



Chestnut Hill Could Be Getting a Conservation District



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Image via YouTube.

Chestnut Hill will likely get a new conservation district with a litany of design and material requirements for any potential development efforts.

An effort is currently underway to create a neighborhood conservation district around [East Mermaid Lane](#) in [Chestnut Hill](#) that is likely to be passed by [City Council](#) in June, writes Jake Blumgart for [The Philadelphia Inquirer](#).

The bill would result in a zoning overlay that would govern all new construction and remodeling in that part of the [Northwest Philadelphia](#) neighborhood. For example, vinyl and aluminum siding as well as concrete masonry would not be allowed, while developers could use [Wissahickon](#) schist, brick, and limestone.

The bill would also ban roof decks, require that [HVAC](#) equipment and gas meters be hidden from the street, and that at least 15 percent of the front yard be landscaped.

“What we were trying to do is just make [developers] build something that looks similar,” said [Camille Peluso](#), an architect of the overlay. “We’re not asking to be draconian like a historic society or an HOA that requires paint colors.”

There is some pushback from the [Philadelphia Planning Commission](#), arguing that the proposal encompasses three distinct architectural styles.

The backers of the conservation district, however, have been working on the bill since 2021, when [Goldenberg Group](#) revealed its plans to construct a 250-unit apartment building in the neighborhood.

Read more about the proposed Chestnut Hill conservation district in [The Philadelphia Inquirer](#).



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