

ADDRESS: 360-66 AND 368 LYCEUM AVE

Name of Resource: Victorian Roxborough Historic District

Proposed Action: Amendment

Property Owner: Daniel R. Neducsin and Tracy and Andrew Thomas

Applicant: Bill O'Brien, Esq.

Staff Contact: Heather Hendrickson, heather.hendrickson@phila.gov

OVERVIEW: This application proposes to rescind the designations of the properties at 360-66 and 368 Lyceum Avenue. Rescission is not applicable in this case because the properties themselves are not individually designated; instead, they are components of the Victorian Roxborough Historic District, which is the designated resource. Therefore, the application is, in effect, proposing to amend the historic district by relocating the district boundary to exclude the properties.

The Victorian Roxborough Historic District was designated under Criteria for Designation C and D (architectural criteria) and J (community heritage criterion) with a Period of Significance of 1830 to 1930. The historic district nomination is available at this link:

<https://www.phila.gov/media/20220601135612/Historic-District-Victorian-Roxborough.pdf>

The property at 360-66 Lyceum Avenue is classified as contributing to the historic district. Four structures stand on the property, an older detached building facing Lyceum Avenue and three rowhouses facing Conarroe Street. The older building is dated to c. 1855 and is described as an Italianate villa that has been altered. The rowhouses were constructed in 2000 and are not mentioned in the inventory. The property at 368 Lyceum Avenue is classified as non-contributing to the historic district. Three dwellings, a single and a twin, all built about 2013, stand on the property. The two properties in question are located on the district boundary. The application argues that the removal of the properties from the historic district is appropriate because the structures do not contribute to the historic character of the district; the one older building has been heavily altered and the others are not historic.

Section 14-1004(5) of the City's historic preservation ordinance stipulates that the Historical Commission may amend "any designation of a ... district as historic ... in the same manner as is specified for designation." Section 5.14.a.3 of the Historical Commission's Rules and Regulations stipulates that "the Commission may amend a district boundary to enlarge or reduce the size of a district."

STAFF RECOMMENDATION: The staff recommends redrawing the Victorian Roxborough Historic District boundary as depicted in the figure below to exclude 360-66 and 368 Lyceum Avenue, pursuant to Section 14-1004(5) of the historic preservation ordinance and Section 5.14.a.3 of the Historical Commission's Rules and Regulations. Six of the seven structures on the properties are non-historic. The seventh structure dates to 1855 but has been so heavily altered that all character-defining architectural features except its basic form have been lost.

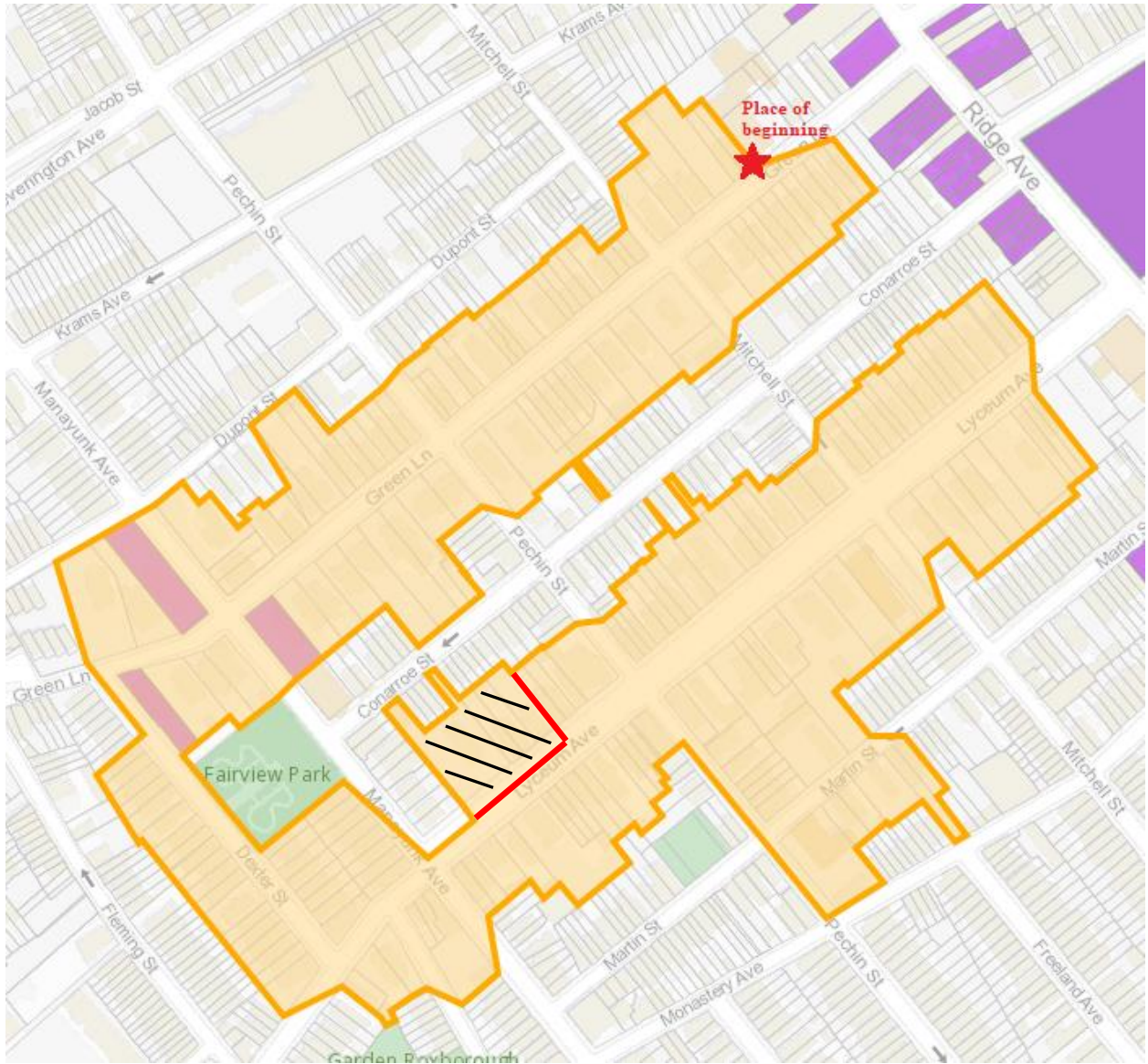


Figure 1. Proposed change to the boundary of Section 2 of the Victorian Roxborough Historic District, removing 360-66 and 368 Lyceum Avenue.

Application for Rescission:

360-366 Lyceum Ave.
including
353, 355 Conarroe St.
and
363 1/2 Conarroe St

368 a. & b. Lyceum Avenue
and
368 c. Lyceum Ave.
and
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prepared by
CivicVisions LP

for
William J. O'Brien, II
Manayunk Law Office
4322 Main Street
Philadelphia, Pennsylvania 19127

11.12.24

The following Application for Rescission is for the property known as 360-366 Lyceum Avenue. Its central building that is the basis for the property being included in the Victorian Roxborough Historic District is numbered 364 Lyceum Avenue. That property was massively altered c. 1960 and again more recently. Left out of the description of the 360-66 Lyceum Avenue property in the inventory are three addresses fronting on Conarroe Street, a twin residence at 353-355 Conarroe Street and a single property listed as 363 1/2 Conarroe Street (all built after 2000). Per the Philadelphia City Atlas, they are part of the 360-366 property but were ignored in the inventory. As discussed below, because all of the buildings on this property are either built after 2000 or are so altered as to not have sufficient integrity to warrant designation, the owner of 360-366 Lyceum Avenue requests the rescission of the property known as 360-366 Lyceum Avenue from the nomination.

It is also noted that the two buildings to the east at 368 a and b and 368 c Lyceum Avenue were both built in 2013, nearly a decade before the nomination – and also should not have been included within the district boundary, an inclusion that was unnecessary because the two buildings were listed as “non-contributing.”

To correct this situation, rescission of the two tracts, 360-66 Lyceum Avenue and 368 Lyceum Avenue, is proposed. This removes a group of resources that are out of keeping with the district and produces a boundary along the original eastern 368 Lyceum Street (formerly home of Fred Brecht) property line between Conarroe Street and Lyceum Avenue. The below diagram explains the situation.



Application for Rescission

360 – 366 Lyceum Avenue aka 364 Lyceum Avenue (“Property”)

The designation of a resource may be rescinded, and the resource removed from the Philadelphia Historic Register, when any of the following criteria is present:

- a. the resource has ceased to satisfy any Criteria for Designation because the qualities that caused its original entry have been lost or destroyed;
- b. additional information shows that the resource does not satisfy one or more Criteria for Designation; or,
- c. the Commission committed an error in professional judgment when it determined that the resource satisfied one or more Criteria for Designation.

As is demonstrated below, each of these criteria applies to the property: a.) prior to designation, the building at 364 Lyceum Avenue had already lost the qualities for which it was designated; b.) further new information presented below shows that the context and building are so changed as to not warrant designation and additional buildings exist on the property that were not properly included in the inventory; c.) finally, given that these conditions existed prior to the nomination in 2022, 360-66 and 368 Lyceum Ave, the adjacent property to the east should have been left outside of the boundary of the district.

Historic District name and criteria claimed for resources within the district

(5.14.b.1, Commission Rules & Regs, rev. 2021)

The Victorian Roxborough Historic District (2022) (“District”) is composed of three non-contiguous residential areas within the 21st Ward (formerly Roxborough Township). The applicable Criteria for Designation include:

- (c) Reflects the environment in an era characterized by a distinctive architectural style;
- (d) Embodies distinguishing characteristics of an architectural style or engineering specimen; and
- (j) Exemplifies the cultural, political, economic, social or historical heritage of the community

According to the description in the nomination, the architectural style of the District’s contributing residential structures “range from early vernacular Greek Revival buildings to high style Second Empire, Queen Anne, and turn-of-the-century Revival.” Front yards, green space, low iron fences and stone retaining walls are common features that collectively create the “suburban character” of the District. The information provided in this Application is additional to that which was disclosed in the District’s Nomination. A thoughtful review of this additional information confirms that the Property’s Designation must be rescinded as none of the assigned Criteria for Designation are satisfied.

A review of public records about the Property and an inspection of existing conditions reveals (1) extensive alterations to the site’s first structure; (2) recent (2000) construction of two buildings containing three single-family dwellings on the Property that are unlisted in the inventory; and (3) adjacent structures to the east and west of the Property are post-World War II.

Decades prior to the Nomination, extensive alterations to the Property's first structure (364 Lyceum Avenue) removed every original architectural detail. The changes are so material that the Philadelphia Atlas records the building as having been constructed in 1960.¹ The original fabric removed from the Property's first building eliminates its integrity and should render it as non-contributing to the District.

Similarly, none of the indicated Criteria apply to the dwellings erected 24 years ago on the property at 353-5 and 363 ½ Conarroe St. The properties immediately west (4401 – 4417 Manayunk Ave.) and north (365 – 375 Conarroe St.) of the Property are post-War rows without porches which have been excluded from the District. Nothing about the subject Property evidences the architectural styles or features common among the District's contributing structures. The Property's context is much more closely associated with the excluded buildings on Manayunk Avenue and Conarroe Street, indicating that the configuration of the District must exclude the Property.

Neighboring Properties:

- Clusters of modern, non-historic row houses were built in the 1960s, one group (365-375 Conarroe Street) are located at the rear of the former Fred Brecht property (behind present 368 a & b. & 368 c. Lyceum Avenue) and another group of 1960s twins were built at the corner of Lyceum and Manayunk Avenue, numbered 4401-4407 Manayunk Avenue.
- Three new units in two buildings at #368 a. & b., & 368 c. Lyceum Avenue, built in a faux Victorian style in 2012, form the setting immediately adjacent to east side of the property along Lyceum Avenue.
- To the west, there has been major construction of aluminum or vinyl-siding-clad buildings at 4409, 4411 and 4413 Manayunk Avenue (built in 2013) that border the side yard of 364 Lyceum Ave and form its visual context along the side.
- In addition there are the modern rear facades for 353, 355 and 363 ½ Conarroe Street which are part of subject property and form the rear viewshed of the subject property.
- All of these modern structures have become the context for the much-altered structure (364 Lyceum Avenue) and were present prior to the writing of the Victorian Roxborough District.

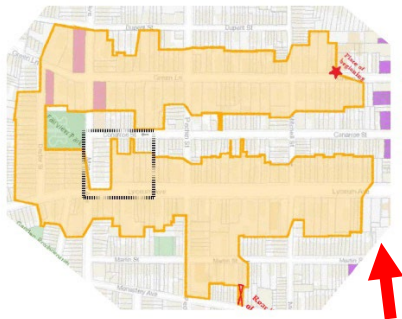
As a consequence of the changes to the building at 360-66 (aka 364) Lyceum Avenue that have eliminated its historic features and the changes to the context enumerated above, there is no historical or cultural value to the city for this building being included as a contributing structure in the Victorian Roxborough Historic District.

- Of the three buildings on the subject property, 67% are of extremely recent vintage, and the earlier building that fronts on Lyceum Avenue has lost all of its historic features and details in a series of alterations dating back many years prior to the nomination.
- Because of loss of integrity to the original building and the rebuilding in urban forms of the houses in this vicinity, all of which are post-World War II, the least intrusive solution would be to redraw the boundary along the line of the property to the east referenced in the nomination as the former Fred Brecht property and extending

¹ Philadelphia City Atlas, <https://atlas.phila.gov/360-66%20LYCEUM%20AVE/property>

west to Manayunk Avenue, thereby excluding the entire property known as 360-366 Lyceum Avenue as well as 368 a., b., and 368 c., the houses built in 2013.

The owner has requested this reconsideration of the historic status of 360-366 (aka 364) Lyceum Avenue that also includes the buildings #353-5 and 363 1/2 Conarroe Street, because of the limits that it places on his ability to improve his property according to plans that were originally filed in 2019 (shown below) but were delayed by Covid. Given the 2013 construction on the adjacent property, #368 Lyceum, the designation of those buildings should also be rescinded because these are already listed as non-contributing though included in the district boundary.



Address	Contributing
359 LYCEUM AVE	Contributing
360-66 LYCEUM AVE	Contributing
361 LYCEUM AVE	Contributing
368 LYCEUM AVE, UNIT A	Non-contributing
368 LYCEUM AVE, UNIT B	Non-contributing
368 LYCEUM AVE, UNIT C	Non-contributing
370 LYCEUM AVE	Contributing

Fig. 1. Boundaries of Victorian Roxborough Historic District with area in Fig. 2. outlined. Conarroe Street, has been removed because it does not conform to the architectural character of the district. However the nomination's address inventory for 360-66 Lyceum Ave. leaves out three modern housing units and 368 contains two non-contributing buildings. These were included in error.

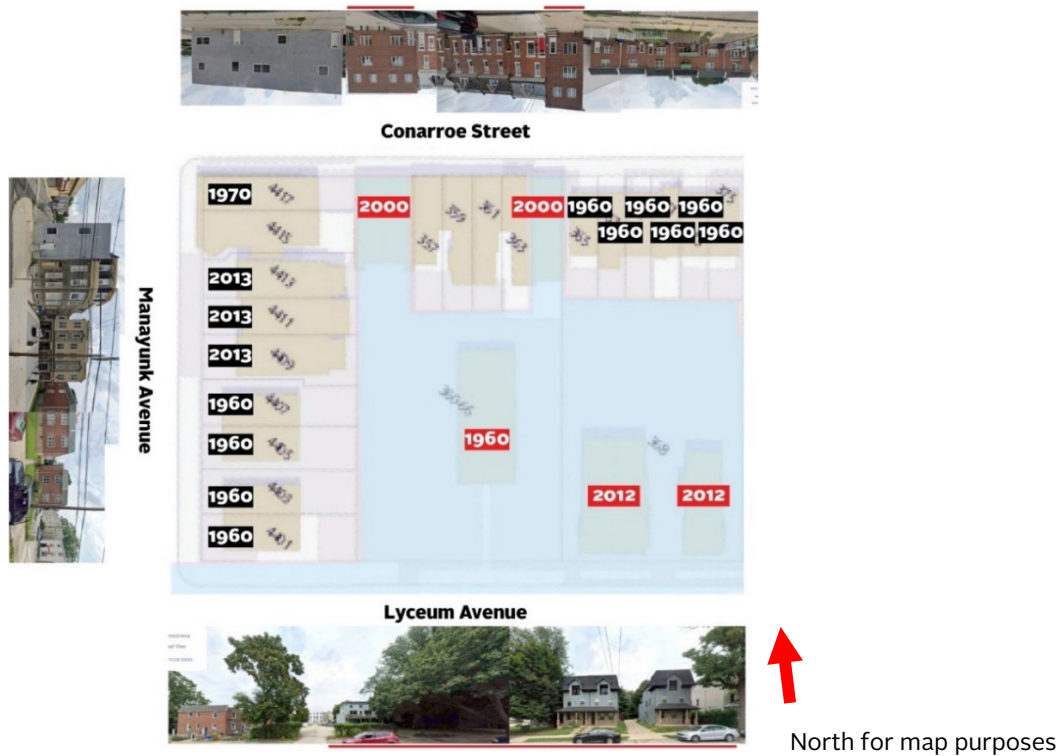


Fig. 2. Map showing dates of non-contributing buildings by reason of date of construction, design and alteration that do not conform to the district; three of the four units on the 360-66 Lyceum property were built since 2000 and the initial building (#364) facing Lyceum Avenue was massively redesigned c. 1960, a date assigned to

it by PhillyAtlas. Two additional modern buildings with faux Victorian mansards to right of property at #368 a., & b. and 368. C, also facing Lyceum Street should also be rescinded from district. Blue background is area presently included in historic district; tan buildings with light grey background, excluded from historic district.

All of the tan-hued buildings on grey backgrounds in the surrounding perimeter were excluded from the historic district because of design character and date of construction. By the same criteria, the five outlined buildings in the blue zone should also be removed from being within the historic district.



Fig. 3 Area that should be removed from district because of new buildings and alterations including the sites of 353-5 and 363 1/2 Conarro Street and 360-66, (aka numbered 364) Lyceum Avenue, and 368 a. & b., and 368 c. Lyceum Avenue. Dotted area with blue background, indicates area would appropriately be removed from historic district; tan buildings, light grey background, not in historic district.

As shown in the previous map (Fig. 2), all but one of the buildings within the dotted line are of extremely recent construction and the other has been so massively altered as to not conform to the purpose or character of the Victorian Roxborough Historic District

Description: Loss of Integrity such that 364 Lyceum Avenue has lost historic value

The building at 364 Lyceum itself has been shorn of the architectural detail that would have been characteristic for a building of its supposed period.

Alterations:

>In the typical façade of the 19th century, the top of the building would at the very least have been set off by a projecting cornice with multiple brackets or other ornaments. That feature was removed, probably in the c. 1960 renovation, and was replaced with a plain plank cornice with surrounding rain gutters:



Figs. 4, 4.a. Corner of third floor cornice



Front cornice reduced to single plank

>Every opening on each façade of the building has been redone with new doors and windows and modern metal sash with no historic character.

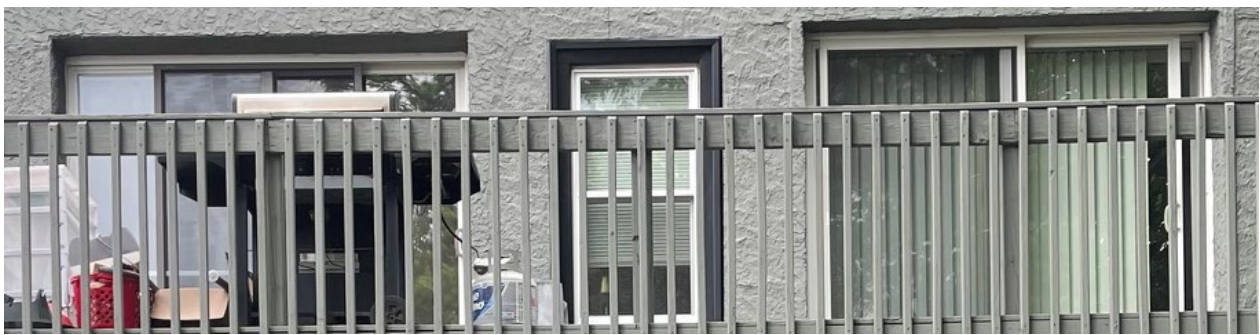


Fig. 5. Second story roof deck and windows

>The second story windows have been radically enlarged to provide oversized, suburban, sliding glass doors giving access to the front deck that is framed by a crude wood railing and slats without any historic character.

>The front door is a modern steel door; every window has been replaced with modern metal sash with metal surrounds



Fig 6. Front Steel Door



Fig. 6a. Typical window surround and sill, all modern materials



Fig. 7. Lower front façade with differing pavements indicating changes to the lower facade
>The front deck has the architectural character of the wild west – no ornament of the period; the paving makes clear that for some period of time there was no porch.



Fig. 8. Third floor

>All of the third-floor sash are modern in configuration with modern frames and sash; the group exists in a sea of modern wavy stucco.



Fig. 9. Gunite surface sprayed on painted, non-historic stucco surface

>The stucco has been redone in a modern gloppy gunite-like texture designed to hide cracks

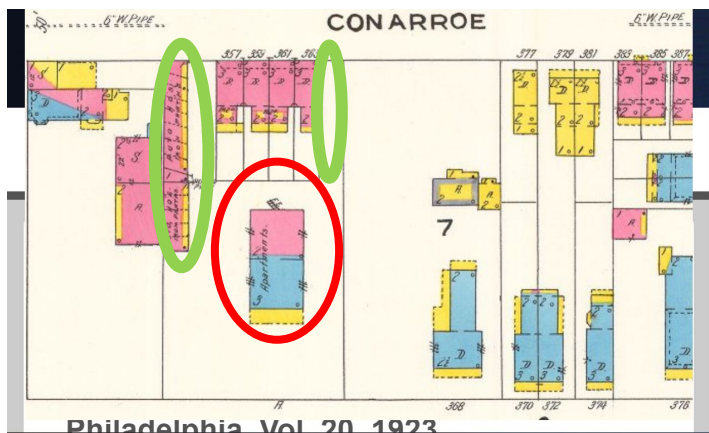
>Other changes beginning in the early twentieth century have altered the building massing. The original plan according to early 20th century atlases showed a front cubic block with a narrow rear wing with a side frame porch.



Atlas Plate North

Fig. 10. G. W. Bromley, *Atlas of the City of Philadelphia* (1910) at time of ownership by Mary Obert²

The 1910 G. W. Bromley *Atlas of the City of Philadelphia* shows the property in the early twentieth century with a masonry rear el with side wood porch or summer kitchen. The frame stable was later replaced with garages in the 1923 *Sanborn Atlas*. The 1923 Sanborn's Atlas shows the front of the house as stone with a frame front porch (not surrounding the building on three sides as asserted by the nomination) and a rear wing spanning the width of the front block that had been rebuilt in brick, with the rear frame volume removed. The building had been converted to apartments. This same atlas shows a line of garages at the rear of the property that, after 1992, became the sites of two modern houses (353-5 Conarroe St); another modern house was built in the tab to the right of 363 Conarroe St. at 363 1/2 Conarroe St. These modern houses are part of the subject property.



Atlas Plate North

Sanborn Atlas Company Atlas of Philadelphia, vol. 20, 1923. 364 Lyceum, red oval; modern buildings added c. 2000; 353-5 Conarroe Street on the site of the demolished garage row (after 1992, see below), in green ovals.

² The Smedley Atlas of Philadelphia of 1862 shows no buildings on the north side of Lyceum Avenue. The Baist's *Atlas of the City of Philadelphia*, (1888), pl. 28, and Baist's *Atlas of Properties in the Northwest Suburbs of Philadelphia*, (1893), pl. 14, show the property as empty; Baist's *Property Atlas of the City and County of Philadelphia* (1895), pl. 40. shows a simple rectangle on the site; Bromley, *Atlas of the City of Philadelphia* (1895) pl. 33 shows the property with the stable, a shed in the right property notch, and the narrow rear wing with the side porch as in the 1910 atlas above. By 1910, the east shed was gone.

Nomination Description of the Building

The description of the building in the nomination (p. 27) is recorded as:

“the former Warker’s Hotel / Summer Garden, which, *although heavily altered*, displays characteristics of the Italianate villa style with its square form, shallow hipped roof, and small third-floor windows. Historic maps also indicate that the property historical had porches on three sides, which would have contributed to its picturesque qualities.”

The image conveyed in the text of an “Italianate villa style” building ignores the reality that the present building has no decorative bracketed cornice; no ornamented porch with decorative turnings or scroll-sawn ornament; no oversized wood windows with muntins and decoratively planed frames opening on to a porch; no paneled door or other entrance elements, and a modern sprayed-on stucco finish. As a result, it does not appear as an Italian villa. With its plank cornice, its wild west front elevated deck, its sliding glass doors as windows on the second level; its metal framed sash for all openings; and its sprayed on stucco, as well as its context of parking and new buildings, there is nothing historic that is evident.

The nomination’s description of the building begins “although heavily altered” making it clear that little is known about the hotel, now 364 Lyceum Avenue, because all of the architectural characteristics that might have mattered have been altered or entirely replaced. Philadelphia’s regulations are derived from the National Register Standards that include references to the historic fabric and design of buildings including “Embodies distinguishing characteristics of an architectural style or engineering specimen” and “Is the work of a designer, architect, landscape architect or designer, or engineer whose work has significantly influenced the historical, architectural, economic, social, or cultural development of the City, Commonwealth, or Nation.” These are the basis for the claimed criteria under Philadelphia regulations C. “reflects the environment in an era characterized by a distinct architectural style”; and D. “embodies distinguishing features of an architectural style.”

These criteria can only be judged if there is sufficient physical evidence of the original design to make the appropriateness of designation apparent. For the National Register, these characteristics are evaluated within the concept of integrity, i.e. the physical means by which a resource conveys its history. The National Register uses seven terms to evaluate integrity: Location, Design, Setting, Materials, Workmanship, Feeling, and Association. When these standards are applied to the subject property, its loss of means to communicate its history is evident.

Location: Unless a building has been moved “Location” can be presumed and thus is inadequate by itself to meet the integrity standard.

Design: Design is the *combination of elements that create the form, plan, space, structure, and style of a property*. In this case all of the original materials have in one way or another been replaced such that the original design character is no longer evident.

Setting: Setting refers to the *character of the place in which the property played its historical role*. The filling in of the neighborhood into a Victorian and now 20th century suburb and the modern infill with urban housing forms has drastically altered the rural setting of the original building.

Materials: In the case of Materials, a property must retain the *key exterior materials dating from the period of its historic significance*. In that no original materials are visible, the building fails this test as well.

Workmanship: Workmanship is the *evidence of the artisans' labor and skill* in constructing or altering a building, structure, object, or site. In this situation all of the original elements – doors, windows, cornices, porches, and even the stucco of the surface have been replaced with modern materials with no attempt to match the original appearance and character. There is no evidence of Workmanship.

Feeling: Feeling results from the *presence of physical features* that, taken together, convey the property's historic character. Again, lacking all of original features, this is non-existent.

Association: Finally a property retains Association if it is the place where the event or activity occurred and is *sufficiently intact to convey* that relationship to an observer. The building location has been so drastically altered as to remove any Association.³

As described in the *National Register Bulletin*, the steps in assessing integrity are:

- 1.) Define the essential physical features that must be present for a property to represent its significance.
- 2.) Determine whether the essential physical features are visible enough to convey their significance.
- 3.) Determine whether the property needs to be compared with similar properties.
- 4.) Determine, based on the significance and essential physical features, which aspects of integrity are particularly vital to the property being nominated and if they are present.⁴

Ultimately, the question of integrity is answered by whether or not the property retains the identity for which it is significant.

In the case of 364 Lyceum Avenue, as was evident in the initial description in the nomination, the building has been so altered as to no longer express the asserted historic role.⁵ Further in its present condition and context, with the side yard turned into parking, the rear portions of the site occupied with modern houses and the building and its context so altered as to be unrecognizable, 364 Lyceum Avenue does not meet these tests.

- Every aspect of the exterior has been altered to something other than the typical building of the period.
- The building at 364 Lyceum Avenue has been vanishing for one hundred years with modern changes to the context completing the undoing of the site and the building.

³ The seven aspects of integrity provide a gauge against which to judge whether a resource is intelligible in its historic role to the public. It is discussed in *National Register Bulletin: How to Apply the National Register Criteria* (National Park Service, 1990; revised 1991, 1995, 1997. Revised for Internet 1995) pp. 43-44. https://www.nps.gov/subjects/nationalregister/upload/NRB-15_web508.pdf (Accessed 9.19.24).

⁴ Ibid, p. 44.

⁵ Apart from a few scattered references in newspapers to the building as a saloon and once as a hotel, there is surprisingly little historical evidence of how long it lasted in that role or its appearance. By 1923, per the Sanborn Atlas, it was an apartment house.

Context: Totally changed in the vicinity of 364 Lyceum Avenue

The setting has been radically altered as well. The district nomination carved out all of Conarroe Street as well as the contiguous portion of Manayunk Avenue on the grounds that the buildings typically did not meet the description of porch-fronted suburban Victorian houses. There were similar issues on Lyceum Avenue that were ignored in the boundaries.



View of house looking northwest with 1960s red brick buildings to left; 2000 era buildings in background, side yard turned into parking. (Google Streetview, 2019)

Adjacent houses fronting on Lyceum Avenue



The adjacent houses at 368 a. & b (left). and 368 c (right) were built to the east of 360 -66 in 2012 (permit).



Proposed area to be removed from Historic District boundary (black dotted line); subject property in center of 360-66 property with added buildings, built c. 2000, #353, 355 and 365 1/2 Conarro Street and 368 a & b, and 368 c Lyceum Avenue, built 2012, listed as non-contributing but included within the district boundary.

A review of the excluded buildings in the district along Conarro Street and Manayunk Avenue finds that they did not meet the criteria of Victorian, typically porch-fronted, and suburban character houses and therefore were left out of the district boundary.

Adjacent houses to west of Lyceum Avenue on Manayunk Avenue

4401-3 and 4405-7 Manayunk Avenue were built in **1960** (permits)

4409-13 Manayunk Avenue were built in **2013** (permits)

4417 Manayunk Avenue was built in **2016**.

4415 Manayunk Avenue is Victorian, but lacks porches and is urban in character.



4401-17 Manayunk Avenue – 8 of 9 properties built after **1960** (Permits)



Rear facade of modern houses at 4409,11, 13 Manayunk Avenue (left) dominates the side yard.



364 Lyceum Avenue, photograph in June, 2024 matching its appearance at the time of the designation. Modern buildings on all sides form its setting

The west end of Conarro Street is post-World War II with the exception of four Victorian brick row houses at 357- 363 Conarro Street. The rear facades of 353 and 355 and 363 ½ Conarro are visible at the rear of 364 Lyceum Avenue.

The one-story building at 4417 Manayunk Ave, also listed as 345 Conarro Street, was rebuilt as the present two story building in **2016** (permit).

353 and 355 are two halves of a twin house, built in **2000** (permit) on the former site of multiple garages serving 364 Lyceum but are incorporated in the district boundary.⁶

363 ½ is a single house, built in **2000** (permit) on the former shed site of 364 Lyceum but is included within the district boundary



345 Conarro Street (grey stucco, immediate right) 353-5 Conarro (left center), 363 ½ Conarro in distance.

⁶ These permits are filed under permit dated 02/09/2009 #219-44907 referencing 2000 permit <file:///S:/2024%20O'Brien%20Lyceum%20Ave/363%20conarro%202000%20219-449007.pdf> (accessed July 2024).



Modern materials and window types and rear entrances onto parking lot at rear of 353-355 Conarro Street looking NW.

The side yard of 364 Lyceum Avenue is framed by the rears of these modern buildings which together with the new buildings on the west side fronting on Manayunk Avenue form a modern context for the main apartment house at the property.

Conclusion

The nomination failed to review the readily available sources such as the Philly Atlas with its data, including the changes and additions to 360-366 Lyceum Avenue noted in the permits for the property cited above. Attached below are documents, available from Philly Atlas that demonstrate the dates of the context, the city record listing the main building as “c. 1960,” and the proposed redesign for the property that was stopped by the Covid outbreak. Given the recent date of all of the surrounding buildings, the proposed boundary revision is appropriate.

Purpose of the Rescission

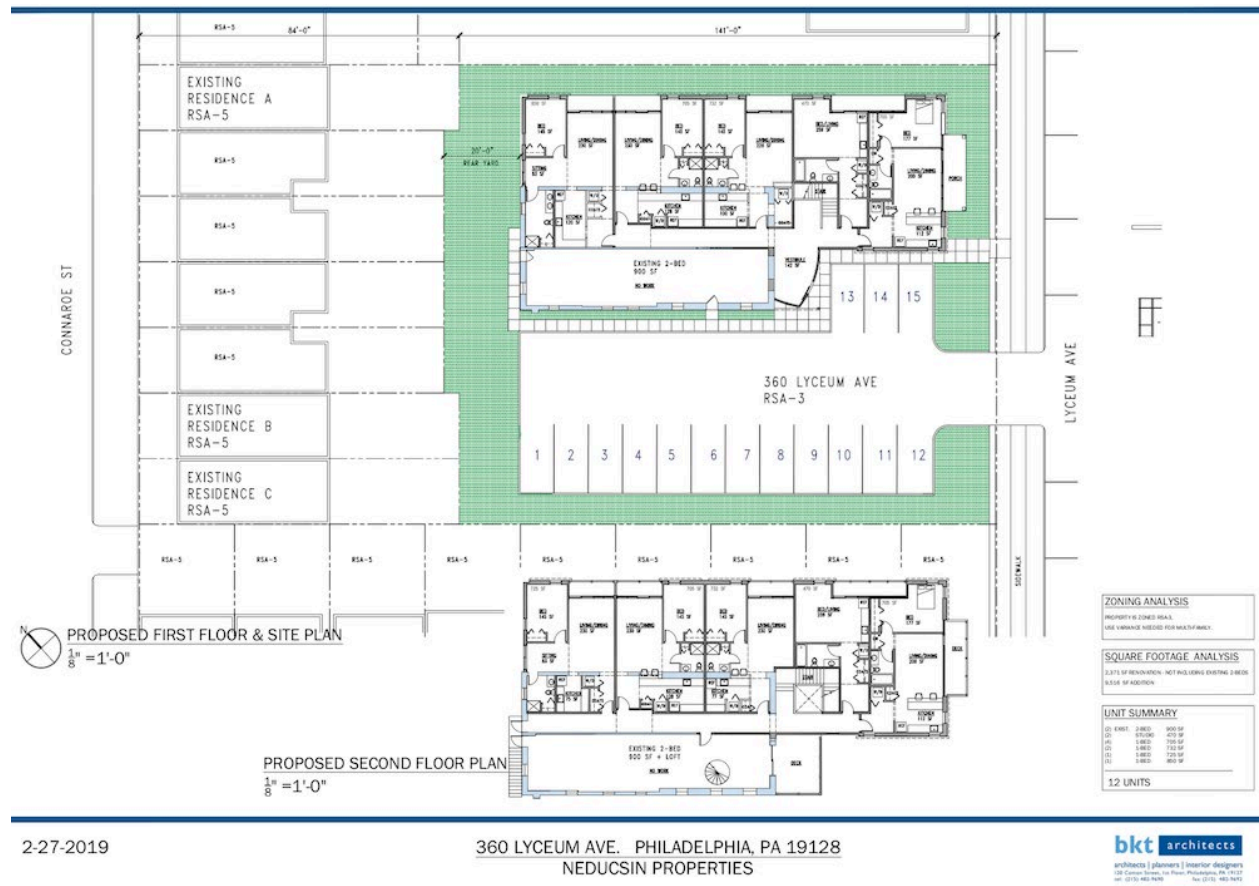
The requested redrawing of the boundary of the district is to permit the owner to improve his property. An architect was commissioned for a design prior to the Covid outbreak; work was delayed and then further deferred by the nomination that was prepared in 2022.



BKT Architects project for improving 360-366 Lyceum Avenue – (2/27/2019)



View From Lyceum Avenue Looking NE



Proposed Site plan – BKT Architects (2/27/2029)

BKT Architects: Analysis of the building and the site in 2019:

“The existing 4-unit structure at 360 Lyceum Street is sited awkwardly near the center of the property, making it difficult to expand the building and comply with setback and parking requirements. In order to maintain the non-compliant use BKT Architects was asked to create apartments without taking down the building. The new 12-unit multi-family building manages to create gracious apartments that meet the demands of the local market, includes outdoor space for every unit, complies with all zoning standards and enhances the neighborhood.”

The screenshot shows the City of Philadelphia Atlas interface. At the top, it says "City of Philadelphia Atlas". Below that, the address "360-66 LYCEUM AVE" is displayed with the location "PHILADELPHIA, PA 19128-4817". A search bar is visible. On the left, there is a section for "Licenses & Inspections" with a sub-header: "Licenses, inspections, permits, property maintenance violations, and zoning permit documents at your search address. Source: Department of Licenses & Inspections". A red circle highlights the text: "There are 4 buildings at this address." Below this, a table lists building information for the address 1111987.

Building ID	1111987
Building Name	N/A
Parcel Address	360-66 LYCEUM AVE
Building Height (approx)	40 ft
Building Footprint (approx)	887 sq ft

Below the table, it says "Building Certifications". To the right is a map showing the location of the property on Lyceum Ave. and Conarroe St. A red circle highlights the text "There are 4 buildings at this address." on the left side of the map area.

Philly Atlas plate showing four buildings on 360-66 property, three built since 2000.

The form is a "CERTIFICATE OF USE AND OCCUPANCY" from the City of Philadelphia, Department of Licenses and Inspections. It is for the property located at 353 Conarroe St., which is noted as being filed on parcel C of 360-386 Lyceum St. The property is a single family dwelling. The certificate includes permit and application numbers, use groups, and a statement of compliance with the Philadelphia Building Construction and Occupancy Code. It is signed and dated by Leon Israel, Building Plans Examiner, on 7/17/00. There are also dates for the Building Inspector (10/10/01), Supervisor (10/11/01), and Received by (12/11/01).

CITY OF PHILADELPHIA
DEPARTMENT OF LICENSES AND INSPECTIONS
CERTIFICATE OF USE AND OCCUPANCY
FOR THE PROPERTY LOCATED AT:

353 CONARROE ST.
FILED 360-386 LYCEUM ST., PARCEL C
SINGLE FAMILY DWELLING

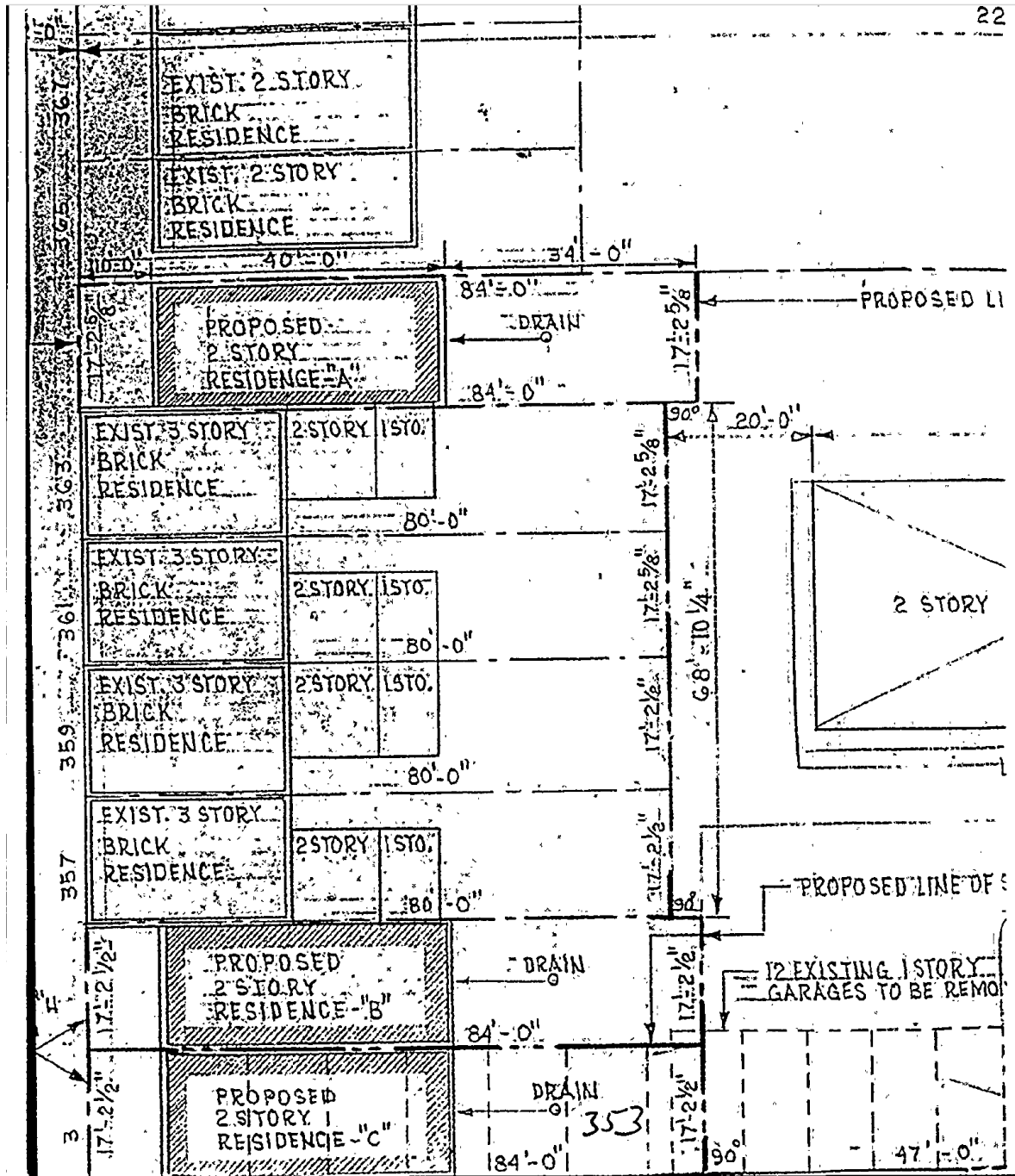
Permit Number: 129010 Application Number: 000602002
Plan Number: 2027-A-00 Type of Construction: 5A
Use Groups: R-3

Location of Sprinklers: None
Location of Standpipes: None

This building situated in the 213 Census Tract conforms with the plans approved by the Philadelphia Department of Licenses and Inspections and the requirements of THE PHILADELPHIA BUILDING CONSTRUCTION AND OCCUPANCY CODE. Effective Date September 15, 1997 (1997 Edition)

Approved By:
Building Plans Examiner: Leon Israel Date: 7/17/00
Building Inspector: Date: 10/10/01
Supervisor: Date: 10/11/01
Received by: Date: 12/11/01

Certificate of Occupancy, 353 Conarroe Street, on above 360-66 Lyceum Ave. property, dated 2001



Philly Atlas, 1992 development plan for 360-366 Lyceum Avenue, with garages to be removed and three new units to be built.

Neighboring property permits: 368 C Lyceum Avenue

Property History
 Permits, licenses, violations & appeals by address

OPA Account #: 212102630
 368 LYCEUM AVE
 Unit C
 Philadelphia, PA 19128-

L&I district	NORTH
Permit number	420286
Permit type	NEW CONSTRUCTION PERMIT (BP_NEWCNST)
Type of work	ENTIRE DEMOLISH EXISTING STRUCTURES AND THE ERECTION OF A DETACHED FAMILY DWELLING WITH TWO ROOF DECKS AND TWO REAR OPEN AIR ACCESSORY PARKING SPACES. SEPARATE PERMITS REQUIRED FOR ELECTRIC PLUMBING AND MECHANICAL. (PARCEL A AND B IS AN ATTACHED STRUCTURE EACH A SINGLE FAMILY DWELLING AS A CHILD UNDER THIS PERMIT.)
Permit status	COMPLETED
Date issued	Oct. 15, 2012
Zoning documents	No zoning documents
Contractor	SUMAC PROPERTIES INC ANDREW R THOMAS 425 MULBERRY LANE HAVERFORD PA 19041-

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This building at site C and adjacent twin houses at sites A and B are adjacent to 360-66 Lyceum Ave. - permits dated 2012-2013

Property History
 Permits, licenses, violations & appeals by address

L&I dashboard / Property history / 4411 MANAYUNK AVE / Permit: 547563

ZONING/USE PERMIT ISSUED 07/09/2014
547563

L&I District: NORTH
OPA Account #: 212139507
 4411 MANAYUNK AVE
 Philadelphia, PA 19128-4820

L&I district	NORTH
Permit number	547563
Permit type	ZONING/USE PERMIT (ZP_ZON/USE)
Type of work	NEWCON FOR THE NEW CONSTRUCTION FOR A SFD WITH GREEN ROOF AND SOLAR PANEL ON ROOF
Permit status	COMPLETED
Date issued	Jul. 09, 2014
Zoning documents	Jul. 09, 2014 PAGES: 3 FILE-SIZE: 0.48mb 27-205753.pdf
Contractor	No Contractor Listed

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Around corner on 4411-15 Manayunk Ave; now the side yard of 360-366 Lyceum Avenue, built 2014

The screenshot shows the City of Philadelphia's Property History website. The header includes the city name and navigation links. The main content area displays permit information for 4417 Manayunk Ave, including the permit number 686014, the date issued (08/24/2016), and the contractor RSG Management LLC. A table below provides detailed specifications for the permit, such as the district (North), permit type (New Construction Permit), and work description (entire new construction of a two-story structure).

NEW CONSTRUCTION PERMIT	ISSUED 08/24/2016
686014	
L&I District: NORTH	
OPA Account #: 212139705	
4417 MANAYUNK AVE	
Philadelphia, PA 19128-4820	

L&I district	NORTH
Permit number	686014
Permit type	NEW CONSTRUCTION PERMIT (BP_NEWCNST)
Type of work	ENTIRE FOR NEW CONSTRUCTION OF A TWO (2) STORY ATTACHED STRUCTURE WITH A ROOF DECK WITH A ROOF ACCESS STRUCTURE AS PER PLANS. SEPARATE PERMITS REQUIRED FOR ALL MECHANICAL, ELECTRICAL, PLUMBING AND FIRE SUPPRESSION WORK. SEPARATE PERMIT REQUIRED TO FINISH FIRST FLOOR SPACE.
Permit status	COMPLETED
Date issued	Aug. 24, 2016
Zoning documents	No zoning documents
Contractor	RSG MANAGEMENT LLC 901 FOX CHASE ROAD RYDAL PA 19046-

4417 Manayunk Ave; building at corner of Manayunk Avenue and Conarroe Street – permit dated 2016

PhillyAtlas Data on 360-66 Lyceum Avenue:

360-66 Lyceum Avenue Philadelphia, PA 19128 Find on map >> Owner: DANIEL R NEDUCSIN

Assessed land value: \$397,043 (it was \$34,560 in 2009) Assessed building value: \$545,757 (it was \$157,440 in 2009)

Total assessed value for property: \$942,800 (it was \$192,000 in 2009)

Market value: \$942,800

Date of last market value change: 01/2013 Sale price: \$280,000

Date the deed was transferred: 08/31/1999

Status of construction: Finished Category: Hotels and Apartments

Frontage: 120.48 feet Depth: 225 feet Shape: Grossly Irregular Topography: Street level

View: Typical Date the exterior condition was observed: 11/21/2012 Exterior condition:

Average Year property was built: 1960 (estimated)

Connection to sewer: Yes Separation of utilities: All separate (except water)

Land area: 21,601.93 square feet

Total dwelling livable area: 11,638 square feet

Assessments for tax year: 2014

Read more: <https://www.city-data.com/philadelphia/L/Lyceum-Avenue-5.html>.

Phila Atlas File for 360-6 Lyceum

Characteristic property descriptions of 360-366 Lyceum Avenue

USPhoneBook Property database

364 Lyceum Ave APT d Philadelphia, PA

364 Lyceum Ave APT d Philadelphia, PA was **built in 1960** and last sold for \$280,000

The property has a lot size of 21,602 Sq Ft and is listed as a Apartments (generic). If you are looking to buy or rent a property, use USPhoneBook's property database to avoid rental scams, understand tax liabilities, and get a sense of the property's value over time. You can also check out the neighborhood section and see nearby homes, last sold for prices, tax records and more.