

ADDRESS: 327 N 34TH ST

Proposal: Legalize windows

Review Requested: Final Approval

Owner: Carmine Zheng

Applicant: Pink Zhao, D & R Company Electric LLC

History: 1907

Individual Designation: None

District Designation: Powelton Village Historic District, Contributing, 11/10/2022

Staff Contact: Allyson Mehley, allyson.mehley@phila.gov

OVERVIEW: This application proposes to legalize front windows that were replaced in October 2024 without the Historical Commission's approval, leading to a violation being issued by the Department of Licenses and Inspections. The replacement windows are incompatible with this historic building in style and material.

SCOPE OF WORK:

- Legalize front window replacement.

STANDARDS FOR REVIEW:

The Secretary of the Interior's Standards for the Treatment of Historic Properties and Guidelines include:

- *Standard 2: The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*
 - The wood windows removed included leaded glass windows on the first and second floors. The removal of these distinctive windows does not meet Standard 2.
- *Standard 6: Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*
 - The original windows were replaced with vinyl windows that have interior muntins. The replacements windows do not replicate the historic windows in design, configuration, or material. The design and material of the original windows were a character-defining feature of this building and row; therefore, the new windows do not meet Standard 6.

STAFF RECOMMENDATION: Denial, pursuant to Standards 2 and 6.



*Figure 1. 327 N 34th Street, 2021. Front windows prior to replacement.
Image source: Cyclomedia.*



Figure 2. 327 N 34th Street, 2024. Front façade showing vinyl replacement windows.
Image source: Google Streetview.



Figure 3. 327 N 34th Street, 2024. First floor Interior view prior to replacement. Source: Zillow.



Figure 4. 327 N 34th Street, 2024. Second floor interior view prior to replacement. Source: Zillow.



Figure 5. 327 N 34th Street, 2024. Third floor interior view prior to replacement. Source: Zillow.



✕ Violation Notice and Order to Correct

L&I File Number: CF-2024-110532



YOU HAVE THE RIGHT TO APPEAL THIS NOTICE. YOUR APPEAL MUST BE FILED BY 11/10/2024.

IF YOU DO NOT TIMELY FILE AN APPEAL THEN YOU WAIVE YOUR RIGHT TO LATER CHALLENGE ANY PART OF THIS NOTICE. This includes waiving your right to argue: whether the violations existed, whether you were responsible to correct the violations, whether you had enough time to correct the violations, whether the City should have abated the violations, and whether the City can impose fines, fees, or costs against you.

For more information on filing an appeal and/or to obtain the approved form visit the appeals section of the Department of Licenses and Inspections website at www.phila.gov/li or the Boards Administration Unit, 11th Floor Municipal Services Building, 1401 J.F.K. Blvd., Philadelphia PA.

Appeals of the Technical Codes, such as the Zoning Code and/or Fire Code, need to be submitted to the appropriate Technical Appeal Board such as the Zoning Board of Adjustment and/or the Board of Safety and Fire Prevention. For additional information call 215-686-8686.

IF YOU HAVE ANY LEGAL QUESTIONS YOU SHOULD CONSULT WITH AN ATTORNEY.

If you do not have an attorney, you can contact the Philadelphia Bar Association Referral and Information Line at 215-238-6333 to have an attorney referred to you. You can also find a list of legal aid service providers at <http://palegalaid.net/legal-aid-providers-in-pa>.



The Philadelphia Code may be found online for free at www.phila.gov under "Open government."

If you have any questions regarding this notice or would like to schedule a re-inspection, please contact: ROBERT CURRAN JR. ROBERT.CURRAN@phila.gov or the district office noted above.

ATTENTION: This is an important notice! For information in your language, call 215-686-8686

ATENCIÓN: ¡Este es un aviso importante! Para recibir información en su idioma, llame al 215-686-8686

注意: 这是重要通知! 如果您需要以您的语言获得此信息, 请致电 215-686-8686

CHÚ Ý: Đây là thông báo quan trọng! Nếu bạn cần thư này bằng ngôn ngữ khác, vui lòng gọi 215-686-8686

주의: 중요 통지입니다! 이 서신을 귀하의 언어로 받고 싶으시면 215-686-8686번으로 전화하시기 바랍니다

توجہ فرمائیں: یہ ایک ضروری اطلاع نامہ ہے! ترجمے کی خدمات کے لیے 215-686-8686 پر کال کریں

ATTENTION: Cet avis est important! Si vous avez besoin de cet avis dans une autre langue, appelez le 215-686-8686



✘ Violation Notice and Order to Correct

L&I File Number: CF-2024-110532

RESPONSIBLE PARTY Carmine Zheng 327 N 34th St Philadelphia, Pennsylvania 19104	DISTRICT OFFICE
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PROPERTY IN VIOLATION 327 N 34TH ST, Philadelphia, PA 19104-2452	DATE OF NOTICE 10/11/2024
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On 10/10/2024 the Department of Licenses and Inspections inspected/investigated the property in violation and found the following condition(s) or activity which violate the Philadelphia Code. Based on these the property is deemed:


IN VIOLATION

The property will remain in this status until all the violations below are corrected and the Department of Licenses and Inspections has verified the corrective action. You are the person responsible for the correction of these violations.

Any permit or license obtained to comply a violation of working without or in excess of a permit or a license will result in an additional inspection fee equal to the cost of the permit or license. (Phila. Code § A-901.13)

YOU ARE ORDERED TO MAKE THE NECESSARY REPAIRS AND/OR TAKE THE NECESSARY ACTION(S) TO CORRECT THE CITED CONDITIONS PRIOR TO 11/14/2024

VIOLATIONS				
PHILA. CODE §	PHILA. CODE LANGUAGE	CONDITION IN VIOLATION	LOCATION	FINE AMOUNT
A-301.1/35	A building permit is required for the installation of a new window and/or door.	New vinyl windows installed. PHC approval required.	second and third floor	\$300.00
A-203.2/1	A violation has been issued because the used materials, equipment and/or devices are not approved.	Materials used have not been approved by the department/ Philadelphia Historical Commission.	second and third floor	\$300.00

 Failure to timely correct the violations listed above by or before the correction date listed above will result in the stated fine amount being imposed against you. The fines will be imposed on a per day basis for each violation that remains uncorrected AFTER the stated correction date. Phila. Code § A-601. If you timely correct each violation by the stated correction date, no fines will be due.

In addition to the fines listed above, failure to timely correct the violations will result in you being charged:

- Labor and material costs for any work performed by the City, such as a demolition; sealing of windows or doors; clearing of weeds, trash or debris; relocation expenses for removing occupants, costs associated with cease operations orders. Such costs are subject to an additional administrative fee of 21% (Phila. Code § A-503);
- An additional \$100 fee for repeat abatement work (Phila. Code § A-503.2); and
- Reinspection fees as follows: \$100 for the third inspection, \$200 for the fourth inspection, and \$350 for any additional inspections (Phila. Code § A-901.12.2).

D&R Company Electric LLC

4421 Aramingo Avenue

Philadelphia, PA 19124

Tel: 215-877-7777

Email: drbuilder360@gmail.com

01/09/2025

Allyson Mehley
Historic Preservation Planner Supervisor
Philadelphia Historical Commission
1515 Arch Street, 13th Floor
Philadelphia, PA 19102

Re: 327 N 34th St, Window replacement

I am writing on behalf of D&R Company Electric LLC regarding our project, located at 327 N 34th St (RP-2024-012285). As part of the public review process, we respectfully request a review of the project by the Architectural Committee on January 28, 2025, and by the Historical Commission on February 14, 2025.

The original old wood window was rotted and has been replaced with a vinyl replacement window, which includes mullions between the glass to match the existing windows as closely as possible. The old window and glass were disposed of due to their poor condition.

Please see the attached photos of a neighboring window that was replaced some time ago and attached plan for your reference.

If there are any additional details or updates required, please let me know, and I will address them promptly. I aim to ensure everything is submitted well before the January 13 deadline.

Thank you again for your assistance.

Sincerely,

Pink Zhao

D&R Company Electric LLC

SCOPE OF WORK:

IN RESPONSE TO PERMIT #PR-2024-012285: EXISTING WINDOWS REPLACED AND INSTALLED TO HISTORICAL BUILDING.

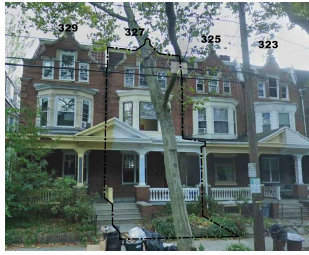
CODE REVIEW

BUILDING CODE: 2018 INTERNATIONAL EXISTING BUILDING CODE
 2018 INTERNATIONAL RESIDENTIAL CODE
 2018 INTERNATIONAL ENERGY CONSERVATION CODE

CONSTRUCTION TYPE: V-6
 NUMBER OF STORIES: 3 STORY + BASEMENT

LOT AREA: 1,551 SQ. FT.
 LIVING AREA: 2,394 SQ. FT.

ZONING: RTA1 - (RESIDENTIAL TWO FAMILY ATTACHED-1)



PROPOSED FRONT ELEVATION

WINDOW / DOOR SCHEDULE

MARK	TYPE	SIZE (W x H)	MATERIAL	GLASS TYPE	GLAZING TYPE	HEADER	U VALUE
Ⓐ	DOUBLE HUNG WINDOW	NOTE ON PLAN	VINYL	LOW-E	DOUBLE-PANE	EXISTING	0.32



D & R COMPANY
 BUILDING MANAGEMENT ENGINEERING

4421 ARAMINGO AVENUE
 PHILADELPHIA, PA 19125

TELEPHONE: 215.877.7777

SEAL:

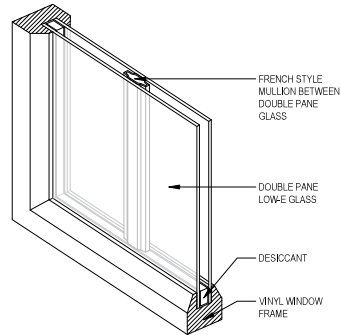
KEY PHOTOS



EXISTING FRONT ELEVATION



PROPOSED FRONT ELEVATION



3 WINDOW MULLION DETAIL
 SCALE: N.T.S



1 EXISTING FRONT ELEVATION
 SCALE: 3/8"=1'-0"

2 PROPOSED FRONT ELEVATION
 SCALE: 3/8"=1'-0"

PROJECT:

327 N 34TH ST. .
PHILADELPHIA, PA 19104

ISSUED FOR

PERMIT SET	
REVISED PERMIT SET	
01	01-05-2025
	REVISION 1

FOR PERMIT ONLY

CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS PRIOR TO COMMENCING CONSTRUCTION. ARCHITECTS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR BY NOTIFYING THE ENGINEER OF ANY INCONSISTENCIES BETWEEN THESE PLANS AND ANY GOVERNING BUILDING CODES OR ORDINANCES. CONTRACTOR SHALL CHECK WITH THE ENGINEER PRIOR TO THE START OF CONSTRUCTION FOR ADDENDUMS OR BULLETINS.

SHEET TITLE:

SHEET NO.

A-1



327 N 34th St

Image provided by applicant



333 N 34th St

Image provided by applicant



329 N 34th St

Image provided by applicant



323 N 34th St

Image provided by applicant



321 N 34th St

Image provided by applicant