

OWNER COMMENT RECEIVED
FOR WASHINGTON SQUARE WEST
HISTORIC DISTRICT

Proposed Washington square west historic district

Carl Lysaght <cly8419@gmail.com>

Sat 3/23/2024 1:51 PM

To:preservation <preservation@Phila.gov>

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Per the letter I received today, please update me by email about this proposed historic district. You can send updates to this email. I own 1026 Pine St #7, which is within the district.

I also want to lodge my opposition to this district. The last thing I need is you being a pain in the ass when I want to replace a window.

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Washington Square West Historic Nomination Updates

Barbara Arvanitis <barbara.arvanitis@gmail.com>

Sun 3/24/2024 11:36 AM

To:preservation <preservation@Phila.gov>

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Dear Mr. Farnham,

I am an owner of a historic property in Washington Square West - 216 South Jessup Street, and am requesting to be placed on the list for email updates regarding the nomination of the district.

I am thrilled about the nomination and look forward to your email updates.

Thank you,

Barbara Arvanitis

Please remove my property from the proposed designation

francine sandrow <fransandrow@hotmail.com>

Sat 3/30/2024 11:49 AM

To: preservation <preservation@Phila.gov>; Kevin Hoekzema@yahoo.com <kevinhoekzema@yahoo.com>

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To whom it may concern,

Please do not consider 825-27 Lombard Street as part of the upcoming discussion in the nomination for designation in historic districts. I will be attending every meeting to fight this designation, and do not intend to allow it to be included in district. It is on the outer boundary and there is no reason it cannot be excluded.

If you have any questions, please call me at 215-694-7775. I have had horrible experiences with the historic society and they are a blight on homeowner latitude.

I expect to hear from you regarding removal of my property from the zone as soon as possible.

Sincerely,
Francine Sandrow
Kevin Hoekzema

Jaki <jaki@jakiashford.com>
To: Jaki <jaki@jakiashford.com>

Thu, Apr 4, 2024 at 3:01 PM

Jonathan E. Farnham, Ph.D
The Philadelphia Historical Commission
1515 Arch Street, 13th Floor
Philadelphia 19102
215-686-7660

Re: Proposal of Washington Square West Historical District

April 3, 2024

Dear Dr. Farnham,

I have owned my properties at 261 S.9th & Street 226 S.Schell Street since 1978 and know that this proposal to create a historic district is of absolutely no benefit to property owners.

This will only have a negative impact on property owners by imposing more bureaucratic encumbrances.

The list of what will require agency approval is ridiculously long.

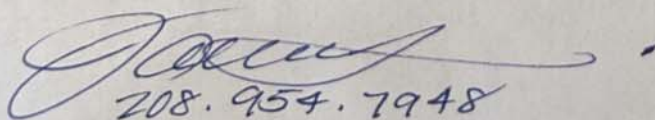
And this will also create an additional burden for people wanting to sell their property because past experience proves that these restrictions are only seen as negatives to potential buyers.

The vast majority of the properties in our area have no historical significance whatsoever.

And those that have some historical value have already been recorded into the National Register of Historic Places and have sign posts and plaques on or in front of the property informing the public of their historical relevance.

Washington Square West is already a thriving neighborhood and this initiative will only create a hardship for property owners with nothing to be gained by them.

I am completely opposed to this proposal.


208.954.7948

Washington Square West Historic District

Josh Angotti <angottijosh@gmail.com>

Sat 4/20/2024 7:38 AM

To:preservation <preservation@Phila.gov>

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Hello,

I received a letter regarding Washington Square West and its nomination for Historic District status. I own 333-35 S 13th Street, which is a small triplex within the proposed historic district and I'm very concerned about the added maintenance and upkeep costs associated with historic district designation. I purchased the property in 2014 and have made many financial sacrifices to upgrade and improve the appearance of the building; however historic designation will make future improvements less affordable and will absolutely impact my ability to maintain my current upkeep schedule, and there are others who feel similarly.

Is there any opportunity for home/building owners to reject this proposal? If so, what is the process for doing so? Thank you.

Josh Angotti

AngottiJosh@gmail.com

571.332.0985

Proposed Washington Square West Historic District

Frazar Thomas <frazar.thomas@gmail.com>

Fri 4/19/2024 3:03 PM

To:preservation <preservation@Phila.gov>

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Hello, my name is Frazar Thomas, and I own a home within the proposed boundaries of the new historic district for Washington Square West. I'm writing to register my opposition to the project. What makes this neighborhood so great is that it is dynamic and affordable, and I've been glad to see all the new housing go up in the area lately. Adding a new bureaucratic hurdle to new housing will only force out the young and lower income people that make this neighborhood great. Since both of the meetings are on weekday mornings, I will probably not be able to attend because of work, so I hope that by writing you I can at least give you some sense that there are people in the proposed district who are against this plan.

Thanks very much for your time,
Frazar Thomas

I Oppose the Washington Square West Historic District

Todd Pitock <todd.pitock@gmail.com>

Mon 5/13/2024 7:30 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.

Todd Pitock

www.toddpitock.com
todd@toddpitock.com
610-715-9540 (mobile)
Skype: toddpitock
LinkedIn: toddpitock

Fw: Historic Designation

preservation <preservation@Phila.gov>

Wed 5/15/2024 7:26 AM

To:Laura Dipasquale <Laura.Dipasquale@Phila.gov>

Cc:Jon Farnham <Jon.Farnham@phila.gov>

From: Mark Squilla <Mark.Squilla@Phila.gov>

Sent: Tuesday, May 14, 2024 7:32 PM

To: Eleanor Wilner <pophys@aol.com>

Cc: WSWCA President <president@washwestcivic.org>; preservation <preservation@Phila.gov>; Anne Kelly <Anne.Kelly@phila.gov>

Subject: RE: Historic Designation

Eleanor

I have copied Preservation to share you input and concern on this proposal.

Sincerely,

Mark

Councilmember Mark Squilla

1st District City Council

City of Philadelphia

332 City Hall

Philadelphia, PA 19107

p. 215-686-3458

f. 215-686-1931

e. Mark.Squilla@Phila.Gov

From: Eleanor Wilner <pophys@aol.com>

Sent: Tuesday, May 14, 2024 11:43 AM

To: Mark Squilla <Mark.Squilla@Phila.gov>

Subject: Historic Designation

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Dear Councilman Squilla,

We have owned a home in Washington Square West (and been registered Democrats) for nearly fifty years. We have recently been notified by the Philadelphia Historical Commission that they are proposing a Historical Designation of Washington Square West. We are strongly opposed to this proposal for a whole variety of reasons, foremost of which is the incredible diversity of this area in every aspect, historically, socially, commercially, economically. We are not, and do not wish to be, Society Hill. We urge you to use your office to make sure that this proposal does not come to pass. Surely the city can make sure that demolitions get PHC approval without a designation that would not only destroy much of the uniqueness of the area, but would undoubtedly cause financial hardship for some of our neighbors.

Thank you for your attention to this matter.

Respectfully,

Robert Weinberg and Eleanor Willner

324 S 12th Street



Stradley Ronon Stevens & Young, LLP

2005 Market St #2600

Philadelphia, PA 19103

www.stradley.com

Kevin R. Boyle

Co-Chairman

kboyle@stradley.com

215.564.8708

May 15, 2024

VIA ELECTRONIC MAIL

Committee on Historic Designation
1515 Arch Street
13th Floor
Philadelphia, PA 19102
preservation@phila.gov

Philadelphia Historical Commission
1515 Arch Street
13th Floor
Philadelphia, PA 19102
preservation@phila.gov

RE: **Classification of (i) 1230 Lombard Street (OPA 885438620), and (ii) 1232-1234 Lombard Street (OPA 885438840) (collectively, the “Property”) in the prospective Washington Square West Historic District**

Ladies and Gentlemen:

I am writing to you on behalf of Archdiocese of Philadelphia. The purpose of this letter is to advise you that the Archdiocese of Philadelphia and its related parishes and organizations (collectively, the “Archdiocese”) strongly oppose the establishment of the above referenced district to the extent that it includes any real property owned or operated by them. While the Archdiocese supports the concept of historic preservation, it opposes all designation of its property as historic landmarks whether through individual designation or through inclusion in a historic district. The reasons for the objections, include, but are not limited to, the unconstitutional infringement upon the rights of the Archdiocese to freedom of religion and various property rights as guaranteed by the United States Constitution and the Constitution of the Commonwealth of Pennsylvania.

Within the City of Philadelphia, the Archdiocese already bears a burden with respect to historic preservation, given the significant number of properties that have some form of historic

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May 15, 2024

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designation, and the creation of the above district only increases the burden. Indeed, several former parish sites within the proposed district are already designated and have been, according to the nomination inventory, since 1961 and 1984, as applicable.

While the goals of historic preservation are laudable, operations of property owners, particularly non-profit facilities such as those owned by the Archdiocese, are constantly confronted with increased operating costs and decreasing revenues, especially when considering the age and type of properties involved. The additional financial constraints, delays and other problems created by owning property subjected to the Philadelphia Historic Preservation Ordinance have in the past interfered with the religious and spiritual goals of the Archdiocese.

In this instance, the Property consists of a modern, surface parking lot, and the Archdiocese does not believe that the goals of historic preservation are served by classifying this type of property as "contributing." While the Archdiocese opposes the creation of the historic district in general, it respectfully requests that in any final creation of the Washington Square West Historic District that the Property be reclassified as non-contributing.

Kindly keep me advised of any subsequent developments in this matter.

Sincerely,

A handwritten signature in black ink, appearing to read 'K. Boyle', with a stylized flourish at the end.

Kevin R. Boyle

Cc (via email only):

Suzanne Hueston (shueston@archphila.org)

Phil Schneider (pschneider@archphila.org)

I Oppose the Washington Square West Historic District

Jared Sobel <jsobel9@gmail.com>

Fri 5/10/2024 11:13 AM

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

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

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

I purchased my home in January of 2020. I have no intention of moving out of it anytime soon.

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. I had planned on replacing my steel windows with modern, energy-efficient and environmentally friendly windows. I cannot afford to do that with the historical regulations in place. Therefore, my windows will remain as they are and more energy will be expended on HVAC.

I implore you to instead support individual designation to achieve a pragmatic balance between preservation and development. If a home is historic, it should be designated. My home is not historic; it is just a random home on a small side street of Philly.

I just want to maintain it the best I can afford without people telling me what, when, where, and how I can or cannot do what I want to my personal property.

If given historic designation, I will ultimately not be able to properly maintain my home and have to eventually move out. Please do not force Philadelphians like myself out of our homes. Thank you for your consideration.

Best regards,
Jared Sobel
1321 Rodman St.
Philadelphia, PA 19147

RE: Historic designation of Washington Square West

Mark Squilla <Mark.Squilla@Phila.gov>

Wed 5/15/2024 12:53 PM

To: Andrea Chenier <r.andreachenier@gmail.com>; preservation <preservation@Phila.gov>
Cc: WSWCA President <president@washwestcivic.org>

Andrea,

I have copied Preservation to alert them of this concerns.

Sincerely,

Mark

Councilmember Mark Squilla
1st District City Council
City of Philadelphia
332 City Hall
Philadelphia, PA 19107
p. 215-686-3458
f. 215-686-1931
e. Mark.Squilla@Phila.Gov

From: Andrea Chenier <r.andreachenier@gmail.com>
Sent: Wednesday, May 15, 2024 10:54 AM
To: Mark Squilla <Mark.Squilla@Phila.gov>
Subject: Historic designation of Washington Square West

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Mr. Squilla,

I wish to express my opposition to the current push to create a historic district in Washington Square West (where I live).

1.) The consequences of the proposal seem poorly considered, particularly unintended consequences. This may include increasing inequality and decreasing diversity in the area since only residents with adequate resources would be able to maintain and restore homes in a manner acceptable to the Historical Commission.

2.) The power of the Historical Commission is overly broad and my past experience (personal and in the neighborhood) is that

the Commission is extremely rigid in their interpretation of their mandate. Some years ago I experienced unprofessional (rude) behavior from one of their key staff in response to a query.

3.) The Historical Commission seemingly gives little or no consideration to other critical issues, such as energy efficiency (which in my view is more important in the long term than strict historical accuracy). In the case of their control over roofing and flashing, they might deny improved methods of preventing roof leakage in the name of historical accuracy. Their decisions lack transparency.

4.) None of the information I've received actually states which individual or which agency or institution (City Council?) approves the project or the timeline in which approval will be given or denied; another example of lack of transparency. I have also been unable to determine which individuals or organizations initiated and are so strongly promoting this change.

5.) Another level of bureaucracy will certainly not facilitate the creation of historically reasonable enhancements to individually-owned homes and businesses.

6.) With no evidence other than the apparent haste of the proposal, I suspect the designation of WSW as an entire historic district is a fait accompli. I further suspect the open meetings are mere window dressing to give the appearance of openness and transparency.

These points aside, I am generally in favor of historic districts, and in particular the destruction caused by developers, but I also believe the rigidity of some of these commissions - and Philadelphia's in particular - prevents flexibility and updating policies to account for changing conditions over time.

I would appreciate your knowing your position on this proposal, and your comments on my concerns.

Thank you,

Dick Brand
1224 Panama Street

PS. I appreciate the help your office provided to me when the City made a clerical record regarding my real estate taxes.

Support for the Washington Square West Historic District

Larry Bishop <larrybishop44@comcast.net>

Thu 5/16/2024 11:40 AM

To:preservation <preservation@Phila.gov>

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Dear Commissioners,

I am writing to express my support for the proposed historic district in Washington Square West. Originally proposed in 2009, it's high time to recognize the significance of approximately 26 city blocks.

The district satisfies Criteria for Designation A, C, E, F, I, and J, which include social, architectural, cultural, and archaeological histories. The Washington Square West Historic District illustrates the development of Philadelphia's residential and commercial core over more than two centuries.

I urge the Historical Commission to approve the Washington Square West Historic District.

C. Larry Bishop
1208 Addison Wall
Philadelphia Pa 19147

Support for the Washington Square West Historic District

tobeydichter@gmail.com <tobeydichter@gmail.com>

Thu 5/16/2024 9:52 AM

To:preservation <preservation@Phila.gov>

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Dear Commissioners,

As resident of Wash West for 55 years, I urge you to approve the proposed designation of **Historic District for Washington Square West**. We live on Clinton Street, which Louis Kahn said was the only street he'd live on in Philadelphia. It and the surrounding area are quintessential olde Philadelphia and represent for generations to come the look and feel of our history.

I understand that the district satisfies Criteria for Designation A, C, E, F, I, and J, which include social, architectural, cultural, and archaeological histories. The Washington Square West Historic District illustrates the development of Philadelphia's residential and commercial core over more than two centuries. It is a gem worth preserving!

I urge the Historical Commission to approve the Washington Square West Historic District.

Thank you!!

Tobey Gordon Dichter
1017 Clinton Street
Philadelphia PA 19107
215 922 1633

Support for the Washington Square West Historic District

Peter Furcht <pfurcht@comcast.net>

Thu 5/16/2024 11:21 AM

To:preservation <preservation@Phila.gov>

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Dear Commissioners,

I am writing to express my support for the proposed historic district in Washington Square West. Originally proposed in 2009, it's high time to recognize the significance of approximately 26 city blocks.

The district satisfies Criteria for Designation A, C, E, F, I, and J, which include social, architectural, cultural, and archaeological histories. The Washington Square West Historic District illustrates the development of Philadelphia's residential and commercial core over more than two centuries.

I urge the Historical Commission to approve the Washington Square West Historic District.

Peter Furcht
920 Clinton Street
Unit 2R
Phil., PA 19107

pfurcht@comcast.net