

**ADDRESS: 1805 PINE ST**

Proposal: Construct roof deck on rear ell

Review Requested: Review In Concept

Owner: Michael Sullivan

Applicant: Lauren Thomsen, Lauren Thomsen Design

History: 1850

Individual Designation: None

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

Staff Contact: Alex Till, [alexander.till@phila.gov](mailto:alexander.till@phila.gov)

**OVERVIEW:** This in-concept application proposes to construct a roof deck on the rear ell of a Greek Revival rowhouse at a contributing property in the Rittenhouse-Fitler Historic District. The building was constructed c. 1850 and is four stories tall with a prominent cornice, brick façade, and three-story rear ell that faces Panama Street. The proposed roof deck will be located behind the main block of the building on top of the rear and will occupy the full width, with the edge being held back several feet from Panama Street. The deck will be accessed from the fourth floor of the main block and is set rather high above the roof of the ell. It features a three-part stepped design with wood pergola, among other elements. The deck will be visible from Panama Street, a service alley at the rear with no frontage of houses. The application also references a zoning massing approval for demolition and new construction at the rear of the adjacent building at 1807 Pine Street, but that has yet to be submitted as a building permit application for Historical Commission review, and the actual rear additions at 1807 Pine Street are smaller and allow for greater visibility of the proposed deck at 1805 Pine Street.

**SCOPE OF WORK:**

- Construct roof deck on rear ell.

**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 roof deck does not satisfy Standard 9. It stands too tall above the roof and is too bulky. It is not compatible with the massing and scale of the building.
- *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 proposed roof deck does not satisfy the Roofs Guideline. It is conspicuous and very visible, owing to its overall height and design.

**STAFF RECOMMENDATION:** Denial as presented, pursuant to Standard 9 and the Roofs Guideline, but approval of the concept of a deck on the rear ell provided the height and overall massing is reduced to a typical height.

**IMAGES:**

Figure 1: 1895, G. W. Bromley Atlas. Property outlined in red.



Figure 2: View of front façade of 1805 Pine St from Pine St:



Figure 3: View looking west down Panama St, 1805 Pine indicated with red arrow:



Figure 4: Aerial view of 1805 Pine St, looking southwest:





LAUREN THOMSEN DESIGN

**Project Memo:** 1805 Pine St Roof Deck – Philadelphia Historical Commission In-Concept Review

August 14, 2024

Lauren Thomsen Design is pleased to provide the following submission memo to the Philadelphia Historical Commission for In-Concept Review in reference to a proposed roof deck addition/renovation at 1805 Pine St.

The applicant for this project is:  
Lauren Thomsen, Architect + Principal  
Lauren Thomsen Design  
Architecture + Planning, LLC  
246 S 22<sup>nd</sup> St  
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The proposed project entails the addition of a roof deck over the existing third story roof at 1805 Pine St. The roof deck will be accessed from the existing 4<sup>th</sup> floor and does not require the construction of a new roof deck access structure. The work is proposed as a single phase and will be of wood construction. The primary finish material is intended to be exterior rated un-painted wood decking and siding products. The pergola is proposed as a painted metal structure with metal roofing and wood siding/screening.

The project is described in further detail in a PDF submitted to the Philadelphia Historical Commission titled: "40813\_1805 PINE\_HISTORIC PRESENTATION.pdf"

Feel free to contact me with any additional questions.

Sincerely,  
Matt

A handwritten signature in blue ink that reads "Matt Gindlesparger".

**Matt Gindlesparger, RA CPHC**  
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**1805 Pine Street Roof Deck  
Design Presentation**

Submitted to the Philadelphia Historic Commission

08.13.24

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**Site Context**

Existing





## Site Context

Existing



View from Pine St



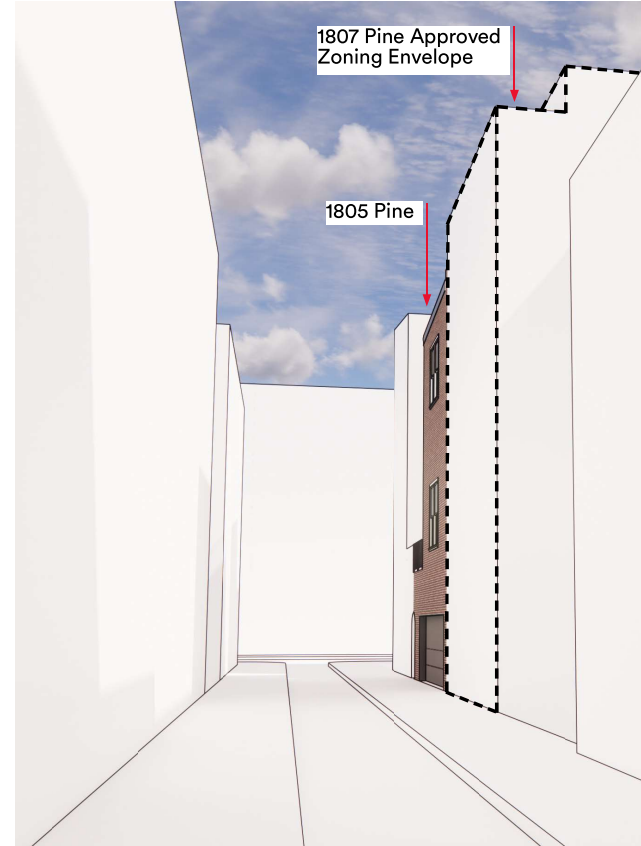
View from Pine St

## Site Context

Existing and Proposed



View from Panama St  
Existing



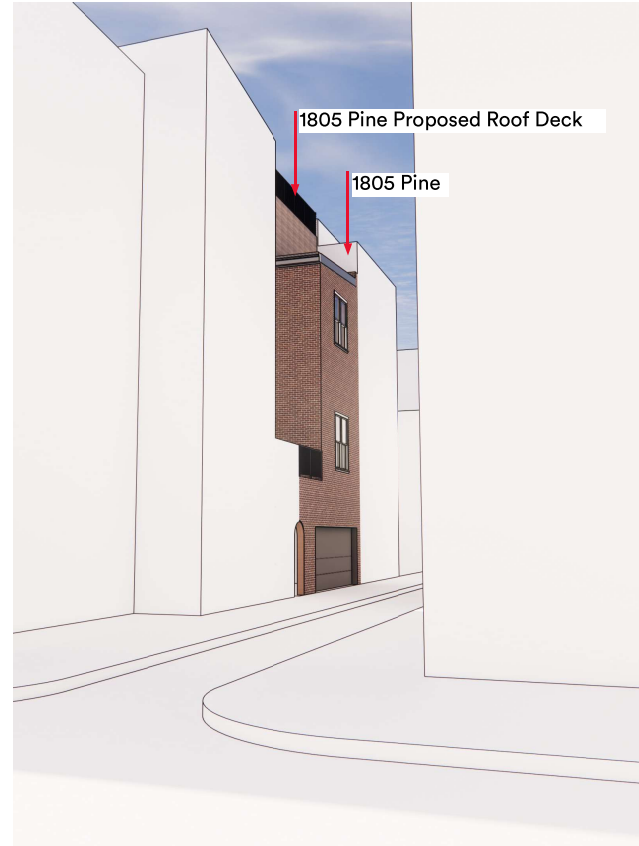
View from 18th St  
Proposed

## Site Context

Existing and Proposed



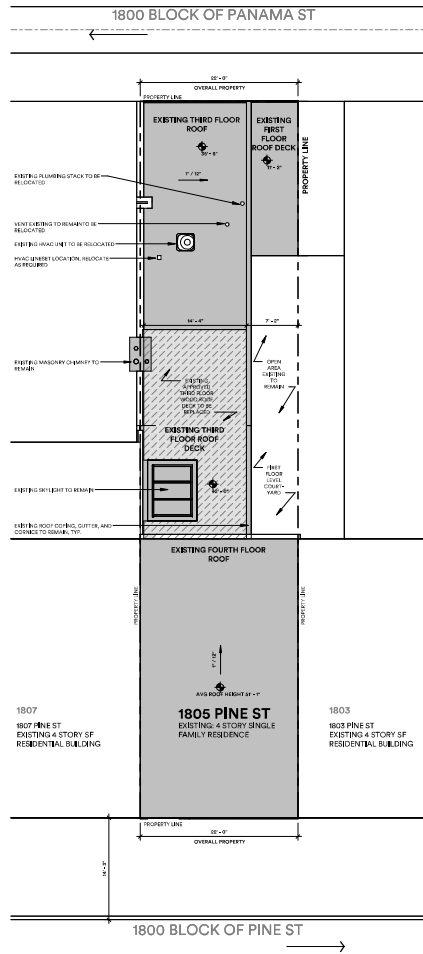
View from 18th St  
Existing



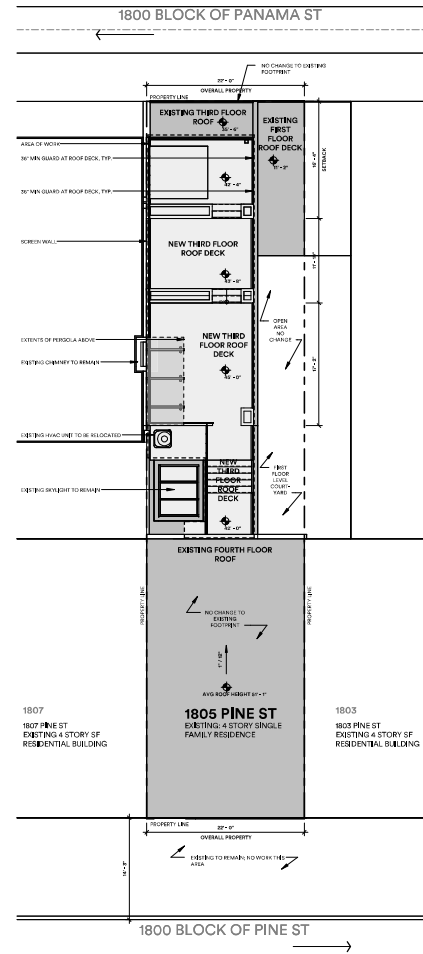
View from 18th St  
Proposed

# Site Plan

Existing and Proposed



**EXISTING CONDITIONS SITE PLAN** ②  
1/8" = 1'-0"

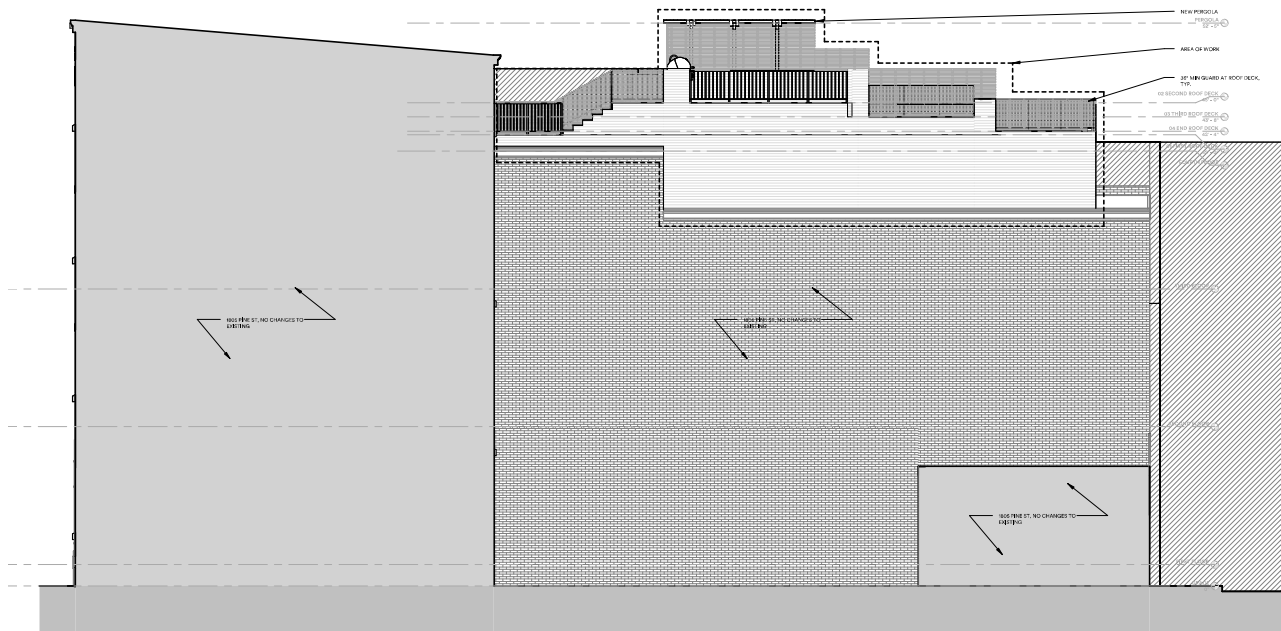


**SITE PLAN** ①  
1/8" = 1'-0"

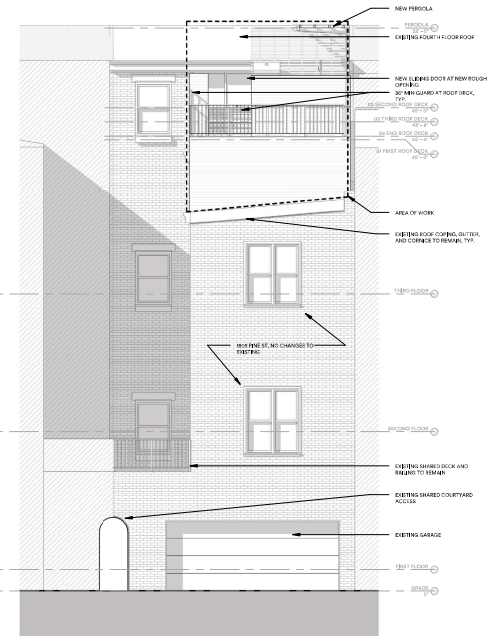


# Building Elevations

Proposed



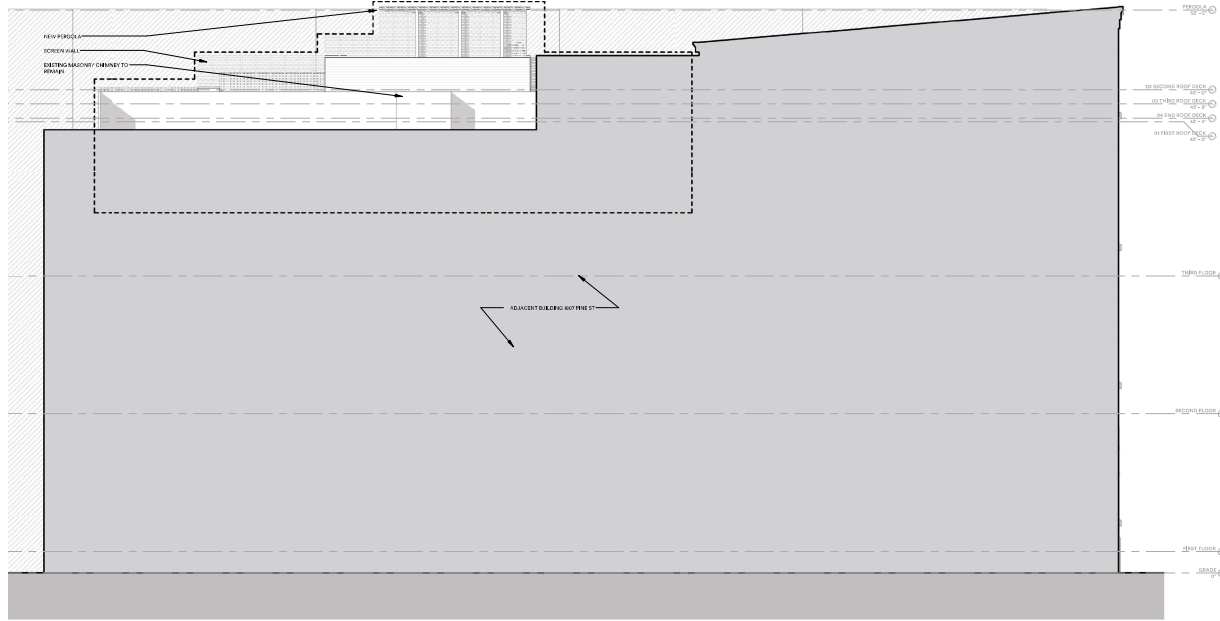
**EAST ELEVATION** ②  
3/16" = 1'-0"



**NORTH ELEVATION** ①  
3/16" = 1'-0"

# Building Elevations

Proposed



**WEST ELEVATION**  
3/16" = 1'-0" **2**



**SOUTH ELEVATION**  
3/16" = 1'-0" **1**

## Roof Deck Concept Render

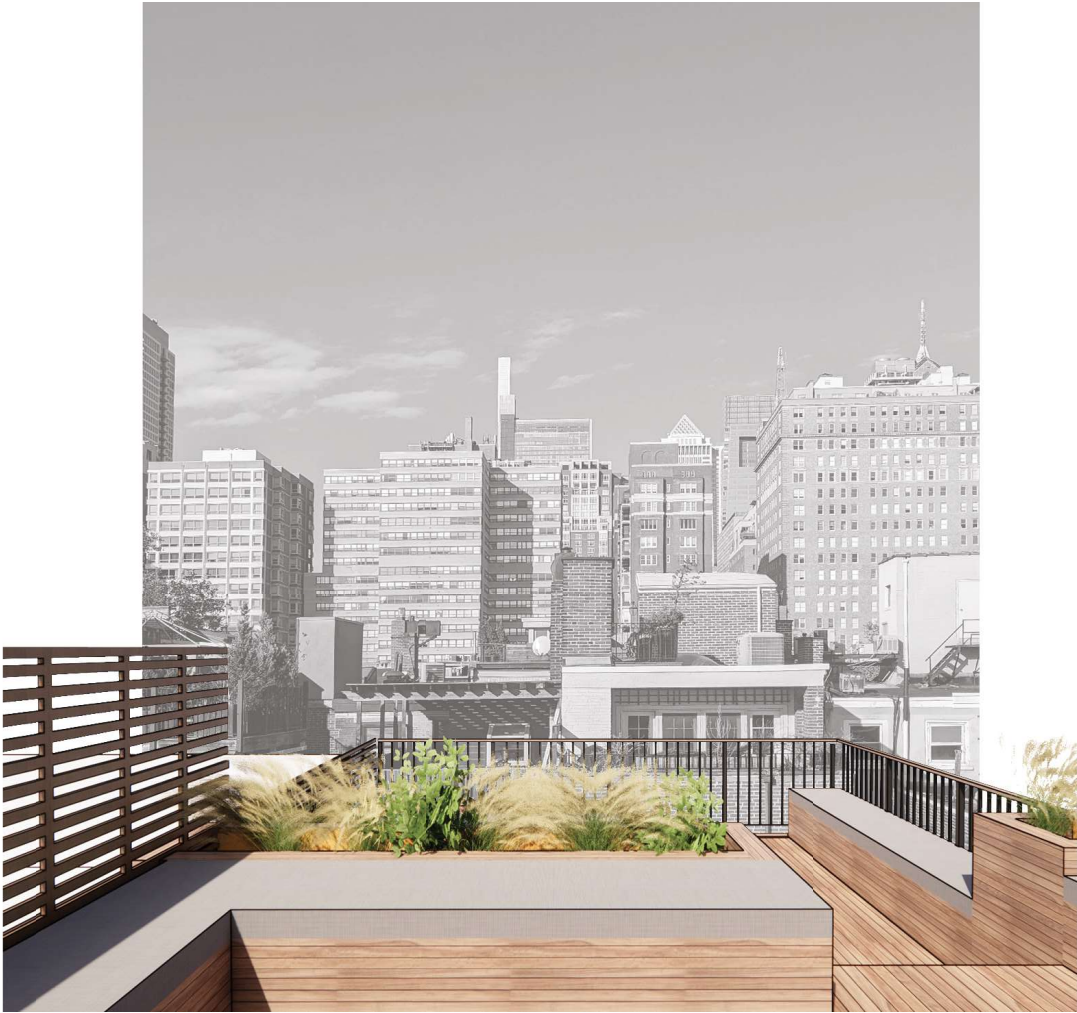
Skyline View North





**Roof Deck Concept Render**

Skyline View North



**Roof Deck Concept Render**

View South





LAUREN THOMSEN DESIGN  
ARCHITECTURE + PLANNING LLC