

ADDRESS: 520 QUEEN ST

Proposed Action: Rescind Designation

Property Owner: 2622 West Hagert Street LLC

Applicant: Henry Clinton, Esq.

Staff Contact: Kim Chantry, kim.chantry@phila.gov

OVERVIEW: This application requests the rescission of the designation of the property at 520 Queen Street. The property was apparently individually designated at some point in 1973, but the designation is not documented. However, all designations on the Philadelphia Register of Historic Places were confirmed when the new preservation ordinance was adopted in 1983. At the time of designation, a circa 1860 house stood on the site. This building had been altered prior to its designation to include a garage door spanning the full width of the first-floor front façade.

The Historical Commission approved an application for the rehabilitation of the front façade and the construction of a rear addition in 2018. The Department of Licenses & Inspections issued a building permit based on the Historical Commission's approval on 19 December 2019. Work commenced on the project in July 2020. On 23 July 2020, a front dormer was removed that was outside the approved scope of work and the Department of Licenses and Inspections issued a violation noting that a dormer had been removed and that an engineer's report on the safety of the property was needed. On 24 July 2020, the Department of Licenses and Inspections issued a stop work order owing to demolition work exceeding the scope of the issued permit. The stop work order stated that the demolition contractor had removed interior areas and load-bearing walls outside the scope of the approved permit. Owing to the illegal demolition work, the building became structurally unsound, and the contractor completely demolished it. The party walls of 518 and 522 Queen Street were also damaged during the work.

For administrative purposes, the Historical Commission's staff approved a demolition permit for 520 Queen Street at the request of the Department of Licenses and Inspections on 16 November 2020, after the demolition had been completed. The Department required the applicant to file an accurate demolition permit before a new construction permit could be filed.

In September 2021, the Architectural Committee reviewed and recommended denial of an application that proposed a three-story building on the parcel. During that review, the property owner was informed that, absent the rescission of the property from the Register, the Historical Commission is legally obligated to require the reconstruction of the building pursuant to Section 14-1007(3) of the City of Philadelphia's historic preservation ordinance. This section states that "any person who alters or demolishes a building ... in violation of the provisions of this Chapter 14-1000 or in violation of any conditions or requirements specified in a building permit issued by the Historical Commission shall be required to restore the building ... involved to its appearance prior to the violation." That application was withdrawn prior to review by the Historical Commission.

Section 5.14.b.1 of the Historical Commission's Rules & Regulations authorizes the Commission to remove entries from the Philadelphia Register of Historic Places when the qualities that caused the original entry on the Register have been lost or destroyed. In this case, the building was presumably designated owing to its age. That quality was lost with the demolition. There is no longer a basis for the designation.

STAFF RECOMMENDATION: The staff recommends that the Historical Commission rescind the designation of 520 Queen Street and remove it from the Philadelphia Register of Historic Places, pursuant to Section 5.14.b.1 of the Commission's Rules & Regulations, because the qualities that caused its original entry have been destroyed.



Figure 1. 520 Queen Street, 1973.



Figure 2. 520 Queen Street, 1973.



Figure 3. 520 Queen Street, 2018.



Figure 4. Demolition in progress, July 20, 2020.



Figure 5. Demolition in progress, July 23, 2020.



Figure 6. 520 Queen Street, April 23, 2026.



Figure 7. 520 Queen Street, April 23, 2026.



Figure 8. 520 Queen Street, April 23, 2026.

Law Office of Henry M. Clinton, LLC
Queen Memorial Building
1313 S. 33rd Street
Philadelphia, PA 19146

Henry M. Clinton
(215) 309-5567
hclinton@hclintonlaw.com

April 22, 2026

Via email kim.chantry@phila.gov and U.S. First Class Mail

Kim Chantry
Historic Preservation Planner Supervisor
Philadelphia Historical Commission
1515 Arch Street - 13th Floor
Philadelphia, PA 19102

Re: 520 Queen Street / Request for Recission of Designation

Dear Ms. Chantry:

I represent the interests of 2622 W. Hagert Street, LLC with regard to its request to rescind the designation of the above building/structure as historic pursuant to Section 5.14.b.1.a of the Philadelphia Historical Commission Rules and Regulations. This Section provides, in pertinent part, as follows:

“ The Commission may rescind the designation of a ...building, structure...and remove its entry ...from the Philadelphia Register of Historic Places if:
a. The resource has ceased to satisfy any Criteria for Designation because the qualities that caused its original entry have been lost or destroyed ; “

The building/structure which formerly was situated on the parcel was apparently designated as historic on August 21, 1973. See Exhibit A, Philadelphia Register of Historic Places (OPA-compliant Addresses). In early 2021 the two-story, single-family building/structure situated on the parcel was demolished pursuant to the issuance of a demolition permit and a zoning permit. See Exhibit B, demolition and zoning permits.

The parcel has remained vacant for over five years. The party walls shared with the adjacent neighbors have been stabilized. All prior L&I Violations were previously marked “complied” or “closed”. See Exhibit C, code violations (complied) CF-2020-074750 and (closed) CF-2022-084624.

I could not locate the criteria that were relied upon in 1973 to designate the building/structure as historic. Nevertheless, the criteria relied upon for the designation would not appear controlling since the building/structure ceased to exist in 2021.

I appreciate your attention to this matter and look forward to your response. If you require anything additional, please let me know.

Very truly yours,



Henry M. Clinton

HMC:mtb

Enclosures

cc: *Via email:*

Leonard F. Reuter, Sr. Attorney, City of Philadelphia Law Department (leonard.reuter@phila.gov)

Councilmember Mark Squilla (Mark.Squilla@Phila.gov)

Exhibit A
Philadelphia Register of Historic Places

Address	Desig Date1	Desig Date2	District1	District Date1	District2	District Date2	Historic Name	Date
311 QUEEN ST	3/25/1969							
313 QUEEN ST	3/25/1969							
315 QUEEN ST	3/25/1969							
317 QUEEN ST	3/25/1969							
319 QUEEN ST	3/25/1969							
321 QUEEN ST	3/25/1969							
326 QUEEN ST	3/25/1969							
327 QUEEN ST	3/25/1969							
328 QUEEN ST	3/25/1969							
329 QUEEN ST	3/25/1969							
330 QUEEN ST	3/25/1969							
331 QUEEN ST	3/25/1969							1825
333 QUEEN ST	3/25/1969							
334 QUEEN ST	3/25/1969							
335 QUEEN ST	3/25/1969							
337 QUEEN ST	3/25/1969							
339 QUEEN ST	3/25/1969							
340 QUEEN ST	3/25/1969							
341 QUEEN ST	3/25/1969							
405-25 QUEEN ST	6/14/2013						Bethel Burying Ground; Weccacoe Playground	1810
410 QUEEN ST	12/31/1984							
412 QUEEN ST	12/31/1984							
506 QUEEN ST	6/3/1982							
508 QUEEN ST	12/31/1984							
509 QUEEN ST	12/31/1984							
510 QUEEN ST	12/31/1984							
511 QUEEN ST	12/31/1984							
512 QUEEN ST	12/31/1984							
513 QUEEN ST	6/20/1978							
514 QUEEN ST	12/31/1984							
515 QUEEN ST	9/26/1975							
516 QUEEN ST	12/31/1984							
517 QUEEN ST	12/31/1984							
518 QUEEN ST	12/31/1984							
519 QUEEN ST	12/31/1984							
520 QUEEN ST	8/21/1973							1860
521 QUEEN ST	12/31/1984							
522 QUEEN ST	12/31/1984							
523 QUEEN ST	12/31/1984							
524 QUEEN ST	12/31/1984							
525 QUEEN ST	12/31/1984							
526 QUEEN ST	12/31/1984							
527 QUEEN ST	3/30/1977							
528 QUEEN ST	1/12/1982							
529 QUEEN ST	12/31/1984							
530 QUEEN ST	12/31/1984							
531 QUEEN ST	12/31/1984							
532 QUEEN ST	12/31/1984							
533 QUEEN ST	3/5/1980							
534 QUEEN ST	12/31/1984							
535 QUEEN ST	12/31/1984							
537 QUEEN ST	12/31/1984							
538 QUEEN ST	5/11/1983							
539 QUEEN ST	9/17/1981							
540 QUEEN ST	12/31/1984							
542 QUEEN ST	2/11/1980							

Exhibit B
Demolition and Zoning Permits



Property History

Permits, licenses, violations & appeals by address

DEMOLITION PERMIT

ISSUED 02/10/2021

DP-2020-001718

L&I District: CENTRAL EAST

OPA Account #: 022077400

520 QUEEN ST

Philadelphia, PA 19147-3023

L&I district	CENTRAL EAST
Permit number	DP-2020-001718
Permit type	Demolition Permit (Demolition)
Type of work	Minor Demolition FOR THE COMPLETE DEMOLITION OF THE ATTACHED TWO-STORY STRUCTURE BY HAND AND HAND HOLD DEVICES. PEDESTRIAN PROTECTION TO BE IN PLACE PRIOR TO START OF WORK AND TO BE MAINTAINED DURING ALL DEMOLITION ACTIVITIES. *SEPERATE STREETS DEPARTMENT PERMIT REQUIRE FOR CLOSURE OF RIGHT OF WAY. *21 DAY POSING AND NOTICE REQUIRED PER A-303.2 *A COVERED WALKWAY OR SIDEWALK CLOSURE SHALL BE REQUIRED WITHIN MIN. 7 FEET OF BUILDING FACADE IN ACCORDANCE WITH SECTION 3306 OF THE IBC.*
Permit status	Completed
Date issued	Feb 10, 2021
Zoning documents	No zoning documents



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Property History

Permits, licenses, violations & appeals by address

[Department of Licenses & Inspections](#)

[Terms of Use](#)

[Right to Know](#)

[Privacy Policy](#)





Zoning Permit

Permit Number ZP-2021-000204

LOCATION OF WORK

520 QUEEN ST, Philadelphia, PA 19147-3023

PERMIT FEE

\$51.00

DATE ISSUED

1/27/2021

ZBA CALENDAR

ZBA DECISION DATE

ZONING DISTRICTS

RSA5

PERMIT HOLDER

2622 WEST HAGERT STREET L

2622 WEST HAGERT STREET PHILADELPHIA PA 19132

APPLICANT

John Christinzio DBA: Quest Design Services, LLC

2157 S. Cleveland Street Philadelphia, PA 19145USA

TYPE OF WORK

Full Demolition

APPROVED DEVELOPMENT

For the legalization of the complete demolition of an existing attached structure.

APPROVED USE(S)

Vacant

THIS PERMIT IS SUBJECT TO THE FOLLOWING PROVISIO(S) AS ESTABLISHED BY THE ZONING BOARD OF ADJUSTMENT (ZBA)



CONDITIONS AND LIMITATIONS:

• Permits, including Zoning Permits **not** involving development, shall expire if the authorized work or Use is not commenced within, or if work is suspended or abandoned for period of, **six (6) months from the date of issuance** with the following exceptions:

- **30-days or 10-days** for Permits related to Unsafe or Imminently Dangerous properties respectively.
- **3-years** from issuance or date of decision by ZBA for Zoning Permits involving development.
- **60-days** for Plumbing, Electrical or Fire Suppression Rough-In Approvals.
- Any Permit issued for construction or demolition is valid for no more than **five (5) years**.

• All provisions of the Philadelphia Code must be complied with, whether specified herein or not. This permit does NOT constitute approval of any Violation of such Code.



Post a copy of this permit in a conspicuous location along each frontage.

Permit must be posted within 5 days of issuance.



Zoning Permit

Permit Number: ZP-2021-000204

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

520 QUEEN ST Philadelphia, PA 19147-3023

ADDITIONAL USE DETAILS

See front side for specific use(s) associated with this permit

For use as a vacant lot

This permit is subject to the following specific conditions.

CONDITIONS

This Zoning Permit (ZP) shall expire if construction or operation pursuant to the permit or approval has not begun within three years after the date the permit or approval was granted.

Changes of use shall be valid for a period of six months unless an application for a Certificate of Occupancy is submitted for that use within such period.

See § 14-303 of the Philadelphia Zoning Code for more information.



Exhibit C

Code Violations (complied) CF-2020-074750 and (closed) CF-2022-084624



Property History

Permits, licenses, violations & appeals by address

STANDARD

CASE NUMBER: CF-2020-074750

L&I District: CENTRAL EAST

OPA Account #: 022077400

520 QUEEN ST

Philadelphia, PA 19147-3023

COMPLIED,

BALANCE DUE

[Applicable codes index](#)

Case number	CF-2020-074750
Priority	STANDARD
Date added	Oct 22, 2020
Date updated	May 25, 2022
Resolution date	Not Available
Documents*	Notice of Violation Report



*Violation notices on cases that complied prior to June 27, 2024 are not available here.

Violation number: VI-2020-043944 - A-301.1/5



Investigations

Date	Case #	Status
Oct 22, 2020	CF-2020-074750	FAILED
Jan 04, 2021	CF-2020-074750	FAILED



Property History

Permits, licenses, violations & appeals by address

May 25, 2022

CF-2020-074750

FAILED

4 records



Property History

Permits, licenses, violations & appeals by address

STANDARD

CLOSED

CASE NUMBER: CF-2022-084624

[Applicable codes index](#)

L&I District: CENTRAL EAST

OPA Account #: 022077400

520 QUEEN ST

Philadelphia, PA 19147-3023

Case number	CF-2022-084624
Priority	STANDARD
Date added	Aug 18, 2022
Date updated	Jul 31, 2025
Resolution date	Aug 29, 2025
Documents*	Notice of Violation Report



*Violation notices on cases that complied prior to June 27, 2024 are not available here.

Violation number: VI-2022-062186 - PM15-302.1



Code	PM15-302.1
Type	EXTERIOR AREA SANITATION
Date	Aug 16, 2022
Status	COMPLIED





Property History

Permits, licenses, violations & appeals by address

Code

B-3306 

Type

SAFEGUARDSB- PARTY WALL PROTECTION

Date

Aug 16, 2022

Status

CLOSED



Violation number: VI-2022-062188 - PM15-108.1



Code

PM15-108.1 

Type

UNSAFE STRUCTURE

Date

Aug 16, 2022

Status

CLOSED



Violation number: VI-2022-062190 - PM15-108.2



Code

PM15-108.2 

Type

VACANT & OPEN

Date

Aug 16, 2022

Status

COMPLIED



Violation number: VI-2022-062191 - PM15-108.1.5





Property History

Permits, licenses, violations & appeals by address

Date Aug 16, 2022

Status CLOSED



Investigations

Date	Case #	Status
Aug 18, 2022	CF-2022-084624	FAILED
Sep 23, 2022	CF-2022-084624	FAILED
Oct 20, 2022	CF-2022-084624	FAILED
Sep 08, 2023	CF-2022-084624	FAILED
Jul 31, 2025	CF-2022-084624	PASSED



5 records