

**ADDRESS: 4328 MAIN ST**

Proposal: Construct three-story mixed-use building with roof deck

Review Requested: Final Approval

Owner: Baker Street Partners LLC

Applicant: Christopher H Carickhoff, AIA, Studio C Architecture LLC

History: 1925; demolished 2016

Individual Designation: None

District Designation: Manayunk Historic District, Contributing, 12/14/1983

Staff Contact: Kim Chantry, [kim.chantry@phila.gov](mailto:kim.chantry@phila.gov)

**BACKGROUND:**

This application proposes to construct a three-story mixed-use building with roof deck on Main Street in the Manayunk Historic District. The historically designated building on this site was demolished in 2016, after it was declared imminently dangerous by the Department of Licenses & Inspections. The Historical Commission approved a three-story commercial building with roof deck including two pilot houses on this site in 2017, and a revised design in 2019. That façade design was more industrial in appearance than the current proposal. That building was not constructed, and the property has since changed ownership. This proposed design features a painted panel storefront with red brick on the upper stories. The rear of the building will be visible from the Manayunk Towpath, and features a stone masonry base to account for floodplain requirements, with a painted panel storefront at the first story and vinyl siding on the upper stories.

**SCOPE OF WORK**

- Construct three-story mixed-use building on Main Street in Manayunk.

**STANDARDS FOR REVIEW:**

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

- *Standard 9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*
  - The proposed building is compatible with Main Street Manayunk Historic District's streetscape materials, massing, features, size, scale and proportion. The staff suggests that the applicant reconsider the use of vinyl siding for the side and rear.

**STAFF RECOMMENDATION:** Approval, provided the vinyl siding is changed to an alternative material, with the staff to review details, pursuant to Standard 9.

# STUDIO C ARCHITECTURE LLC

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CHRISTOPHER H CARICKHOFF | PRINCIPAL | RA406747

May 05, 2020

Philadelphia Historical Commission  
1515 Arch Street, 13<sup>th</sup> Floor  
Philadelphia, PA 19102

RE: **4328 Main Street – Neighborhood Commercial Mixed Use**  
4328 Main Street  
Philadelphia, PA 19127

Dear Historic Commission

We are requesting final approval of a new 3-story commercial mixed use building at 4328 Main Street. The owner of the property is Baker Street Partners LLC, a joint LLC held by Steve Olszewski and Andrew Mulson.

Zoned CMX-2.5, the provided proposal is for the construction of a 3-story structure on the site, which includes commercial at the ground floor and 4 residential dwelling units on the second and third floors, and a pilot house for access to two private roof decks. The rear of the building sits on the rear property line, which abuts the existing Manayunk tow path.

Details of the work to the exterior of the historic structure and proposed addition are provided in the following packet. We look forward to your review and feedback.

Cordially,

**Christopher H. Carickhoff**, Principal

**STUDIO C ARCHITECTURE, LLC**

# APPLICATION FOR BUILDING PERMIT



CITY OF PHILADELPHIA  
DEPARTMENT OF LICENSES AND INSPECTIONS  
MUNICIPAL SERVICES BUILDING – CONCOURSE  
1401 JOHN F. KENNEDY BOULEVARD  
PHILADELPHIA, PA 19102  
For more information visit us at [www.phila.gov/li](http://www.phila.gov/li)

APPLICATION # \_\_\_\_\_

(Please complete all information below and print clearly)

**ADDRESS OF PROPOSED CONSTRUCTION:**

4328 MAIN STREET

**APPLICANT:**

Chris Carickoff

**COMPANY NAME**  
STUDIO C

PHONE # \_\_\_\_\_ FAX # \_\_\_\_\_

**PROPERTY OWNER'S NAME:**  
BAKER STREET PARTNERS LLC

PHONE # \_\_\_\_\_ FAX # \_\_\_\_\_

**ARCHITECT/ENGINEER IN RESPONSIBLE CHARGE**  
CHRIS CARICKHOFF

**ARCHITECT/ENGINEERING FIRM:**  
STUDIO C

PHONE # (610) 580-7964 FAX # \_\_\_\_\_

**CONTRACTOR:**

**CONTRACTING COMPANY:**

PHONE # \_\_\_\_\_ FAX # \_\_\_\_\_

**APPLICANT'S ADDRESS:**

422 DUDLEY AVENUE

NARBERTH, PA 19072

LICENSE # AC4376075 E-MAIL: \_\_\_\_\_

**PROPERTY OWNER'S ADDRESS:**

4328 MAIN STREET PHILADELPHIA, PA 19127

**ARCHITECT/ENGINEERING FIRM ADDRESS:**

422 DUDLEY AVENUE

NARBERTH, PA 19072

LICENSE # 752036 E-MAIL: CHRIS.CARICKHOFF@GMAIL.COM

**CONTRACTING COMPANY ADDRESS:**

LICENSE # \_\_\_\_\_ E-MAIL: \_\_\_\_\_

**USE OF BUILDING/SPACE**

MIXED-USE COMMERCIAL / RESIDENTIAL

**ESTIMATED COST OF WORK**

\$ \_\_\_\_\_

**BRIEF DESCRIPTION OF WORK:**

NEW CONSTRUCTION 3-STORY, MIXED USE BUILDING WITH COMMERCIAL AT GROUND FLOOR, 4 RESIDENTIAL DWELLING UNITS AT THE 2ND AND 3RD FLOORS, AND ROOF DECK ACCESSIBLE BY PILOT HOUSE.

**TOTAL AREA UNDERGOING CONSTRUCTION:** 4,284 square feet

**COMPLETE THESE ITEMS IF APPLICABLE TO THIS APPLICATION:**

# OF NEW SPRINKLER HEADS (suppression system permits only): \_\_\_\_\_ LOCATION OF SPRINKLERS: \_\_\_\_\_

# OF NEW REGISTERS/DIFFUSERS (hvac/ductwork permits only): \_\_\_\_\_ LOCATION OF STANDPIPES: \_\_\_\_\_

IS THIS APPLICATION IN RESPONSE TO A VIOLATION?  NO  YES VIOLATION #: \_\_\_\_\_

All provisions of the building code and other City ordinances will be complied with, whether specified herein or not. Plans approved by the Department form a part of this application. I hereby certify that the statements contained herein are true and correct to the best of my knowledge and belief. I further certify that I am authorized by the owner to make the foregoing application, and that, before I accept my permit for which this application is made, the owner shall be made aware of all conditions of the permit. I understand that if I knowingly make any false statement hereon, I am subject to such penalties as may be prescribed by law or ordinance.

APPLICANT'S SIGNATURE:

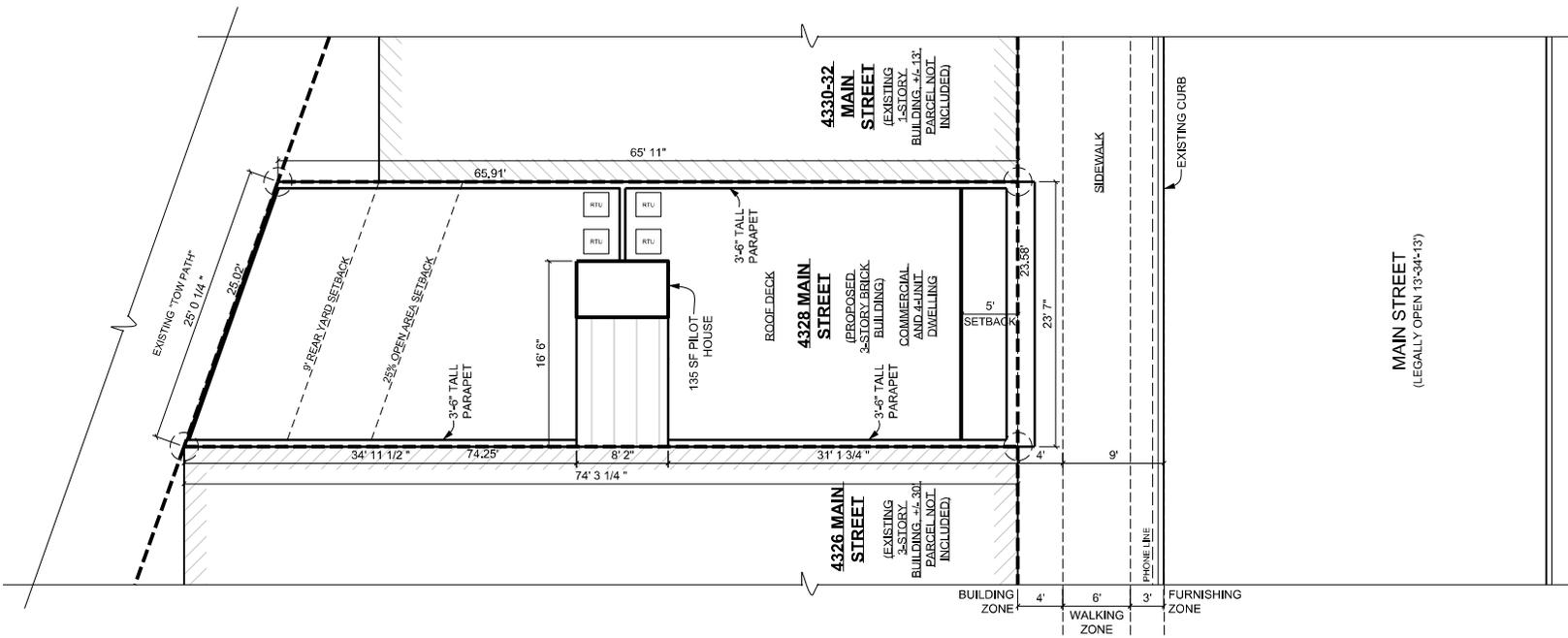
DATE: 05 / 05 / 2020

# 4328 MAIN STREET





ZONING INFORMATION		
<b>PROJECT:</b> 4328 MAIN STREET		
<b>ADDRESS:</b> 4328 MAIN STREET PHILADELPHIA PA 19127		
<b>APPLICABLE ZONING + BUILDING CODES:</b> THE PHILADELPHIA CODE 2018 INTERNATIONAL BUILDING CODE INTERNATIONAL ENERGY CONSERVATION CODE PHILADELPHIA PLUMBING CODE		
<b>DIMENSIONAL STANDARDS FOR COMMERCIAL DISTRICTS (TABLE 14-701-3):</b> ZONING CLASSIFICATION CMX-2.5 NEIGHBORHOOD COMMERCIAL MIXED USE-2.5		
	<b>REQUIRED</b>	<b>PROVIDED</b>
MAXIMUM OCCUPIED AREA (% OF LOT)	75%	100%
MINIMUM FRONT YARD DEPTH (FT.)	0	0
MINIMUM SIDE YARD WIDTH, EACH (FT.)	5' IF USED	0
MINIMUM REAR YARD DEPTH (FT.)	0	0
MAXIMUM HEIGHT (FT.)	55'	32'
MINIMUM CORNICE HEIGHT (FT.)	25'	32'
<b>PROPOSED BUILDING</b>		
TOTAL LOT AREA		1,653 S.F.
PROPOSED BUILDING COVERAGE		1,653 S.F.
<b>PROJECT DESCRIPTION</b>		
NEW 3 STORY MULTI-FAMILY BUILDING WITH COMMERCIAL UNIT AT GRADE AND 4 RESIDENTIAL DWELLING UNITS.		

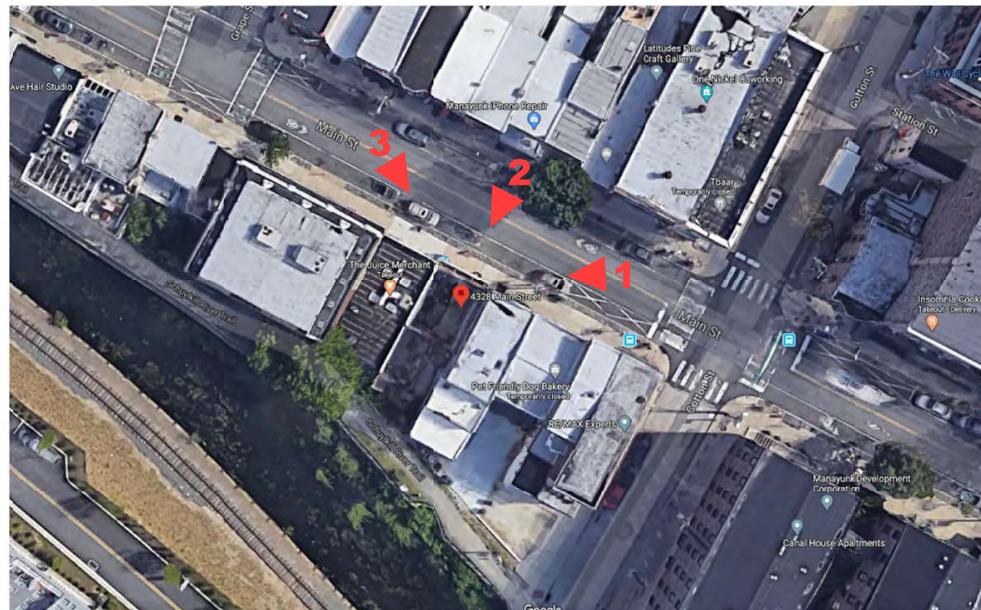


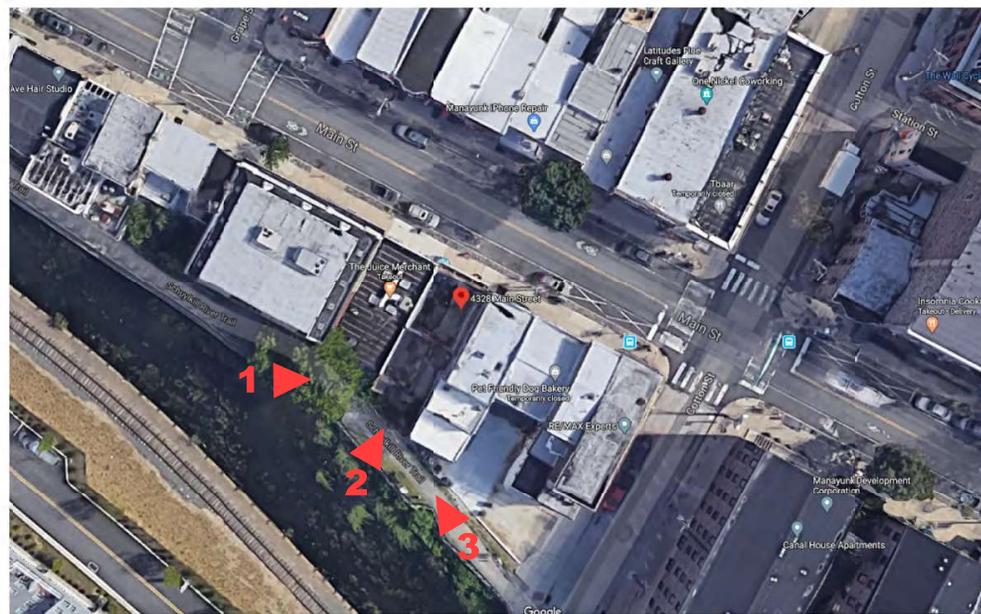
**STUDIO C**  
ARCHITECTURE

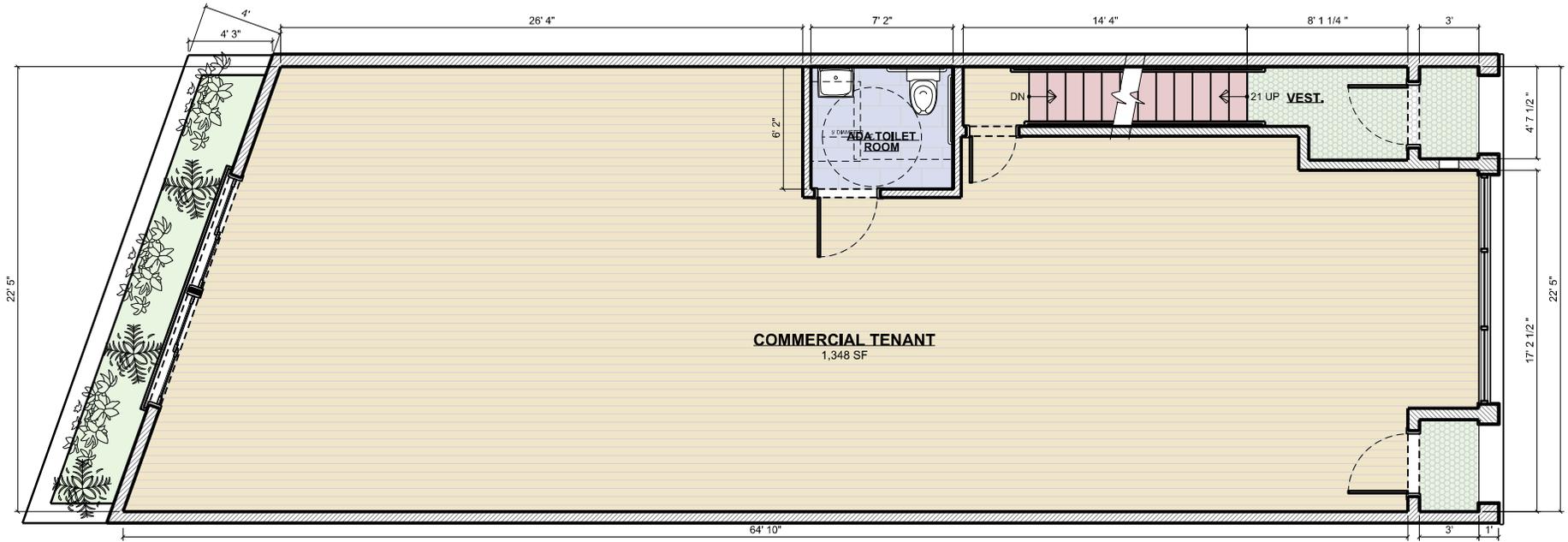
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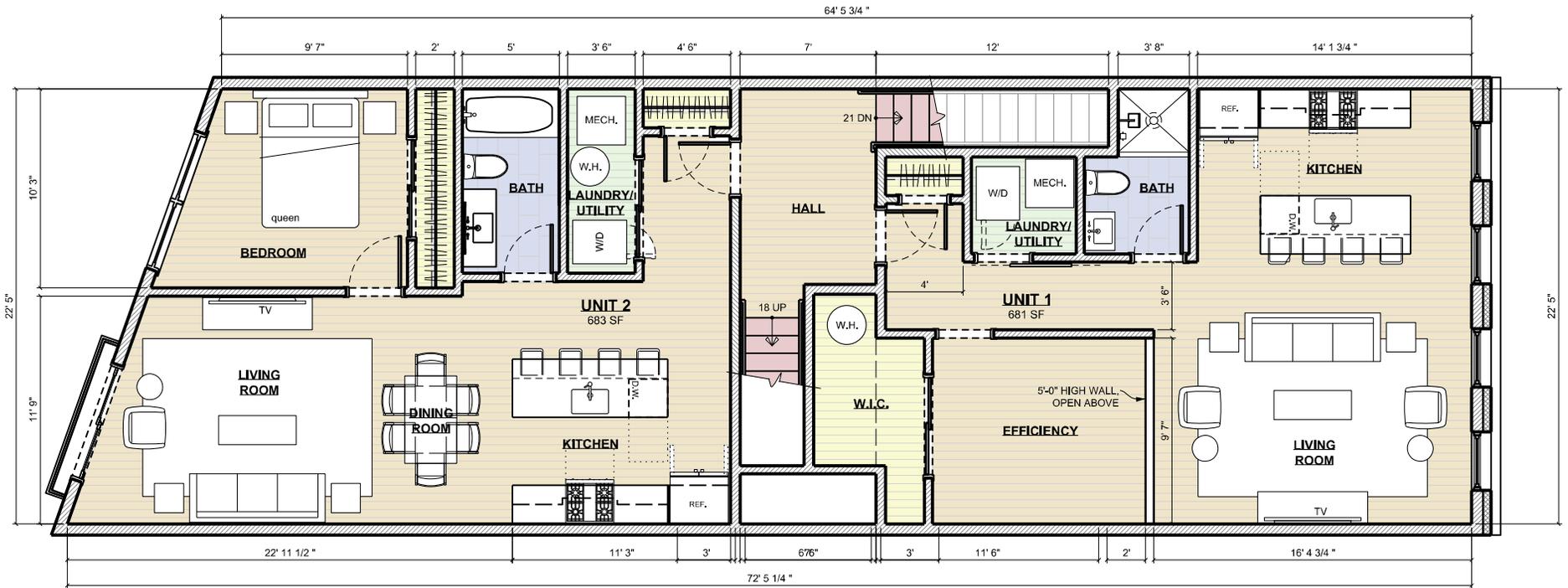
PROPOSED  
SITE PLAN  
SCALE: 3/32"=1'-0"

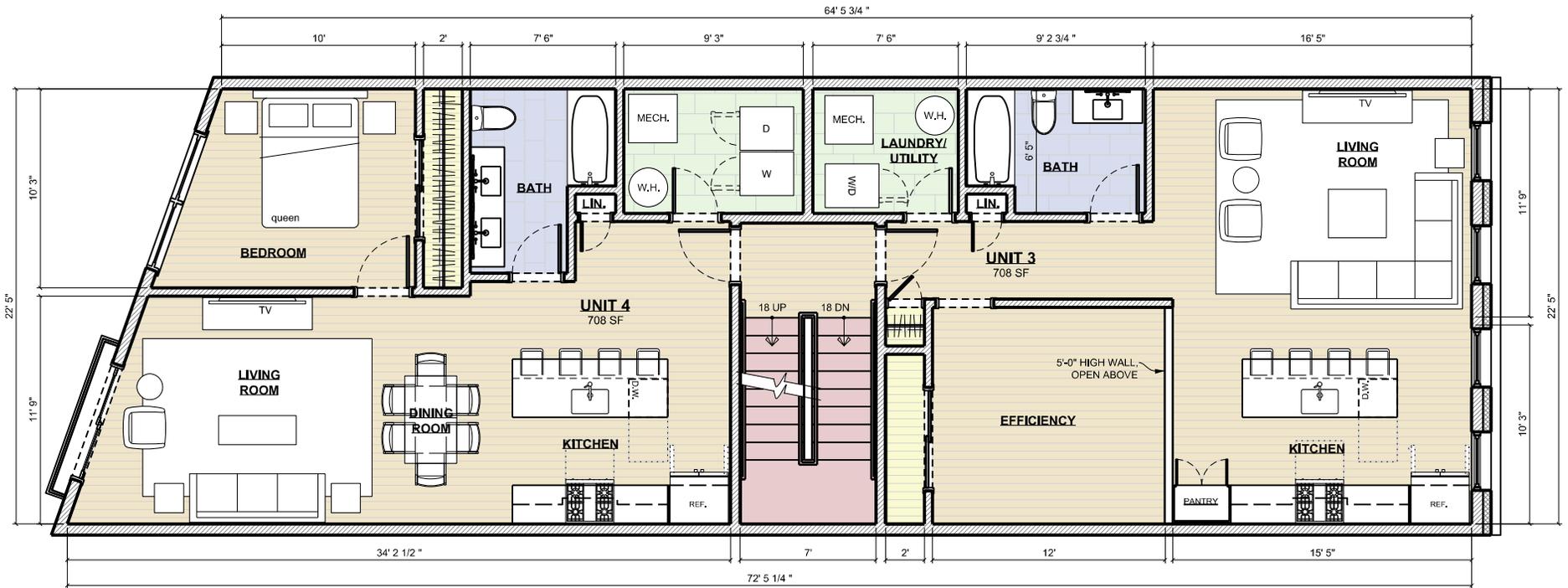
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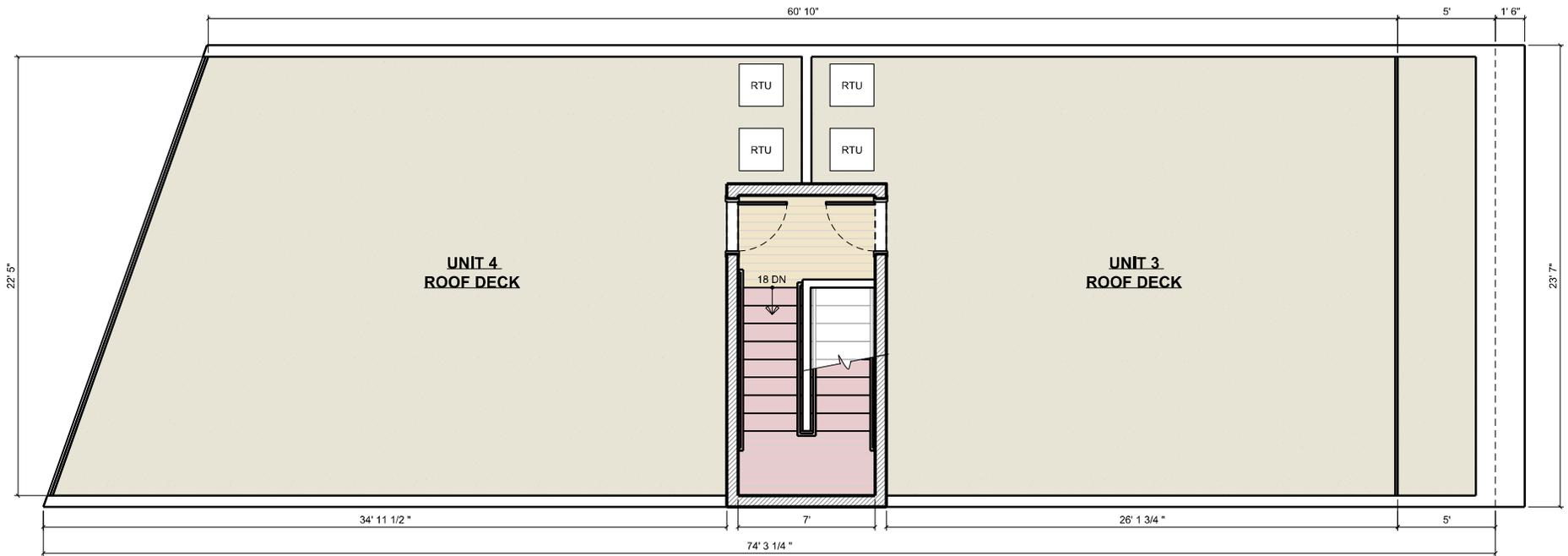


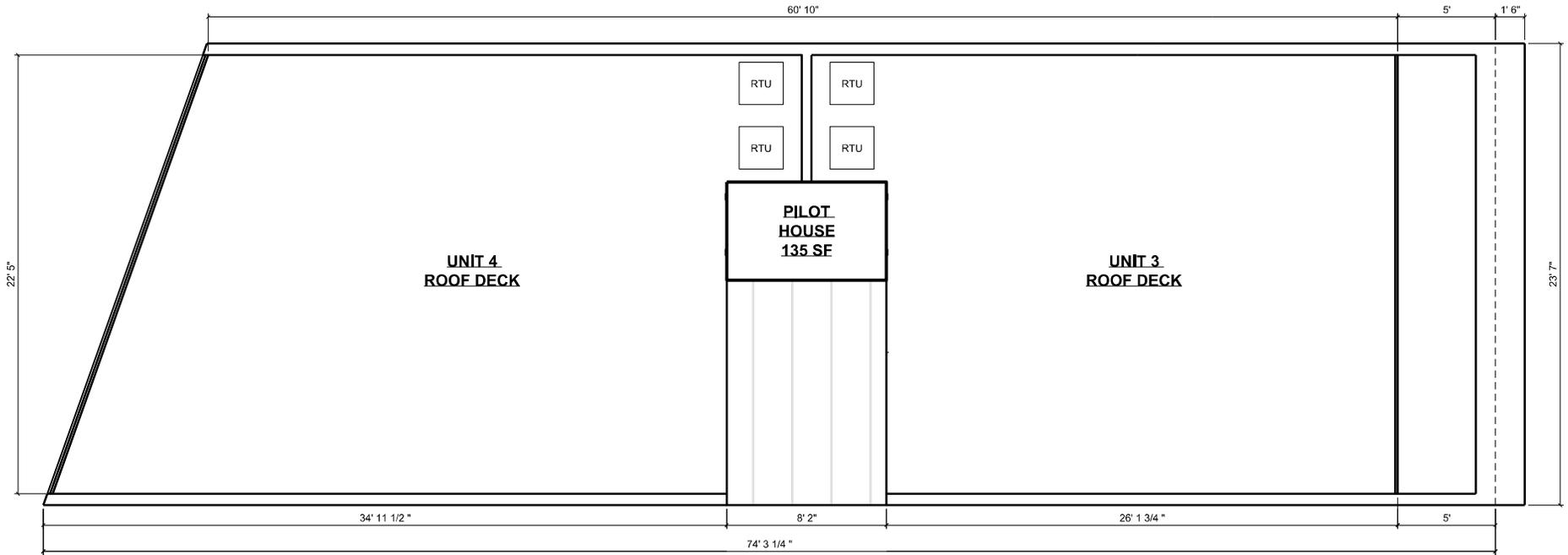






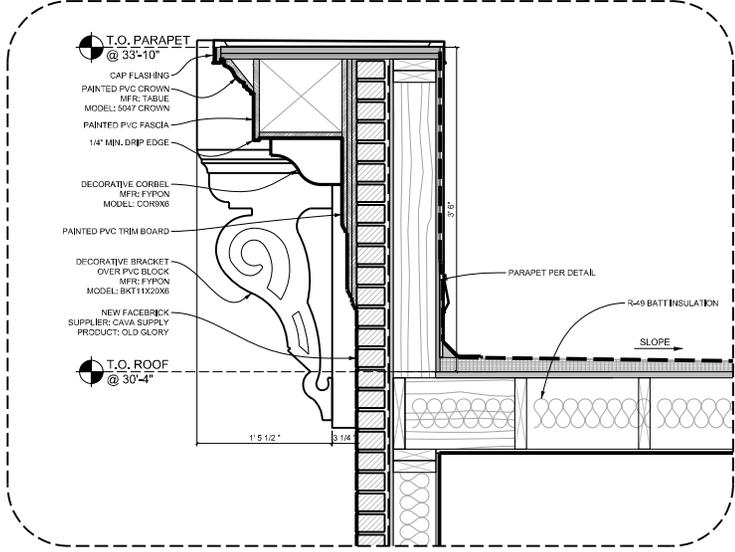








KEYED NOTES:		
1 NEW BRICK EXTERIOR FACADE: MFR: MCALVOY BRICK PRODUCT: OLD GLORY	2 VINYL SIDING: MFR: CERTANTEED PRODUCT: RESTORATION CLASSIC COLOR: GRANITE GRAY	3 NEW SCOT STUCCO FINISH TEXTURE: SMOOTH COLOR: BENJAMIN MOORE PLATINUM GRAY HC-173
4 PAINTED PANELING: MFR: BENJAMIN MOORE SERIES: HISTORIC COLOR COLLECTION COLOR: VAN DEUSEN BLUE PRODUCT: HC-156	5 DECORATIVE CORBEL MFR: FYPON MODEL: COR3X6	6 STONE MASONRY: CUSTOM
7 EXTERIOR UP/DOWN WALL SCONCE MFR: RESTORATION HARDWARE PRODUCT: DAVENPORT SCONCE FINISH: LAQUEURED BURNISHED BRASS	8 DECORATIVE BRACKET OVER PVC BLOCK MFR: FYPON MODEL: BKT11X20X6	9 ANDERSEN 100 SERIES DOUBLE-HUNG WINDOW
10 PAINTED CORNICE MFR: BENJAMIN MOORE SERIES: HISTORIC COLOR COLLECTION COLOR: CHARCOAL SLATE PRODUCT: HC-178	11 DECORATIVE BRACKET MFR: FYPON MODEL: BKT11X12X4	12 42" BLACK RAILING
13 VINYL SIDING: MFR: CERTANTEED PRODUCT: RESTORATION CLASSIC COLOR: CHARCOAL GRAY	14 PAINTED PVC TRIM: MFR: BENJAMIN MOORE SERIES: HISTORIC COLOR COLLECTION COLOR: CHARCOAL SLATE PRODUCT: HC-178	15 DOUBLE LIFE EXTERIOR DOORS COLOR: CHARCOAL
		16 STANDING SEAM METAL ROOF MFR: ATAS OR SIM. PRODUCT: 1 1/2" FIELDLOK STANDING SEAM PLANK RES: NO COLOR: CHARCOAL SEE: 16 1/2"





**KEYED NOTES:**

1 NEW BRICK EXTERIOR FACADE: MFR: HEAVY DUTY PRODUCT: OLD GLORY	4 VINYL SIDING: MFR: CERTANTEED PRODUCT: RESTORATION CLASSIC COLOR: GRANITE GRAY	7 NEW SLOPE STUCCO FINISH TEXTURE: SMOOTH COLOR: BENJAMIN MOORE PLATINUM GRAY HC-173
2 PAINTED PANELING: MFR: BENJAMIN MOORE SERIES: HISTORIC COLOR COLLECTION COLOR: VAN DUSEN BLUE PRODUCT: HC-156	5 DECORATIVE CORBEL MFR: FYPON MODEL: COR5X6	8 STONE MASONRY: CUSTOM
3 EXTERIOR UPDOWN WALL SCONCE MFR: RESTORATION HARDWARE PRODUCT: DAVENPORT SCONCE FINISH: LAQUERED BURNISHED BRASS	6 DECORATIVE BRACKET OVER PVC BLOCK MFR: FYPON MODEL: BK11X20X6	9 ANDERSEN 100 SERIES DOUBLE-HUNG WINDOW
4 PAINTED CORNICE MFR: BENJAMIN MOORE SERIES: HISTORIC COLOR COLLECTION COLOR: CHARCOAL SLATE PRODUCT: HC-178	7 DECORATIVE BRACKET MFR: FYPON MODEL: BK7X11X4	10 42" BLACK RAILING
5 VINYL SIDING: MFR: CERTANTEED PRODUCT: RESTORATION CLASSIC COLOR: CHARCOAL GRAY	8 PVC MOULDING MFR: FYPON MODEL: MLD196-16	11 DOUBLE LIFE EXTERIOR DOORS COLOR: CHARCOAL
6 VINYL SIDING: MFR: CERTANTEED PRODUCT: RESTORATION CLASSIC COLOR: CHARCOAL GRAY	9 PAINTED PVC TRIM: MFR: BENJAMIN MOORE SERIES: HISTORIC COLOR COLLECTION COLOR: CHARCOAL SLATE PRODUCT: HC-178	12 STANDING SEAM METAL ROOF MFR: ATAS OR SIM. PRODUCT: 1 1/2" FIELDLOK STANDING SEAM PLANK RES: NO COLOR: CHARCOAL SEE: 16 1/2"



**STUDIO C**  
ARCHITECTURE

# 4328 MAIN STREET

PROPOSED  
SOUTH ELEVATION  
SCALE: 3/16"=1'-0"



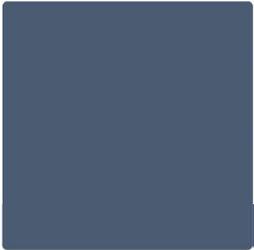
**VINYL SIDING**

MFR: CERTAINTEED  
PRODUCT: RESTORATION CLASSIC  
COLOR: GRANITE GRAY



**VINYL SIDING**

MFR: CERTAINTEED  
PRODUCT: RESTORATION CLASSIC  
COLOR: CHARCOAL GRAY



**PANELING COLOR**

MFR: BENJAMIN MOORE  
SERIES: HISTORIC COLOR COLLECTION  
COLOR: VAN DEUSEN BLUE PRODUCT:  
HC-156



**CORNICE COLOR**

MFR: BENJAMIN MOORE  
SERIES: HISTORIC COLOR COLLECTION  
COLOR: CHARCOAL SLATE  
PRODUCT: HC-178



**STUCCO COLOR**

TEXTURE: SMOOTH  
COLOR: BENJAMIN MOORE  
PLATINUM GRAY HC-179



**BRICK COLOR**

MFR: MCAVOY BRICK  
PRODUCT: OLD GLORY



**EXTERIOR WALL SCNCE**

MFR: RESTORATION HARDWARE  
PRODUCT: DAVENPORT SCNCE  
FINISH: LACQUERED BURNISHED BRASS



**WINDOWS**

MFR: ANDERSEN  
COLLECTION: 100 SERIES  
PRODUCT: DOUBLE-HUNG WINDOW



**STUDIO C**  
ARCHITECTURE

**4328 MAIN STREET**

3D RENDERING:  
MAIN STREET VIEW

12



**STUDIO C**  
ARCHITECTURE

**4328 MAIN STREET**

3D RENDERING: | 13  
CANAL VIEW