


PUBLIC COMMENT RECEIVED
FOR WASHINGTON SQUARE
WEST HISTORIC DISTRICT

comments for Wash West District

rabanth@aol.com <rabanth@aol.com>

Mon 4/8/2024 5:42 PM

To:preservation <preservation@Phila.gov>;Paul Steinke <psteinke@preservationalliance.com>

 2 attachments (211 KB)

Wash West Comment.docx; Chain of Title 410 S Iseminger(1).pdf;

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Please include the attached comments in the review of the proposed district.

Before the age of big bank development loans, a developer would often buy a piece of land and supply some of the materials or labor for example creating a brick shell for all the houses in the row.

Then the developer would transfer some of the row to the next tradesman and pay them by letting them keep a piece of the development. The Linnard Bros. also did this, allowing the carpenter to keep a house in payment. This pattern exists throughout the district. I include the chain of title for my old house showing this pattern.

Thank you

Randal Baron

Wash West Comment

Please share these comments with the Committee on Historic Designation and the Historical Commission.

As a 42 year resident of Wash West, I am writing to thank the many people who have been involved in bringing this nomination to the fore and protecting this part of our City. Washington Square West has really exceptional merit even in a City that has so much of our country's greatest history. In terms of architecture, it is the place in the whole country where rowhouses really got started. It has the greatest collection of Federal and Greek Revival style houses in the country, our first real national styles. It is our only neighborhood in the whole country where this early style exists in such profusion.

Although Boston or New York or Baltimore certainly had this style, those neighborhoods have been wiped out by later development leaving only fragments. Other rowhouse neighborhoods in our City such as Rittenhouse or Spring Garden are later and predominated by the Italianate style, which is also found in the historic districts of much of the midwest. What many people may see as vernacular rowhouses are in fact Greek Revival in the details of their clamshell frame windows, the panel patterns of their doors and so many other ways. In general, I would like to see some of the better examples of smaller rowhouses on streets like Camac, Iseminger and Quince upgraded to Significant status, because they were individually designated in the past and because they are fine examples of their style, rare within the context of our City and indeed the country as a whole. These "Littlest Streets" also represent a unique development pattern that are essentially a district within a district.

In terms of social history, the neighborhood from the beginning contained the mix of classes and races within blocks and within houses that was a product of a walking City. This pattern of tiny houses on blocks next to big houses provides for diversity which is one of the things that makes Philadelphia so great. Wash West is also the real original neighborhood of Philadelphia's black community and the Gay community.

I include a list of specific recommendations for the inventory. I do not offer these as a criticism for the work that has been done, but rather to possibly make it even stronger. It of course will need double checking as I am going from memory.

323-325 Camac back up to form a part of Lantern Court accessible from Panama Street

318 Fawn should be listed as Significant because it is one of just a handful of half gable houses in the country. 322 Fawn should be listed as Significant as one of the very rare wood houses in the city.

1317 Irving and the other carriage houses on the block are attributed to Frank Furness in George Thomas's book about him and this is plausible as they are built behind and beside documented Furness townhouses.

410-416 Iseminger should be listed as Greek Revival as they were built with pilaster entries, corner blocks on the lintels and the marble stairs survive under the brick. Much of the block including Iseminger, Camac, and Lombard was built by the developer Thomas Linnard who owned a lumber yard and developed a number of rows at every size and price point. Please see the attached chain of title from 410 S. Iseminger. The inventory does not attribute any of these to him.

205-9 S. Jessup should be considered for Contributing.

The 300 block of S. Juniper has many houses that have the original 8 panel doors that are the original design for the block. Many of these doors are listed as non-historic.

Some on the even side also have unusual 3 over 3 windows in the 3rd floor which are the original design.

At 325 and 327 Juniper there exist two otherwise identical houses, one with an 8 panel door and one with horizontal panels. I believe both are original doors and show that these door styles coexisted in the Greek Revival period though normally the developer picked one or the other for a given row.

The apartment building at 330-332 Juniper are in fact two Greek Revival townhouses that were combined and covered with stucco to hide the façade alterations, not a 1920s Colonial Revival building.

1225-33 Locust is listed as having a new storefront and the balcony removed in 1934. In fact the first floor has its original configuration for a fire station and the cornice was removed without a permit after designation.

At 1237-47 Lombard, the historic file photos show that the first floor windows were raised when the kitchens were installed in the front room, however the house at 1243 has been restored.

In the 1300 block of Lombard Street, the original door style is the 8 panel door. The corner store building at 1327 Lombard/Juniper has a very rare intact Greek Revival storefront and should be listed as Significant. It is an important model for restoring such storefronts. 1317, 1325 and 1327 have the sole remaining original 8 panel door design in the row

901-3 Pine Street was built as a Jewish Institution with the Jewish calendar year carved in the date stone.

1219-1221 Pine Street frame a charming courtyard called Lantern court entered through their rear at Panama St. This court is worthy of protection.

At 922 Spruce, a part of Portico Row, the windows are listed as non historic. In fact the cornice and the wood 1/1 windows were part of the alterations that were done by the founder of "Godey's Ladies Book" and were kept at the insistence of the Historical Commission because of that connection.

1101-1115 Spruce should be listed as Significant for architect and style.

1219 Spruce is a fabulous work of the architect Frank Miles Day and should be listed as Significant.

1223 Spruce Street is listed as having historic wood windows when infact the windows are aluminum in the wrong configuration and have multiple violations.

1300 Spruce Street was lovingly restored and has correct historical wood windows, not vinyl.

1116 Walnut Street should be considered Significant both for its architect and as a very early and rare lesbian bar.

1219 Waverly should mention that it was the home of Black (Gay) pianist Andre Watts c 1954. He was already performing in major venues at the age of 10.

235 S. 10th restored their correct wood windows after a violation and years of enforcement. They are not vinyl as cited in the inventory.

240-244 S 12th should be considered as Significant as a very rare example of a Post Modern house. It has a fabulous courtyard.

254 S. 12th should be considered Significant as the home of Meta Fuller who was an important sculptor and who exemplifies not only Black but Lesbian history, two themes of this district.

411 S. 13th also had their windows restored to wood after violations, not vinyl.

412-26 S. 13th , I think is the factory where the Salk vaccine was made in bulk. I think I put an article about this in the file.

410 S. Iseminger St.

Plan 3s15, lot 116

m. erected

Grantor

Grantee

5/17/1830

Thomas M. Linnard,
lumber merchant
Adelaide T. h/w
James M. Linnard,
lumber merchant
Anna h/w

Joseph Chew,
ladies shoemaker

for \$3,200.00

a lot sit E s 13th St.
between Pine & Lombard Sts.
145' from S s Pine St.
Front: 96'
Depth: 90' to a 20' wide
street called Orleans St.
(i.e. Iseminger St.)
Bounded N by ground granted
to Daniel Thom E by
Orleans St. S by ground
granted to George Harmstead
W by 13th St.

NOTE: the above lot includes
what will be
410 S. Iseminger St.

(AM 15 659)

11/16/1839

Daniel Fitler, Esq.
High Sheriff
from Joseph Chew

George R. Harmstead,
carpenter

for \$100.00

a 3 story brick messuage
and lot sit E s 13th St.
beginning 41' N from N s
Lombard St. then N 49'2-1/2"
then E 62' then N 3'9-1/2"
then E 28' to Orleans St.
(i.e. Iseminger St.) then
S along Orleans St. 53'
then W 90' to 13th St. and
place of beginning

NOTE: the above lot includes
at the rear what will
be 410, 412, 414 and
416 S. Iseminger St.
See the included diagram.

being the southernmost
part of the above larger lot

(GS 9 515)

410 S. Iseminger St.

George R. Harmstead died. Fidelity Trust Co. was trustee of the estate.
"Grantors appear to be a few heirs."*

7/3/1926	Charles R. Hamilton Florence h/w C. Ross Hamilton Jr.	<u>Harry T. Stoddart*</u> trustee deed of trust
	W S Iseminger St. 41' N from Lombard St. 52' x 38' 410, 412, 414 and 416 S. Iseminger St.	
9/27/1937	C. Ross Hamilton Jr. Anna H. h/w	<u>Ralph S. Croskey*</u>
	410, 412, 414 and 416	
8/16/1938	Bertram I. De Young Master	<u>Jean Swartz*</u>
	Master's deed in partition 410, 412, 414 and 416	
11/12/1938	Frances C. Levick, trustee for Harry T. Stoddard under decree of C. P. No. 1 March Term 1929 No. 13838	<u>C. Rose Hamilton Jr.*</u> <u>Charles R. Hamilton</u>
	410, 412, 414 and 416	
12/30/1938	Jean Swartz	<u>Edward H. Gornish*</u>
	410, 412, 414, and 416	
4/14/1955	Edward H. Gornish Sylvia	<u>Rose L. Zecca*</u>
	410 and 412 S. Iseminger St. W S Iseminger St. 78' 1/2 from S s Waverly St. 26'6" x 28'	

* Information obtained from records of transfer, Registry Unit,
Department of Records, plan 3 S 15, lot 116.

Richard S. Fuller
Research Assistant
August 12, 1963

I Oppose the Washington Square West Historic District

Nygel Jones <nygelisjones@gmail.com>

Wed 4/17/2024 12:02 PM

To: Mark Squilla <Mark.Squilla@Phila.gov>; preservation <preservation@Phila.gov>; president@washwestcivic.org <president@washwestcivic.org>

Cc: Info@washwestcivic.org <Info@washwestcivic.org>

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Good morning, Councilmember Squilla, and Washington Square West Civic Association,

My name is Nygel Jones. I've been a resident of Washington Square West since 2021. I am writing to express my opposition to the proposed historic district in our neighborhood.

It will make home repairs more complicated, expensive, and time intensive. It will also raise rents and home prices by restricting the supply of new housing.

Nationwide, we're already undergoing a severe housing crisis and shortage. Please don't stifle the growth and opportunity a diverse and distinct neighborhood like ours provides.

I implore you to instead support individual designation to achieve a pragmatic balance between preservation and development.

Philadelphia is a great city with much to offer. Let's continue to champion this notion.

Thank you,
Nygel Jones

I Oppose the Washington Square West Historic District

Alex Clark <raditude28@gmail.com>

Wed 4/17/2024 12:08 PM

To: Mark Squilla <Mark.Squilla@Phila.gov>; preservation <preservation@Phila.gov>; president@washwestcivic.org <president@washwestcivic.org>

Cc: Info@washwestcivic.org <Info@washwestcivic.org>

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Dear PHC, Councilmember Squilla, and Washington Square West Civic Association,

I am writing to express my opposition to the proposed historic district in Washington Square West.

It will make home repairs more complicated, expensive and time intensive. It will also raise rents and home prices by restricting the supply of new housing.

I implore you to instead support individual designation to achieve a pragmatic balance between preservation and development.

Alex Clark
1109 N 3rd St
Philadelphia, PA 19123

Sent from my iPhone

I Oppose the Washington Square West Historic District

Caleb Holtmeyer <cjholtme8@hotmail.com>

Wed 4/17/2024 12:12 PM

To: Mark Squilla <Mark.Squilla@Phila.gov>; preservation <preservation@Phila.gov>; president@washwestcivic.org <president@washwestcivic.org>

Cc: info@washwestcivic.org <info@washwestcivic.org>

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Dear PHC, Councilmember Squilla, and Washington Square West Civic Association,

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I implore you to instead support individual designation to achieve a pragmatic balance between preservation and development.

Caleb Holtmeyer

1001 Vine street, Philadelphia, PA 19107

I Oppose the Washington Square West Historic District

Nick Di Taranto <nditaranto@gmail.com>

Wed 4/17/2024 1:22 PM

To: Mark Squilla <Mark.Squilla@Phila.gov>; preservation <preservation@Phila.gov>; president@washwestcivic.org <president@washwestcivic.org>; info@washwestcivic.org <info@washwestcivic.org>

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I implore you to instead support individual designation to achieve a pragmatic balance between preservation and development.

Sincerely,
Nick Di Taranto

--

Nick Di Taranto (he/him/his)

I Oppose the Washington Square West Historic District

A Mullin <ac.mullin@gmail.com>

Wed 4/17/2024 12:54 PM

To: Mark Squilla <Mark.Squilla@Phila.gov>; preservation <preservation@Phila.gov>; president@washwestcivic.org <president@washwestcivic.org>

Cc: Info@washwestcivic.org <Info@washwestcivic.org>

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Dear PHC, Councilmember Squilla, and Washington Square West Civic Association,

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I implore you to instead support individual designation to achieve a pragmatic balance between preservation and development.

Anna Mullin
312 N 39th St
Philadelphia PA
19104

I Oppose the Washington Square West Historic District

Makenna Renfro <makennalrenfro@gmail.com>

Wed 4/17/2024 12:16 PM

To: Mark Squilla <Mark.Squilla@Phila.gov>; preservation <preservation@Phila.gov>; president@washwestcivic.org <president@washwestcivic.org>

Cc: Info@washwestcivic.org <Info@washwestcivic.org>

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Dear PHC, Councilmember Squilla, and Washington Square West Civic Association,

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It will make home repairs more complicated, expensive and time intensive. It will also raise rents and home prices by restricting the supply of new housing.

I implore you to instead support individual designation to achieve a pragmatic balance between preservation and development.

Makenna Renfro
218 Arch St, APT 901
Philadelphia, PA, 19106

I Oppose the Washington Square West Historic District

Alexander Milone <alexander.j.milone@gmail.com>

Thu 4/18/2024 8:16 PM

To: Mark Squilla <Mark.Squilla@Phila.gov>; preservation <preservation@Phila.gov>; president@washwestcivic.org <president@washwestcivic.org>

Cc: Info@washwestcivic.org <Info@washwestcivic.org>

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Dear PHC, Councilmember Squilla, and Washington Square West Civic Association,

I am writing to express my opposition to the proposed historic district in Washington Square West.

It will make home repairs more complicated, expensive and time intensive. It will also raise rents and home prices by restricting the supply of new housing. The proposed district also includes a comical number of parking lots, and new construction; the inclusion of which makes a mockery of the purpose of historic preservation. This district is being proposed by a small subset of property owners who are very blatantly trying to make the area exclusionary to anyone who isn't already in it or in the highest income brackets. There is no justification for this proposed district, it fails to properly preserve historic properties, it protects new construction properties and parking lots as historic, and blocks the construction of desperately needed housing in the city.

I implore you to instead support individual designation to achieve a pragmatic balance between historic preservation and new development.

Alexander Milone
1347 S Bouvier ST
Philadelphia PA, 19146

I Oppose the Washington Square West Historic District

Duncan Adkins <duncanadkins16@gmail.com>

Fri 4/19/2024 6:05 PM

To:Mark Squilla <Mark.Squilla@Phila.gov>;preservation <preservation@Phila.gov>;president@washwestcivic.org
<president@washwestcivic.org>

Cc:Info@washwestcivic.org <Info@washwestcivic.org>

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Dear PHC, Councilmember Squilla, and Washington Square West Civic Association,

I am writing to express my opposition to the proposed historic district in Washington Square West.

Center City is a vibrant and diverse neighborhood with a beautiful mix of old and new buildings. The great charm of it to me in this mixing.

Clamping down on this vibrancy through an unnecessary historic *district* is a shortsighted decision that will only serve to push development to less well-connected and far-flung neighborhoods. It will enrich current property owners at the expense of future Philadelphians by introducing an artificial scarcity of housing within the district (which makes up half of Center City).

The correct solution to preservation desires is individual designation of truly noteworthy buildings, instead of an arbitrary designation that includes parking lots and new-build construction. Interesting future infill developments like 204 S 12th St will be unduly hamstrung by a historic designation that lies in direct opposition to the reality of the neighborhood as a thriving part of a central business district of a world city.

Look to the housing crisis in San Francisco as an omen of what can and will happen if this proposal goes through- obscene costs and barriers to home repair, skyrocketing rents and housing unaffordability pushing out people with families, service workers, and anyone who isn't rich or wasn't lucky enough to be able to inherit housing within the area.

I implore you to instead support individual designation to achieve a pragmatic balance between preservation and development.

Duncan Adkins
1616 Walnut St, Apt 1809

I Oppose the Washington Square West Historic District

Everett Burns <everettb7@icloud.com>

Fri 4/19/2024 5:35 PM

To:Mark Squilla <Mark.Squilla@Phila.gov>;preservation <preservation@Phila.gov>;president@washwestcivic.org
<president@washwestcivic.org>

Cc:Info@washwestcivic.org <Info@washwestcivic.org>

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Dear PHC, Councilmember Squilla, and Washington Square West Civic Association,

I am writing to express my opposition to the proposed historic district in Washington Square West.

It will make home repairs more complicated, expensive and time intensive. It will also raise rents and home prices by restricting the supply of new housing.

I implore you to instead support individual designation to achieve a pragmatic balance between preservation and development.

Everett Burns
9 North 9th St, Apt. 105
Philadelphia PA 19107
(215) 272-5275

I Oppose the Washington Square West Historic District

Sebastien Hardinger <bigseb312131@gmail.com>

Fri 4/19/2024 2:23 PM

To:Mark Squilla <Mark.Squilla@Phila.gov>;preservation <preservation@Phila.gov>;president@washwestcivic.org
<president@washwestcivic.org>

Cc:Info@washwestcivic.org <Info@washwestcivic.org>

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Dear PHC, Councilmember Squilla, and Washington Square West Civic Association,

I am writing to express my opposition to the proposed historic district in Washington Square West.

It will make home repairs more complicated, expensive and time intensive. It will also raise rents and home prices by restricting the supply of new housing.

I implore you to instead support individual designation to achieve a pragmatic balance between preservation and development.

Sebastien Hardinger

1141 N Hancock St, Philadelphia, PA 19123

I Oppose the Washington Square West Historic District

Karl Keat <karlkeat@gmail.com>

Fri 4/19/2024 2:45 PM

To:Mark Squilla <Mark.Squilla@Phila.gov>;preservation <preservation@Phila.gov>;president@washwestcivic.org <president@washwestcivic.org>

Cc:Info@washwestcivic.org <Info@washwestcivic.org>

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Dear PHC, Councilmember Squilla, and Washington Square West Civic Association,

I strongly oppose the creation of a new historic district in the Washington Square West neighborhood and many surrounding areas which have never been considered part of Washington Square West. Blanket historic protection of broad swaths of the city serves no purpose except to allow unelected individuals to exert undue control over the ability of local residents and landowners to make repairs and improvements to their homes, while also restricting the rights of property owners to build much-needed housing in the district.

Based on the boundaries and scope of the proposed historic district, it is extremely transparent that the goal of this district is to block new housing construction. Many large surface parking lots are included within the proposed district, including along the edges of the proposed district where they could easily have been excluded. There is no such thing as a historic surface parking lot. It's as good as a vacant lot that contributes nothing to the local economy and exacerbates the housing crisis. As demand for housing continues to rise across the region and the country, wealthy areas like Washington Square must contribute their fair share of new housing to the city, otherwise we will see continued and disproportionate gentrification of poorer neighborhoods and displacement of residents in areas like West Powelton, where I live, as unmet demand pushes rents and home prices up. Constraints on housing construction and supply will also price existing middle-class residents of Washington Square out of their neighborhood.

Historic preservation is a virtuous ambition which is especially merited in Philadelphia, the birthplace of our nation. However, proponents of the proposed district are invoking this noble goal to support selfish and harmful outcomes which would damage the city and the neighborhood. Philadelphia is a patchwork of old and new buildings reflecting the continued evolution of our city over centuries. Protecting exemplary examples of these different eras does not preclude the continued evolution of our city, and new development in Washington Square serves only to continue this great history. We can and must balance preservation with the evolving needs and growth of our city. There are common-sense ways to preserve historic buildings which don't require giving a small, unrepresentative body supreme control over the neighborhood. The nomination documents for the historic district show that over half of the properties in these boundaries are already registered historic buildings. I do not see why we need to add an additional layer of bureaucracy to a system that already works and provides more nuance and granularity than a blanket district ever could.

I hope you take these concerns into consideration and do not allow this devastating proposal to come to pass.

Best,
Karl Keat
415 N 40th St
Philadelphia, PA 19104

I Oppose the Washington Square West Historic District

Kevin Fabrizio <kfabrizio77@gmail.com>

Fri 4/19/2024 3:06 PM

To:Mark Squilla <Mark.Squilla@Phila.gov>;preservation <preservation@Phila.gov>;president@washwestcivic.org
<president@washwestcivic.org>

Cc:Info@washwestcivic.org <Info@washwestcivic.org>

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Dear PHC, Councilmember Squilla, and Washington Square West Civic Association,

I am writing to express my opposition to the proposed historic district in Washington Square West. It will make home repairs more complicated, expensive and time intensive. It will also raise rents and home prices by restricting the supply of new housing. I implore you to instead support individual designation to achieve a pragmatic balance between preservation and development.

Kevin Fabrizio
4141 Spruce St Apt 401
Philadelphia, PA 19104

Kevin Fabrizio
267-614-4410

<https://www.linkedin.com/in/kefabrizio>

I Oppose the Washington Square West Historic District

Daniel Swain <swaindaniel0@gmail.com>

Fri 4/19/2024 3:02 PM

To: Mark Squilla <Mark.Squilla@Phila.gov>; preservation <preservation@Phila.gov>; president@washwestcivic.org <president@washwestcivic.org>

Cc: Info@washwestcivic.org <Info@washwestcivic.org>

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Dear PHC, Councilmember Squilla, and Washington Square West Civic Association,

I am writing to express my opposition to the proposed historic district in Washington Square West.

Building new housing in Washington Square West is crucial to the city's climate goals and sustainability and limiting greenhouse gas emissions.

A historic district will make home repairs more expensive and time intensive. It will also raise rents and home prices by restricting the supply of new housing.

I implore you to instead support individual designation to achieve a pragmatic balance between preservation and development.

Yours sincerely,
Daniel Swain
928 Christian
Philadelphia 19147

I Oppose the Washington Square West Historic District

Alexander Roederer <alex.roederer@gmail.com>

Sat 4/20/2024 8:41 AM

To: Mark Squilla <Mark.Squilla@Phila.gov>; preservation <preservation@Phila.gov>; president@washwestcivic.org <president@washwestcivic.org>

Cc: Info@washwestcivic.org <Info@washwestcivic.org>

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Dear PHC, Councilmember Squilla, and Washington Square West Civic Association,

My name is Alexander Roederer, I live at 412 S Carlisle St in Philadelphia.

I am writing to express my opposition to the proposed massive historic district in Washington Square West.

I am a homeowner, and my block, the 400 block of Carlisle St, is Historically designated, so I come to you with experience. I live just across Broad St from the proposed historic district, so the district will have an impact on my neighborhood, the businesses I shop at and the neighbors I have.

Historic preservation absolutely makes home repairs more complicated, expensive and time consuming. (For example, replacing the damaged windows in my own home cost thousands of dollars more than it would have if the block were not historically designated, as we had to find a (more expensive) contractor who was willing to do the work here, and select windows that the historic committee approved of, which likely would have been out of reach for many less fortunate homeowners.)

On top of that, on our block, historic preservation has frozen in place an ahistoric eyesore of an asphalt covered, mechanicals-filled chain link protected parking lot, behind 1414 Pine Street, which will now will likely never be anything nicer. I have to look at it out my windows every day, and let me tell you, the five black Audi SUVs stored there are hardly adding to the historic charm of our block.

I have seen the plans for the historic district and it includes dozens of parking lots, dumpster storage plots, and blighted corners. Historically designating these will make it much more difficult and expensive for them to ever be developed. I need not remind you that Philadelphia is in a housing crisis. The proposed district will raise rents and home prices and by restricting the supply of new housing. We need more new neighbors in Wash West, not fewer! New neighbors means new life and more support for small businesses in the area, something we undoubtedly need.

I am not opposed to historic preservation, but I think it must be considered in a building by building or at least block by block fashion. Empty parking lots where demolished buildings once stood should NEVER be historically designated. We should not be preserving dilapidated one story buildings hastily constructed in the 90s either!

I implore you to instead support individual designation of buildings and few select blocks, which would achieve a more pragmatic balance between preservation and development.

Sincerely,

Dr. Alexander Roederer

412 S Carlisle St

Philadelphia, PA

I Oppose the Washington Square West Historic District

Wenmouth Williams <wenmoutha@outlook.com>

Sat 4/20/2024 10:51 AM

To: Mark Squilla <Mark.Squilla@Phila.gov>; preservation <preservation@Phila.gov>; president@washwestcivic.org
<president@washwestcivic.org>

Cc: Info@washwestcivic.org <Info@washwestcivic.org>

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I implore you to instead support individual designation to achieve a pragmatic balance between preservation and development.

Alan Williams
wenmoutha@outlook.com

I Oppose the Washington Square West Historic District

casey bechtel <cbechtel@bechtelbavarian.com>

Tue 4/23/2024 10:49 AM

To:Mark Squilla <Mark.Squilla@Phila.gov>;preservation <preservation@Phila.gov>;president@washwestcivic.org
<president@washwestcivic.org>

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Casey Bechtel
2830 w master st Philadelphia PA 19121

I Oppose the Washington Square West Historic District

Noah Rosenfeld <nrosenfeld99@gmail.com>

Tue 4/23/2024 11:45 AM

To:Mark Squilla <Mark.Squilla@Phila.gov>;preservation <preservation@Phila.gov>;president@washwestcivic.org
<president@washwestcivic.org>

Cc:Info@washwestcivic.org <Info@washwestcivic.org>

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Dear PHC, Councilmember Squilla, and Washington Square West Civic Association,

I am writing to express my opposition to the proposed historic district in Washington Square West.

Our city has many more pressing issues that threaten our neighborhoods' characters. These include housing affordability, restrictive tax rates, and the opioid epidemic.

The historic district will make home repairs more complicated, expensive and time intensive. It will also raise rents and home prices by restricting the supply of badly needed new housing.

I implore you to instead support individual designation to achieve a pragmatic balance between preservation and development.

Noah Rosenfeld
233 S 6th St, Apt 508
Philadelphia, PA 19106

I Oppose the Spruce Hill Historic District, Southeastern Quadrant

Pruden, John R. <john.pruden@faegredrinker.com>

Tue 4/30/2024 2:32 PM

To: preservation <preservation@Phila.gov>; Jamie Gauthier <Jamie.Gauthier@phila.gov>

Cc: SHhistoricPreservation@gmail.com <SHhistoricPreservation@gmail.com>

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Dear PHC, Councilmember Gauthier, and Spruce Hill Civic Association,

I am writing to express my opposition to the proposed Spruce Hill Historic District, Southeastern Quadrant.

With the ongoing housing crisis, and the number of repairable units in this district, there is no need for us to exacerbate the problem by making home repairs more complicated, expensive and time intensive. At a time of record inflation, there is also no need for a policy that will raise rents and home prices by restricting the supply of new housing.

Additionally, with accelerating gentrification in Spruce Hill, we must improve and protect access for diverse families to stay in and/or relocate to the neighborhood. Studies show that improved diversity in schools lead to improved student outcomes, and the students at Penn Alexander school deserve to study with their peers from all walks of life.

Lastly, with the rising cost of doing business due to record inflation, there is no reason to burden small business owners and limit new retail from modifying buildings to fit their business. I understand and support preserving historic Philadelphia landmarks; these are some of the first places I bring visitors. But the proposed district includes parking lots, new developments, and many other features that no reasonable person would deem historical. I implore you to instead support individual designation to achieve a pragmatic balance between preservation and development.

This is one of the most livable cities in the nation, with respect to cost-of-living versus quality-of-life. There is no reason to kneecap one of our most valuable districts from benefiting and supporting the growth of our city.

John Pruden


1520 Green St. Philadelphia, PA. 19130.

I Oppose the Washington Square West ...

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I Oppose the Washington Square West Historic District

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GS

Gabriel Straus <gdstraus@gmail.com> 

To: Mark Squilla; preservation; president@washwestcivic.org

Tue 4/30/2024 3:50 PM

Cc: Info@washwestcivic.org

Dear PHC, Councilmember Squilla, and Washington Square West Civic Association,

I am writing to express my opposition to the proposed historic district in Washington Square West.

It will make home repairs more complicated, expensive and time intensive. It will also raise rents and home prices by restricting the supply of new housing—something anathema to Mayor Parker's promise to build 30,000 units of new affordable housing in the next few years.

I implore you to instead support individual designation to achieve a pragmatic balance between preservation and development.

Thank you.

Best,
Gabriel Straus

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