

ADDRESS: 4238-40 CHESTER AVE

Proposal: Construct eight duplexes

Review Requested: Review and Comment

Owner: SHRW Clark Park LLC

Applicant: Brett Harman, Harman Deutsch Ohler Architecture

History: Undeveloped land

Individual Designation: None

District Designation: Southeast Spruce Hill Historic District, Non-contributing, 7/12/2024

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

OVERVIEW: This application proposes to construct eight duplex houses at 4238-40 Chester Avenue in the Southeast Spruce Hill Historic District. The site is currently an open lot that is classified as non-contributing in the historic district. Therefore, the Historical Commission's jurisdiction over the undeveloped site is review-and-comment only, meaning that the Historical Commission and its advisory Architectural Committee may offer non-binding comments on the application at public meetings, but may not approve or deny it.

Each of the proposed duplexes will be four stories tall with a garage entrance on the first floor and a tall mansard roof on the fourth. They will be primarily clad with charcoal colored Hardie plank siding and composite metal panels, with a small amount of brick around each entryway. Each building will also feature a roof deck with pilot house. Mansard roofs are plentiful on other buildings in the historic district, but the proposed mansards are much taller. The new buildings will be located on the boundary of the historic district though there are views of the sides and rear from within the district.

SCOPE OF WORK:

- Construct eight duplexes

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 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 new structures will be compatible with the overall size and scale of the historic district.
 - The new structures will not be compatible with the massing and architectural features of the historic district. The dark colored, contemporary cladding materials are incompatible, and the mansards are out of proportion with the nearby historic houses.

STAFF COMMENT: The application does not satisfy Standard 9. The mansards are too tall and the cladding materials are inappropriate. In addition, the application should include more streetscape renderings and photographs showing the proposed houses in context with the historic buildings in the historic district.



Figure 1: 4238-40 Chester Ave from S. 42nd St, Aug 2024



Figure 2: 4238-40 Chester Ave from the corner of Chester Ave and S 42nd St, Aug 2024



Figure 3: Aerial image of 4238-40 Chester Ave looking SE, Mar 2024

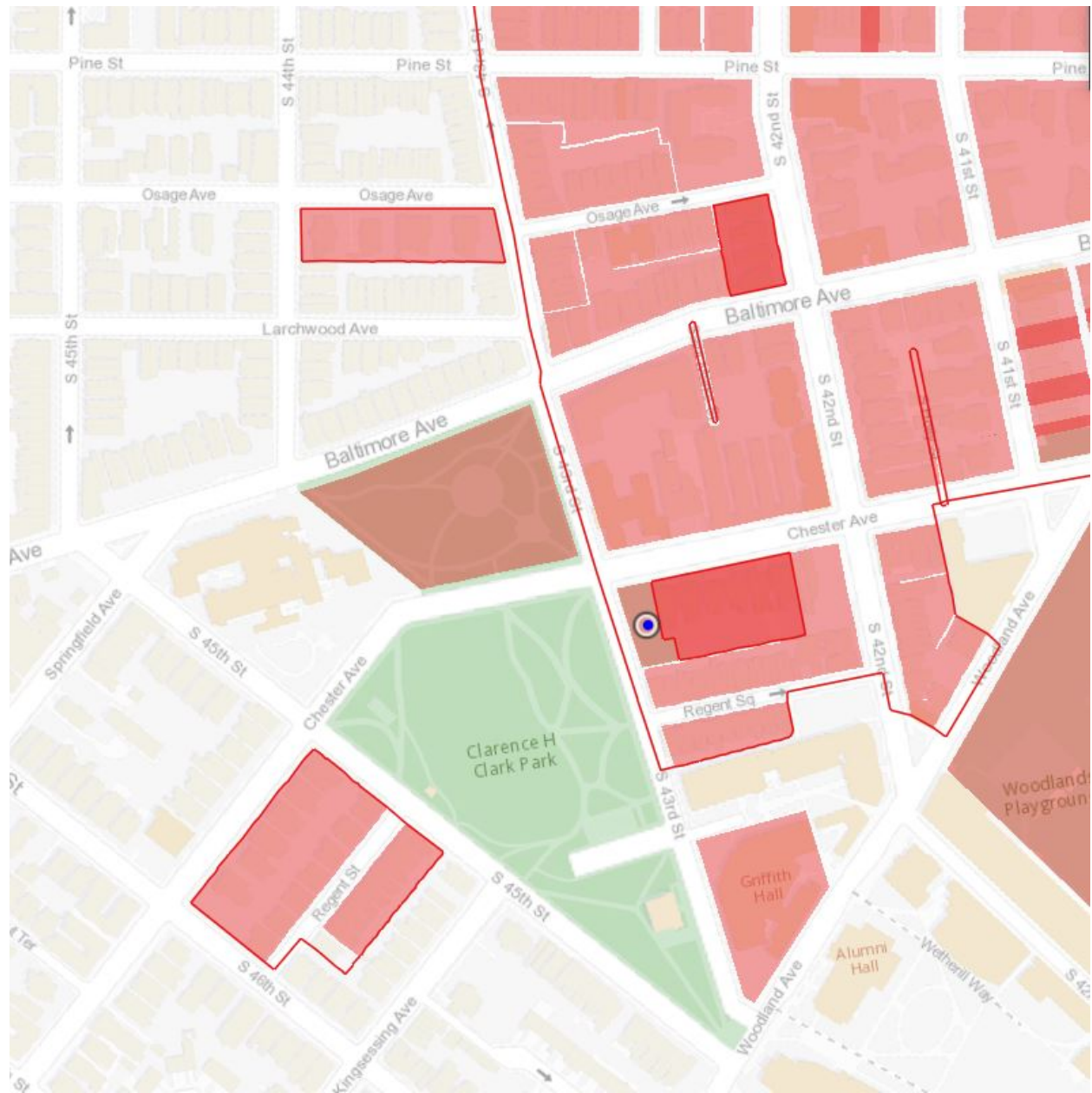


Figure 4: Map showing location of 4238-40 Chester Ave with surrounding Historic District and other designated properties highlighted in red. Subject property indicated with a blue dot.



harman
deutsch
ohler
architecture

05.11. 2026

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

ATTN: Philadelphia Historical Commission

Re: 4238 Chester Ave, Philadelphia PA.

Harman Deutsch Ohler Architecture is proposing a subdivision to create 4 lots from 1, and for the construction of 1 duplex on each parcel for a total of 8 dwelling units, with pilothouses and roof decks, and 1 interior parking stall, as per plans.

Harman Deutsch Ohler Architecture has prepared this application on behalf of David and Phillip Sharrow, the owners of the property. This application is intended for final approval for the proposed addition as per the enclosed drawings.

Please let us know if you have any questions regarding our submission.

Respectfully,

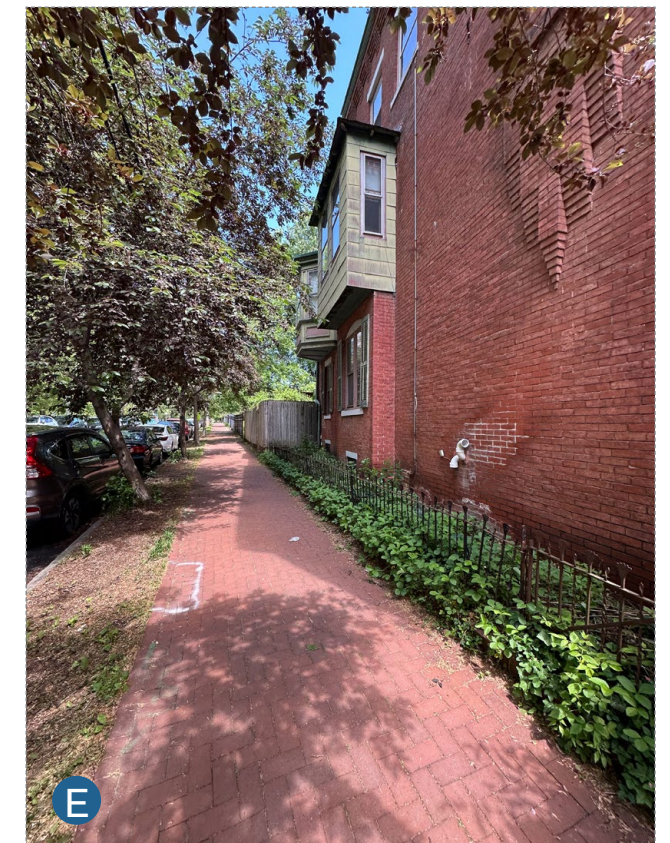
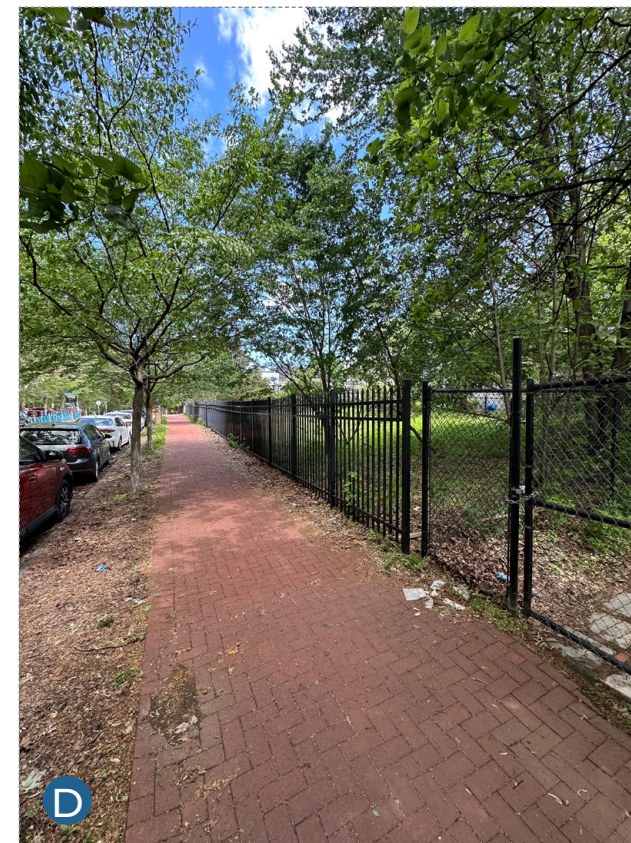
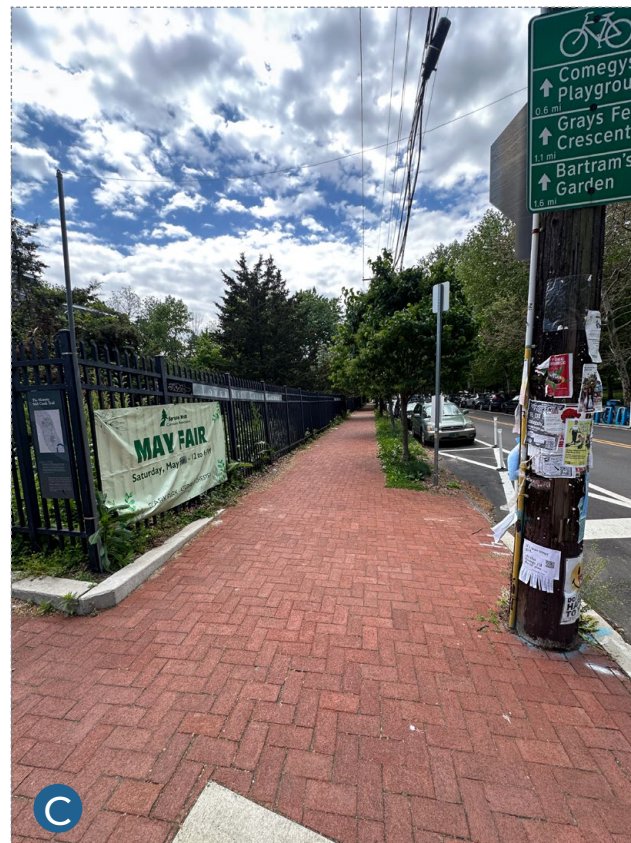
Rustin Ohler
267.324.3601
Harman Deutsch Ohler Architecture



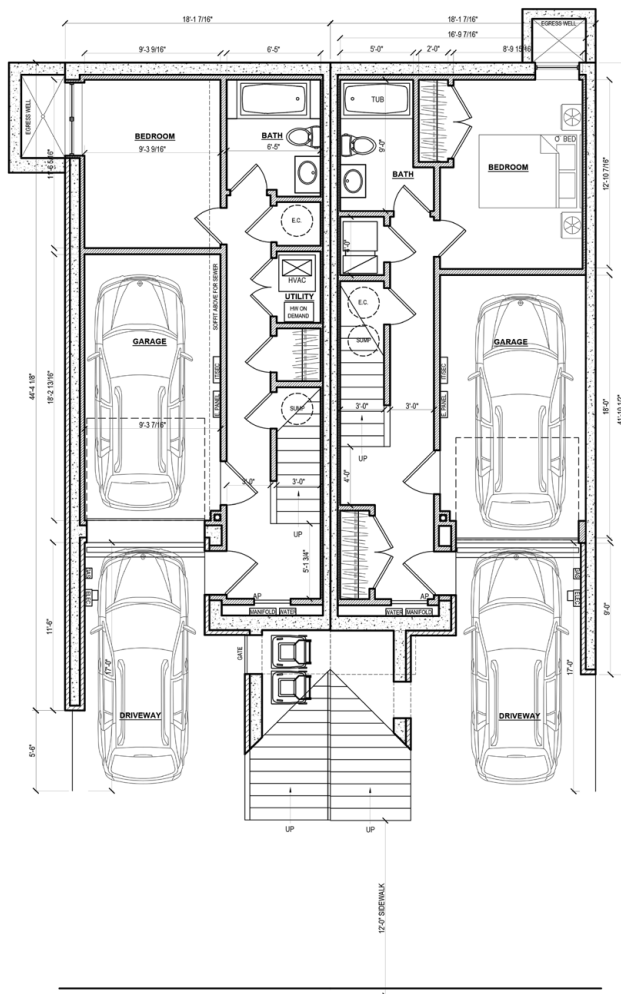
AERIAL MAP



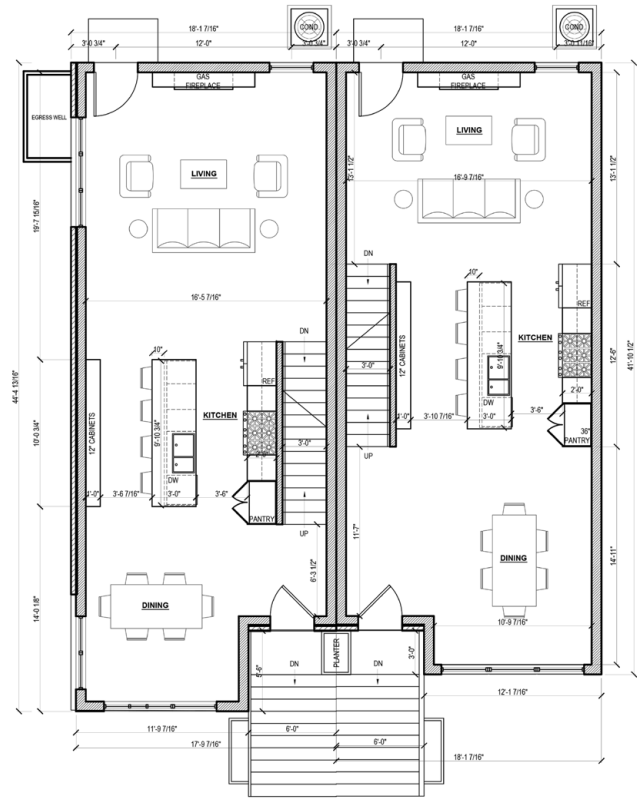
ZONING MAP



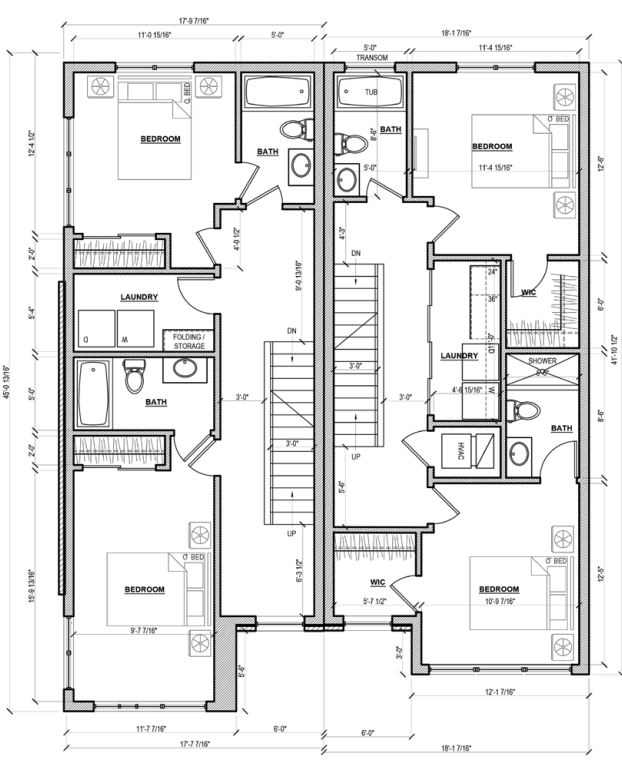




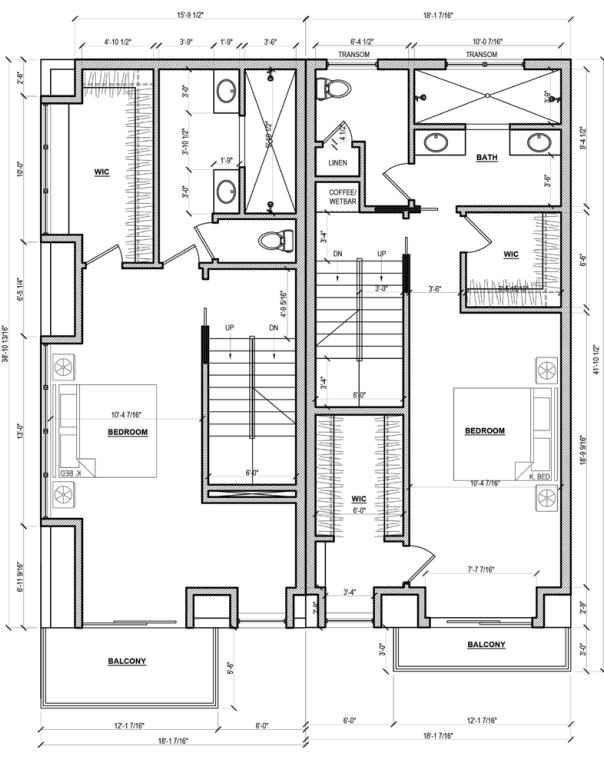
BASEMENT PLAN



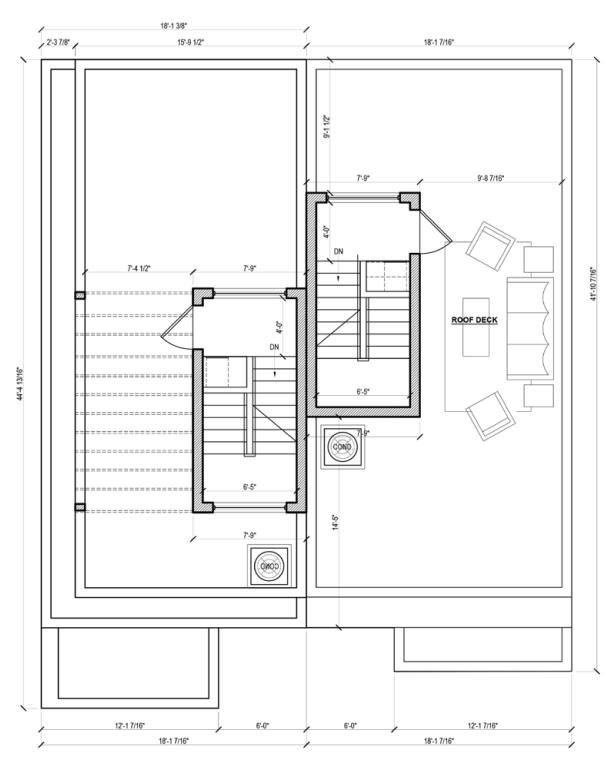
FIRST FLOOR PLAN



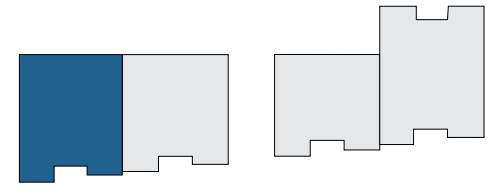
SECOND FLOOR PLAN

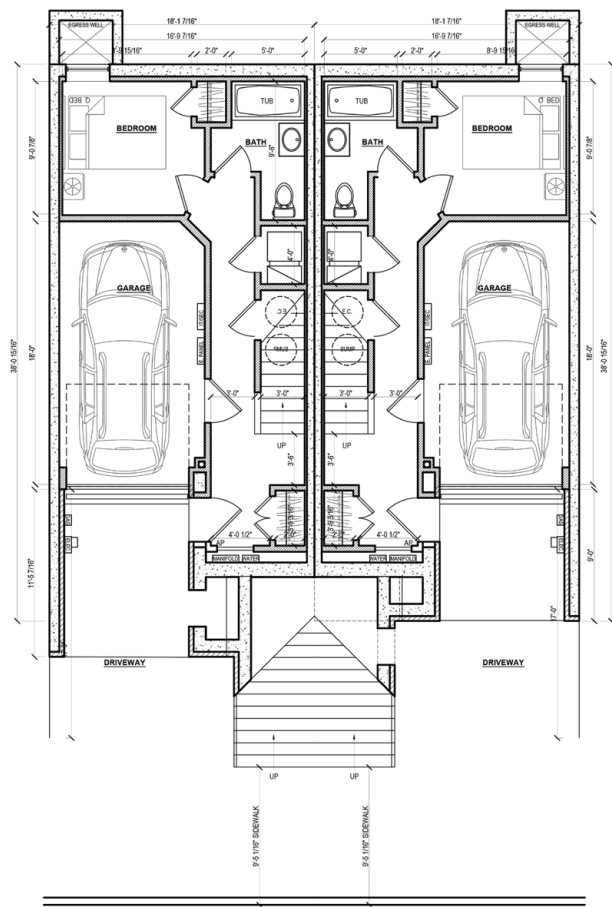


THIRD FLOOR PLAN

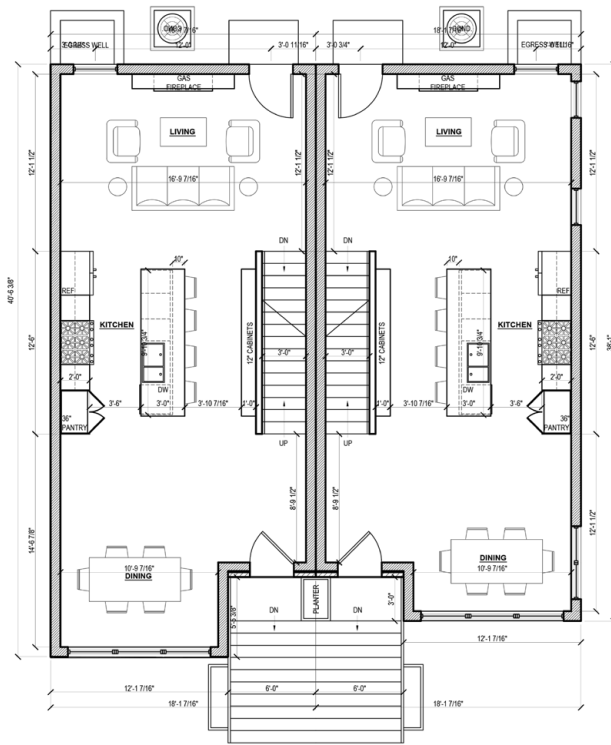


ROOF PLAN

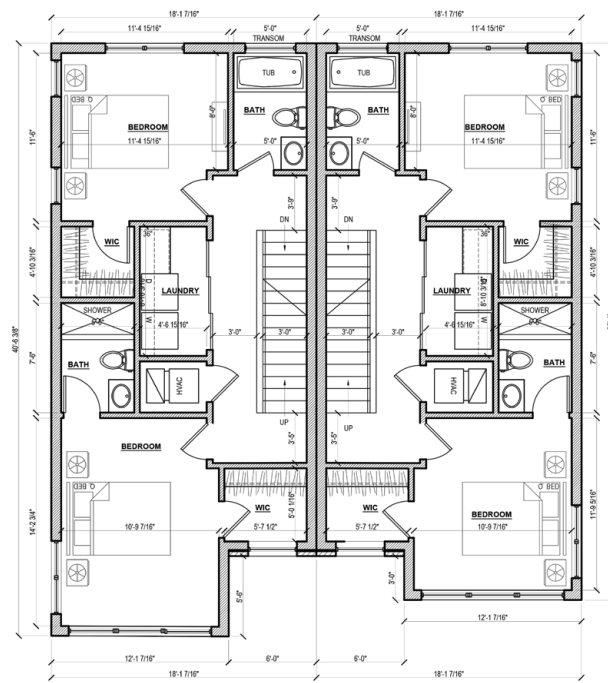




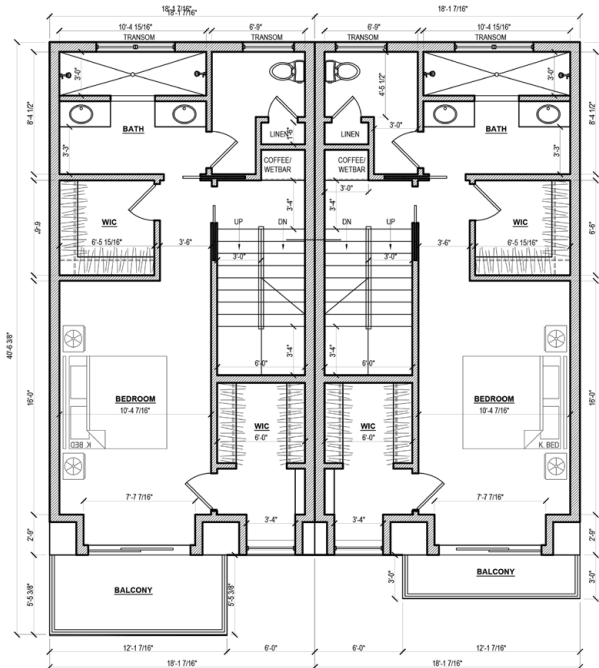
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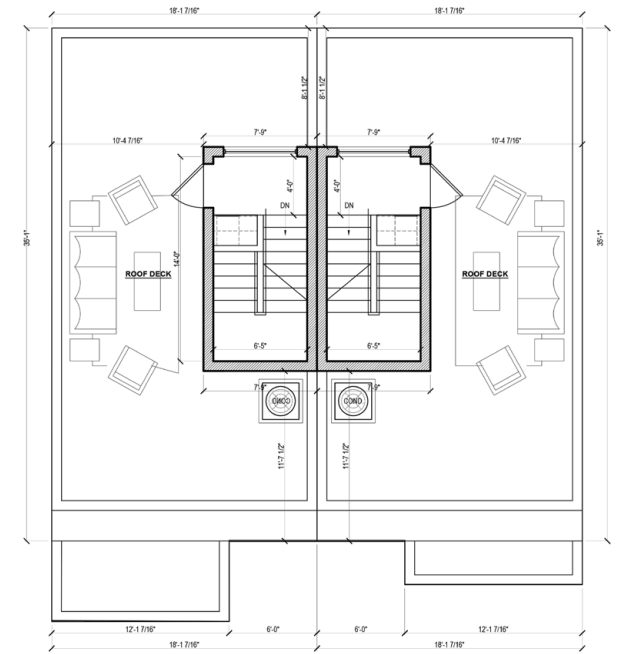
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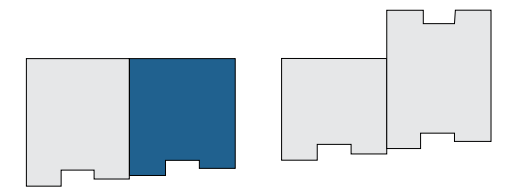
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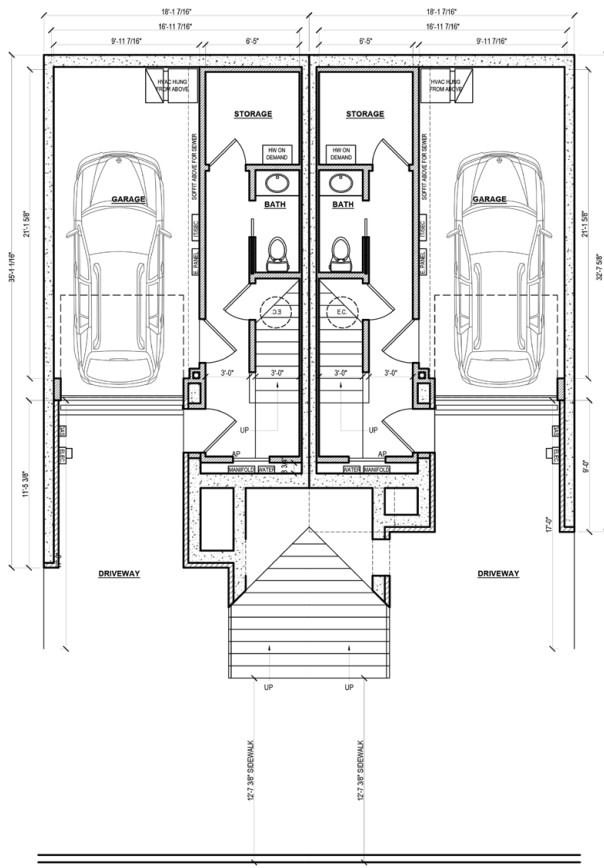


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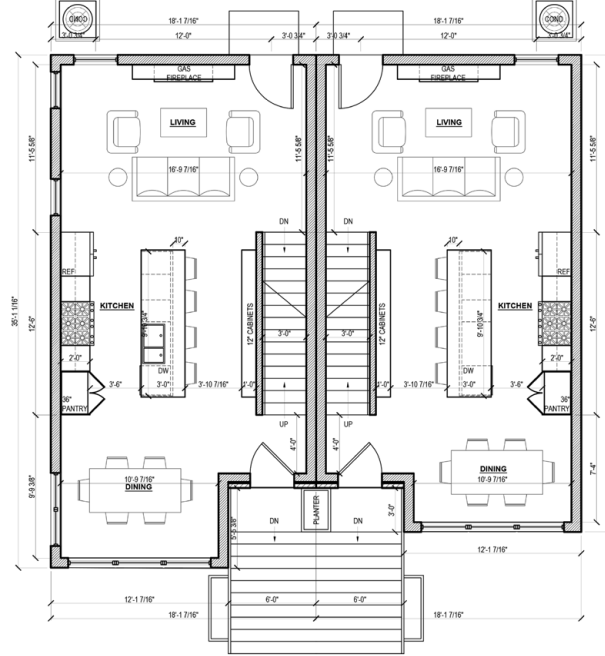


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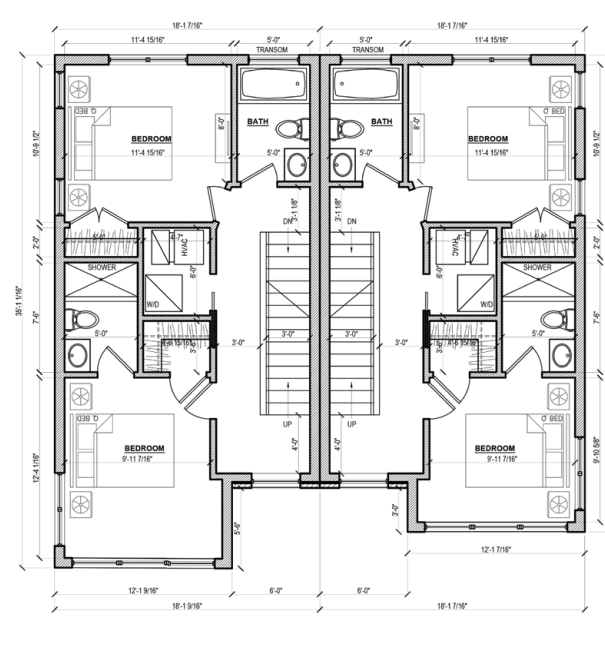




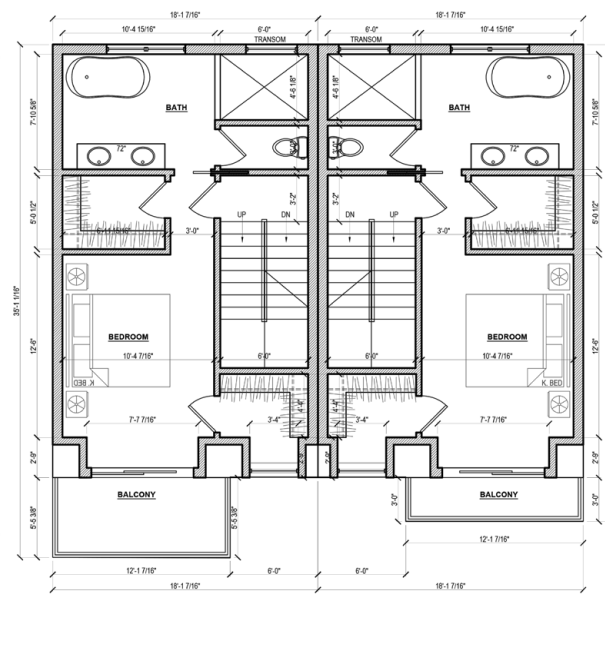
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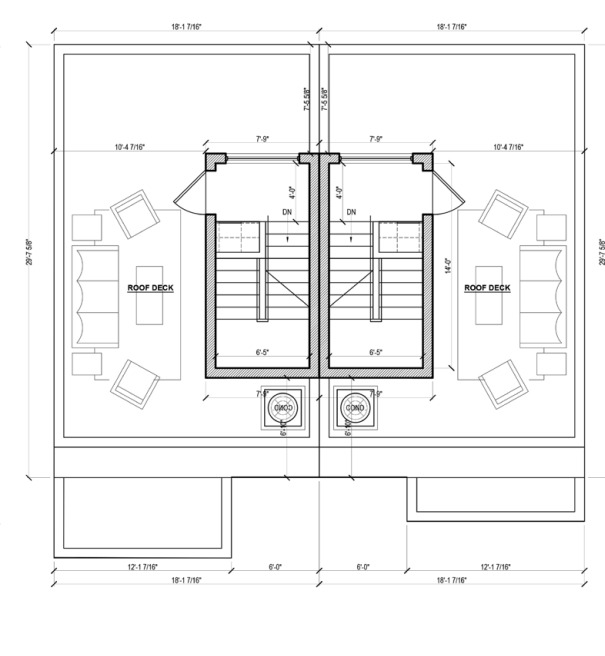
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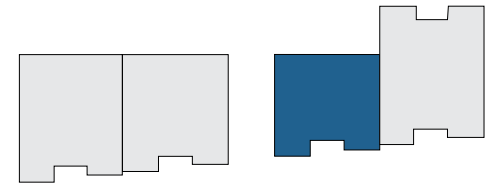
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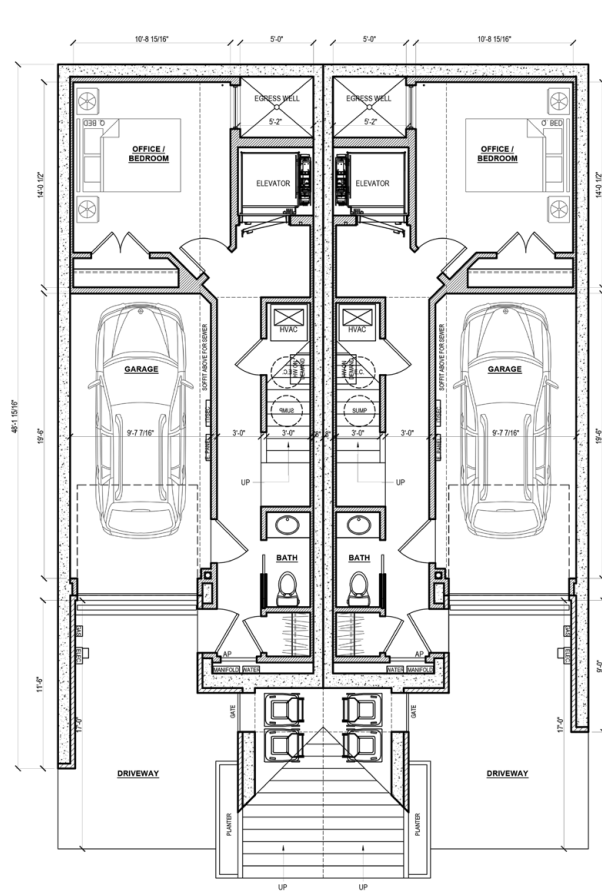


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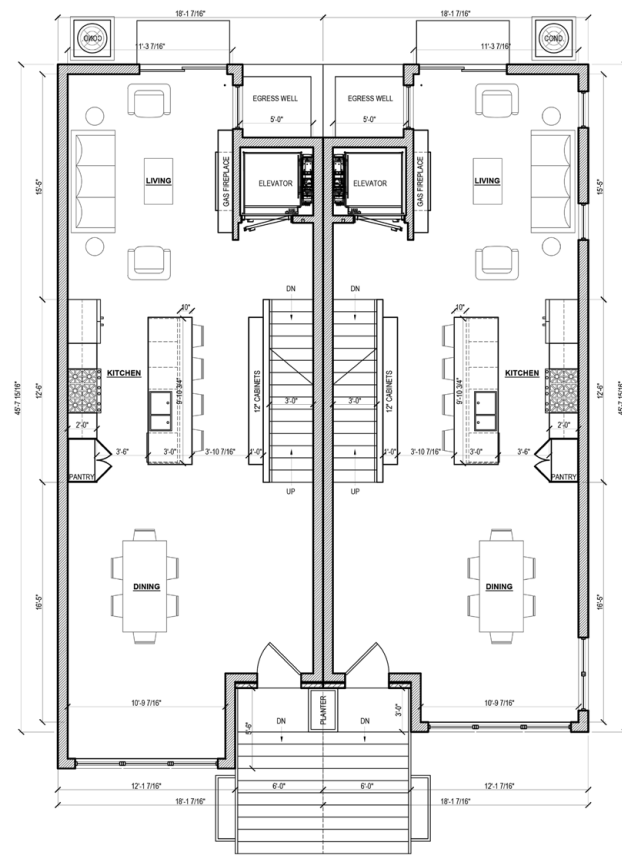


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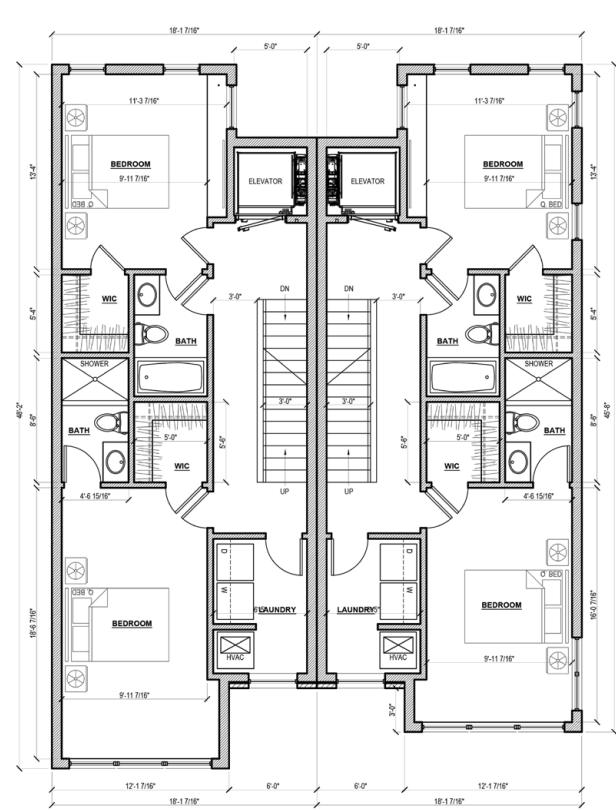




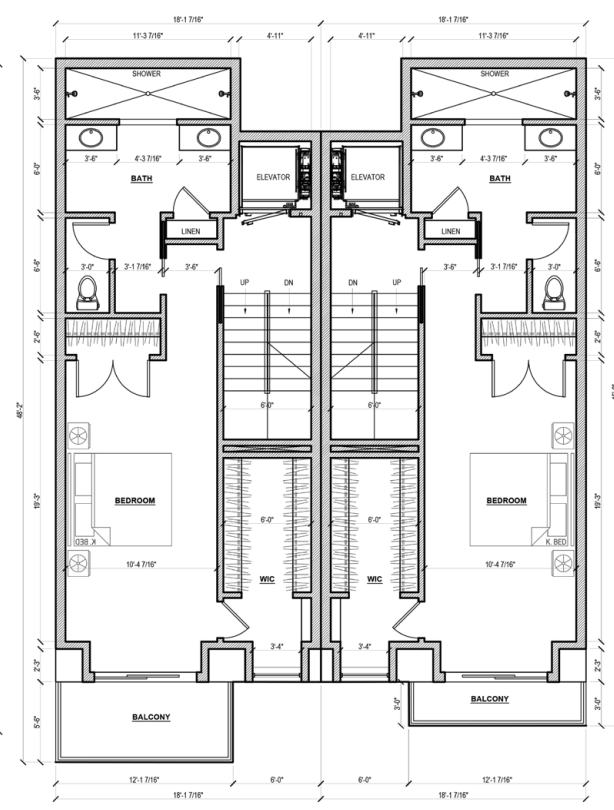
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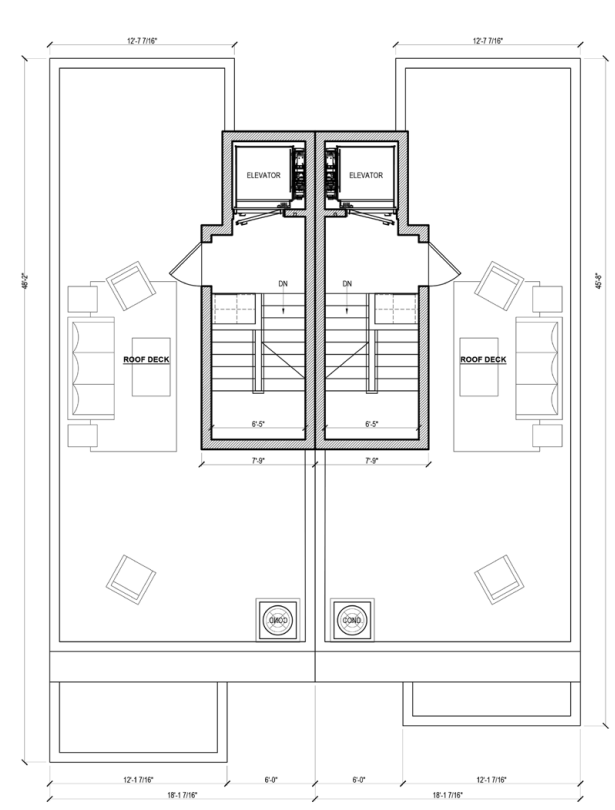
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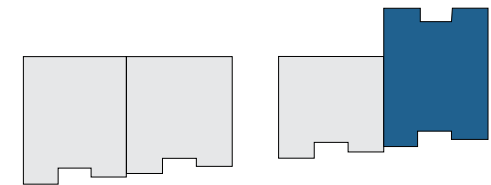
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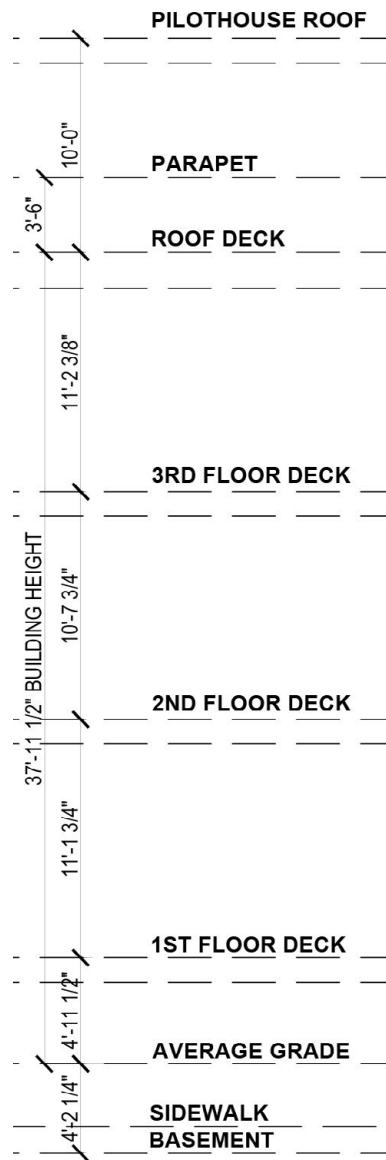


THIRD FLOOR PLAN



ROOF PLAN





1 - FRONT ELEVATION



2 - REAR ELEVATION

- KEYNOTES:**
1. 4" BRICK VENEER (LIST BRICK SPEC OR COLOR) OR SIMILAR
 2. 4 PIECE FIBERGLASS INSULATED OVERHEAD GARAGE DOOR (FAUX WOOD)
 3. 4" BRICK VENEER STEPS WITH CAST STONE TREADS AND 36" TALL WROUGHT IRON GUARD /HAND RAIL PRIMED AND PAINTED (BLACK)
 4. RECESSED LIGHTING UNDER OVERHANG
 5. FIBERGLASS ENTRY DOOR (FAUX WOOD) WITH ARCH TRANSOM (BLACK)
 6. MULLED WINDOW ASSEMBLY 2 OVER 2 VINYL OR FIBERGLASS SINGLE HUNG WINDOW OVER 2 LITE FIXED WINDOW WITH GRILLS BETWEEN GLASS (BLACK)
 7. FREE STANDING PLANTER (BLACK)
 8. GOOSENECK LIGHTING SCONCE (BLACK)
 9. ALUMINUM COMPOSITE PANELS - ACP - (CHARCOAL)
 10. 2 OVER 2 VINYL OR FIBERGLASS SINGLE HUNG WINDOW WITH GRILLS BETWEEN GLASS (BLACK)
 11. AZEK / FYPON CORNICE (BLACK)
 12. METAL GUARDRAIL (BLACK)
 13. VINYL OR FIBERGLASS 8 AND 8 SLIDING DOOR (BLACK)
 14. COMPOSITE/FAUX SLATE SHINGLE SIDING (CHARCOAL OR BLACK)
 15. 7" REVEAL HORIZONTAL CEMENT BOARD SIDING @ PILOT HOUSE BEYOND (CHARCOAL OR EQUAL)
 16. EXPOSED CAST CONCRETE FOUNDATION WALL
 17. PRE CAST PLACE CONCRETE LANDING
 18. FIBERGLASS OR COMPOSITE PATIO DOOR 8 LITE GRILLS BETWEEN GLASS (BLACK)
 19. VINYL OR FIBERGLASS FIXED WINDOW 8 LITE WITH GRILLS BETWEEN GLASS (BLACK)
 20. 7" REVEAL FIBER CEMENT LAP SIDING (CHARCOAL)
 21. ALUMINUM TRIM (BLACK)
 22. VINYL OR FIBERGLASS 2 LITE AWNING WINDOW WITH GRILLS BETWEEN GLASS (BLACK)
 23. VINYL OR FIBERGLASS SLIDING WINDOW 2 LITE EACH WITH GRILLS BETWEEN GLASS (BLACK)
 24. OMITTED
 25. DORMER WITH ALUMINUM COMPOSITE PANEL CLADDING - ACP(CHARCOAL)
 26. 4'-0" HIGH ALUMINUM ESTATE FENCING (BLACK)
 27. 6'-0" HIGH WOOD PRESSURE TREATED FENCE
 28. CAST CONCRETE RETAINING WALL WITH PRECAST CONCRETE CAP AND 4" BRICK VENEER @ STREET FACE ONLY
 29. ALUMINUM GUTTER AND DOWNSPOUT (BLACK)

PILOTHOUSE ROOF
 10'-0"
PARAPET
ROOF DECK
 11'-2 3/8"
3RD FLOOR DECK
 10'-7 3/4"
2ND FLOOR DECK
 11'-1 3/4"
1ST FLOOR DECK
 4'-11 1/4"
AVERAGE GRADE
 4'-2 1/4"
SIDEWALK BASEMENT



- KEYNOTES:**
1. 4" BRICK VENEER (LIST BRICK SPEC OR COLOR) OR SIMILAR
 2. 4 PIECE FIBERGLASS INSULATED OVERHEAD GARAGE DOOR (FAUX WOOD)
 3. 4" BRICK VENEER STEPS WITH CAST STONE TREADS AND 36" TALL WROUGHT IRON GUARD /HAND RAIL PRIMED AND PAINTED (BLACK)
 4. RECESSED LIGHTING UNDER OVERHANG
 5. FIBERGLASS ENTRY DOOR (FAUX WOOD) WITH ARCH TRANSOM (BLACK)
 6. MULLED WINDOW ASSEMBLY 2 OVER 2 VINYL OR FIBERGLASS SINGLE HUNG WINDOW OVER 2 LITE FIXED WINDOW WITH GRILLS BETWEEN GLASS (BLACK)
 7. FREE STANDING PLANTER (BLACK)
 8. GOOSENECK LIGHTING SCOFF (BLACK)
 9. ALUMINUM COMPOSITE PANELS - ACP - (CHARCOAL)
 10. 2 OVER 2 VINYL OR FIBERGLASS SINGLE HUNG WINDOW WITH GRILLS BETWEEN GLASS (BLACK)
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 23. VINYL OR FIBERGLASS SLIDING WINDOW 2 LITE EACH WITH GRILLS BETWEEN GLASS (BLACK)
 24. OMITTED
 25. DORMER WITH ALUMINUM COMPOSITE PANEL CLADDING - ACP(CHARCOAL)
 26. 4'-0" HIGH ALUMINUM ESTATE FENCING (BLACK)
 27. 6'-0" HIGH WOOD PRESSURE TREATED FENCE
 28. CAST CONCRETE RETAINING WALL WITH PRECAST CONCRETE CAP AND 4" BRICK VENEER @ STREET FACE ONLY
 29. ALUMINUM GUTTER AND DOWNSPOUT (BLACK)

1 - SIDE ELEVATION | TYPE A



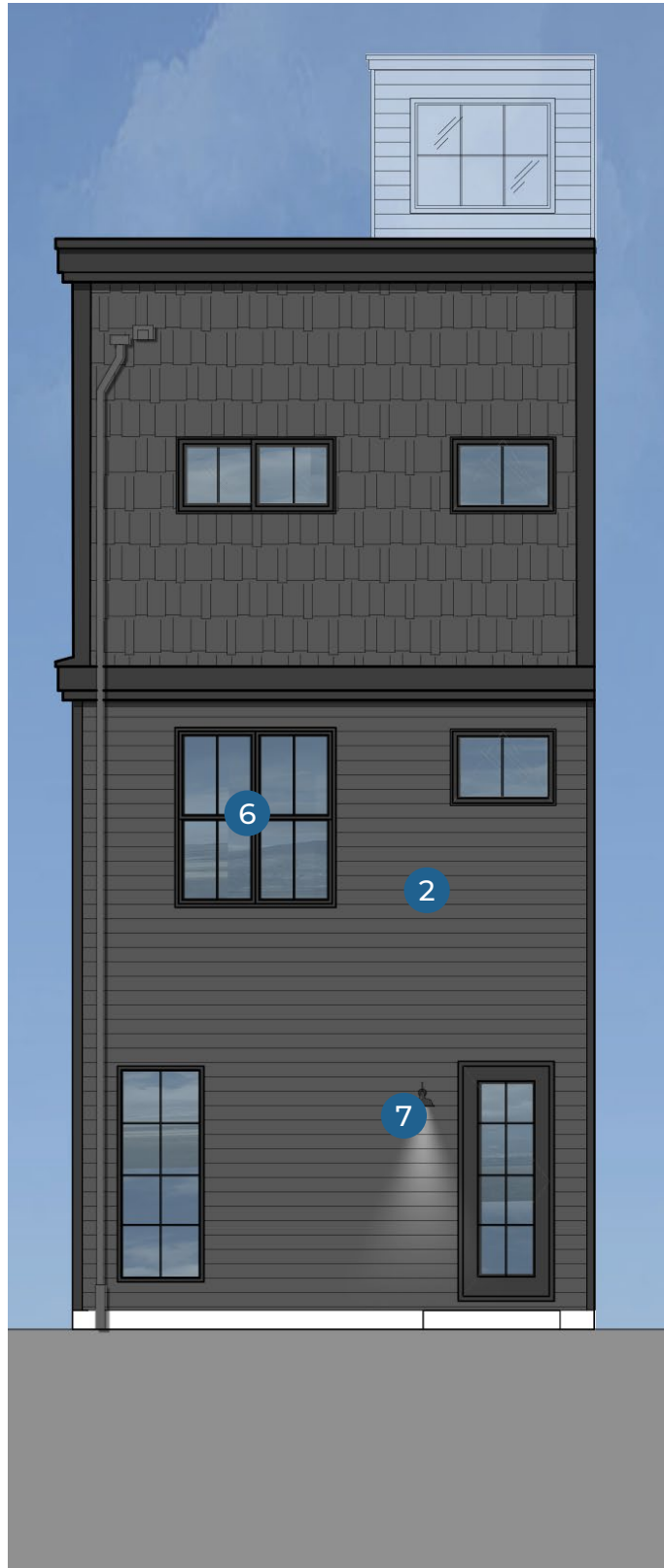
1 - SIDE ELEVATION | TYPE B



1 - S 43RD STREET FRONT ELEVATION



1 - S 43RD STREET REAR ELEVATION



MATERIALS



1 ATAS COMPOSITE METAL PANEL
Charcoal



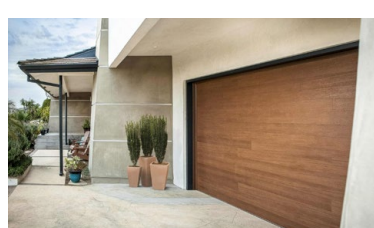
2 HARDIE PLANK LAP SIDING
Charcoal - 7" Exposure



3 BRICK
53-DD (Cream Mortar)



4 ALUMINUM COMPOSITE PANEL DORMER
Black



5 OVERHEAD GARAGE DOOR
Faux Wood



6 PLY-GEM COMPOSITE WINDOWS
Black



7 EXTERIOR GOOSE DOWNLIGHTS
Black



Application for Construction Permit

Use this application to obtain permits for a residential or commercial construction proposal. Mechanical / Fuel Gas, Electrical, Plumbing, and Fire Suppression trade details are found on page 2.

<p>Address Identify the location of work for the permit(s). If the activity will take place in a specific building, tenant space, floor level, or suite, note that detail in the 'Specific Location' field. If applicable, list PR #.</p>	<p>1</p>	<p>Parcel Address _____</p> <p>Specific Location _____</p> <p>Check box if this application is part of a project and provide project number: PR- 2 0 - </p>
<p>Applicant Identify how you are associated with the property. Licensed professionals include design professionals, attorneys, and expeditors. A tradesperson must have an active Philadelphia license for their trade or hold a PA Home Improvement Contractor Registration.</p>	<p>2</p>	<p>I am the: Property Owner Tenant Equitable Owner Licensed Professional or Tradesperson</p> <p>Name _____ Company _____</p> <p>Address _____</p> <p>Email _____ Phone </p>
<p>Property Owner Identify the deeded property owner. If there was a recent change of ownership, documentation such as a deed or settlement sheet will be required.</p>	<p>3</p>	<p>Name _____ Check box if new owner is being listed <input type="checkbox"/></p> <p>Address _____</p> <p>Email _____ Phone </p>
<p>Design Professional in Responsible Charge Identify the PA- licensed design professional who is legally responsible.</p>	<p>4</p>	<p>Name _____ Firm _____</p> <p>PA License # _____ Phila. Commercial Activity License # _____</p> <p>Email _____ Phone </p>
<p>Project Scope Use this section to provide project details; all fields are mandatory.</p> <p>(a) Choose the proposed occupancy of the entire building. If not one- or two-family, provide a description of group(s) per code.</p> <p>(b) Identify if the project will be new construction, an addition, or interior/exterior alterations.</p> <p>(c) List the site area that will be disturbed by construction, if any. Enter 'zero' if no disturbance.</p> <p>(d) Note the new floor area created, including basements, cellars, and occupiable roofs. Where existing areas will be altered, list those areas separately.</p> <p>(e) State the number of new or affected stories.</p> <p>(f) Provide a detailed description of the work proposed.</p> <p>(g) Select all conditions that apply to this project (if any).</p>	<p>5</p>	<p>(a) Occupancy Single-Family Two-Family Other, please describe: _____</p> <p>(b) Scope of Work New Construction Addition and/or Alteration Shell (No Fit Out) – Option for Commercial Permits Only</p> <p>(c) Earth Disturbance Area of Earth Disturbance _____ (Sq. Ft.)</p> <p>(d) Building Floor Areas New Floor Area _____ (Sq. Ft.) Existing Altered Area _____ (Sq. Ft.)</p> <p>(e) Number of Stories _____</p> <p>(f) Description of Work _____ _____ _____</p> <p>(g) Project Conditions Project Impacts Street/Right-of-Way New High Rise Green Roof Included Modular Construction Façade Work Initial Fit Out of Newly Constructed Space</p>



Department of Licenses and Inspections

CITY OF PHILADELPHIA

Job Number: (for office use only)

(PERMIT TYPE PREFIX – YEAR – NUMBER)

Project Details & Contractor Information

(a) Select all disciplines of work for which permits are being requested. If 'Building' is not requested, provide the number of the associated permit that was previously issued (where applicable). If a Zoning Permit was issued for this work, provide the related permit number.

(b) Identify the general contractor and estimated cost of building construction.

(c) Identify the mechanical contractor, estimated cost of mechanical work, equipment type, and quantity as:

- Number of registers/diffusers (separate new/relocated)
- Number of appliances
- Number of Type I / Type II kitchen hoods

Where fuel gas work is included, note the estimated cost of fuel gas work.

(d) Identify the licensed electrical contractor, estimated cost of electrical work, and a registered third-party electrical inspection agency.

(e) Identify the registered master plumber, estimated cost of plumbing work, number of fixtures, and check location of work as:

- Interior
- Exterior Drainage and/or Water Distribution

(f) Identify the licensed fire suppression contractor, estimated cost of fire suppression work, and number of devices:

- Sprinkler Heads (separate new/relocated quantities)
- Standpipes
- Fire Pumps
- Stand-alone Backflow Prevention Devices
- Kitchen Extinguishing Systems
- Hydrants

*ROUGH-IN NOTICE: If you are seeking a rough-in permit, an application for plan review must be submitted already.

(a) Check all that apply:

Building Mechanical & Fuel Gas Electrical Plumbing Fire Suppression

Note: Trades listed below are mandatory for all residential new construction jobs.

RP or CP- 2 0 | | | - | | | | | | | | | | | | | |

Provide the associated Zoning Permit number for this construction, if applicable: ZP- 2 0 | | | - | | | | | | | | | | | | | |

(b) General Building Construction Contractor Information

Name _____ Cost of Building Work \$ _____

License Number _____ Phone | | | | | | | | | | | | | |

(c) Mechanical/Fuel Gas Work & Contractor Information

Name _____ Cost of Mechanical Work \$ _____

License Number _____ Cost of Fuel Gas Work \$ _____

Equipment Types: Registers / Diffusers Appliances Hoods Phone | | | | | | | | | | | | | |

Equipment Detail & Quantities _____

(d) Electrical Work & Contractor Information

New Installation Alteration *Rough-In

Name _____ Cost of Electrical Work \$ _____

License Number _____ Phone | | | | | | | | | | | | | |

Third-Party Inspection Agency Name _____

(e) Plumbing Work & Contractor Information

New Installation Alteration *Rough-In

Name _____ Cost of Plumbing Work \$ _____

License Number _____ Phone | | | | | | | | | | | | | |

Number of Fixtures _____ Check one: Interior Work Exterior Building Drainage

Exterior Water Distribution: line size _____ (in.)

(f) Fire Suppression Work & Contractor Information

New Installation Alteration *Rough-In

Name _____ Cost of Fire Supp. Work \$ _____

License Number _____ Phone | | | | | | | | | | | | | |

Sprinkler Heads: _____ Standpipes: _____ Fire Pumps: _____

Commercial Kitchen Systems: _____ Backflow Devices: _____ Hydrants: _____

6

Declaration & Signature

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, understand that if I knowingly make any false statements herein, I am subject to such penalties as may be prescribed by law or ordinance, inclusive of the penalties contained in 18 Pa. C.S. § 4904.

Applicant Signature:  _____ Date: _____ / _____ / _____