



OVERBROOK FARMS CLUB

Historic Designation Community Information Session

September 16, 2019 | 6:30pm

Overbrook Presbyterian Church



AGENDA

- Overview of Philadelphia Historical Commission & Historic Designation
- Open Q&A Concerning Historic Designation





BACKGROUND

- 2011/12 the PHC prepared an initial nomination at the OFC's request.
- After several community meetings and discernment, the process was halted.
- Spring 2019 PHC reached out to OFC about reviving/updating the nomination.
- A meeting was held with Councilman Jones and OFC; CM Jones expressed support.
- OFC communicated that it would assist with communications and public information.



Department of Planning &
Development

Philadelphia Historical Commission



City of
Philadelphia



Historical Commission – A Brief History

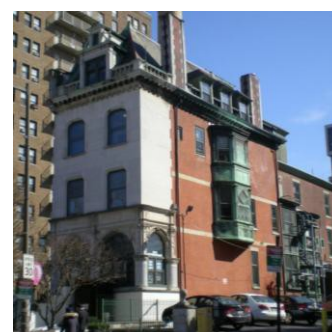
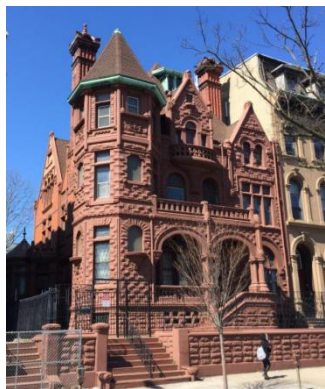
- The Philadelphia Historical Commission is a city government agency
- Established in 1955, first in nation with broad designation powers
- 13-member body appointed by Mayor, meets monthly
- Implements historic preservation ordinance, Section 14-1000 of code
- Served by several advisory committees
- Staff of 8 trained in architecture, history, and historic preservation
- Two primary functions
 - Identify and designate historic resources
 - Ensure the preservation of historic resources
 - Through the City’s permitting processes
 - Through education and outreach



Designations

- Philadelphia Register of Historic Places, list of designated properties
- More than 23,000 on Philadelphia Register of Historic Places
- 21 historic districts
 - 1416-32 W Girard Ave
 - 420 Row
 - Awbury
 - Diamond Street
 - East Logan Street
 - F.D.R. Park
 - Girard Estate
 - Greenbelt Knoll
 - Historic Street Paving
 - Lutheran Theological Seminary
 - Main Street Manayunk
 - Old City
 - Park Mall
 - Parkside
 - Ridge Avenue Roxborough Thematic
 - Rittenhouse-Fitler
 - Satterlee Heights
 - Society Hill
 - Spring Garden
 - Tudor East Falls
 - Wayne Junction

Individual Designations



Properties nominated by PHC staff July 2016- May 2018
Philadelphia Historical Commission

Historic Districts



Society Hill Historic District



Old City Historic District

Why Designate?

Advantages of historic districts:

- Provides a mechanism to maintain the basic physical and visual characteristics of an area
- Contributes to stabilization of property values
- Fosters community pride
- Demonstrates public commitment to an area



Design Review Process

What triggers review by the Historical Commission?

- Licenses & Inspections will not issue a building permit for work to a historically designated building without the Historical Commission's approval stamp on a building permit application.

APPLICATION FOR BUILDING PERMIT		CITY OF PHILADELPHIA DEPARTMENT OF LICENSING AND INSPECTIONS MUNICIPAL SERVICES BUILDING - CONSTRUCTION 151 JOHN F. BURNETT BUILDING PHILADELPHIA, PA 19102 www.phila.gov/cpl	
APPLICATION # _____			
ADDRESS OF PROPOSED CONSTRUCTION: 1343 N W Pine			
PROPERTY #	APPLICANT'S ADDRESS: Emerald Windows, Inc. 2201 N 40th St Philadelphia, PA 19133	LICENSE #	E-MAIL: emerald@emeraldwindows.com
PROPERTY OWNER'S NAME: Emerald Windows	FAK #	PROPERTY OWNER'S ADDRESS: 2201 N 40th St Philadelphia, PA 19133	E-MAIL: emerald@emeraldwindows.com
PHONE #	FAK #	ARCHITECT/ENGINEERING FIRM ADDRESS: T&A	LICENSE #
ARCHITECT/ENGINEERING RESPONSIBLE CHARGE:	FAK #	ARCHITECT/ENGINEERING FIRM:	E-MAIL:
CONTRACTOR:	FAK #	CONTRACTING COMPANY ADDRESS: 2201 N 40th St Philadelphia, PA 19133	LICENSE #
CONTRACTING COMPANY:	FAK #	CONTRACTING COMPANY:	E-MAIL:
PHONE #	FAK #	LICENSE #	E-MAIL:
USE OF BUILDING SPACE:	ESTIMATED COST OF WORK:	3,800.00	
REAS:	BRIEF DESCRIPTION OF WORK: RENOVATION (SEE WORK NOTIFICATION assessment system (Data) in working account as per attached drawing - 1 and the floor plan)		
TOTAL AREA UNDERGOING CONSTRUCTION: 0.00			
COMPLETE THESE FIELDS IF APPLICABLE TO THIS APPLICATION			
# OF NEW SPRINKLER HEADS (inspection system in place)	LOCATION OF SPRINKLER:		
# OF NEW ROOFING/FLASHING (development permit only)	LOCATION OF ROOFING:		
IS THIS APPLICATION IN RESPONSE TO A VIOLATION? END DATE: 06/22/2018			
APPLICANT'S SIGNATURE: _____ DATE: 06/22/2018			

PRE-REQUIRE APPROVALS FOR:					
ADDRESS:	3436 W. Penn St.				
APPLICATION #:					
#	REQ ID	AGENCY	INITIALS	DATE	REMARKS
1		ART COMMISSION 12th FLOOR - 12th AND STREET 17th FLOOR - 13th AND STREET			XCA APPROVED APR 29 2018
2		PERMANENT PARK COMMISSION 12th FLOOR - 12th AND STREET HISTORICAL COMMISSION HISTORICAL COMMISSION PHILADELPHIA CITY PLANNING STREET DEPARTMENT 12th FLOOR - 12th AND STREET 17th FLOOR - 13th AND STREET CONSTRUCTION SERVICES UNIT ROOM 1146 - 18.5.A			
APPROVED USE OF BUILDING SPACE					
EXAMINER'S APPROVAL (OFFICE USE ONLY)					
POINT TO READ:					
CODE SECTION USED FOR REVIEW:					
WAS VIOLATION FOR WORK WITHOUT A PERMIT? <input type="checkbox"/> YES <input type="checkbox"/> NO (INSPECTION FEE MUST BE ADDED TO PERMIT FEE)					
VIOLATION #:					
OTHER BUILDING PERMIT REQUIREMENTS					
TYPE	IS REQUIRED	IS YES	IS VIOLATION	IS VIOLATION	AMOUNT
CONSTRUCTION	IS REQUIRED	IS YES	IS VIOLATION	IS VIOLATION	AMOUNT
TYPE	IS REQUIRED	IS YES	IS VIOLATION	IS VIOLATION	AMOUNT
TYPE	IS REQUIRED	IS YES	IS VIOLATION	IS VIOLATION	AMOUNT
TOTAL FEES					
THIS IS A WORK THAT REQUIRES ANOTHER AGENCY APPROVAL. TOGETHER WITH A COPY OF THE APPROVAL LETTERS, AND THE FORMS TO BE SUBMITTED WITH THE PERMITS OF THE WORKING IN BUILDINGS IN THE CITY OF PHILADELPHIA, THE SAME HAS BEEN APPROVED AND ENTERED INTO THE RECORDS OF THIS DEPARTMENT.					
EXAMINER: _____ DATE APPROVED: _____					
PERMIT #	DATE ISSUED:	CHECK #			



Design Review Process

The Historical Commission does *not* regulate:

- Interiors
- Building use
- Paint color
- Window air conditioners
- General maintenance, including:
 - scraping and painting wood trim
 - cleaning gutters
 - replacing clear window glass
 - gardening/landscaping/tree trimming
 - temporary holiday decorations





Design Review Process

The Historical Commission *does* regulate:

- construction, alteration, and demolition of buildings and addition to buildings;
- construction, installation, alteration, repair, removal, replacement, or covering of:
 - windows and doors;
 - porches and decks;
 - fences and gates;
 - facades;
 - roofing;
 - storefront features including signage;
 - exterior mechanical equipment
 - masonry repair and repointing;
 - painting of masonry



Design Review Process

To initiate a staff review for work to a property:

- Contact the Historical Commission staff, who can help guide you through the process.
- Complete a standard Building Permit Application.
- Provide any additional documentation necessary for the staff to understand the scope of work.
- **Our staff approves nearly 95% of all permit applications**, most on the day of submission, always within 5 days.
- Many reviews can be conducted by email.
- In 2018, 2189 applications were approved
 - 2089 were approved by staff
 - 100 were approved by the full Historical Commission

Design Review: Restoration



Staff-reviewed façade restoration in Old City Historic District

← Before

After



Review by the staff, 52 S 2nd Street
Philadelphia Historical Commission

Design Review: Restoration/Reconstruction



Design review of 6 Strawberry Street restoration
Philadelphia Historical Commission

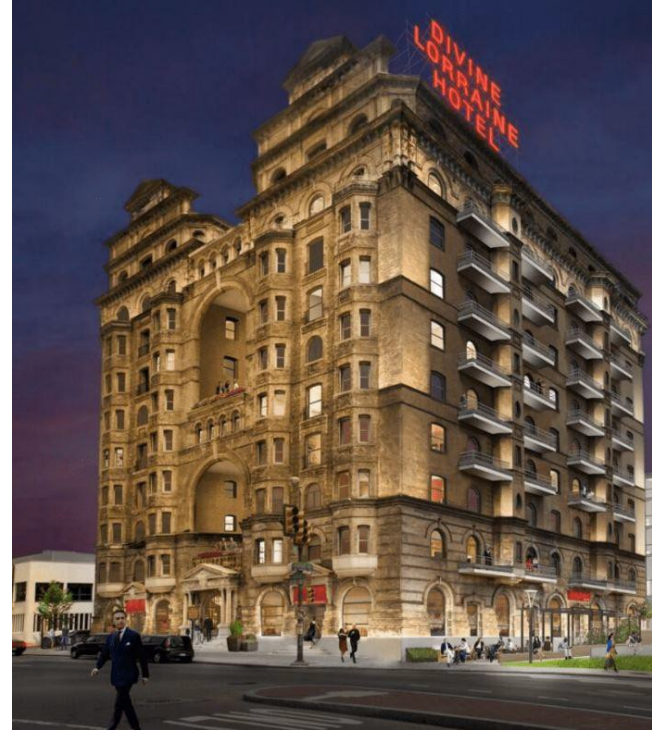


Design Review Process

For work that exceeds staff-review authority:

- Examples: new construction, large additions, significant removal of historic features without replacement in kind.
- Contact the Historical Commission staff, who can help guide you through the process.
- Complete a standard Building Permit Application.
- Provide any additional documentation necessary for the staff to understand the scope of work.
- The application will be placed on the agenda of the Architectural Committee and Historical Commission, to be reviewed at public meetings, and to be voted on by the Commission.

Design Review: Rehabilitation



Design review of Divine Lorraine rehabilitation
Philadelphia Historical Commission

Design Review: Additions/New Construction



Design review of Roman Catholic HS addition
Philadelphia Historical Commission

Frequently Asked Questions

Am I now required to restore my building?

- No. Except in cases of extreme neglect, the Historical Commission cannot require a property owner to undertake work, and may only review a scope of work defined by the owner.
- Alterations in place at the time of designation, such as vinyl windows, are grandfathered and may be retained until the owner determines that they need replacement.



FAQs

Philadelphia Historical Commission

Frequently Asked Questions

Does the Historical Commission regulate signage?

- Yes, the Historical Commission requires a property owner to submit an application for new signage.
- The Historical Commission recognizes the evolution, diversity and commercial nature of the in Jewelers' Row signage as a character defining feature.
- Signage in place at the time of designation is grandfathered and may be retained until the owner determines a need for replacement.



Frequently Asked Questions

Can I make changes to my storefront?

- Yes. The owner can make changes to storefronts that are historically appropriate for their building and the surrounding district.
- Storefronts in place at the time of designation are grandfathered and may be retained until the owner determines the need for replacement or updating.
- The Historical Commission cannot require a property owner to undertake work, and may only review a scope of work defined by the owner.





Frequently Asked Questions

Can I demolish my building in a historic district?

- Generally, no. To secure a demolition permit for a historic building, an applicant must prove either that there is no feasible reuse for the building, or that demolition is necessary in the public interest.
- Demolition may also be permitted in instances when Licenses & Inspections has cited a property as “imminently dangerous” and has determined that demolition is the *only* means of safely abating the dangerous condition.

Frequently Asked Questions

Does the Historical Commission regulate the use of buildings?

- No. The Historical Commission has no jurisdiction over the use of historically designated buildings, and it encourages adaptive reuse of buildings.



Frequently Asked Questions

Does the Commission review work to the rear of a building?



- The Historical Commission's jurisdiction extends over the entire exterior envelope of a building, but the Commission concentrates its reviews on facades, roofs, and site features that are visible from the public right-of-way.
- If the rear of your building is not visible from the public right-of-way, the staff has the authority to be lenient in its review of proposed alterations, but is still required to stamp a building permit application for the scope of work.

FAQs

Philadelphia Historical



Frequently Asked Questions

Does historic designation affect my tax assessment?

- No. The Office of Property Assessment has confirmed that historic designation does *not* play a role in property assessments.
- Size, amenities, location, condition, and use are factors that impact property assessments, and thus property taxes.



Frequently Asked Questions

Does historic designation affect my property insurance?

- No. Location, age, materials, and updates are key factors in determining insurance premiums.
- Historic designation is not a question used to determine insurance rates.
- Cost to ensure older homes is higher across the board because older homes were typically constructed with higher-quality materials and features, and therefore are more costly to rebuild, assuming an owner wishes to rebuild with similar quality and finishes.



Frequently Asked Questions

Can the Historical Commission require me to do something I cannot afford?

- No. The Historical Commission does not have the authority to require anything that would create an unreasonable or undue economic hardship for you.
- The Historic Preservation Ordinance authorizes the Commission to relax and/or disregard its preservation standards in cases of economic hardship.
- The Commission and its advisory Committee on Financial Hardship evaluate claims of hardship.



Frequently Asked Questions

Is the Historical Commission's regulation of my property unconstitutional or constitute a "taking"?

- No. Both federal and state courts have ruled that governmental actions under historic preservation laws that prevent landowners from realizing the highest and best use of their property are not unconstitutional.
- Most cities and towns regulate private property for historic preservation reasons.

Frequently Asked Questions



Is a listing on the Philadelphia Register of Historic Places different from a listing on the National Register?

- Yes. The National Register of Historic Places is a nationwide list of historically significant properties administered by the National Park Service.
- The Philadelphia Register of Historic Places is unrelated to the National Register.
- Properties can be listed on both Registers.

FAQs

Philadelphia Historical Commission

Frequently Asked Questions

Why would I want my property listed on the Philadelphia Register?

- Satisfaction derived from stewardship of a historic landmark.
- Community pride fostered by recognition of the historic district.
- Property values in historic districts fluctuate less and increase more than those of comparable properties outside of historic districts.
- The Historical Commission provides historical and technical assistance to property owners without charge.
- Mayor's Preservation Task Force is currently exploring incentive programs for designated properties.

