

**ADDRESS: 935 S 3RD ST**

Proposed Action: Rescind Individual Designation

Property Owner: Queen Village Home Rescue

Applicant: Richard W. Thom

Individual Designation: 5/31/1966

District Designation: None

Staff Contact: Megan Cross Schmitt, [megan.schmitt@phila.gov](mailto:megan.schmitt@phila.gov)

**OVERVIEW:** This request proposes to rescind the designation and remove the property at 935 S. 3<sup>rd</sup> Street from the Philadelphia Register of Historic Places. The property was designated on 31 May 1966. The Historical Values Committee, the predecessor of the Committee on Historic Designation, met on 31 May 1966 and recommended in favor of designating 935 S. 3<sup>rd</sup> Street as well as numerous other properties in the Southwark section of the city. The Historical Commission met later that day and adopted the recommendations of the Committee, designating the property at 935 S. 3<sup>rd</sup> Street. The current preservation ordinance, which went into effect in 1985, explicitly confirmed the designations of all properties under the prior preservation ordinance. The ordinance under which this property was designated did not enumerate Criteria for Designation, as does the current ordinance. Also, nominations were not used at the time of this designation; they came into use in the late 1970s and early 1980s.

Section 5.14.b.1 of the Historical Commission's Rules & Regulations stipulates that the Historical Commission may rescind the designation of a property and remove it from the Philadelphia Register of Historic Places if:

- a. the resource has ceased to satisfy any Criteria for Designation because the qualities that caused its original entry have been lost or destroyed;
- b. additional information shows that the resource does not satisfy one or more Criteria for Designation; or,
- c. the Commission committed an error in professional judgment when it determined that the resource satisfied one or more Criteria for Designation.

The rescission request contends that additional information shows that the resource does not satisfy one or more Criteria for Designation.

As depicted in the images below, the subject property has been altered since the time of designation. It is unclear whether these changes were approved by the Historical Commission. However, the current review is not intended to determine the legality of the building's current conditions. The cornice has been covered with metal. However, original corbeling flanking the flashing is still visible. The brick has been painted a red color. A front porch with a metal awning has been installed at the ground floor of the house. Although the windows and front door appear to be replacements, the original masonry openings, lintels and sills appear to be intact. The height of the structure has not changed. In general, the primary features of the building, its front façade, window and door openings, and roofline, survive and the building could be restored to its appearance in the 1966 designation photograph below.

The Department of Licenses and Inspections cited the property as unsafe, suffering from demolition by neglect, and vacant on 16 May and 25 June 2019. Those violations remain open.

**STAFF RECOMMENDATION:** Denial of the request to rescind the designation of 935 S. 3<sup>rd</sup> Street, pursuant to Section 5.14.b.1 of the Historical Commission's Rules & Regulations.

**FIGURES:**



Figure 1. (Left) Photo of current conditions of 935 S. 3<sup>rd</sup> Street, courtesy of applicant.  
Figure 2. (Right) File photo of 935 S. 3<sup>rd</sup> Street ca. 1966, courtesy of PHC.

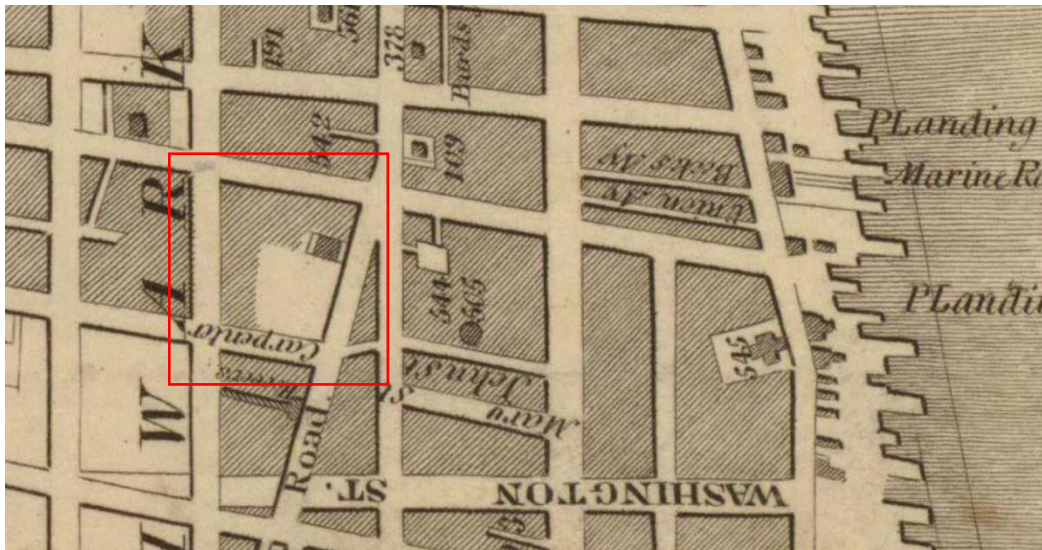


Figure 3. Subject block highlighted in red indicating improvements. Map of the City of Philadelphia, 1831 courtesy of Greater Philadelphia GeoHistory Network.

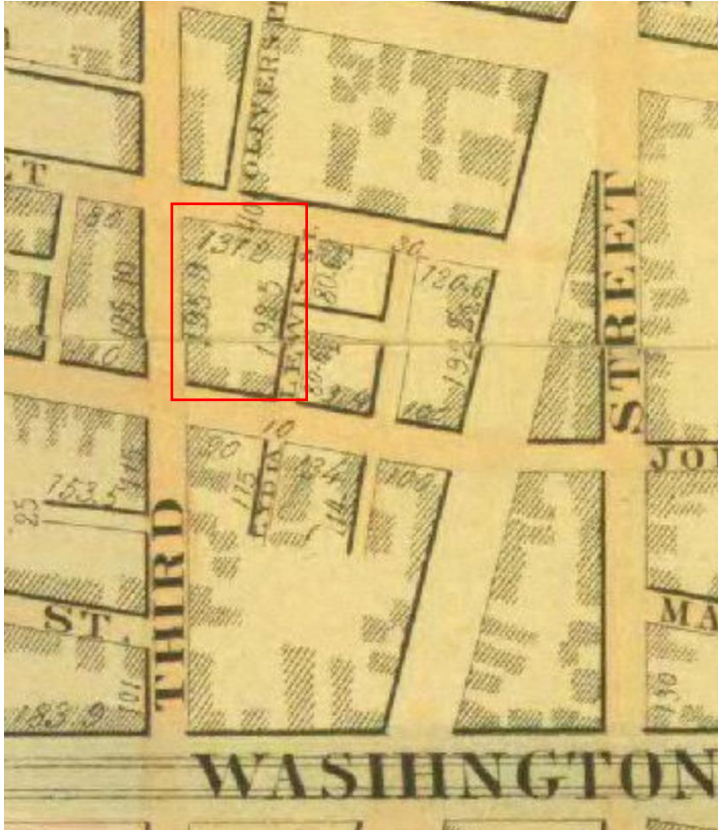


Figure 4. Subject block highlighted in red indicating improvements. Map of the City of Philadelphia Together with all the Surrounding Districts, 1849, courtesy of Greater Philadelphia GeoHistory Network.

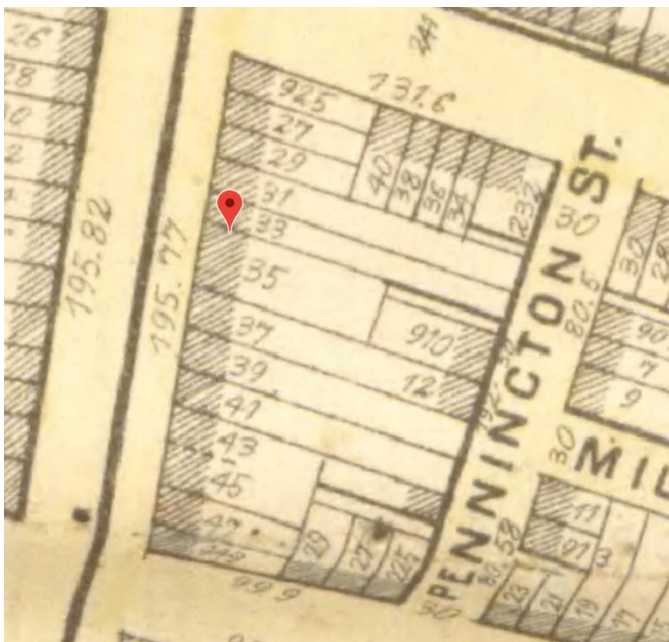


Figure 5. Subject property. 1875 Philadelphia Atlas, G. M. Hopkins, courtesy of Greater Philadelphia GeoHistory Network.





Figure 6. (Left) Subject property. 1895 Philadelphia Atlas, G. W. Bromley, courtesy of Greater Philadelphia GeoHistory Network.

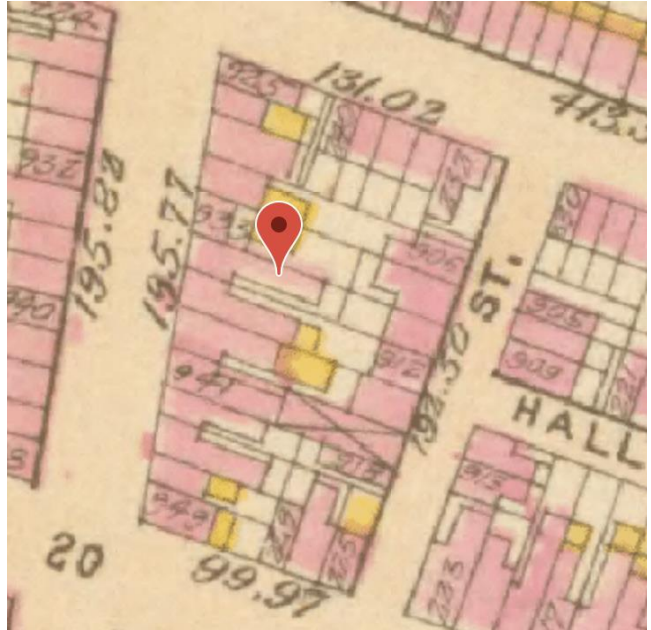


Figure 7. (Right) Subject property. 1910 Philadelphia Atlas, G. W. Bromley, courtesy of Greater Philadelphia GeoHistory Network.

*Please file with*

The Historical Values Committee met May 31, 1966, in Dr. Tinkcom's office. Present were Dr. Nichols, chairman; Mr. Williams & Dr. Tinkcom.

The following buildings were reviewed and recommended for certification; all are in Southwark, most date from about 1800.

S. Front St. - 858  
902-908-910-940-950-954-956  
915-947-949-951-953-955 NE cor League

S. Hancock St. - 805-807-833--806

S. Second St. - 700-702-704-706-708-716-734-790-792  
912-918-920-922-924-926-928-930-932-934

Moyamensing Ave. - 917-919-921-923-925-927-929-931-933-935  
922  
1009-1011-1021  
1002-1004-1006-1008-1012-1018-1022

S. Third St. - 719-721  
806-808-810-812-820  
911-913-933-935

Bainbridge St. - 318

Monroe St. - 111-113-115-121-127-129-131-133-135-137-139-141-143  
211-213-215-217-219-221  
204-214-216-218-220-222-224-236-238-246-248

Fitzwater St. - 16-18-20-22  
207-209-217-19-221-223-225-227-229-243-245-247  
206-208-218-220-222-224-226-232-44 St. Stanislaus Church & Rectory  
309-311-313

Catharine St. - 105-107  
108-114-116-122-124-126-128-130-32 SE cor Hancock  
211-213-239-241  
210-212-224-226-240-248

Queen St. - 11-13; 12-26  
109-123-125  
110 SW cor Hancock-112-114-116-118-120-122-124-126-128 SE cor Hancock  
130 SW cor Hancock-132  
235-237-239 & rear court-255-257-259  
220-28 St. Philip de Neri Church-242-244

Christian St. - 23-25-29; 32  
108-110, 126  
203-205-225-227-229-231-239  
204-206-208-228-238-240-242-246 SE cor 3rd

Kimball St. - 2-4-6-8-10-12-14-16

Historic Values Committee

May 31, 1966

League St. - 3-5-7-9-11-13-15-17-19-21-23-25-27-29  
4-6-8-10-12

Montrose St. - 205-207-211-213-215-217-219-221-223-227-229-231-  
233-235-239-241  
212-214-216-218-220-222-224-226-228-230 SE cor Bodine-  
234-236-238-240

Carpenter St. - 203-205-207-211-213-215-217-219-221-223-227

D R A F T

THE 104<sup>th</sup> STATED MEETING OF THE PHILADELPHIA HISTORICAL COMMISSION

31 May 1966

Present: Mr. Grant M. Simon, Chairman

Mr. Oscar Goodstein, representing Commissioner Day  
Mr. Richmond F. Miller  
Dr. Roy Franklin Nichols  
Mr. John Taxin  
Mr. George F. Trautwein  
Mr. R. Norris Williams, II.  
Dr. Margaret B. Tinkcom, Historian  
Mrs. Charles J. Maurer, Secretary

Unless otherwise noted, all action taken herein is the result of motions properly presented, seconded and carried.

THE MINUTES of the Meeting held 26 April 1966 were approved as circulated.

It was noted that the 104<sup>th</sup> Stated Meeting is the first meeting in the Historical Commission's new offices, 1312, 1313, 1314 City Hall Annex, and called to order in the Conference Room next door to the Historian's office.

REPORTS

Historic Values Committee, Dr. Roy Franklin Nichols, Chairman. This report was approved and ordered to be filed with the official copies of the Minutes.

Architectural Committee, Mr. George K. Trautwein, Chairman. This report was approved and ordered to be filed.

The Commission's Activities, Dr. Margaret B. Tinkcom, Historian. This report was also approved and ordered to be filed as above.

OLD BUSINESS

NEW BUSINESS

The Depot at Broad and Washington Avenue, point of departure for troops during the Civil War, was recommended for certification by the Chairman. This was approved.

213 South <sup>Severn</sup>Quince Street. The secretary was asked to report on a telephone call from Mr. Batten who said that State Senator Shapiro, representing the owner, Mr. William Drummond, had stated that the Historical Commission had refused to object to a violation writ<sup>h</sup> issued by the Department of Licenses and Inspections for installing a bow window in this certified building. It was determined that the matter is presently beyond the Commission's jurisdiction and it was resolved that no action shall be taken.

## NEW BUSINESS continued

5409 Germantown Avenue. The Historian said that the Redevelopment Authority, City Planning Commission and Colonial Germantown, Inc. want this building to remain. After discussion, it was moved and seconded that this certified building be preserved.

The Historian reported that the office had been notified by Mr. Hornung, of Colonial Germantown, Inc., that a demolition permit had already been obtained. It was directed that the Department of Licenses and Inspections be asked to cancel this permit and to send a copy of the letter to the Historical Commission.

217 Spruce Street. An aluminum sign, proposed to replace the present one made of wood, was discussed. The Chairman read a letter, dated 12 April 1962, which he had sent the owner, saying that the wooden sign was approved, providing that it was displayed on special occasions only. It was resolved that the Commission adhere to this resolution of 1962 and that additional signs on certified buildings would not be approved.

There being no further business, the meeting was adjourned at 4:15 P. M.

Respectfully submitted

Grant M. Simon, F.A.I.A.  
Chairman for the Commission

GMS:mrn





# Department of Licenses and Inspections

\*\*\*DO NOT MAIL THIS APPLICATION\*\*\*

Job Number: (for office use only)

(PERMIT TYPE PREFIX - YEAR - NUMBER)

## Application for Construction Permit

Use this application to obtain permits for a residential or commercial construction proposal.  
Mechanical / Fuel Gas, Electrical, Plumbing, and Fire Suppression trade details are found on page 2.

### Address

Identify the location of work for the permit(s).

If the activity will take place in a specific building, tenant space, floor level, or suite, note that detail in the 'Specific Location' field. If applicable, list PR #.

1

Parcel Address 935 South 3rd Street

Specific Location Mid Block between Montrose and Carpenter Streets

☐ Check box if this application is part of a project and provide project number: PR- 2 | 0 | | | | | | | | | |

### Applicant

Identify how you are associated with the property.

Licensed professionals include design professionals, attorneys, and expeditors. A tradesperson must have an active Philadelphia license for their trade or hold a PA Home Improvement Contractor Registration.

2

I am the: ☐ Property Owner ☐ Tenant ☐ Equitable Owner ☒ Licensed Professional or Tradesperson

Name Richard W. Thom Company R.W. Thom, AIA

Address 212 Race Street, Philadelphia, PA 19106

Email thomarchie@earthlink.net Phone 2 | 6 | 7 | 6 | 6 | 4 | 1 | 1 | 9 | 5 |

### Property Owner

Identify the deeded property owner.

If there was a recent change of ownership, documentation such as a deed or settlement sheet will be required.

3

Name Queen Village Home Rescue

☒ Check box if new owner is being listed

Address 1511 Lindenhurst Rd., Yardley, PA 19067

Email jim.doc@verizon.net Phone 2 | 1 | 5 | 9 | 6 | 2 | 5 | 2 | 7 | 4 |

### Design Professional in Responsible Charge

Identify the PA-licensed design professional who is legally responsible.

4

Name Richard W. Thom Firm R.W. Thom, AIA

PA License # PA 008850-X Phila. Commercial Activity License # 5345913

Email thomarchie@earthlink.net Phone 2 | 6 | 7 | 6 | 6 | 4 | 1 | 1 | 9 | 5 |

### Project Scope

Use this section to provide project details; all fields are mandatory.

(a) Choose the proposed occupancy of the entire building. If not one- or two-family, provide a description of group(s) per code.

(b) Identify if the project will be new construction, an addition, or interior/exterior alterations.

(c) List the site area that will be disturbed by construction, if any. Enter 'zero' if no disturbance.

(d) Note the new floor area created, including basements, cellars, and occupiable roofs. Where existing areas will be altered, list those areas separately.

(e) State the number of new or affected stories.

(f) Provide a detailed description of the work proposed.

(g) Select all conditions that apply to this project (if any).

5

#### (a) Occupancy

☐ Single-Family

☐ Two-Family

☒ Other, please describe: Boarding House

#### (b) Scope of Work

☐ New Construction

☐ Addition and/or Alteration

☐ Shell (No Fit Out) - Option for Commercial Permits Only

#### (c) Earth Disturbance

Area of Earth Disturbance DNA (Sq. Ft.)

#### (d) Building Floor Areas

New Floor Area (Sq. Ft.) Existing Altered Area (Sq. Ft.)

#### (e) Number of Stories 3

#### (f) Description of Work Application for Recission of PHC Historic Designation

#### (g) Project Conditions

☐ Project Impacts Street/Right-of-Way

☐ New High Rise

☐ Green Roof Included

☐ Modular Construction

☐ Façade Work

☐ Initial Fit Out of Newly Constructed Space



# Department of Licenses and Inspections

\*\*\*DO NOT MAIL THIS APPLICATION\*\*\*

Job Number: (for office use only)

(PERMIT TYPE PREFIX - YEAR - NUMBER)

## Project Details & Contractor Information

(a) Select all disciplines of work for which permits are being requested. If 'Building' is not requested, provide the number of the associated permit that was previously issued (where applicable). If a Zoning Permit was issued for this work, provide the related permit number.

(b) Identify the general contractor and estimated cost of building construction.

(c) Identify the mechanical contractor, estimated cost of mechanical work, equipment type, and quantity as:

- Number of registers/diffusers (separate new/relocated)
- Number of appliances
- Number of Type I / Type II kitchen hoods

Where fuel gas work is included, note the estimated cost of fuel gas work.

(d) Identify the licensed electrical contractor, estimated cost of electrical work, and a registered third-party electrical inspection agency.

(e) Identify the registered master plumber, estimated cost of plumbing work, number of fixtures, and check location of work as:

- Interior
- Exterior Drainage and/or Water Distribution

(f) Identify the licensed fire suppression contractor, estimated cost of fire suppression work, and number of devices:

- Sprinkler Heads (separate new/relocated quantities)
- Standpipes
- Fire Pumps
- Stand-alone Backflow Prevention Devices
- Kitchen Extinguishing Systems
- Hydrants

\*ROUGH-IN NOTICE: If you are seeking a rough-in permit, an application for plan review must be submitted already.

### (a) Check all that apply:

- ☐ Building ☐ Mechanical & Fuel Gas ☐ Electrical ☐ Plumbing ☐ Fire Suppression

Note: Trades listed below are mandatory for all residential new construction jobs.

RP or CP- 2 0 | | - | | | | | | | | | |

Provide the associated Zoning Permit number for this construction, if applicable: ZP- 2 0 | | - | | | | | | | | | |

### (b) General Building Construction Contractor Information

**DNA**

Name \_\_\_\_\_ Cost of Building Work \$ \_\_\_\_\_

License Number \_\_\_\_\_ Phone | | | | | | | | | |

### (c) Mechanical/Fuel Gas Work & Contractor Information

**DNA**

Name \_\_\_\_\_ Cost of Mechanical Work \$ \_\_\_\_\_

License Number \_\_\_\_\_ Cost of Fuel Gas Work \$ \_\_\_\_\_

Equipment Types: ☐ Registers / Diffusers ☐ Appliances ☐ Hoods Phone | | | | | | | | | |

Equipment Detail & Quantities \_\_\_\_\_

### (d) Electrical Work & Contractor Information

- ☐ New Installation ☐ Alteration ☐ \*Rough-In

**DNA**

Name \_\_\_\_\_ Cost of Electrical Work \$ \_\_\_\_\_

License Number \_\_\_\_\_ Phone | | | | | | | | | |

Third-Party Inspection Agency Name \_\_\_\_\_

### (e) Plumbing Work & Contractor Information

- ☐ New Installation ☐ Alteration ☐ \*Rough-In

**DNA**

Name \_\_\_\_\_ Cost of Plumbing Work \$ \_\_\_\_\_

License Number \_\_\_\_\_ Phone | | | | | | | | | |

Number of Fixtures \_\_\_\_\_

- Check one: ☐ Interior Work ☐ Exterior Building Drainage  
☐ Exterior Water Distribution: line size \_\_\_\_\_ (in.)

### (f) Fire Suppression Work & Contractor Information

- ☐ New Installation ☐ Alteration ☐ \*Rough-In

**DNA**

Name \_\_\_\_\_ Cost of Fire Supp. Work \$ \_\_\_\_\_

License Number \_\_\_\_\_ Phone | | | | | | | | | |

Sprinkler Heads: \_\_\_\_\_ Standpipes: \_\_\_\_\_ Fire Pumps: \_\_\_\_\_

Commercial Kitchen Systems: \_\_\_\_\_ Backflow Devices: \_\_\_\_\_ Hydrants: \_\_\_\_\_

## Declaration & Signature

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 I knowingly make any false statements herein, I am subject to such penalties as may be prescribed by law or ordinance, inclusive of the penalties contained in 18 Pa.C.S. § 4904.

Applicant Signature: \_\_\_\_\_

Date: 03 / 31 / 2021



## Richard W. Thom, AIA

Architecture & Preservation

212 Race Street, Ste. 1B

Philadelphia, PA 19106-1921

Cell: 267.664.1195 FAX 215.440.7643

[thomarchie@earthlink.net](mailto:thomarchie@earthlink.net)

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31 March 2021

Ms Emily Cooperman, Chair  
Committee on Historic Designation  
Philadelphia Historical Commission  
1515 Arch Street, 13<sup>th</sup> Floor  
Philadelphia, PA. 19102

### **RE: Request for Recission Of The Historic Designation of 935 South 3<sup>rd</sup> St., Phila., PA. 19147**

Dear Ms Cooperman:

My office has been retained by the "Owner in Fee" of 935 South 3<sup>rd</sup> Street to request its removal from the Philadelphia Register of Historic Places. The accompanying documentation serves as a formal application to your committee seeking support for this Designation Recission. Corroborating images are referenced as "Views - 0.0" in the attached photo assemblage.

#### **A. Property/Building Description**

1. Subject Address 935 South 3<sup>rd</sup> St.— Parcel sits approximately mid-block between Montrose St. to north and Carpenter St. to south on the eastern side of South 3<sup>rd</sup>. S. Bodine St. is to the east at lot rear. Lot is 15'-5-3/4" wide by 77'-1-1/4" deep. It abuts the end of a 2'-6" common use alley leading to the western side of Bodine. Site Area: 1,194 s.f.
2. Building — Structure is a three story red brick façade row house, the middle unit in a forlorn remaining 3 building section at mid-block. Rear has had several wood framed additions none of which are visible from S. Bodine Street. There is a partial Basement in the original front section. (Views 1.1 and 1.2; 2.1, 2.2. and 2.3; 5.2)
3. Front Façade Elements — The front façade consists of a 3 opening (entry door & two adjacent windows) bay at the First Floor and two window bay configuration at 2<sup>nd</sup> and 3<sup>rd</sup> Floors. The top parapet exhibits 2 corbelled brick projecting end brackets bookending an assumed wood or metal cornice, concealed behind aluminum fascia panels. First Floor has an aluminum shed roof, raised concrete porch and concrete steps with painted wrought iron railing at front edge. Windows have original carved stone headers and sills. The architectural style can only be classified as "Vernacular". (Views 1.1; 4.2 & 4.3)
4. Date/Period of Development — There is no known date for the construction of the building. However, using historical land parcel and street maps of this section of the city, we have determined that it was probably erected in the early to mid-1840's as it does not appear in early 1840 maps south of South Street but does so by 1850 versions.
5. Architect/Builder — There are no records attributing it any architect/designer or builder.

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Ms Emily Cooperman, Chair

Committee on Historic Designation

Philadelphia Historical Commission

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**A. Property/Building Description (cont'd.)**

6. Rear Additions – Several 2 story wood framed, rear additions are in poor condition and exhibiting significant uneven settlement. No additions are street visible from South Bodine to the east. (Views 2.1, 2.2 & 2.3)

7. Interiors – The building has been partitioned off into “boarding/rooming house” type bedrooms, common toilets, common kitchen/eating area, etc. There is an original central stair now with fire-rated barrier doors at each floor level. These room configurations do not reflect the likely original interior layout of a single family abode.

The interior finishes are plain and ordinary for the period with no decorative treatments remaining such as cove moldings, fluted door trims, raised panel doors and wall bases. Any original details have probably been removed. (Views 5.1, 5.2, 5.3 and 5.4)

8. Structure – Front(street) masonry wall is in good condition from what is visible (not including the concealed projecting cornice). However, the entire building (original front and the rear additions) exhibits significant uneven settlement on all floors in the north-south direction with a pronounced and discomfoting slope and w/undulating surfaces.
9. Chain of Ownership/Title – Search of city title records reveals 14 previous owners with the first dated 1845 likely confirming our assumption on the likely construction date. The average ownership lasted 13 years but many are as short as 1-2 years. Owners appear to be Irish, Polish and Jewish immigrants but none hint at any notoriety per se. We cannot determine the backgrounds of any renting occupants, if any.

**B. Applicant/Ownership**

1. 935 S. 3<sup>rd</sup> – The property is presently under agreement of sale to:  
Queen Village Home Rescue, LLC  
1511 Lindenhurst Road, Yardley PA. 19067  
Attn. James Dougherty, Principal

**C. Neighborhood Context**

1. 900 Block of South 3<sup>rd</sup> – As the photo documentation clearly shows there is very little left of the original 25 plus row houses that historically faced this street. Approximately, 75% of the parcels now comprise: a subsidized low scale housing complex (entire west block side); a soon to be demolished small apartment group to be redeveloped into a

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### **C. Neighborhood Context**

1. 900 Block of South 3<sup>rd</sup> (cont'd.)

larger residential building; and several vacant lots. Of the six remaining rows on the east side (of which 935 is one) only three have their original brick facades intact due to masonry failure of some sort in past decades resulting in re-facings. (Views 3.1 thru 3.4)

2. 200 Block of Carpenter Street - Photos show the street facades of numerous examples of thoughtfully restored and maintained 2 and 3 story rows of the same period and architectural style as that at of 935 S. 3<sup>rd</sup> including projecting cornices. The majority have original brick in good condition and uncoated in any way on both the north and south street facing parcels. (View 6.1)

3. 200 Block of Montrose Street – Photos show the street facades of numerous examples of thoughtfully restored and maintained 2 and 3 story rows of the same period and architectural style as that at of 935 S. 3<sup>rd</sup> including excellent projecting cornices. Many have original brick in good condition on both the north and south street facing parcels. (View 6.2)

### **D. Historic Integrity**

1. Front Façade Alterations – The following items we believe to be both significant, and inappropriate, alterations to the original building façade (Views 1.1, 1.2 and 2.2):

a. Front Porch Addition – Existing raised concrete slab porch and stair are a later addition circa 1950's and do not represent the historic street level architectural elements still evident in the 937 South 3<sup>rd</sup> building immediately next door. The porch railing is inappropriate in style and construction. While the colorful aluminum shed roof is common in the community, its outsized physical and visual dominance serves to detract from the building's remaining historic character. (View 4.1)

b. Windows – Windows of the period will most certainly be single pane, true divided lite, 6/6 or 4/4 configuration. Present windows are inappropriate 1/1 lite aluminum replacements from unknown time frame. (View 4.2)



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**D. Historic Integrity (cont'd.)**

- c. Masonry Condition – Entire brick façade has been painted over in a thick, gloppy red coating concealing all the brick texture, color and jointing. Removal of such coatings can often irrevocably damage brick faces and discolor the joint mortar. (View 4.2)
- d. Damaged Decorative Projecting Cornice – Given its long term aluminum concealment, it is probable that whatever decorative cornice treatment was original to the façade is substantially damaged or no longer fully intact (View 4.3). Excellent intact examples abound locally. (See View 6.3 at 918-20 Moyamensing Avenue)

**E. PHC Record of Nomination**

PHC files contain no materials demonstrating adherence to the agency's own published criteria for listing on the Philadelphia Register of Historic Places (see Item 'F' below).

In addition, neither one of the adjacent properties bookending 935 S. 3<sup>rd</sup> are designated. (View 1.2) Subject property is in fact the ONLY one on this block of South 3rd so recognized as historic and without proper documentation supporting this suspect determination.

**F. Criteria For Designation**

Given the above documentation and assessment, we believe the following PHC Criteria For Designation cannot apply.

- A. *Have significant character, interest, or value as part of the development, heritage, or cultural characteristics of the City, Commonwealth, or Nation or be associated with the life of a person significant in the past. **We can find no evidence of such significance to the any jurisdiction nor associated with the life of a person of significance as well.***
- B. *Be associated with an event of importance to the history of the City, Commonwealth, or Nation. **We can identify no event of historical importance to any jurisdiction associated with this site/building.***
- C. *Reflect the environment in an era characterized by a distinctive architectural style. **The building represents a clear example of a regional "Vernacular" style common in materials, detailing and treatments evident all over this neighborhood and entire city.***
- D. *Embody distinguishing characteristics of an architectural style or engineering specimen. **Given its Vernacular style and altered condition, it does not represent a particular style or engineering specimen.***

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**F. Criteria For Designation (cont'd.)**

- E. Be the work of a designer, architect, landscape architect or designer, or engineer whose work has significantly influenced the historical, architectural, economic, social, or cultural development of the City, Commonwealth, or Nation. **No architect, engineer or builder of note in the period is known to have participated in this development.***
- F. Contain elements of design, detail, materials, or craftsmanship which represent a significant innovation. **All the façade design elements are usual and customary, and decidedly Vernacular, for the period of development and certainly do not represent a particular innovation.***
- G. Be part of or related to a square, park, or other distinctive area which should be preserved according to a historic, cultural, or architectural motif. **Site is not part of any known distinctive area directly related to an historical, cultural or architectural motif.***
- H. Owing to its unique location or singular physical characteristic, represent an established and familiar visual feature of the neighborhood, community, or City. **It is not in a unique location nor does it exhibit any singular physical characteristics.***
- I. Have yielded, or may be likely to yield, information important in pre-history or history. **No available data indicates the site may yield important historical information.***
- J. Exemplify the cultural, political, economic, social, or historical heritage of the community. **It is an example of a very common Philadelphia development typology and not a unique or significant part of any local community heritage.***

**G. Conclusion**

We believe that the above documentation and analysis should leave the Committee on Designation no doubt that there is in fact no definitive basis for this property remaining on the Philadelphia Listing of Historic Places.

We therefore urge the committee to recommend rescinding this listing to the full Historical Commission.

**Richard W. Thom, AIA**

Architecture & Preservation

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31 March 2021

Ms Emily Cooperman, Chair

Committee on Historic Designation

Philadelphia Historical Commission

**RE: Request for Recission of the Historic Designation of 935 South 3<sup>rd</sup> St., Phila., PA. 19147**

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If you have any questions, please do not hesitate to call. We look forward to fully presenting our position on this recission application at the April committee meeting.

Sincerely,

*Richard W. Thom*

Richard W. Thom, AIA

(Cell: 267.664.1195)

Encl. – Photo Documentation  
Building Permit Application

c. James Dougherty



1. 935 S. Third Street - Front Elevation



2. 933-937 S. Third Street - Front Elevation





1. Rear Elevation



2. Rear Yard (viewed from 900 block of Bodine Street)



3. Rear Addition Perspective





1. East Side of Third Street (Looking North)



2. East Side of Third Street (Looking South)



3. West Side of Third Street (Looking South)



4. West Side of Third Street (Looking North)





1. 935 S. Third Street Front Door and Stoop



2. 935 S. Third Street Front Windows and Brick Coating



3. 935 S. Third Street Cornice



1. 935 S. Third Street - First Floor Interior



2. 935 S. Third Street - Basement Interior



3. 935 S. Third Street - Second Floor Interior



4. 935 S. Third Street - Third Floor Interior





1. North Side of 200 Block of Carpenter Street



2. North Side of 200 Block of Montrose Street



3. 920 & 918 E. Moyamensing Avenue

Application for Rescission From  
Philadelphia Register of Historic Places

935 S. Third Street  
Philadelphia, PA 19147- 4238

Richard W. Thom, AIA  
Date: 31 March 2021