



CITY OF PHILADELPHIA

DEPARTMENT OF LICENSES & INSPECTIONS
Municipal Services Building - 11th Floor
Philadelphia, PA 19102-1687
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ROBERT D. SOLVIBILE, SR.
Commissioner

August 15, 2006

Board of Building Standards Case No. 0701-06

3 Rector Street

Occupancy: R-3

Type of Construction: 5B (existing)

Re: Building Permit Application #17230

PROPERTY OWNER

Kevin Smith

Manayunk Neighborhood Council

293 Hermitage St.

Philadelphia, PA 19127

Dear Mr. Smith:

On July 20, 2006, you appeared before the **Board of Building Standards** to appeal the June 9, 2006 decision of the Philadelphia Historical Commission regarding the above stated property.

At its June 9, 2006 meeting, the Philadelphia Historical Commission voted to grant final approval to a five-story addition atop of and alterations to the exterior of the historically certified two-story building. The building is proposed to be reused for apartments with accessory parking.

Jonathan Farnham, Executive Director for the Philadelphia Historical Commission presented a chronology of the Commission's actions regarding the building. He testified:

1. On June 10, 2005, the full Commission voted to deny the demolition of the building;
2. On February 10, 2006, the full Commission voted to approve a proposal in concept for exterior alterations and a four-story addition atop of the building;
3. On June 9, 2006, the full Commission voted to grant final approval for exterior alterations and a five-story addition atop of the building. The staff and the Commission's Architectural Committee had previously recommended denial of the proposal. Mr. Farnham stated that representatives from the community were present at the full Commission meeting.

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In your appeal, you argued that there were procedural errors because plans were not submitted to the staff ahead of the meeting. In addition you stated that the proposed design in out of scale, the materials are inappropriate, and the plans lack cornice details.

Community member John Hunter stated that the revised plan in June is one story higher then the plan that was approved in concept by the Commission in February, 2006.

Community member Hal Schimmer testified that section PM-702.2 of the Philadelphia Property Maintenance Code requires that no permit shall be issued without approval of the Historical Commission staff.

BOARD RECOMMENDATION – Deny Appeal – Sustain Historical Commission

After considering extensive testimony, the **Board of Building Standards**, by a 3-0 vote, recommended denial of your appeal against the Philadelphia Historical Commission.

I have approved the Board's recommendation.

Very truly yours,



Robert D. Solvibile, Sr.,
Commissioner

cc: Robert Murray, Permit Services Manager
Jon Farnham, Executive Director – PHC
Brett D. Feldman, 260 S. Broad St., Philadelphia, PA 19102