

ADDRESS: 7204 BOYER ST

Proposal: Demolish rear addition; construct two-story rear addition

Review Requested: Final Approval

Owner: Edwin Whatley and Linda Polgar

Applicant: Mark Hansen, Cadence Ad, LLC

History: 1920; W.H. Megargee, architect

Individual Designation: None

District Designation: Lutheran Seminary Historic District, Contributing, 11/9/2018

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

OVERVIEW: The property at 7204 Boyer Street was designed in the Arts & Crafts style by architect W.H. Megargee in 1920 as a private residence and was acquired by the Lutheran Seminary six years after its construction. The building is classified as contributing in the district, though it differs significantly from the neighborhood's Victorian Eclectic and Queen Anne style buildings designed by Frank Furness.

This application proposes to demolish a small shed structure at the rear and to construct a two-story addition that would be clad in horizontal wood board with vertical lap siding. The addition would feature a standing-seam metal roof and aluminum-clad, wood, double-hung sash windows. Though large in size, the addition would be positioned just below the ridgeline of the main structure and would leave the rear wall of the existing building largely intact. It would, however, be visible from the northeast on Boyer Street, though the buildings in the district are set back significantly from the street.

SCOPE OF WORK:

- Demolish rear shed addition.
- Construct two-story rear addition.

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 addition, while large, would require little demolition and would not destroy historic materials that characterize the property. The addition would be differentiated from the old and would have little impact on the historic district, owing to the significant setback from the street. The staff recommends using materials appropriate to the district to allow the proposed addition to comply with this standard.
- *Standard 10: New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*
 - The proposed addition would require the demolition of a small portion of the rear roof and a shed addition, but would allow for the retention of the rear wall of the historic building. The future removal of the addition would have limited impact on the historic structure and its environment. The work complies with this standard.

STAFF RECOMMENDATION: Approval, provided the addition materials and pattern of the window openings are appropriate to the district and the west elevation is slightly recessed behind the historic building, pursuant to Standards 9 and 10.

MAPS & IMAGES:



Figure 1: 2020 aerial showing 7204 Boyer Street. Source: Atlas.



Figure 2: 7204 Boyer Street, 2020. Source: Cyclomedia.



Figure 3: 7204 Boyer Street, 2020. Source: Cyclomedia.



Application for Construction Permit

Use this application to obtain permits for a residential or commercial construction proposal.
Mechanical / Fuel Gas, Electrical, Plumbing, and Fire Suppression trade details are found on page 2.

Address Identify the location of work for the permit(s). If the activity will take place in a specific building, tenant space, floor level, or suite, note that detail in the 'Specific Location' field. If applicable, list PR #.	1	7204 Boyer St <u>Parcel Address</u> <u>Specific Location</u> <input type="checkbox"/> Check box if this application is part of a project and provide project number: PR- 2 0 -
Applicant Identify how you are associated with the property. Licensed professionals include design professionals, attorneys, and expeditors. A tradesperson must have an active Philadelphia license for their trade or hold a PA Home Improvement Contractor Registration.	2	I am the: <input type="checkbox"/> Property Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Equitable Owner <input checked="" type="checkbox"/> Licensed Professional or Tradesperson MARK T. HANSEN CADENCE AD, LLC <u>Name</u> <u>Company</u> 3110 W PENN ST, PHILADELPHIA, PA 19129 <u>Address</u> MARK@CADENCEAD.COM 6 1 7 2 3 3 6 5 5 4 <u>Email</u> <u>Phone</u>
Property Owner Identify the deeded property owner. If there was a recent change of ownership, documentation such as a deed or settlement sheet will be required.	3	EDWIN WHATLEY & LINDA POLGAR <input type="checkbox"/> Check box if new owner is being listed <u>Name</u> 7204 BOYER ST <u>Address</u> LINPOL55@GMAIL.COM 2 6 7 2 3 0 9 4 9 3 <u>Email</u> <u>Phone</u>
Design Professional in Responsible Charge Identify the PA- licensed design professional who is legally responsible.	4	MARK T HANSEN CADENCE AD, LLC <u>Name</u> <u>Firm</u> RA406546 _ AX011809 829679 <u>PA License #</u> <u>Phila. Commercial Activity License #</u> MARK@CADENCEAD.COM 6 1 7 2 3 3 6 5 5 4 <u>Email</u> <u>Phone</u>
Project Scope Use this section to provide project details; all fields are mandatory. (a) Choose the proposed occupancy of the entire building. If not one- or two-family, provide a description of group(s) per code. (b) Identify if the project will be new construction, an addition, or interior/exterior alterations. (c) List the site area that will be disturbed by construction, if any. Enter 'zero' if no disturbance. (d) Note the new floor area created, including basements, cellars, and occupiable roofs. Where existing areas will be altered, list those areas separately. (e) State the number of new or affected stories. (f) Provide a detailed description of the work proposed. (g) Select all conditions that apply to this project (if any).	5	(a) Occupancy <input checked="" type="checkbox"/> Single-Family <input type="checkbox"/> Two-Family <input type="checkbox"/> Other, please describe: _____ (b) Scope of Work <input type="checkbox"/> New Construction <input checked="" type="checkbox"/> Addition and/or Alteration <input type="checkbox"/> Shell (No Fit Out) – Option for Commercial Permits Only (c) Earth Disturbance 438 <u>Area of Earth Disturbance</u> (Sq. Ft.) (d) Building Floor Areas 814 2,326 <u>New Floor Area</u> (Sq. Ft.) <u>Existing Altered Area</u> (Sq. Ft.) (e) Number of Stories 2 (f) Description of Work DEMOLISH EXISTING FIRST FLOOR SHED ADDITION AND BASMENT BULKHEAD AT THE REAR OF EXISTING DWELLING. ADD (2) STORY ADDITION AT THE SAME LOCATION. SIZE AND SHAPE AS SHOWN IN DRAWINGS. (g) Project Conditions <input type="checkbox"/> Project Impacts Street/Right-of-Way <input type="checkbox"/> New High Rise <input type="checkbox"/> Green Roof Included <input type="checkbox"/> Modular Construction <input type="checkbox"/> Façade Work <input type="checkbox"/> Initial Fit Out of Newly Constructed Space



Department of
Licenses and Inspections
CITY OF PHILADELPHIA

DO NOT MAIL THIS APPLICATION

Job Number: (for office use only)

(PERMIT TYPE PREFIX – YEAR – NUMBER)

Project Details & Contractor Information

(a) Select all disciplines of work for which permits are being requested. If 'Building' is not requested, provide the number of the associated permit that was previously issued (where applicable). If a Zoning Permit was issued for this work, provide the related permit number.

(b) Identify the general contractor and estimated cost of building construction.

(c) Identify the mechanical contractor, estimated cost of mechanical work, equipment type, and quantity as:

- Number of registers/diffusers (separate new/relocated)
- Number of appliances
- Number of Type I / Type II kitchen hoods

Where fuel gas work is included, note the estimated cost of fuel gas work.

(d) Identify the licensed electrical contractor, estimated cost of electrical work, and a registered third-party electrical inspection agency.

(e) Identify the registered master plumber, estimated cost of plumbing work, number of fixtures, and check location of work as:

- Interior
- Exterior Drainage and/or Water Distribution

(f) Identify the licensed fire suppression contractor, estimated cost of fire suppression work, and number of devices:

- Sprinkler Heads (separate new/relocated quantities)
- Standpipes
- Fire Pumps
- Stand-alone Backflow Prevention Devices
- Kitchen Extinguishing Systems
- Hydrants

*ROUGH-IN NOTICE: If you are seeking a rough-in permit, an application for plan review must be submitted already.

(a) Check all that apply:

- ☒ Building ☐ Mechanical & Fuel Gas ☐ Electrical ☐ Plumbing ☐ Fire Suppression

Note: Trades listed below are mandatory for all residential new construction jobs.

RP or CP- 2 0 | | - | | | | | | | | | |

Provide the associated Zoning Permit number for this construction, if applicable: ZP- 2 0 | | - | | | | | | | | | |

(b) General Building Construction Contractor Information

Name TBD Cost of Building Work \$ 162,800

License Number _____ Phone | | | | | | | | | |

(c) Mechanical/Fuel Gas Work & Contractor Information

Name TBD Cost of Mechanical Work \$ _____

License Number _____ Cost of Fuel Gas Work \$ _____

Equipment Types: ☐ Registers / Diffusers ☐ Appliances ☐ Hoods Phone | | | | | | | | | |

Equipment Detail & Quantities _____

(d) Electrical Work & Contractor Information

- ☐ New Installation ☐ Alteration ☐ *Rough-In

Name TBD Cost of Electrical Work \$ _____

License Number _____ Phone | | | | | | | | | |

Third-Party Inspection Agency Name _____

(e) Plumbing Work & Contractor Information

- ☐ New Installation ☐ Alteration ☐ *Rough-In

Name TBD Cost of Plumbing Work \$ _____

License Number _____ Phone | | | | | | | | | |

Number of Fixtures _____ Check one: ☐ Interior Work ☐ Exterior Building Drainage ☐ Exterior Water Distribution: line size _____ (in.)

(f) Fire Suppression Work & Contractor Information

- ☐ New Installation ☐ Alteration ☐ *Rough-In

Name NA Cost of Fire Supp. Work \$ _____

License Number _____ Phone | | | | | | | | | |

Sprinkler Heads: _____ Standpipes: _____ Fire Pumps: _____

Commercial Kitchen Systems: _____ Backflow Devices: _____ Hydrants: _____

Declaration & Signature

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 statements herein, I am subject to such penalties as may be prescribed by law or ordinance, inclusive of the penalties contained in 18 Pa. C.S. § 4904.

Applicant Signature:  Date: 4 / 13 / 2021

April 12, 2021

Property owns:
Linda Polgar & Edwin Whatley Residence
7204 Boyer Street
Philadelphia, PA 19119

**RE: 7204 Boyer Street: Proposed Addition
Submission to the Philadelphia Historical Commission
Introduction Letter**

To Whom This May Concern:

On behalf of the property owner, we are submitting the attached building permit application to the Historical Commission for review and consideration for approval. The subject property is owned by Ms. Linda Polgar & Mr. Edwin Whatley, who acquired the house in August 2019. The house currently has three bedrooms, a study, and 1.5 bathrooms.

The house was built in 1920 and was added to the Philadelphia Historic Registry in 2018 as part of a subdivision for the Lutheran Theological Seminary. The house is described as a one-and-a-half (1.5) story Craftsman / Art & Crafts detached dwelling. It is defined by its complex hipped roof with a cross-gable section at the north corner, making the house appear L-shaped. The majority of the house is dominated by the hipped porch roof.

The owners would like to demolish a shed roof structure at the rear of the house and add a first-floor sunroom, bathroom, and utility mudroom/entry, and a second-floor master bedroom suite. In addition, they would like to add a linear deck covered with a low-slung roof along the addition at its interior. The intent is to design an extension that brings the house up to today's standards of livability without compromising any of the existing structure.

The existing house is constructed of stone and finished with stucco with six-over-one double hung windows. The proposed style of the addition is planned to be compatible with the existing arts and craft architectural style of the existing house. The primary materials selected for the proposed addition are a repeated horizontal wood board with vertical lapsiding to speak to the clapboard treatment of the dormers on the north side of the house and the shaker siding along the porch.

Our recent survey of the adjacent neighborhood includes 6 properties that are historically designated and have a rear structure that extends deep into the rear of the property. There are several other examples within a two-block radius of the house (*see enclosed neighborhood plan HC-03 for identifying the project*).

Sincerely,



Mark T Hansen

MARK T. HANSEN
RA, NCARB
Principal

3110 W. Penn Street
Philadelphia, PA 19129

M 617.233.6554
m@cadencead.com
www.cadencead.com

CADENCE
ARCHITECTURE + DESIGN LLC

Address	Designation Date 1	Designation Date 2	District Date	District	Building Name
8 BLACKWELL PL			3/10/1999	Society Hill	
1 BLADENS CT	6/26/1956				
2 BLADENS CT	6/26/1956				
255 N BODINE ST			12/12/2003	Old City	Painted Bride
1505 N BOUVIER ST	3/3/1983				
7204-06 BOYER ST			11/9/2018	Lutheran Seminary	
7206 BOYER ST			11/9/2018	Lutheran Seminary	
7238 BOYER ST			11/9/2018	Lutheran Seminary	
7300-18 BOYER ST			11/9/2018	Lutheran Seminary	
7304 BOYER ST			11/9/2018	Lutheran Seminary	
7314 BOYER ST			11/9/2018	Lutheran Seminary	
7318 BOYER ST			11/9/2018	Lutheran Seminary	
7322 BOYER ST			11/9/2018	Lutheran Seminary	
708 BRADFORD ALY	12/31/1984				
710 BRADFORD ALY	12/31/1984				
712 BRADFORD ALY	12/31/1984				
714 BRADFORD ALY	12/31/1984				
715 BRADFORD ALY	12/31/1984				
716 BRADFORD ALY	12/31/1984				
717 BRADFORD ALY	12/31/1984				
718 BRADFORD ALY	12/31/1984				
719 BRADFORD ALY	12/31/1984				
720 BRADFORD ALY	12/31/1984				
721 BRADFORD ALY	6/22/1970				
722 BRADFORD ALY	5/31/1967				
724 BRADFORD ALY	12/31/1984				
1503-05 BRANDYWINE ST			10/11/2000	Spring Garden	
1507 BRANDYWINE ST			10/11/2000	Spring Garden	
1508-16 BRANDYWINE ST			10/11/2000	Spring Garden	
1513 BRANDYWINE ST			10/11/2000	Spring Garden	
1515-21 BRANDYWINE ST			10/11/2000	Spring Garden	
1518-36 BRANDYWINE ST			10/11/2000	Spring Garden	
1523 BRANDYWINE ST			10/11/2000	Spring Garden	
1527-29 BRANDYWINE ST			10/11/2000	Spring Garden	Bethany Mission
1531 BRANDYWINE ST			10/11/2000	Spring Garden	
1609 BRANDYWINE ST			10/11/2000	Spring Garden	
1611 BRANDYWINE ST			10/11/2000	Spring Garden	
1613 BRANDYWINE ST			10/11/2000	Spring Garden	
1615 BRANDYWINE ST			10/11/2000	Spring Garden	
1617 BRANDYWINE ST			10/11/2000	Spring Garden	
1619 BRANDYWINE ST			10/11/2000	Spring Garden	
1625 BRANDYWINE ST			10/11/2000	Spring Garden	

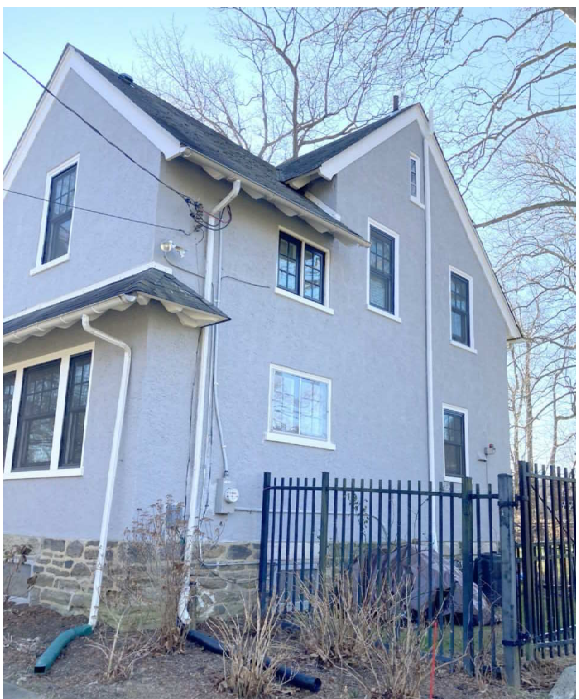


HISTORICAL PACKAGE

HC-00	COVER SHEET
HC-01	EXISTING CONDITIONS
HC-02	SITE PLAN
HC-03	ADJACENT MASSING
HC-04	PLANS
HC-05	ELEVATIONS



NORTH AND WEST FACADE FROM BOYER STREET



WEST FACADE



SOUTH FACADE



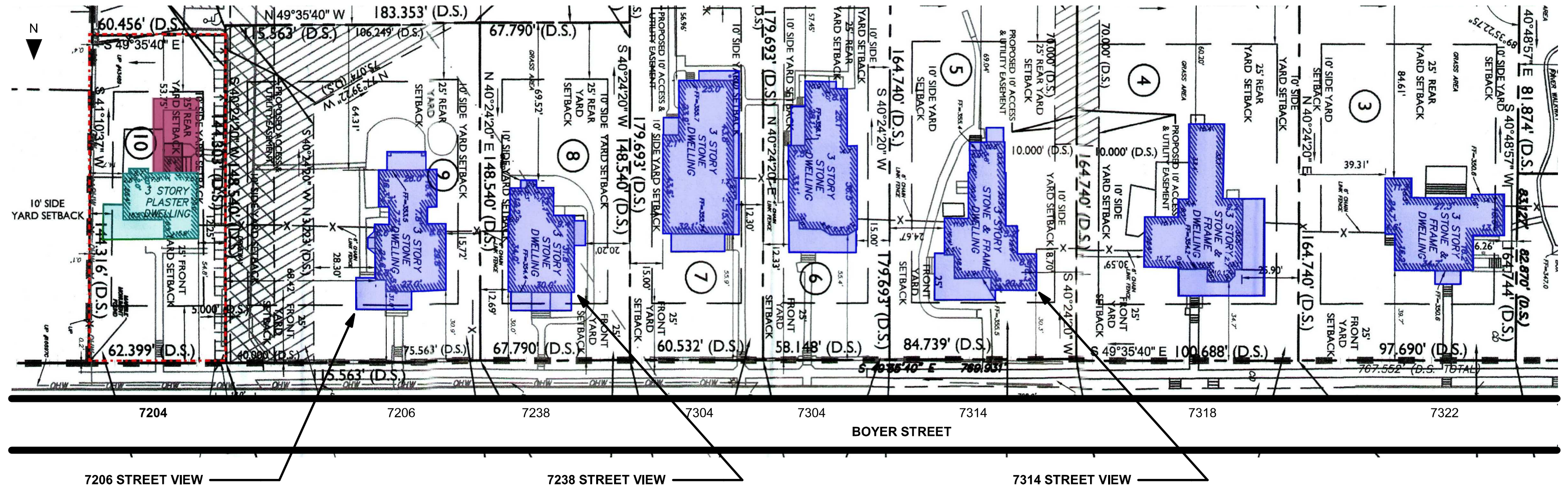
SOUTH WEST CORNER



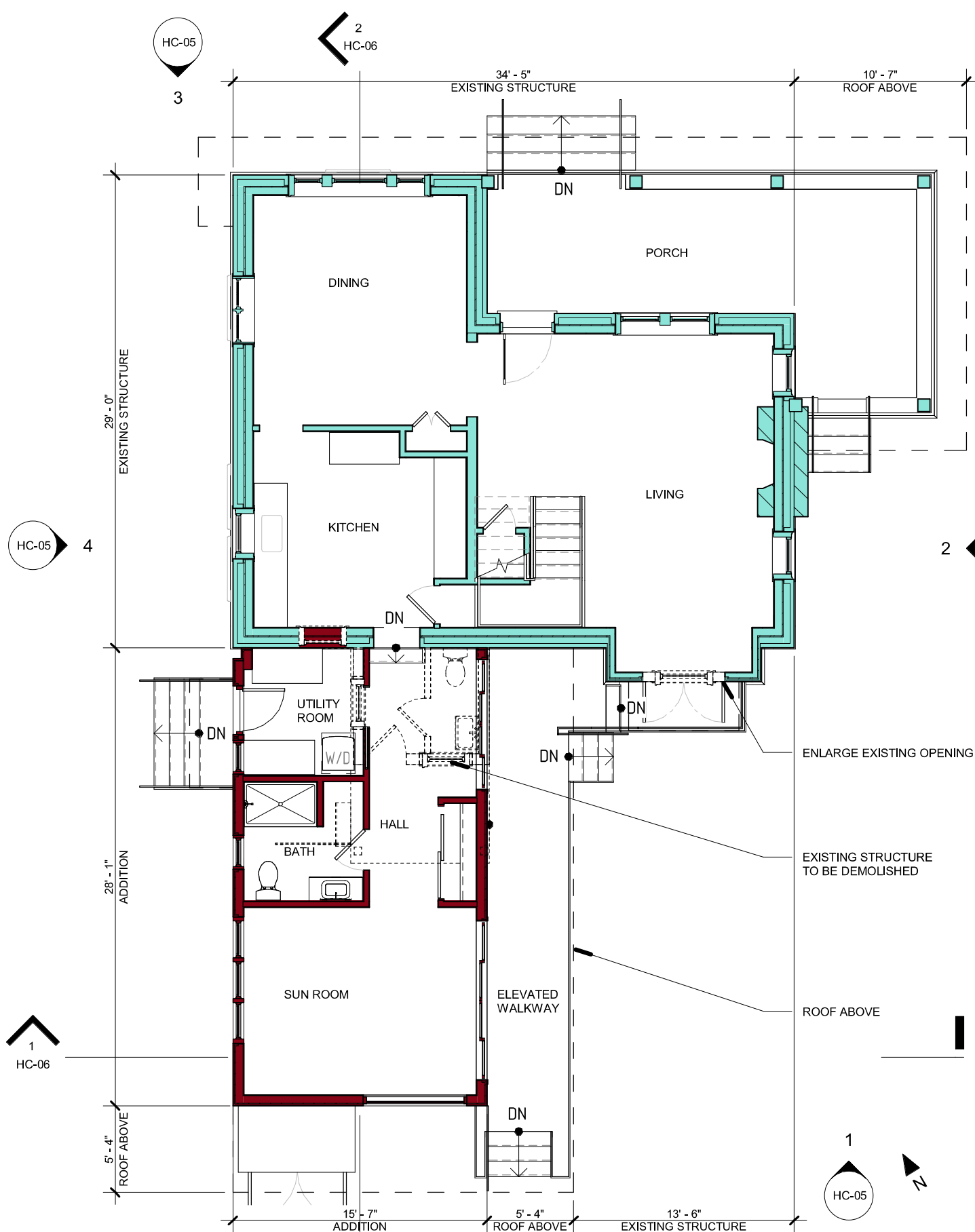
1 SITE PLAN
Scale: 1/32" = 1'-0"

ZONING TABULATION CHART:			
ITEM	ALLOWABLE / REQUIRED	EXISTING	PROPOSED
PROPERTY ZONE DISTRICT RESIDENTIAL SINGLE-FAMILY DETACHED USE PER CODE IS PERMITTED BY RIGHT	RSA-1	RSA-1	RSA-1
BULK REGULATIONS			
MIN. LOT WIDTH (IRREGULAR LOT)	50 FT	60.4 & 62.4 FT	60.4 & 62.4 FT
BUILDING FOOT PRINT	N/A	1,346 SF	1,628 SF
LOT AREA	5,000 SF (MIN.)	8,927 SF	8,927 SF
LAND COVERAGE	30% (MAX.)	15%	18.2%
OPEN AREA	70% (MIN.)	85%	81.7%
FRONT SET BACK	25 FT	54.8 FT	54.8 FT
SIDE YARD SET BACK – DETACHED	7-10 FT (MIN.)	12.25' & 14.7' FT	12.25' & 14.7' FT
REAR YARD DEPTH – SINGLE FAMILY	25 FT (MIN.)	47.91 FT	28.25' FT
BUILDING HEIGHT	38' (MAX.)	29.5' ±	29.5' ±

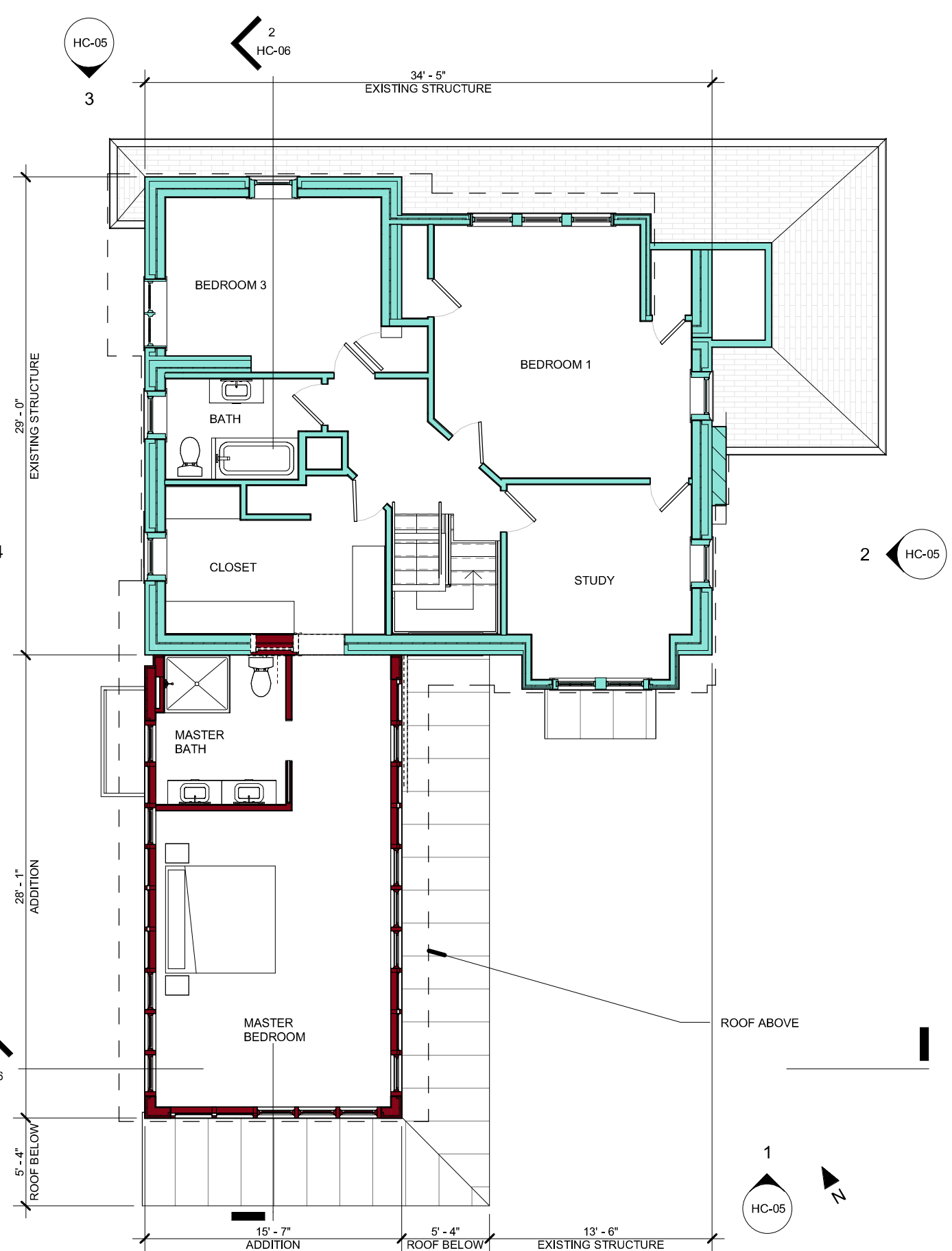
FLOOR AREA CHART:				
GSF PER FLOOR	EXISTING	DEMOLITION	ADDITION	PROPOSED
FIRST FLOOR	1,346 GSF	-156 GSF	+ 438 GSF	1,628 GSF
SECOND FLOOR	980 GSF	0 GSF	+ 376 GSF	1,356 GSF
TOTAL	2,326 GSF	-156 GSF	+ 814 GSF	2,984 GSF



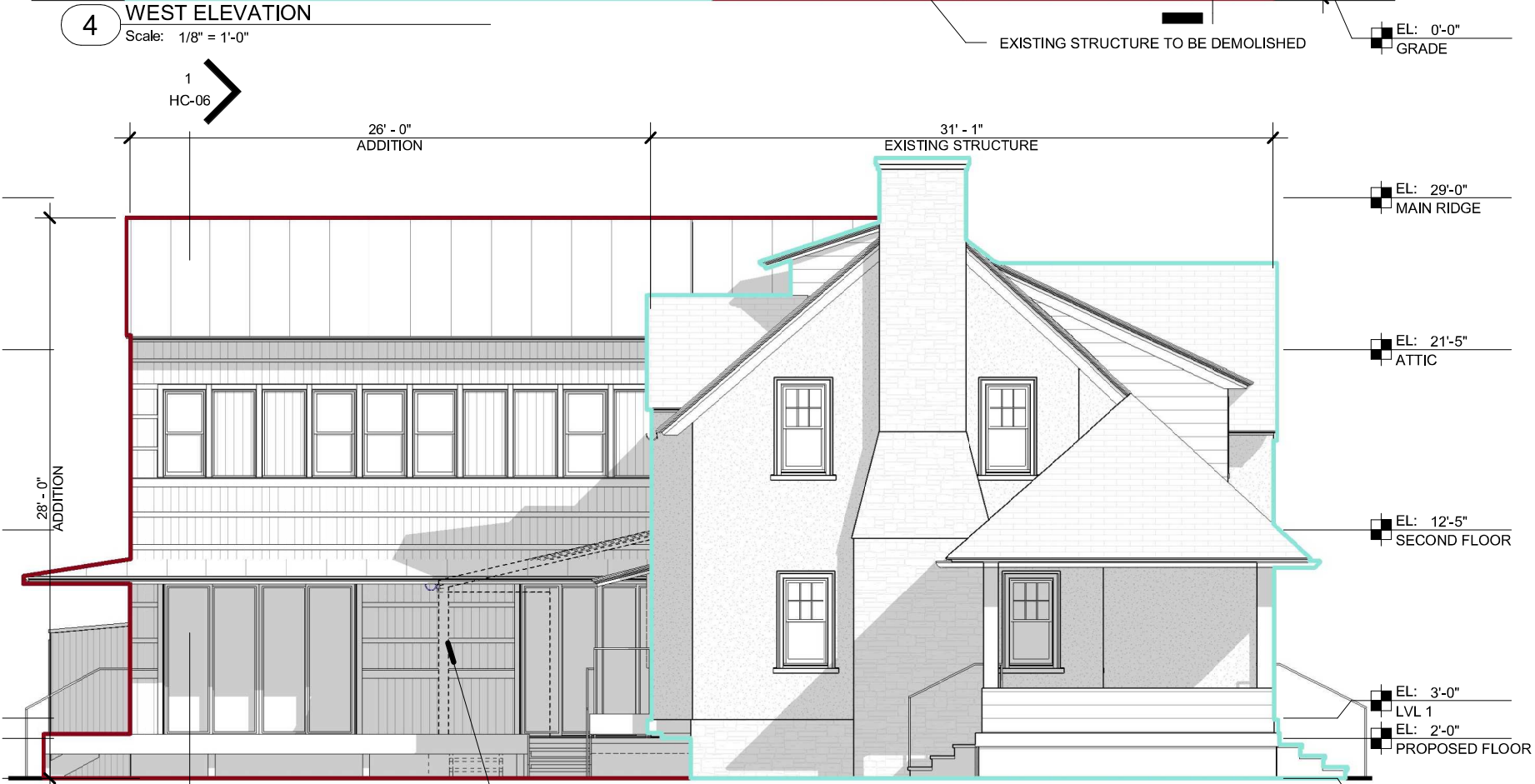
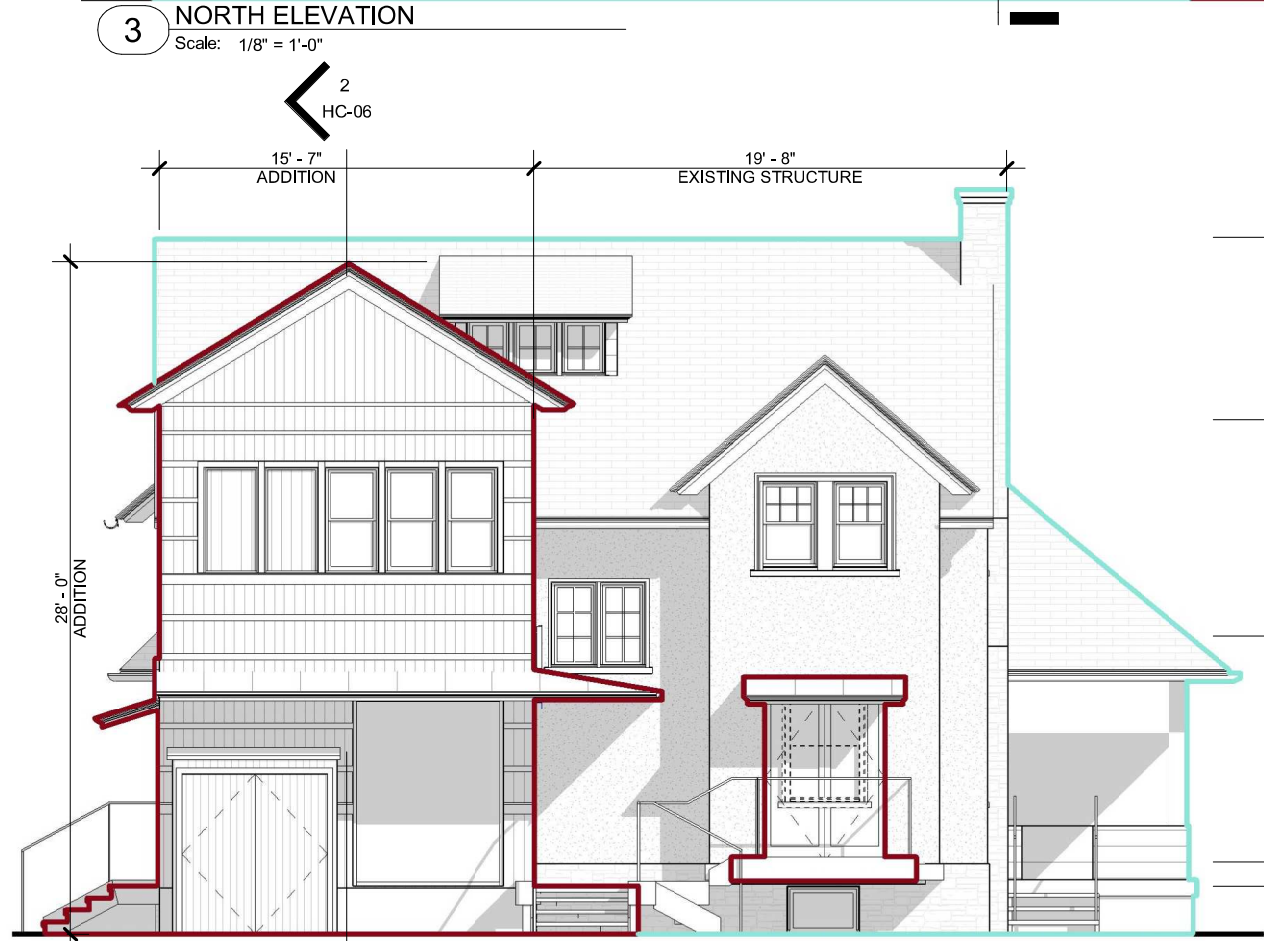
ADJACENT PROPERTIES WITH MASSING SIMILAR TO PROPOSED ADDITION

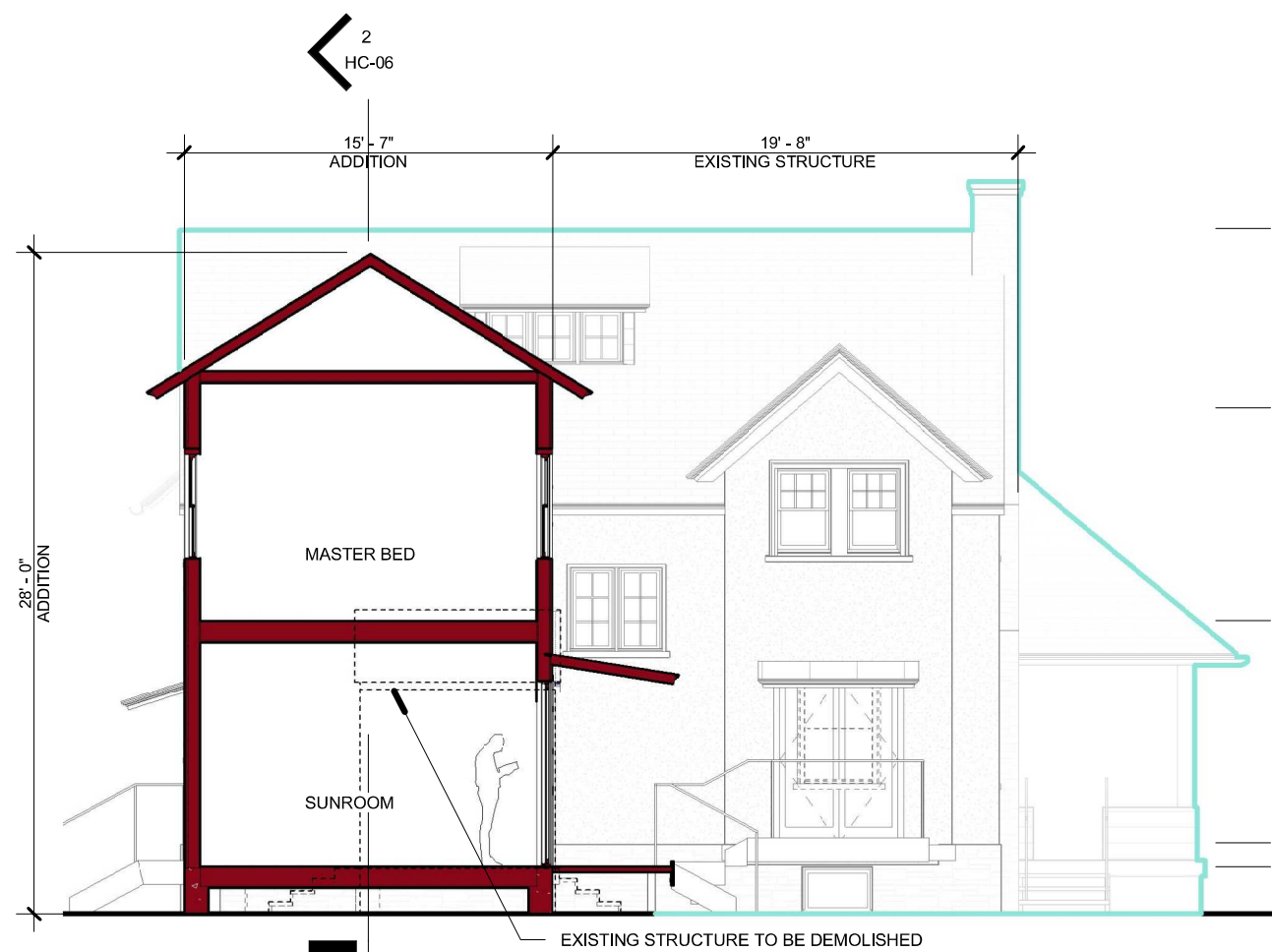


1 LEVEL 1
Scale: 1/8" = 1'-0"

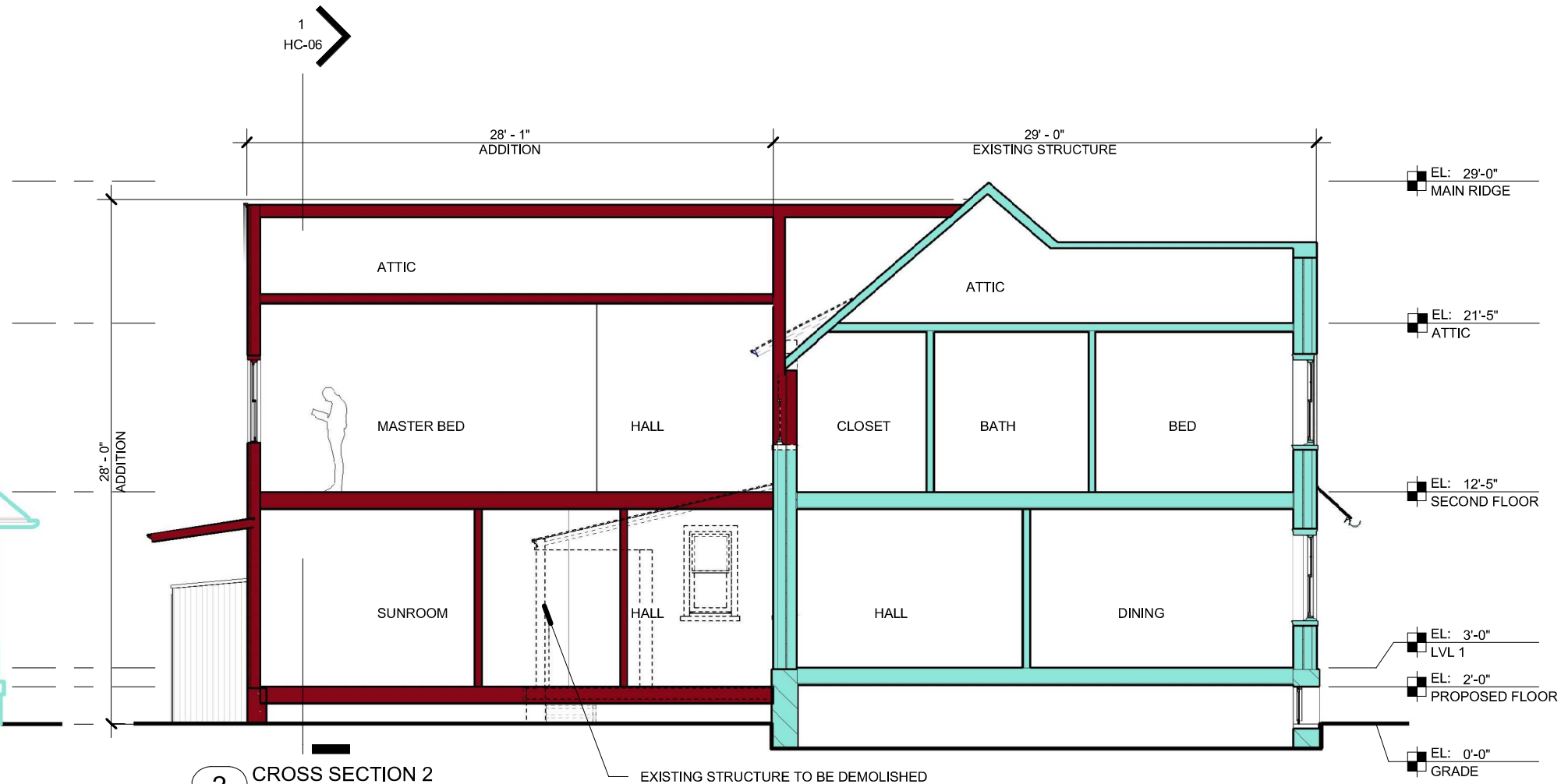


2 LEVEL 2
Scale: 1/8" = 1'-0"





1 LONGITUDINAL SECTION 1
Scale: 1/8" = 1'-0"



2 CROSS SECTION 2
Scale: 1/8" = 1'-0"