

Manayunk Neighborhood Council, PO Box 4667, Philadelphia, PA 19127

www.ManayunkCouncil.org 215-487-2125



Kevin Smith, President
Adam Ertel, Vice President
Susan Shimp, Treasurer.
David Bass, Recording Sec.
Arlene Jones, Corresponding Sec.
John Hunter, Sgt at Arms

Kathleen Lambert, Trustee
Tyra Duhan, Trustee
John Carpenter, Trustee
Geoff Woolery, Trustee
Jeremy Inman, Trustee

Philadelphia Historical Commission
Architectural Committee
1515 Arch Street
Philadelphia, PA 19102

June 24, 2024
Re: 4045-61 Main Street

Dear Members of the Historical Commission Architectural Committee

At the conclusion of the April 23, 2024 Architectural Committee, the committee concluded ***“The proposed building would be too large in size, scale, and massing for the Main Street Manayunk Historic District and therefore fails to satisfy Standard 9.”***

The superficial modifications in this proposal represent a minimum to even suggest a change but in no way address the profound mismatch in size, scale and massing for the Main Street Historic District.

This is best shown in their own illustrations.

A building satisfying Standard 9 would be 38 feet (three stories) above the Design Flood Elevation yielding a total height around 49-50 feet. Already a bonus from the 38 foot limit for other buildings on Main Street. Even in this scenario the top floor should be set back from Main Street to conform as much as possible to the 38 foot height limit in the district.

We therefore urge the committee to conclude that this plan also fails to satisfy Standard 9 and urge the applicant to produce a plan addressing those requirement in a significant and compelling way.

While perhaps not relevant to the Architectural Committee we also note that this plan offers no commercial uses when there are clear opportunities despite the applicants reports stating that the there is no single commercial or industrial use suitable for the entire site.

Thank you

Kevin Smith
Manayunk Neighborhood Council

