ADDRESS: 6160 RIDGE AVE
Proposal: Reinstall sign
Review Requested: Final Approval
Owner: Zheng Shu Zhi and Lin Xiao Fang
Applicant: Enoc Echanarria, L&H Contractor LLC
History: 1849; Third floor added in 1896
Individual Designation: None
District Designation: Ridge Avenue Roxborough Thematic Historic District, Contributing, 10/12/2018
Staff Contact: Kim Chantry, kim.chantry@phila.gov, 215-686-7660

BACKGROUND:
The building at 6160 Ridge Avenue has a commercial ground-floor unit currently occupied by a nail salon. A large illuminated sign was installed without permits in late 2018. The Department of Licenses and Inspections issued a violation, and the sign was removed by the tenant to comply with the violation. The tenant is seeking approval to reinstall the sign with proper permits.

SCOPE OF WORK
- Reinstall sign on pent eave.

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 sign is inappropriate for this building in terms of massing, scale, and proportions. While Ridge Avenue in Roxborough contains a wide array of business signs, the historic district is thematic in nature and any proposed work should be compatible with the building itself.

STAFF RECOMMENDATION: Denial, pursuant to Standard 9.
View looking down Ridge Avenue, April 2018.

Ridge Avenue and Dupont Street, 1951.
APPLICATION FOR BUILDING PERMIT

APPLICATION # 969331

ADDRESS OF PROPOSED CONSTRUCTION

6160 Ridge Ave

APPLICANT:

Enoc Echanarria

COMPANY NAME: L & H Contractor LLC

PHONE # 267-650-2234 FAX #

PROPERTY OWNER’S NAME:

Zheng Shu Zhi, Lin Xiao Fang

PHONE # 714-877-6606 FAX #

ARCHITECT / ENGINEER IN RESPONSIBLE CHARGE:

ARCHITECT / ENGINEERING FIRM:

PHONE # FAX #

CONTRACTOR:

L & H Contractor LLC

CONTRACTING COMPANY:

PHONE # 267-288-9600 FAX #

USE OF BUILDING / SPACE:

Nail Salon

REINSTALLED sign which was originally installed, without permits

BRIEF DESCRIPTION OF WORK:

TOTAL AREA UNDERGOING CONSTRUCTION: square feet

COMPLETE THESE ITEMS IF APPLICABLE TO THIS APPLICATION:

# OF NEW SPRINKLER HEADS (suppression system permits only): LOCATION OF SPRINKLERS:

# OF NEW Registers / DIFFUSERS (have / ductwork permits only): LOCATION OF STANDPIPES:

IS THIS APPLICATION IN RESPONSE TO A VIOLATION? ☐ NO ☐ YES VIOLATION #: $ 4,800

APPLICANT’S SIGNATURE

DATE: 4/17/19

All provisions of the building code and other City ordinances will be complied with, whether specified herein or not. Plans approved by the Department form a part of this application. I hereby certify that the statements contained herein are true and correct to the best of my knowledge and belief. I further certify that I am authorized by the owner to make the foregoing application, and that, before I accept my permit for which this application is made, the owner shall be made aware of all conditions of the permit. I understand that if knowingly make any false statement herein I am subject to such penalties as may be prescribed by law or ordinance.
Philadelphia Historical Commission

Re: 6160 Ridge Ave. Philadelphia PA
    Accessory sign to a nail salon

Dear members,

A sign to a nail salon at above address was installed without permits, a violation was issued by L&I. The sign was removed to comply the violation. Now the tenant seeks to reinstall the same sign with proper permits.

Contractor: L&H Contractor LLC
    Enoc Echanarria

Contact number: (267)650-2234

Thank you.

Sherry Yang
Sign installed without permits
Sign installed without permits
Sign removed to comply violation
Sign removed to comply violation
FREESTANDING CHANNEL LETTER

0.040 Aluminum

1.5 x 1.5 inch 3/10 Blood Bar

3/16" White Flex Face W/ Applied Vinyl
(See Above Call Outs)

0.003" Aluminum Back

3/4" Dia. #8 hole w/ Light Battle (2 per CTS)

DISCONNECT SWITCH

EXISTING WALL

D'Luxe Nails

L & H Contractor LLC.
2200 Castor Ave.
- Installation Art Work

REFERENCE ONLY

LICENSE NO.
766723
01/18/19
FREESTANDING CHANNEL LETTER

0.05 Aluminum

1.5 x 1.5 Inch 3/16 Steel Bar

 existing wall

0.05 Aluminum Back

DISCONNECT SWITCH

0.125" Dia ER A/N Hole W/ LIGHT Baffle (2 PER sign)

3/16" White Flex Face W/ Applied Vinyl (SEE ABOVE CALL OUTS)

3/32" LED's

BLACK TRIM CAPS

.040" Aluminum Returns PAINTED BLACK

D'Luxe Nails
ZONING/USE PERMIT

CITY OF PHILADELPHIA
DEPARTMENT OF LICENSES & INSPECTIONS
1401 JOHN F KENNEDY BLVD
PHILADELPHIA, PA 19102-1667

PERMIT NUMBER
957661

FEE
$350.00
DATE
04/02/19

ZONING CLASSIFICATION
CMX25

PLAN EXAMINER
PAULOSE ISSAC

ZONING BOARD OF ADJUSTMENT DECISION
CALENDAR #
DATE

LOCATION OF WORK: 06160 RIDGE AVE PHILADELPHIA, PA 19128-2626

SIGNAGE

OWNER
ZHENG SHU ZHI LIN XIAO FANG
6631 RIDGE AVE
PHILADELPHIA PA, 19128

APPLICANT
XIA YANG
931 ARCH STREET
PHILADELPHIA, PA 19107

THIS PERMIT DOES NOT AUTHORIZE ANY CONSTRUCTION UNTIL RELATED CONSTRUCTION PERMITS ARE ISSUED.

UNDER REGULATIONS OF THE PHILADELPHIA ZONING ORDINANCE FOR ZONING APPROVAL.
FOR THE ERECTION OF ONE ILLUMINATED FLAT WALL ACCESSORY SIGN ON FIRST FLOOR. SIZE AND LOCATION AS SHOWN ON THE APPLICATION.

USE REGISTRATION
OR SIGN ACCESSORY TO NAIL, SALON ON FIRST FLOOR; AND ONE FAMILY DWELLING ON SECOND FLOOR AS PREVIOUSLY APPROVED IN AN EXISTING STRUCTURE.

SUBJECT TO THE FOLLOWING PROVISIONS AS ESTABLISHED BY THE ZONING BOARD OF ADJUSTMENT:


IT SHALL BE THE OWNER'S RESPONSIBILITY TO SECURE THE APPROVAL OF THE PHILADELPHIA HISTORICAL COMMISSION PRIOR TO ANY ALTERATION TO A HISTORIC PROPERTY. TO CHECK THE HISTORIC STATUS OF A PROPERTY, CALL THE PHILADELPHIA HISTORICAL COMMISSION AT 215-886-7660.

FOR ESTABLISHMENTS THAT PREPARE AND SERVE FOOD: APPLICANTS MUST OBTAIN ALL NECESSARY APPROVALS FROM THE HEALTH DEPARTMENT. SEPARATE PLAN REVIEWS AND FEES MAY BE REQUIRED. CONTACT THE PHILADELPHIA DEPARTMENT OF PUBLIC HEALTH - ENVIRONMENTAL HEALTH SERVICES / OFFICE OF FOOD PROTECTION: 321 UNIVERSITY AVE. - 2ND Floor, PHILADELPHIA, PA 19104 TELEPHONE NUMBER: (215) 886-7465

LIMITATIONS:
IN CASES WHERE NO CONSTRUCTION OR INTERIOR ALTERATIONS ARE INVOLVED: THIS PERMIT BECOMES INVALID SHOULD THIS USE NOT START WITHIN SIX (6) MONTHS FROM THE DATE OF ISSUANCE OR THE DATE OF ZONING BOARD OF ADJUSTMENT DECISION, WHICHEVER COMES FIRST.

IN CASES WHERE CONSTRUCTION OR INTERIOR ALTERATIONS ARE INVOLVED: THIS PERMIT BECOMES INVALID SHOULD CONSTRUCTION NOT START WITHIN THREE (3) YEARS FROM THE DATE OF ISSUANCE OR THE DATE OF ZONING BOARD OF ADJUSTMENT DECISION, WHICHEVER COMES FIRST.

THIS PERMIT IS NOT A CERTIFICATE OF OCCUPANCY OR A LICENSE.

ALL PROVISIONS OF THE CODE AND OTHER CITY ORDINANCES MUST BE COMPLIED WITH, WHETHER SPECIFIED HEREIN OR NOT. THIS PERMIT CONSTITUTE APPROVAL FROM ANY STATE OR FEDERAL AGENCY, IF REQUIRED.