAN
SCALE: 1/8" = 1'-0"

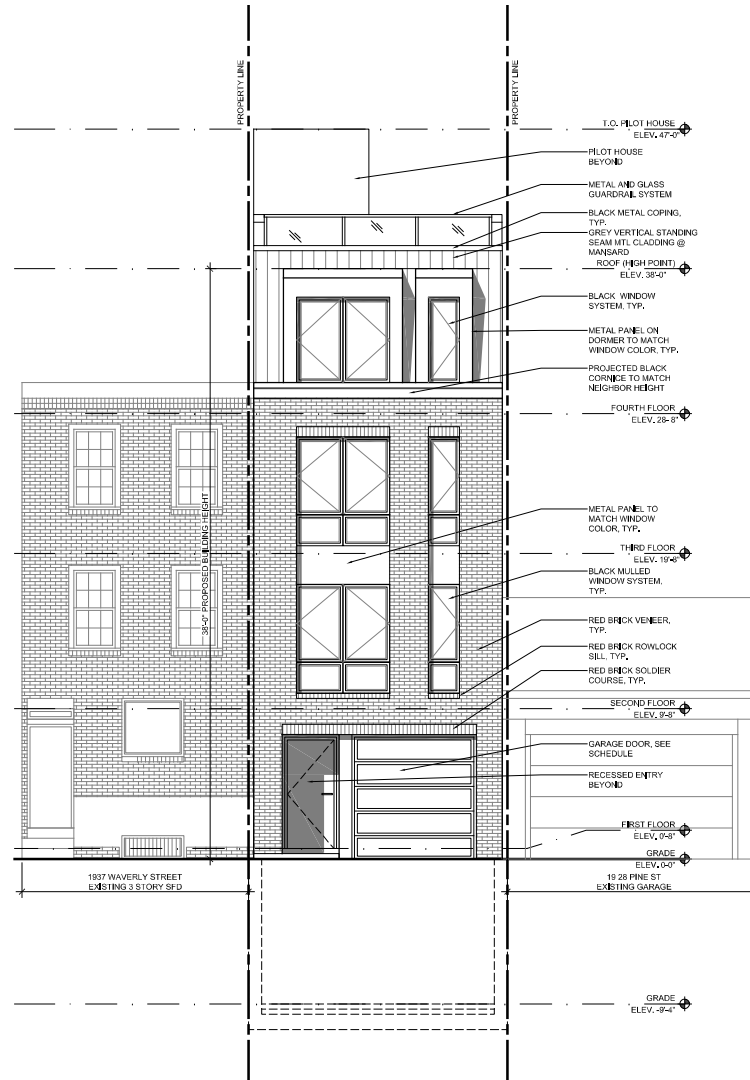


AS-BUILT FOURTH FLOOR PLAN
SCALE: 1/8" = 1'-0"



AS-BUILT THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"

ELEVATION MATERIAL KEYNOTE LEGEND		
MATERIAL	MANUFACTURER	COLOR
STANDARD BRICK	GLEN GERY	RED BRICK, S240D OR EQ.
FIBER CEMENT SIDING	HARDEPLANK LAP SIDING-SMOOTH	IRON GRAY OR EQ.
FIBER CEMENT PANEL	HARDEPANEL VERTICAL SIDING-SMOOTH	IRON GRAY OR EQ.
METAL PANEL	ATAS INTERNATIONAL, INC. OR EQ.	BLACK OR EQ.
STANDING SEAM METAL	ATAS INTERNATIONAL, INC. OR EQ.	CHARCOAL GREY OR EQ.



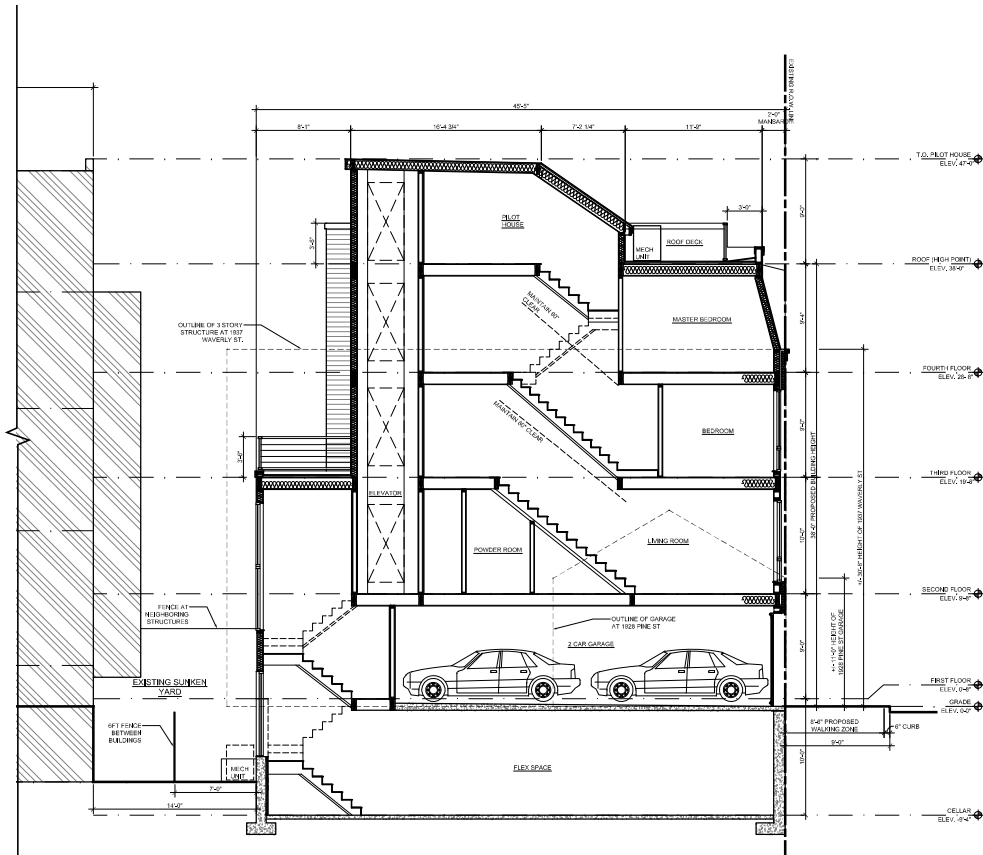
APPROVED FRONT ELEVATION
SCALE: 1/8" = 1'-0"



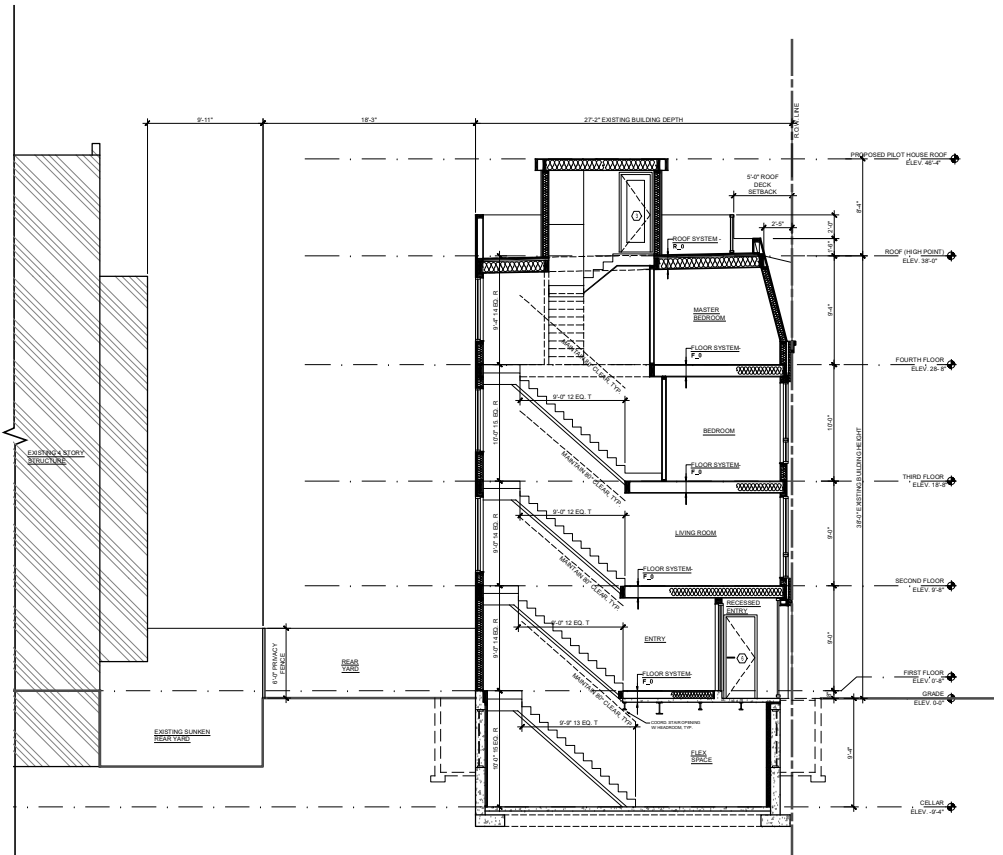
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1930 PINE STREET
PHILADELPHIA PA 19103

08.13.2024
SD. 12



APPROVED SECTION
SCALE: 3/32" = 1'-0"



AS-BUILT SECTION
SCALE: 3/32" = 1'-0"



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1930 PINE STREET
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SD. 13



RENDERING OF APPROVED FRONT ELEVATION



AS-BUILT FRONT ELEVATION



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1930 PINE STREET
PHILADELPHIA PA 19103

08.13.2024
SD. 14



RENDERING OF APPROVED FRONT ELEVATION



AS-BUILT FRONT ELEVATION



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1930 PINE STREET
PHILADELPHIA PA 19103

08.13.2024
SD. 15

2019 Architectural Committee and
Historical Commission meeting minutes
for 1930 Pine Street (rear)

**MEETING OF THE ARCHITECTURAL COMMITTEE
OF THE PHILADELPHIA HISTORICAL COMMISSION**

**TUESDAY, 25 JUNE 2019
1515 ARCH STREET, ROOM 18-031
DAN MCCOUBREY, CHAIR**

CALL TO ORDER

START TIME IN AUDIO RECORDING: 00:00:00

The Chair called the meeting to order at 9:00 a.m. The following Committee members joined him:

Committee Member	Present	Absent	Comment
Dan McCoubrey, FAIA, LEED AP BD+C, Chair	X		
John Cluver, AIA, LEED AP		X	
Rudy D'Alessandro	X		
Justin Detwiler	X		
Nan Gutterman, FAIA	X		
Suzanne Pentz		X	
Amy Stein, AIA, LEED AP	X		

The following staff members were present:

- Jonathan Farnham, Executive Director
- Randal Baron, Historic Preservation Planner III
- Kim Chantry, Historic Preservation Planner II
- Laura DiPasquale, Historic Preservation Planner II
- Meredith Keller, Historic Preservation Planner II
- Allyson Mehley, Historic Preservation Planner I
- Megan Schmitt, Historic Preservation Planner I

The following persons were present:

- Patrick Grossi, Preservation Alliance for Greater Philadelphia
- Steve Bertil, Esq., Fineman Krekstien & Harris
- Andrew Randazzo, Andrew Randazzo Architects
- Lorna Katz Lawson, Society Hill Civic Association
- Dennis Carlisle, OCF
- Lindsey Burstein, OCF
- Sam Easton, OCF
- Eric Leighton, Cecil Baker Partners
- Dan Kayser, Cecil Baker Partners
- Cecil Baker, Cecil Baker Partners
- Larry Spector, Society Hill Civic Association
- Jim Moss, Society Hill Towers
- Bruce Holberg, Society Hill Towers
- Paul Steinke, Preservation Alliance for Greater Philadelphia
- P. Campbell, Center City Residents Association
- Adam Hunt, Stuart G. Rosenberg, Architects

ITEM: 235 Chestnut St					
MOTION: Approval of revised design					
MOVED BY: Gutterman					
SECONDED BY: Stein					
VOTE					
Committee Member	Yes	No	Abstain	Recuse	Absent
Dan McCoubrey	x				
John Cluver					x
Rudy D'Alessandro	x				
Justin Detwiler				x	
Nan Gutterman	x				
Suzanne Pentz					x
Amy Stein	x				
Total	4			1	2

Ms. Gutterman excused herself from the meeting.

ADDRESS: 1930 PINE ST

Proposal: Construct four-story building with garage on Waverly Street

Review Requested: Final Approval

Owner: Isaac Jack Azran

Applicant: Brenna March, Gnome Architects LLC

History: 1888-89; J.R. Kates Row; F.M. Day

Individual Designation: None

District Designation: Rittenhouse-Fitler Residential Historic District, Significant, 2/8/1995

Staff Contact: Kim Chantry, kim.chantry@phila.gov, 215-686-7660

BACKGROUND:

The property at 1930 Pine Street extends from Pine Street to Waverly Street. No work is proposed in this application for the historic building at 1930 Pine Street. The proposed new construction on Waverly Street is a four-story single-family dwelling with recessed entry, front loaded garage, roof deck, and pilot house. Front façade materials include red brick and a black metal panel system.

SCOPE OF WORK:

- Construct four-story single-family dwelling at rear of 1930 Pine Street, fronting Waverly Street.

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 works shall 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 proposed building is not compatible with the historic district in terms of size, scale, proportions, and massing.

STAFF RECOMMENDATION: Denial, pursuant to Standard 9.

START TIME OF DISCUSSION IN AUDIO RECORDING: 03:51:10

PRESENTERS:

- Ms. Chantry presented the application to the Architectural Committee.
- Architects Gabriel Deck and Brenna March represented the application.

DISCUSSION:

- Mr. Deck described the design and materials of the proposed building.
- The Committee commented that the proposed building is not compatible with the historic context in terms of scale and massing, owing to the fourth story. The Committee commented that if the garage were removed and the building were to be three stories as a result, the massing and scale would be in keeping with the block. The Committee reiterated that a three-story building is appropriate for this block. The Committee remarked that Waverly Street is narrow and is lined with either garages or three-story rowhouses, but not both as one building.
 - Mr. Deck noted that the height and parking are both by-right per zoning regulations, and the parking is an important component of the project.
- Mr. McCoubrey commented that the proposed design is exacerbating the sense of verticality, and the brick appears to not be held up by anything. The Committee suggested that the brick be lower on the building. The Committee suggested that there are ways that four-story buildings can happen within a three-story context, when the top of the building is differentiated, but everything about the current design makes the building look like a massive four-story building, rather than taking the scale of the street into account.
 - Mr. Deck responded that the brick placement is dictated by adjacent buildings, and that he wanted to return the brick on the side, so floating the brick above resolved that issue.
- Mr. Detwiler commented that the pilot house is taller and larger than it needs to be, and there are ways to minimize it, including sloping the roof, and not running the elevator up to the roof.
 - Mr. Deck responded that the pilot house roof can be sloped, but that the elevator extending to the roof is important to the client.
- The Committee suggested that a possible solution to allow a four-story building would be to maintain the cornice line at the front, and have a substantial setback for the upper floor, so that the building is perceived as three stories from the street. The Committee acknowledged that the proposed ceilings heights are already minimal, and that there is high visibility of the proposed building owing to a one-story adjacent garage.
 - Ms. Chantry referenced a recent application for the 1600 block of Waverly Street, where the applicant received approval for a contextual three-story plus steep gable roof to allow for living space at the fourth story. She noted that it also included a garage opening, but that it was building on top of an existing two-story building with an existing garage.
- Mr. Deck stated that he had prepared an alternate façade design prior to this meeting. He asked the process for presenting that alternate design.
 - The Committee responded that a new design needs to be part of the public record, and suggested that he work with the staff to determine next steps.

PUBLIC COMMENT: None.

ARCHITECTURAL COMMITTEE FINDINGS & CONCLUSIONS:

The Architectural Committee found that:

- The proposed project is located at the rear of the property known as 1930 Pine Street, but no work is proposed in this application for the historic building at 1930 Pine Street.
- The historic context for this site is Waverly Street.

The Architectural Committee concluded that:

- The proposed project is not compatible with the historic context in terms of size, scale, and massing, and fails to satisfy Standard 9.

ARCHITECTURAL COMMITTEE RECOMMENDATION: The Architectural Committee voted to recommend denial, pursuant to Standard 9.

ITEM: 1930 Pine St					
MOTION: Denial, pursuant to Standard 9					
MOVED BY: Stein					
SECONDED BY: D'Alessandro					
VOTE					
Committee Member	Yes	No	Abstain	Recuse	Absent
Dan McCoubrey	x				
John Cluver					x
Rudy D'Alessandro	x				
Justin Detwiler	x				
Nan Gutterman					x
Suzanne Pentz					x
Amy Stein	x				
Total	4				3

ADJOURNMENT

The Architectural Committee adjourned at 1:10 p.m.

PLEASE NOTE:

- Minutes of the Architectural Committee are presented in action format. Additional information is available in the audio recording for this meeting. The start time for each agenda item in the recording is noted.
- Application materials and staff overviews are available on the Historical Commission's website, www.phila.gov/historical.

**THE MINUTES OF THE 683RD STATED MEETING OF THE
PHILADELPHIA HISTORICAL COMMISSION**

**FRIDAY, 12 JULY 2019
ROOM 18-029, 1515 ARCH STREET
ROBERT THOMAS, CHAIR**

CALL TO ORDER

START TIME IN AUDIO RECORDING: 00:00:00

Mr. Thomas, the chair, called the meeting to order at 9:05 a.m. and announced the presence of a quorum. The following Commissioners joined him:

Commissioner	Present	Absent	Comment
Robert Thomas, AIA, Chair	X		
Emily Cooperman, Ph.D., Committee on Historic Designation Chair	X		
Kelly Edwards, MUP	X		Arrived 9:25 am
Steven Hartner (Department of Public Property)	X		
Josh Lippert (Department of Licenses & Inspections)	X		
Melissa Long (Division of Housing & Community Development)		X	
John Mattioni, Esq.	X		Arrived 9:24 am
Dan McCoubrey, AIA, LEED AP BD+C, Architectural Committee Chair	X		
Jessica Sánchez, Esq. (City Council President)	X		
Meredith Trego (Philadelphia City Planning Commission)	X		
H. Ahada Stanford, Ph.D. (Commerce Department)	X		
Betty Turner, MA, Vice Chair	X		
Kimberly Washington, Esq.		X	

The following staff members were present:

- Jonathan E. Farnham, Ph.D., Executive Director
- Randal Baron, Historic Preservation Planner III
- Kim Chantry, Historic Preservation Planner II
- Laura DiPasquale, Historic Preservation Planner II
- Meredith Keller, Historic Preservation Planner II
- Shannon Garrison, Historic Preservation Planner I
- Allyson Mehley, Historic Preservation Planner I
- Megan Schmitt, Historic Preservation Planner I
- Leonard Reuter, Esq., Law Department

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SCOPE OF WORK:

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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 works shall 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 proposed building is not compatible with the historic district in terms of size, scale, proportions, and massing.

STAFF RECOMMENDATION: Denial, pursuant to Standard 9.

ARCHITECTURAL COMMITTEE RECOMMENDATION: The Architectural Committee voted to recommend denial, pursuant to Standard 9.

START TIME OF DISCUSSION IN AUDIO RECORDING: 01:43:35

PRESENTERS:

- Ms. Chantry presented the revised application to the Historical Commission.
- Architect Gabriel Deck represented the revised application.

PUBLIC COMMENT: None.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The proposed project is located at the rear of the property known as 1930 Pine Street, but no work is proposed in this application for the historic building at 1930 Pine Street.

- The historic context for this site is Waverly Street.
- The revised design includes a modern interpretation of a mansard roof at the fourth floor.
- The revised design includes a large amount of dark-colored material.
- The Commission typically approves black metal picket railings rather than glass railings.

The Historical Commission concluded that:

- The revised design of the building is compatible with the historic context, satisfying Standard 9.
- The staff can review details for approval, including colors and railing systems.

ACTION: Mr. McCoubrey moved to approve the revised design, with the staff to review details including colors and railings, pursuant to Standard 9. Ms. Edwards seconded the motion, which passed unanimously.

ITEM: 1930 Pine Street					
MOTION: Approval of revised design					
MOVED BY: McCoubrey					
SECONDED BY: Edwards					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Cooperman	X				
Edwards	X				
Hartner (DPP)	X				
Lippert (L&I)	X				
Long (DHCD)					X
Mattioni	X				
McCoubrey	X				
Sánchez (Council)	X				
Trego (PCPC)	X				
Stanford (Commerce)	X				
Turner, Vice Chair	X				
Washington					X
Total	11				2