

ADDRESS: 8419 GERMANTOWN AVE

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

Review Requested: Final Approval

Owner: Chestnut Hill Community Center

Applicant: Christopher Miller, John Milner Architects, Inc.

History: 1803; Charles Redheffer House; remodeled c. 1854

Individual Designation: 5/28/1957

District Designation: None

Staff Contact: Meredith Keller, meredith.keller@phila.gov

OVERVIEW: The early-nineteenth-century stone Federal-style building at 8419 Germantown Avenue, historically known as the Charles Redheffer House, has functioned as the Woodward Community Centre since 1917 when it was established by Gertrude Woodward. The three-story structure has had several exterior alterations since its construction, most notably the 1918 addition of a two-story rear porch, originally intended to be temporary, and the removal of the front porch to allow for the construction of two large bay windows in 1925.

This application proposes to demolish the existing two-story rear addition and to construct a larger three-story addition to support the functions of the Chestnut Hill Community Centre Corporation, which operates out of the building. The addition would be three stories where it connects to the historic structure and would step down to two stories toward the rear of the property. It would include a stone water table, two-over-two double-hung sash windows, a standing seam metal roof, stuccoed walls, and an elevator penthouse. No alterations to the front or side facades of the historic structure are proposed.

SCOPE OF WORK:

- Demolish non-original rear addition;
- Construct three-story addition with elevator penthouse;

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 would require the demolition of a non-original two-story rear porch constructed as a temporary structure in 1918. The original Federal-style building would remain intact.
 - While the addition is large, the step down of the addition from three to two stories, the alignment of the floors with the historic structure, and the architectural detailing make the building compatible in massing, size, and scale.
 - The proposed materials, fenestration patterns, and architectural features, such as cornices and columns, are compatible with the historic building and surrounding context.
- *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 replace a non-original two-story porch and would only impact the rear wall of the historic building. The future removal of the addition would have limited impact on the historic structure and its environment.

STAFF RECOMMENDATION: Approval, with the staff to review details, pursuant to Standards 9 and 10.

MAPS & IMAGES:



Figure 1: 2020 aerial showing 8419 Germantown Avenue. Source: Atlas.



Figure 2: Front façade of 8419 Germantown Avenue, 2020. Source: Cyclomedia.



Figure 3: Aerial showing existing two-story rear addition at 8419 Germantown Avenue, 2020. Source: Pictometry.

JOHN MILNER ARCHITECTS
DESIGN & PRESERVATION

January 11, 2021

Ms. Kim Chantry
Philadelphia Historical Commission
One Parkway, 13th Floor
1515 Arch Street
Philadelphia, PA 19102

Re: Proposed Addition at 8419 Germantown Avenue

Dear Kim:

We appreciate your preliminary review and the time spent working with us on the Woodward Community Centre at 8419 Germantown Avenue in Chestnut Hill. Please find the enclosed documents pertaining to the demolition of the extant rear porch and proposed addition to this historic structure which we are submitting for final approval at the next Architectural Committee session.

The nineteenth century stone structure at 8419 Germantown Avenue is listed as the “Redheffer House” on the National and Philadelphia Register of Historic Places and is a contributing building in the Chestnut Hill Historic District. Longtime community benefactor Gertrude Woodward helped organize the purchase of the residence for public use in 1917 and the Community Centre was established. Today, the Centre continues to provide space for public events, meeting rooms for non-profit organizations and also leases small, individual spaces to multiple commercial tenants.

To help provide financial sustainability and much needed accessibility for this historic property we propose to remove an existing two-story porch and construct an addition at the rear of the building. The addition would house a new retail tenant and larger, more accessible meeting space at the ground level, as well as a larger, single tenant office space at the second floor. Supportive programming including ADA restrooms and an elevator will also be included in the addition and is to be shared between the tenants of the new and historic structures. This proposed project is to be completed in two phases, the first being the porch demolition and new construction and subsequently the interior and exterior restoration of the historic building.

The masonry and stucco porch was constructed in 1917-18 and had replaced a one-story, wood-framed structure (original construction date unknown). As described in documents from the National League for Women’s Service, the tenants at the time of construction, the current porch was to be a “temporary structure” for use as an USO kitchen during World War I. Included in this submission is an earnest statement from the League’s Chairwoman directed to the Chief Clerk at the Philadelphia Building Department promising “that after its served its purpose we shall be glad to have it removed.” With support from the Centre’s current community, as expressed in the letters also attached, we hope to clearly demonstrate that this small porch has in fact served its “temporary” purpose and a new structure is needed for the Woodward Community Centre to properly continue serving Chestnut Hill.

Included in this submission are the documents previously described as well as copies of the drawings (existing and proposed) and photographs (historic and existing). Concept renderings of the proposed design and sightline studies of the visual impact of the elevator penthouse are also included.

We appreciate your consideration of our submission and we look forward to discussing it with you. Please feel free to contact us if you have any questions or require additional information.

Sincerely,

A handwritten signature in black ink, reading "Kara J. Smith". The signature is written in a cursive, flowing style.

Kara J. Smith
Associate

cc: Mary Werner DeNadai, *FAIA*
Christopher Miller, *AIA, NCARB*



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	8419 Germantown Ave, Philadelphia, PA 19118 <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 Christopher Miller John Milner Architects, Inc <u>Name</u> <u>Company</u> 104 Lakeview Drive, Chadds Ford, PA 19317 <u>Address</u> cmiller@johnmilnerarch.com 6 1 0 3 8 3 4 2 5 <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	Chestnut Hill Community Center <input type="checkbox"/> Check box if new owner is being listed <u>Name</u> 8419 Germantown Ave, Philadelphia, PA 19118 <u>Address</u> <u>Email</u> <u>Phone</u>
Design Professional in Responsible Charge Identify the PA- licensed design professional who is legally responsible.	4	Christopher Miller John Milner Architects, Inc. <u>Name</u> <u>Firm</u> 475539 <u>Phila. Commercial Activity License #</u> <u>PA License #</u> cmiller@johnmilnerarchitects.com 6 1 0 3 8 8 0 1 1 1 <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 type="checkbox"/> Single-Family <input type="checkbox"/> Two-Family <input checked="" type="checkbox"/> Other, please describe: <u>Neighborhood Commercial Mixed Use</u> (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 <u>Area of Earth Disturbance</u> 2360 (Sq. Ft.) (d) Building Floor Areas <u>New Floor Area</u> 5240 (Sq. Ft.) <u>Existing Altered Area</u> 1340 (Sq. Ft.) (e) Number of Stories 3 (f) Description of Work <u>Application for Phase 1 of 2-phase project. Phase 1 work to include demolition of 2-story enclosed porch and construction of 3-story addition at rear of historic structure. Addition to be stucco on wood frame over masonry foundation/crawl space with metal and EPDM roof. Restoration of historic structure to be completed under separate permit during Phase 2.</u> (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 checked="" type="checkbox"/> Façade Work <input checked="" 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 \$ TBD

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

(c) Mechanical/Fuel Gas Work & Contractor Information

Name _____ 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 _____ Cost of Electrical Work \$ _____

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

Third-Party Inspection Agency Name _____

(e) Plumbing Work & Contractor Information

- ☐ New Installation ☐ Alteration ☐ *Rough-In

Name _____ 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 _____ Cost of Fire Supp. Work \$ _____

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

Sprinkler Heads: _____ Standpipes: _____ Fire Pumps: _____

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

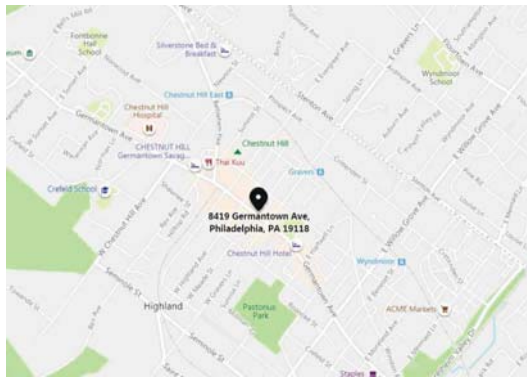
Declaration & Signature

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.

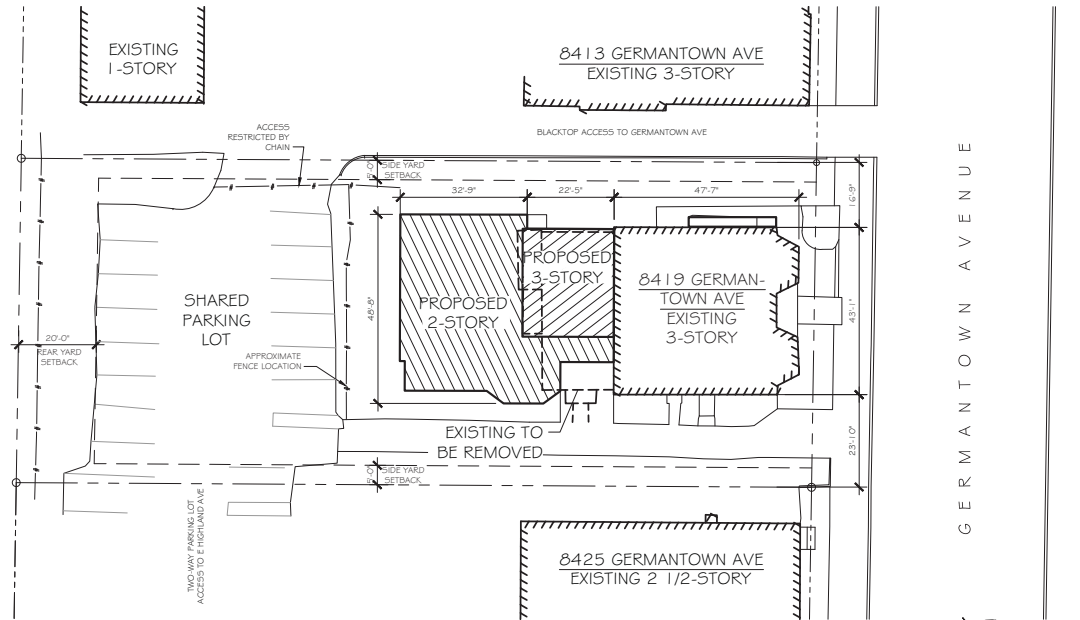
Applicant Signature: _____ Date: 01 / 11 / 2021

Proposed Demolition and Addition to the CHESTNUT HILL COMMUNITY CENTRE

8419 Germantown Avenue, Philadelphia, PA 19118



1 LOCATION MAP
CS1.0 SCALE: NOT TO SCALE



2 PROPOSED SITE PLAN
CS1.0 SCALE: 1/32" = 1'-0"



ZONING CHART			
DISTRICT NAME	CMX-2.5	EXISTING	PROPOSED
LOT AREA		16404 SF	16404 SF
BLDG AREA (TOTAL SF)		2817 SF	4298 S.F.
MAX. OCCUPIED AREA (% OF LOT)	75%	8287 SF (50.5%)	10818 S.F. (65.9%)
MAX. BLDG HEIGHT	55 FT	34'-6 1/2"	34'-6 1/2"
MIN. CORNICE HEIGHT	25 FT	28'-7 1/2"	28'-7 1/2"

PROPERTY DIMENSIONS PER CIVIL SITE SURVEY. THE FOLLOWING ZONING OVERLAY DISTRICTS APPLY:
- NCA NEIGHBORHOOD COMMERCIAL AREA OVERLAY DISTRICT
GERMANTOWN AVE - CHESTNUT HILL SUBAREA
- WWVO WISSAHICKON WATERSHED OVERLAY DISTRICT
- OPEN SPACE and NATURAL RESOURCES
STEEP SLOPE PROTECTION

LIST OF DRAWINGS

CS1.0	Cover Sheet	A1.6	Existing Exterior Elevations
A0.0	Historic Documentation	A2.0	Lower Level Plan
A0.1	Existing Context Photos	A2.1	First Floor Plan
A0.1	Existing Detail Photos	A2.2	Second Floor Plan
A1.0	Existing Lower Level Plan	A2.3	Third Floor Plan
A1.1	Existing First Floor Plan	A2.4	Roof Plan
A1.2	Existing Second Floor Plan	A2.5	Exterior Elevations
A1.3	Existing Third Floor Plan	A2.5a	Alternate Exterior Elevations
A1.4	Existing Roof Plan	A2.6	Exterior Elevations
A1.5	Existing Exterior Elevations	A2.7	Sightline Studies

Copyright 2021 John Milner Architects, Inc.

Proposed Demolition and Addition to the
Woodward Community Centre
8419 Germantown Avenue, Philadelphia PA

JOHN MILNER ARCHITECTS, Inc.
104 Lakeview Drive, Chadds Ford, Pennsylvania 19317 • (610) 386-0111

COVER SHEET

CS1.0

Revisions:
No. Date:
Date: 01-11-2020
Scale: As Noted
Drawn: KJS
Checked: JPD, MWD
Status: PHC Submission
Remarks:



1914



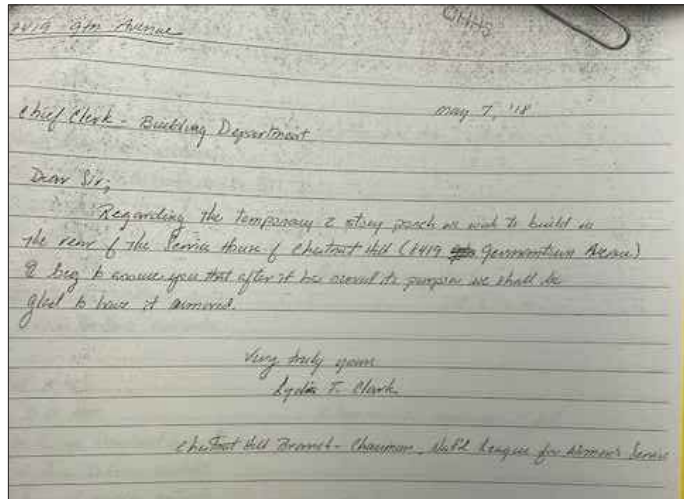
Detail of 1-story rear kitchen.



Detail of porch as currently configured.

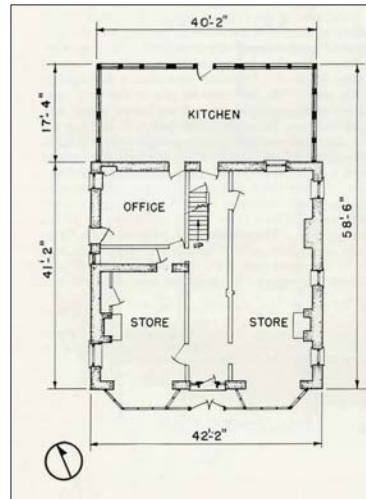


1918 - phillyhistory.org

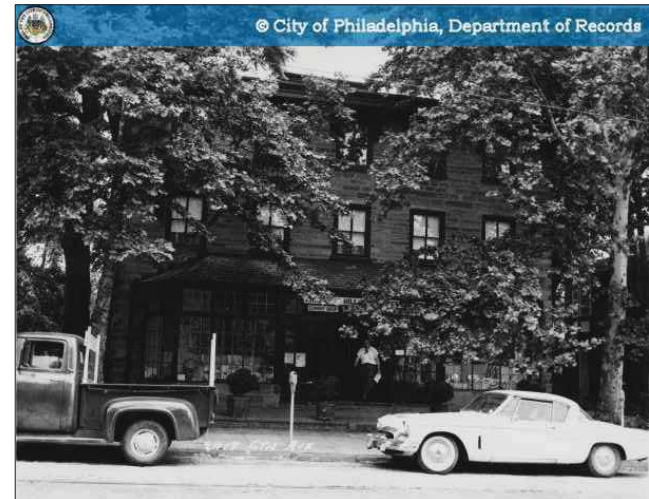


MAY 7, 1918 - Chestnut Hill Community Centre Archives

"Regarding the temporary 2 story porch we wish to build in the rear of the Service House of Chestnut Hill (8419 Germantown Avenue) I beg to assure you that after it has served its purpose we shall be glad to have it removed."



1952 - Survey drawing



1957 - phillyhistory.org

Copyright 2021 John Milner Architects, Inc.

Date: 01-11-2020 Scale: As Noted Drawn: KJS Checked: JPD, MWD Status: PHC Submission		Revisions: No. _____ Date: _____ Remarks: _____
Proposed Demolition and Addition to the Woodward Community Centre 8419 Germantown Avenue, Philadelphia PA JOHN MILNER ARCHITECTS, Inc. 104 Lakeview Drive, Chadds Ford, Pennsylvania 19317 • (610) 386-0111		

HISTORIC
DOCUMENT-
ATION

A0.0

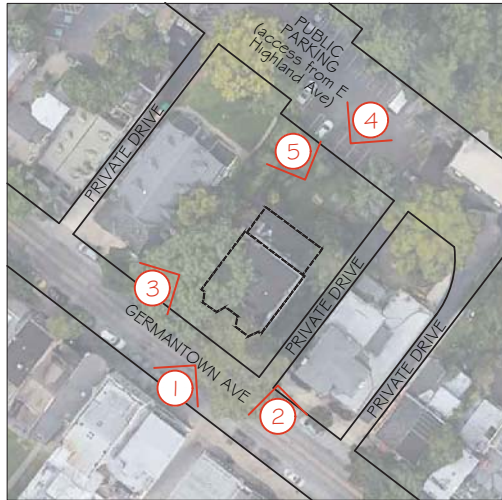
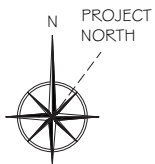


IMAGE KEY PLAN



1. View of south facade facing Germantown Avenue.



2. View of private drive along 8413 Germantown Ave & east facade as seen from sidewalk.



3. View of alley & west facade as seen from sidewalk.



4. View of north (rear) facade from parking lot.



5. View of rear yard (between porch addition and parking lot).

(Photos date between 10/2017 & 12/2020)

Copyright 2021 John Milner Architects, Inc.

Proposed Demolition and Addition to the Woodward Community Centre 8419 Germantown Avenue, Philadelphia PA		Revisions: No. _____ Date: _____ Remarks: _____
JOHN MILNER ARCHITECTS, Inc. 104 Lakeview Drive, Chadds Ford, Pennsylvania 19317 • (610) 386-0111		Date: 01-11-2020 Scale: As Noted Drawn: KJS Checked: JPD, MWD Status: PHC Submission
EXISTING CONTEXT PHOTOS		
A0.1		

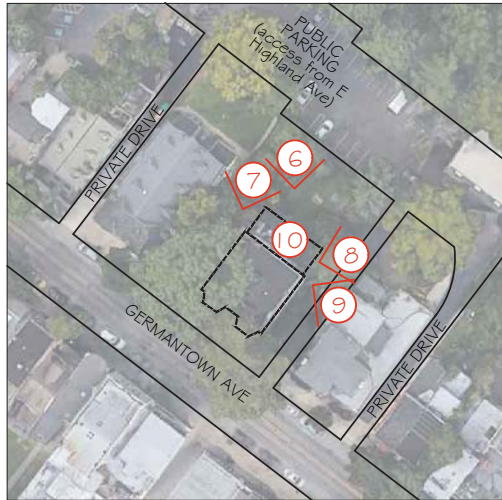
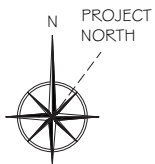


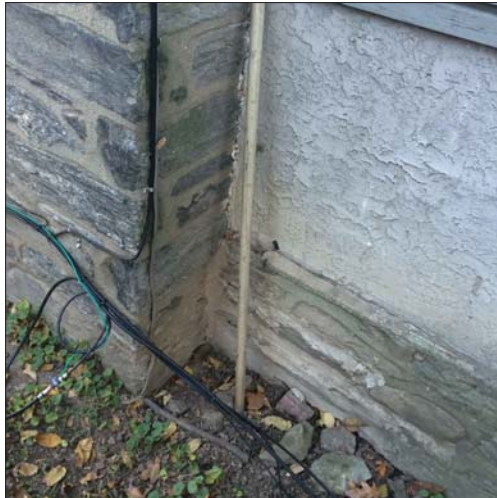
IMAGE KEY PLAN



6. View from rear property line of porch addition to be removed (visible from shared parking lot).



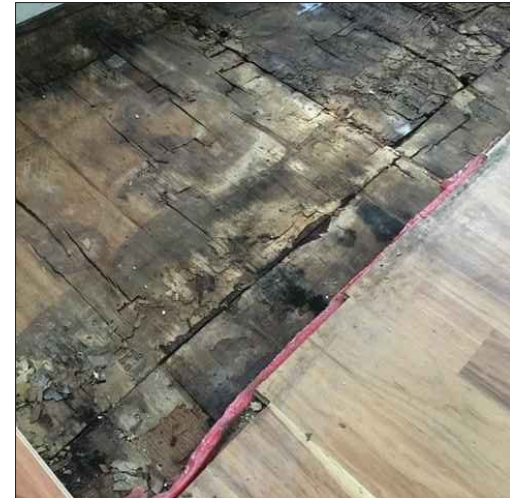
7. View of west facade along existing walkway.



8. Detail of connection of porch addition to historic building at foundation (east facade).



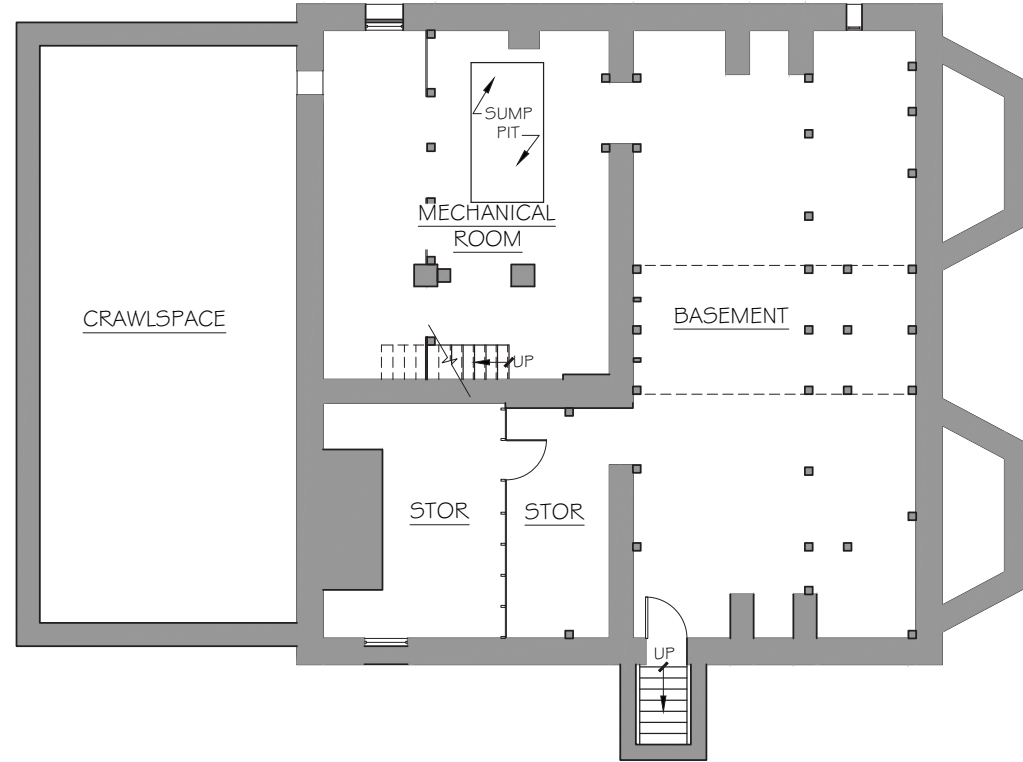
9. Detail of connection of porch addition to historic building at second story (east facade).



10. Deterioration of floor at porch interior.

(Photos date between 10/2017 & 12/2020)

Date: 01-11-2020 Scale: As Noted Drawn: KJS Checked: JPD, MWD Status: PHC Submission		Revisions: No. Date: Remarks:
Proposed Demolition and Addition to the Woodward Community Centre 8419 Germantown Avenue, Philadelphia PA JOHN MILNER ARCHITECTS, Inc. 104 Lakeview Drive, Chadds Ford, Pennsylvania 19317 • (610) 398-0111		EXISTING DETAIL PHOTOS
A0.2		



EXIST LOWER LEVEL PLAN
 SCALE: 1/8" = 1'-0"

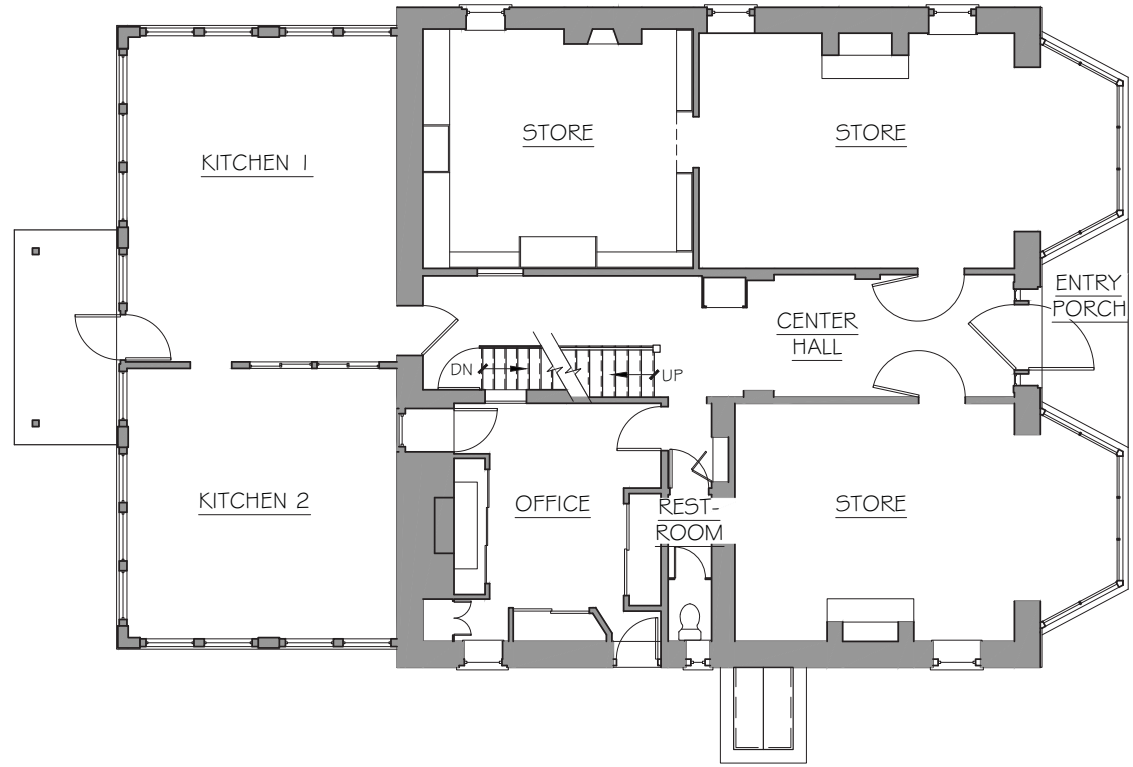


Copyright 2021 John Milner Architects, Inc.

Proposed Demolition and Addition to the Woodward Community Centre 8419 Germantown Avenue, Philadelphia PA		Date: 01-11-2020 Scale: As Noted Drawn: KJS Checked: JPD, MWD Status: PHC Submission	Revisions: No. Date:	Remarks:
JOHN MILNER ARCHITECTS, Inc. 104 Lakeview Drive, Chadds Ford, Pennsylvania 19317 • (610) 386-0111				

EXISTING
PLANS

A1.0



1
A1.1 EXIST FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



Copyright 2021 John Milner Architects, Inc.

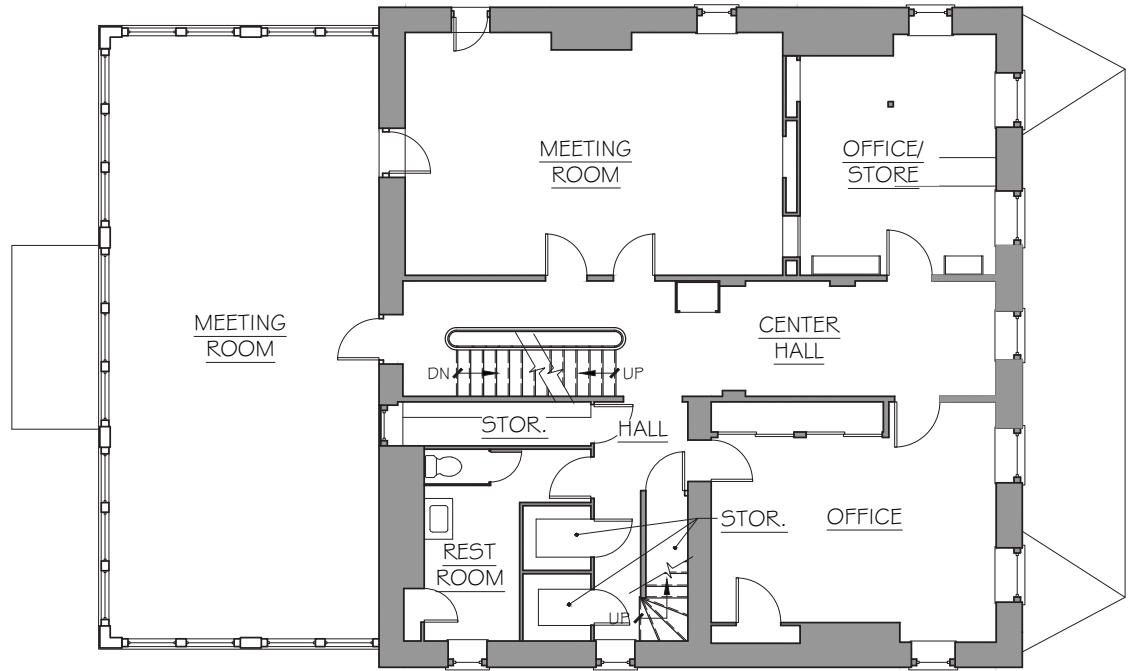
Proposed Demolition and Addition to the
Woodward Community Centre
8119 Germantown Avenue, Philadelphia PA
JOHN MILNER ARCHITECTS, Inc.
104 Lakeview Drive, Chadds Ford, Pennsylvania 19317 • (610) 386-0111

EXISTING
PLANS

A1.1

Date: 01-11-2020
Scale: As Noted
Drawn: KJS
Checked: JPD, MWD
Status: PHC Submission

Revisions:
No. Date: Remarks:



1
A1.2 EXIST SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

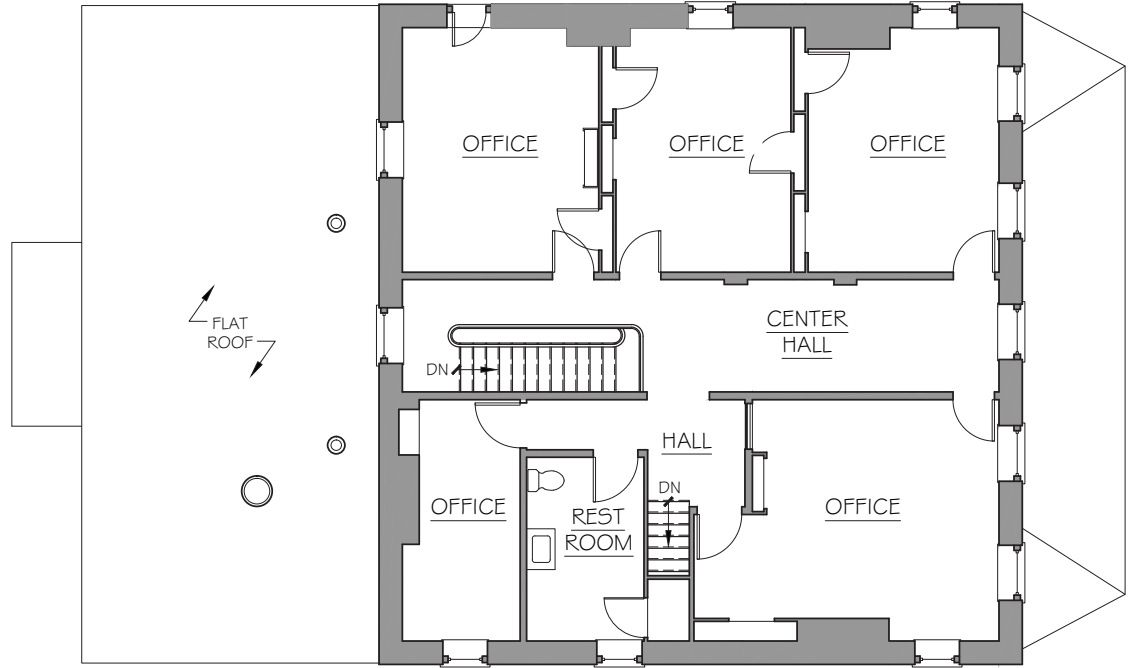


Copyright 2021 John Milner Architects, Inc.

Proposed Demolition and Addition to the Woodward Community Centre 8119 Germantown Avenue, Philadelphia PA	
JOHN MILNER ARCHITECTS, Inc. 104 Lakeview Drive, Chadds Ford, Pennsylvania 19317 • (610) 386-0111	
Date: 01-11-2020 Scale: As Noted Drawn: KJS Checked: JPD, MWD Status: PHC Submission	Revisions: No. _____ Date: _____ Remarks: _____

EXISTING
PLANS

A1.2



1
A1.3 EXIST THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"



Copyright 2021 John Milner Architects, Inc.

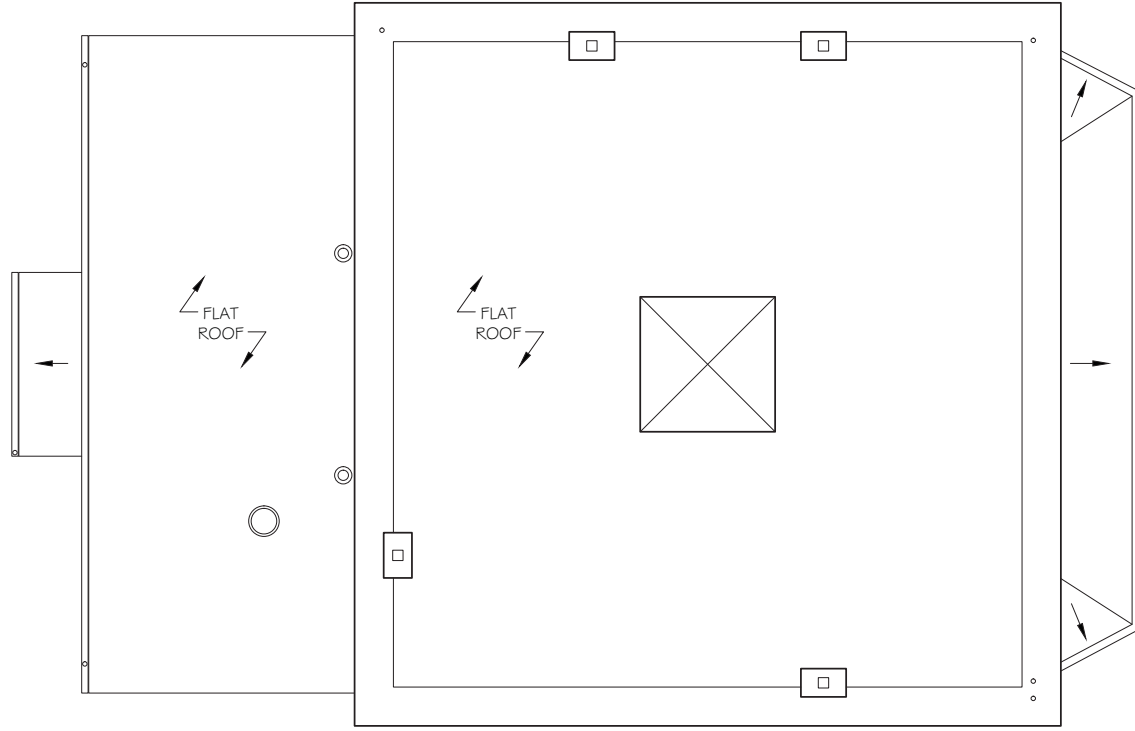
Proposed Demolition and Addition to the
Woodward Community Centre
8419 Germantown Avenue, Philadelphia PA
JOHN MILNER ARCHITECTS, Inc.
104 Lakeview Drive, Chadds Ford, Pennsylvania 19317 • (610) 386-0111

EXISTING
PLANS

A1.3

Date: 01-11-2020
Scale: As Noted
Drawn: KJS
Checked: JPD, MWD
Status: PHC Submission

Revisions:
No. Date: Remarks:



I
A1.4

EXIST ROOF PLAN

SCALE: 1/8" = 1'-0"



Copyright 2021 John Milner Architects, Inc.

Proposed Demolition and Addition to the
Woodward Community Centre
8419 Germantown Avenue, Philadelphia PA

JOHN MILNER ARCHITECTS, Inc.
104 Lakeview Drive, Chadds Ford, Pennsylvania 19317 • (610) 386-0111

EXISTING
PLANS

A1.4

Date: 01-11-2020
Scale: As Noted
Drawn: KJS
Checked: JPD, MWD
Status: PHC Submission

Revisions:
No. Date:
Remarks:



1
A1.5 EXIST NORTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



2
A1.5 EXIST WEST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

Copyright 2021 John Milner Architects, Inc.

Proposed Demolition and Addition to the
Woodward Community Centre
8419 Germantown Avenue, Philadelphia PA

JOHN MILNER ARCHITECTS, Inc.
104 Lakeview Drive, Chadds Ford, Pennsylvania 19317 • (610) 386-0111

EXISTING
EXTERIOR
ELEVATIONS

A1.5

Date: 01-11-2020
Scale: As Noted
Drawn: KJS
Checked: JPD, MWD
Status: PHC Submission

Revisions:
No. Date:
Remarks:

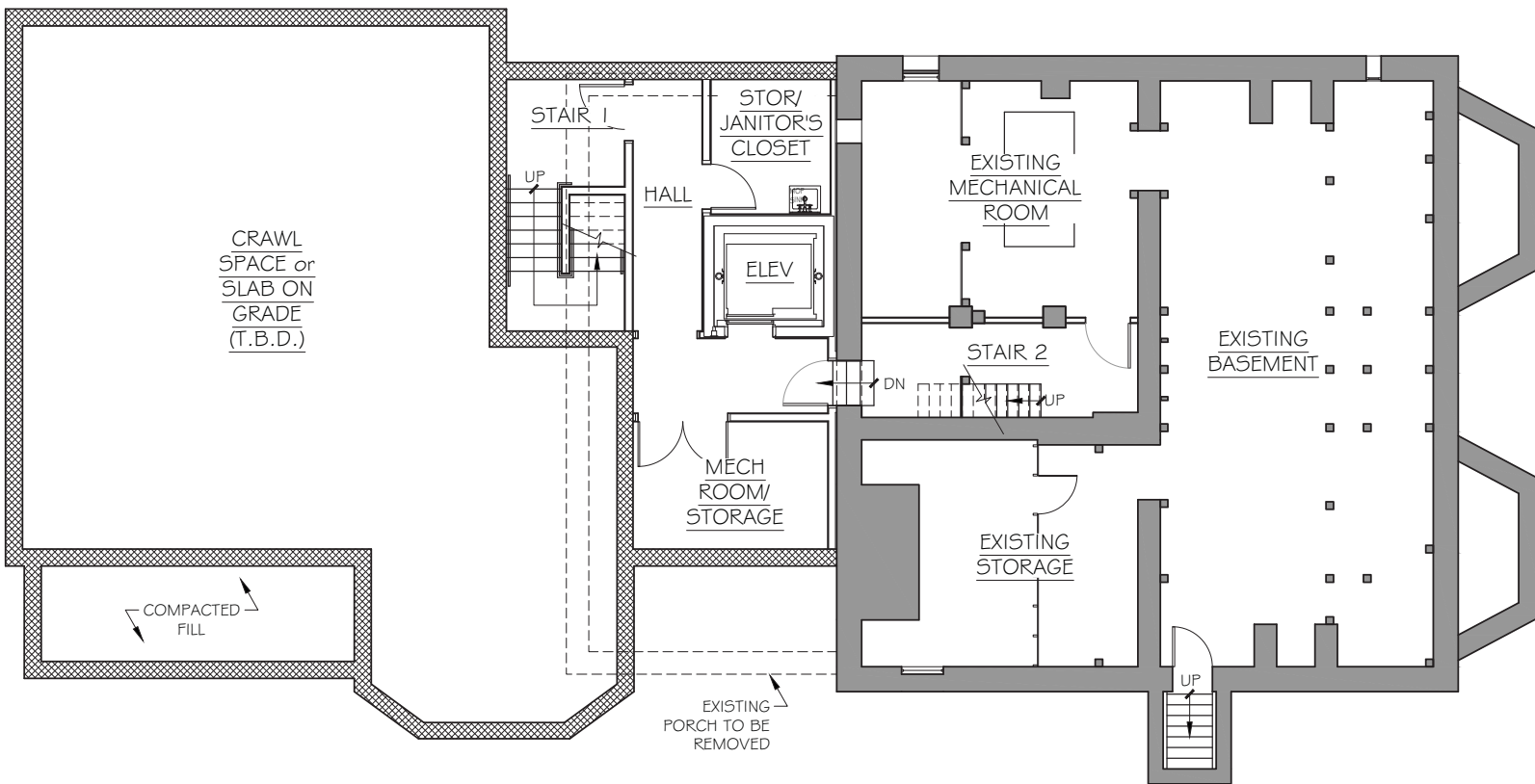


Copyright 2021 John Milner Architects, Inc.

Proposed Demolition and Addition to the Woodward Community Centre 819 Germantown Avenue, Philadelphia PA		JOHN MILNER ARCHITECTS, Inc. 104 Lakeview Drive, Chadds Ford, Pennsylvania 19317 • (610) 386-0111	
Date: 01-11-2020 Scale: As Noted Drawn: KJS Checked: JPD, MWD Status: PHC Submission	Revisions: No. _____ Date: _____	Remarks: _____	

EXISTING
EXTERIOR
ELEVATIONS

A1.6



1
A2.0

LOWER LEVEL PLAN

SCALE: 1/8" = 1'-0"



LEGEND

- EXISTING TO REMAIN
- EXISTING TO BE REMOVED
- NEW CONSTRUCTION

Proposed Demolition and Addition to the
Woodward Community Centre
8119 Germantown Avenue, Philadelphia PA

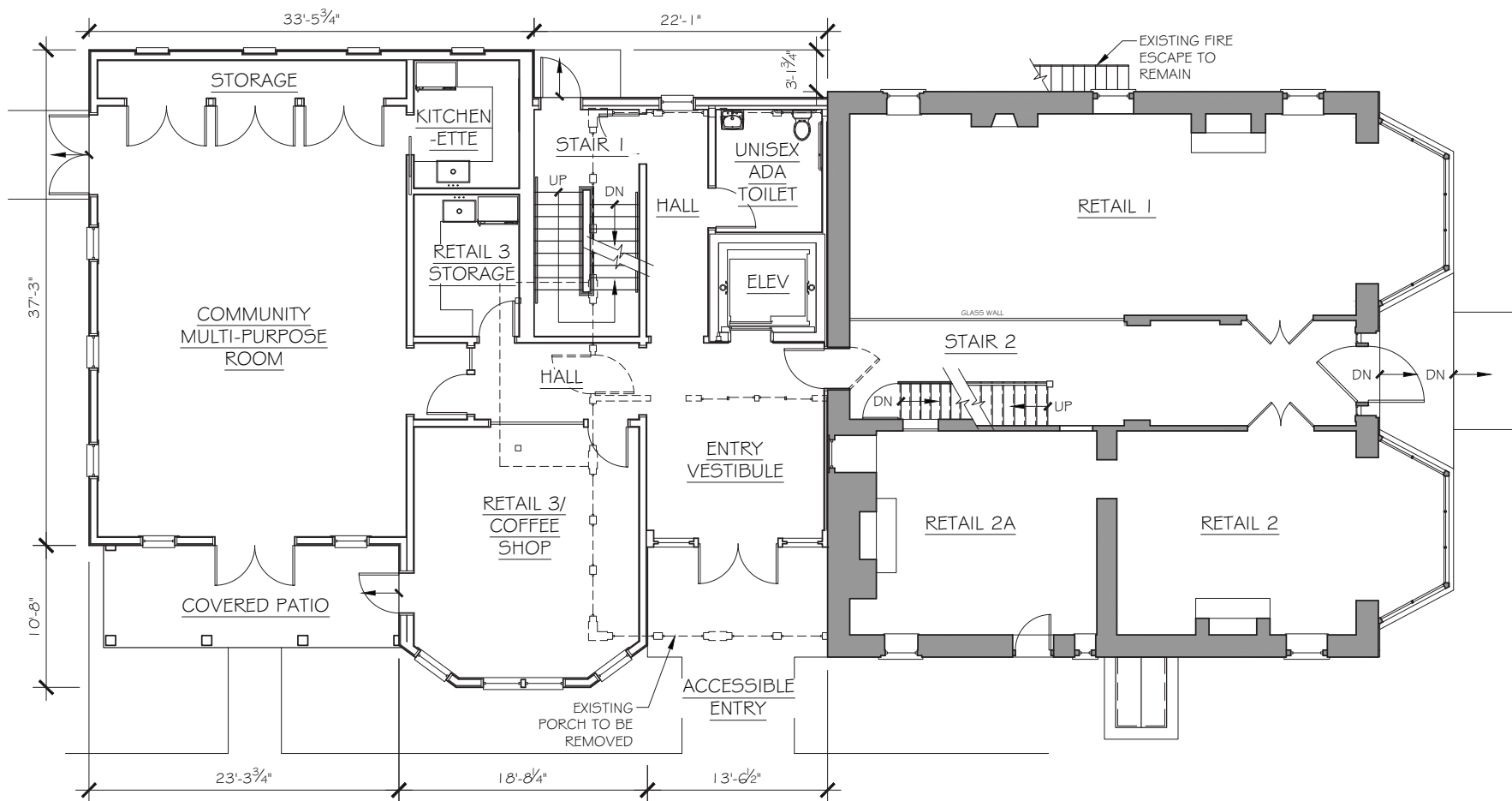
JOHN MILNER ARCHITECTS, Inc.
104 Lakeview Drive, Chadds Ford, Pennsylvania 19317 • (610) 386-0111

PROPOSED
PLANS

A2.0

Revisions:		Remarks:	
No.	Date:		

Date: 01-11-2020
Scale: As Noted
Drawn: KJS
Checked: JPD, MWD
Status: PHC Submission



1
A2.1 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



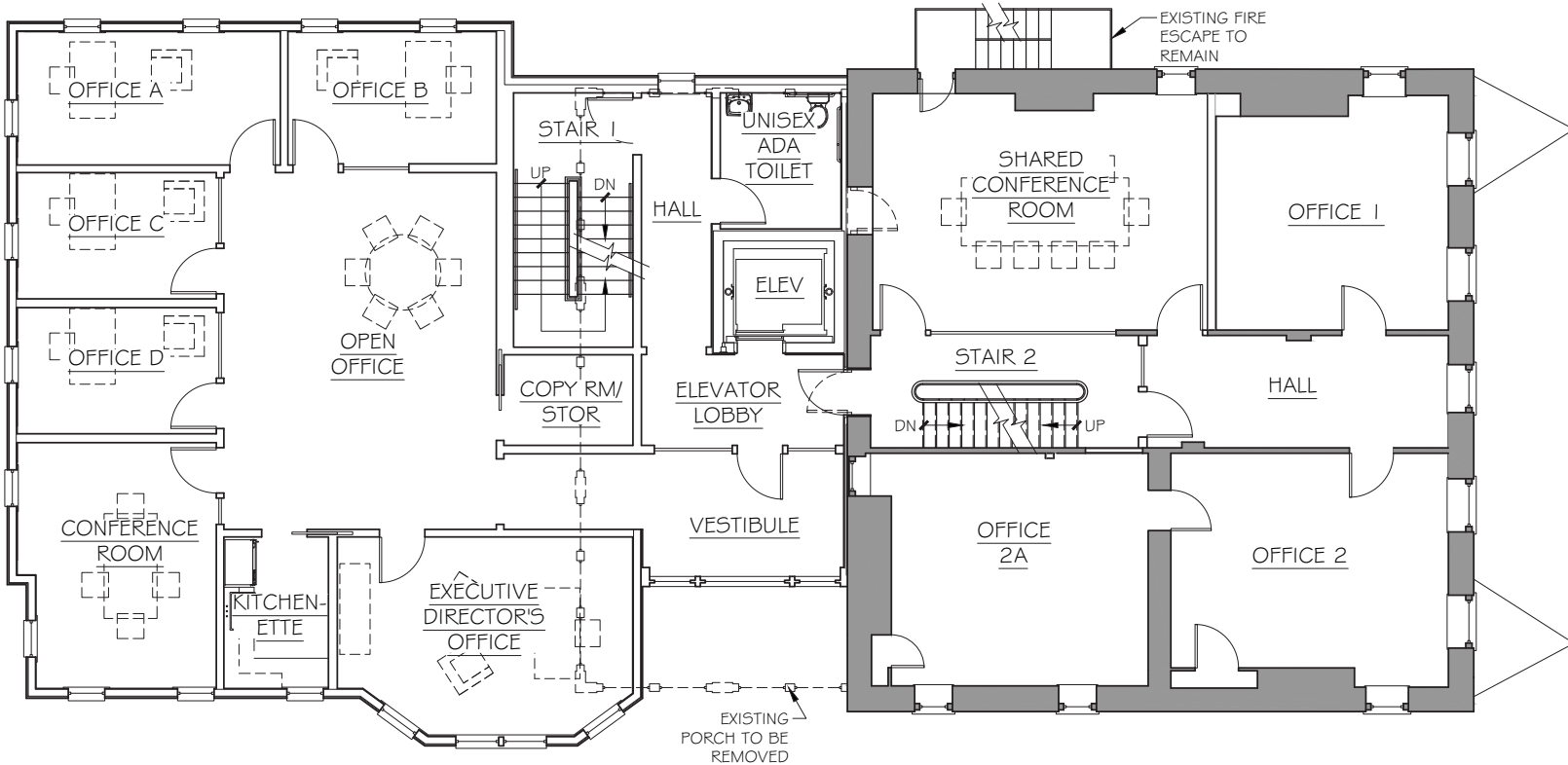
LEGEND	
	EXISTING TO REMAIN
	EXISTING TO BE REMOVED
	NEW CONSTRUCTION

Copyright 2021 John Milner Architects, Inc.

Proposed Demolition and Addition to the Woodward Community Centre 8119 Germantown Avenue, Philadelphia PA	
JOHN MILNER ARCHITECTS, Inc. 104 Lakeview Drive, Chadds Ford, Pennsylvania 19317 • (610) 386-0111	
Date: 01-11-2020 Scale: As Noted Drawn: KJS Checked: JPD, MWD Status: PHC Submission	Revisions: No. _____ Date: _____ Remarks: _____

PROPOSED
PLANS

A2.1



1
A2.2 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



LEGEND	
	EXISTING TO REMAIN
	EXISTING TO BE REMOVED
	NEW CONSTRUCTION

Proposed Demolition and Addition to the
Woodward Community Centre
8419 Germantown Avenue, Philadelphia PA

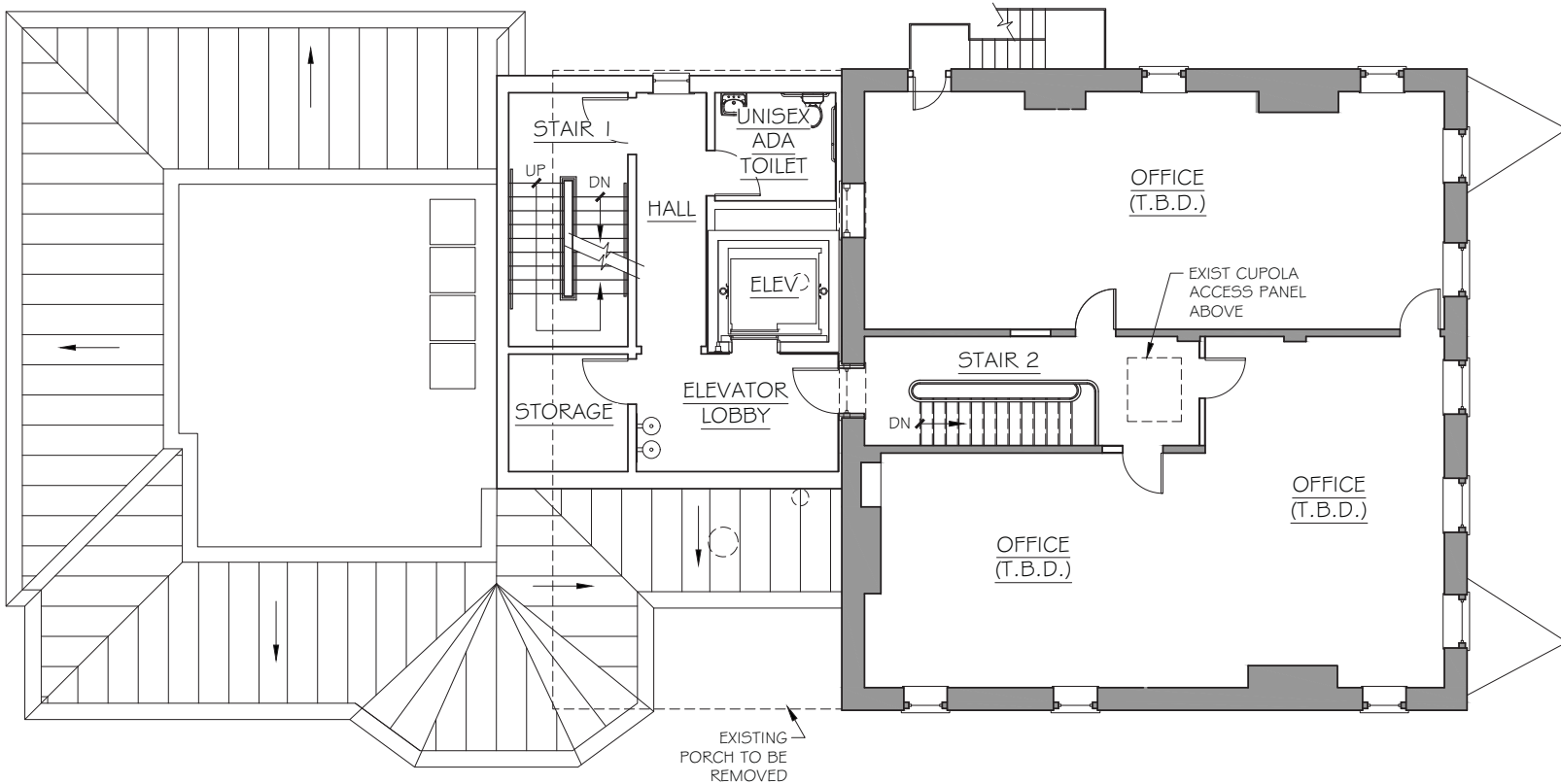
JOHN MILNER ARCHITECTS, Inc.
104 Lakeview Drive, Chadds Ford, Pennsylvania 19317 • (610) 398-0111

PROPOSED
PLANS

A2.2

Date: 01-11-2020
Scale: As Noted
Drawn: KJS
Checked: JPD, MWD
Status: PHC Submission

Revisions:
No. Date:
Remarks:



1
A2.3

THIRD FLOOR PLAN

SCALE: 1/8" = 1'-0"



LEGEND

- EXISTING TO REMAIN
- EXISTING TO BE REMOVED
- NEW CONSTRUCTION

Copyright 2021 John Milner Architects, Inc.

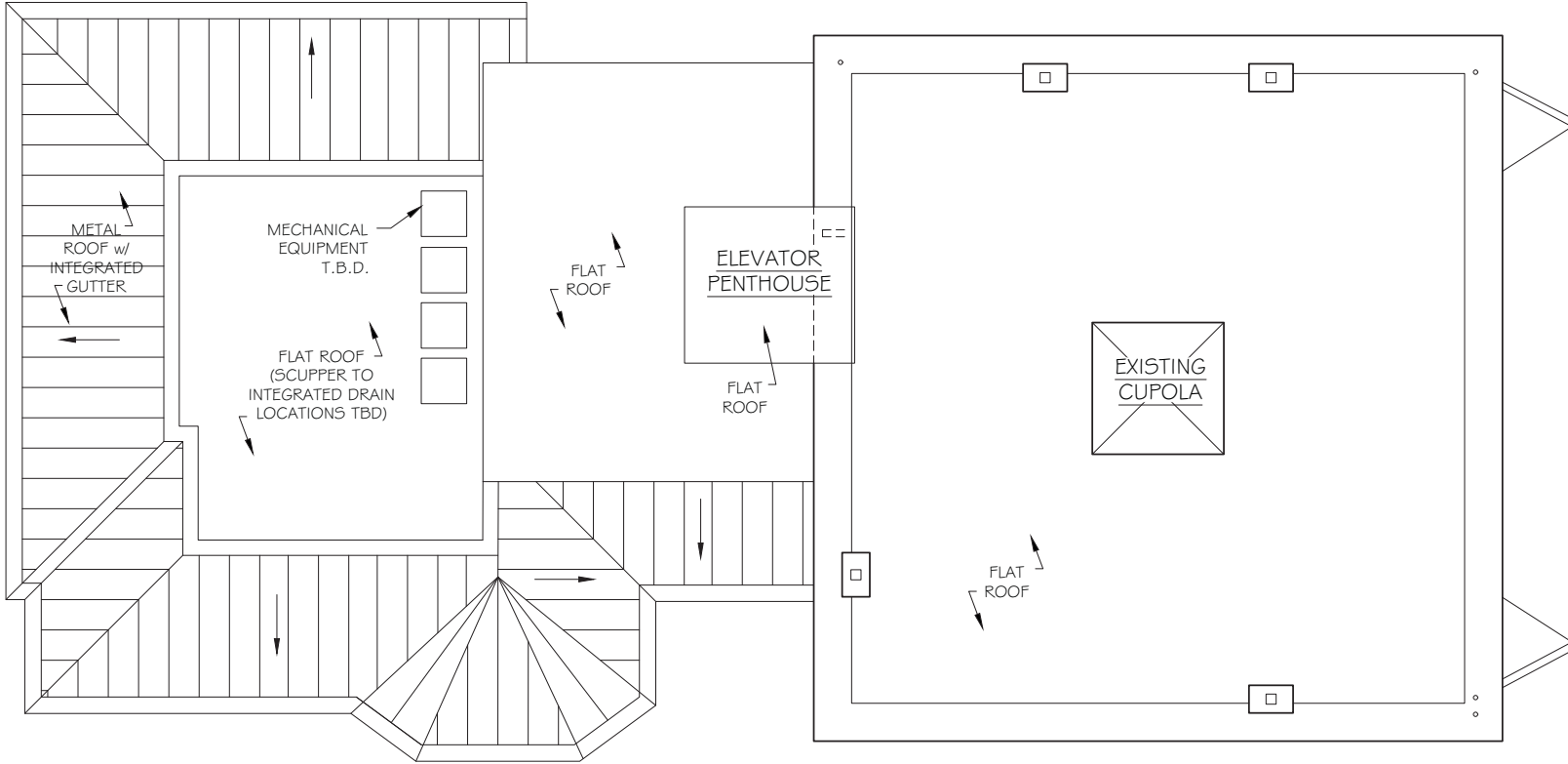
Proposed Demolition and Addition to the
Woodward Community Centre
8119 Germantown Avenue, Philadelphia PA

JOHN MILNER ARCHITECTS, Inc.
104 Lakeview Drive, Chadds Ford, Pennsylvania 19317 • (610) 386-0111

PROPOSED
PLANS

A2.3

Revisions:		Remarks:
No.	Date:	
Date: 01-11-2020		
Scale: As Noted		
Drawn: KJS		
Checked: JPD, MWD		
Status: PHC Submission		



1
A2.4 ROOF PLAN
SCALE: 1/8" = 1'-0"



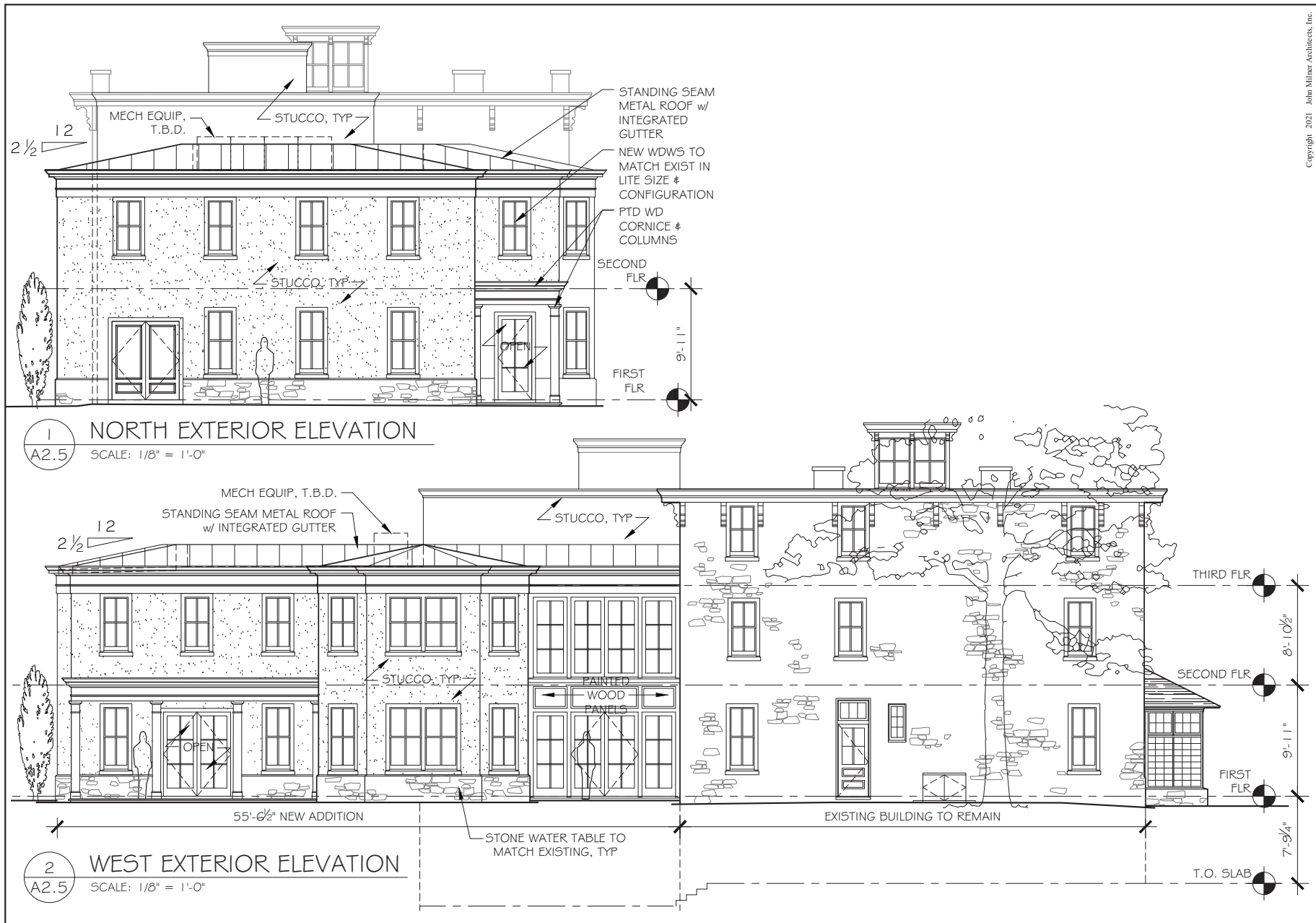
LEGEND	
	EXISTING TO REMAIN
	EXISTING TO BE REMOVED
	NEW CONSTRUCTION

Copyright 2021 John Milner Architects, Inc.

Proposed Demolition and Addition to the Woodward Community Centre 8419 Germantown Avenue, Philadelphia PA	
JOHN MILNER ARCHITECTS, Inc. 104 Lakeview Drive, Chadds Ford, Pennsylvania 19317 • (610) 386-0111	
Date: 01-11-2020 Scale: As Noted Drawn: KJS Checked: JPD, MWD Status: PHC Submission	Revisions: No. Date: _____ _____ Remarks:

PROPOSED
PLANS

A2.4



Copyright 2021 John Milner Architects, Inc.

Proposed Demolition and Addition to the Woodward Community Centre 8419 Germantown Avenue, Philadelphia PA		Date: 01-11-2020 Scale: As Noted Drawn: KJS Checked: JPD, MWD Status: PHC Submission	Revisions: No. _____ Date: _____ Remarks: _____
JOHN MILNER ARCHITECTS, Inc. 104 Lakeview Drive, Chadds Ford, Pennsylvania 19317 • (610) 386-0111		A2.5	



1
A2.5a

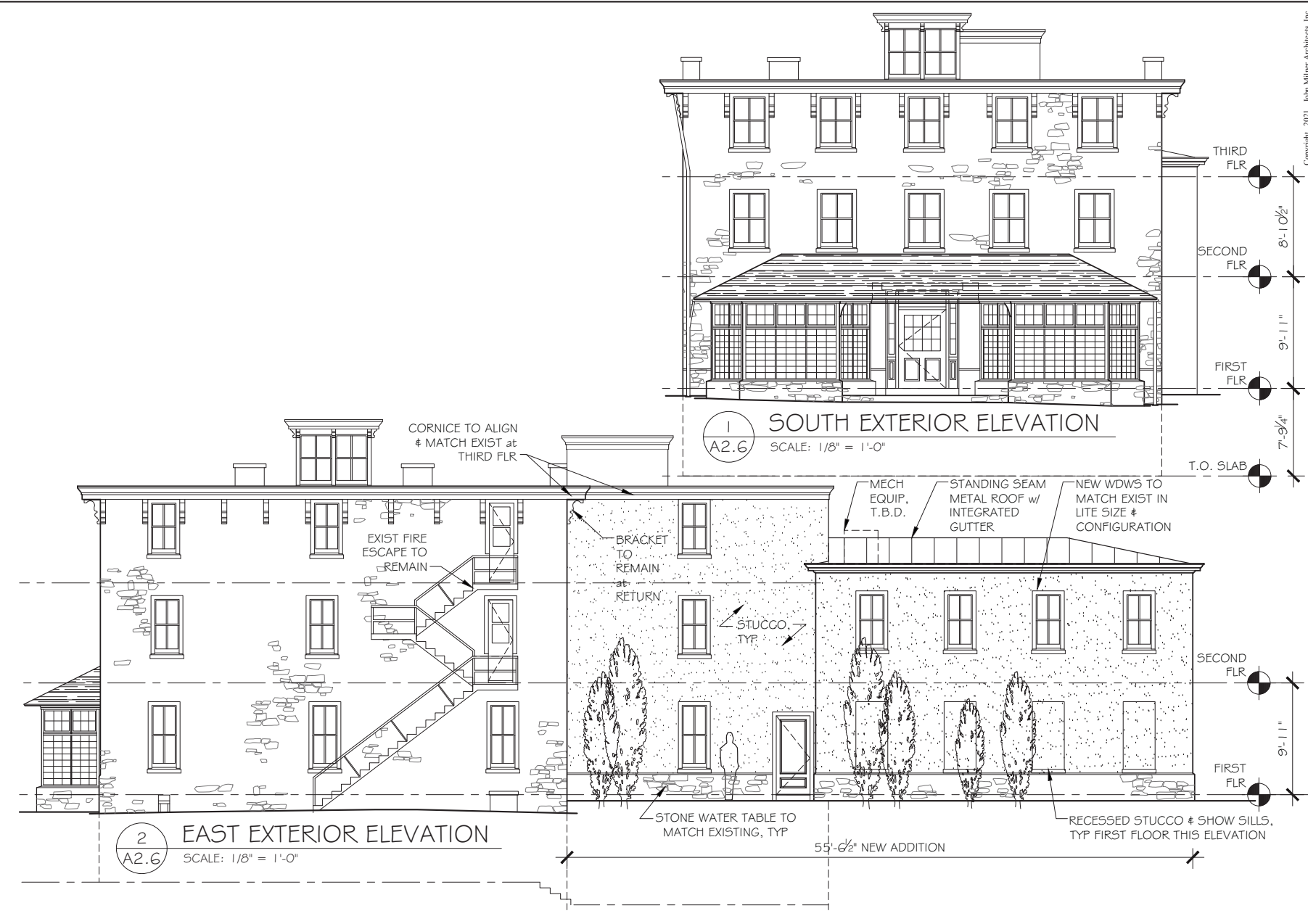
ALTERNATE WEST EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0"

Revisions:		Remarks:
No.	Date:	
Date: 01-11-2020		
Scale: As Noted		
Drawn: KJS		
Checked: JPD, MWD		
Status: PHC Submission		
Proposed Demolition and Addition to the Woodward Community Centre 8419 Germantown Avenue, Philadelphia PA		JOHN MILNER ARCHITECTS, Inc. 104 Lakeview Drive, Chadds Ford, Pennsylvania 19317 • (610) 386-0111

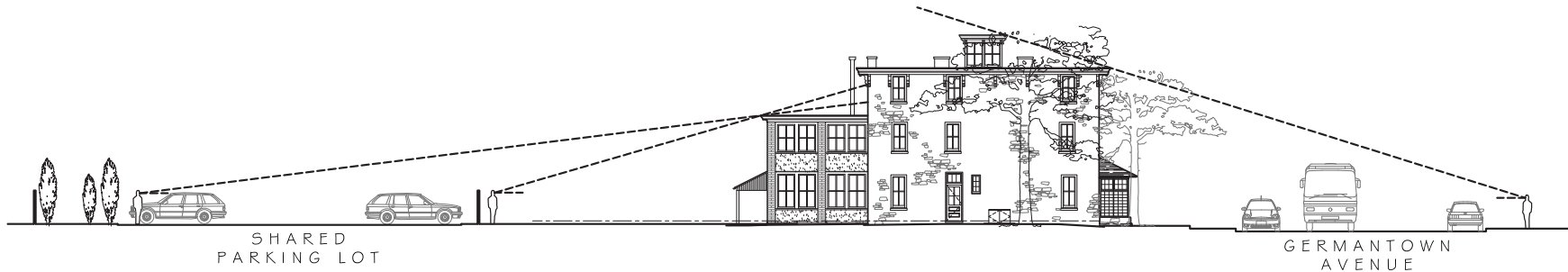
PROPOSED
EXTERIOR
ELEVATIONS
ALTERNATE

A2.5a



Copyright 2021 John Milner Architects, Inc.

Proposed Demolition and Addition to the Woodward Community Centre 8419 Germantown Avenue, Philadelphia PA		Date: 01-11-2020 Scale: As Noted Drawn: KJS Checked: JPD, MWD Status: PHC Submission		Revisions: No. _____ Date: _____ Remarks: _____	
JOHN MILNER ARCHITECTS, Inc. 104 Lakeview Drive, Chadds Ford, Pennsylvania 19317 • (610) 386-0111		<div><div>PROPOSED EXTERIOR ELEVATIONS</div><div>A2.6</div></div>			



1
A2.7
EXISTING SIGHTLINES (WEST ELEVATION)
SCALE: NOT TO SCALE



2
A2.7
PROPOSED SIGHTLINES (WEST ELEVATION)
SCALE: NOT TO SCALE

Revisions:		Remarks:
No.	Date:	
Date: 01-11-2020		
Scale: As Noted	Drawn: KJS	
Checked: JPD, MWD		Status: PHC Submission
Proposed Demolition and Addition to the Woodward Community Centre 8119 Germantown Avenue, Philadelphia PA		
JOHN MILNER ARCHITECTS, Inc. 104 Lakeview Drive, Chadds Ford, Pennsylvania 19317 • (610) 386-0111		

SIGHTLINE
STUDIES

A2.7





Allee through to Parking Lot



Community Bulletin Board Kiosk



CHESTNUT HILL
COMMUNITY ASSOCIATION

October 29, 2020

Mr. Willard Detweiler
Woodward Community Centre
8419 Germantown Ave.
Philadelphia, PA 19118

Re: Support letter for the Woodward Community Centre

On behalf of the Chestnut Hill Community Association, I am writing to express our support of your project to preserve and renovate the Woodward Community Centre on Germantown Avenue. This well thought out renovation will ensure that Gertrude Woodward's vision for a permanent building to serve as a community center will continue.

While the renovation of the building at 8419 Germantown Ave is of particular interest to the Community Association, it is important to note the Chestnut Hill Woodward Community Centre, is a separate entity from the Chestnut Hill Community Association and is conducting its own Capital Campaign. The Chestnut Hill Community Association is a 501 c3 organization with a separate board. Its mission is to support a sense of community that improves the quality of life, serves the public interest and coordinates community efforts.

Chestnut Hill is home to numerous non-profit organizations and having a center for these groups will be a benefit to the entire community.

The Woodward Family has made many contributions to our community. The Chestnut Hill Woodward Centre, with its designation as a hub for many of Chestnut Hill's non-profit organizations, would become one of most impactful in the community.

With best wishes,

Kathi Clayton
Board President
Chestnut Hill Community Association

WoodmereArtMuseum

TELLING THE STORY OF PHILADELPHIA'S ART AND ARTISTS

October 8, 2020

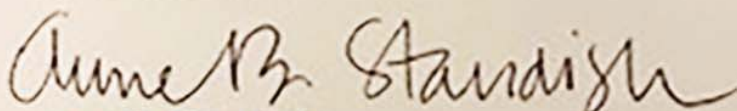
Support letter for the Woodward Community Center

On behalf of all of us at Woodmere Art Museum, we appreciate the preservation and renovation of the Woodward Community Centre on Germantown Avenue. This thoughtful renovation will ensure that Gertrude Woodward's vision for a community center will continue indefinitely.

The Woodward family has made great contributions to the community with the creation, preservation, and promotion of quality of life in Chestnut Hill. The Chestnut Hill Community Centre, with its designation as a hub for all Chestnut Hill non-profit organizations, is an important project for the entire community.

One Chestnut Hill's strengths is the involvement of the many non-profit organizations in our community. Having a center where these groups can meet to share ideas and create civic engagement will be a benefit to everyone.

With best wishes,



Anne B. Standish

The Klorfine Foundation Director of Development

Cc: William R. Valerio

Officers

Eileen Javers
President

Charles Day Ellis
First Vice President

Kathryn DeLore
Vice President,
Conservation and Landmarks

Walter DeLore
Vice President, Development

Stephen Urman
Vice President, Governance

Patricia Marlowe
Vice President, Programs

Jenna McCubbery
Vice President, Programs

Carolyn Adams
Secretary

J. Randolph Willson
Treasurer

Shirley Hanson
Executive Committee at Large

Directors

Susan Higley Bray

Ann E. Clark

Thomas S. Greenwood

Emilie Lapham

Don Maury

Patricia Maury

Denise F. Meyer

Paul Minor

Matthew Miller

Susan Pink

Deborah Poppy

Larry Sachs

Ellen Sisk

Richard Snowden

Mrs. William Tamm

Advisory Board

Robin Bessell

Dorothy Connors

Margaret Greenwood

Eric Greenwood

John Hawk

Elizabeth Holmes

James H. Holt, Jr.

Ann Kelly

Tom Kofo

John Levitt

Jefferson M. Mink

Deborah O'Connor

Jane Pollock

Peter Saylor

Dorothy N. Sheffield

Sarah L. O. Smith

Nancy Williams

Levi Sulzberger

Executive Director

The Chestnut Hill Conservancy is
classified as a 501(c)(3) non-profit
organization. A donation to this
organization may qualify as a
charitable deduction for federal
income tax purposes. Please
consult with your tax advisor of
the IRS on the tax deductibility of
your donation.

A copy of the Chestnut Hill
Conservancy's registration and
extended information may be
obtained from the Pennsylvania
Department of State by calling,
toll-free within PA, (800) 785-
7889. Registration does not
imply endorsement.



October, 2020

Mr. Willard Detweiler
Woodward Community Centre
8419 Germantown Avenue
Philadelphia, PA 19118

As the preservation advocate for the community, the Chestnut Hill Conservancy is pleased to support this important and well-crafted preservation project.

The history of the Chestnut Hill Community Centre reveals the power of community, of people caring for and about each other. In 1919 Gertrude Woodward led the community campaign for funds to buy 8419 Germantown Avenue. She wrote, "It is believed that the time has now come when this house should be taken over by the community, to be the center of all those betterments of living and opportunities for interchange of service that Chestnut Hill stands for." She and Dr. George Woodward made a generous contribution to the campaign.

This "interchange of service," led by Gertrude Woodward and Lydia Clark, began in 1917. Then, they organized a local branch of the National League for Women's Service and invited other groups such as the Red Cross to join them. They rented the building at 8419 Germantown Avenue, and called it the Service House. In addition to a broad and heartfelt response to World War I, women mobilized to ease suffering from the worldwide Influenza Pandemic of 1918-19. According to Lydia Clark, they "visited, nursed, fed, and, if necessary, buried the unfortunate near home."

The Woodward's community spirit flourished in the centre by presenting happier activities in the "Roaring Twenties," meeting the challenges of the depression, and again producing thousands of surgical dressings and much more to serve the vast needs of World War II. In 1967 the Chestnut Hill Conservancy got its start in an office at the Community Centre. For many years we appreciated being able to hold board meetings in its large and inviting second-floor room.

We support the Woodward Community Centre and its renovation into a facility for service that will invigorate the future of Chestnut Hill and reach far beyond our community.

Eileen Javers
President