

ADDRESS: 3331 POWELTON AVE

Proposal: Legalize window replacement and masonry work

Review Requested: Final Approval

Owner: Yuhua Wang and Andrew Jefferson Xiao

Applicant: Yuhua Wang

History: 1883

Individual Designation: None

District Designation: Powelton Village Historic District, Contributing, 11/10/2022

Staff Contact: Allyson Mehley, allyson.mehley@phila.gov

OVERVIEW: This application proposes legalizing windows installed and masonry work completed without the Historical Commission's approval or a building permit at 3331 Powelton Avenue. This residential property is located at the corner of Powelton Avenue and N. 34th Street. Owing to its location, the front and side facades are visible from the public right-of-way. Most existing windows were non-historic, but some may have dated to original construction.

In June 2025, the staff was notified of exterior work on the property, specifically the removal of multiple window sashes and masonry infill on the third floor. The staff communicated with the owner and advised them that future window replacement or exterior masonry work would require the Historical Commission's approval. Several months later, despite this guidance, the Commission's staff observed that new vinyl windows had been installed throughout the building and the original wood brickmolds were removed for installation of the new windows. Third-floor rear windows were built down, and smaller windows were installed. Since the third-floor windows' plank frames had been removed, it also appears that a steel lintel may have been installed.

The Department of Licenses and Inspections issued a violation for the unpermitted work on 2 May 2026. Soon thereafter, the applicant was made aware of the violations on the property, prompting this request for legalization. The property is licensed for eight rental units. Owing to the fact that the building has more than two units, a building permit is always required to replace windows regardless of whether it is designated as historic or not. In this instance, because the property is designated as historic, a building permit and the Historical Commission's approval is always required to replace windows.

SCOPE OF WORK:

- Legalize windows installed and masonry completed without a permit or approval.

STANDARDS FOR REVIEW:

The Secretary of the Interior's Standards for the Treatment of Historic Properties and Guidelines include:

- *Standard 6: Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*
 - The new vinyl windows do not match the old windows in design and the brickmolds are missing. Brick infill, pointing and steel lintel installation on the third-floor windows was poorly done and does not appear compatible with historic building. This application fails to satisfy Standard 6.

STAFF RECOMMENDATION: Denial, pursuant to Standard 6.



Figure 1. Front façade of 3331 Powelton Avenue with new windows installed. May 2026.



Figure 2. Side elevation of 3331 Powelton Avenue with new windows installed. This is a view from N 34th Street. May 2026.



Figure 3. Close up of front façade with replacement windows and missing brickmold. May 2026.



Figure 4. Prior to window replacement. Image shows build down of third floor window and lintel replacement. At this time in July 2025, original brickmold was still in place in most window openings.



Figure 5. Prior to window replacement. Close up of side elevation bay window with possible original windows in place. October 2024.

Dear Historical Commission Committee,

As a person who really loves historic houses in University City, I bought the old red brick house at 3331 Powelton Ave last year. I recognized some exterior bricks needed to be restored as the picture below shows. After talking to a professional masonry contractor who did this type of restoration work, I felt confident that I could restore the beauty without a problem after I purchased the house. However, things really went worse than I imagined. I have been constantly spending money to fix and repair to keep the house from collapsing!



First, my GC found out a couple windows in the rear (north side) on the third floor were broken and rotted, due to years of snow and water leaks from the windows. You can see from the picture below that the wall below the window cracked. The previous owner just painted the whole back wall black to fix the leaks from the 2nd floor roof, which did not fix the issue, in addition, there was no steel header for the windows. To prevent further damage of the house and fix it correctly, my contractor added a steel header to the two windows and repaired the small areas below the windows. I explained this to Allyson over

the phone last year. However, my contractor never had time to clean it up before the STOP order issued by L&I for the basement work. My contractor has been waiting for my response from the Historical Commission to tell them what to do next. I just restarted the conversation a couple of weeks ago. I am confident that it will be cleaned up and finished correctly.



Similar situation happened to the front windows, the severe leaks from the rotten brick mold causing damage to the wood floors from the 2nd and 3rd floor of the front rooms, the floor collapsed, I had to replace them with new subfloors.

Then in the fall, my plumber found the sewage pipes underground were rotten and broken. See picture below. L&I issued a STOP work order because it involved slab work which was not included in the building permit, even though we have plumbing permit to fix the sewage pipes. The project was stopped for 6-7 months starting in the fall last year.



However, our nightmare did not stop there. Because of the rotten brick mold, some of windows just fell eventually while contractors were working there, window glass missing or broken. My contractors opened the windows, but they couldn't close them. They were at risk of breaking the glass if they tried harder.

At the same time, Powelton property manager sent us email saying mice and birds were getting into the neighbor's house, we needed to fix or close the window. Soon after we received L&I violations saying we needed to close all the windows, otherwise daily fines would follow after the deadline. We contacted L&I to seek advice. A person from a L&I office who oversee the violation gave us permission to go into the house to install and close the windows even under the "STOP" work order. My contractors measured the window size to match existing window style and materials, double hung windows...etc. We thought we

were ordered by L&I to close the windows; by doing so, we had to replace them. See pictures below.

Old double white hung windows with rotten brick mold



An sample of new matched windows



We installed Crystal windows at two other houses on Powelton Ave, they are very good quality according to my contractors, which are better than Pella 250 series we installed at 3707 Spring Garden st where we had issue. Again, my contractor did not finish brick mold or trim because we need designer approval from the Historical Commission, then we can complete the repair.

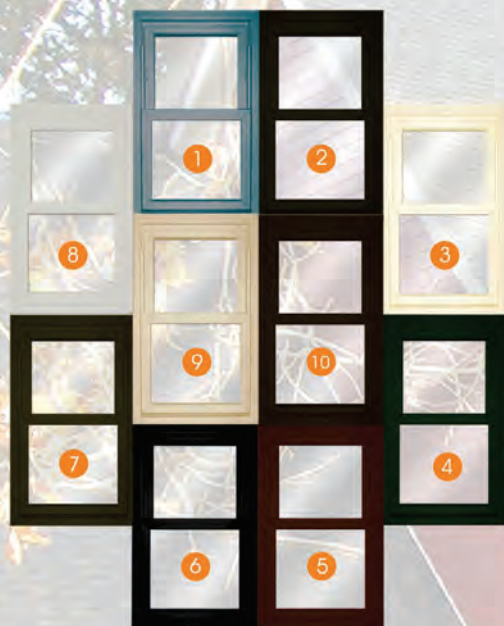
Sincerely,

Yuhua Wang

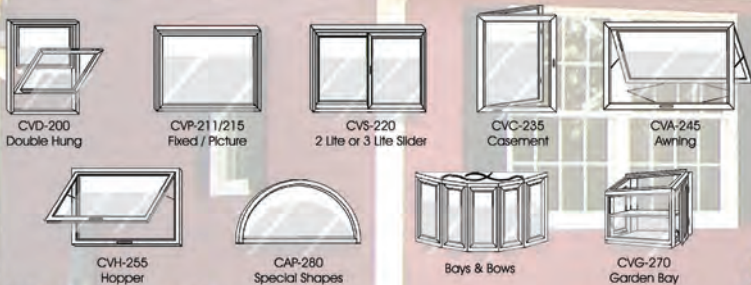
Have you ever imagined windows can come in so many styles and colors? Here at Crystal, the hardest part is choosing the right style windows made in your favorite color. Crystal Series 200 vinyl windows can be painted with 10 optional two-tone custom colors:

- 1: Blue
- 2: Dark Brown
- 3: Beige
- 4: Dark Green
- 5: Dark Red
- 6: Black
- 7: Earthtone
- 8: Grey
- 9: Clay
- 10: Medium Brown

*Color for illustration purpose only. Actual color may vary slightly.



The **VERSATILE** Crystal Series 200 Fully Welded Vinyl Line is also available in a full collection of styles, sharing many similar features.



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CRYSTAL SERIES 200

FULLY WELDED VINYL WINDOWS FOR REPLACEMENT



Crystal
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 Crafted with Passion, Built to Perform™

CRYSTAL SERIES 200 FULLY-WELDED VINYL WINDOWS

AAMA Rated R-PG50

TRADITIONAL CRAFTSMANSHIP MEETS TODAY'S TECHNOLOGY.

3 1/4" Fusion-welded frame has a wall thickness of 0.072". Providing excellent structural integrity.

Ergonomic-design night latches combine ease-of-use with peace of mind.

High-profile tilt latches for easy operation when tilting sashes into the house for cleaning.

Cam-Type compression sash lock for airtight seal and maximum weather protection.

This high-performance "hospital sill" gives the highest testing results for air & water protection while allowing draft-free ventilation.

Triple full length weather-stripping seals at both head and sill significantly minimizes air infiltration.

The in-between glass grids for beauty and no maintenance. (optional feature. Many styles and patterns available.)

Window sash operation is made easy with durable constant-force balances.

Durable extruded half-screen comes standard.

Optional custom two-tone finish matches any facade (available in 10 exterior colors)

A perfect balance of traditional design and quality is what makes the 200 Series the premier product in the industry. Traditional design appointments from the artistic beveled exterior to the shadow line sash face brings back the feeling of a traditional American home design.

Beveled exterior frame adds elegance to the exterior of your home.

Heavy Multi-Chamber construction maximizes strength, durability and insulating performance.

7/8" Insulated glass for maximum energy savings

Standard Vitro ULTRA Intercept Spacer optimizes thermal performance 365 days a year.

Dual-wall, full-length, extra-deep lift rail for easy operation.

CVD200 THERMAL PERFORMANCE

Clear	0.46	0.59	0000
Low-E (Soft Coat)	0.29	0.36	0000
Low-E (TC™ Soft Coat)	0.28	0.28	0000
Low-E Triple Glazed IGU (Dual TC™ Soft Coat)	0.22	0.22	0000
Low-E Triple Glazed IGU (Ultimate TC™ Soft Coat)	0.17	0.18	0000

LEGEND:
U-Value SHGC

R5


R5
UPGRADE AVAILABLE

ENERGY SAVING TIP:
Upgrade Crystal Series 200 Double Hung Windows with Triple Glazed with dual Low-E coated IGU* to achieve R5-qualified performance.
*IGU = Insulated Glass Unit

Once you are able to refocus on performance criteria the technological enhancements make this one of the highest performing windows in the industry. In addition, we have added the strongest warranty in the industry to give you the assurance that you have purchased the very best window for the money.

Violation Notice and Order to Correct

L&I File Number: CF-2026-043432

<p>RESPONSIBLE PARTY</p> <p>WANG YUHUA, XIAO ANDREW JEFFERSON 1502 ARGYLE RD WANG YUHUA BERWYN, PA 19312</p>	<p>V1</p> 	<p>DISTRICT OFFICE</p> <p>Construction Services Central West District 9TH FLR 1401 John F Kennedy Blvd Philadelphia, PA 19102 215-685-3789 Construction.CentralWest@phila.gov</p>
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<p>PROPERTY IN VIOLATION</p> <p>3331 POWELTON AVE, Philadelphia, PA 19104-2725</p>	<p>DATE OF NOTICE</p> <p>05/02/2026</p>
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On 04/30/2026 the Department of Licenses and Inspections inspected/investigated the property in violation and found the following condition(s) or activity which violate the Philadelphia Code. Based on these the property is deemed:

IN VIOLATION

The property will remain in this status until all the violations below are corrected and the Department of Licenses and Inspections has verified the corrective action. You are the person responsible for the correction of these violations.

Any permit or license obtained to comply a violation of working without or in excess of a permit or a license will result in an additional inspection fee equal to the cost of the permit or license. (Phila. Code § A-901.13)


YOU ARE ORDERED TO MAKE THE NECESSARY REPAIRS AND/OR TAKE THE NECESSARY ACTION(S) TO CORRECT THE CITED CONDITIONS PRIOR TO 06/05/2026

VIOLATIONS		
<p>PHILA. CODE §</p> <p>A-203.1/1</p>	<p>FINE AMOUNT</p> <p>\$300.00</p>	<p>SCAN QR CODE FOR HOW TO RESOLVE</p> 
<p>PHILA. CODE LANGUAGE</p> <p>A violation has been issued because the materials, equipment and/or devices constructed and/or installed are not approved.</p>		
<p>CONDITION IN VIOLATION</p> <p>Materials are not approved by the historical commission</p>		
<p>LOCATION</p> <p>throughout</p>		

Violation Notice and Order to Correct

L&I File Number: CF-2026-043432

VIOLATIONS

PHILA. CODE §	FINE AMOUNT	SCAN QR CODE FOR HOW TO RESOLVE
A-301.1/35	\$300.00	
PHILA. CODE LANGUAGE A building permit is required for the installation of a new window and/or door.		
CONDITION IN VIOLATION Windows and doors were replaced without the approval of the historical commission		
LOCATION throughout		



Failure to timely correct the violations listed above by or before the correction date listed above will result in the stated fine amount being imposed against you. The fines will be imposed on a per day basis for each violation that remains uncorrected AFTER the stated correction date. Phila. Code § A-601. If you timely correct each violation by the stated correction date, no fines will be due.

In addition to the fines listed above, failure to timely correct the violations will result in you being charged:

- Labor and material costs for any work performed by the City, such as a demolition; sealing of windows or doors; clearing of weeds, trash or debris; relocation expenses for removing occupants, costs associated with cease operations orders. Such costs are subject to an additional administrative fee of 21% (Phila. Code § A-503);
- An additional \$100 fee for repeat abatement work (Phila. Code § A-503.2); and
- Reinspection fees as follows: \$100 for the third inspection, \$200 for the fourth inspection, and \$350 for any additional inspections (Phila. Code § A-901.12.2).



YOU HAVE THE RIGHT TO APPEAL THIS NOTICE. YOUR APPEAL MUST BE FILED BY 06/01/2026.

IF YOU DO NOT TIMELY FILE AN APPEAL THEN YOU WAIVE YOUR RIGHT TO LATER CHALLENGE ANY PART OF THIS NOTICE. This includes waiving your right to argue: whether the violations existed, whether you were responsible to correct the violations, whether you had enough time to correct the violations, whether the City should have abated the violations, and whether the City can impose fines, fees, or costs against you.

For more information on filing an appeal and/or to obtain the approved form visit the appeals section of the Department of Licenses and Inspections website at www.phila.gov/li or the Boards Administration Unit, Concourse Municipal Services Building, 1401 J.F.K. Blvd., Philadelphia PA.

Appeals of the Technical Codes, such as the Zoning Code and/or Fire Code, need to be submitted to the appropriate Technical Appeal Board such as the Zoning Board of Adjustment and/or the Board of Safety and Fire Prevention. For additional information call 215-686-8686.

IF YOU HAVE ANY LEGAL QUESTIONS YOU SHOULD CONSULT WITH AN ATTORNEY.

If you do not have an attorney, you can contact the Philadelphia Bar Association Referral and Information Line at 215-238-6333 to have an attorney referred to you. You can also find a list of legal aid service providers at <http://palegalaid.net/legal-aid-providers-in-pa>.

✘ Violation Notice and Order to Correct

L&I File Number: CF-2026-043432



The Philadelphia Code may be found online for free at www.phila.gov under "Open government."

If you have any questions regarding this notice or would like to schedule a re-inspection, please contact: KAREEM TILGHMAN kareem.tilghman@phila.gov or the district office noted above.

ATTENTION: This is an important notice! For information in your language, call 215-686-8686

ATENCIÓN: ¡Este es un aviso importante! Para recibir información en su idioma, llame al 215-686-8686

注意: 这是重要通知! 如果您需要以您的语言获得此信息, 请致电 215-686-8686

CHÚ Ý: Đây là thông báo quan trọng! Nếu bạn cần thư này bằng ngôn ngữ khác, vui lòng gọi 215-686-8686

주의: 중요 통지입니다! 이 서신을 귀하의 언어로 받고 싶으시면 215-686-8686번으로 전화하시기 바랍니다

پر کال کریں 215-686-8686 ترجمے کی خدمات کے لیے! یہ ایک ضروری اطلاع نامہ ہے: توجہ فرمائیں

ATTENTION : Cet avis est important ! Si vous avez besoin de cet avis dans une autre langue, appelez le 215-686-8686

