

ADDRESS: 4124-28 PARKSIDE AVE

Proposal: Construct multi-unit residential building

Review Requested: Final Approval

Owner: Beywatch Property Management LLC

Applicant: Lee Elsey, LC Architecture LLC

History: 1894

Individual Designation: None

District Designation: Parkside Historic District, Significant, 12/11/2009

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

BACKGROUND:

This application proposes to construct a three-story building at a property classified as significant in the Parkside Historic District. The new building will be located in the side yard of the lot and stand between five and 10 feet from the historic building. The entrance to the new building will be located at the end of a narrow pathway that runs between the buildings. The existing building was constructed in 1894 and is four stories tall with a prominent porch and features distinctive late-Victorian decorative elements and a mansard roof. The new building will include a stucco and brick front façade with a fiberglass cornice and belt courses. Both side elevations, including the large exposed east elevation will be clad in a combination of Hardie board panels and vinyl siding behind a return of the front façade materials. The new building will stand beside the historic building and will be prominently visible from Parkside Avenue.

The Architectural Committee reviewed and recommended denial of two earlier versions of this project in February and June 2024. Those applications were withdrawn before the Historical Commission reviewed them.

SCOPE OF WORK:

- Construct a new three-story building adjacent to an existing historic building at 4124-28 Parkside Avenue.

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 proposed vinyl siding and Hardi board cladding materials for the east and west side elevations of the addition do not meet Standard 9. The materials are not compatible with the historic materials or features of the building. The cladding should be replaced with an alternate material that is more appropriate for the district such as brick or stucco.

STAFF RECOMMENDATION: The staff recommends approval, provided more appropriate cladding materials are used on the east and west side elevations, pursuant to Standard 9.

IMAGES:

Figure 1: 1910, G. W. Bromley Atlas. Property outlined in red.

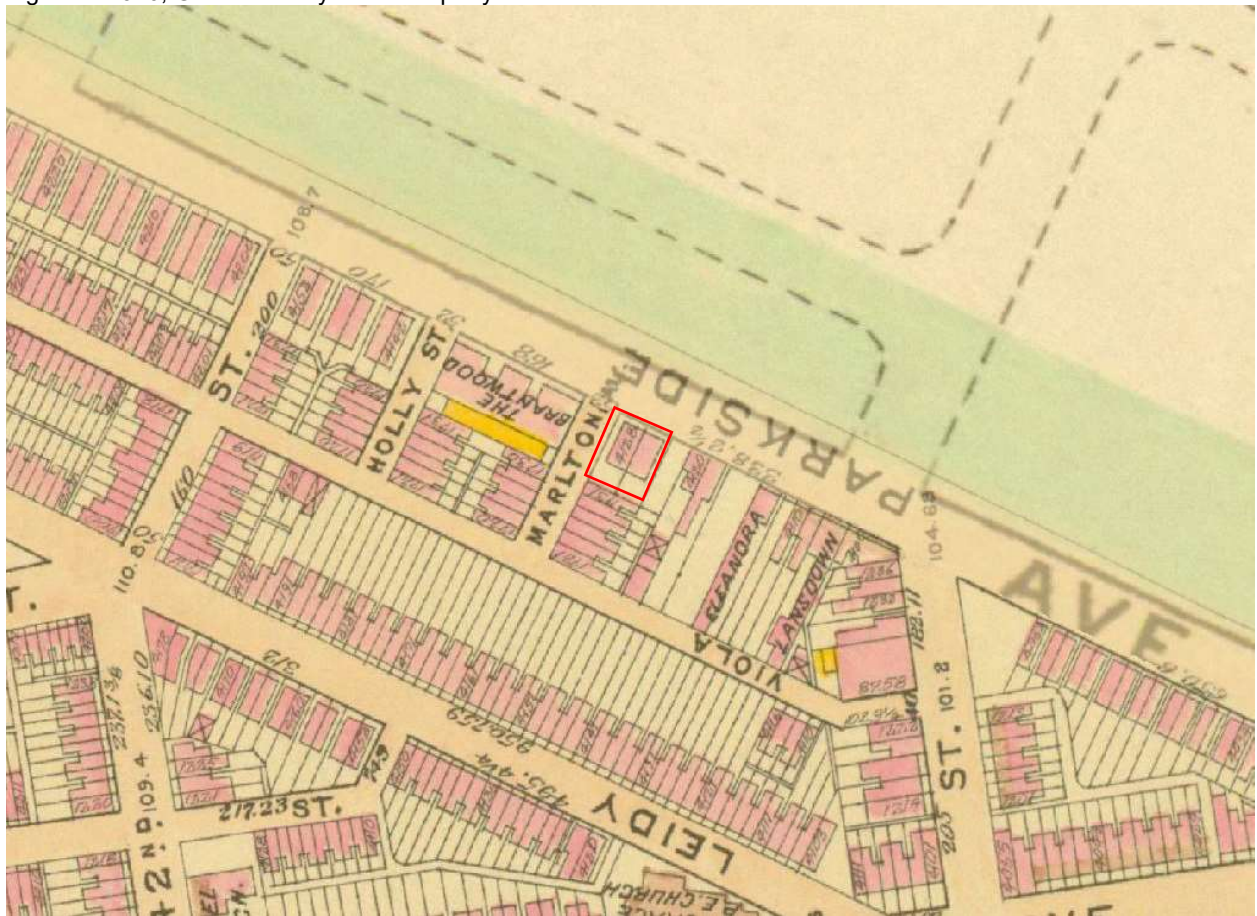


Figure 2: View of front façade of 4124-28 Parkside Ave looking South from Parkside Ave



Figure 3: View of 4124-28 Parkside Ave looking Southwest from Parkside Ave.



Figure 4: Aerial view of 4124-28 Parkside Ave looking Southwest.





Living City

ARCHITECTURE

LC Architecture LLC

500 W Office Center Dr, Suite 400, Fort Washington, PA 19034

Principal: Lee Elsey, AIA

t. 484.441.6057 e. lee@livingcityarch.com

September 10, 2024

Philadelphia Historical Commission
1515 Arch St, 13th Floor
Philadelphia, PA 19102

RE: Final Review requested for a New Construction Multi-Family Building and the Limited Renovation of an Existing Multi-Family Building at 4124-28 Parkside Ave

Dear Historical Commission,

Please find the associated design documents for a new construction 3-story multi-family building within the historic district that encompasses 4124-28 Parkside Ave. Additionally, please find associated design documents for a proposed modification to the existing 5-story multi-family building on the same site. We are requesting consideration by the Commission in preparation for building permit submissions. We have received a zoning permit for the new construction building and renovation but will be revising this permit as necessary.

The existing site encompasses (3) city lots that were consolidated into a single lot some time ago. There are twin mirrored 5-story multi-family buildings on the sites we call 4126 Parkside and 4128 Parkside. 4126 was configured with (8) residential units, and 4128 was configured with (9) residential units. Permits to renovate and update the existing buildings were obtained by a previous owner and completed in 2023 by the current owner, Beywatch Property Management LLC.

The previous owner obtained zoning approval to legalize the existing configuration of units in October of 2018 (Permit # 921447). Although the existing configuration of the buildings included (17) residential units, the 2018 zoning permit only included (16) units, and the corresponding Building Permit (# 946030) from March of 2019 is consistent with this. It appears the previous owner declined to pursue the zoning variance that would have been required to legalize (17) units on the property, although they never changed the existing layout and partially refinished all (17) units.

Beywatch obtained the building and the ongoing construction project in January of 2023 as part of an effort to provide affordable housing in the neighborhood. At this point Living City Architecture also became involved in the permitting of the project. Beywatch is a minority-owned development entity active with affordable housing projects throughout Philadelphia. We are also working with the PHDC and City Council on a project to provide 50+ affordable and workhouse infill buildings on several of the blocks surrounding this site. In May of 2023 we obtained Zoning Permit (ZP-2023-003061), which relied upon the mixed-income density bonus to both increase the unit count within the existing buildings to (17) units, and provide for a new building, which we call

4124 Parkside, with the additional (7) units allowed with the density bonus. At the time, the emphasis was on legalizing the 17th unit in the existing buildings, so we could update the Building Permit (CP-2023-005423) and obtain a Certificate of Occupancy at 4126 and 4128, which was granted for (17) residential units in November of 2023.

As currently designed, the new building at 4124 Parkside consists of (7) residential units. One unit, currently designated as Unit 101 on the 1st floor, is limited to 50% of AMI to comply with the mixed-income density bonus. We are limiting the full-depth cellar to the area of the building which is at least 10' removed from any existing buildings. The primary entry to the building is located in an internal courtyard between the existing building and 4124 Parkside, and we are proposing to amend the zoning plan to setback all of 4124 Parkside at least 5' from the existing building, providing a pass-through to the rear. We have eliminated the 3rd floor rear bilevel unit, and our current proposal eliminates the 4th floor and the walk-out roof deck. We are also proposing to eliminate the exterior fire escapes from the side facades of 4126 and 4128 Parkside, since the building is now fully sprinklered and contains two exit stairs.

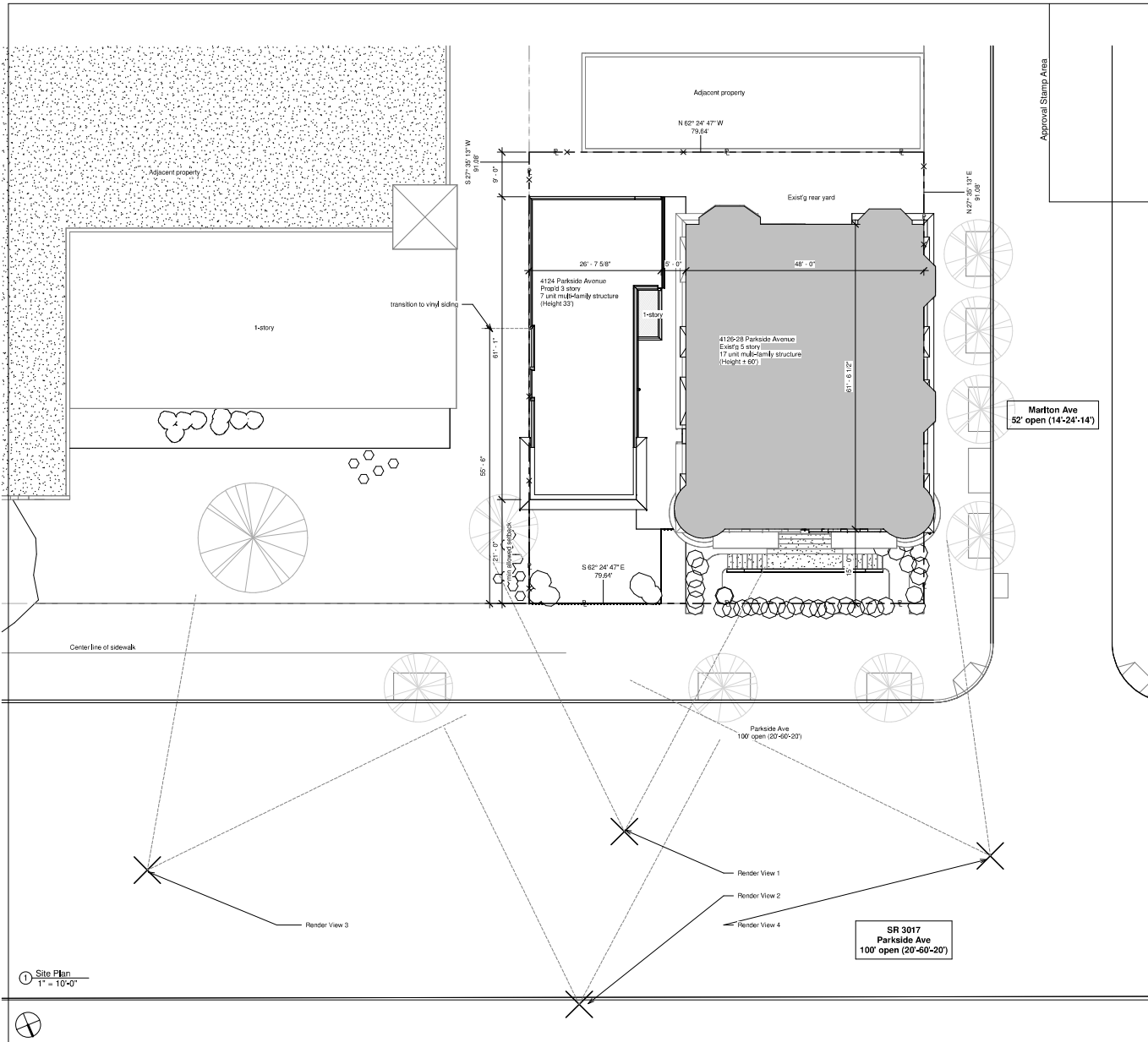
Thank you for your review, and please reach out to request any additional information we can supply. This letter is a representation from both the Owner, Mr. Dawud Bey, and myself as architect of record.

Please respond with any questions or if further clarification is required.

Best,

A handwritten signature in blue ink, appearing to read 'LE' with a stylized flourish.

Lee Elsey, AIA
Living City Architecture



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Stamps		
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Civil Engineer		
Structural Engineer		
MEP Engineer		

No.	Description	Date
1	Historic Review	9/10/2024

Site Plan
 Project number: 202212-02
 Date: 9/10/2024
A001
 Scale: 1" = 10'-0"



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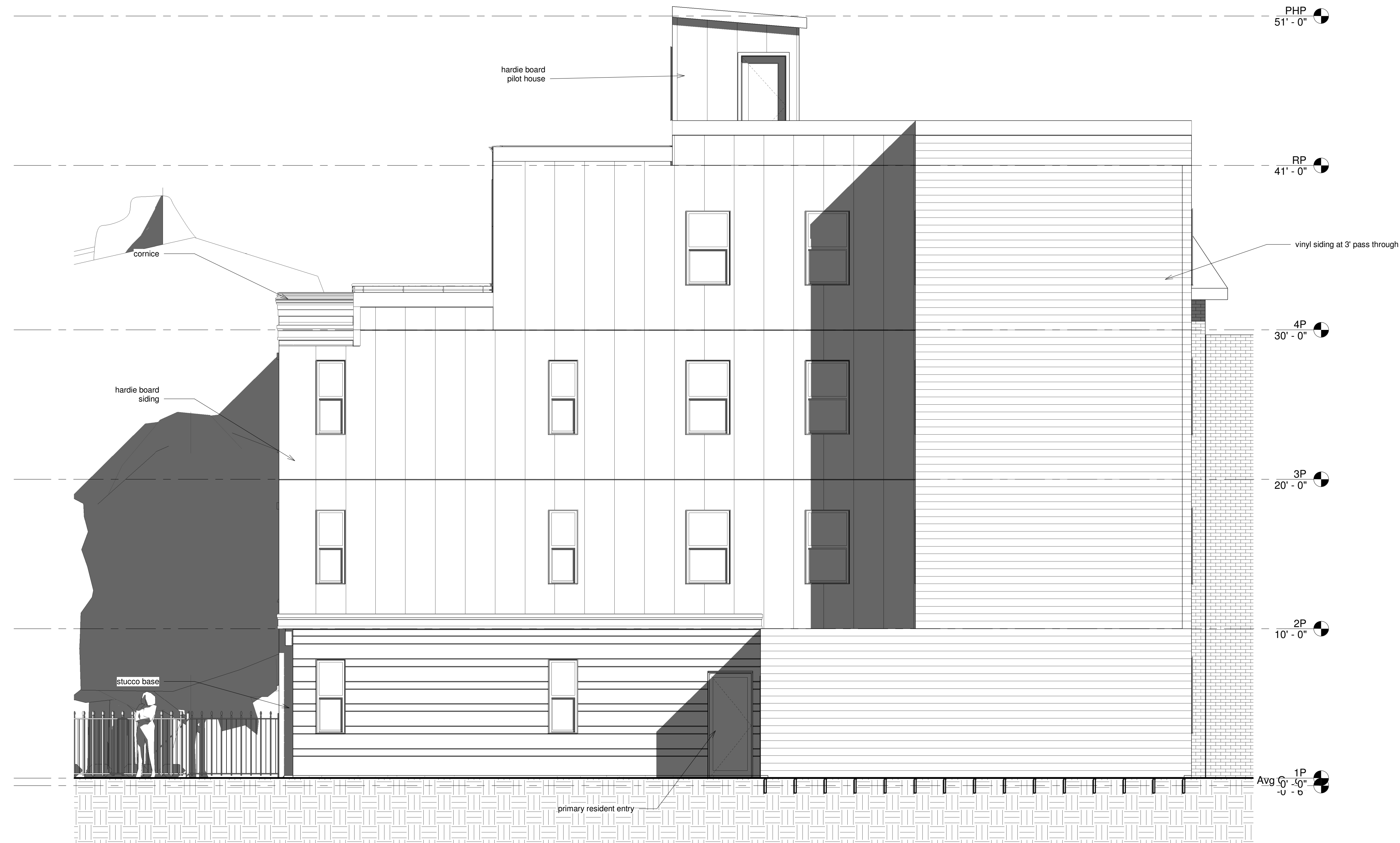
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Civil Engineer	
Structural Engineer	
MEP Engineer	

No.	Description	Date
3	Historic Review	6/6/2024

Building Elevations

Project number	202212-02
Date	6/6/2024
A202	
Scale	1/4" = 1'-0"

Approval Stamp Area



① Right Elevation (East Entry Court)
1/4" = 1'-0"



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Renovation & Addition

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Civil Engineer

Structural Engineer

MEP Engineer

No.	Description	Date
3	Historic Review	6/6/2024

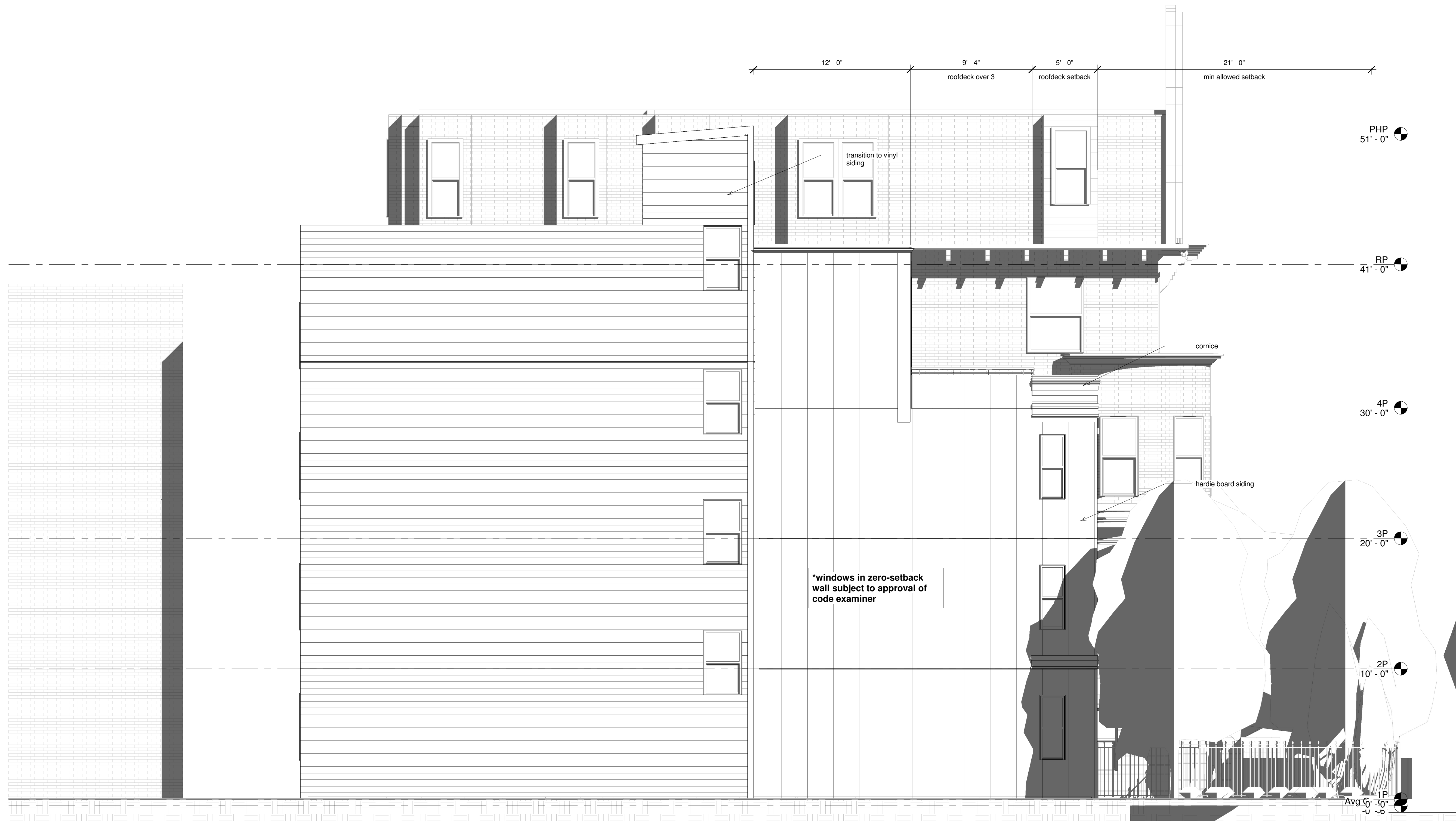
Building Elevations

Project number 202212-02
Date 6/6/2024

A203

Scale 1/4" = 1'-0"

Approval Stamp Area



1 Left Elevation (West)
1/4" = 1'-0"