

**ADDRESS: 915-23 N BROAD ST**

Proposed Action: Remove property from Historic District

Property Owner: Z Realty LLC

Applicant: Jeff Scafaria, Esq., Arangio & George, LLP

District Designation: Automobile Row Thematic Historic District, Contributing, 7/9/2021

Staff Contact: Jon Farnham, [jon.farnham@phila.gov](mailto:jon.farnham@phila.gov)

**OVERVIEW:** This application proposes to amend the inventory of the Automobile Row Thematic Historic District and remove the entry for the property at 915-23 N. Broad Street. At the time that the district was nominated, three buildings stood on the property, all of which were classified as contributing to the district. However, all three buildings have since been demolished pursuant to a valid demolition permit over which the Historical Commission had no authority to approve or deny.

The property owner's attorney has submitted a cover letter requesting the removal of the property from the historic district, a current photograph showing that the buildings have been demolished and the site has been cleared, and a copy of the demolition permit.

In the spring of 2021, the property owner applied to the Historical Commission requesting the removal of the property from the pending historic district, which the Historical Commission reviewed and denied at its 14 May 2021 meeting. At that time, the Historical Commission was aware of the valid demolition permit but decided that it should not remove the property from the district while the buildings were still standing and the district nomination was still pending. The Historical Commission designated the district on 9 July 2021. The buildings were demolished under the valid demolition permit in August 2021.

**STAFF RECOMMENDATION:** The staff recommends that the Historical Commission amend the inventory of the Automobile Row Thematic Historic District and remove the entry for the property at 915-23 N. Broad Street, pursuant to Section 5.14.a of the Rules and Regulations. The historical significance of the site was derived solely from the buildings, not the site or any site or landscape features or subsurface resources. The district is a thematic, not a geographic district. With the legal demolition of the buildings, there is no longer a basis for including the property in the district.

# ARANGIO & GEORGE, LLP

ATTORNEYS AT LAW  
2000 MARKET STREET, SUITE 1440  
PHILADELPHIA, PA 19103

JEFFREY M. SCAFARIA  
SPECIAL COUNSEL  
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(215) 567-1999  
FAX: (215) 567-8860

ROBERT L. ARANGIO (1938 - 2017)

**October 6, 2021**

**Via email:** *Jon.Farnham@phila.gov*

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

Re: **Submission to have Historic Designation Rescinded for:**  
*Property: 915-23 N. Broad Street*

Dear Director Farnham:

As you may recall, this firm represents Z Realty, LLC which is the owner of the above-captioned properties. I am writing to follow-up my email to you on September 17, 2021 and your reply email dated September 24, 2021 regarding the rescission of the designation of the buildings located on the above-captioned properties as historical as part of the Automobile Row Thematic Historic District. Please be made aware the resource on the buildings has ceased to satisfy any criteria for designation because the qualities that caused its original entry have been demolished pursuant to a validly issued demolition permit (DP-2021-000317), a copy of which is included with this email correspondence. I have also enclosed copies of photographs showing the current condition of the properties after demolition.

Please accept this correspondence as the property owner's written and documented submission to have the designation rescinded pursuant to Regulation 5.14.b and an amendment be approved to the Automobile Row Thematic Historic District reflecting said rescission pursuant to Regulation 5.14.a. Thank you for your kind attention to this matter.

Very truly yours,

ARANGIO & GEORGE, LLP



JEFFREY M. SCAFARIA

JMS/js  
Enclosures  
cc: Dennis George, Esquire  
Lily Zhao









# Notice of Demolition Permit

Permit Number DP-2021-000317

LOCATION OF WORK  915-23 N BROAD ST, Philadelphia, PA 19123-1013  COMPLETE DEMOLITION OF ALL STRUCTURES ON LOTS, BROAD ST TO WATTS FROM 915 THRU 923	PERMIT FEE \$3,112.50	DATE ISSUED 6/22/2021
	ESTIMATED COST \$225,000.00	
	DISTRICT CENTRAL EAST	

PERMIT HOLDER Z REALTY LLC	1138 SOUTH 6TH ST PHILADELPHIA PA 19147
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CONTRACTOR E K MULTISERVICE LLC	E K DEMOLITION 2740 N FRONT ST PHILADELPHIA, PA 191
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TYPE OF WORK Major Demolition
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APPROVED SCOPE OF WORK  FOR THE COMPLETE DEMOLITION OF AN EXISTING MASONRY AND WOOD TWO-STORY STRUCTURE BY HAND AND MECHANICAL METHODS. ALL PERMITTED DEMOLITION ACTIVITY TO BE IN ACCORDANCE WITH APPROVED SITE SAFETY DEMOLITION PLAN & SUCH PLAN TO BE MAINTAINED ON SITE AT ALL TIMES IN ACCORDANCE WITH PHILADELPHIA ADMINISTRATIVE CODE. COMPLETE SIDEWALK CLOSURE REQUIRED AS REFLECTED ON APPROVED SITE PLAN AND IN ACCORDANCE WITH SECTION 3306 OF THE IBC.** SEPARATE STREET CLOSURE PERMIT REQUIRED PRIOR TO START OF WORK**ANY DEVIATION TO THE APPROVED PERMIT WILL REQUIRE AN AMENDED DEMOLITION PERMIT**ASBESTOS REMEDIATION REQUIRED PRIOR TO START OF WORK**
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**POST A TRUE COPY OF THIS NOTICE IN A CONSPICUOUS LOCATION ON THE PREMISES**

Permits must be posted for the entire time work approved herein is performed. Zoning Permits shall be posted along each street frontage of the site for not less than (30) calendar days after the date of issuance. Failure to comply will result in the issuance of a Violation



**TO ANONYMOUSLY REPORT UNSAFE CONDITIONS AT THIS WORK SITE, CALL 311 or 911.**

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## CONDITIONS AND LIMITATIONS:

- Permits, including Zoning Permits **not** involving development, shall expire if the authorized work or Use is not commenced within, or if work is suspended or abandoned for period of, **six (6) months from the date of issuance** with the following exceptions:
  - **30-days or 10-days** for Permits related to Unsafe or Imminently Dangerous properties respectively.
  - **3-years** from issuance or date of decision by ZBA for Zoning Permits involving development.
  - **60-days** for Plumbing, Electrical or Fire Suppression Rough-In Approvals.
  - Any Permit issued for construction or demolition is valid for no more than **five (5) years**.
- All provisions of the Philadelphia Code must be complied with, whether specified herein or not. This permit does NOT constitute approval of any Violation of such Code.
- The issuance of this CO/permit does not affirm that the subject property is federally compliant with the Americans with Disabilities Act. Owner remains responsible for ensuring property complies with all local, state and federal requirements.


# Demolition Permit

Permit Number DP-2021-000317

This permit requires the following inspections. Inspections may be requested by calling (215)255-4040.

Special Inspections are required for the work proposed for this Permit. Contractor shall notify all Special Inspection Agencies retained by the Permit Holder prior to commencement of any work requiring Special Inspections per the Special Inspections Duties and Responsibilities Agreement Form.

CODE	DESCRIPTION
014	Initial Site Safety Inspection
756	Final Demolition Inspection
926	Notice Distribution Posting Inspection

 **RIGHT OF ENTRY:** SECTION A-401 AUTHORIZES THE DEPARTMENT TO INSPECT THE CONSTRUCTION ASSOCIATED WITH THIS PERMIT. The Department may charge a Reinspection Fee if: (1) the work has not been performed in accordance with the Code; (2) the work is not ready for inspection; or (3) access to the work to be inspected is not provided.

This permit is subject to the following conditions.

## CONDITIONS



**Tax Exemption(Abatement):** Information and applications for Real Estate Tax Abatement for new construction and improvements available from the Office of Property Assessment [www.phila.gov/opa](http://www.phila.gov/opa), 215-686-4334, 601 Walnut St., 300W, Phila, PA 19106. Applications for new construction and commercial improvements due within 60 days of permit issuance. Residential rehab and builder/developer applications due by Dec 31 of year of permit issuance.

**NOMINATION OF HISTORIC DISTRICT**  
**PHILADELPHIA REGISTER OF HISTORIC PLACES**  
**PHILADELPHIA HISTORICAL COMMISSION**

**SUBMIT ALL ATTACHED MATERIALS ON PAPER AND IN ELECTRONIC FORM (CD, EMAIL, FLASH DRIVE)**  
**ELECTRONIC FILES SHOULD BE WORD OR WORD COMPATIBLE**

**1. NAME OF HISTORIC DISTRICT (CURRENT/HISTORIC)**

Automobile Row Thematic Historic District

**2. LOCATION**

*Please attach a map of Philadelphia locating the historic district.*

Councilmanic District(s): 1, 5, 8

**3. BOUNDARY DESCRIPTION**

*Please attach a written description and map of the district boundaries.*

**4. DESCRIPTION**

*Please attach a written description and photographs of the built and natural environments/ characteristic streetscape of the district.*

**5. INVENTORY**

*Please attach an inventory of the district with an entry for every property. All street addresses must coincide with official Office of Property Assessment addresses.*

Total number of properties in district: 29

Count buildings with multiple units as one.

Number of properties already on Register/percentage of total: 1 / 3%

Number of significant properties/percentage of total: 4 / 14%

Number of contributing properties/percentage of total: 25 / 86%

Number of non-contributing properties/percentage of total: 0 / 0%

**6. SIGNIFICANCE**

*Please attach a narrative Statement of Significance citing the Criteria for Designation the resource satisfies.*

Period of Significance (from year to year): from 1909 to 1930

**CRITERIA FOR DESIGNATION:**

The historic district satisfies the following criteria for designation (check all that apply):

- ☒ (a) Has significant character, interest or value as part of the development, heritage or cultural characteristics of the City, Commonwealth or Nation or is associated with the life of a person significant in the past; or,
- ☐ (b) Is associated with an event of importance to the history of the City, Commonwealth or Nation; or,
- ☒ (c) Reflects the environment in an era characterized by a distinctive architectural style; or,
- ☒ (d) Embodies distinguishing characteristics of an architectural style or engineering specimen; or,
- ☒ (e) Is 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; or,
- ☐ (f) Contains elements of design, detail, materials or craftsmanship which represent a significant innovation; or,
- ☐ (g) Is part of or related to a square, park or other distinctive area which should be preserved according to an historic, cultural or architectural motif; or,
- ☐ (h) Owing to its unique location or singular physical characteristic, represents an established and familiar visual feature of the neighborhood, community or City; or,
- ☐ (i) Has yielded, or may be likely to yield, information important in pre-history or history; or
- ☒ (j) Exemplifies the cultural, political, economic, social or historical heritage of the community.

**7. MAJOR BIBLIOGRAPHICAL REFERENCES**

*Please attach a bibliography.*

**8. NOMINATOR**

Organization Preservation Alliance for Greater Philadelphia Date 12/02/2019

Name with Title Kevin McMahon and Logan Ferguson, Consultants Email kevin.d.mcm@gmail.com

Street Address 1608 Walnut Street, Suite 1702 Telephone 215-546-1146

City, State, and Postal Code Philadelphia, PA 19103

Nominator ☐ is ☒ is not the property owner.

**PHC USE ONLY**

Date of Receipt: 2 December 2019

☒ Correct-Complete ☐ Incorrect-Incomplete Date: 10 January 2020/Updated 7 April 2021

Date of Preliminary Eligibility: \_\_\_\_\_

Date of Notice Issuance: 17 January 2020

Date(s) Reviewed by the Committee on Historic Designation: June 2, 2021

Date(s) Reviewed by the Historical Commission: July 9, 2021

Date of Final Action: July 9, 2021. Designated under Criteria A, C, D, E, and J

☒ Designated ☐ Rejected

12/7/18



Philadelphia Register of Historic Places  
Automobile Row Thematic Historic District  
Inventory Form

Address: **915-917 N. Broad Street**

OPA #: **881439502**

Historic Name: --

Other Name[s]: --

Year Built: **1919**

Architect: **Private Plans**

Source: **Building Permit #3847 (1919)**

Alteration Date[s]: --

Architect[s]: --

Source[s]: --

Stories: **1**

Bays: **1**

Roof: **Flat**

Primary Façade Material[s]: **Brick, limestone**

Style: **Commercial Style**

Storefront Style: **Contemporary**

Philadelphia Register Status: --

National Register Status: --

Description:

1-story building with large storefront bay enframed terra cotta pilasters (currently painted) and cornice. The storefront itself has been replaced with stucco infill and modern entrance and windows.

Associated Automobile Companies:

Dodge; Automobile Sales and Repair Company



Classification (Contributing/Non-Contributing/Significant)

**Contributing**

Philadelphia Register of Historic Places  
Automobile Row Thematic Historic District  
Inventory Form

Address: **919-921 N. Broad Street**

OPA #: **881439502**

Historic Name: --

Other Name[s]: --

Year Built: **1919**

Architect: **Private Plans**

Source: **Building Permit #6936 (1919)**

Alteration Date[s]: --

Architect[s]: --

Source[s]:

Stories: **1**

Bays: **1**

Roof: **Flat**

Primary Façade Material[s]: **Stucco, Brick**

Style: **Commercial**

Storefront Style: **Contemporary**

Philadelphia Register Status: --

National Register Status: --

Description:

1-story building with large storefront bay enframed by brick and limestone bands, which have been partially painted. The storefront itself is contemporary.

Associated Automobile Companies:

Quaker City Chevrolet Sales Corporation; Cadillac  
Motor Car Company; Hupmobile Used Car Depot



Classification (Contributing/Non-Contributing/Significant)

**Contributing**

Philadelphia Register of Historic Places  
Automobile Row Thematic Historic District  
Inventory Form

Address: **923 N. Broad Street**

OPA #: **881439502**

Historic Name: --

Other Name[s]: **Penn Auto Parts**

Year Built: **c. 1930**

Architect: --

Source: --

Alteration Date[s]: **Late 20<sup>th</sup> century**

Architect[s]: --

Source[s]: --

Stories: **1**

Bays: **1**

Roof: **Flat**

Primary Façade Material[s]: **Brick, Terra Cotta**

Style: **Classical Revival**

Storefront Style: **Contermpoary infill**

Philadelphia Register Status: --

National Register Status: --

Description:

1-story, red brick building with glazed white terra cotta storefront surround and parapet detailing. The storefront has been replaced by the multi-light wood transom windows remain above.

Associated Automobile Companies:

Quaker City Chevrolet; Sneyd Auto Supply Co.; Penn Auto Parts Co.



Classification (Contributing/Non-Contributing/Significant)  
**Contributing**