



# 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

25 May 2022

OUR LADY OF MT CARMEL CHURCH  
2319 S 3RD ST  
PHILADELPHIA PA 19148

Re: 2301-41 S 3RD ST

Dear OUR LADY OF MT CARMEL CHURCH:

On 30 July 2021, the Philadelphia Historical Commission informed you in writing that it would consider designating the property at 2301-41 S 3RD ST as historic. Following that notice, the Historical Commission and its advisory Committee on Historic Designation reviewed the document defining the proposed designation, called a nomination, and accepted testimony on the matter at public meetings. I am pleased to inform you that, at the conclusion of its review on 8 April 2022, the Historical Commission designated a portion of the property at 2301-41 S 3RD ST as historic and listed it on the Philadelphia Register of Historic Places, pursuant to the City's historic preservation ordinance, Section 14-1000 of the Philadelphia Code. The Commission found that the property satisfied Criterion or Criteria for Designation D, as delineated in Section 14-1004 of the Philadelphia Code. The property has been subject to the Historical Commission's regulation since 30 July 2021, the initial notice date; with the designation, the property continues to be subject to the Historical Commission's regulation.

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. Nearly 25,000 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. A brief overview of the Historical Commission is attached to this letter.

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 will be preserved and improved. In Philadelphia and other cities, studies show that designation has helped to enhance resale values and foster community pride.

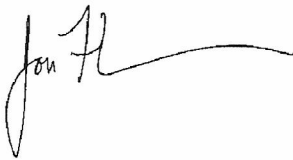
Finally, a well-maintained, accurately preserved property may also be eligible for a Historical Commission plaque, which, when mounted on the exterior, identifies the property as a historic landmark.

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 any permanent site appurtenances. Building interiors are not included. 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's decision to designate your property as historic may be appealed to the Court of Common Pleas, Philadelphia County, within thirty (30) days of the date of this letter. Appeal forms and additional information are available at <http://www.courts.phila.gov>. Please seek the advice of an attorney if you have any questions related to the appeal process; the Historical Commission and its staff are not permitted to offer legal advice.

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. Please do not hesitate to contact the Commission's staff with any questions by email at [preservation@phila.gov](mailto:preservation@phila.gov). The Historical Commission's website also provides information. It can be found at <http://www.phila.gov/historical>.

Yours truly,

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

Jonathan E. Farnham, Ph.D.  
Executive Director



## **AN OVERVIEW OF THE PHILADELPHIA HISTORICAL COMMISSION FOR OWNERS OF PROPERTIES DESIGNATED AS HISTORIC**

Established in 1955, the Philadelphia Historical Commission is the City of Philadelphia's agency responsible for ensuring the preservation of historically significant buildings, structures, sites, objects, interiors, and districts in Philadelphia. The Historical Commission identifies and designates historic landmarks, listing them on the Philadelphia Register of Historic Places, an inventory that currently includes more than 23,000 properties. After designation, the Historical Commission collaborates with property owners to ensure the preservation of landmarks through the City's building permit process.

As the attached letter indicates, the Historical Commission recently designated your property as historic and listed it on the Philadelphia Register of Historic Places. The City of Philadelphia's historic preservation ordinance requires that owners of properties designated as historic seek and obtain the approval of the Historical Commission and a building permit from the Department of Licenses & Inspections prior to commencing any work that would require a building permit and/or would alter the exterior appearance of the building, site, or permanent site features such as fences or walls. To protect historic properties, the Historical Commission reviews the work proposed in the building permit application to determine whether it satisfies historic preservation standards including the Secretary of the Interior's Standards for the Treatment of Historic Properties. The Historical Commission's jurisdiction extends over the entire exterior envelopes of buildings including all facades and roofs, but the Commission concentrates its reviews on facades and roofs that are visible from the public right-of-way. Protecting public views of historic properties is the Historical Commission's primary goal. The Historical Commission is sensitive to time constraints and completes most reviews on the day of submission. More than 85% are completed in five days or less. All reviews must be completed within 60 days. Except in extreme cases of neglect, the Historical Commission cannot require an owner to undertake work to a property, but may only review within the scope of work defined by the owner. Moreover, alterations in place at the time of designation, such as non-historic windows, are grandfathered and may be retained until the owner determines that they need replacement.

The Historical Commission requires reviews for projects including but not limited to:

- construction, alteration, and demolition of buildings and addition to buildings;
- construction, installation, alteration, repair, removal, replacement, or covering of:
  - windows, storm windows, dormers, doors, storm doors, security doors, garage doors, and shutters;
  - exterior light fixtures, window boxes, railings, grilles, grates, and star bolts;
  - porches, steps, stoops, ramps, decks, balconies, and patios;
  - fences, walls, gates, sidewalks, driveways, and parking lots;
  - façades, façade elements, and trim such as cornices and doorways;
  - roofing, flashing, gutters and downpouts;
  - storefront features, signage including awnings and lighting;
  - exterior mechanical equipment, vents, wiring, conduit, pipes, and satellite dishes (except seasonal window air conditioners that require no window alteration);
- masonry cleaning, painting, pointing, repair, replacement, alteration, or removal;
- painting, coating, staining, or sealing surfaces except wood trim and metal trim; and,
- all other projects that would alter the exterior appearance of the building, site, or permanent site features.

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**PHILADELPHIA HISTORICAL COMMISSION, PRESERVATION@PHILA.GOV**

Reviews are not required for ordinary maintenance and repair such as scraping and painting wood trim, cleaning gutters, and replacing clear window glass. Also, reviews are not required for gardening, landscaping, tree trimming, or temporary holiday decorations, provided no historic features are altered or removed. Moreover, the Historical Commission has no jurisdiction over the use of historic properties, but only their appearances.

The Historical Commission recommends that property owners confer with its staff early in the planning stage of any construction or rehabilitation project, especially if the project is complicated. The staff can provide valuable guidance regarding the Historical Commission's processes as well as appropriate preservation techniques. It can also assist property owners in researching the histories of their properties. The Historical Commission charges no fees for any of its services.

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. 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 historic preservation or the work of the Historical Commission, please do not hesitate to contact its staff at [preservation@phila.gov](mailto:preservation@phila.gov) and to explore the Commission's website at <http://www.phila.gov/historical>.