

ADDRESS: 4044, 4046, 4048 AND 4050 MAIN ST

Proposal: Rehabilitate building, alter rooflines, add and replace windows and doors

Review Requested: Final Approval

Owner: Citylight Church

Applicant: Jeremy Avellino, Bright Common

History: 1850; Roxborough Mills/Fidelity Machine Works/Wilson Childs Wagon Works

Individual Designation: None

District Designation: Main St Manayunk Historic District, Significant, 12/14/1983

Staff Contact: Laura DiPasquale, laura.dipasquale@phila.gov

OVERVIEW: This application proposes to rehabilitate the historic industrial building at 4050 Main Street and to utilize now-vacant parcels to the southeast to provide pedestrian and vehicle access through new openings into the side elevation of the building. The project site includes four properties: 4044, 4046, and 4048 Main Street, which until recently included three Italianate rowhouses classified as Contributing to the Main Street Manayunk Historic District, and 4050 Main Street, a former industrial building, which is classified as Significant. In November 2017, the Historical Commission approved an application that called for the retention of the facades of the three rowhouses and construction of a large addition with ground-floor parking accessed through an altered opening in the façade of 4048 Main Street. At that time, the Commission found that the buildings were in very poor condition, and that although the proposal would constitute a demolition, the work could be considered necessary in the public interest, given that the buildings were in the floodplain.

In 2020, the buildings at 4044, 4046, and 4048 Main Street were additionally damaged by flooding, and in 2021, the Department of Licenses and Inspections declared the buildings Imminently Dangerous. In consultation with the Historical Commission's attorney, the staff of the Historical Commission approved the demolition of the buildings at 4044, 4046, and 4048 Main Street in 2022, with the following provisions:

- the front facades of the buildings are documented with a laser scan prior to demolition;
- the cornices, marble steps, marble banding between basement and first story, front doors, transoms, door frames, window frames, and shutter hardware are salvaged prior to demolition; and,
- the front facades are faithfully reconstructed to their historic appearances as part of the larger development project approved by the Historical Commission on November 10, 2017.

The facades were laser-scanned prior to demolition. It is unclear whether any building elements were salvaged. Since that time, the property has been sold to new owners, who were unaware of the conditions placed on the demolition permits or the prior development plans and do not intend to reconstruct the buildings. Instead, the current proposal would use the now-vacant parcels as a landscaped and paved approach to the proposed new entries on the side elevation of the existing building as well as a playground area. The southeastern wall, into which the new entries would be cut, would be painted, and new windows would be added at the second-floor level. The requirement to reconstruct the facades at 4044, 4046, and 4048 Main Street runs with the land, regardless of the property owner and cannot simply be waived. If the current owner deems the construction infeasible, that owner must seek and secure the legalization of the demolitions before any project that does not include the reconstructions can proceed. The approved reconstruction of the facades included a garage opening for parking. The approved residential conversion plan may be able to be amended to incorporate the current plan for parking in the basement of the industrial building.

On the Main Street elevation, window openings would be restored and windows replaced. An existing garage entrance would be infilled and a pedestrian door added. The flat roof of the west addition would be gabled to match the adjacent structure.

SCOPE OF WORK:

- Leave parcels at 4044, 4046 and 4048 Main Street undeveloped
- Rehabilitate front façade of 4050 Main Street
- Add, replace, and restore windows on 4050 Main Street
- Cut new pedestrian and vehicular entrances in and paint southeast elevation
- Alter roofline at side/rear addition

STANDARDS FOR REVIEW:

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

- *Standard 6: Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*
 - Demolition of the buildings at 4044, 4046, and 4048 Main Street was predicated on the reconstruction of the facades to match the old, with salvaged elements. Documentation created as part of the demolition would allow for their reconstruction. If it is infeasible to reconstruct the facades, the property owner must seek and secure the legalization of the demolitions before any project that does not include the reconstructions can proceed.
 - The application also proposes to remove modern storefront window openings and restore them to their industrial appearance, satisfying Standard 6.
- *Standard 9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*
 - The application proposes to slightly modify the roofline of the west addition and to remove a rooftop overbuild at the rear facing the river. These elements do not destroy historic materials that characterize the property and are compatible with the massing, size, scale and architectural features of the property, satisfying Standard 9.
 - The application proposes to cut large openings into a former party wall to create new pedestrian and vehicular entrances. The Historical Commission generally treats former party walls as non-historic and allows modifications.

STAFF RECOMMENDATION: Approval, with the staff to review details, provided the front facades of the buildings at 4044, 4046, and 4048 Main Street are reconstructed as required by the demolition permit.

ADDITIONAL FIGURES:



Figure 1: 4044, 4046, and 4048 Main Street on the left in the foreground, 4050 Main Street to the right. November 2021.

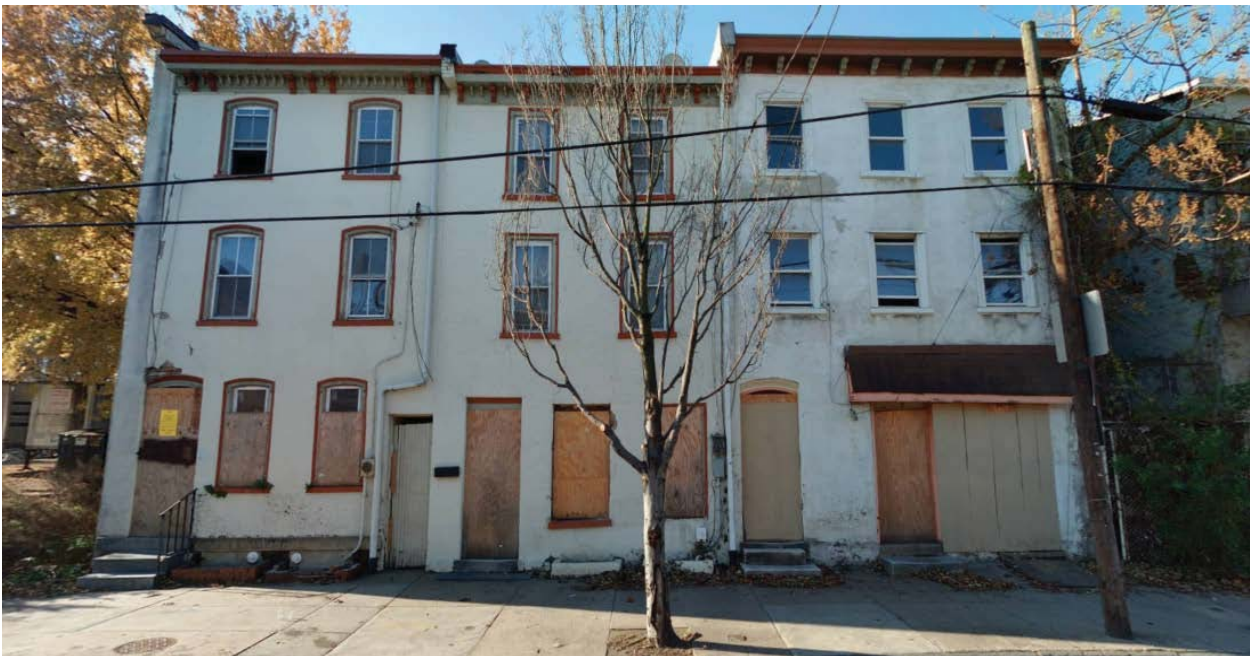


Figure 2: Front facades of 4044, 4046, and 4048 Main Street. November 2021.

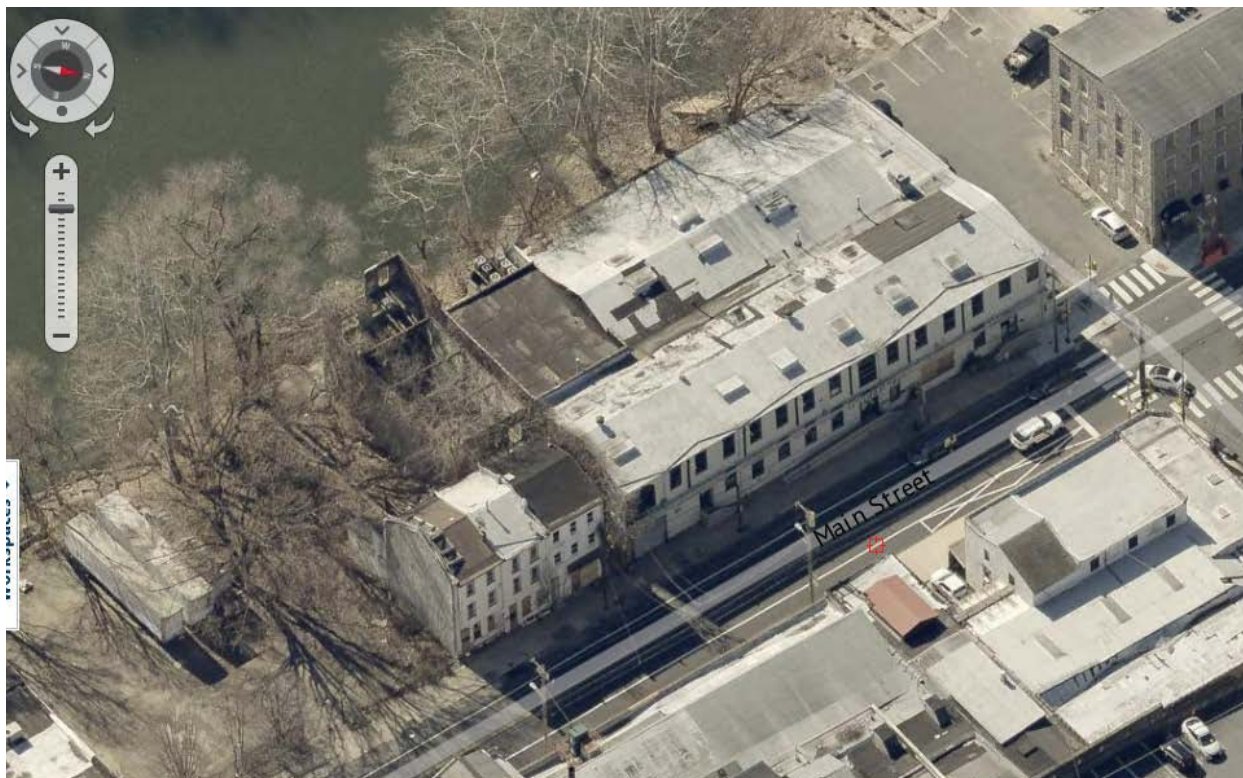


Figure 3: Birds-eye view of 4044 through 4050 Main Street prior to demolition. March 2022.



May 09, 2023

Philadelphia Historical Commission
One Parkway, 13th Floor
1515 Arch Street
Philadelphia, PA 19102

RE: 4050 Main St, Philadelphia, PA 19127

To Whom It May Concern,

Please find attached a PDF package outlining our design proposal for our project at 4050 Main St prepared for Citylight Church, for review and approval by the Philadelphia Historical Commission.

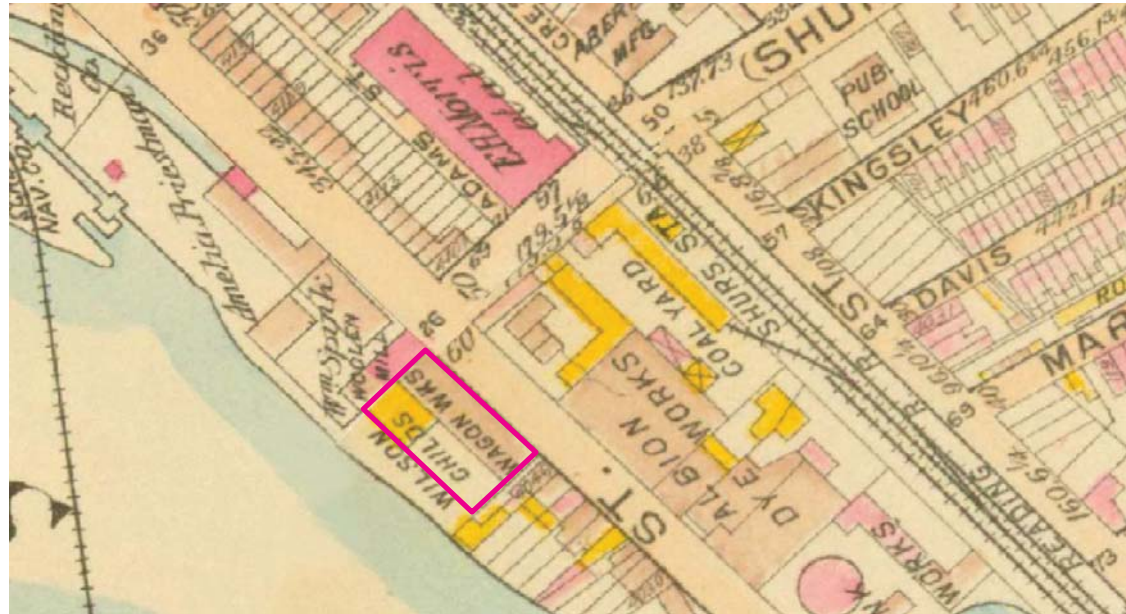
The proposal includes alterations to an existing two-story industrial mill building, originally named Roxborough Mills. The structure was most recently used as a commercial furniture showroom but sustained significant damage during recent flooding events and is currently vacant. The design proposes to utilize the existing building for accessory vehicle and bicycle parking on the ground floor, due to the property's presence in the floodplain, and religious assembly on the second floor. The proposal includes reutilizing the pedestrian entrance on Main St. while creating new pedestrian and vehicular entry points at the property's side yard. The new entrances have been set back from the character defining historic façade.

The existing gross building area is 30,665 SF. The proposed gross building area is 30,665 SF. The lot is zoned ICMX and is being developed by-right.

For a detailed description of the proposed work please refer to the submitted drawings.
Please contact us if you have any further questions.

Respectfully,
Jeremy Avellino

Bright Common
1417 N 2nd St, Studio 3E
Philadelphia, PA 19122
215-423-4455



PROPOSED ALTERATIONS TO
4050 MAIN ST
PHILADELPHIA, PA 19127





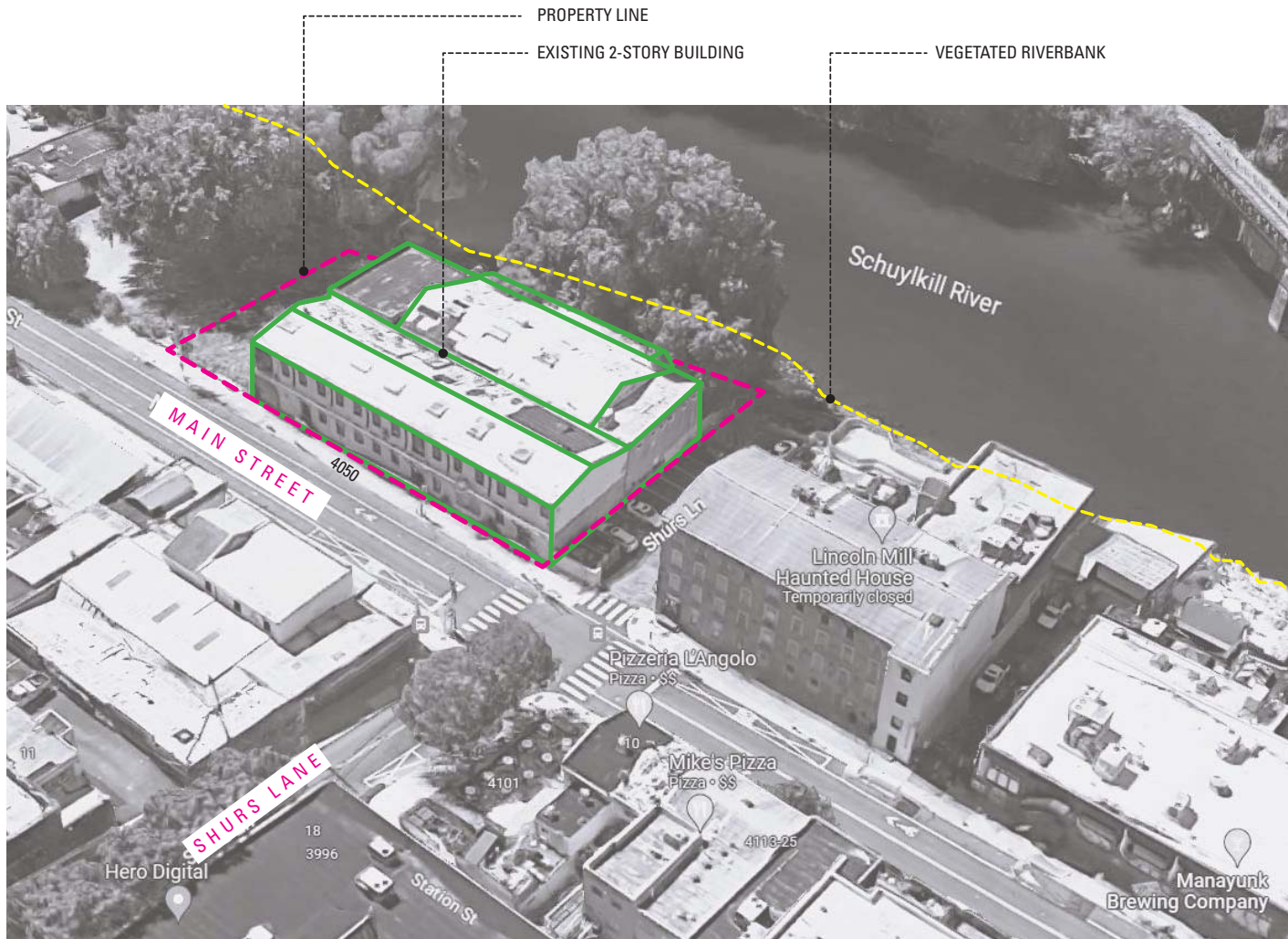
TABLE OF CONTENTS

EXISTING CONDITIONS

SITE CONTEXT	03
SITE DIAGRAMS	04
PHOTOGRAPHS	05-06
BUILDING SECTION	07

PROPOSED WORK

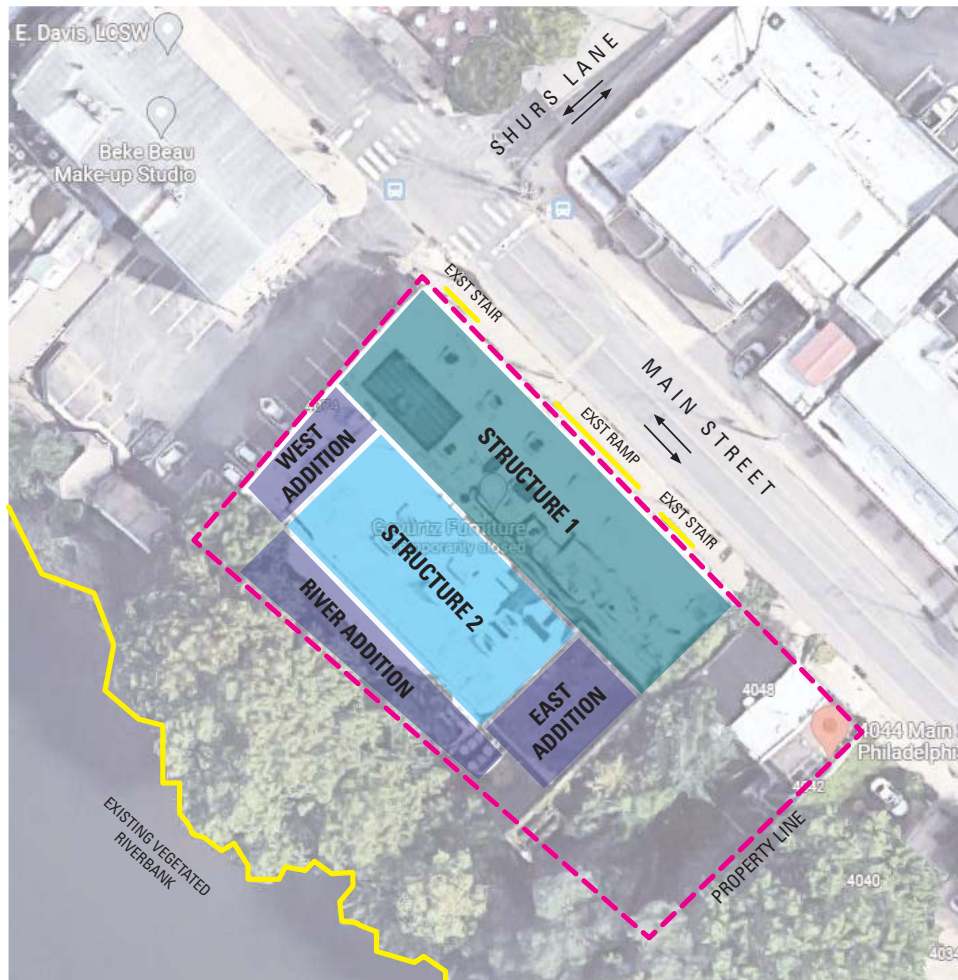
AXONOMETRIC	08
FLOOR PLANS	09-10
MAIN ST FACADE	11
MAIN ST RENDERING	12
GARDEN ENTRY RENDERING	13
EXTERIOR ELEVATIONS	14-16



1 AERIAL DIAGRAM

EXISTING CONDITIONS - SITE CONTEXT

COPYRIGHT BRIGHT COMMON ARCHITECTURE & DESIGN, 2023 NOT FOR CONSTRUCTION

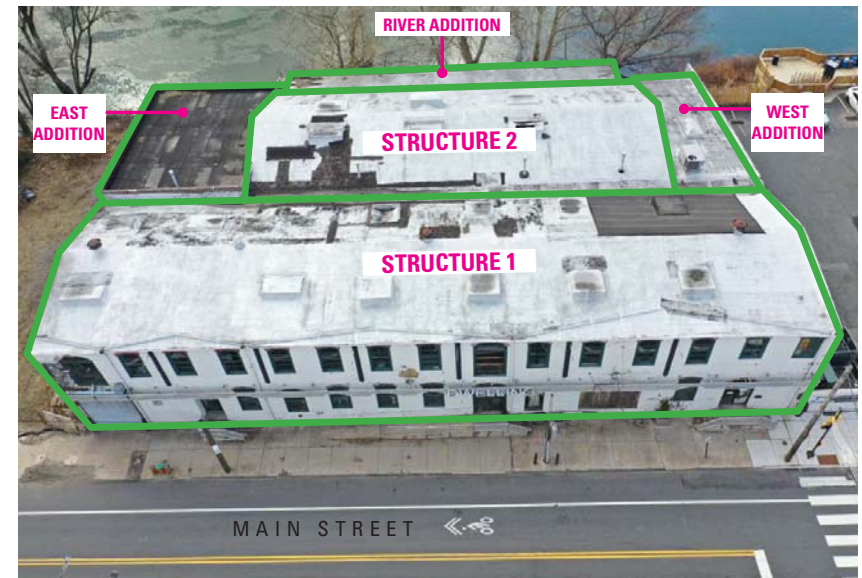


1 SITE PLAN



EXISTING CONDITIONS - SITE DIAGRAMS

COPYRIGHT BRIGHT COMMON ARCHITECTURE & DESIGN, 2023 NOT FOR CONSTRUCTION



2 AERIAL DRONE IMAGE





1 EXISTING FRONT FACADE- VIEW FROM MAIN ST



2 EXISTING FRONT FACADE- VIEW FROM MAIN ST AT SHURS LANE



3 EXISTING FRONT FACADE- VIEW FROM MAIN ST



EXISTING CONDITIONS - PHOTOGRAPHS

COPYRIGHT BRIGHT COMMON ARCHITECTURE & DESIGN, 2023 NOT FOR CONSTRUCTION



1 EXISTING WEST FACADE- VIEW FROM NEIGHBORING PROPERTY



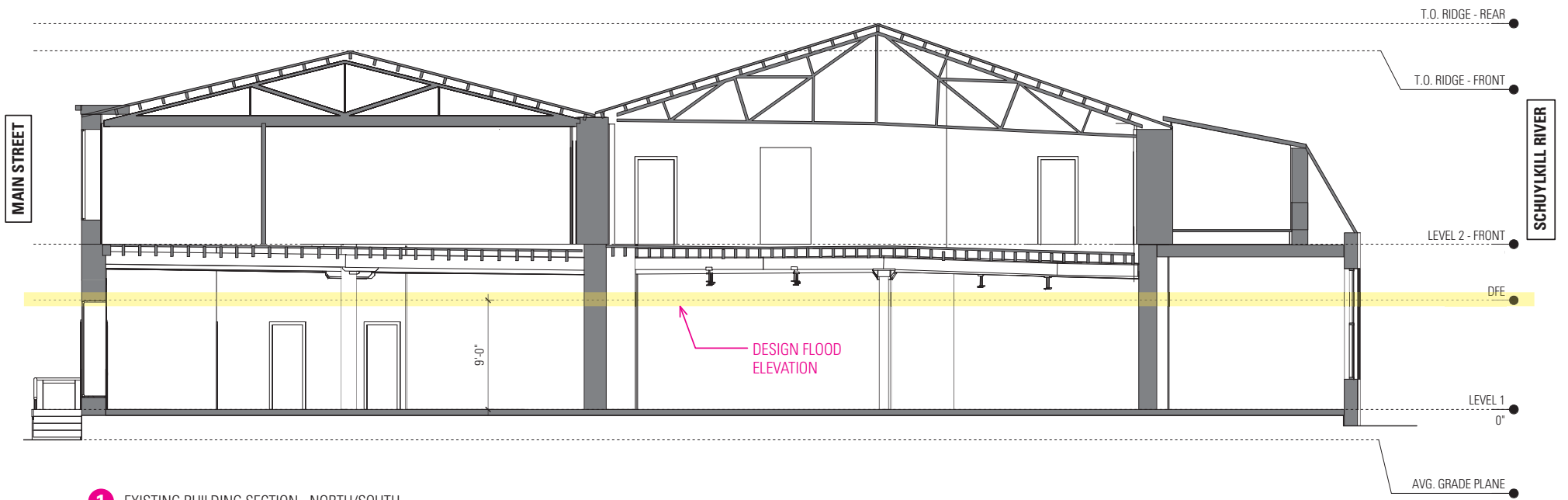
2 EXISTING EAST FACADE- VIEW FROM NEIGHBORING PROPERTY

EXISTING CONDITIONS - PHOTOGRAPHS

COPYRIGHT BRIGHT COMMON ARCHITECTURE & DESIGN, 2023 NOT FOR CONSTRUCTION



citylight | church

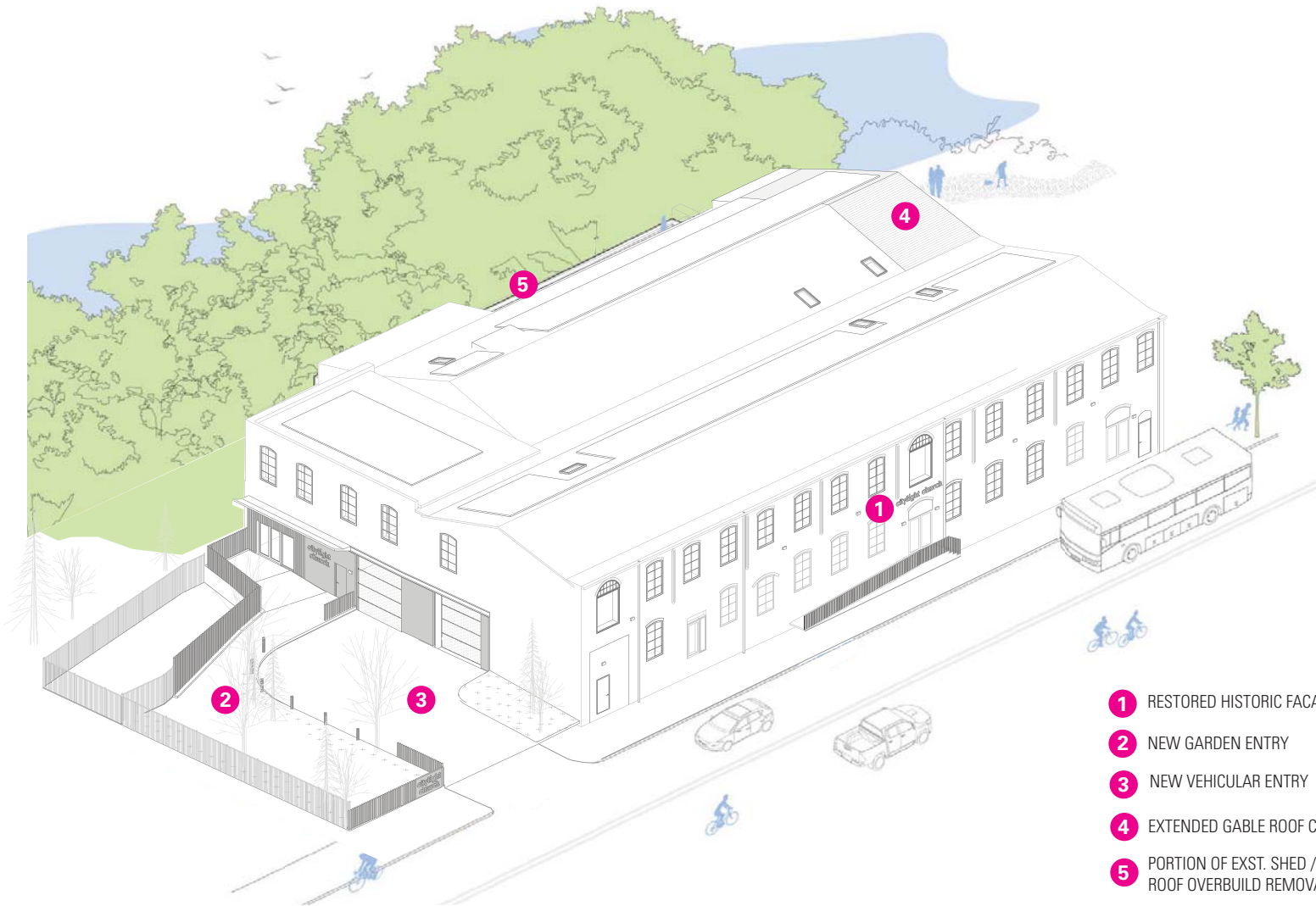


EXISTING CONDITIONS - BUILDING SECTION

COPYRIGHT BRIGHT COMMON ARCHITECTURE & DESIGN, 2023 NOT FOR CONSTRUCTION



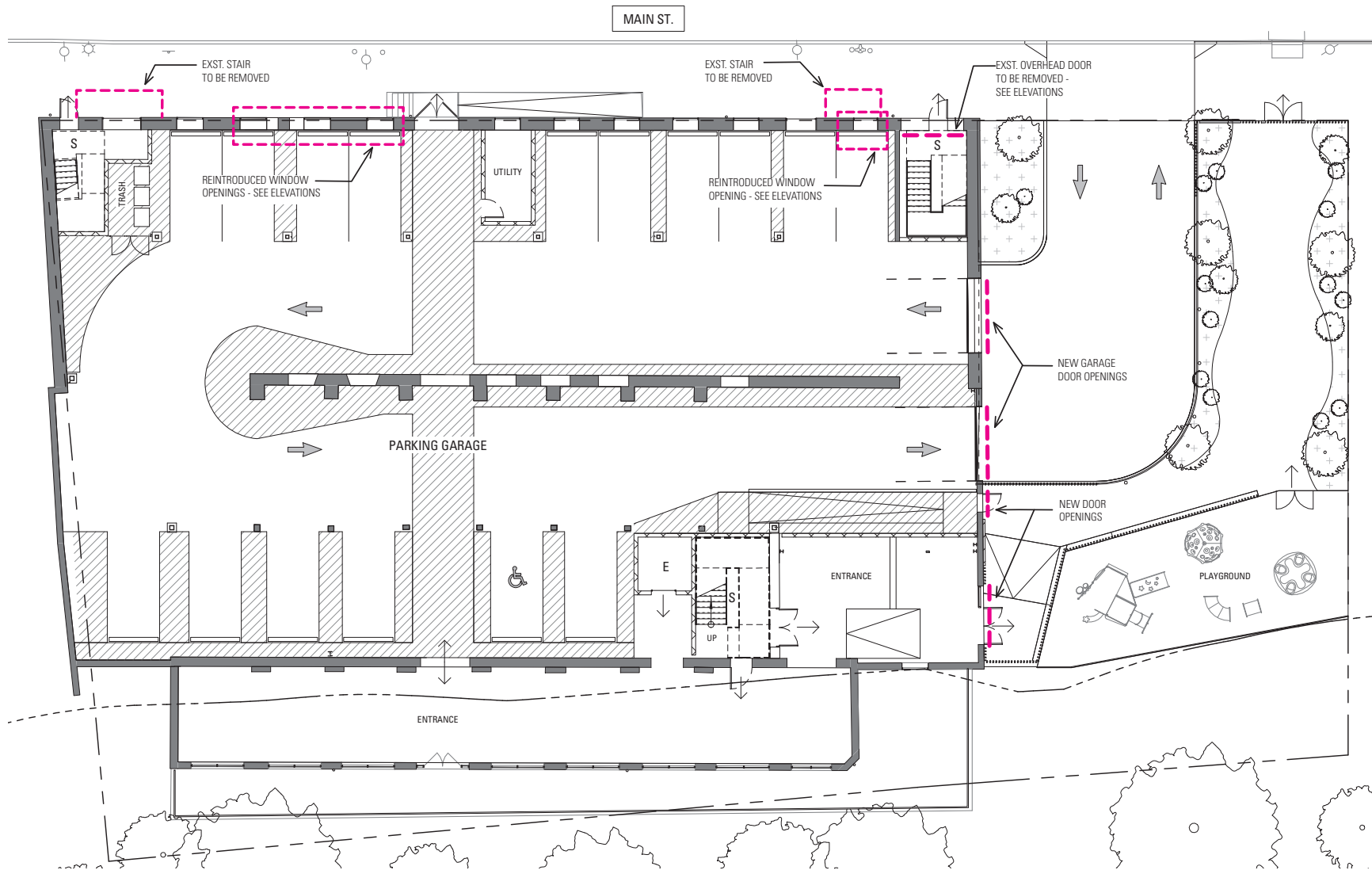
citylight | church



- 1 RESTORED HISTORIC FACADE
- 2 NEW GARDEN ENTRY
- 3 NEW VEHICULAR ENTRY
- 4 EXTENDED GABLE ROOF CONSTRUCTION
- 5 PORTION OF EXST. SHED / MANSARD ROOF OVERBUILD REMOVAL

PROPOSED WORK - AXONOMETRIC

COPYRIGHT BRIGHT COMMON ARCHITECTURE & DESIGN, 2023 NOT FOR CONSTRUCTION



4050
MAIN ST



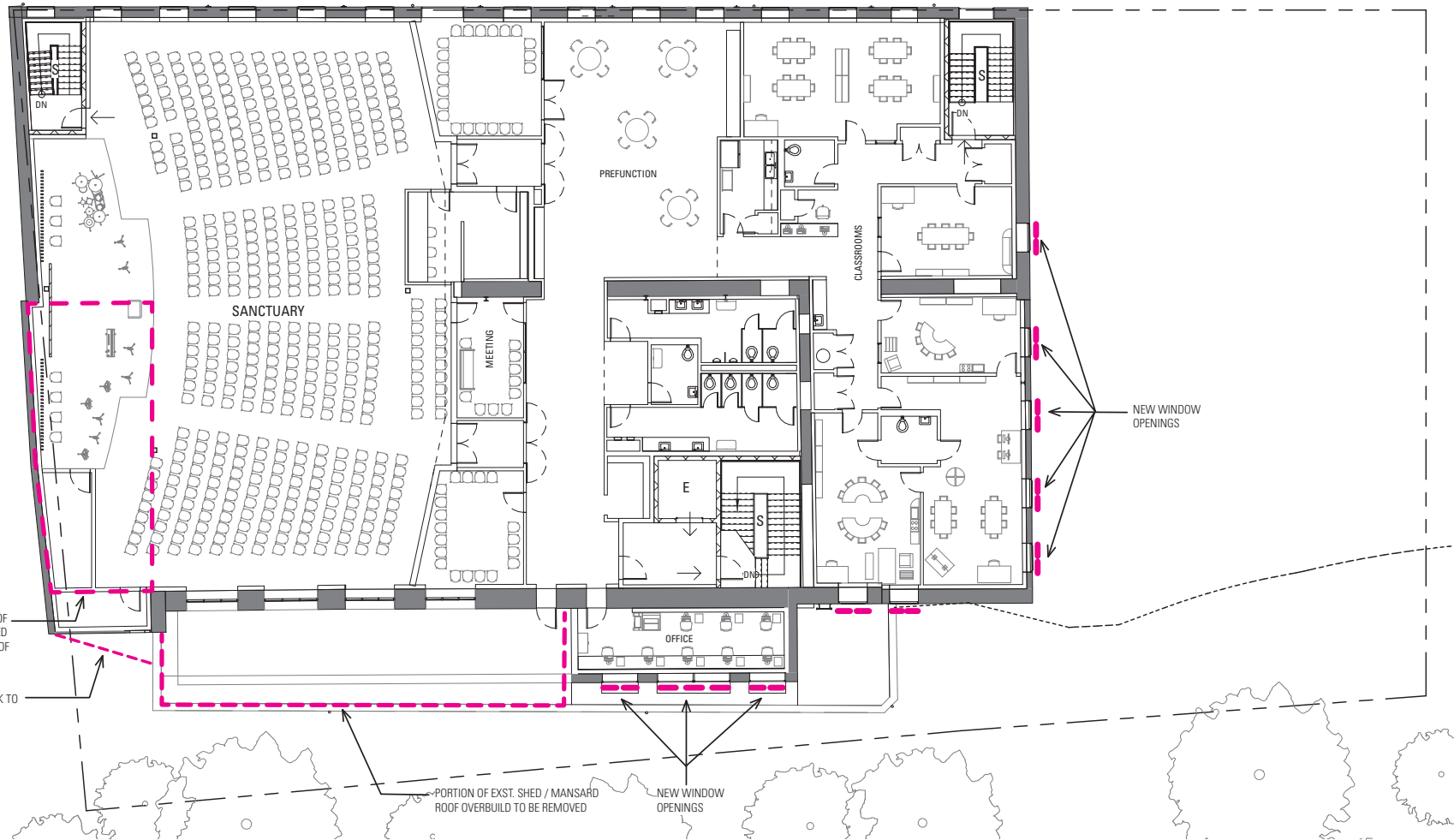
1 GROUND FLOOR PLAN

--- APPROX. EXTENT OF
EXTERIOR DEMOLITION

PROPOSED WORK - FLOOR PLANS

COPYRIGHT BRIGHT COMMON ARCHITECTURE & DESIGN, 2023 NOT FOR CONSTRUCTION

citylight | church



1 SECOND FLOOR PLAN

--- APPROX. EXTENT OF EXTERIOR DEMOLITION



4050
MAIN ST

PROPOSED WORK - FLOOR PLANS

COPYRIGHT BRIGHT COMMON ARCHITECTURE & DESIGN, 2023 NOT FOR CONSTRUCTION

citylight | church





4050
MAIN ST

PROPOSED WORK - MAIN ST RENDERING

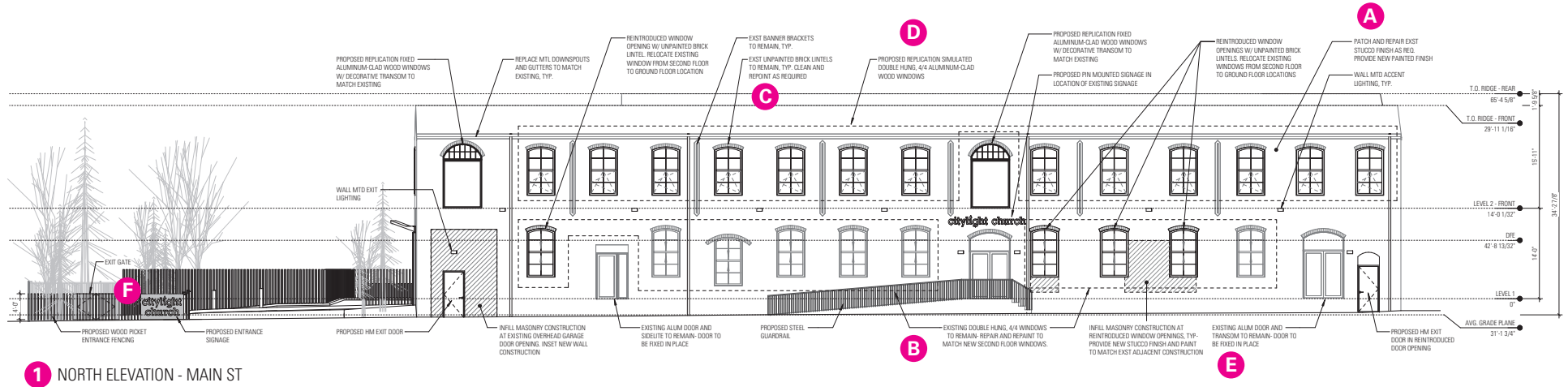
COPYRIGHT BRIGHT COMMON ARCHITECTURE & DESIGN, 2023 NOT FOR CONSTRUCTION

citylight | church



PROPOSED WORK - GARDEN ENTRY RENDERING

COPYRIGHT BRIGHT COMMON ARCHITECTURE & DESIGN, 2023 NOT FOR CONSTRUCTION



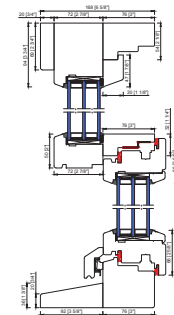
A EXST STONE MASONRY
FINISH: EXST PAINTED STUCCO
COLOR: REPAINT TO MATCH EXST



B EXISTING WINDOWS
MATERIAL: WOOD
COLOR: TBD, PT TO MATCH NEW WINDOWS
OPERATION: DOUBLE HUNG



D REPLICATION WINDOWS
MATERIAL: ALUMINUM CLAD WOOD
COLOR: TBD
OPERATION: FIXED, SIMULATED DOUBLE HUNG
MFR: IKON- HERITAGE DHS OR EQUAL



E EXISTING DOOR AND TRANSOM
MATERIAL: ALUMINUM
COLOR: TBD, PT TO MATCH NEW WINDOWS



F SITE FENCING
MATERIAL: EASTERN WHITE CEDAR OR EQUAL
COLOR: NATURAL, TO WEATHER

C EXPOSED LINTELS
MATERIAL: EXST UNPAINTED BRICK

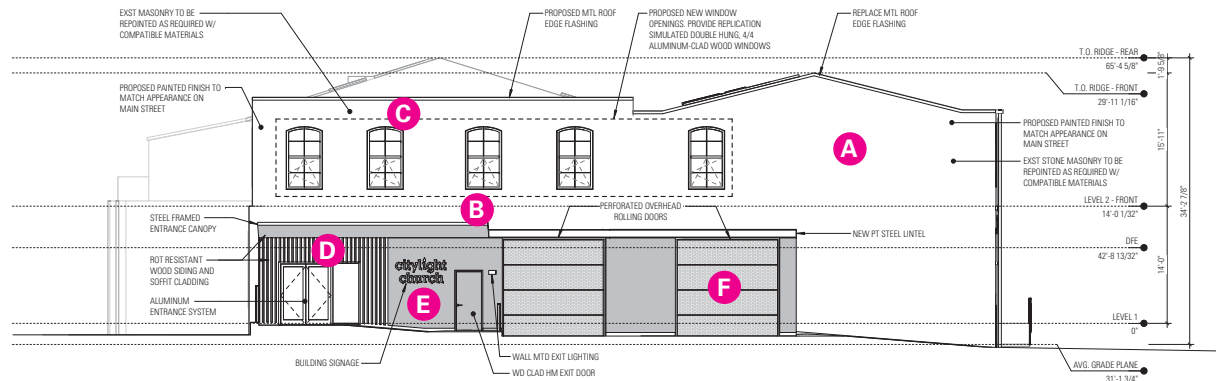
C EXPOSED LINTELS
MATERIAL: EXST UNPAINTED BRICK



PROPOSED WORK - MAIN ST. ELEVATION

COPYRIGHT BRIGHT COMMON ARCHITECTURE & DESIGN, 2023 NOT FOR CONSTRUCTION

citylight | church



1 EAST ELEVATION



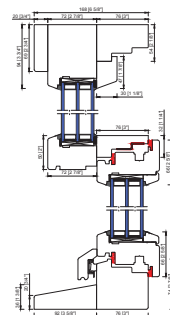
A B EXST STONE MASONRY / MASONRY

MATERIAL: EXST EXPOSED / EXST PAINTED STUCCO
COLOR: PAINT TO MATCH MAIN ST. FACADE



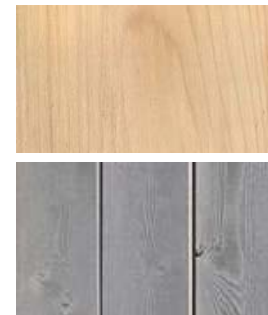
C REPLICATION WINDOWS

MATERIAL: ALUMINUM CLAD WOOD
COLOR: TBD
OPERATION: FIXED, SIMULATED DOUBLE HUNG
MFR: IKON- HERITAGE DHS OR EQUAL



D STOREFRONT ENTRANCE

MATERIAL: ALUMINUM
COLOR: TBD
MFR: YKK OR EQUAL



E WOOD CLADDING

MATERIAL: EASTERN WHITE CEDAR
OR EQUAL
COLOR: NATURAL, TO WEATHER



F OVERHEAD GARAGE DOOR

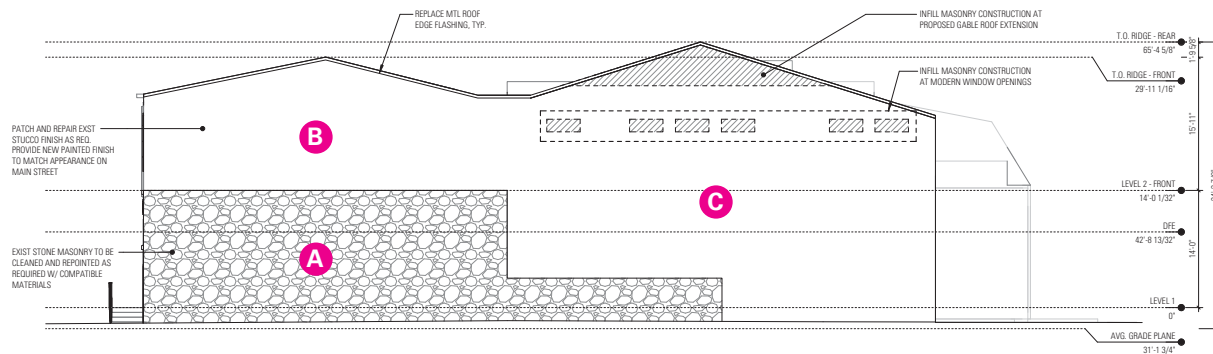
MATERIAL: GRATED / PERFORATED MTL
COLOR: TBD
MFR: CHI OR EQUAL



PROPOSED WORK - GARDEN ENTRY ELEVATION

COPYRIGHT BRIGHT COMMON ARCHITECTURE & DESIGN, 2023 NOT FOR CONSTRUCTION

citylight | church



1 WEST ELEVATION



A EXST STONE MASONRY
MATERIAL: EXST EXPOSED TO REMAIN



B EXST STONE MASONRY
MATERIAL: EXST PAINTED STUCCO
COLOR: PAINT TO MATCH MAIN ST. FACADE



C EXST MASONRY
MATERIAL: EXST PAINTED STUCCO
COLOR: PAINT TO MATCH MAIN ST. FACADE

NOVEMBER 2017 HISTORICAL COMMISSION
MINUTES AND APPLICATION MATERIALS
FOR 4044, 4046, 4048, AND 4050 MAIN ST

**THE MINUTES OF THE 663RD STATED MEETING OF THE
PHILADELPHIA HISTORICAL COMMISSION**

**FRIDAY, 10 NOVEMBER 2017
ROOM 18-029, 1515 ARCH STREET
BOB THOMAS, CHAIR**

PRESENT

Robert Thomas, AIA, Chair
Emily Cooperman, Ph.D.
Terry Dillon, Department of Licenses & Inspections
Steven Hartner, Department of Public Property
Melissa Long, Division of Housing & Community Development
John Mattioni, Esq.
Dan McCoubrey, AIA, LEED AP BD+C
Rachel Royer, LEED AP BD+C
R. David Schaaf, RA, Philadelphia City Planning Commission
H. Ahada Stanford, Commerce Department
Betty Turner, M.A.

Jonathan E. Farnham, Executive Director
Randal Baron, Historic Preservation Planner III
Kim Chantry, Historic Preservation Planner II
Laura DiPasquale, Historic Preservation Planner II
Meredith Keller, Historic Preservation Planner II

ALSO PRESENT

Jeffrey Hill, Christian Street Baptist Church
Venice Whitaker
Connie Winters, Historic Germantown Properties
Matthew Edwards, Orndorf & Associates
Sarah Richardson, Philadelphia City Planning Commission
Stephen R. Murphy, Esq.
J.F. McCarthy, Historic Germantown
George E. Lotustu
Mary K. Doherty
Ben Leech, Preservation Alliance for Greater Philadelphia
Jared Solomon
Andrew Dalzell
Susan Reel Panish, Pella
Laurie Yuhnke, Trinity Church Oxford
Alex Aberle
Joseph Menkevich
Kay Healy
Stephen Wagner
Paul Steinke, Preservation Alliance for Greater Philadelphia
John Buffington, Historical Society of Frankford
Patrick Grossi, Preservation Alliance for Greater Philadelphia
Virginia McCracken, Trinity Church Oxford

ADDRESS: 4044, 4046, 4048, AND 4050 MAIN ST

Proposal: Demolish buildings; retain façades; construct building

Review Requested: Final Approval

Owner: 4044 and 4046 Main St, Allegheny Distribution & Delivery

4048 Main St, 4048 Main LP

4050 Main St, Gary and Susan Gevurtz

Applicant: Rotciver Lebron, Harman Deutsch

History: 4044, 4046, and 4048 Main St, 1860

4050 Main St, 1850, Roxborough Mills/Fidelity Machine Works/Wilson ChildsWagon Works

Individual Designation: None

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

Staff Contact: Meredith Keller, meredith.keller@phila.gov, 215-686-7660

ARCHITECTURAL COMMITTEE RECOMMENDATION: The Architectural Committee voted to recommend that the Historical Commission find that the selective demolition is necessary in the public interest and approve the application, with the staff to review details, provided:

- the facades of the rowhouses are braced, retained, and reused, not demolished and reconstructed;
- the rooflines, windows, and doors of the rowhouses are restored to their original appearances;
- the balconies on the mill building have a simple metal rail and no projection;
- the metal panels above the addition's windows are removed and the window openings are punched openings;
- the addition has a sloped roof and its height is reduced;
- the windows in the historic buildings are wood, those in the addition are aluminum, the second-story windows in the existing rear building have a historic industrial appearance, and no vinyl windows are used in the project; and,
- real stucco, not EIFS, is used.

OVERVIEW: This application proposes to demolish most of the three rowhouses at 4044, 4046, and 4048 Main Street, leaving only a portion of the side façade of 4044 Main Street and the front facades of the three rowhouses intact. The historic Wagon Works buildings would be retained, though most of the adjacent structure behind would be demolished. It proposes to convert the remaining sections of the structures into a mixed-used residential and commercial building with indoor parking. The proposed multi-story addition would be set back approximately 42-feet from Main Street, with another significant setback from the Shurs Lane façade. The new building would total four stories in height, and would be clad in red brick. The material of the addition's windows is not identified, and the application proposes to retain the existing vinyl windows at the rowhouses or to replace them in kind and to install aluminum coping around the frames. Two second-story window openings on the mill building would be converted to doors and Juliet balconies would be installed. A garage door would be inserted at the first floor of 4048 Main Street to allow access to interior parking. The rear elevation, which faces the Schuylkill River, would feature balconies within the proposed addition, and several new openings would be punched through the existing second-story façade of the mill building.

The staff contends that this application proposes a demolition, the destruction of a building in whole or in significant part, and is therefore prohibited by the preservation ordinance unless the Historical Commission finds that the buildings cannot be feasibly adaptively reused or that the demolition is necessary in the public interest. The application makes no reuse or public interest arguments, but such an argument might be formulated, owing to numerous violations as well as

problems associated with redeveloping properties in the flood plain. If an argument is made and the project is considered, the front facades should be faithfully restored and the additions should be clad and fenestrated in ways that are compatible with the historic mill building. For example, stucco and stone would be more appropriate than brick for cladding.

DISCUSSION: Ms. Keller presented the application to the Historical Commission. Attorney Henry Clinton and architects Rustin Ohler and Jeff Watson represented the application.

Mr. McCoubrey commented that the revisions reflect the Architectural Committee's comments and concerns very well. The Committee, he continued, found that, although the proposal would constitute a demolition, the work could be considered necessary in the public interest, since there would be no other alternative to saving the three rowhouse facades, given that they exist in the floodplain. The rowhouses, he added, are also considered imminently dangerous and are subject to flooding at least twice a year, which has eroded foundation material. Mr. McCoubrey argued that this project enables their preservation. He then stated that the application does not propose new construction immediately above the historic structures and that their mass would be maintained. Those aspects of the application, he contended, offer a favorable argument for considering the proposal as necessary in the public interest. He stated that the Committee was prepared to accept those arguments as a legitimate consideration.

Mr. Thomas noted that the application presents information pertaining to the violations on two of the rowhouses, which were issued by the Department of Licenses & Inspections. Mr. McCoubrey added that the rowhouses are in very poor condition and that three additional rowhouses had been demolished owing to imminently dangerous conditions.

Mr. McCoubrey reiterated that the design of the addition reflects the Architectural Committee's comments. As a point of clarification, he request that the muntins on all fenestration have depth and dimension and not be sandwich muntins. He further asked that the profile of the new construction be kept as low as possible and expressed concern over the spandrels above the windows. Ms. Cooperman asked for clarification on the muntin type. Mr. McCoubrey answered that the muntins could be simulated-divided-light muntins, so they contain an exterior profile and are not sandwiched between glass panes.

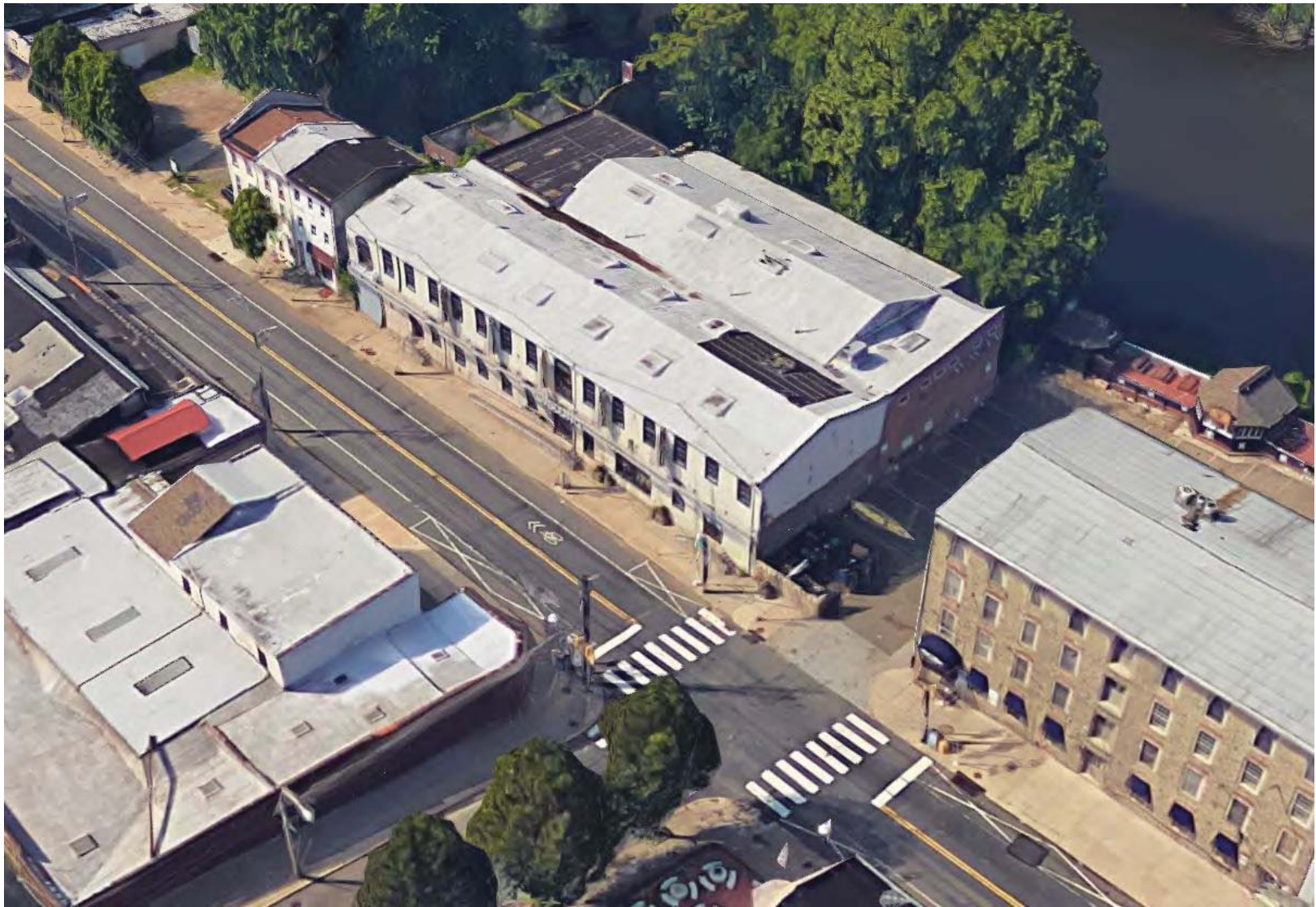
Mr. Thomas asked the applicant if he is agreeable to the muntin condition, and Mr. Ohler responded that he agreed to the same request made by staff prior to the meeting. He confirmed that the project would incorporate exterior applied muntins. Mr. Thomas then asked if the applicant was amenable to the other conditions of the Committee's recommendation. Mr. Watson responded that he has agreed to those conditions and revised the application to reflect the Committee's requests.

Mr. Thomas opened the floor to public comment, of which there was none.

ACTION: Mr. McCoubrey moved to approve the revised application, with the staff to review details, pursuant to Standards 6 and 9. Ms. Royer seconded the motion, which passed unanimously.



#	DATE	ISSUE / REVISION
1	05.03.2017	PHC REVIEW



#	DATE	ISSUE / REVISION
	05.03.2017	PHC REVIEW



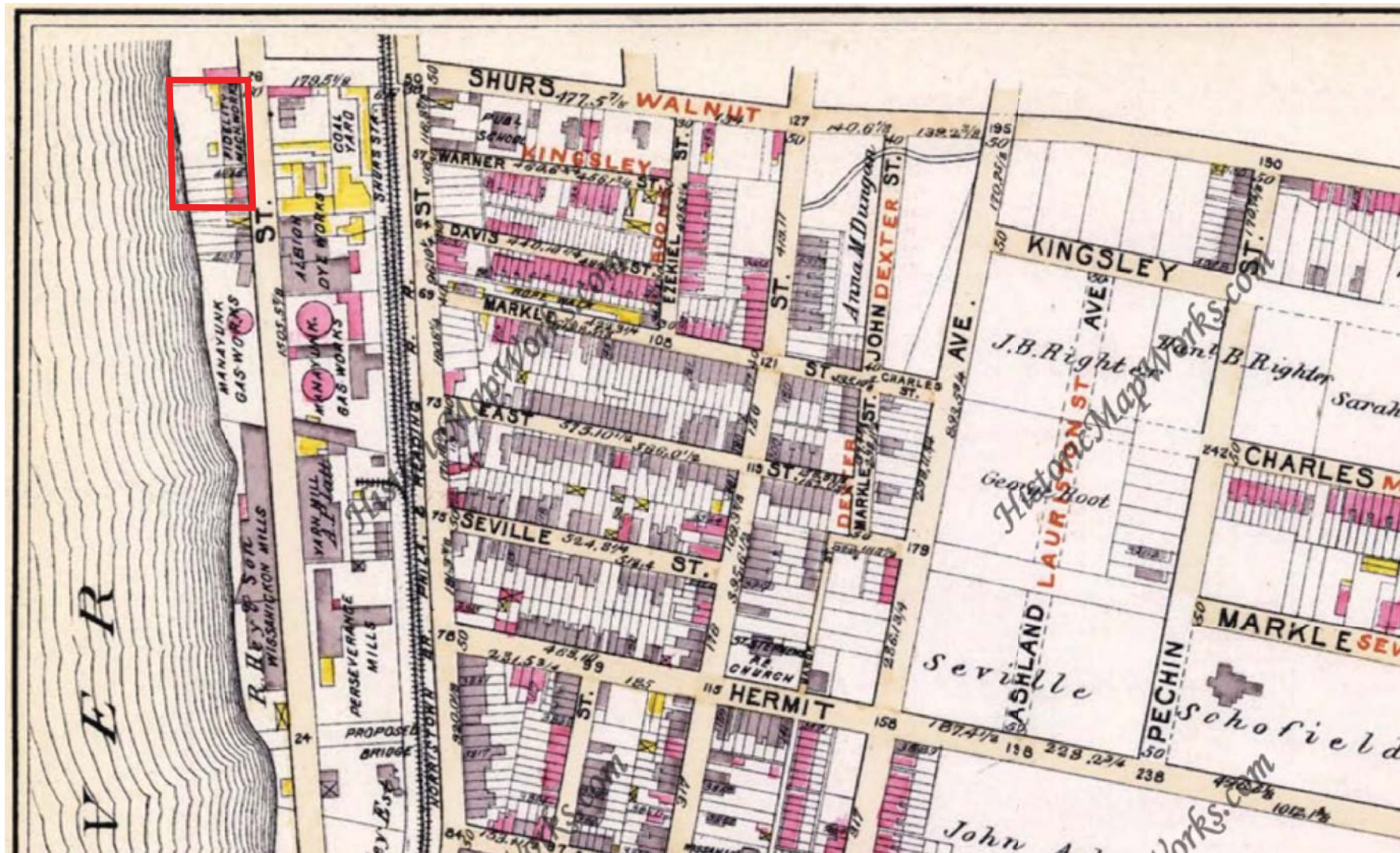
#	DATE	ISSUE / REVISION
	05.03.2017	PHC REVIEW



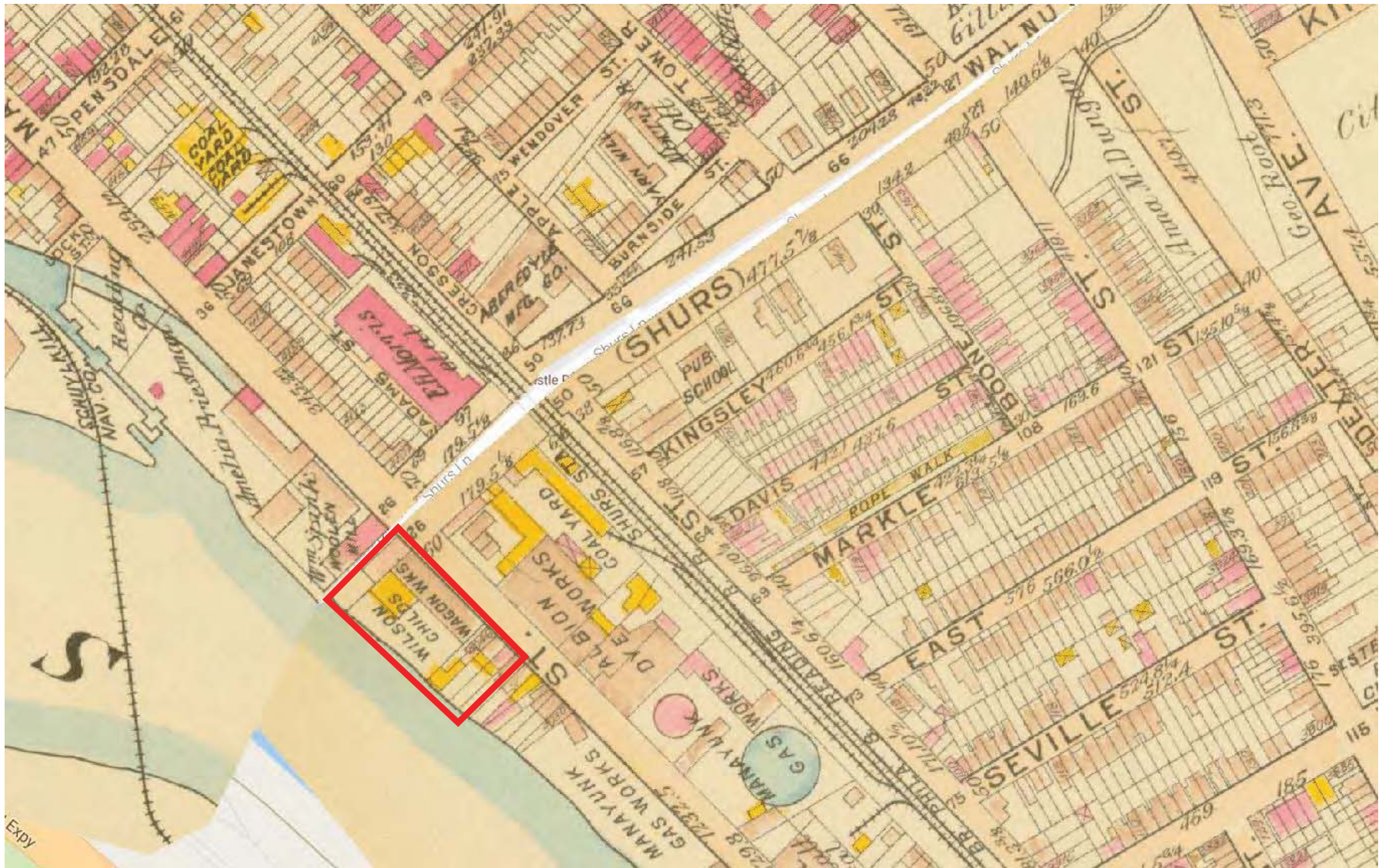
#	DATE	ISSUE / REVISION
	05.03.2017	PHC REVIEW



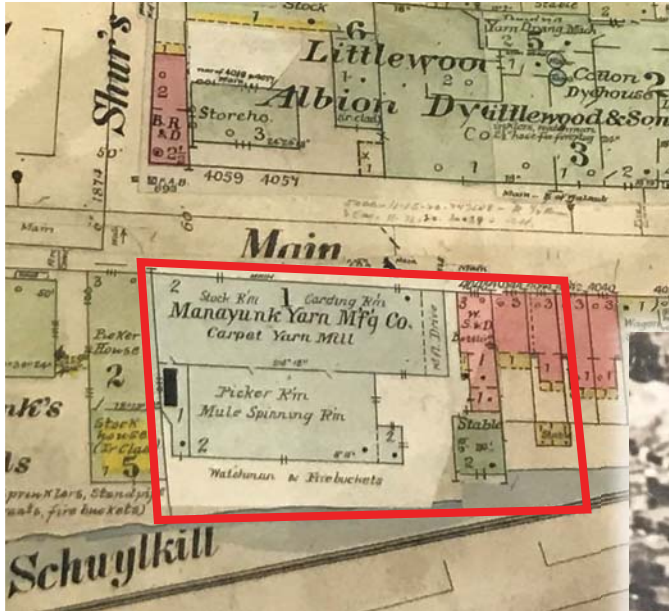
#	DATE	ISSUE / REVISION
	05.03.2017	PHC REVIEW



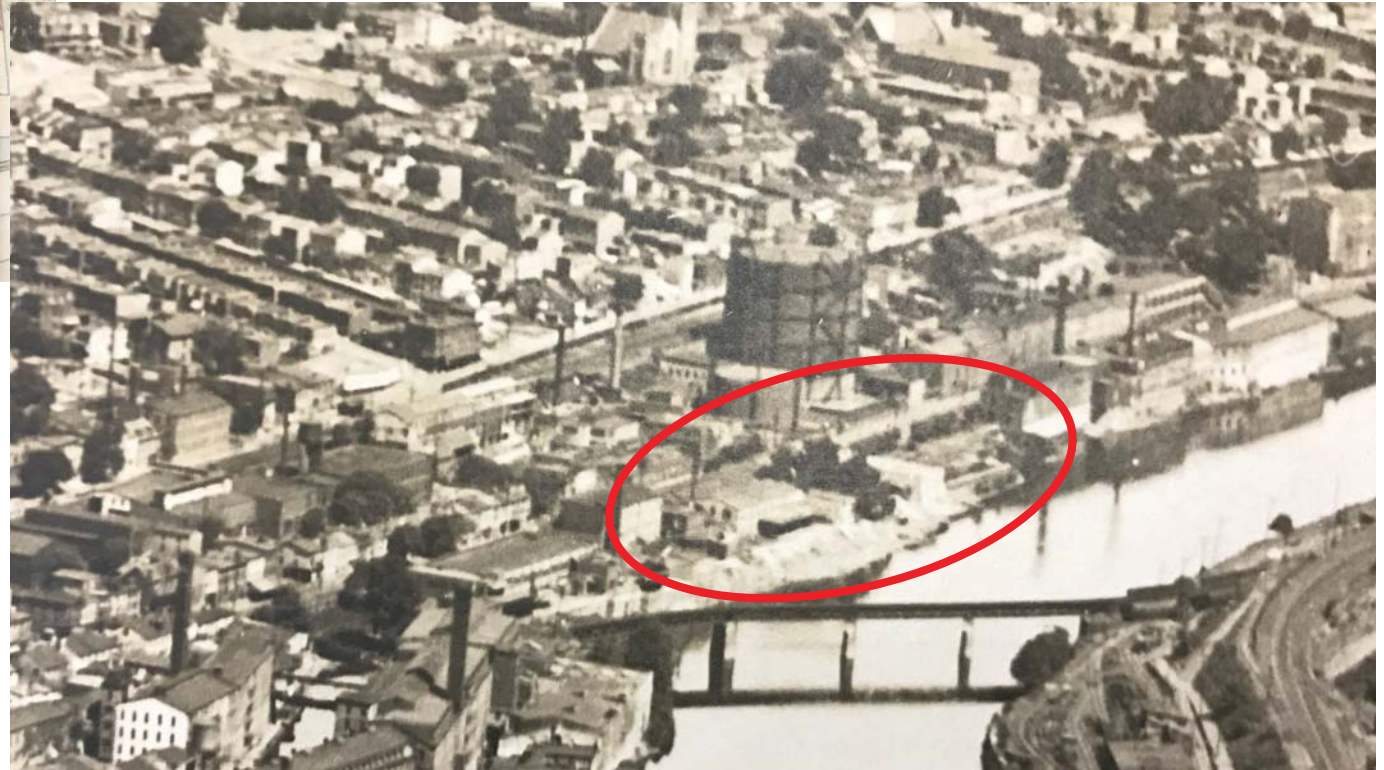
#	DATE	ISSUE / REVISION
1	05.03.2017	PHC REVIEW



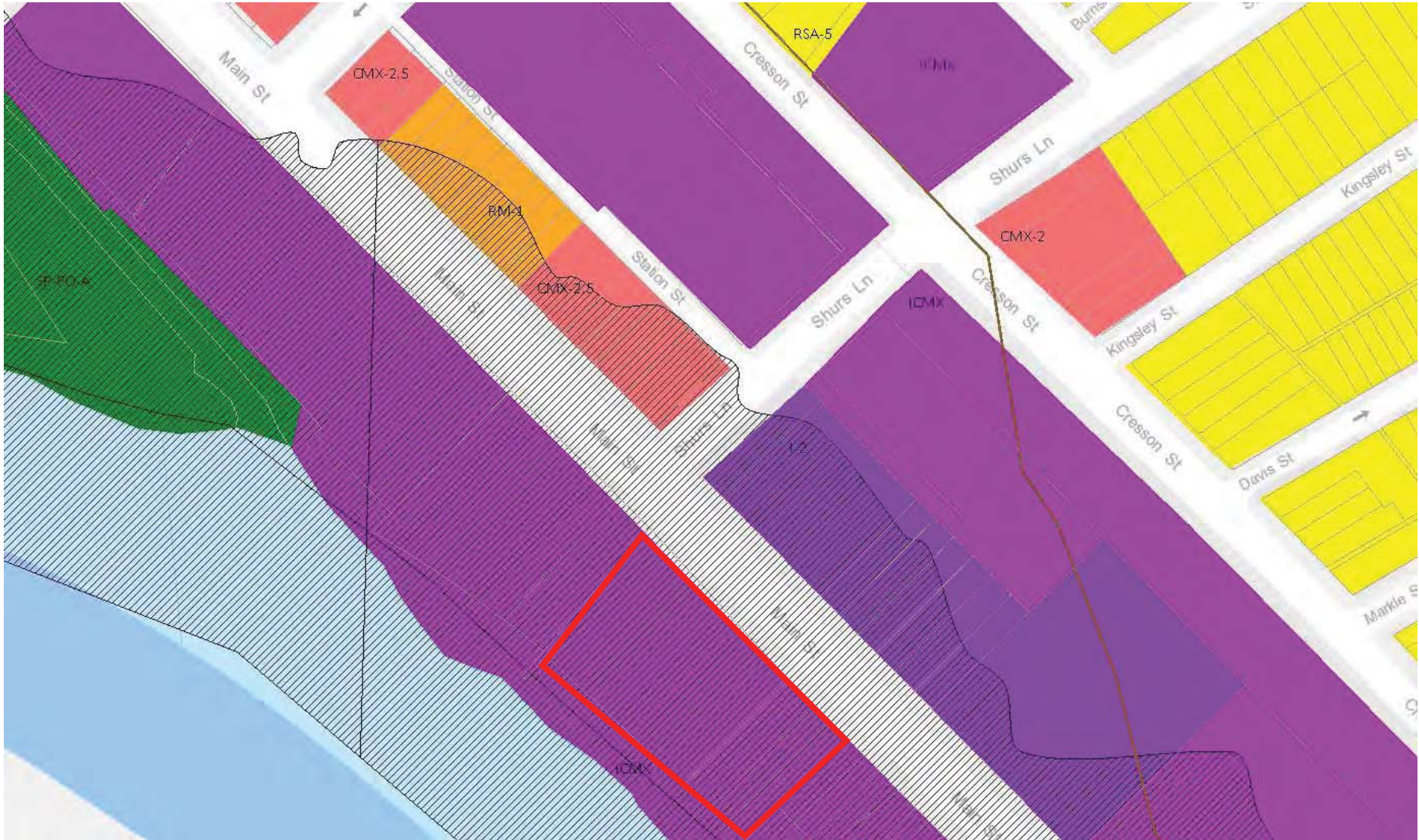
#	DATE	ISSUE / REVISION
1	05.03.2017	PHC REVIEW



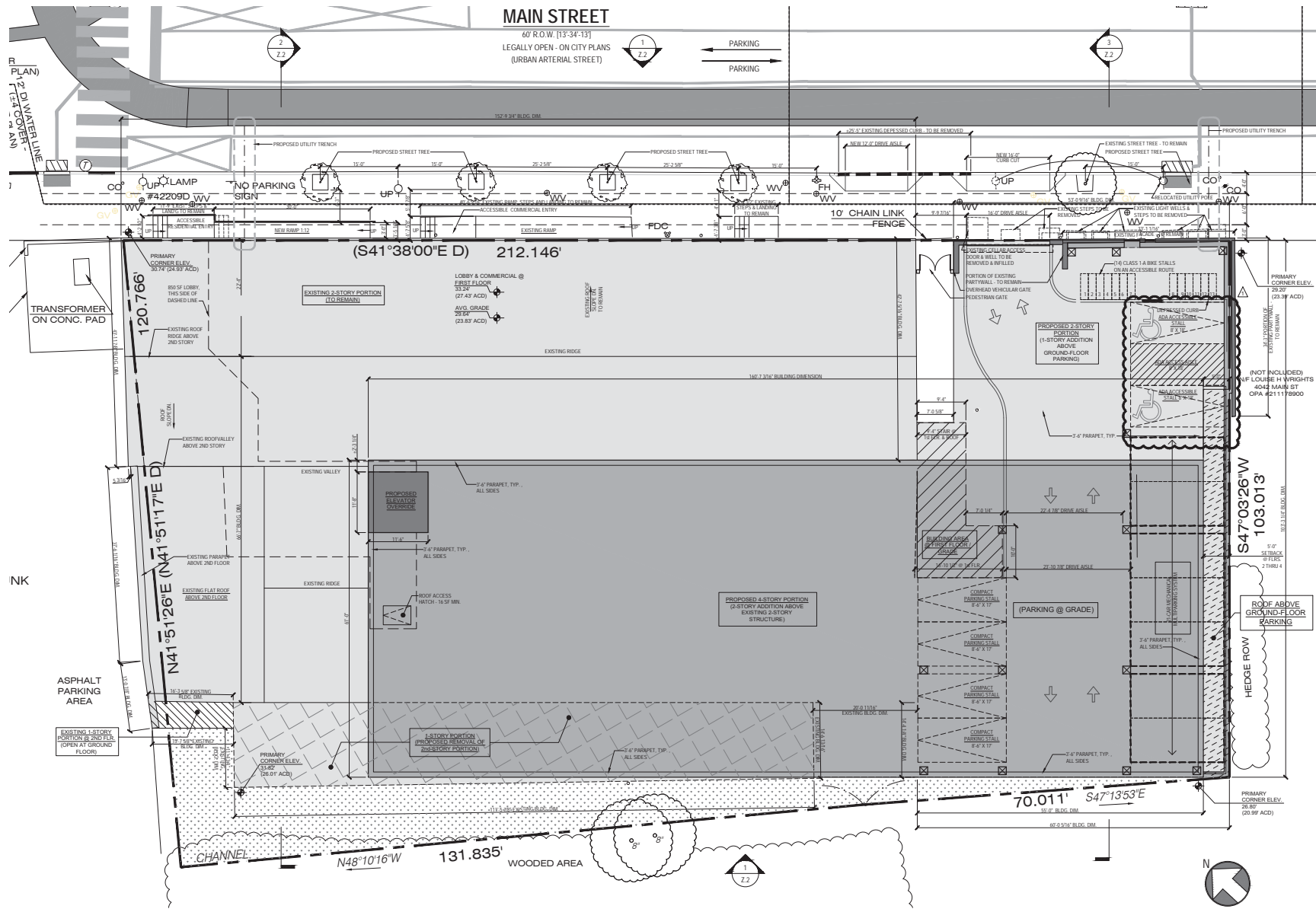
INSURANCE MAPS OF THE CITY
OF PHILADELPHIA
HEXAMER & SONS CIVIL ENGINEERS
& SURVEYORS
(1916)



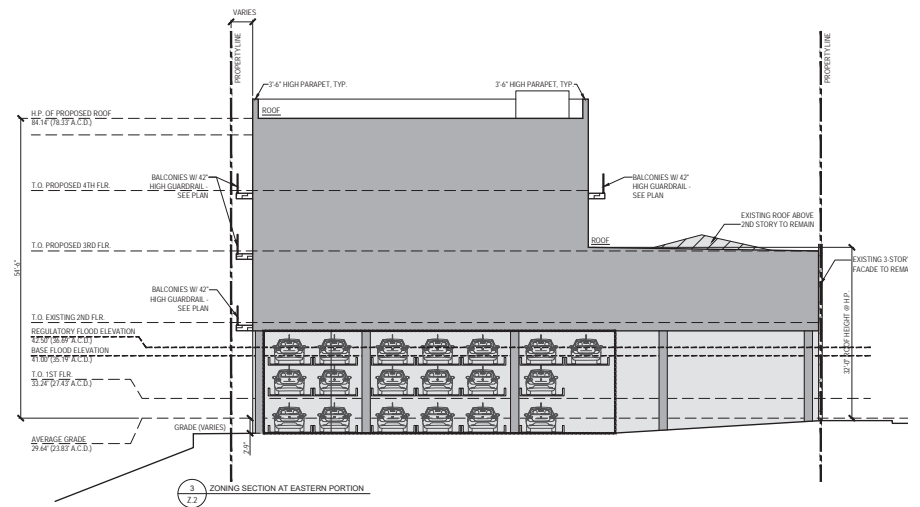
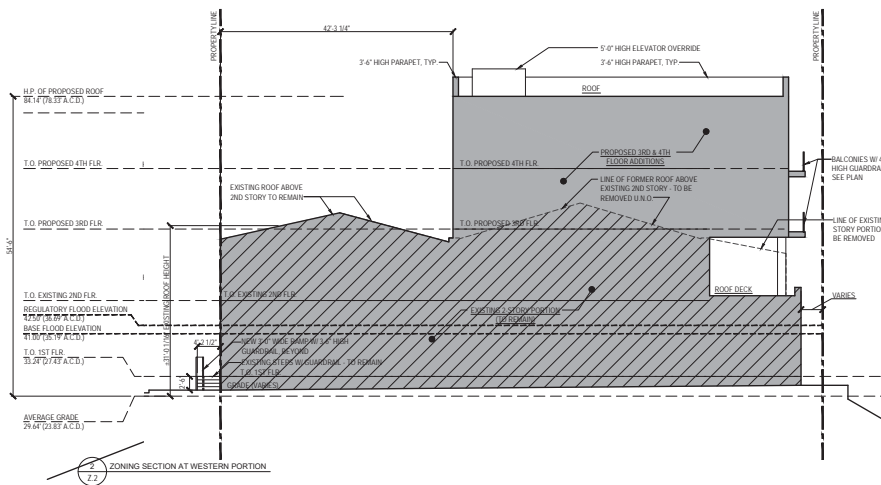
MANAYUNK ALONG THE
SCHUYLKILL RIVER
(1920)



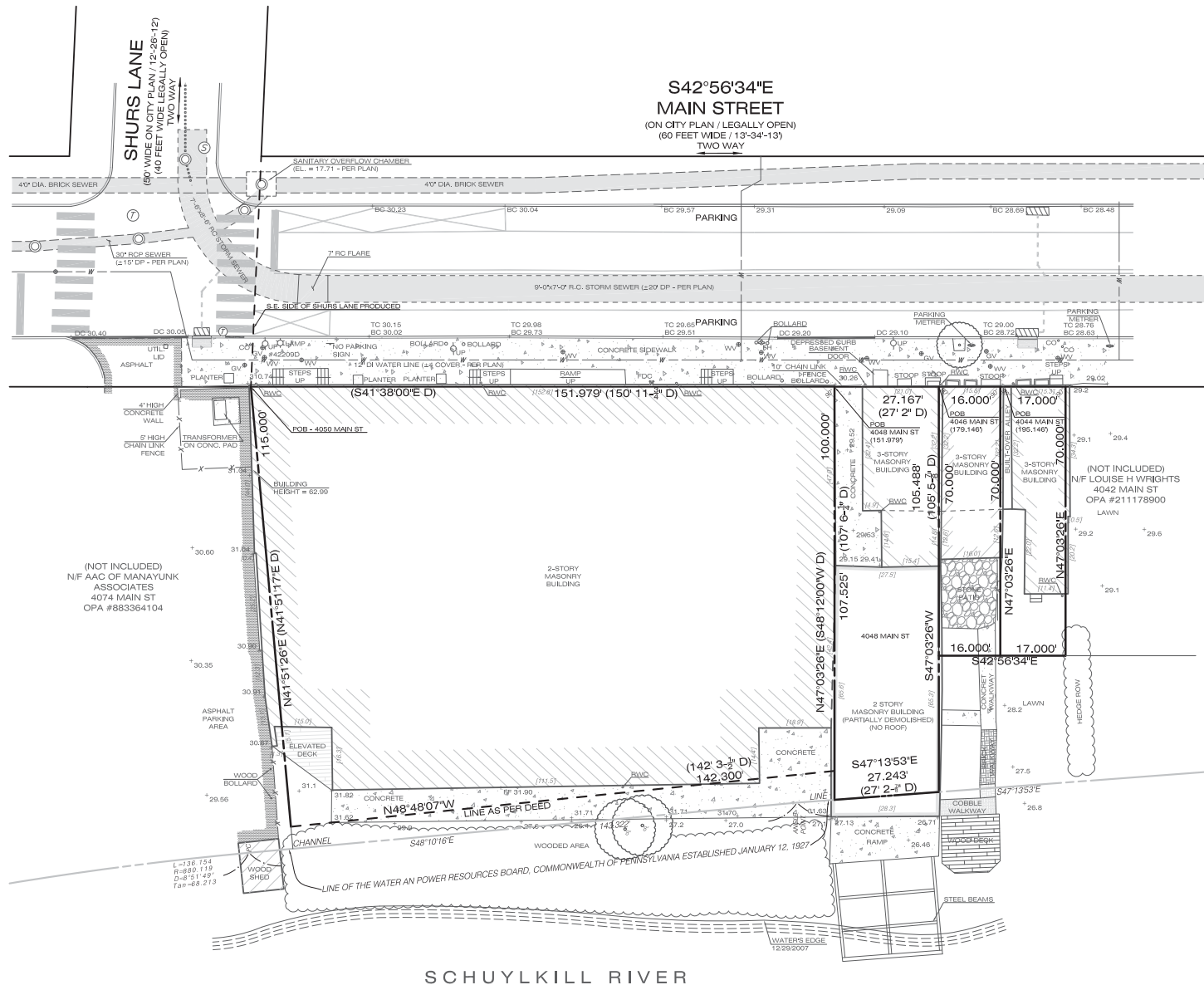
#	DATE	ISSUE / REVISION
1	05.03.2017	PHC REVIEW



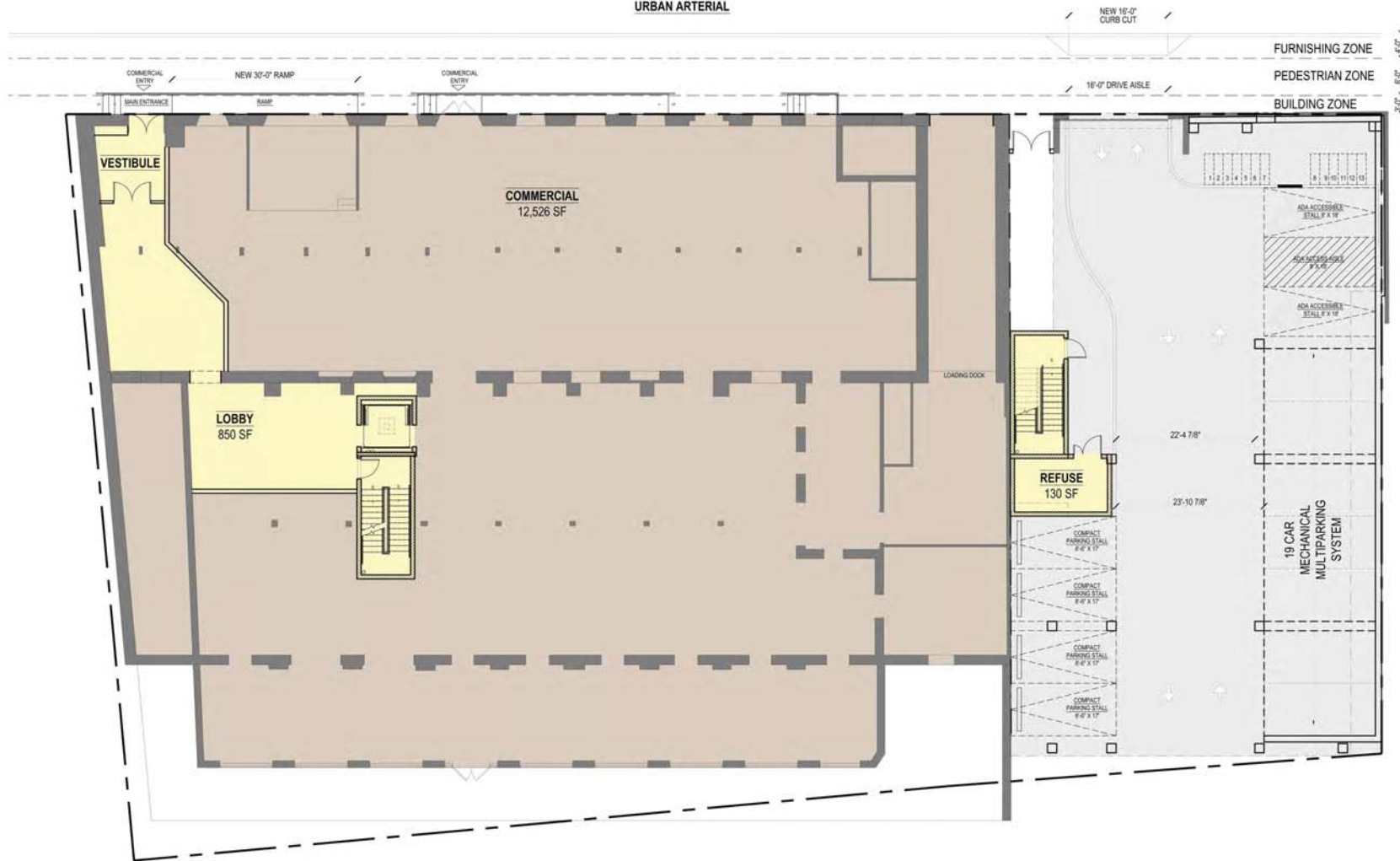
#	DATE	ISSUE / REVISION
1	05.03.2017	PHC REVIEW



#	DATE	ISSUE / REVISION
1	05.03.2017	PHC REVIEW



MAIN ST.
URBAN ARTERIAL



PROJECT SUMMARY: 4050 MAIN STREET
20,878 SF SITE AREA
4 STORY (2 STORY ADDITION ON EXISTING STRUCTURE)

AREA PER FLOOR
1ST 1,588 SF RESIDENTIAL; 13,462 SF COMMERCIAL
2ND 18,380 SF
3RD 10,614 SF
4TH 10,614 SF
54,658 TOTAL GFA

TOTAL DWELLING UNITS: 38

	2ND	3RD	4TH	
STUDIO (460-545 SF)	1	1	1	3
1 BEDROOM (735-805 SF)	3	8	8	19
1 BED + DEN (820-1,095 SF)	11	0	0	13
2 BEDROOM (935-1,140 SF)	2	2	2	6
	17	11	11	39

PARKING:
25 AUTO SPACES
13 BICYCLE SPACES

FIRST FLOOR PLAN
SCALE: N.T.S.

#	DATE	ISSUE / REVISION
1	05.03.2017	PHC REVIEW



PROJECT SUMMARY: 4050 MAIN STREET
20,878 SF SITE AREA
4 STORY (2 STORY ADDITION ON EXISTING STRUCTURE)

AREA PER FLOOR
1ST 1,588 SF RESIDENTIAL; 13,462 SF COMMERCIAL
2ND 18,380 SF
3RD 10,614 SF
4TH 10,614 SF
54,858 TOTAL GFA

TOTAL DWELLING UNITS: 38				
STUDIO (460-545 SF)	1	1	1	3
1 BEDROOM (735-805 SF)	4	8	8	20
1 BED + DEN (925-1,095 SF)	10	0	0	10
2 BEDROOM (840-1,140 SF)	2	2	2	6
	17	11	11	39

PARKING:
25 AUTO SPACES
13 BICYCLE SPACES

SECOND FLOOR PLAN
SCALE: N.T.S.

#	DATE	ISSUE / REVISION
	05.03.2017	PHC REVIEW



PROJECT SUMMARY: 4050 MAIN STREET
20,878 SF SITE AREA
4 STORY (2 STORY ADDITION ON EXISTING STRUCTURE)

AREA PER FLOOR
1ST 1,588 SF RESIDENTIAL; 13,462 SF COMMERCIAL
2ND 18,380 SF
3RD 10,614 SF
4TH 10,614 SF
54,658 TOTAL GFA

TOTAL DWELLING UNITS: 38				
STUDIO (460-545 SF)	1	1	1	3
1 BEDROOM (735-805 SF)	3	8	8	19
1 BED + DEN (820-1,095 SF)	11	0	0	13
2 BEDROOM (935-1,140 SF)	2	2	2	6
	17	11	11	39

PARKING:
25 AUTO SPACES
13 BICYCLE SPACES

THIRD & FOURTH FLOOR PLANS
SCALE: N.T.S.

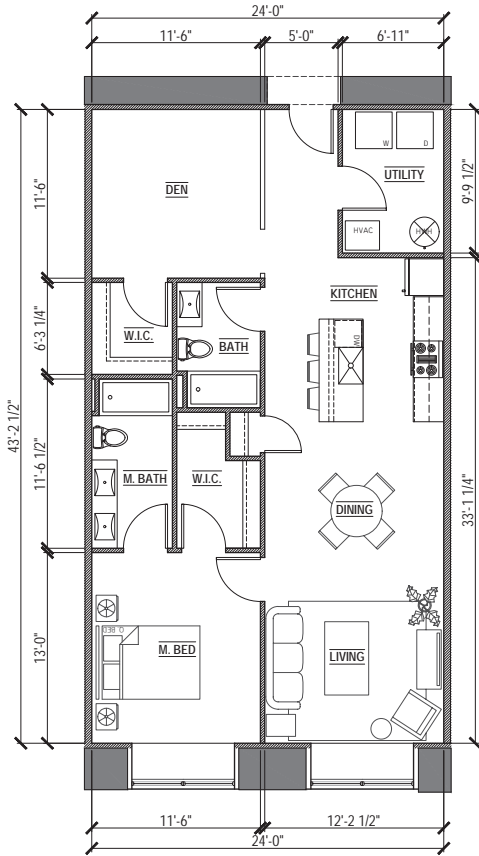
harmandeutsch
ARCHITECTURE

4044-50 MAIN ST.
PHILADELPHIA, PA

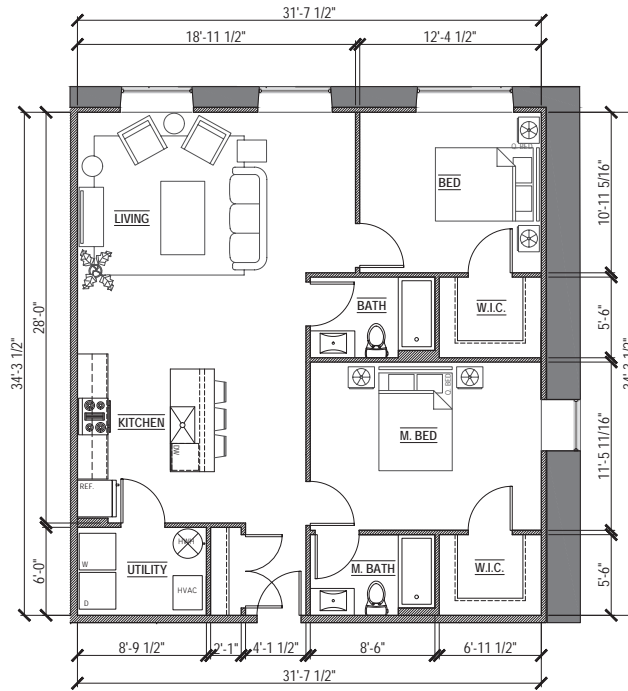
#	DATE	ISSUE / REVISION
	05.03.2017	PHC REVIEW

**THIRD & FOURTH FLOOR
PLANS**

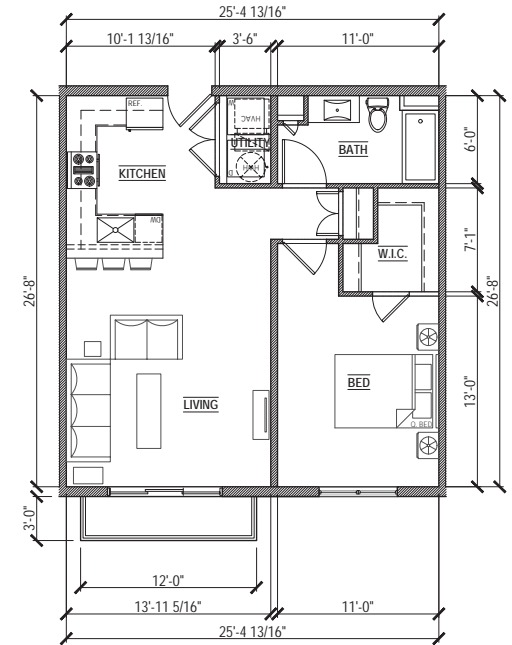
4044-50 MAIN ST.



TYPICAL 1-BED + DEN / 1-BATH
UNIT
(1,095 SF)
SECOND FLOOR



TYPICAL 2-BED / 2-BATH UNIT
(1,140 SF)
SECOND FLOOR



TYPICAL 1-BED / 1-BATH UNIT
(735 SF)
THIRD & FOURTH FLOORS

SCALE: N.T.S.

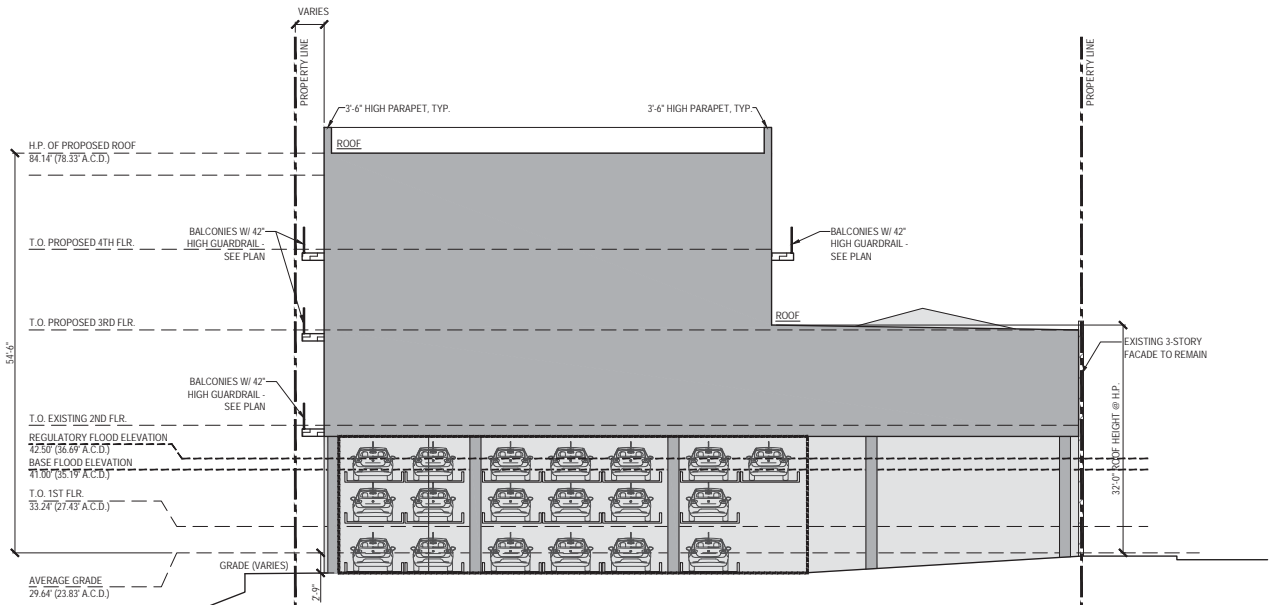
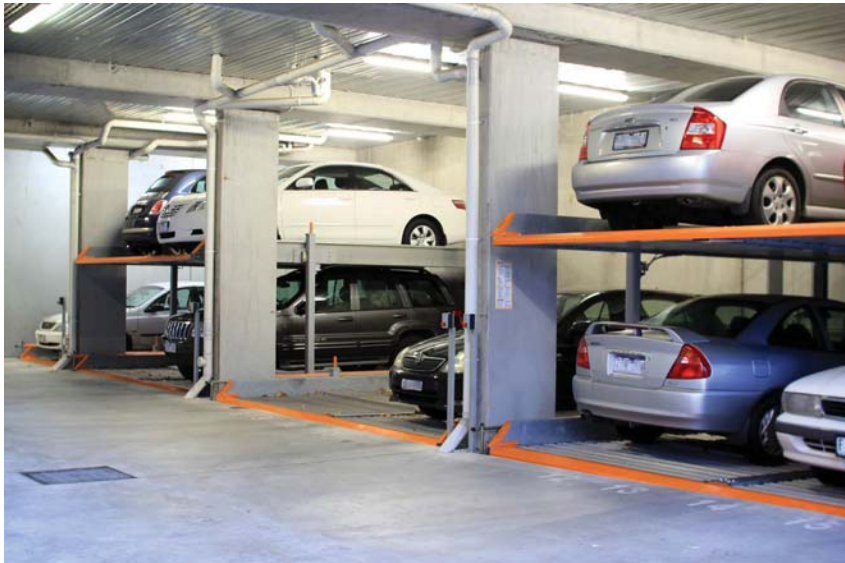
harmandeutsch
ARCHITECTURE

4044-50 MAIN ST.
PHILADELPHIA, PA

#	DATE	ISSUE / REVISION
1	05.03.2017	PHC REVIEW

TYPICAL UNIT PLANS

4044-50 MAIN ST.



#	DATE	ISSUE / REVISION
1	05.03.2017	PHC REVIEW



PROPOSED MAIN ST. ELEVATION
SCALE: N.T.S.

TAGGED NOTES:

1 EXISTING BITUMINOUS ROOF TO REMAIN (TYP.)	109 EXISTING CONCRETE STEPS, LANDING AND RAMP, TO REMAIN	19 EXISTING CORNICE TO REMAIN, REPAIR, PRIME AND PAINT	29 NEW METAL ROOF SYSTEM
2 EXISTING BRICK HEADERS TO REMAIN (TYP.)	11 EXISTING STEEL ROLL UP DOOR TO REMAIN	20 EXISTING EXISTING SILLS TO REMAIN (TYP.)	30 EXISTING REAR 2ND STORY PORTION TO BE REMOVED
3 EXISTING WINDOWS TO REMAIN (TYP.)	12 EXISTING GLASS BLOCK WINDOW TO REMAIN	21 EXISTING TRANSOM TO REMAIN (TYP.)	31 EXISTING DECK TO REMAIN, REPLACE DECKING W/ TREX COMPOSITE DECK BOARDS REPLACE HAND RAILS W/ 42" HIGH STEEL GUARD RAILS PRIME AND PAINT BLACK
4 EXISTING ALUMINUM DOWNSPOUTS TO REMAIN (TYP.)	13 EXISTING MASONRY WINDOW WELLS TO BE REMOVED	22 PROVIDE NEW SOLID STEEL ENTRY DOOR. FLAT PANEL, PRIME AND PAINT	32 EXISTING WOOD FENCE TO REMAIN
5 EXISTING BLADE SIGNS/BANNERS TO REMAIN (TYP.)	14 EXISTING GRANITE STAIRS TO REMAIN	23 PROVIDE NEW GATE - PHC TO APPROVE STYLE & FINISH	33 EXISTING BRICK WALL TO REMAIN (TYP.)
6 EXISTING DECORATIVE AWNING AND SIGNAGE TO REMAIN (TYP.)	15 EXISTING FRONT DOORS TO BE REPLACED - PHC TO APPROVE SHOP DRAWINGS	24 STUCCO WALL, COLOR TO MATCH 4050 MAIN STREET	34 NEW CLAD WINDOWS IN EXISTING/NEW MASONRY OPENINGS. PHC STAFF TO APPROVE SHOP DRAWINGS
7 EXISTING STOREFRONT TO REMAIN (TYP.)	16 REMOVE AND REPLACE EXISTING WOOD ENTRY GATE IN KIND NON-OPERABLE PRIME AND PAINT	25 NEW ALUMINUM COPING COLOR TO MATCH 4050 MAIN STREET	35 NEW 42" HIGH STEEL GUARDRAILS PRIME AND PAINTED BLACK (TYP. AT ADDITION)
8 EXISTING STUCCO TO REMAIN (TYP.)	17 EXISTING WOOD WINDOWS TO BE REPLACE - PHC STAFF TO APPROVE SHOP DRAWINGS	26 NEW BLACK CLAD SLIDING GLASS DOOR. PHC STAFF TO APPROVE SHOP DRAWINGS	36 NOT USED
9 EXISTING STEEL HANDRAILS TO REMAIN (TYP.)	18 EXISTING FRONT MASONRY W/ STUCCO WALL TO REMAIN. DEMOLISH EXISTING STRUCTURE BEYOND. STRUCTURAL ENGINEER TO PROVIDE DETAILED BRACING AND SHORING PLANS FOR PHC STAFF TO REVIEW AS PART OF DEMO/BUILDING PERMIT	27 NOT USED	37 NEW RED BRICK FACADE PHC STAFF TO APPROVE SAMPLE (TYP. AT ADDITION)
10 EXISTING CONCRETE STAIRS TO REMAIN (TYP.)		28 BLACK CLAD WINDOW SYSTEM W/ CLEAR GLAZING. (TYP. AT ADDITION) PHC STAFF TO APPROVE SHOP DRAWINGS	38 NEW INTERIOR SWINGING DOORS IN EXISTING OPENING WITH NEW JULIET BALCONY
10a NEW RAMP UP TO EXISTING LANDING			



EAST ELEVATION
SCALE: N.T.S.



WEST ELEVATION
SCALE: N.T.S.

TAGGED NOTES:

- | | | | |
|---|--|--|--|
| <p>① EXISTING BITUMINOUS ROOF TO REMAIN (TYP.)</p> <p>② EXISTING BRICK HEADERS TO REMAIN (TYP.)</p> <p>③ EXISTING WINDOWS TO REMAIN (TYP.)</p> <p>④ EXISTING ALUMINUM DOWNSPOUTS TO REMAIN (TYP.)</p> <p>⑤ EXISTING BLADE SIGNS/BANNERS TO REMAIN (TYP.)</p> <p>⑥ EXISTING DECORATIVE AWNING AND SIGNAGE TO REMAIN (TYP.)</p> <p>⑦ EXISTING STOREFRONT TO REMAIN (TYP.)</p> <p>⑧ EXISTING STUCCO TO REMAIN (TYP.)</p> <p>⑨ EXISTING STEEL HANDRAILS TO REMAIN (TYP.)</p> <p>⑩ EXISTING CONCRETE STAIRS TO REMAIN (TYP.)</p> <p>⑩a NEW RAMP UP TO EXISTING LANDING</p> | <p>⑩b EXISTING CONCRETE STEPS, LANDING AND RAMP, TO REMAIN</p> <p>⑪ EXISTING STEEL ROLL UP DOOR TO REMAIN</p> <p>⑫ EXISTING GLASS BLOCK WINDOW TO REMAIN</p> <p>⑬ EXISTING MASONRY WINDOW WELLS TO BE REMOVED</p> <p>⑭ EXISTING GRANITE STAIRS TO REMAIN</p> <p>⑮ EXISTING FRONT DOORS TO BE REPLACED - PHC TO APPROVE STYLE AND FINISH.</p> <p>⑯ REMOVE AND REPLACE EXISTING WOOD ENTRY GATE IN KIND NON-OPERABLE PRIME AND PAINT</p> <p>⑰ EXISTING WOOD WINDOWS TO REMAIN OR BE REPLACE IN KIND (TYP.) PHC STAFF TO APPROVE SHOP DRAWINGS</p> <p>⑱ EXISTING FRONT MASONRY W/ STUCCO WALL TO REMAIN. DEMOLISH EXISTING STRUCTURE BEYOND BRACING AND SHORING PLANS FOR PHC STAFF TO REVIEW AS PART OF DEMO/BUILDING PERMIT</p> | <p>⑲ EXISTING CORNICE TO REMAIN, REPAIR, PRIME AND PAINT</p> <p>⑳ EXISTING EXISTING SILLS TO REMAIN (TYP.)</p> <p>㉑ EXISTING TRANSOM TO REMAIN (TYP.)</p> <p>㉒ PROVIDE NEW SOLID STEEL ENTRY DOOR. FLAT PANEL, PRIME AND PAINT</p> <p>㉓ PROVIDE NEW GATE - PHC TO APPROVE STYLE & FINISH</p> <p>㉔ STUCCO WALL, COLOR TO MATCH 4050 MAIN STREET</p> <p>㉕ NEW ALUMINUM COPING COLOR TO MATCH 4050 MAIN STREET</p> <p>㉖ NEW CLAD SLIDING GLASS DOOR. PHC STAFF TO APPROVE SHOP DRAWINGS</p> <p>㉗ NOT USED</p> <p>㉘ BLACK CLAD WINDOW SYSTEM W/ CLEAR GLAZING. (TYP. AT ADDITION) PHC STAFF TO APPROVE SHOP DRAWINGS</p> | <p>㉙ NEW METAL ROOF SYSTEM</p> <p>㉚ EXISTING REAR 2ND STORY PORTION TO BE REMOVED</p> <p>㉛ EXISTING DECK TO REMAIN, REPLACE DECKING W/ TREX COMPOSITE DECK BOARDS REPLACE HAND RAILS W/ 42" HIGH STEEL GUARD RAILS PRIME AND PAINT BLACK</p> <p>㉜ EXISTING WOOD FENCE TO REMAIN</p> <p>㉝ EXISTING BRICK WALL TO REMAIN (TYP.)</p> <p>㉞ NEW CLAD WINDOWS IN EXISTING/NEW MASONRY OPENINGS. PHC STAFF TO APPROVE SHOP DRAWINGS</p> <p>㉟ NEW 42" HIGH STEEL GUARDRAILS PRIME AND PAINTED BLACK (TYP. AT ADDITION)</p> <p>㊱ NOT USED</p> <p>㊲ NEW RED BRICK FACADE PHC STAFF TO APPROVE SAMPLE (TYP. AT ADDITION)</p> <p>㊳ NEW INTERIOR SWINGING DOORS IN EXISTING OPENING WITH NEW JULIET BALCONY</p> |
|---|--|--|--|



REAR ELEVATION
SCALE: N.T.S.

TAGGED NOTES:

1 EXISTING BITUMINOUS ROOF TO REMAIN (TYP.)	106 EXISTING CONCRETE STEPS, LANDING AND RAMP, TO REMAIN	19 EXISTING CORNICE TO REMAIN, REPAIR, PRIME AND PAINT	29 NEW METAL ROOF SYSTEM
2 EXISTING BRICK HEADERS TO REMAIN (TYP.)	11 EXISTING STEEL ROLL UP DOOR TO REMAIN	20 EXISTING EXISTING SILLS TO REMAIN (TYP.)	30 EXISTING REAR 2ND STORY PORTION TO BE REMOVED
3 EXISTING WINDOWS TO REMAIN (TYP.)	12 EXISTING GLASS BLOCK WINDOW TO REMAIN	21 EXISTING TRANSOM TO REMAIN (TYP.)	31 EXISTING DECK TO REMAIN, REPLACE DECKING W/ TREX COMPOSITE DECK BOARDS REPLACE HAND RAILS W/ 42" HIGH STEEL GUARD RAILS PRIME AND PAINT BLACK
4 EXISTING ALUMINUM DOWNSPOUTS TO REMAIN (TYP.)	13 EXISTING MASONRY WINDOW WELLS TO BE REMOVED	22 PROVIDE NEW SOLID STEEL ENTRY DOOR. FLAT PANEL, PRIME AND PAINT	32 EXISTING WOOD FENCE TO REMAIN
5 EXISTING BLADE SIGNS/BANNERS TO REMAIN (TYP.)	14 EXISTING GRANITE STAIRS TO REMAIN	23 PROVIDE NEW GATE - PHC TO APPROVE STYLE & FINISH	33 EXISTING BRICK WALL TO REMAIN (TYP.)
6 EXISTING DECORATIVE AWNING AND SIGNAGE TO REMAIN (TYP.)	15 EXISTING FRONT DOORS TO BE REPLACED - PHC TO APPROVE SHOP DRAWINGS	24 STUCCO WALL, COLOR TO MATCH 4050 MAIN STREET	34 NEW CLAD WINDOWS IN EXISTING/NEW MASONRY OPENINGS. PHC STAFF TO APPROVE SHOP DRAWINGS
7 EXISTING STOREFRONT TO REMAIN (TYP.)	16 REMOVE AND REPLACE EXISTING WOOD ENTRY GATE IN KIND NON-OPERABLE PRIME AND PAINT	25 NEW ALUMINUM COPING COLOR TO MATCH 4050 MAIN STREET	35 NEW 42" HIGH STEEL GUARDRAILS PRIME AND PAINTED BLACK (TYP. AT ADDITION)
8 EXISTING STUCCO TO REMAIN (TYP.)	17 EXISTING WOOD WINDOWS TO BE REPLACE - PHC STAFF TO APPROVE SHOP DRAWINGS	26 NEW BLACK CLAD SLIDING GLASS DOOR. PHC STAFF TO APPROVE SHOP DRAWINGS	36 NOT USED
9 EXISTING STEEL HANDRAILS TO REMAIN (TYP.)	18 EXISTING FRONT MASONRY W/ STUCCO WALL TO REMAIN. DEMOLISH EXISTING STRUCTURE BEYOND. STRUCTURAL ENGINEER TO PROVIDE DETAILED BRACING AND SHORING PLANS FOR PHC STAFF TO REVIEW AS PART OF DEMO/BUILDING PERMIT	27 NOT USED	37 NEW RED BRICK FACADE PHC STAFF TO APPROVE SAMPLE (TYP. AT ADDITION)
10 EXISTING CONCRETE STAIRS TO REMAIN (TYP.)		28 BLACK CLAD WINDOW SYSTEM W/ CLEAR GLAZING. (TYP. AT ADDITION) PHC STAFF TO APPROVE SHOP DRAWINGS	38 NEW INTERIOR SWINGING DOORS IN EXISTING OPENING WITH NEW JULIET BALCONY
10a NEW RAMP UP TO EXISTING LANDING			



#	DATE	ISSUE / REVISION
	05.03.2017	PHC REVIEW