

Letter from Owner  
428-32 N 4th St



**KLEHR HARRISON  
HARVEY BRANZBURG<sup>LLP</sup>**

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June 5, 2026

**VIA EMAIL ONLY**

Jonathan E. Farnham, Ph.D.  
Executive Director  
Philadelphia Historical Commission  
[Jon.Farnham@phila.gov](mailto:Jon.Farnham@phila.gov)

**PROPERTY OWNER'S OPPOSITION  
TO THE HISTORIC NOMINATION OF 428-34 N. 4<sup>th</sup> STREET**

Dear Dr. Farnham:

As you know, this firm represents Mark Rubin (“Mr. Rubin” or the “Owner”), the owner of the real property located at 428–34 N. 4th Street, Philadelphia, Pennsylvania (the “Property”). I write in connection with the pending nomination submitted by Misha Wyllie, a graduate student at the University of Pennsylvania with no ownership interest in, or other relationship to, the Property, seeking to designate the Property and list it on the Philadelphia Register of Historic Places. The nomination is presently scheduled for consideration at the Historical Commission’s June 12, 2026 meeting. For the reasons set forth below, and in the accompanying materials submitted herewith, the Owner respectfully opposes the designation. The Owner further requests that the Commission suspend its rules to allow a full and fair opportunity to present testimony and evidence in opposition to the nomination, without strict time limitations.

This matter presents public policy considerations that extend well beyond the ordinary designation case. The Property is currently under agreement to be sold to Gift of Life, which owns and operates Gift of Life Howie’s House at 401 Callowhill Street, directly abutting the Property to the south. As explained in the letters submitted to the Commission by Gift of Life’s President and CEO, Richard D. Hasz, Gift of Life Howie’s House is a nationally recognized nonprofit leader in transplant care and provides affordable lodging and supportive services to transplant patients receiving such life-saving medical care, as well as to their families. The Property represents the logical, adjacent, and uniquely suitable location for the future expansion of that mission. The pending nomination directly threatens that agreement of sale and, with it, Gift of Life’s ability to expand its programmatic capacity at this location. Designation under these circumstances would elevate the asserted preservation value of a modest mid-20th-century commercial building over a compelling and immediate public benefit: the expansion of housing and supportive services for transplant patients and their families.

Mr. Rubin has a long record of acquiring, maintaining, and giving new life to older buildings in Philadelphia. Over many years, he assembled a substantial portfolio of industrial and commercial properties north of Center City, including historically significant structures such as the Frank Furness-designed Northern Saving Fund building at 600 Spring Garden Street. He understands the importance of legacy buildings and has acted as a careful steward in appropriate circumstances. But not all older buildings are of equal historic, architectural, or cultural significance, and not every building warrants the extraordinary regulatory consequences of designation.

Mr. Rubin has long contemplated that, upon his retirement, Gift of Life would be the logical purchaser of the Property given its immediately adjacent location and the institutional needs of Howie's House. Approximately a decade ago, when Mr. Rubin listed a larger portfolio of properties for sale, he ultimately removed the Property from that portfolio and elected to retain it for use as his real estate office. Over the years, Mr. Rubin and Gift of Life have had informal discussions regarding the possibility that Gift of Life would eventually acquire the Property when Mr. Rubin was prepared to retire. Those discussions have now resulted in an agreement of sale. Gift of Life is under contract to purchase the Property for the purpose of supporting the future growth and development of Howie's House. The designation of the Property would jeopardize that transaction and interfere with a uniquely appropriate expansion opportunity for an adjacent nonprofit institution serving an extraordinary public-health mission.

Historic preservation is an important public policy objective in Philadelphia. It is a vital tool for protecting the City's architectural and cultural legacy. But preservation must be applied with judgment and nuance. The Commission's Rules and Regulations require the Commission to use "reasoned and informed judgments in the designation of resources as historic." That standard matters. The Commission is not required to designate every building that is alleged to satisfy one or more designation criteria. Designation is a discretionary act, and the Commission should exercise that discretion by weighing the asserted benefits of designation against the substantial countervailing public policy considerations presented by this particular situation unique to the Property. This is precisely the type of case where that broader judgment is required. The question before the Commission should not be reduced to whether the nomination can identify some architectural vocabulary or some generalized connection to mid-century redevelopment history. The more important question is whether designation of this Property would serve a meaningful public preservation purpose when weighed against the direct public benefits that would be impaired by designation.

The building at issue is a modest 1960s-era structure. It is not a rare typology, not a notable work of architecture, and not a defining example of Philadelphia's architectural or cultural history. Nor is it a particularly strong example of "New Formalism" or of the broader urban renewal and redevelopment themes advanced in the nomination. Even accepting that mid-century commercial buildings can, in appropriate circumstances, merit preservation, this Property does not present that case.

The nomination's broader urban-renewal argument also underscores the need for nuance. The Property sits within an area shaped by the legacy of urban renewal, surface parking, underutilized parcels, and fragmented development patterns. Preserving this isolated, low-scale building would not repair that history or advance a meaningful preservation objective. To the contrary, designation would risk freezing in place the very underutilization that thoughtful redevelopment of this corridor should seek to overcome.

The practical consequences of designation are significant. The building has little to no realistic adaptive reuse potential, as will be addressed through broker and owner testimony. In the context of Gift of Life's adjacent operations and future programmatic needs, designation would not preserve a resource of exceptional or even notable historic value. Rather, it would frustrate the redevelopment of the Property and surrounding area for a substantially greater public good: expanded access to lodging, care, and support for transplant patients and their families. By contrast, the public benefit of designation is limited. Designation would not preserve a landmark building, a rare architectural resource, or a uniquely important cultural site. It would impose significant regulatory consequences on a marginal resource while threatening a pending transaction that would allow Gift of Life to expand its humanitarian mission.

In short, this is not a choice between preservation and private development in the abstract. It is a choice between designating a modest building of limited historic and architectural significance and allowing an adjacent nonprofit institution to expand housing and supportive services for transplant patients and their families. When those interests are weighed honestly, the conclusion should be self-evident: the public benefit of allowing Gift of Life Howie's House to expand its life-saving mission at this immediately adjacent property overwhelmingly outweighs any asserted preservation benefit from designating the modest and marginal building.

Accordingly, the Owner respectfully requests that this letter and the accompanying materials be accepted into the record, that the Commission suspend its rules as necessary to permit the Owner a full and fair opportunity to present testimony and evidence at the June 12, 2026 meeting, and that the Commission decline to designate the Property.

Thank you for your attention to this matter. Please do not hesitate to contact me should you have any questions or require additional information.

Respectfully yours,

*Michael V. Phillips*

Michael V. Phillips

Enclosures  
cc: Alexander Till



**KLEHR HARRISON  
HARVEY BRANZBURG<sub>LLP</sub>**

**PROPERTY OWNER'S EXHIBIT AND WITNESS LIST  
IN OPPOSITION TO HISTORIC NOMINATION  
for  
428-34 N. 4<sup>th</sup> STREET**

**WITNESS LIST**

1. Mark Rubin, Owner
2. Erin Wisner, Heritage Consulting Group
3. Anthony Falcone, M.S. Fox Real Estate Group
4. Stuart Rosenberg, RA, SgRArchitects

**EXHIBITS**

1. Gift of Life – Supplemental Letter of Opposition, dated May 29, 2026
2. Gift of Life – Letter of Opposition, dated December 8, 2025
3. Mission statement and information about Gift of Life
4. Broker Opinion prepared by M.S. Fox Real Estate Group, dated December 1, 2025
5. Site Plan
6. Aerials and property photographs
7. SgRA zoning/land use analysis
8. Conceptual massing and programmatic renderings prepared by SgRA
9. Archived zoning and building records
10. Photographs re: Philadelphia Modern Architecture / “New Formalism”
11. Excerpts from Philadelphia 2035 Central District Plan
12. Miscellaneous newspaper articles

# TAB 1



May 29, 2026

Zachary Frankel, Chair  
Philadelphia Historical Commission  
1515 Arch Street, 13<sup>th</sup> Floor  
Philadelphia, PA 19102

**Re: 428-34 N. 4<sup>th</sup> Street, Philadelphia PA**

Dear Chairman Frankel:

On behalf of Gift of Life Howie's House, I write to supplement my letter dated December 8, 2025 (attached) regarding the property located at 428-34 N 4th Street (the "Rubin Property"). As discussed at length in my prior letter, Gift of Life Howie's House has been operating at or near capacity for several years. Because of our commitment not to turn away families in need of support, due to full occupancy, our organization has subsidized 808 nights of external lodging at area hotels since the start of 2025. This includes 83 hotel nights so far this month (May 2026).

Due to its proximity, the Rubin Property is uniquely situated to support future growth and development of Gift of Life Howie's House and its affiliates and to advance the organization's ability to serve families seeking transplant care in Philadelphia. As previously stated, historic designation would limit any such development. I therefore respectfully request that the Historical Commission recognize the prevailing public interest and public benefits to be gained through Gift of Life's acquisition and development of the Rubin Property and deny the proposed historic designation. Thank you for your consideration.

Sincerely,

Richard D. Hasz  
President & CEO  
Gift of Life Howie's House  
Gift of Life Transplant Foundation  
Gift of Life Donor Program

## TAB 2



December 8, 2025

Zachary Frankel, Chair  
Philadelphia Historical Commission  
1515 Arch Street, 13<sup>th</sup> Floor  
Philadelphia, PA 19102

**Re: 428-34 N. 4<sup>th</sup> Street, Philadelphia, PA**

Dear Chairman Frankel:

My name is Richard Hasz and I am the President & CEO of Gift of Life Howie's House. We are a 501(c)(3) nonprofit charitable organization located at 401 Callowhill Street. For close to 15 years, Gift of Life Howie's House has served as a home away from home for transplant patients and their families by providing temporary, affordable lodging and supportive services to those traveling to Philadelphia for organ transplant related care. The House, along with Gift of Life Transplant Foundation, are non-profit affiliates of Gift of Life Donor Program (collectively "Gift of Life"), also a Philadelphia-based 501(c)(3) nonprofit that operates as one of the most active organ procurement organizations ("OPOs") in the United States. Gift of Life Donor Program serves more than 11.3 million people across the eastern half of Pennsylvania, southern New Jersey, and Delaware and serves as a critical link between individuals and families who make the generous and lifesaving decision to donate organs and tissues, and those that need an organ or tissue transplant. Gift of Life Donor Program has coordinated more donors and organs for transplant than any other organ procurement organization in the country since the inception of the national system. Since 1974, Gift of Life Donor Program has coordinated more than 63,000 organs for transplantation and more than two million life-enhancing tissue transplants.

On behalf of Gift of Life, I am writing to request that the proposed historic designation of the property located at 428-34 N. 4th Street (the "Rubin Property") be denied.

Gift of Life Howie's House is the adjacent property to the immediate south of the Rubin Property. Gift of Life Howie's House opened its doors in 2011 and currently provides temporary lodging within its thirty-two (32) family guest rooms. In addition to a place to stay, through the efforts of its committed staff and hundreds of dedicated volunteers the House provides home cooked meals in its large communal kitchen, a fully stocked pantry, an indoor family room, dedicated fitness room, laundry facilities, shuttle transportation to and from area hospitals, and on-site social workers to assist families during their transplant journey. The House is a place for families undergoing similar experiences to have essential overnight lodging and supportive services and share time together while their loved ones await, undergo, or recover from



life saving organ transplant surgery. Since 2011, the House has provided over \$16.7 million in subsidized services to transplant patients and their families. There is no other independent transplant focused hospitality house in the United States serving the number of transplant centers and providing the range of services that are offered at the House.

Families staying at the House have travelled from all over the region, country and internationally and have a family member being treated at one of the Philadelphia area transplant centers (Hospital of the University of Pennsylvania, Children's Hospital of Philadelphia, Temple University Health, Thomas Jefferson University Hospital, St. Christopher's Hospital for Children, and Einstein Medical Center Philadelphia). Without the House, many families would simply not be able to access the care necessary to save their loved ones' lives. Since opening, more than 113,000 nights of lodging have been provided for families in need. In addition, Gift of Life Howie's House has on site social workers to provide critical navigational support and information for families going through the transplant process - a team that works in collaboration with and the transplant social worker teams to provide resources to families at the House and support those transitioning home.

In recent years, demand for House services has increased dramatically. The House has been at capacity on more than 280 occasions over the past 24 months and has not been able to accommodate all of the families needing services on site. In light of this increased demand, as well as our continued evaluation of program and service expansion in support of the community, Gift of Life has recently entered into an agreement of sale to purchase the Rubin Property from its current owner, Mark Rubin. Due to its direct proximity, the Rubin Property is uniquely situated to support the future growth and development of Gift of Life Howie's House and its affiliates and advance the organization's ability to serve families coming to this region for their transplant care. However, historic designation would preclude such an opportunity given the associated limitations on development.

On behalf of Gift of Life Howie's House, I therefore respectfully request that the Historical Commission recognize the prevailing public interest and public benefits to be gained through Gift of Life's acquisition and redevelopment of the Rubin Property and deny the proposed historic designation. Thank you for your consideration.

Sincerely,

Richard D. Hasz  
President & CEO  
Gift of Life Howie's House  
Gift of Life Transplant Foundation  
Gift of Life Donor Program

## TAB 3

# 50-YEAR LEGACY *of* SAVING LIVES

Now and throughout its 50 years of service, Gift of Life Donor Program has continued to be internationally recognized for leadership, clinical excellence and innovation in donation and transplantation. Here are some of our historic achievements and milestones, as well as some of the groundbreaking advances in the field. While science continues to advance, it is essential human kindness and generosity that makes life-saving transplants possible.



# 725

Organ Donors

# 1,955

Organs  
Transplanted

# 1,319

Musculoskeletal  
Donors

# 2,406

Cornea  
Donors

In 2025, Gift of Life:

- Coordinated 1,955 organ transplants, the most in U.S. history.
- Coordinated 984 kidney transplants, the most in the U.S. for the tenth consecutive year — bringing its cumulative total to 22,756, the highest number of kidney transplants facilitated by any OPO in U.S. history.
  - This work aligns with CMS and Health Resources and Services Administration (HRSA) initiatives to improve kidney utilization and access.
  - More than a half million people in the U.S. are suffering from End-Stage Renal Disease, with more than 90,000 awaiting a kidney transplant. *Vada Conant, an Air Force and Army veteran, waited for years until receiving a healthy kidney that allows her to continue her life of service. [Watch her uplifting story.](#)*
- Coordinated 508 liver transplants, the most in U.S. history.
- Coordinated 180 heart transplants, the most in the U.S.
- Coordinated 725 organ donor heroes, the most in Gift of Life's 51-year history.

Since the start of the U.S. national system in 1988, Gift of Life has coordinated 43,108 organ transplants overall, the most of any OPO.

## About Gift of Life Donor Program

**Gift of Life Donor Program**, founded in 1974 and headquartered in Philadelphia, is the federally designated organ procurement organization (OPO) for the eastern half of Pennsylvania, southern New Jersey and Delaware serving 11.3 million people. It works with 123 acute care hospitals and 12 transplant centers in its region, as well as hundreds of transplant centers throughout the country, to provide the most comprehensive array of services available in the U.S. to the donation and transplantation community. Thanks to the generosity of its community, Gift of Life has coordinated 15,586 donors and 43,108 organs for transplants, the most of any OPO in the country since the start of our national donation system in 1988. In addition, Gift of Life has coordinated more than two million tissue transplants. One organ donor can save the lives of up to eight people and a tissue donor can improve the lives of 100 others. Learn more and sign up at [donors1.org](https://donors1.org).



# GIFT of LIFE Howie's House

For families traveling to Philadelphia for a transplant, **Gift of Life Howie's House** offers more than affordable temporary lodging — it offers comfort, stability, and a caring environment. This 32-room home away from home has been a lifeline for thousands of transplant families. In 2026, the House will celebrate its 15<sup>th</sup> anniversary thanks to the support of hospitals, volunteers, contributors, and community partners who make its work possible. In 2025, the House provided:

- 10,657 nights of lodging
- 36,108 meals
- 1,464 free shuttle rides to local hospitals



Gift of Life Howie's House serves as a “home away from home” for transplant patients and their families by providing temporary, affordable lodging, and supportive services to those who travel to Philadelphia, Pennsylvania for transplant-related care. Gift of Life Howie's House is a 501(c)(3) non-profit charitable organization.

## Our Impact Since 2011



112,204

Nights Provided



403,744

Meals Served



4,510

Families Helped

**TAB 4**



December 1, 2025

Michael Fox  
President

Anthony Falcone  
Vice President

Mark Rubin  
Willow Management Corporation  
428-34 N. 4th Street  
Philadelphia, PA 19147

Re: Leasing of 428-34 N. 4th Street  
3,640 rentable square feet:  
• 2,760 sq. ft. ground floor  
• 880 sq. ft. second floor

Dear Mr. Rubin,

Based on current market conditions, the existing property should lease at a blended rate of \$18.50 per rentable square foot, plus cleaning costs and Use and Occupancy Taxes.

Operating expenses are estimated between \$12.50 and \$14.00 per rentable square foot, depending on tenant operating hours. In addition, the Landlord would incur approximately \$15 per rentable square foot for Tenant Improvements, as well as brokerage commissions, design fees, and legal costs.

Given the structure and configuration, the building is not well-suited for retail use and offers limited suitability for most user types. It's not ADA compliant and it would not be feasible to Lease under current Market conditions. Our professional recommendation is to consider demolishing the existing structure and redeveloping the site, as many neighboring property owners have already done. The district has become a strong market for residential development, which represents the highest and best use of the property. With a generous FAR and the ability to build up to seven stories by right on the lot's 10,516 square feet, redevelopment offers significant long-term value.

M.S. Fox Real Estate would be pleased to assist you with whichever direction you choose. However, if I were in your position, I would move forward with razing the existing building, as it no longer aligns with the trajectory of the surrounding community.

All the best,

*Anthony Falcone*

Anthony Falcone  
Vice president  
M.S.Fox Real Estate Group  
1628 JFK Blvd, Suite 1410  
Philadelphia, PA 19103  
215-840-2383  
[anthonyfalcone957@gmail.com](mailto:anthonyfalcone957@gmail.com)

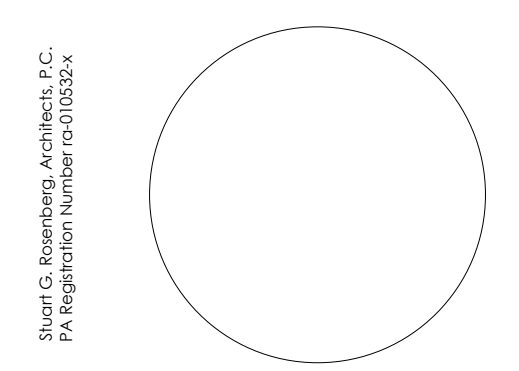
**Disclaimer:** *This offer is subject to a fully executed lease being consummated with adjacent tenant. It is understood that this proposal merely summarizes certain economic issues and neither party shall be deemed to be legally bound by any of the information contained herein until a mutually acceptable agreement of lease has been fully executed by both of said parties. Until such an agreement of lease is executed, Landlord reserves the right to offer and/or lease the proposed space to any other third party on terms acceptable to Landlord and which may differ from those contained in this proposal.*

**TAB 5**



ADDRESS	LOT AREA	BUILDING AREA
430 N 4TH ST	±11,006 SF	±2,670 SF
"GIFT OF LIFE" 401 CALLOWHILL ST	±37,527 SF	±6,480 SF
417-25 CALLOWHILL ST	±44,436 SF	±33,792 SF
"PHILADELPHIA FIRE FIGHTERS AND PARAMEDICS UNION" 415 N 5TH ST	±21,863 SF	±10,484 SF

STUART G. ROSENBERG ARCHITECTS, P.C.  
 ARCHITECTURE AND DESIGN  
 230 SOUTH BROAD STREET  
 MEDZIMNE SUITE 301  
 PHILADELPHIA, PA 19102  
 T: 215.564.1007  
 F: 215.564.3311  
 www.sgra.com



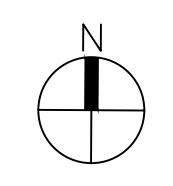
## ZONING

Revisions:

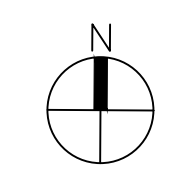
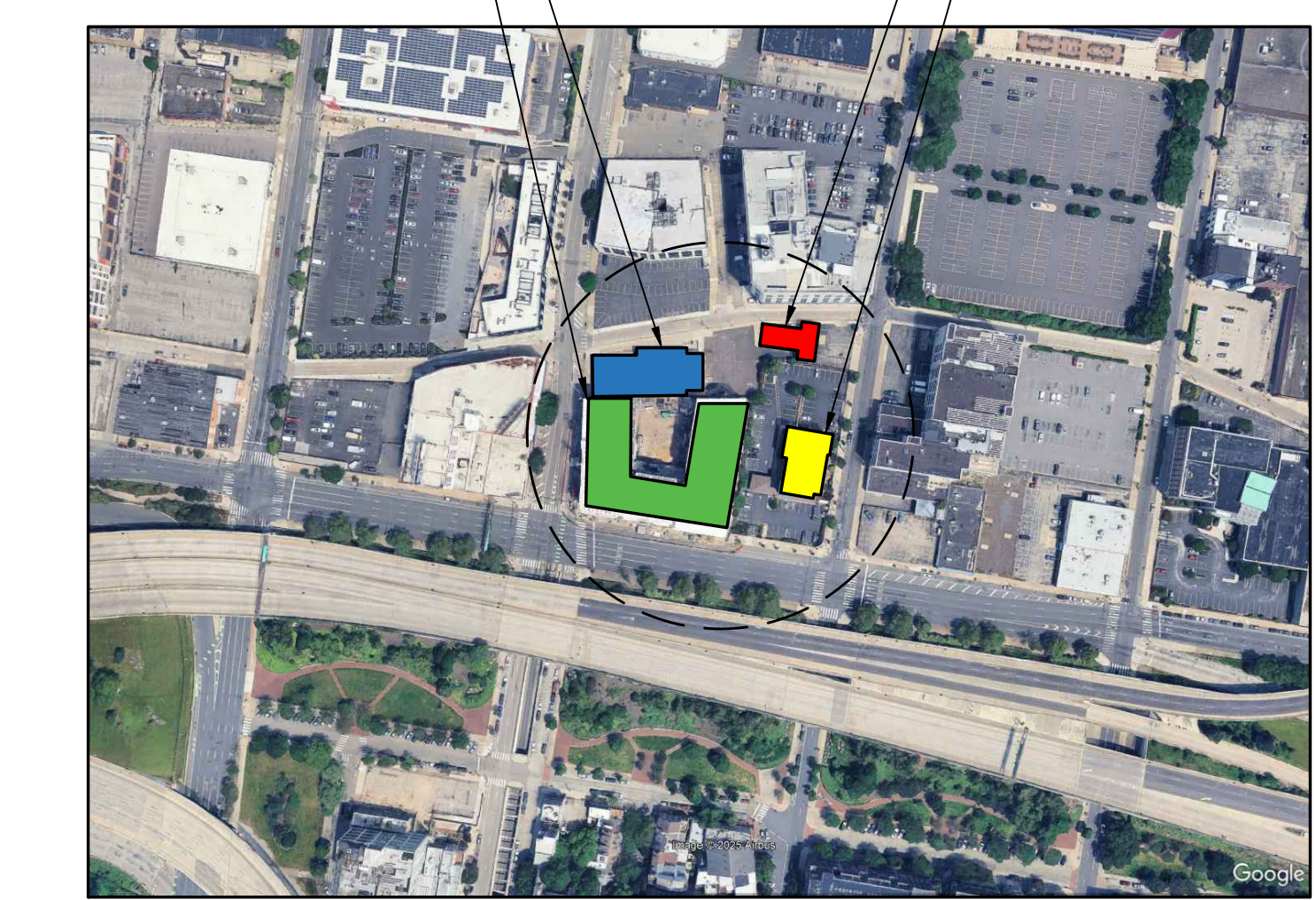
No.	Date	Description
1		

Project:  
 430 N 4TH STREET  
 PHILADELPHIA, PA 19123

2 EXISTING SITE PLAN  
 Z-1 1/32" = 1'-0"



1 LOCATION MAP  
 Z-1 NTS



## ZONING PLAN AND TABULATION

Date: 11-07-2025  
 SGRA Project No.: 25-018  
 Drawn By: AL  
 Checked By: SGR  
 Drawing Number:

# Z-01

**TAB 6**



**EagleViewImage**  
**Captured: Mar 19, 2026**

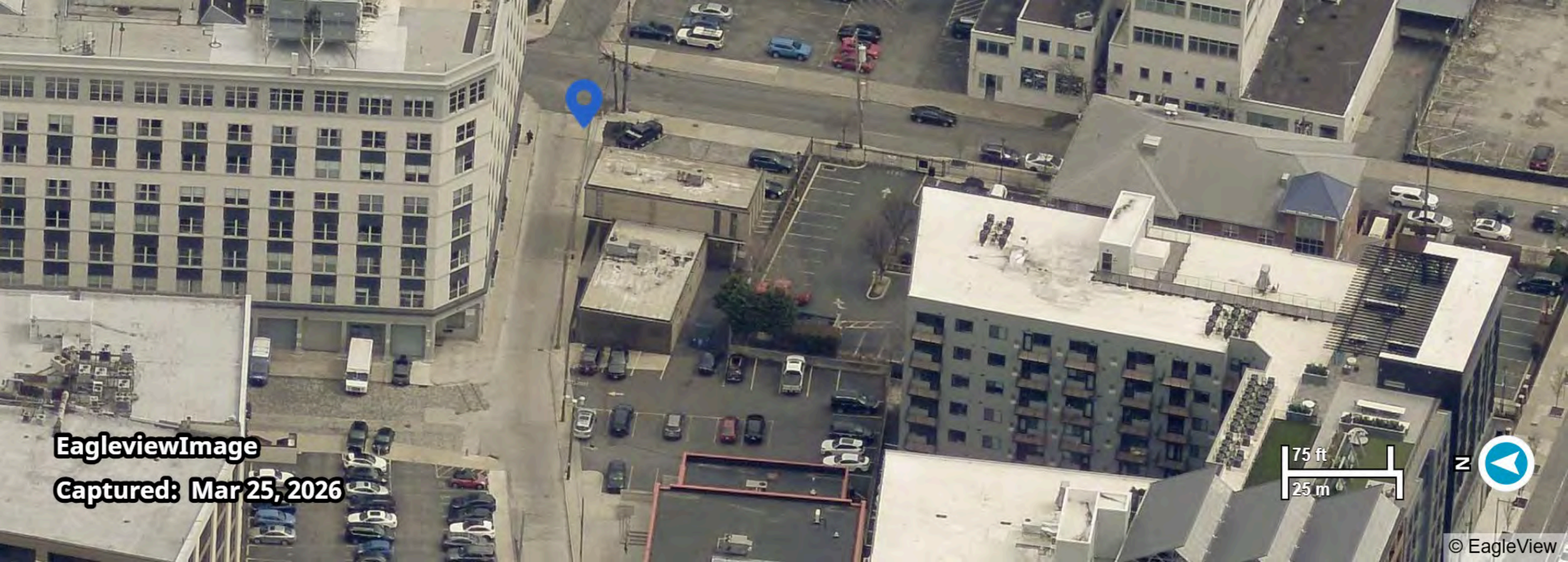




**EagleViewImage**  
**Captured: Mar 19, 2026**

100 ft  
30 m





**EagleViewImage**  
**Captured: Mar 25, 2026**

75 ft  
25 m









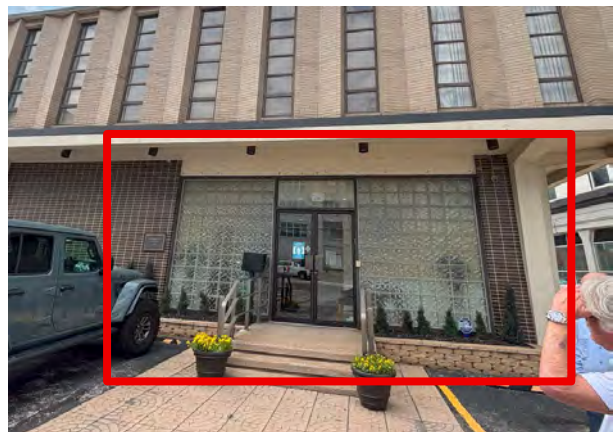
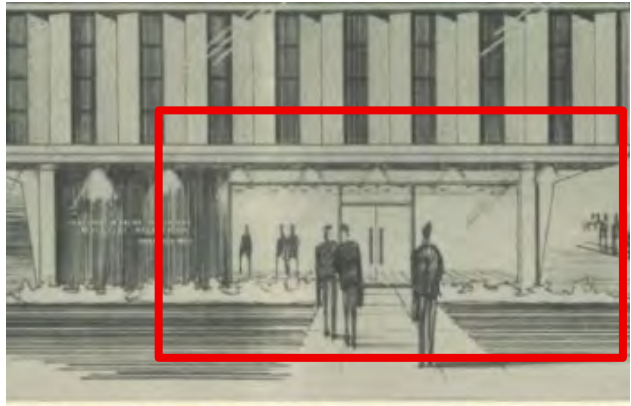












Historic sketch of the NMEBA's union building (left) showing the simple flushed glazed entrance and storefront system (*PRHP Nomination*) in comparison with a June 2025 photo showing major changes to the entrance, storefront system appearance and material, and entrance "porch" with coarse stone planters and steps.

**TAB 7**



**428-34 N 4TH STREET**  
 PRELIMINARY ZONING ANALYSIS  
 NOVEMBER 10, 2025

ZONING DISTRICT	428-34 N 4TH STREET	401 CALLOWHILL STREET (GIFT OF LIFE PROPERTY)
<b>BASE ZONING DISTRICT</b>	CMX-3 COMMUNITY COMMERCIAL MIXED-USE	
<b>OVERLAYS</b>	/CTR Center City Overlay District - Center City Commercial	
	/ECO East Callowhill Overlay District	
	/CTR Center City Overlay District - Vine Street Area	
	/NIS Narcotics Injection Sites Overlay District	
	/CTR Center City Overlay District - Center City Residential District Control Area	

DIMENSIONAL STANDARDS	428-34 N 4TH STREET	401 CALLOWHILL STREET	TOTAL
<b>LOT AREA (GSF)</b>	10,555	38,291	48,846
<b>MAX. OCCUPIED LOT COVERAGE (CORNER)</b>	80%	80%	80%
<b>BY-RIGHT MAX OCCUPIED AREA (GSF)</b>	8,444	30,633	39,077
<b>MAX FLOOR AREA RATIO (FAR)</b>	500%	500%	500%
<b>BY-RIGHT MAX. FAR (GSF)</b>	52775	191455	244,230
<b>MAX STORIES W/ FULL LOT COVERAGE</b>	6.25	6.25	6.25
<b>MIN HEIGHT (PER ECO* OVERLAY)</b>	25'	25'	25'
<b>MAX HEIGHT (PER ECO* OVERLAY)</b>	100'	100'	100'

AVAILABLE ZONING BONUSES	428-34 N 4TH STREET		401 CALLOWHILL STREET	
	ADDITIONAL FAR	ADDITIONAL HEIGHT IN /ECO*	ADDITIONAL FAR	ADDITIONAL HEIGHT IN /ECO*
<b>PUBLIC ART (14-702(5))</b>	N/A	UP TO 12'	N/A	UP TO 12'
<b>GREEN BUILDING (14-702(10))</b>	UP TO 100%	UP TO 36'	UP TO 100%	UP TO 36'
<b>STORMWATER MANAGEMENT (14-702(14))</b>	N/A	UP TO 72'	N/A	UP TO 72'

ADDITIONAL NOTES	
<b>ALLOWABLE USES (PER BASE ZONING)</b> (Table 14-602-2) (Not all inclusive)	MULTI-FAMILY LIVING
	PERSONAL CARE HOME
	SINGLE ROOM RESIDENCE
	ADULT CARE
	CHILD CARE
	HOSPITAL
	BUSINESS AND PROFESSIONAL OFFICE
<b>PARKING REQUIREMENTS (PER BASE ZONING)</b> (Table 14-802-2)	MEDICAL, DENTAL, HEALTH PRACTITIONER OFFICE
	VISITOR ACCOMMODATIONS
	VISITOR ACCOMMODATIONS USE:
	0
	3/10 units
	0
	1/4 bed design capacity
	ACCESSIBLE SPACES:
	(.3) Medical Facilities. Ten percent (10%) of parking spaces provided for medical outpatient facilities shall be accessible. Twenty percent (20%) of parking spaces provided for medical facilities that specialize in treatment or services for persons with mobility impairments shall be accessible.

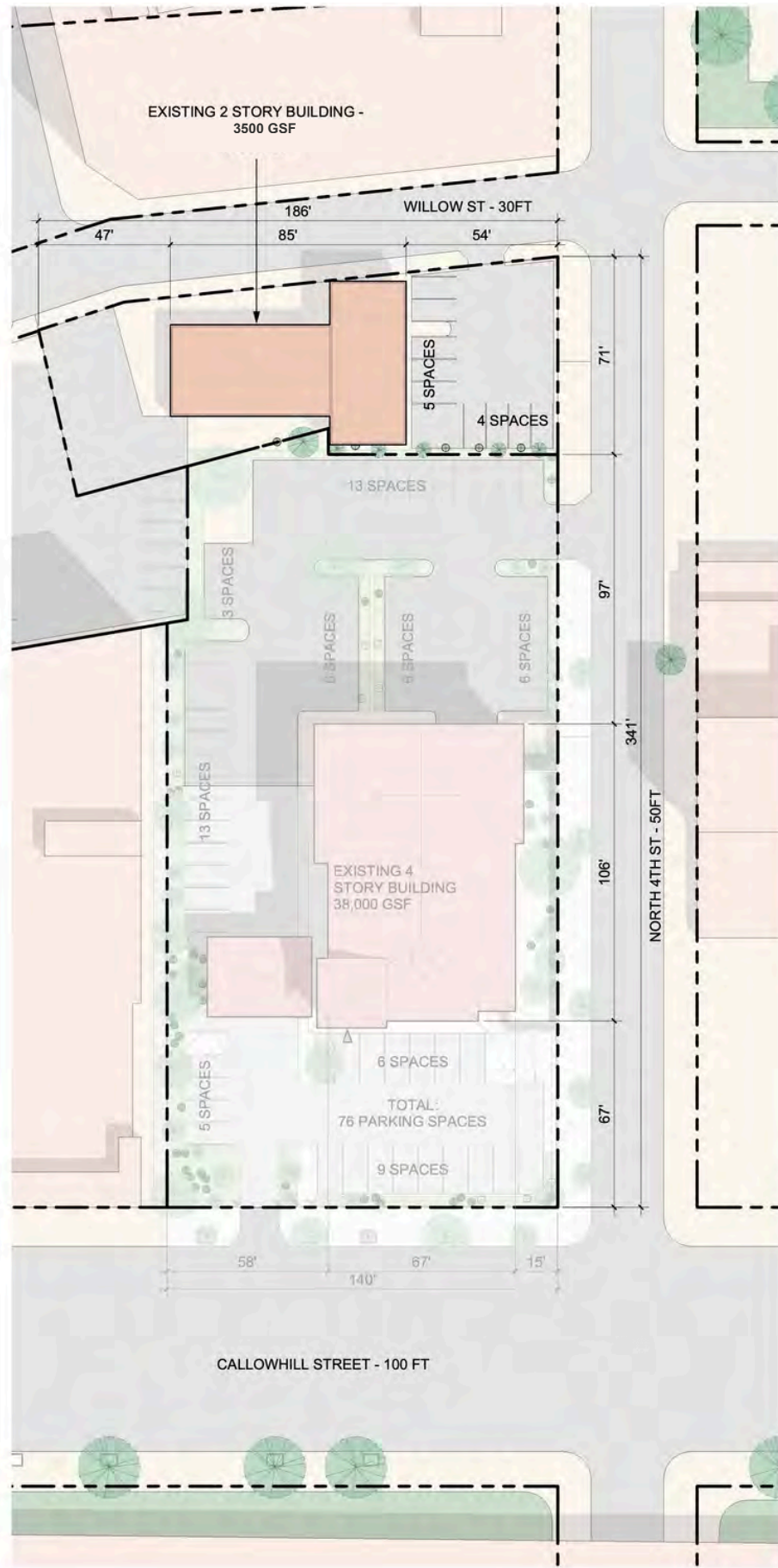
<b>PARKING STANDARDS (14-803)</b>	<p>Required parking may be on a separate lot within 1,000 ft. walking distance from the principal use and within a zone where non-accessory parking is allowed by right or zoning approval (14-802(9)). Garages/surface parking/carports may not be in required front or side yards. Driveways accessing parking may be in such yards. Vehicle entryways for private residences may not front on any street. Accessory surface parking is only allowed if accessed from a shared driveway or alley. Parking between the building line and street lines require special exceptions on lots under 75,000 sq. ft. A building with a public/civic/institutional or commercial use that abuts a residential district, only 1 aisle of parking spaces may be between the building and the residential district. Off-street reservoir spaces in accordance with Table 803-2 are required outside of the gate or valet pickup point of any parking lot or garage.</p>	
<b>REQUIRED OFF-STREET LOADING (14-806)</b>	OFFICE, HOSPITAL, PUBLIC, CIVIC, INSTITUTIONAL, VISITOR accommodations, RESIDENTIAL:	None up to 100,000 sq. ft., 1 for 100-150k, 2 for 150-400k, 3 for 400-660k, 4 for 660-970k, 970-1300k, then 1 more for each 350,000 sq. ft.
	OTHER USES:	None up to 20,000, 1 for 2020-40k, 2 for 40-100k, 3 for 100-160k, 4 for 160-240k, 5 for 240-320k, 1 more for each
<b>PARKING REQUIREMENTS (PER ECO* OVERLAY) (14-519 (5))</b>	<p>(5) Parking and Loading.</p> <p>(a) No more than one curb cut may be permitted along each street frontage of a property; provided, however, that:</p> <p>(.1) A second curb cut may be permitted if either (A) there is a minimum of 200 linear ft. between each curb cut; or (B) one of the curb cuts will be used to create a through-block connection that meets the requirements of § 14-702(15) (Through-Block Connection).</p> <p>(.2) Curb cuts are prohibited along Spring Garden Street.</p> <p>(b) Off-street surface parking and loading:</p> <p>(.1) Shall not be located between the building line and the street line along 2nd Street, 3rd Street, <b>4th Street</b>, 5th Street, 6th Street, 7th Street, 8th Street, 9th Street, <b>Callowhill Street</b>, and Spring Garden Street; and</p> <p>(.2) Shall not exceed the greater of:</p> <p>(.a) Twenty-five percent (25%) the total lot area; or</p> <p>(.b) The minimum area required to meet the parking and loading standards of the Zoning Code.</p> <p>(c) Drive-throughs are prohibited.</p> <p>(d) Required accessory parking in an aboveground structure shall be excluded from the calculation of gross floor area; any parking provided in addition to the required accessory parking shall count towards the calculation of gross floor area.</p>	
<b>FORM AND DESIGN (PER ECO* OVERLAY) (14-519 (7))</b>	<p>(7) Form and Design.</p> <p>Facade articulation is required for each building facade that is greater than 50 ft. wide and faces directly onto a public street, park, or trail. Between the average ground level and a height of 25 ft., a minimum of fifty percent (50%) of the wall area must include one or more of the following features:</p> <p>(a) Ornamental and structural detail;</p> <p>(b) Projections, recesses, or other variations in planes; or</p> <p>(c) Transparent windows or other transparent glazed area.</p>	

\*EAST CALLOWHILL OVERLAY

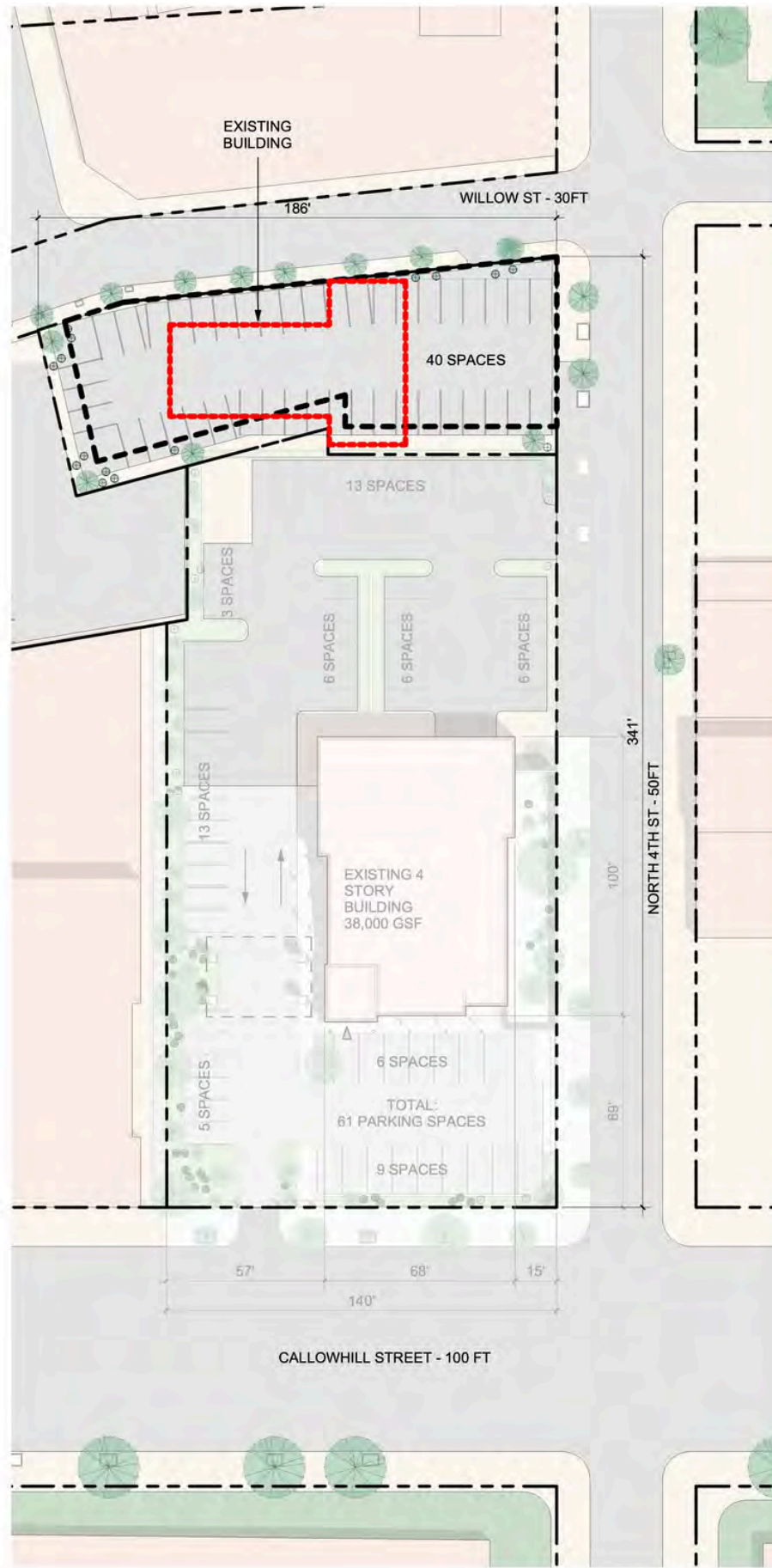


**TAB 8**

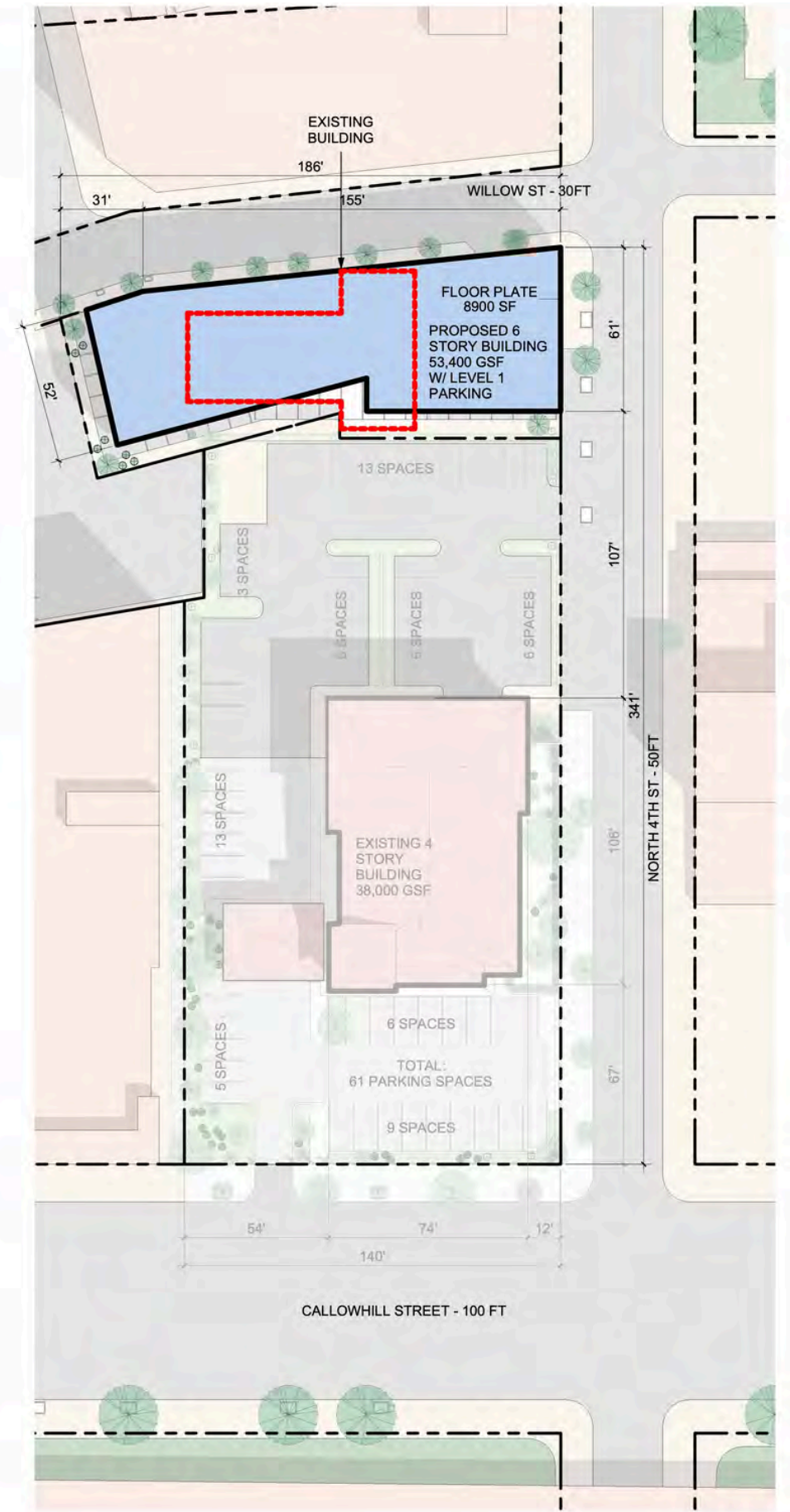
EXISTING SITE PLAN

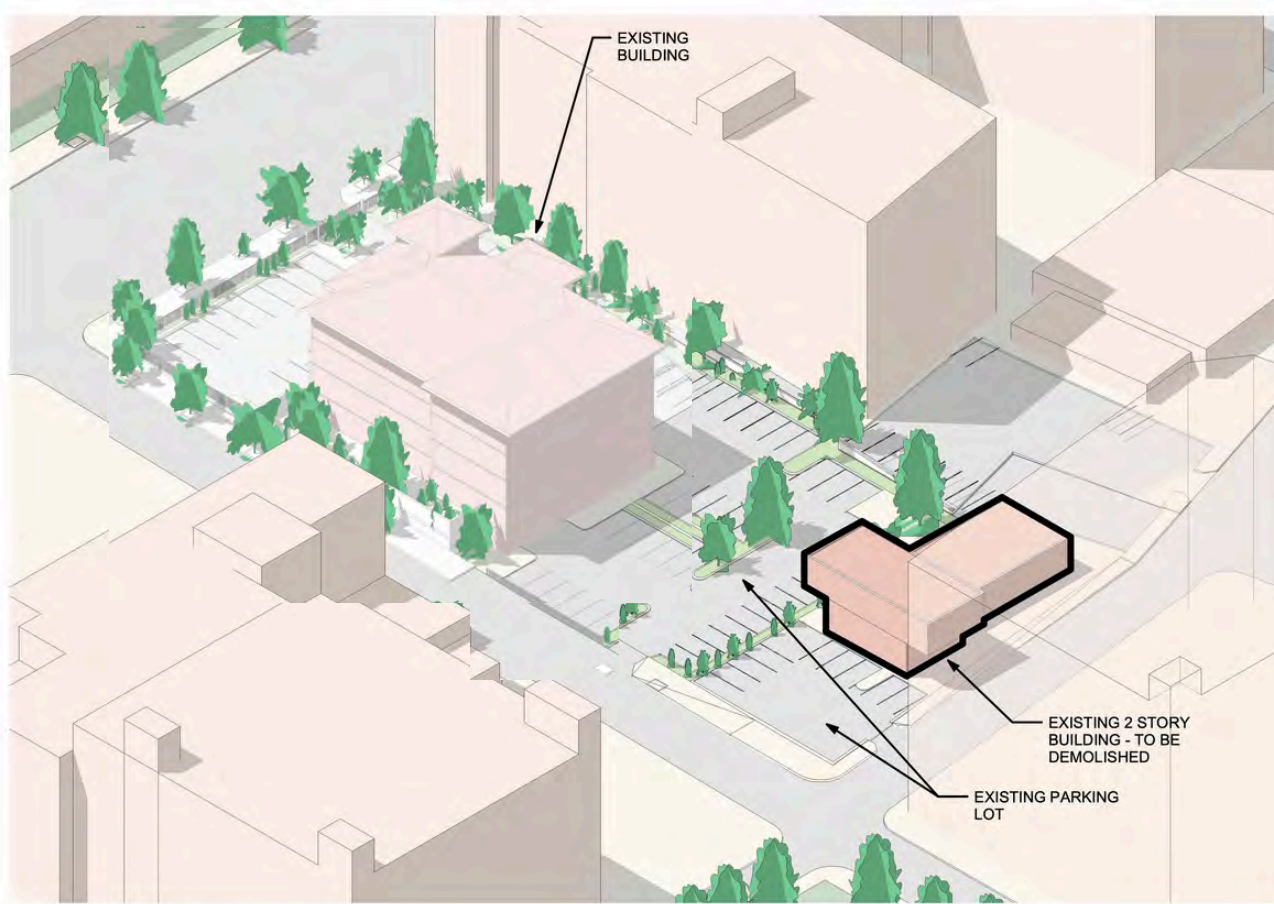


PROPOSED SITE PLAN - AT GRADE

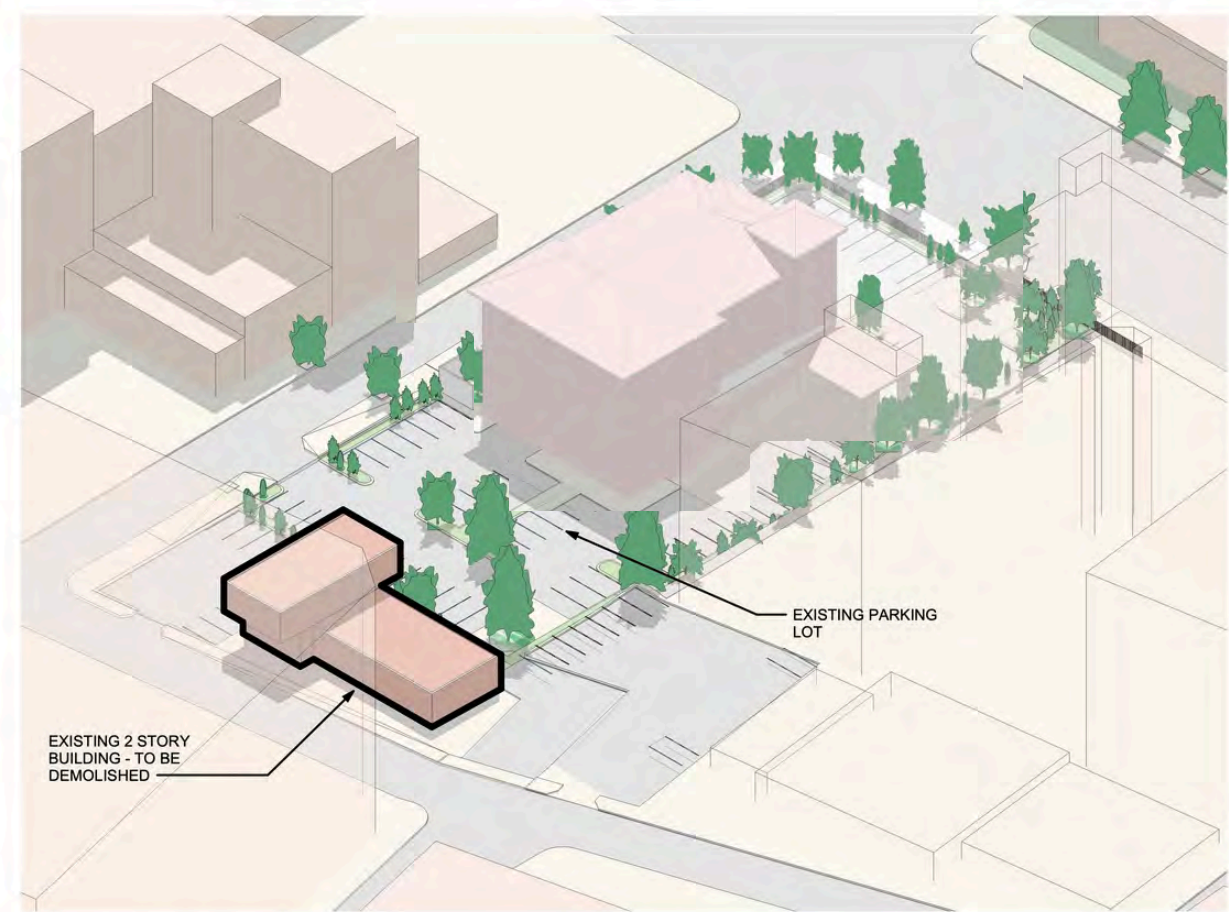


PROPOSED SITE PLAN - AERIAL

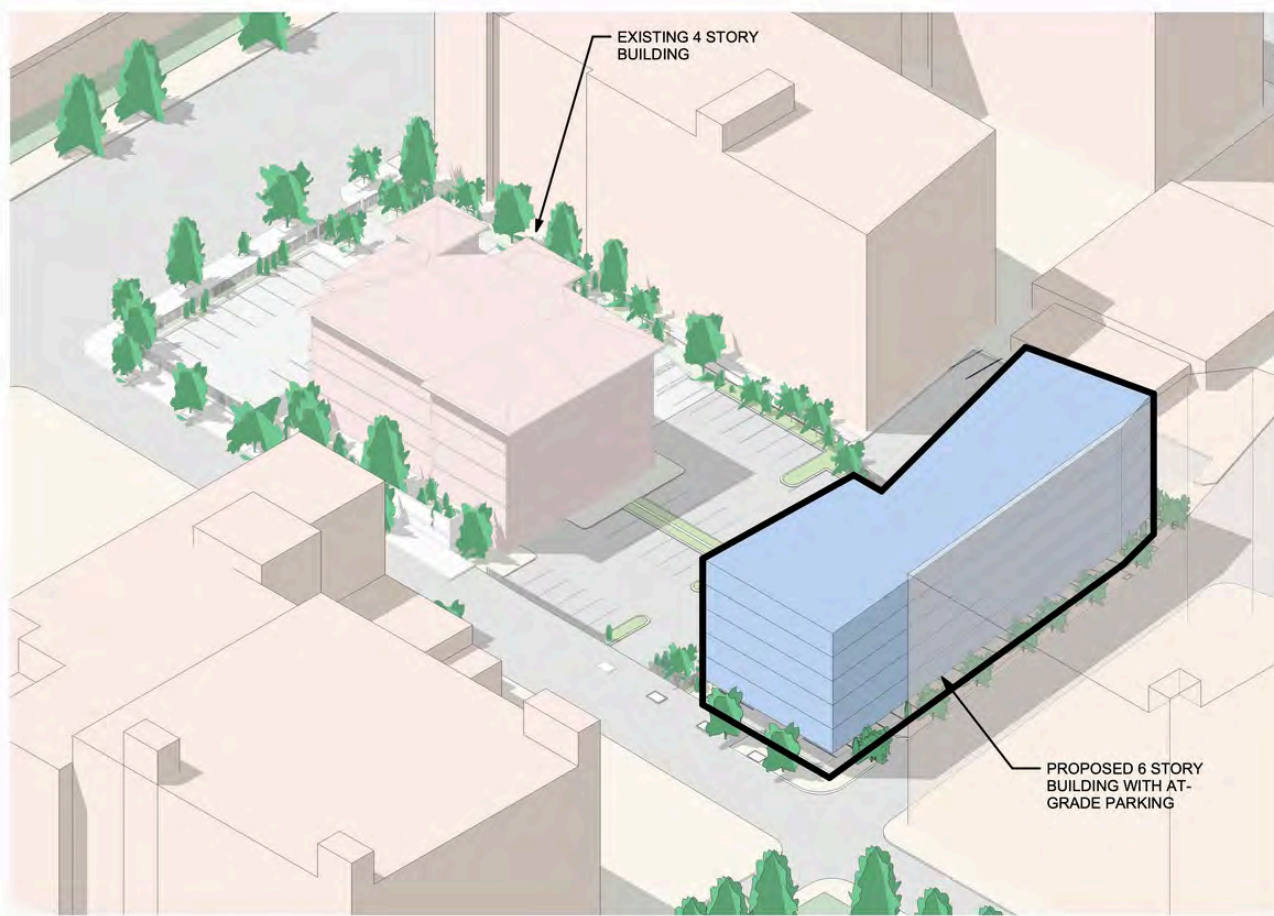




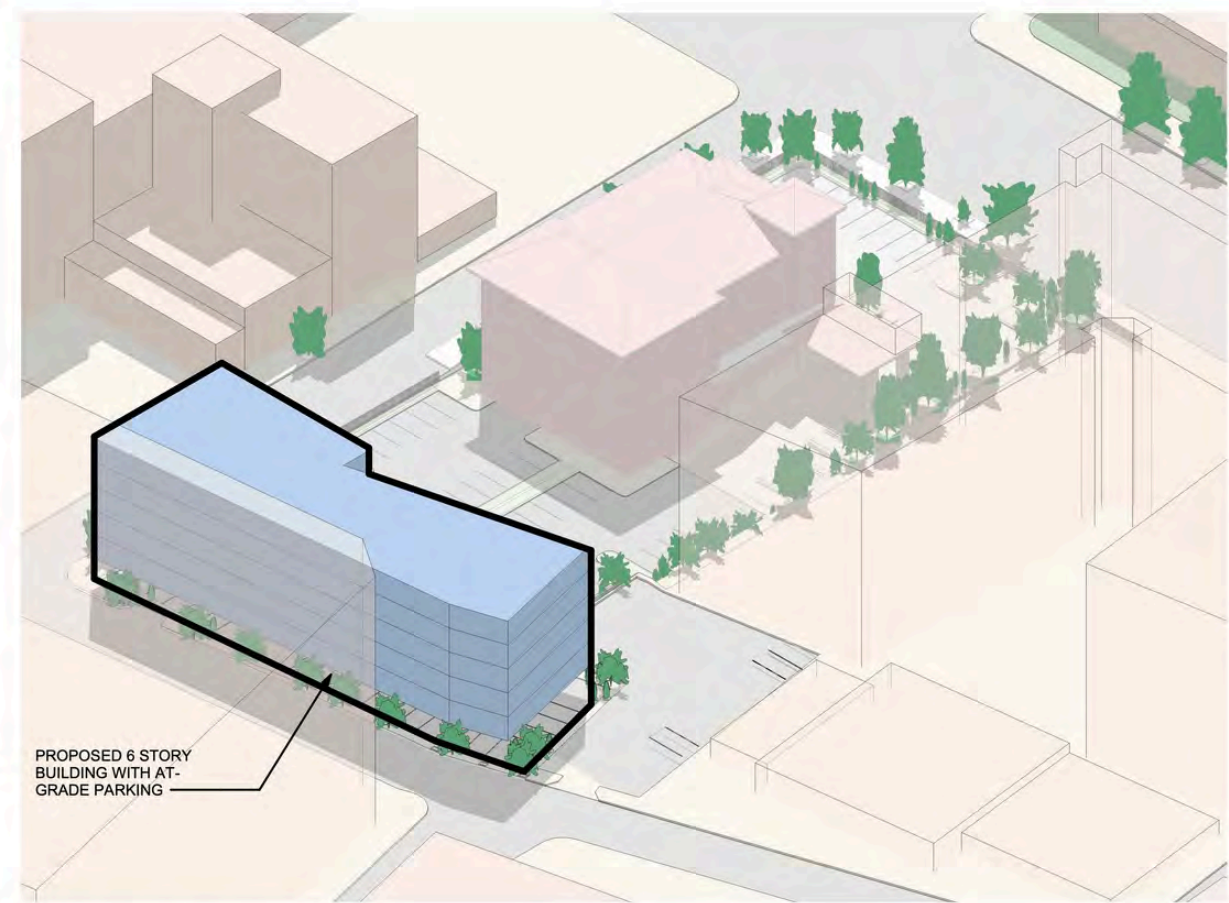
1 AXON LOOKING SOUTHWEST - EXISTING  
SD-1.5



2 AXON LOOKING SOUTHEAST - EXISTING  
SD-1.5



3 AXON LOOKING SOUTHWEST - OPTION 3  
SD-1.5



4 AXON LOOKING SOUTHEAST - OPTION 3  
SD-1.5

TO BE SUPPLEMENTED  
WITH CONCEPTUAL  
MASSING RENDERING

**TAB 9**

HOUSE NUMBER

430

---

Street Direction, Street Name & Street Designation

N. 4th ST.

---

5685

**C APPLICATION FOR ZONING PERMIT AND/OR USE REGISTRATION PERMIT**

CITY OF PHILADELPHIA  
DEPARTMENT OF LICENSES & INSPECTIONS

NOTE: The requirements for this permit are in addition to all others required by law or regulation. The issuance of this permit does not imply that a building permit or other permits will be issued if the specifications do not conform with the Building Code, Plumbing Code, Housing Code, Fire Code and all other pertinent laws or regulations.

Application is hereby made for the permit or permits required by the Philadelphia Zoning Ordinance before commencing the use or the work described herein, and as shown on accompanying plan.

APPLICATION NO. **049850**

LOCATION OF PROPERTY (Street and House Number) *Also See 428-34 N. 4TH St. 400 Willow Ave.*  
**430 North Fourth**  
AKA SWC Fourth St & Willow Street

DISTRICT DESIGNATION: **CA-1NC**

ZONING MAP NO. **4B-1 (32)** SUB.

situated on \_\_\_\_\_ side of \_\_\_\_\_ Street  
at the distance of \_\_\_\_\_ feet \_\_\_\_\_ inches from \_\_\_\_\_ side  
of \_\_\_\_\_ Street

F. A. VOL. PL. **3/207** WARD

PREVIOUS APPLICATION

Front \_\_\_\_\_ feet \_\_\_\_\_ inches. Depth \_\_\_\_\_ feet \_\_\_\_\_ inches.  
If lot irregular in shape, give deed description below:

CALENDAR NO.

ZONING REFUSED

USE REFUSED  
APPEAL

APP. GRANTED CERT.

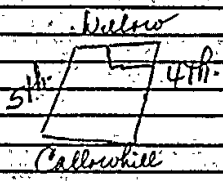
APP. REFUSED CERT.

REF. TO B. OF A.

REF. GRANTED CERT.

REF. REFUSED CERT.

PERMIT ISSUANCE SECTION  
DEPARTMENT OF L & I  
1990 APR 16 PM 2:53



**EXPLAIN ANY ALTERATIONS OR PROPOSED CONSTRUCTION**

*First floor interior alterations*

**THIS SPACE FOR OFFICIALS STAMP**  
(Do not write in this space)  
CITY OF PHILADELPHIA

USE REGISTRATION PERMIT  
NO. **971165**  
DATE **4/16/90**

PERMIT GRANTED IN ACCORDANCE WITH ZBA.  
CERTIFICATE  
NO. \_\_\_\_\_  
DATE \_\_\_\_\_

**STORIES AND HEIGHTS FROM GROUND TO ROOF**

HEIGHT	EXISTING BUILDING			PROPOSED ADDITION, ALTERATION OR NEW BUILDING		
	FRONT	SIDE	REAR	FRONT	SIDE	REAR
In Feet						
In Stories						

**TABULATION OF USES**

FLOOR NO.	PRESENT USE	LAST PREVIOUS USE	DATE LAST USED
	<i>OFFICE SPACE in Office Bldg</i>	<i>Meeting Hall &amp; office w/acc. off street parking</i>	
FLOOR NO.	PROPOSED USE OF PRESENT BUILDING	PROPOSED USE OF ADDITION OR NEW BUILDING	
	<i>OFFICE SPACE</i>		
	<i>1st REAL ESTATE CO. w/acc. parking</i>		

Additional use information, if required

OWNER <b>SEYMOUR RUBIN</b>	ADDRESS <b>1044 LINDY LN BALTIMORE</b>	PHONE <b>410-923-3456</b>
ARCHITECT OR ENGINEER	ADDRESS	PHONE
CONTRACTOR	ADDRESS	PHONE
APPLICANT <b>Donald Douglas</b>	ADDRESS <b>430 N. 4TH ST</b>	PHONE <b>923-3456</b>

APPLICANT! Do not use this sheet

EXAMINER'S REPORT

DISTRICT		TYPE OF PROPERTY <input type="checkbox"/> Corner <input type="checkbox"/> Attached <input type="checkbox"/> Semi-Detached <input type="checkbox"/> Detached				
DWELLING <input type="checkbox"/> Yes <input type="checkbox"/> No	HOW MANY FAMILIES	HOW MANY STORIES	USE APPLIED FOR	ACCESSORY	TO WHAT USE	
AREAS AND DIMENSIONS	Req. or Permitted	%	Req. when used	Existing	Proposed	%
Lot area						
Occupied area						
Area rear yard						
" - inner court						
Total open area						
Set-back front						
Set-back side						
Rear yard - depth						
Side yard, minimum width						
" " aggregate width						
Open court - width						
Court between wings - width						
Inner court - least dimension						
Height - front						
" - side						
" - rear						
" - garage						
Garage - inner dimensions						
IS USE PERMITTED IN THIS DISTRICT <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		UNDER WHAT PROVISION				
IF USE IS NOT PERMITTED IN THIS DISTRICT, UNDER WHAT PROVISION IS IT PERMITTED						
ZONING PERMIT <input type="checkbox"/> Grant <input checked="" type="checkbox"/> Refuse <input type="checkbox"/> Refer <input type="checkbox"/> Not Required			USE PERMIT <input type="checkbox"/> Grant <input checked="" type="checkbox"/> Refuse <input type="checkbox"/> Refer <input type="checkbox"/> Not Required			
REMARKS RE = 428-34 N. 4th St. @ 71.5 X IRR. change use from meeting hall to OFFICE SPACE Dan Dwyer 4-16-90						
DATE OF EXAMINATION			EXAMINER (Signature)			
INSPECTOR'S REPORT						
DATE OF INSPECTION			INSPECTOR (Signature)			

NOTICE OF REFUSAL OF PERMIT	CITY OF PHILADELPHIA DEPT. OF LICENSES & INSPECTIONS SECOND FLOOR, CITY HALL ANNEX	APPLICATION DATE	APPLICATION NO.
		DATE OF REFUSAL	

LOCATION \_\_\_\_\_

APPLICANT \_\_\_\_\_ ADDRESS \_\_\_\_\_

THE APPLICATION FOR A \_\_\_\_\_ PERMIT FOR THE ABOVE LOCATION HAS BEEN REFUSED BECAUSE THE PROVISIONS OF THE PHILADELPHIA CODE HAVE NOT BEEN COMPLIED WITH IN THE FOLLOWING PARTICULARS:

PHILADELPHIA CODE REFERENCE	REASONS FOR REFUSAL
--------------------------------	---------------------

Signed \_\_\_\_\_  
Plan Examiner

Signed \_\_\_\_\_  
Section Supervisor

**INSTRUCTIONS FOR ISSUANCE OF PERMIT OR PERMITS**

**ZONING**

For partial demolition of Existing Building and erection of Addition, structure, garage, accessory to a single family dwelling with accessory \_\_\_\_\_; garage, size and location, as shown in the application. Authorized by and subject to the conditions of Board of Adjustment Certificate, \_\_\_\_\_

**USE**

For extension of real estate offices in an administrative office ~~Building w/acc. off street parking~~ single family dwelling with accessory, \_\_\_\_\_, garage, size and location, equipment and capacity as shown in the application, to include use of new construction for \_\_\_\_\_ Authorized by and subject to the conditions of Board of Adjustment Certificate, \_\_\_\_\_

Issued by Laura J Mitchell (914)  
1K = \$ 70.00 #116190

Authorized by \_\_\_\_\_



CITY OF PHILADELPHIA

DEPARTMENT OF LICENSES AND INSPECTIONS  
Municipal Services Building, Philadelphia, Pa. 19102

DON KLIGERMAN  
Commissioner

DAVID L. WISMER  
Deputy Commissioner

KENNETH L. WOODSON  
Deputy Commissioner

CERTIFICATE OF USE AND OCCUPANCY  
FOR

Location: 430 N. 4th St.

Real Estate Offices  
1st Floor Only

This building situated in the 128th Census Tract,  
conforms with the plans approved by

The Philadelphia Department of Licenses and Inspections  
and the requirements of the current Philadelphia Building Code.  
- Plan Review used 1987 edition of B.O.C.A. Building Code -

Plan Number: 3707-C-90 Application Number: 49850

Permit Number: \_\_\_\_\_

Type of Construction: 3B-Existing

Use Group: E

APPROVED BY:

Plan Examiner: \_\_\_\_\_ Date: 10/22/90

Building Inspector: Stephen Alexander Date: 7-23-91

Housing/Fire: \_\_\_\_\_ Date: \_\_\_\_\_

District Supervisor: Dr. Bonville Date: 7-23-91

L & I file copy

Israel A. Taylor

P7

**C APPLICATION FOR ZONING PERMIT AND/OR USE REGISTRATION PERMIT**

CITY OF PHILADELPHIA  
DEPARTMENT OF LICENSES & INSPECTIONS

NOTE: The requirements for this permit are in addition to all others required by law or regulation. The issuance of this permit does not imply that a building permit or other permits will be issued if the specifications do not conform with the Building Code, Plumbing Code, Housing Code, Fire Code and all other pertinent laws or regulations.

Application is hereby made for the permit or permits required by the Philadelphia Zoning Ordinance before commencing the use or the work described herein, and as shown on accompanying plan.

APPLICATION NO. **59605A**

DISTRICT DESIGNATION **G-2 IND**

ZONING MAP NO. **413** SUB.

**LOCATION OF PROPERTY (Street and House Number)**

**SW CORNER OF FOURTH STREET AND WILLOW ST**

situated on WEST side of FOURTH Street  
at the distance of 0 feet 0 inches from SOUTH side  
of WILLOW Street

F. A. VOL. PL. **3-207** WARD

PREVIOUS APPLICATION **58378H**

Front 71 feet 7 1/8 inches. Depth 159 feet 1 3/8 inches.

CALENDAR NO.

If lot is irregular in shape, give ~~best~~ description below:

RECEIVED  
DEPT. OF LICENSES  
AND INSPECTIONS

ZONING REFUSED

USE REFUSED

APPEAL

APP. GRANTED CERT.

APP. REFUSED CERT.

REF. TO B. OF A.

REF. GRANTED CERT.

REF. REFUSED CERT.

JUN 17 1966

ZONING

**EXPLAIN ANY ALTERATIONS OR PROPOSED CONSTRUCTION**

Proposed ERUCTION OF TWO STORY OFFICE AND UNION MEETING ROOM BUILDING

**THIS SPACE FOR OFFICIAL STAMP (Do not write in this space)**

DEPT. OF LIC. & INSPECTIONS  
CITY OF PHILADELPHIA  
ZONING AND USE REGISTRATION PERMITS  
NO. 134371  
DATE 6-17-66  
 PERMIT GRANTED IN ACCORDANCE WITH ZBA CERTIFICATE  
NO. \_\_\_\_\_ DATE LAST USED \_\_\_\_\_  
DATE \_\_\_\_\_

**STORIES AND HEIGHTS FROM GROUND TO ROOF**

HEIGHT	EXISTING BUILDING			PROPOSED ADDITION, ALTERATION OR NEW BUILDING		
	FRONT	SIDE	REAR	FRONT	SIDE	REAR
In Feet				51'-6"	83'-4"	33'-0"
In Stories				2	2 & 1	1

**TABULATION OF USES**

FLOOR NO.	PRESENT USE	LAST PREVIOUS USE

FLOOR NO.	PROPOSED USE OF PRESENT BUILDING	PROPOSED USE OF ADDITION OR NEW BUILDING
1		LOBBY MEETING HALL, OFFICE, & MEET. ROOM
2		OFFICES (Main use is Meeting Hall)

Additional use information, if required NO LIVING QUARTERS

OWNER NATIONAL MARINE ENGINEERS BENEFICIAL ASSOC.	ADDRESS 17 BATTERY PLACE NEW YORK	PHONE 425-7280
ARCHITECT OR ENGINEER IRWIN DANIEL WEISBERG	ADDRESS 124 EAST 4 <sup>TH</sup> STREET NEW YORK	PHONE TW 7-0191
CONTRACTOR AMISCO BUILDING CONST. CO.	ADDRESS PARK AVE. NEW YORK	PHONE
APPLICANT IRWIN DANIEL WEISBERG	ADDRESS 124 EAST 40 <sup>TH</sup> ST. NEW YORK	PHONE TW 7-0191

DRAW PLANS ON SPACE BELOW

PLANS TO BE DRAWN IN INK. SHOW:

1. All lot lines and dimensions.
2. All streets and alleys bounding property.
3. Curb lines and their distances from lot lines.
4. Location and dimensions of all driveways, curb cuts and off-street parking lots.
5. Distances from building to lot lines and to other buildings on same lot.
6. Draw elevations and additional plans when required.

PLANS SUBMITTED WITH APPLICATION.

"I hereby certify that the statements contained herein are true and correct to the best of my knowledge and belief. I further certify that I am authorized by the owner to make the foregoing application, and that, before I accept any permit for which this application is made, the owner shall be made aware of all the conditions of the permit. I understand that if I knowingly make any false statement herein I am subject to such penalties as may be prescribed by law or ordinance."

  
(Applicant Sign Here)

APPLICANT! Do not use this sheet

G2INN		EXAMINER'S REPORT					
DISTRICT		TYPE OF PROPERTY <input type="checkbox"/> Corner <input type="checkbox"/> Attached <input type="checkbox"/> Semi-Detached <input type="checkbox"/> Detached					
DWELLING <input type="checkbox"/> Yes <input type="checkbox"/> No	HOW MANY FAMILIES	HOW MANY STORIES	USE APPLIED FOR	ACCESSORY	TO WHAT USE		
AREAS AND DIMENSIONS		Req. or Permitted	%	Req. when used	Existing	Proposed	%
Lot area		<i>MEETING HALL</i>					
Occupied area							
Area rear yard							
" inner court							
Total open area							
Set-back front							
Set-back side							
Rear yard - depth							
Side yard, minimum width							
" " aggregate width							
Open court - width		6'				6'1"	
Court between wings - width							
Inner court - least dimension							
Height - front							
" - side							
" - rear							
" - garage							
Garage - inner dimensions							
IS USE PERMITTED IN THIS DISTRICT <input type="checkbox"/> Yes <input type="checkbox"/> No		UNDER WHAT PROVISION					
IF USE IS NOT PERMITTED IN THIS DISTRICT, UNDER WHAT PROVISION IS IT PERMITTED							
ZONING PERMIT				USE PERMIT			
<input type="checkbox"/> Grant <input type="checkbox"/> Refuse <input type="checkbox"/> Refer <input type="checkbox"/> Not Required				<input type="checkbox"/> Grant <input type="checkbox"/> Refuse <input type="checkbox"/> Refer <input type="checkbox"/> Not Required			
REMARKS							
<i>BUILDING area approx 5-000 SQ FT</i> <i>5 PARKING spaces proposed</i>							
DATE OF EXAMINATION		EXAMINER (Signature)					
6-17-60		<i>[Signature]</i>					
INSPECTOR'S REPORT							
DATE OF INSPECTION				INSPECTOR (Signature)			

<b>NOTICE OF REFUSAL OF PERMIT</b>	CITY OF PHILADELPHIA DEPT. OF LICENSES & INSPECTIONS SECOND FLOOR, CITY HALL ANNEX	APPLICATION DATE	APPLICATION NO.
		DATE OF REFUSAL	
LOCATION			
APPLICANT		ADDRESS	
THE APPLICATION FOR A _____ PERMIT FOR THE ABOVE LOCATION HAS BEEN REFUSED BECAUSE THE PROVISIONS OF THE PHILADELPHIA CODE HAVE NOT BEEN COMPLIED WITH IN THE FOLLOWING PARTICULARS:			
PHILADELPHIA CODE REFERENCE	REASONS FOR REFUSAL		
		Signed _____ Plan Examiner	
		Signed _____ Section Supervisor	

**INSTRUCTIONS FOR ISSUANCE OF PERMIT OR PERMITS**

**ZONING**

For ~~partial demolition of Existing Building and erection of Addition, structure, garage, accessory to a~~ \_\_\_\_\_  
~~single family dwelling with accessory~~ \_\_\_\_\_, ~~garage, size and location, as shown in the application.~~  
 Authorized by and subject to the conditions of Board of Adjustment Certificate, \_\_\_\_\_

**USE**

For extension of MEETING Hall & OFFICES WITH \_\_\_\_\_  
ACC off Street PARKING \_\_\_\_\_, ~~single family dwelling with~~  
~~accessory, \_\_\_\_\_, garage, size and location, equipment and capacity as shown in the application,~~ to include  
 use of new construction for \_\_\_\_\_  
 Authorized by and subject to the conditions of Board of Adjustment Certificate, \_\_\_\_\_

Issued by \_\_\_\_\_  
1050  
120119  
1800

Authorized by \_\_\_\_\_  
[Signature]  
6-17-66

**C APPLICATION FOR ZONING PERMIT AND/OR USE REGISTRATION PERMIT**

CITY OF PHILADELPHIA  
DEPARTMENT OF LICENSES & INSPECTIONS

NOTE: The requirements for this permit are in addition to all others required by law or regulation. The issuance of this permit does not imply that a building permit or other permits will be issued if the specifications do not conform with the Building Code, Plumbing Code, Housing Code, Fire Code and all other pertinent laws or regulations.

Application is hereby made for the permit or permits required by the Philadelphia Zoning Ordinance before commencing the use or the work described herein, and as shown on accompanying plan.

APPLICATION NO. **58328-H**

DISTRICT DESIGNATION

LOCATION OF PROPERTY (Street and House Number)

**SWC 4<sup>TH</sup> STREET & WILLOW STREET** *thru to Yorklv.*

ZONING MAP NO. SUB.

situated on WEST side of 4<sup>TH</sup> STREET Street

F. A. VOL. PL. WARD

at the distance of 0 feet 0 inches from SOUTH side

PREVIOUS APPLICATION

of WILLOW Street

CALENDAR NO.

Front 71 feet 6 inches. Depth 159' feet 13/8 inches.

ZONING REFUSED **6-2-66**

If lot is irregular in shape, give deed description below:

**DEED DESCRIPTION  
AND INSTRUCTIONS**

USE REFUSED  
APPEAL

**JAN 22 1968**

APP. GRANTED CERT.

**PERMIT ISSUANCE**

APP. REFUSED CERT.

REF. TO B. OF A.

REF. GRANTED CERT.

REF. REFUSED CERT.

EXPLAIN ANY ALTERATIONS OR PROPOSED CONSTRUCTION

**PROPOSE THE ERECTION OF A TWO STORY FIRE-PROOF OFFICE BUILDING WITH OUTSIDE PARKING FACILITIES**

THIS SPACE FOR OFFICIAL STAMP  
(Do not write in this space)

STORIES AND HEIGHTS FROM GROUND TO ROOF

HEIGHT	EXISTING BUILDING			PROPOSED ADDITION, ALTERATION OR NEW BUILDING		
	FRONT	SIDE	REAR	FRONT	SIDE	REAR
In Feet				26'-9 1/2"	26'-9 1/2"	12'-9 1/2"
In Stories				2	2	1

TABULATION OF USES

FLOOR NO.	PRESENT USE	LAST PREVIOUS USE	DATE LAST USED
	<b>VACANT Ground</b>		

FLOOR NO.	PROPOSED USE OF PRESENT BUILDING	PROPOSED USE OF ADDITION OR NEW BUILDING
		<b>OFFICES AND MEETING HALL OFFICES</b>

Additional use information, if required

OWNER <b>NATIONAL MARINE ENGINEERS BENEVOLENT ASSOCIATION</b>	ADDRESS <b>17 BATTERY PLACE NEW YORK</b>	PHONE
ARCHITECT OR ENGINEER <b>IRWIN DANIEL WEISBERG</b>	ADDRESS <b>124 EAST 40<sup>TH</sup> ST. NEW YORK</b>	PHONE <b>212 TN 7-0191</b>
CONTRACTOR	ADDRESS	PHONE
APPLICANT <b>IRWIN DANIEL WEISBERG</b>	ADDRESS <b>124 EAST 40<sup>TH</sup> ST. NEW YORK</b>	PHONE <b>212 TN 7-0191</b>


DRAW PLANS ON SPACE BELOW

PLANS TO BE DRAWN IN INK. SHOW:

1. All lot lines and dimensions.
2. All streets and alleys bounding property.
3. Curb lines and their distances from lot lines.
4. Location and dimensions of all driveways, curb cuts and off-street parking lots.
5. Distances from building to lot lines and to other buildings on same lot.
6. Draw elevations and additional plans when required.

COMPLETE PLANS SUBMITTED WITH APPLICATIONS.

"I hereby certify that the statements contained herein are true and correct to the best of my knowledge and belief. I further certify that I am authorized by the owner to make the foregoing application, and that, before I accept any permit for which this application is made, the owner shall be made aware of all the conditions of the permit. I understand that if I knowingly make any false statement herein I am subject to such penalties as may be prescribed by law or ordinance."

  
(Applicant Sign Here)

NOTICE OF REFUSAL  
OF PERMIT

CITY OF PHILADELPHIA  
DEPT. OF LICENSES & INSPECTIONS  
PUBLIC SERVICE CONCOURSE  
MUNICIPAL SERVICES BUILDING

APPLICATION DATE  
5-23-66

APPLICATION NO.  
50918-1

DATE OF REFUSAL  
June 2, 1966

LOCATION

S. U. cor. 14th Street & Willow Street thru to York Avenue in a R0-20 Industrial District.

APPLICANT

Irwin Daniel Weisberg

ADDRESS

124 E. 40th Street - New York, N. Y.

THE APPLICATION FOR A ZONING PERMIT FOR THE ABOVE LOCATION HAS BEEN REFUSED BECAUSE THE PROVISIONS OF THE PHILADELPHIA CODE HAVE NOT BEEN COMPLIED WITH IN THE FOLLOWING PARTICULARS:

PHILADELPHIA  
CODE REFERENCE

REASONS FOR REFUSAL

**ZONING:** The application is for the erection of a two (2) story structure (offices and meeting hall), (size and location to be as shown in the application).

REQUIRED

PROPOSED

Open court min. width

6 ft. 0 in.

4 ft. 6 in.

**REMARKS:** ONE (1) ZONING REFUSAL.

Signed

*A. Croft*  
Plan Examiner

Signed

*Hope M. Boese*  
Section Supervisor

APPEALS:

An appeal from a ZONING SECTION refusal may be made to the Zoning Board of Adjustment within ten (10) days on forms furnished by the Board of Adjustment.

An appeal from a BUILDING CODE refusal may be made to the Department of Licenses and Inspections, Attention: Chief of Construction Section. A hearing will be scheduled with the Board of Building Standards.

An appeal from a FIRE CODE refusal may be made to the Board of Safety and Fire Prevention, 1328 Race Street, Attention: Deputy Commissioner, Fire Prevention.

An appeal from a HIGHWAY SIGN or HOUSING REFUSAL may be made to the Board of Licenses and Inspections Review, City Hall Annex. A public hearing will be scheduled.

ALL COSTS, IF ANY, IN CONNECTION WITH ADVERTISING HEARINGS ARE TO BE BORNE BY THE APPLICANT

APPLICANT! Do not use this sheet

62109

EXAMINER'S REPORT

DISTRICT		TYPE OF PROPERTY <input type="checkbox"/> Corner <input type="checkbox"/> Attached <input type="checkbox"/> Semi-Detached <input type="checkbox"/> Detached					
DWELLING <input type="checkbox"/> Yes <input type="checkbox"/> No	HOW MANY FAMILIES	HOW MANY STORIES	USE APPLIED FOR	ACCESSORY	TO WHAT USE		
AREAS AND DIMENSIONS		Req. of Permitted	%	Req. when used	Existing	Proposed	%
Lot area							
Occupied area							
Area rear yard							
" inner court							
Total open area							
Set-back front							
Set-back side							
Rear yard - depth							
Side yard, minimum width							
" " aggregate width							
Open court - width							
Court between wings - width							
Inner court - least dimension							
Height - front							
" - side							
" - rear							
" - garage							
Garage - inner dimensions							
IS USE PERMITTED IN THIS DISTRICT <input type="checkbox"/> Yes <input type="checkbox"/> No		UNDER WHAT PROVISION					
IF USE IS NOT PERMITTED IN THIS DISTRICT, UNDER WHAT PROVISION IS IT PERMITTED							
ZONING PERMIT <input type="checkbox"/> Grant <input checked="" type="checkbox"/> Refuse <input type="checkbox"/> Refer <input type="checkbox"/> Not Required				USE PERMIT <input checked="" type="checkbox"/> Grant <input type="checkbox"/> Refuse <input type="checkbox"/> Refer <input type="checkbox"/> Not Required			
REMARKS VINCENT of new 3rd DISTRICT 3-3-65							
DATE OF EXAMINATION 6-1-66		EXAMINER (Signature) <i>[Signature]</i>					
INSPECTOR'S REPORT							
DATE OF INSPECTION		INSPECTOR (Signature)					

<b>NOTICE OF REFUSAL OF PERMIT</b>	CITY OF PHILADELPHIA DEPT. OF LICENSES & INSPECTIONS SECOND FLOOR, CITY HALL ANNEX	APPLICATION DATE <b>5-23-66</b>	APPLICATION NO. <b>58348-H</b>
		DATE OF REFUSAL <b>June 2, 1966</b>	
LOCATION <b>S. W. cor. 4th Street &amp; Willow Street thru to York Avenue is in a "G-2" Industrial District.</b>			
APPLICANT <b>Irwin Daniel Weisberg</b>		ADDRESS <b>124 E. 40th Street - New York, N. Y.</b>	
THE APPLICATION FOR A <u>ZONING</u> PERMIT FOR THE ABOVE LOCATION HAS BEEN REFUSED BECAUSE THE PROVISIONS OF THE PHILADELPHIA CODE HAVE NOT BEEN COMPLIED WITH IN THE FOLLOWING PARTICULARS:			
PHILADELPHIA CODE REFERENCE	REASONS FOR REFUSAL		
<b>ZONING:</b>	The application is for the erection of a two (2) story structure (offices and meeting hall), (size and location to be as shown in the application).		
		<u>REQUIRED</u>	<u>PROPOSED</u>
	Open court min. width	6 ft. 0 in.	4 ft. 6 in.
<b>REMARKS:</b>	<b>ONE (1) ZONING REFUSAL.</b>		
Signed <u><i>A. G. ...</i></u> <small>Plan Examiner</small> Signed <u><i>Robert W. ...</i></u> <small>Section Supervisor</small>			

**INSTRUCTIONS FOR ISSUANCE OF PERMIT OR PERMITS**

**ZONING**  
 For partial demolition of Existing Building and erection of Addition, structure, garage, accessory to a \_\_\_\_\_ single family dwelling with accessory \_\_\_\_\_; garage, size and location, as shown in the application. Authorized by and subject to the conditions of Board of Adjustment Certificate, \_\_\_\_\_

**USE**  
 For extension of \_\_\_\_\_ single family dwelling with accessory, \_\_\_\_\_, garage, size and location, equipment and capacity as shown in the application, to include use of new construction for \_\_\_\_\_. Authorized by and subject to the conditions of Board of Adjustment Certificate, \_\_\_\_\_

Issued by \_\_\_\_\_ Authorized by \_\_\_\_\_

960 L. S. YORK AVE WILLOW ST. 4th ST.  
 19-34-13 6-18-16 11-28-11

**C APPLICATION FOR ZONING PERMIT AND/OR USE REGISTRATION PERMIT**

CITY OF PHILADELPHIA  
 DEPARTMENT OF LICENSES & INSPECTIONS

NOTE: The requirements for this permit are in addition to all others required by law or regulation. The issuance of this permit does not imply that a building permit or other permits will be issued if the specifications do not conform with the Building Code, Plumbing Code, Fire Code and all other pertinent laws or regulations.

Application is hereby made for the permit or permits required by the Philadelphia Zoning Ordinance before commencing the use or the work described herein, and as shown on accompanying plan.

APPLICATION NO. 217517H  
 DISTRICT DESIGNATION 19-34-1ND.L  
 ZONING MAP NO. 4th SUB.  
 P. A. VOL. PL. 3/207 WARD  
 PREVIOUS APPLICATION NO  
 CALENDAR NO.  
 ZONING REFUSED  
 USE REFUSED  
 APPEAL  
 APP. GRANTED CERT.  
 APP. REFUSED CERT.  
 REF. TO B. OF A.  
 REF. GRANTED CERT.  
 REF. REFUSED CERT.

LOCATION OF PROPERTY (Street and House Number)  
 SWC OF FOURTH AND WILLOW STREETS

situated on \_\_\_\_\_ side of \_\_\_\_\_ Street  
 at the distance of \_\_\_\_\_ feet \_\_\_\_\_ inches from \_\_\_\_\_ side  
 of \_\_\_\_\_ Street  
 Front \_\_\_\_\_ feet \_\_\_\_\_ inches. Depth \_\_\_\_\_ feet \_\_\_\_\_ inches.

If lot is irregular in shape, give deed description below:  
 BEGINNING AT THE SOUTH WEST CORNER OF WILLOW STREET AND FOURTH STREET RUNNING WEST 159'8 3/4" THENCE SOUTH 85'4 1/2" THENCE EAST 63'5 1/2" THENCE SOUTH 7'10 1/2" THENCE EAST 82'4 1/4" THENCE NORTH 71'7 3/8" TO POINT OF BEGINNING 1905

EXPLAIN ANY ALTERATIONS OR PROPOSED CONSTRUCTION  
 PROPOSED CONSTRUCTION TO CONSIST OF TWO STORY FIVE BAY OFFICE BUILDING OF STEEL AND REINFORCED CONCRETE CONSTRUCTION AND OF BRICK, STONE AND PRECAST STONE PANELS FOR EXTERIOR MATERIALS. DEMOLISH EXISTING BUILDING ON SITE BUILDING TO HAVE OVERHANG ON COLUMNS WITH SOME PARKING UNDER OVERHANG.

THIS SPACE FOR OFFICIAL STAMP  
 (Do not write in this space)  
 Need on swing 8-11-65

HEIGHT	EXISTING BUILDING			PROPOSED ADDITION, ALTERATION OR NEW BUILDING		
	FRONT	SIDE	REAR	FRONT	SIDE	REAR
In Feet				24'-0"	24'-0"	26'-6"
In Stories				2	2	2

TABULATION OF USES			
FLOOR NO.	PRESENT USE	LAST PREVIOUS USE	DATE LAST USED
	UNUSED BURNED OUT BUILDING		
FLOOR NO.	PROPOSED USE OF PRESENT BUILDING	PROPOSED USE OF ADDITION OR NEW BUILDING	
GROUND		LOBBY AND ENTRANCE AND PARKING	
FIRST		UNION OFFICES AND MEETING HALL	

Additional use information, if required  
 MR. CLYDE DODSON 41 SOUTH 4TH STREET WA 5-3939  
 OWNER NATIONAL MARINE ENGINEERS BENEFICIAL ASSN. 17 BATTERY PLACE NEW YORK PHONE  
 ARCHITECT OR ENGINEER IRWIN DANIEL WEISBERG 41 SOUTH FOURTH ST. PHILADELPHIA WA 5-3939  
 CONTRACTOR 244 EAST 46TH STREET PHONE 661-1663  
 APPLICANT IRWIN DANIEL WEISBERG 244 EAST 46TH STREET PHONE 661-1663  
 NEW YORK NEW YORK 10017

DRAW PLANS ON SPACE BELOW

PLANS TO BE DRAWN IN INK. SHOW:

1. All lot lines and dimensions.
2. All streets and alleys bounding property.
3. Curb lines and their distances from lot lines.
4. Location and dimensions of all driveways, curb cuts and off-street parking lots.
5. Distances from building to lot lines and to other buildings on same lot.
6. Draw elevations and additional plans when required.

SEE PLANS SUBMITTED

"I hereby certify that the statements contained herein are true and correct to the best of my knowledge and belief. I further certify that I am authorized by the owner to make the foregoing application, and that, before I accept any permit for which this application is made, the owner shall be made aware of all the conditions of the permit. I understand that if I knowingly make any false statement herein I am subject to such penalties as may be prescribed by law or ordinance."

  
(Applicant Sign Here)

**C APPLICATION FOR ZONING PERMIT AND/OR USE REGISTRATION PERMIT**

CITY OF PHILADELPHIA  
DEPARTMENT OF LICENSES & INSPECTIONS

**NOTE:** The requirements for this permit are in addition to all others required by law or regulation. The issuance of this permit does not imply that a building permit or other permits will be issued if the specifications do not conform with the Building Code, Plumbing Code, Housing Code, Fire Code and all other pertinent laws or regulations.

Application is hereby made for the permit or permits required by the Philadelphia Zoning Ordinance before commencing the use or the work described herein, and as shown on accompanying plan.

APPLICATION NO. **47517H**

**LOCATION OF PROPERTY** (Street and House Number)  
SWC.  
OF FOURTH STREET AND WILLOW STREET.  
situated on WEST side of FOURTH Street  
at the distance of 0 feet 0 inches — from SOUTH side  
of WILLOW Street  
Front 62 feet 0 inches. Depth 119 feet 6 inches.

DISTRICT DESIGNATION  
ZONING MAP NO. SUB.  
F. A. VOL. PL. WARD  
PREVIOUS APPLICATION  
CALENDAR NO.  
ZONING REFUSED  
USE REFUSED  
APPEAL  
APP. GRANTED CERT.  
APP. REFUSED CERT.  
REF. TO B. OF A.  
REF. GRANTED CERT.  
REF. REFUSED CERT.

If lot is irregular in shape, give deed description below:  
BEGINNING AT THE SOUTH WEST CORNER OF WILLOW STREET AND FOURTH STREET RUNNING WEST DISTANCE 113" THENCE SOUTH 54'-6 1/2" THENCE EAST DISTANCE 32'-0" THENCE SOUTH 7'-10 1/8" THENCE EAST DISTANCE 32'-0" THENCE NORTH 71'-7 3/8" TO POINT OF BEGINNING 1935

**EXPLAIN ANY ALTERATIONS OR PROPOSED CONSTRUCTION**  
PROPOSED CONSTRUCTION TO CONSIST OF TWO STORY FIREPROOF OFFICE BUILDING OF STEEL AND REINFORCED CONCRETE CONSTRUCTION AND OF BRICK, STONE, AND PRECAST STONE PANELS FOR EXTERIOR MATERIALS. DEMOLISH EXISTING BUILDING ON SITE. BUILDING TO HAVE OVERHANG ON COLUMNS WITH SOME PARKING UNDER OVERHANG.

THIS SPACE FOR OFFICIAL STAMP  
(Do not write in this space)

**STORIES AND HEIGHTS FROM GROUND TO ROOF**

HEIGHT	EXISTING BUILDING			PROPOSED ADDITION, ALTERATION OR NEW BUILDING		
	FRONT	SIDE	REAR	FRONT	SIDE	REAR
In Feet				24'-0"	24'-0"	26'-6"
In Stories				2	2	2

**TABULATION OF USES**

FLOOR NO.	PRESENT USE	LAST PREVIOUS USE	DATE LAST USED
	UNUSED BURNED OUT BUILDING		
FLOOR NO.	PROPOSED USE OF PRESENT BUILDING	PROPOSED USE OF ADDITION OR NEW BUILDING	
GROUND		LOBBY AND ENTRANCE AND PARKING	
FIRST		UNION OFFICES AND MEETING HALL	

Additional use information, if required \_\_\_\_\_

OWNER NATIONAL MARINE ENGINEERS BENEFICIAL ASSOC. 41 SOUTH FOURTH STREET PHILADELPHIA	ADDRESS 17 BATTERY PLACE NEW YORK	PHONE WAS-3939
ARCHITECT OR ENGINEER CONTRACTOR IRWIN DANIEL WEISBERG	ADDRESS 244 EAST 46 <sup>TH</sup> STREET	PHONE 661-1663
APPLICANT IRWIN DANIEL WEISBERG	ADDRESS 244 EAST 46 <sup>TH</sup> STREET	PHONE 661-1663

NEW YORK, NEW YORK 10017

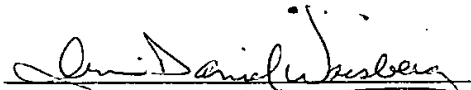
**DRAW PLANS ON SPACE BELOW**

PLANS TO BE DRAWN IN INK. SHOW:

1. All lot lines and dimensions.
2. All streets and alleys bounding property.
3. Curb lines and their distances from lot lines.
4. Location and dimensions of all driveways, curb cuts and off-street parking lots.
5. Distances from building to lot lines and to other buildings on same lot.
6. Draw elevations and additional plans when required.

SEE PANS SUBMITTED

"I hereby certify that the statements contained herein are true and correct to the best of my knowledge and belief. I further certify that I am authorized by the owner to make the foregoing application, and that, before I accept any permit for which this application is made, the owner shall be made aware of all the conditions of the permit. I understand that if I knowingly make any false statement herein I am subject to such penalties as may be prescribed by law or ordinance."

  
(Applicant Sign Here)

**APPLICANT! Do not use this sheet**

<b>EXAMINER'S REPORT</b>							
DISTRICT			TYPE OF PROPERTY <input type="checkbox"/> Corner <input type="checkbox"/> Attached <input type="checkbox"/> Semi-Detached <input type="checkbox"/> Detached				
DWELLING <input type="checkbox"/> Yes <input type="checkbox"/> No	HOW MANY FAMILIES	HOW MANY STORIES	USE APPLIED FOR		ACCESSORY	TO WHAT USE	
AREAS AND DIMENSIONS	Req. or Permitted	%	Req. when used	Existing	Proposed		
Lot area							
Occupied area							
Area rear yard							
" inner court							
Total open area							
Set-back front							
Set-back side							
Rear yard - depth							
Side yard, minimum width							
" " aggregate width							
Open court - width							
Court between wings - width							
Inner court - least dimension							
Height - front							
" - side							
" - rear							
" - garage							
Garage - inner dimensions							
IS USE PERMITTED IN THIS DISTRICT <input type="checkbox"/> Yes <input type="checkbox"/> No			UNDER WHAT PROVISION				
IF USE IS NOT PERMITTED IN THIS DISTRICT, UNDER WHAT PROVISION IS IT PERMITTED							
<b>ZONING PERMIT</b>				<b>USE PERMIT</b>			
<input type="checkbox"/> Grant <input type="checkbox"/> Refuse <input type="checkbox"/> Refer <input type="checkbox"/> Not Required				<input type="checkbox"/> Grant <input type="checkbox"/> Refuse <input type="checkbox"/> Refer <input type="checkbox"/> Not Required			
REMARKS							
DATE OF EXAMINATION				EXAMINER (Signature)			
<b>INSPECTOR'S REPORT</b>							
DATE OF INSPECTION				INSPECTOR (Signature)			

<b>NOTICE OF REFUSAL OF PERMIT</b>	CITY OF PHILADELPHIA DEPT. OF LICENSES & INSPECTIONS SECOND FLOOR, CITY HALL ANNEX	APPLICATION DATE	APPLICATION NO.
		DATE OF REFUSAL	
LOCATION			
APPLICANT		ADDRESS	
THE APPLICATION FOR A _____ PERMIT FOR THE ABOVE LOCATION HAS BEEN REFUSED BECAUSE THE PROVISIONS OF THE PHILADELPHIA CODE HAVE NOT BEEN COMPLIED WITH IN THE FOLLOWING PARTICULARS:			
<b>PHILADELPHIA CODE REFERENCE</b>	<b>REASONS FOR REFUSAL</b>		
		Signed _____ <i>Plan Examiner</i>	
		Signed _____ <i>Section Supervisor</i>	

**INSTRUCTIONS FOR ISSUANCE OF PERMIT OR PERMITS**

**ZONING**

For partial demolition of Existing Building and erection of Addition, structure, garage, accessory to a \_\_\_\_\_ single family dwelling with accessory \_\_\_\_\_; garage, size and location, as shown in the application. Authorized by and subject to the conditions of Board of Adjustment Certificate, \_\_\_\_\_

**USE**

For extension of \_\_\_\_\_ single family dwelling with accessory, \_\_\_\_\_, garage, size and location, equipment and capacity as shown in the application, to include use of new construction for \_\_\_\_\_. Authorized by and subject to the conditions of Board of Adjustment Certificate, \_\_\_\_\_

Issued by \_\_\_\_\_

Authorized by \_\_\_\_\_

**TAB 10**

## Midcentury Modern Examples

1. **Society Hill Towers** - 200 Locust St
  - a. PHC Historic District Designation: 3/10/1999 (entire Society Hill Historic District); *Non-contributing resource* to the NR-listed Society Hill Historic District (1970); Not individually designated on the NR
  - b. Constructed 1958-1964 by IM Pei & Associates
  - c. Award-winning tower, Brutalist style design



PHILADELPHIA REGISTER OF HISTORIC PLACES - (Continued)

<b>8. SIGNIFICANCE</b>			
<b>PERIOD</b> <input type="checkbox"/> PREHISTORIC <input type="checkbox"/> 1601-1700 <input checked="" type="checkbox"/> 1701-1800 <input checked="" type="checkbox"/> 1801-1850 <input checked="" type="checkbox"/> 1851-1900 <input checked="" type="checkbox"/> 1901-1950 <input checked="" type="checkbox"/> 1951-	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC <input checked="" type="checkbox"/> ARCHEOLOGY-HISTORIC <input type="checkbox"/> AGRICULTURE <input checked="" type="checkbox"/> ARCHITECTURE <input type="checkbox"/> ART <input checked="" type="checkbox"/> COMMERCE <input type="checkbox"/> COMMUNICATIONS	<b>AREAS OF SIGNIFICANCE - CHECK AND JUSTIFY BELOW</b> <input checked="" type="checkbox"/> COMMUNITY PLANNING <input type="checkbox"/> CONSERVATION <input type="checkbox"/> ECONOMICS <input type="checkbox"/> EDUCATION <input type="checkbox"/> ENGINEERING <input type="checkbox"/> EXPLORATION/SETTLEMENT <input type="checkbox"/> INDUSTRY <input type="checkbox"/> INVENTION <input type="checkbox"/> LANDSCAPE ARCHITECTURE <input type="checkbox"/> LAW <input type="checkbox"/> LITERATURE <input type="checkbox"/> MILITARY <input type="checkbox"/> MUSIC <input type="checkbox"/> PHILOSOPHY <input type="checkbox"/> POLITICS/GOVERNMENT <input checked="" type="checkbox"/> RELIGION <input type="checkbox"/> SCIENCE <input type="checkbox"/> SCULPTURE <input type="checkbox"/> SOCIAL/HUMANITARIAN <input type="checkbox"/> THEATER <input type="checkbox"/> TRANSPORTATION <input type="checkbox"/> OTHER (Specify) _____	
SPECIFIC DATES	Various	BUILDER/ARCHITECT	Various
STATEMENT OF SIGNIFICANCE			

Philadelphia Historical Commission, instituted the Washington Square East Urban Renewal Plan in 1958, utilizing federal urban renewal monies. This plan gained national attention as one of the first attempts in the country to upgrade a deteriorated neighborhood through the restoration and revitalization of existing housing stock. The new residential scheme included not only housing, but "greenways", parks and public art with an emphasis on outdoor sculpture, to create a neighborhood sympathetic to its historic structures.

The redevelopment plan included two major goals: sympathetic infill of new structures around existing historic buildings and increased density of population. In the main, the infill housing approved by the City Planning Commission for the historic zone reflected the current design philosophies of the mid-twentieth century. All of the low-rise buildings adapted to the scale and materials of the older Society Hill houses, but experimented with fenestration sizes and patterns, roof-lines and door designs. These offered potential residents the option of living in a new building within the historic area. Redevelopment also required immediately increasing the density of middle-class residents to support the neighborhood economically; the Society Hill Towers, built in 1964, fulfilled that requirement. Designed by I.M. Pei, the three towers anchor the eastern end of Society Hill and offer individual apartments in a well-landscaped area. However, the towers occupy several blocks of Second Street, interrupting the street plan established by Holme.

The architecture in Society Hill provides an understanding of the evolution of architectural styles in Philadelphia through the subsequent centuries. The Old Pine Street Church, in its modernized form, represents the Greek Revival Style (erected c. 1768; alterations c. 1837), and the Bouvier brownstones built circa 1849-50 at 258-62 South Third Street exemplify the later Italianate style. Some Victorian fabric remains in the district's western section, such as the mansard roof at 638 Spruce Street (c. 1805; altered c. 1890). Much twentieth-century domestic architecture, interspersed throughout the neighborhood as part of the redevelopment program, brings this evolution to the present. This includes single-family dwellings such as the Kellogg House at 415 South 3rd Street, built in 1970, as well as multi-unit construction like Blackwell Court of 1968.

\*\*\*\*\*

200-230 "Society Hill Towers" Three, 30-story, 12-bay by 18-bay, contemporary steel apartment towers. Cast concrete and glass cladding. The buildings surround a central court with fountain. [Garden area with archaeological potential at 119-25 Spruce Street.](#)

Built 1964 by I.M. Pei and Associates, architects. Design selected by national competition. Significant.

2. **US Mint** – 151 N Independence Mall E

- a. Not NR or PHC listed
- b. Built in 1968-1969 by Vincent Kling in the Brutalist style
- c. At least half of the country's coins (and commemorative metals) are struck/produced in this building; major visitor's center
- d. Significant to Philadelphia and national history



## Midcentury Examples

1. **Parkway House** - 2201 Pennsylvania Ave
  - a. Not NR or PHC listed
  - b. Built in 1952-53 by Gabriel Roth and Elizabeth Fleischer as one of the first postwar luxury apartment buildings in the city
    - i. One of the first buildings in the city designed by a female architect
  - c. Elements of Art Deco and International design styles
  - d. Stronger potential for future redevelopment



2. **Hassrick House** – 4130 Cherry Lane

- a. PHC Designation: 2/13/2009 (*nomination could not be found online*); Not individually designed on the NR
- b. Constructed in 1958-1959 by Richard Neutra in the California mid-century modern design
- c. Used as an educational resource for the Thomas Jefferson/Philadelphia University students, no longer under private ownership as a single-family residence



3. **Richards Medical Research Laboratory** – 3700 Hamilton Walk

- a. PHC Designation: 10/8/2004 (*nomination could not be found online*); National Historic Landmark (NHL) designated in 2008; Contributing resource to the National Register Listed University of Pennsylvania Campus Historic District
- b. Constructed in 1957-1961 by Louis I. Kahn in the Modern Movement
- c. Continuous use as a laboratory/university building



4. **Guild House** – 711 Spring Garden Street

- a. PHC Designation: 4/8/2004 (*nomination could not be found online*); Eligible for listing on the National Register of Historic Places
- b. Constructed in 1960-1963 by Venturi and Rauch with Cope & Lippencott in Modern style
- c. Continuous use as housing, feasible for reuse and redevelopment



5. ***International House*** – 3701 Chestnut St

- a. PHC Designation (12/11/2020); Not individually listed on NR
- b. Designed by Bower and Fradley in Brutalist style (Boston city hall, Dallas City Hall)
- c. Educational, community, and residential building with multi-use redevelopment opportunities





*All photos are taken from the PRHP nomination report, and each one shows an intentional relationship to the surrounding landscape, urban/suburban environment, and topography. In contrast, NMEBA lacks in this area, as it is directly abuts Willow Street and is surrounded by asphalt surface parking lots.*

**TAB 11**

# CENTRAL

PHILADELPHIA



> DISTRICT PLAN



City of  
**Philadelphia**

MAYOR MICHAEL A. NUTTER

LIFE • LIBERTY • AND YOU™

# Room For Planned Growth

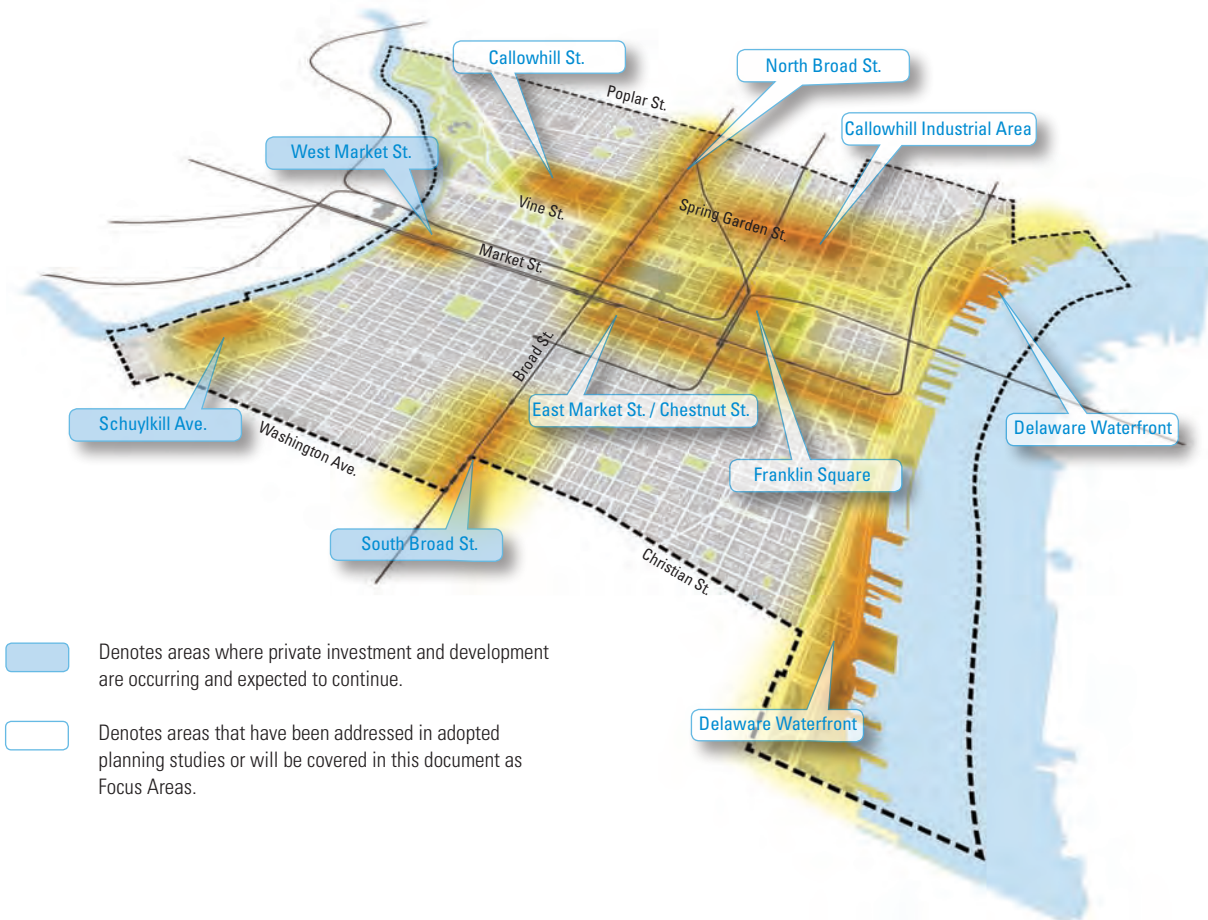
Although the Central District and the Metropolitan Center as a whole have improved greatly over the last decade, there are still parts of the district that are underutilized and have high rates of vacancy. These areas have the potential for the district’s continued growth and offer unique opportunities for new development. As the map below shows, most of these areas cluster along major corridors – Broad Street, Market Street, Delaware Avenue, and areas where the urban fabric has eroded, such as around Franklin Square and in the former Callowhill Industrial District.

Many of these locations have the capacity to absorb greater densities than what is currently in place. With the Broad Street Line subway and the Market-Frankford El, these corridors can support large-scale mixed-use developments that offer a variety of housing and commercial options. The “super blocks” portion of the former Callowhill Industrial District has lot sizes that can accommodate non-traditional office development to cater to the market’s desire for creative office space. The Delaware waterfront offers room for a mix of development types from rowhouses to mid-rise mixed-use projects.

Several of these areas already have robust strategic plans to guide their future development and growth. Others, such as South Broad Street and West Market Street, are starting to see renewed interest by the private sector that will soon develop the gaps. The sections of **THRIVE**, **CONNECT**, and **RENEW** offer recommendations to help all of these areas achieve their full potential and the accompanying Zoning Appendix outlines zoning recommendations to help facilitate development.

As these areas develop, the Central District will become a seamless, well-developed mixed-use district that appeals to all types of residents, businesses and institutions.

## Areas with Development Potential



These plans have been adopted by the Planning Commission and are considered part of the City's Comprehensive Plan. Therefore, we do not repeat recommendations from these plans in this document.

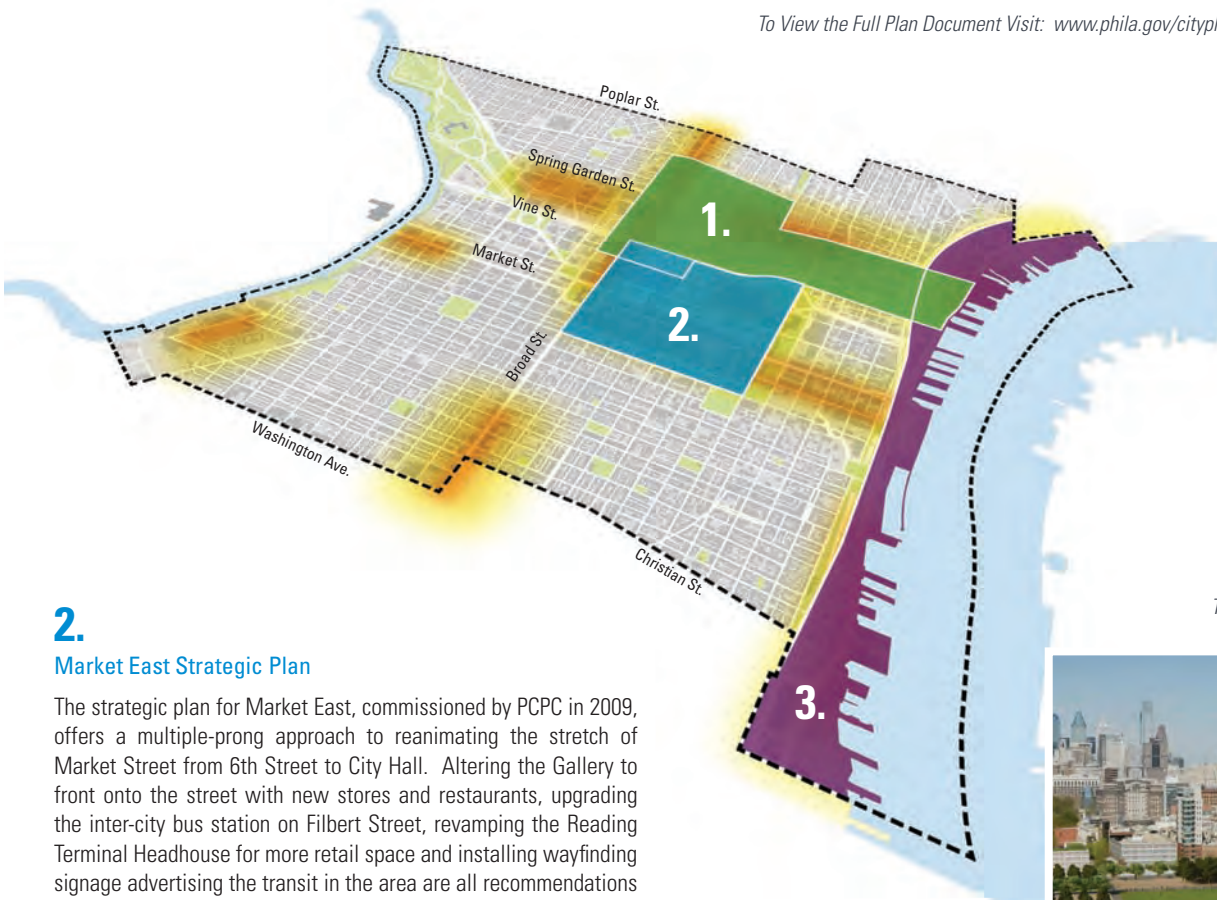


## 1.

### Callowhill-Chinatown North Strategic Plan

In its 2010 Industrial Land Use Survey, the Philadelphia Industrial Development Corporation acknowledged that the Callowhill Industrial Area (area between 2nd and 9th Streets, Vine and Spring Garden Streets) had transitioned to other uses in many parts. This strategic plan evaluated the former industrial area and the neighborhoods around the Reading Viaduct to direct zoning and land use for future development. Recommendations include building new parks and stormwater infrastructure, changing the current zoning to industrial/mixed use and commercial/residential mixed use zoning, and preserving the 19th century industrial core.

To View the Full Plan Document Visit: [www.phila.gov/cityplanning/plans](http://www.phila.gov/cityplanning/plans)



To View the Full Plan Document Visit: [www.delawareriverfront.com](http://www.delawareriverfront.com)

## 2.

### Market East Strategic Plan

The strategic plan for Market East, commissioned by PCPC in 2009, offers a multiple-prong approach to reanimating the stretch of Market Street from 6th Street to City Hall. Altering the Gallery to front onto the street with new stores and restaurants, upgrading the inter-city bus station on Filbert Street, revamping the Reading Terminal Headhouse for more retail space and installing wayfinding signage advertising the transit in the area are all recommendations to help bring pedestrians and shoppers to the area.



To View the Full Plan Document Visit: [www.phila.gov/cityplanning/plans](http://www.phila.gov/cityplanning/plans)

## 3.

### Master Plan for the Central Delaware

The Delaware River Waterfront Corporation commissioned a master plan for the central Delaware waterfront, stretching from Penn Street to Pier 70. The 2011 plan outlines major public investments, such as a park every one-half mile, extension of city streets to the river, and creation of a trail along the river, to leverage private residential and mixed-use development. DRWC will spearhead the implementation of many of the recommendations.



# Proposed Zoning - Priority Recommendations

The zoning of a parcel is analyzed to ensure that it can implement the desired future land use. Zoning is the primary tool to regulate land use (use), where a building can locate on the property (area), and building size (bulk). The zoning in most of the district will remain as-is since many of the uses are appropriate and should continue into the future. In some areas, the zoning does not match the existing and future land use and, therefore, requires **Corrective Zoning**. Other areas are targeted for long-term transition to new uses and development as envisioned by the community through the planning process. These zoning revisions are referred to as **Zoning to Advance the Plan**.

## Zoning to Advance the Plan

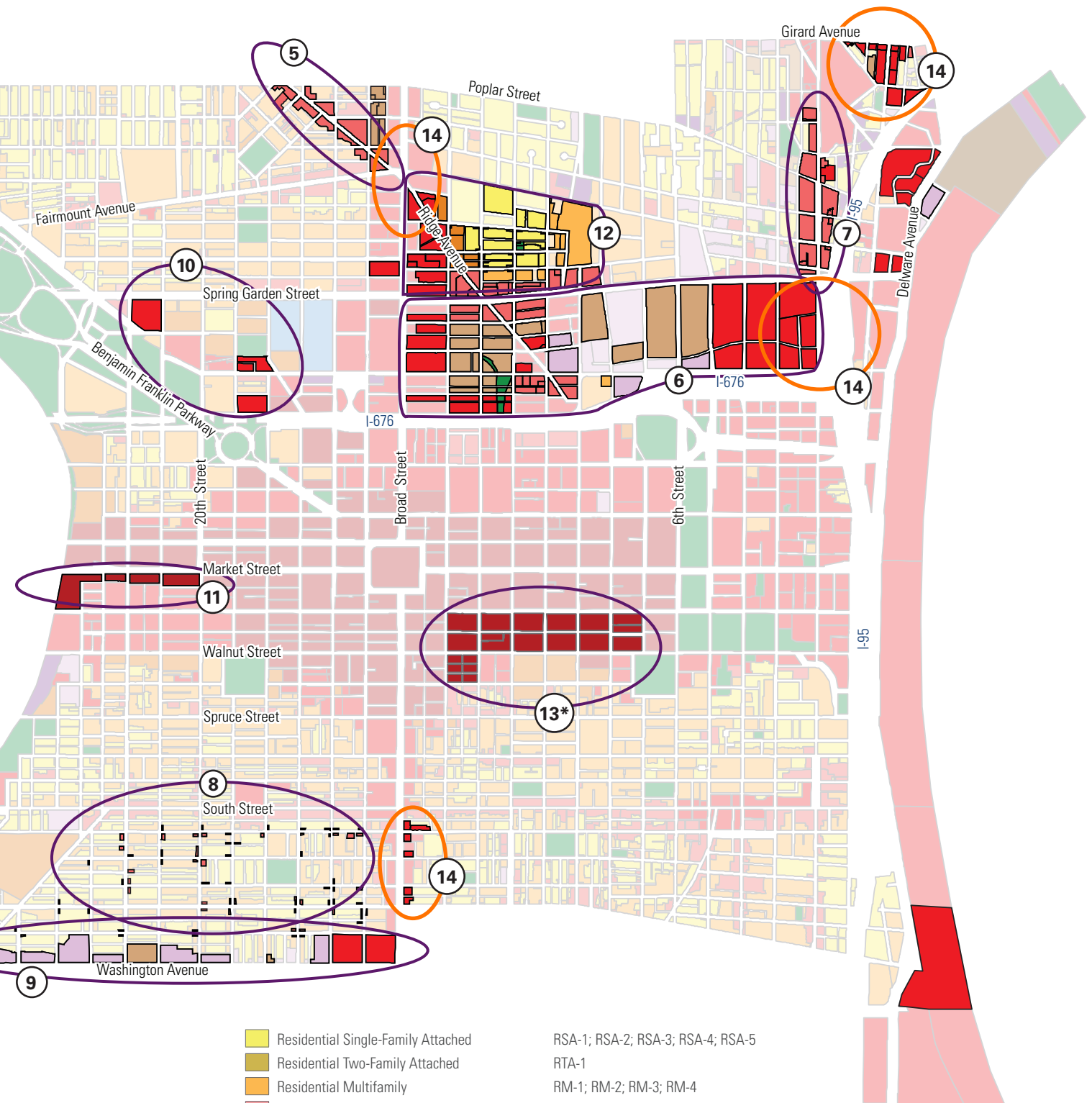
*Encourages new development and uses envisioned by the community through the planning process.*

These are areas where revisions to the zoning code will enable development as recommended by this plan. These recommendations are based on the Future Land Use map (p. 61), not what exists today.

### Proposed Zoning Map Legend:

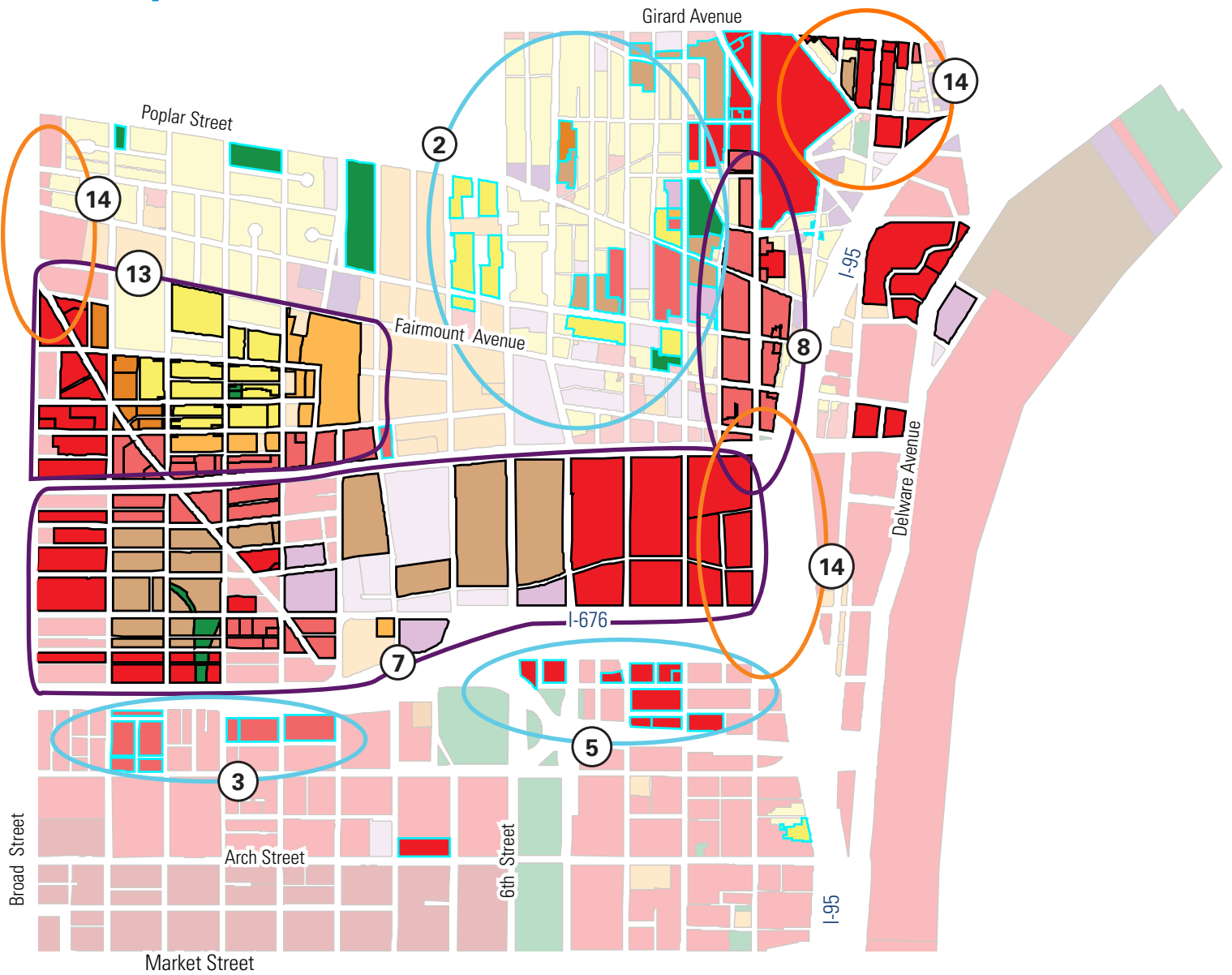
		Existing Zoning	Proposed Zoning	Reason for Rezoning
<b>Zoning to Advance the Plan</b>	5. Ridge Avenue Corridor, Francisville	CMX-2	CMX-2.5	Create density along commercial corridors
	6. Callowhill/Chinatown North/Old City	ICMX, I-2	ICMX, IRMX, CMX-3	Encourage corridor to rebuild by allowing slightly higher density
	7. Second Street Corridor, Northern Liberties	varied	CMX-2.5	Reinforce existing commercial corridor
	8. Corner Stores, Southwest	CMX-1	CMX-2	Require commercial uses to preserve corner stores
	9. Washington Avenue Corridor	I-2, ICMX	ICMX, IRMX, CMX-3, CMX-4	Allow industrial sites to transition to mixed use and commercial use
	10. Callowhill Street Area, Logan Square	RMX-4, CMX-2	CMX-3	Continue development momentum with mixed use
	11. West Market Street	CMX-4	CMX-5	Allow greater density within the core of the Central Business District
	12. Poplar	RM-1, RM-2, CMX-2	RSA-5, CMX-4, CMX-3, CMX-2.5, RMX-3, RM-1	Create density along commercial corridors to preserve single family areas
	13*. East Walnut and Chestnut Streets	CMX-5	Consider changing to CMX-4	Right size development to better transition from high-rise Market Street to rowhouse neighborhood
	14. Spring Garden El Station, Girard Avenue El Station, Lombard & Broad Street Line, Fairmount and Broad Street Line	varied	TOD Overlay	Support affordable housing and reduced parking near transit





- |   |                                   |
|---|-----------------------------------|
| <span style="display:inline-block; width:15px; height:15px; background-color:#ffff00; border:1px solid black;"></span> Residential Single-Family Attached         | RSA-1; RSA-2; RSA-3; RSA-4; RSA-5 |
| <span style="display:inline-block; width:15px; height:15px; background-color:#999999; border:1px solid black;"></span> Residential Two-Family Attached            | RTA-1                             |
| <span style="display:inline-block; width:15px; height:15px; background-color:#ffcc00; border:1px solid black;"></span> Residential Multifamily                    | RM-1; RM-2; RM-3; RM-4            |
| <span style="display:inline-block; width:15px; height:15px; background-color:#ff9999; border:1px solid black;"></span> Auto-Oriented Commercial                   | CA-1; CA-2                        |
| <span style="display:inline-block; width:15px; height:15px; background-color:#ff6666; border:1px solid black;"></span> Neighborhood Commercial Mixed-Use          | CMX-1; CMX-2; CMX2.5              |
| <span style="display:inline-block; width:15px; height:15px; background-color:#ff3333; border:1px solid black;"></span> Community/Center City Commercial Mixed-Use | CMX-3; CMX-4                      |
| <span style="display:inline-block; width:15px; height:15px; background-color:#990000; border:1px solid black;"></span> Center City Core Commercial Mixed-Use      | CMX-5                             |
| <span style="display:inline-block; width:15px; height:15px; background-color:#996699; border:1px solid black;"></span> Light Industrial                           | I-1                               |
| <span style="display:inline-block; width:15px; height:15px; background-color:#663399; border:1px solid black;"></span> Medium Industrial                          | I-2                               |
| <span style="display:inline-block; width:15px; height:15px; background-color:#cccccc; border:1px solid black;"></span> Industrial Commercial Mixed-Use            | ICMX                              |
| <span style="display:inline-block; width:15px; height:15px; background-color:#996633; border:1px solid black;"></span> Industrial Residential Mixed-Use           | IRMX                              |
| <span style="display:inline-block; width:15px; height:15px; background-color:#6699ff; border:1px solid black;"></span> Institutional Development                  | SP-INS                            |
| <span style="display:inline-block; width:15px; height:15px; background-color:#339966; border:1px solid black;"></span> Recreation                                 | SP-PO-A; SP-PO-P                  |
| <span style="display:inline-block; width:15px; height:15px; background-color:#ffffff; border:1px solid black;"></span> Zoning Change                              |                                   |

# Priority Recommendations - Northeast Quadrant



		Existing Zoning	Proposed Zoning	Reason for Rezoning
	2. Northern Liberties	I-2 and ICMX	mixed	Align to the existing land use
	3. Chinatown	CMX-3	CMX-1	
	5. Old City	CMX-1	CMX-3	
<b>Zoning to Advance the Plan</b>	7. Callowhill/Chinatown North/Old City	ICMX, I-2	ICMX, IRMX, CMX-3	Encourage corridor to Rebuild by allowing slightly higher density and mixed uses
	8. Second Street, Northern Liberties	varied	CMX-2.5	Reinforce existing commercial corridor
	13. Poplar	RM-1, RM-2, CMX-2	RSA-5, CMX-4, CMX-3, CMX-2.5, RMX-3, RM-1	Create density along commercial corridors to preserve single family areas
	14. Fairmount and Broad Street Line, Spring Garden El Station, Girard El Station	varied	TOD Overlay	Support affordable housing and reduced parking near transit

**TAB 12**

Wednesday, May 27, 2026  
Today's Paper | Newsletters

The Philadelphia Inquirer

REAL ESTATE > COMMERCIAL



# Office district rising north of Center City, built of beer, barbecue, and exposed brick

Office specialist Arts & Crafts is buying up a vast array of properties north of Center City to create the right balance of work spaces, restaurants, homes, and entertainment venues.

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The Union Transfer building, right, is pictured adjacent to 990 Spring Garden St. in the Callowhill neighborhood on Thursday, May 24, 2018. Arts + Crafts Holdings has purchased a number of for ... [Read more](#)  
TIM TAI / Staff Photographer

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by Jacob Adelman

Published June 6, 2018, 3:22 p.m. ET

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A craft brewery in a warehouse last used as a martial arts studio. A fashion-design and sewing school in a factory where bicycles were once assembled. A restaurant bound for a long-empty quick-lube garage.

To a casual passerby, these might look like signs of a neighborhood coming into its own. In fact, they're part of a meticulous — if gutsy — plan to convert the blighted warehouse district north of eastern Center City into Philadelphia's next big commercial enclave.

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Investment group Arts & Crafts Holdings LLC has over the last three years spent nearly \$325 million on more than 20 buildings, most of them industrial, in an area largely bounded by Spring Garden and Callowhill Streets, between Second and 11th Streets, easily establishing itself as the dominant landlord in what its principals call the Spring Arts district.

Arts & Crafts' properties encompass 1.6 million square feet of space, an area bigger than the new Comcast Technology Center tower rising in Center City.

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They include the [buildings that house the Electric Factory](#) and Union Transfer concert venues, a historic former bank that was home to one of restaurateur Stephen Starr's [early ventures](#), and three apartment houses, among them the 74-unit property at 1217 Spring Garden St. that the group acquired just last month.

Although Arts & Crafts is focusing its efforts on refashioning the area into a new office district, it's buying up a vast array of properties to engineer the right balance of work spaces, restaurants, homes, and entertainment venues, said Craig Grossman, a general partner in the group.

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## Creating a Spring Arts District

Investment group Arts & Crafts Holdings has spent nearly \$325 million to acquire more than 20 buildings in an area it calls the Spring Arts district.

Click on the map for more information. Circles are sized proportionally to each property's purchase price.



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Liberties with his shop-lined Piazza courtyard and Liberties Walk retail street, as well as property investor John Longacre's push to make the pocket of South Philadelphia he dubbed Newbold more enticing to new residents by filling vacant spaces there with bars and coffee shops.

Another antecedent is the transformation of part of South 13th Street in Center City from a red-light district and drug bazaar into the fashionable quarter sometimes called Midtown Village through the careful curation of ground floor tenants in the early 2000s by Goldman Properties Co. of New York, which managed similar revitalization initiatives in Manhattan and Florida's South Beach.

Much of its Philadelphia work was led by Grossman, Goldman's chief for Philadelphia at the time.

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expanding turf north of Center City, said Patricia Blakely, who has experience with the group as executive director of the nonprofit Merchants Fund, which provides grants to small Philadelphia businesses, often in revitalizing areas.

"This is not the intimacy of Midtown Village," Blakely said. "It's a sprawling more-than-a neighborhood. It's a big vision."

So far, Arts & Crafts has renovated the seven-story former medicine warehouse at 990 Spring Garden St. that had long served as a drably appointed office building for city agencies, playing up its mushroom columns and polished cement floors.

Office tenants there now include mapping-software developer Azavea, which moved in early 2016 from a space near Chinatown, while its ground-floor space is occupied by Chambersburg-based Roy Pitz Brewing Co., soon to be joined in an adjacent unit by an outpost of Lucky Well, the Ambler barbecue restaurant.

Another eatery to be operated by Michael Pasquarello's 13th Street Kitchens group — owner of Kensington Quarters and the nearby Cafe Lift — is headed to the long-vacant auto garage, once a Jiffy Lube shop, beside Union Transfer at 11th and Spring Garden Streets.

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Nearby, at 448 N. 10th St., the [former Haverford Cycle Co. building](#) has also been converted into offices, with tenants that include Made Institute, a state-licensed fashion-design academy that moved from Old City, and a branch of Kismet, a shared-office operator with a space in Chestnut Hill.

And 1025 Hamilton St., an industrial building most recently used as a mixed-martial-arts studio, is now home to Love City Brewing Co. on its ground floor, with office tenants including Momentary Ink — an online seller of temporary tattoos — in the space above.

Momentary Ink founder and chief executive Jordan Denny said he moved into his 2,000-square-foot office there because the price and atmosphere were better than anything he could find in Center City, where his team had previously been operating out of a co-working space.

"The affordability up here is vastly different from downtown," he said. "We needed the ability to grow."

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lively streetlife should continue to attract creative businesses and nonprofits seeking more affordable alternatives to Philadelphia's central business districts, where the conversion of older commercial buildings to apartments has kept demand tight.

Rents for office space in dated but still desirable "Class B" buildings across Center City, University City, and the Navy Yard average about \$28.69 a square foot, Gilchrist said. Arts & Crafts, by contrast, charges between \$21 and \$22 a foot for space, Cohen said.

"I do feel that smaller tenants would be drawn to the Spring Arts area from the perspective of the cheaper deal and the more authentic environment you can find up there," Gilchrist said. "A lot of people want to work in differentiated creative environments. It's not just tech companies and not just companies that are filled chockablock with millennials."

Cohen said Arts & Crafts had first conceived of Spring Arts as a "village" consisting of 990 Spring Garden St. and [surrounding buildings](#), but the group's success leasing out those properties at higher-than-anticipated rents prompted it to broaden its geographical scope.

including the Northern Saving Fund & Safe Deposit Co. building at 600 Spring Garden St., where Stephen Starr operated a nightclub in the late 1980s and 1990s.

Also included was a large tract at 444 N. Third St. that already has zoning permissions for a [pair of residential high-rises](#) that Rubin commissioned architect Cecil Baker to design. Grossman said the group has no immediate plans to embark on that project or any other new construction.

Arts & Crafts is also under contract to buy the remaining three properties in Rubin's portfolio, including a former warehouse near the Spring Garden Market-Frankford Line stop that is home to a City Fitness gym, Grossman said.

With all the work they were doing to make the area an attractive place to own property, Cohen said, it only made sense to buy more.

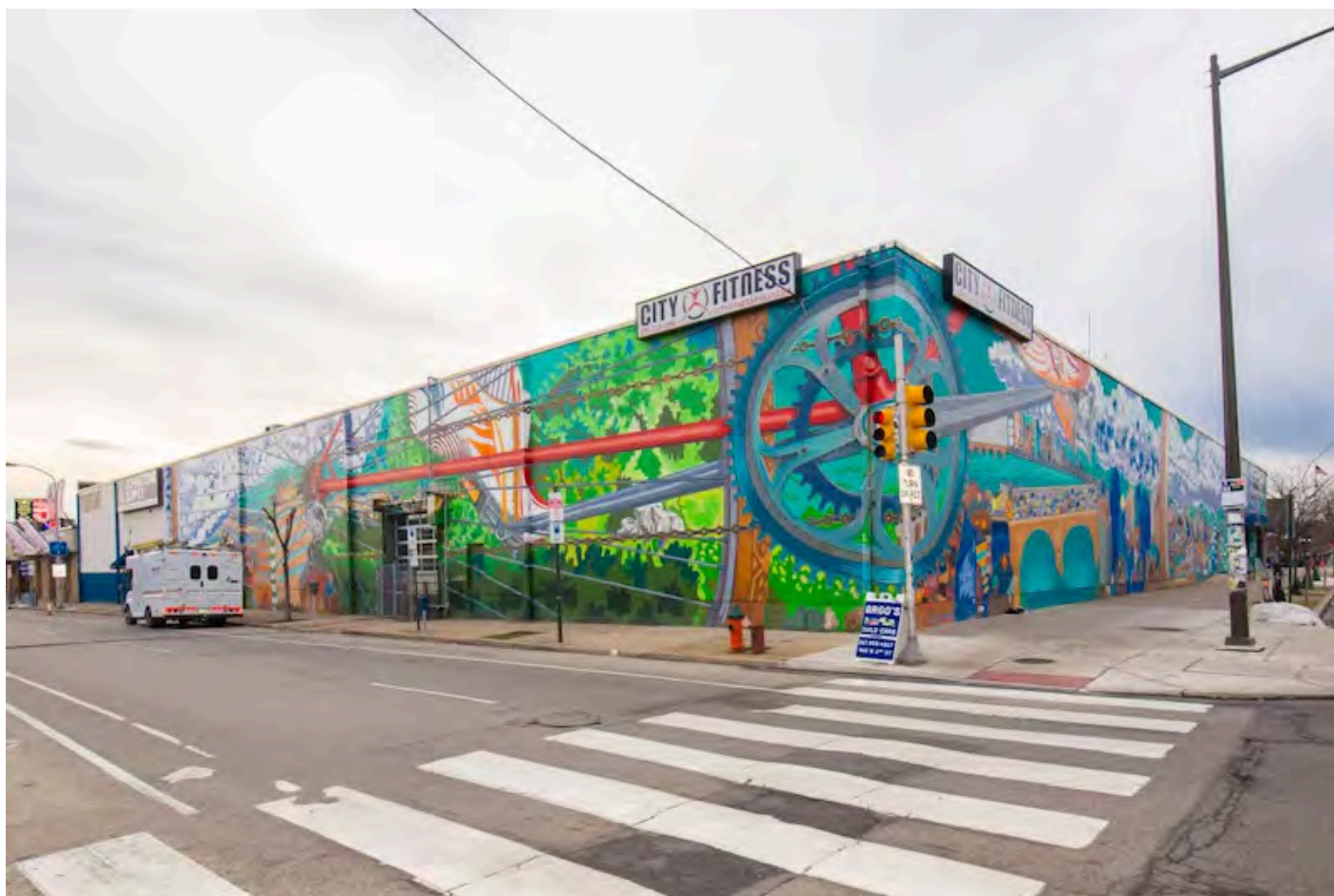
"Our first initiative was a placemaking exercise, creating a village in this neighborhood, and in doing so, create value around the office assets," Cohen said. "And when we started that exercise, we realized there's a bigger opportunity."

REAL ESTATE > COMMERCIAL



# Final buildings sell from big portfolio of properties north of Center City

The properties are among the 20-plus buildings, together costing more than \$325 million, that investment group Arts & Crafts Holdings has assembled over the last three years.



Former industrial building at 200 Spring Garden St. that currently accommodates a City Fitness health club.  
Kate Devlin for Colliers International

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Real estate investment group Arts & Crafts Holdings L.L.C. has closed on the last two parcels put up for [sale last year](#) by property investor Mark Rubin in the north-of-Center-City district where it's been investing heavily.

The group paid \$17 million for the two industrial properties at 200 Spring Garden St. — currently a City Fitness Gym — and 412-26 N. 2nd St., Michael Barmash, who marketed the Rubin portfolio as a senior managing director at Colliers International in Philadelphia, said Wednesday.

The properties are among the [20-plus buildings](#), together costing more than \$325 million, that Arts & Crafts has assembled over the last three years in an area largely bounded by Spring Garden and Callowhill Streets, between Second and 11th Streets, the group has said.

Arts & Crafts earlier paid \$36 million for five other properties from the Rubin portfolio, including the historic former bank that was home to one of restaurateur Stephen Starr's early ventures.

Rubin had originally included the two-story office building at 430 N. Fourth St. where he maintains his offices in the portfolio of properties for sale, but later opted to keep it, Barmash said.



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Wednesday, May 27, 2026  
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# Big sale of land between Old City and NoLibs offers chance to make a mark

by Jacob Adelman, STAFF WRITER | Columnist  
Published Feb. 21, 2017, 10:29 a.m. ET

For sale: a major stake in what may be central Philadelphia's next big real-estate hot spot.

Property investor Mark Rubin is selling a portfolio of aged industrial and office buildings covering 7.75 acres — an area bigger than Rittenhouse Square — north of eastern Center City, situated between the booming neighborhoods of Old City and Northern Liberties.

The eight-property assemblage, which sprawls east of Ninth Street along Callowhill and Spring Garden Streets, includes a large tract that already has zoning permissions for a pair of residential [high-rises](#) designed by architect

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Whoever snaps up these properties will lead development in a section of the city that's ripe for revitalization, said Michael Barmash, who is marketing them as a senior managing director at Colliers International in Philadelphia.

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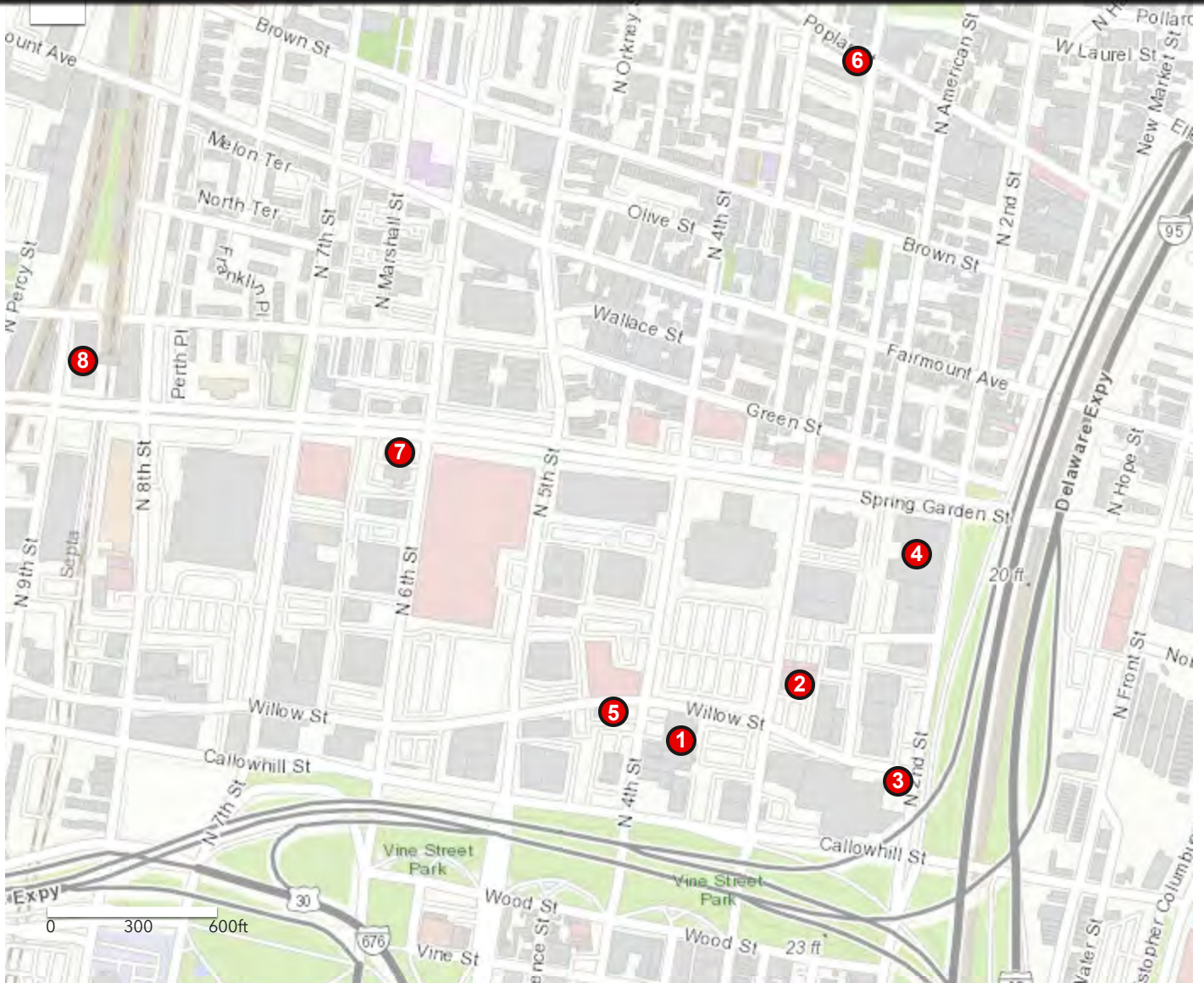
"You have a hole between Northern Liberties and Old City," Barmash said in an interview. "This is an opportunity to control a neighborhood."

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## **An Eight-Property Portfolio for Sale**

Property investor Mark Rubin is selling a portfolio of eight properties in Philadelphia between the Old City and Northern Liberties neighborhoods. Click on the markers on the map for more information.

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SOURCE: Colliers Intl.

Staff Graphic

Rubin's properties, which Barmash said could fetch as much as \$80 million, are hitting the market amid a gradual uptick in activity in and around what is now a district dominated by parking lots, industrial buildings, and strip-center retail.

At Fifth and Spring Garden Streets, Bryn Mawr-based investment company Alliance Partners HSP LLC is converting Destination Maternity Corp.'s former



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### Breaking the Cycle: High Blood Pressure in Philadelphia's Community

Clustered around Ninth and 10th Streets, just to the west of Rubin's properties, development group Arts & Crafts Holdings has been [buying](#) up aged commercial properties for conversion into [workshops](#) for craftspeople and loft-style offices.

Another prominent area property that has come up for sale is the 188,000-square-foot former industrial building near Seventh and Callowhill Streets that is home to the Electric Factory concert venue, the Philadelphia Business Journal has reported.

"It's really a seller's market in disposing of many of these assets," said Michael Silverman, a managing director at Integra Realty Resources in Philadelphia, who estimated that property values have more than doubled in the area over the last 10 to 15 years. "The market is certainly frothy."

Rubin's assemblage of properties started coming together in the 1960s, when his father, Seymore Rubin, began running a furniture business out of a building at 444 N. Third St. that has since become offices.

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Over the years, the family acquired other area properties as they became available, eventually becoming full-time landlords. Holdings in the neighborhood, all of which are part of the for-sale portfolio, also include a warehouse structure near the Market-Frankford Line stop at 200 Spring Garden St. that is home to a City Fitness gym and the Sherwin-Williams Co. paint store at 827 Spring Garden St.

It was in another of Rubin's properties, the Frank Furness-designed Northern Saving Fund & Safe Deposit Co. [building](#) at 600 Spring Garden St., that Stephen Starr operated his nightclub the Bank in the late 1980s and 1990s. Starr closed the business after tiring of the punishing late-night hours, Rubin said in an interview.

For the 2.6-acre parcel that accommodates the building at 444 N. Third St., Rubin commissioned architect Baker to design a residential project that takes near-maximum advantage of a late-2015 zoning change permitting big mixed-use projects in the previously industrial-only district.

The plan, calling for 24- and 27-story residential towers over ground-floor retail and three largely concealed levels of parking, passed through the city's design-review process in October, meaning that a new owner could begin work on the project after obtaining building permits.

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"developable to 31 stories" under the new zoning, according to a Colliers brochure marketing the portfolio.

But Rubin, 60, who also owns properties in University City, Germantown, South Jersey, and other areas, said he hopes to find a way to stay in the neighborhood.

"I want to hang around and watch what goes on," he said.



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JA

Jacob Adelman, STAFF WRITER

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## TRENDING IN PHILLY

Is it time to talk about Trea Turner? Do the Phillies have a Brandon Marsh trade deadline decision? Big questions!

The leader of the Panthers, an armed Black citizens group, had his gun permit revoked by police. He's calling the move unconstitutional.

Take your car for a boat ride on the Cape May-Lewes Ferry. Trust me.

Philly's airport just lost Spirit Airlines. Another low-cost airline is moving in.

# STARR'S BANKING ON THE HIP MORE THAN 200 OPEN ACCOUNTS AT NEW NIGHTCLUB

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*By Marianne Costantinou, Daily News Staff Writer October 21, 1988 Publication:  
Philadelphia Daily News (PA) Page: 53 Word Count: 533*

Maureen Welsh leaned against the banister, fire-engine-red lips pouting, her velour, leopard-print strapless gown ignored by the crush of black outfits around her. "Everyone's in black," the 23-year-old Center City waitress shouted disapprovingly over the pounding rock music. Just then a bleach-blond in a black lace brassiere and black leather mini-skirt walked by. "See," Maureen said. "Same old thing."

Maureen must be from the Starship Enterprise. For others, the party of Madonna look-alikes, affectionate gay men in leather-studded jackets and walking Clairol ads was not exactly like Sunday afternoon at the Cherry Hill Mall.

It was the preview party Wednesday night for The Bank, a private dance club opening tonight at 600 Spring Garden St., in the historic bank built by Frank Furness. Those invited to the party (with an \$8 cover) were Philadelphia's "pardon the expression, hip" crowd, said nightclub co-owner Stephen Starr.

"You know, people on the cutting edge. Our audience is the arts, fashion and music industry."

Starr, 32, a concert promoter, sensed the need for a club like The Bank after a George Michaels concert he organized.

"He wanted a cool, hip place to go," said Starr. "I didn't know where to send him. We weren't open yet."

Starr and his partner, Stan Chapman, 49, spent \$650,000 renovating the three-story building. About \$50,000 went to the sound system, monitored by disc jockey Bobby Startup, formerly of Revival, who came to the preview party sporting his wrist-to-shoulder tattoos and steel-toed cowboy boots. He plans to play "everything, from the Osmonds to Sisters of Mercy." On Wednesday, it was mostly thumping '70s rock and disco.

The rest of the renovation effort went into antique furnishings and paint, Starr said. The bank's 1872 architectural details were highlighted in different colors. Victorian antiques were added around the 11,000-square-foot dance floor, and the basement was turned into a pool room complete with pinball machine and jukebox.

The bank's two safety deposit vaults were also redone. One has Empire-style couches and looks like an English tea parlor. The other features a giant sarcophagus.

"It's like a museum," said Dennis Ketzes, 37, a doorman at Memphis, a Center City nightclub which also, coincidentally, sports a sarcophagus.

Starr said he patterned The Bank after New York's hottest dance clubs of the moment, MK (also in a bank) and Nells. Unlike them, there will not be a doorman selecting who gets in. Anyone who pays the \$35 membership at The Bank is welcome.

For the next month, folks can get in with only a cover charge. After that, members will get in free Wednesday and Thursday nights, for \$5 on Fridays and Saturdays.

Two hundred of Wednesday night's partygoers bought memberships, Starr said, visibly surprised. He personally doesn't like to dance.

"I'm a normal guy," he said, his hands in the pockets of his tweed jacket. "I like to go home at 8.

"Doing this is like promoting a concert. If I wasn't here tonight, I'd probably be at home watching some wildlife program on Channel 12."

PHOTO (3) 1. Preview party crowd relaxes in the Vault Room of The Bank (GEORGE REYNOLDS/ DAILY NEWS) 2. Guests meet and mingle at the main bar and dance floor

(GEORGE REYNOLDS/ DAILY NEWS) 3. Game room at new club (GEORGE REYNOLDS/  
DAILY NEWS)  
PHOTO

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**Philadelphia Daily News (PA)**

**Date:** October 21, 1988

**Page:** 53

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