**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 facade 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.
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,

[Signature]

German Yakubov
President
Haverford Square Properties LLC