



The First Tee of Greater Philadelphia  
John F. Byrne Golf Club  
9550 Leon Street  
Philadelphia, PA 19114

November 22, 2024

Dear Members of the Philadelphia Art Commission,

I am writing on behalf of First Tee of Greater Philadelphia to submit a proposal for the construction of a new maintenance pole barn at John F. Byrne Golf Club. The proposed pole barn will serve as an expanded storage facility to support our ongoing maintenance and operational needs, ensuring we can continue to care for and secure our equipment housed within our facility.

As part of our efforts to improve and streamline our facility's operations, we have identified a critical need for additional storage space. Currently, our existing storage capacity has reached its limit, creating challenges to properly organize, secure, and access tools, materials, and machinery necessary for maintaining the grounds, buildings and surrounding areas of our golf course. The addition of this pole barn will allow for a more efficient workflow and better conservation practices, all while maintaining the integrity of the surrounding environment.

We recognize the importance of the Art Commission's role in ensuring that new structures in Philadelphia meet both aesthetic and practical considerations. To that end, we have made every effort to design the pole barn in a way that complements the surrounding landscape and architecture. The structure will be simple, functional, and in keeping with the materials and character of the existing environment. Attached to this letter is our presentation which shows the specifications, location and other documentation for your review.

We are committed to working with the Commission to ensure that this project adheres to all necessary guidelines and standards, and we welcome any feedback or suggestions you may have. Our goal is to ensure that the maintenance pole barn is both an asset to our operations and an enhancement to the site as a whole.

Thank you for your consideration of this proposal. We look forward to discussing the project further and to working together to achieve a solution that meets the needs of our organization while respecting the City's unique artistic and architectural heritage.

Sincerely,

A handwritten signature in blue ink that reads "William Hyndman V". The signature is written in a cursive style with a stylized "V" at the end.

William Hyndman V  
CEO  
First Tee of Greater Philadelphia



# John F. Byrne Golf Club Maintenance Pole Barn Construction 9550 Leon Street Philadelphia, Pa 19114



# Brief History

- 1931: Founding of Holmesburg Country Club
- 1966: City assumes ownership with help of Councilman John F. Byrne
- 2019: 8,500 rounds under Billy Casper Golf Management
- 2019: Nov FT assumes management of JFB GC facility. Obtains LT lease
- 2022: First Tee completes \$1.2 million renovation of Clubhouse
- 2020-22: First Tee Repairs 5 bridges and installs new cart paths @ \$600,000
- 2022: First Tee installs new state of the art irrigation system to enhance golf course and minimize water usage
- 2023: First Tee invests in over \$600,000 of new Toro maintenance equipment
- 2024: 42,000 total round played with the lowest price in Greater Philadelphia
  - 4,000 FT **free** student rounds
  - 660 kids in **free** First Tee Life Skill Classes (offered year round)
  - Host of 9 high school golf teams
  - Host of 5 middle school golf teams
  - Host of 2 PGA Junior League teams with 65 local youth
  - Conduct Caddie Academy for over 60 youth for job placement

# 2019 - Before



# 2022 - After



John E. Byrne Golf Course-20.jpg



# Existing Conditions



# Proposed Storage Building

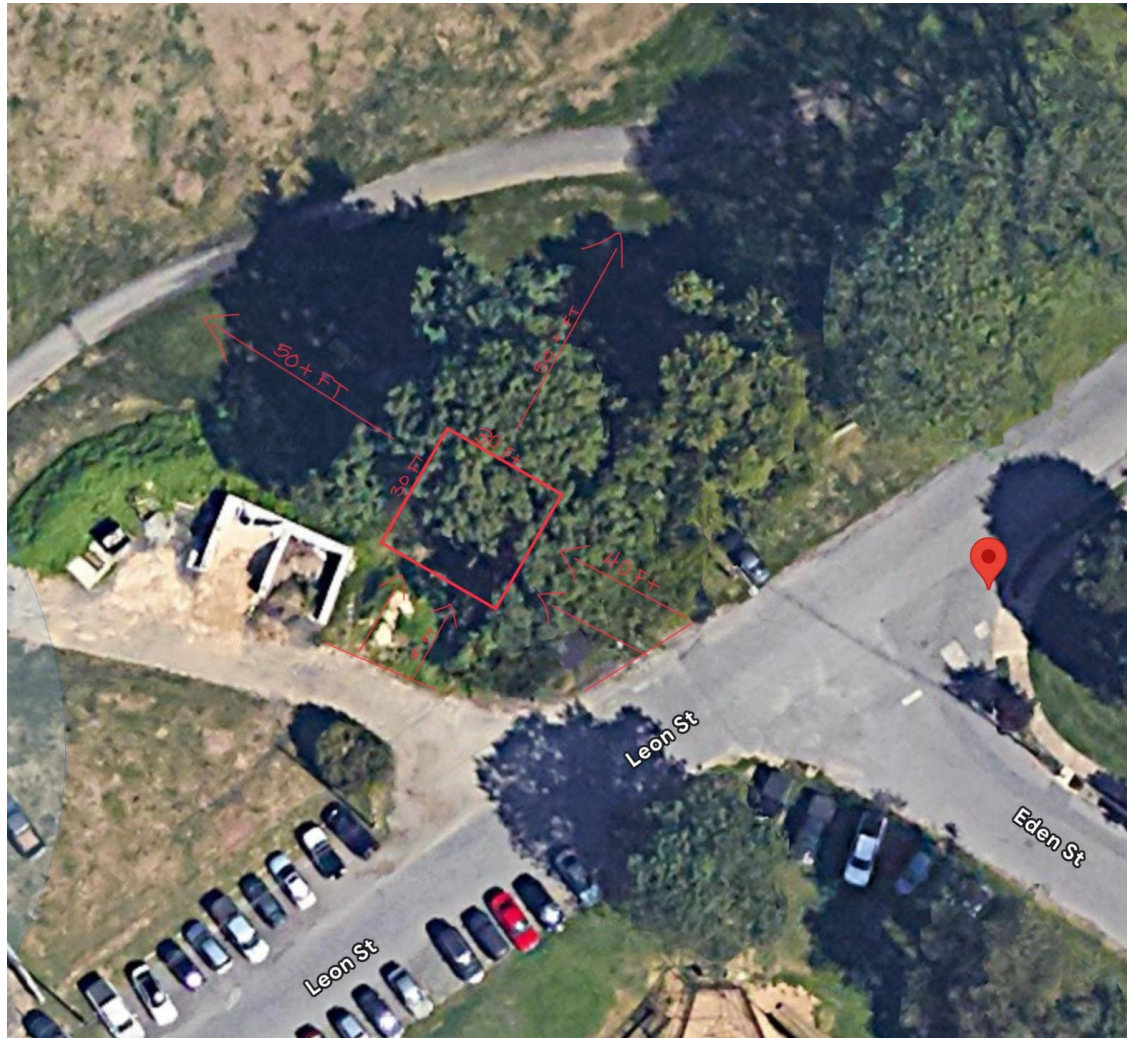


Call: 888-448-2505 or Visit: [PPB1.com](http://PPB1.com)

- 30' x 30' x 22' high green metal building
- Grey (Slate) metal roof to match entire facility roof color
- 12' wide garage door with separate entry door



# Plot Plan



Ailanthus tree was removed after 7/28/24 storm damage



# Current Parcel View



# Street View



# Building Design

10:54 Fri Nov 15

81%

JOHN BYRNE 406445.pdf



Contract # - 406445 - 003

**EAVE #1**

**GABLE #1**

Eave #2:	Gable #2:
Eave #1:	Front

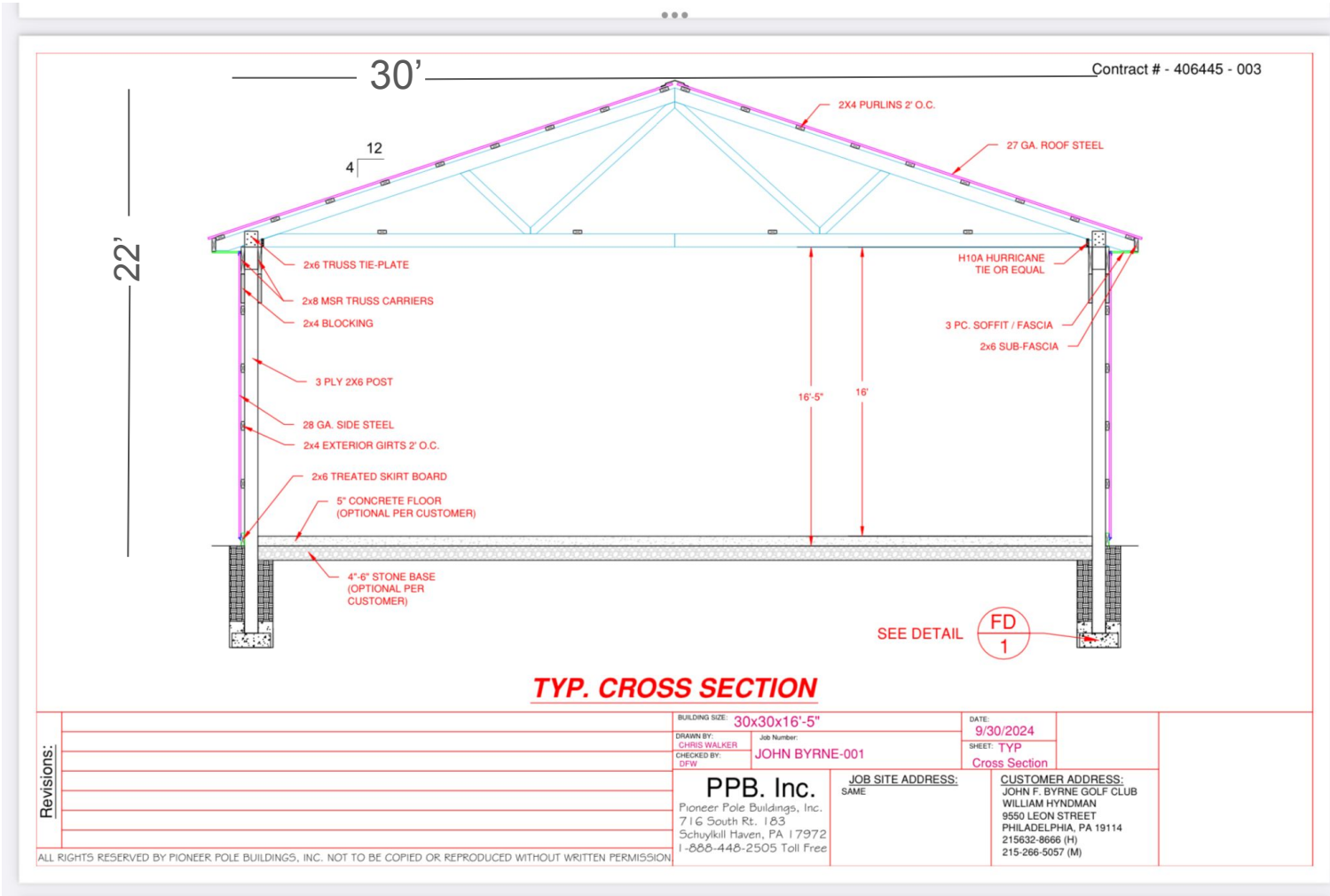
**EAVE #2**

**GABLE #2**

Revisions:	<b>BUILDING SIZE:</b> 30x30x16'-5"	<b>DATE:</b> 9/30/2024		
	<b>DRAWN BY:</b> CHRIS WALKER	<b>JOB NUMBER:</b> JOHN BYRNE-001		<b>SHEET:</b> Elevations
	<b>CHECKED BY:</b> DW			
	<b>PPB, Inc.</b>	<b>JOB SITE ADDRESS:</b> SAME		<b>CUSTOMER ADDRESS:</b> JOHN F. BYRNE GOLF CLUB WILLIAM HYNDMAN 9550 LEON STREET PHILADELPHIA, PA 19114 215632-8666 (H) 215-266-5057 (M)
	Pioneer Pole Buildings, Inc. 716 South Rt. 1&3 Schuylkill Haven, PA 17972 1-888-448-2505 Toll Free			
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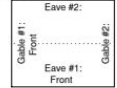
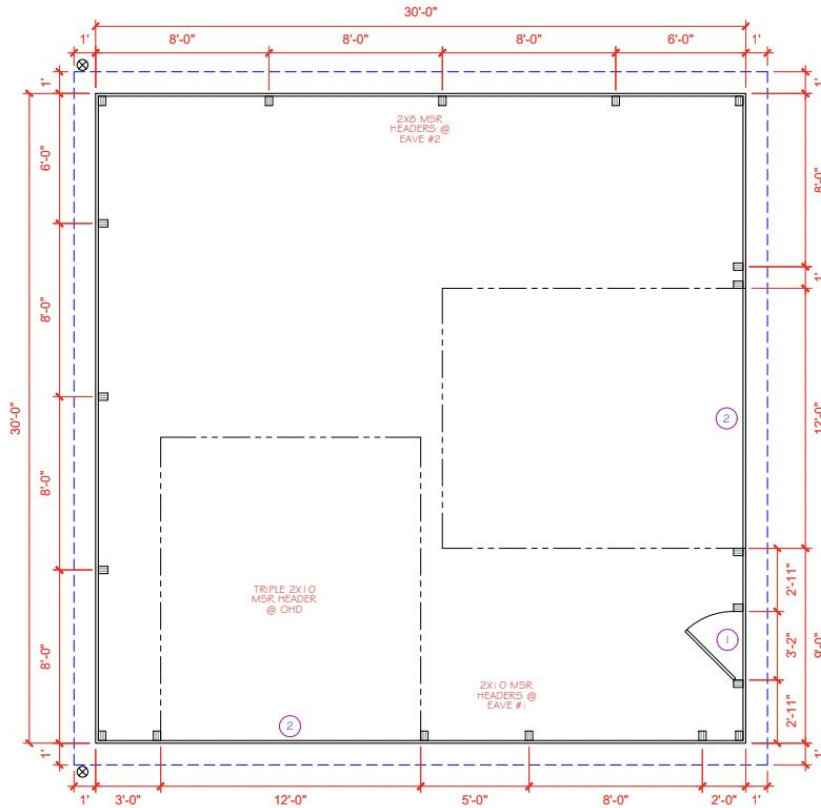


# Building Design



# Building Design

Contract # - 406445 - 003



⊗ = DOWNSPOUT WINDOW & DOOR SCHEDULE

SYM	TYPE OF WINDOW / DOOR	NOMIN.	R.O.
1	ENTRY DOOR	30x6	38" x 82"
2	OVERHEAD DOOR	12x14	12'-0" x 14'-5"

Revisions:	BUILDING SIZE: 30x30x16'-5"	DATE: 9/30/2024
	DRAWN BY: CHRIS WALKER	Job Number: JOHN BYRNE-001
	CHECKED BY: DFW	SHEET: Pole Plan
	<b>PPB. Inc.</b> Pioneer Pole Buildings, Inc. 716 South Rt. 183 Schuylkill Haven, PA 17972 1-888-448-2505 Toll Free	

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# Additional Notes

- First Tee - Greater Philadelphia manages the John F. Byrne GC and is in the midst of a 10 year long term lease. The lease has two 5 year automatic renewal periods
- Project is 100% privately funded and requires no City or taxpayer support
- Installation Contractor - Pioneer Pole Buildings, Inc. Schuylkill Haven, Pa.
- Project Total Cost: \$57,443

