

**PUBLIC COMMENT ON
4275 VIOLA STREET
APPLICATION**



4275 Viola Street

From Mary Bowden <bowdencarrolldesign@yahoo.com>

Date Mon 7/27/2026 5:38 PM

To preservation <preservation@Phila.gov>

External Email Notice. This email comes from outside of City government. Do not click on links or open attachments unless you recognize the sender.

Dear Members of the Philadelphia Historical Commission and the Architectural Committee,

I am writing in support of your staff's recommendation to preserve 4275 Viola Street.

Since purchasing the aforementioned property in 2023, owner German Yakubov/Haverford Square Properties has allowed the building to accumulate 11 L&I violations, including an Imminently Dangerous designation which has been unmitigated for over a year. Yakubov has also acknowledged that he has delayed making repairs to the historic Parkside buildings in his portfolio while pursuing zoning approvals to increase the number of units beyond what has twice been denied by the Zoning Board (4204-06 Parkside Ave, 4283 Viola Street).

The Philadelphia Historical Commission should not allow demolition by neglect to become a strategy for securing redevelopment approvals. The longer historic buildings are left to deteriorate, the easier it becomes to claim they cannot be saved or that larger, incompatible development is the only option.

Parkside's historic buildings are community assets. Many were restored using federal historic preservation tax credits and have been protected as part of a local historic district for nearly 20 years. Please continue enforcing the outstanding violations of all properties owned by Haverford Square Properties/German Yakubov and ensure that prolonged neglect is never rewarded with approvals that undermine the purpose of historic designation.

Anytime an entity, be it an individual or a corporation, purchases an historic building, there should be an automatic requirement that said building be maintained or the right to own said building will be automatically relinquished. We are losing too many of our historic properties to those who want to see them demolished for nothing but profit. This must stop.

Thank you for your consideration.

Sincerely,

Mary Bowden

Sent from my iPhone



4275 Viola Street

From Tom Butera <jthomasbutera@gmail.com>

Date Tue 7/28/2026 6:46 AM

To preservation <preservation@Phila.gov>

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Dear Members of the Philadelphia Historical Commission and the Architectural Committee,

I am writing in support of your staff's recommendation to preserve 4275 Viola Street.

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Thank you for your consideration.

Sincerely,

Tom

Tom Butera
415-609-5631



4275 Viola Street

From MICHAEL LEVIN <lvmich@aol.com>

Date Tue 7/28/2026 9:42 AM

To preservation <preservation@Phila.gov>

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Dear Members of the Philadelphia Historical Commission and the Architectural Committee,

I am writing in support of your staff's recommendation to preserve 4275 Viola Street.

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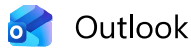
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Thank you for your consideration.

Sincerely,

[Your Name]michael levin

Sent from my iPhone



4275 Viola Street

From Sara <sstroman@gmail.com>

Date Mon 7/27/2026 6:49 PM

To preservation <preservation@Phila.gov>

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Dear Members of the Philadelphia Historical Commission and the Architectural Committee,

I am writing in support of your staff's recommendation to preserve 4275 Viola Street.

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Thank you for your consideration.

Sincerely,

Sara Stroman

Sent from my iPhone



4275 Viola Street

From Sandra Carter <pray4me12@yahoo.com>

Date Fri 7/31/2026 8:53 AM

To preservation <preservation@Phila.gov>

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Dear Members of the Philadelphia Historical Commission and the Architectural Committee, I am writing in support of your staff's recommendation to preserve 4275 Viola Street. Since purchasing the aforementioned property in 2023, owner German Yakubov/Haverford Square Properties has allowed the building to accumulate 11 L&I violations, including an Imminently Dangerous designation which has been unmitigated for over a year. Yakubov has also acknowledged that he has delayed making repairs to the historic Parkside buildings in his portfolio while pursuing zoning approvals to increase the number of units beyond what has twice been denied by the Zoning Board (4204-06 Parkside Ave, 4283 Viola Street). The Philadelphia Historical Commission should not allow demolition by neglect to become a strategy for securing redevelopment approvals. The longer historic buildings are left to deteriorate, the easier it becomes to claim they cannot be saved or that larger, incompatible development is the only option. Parkside's historic buildings are community assets. Many were restored using federal historic preservation tax credits and have been protected as part of a local historic district for nearly 20 years. Please continue enforcing the outstanding violations of all properties owned by Haverford Square Properties/German Yakubov and ensure that prolonged neglect is never rewarded with approvals that undermine the purpose of historic designation. Thank you for your consideration. Sincerely, [Your Name]



Protect Viola Street

From Vivian Chang <vivian.chang@aaunited.org>

Date Tue 7/28/2026 11:37 AM

To preservation <preservation@Phila.gov>

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Hello, I support the recommendation of the Philadelphia Historical Commission staff, RePoint, and Parkside neighbors to deny the demolition permit. Please protect this precious space!

--

Vivian Chang 張良琪 | Executive Director | she/her/hers

Asian Americans United | www.aaunited.org | 614.352.0066

1023 Callowhill Street, Philadelphia, PA 19123 | 215.925.1538



Donate to our Communities in Solidarity Fund to help families get legal help and meet basic needs after their loved ones have been taken by from ICE: bit.ly/aaainsolidarity



4275 Viola Street

From Alice Dunham <alicedunham2@gmail.com>

Date Fri 7/31/2026 8:20 AM

To preservation <preservation@Phila.gov>

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Dear Members of the Philadelphia Historical Commission and the Architectural Committee,

I am writing in support of your staff's recommendation to preserve 4275 Viola Street.

Since purchasing the aforementioned property in 2023, owner German Yakubov/Haverford Square Properties has allowed the building to accumulate 11 L&I violations, including an Imminently Dangerous designation which has been unmitigated for over a year. Yakubov has also acknowledged that he has delayed making repairs to the historic Parkside buildings in his portfolio while pursuing zoning approvals to increase the number of units beyond what has twice been denied by the Zoning Board (4204-06 Parkside Ave, 4283 Viola Street).

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Thank you for your consideration.

Sincerely,

[Your Name] Alice Dunham



Deny demolition of 4275 Viola St

From Emily Goddard <emilyalice1015@gmail.com>

Date Tue 7/28/2026 5:34 PM

To preservation <preservation@Phila.gov>

External Email Notice. This email comes from outside of City government. Do not click on links or open attachments unless you recognize the sender.

Good afternoon,

My name is Emily, and I am a resident of West Philadelphia (19139), and I am emailing to urge you to deny the demolition of 4275 Viola Street, in accordance with the wishes of the local neighbors and community. Parkside is a beautiful, historic neighborhood with a vibrant community of long-term residents who deserve to stay in their homes. I strongly support the staff recommendation to deny the demolition of 4275 Viola Street.

Thank you,
Emily Goddard



Save Viola Street

From Marta Guttenberg <martaguttenberg1@icloud.com>

Date Tue 7/28/2026 3:30 PM

To preservation <preservation@Phila.gov>

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Protect the Parkside neighborhood from predatory development.

Marta Guttenberg

Philadelphia

Sent from my iPhone



Deny the demolition of 4275 Viola Street

From Rosie Mae Henson <rosiemaehenson@gmail.com>

Date Tue 7/28/2026 11:33 AM

To preservation <preservation@Phila.gov>

External Email Notice. This email comes from outside of City government. Do not click on links or open attachments unless you recognize the sender.

I support the staff recommendation to deny the demolition of one of Parkside's iconic historic properties, 4275 Viola Street. I have been volunteering with Parkside Neighbors, who have been facing multiple threats of displacement in a predominantly Black neighborhood. Demolition of this building will contribute to the loss of character and history of this community, and show the City's support for erasing this neighborhood and its people. Please deny demolition of this building. It is more than a property, it is history that matters when the realities of Black folks' histories are being erased by the US government. Do not contribute to this problem.

Rosie Mae Henson
19143



4275 Viola Street

From Jessi Koch <jkoch@centennialparkside.org>

Date Mon 8/3/2026 6:33 PM

To preservation <preservation@Phila.gov>

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Dear Members of the Philadelphia Historical Commission and the Architectural Committee,

I am writing in support of your staff's recommendation to preserve 4275 Viola Street.

Since purchasing the aforementioned property in 2023, owner German Yakubov/Haverford Square Properties has allowed the building to accumulate 11 L&I violations, including an Imminently Dangerous designation which has been unmitigated for over a year. Yakubov has also acknowledged that he has delayed making repairs to the historic Parkside buildings in his portfolio while pursuing zoning approvals to increase the number of units beyond what has twice been denied by the Zoning Board (4204-06 Parkside Ave, 4283 Viola Street).

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Parkside's historic buildings are community assets. Many were restored using federal historic preservation tax credits and have been protected as part of a local historic district for nearly 20 years. Please continue enforcing the outstanding violations of all properties owned by Haverford Square Properties/German Yakubov and ensure that prolonged neglect is never rewarded with approvals that undermine the purpose of historic designation.

Thank you for your consideration.

Sincerely,

Jessi Ray Koch
Executive Director
Centennial Parkside CDC



4275 Viola Street

From Debora Kodish <debora.kodish@gmail.com>

Date Tue 7/28/2026 12:27 PM

To preservation <preservation@Phila.gov>

External Email Notice. This email comes from outside of City government. Do not click on links or open attachments unless you recognize the sender.

Dear Members of the Philadelphia Historical Commission and the Architectural Committee,

I am writing in support of your staff's recommendation to preserve 4275 Viola Street. And I urge you to use all means possible to stop German Yakubov and Haverford Properties from irreparably harming a beautiful community and buildings that are treasured neighborhood assets. His relentless bullying is unconscionable. Please stop him.

You know the facts: Since purchasing the aforementioned property in 2023, owner German Yakubov/Haverford Square Properties has allowed the building to accumulate 11 L&I violations, including an Imminently Dangerous designation which has been unmitigated for over a year. Yakubov has also acknowledged that he has delayed making repairs to the historic Parkside buildings in his portfolio while pursuing zoning approvals to increase the number of units beyond what has twice been denied by the Zoning Board (4204-06 Parkside Ave, 4283 Viola Street).

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Thank you for your consideration.

Sincerely,
Dr. Debora Kodish

Debora Kodish
4923 Larchwood Avenue
Philadelphia, Pa 19143
c [267.738.9077](tel:267.738.9077)
deborakodish@gmail.com
<http://deborakodish.wixsite.com/wordofmouths>

pronouns: she/her



4275 Viola Street

From John Kromer <jkromer@gmail.com>
Date Fri 7/31/2026 9:22 AM
To preservation <preservation@Phila.gov>

External Email Notice. This email comes from outside of City government. Do not click on links or open attachments unless you recognize the sender.

Dear Members of the Philadelphia Historical Commission and the Architectural Committee,

I am writing in support of your staff's recommendation to preserve 4275 Viola Street.

Since purchasing the aforementioned property in 2023, owner German Yakubov/Haverford Square Properties has allowed the building to accumulate 11 L&I violations, including an Imminently Dangerous designation which has been unmitigated for over a year. Yakubov has also acknowledged that he has delayed making repairs to the historic Parkside buildings in his portfolio while pursuing zoning approvals to increase the number of units beyond what has twice been denied by the Zoning Board (4204-06 Parkside Ave, 4283 Viola Street).

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Thank you for your consideration.

Sincerely,

John Kromer



Please Preserve 4275 Viola Street

From Allison Lau <allisonlau.hmm@gmail.com>

Date Tue 7/28/2026 4:34 PM

To preservation <preservation@Phila.gov>

External Email Notice. This email comes from outside of City government. Do not click on links or open attachments unless you recognize the sender.

Dear Philadelphia Historical Commission,

Please stand with the neighborhood and community members to help preserve 4275 Viola Street from demolition. Demolition would contribute to the erasure of the deep history in this neighborhood. The community is already facing displacement efforts from predatory developers, and preserving this property would be a visible and important statement to the developers that this neighborhood, and Philadelphia history, is important. Thank you for your consideration.

Best,
Allison Lau



Public comment: Support for Preserving 4275 Viola Street

From Lauren Lowe <lauren.lowe@aaunited.org>

Date Tue 7/28/2026 11:47 AM

To preservation <preservation@Phila.gov>

External Email Notice. This email comes from outside of City government. Do not click on links or open attachments unless you recognize the sender.

Dear members of the Philadelphia Historical Commission,

I am writing in support of the preservation of 4275 Viola Street, an iconic property in the historic Parkside neighborhood.

I'm pleased to know that the Historical Commission staff already recommends denying the proposed demolition permit. Philadelphia is fast-changing, but preserving historic locations like 4275 Viola Street are integral to maintaining the city's character even as our community grows. This case has the opportunity to set the right tone as the stewardship of Parkside's historic properties remains an ongoing issue in the neighborhood. These places matter.

I support the current staff recommendation and hope the decision to deny demolition permits will be made final at the next monthly meeting on August 14.

With gratitude,
Lauren

--

Lauren Lowe | she/they | Solidarity Movement Organizer

Asian Americans United



Donate to our Communities in Solidarity Fund to help families get legal help and meet basic needs after their loved ones have been taken by from ICE: bit.ly/aauiinsolidarity



Outlook

Preservation of 4275 Viola Street

From Jamie Luck <me@jamieluck.com>**Date** Tue 7/28/2026 4:02 PM**To** preservation <preservation@Phila.gov>

External Email Notice. This email comes from outside of City government. Do not click on links or open attachments unless you recognize the sender.

Dear Members of the Philadelphia Historical Commission and the Architectural Committee,

I am writing to support your staff's recommendation to preserve 4275 Viola Street. It's clear that the residents of Parkside support that recommendation too and I stand with my neighbors.

Since purchasing the aforementioned property in 2023, owner German Yakubov/Haverford Square Properties has allowed the building to accumulate 11 L&I violations, including an Imminently Dangerous designation which has been unmitigated for over a year. Yakubov has also acknowledged that he has delayed making repairs to the historic Parkside buildings in his portfolio while pursuing zoning approvals to increase the number of units beyond what has twice been denied by the Zoning Board (4204-06 Parkside Ave, 4283 Viola Street).

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Thank you for your consideration.

Sincerely,

Jamie Luck



Preserving 4275 Viola Street

From Mar B <soccerplayer1618@gmail.com>

Date Tue 7/28/2026 8:57 PM

To preservation <preservation@Phila.gov>

External Email Notice. This email comes from outside of City government. Do not click on links or open attachments unless you recognize the sender.

Dear Preservation Council,

Please do not demolish the house at 4275 Viola Street. The homes in this area are such beautiful buildings. They carry a very rich story. They help paint a picture about how Philadelphia looked for the World's Fair. The neighbors can tell you about the homes with carriage garages built into them. I used to live on Memorial Avenue in this neighborhood and it was truly amazing. The homes were well cared for and the history was kept. I miss that neighborhood so much.

Demolishing this house would lose even more history in this area. While some landlords allow homes to fall into disrepair, the people who live in the neighborhood know, love, and care for the history each of these houses hold. When one of these homes are torn down, the block loses character. A landlord put a massive building on 42nd and Belmont Ave and it sticks out like a sore thumb. It has a modern obtrusion feel and looks out of place.

Please preserve 4275 Viola Street. It's a beautiful home and the community shouldn't have to suffer because a landlord stopped caring for their building.

Thank you,
A historic architecture enthusiast



4275 Viola Street

From Rebecca <rebeccacchan@gmail.com>
Date Tue 7/28/2026 11:11 AM
To preservation <preservation@Phila.gov>

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Dear Members of the Philadelphia Historical Commission and the Architectural Committee,

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Thank you for your consideration.

Sincerely,

Rebecca Cordes Chan



4275 Viola Street

From Annabelle Schmitt <aschmitt22@icloud.com>

Date Wed 7/29/2026 7:35 AM

To preservation <preservation@Phila.gov>

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Dear Members of the Philadelphia Historical Commission and the Architectural Committee,

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Thank you for your consideration.

Sincerely,

Annabelle

Sent from my iPhone



4275 Viola Street

From David Snelbaker <dsnelbaker@icloud.com>

Date Tue 7/28/2026 9:10 PM

To preservation <preservation@Phila.gov>

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Dear Members of the Philadelphia Historical Commission and the Architectural Committee,

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Thank you for your consideration.

Sincerely David Snelbaker
3013 Weikel st
Philadelphia, PA 19134

Sent from my iPhone