

**ADDRESS: 4126-28 PARKSIDE AVE**

Proposal: Construct four-story building

Review Requested: Review In Concept

Owner: Beywatch Property Management LLC

Applicant: Lee Elsey

History: 1894

Individual Designation: None

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

Staff Contact: Alex Till, [alexander.till@phila.gov](mailto:alexander.till@phila.gov)

**BACKGROUND:**

This application proposes to construct a four-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 three and 10 feet from the historic building. The entrance to the new building is 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 and prominent fourth-floor balcony as well as a roof deck set on a flat roof. The new building will stand beside the historic building and will be prominently visible from Parkside Avenue.

**SCOPE OF WORK:**

- Construct a new four-story building adjacent to an existing historic building at 4126-28 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 new addition does not meet Standard 9. It is not compatible with the architectural features, materials, scale, or proportions of the historic building and district.

**STAFF RECOMMENDATION:** The staff recommends denial, pursuant to Standard 9.

**IMAGES:**

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

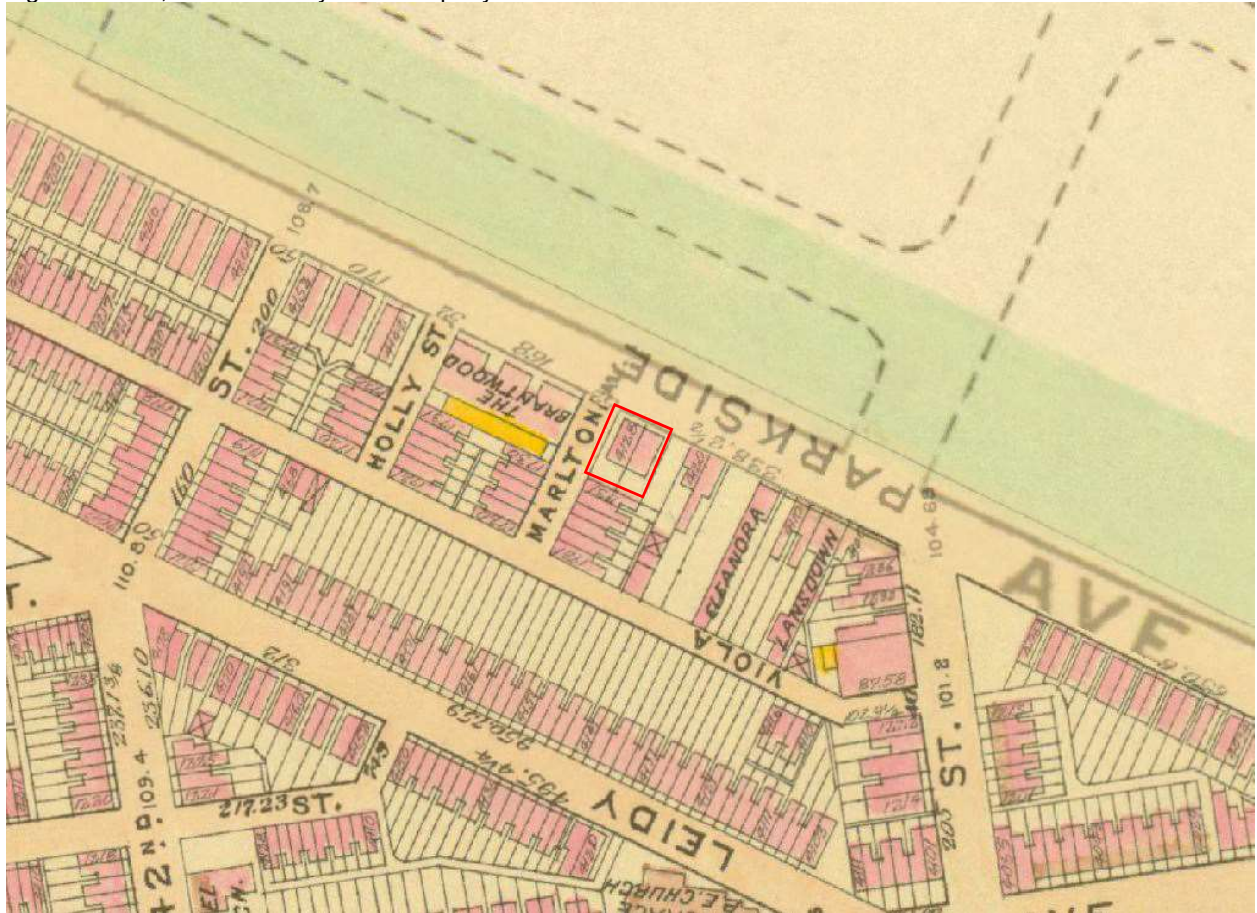


Figure 2: View of front façade of 4126-28 Parkside Ave looking South from Parkside Ave





Figure 3: View of 4126-28 Parkside Ave looking Southwest from Parkside Ave.



Figure 4: Aerial view of 4126-28 Parkside Ave looking Southwest.



4126-28 Parkside Ave  
Philadelphia Historical Commission  
February 2024



**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

February 7, 2024

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

RE: Conceptual Review requested for a New Construction Multi-Family Building at 4124-28 Parkside Ave

Dear Historical Commission,

Please find the associated conceptual design documents for a new construction 4-story multi-family building within the historic district that encompasses 4124-28 Parkside Ave. We are requesting a conceptual review prior to a full submission for consideration by the Commission. We have received a zoning permit for the new construction building, 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 proceeded to refinish all (17) units.

Beywatch obtained the building and the ongoing construction 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 17<sup>th</sup> 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.

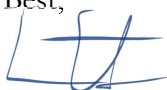
Prior to the submission for Zoning Permit (ZP-2023-003061), we approached the Planning Commission to discuss the use of the mixed-income density bonus on a single site with phased building. We were reluctant to commit to the new building at 4124 when our real focus was the 17<sup>th</sup> unit in the existing building. The response from the Planning Commission was that the mixed-income bonus can only be used one time per site. Accordingly, we're now pursuing the messy process of designing a complicated building on a historic site, which is tied to an existing zoning permit. We are able to amend the existing zoning permit, which the limitations set forth by current regulations.

As currently designed, the new building at 4124 Parkside consists of (7) residential units. One unit, currently designated as Unit 101 on the 1<sup>st</sup> 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're open to amending the zoning plan to setback all of 4124 Parkside at least 3' from the existing building, providing a pass-through to the rear. The 3<sup>rd</sup> floor rear unit is a bilevel unit, which extends to the 4<sup>th</sup> floor, which is setback 26'-4" from the front of the building, providing for a walk-out roof deck above the 3<sup>rd</sup> story. We are also proposing a further roof deck above the 4<sup>th</sup> story accessed by pilot house structure and limited by code travel distance. The Owner intends to use this bilevel unit for his personal residence once construction is completed. The mixed-income density bonus also allows for an increase in building height to 45', which we are proposing for the partial 4<sup>th</sup> story, although we are unable to match the exiting structure height of roughly 60'.

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 'Lee Elsey', with a stylized flourish at the end.

Lee Elsey, AIA  
Living City Architecture



# APPLICATION FOR BUILDING PERMIT

APPLICATION # \_\_\_\_\_

(Please complete all information below and print clearly)



CITY OF PHILADELPHIA  
DEPARTMENT OF LICENSES AND INSPECTIONS  
MUNICIPAL SERVICES BUILDING – CONCOURSE  
1401 JOHN F. KENNEDY BOULEVARD  
PHILADELPHIA, PA 19102  
For more information visit us at [www.phila.gov/li](http://www.phila.gov/li)

## ADDRESS OF PROPOSED CONSTRUCTION:

4124-28 Parkside Ave

### APPLICANT:

Lee Elsey

### COMPANY NAME

LC Architecture LLC dba Living City Architecture

PHONE # (484) 441-6057

FAX #

### PROPERTY OWNER'S NAME:

Beywatch Property Management LLC

PHONE # (267) 577-2490

FAX #

### ARCHITECT/ENGINEER IN RESPONSIBLE CHARGE

Lee Elsey

### ARCHITECT/ENGINEERING FIRM:

LC Architecture LLC

PHONE # (484) 441-6057

FAX #

### CONTRACTOR:

Dawud Bey

### CONTRACTING COMPANY:

Fine Print Construction LLC

PHONE # (267) 577-2490

FAX #

### APPLICANT'S ADDRESS:

500 W Office Center Dr, Suite 400

Fort Washington, PA 19034

LICENSE # RA405203

E-MAIL: [lee@livingcityarch.com](mailto:lee@livingcityarch.com)

### PROPERTY OWNER'S ADDRESS:

3900 City Ave, A609

Philadelphia, PA 19131

### ARCHITECT/ENGINEERING FIRM ADDRESS:

500 W Office Center Dr, Suite 400

Fort Washington, PA 19034

LICENSE # RA405203

E-MAIL: [lee@livingcityarch.com](mailto:lee@livingcityarch.com)

### CONTRACTING COMPANY ADDRESS:

3900 City Ave, A609

Philadelphia, PA 19131

LICENSE # 055843

E-MAIL: [dawud@fineprintcompanies.com](mailto:dawud@fineprintcompanies.com)

### USE OF BUILDING/SPACE

Multifamily Residential

### ESTIMATED COST OF WORK

\$ \_\_\_\_\_

### BRIEF DESCRIPTION OF WORK:

New construction of a 4-story residential building with (7) units on an existing site with (2) buildings and (17) existing units. This projects involves affordable housing and the low-income bracket of the mixed-income density bonus.

TOTAL AREA UNDERGOING CONSTRUCTION: 5,300.00 square feet

### COMPLETE THESE ITEMS IF APPLICABLE TO THIS APPLICATION:

# OF NEW SPRINKLER HEADS (suppression system permits only): \_\_\_\_\_ LOCATION OF SPRINKLERS: \_\_\_\_\_

# OF NEW REGISTERS/DIFFUSERS (hvac/ductwork permits only): \_\_\_\_\_ LOCATION OF STANDPIPES: \_\_\_\_\_

IS THIS APPLICATION IN RESPONSE TO A VIOLATION? ☒ NO ☐ YES VIOLATION #: \_\_\_\_\_

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. I understand that if I knowingly make any false statement herein I am subject to such penalties as may be prescribed by law or ordinance.

APPLICANT'S SIGNATURE: \_\_\_\_\_

DATE: 2 / 6 / 2024



## PRE-REQUISITE APPROVALS FOR:

ADDRESS:

APPLICATION #:

✓ IF REQ'D	AGENCY	INITIALS	DATE	REMARKS
	ART COMMISSION 13 <sup>TH</sup> FLOOR – 1515 ARCH STREET			
	CITY PLANNING COMMISSION 13 <sup>TH</sup> FLOOR – 1515 ARCH STREET			
	FAIRMOUNT PARK COMMISSION			
	<input type="checkbox"/> CITY <input type="checkbox"/> STATE AIR MANAGEMENT / HEALTH DEPT			
	HISTORICAL COMMISSION 13 <sup>th</sup> FLOOR - 1515 ARCH STREET			
	STREETS DEPARTMENT ROOM 940 – M.S.B.			
	WATER DEPARTMENT 2 <sup>ND</sup> FLOOR – 1101 MARKET STREET			
	CONTRACTUAL SERVICES UNIT ROOM 1140 – M.S.B.			
	ZONING			

### EXAMINER'S APPROVAL (OFFICE USE ONLY)

APPROVED USE OF BUILDING SPACE:

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PERMIT TO READ:

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CODE/EDITION USED FOR REVIEW:

WAS VIOLATION FOR WORK WITHOUT A PERMIT? ☐ NO      ☐ YES (INSPECTION FEE MUST BE ADDED TO PERMIT FEE)

VIOLATION # \_\_\_\_\_

OTHER BUILDING PERMITS REQUIRED:    ☐ FIRE SUPPRESSION      ☐ HVAC/DUCT      ☐ FUEL GAS

PLAN #	CONSTRUCTED AREA  _____ SQ FT	<input type="checkbox"/> NEW CONSTRUCTION  <input type="checkbox"/> ALTERATION	FEE ITEM	AMOUNT
			BLDG. PERMIT/C.O./L.O.	
			INSPECTION FEE	
CONSTRUCTION	CO REQUIRED	NEW DWG UNITS:	WATER METERS	
TYPE: _____	<input type="checkbox"/> NO <input type="checkbox"/> YES		CONSTRUCTION WATER	
USE: _____	VARIANCES <input type="checkbox"/> NO <input type="checkbox"/> YES	PROJECT TYPE		
			TOTAL FEES	


This is to certify that I have examined the within detailed statement, together with a copy of the plans relating thereto, and find the same to be in accordance with the provisions of the law relating to buildings in the City of Philadelphia, that the same has been approved and entered into the records of this Department.

EXAMINER: \_\_\_\_\_ DATE APPROVED: \_\_\_\_\_

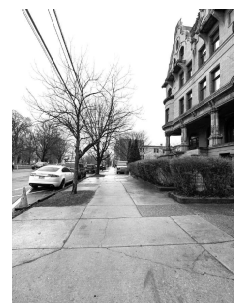
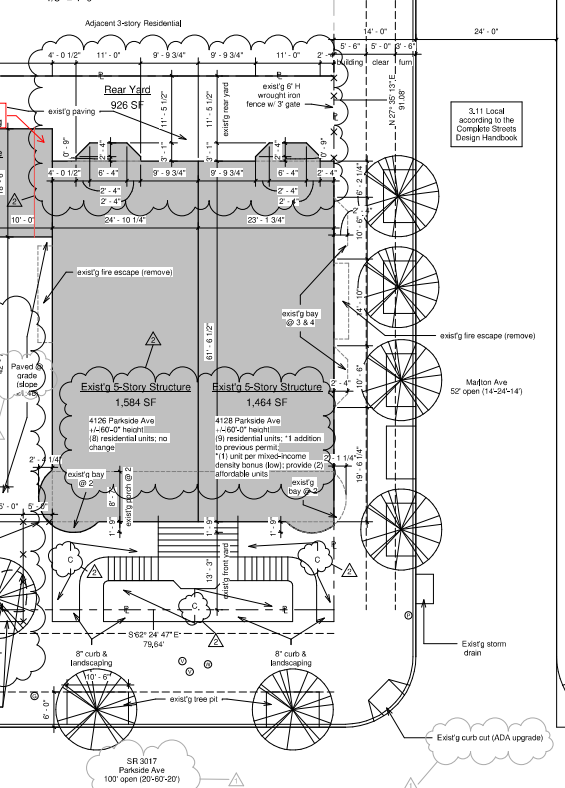
PERMIT # \_\_\_\_\_

DATE ISSUED: \_\_\_\_\_

CHECK # \_\_\_\_\_



① Zoning Plan  
1" = 10'-0"



Zoning	
Project number	202212-02
Date	4/21/2023
Z001	
Scale	As indicated



Approval Stamp Area

[illegible]

**Beywatch Property  
Management LLC**

**Renovation & Addition**

4126-28 Parkside Avenue  
Philadelphia, PA 19104

## Stamps

Architect  
LC Architecture LLC  
Mr. Lee E. Sey, AIA  
500 W Office Center Dr  
Suite 400  
Fort Washington, PA  
19034  
t: 484.441.6057  
o: arch@lc-co.com

Civil Engineer

Structural Engineer

MEP Engineer

[illegible]

## Existing Elevations 01

Project number	202212-0
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Date	2/5/202
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A202

Scale 1/4" = 1'-0"

[illegible]













