

ADDRESS: 4370-74 MAIN ST

Proposal: Construct two-story addition

Review: In Concept

Owner: Laurel Holdings Group

Applicant: Joseph Serratore, Joseph Serratore & Company Architects.

History: 1890, 4370 Main St; 1930, 4372-74 Main St.

Individual Designation: None.

District Designation: Main Street Manayunk Historic District, 12/14/1983

Staff Contact: Josh Schroeder, joshua.schroeder@phila.gov

OVERVIEW [UPDATED FOR JANUARY PHC MEETING]:

This application proposes to construct a two-story addition, to add five residential units, to 4370-74 Main Street above the existing one-story commercial property. Now a single property and building, the 4370 Main Street portion is classified as contributing to the Main Street Manayunk National Register Historic District while 4372-74 are classified as “intrusions” in the district.

The current version of the proposal includes a three-bay, two-story addition above the contributing portion at 4370 Main St and features a two-foot setback from the large front parapet above the storefront as well as a reveal between the contributing and non-contributing portions. No alterations are proposed for the contributing storefront. The two-story addition above the non-contributing portion at 4372-4374 Main St will include a brick veneer and two projecting bays on the second floor. The double door entrance at 4374 Main St will be replaced with two separate doors while the brick façade and two small windows at 4372 Main St will be altered to match the adjacent 4374 Main St storefront's appearance.

The building's rear faces the Schuylkill River Trail with substantial public visibility. The proposal generally retains the existing basement and first floor rear exterior's appearance, with new stucco parge over the existing masonry and new windows. The second and third floor rear additions overhang the original exterior below and project over the river trail.

The Architectural Committee performed an in-concept review at its November 2025 meeting, the current revised application responds to several of the suggestions made by committee members.

SCOPE OF WORK:

- Build two-story addition on top of 4370-74 Main St; add new window to front of non-contributing, or intrusion, portion of property; and alter rear façade.

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 will be retained and preserved. The removal of distinctive materials or alterations of features, spaces and spatial relationships that characterize a property will be avoided.*
- *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 will 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.*

- *Standard 10: New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

The Main Street Manayunk review criteria restated in the Historical Commission's Rules & Regulations include:

- *Section 6.9.b.4: Storefronts: Original existing storefronts contributing to the character of the district shall be retained and repaired. New storefronts shall be compatible with the proportion, form and materials of the original building.*
- *Section 6.9.b.5: Design: Additions, alterations and new construction shall be designed so as to be compatible in scale, building materials, and texture, with contributing buildings in the historic district.*

STAFF RECOMMENDATION: Approval of the overall size, massing, and general design of the proposed additions, but denial based on the need for additional details about materials, colors, and finishes as well as the need for more detail about the proposed alterations to the rear façade, pursuant to Standards 2, 9, and 10, and Main Street Manayunk review criteria.

ARCHITECTURAL COMMITTEE RECOMMENDATION: The Architectural Committee voted to recommend denial, owing to incompleteness.

Project Introduction

4370-74 Main Street Manayunk. Philadelphia, 19127

The existing 1-story building with the addition proposed fronts Main St. on a 30 ft by 61 ft lot, with 100% coverage of the property. The rear faces the Schuylkill River along the riverwalk path, essentially having two public access facing facades. The building contains a commercial Spa Salon that the owner has operated for six years, and with it a secondary commercial space in 4374 (Parcel B) that is currently vacant. The owner is wishing to build a two-story addition above the existing one-story building to accommodate five dwelling units.

The building was formally comprised of three separate structures as 4370, 4372, and 4374. 4370 is the structure within the consolidated address as contributing to the Historical District, built around the turn of the 20th century.

The addition above the old structure and the remaining one story is proposed to respect the existing historical structure and to revise the former character of the storefront street once belonging to the two former separate properties. The approach is met with maintaining the heights as low as possible without removing the existing two primary roofs, while maintaining a front 2-foot set back and 1 foot reveal above and around the contributing structure. The concept is set to express the 2-story addition as a new element that pays respect to the existing structure with a masonry panel façade with grouped windows. The remaining lower façades resort to the former two lot divisions by establishing storefront façades along the first floor. The façade is created in two parts in keeping with the former divisions. The upper two floors propose a brick veneer with two projecting bays at the second level, as in character to similar types existing along main street.

The design takes advantage of three rear 4-foot bays permitted by L & I to gain extra square footage needed, while permitting outdoor terraces for all the units. The rear façade facing the river has the three projecting bays that help unify the entire structure, with the bottoms of the bays aligned. The result is a façade that gives livelihood and a face to the river and the riverwalk that it now fronts.



PROJECT ADDRESS: 4370-74 MAIN ST. MANAYUNK -PHILADELPHIA, PA. 19127

APPLICANT: JOE SERRATORE/. JOS. SERRATORE & CO. ARCHITECTS
764 S. MARTIN STREET. MARIAN ANDERSON WAY
PHILADELPHIA, PA. 19146
SERRATORE@GMAIL.COM
215 620-7595

PROPERTY OWNER: CLAUDIA ROSSARI
1303 ROMA ROAD
HANAHAN, SC. 29140
CLAUDIA@BYCLAUDIASPAS.COM
843-593-4470

ARCHITECT: JOE SERRATORE/. JOS. SERRATORE & CO. ARCHITECTS
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PROJECT SCOPE: COMMERCIAL SPACE OCCUPANCY
SPA SALON PARCEL A
VACANT COMMERCIAL PARCEL B

ADDITION- 2 STORIES ABOVE EXISTING 1 STORY STRUCTURE
NO EARTH DISTURBANCE

PROJECT
INFORMATION

PROJECT INFORMATION

BRAZILIAN WAX & SPA
4370-74 MAIN STREET MANAYUNK
PHILADELPHIA, PA. 19127

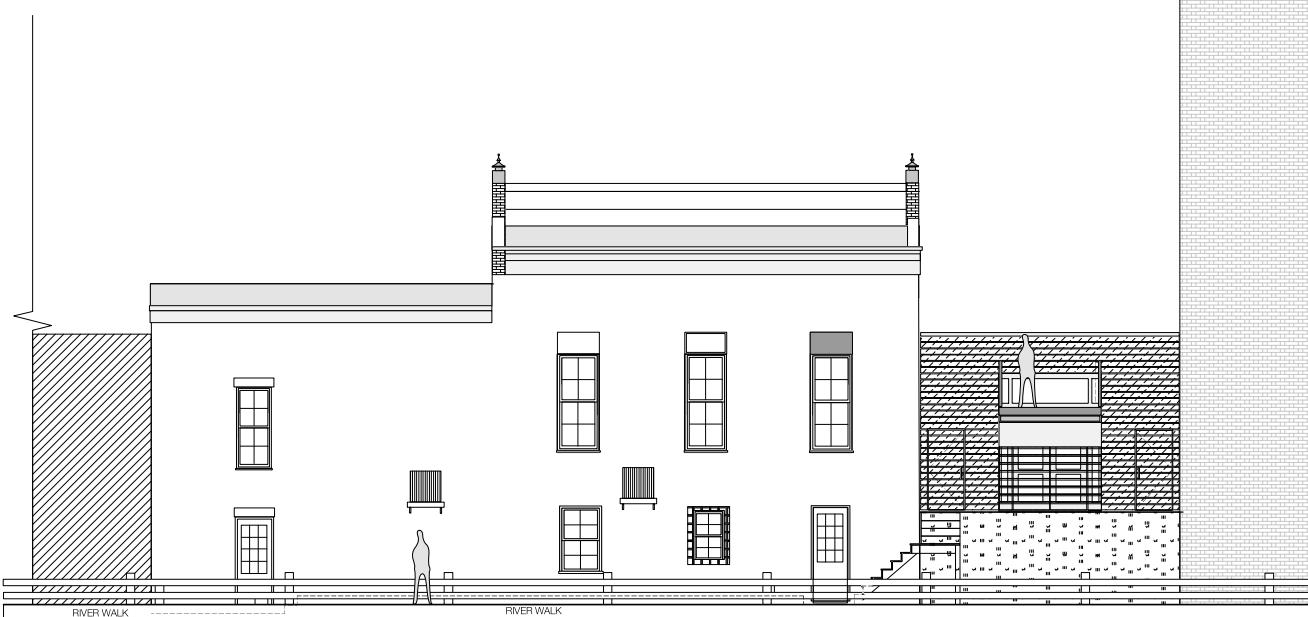
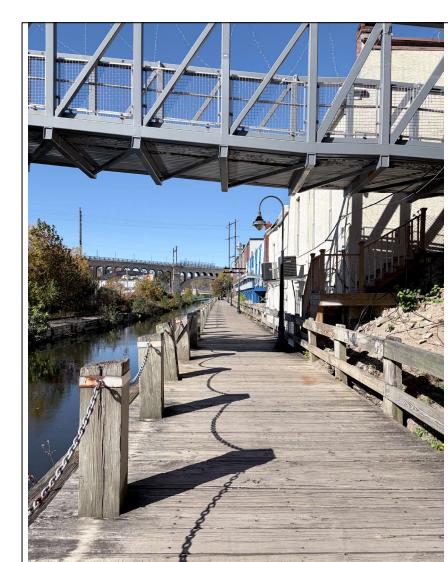
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12.28.25



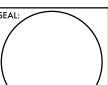
MAIN STREET CONTEXT

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4370-74 MAIN STREET MANAYUNK
PHILADELPHIA, PA. 19127



RIVER SIDE CONTEXT

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4370-74 MAIN STREET MANAYUNK
PHILADELPHIA, PA. 19127



REVISONS:

SHT. 3

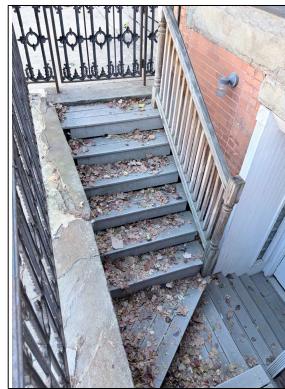
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FRONT VIEW NORTHWEST



FRONT VIEW SOUTHEAST



FRONT BASEMENT STAIR



SIDE ACCESS TO REAR



SIDE ACCESS TO FRONT



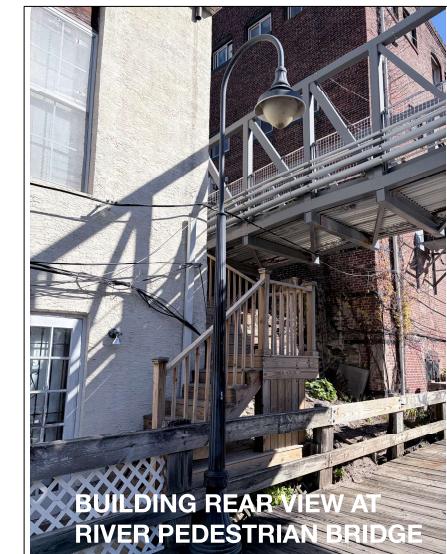
ADJACENT REAR BUILDING TO NORTH ALONG RIVERWALK



TOWARDS BUILDING REAR VIEW SOUTH ALONG RIVERWALK



BUILDING REAR VIEW TO SOUTH ALONG RIVERWALK



BUILDING REAR VIEW AT RIVER PEDESTRIAN BRIDGE

EXISTING PHOTOS

BRAZILIAN WAX & SPA
4370-74 MAIN STREET MANAYUNK
PHILADELPHIA, PA. 19127

JAS

JOS. SERRATORE & COMPANY ARCHITECTS INC.

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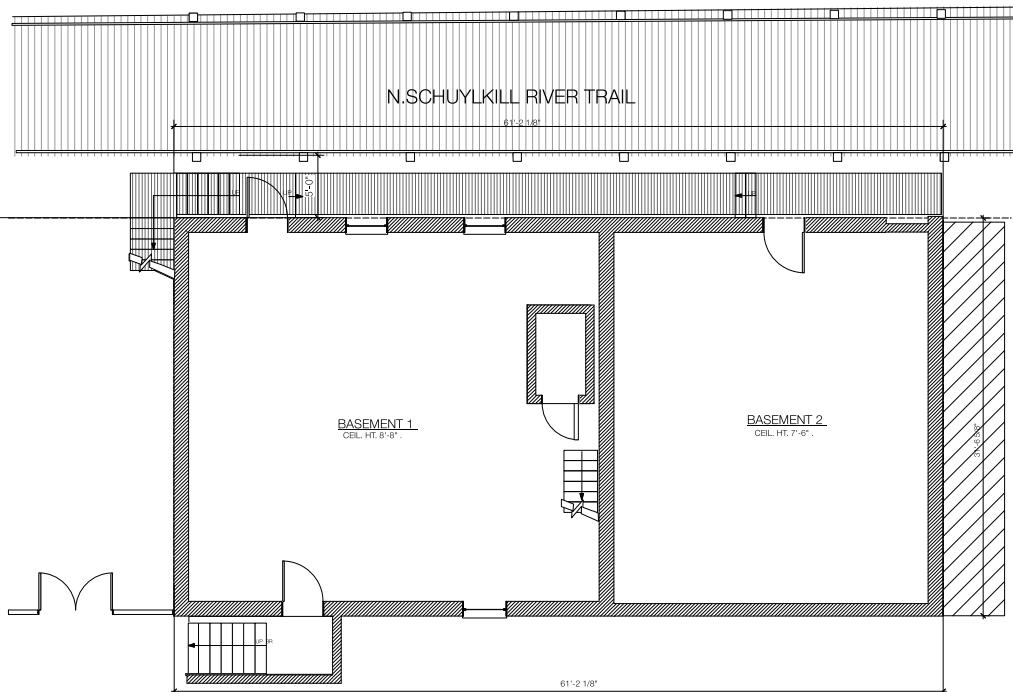
**4370-74
MAIN STREET
PHILADELPHIA,
PA. 19127**

PROPOSED TWO
STORY ADDITION
OVER EXISTING ONE
STORY STRUCTURE
FOR A 5-FAMILY
DWELLING-
ABOVE EXISTING
PERSONAL
SERVICES
SPA CENTER

SHT. 4

12.28.25

REVISED APPLICATION

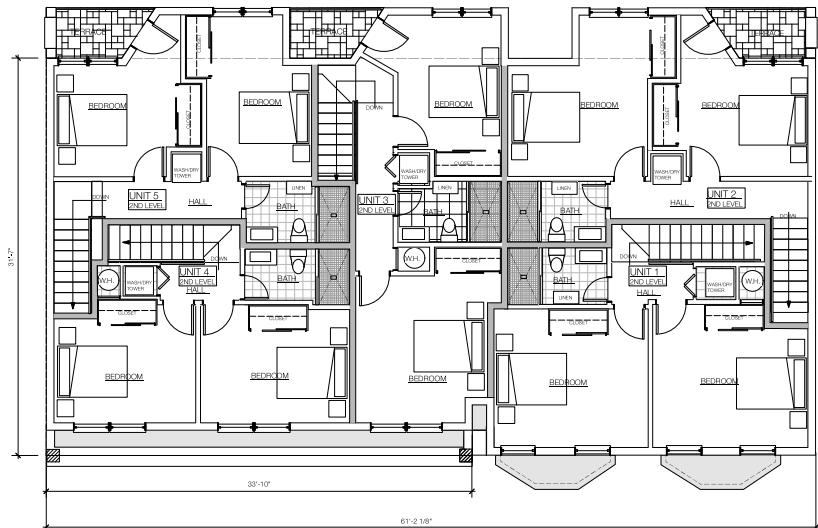


2 EXISTING GROUND LEVEL PLAN
5 Scale: 1/4" = 1'-0"

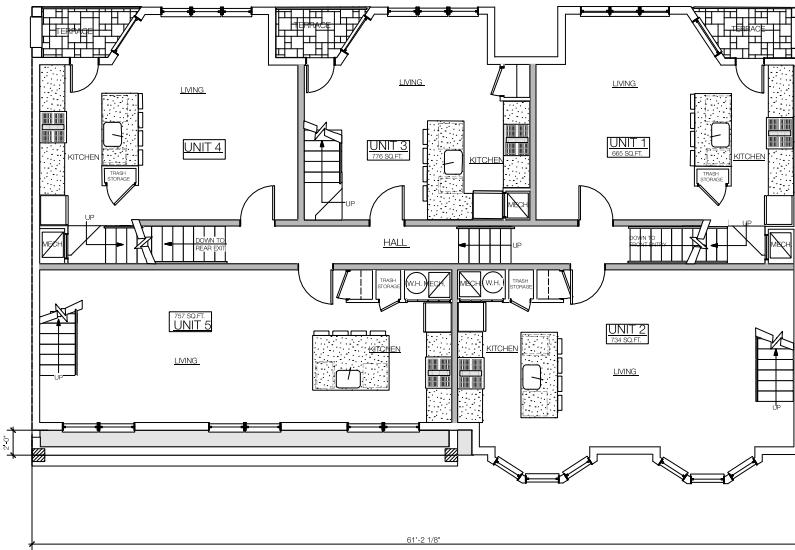
1 EXISTING BASEMENT PLAN
5 Scale: 1/4" = 1'-0"

EXISTING PLANS

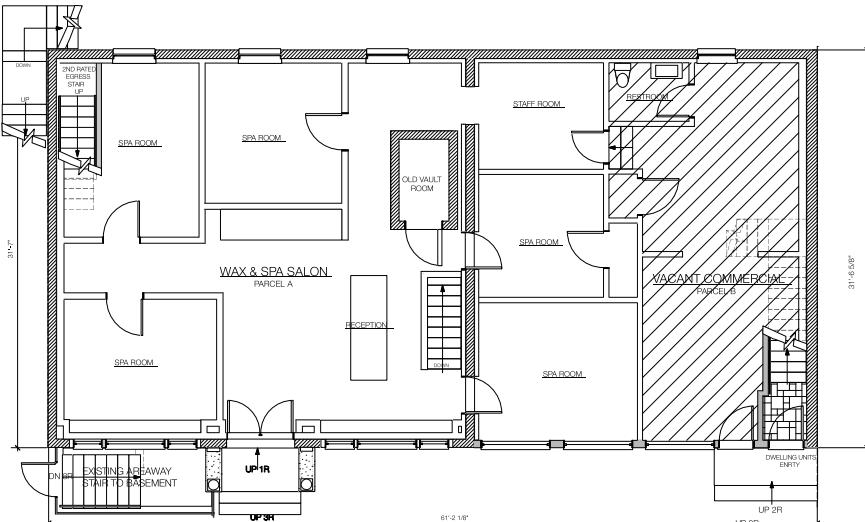
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4370-74 MAIN STREET MANAYUNK
PHILADELPHIA, PA. 19127



3 THIRD FLOOR PLAN- BEDROOMS
6 Scale: 1/4" = 1'-0"



2 SECOND FLOOR PLAN- LIVING & KITCHENS
6 Scale: 1/4" = 1'-0"



1 GROUND & FIRST FLOOR PLAN- SPA SALON
6 Scale: 1/4" = 1'-0"

PROPOSED PLANS

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4370-74 MAIN STREET MANAYUNK
PHILADELPHIA, PA. 19127

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**4370-74
MAIN STREET
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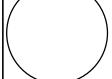
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FLOOR PLANS

SEAL:



REVISIONS:

SHT. 7

12.20.25

PROPOSED MAIN STREET ELEVATION

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PHILADELPHIA, PA. 19127

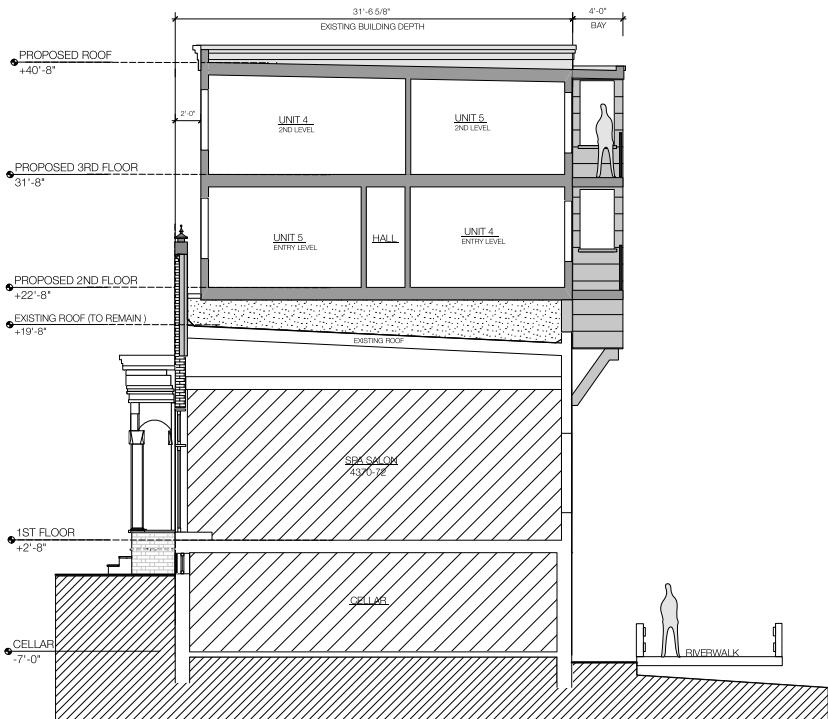


PROPOSED RIVERWALK ELEVATION

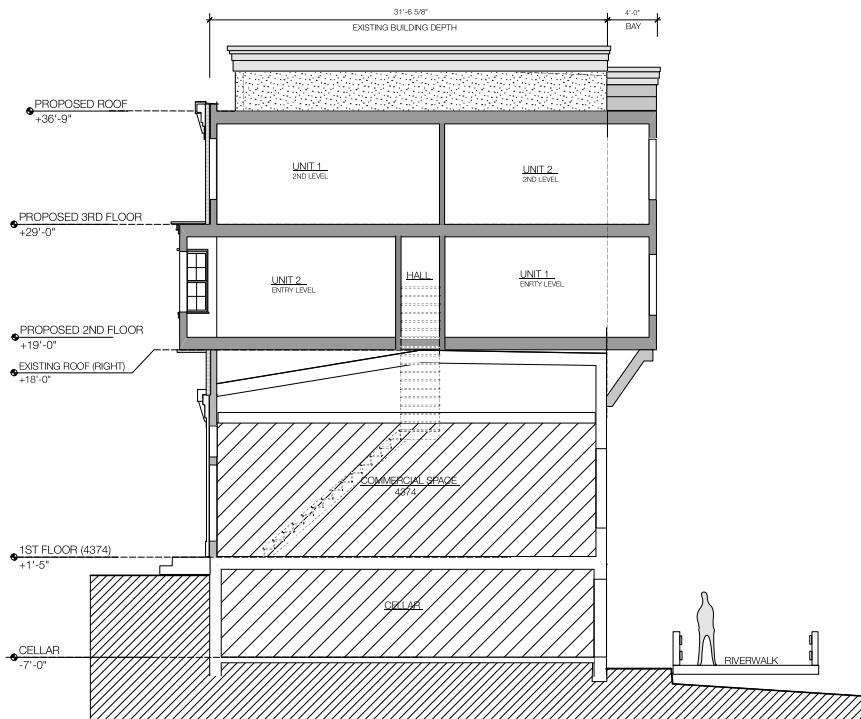
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PHILADELPHIA, PA. 19127

SHT. 8

12.28.25



 **BUILDING SECTION - 4370 MAIN STREET**
Scale: 1/4" = 1'-0"



 **BUILDING SECTION - 4374 MAIN STREET**
Scale: 1/4" = 1'-0"

JAS

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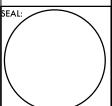
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4370-74
MAIN STREET
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PROPOSED TWO
STORY ADDITION
OVER EXISTING ONE
STORY STRUCTURE
FOR A 5-FAMILY
DWELLING
ABOVE EXISTING
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SPA CENTER



3D MASSING
STUDY



REVISIONS:

MASSING STUDY VIEW

SHT.10

12.20.25

**REPORT OF THE ARCHITECTURAL COMMITTEE
OF THE PHILADELPHIA HISTORICAL COMMISSION**

**TUESDAY, 25 NOVEMBER 2025
REMOTE MEETING ON ZOOM
DAN MCCOUBREY, CHAIR**

CALL TO ORDER

START TIME IN AUDIO RECORDING: 00:00:00

The Chair called the meeting to order at 9:00 a.m. The following Committee members joined him:

Committee Member	Present	Absent	Comment
Dan McCoubrey, FAIA, LEED AP BD+C, Chair	X		
John Cluver, AIA, LEED AP	X		
Rudy D'Alessandro	X		
Justin Detwiler	X		
Nan Guterman, FAIA	X		
Allison Lukachik	X		
Amy Stein, AIA, LEED AP	X		

The meeting was held remotely via Zoom video and audio-conferencing software.

The following staff members were present:

Jonathan Farnham, Executive Director
Shannon Garrison, Historic Preservation Planner III
Kristin Hankins, Historic Preservation Planner II
Heather Hendrickson, Historic Preservation Planner II
Ted Maust, Historic Preservation Planner II
Allyson Mehley, Historic Preservation Planner III
Dan Shachar-Krasnoff, Historic Preservation Planner II
Alex Till, Historic Preservation Planner II
Joshua Schroeder, Historic Preservation Planner I

The following persons were present:

Andrew Biggin
Anthony Mascieri
Benjamin Estepani, Pace Architecture & Design
David Whipple, Assimilation Design Lab
Geoffrey Klein, KBA
Hal Schirmer, Esq.
Haleh Kadkhoda
Hanna Stark, Preservation Alliance
Ian D'Elia
Jane Ahn
Jingyi Luo
Joe Serratore, Joseph Serratore & Company Architects
Joseph Horan, Kimmel Architecture

Judith L. Robinson, Continuum Architecture & Design, PC
Justino Navarro, Spring Garden Civic Association
Kerry Canal
Melissa Florkowski
Ohad Langer
Patricia Freeland, Spring Garden Civic Association
Samantha Chui
Ted Rosenberg
Todd Reeves, Overbrook School for the Blind
Yoav Shiffman

ITEM: 1907 Green St					
MOTION: Denial					
MOVED BY: Detwiler					
SECONDED BY: Lukachik					
VOTE					
Committee Member	Yes	No	Abstain	Recuse	Absent
Dan McCoubrey	X				
John Cluver	X				
Rudy D'Alessandro	X				
Justin Detwiler	X				
Nan Guterman	X				
Allison Lukachik	X				
Amy Stein	X				
Total	7				

ADDRESS: 4370-74 MAIN ST

Proposal: Construct two-story addition

Review: In Concept

Owner: Laurel Holdings Group

Applicant: Joseph Serratore, Joseph Serratore & Company Architects.

History: 1900, 4370 Main Street, Oliver S. Keely & Co.; 1930, 4372-74 Main Street

Individual Designation: None.

District Designation: Main Street Manayunk Historic District, 12/14/1983

Staff Contact: Josh Schroeder, joshua.schroeder@phila.gov

BACKGROUND:

This application proposes to construct a two-story addition, to add six residential units, to 4370-74 Main Street, a one-story commercial property. The properties at 4370 and 4372-74 Main Street have been consolidated. The building at 4370 Main Street is classified as contributing to the Main Street Manayunk National Register Historic District while the buildings at 4372-74 are classified as “intrusions” in the district. Two floors would be added to the one-story combined building. The application does not propose any changes to the existing front façade of 4370 Main Street. The application does not specify how the large front parapet above the storefront would be incorporated into the addition.

The combined building’s rear façade faces the Schuylkill River Trail with substantial public visibility. Significant changes are proposed to the existing rear façade. The application proposes a completely new fenestration pattern to align the four window bays proposed for the second and third floors above, suggesting infill of existing windows and/or expansion of window openings.

SCOPE OF WORK:

- Construct two-story addition on top of 4370-74 Main Street and alter front and rear façades.

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 will be retained and preserved. The removal of distinctive materials or alterations of features, spaces and spatial relationships that characterize a property will be avoided.*
 - The proposal maintains the historic storefront's features, satisfying Standard 2, but the proposal lacks detail regarding how the addition interacts with the wall above the cornice on the front façade.
- *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 will 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 proposal maintains the contributing property's historic storefront and other features. The proposed massing, scale, and general appearance appear compatible with the district's character, but more detail is required for proposed materials and color.
 - Historically, the building served as commercial office space, while other properties in the Main Street Manayunk Historic District facing the river had similar or industrial appearances in the rear. The proposed alterations to the existing rear façade may detract from the historic character of the district.
- *Standard 10: New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*
 - The proposed addition maintains the appearance of the front façade, though more detail on the interaction between the second-floor addition and front parapet on the contributing building is needed to determine if the application satisfies Standard 10.

The Main Street Manayunk review criteria restated in the Historical Commission's Rules & Regulations include:

- *Section 6.9.b.4: Storefronts: Original existing storefronts contributing to the character of the district shall be retained and repaired. New storefronts shall be compatible with the proportion, form and materials of the original building.*
 - The application proposes no changes to the storefront on the contributing portion of the building.
- *Section 6.9.b.5: Design: Additions, alterations and new construction shall be designed so as to be compatible in scale, building materials, and texture, with contributing buildings in the historic district.*
 - The proposed massing, scale, and general appearance appear compatible with the district's character, but more detail is required for proposed materials and color.

STAFF RECOMMENDATION: Approval of the overall size, massing, and general design of the proposed additions, but denial based on the need for additional details about materials, colors, finishes, and the proposed alterations to the rear façade, pursuant to Standards 2, 9, and 10, and Main Street Manayunk review criteria.

START TIME OF DISCUSSION IN ZOOM RECORDING: 01:23:08

PRESENTERS:

- Mr. Schroeder presented the application to the Architectural Committee.
- Architect Joe Serratore represented the application.

DISCUSSION:

- Ms. Stein and Ms. Guterman noted that it was difficult to conceptualize with the applications materials submitted how the entire building will look with the new additions and how the new addition will relate to the front façade in particular.
 - Mr. Serratore acknowledged that the current plans were produced quickly and noted that, for the 4370 Main Street front elevation, the second-floor window sills are 30 inches above the floor to accommodate the front parapet.
- Mr. Cluver asked how the floor levels between the buildings ate 4370 and 4372-74 Main Street correspond to the difference in height between the Main Street entrances. He also asked if an accessible entrance is included as it is likely going to be required with the level of proposed alteration.
 - Mr. Serratore responded there would be no change to the floors or the outside entrance but he would consider how to make the entrance accessible.
- Mr. Cluver asked Mr. Serratore about the justification for the addition, noting that the proposal probably doubled the approximate height of the building, a change that would not typically be recommended for approval by the Architectural Committee.
 - Mr. Serratore noted that the owner wants to add residential units above the commercial space. He noted that the Historical Commission's staff had advised him that the new height would not be a concern.
 - Mr. Schroeder stated that the staff considered three-story buildings to be in keeping with the Manayunk historic district's character.
- Ms. Lukachik asked about any proposed setback for the addition behind the parapet at 4370 Main Street.
 - Mr. Serratore pointed out that the setback was about one foot and a reveal was included.
- Ms. Lukachik and Mr. Detwiler stated that a one-foot setback was insufficient and the addition would still overwhelm the original building and façade. Ms. Lukachick speculated that seven or ten feet was closer to a suitable setback. Both Ms. Lukachick and Mr. Detwiler noted that the current building's "stout" appearance and oversized parapet are unique and special care is needed to avoid disrupting its defining features.
 - Mr. D'Alessandro noted that the "piers" on either end of the parapet need to stand out.
- The Architectural Committee discussed the need for side elevations, renderings, and section drawings to adequately evaluate the addition's impact on the contributing building.
 - Mr. D'Alessandro noted inconsistencies between the rear elevation drawings and the floor plans.
- Mr. Detwiler praised the proposal's sensitivity to the Main Street façade but reiterated the need for more of a setback. He also suggested a cornice along the 4372 Main Street portion for continuity with 4374 Main Street.
- Mr. Detwiler and Mr. D'Alessandro suggested the projecting bays should be a material other than stucco or metal.
- Mr. D'Alessandro suggested reviewing the proposed changes to the storefronts at 4372-74 Main Street for compliance with the Main Street Manayunk review criteria.
- Mr. McCoubrey stated that the massing and design of the rear should correspond better with the front and should be simplified. He noted that the notches and projections in the rear do not reflect the proposed front. He also suggested the additional floors should not be stucco to differentiate from the original rear.

- Mr. Serratore explained that the existing, historic rear does not correspond to the historic front.
- Ms. Stein and Mr. Detwiler discussed whether the proposed three-foot projection for the rear additions was excessive. Ms. Stein suggested a bay might be a better choice so the projection comes gradually from the adjacent party wall. Both pointed out they could not make a firm recommendation without drawings or renderings of the side elevation.
- Mr. D'Alessandro asked where mechanical equipment would be located.
 - Mr. Serratore responded that it will likely be located on the roof.
- Ms. Stein expressed opposition to the proposed Juliet balconies, noting that a three foot projection with another couple of feet for the balconies was an excessive total projection and not in keeping with the district's character.
 - Mr. McCoubrey stated that he preferred the pulled-back balconies on the ends. He also suggested perhaps bays with balconies in between as an alternative to the current design.

PUBLIC COMMENT:

- None.

ARCHITECTURAL COMMITTEE FINDINGS & CONCLUSIONS:

The Architectural Committee found that:

- The parapet wall over the storefront on the building at 4370 Main Street is a character-defining, historic feature.
- The rear of the building at 4370-74 Main Street, along the Schuylkill River Trailway, faces a public right-of-way and any alterations and additions need to be in keeping with the district's historic character.

The Architectural Committee concluded that:

- As presented, the proposed massing of the overbuild is appropriate, but a greater setback for the addition at 4370 Main Street is needed to keep the addition from overwhelming the original historic storefront.
- The application, though in-concept, requires more detail to evaluate the proposal's specifics.

ARCHITECTURAL COMMITTEE RECOMMENDATION: The Architectural Committee voted to recommend denial, owing to incompleteness.

ITEM: 4370-74 Main Street
MOTION: Denial
MOVED BY: Lukachik
SECONDED BY: D'Alessandro

VOTE					
Committee Member	Yes	No	Abstain	Recuse	Absent
Dan McCoubrey	X				
John Cluver	X				
Rudy D'Alessandro	X				
Justin Detwiler	X				
Nan Guterman	X				
Allison Lukachik	X				
Amy Stein	X				
Total	7				

ADDRESS: 257 S 4TH ST

Proposal: Remove addition; construct wall and garage; add windows and doors

Review Requested: Final approval

Owner: M Dwell Two, LLC

Applicant: Judith Robinson and Jane Ahn

History: 1810; three-story rear addition in 1981

Individual Designation: 4/30/1957

District Designation: Society Hill Historic District, Significant, 3/10/1999

Staff Contact: Alex Till, alexander.till@phila.gov

BACKGROUND:

This application proposes to remove a non-historic three-story rear addition on a Federal rowhouse that is both individually designated and listed as a significant resource in the Society Hill Historic District. The newly exposed western wall will feature three large openings set with a combination of windows and French doors and Juliett balconies on the upper stories. It also proposes to construct a brick wall and live-roof garage structure on the rear yard of the property. Additionally, it proposes to add one skylight to the rear slope of the roof, add one window and one set of French doors with guardrail to the exposed north side façade of the house and add windows and doors to a small historic rear ell. The building was constructed c. 1810 and is three-and-a-half stories tall with a gable roof and brick façade. The three-story addition proposed for removal is located behind the main block of the building and dates to 1981. The current front façade, north façade, and roof were reconstructed to their current forms in 1963. Prior to 1963, the front façade had a first-floor storefront, and the north wall of the building was covered by a neighboring garage. Upon removal of that garage, the owner, in consultation with the Historical Commission and Redevelopment Authority, reconstructed that façade with a new brick veneer, added the current windows with shutters, and rebuilt the chimneys and side roofline to match the rest of the row. The newly exposed rear wall, rear roof, and north side will all be at least partially visible from some surrounding public pedestrian walkways including S. 4th Street, St. James Place and St. Joseph's Way.

The applicants presented a similar design but with an added roof deck for an in-concept review to the Architectural Committee in April 2025. At that time, the Committee was receptive to all of the changes other than the roof deck.

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Individual Designation: None.

District Designation: Main Street Manayunk Historic District, 12/14/1983

Staff Contact: Josh Schroeder, joshua.schroeder@phila.gov

BACKGROUND:

This application proposes to construct a two-story addition, to add six residential units, to 4370-74 Main Street, a one-story commercial property. The properties at 4370 and 4372-74 Main Street have been consolidated. The building at 4370 Main Street is classified as contributing to the Main Street Manayunk National Register Historic District while the buildings at 4372-74 are classified as "intrusions" in the district. Two floors would be added to the one-story combined building. The application does not propose any changes to the existing front façade of 4370 Main Street. The application does not specify how the large front parapet above the storefront would be incorporated into the addition.

The building's rear faces the Schuylkill River Trail with substantial public visibility. The application generally retains the rear exterior as is but does not include details about any potential new windows or doors. The rear elevation of the new floors will include window openings that variably include one, two, or three windows immediately adjacent windows. Each floor will also have three Juliet balconies.

SCOPE OF WORK:

- Construct two-story addition on top of 4370-74 Main Street and alter front and rear façades.

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 will be retained and preserved. The removal of distinctive materials or alterations of features, spaces and spatial relationships that characterize a property will be avoided.*
 - The proposal maintains the historic storefront's features, satisfying Standard 2, but the proposal lacks detail regarding how the addition interacts with the wall above the cornice on the front façade.
- *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 will 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 proposal maintains the contributing property's historic storefront and other features. The proposed massing, scale, and general appearance appear compatible with the district's character, but more detail is required for proposed materials and color.
 - Historically, the building served as commercial office space, while other properties in the Main Street Manayunk Historic District facing the river had

similar or industrial appearances in the rear. The proposed alterations to the existing rear façade may detract from the historic character of the district.

- *Standard 10: New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*
 - The proposed addition maintains the appearance of the front façade, though more detail on the interaction between the second-floor addition and front parapet on the contributing building is needed to determine if the application satisfies Standard 10.

The Main Street Manayunk review criteria restated in the Historical Commission's Rules & Regulations include:

- *Section 6.9.b.4: Storefronts: Original existing storefronts contributing to the character of the district shall be retained and repaired. New storefronts shall be compatible with the proportion, form and materials of the original building.*
 - The application proposes no changes to the storefront on the contributing portion of the building.
- *Section 6.9.b.5: Design: Additions, alterations and new construction shall be designed so as to be compatible in scale, building materials, and texture, with contributing buildings in the historic district.*
 - The proposed massing, scale, and general appearance appear compatible with the district's character, but more detail is required for proposed materials and color.

STAFF RECOMMENDATION: Approval of the overall size, massing, and general design of the proposed additions, but denial based on the need for additional details about materials, colors, finishes, and the proposed alterations to the rear façade, pursuant to Standards 2, 9, and 10, and Main Street Manayunk review criteria.

Application Proposed at 25 November 2025 AC Meeting

JAS

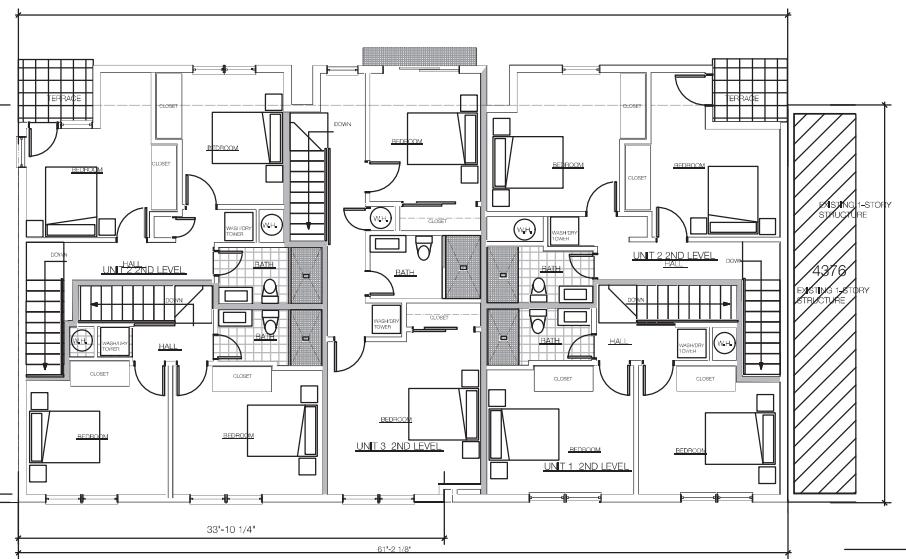
JOS. SERRATORE & COMPANY ARCHITECTS INC.

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**4370-74
MAIN STREET
PHILADELPHIA,
PA 19127**

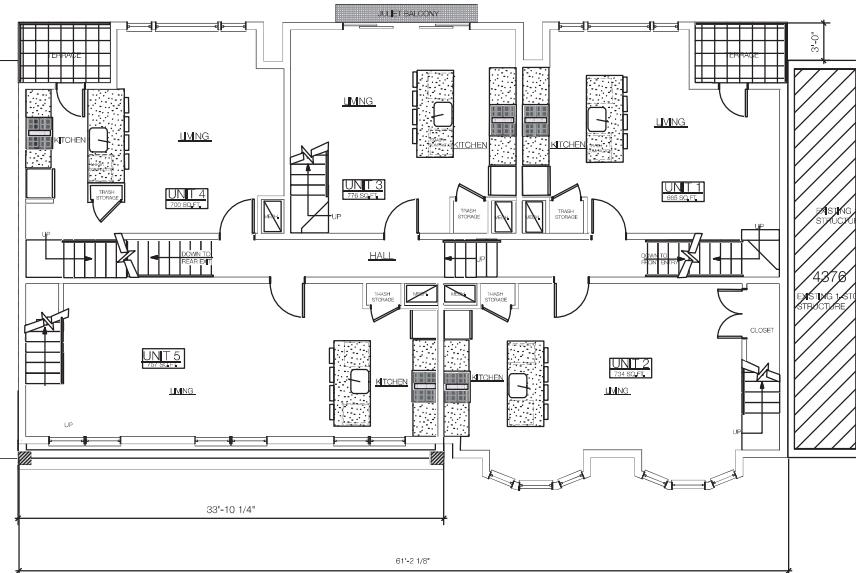
PROPOSED TWO STORY ADDITION OVER EXISTING ONE STORY STRUCTURE FOR A 5-FAMILY DWELLING ABOVE EXISTING PERSONAL SERVICES SPA CENTER



4 THIRD FLOOR PLAN- BEDROOMS

A-1

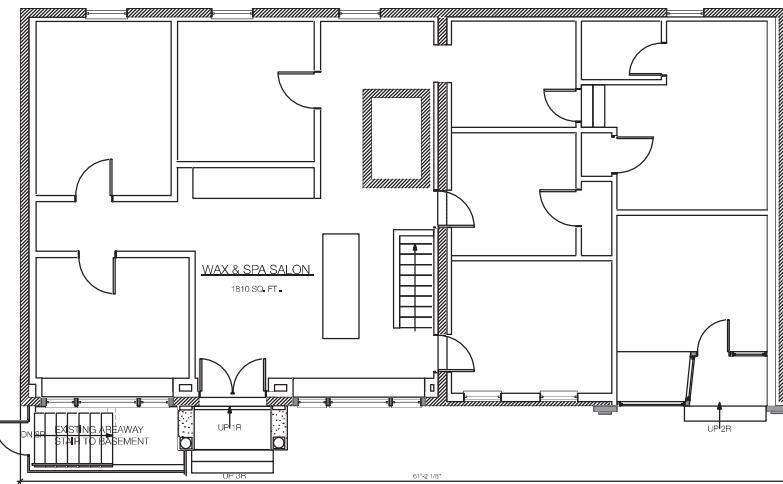
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3 SECOND FLOOR PLAN- LIVING & KITCHENS

A-1

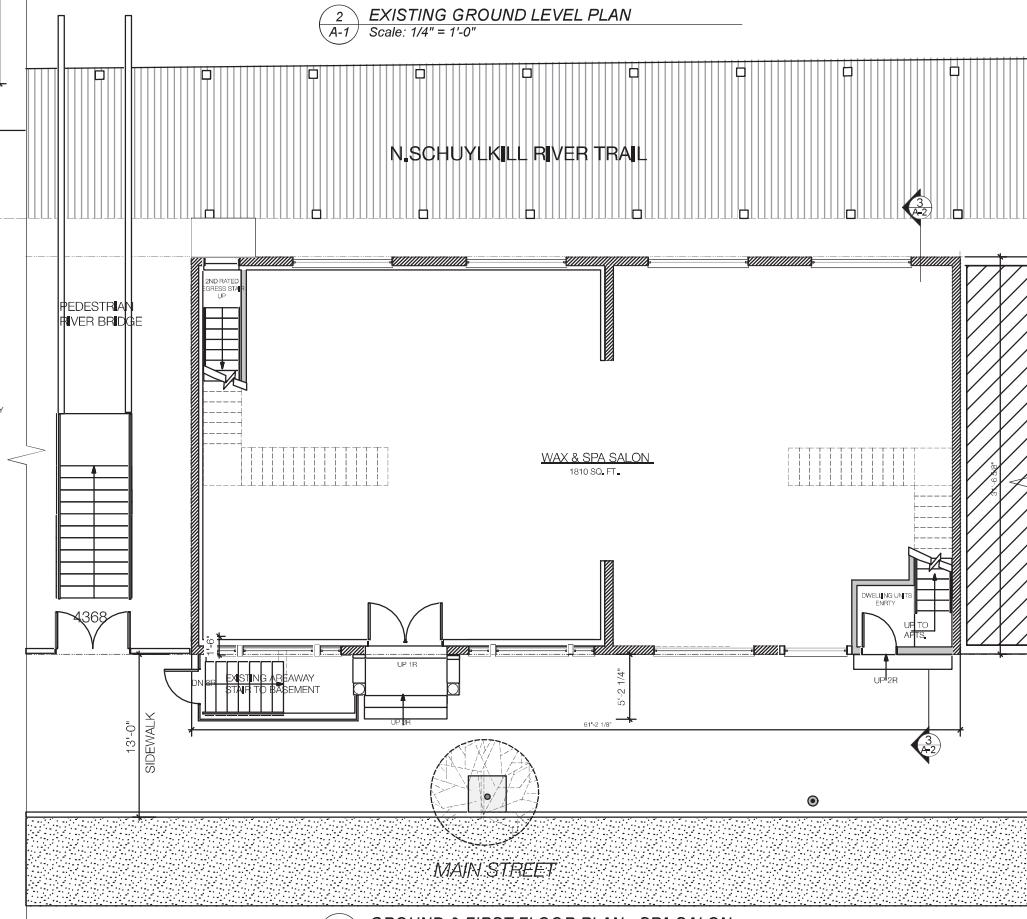
Scale: 1/4" = 1'-0"



2 EXISTING GROUND LEVEL PLAN

A-1

Scale: 1/4" = 1'-0"



1 GROUND & FIRST FLOOR PLAN- SPA SALON

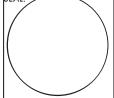
A-1

Scale: 1/4" = 1'-0"

A-1

10.20.25

SEAL:



REVISIONS:

Application Proposed at 25 November 2025 AC Meeting

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PROPOSED TWO
STORY ADDITION
OVER EXISTING ONE
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SERVICES
SPA CENTER



Application Proposed at 25 November 2025 AC Meeting

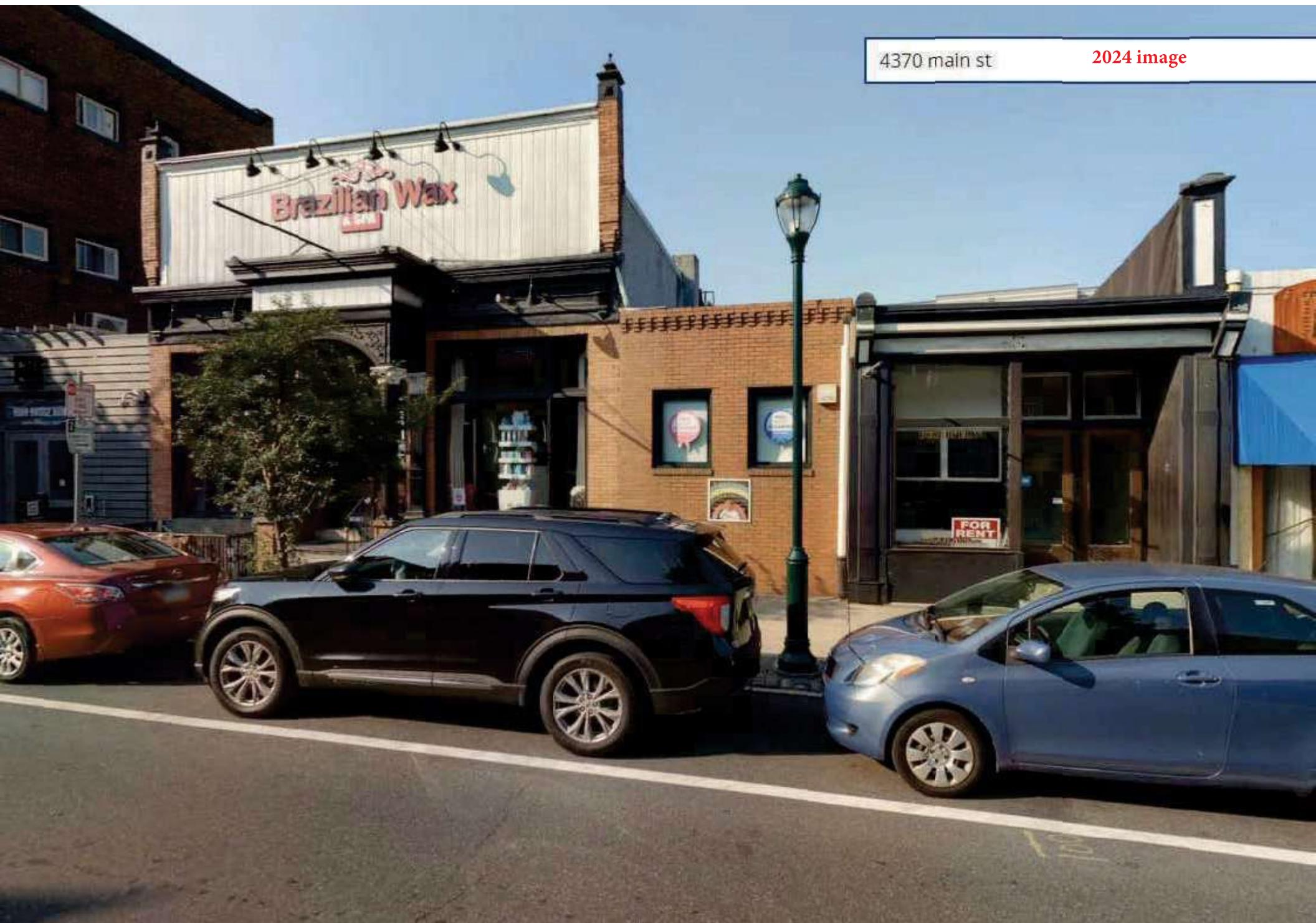
4370 main st

2024 image



4370 main st

2024 image



4370-74 Main St rear (2016 image)

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Application Proposed at 25 November 2025 AC Meeting



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