

ADDRESS: 3434 MIDVALE AVE

Proposal: Construct addition

Review Requested: Final Approval

Owner: Kevin Todd and Sarah Carroll

Applicant: Ian Toner, Toner Architects

History: 1930

Individual Designation: None

District Designation: Tudor East Falls Historic District, Contributing, 10/9/2009

Staff Contact: Allyson Mehley, allyson.mehley@phila.gov

BACKGROUND:

This application proposes to construct a small addition to the house at 3434 Midvale Avenue. The two-story building was constructed in 1930 and is classified as contributing to the Tudor East Falls Historic District. The application proposes to extend a projecting bay on the side of structure at the second floor. The extant bay includes a painted wood double door out to the rooftop. The bay would be extended out further onto the rooftop for a walk-in closet. The extant door opening in the bay would be repurposed as the entrance to the closet. Some HVAC equipment would be moved. The bay is and the addition would be visible from the public right-of-way along Midvale Avenue.

SCOPE OF WORK:

- Construct small addition to second floor.
- Move HVAC equipment to rear roof area.

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 will not destroy historic materials, features, and spatial relationships that characterize the property. The new works shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*
 - The small addition would be attached to an original bay window on the second floor. The bay window is clad with decorative half-timber and stucco, character-defining features of the Tudor-Revival house and the historic district. The covering up of two-thirds of the bay window and its architectural features does not meet Standard 9.
 - The massing of the proposed addition is larger than the bay window itself, alters the spatial relationship of this architectural element, and is not visually compatible with the historic property. If the addition was set back further to the door opening and reduced in size, the proposed addition could potentially meet Standard 9.
 - The proposal of stucco cladding on the addition would be compatible and meet Standard 9.
- *Standard 10: New additions and adjacent or related new construction will be undertaken in such manner that, if removed in the future, the essential form and integrity of the historic property and its environment will be unimpaired.*
 - If the historic bay window's exterior architectural details and finishes are covered up and preserved as part of the construction process, rather than demolished, this application would meet Standard 10.

STAFF RECOMMENDATION: Denial as presented, pursuant to Standards 9 and 10.

IMAGES



Image 1: View of bay window from public right-of-way along Midvale Avenue.



Ian M Toner AIA, NCARB, LEED AP BD+C

Principal

Sara N Shonk Pochedly AIA, NCARB, NCIDQ, LEED AP BD+C

Principal

10 September 2024

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

RE: Historical Final Review – 3434 Midvale Avenue

Members of the Committee and Commission

Please find enclosed our application for Final Approval of our project at 3434 Midvale Avenue. I am submitting on behalf of the property owners, Kevin Todd and Sarah Carroll

The project involves:

- The construction of a new addition at the 2nd floor side elevation of an existing 2 story home. Size and location per plans and elevations.
- Stucco finish on the elevation shall match or correspond to existing stucco finish on adjacent bay window, per PHC Staff recommendation.
- Existing AC condenser shall be relocated from side of bay window to rear of house, see elevations.
- No other exterior elements or materials shall be altered other than those directly affected by construction efforts.

Thank you for taking the time to review our application. Please contact me at 215.800.1968 if you need more information or need to discuss the project further.

Sincerely,

A handwritten signature in black ink that reads "Ian M. Toner". The signature is written in a cursive, flowing style.

Ian Toner, Principal, Toner Architects

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

ADDRESS OF PROPOSED CONSTRUCTION

APPLICANT:

COMPANY NAME: _____

PHONE # _____

FAX # _____

APPLICANT'S ADDRESS: _____

LICENSE # _____

E-MAIL: _____

PROPERTY OWNER'S NAME: _____

PROPERTY OWNER'S ADDRESS: _____

PHONE # _____

FAX # _____

ARCHITECT / ENGINEER IN RESPONSIBLE CHARGE: _____

ARCHITECT / ENGINEERING FIRM ADDRESS: _____

ARCHITECT / ENGINEERING FIRM: _____

LICENSE # _____

E-MAIL: _____

CONTRACTOR: _____

CONTRACTING COMPANY ADDRESS: _____

CONTRACTING COMPANY: _____

PHONE # _____

FAX # _____

LICENSE # _____

E-MAIL: _____

USE OF BUILDING / SPACE: _____

ESTIMATED COST OF WORK

\$ _____

BRIEF DESCRIPTION OF WORK:

TOTAL AREA UNDERGOING CONSTRUCTION: _____ 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: ____ / ____ / ____



1 Context Plan
HI 12" = 1'-0"

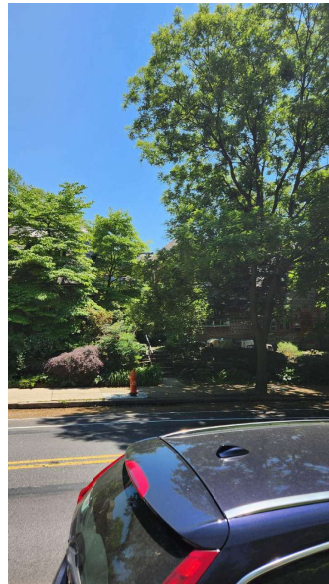


Photo 1 - 22 May 2024

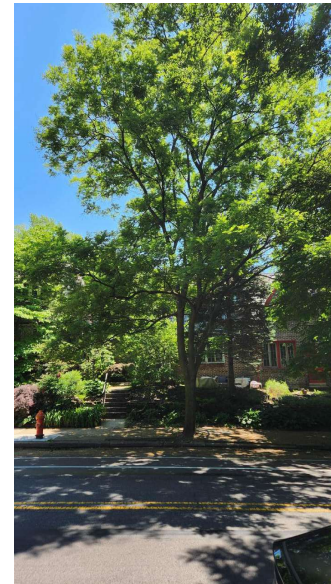


Photo 2 - 22 May 2024



Photo 3 - 22 May 2024

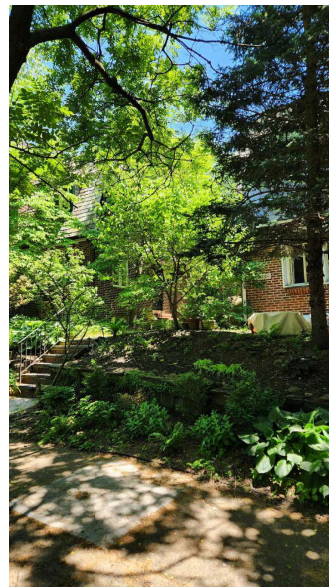


Photo 4 - 22 May 2024

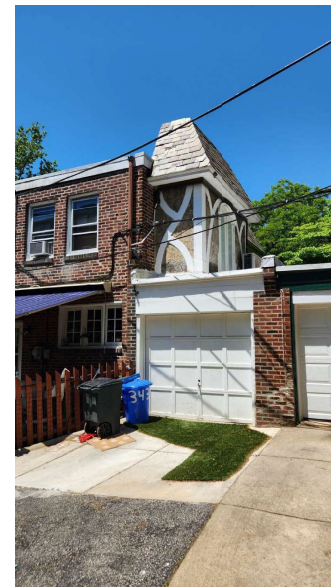


Photo 5 - 22 May 2024

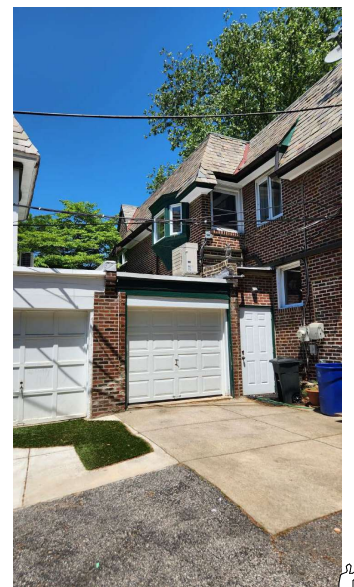


Photo 6 - 22 May 2024



8 1/2" max out
1" tall
this drawing
was not
printed to
scale

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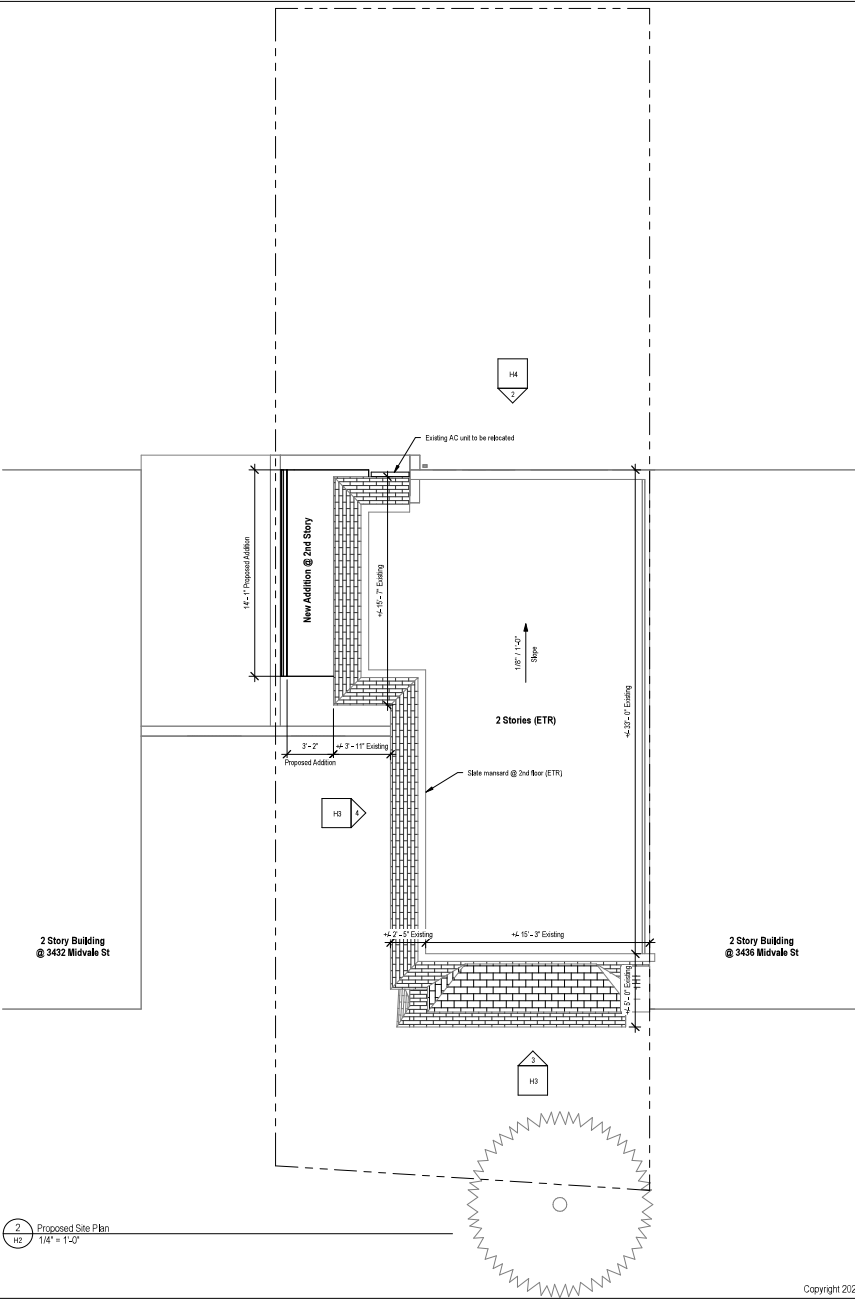
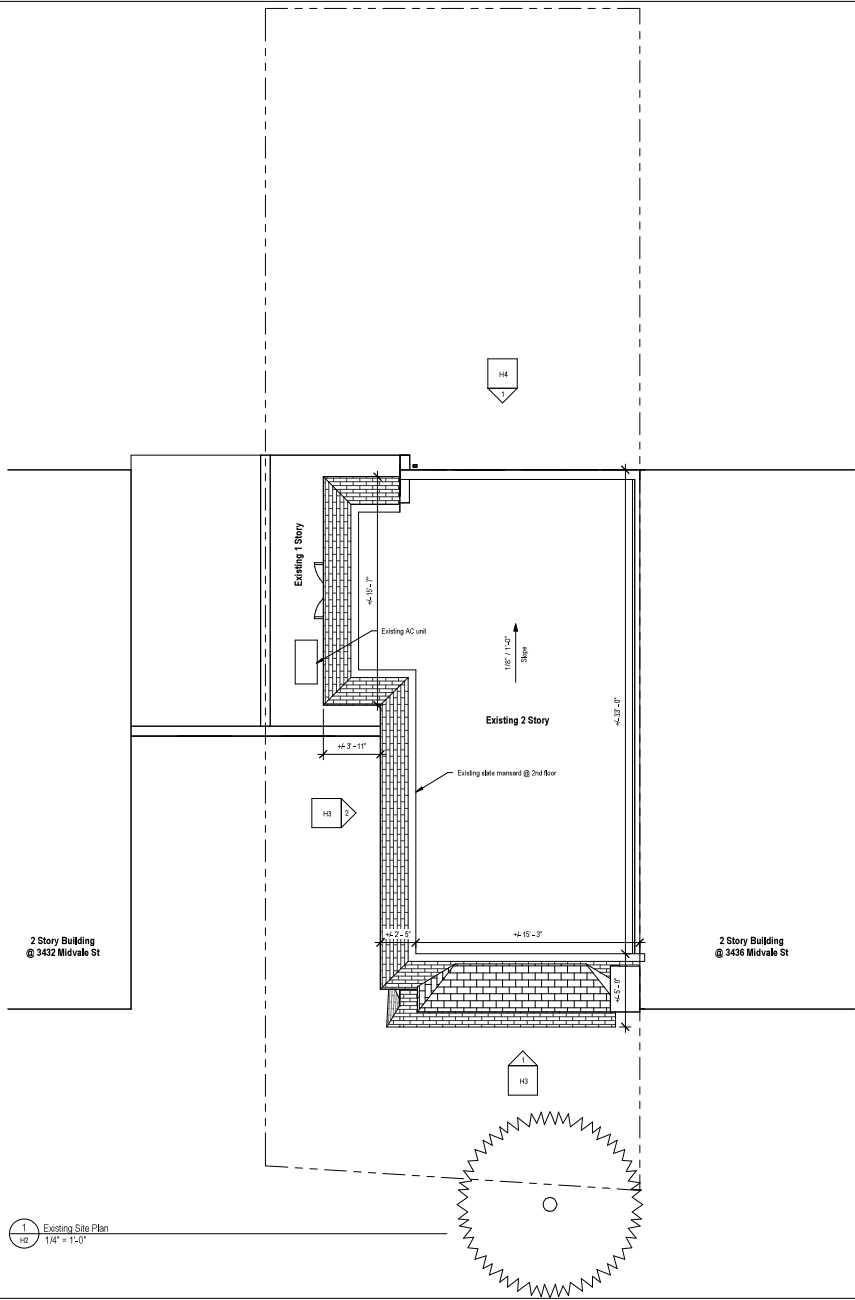
Kevin Todd
3434 Midvale Avenue
Philadelphia, PA 19129

2nd Floor Addition

CONTEXT PLAN & IMAGES

Date 10 September 2024
PHC Final Submission

Scale 12" = 1'-0"
Project number 24046



1 Existing Site Plan
H2 1/4" = 1'-0"

2 Proposed Site Plan
H2 1/4" = 1'-0"



It is our
policy
that this drawing
was not
printed to
scale

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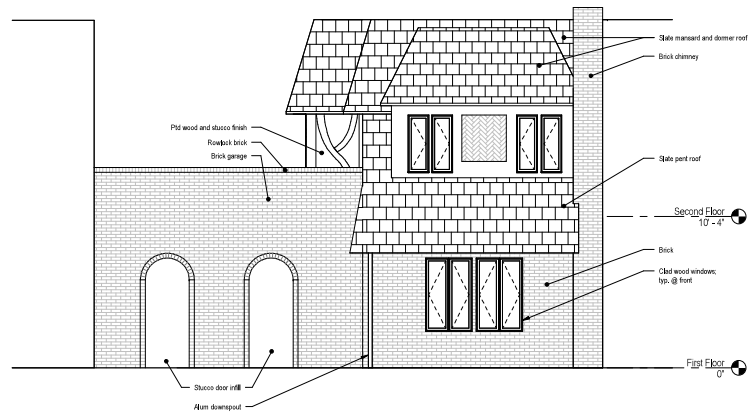
2nd Floor Addition



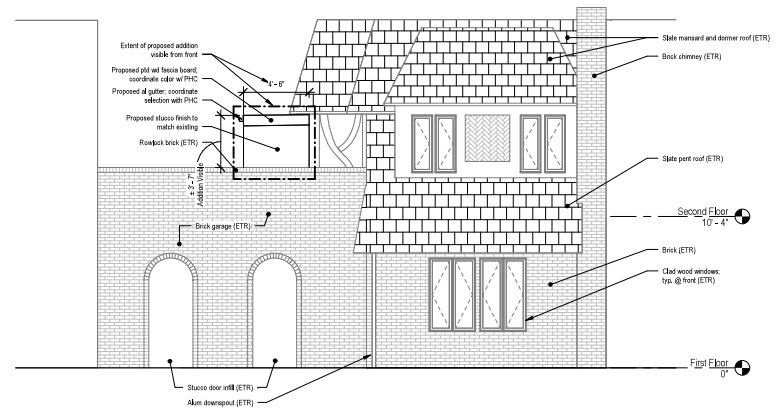
SITE PLANS

Date 10 September 2024
PHC Final Submission

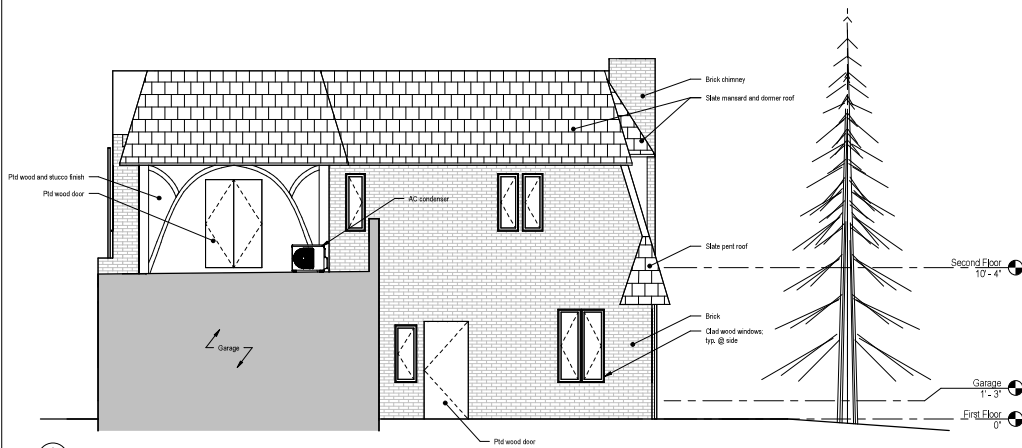
Scale 1/4" = 1'-0"
Project number 24046



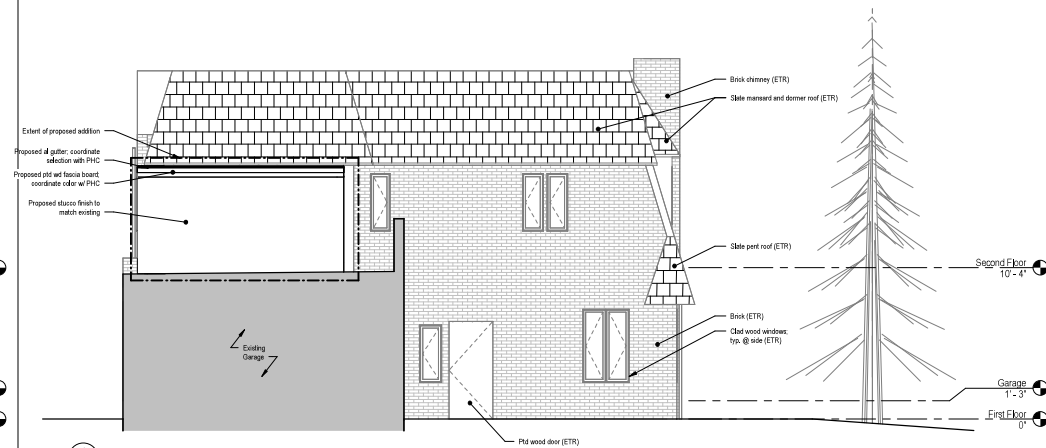
1 Existing Front Elevation
1/4" = 1'-0"



3 Proposed Front Elevation
1/4" = 1'-0"



2 Existing Side Elevation
1/4" = 1'-0"



4 Proposed Side Elevation
1/4" = 1'-0"



If I am not
1" tall
this drawing
was not
printed to
scale

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2nd Floor Addition

ELEVATIONS

Date 10 September 2024

Scale 1/4" = 1'-0"

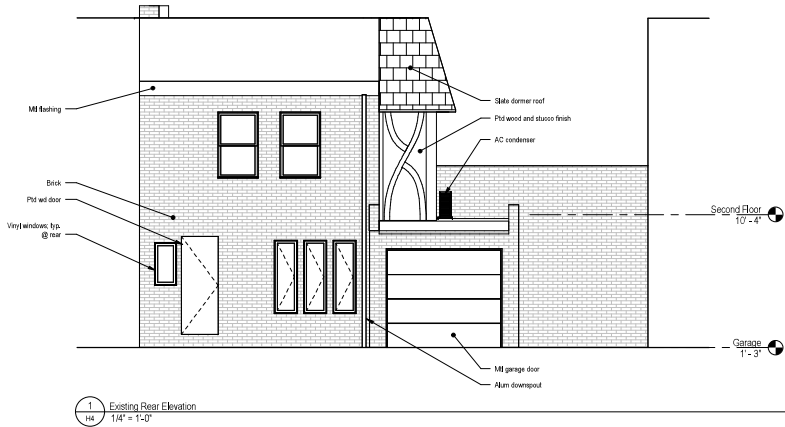
PHC Final Submission

Project number 24046

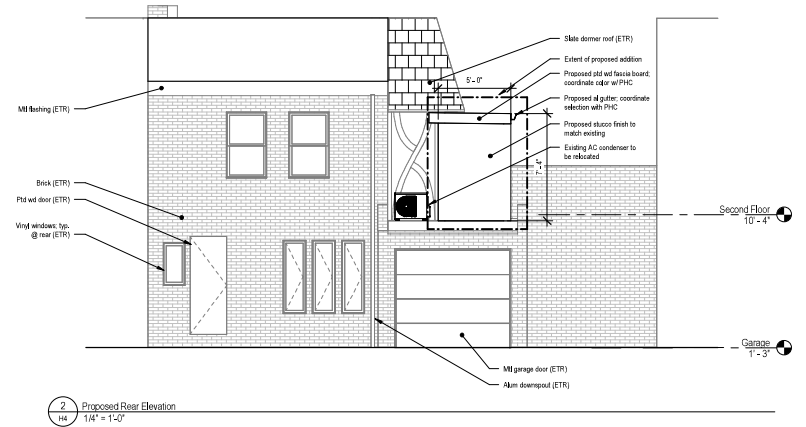
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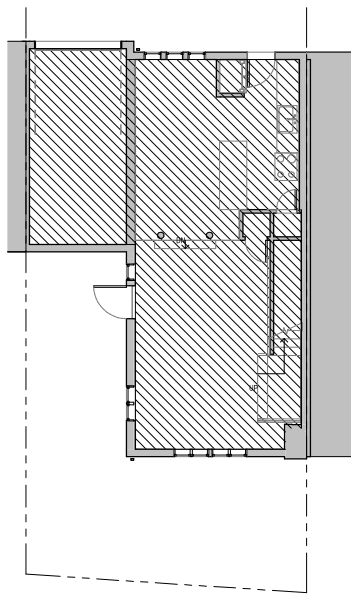
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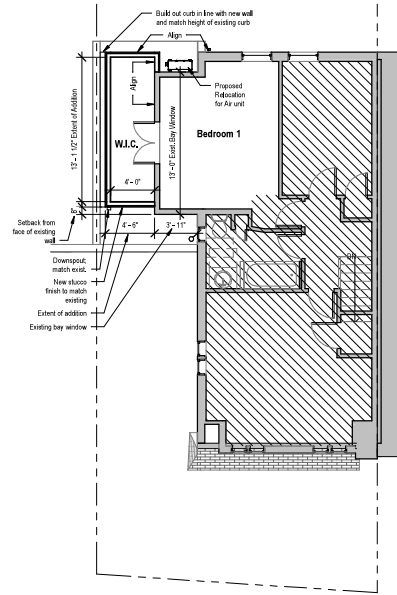
1 Existing Rear Elevation
1/4" = 1'-0"



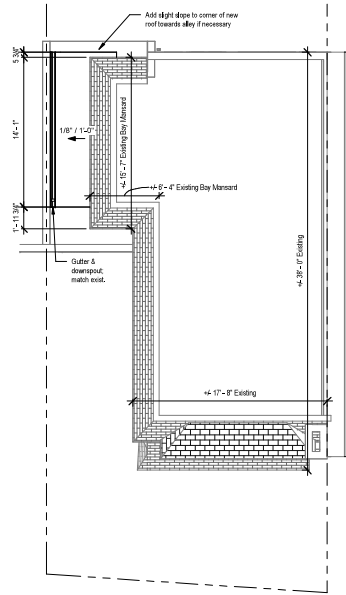
2 Proposed Rear Elevation
1/4" = 1'-0"



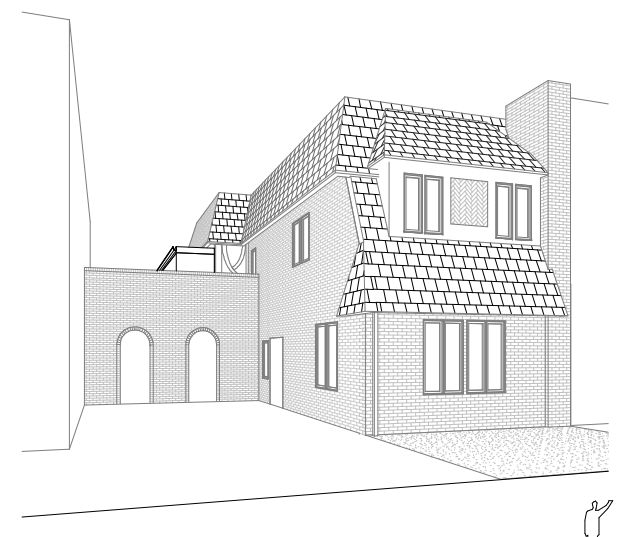
3 First Floor Plan
3/16" = 1'-0"



4 Second Floor Plan
3/16" = 1'-0"



5 Roof Plan
3/16" = 1'-0"



6 Proposed View from Midvale Ave
1/4" = 1'-0"



1/4" = 1'-0"
This drawing was not printed to scale

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2nd Floor Addition

ELEVATIONS AND PLANS

Date 10 September 2024
PHC Final Submission

Scale As indicated
Project number 24046

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