

**ADDRESS: 40-42 S 2ND ST**

Name of Resource: Vacant Lot

Proposed Action: Rescind Individual Designation

Property Owner: Posel Enterprises

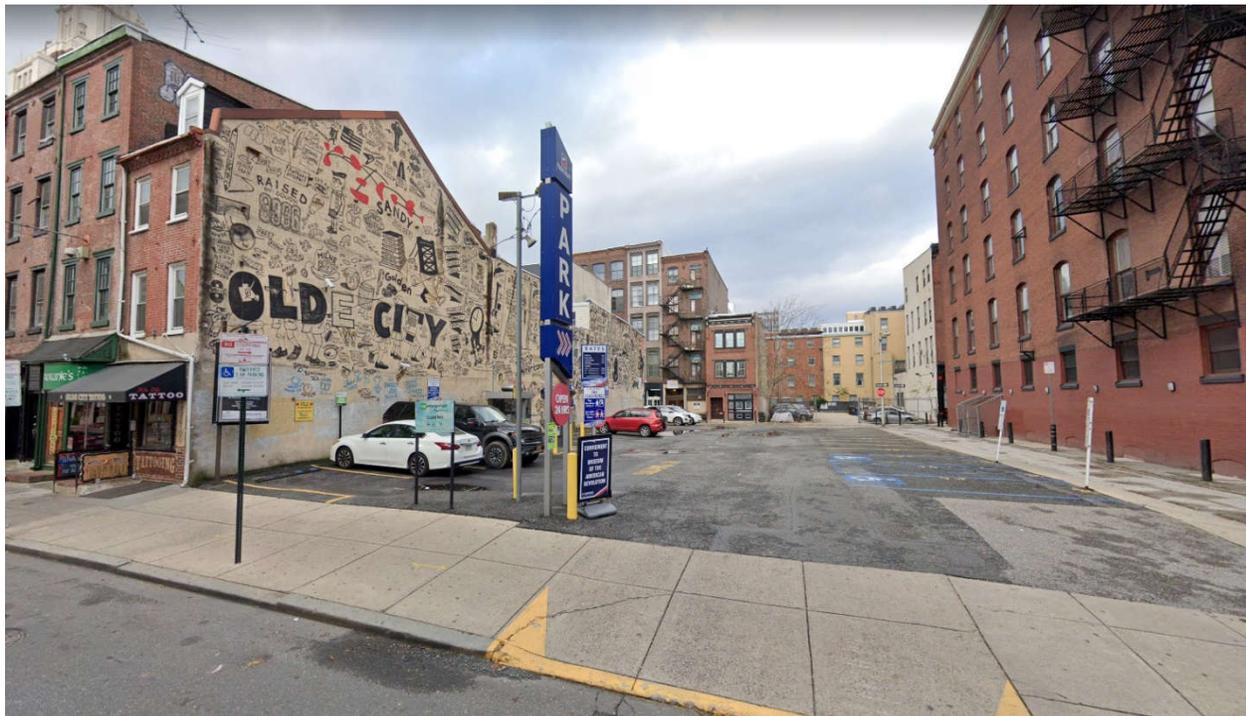
Nominator: Matt McClure, Esq., Ballard Spahr

Staff Contact: Jon Farnham, jon.farnham@phila.gov, 215-686-7660

**OVERVIEW:** This application requests the rescission of the individual designation of the property at 40-42 S. 2<sup>nd</sup> Street. The property was individually designated on 7 October 1976. At the time, a four-story, commercial building stood on the site. The building was constructed in 1891 for H.O. Atwood, the proprietor of Atwood's Furniture. The Department of Licenses & Inspections declared the building imminently dangerous in 1987 and the Historical Commission approved its demolition on 30 April 1987. The building was subsequently demolished. The property has been used as a surface parking ever since. The property was included in the Old City Historic District, which was designated on 12 December 2003, with a classification of non-contributing.

**STAFF RECOMMENDATION:** The staff recommends that the Historical Commission rescind the individual designation, pursuant to Section 5.14.b.1 of the Commission's Rules & Regulations:

The Commission may rescind the designation of a building ... and remove its entry or entries from the Philadelphia Register of Historic Places if the resource has ceased to satisfy any Criteria for Designation because the qualities that caused its original entry have been lost or destroyed.



40-42 S. 2<sup>nd</sup> Street, November 2018.



40-42 S. 2<sup>nd</sup> Street, Frank H. Taylor, photographer, c. 1895.

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March 4, 2020

*Via E-mail and Hand Delivery*

Jonathan E. Farnham, Ph. D.  
Executive Director  
Philadelphia Historical Commission  
1515 Arch Street, 13th Floor  
Philadelphia, PA 19102

Re: Rescission Request for 40-42 South Second Street (the "Property")

Dear Dr. Farnham:

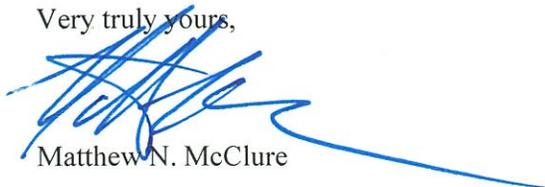
We represent Posel Enterprises, the owner of the Property. The Historical Commission originally designated the Property for listing on the Philadelphia Register of Historic Places on October 7, 1976, under the prior iteration of the City's Historic Preservation Ordinance. The then building on the Property, however, was demolished in 1987 due to a determination by the City of an imminently dangerous condition. After the building demolition, the Property was converted to a parking lot. In 2003, the Property was identified as *non-contributing* to the Old City Historic District, however, the Old City Historic District inventory noted that the Property was previously designated as historic in 1976.

To confirm the status of the Property as not individually designated as historic, we hereby submit this request to rescind the designation of the Property pursuant to Historical Commission Rules & Regulations Section 5.14.b. We respectfully request that the Committee on Historic Designation consider this request at its March 18, 2020 meeting, and that the Historical Commission consider the request at its April 9, 2020 meeting.

For your reference we have enclosed a copy of the 1987 Historical Commission approved demolition permit, as well as a photograph of the parking lot currently at the Property.

Thank you for your consideration, and please let us know if you have any questions.

Very truly yours,



Matthew N. McClure

MNM/mpg  
Enclosures

**APPLICATION FOR BUILDING PERMIT**

CITY OF PHILADELPHIA  
DEPARTMENT OF LICENSES & INSPECTIONS  
PUBLIC SERVICE CONCOURSE  
MUNICIPAL SERVICES BUILDING

**APPLICANT: COMPLETE ALL ITEMS MARKED WITH CORNER WEDGE.**

**FOR NEW CONSTRUCTION:** Submit Plumbing and Electrical Plans separately to the Mechanical Services Section.

PERMIT NUMBER

DISTRICT 1

LOCATION OF WORK (Street Address)

40 SOUTH 2ND STREET

PERMIT FEE  
\$360<sup>00</sup>

TRACT

WARD

AREA

TYPE  
649

ISSUED TO: (Name of Owner or Contractor)

ARDEN MURRAK & ELI MOSHEN

ADDRESS

ADDRESS

2860 MEPHIS ST. PHILA, PA 19134

OWNER'S NAME

SAME

PLAN NO.

OCCUPANCY

Warehouse

OPER.

D.U. ADD.

NEW D.U.

D.U. DEM.

ESTIMATED COST

ALTERATION

BRIEF DESCRIPTION OF WORK

COMPLETE DEMOLITION OF EXISTING  
STRUCTURE.

ADDITION

AIR CONDITIONING

SPRINKLERS

OTHER

DEMOLITION

TOTAL EST. COST

\$ 70,000<sup>00</sup>

DATE OF APPLICATION

4-30-87

DATE WORK STARTS

OTHER INSPECTION REQUIRED

ADDITIONAL PERMITS REQUIRED

ALLOWABLE PROJECTIONS

IS APPLICATION RESULT OF VIOLATION

NO  YES, GIVE VIOLATION NO. \_\_\_\_\_

WATER REGULATION #26 CHARGES

FL. AREA

AMOUNT

VOUCHER #

DEMOLITION NECESSARY

YES  NO

NO. STRUCTURES TO BE DEMOLISHED

1

STRUCTURES ARE

Row

Semi-Detached

Single

FOUNDATION - COMPLETE FOR NEW CONSTRUCTION

FOUNDATION TO BE LAID ON

UNDISTURBED NATURAL SOIL

INORGANIC, CLEAN EARTH FILL

APPROVED PILES, ETC.

SOIL LOAD

Tons

THIS SECTION FOR OFFICE USE ONLY

CLASSIFICATION

ADDITION

ALTERATION

AIR CONDITIONING

DEMOLITION

FOUNDATION

NEW BUILDING

SIGN

WARM AIR SYSTEM

ST. OF OCCUPANCY

OTHER

PRESENT BLDG.

NEW BLDG. OR ADDITION

TYPE

PRINCIPAL OCCUPANCY

**APPROVED**

BY

THIS SECTION TO BE COMPLETED BY CONSTRUCTION SECTION (5ND07)

NO.	MATERIAL OF ENCLOSURES	STORY	GROSS AREA EACH FLOOR	OCCUPANCY		NO. APARTMENTS, OCCUPANTS SEAT	LIVE LOAD
				GRP.	DESCRIPTION		
Smokeproof Towers		Base.					
Exterior Signs		1					
Stairs		2					
Exits Base.	Size	3					
Exit Doors	Size	4					

STANDPIPES

YES  NO

SPRINKLERS

YES  NO

LOCATION OF SPRINKLERS

WHERE APPLICABLE - NAME AND TITLE OF PRINCIPAL OFFICER OF BUSINESS OR ORGANIZATION

ADDRESS

PHONE

ARCHITECT OR ENGINEER

REG. NO.

ADDRESS

PHONE

WEINTRAUB ENGINEERING

BENSON EAST BUILDING

887-5454

JERRY WEINTRAUB

2017 N. 6th St., HENKINTOWN, PA

" "

WEINTRAUB ENGINEERING

" " "

" "

THOMAS J DREYER

ADDRESS

PHONE

CONTRACTOR - NAME AND TITLE OF PRINCIPAL OFFICER OF BUSINESS

ADDRESS

PHONE

APPLICANT (Full Name)

ADDRESS

PHONE

ARDEN MURRAK & ELI MOSHEN

2860 MEPHIS ST., PHILA, PA 19134

426-5300

All provisions of the building laws and 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 any permit for which this application is made, the owner shall be made aware of all conditions of the permit.

I understand that if I knowingly make any false statement herein I am subject to such penalties as may be prescribed by law or ordinance.

APPLICANT'S SIGNATURE

*[Signature]*

Information for exemption from real estate tax on the improvement to which this permit applies, by owner filing Form 81-3 (Rev. 4/79)

