

# Public Comment

Regarding Application to Legalize Roof Work Completed without  
permits at

## 4225 Pine St

To be discussed at the Philadelphia Historical Commission  
meeting, April 10, 2026



UCHS  
UNIVERSITY CITY HISTORICAL SOCIETY

April 9, 2026

VIA EMAIL

Philadelphia Historical Commission  
[preservation@phila.gov](mailto:preservation@phila.gov)

RE: 4225 Pine Street

Dear Philadelphia Historical Commission,

The University City Historical Society writes to support the denial of the roof work at 4225 Pine Street. The work was completed without coordination with your staff even though the property is within the bounds of the Southeast Spruce Hill Historic District.

Developers and property managers who undertake alterations or other permit-required exterior work within local historic districts in Philadelphia make a choice when they skirt the rules that are required by our City. Notifying the Philadelphia Historical Commission of work via email is a much less onerous and time-consuming activity than is the permitting process through the Department of Licenses and Inspection. Helpfully, the PHC staff can often assist with material choice and other construction related tasks that relieve a property owner of having to pay an architect or preservation consultant. This free-of-charge assistance is one of the many benefits of historic designation: capitalizing on the embedded expertise of the PHC staff.

More to the point of this property, the roof work documented is shoddy and not acceptable. Not only has an inappropriate roofing material not been chosen, but the installation lacks proper detailing such as flashing valleys and interface with other roof materials such as the historic metal coping, potentially exposing the historic building to further water damage. Such work should embarrass a contractor or owner trying to pass it off as acceptable. There is no record of what sort of underlayment or fasteners have been used, opening up questions to the quality of the overall assembly.

UCHS recommends denial of the application. Further, we recommend that all property management groups in the historic district combine efforts to research and document appropriate building material options. Our state is rich in the expertise and resources that made these houses possible; the effort to join forces to respect the significance of our neighborhoods would benefit everyone. Thank you for your consideration.

Yours Truly,

Amy Lambert  
UCHS Board President

CC: Spruce Hill Community Association