



CHESTNUT HILL COMMUNITY ASSOCIATION

8434 GERMANTOWN AVENUE, PHILADELPHIA, PA 19118 • 215-248-8810 • 215-248-8814 FAX
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Serving the community since 1947

DEVELOPMENT REVIEW COMMITTEE APPLICATION for Review of Zoning Variances and Special Exceptions

If you have applied for a Zoning Permit from the Philadelphia Department of Licenses and Inspections and received a Refusal or Referral, you may choose to file an appeal. If you do, you will be referred to the Chestnut Hill Community Association for RCO review. To initiate that process we ask you to fill out this application, and submit it to us, along with a copy of the Refusal or Referral, your Appeal, plans (site, floor, elevation), photographs of the property and surrounding area, and any other documentation you feel would be helpful.)..

Please send this information to RCO-CHCA@chestnuthill.org or deliver it to 8434 Germantown Avenue. 19118

If you have questions, please call the Executive Director at Town Hall (215-248-8811) or e-mail RCO-CHCA@chestnuthill.org. In order to be included on our meeting agendas, you need to initiate contact with us no less than 8 days in advance of the next DRC meeting, which is held on the third Tuesday of every month.

The CHCA review process provides opportunities for your application to be reviewed by professionals, community members and organizations, over the course of 3-5 regularly-scheduled meetings. The process typically spans 37-44 days. Occasionally, revisions are requested that may lengthen the process. Participation in the review process is the only way your application can receive a letter of support from the CHCA Board.

We appreciate your submitting this information early in your process, even preliminary to having a ZBA hearing date. The sooner we hear from you, the better we are able to help you in this process. We look forward to meeting with you, and helping you make a positive contribution to Chestnut Hill. Thank you.

Please DOWNLOAD this form; PRINT or TYPE and complete only the applicable sections:

- 1) **Date of Application:** January 10, 2022
- 2) **Statement of Subject:** Briefly describe the development or project that you are proposing
Homeowner wishes to have an accessory building newly constructed on his property to provide additional space for his extended family which visits seasonally, and to use for future aging-in-place. Both the primary house and the additional structure will be used or occupied solely by the owner and family. The primary house, the Vanna Venturi (Mother's House) is on the National Register of Historic Places. The proposal may require a zoning variance which we are in the process of submitting. We request the meeting to introduce the project to the community representatives.
- 3) **Property Address or Specific Location:** 8330 Millman St. Chestnut Hill 19118
- 4) **Name of Owner(s) of Property or Location:** David Lockard
- 5) **Name of Applicant (if different than owner):**
Donna Lisle, AIA and Juliet Fajardo, RA

6) **Owner/Applicant Business Name** _____

Donna Lisle AIA, LEED AP and Juliet Lee Fajardo, Architect

7) **Owner/Applicant Postal Address:** Owner David Lockard at 8330 Millman St. Chestnut Hill

Lisle at 315 Righters Mill Rd. Gladwyne, PA 19035/ and Fajardo at 6716 N. 8th Philadelphia

8) **Owner/Applicant Contact Information and Website:**

Daytime phone: _____ Cell: D Lisle: 610-639-3908

Email davidleelockard@aol.com (owner) donna.lisle01@gmail.com

Website NA

9) **Professional Representation (if applicable):**

Name: Donna Lisle AIA, LEED AP and Juliet Lee Fajardo, Architect

Firm: _____

Postal Address: Lisle at 315 Righters Mill Rd. Gladwyne, PA 19035/ and Fajardo at 6716 N. 8th Philadelphia

Phone: Lisle- 610-639-3908 or Fajardo- 215-833-2405

Email donna.lisle01@gmail.com julietlee.fajardo@gmail.com

10) **Refusal or Referral:** If you are seeking a Zoning Variance or Special Exception, you will need to provide the Philadelphia Department of Licenses & Inspections Refusal or Referral by number and date:

ZP-2022-000197 denied on Feb 1, 2022 (attached)

We ask you to provide a copy of your Refusal or Referral to RCO-CHCA@chestnuthill.org prior to the first meeting. If you do not have it, please call us so we can discuss options to create the meeting schedule. If you have received a date and time for your Zoning Board of Adjustments (ZBA) meeting please provide it here:

ZBA Meeting Date: June 1, 2022 **Time:** 2 pm

11) **Plans & Drawings:** Please provide the plans and drawings as you submitted them to the Philadelphia Department of Licenses & Inspections. These plans must be submitted in PDF form with your application. Please bring full size plans or drawings to the DRC meeting and other review committee meetings as requested. Prepared Zoning Set and Philadelphia Historic Commission presentation attached.

12) **Community Benefits:** If applicable, provide a statement of benefits of the project to Chestnut Hill.

Since the purchase of the primary house, an architecturally significant property, the owner has welcomed tours by local and visiting students and others interested in architecture. The owner continues to diligently maintain the almost 60 year-old iconic home.

- 13) **Notification to Neighbors:** The City of Philadelphia requires applicants for variances and special exceptions to notify neighbors within a specified radius of your property. This notification must state that you will be presenting your plans to the community and include the property address, date, time and location of the meeting. Instructions and a list of specific addresses for notification are provided to applicants by the Philadelphia City Planning Commission. (You will first need to file an Appeal with the Philadelphia Zoning Board of Adjustment in order to obtain these instructions and addresses.)

Directions on how to proceed with notifications can be found at:

<https://www.phila.gov/rconotification/>

IMPORTANT: We ask that you contact us prior to sending out neighbor notices so we can confirm the meeting date with you. To be provided prior to March 15 meeting.

- 14) **Please provide the addresses of neighbors adjoining and across from your proposed development. Before a recommendation can be made by the DRC to the CHCA Board, signed letters or petitions indicating the responses of the adjoining neighbors are requested.**

See separate document of compiled letters submitted with this application.

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- 15) **Operational Impacts:** Please check the items below that may cause the proposed development to have operational impacts on immediate neighbors, businesses, and the surrounding community.

- ☐ change in off-street parking demand ☐ fencing or landscaping along adjoining properties
- ☐ change in on-street parking demand ☐ increased noise levels
- ☐ change in pedestrian circulation ☐ increased odors
- ☐ change in vehicular circulation ☐ blocked views
- ☐ hours of operation _____ ☐ increased outdoor lighting
- ☐ access and timing of goods delivery ☐ party walls
- ☐ access and timing of waste removal ☐ change in utility demand
- ☐ number of customers/day _____ ☐ number of employees
- ☐ other impacts (please specify) _____

Please attach statements or diagrams of how you plan to address each of these items.

Not Applicable

- 16) **Historic Significance:** Please indicate the historic significance of the property (i.e., date of construction, style of architecture, architect if known, National Historic Register status.) The Chestnut Hill Conservancy has documented nearly every existing structure and can provide you with this information. Contact 215-247-9329, Ext 205

The property was listed on the National Register in 2016 and is a contributing property in the Chestnut Hill Historic District. The current owner since 2016 is David L. Lockard.

The iconic Vanna Venturi house was first occupied in 1964 by Robert Venturi's mother. He worked a number years on the house design as a young architect. Concurrently, Venturi was developing his own architectural ideas as documented in his anti-Modernist polemic *Complexity and Contradiction in Architecture*.

The design intent will follow the Secretary of the Interior Standard's for New Construction within Boundaries of Historic Properties.

- 17) **Historical Context:** Please describe the proposal relative to the historical context of the property and the surrounding properties. (If not known, consult the Chestnut Hill Conservancy.)

See attached response on last page of application.

- 18) **Environmental Assessment:** Please describe the proposal relative to the environmental context of the property and the surrounding properties (e.g., removal of tanks, trees, hedges, walls).

The new structure has been sited to limit removal of trees and planting, which will additionally serve to screen and separate views from adjacent properties and the primary house.

- 19) **Wissahickon Watershed:** Chestnut Hill lies entirely within the Wissahickon Watershed. A City of Philadelphia ordinance restricts all development within the Watershed with regard to set backs from water courses, site clearing and construction activity on steep slopes (greater than 15 percent), impervious coverage ratios, and some earth-moving activity. Describe the effect of your proposed project on the Watershed. Contact 215-247-0417 – for the Friends of the Wissahickon for more information

We do not anticipate impact on the Watershed. Disturbed earth is < 5000 SF, less than 1000 Ft and threshold for impervious requirements, and slopes are approximately 6%. However, civil engineers are retained to provide required drawings to the planning commission and water department.

The zoning drawings were stamped approved for the Watershed requirements on the civil drawings.

******* IF THIS IS A RESIDENTIAL PROPOSAL, STOP HERE AND SIGN FINAL PAGE *******

- 20) **Business Context:** If this is a business, please describe how your proposal will contribute to the business community, e.g., how does it complement or duplicate existing businesses?

Are you a member of the Chestnut Hill Business Association? ____ Yes ____ No

Please indicate any partner(s) in the proposed development.

- 21) **Parking:** A Parking Plan is requisite to any business project. Please provide a parking plan if your business will impact or use any parking facilities, lots, residential streets, driveways or public thoroughfares, due to customers, employees or deliveries.

If your parking needs will impact or use any of Chestnut Hill's parking lots you must consult with the Executive Director of the Chestnut Hill Parking Foundation as part of this process. Call 215-247-6696 to reach the Parking Foundation.

- 22) **Statement of Use and Size:** Please briefly state the intended use and size of the development.

- 23) **Users / Customers:** Please describe the demographics and geographic origins of the users / customers of the proposed development. What is your target market?

- 24) **Schedule:** Please provide the proposed schedule. _____

- 25) **Physical Features:** Please briefly describe the physical features of the proposed project in quantitative and qualitative terms, for example:

Building floor area – total (sq.ft.) _____

Ground floor area (sq. ft.) _____

Number of stories and height (feet) _____

Size of parcel and percent covered by building _____

Proposed off-street parking capacity _____

Plans for Employee Parking _____

Number of units or separate rentable spaces _____

Proposed architectural and landscape character, including materials and colors:

Please provide scale plans and elevations of the proposed project and surrounding properties.

- 26) **Signage*:** Number of signs _____

Color(s) _____ Material(s) _____

Total dimensions of signs _____

Placement _____

Source of lighting _____

- 27) **Exterior Lighting*:** Number of light fixtures _____

Design(s) and size of light fixtures _____

Material _____

Location _____

- 28) **Exterior Color(s):** Use of historic palette is preferred. Please provide paint chips of color(s)

29) **Awnings***: (see our Streetscape Guidelines for preferred choices.) Please provide samples.

Color(s) _____ Dimensions (WxLxH) _____

Material (please include sample) _____

Will awning(s) cover important façade features (e.g., wood moldings, stained glass, etc.)?

Purpose for awning(s) _____

Intended graphics/type _____

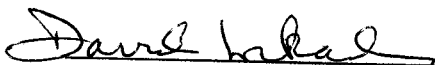
30) **Façade***: Please describe the proposed alterations to the current façade.

31) **Security Systems***: Please describe any security systems you plan to install.

***NOTE: The City of Philadelphia may require separate permits for these items outside of the ZBA process**

32) **Hours of Operation**: Please describe your intended hours, each day of the week, and seasonal any differences. Do you plan to participate in the business community special schedules?

Please sign your application:



Signature of Owner/Applicant

Donna Lisle
(digital signature)

Signature of Owner/Applicant

DAVID LOCKARA

Print Name

Donna Lisle

Print Name

CHCA Development Review Application

Response to Item 17

8330 Millman Street is located in the Chestnut Hill Historic District. The property is known as Robert Venturi's "Mother's House" or the "Vanna Venturi House" and recognized by historians and architectural experts as one of the most important architectural designs of the twentieth century. It is situated on the block of Millman Street between West Gravers Land and Pastorius Park. A t-shaped property, the narrow drive portion extends deep into the lot with a front view of Mother's House. The rear property line is a more private lane section of Navajo St, and hidden by extensive vegetation. Chestnut Hill is described by Chestnut Hill Visitor's Center Philadelphia's Urban Village and the Chestnut Hill Community Association as Philadelphia's "Garden District. This location is a peaceful quiet setting, walkable along the "Avenue" for shopping or dinner, to the Septa commuter station and to hike in the Wissahickon.

The accessory dwelling unit was conceived to blend with the local district and community in culture, character and quality, through design and empirical data.

The below chart represents data to support the following qualities of the proposal relative to the historic and environmental contexts: Note that information is from CH Hill Historic District Inventory or research to the most accurate data possible.

- Open space and density- The existing home and ADU combined are extremely small in both GSF and density per acre relative to near properties.
- Harmonious with surroundings-
 - Size- The 800 SF ADU and existing home will be similar in size to the three historic homes toward West Gravers, extending the sense of homes surrounded by abundant landscaping on the street.
 - Quality- The wood siding is of highest quality thermally modified select grade pine warrantied for 15 years but noted to last about 50 years. For modern materials, this quality matches or exceeds the maintenance required of other exterior materials on nearby properties.
 - The color is a silvery grey to blend with the medium tones around, and particularly attractive paired with the green stucco on Mother's House. The color also references the extensive schist stone common to Chestnut Hill. Schist is used around the exterior terrace as a low wall.

Location	Address	CH Historic Inventory Age	Exterior	House SF/ Lot Acreage	GSF percentage of lot
Subject Property	8330 Millman	1963	Existing Grey/green stucco New ADU to be silver grey wood siding	1875 SF/ .85 ac 2675 proposed	5% existing 7% proposed
West adjoining on Millman	8336 Millman	Ca. 1867	Grey vinyl clad Gothic Revival	3700 SF/ .32 ac	26.5%
West adjoining on Navajo	240 W Gravers	CA. 1868-76	Stucco Gothic Revival	3380 SF/ .44 ac	17.6%
East adjoining on Millman	8300 Millman	1956	Brick ranch	X SF/ approx. .5 ac	
Millman block	8340 Millman	Ca. 1867	Stucco side gable	2500 SF/ .18 ac	30.5%
Millman and W Gravers	8342 Millman	Ca. 1868	Stucco Gothic Revival	2625 SF/ .18 ac	32%

Design Qualities

- Locating the ADU in an obscured corner of the property maintains the iconic views of Mothers House familiar to the neighbors and architectural community.
- The impact of a new dwelling will be minimal. There is not a fireplace to call attention. Though the structure should not be visible to Millman St., any windows indicating interior lighting and presence will be minimal. Additionally, there will not be exterior feature lighting to call attention.
- The volume of the ADU is kept as low as possible to keep in scale, and the roofline has a similar angle, canted at the end to deflect to the primary house.
- The subtle restraint of design defers to the iconic Venturi design, its appearance unobtrusive.
- The ADU blends in with the existing garden, with a glass-walled niche that simultaneously breaks up the mass and will provide an additional planted area with a Japanese maple and low-lying shrubbery.
- Mechanical sound will not be increased, as the new unit is small and located further in the property by the existing one.
- The design enhances the existing garden and provides more opportunity for the surrounds to be viewed within the landscape.