

ADDRESS: 4204 AND 4206 PARKSIDE AVE

Proposal: Construct rear addition and roof deck with pilot house; rehabilitate buildings

Review Requested: Final Approval

Owner: 4204 Parkside Development

Applicant: German Yakubov, Haverford Square Properties

History: 1895

Individual Designation: None

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

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

OVERVIEW: This application proposes to rehabilitate two vacant but significant buildings in the Parkside Historic District. The buildings have stood unoccupied for years and have suffered substantial damage at the rear, including the loss of windows, exterior stairs, projecting bays, and cornices. This application proposes to restore some of the missing features, including reconstructing the two rear bays, and to construct a rooftop addition, roof decks, and pilot houses. The small rooftop addition would connect the existing historic masonry fire escape to the roof decks. One pilot house would be located at the center of each building's roof. Both the addition and pilot houses would be clad in stucco. The roof decks would be set back 5-feet from the front façade and from the sides of the buildings.

The application proposes to install new black vinyl windows in the side and rear openings where many windows are currently missing. Two new egress wells would be constructed at the rear. The existing rear door openings, which are missing staircases, would be infilled with brick recessed one inch.

SCOPE OF WORK:

- Construct rear addition to connect fire escape to roof deck;
- Construct roof deck and pilot houses;
- Install vinyl windows at sides and rear;
- Reconstruct rear bays;
- Infill openings at rear; and
- Install egress wells at rear.

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.*
 - Many windows on the side and rear have been lost. The new vinyl windows would replicate the old in configuration, though not material; however, the location of the windows provides minimal visibility from the public right-of-way, and a substitute material may be appropriate. Similarly, the rear bays should be constructed to match the historic bays in appearance, though a substitute material may also be appropriate. Photographic evidence shows that while the bay-window structure remains at 4206 Parkside Avenue, the metal cladding has been lost for about ten years. The entire bay at 4204 Parkside Avenue is currently missing. Owing to the extent of loss at the two buildings, the work to

restore the visual appearance of these features using substitute materials complies with this standard.

- *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 rooftop addition is small, does not destroy historic materials, and could be removed without damage to the historic structures. It is compatible in massing, size, and scale; would provide access from the roofs of the buildings to the existing stair tower; and would allow for the retention and rehabilitation of the historic masonry fire escape. The work complies with this standard.
- *Roofs Guideline | Recommended: Designing rooftop additions, elevator or stair towers, decks or terraces, dormers, or skylights when required by a new or continuing use so that they are inconspicuous and minimally visible on the site and from the public right-of-way and do not damage or obscure character-defining historic features.*
 - The proposed roof decks and pilot houses would be inconspicuous from the public rights-of-way. Provided the pilot houses are constructed within and not atop the parapet walls of the historic buildings, the work complies with this standard.

STAFF RECOMMENDATION: Approval, provided the pilot houses are constructed within and not atop the parapet walls of the historic buildings, with the staff to review details, pursuant to Standards 6, 9, and the Roofs Guideline.

MAPS & IMAGES:



Figure 1: 2020 aerial showing 4204 and 4206 Parkside Avenue. Source: Atlas.



Figure 2: Front façade of 4204 and 4206 Parkside Avenue, April 2020. Source: Cyclomedia.



Figure 3: Rear of 4204 Parkside Avenue, showing the historic fire escape, April 2020. Source: Cyclomedia.



Figure 4: Photograph of 4204 and 4206 Parkside Avenue (right) as they appeared in 1954. Source: Department of Records.



614 South 4th St #510, Philadelphia, PA 19147
Ph: (215) 268-6151 Fax: (215) 814-8941 www.HaverfordSQ.com

April 5, 2021

Owners: 4204 Parkside Development LLC and 4206 Parkside Development LLC

Re: 4204 and 4206 Parkside Avenue

Dear Members of the Commission,

The intent of this letter is to introduce you to the adaptive reuse of two historically designated properties on Parkside Avenue.

Over the last 15-20 years these two properties have stood vacant and have been subject to several fires. It is our intent to completely rehabilitate the property and bring it back into its intended use as a multifamily dwelling.

We would like to add an additional story to the fairway tower in the rear of the property. This structure was designed as a fire escape tower, and we intend to keep it as such. This addition is needed to provide a second means of egress to our proposed roof deck to the main structure. We would like to add a pilot house, which would not be seen from the ground level to the main structure. The roof deck boasts amazing views of the city as well as the park across the street, we would like to utilize the space for our prospective tenants.

As part of this application we would also like to rebuild the bay in the rear of the property to its original dimensions.

We would like to use black vinyl windows on the side and rear of the property and will use wood windows on the front of the property.

Thank you,

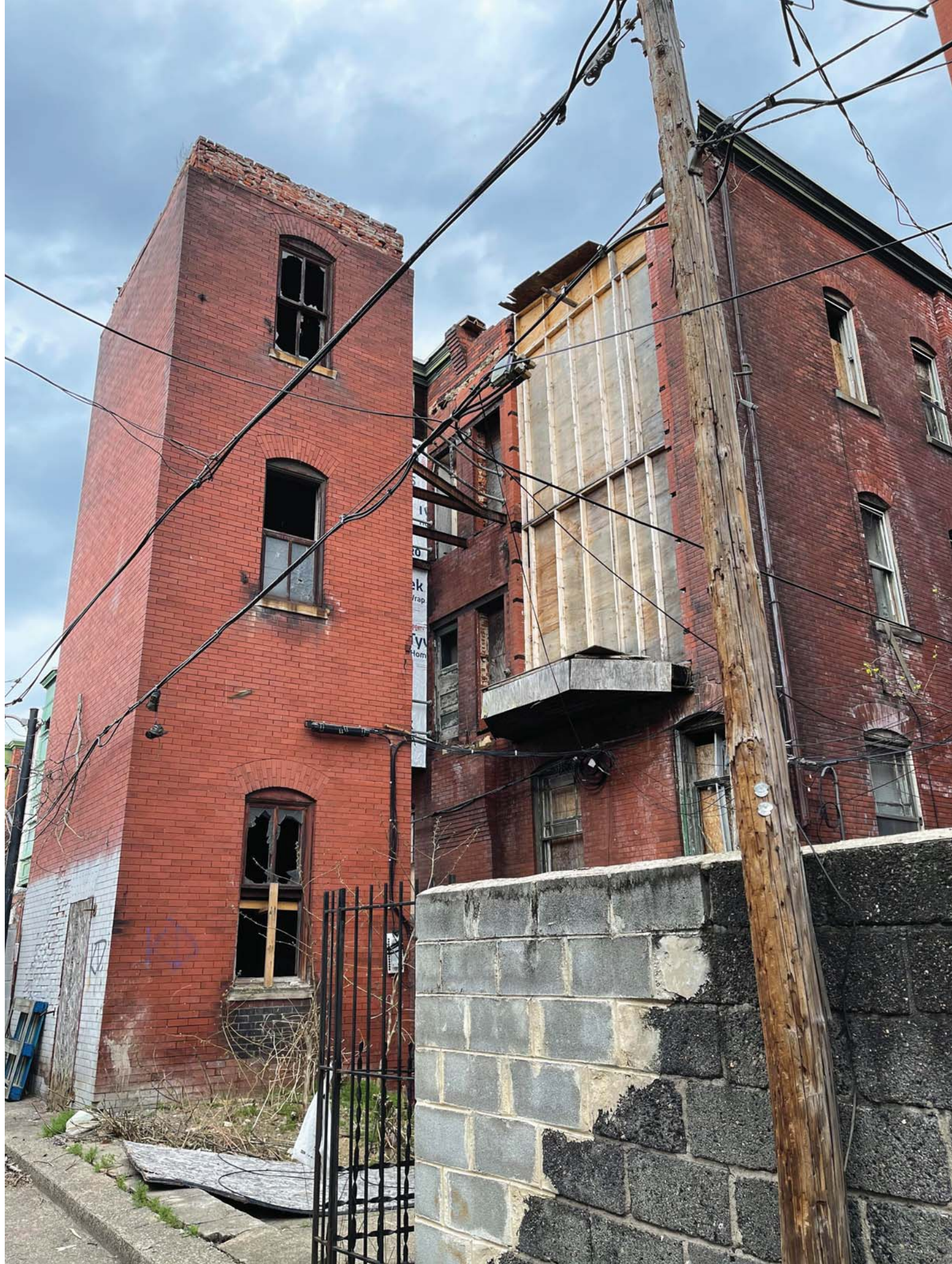


German Yakubov
President

Haverford Square Properties LLC



















OCCUPANCY LOAD SCHEDULE		
Number	Name	Area

R194	Bathroom	26 SF
R195	Closet	12 SF
R196	Closet	5 SF
R197	Living Room / Kitchen	296 SF
R198	Living Room / Kitchen	296 SF
R199	W.I.C.	32 SF
R200	Bathroom	35 SF
R201	Bathroom	35 SF
R202	W.I.C.	32 SF
R203	Bedroom	117 SF
R204	Bedroom	117 SF
R205	Mech. Cl.	18 SF
R206	Bedroom	117 SF
R207	Bedroom	135 SF
R208	W.I.C.	16 SF
R209	Bathroom	38 SF
R210	Closet	8 SF
R211	Closet	7 SF
R212	Mech. Cl.	6 SF
R213	Bedroom	135 SF
R214	W.I.C.	16 SF
R215	Bathroom	38 SF
R216	Closet	8 SF
R217	Closet	7 SF
R218	Mech. Cl.	6 SF
R219	Living Room / Kitchen	341 SF
R220	Living Room / Kitchen	341 SF

Third Floor Level		
R221	Bedroom	102 SF
R222	Closest	5 SF
R223	Bathroom	26 SF
R224	Bedroom	102 SF
R225	Mech. Cl.	18 SF
R226	Bathroom	38 SF
R227	W.I.C.	27 SF
R228	Living Room / Kitchen	299 SF
R229	Living Room / Kitchen	299 SF
R230	Bathroom	38 SF
R231	W.I.C.	27 SF
R232	Bedroom	102 SF
R233	Mech. Cl.	18 SF
R234	Bedroom	102 SF
R235	Bathroom	26 SF
R236	Closest	6 SF
R237	Closest	12 SF
R238	Living Room / Kitchen	338 SF
R239	W.I.C.	16 SF
R240	Bathroom	38 SF
R241	Bedroom	135 SF
R242	Closest	8 SF
R243	Closest	7 SF
R244	Mech. Cl.	16 SF
R245	Living Room / Kitchen	338 SF
R246	W.I.C.	16 SF
R247	Bathroom	38 SF
R248	Bedroom	135 SF
R249	Closest	6 SF
R250	Closest	7 SF
R251	Mech. Cl.	6 SF
R252	Closest	12 SF

- NO EXTERIOR MODIFICATIONS ON THE FRONT ELEVATION
- NO MODIFICATIONS TO BEARING WALLS

4206 PARKSIDE AVE
TOTAL AREA PER FLOOR:

- Basement = 1221.4 Sq.Ft. (gross)
- 1st Floor = 1356.8 Sq.Ft. (gross)
- 2nd Floor = 1440.3 Sq.Ft. (gross)
- 3rd Floor = 1403.4 Sq.Ft. (gross)



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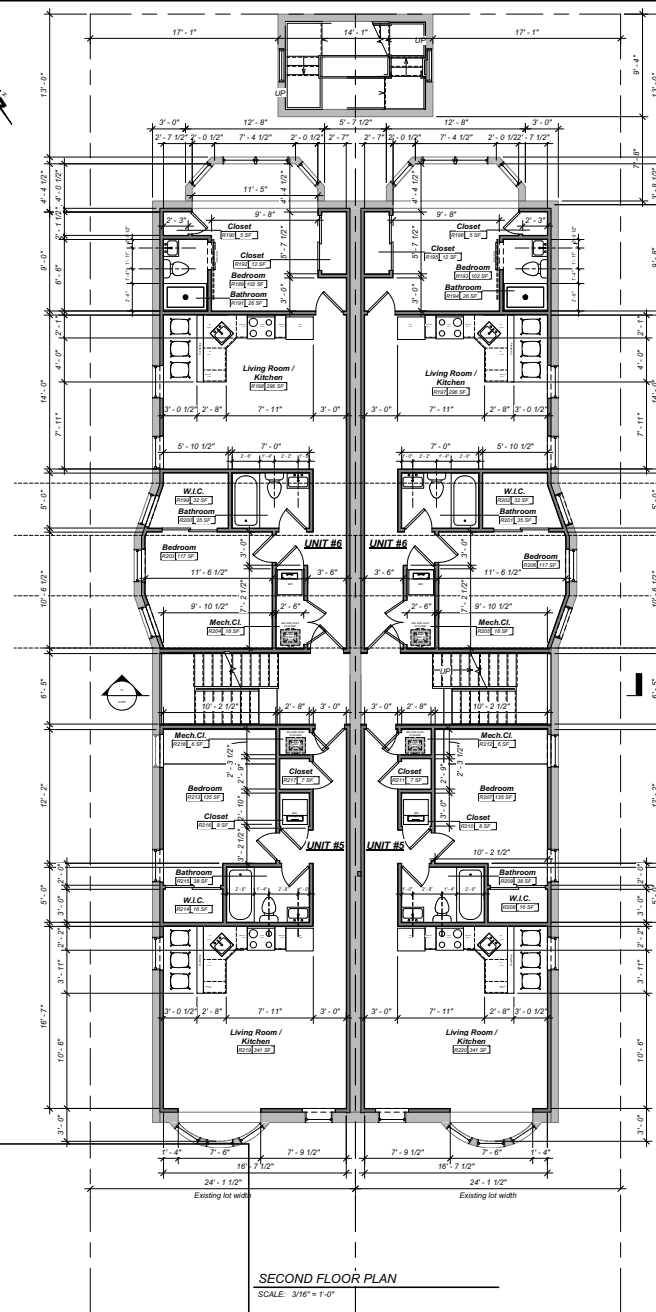
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OCCUPANCY LOAD SCHEDULE			OCCUPANCY LOAD SCHEDULE		
Numb er	Name	Area	Numb er	Name	Area
Basement					
R135	Bedroom	154 SF	R194	Bathroom	26 SF
R136	Closet	24 SF	R195	Closet	12 SF
R137	Bedroom	154 SF	R196	Closet	5 SF
R138	Closet	24 SF	R197	Living Room / Kitchen	296 SF
R139	Bathroom	39 SF	R198	Living Room / Kitchen	296 SF
R140	Mech. Cl.	19 SF	R199	W.I.C.	32 SF
R141	Mech. Cl.	19 SF	R200	Bathroom	35 SF
R142	Bathroom	39 SF	R201	Bathroom	35 SF
R143	Living Room / Kitchen	357 SF	R202	W.I.C.	32 SF
R144	Living Room / Kitchen	357 SF	R203	Bedroom	117 SF
R145	Living Room / Kitchen	210 SF	R204	Mech. Cl.	18 SF
R146	Living Room / Kitchen	210 SF	R205	Bedroom	117 SF
R147	Mech. Cl.	8 SF	R206	Bedroom	117 SF
R148	Mech. Cl.	8 SF	R207	Bedroom	135 SF
R149	Closet	6 SF	R208	W.I.C.	16 SF
R150	Closet	6 SF	R209	Bathroom	38 SF
R151	Bedroom	130 SF	R210	Closet	8 SF
R152	Closet	20 SF	R211	Closet	7 SF
R153	Closet	20 SF	R212	Mech. Cl.	6 SF
R154	Bedroom	130 SF	R213	Bedroom	135 SF
R155	Bathroom	48 SF	R214	W.I.C.	16 SF
R156	Bathroom	48 SF	R215	Bathroom	38 SF
R157	Closet	13 SF	R216	Closet	8 SF
R158	Closet	13 SF	R217	Closet	7 SF
R159	Mech. Cl.	18 SF	R218	Mech. Cl.	6 SF
R160	Mech. Cl.	18 SF	R219	Living Room / Kitchen	341 SF
First Floor Level					
R161	Bedroom	113 SF	R221	Bedroom	102 SF
R162	Bedroom	113 SF	R222	Closet	5 SF
R163	Bathroom	33 SF	R223	Bathroom	26 SF
R164	Bathroom	33 SF	R224	Bedroom	102 SF
R165	W.I.C.	16 SF	R225	Mech. Cl.	18 SF
R166	W.I.C.	16 SF	R226	Bathroom	38 SF
R167	Living Room / Kitchen	286 SF	R227	W.I.C.	27 SF
R168	Living Room / Kitchen	286 SF	R228	Living Room / Kitchen	299 SF
R169	W.I.C.	33 SF	R229	Living Room / Kitchen	299 SF
R170	W.I.C.	33 SF	R230	Bathroom	38 SF
R171	Bathroom	35 SF	R231	W.I.C.	27 SF
R172	Bathroom	35 SF	R232	Bedroom	102 SF
R173	Bedroom	111 SF	R233	Mech. Cl.	18 SF
R174	Bedroom	111 SF	R234	Bedroom	102 SF
R175	Mech. Cl.	17 SF	R235	Bathroom	26 SF
R176	Mech. Cl.	17 SF	R236	Closet	6 SF
R177	Bedroom	118 SF	R237	Closet	12 SF
R178	Bedroom	118 SF	R238	Living Room / Kitchen	338 SF
R179	Bathroom	33 SF	R239	W.I.C.	16 SF
R180	Bathroom	33 SF	R240	Bathroom	38 SF
R181	Mech. Cl.	22 SF	R241	Bedroom	135 SF
R182	Closet	6 SF	R242	Closet	8 SF
R183	Closet	6 SF	R243	Closet	7 SF
R184	Mech. Cl.	22 SF	R244	Mech. Cl.	6 SF
R185	Closet	13 SF	R245	Living Room / Kitchen	338 SF
R186	Closet	13 SF	R246	W.I.C.	16 SF
R187	Living Room / Kitchen	242 SF	R247	Bathroom	38 SF
R188	Living Room / Kitchen	241 SF	R248	Bedroom	135 SF
R189	Bedroom	102 SF	R249	Closet	8 SF
R190	Closet	5 SF	R250	Closet	7 SF
R191	Bathroom	26 SF	R251	Mech. Cl.	6 SF
R192	Closet	12 SF	R252	Closet	12 SF
R193	Bedroom	102 SF			

- NOTE:**
- NO EXTERIOR MODIFICATIONS ON THE FRONT ELEVATION
 - NO MODIFICATIONS TO BEARING WALLS

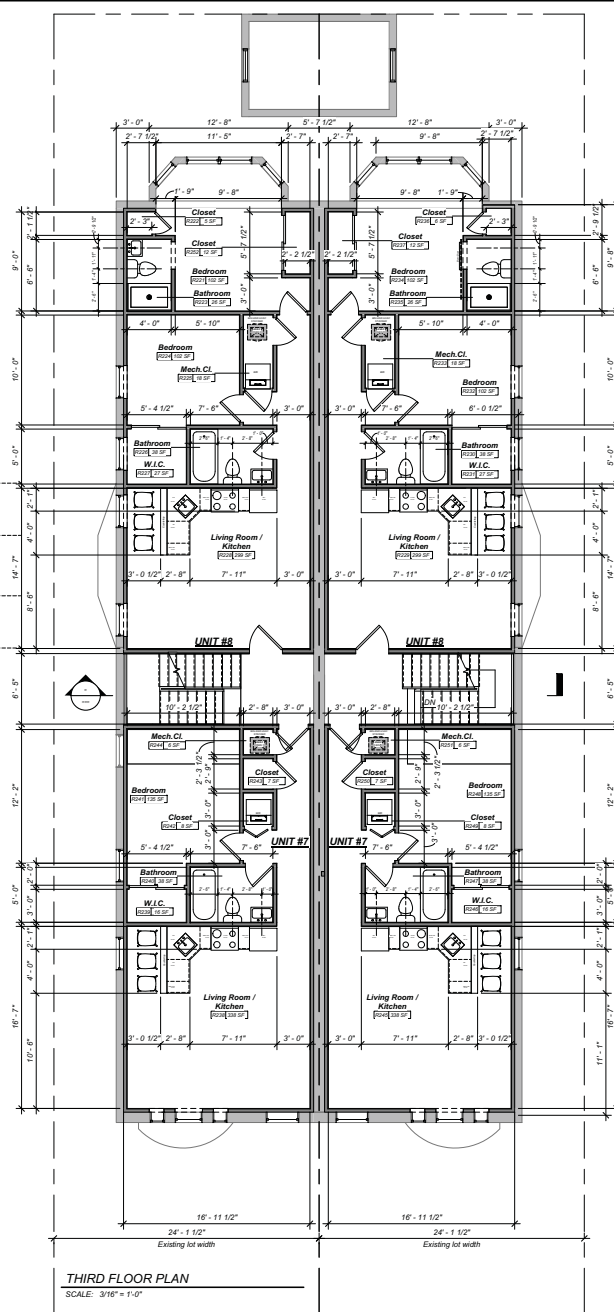
TOTAL AREA PER FLOOR:

- Basement = - Sq.Ft. (gross)
- 1st Floor = - Sq.Ft. (gross)
- 2nd Floor = 1440.3 Sq.Ft. (gross)
- 3rd Floor = 1403.4 Sq.Ft. (gross)



SECOND FLOOR PLAN

SCALE: 3/16" = 1'-0"



THIRD FLOOR PLAN

SCALE: 3/16" = 1'-0"



614 SOUTH 4th STREET, #510
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EMAIL: Plans@HaverfordSq.com



FRANCESCO ZAMPETTI AIA RA013093X

Owner:

4204 PARKSIDE
DEVELOPMENT LLC



ISSUED BY:
HAVERFORD SQUARE DESIGNS
FOR "APPROVAL" BY OUR CLIENT AND CUSTOMER
CLIENT IS REQUIRED TO
CHECK ☐ ONE BOX ONLY ☐ APPROVED AS IS
☐ APPROVED AS NOTED

CLIENT SIGNATURE _____ DATE _____

NAME (PLEASE PRINT) _____

KINDLY RETURN ALL DRAWINGS FOR THE COMPLETE
BUILDING, SIGNED AND DATED TO OUR OFFICE LOCATION.

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4204-06 Parkside Ave,
Philadelphia, PA 19104

Drawing Name:

Proposed Floor Plans.

Project number: 4204-06 Parkside Ave

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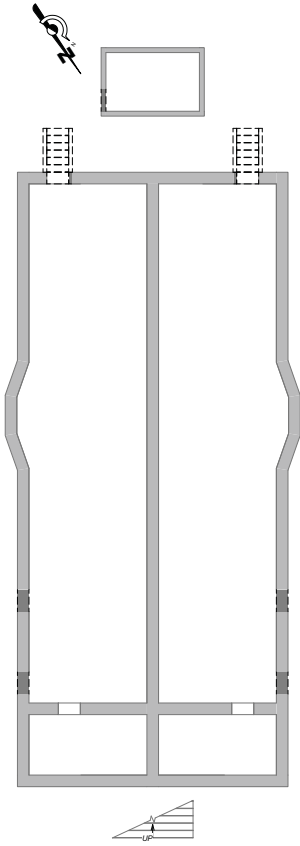
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Checked by: _____ Checker

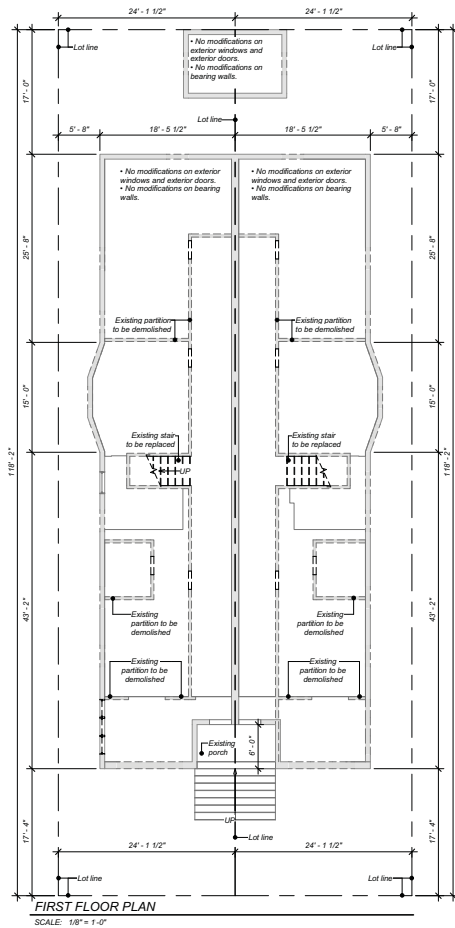
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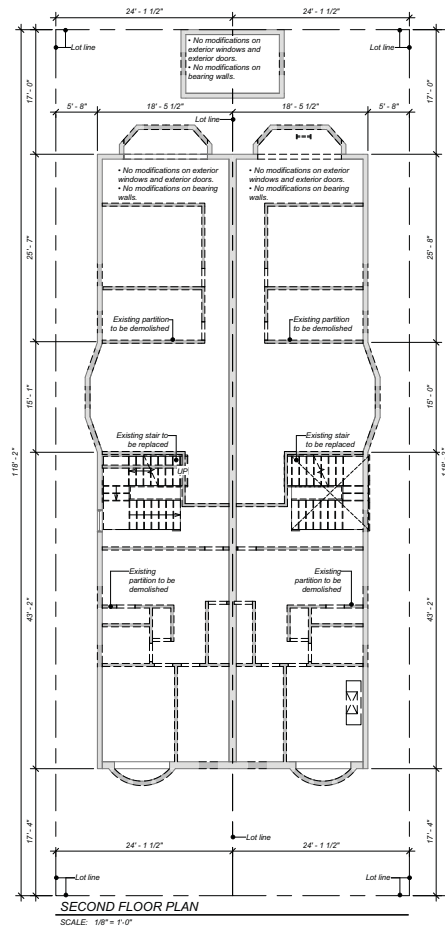
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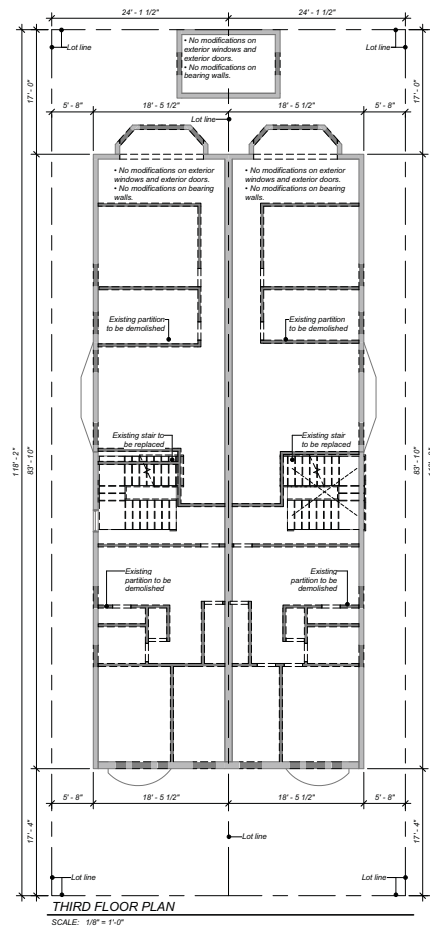
BASEMENT PLAN
SCALE: 1/8" = 1'-0"



FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"



SATELLITE VIEW



STREET VIEW 1



STREET VIEW 2



614 SOUTH 4th STREET, #510
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FRANCESCO ZAMPETTI AIA RA013093X

Owner:
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CLIENT SIGNATURE _____ DATE _____

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KINDLY RETURN ALL DRAWINGS FOR THE COMPLETE
BUILDING, SIGNED AND DATED TO OUR OFFICE LOCATION.

Project Name:

**4204-06 Parkside Ave,
Philadelphia, PA 19104**

Drawing Name:
**Existing conditions /
Demo plans.**

Project number: **4204-06 Parkside Ave**

Date: **4/17/2021 1:28:26 PM**

Drawn by: **Alexandr Stratila**

Checked by: **FZ**

Sheet Number:

A-6

Scale: **As indicated**

- NO EXTERIOR MODIFICATIONS ON THE FRONT ELEVATION
- NO MODIFICATIONS TO BEARING WALLS

