



CITY OF PHILADELPHIA

PHILADELPHIA HISTORICAL
COMMISSION

1515 Arch Street, 13th Floor
Philadelphia, Pennsylvania 19102
Tel: 215.686.7660

Robert Thomas, AIA
Chair

Jonathan E. Farnham, Ph.D.
Executive Director

21 March 2024

CURRENT OCCUPANT
1299 PINE ST
PHILADELPHIA PA 19107

Re: 1299 PINE ST

Dear Property Owner:

The Philadelphia Historical Commission, the City of Philadelphia's historic preservation agency, is pleased to inform you that it will consider establishing the Washington Square West Historic District. Your property at 1299 PINE ST is included within the proposed historic district. The documentation of the proposed historic district, called a nomination, including the proposed classification of your property, is available on the Historical Commission's website, www.phila.gov/historical.

The Historical Commission seeks to safeguard the city's unique heritage and wealth of cultural resources as it encourages economic development, promotes healthy and sustainable communities, enhances property values, attracts new residents, businesses, and tourists, provides educational opportunities, and fosters civic pride. Under the City's historic preservation ordinance, Section 14-1000 of the Philadelphia Code, the Historical Commission is authorized to designate as historic and then promote the preservation of buildings, structures, sites, objects, interiors, and districts that are representative of and important to Philadelphia's heritage, traditions, and values. More than 26,000 properties illustrating Philadelphia's history from its earliest years to the recent past have been designated as historic and listed on the Philadelphia Register of Historic Places. Additional information about the Historical Commission is attached to this letter.

The Historical Commission's advisory Committee on Historic Designation will consider the proposed Washington Square West Historic District at a public meeting at **9:30 a.m., Wednesday, 22 May 2024**. The Historical Commission will review the proposed district and its committee's report at a public meeting at **9:00 a.m., Friday, 14 June 2024**. Currently, the Historical Commission and its advisory committees are holding remote, Zoom videoconferencing meetings rather than in-person meetings. The remote meetings with videoconferencing allow members of the Historical Commission and its advisory committees, staff, property owners, and the public to communicate as they would at an in-person meeting despite being in different locations. You are invited to attend these meetings, which are open to the public. The meetings provide owners as well as other stakeholders and the public with opportunities to participate in the Historical Commission's discussions about the historical significance and the merits of the proposed historic district. At the end of the discussion, the Historical Commission will decide whether to designate the historic district. An FAQ including instructions for participating in the meetings by computer, tablet, smart phone, or telephone is attached.

The designation of a property as historic provides benefits to the owner. There is, of course, the satisfaction derived from the ownership of a recognized historic landmark and from the

trusteeship for the past and future that accompanies ownership. The owner of a designated property may call upon the Historical Commission's staff for historical and technical services and assistance at no charge. In addition, the protection against inaccurate or unsympathetic alterations and against unnecessary demolitions offers some assurance that the historic character of the property and surrounding properties will be preserved and improved. In Philadelphia and other cities, studies show that designation has helped to enhance resale values, stabilize swings in values, and foster community pride. Finally, a well-maintained, accurately preserved property may also be eligible for a Historical Commission plaque, which, when mounted on the exterior, identifies the property as a historic landmark.

In addition to benefits, the designation of a property as historic entails some restrictions. The designation of the property as historic includes the site, the exterior envelopes of all buildings on the site, and all permanent site features like walls and fences. Building interiors are not included. The Historical Commission does not regulate use, ownership, and other aspects of the property unrelated to exterior alteration. To promote the preservation of historic buildings and sites, the Historical Commission reviews all building permit applications and other proposals for exterior alterations to ensure compliance with historic preservation standards. The Historical Commission also reviews all demolition proposals for designated properties. The Historical Commission and its staff approach such matters reasonably and practically and understand that historic buildings must be adapted for evolving uses and requirements. The Historical Commission's goal is to manage change, not prevent it, and to ensure that any changes to historic properties meet historic preservation standards.

The Historical Commission has no jurisdiction over building permit applications submitted to the Department of Licenses & Inspections (L&I) prior to the date of this notice letter unless the building permit application is still under review at L&I when the Historical Commission finalizes its designation process and designates the district. The Historical Commission has jurisdiction and must review all building permit applications submitted to L&I on and after the date of this notice letter. For building permit applications under the Historical Commission's jurisdiction while it considers the nomination, L&I may issue the permit if the Historical Commission approves the application, or if the Historical Commission has not completed its designation process within 90 days of the submission of the application.

The Historical Commission welcomes your participation in the efforts to preserve Philadelphia's unique, significant, and valuable heritage. Philadelphia's remarkable collection of historic landmarks is one of its greatest resources. Working together, property owners, and the Historical Commission can protect and preserve those resources, ensuring a rich future for the city.

If you have any questions about the proposed historic district, historic preservation generally, or the Philadelphia Historical Commission, please do not hesitate to contact the Commission's staff by email at preservation@phila.gov and to explore the Commission's website at <http://www.phila.gov/historical>. If you would like to receive updates by email as the process progresses, please send an email requesting the updates to preservation@phila.gov with your email address and the street address of your property. Thank you.

Yours truly,

A handwritten signature in black ink, appearing to read "Jon F", with a long horizontal flourish extending to the right.

Jonathan E. Farnham, Ph.D.
Executive Director