

ADDRESS: 7208-10 GERMANTOWN AVE AND 16 NIPPON ST

Proposal: Construct additions

Review Requested: Final Approval

Owner: TVC PA 7208 Germantown Avenue LLC/Tierview Development

Applicant: Jeremy Avelino

History: 1928; Mt. Airy National Bank; Norman Hulme

Individual Designation: None

District Designation: 7208-10 Germantown Ave, Central Mt Airy Historic District, Contributing, 7/9/2021; 16 Nippon St, not designated

Staff Contact: Kim Chantry, kim.chantry@phila.gov

OVERVIEW: The property at 7208-10 Germantown Avenue was designated as a contributing resource in the Central Mt. Airy Commercial Historic District in July 2021. The property was recently consolidated with a vacant lot at 16 Nippon Street, which is located outside the district boundary. The Central Mt. Airy Commercial Historic District does not include any properties on Nippon Street and was established to regulate proposed changes to the buildings fronting Germantown Avenue on the 7100 and 7200 blocks of the street.

This application proposes to construct a five-story building on the vacant Nippon Street parcel and a two-story addition at the rear of the historic building at 7208-10 Germantown Avenue. The addition would be located behind the gable of the historic structure and would be inconspicuous from the public right-of-way. The addition would be clad in fiber cement lap siding and would connect to the Nippon Street building, which would be clad in fiber cement shingle siding. Demolition would be limited to a portion of the rear brick wall, removal of the brick parapet, and three openings punched through the north wall. The application also proposes to replace windows and doors and to restore the stone facades and roof of the historic building.

SCOPE OF WORK:

- Construct five-story building on vacant Nippon Street parcel;
- Construct two-story addition behind gable of historic building;
- Replace windows and doors; and
- Restore stone façade and slate roof.

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.*
 - Most of the massing of the proposed addition would be located on the vacant, undesignated Nippon Street lot. The two-story addition on the historic structure would be set back from the gable roof and would not destroy any historic materials that characterize the property. The work is compatible in massing, size, and scale and complies with Standard 9.
 - The application proposes to install aluminum clad windows to match the historic windows. This work satisfies Standard 9.
- *Standard 10: New additions or adjacent or related new construction will 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 impaired.*
 - The proposed additions would require minimal demolition of the historic structure. The demolition that is proposed is limited to the brick walls at the side and rear of

the building, facing Nippon Street. If the additions were to be removed in the future, the essential form and integrity of the historic property would be left unimpaired. The work complies with Standard 10.

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

MAPS & IMAGES:

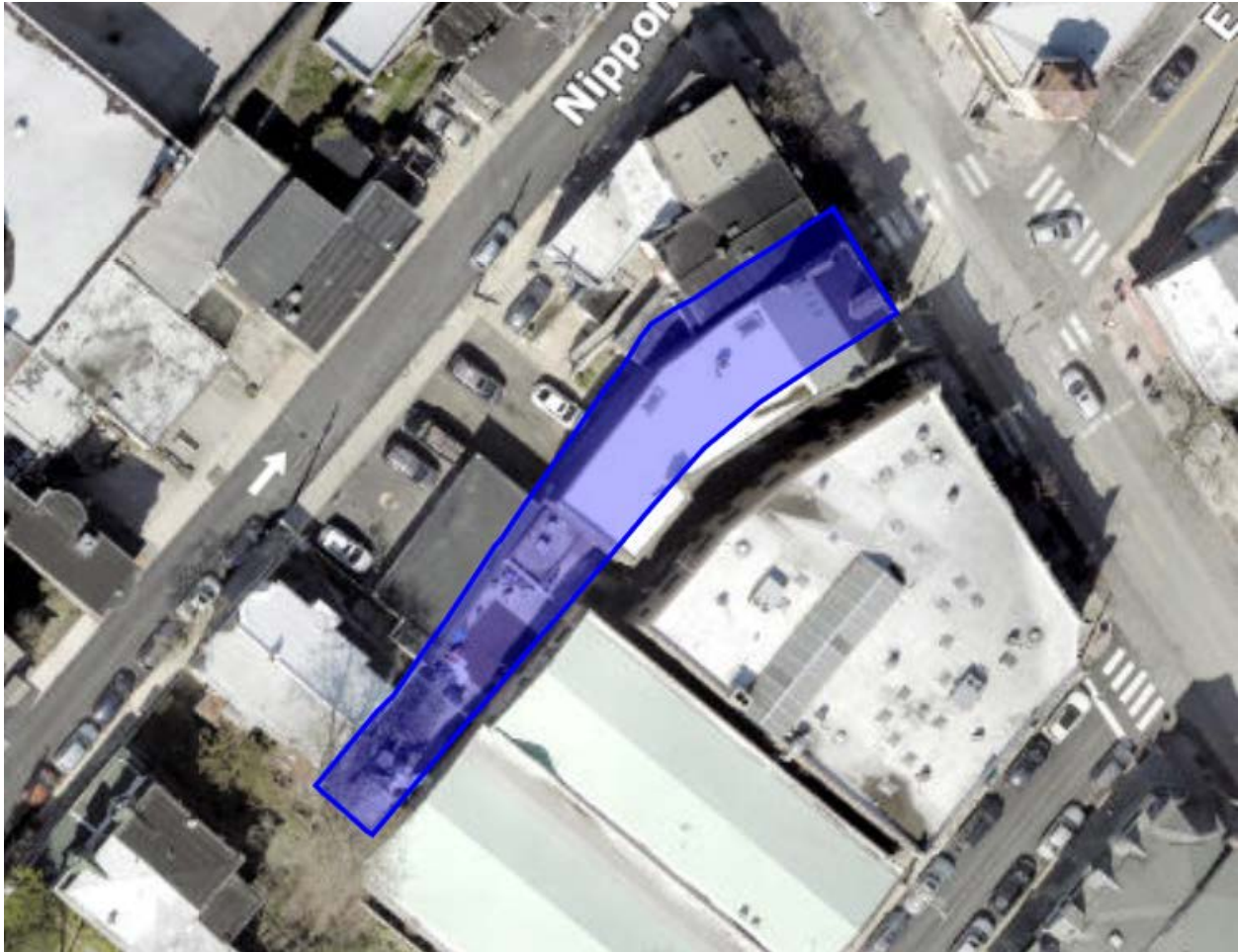


Figure 1: 2020 aerial showing 7208-10 Germantown Avenue. Source: Atlas.



Figure 2: 2020 aerial showing 16 Nippon Street. Source: Atlas.



Figure 3: The front façade of 7208-10 Germantown Avenue, 2020. Source: Cyclomedia.



Figure 4: The northwest elevation of 7208-10 Germantown Avenue with the vacant Nippon Street lot in front, 2020. Source: Cyclomedia.



August 10, 2021

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

RE: 7208 Germantown Ave, Philadelphia, PA 19119

To Whom It May Concern,

Please find attached a PDF package outlining our design proposal for our project at 7208 Germantown Ave prepared for TierView Development, for review and approval by the Philadelphia Historical Commission.

The proposal includes the alteration and addition to an existing three-story building, originally constructed as the Mt. Airy National Bank and currently used as educational facility. The proposed design includes a two-story new construction addition above the existing building as well as a five-story and basement new construction addition on a connected vacant lot, recently consolidated with the original parcel. The existing structure and new construction additions will house (19) residential rental units and (1) vacant commercial tenant space. The vacant commercial tenant space will front along Germantown Avenue, while the main entrance for the residential apartments will be accessed off W Nippon St.

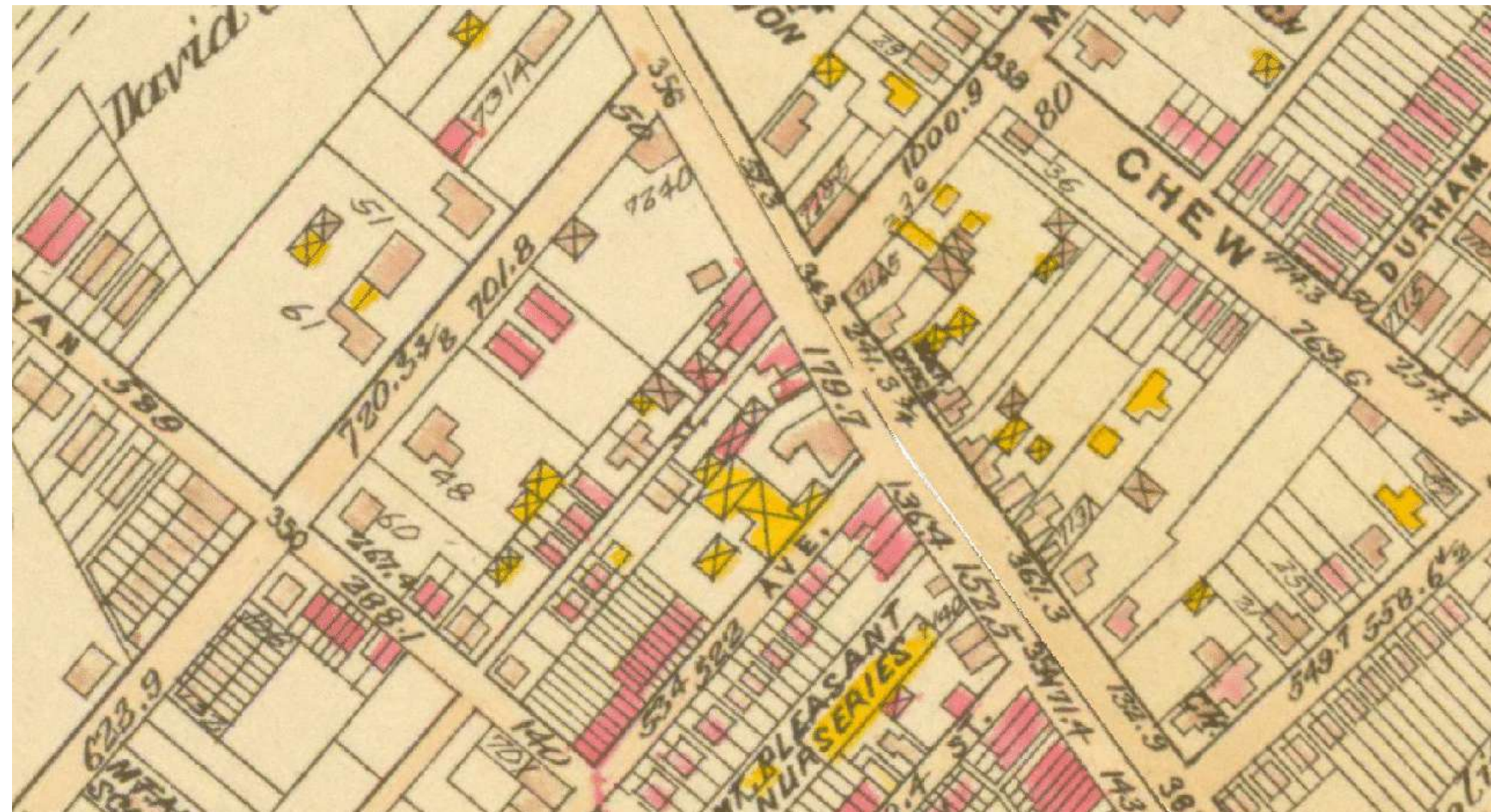
The two-story new construction addition is carefully set back from the character defining gabled roof structure of the original building while the stone façades along Germantown Ave. and an internal easement alley are proposed to remain intact with the rehabilitation and alterations described within this proposal.

The existing gross area is 10,625 SF. The proposed gross area is 21,795 SF. The lot is zoned CMX-2.5 and is being developed by-right.

For a detailed description of the proposed work please refer to the submitted drawings.
Please contact us if you have any further questions.

Respectfully,
Jeremy Avellino

Bright Common
1417 N 2nd St, Studio 3E
Philadelphia, PA 19122
215-423-4455



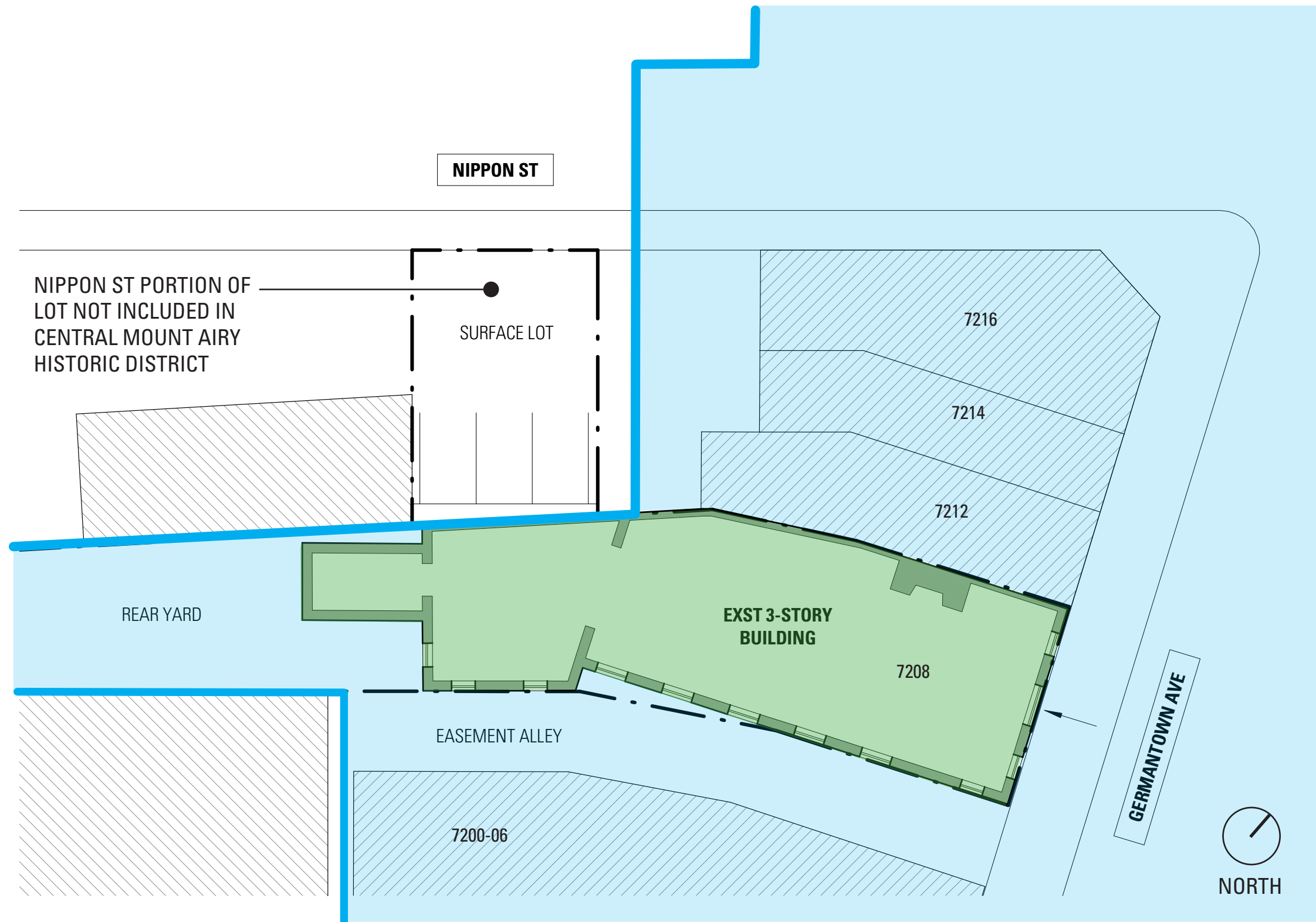
PROPOSED ALTERATIONS AND ADDITION TO

7208 GERMANTOWN
PHILADELPHIA, PA 19119





EXISTING CONDITIONS - AERIAL DIAGRAM



EXISTING CONDITIONS - SITE PLAN

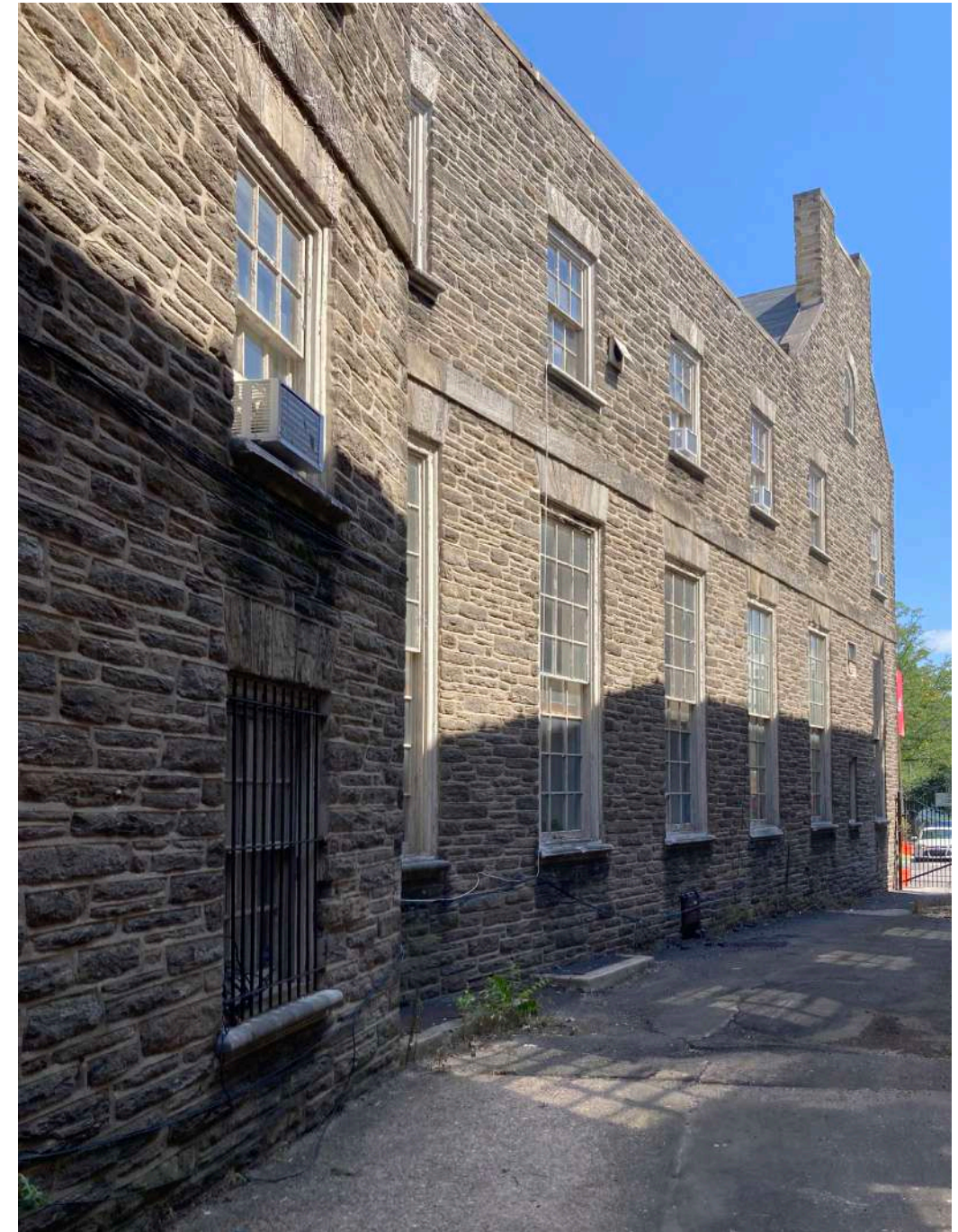
COPYRIGHT BRIGHT COMMON ARCHITECTURE & DESIGN, 2021 NOT FOR CONSTRUCTION

- CENTRAL MOUNT AIRY HISTORIC DISTRICT
- EXISTING BUILDING





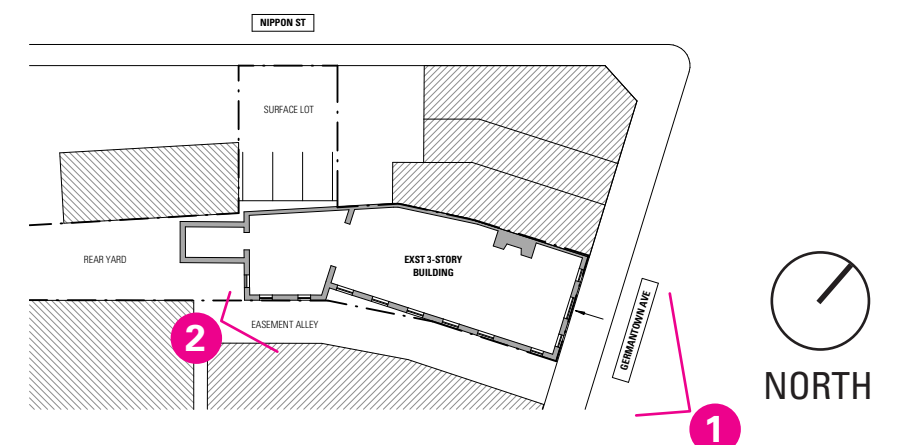
1 EXISTING FRONT FACADE - FROM GERMANTOWN AVE



2 EXISTING SIDE FACADE - FROM ADJACENT ALLEY

EXISTING CONDITIONS - PHOTOGRAPHS

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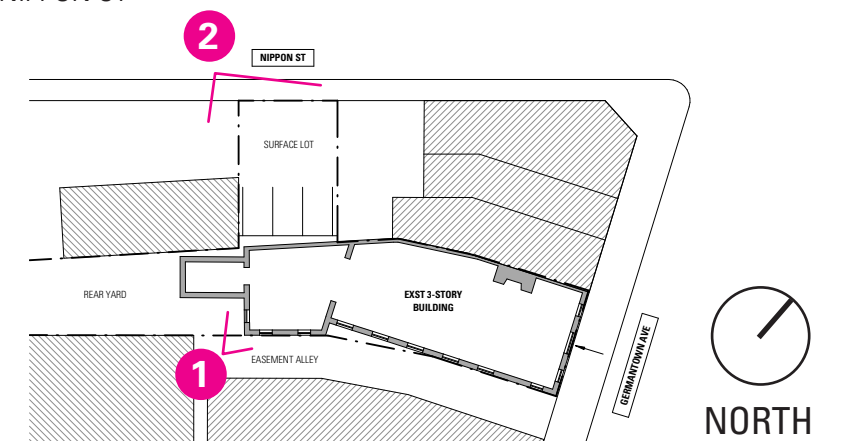
1 EXISTING REAR FACADE - FROM ADJACENT ALLEY

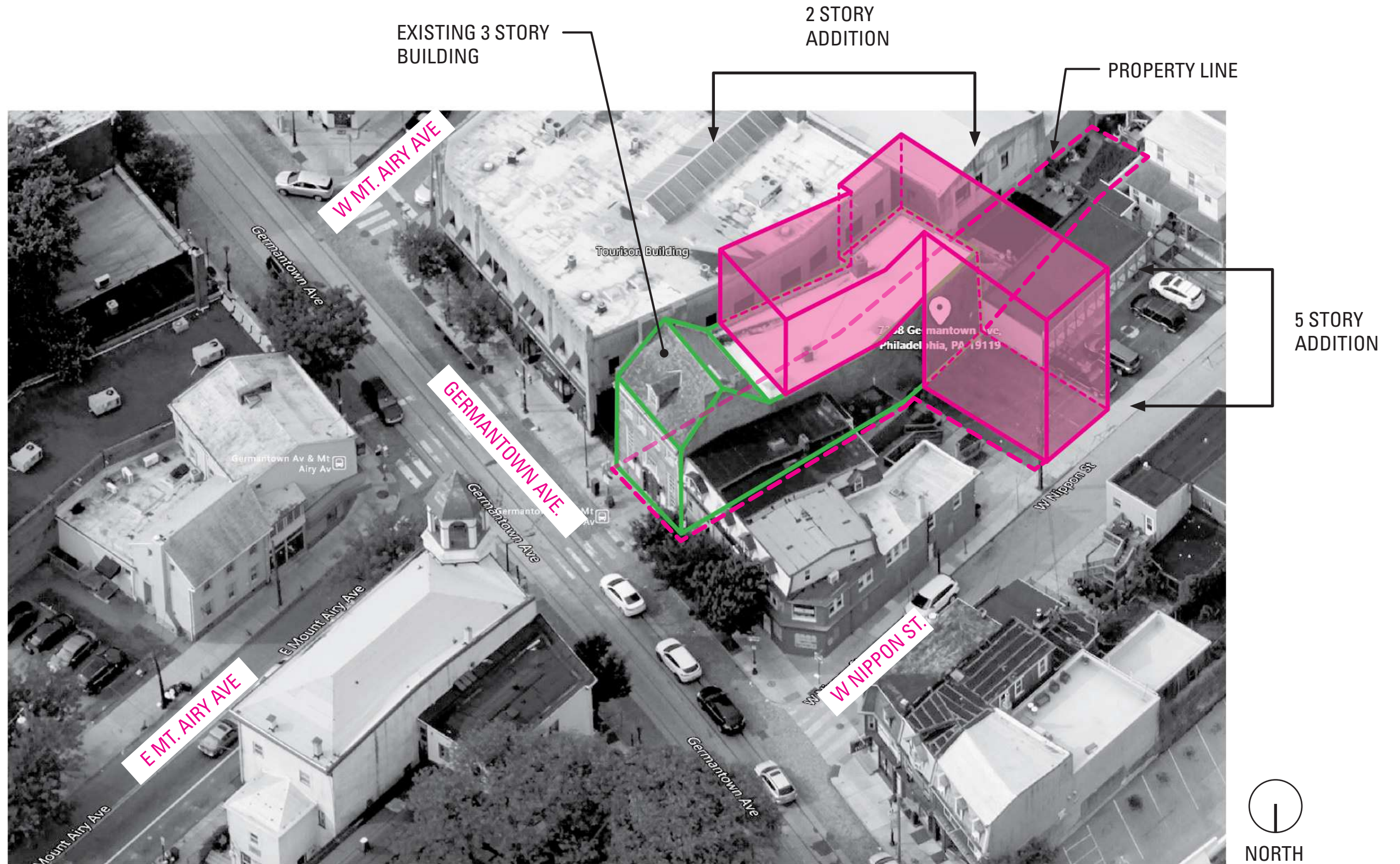


2 EXISTING SIDE FACADE - FROM NIPPON ST

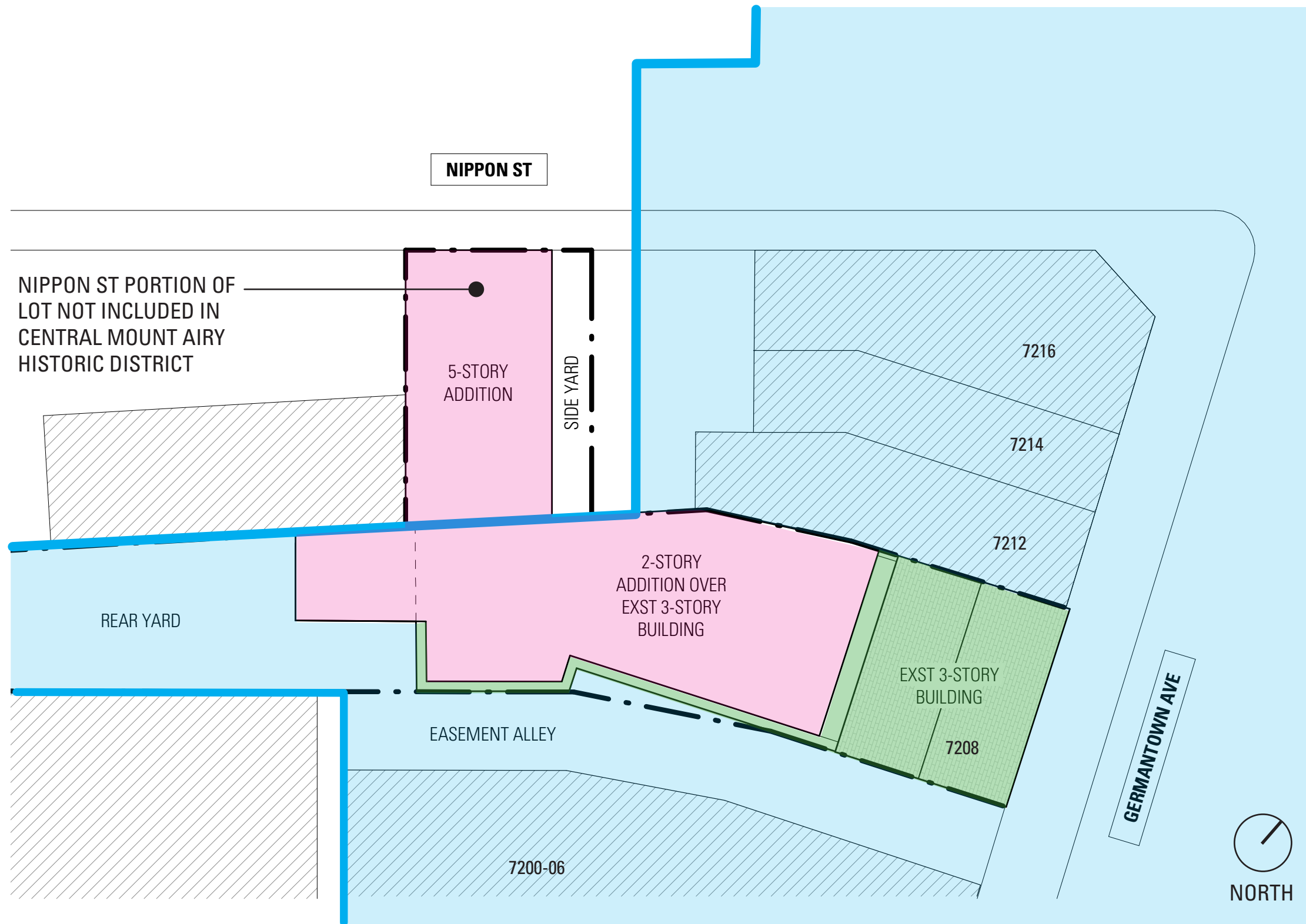
EXISTING CONDITIONS - PHOTOGRAPHS

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PROPOSED WORK - AERIAL DIAGRAM



PROPOSED WORK:

- EXTERIOR REHABILITATION OF EXISTING BUILDING
- INTERIOR RENOVATION OF EXISTING BUILDING
- 2 STORY NEW CONSTRUCTION ADDITION ABOVE EXISTING BUILDING
- 5 STORY NEW CONSTRUCTION ADDITION ON VACANT PORTION OF LOT FACING NIPPON ST



7 2 0 8
GERMANTOWN

PROPOSED WORK - SITE PLAN

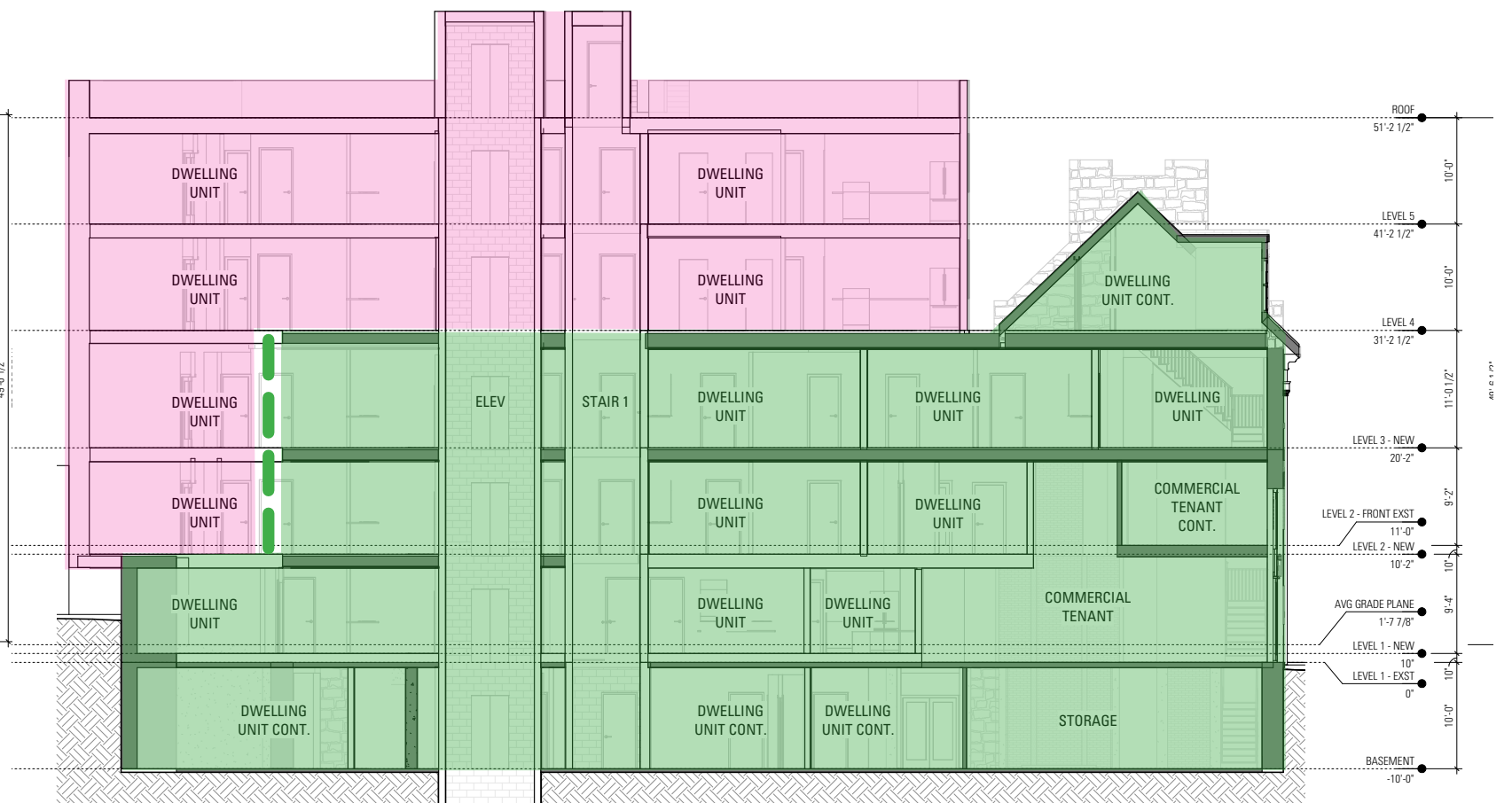
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- CENTRAL MOUNT AIRY HISTORIC DISTRICT
- EXISTING BUILDING
- NEW CONSTRUCTION ADDITION

- NEW CONSTRUCTION ADDITION
- EXISTING BUILDING
- APPROX. EXTENT OF DEMOLITION



1 BUILDING SECTION - NIPPON ST

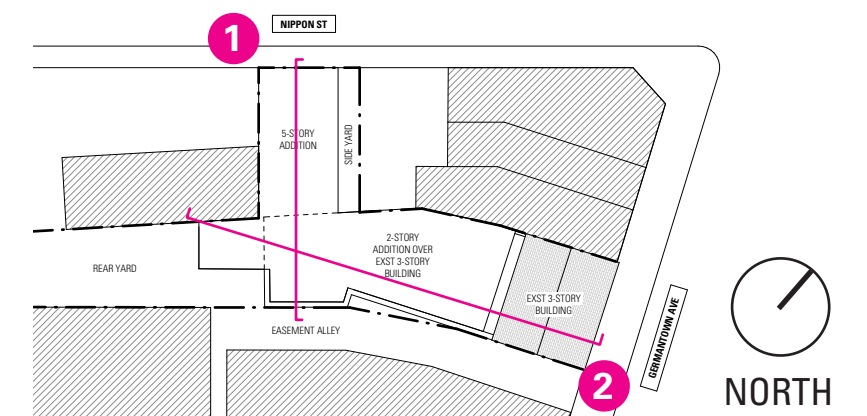


2 BUILDING SECTION - GERMANTOWN AVE.



PROPOSED WORK - BUILDING SECTIONS

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1 FLOOR PLAN - BASEMENT



2 FLOOR PLAN - FIRST FLOOR



PROPOSED WORK - FLOOR PLANS

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- NEW CONSTRUCTION ADDITION
- EXISTING BUILDING
- APPROX. EXTENT OF DEMOLITION





1 FLOOR PLAN - SECOND FLOOR



2 FLOOR PLAN - THIRD FLOOR



7 2 0 8
GERMANTOWN

PROPOSED WORK - FLOOR PLANS

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- NEW CONSTRUCTION ADDITION
- EXISTING BUILDING
- APPROX. EXTENT OF DEMOLITION



NORTH



1 FLOOR PLAN - FOURTH FLOOR



2 FLOOR PLAN - FIFTH FLOOR

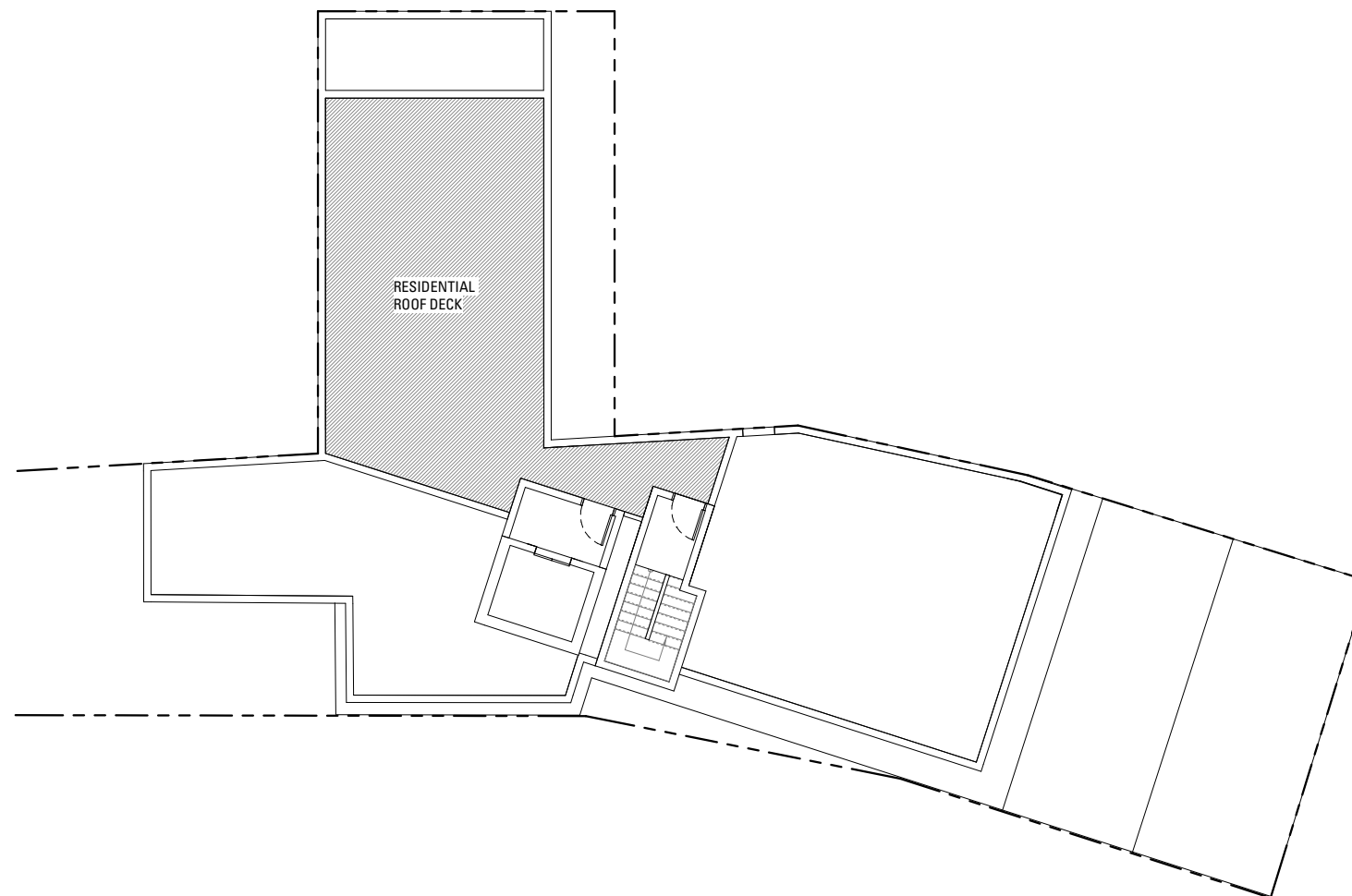


PROPOSED WORK - FLOOR PLANS

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- NEW CONSTRUCTION ADDITION
- EXISTING BUILDING
- APPROX. EXTENT OF DEMOLITION





1 FLOOR PLAN - ROOF

PROPOSED WORK - FLOOR PLANS

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REMOVAL OF PORTION
OF EXISTING PARAPET
AT CONNECTION TO NEW
STRUCTURE

REMOVAL OF PORTION OF
EXISTING SIDE AND REAR BRICK
FACADE AT CONNECTION TO NEW
CONSTRUCTION ADDITION
CORRIDOR AND RESIDENTIAL UNIT



1 EXISTING SIDE AND REAR FACADE - FROM NIPPON ST

REMOVAL OF PORTION OF
EXISTING BRICK WALL FOR
NEW WINDOW AND DOOR
OPENINGS

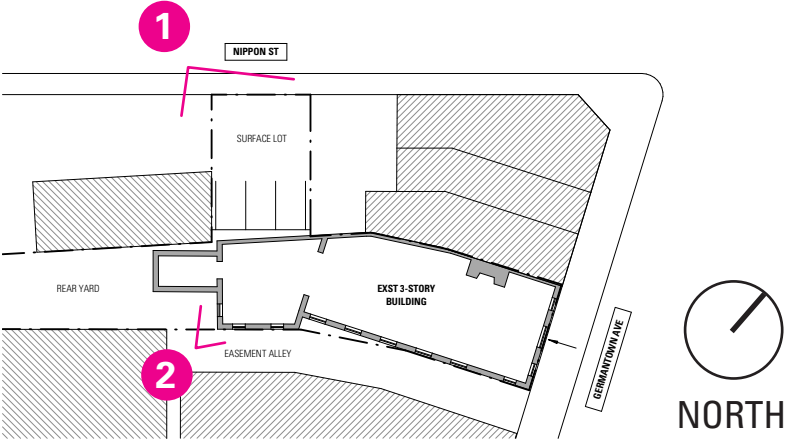
2 EXISTING REAR FACADE - FROM ADJACENT ALLEY



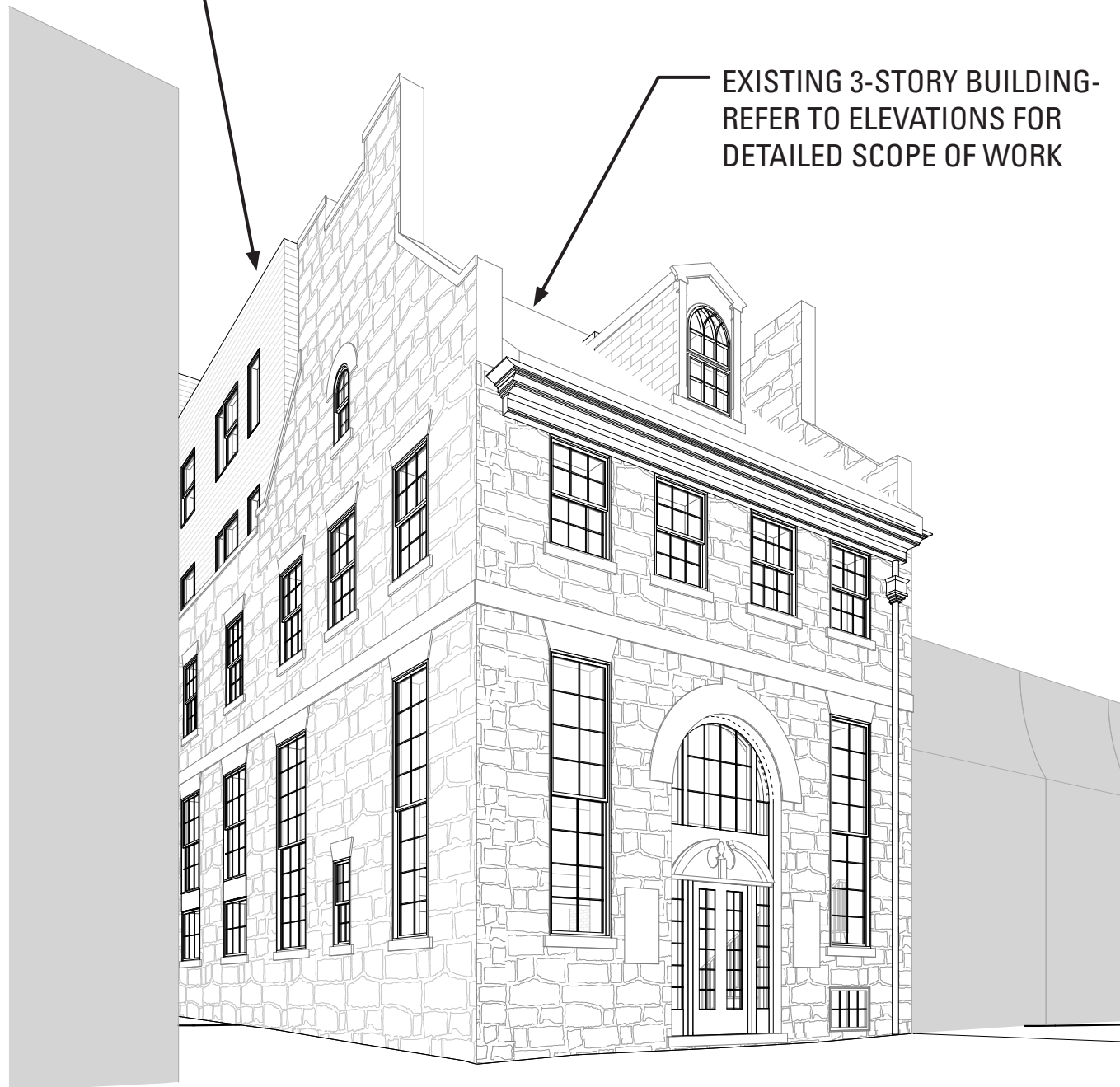
7 2 0 8
GERMANTOWN

PROPOSED WORK - EXTERIOR DEMOLITION

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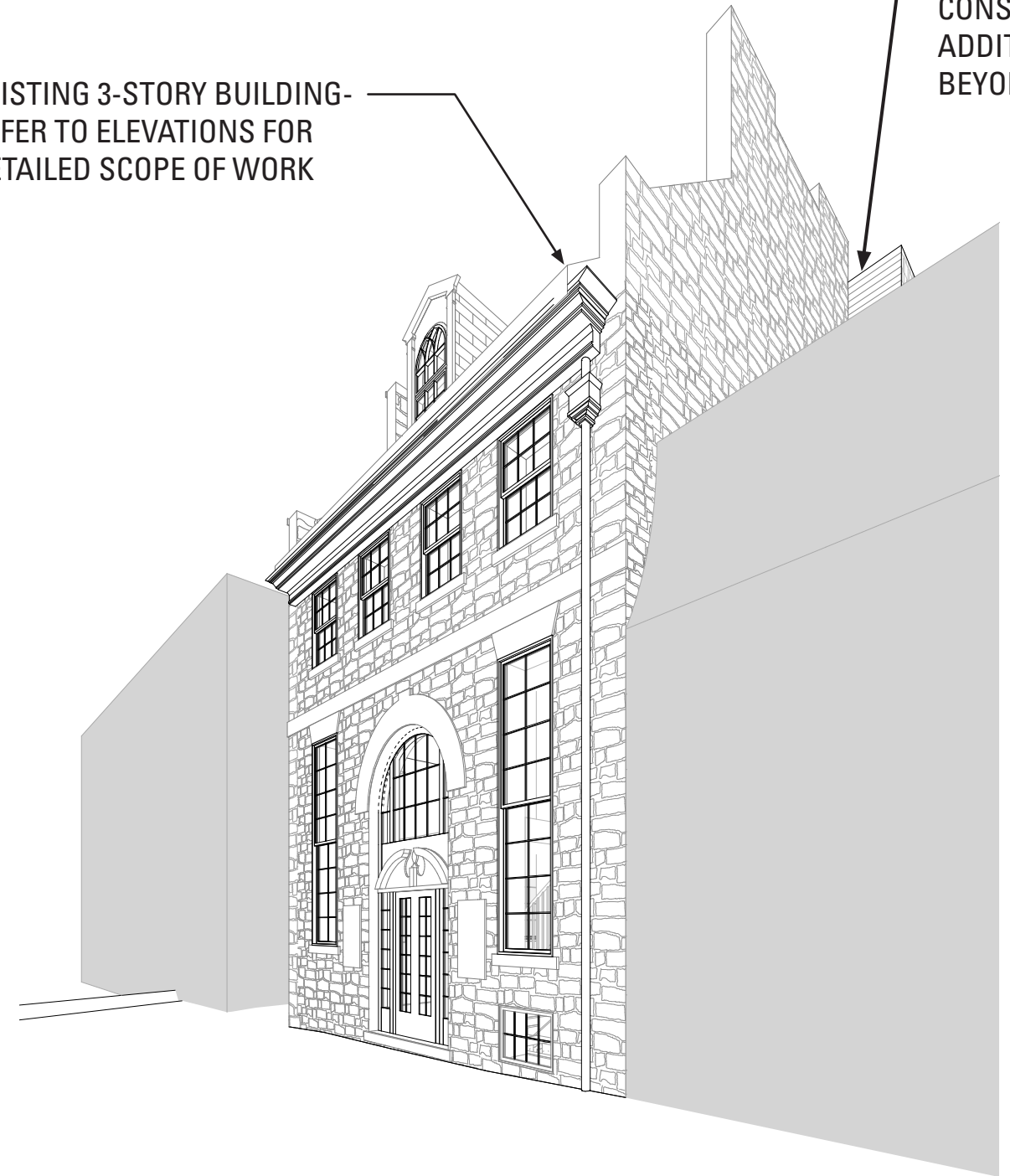


2-STORY NEW
CONSTRUCTION
ADDITION BEYOND



1 EXTERIOR PERSPECTIVE- GERMANTOWN AVE. LOOKING NORTH

EXISTING 3-STORY BUILDING-
REFER TO ELEVATIONS FOR
DETAILED SCOPE OF WORK



2 EXTERIOR PERSPECTIVE- GERMANTOWN AVE. LOOKING SOUTH



7 2 0 8
GERMANTOWN

PROPOSED WORK - EXISTING BUILDING PERSPECTIVES

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1 EXTERIOR ELEVATION - GERMANTOWN AVE.

PROPOSED WORK - EXISTING BUILDING ELEVATIONS

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EXISTING BUILDING DESIGN FEATURES:



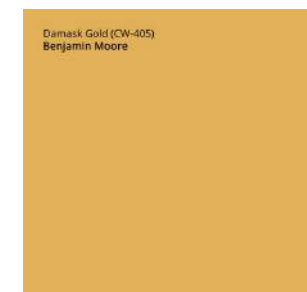
MATERIAL
REFER TO DRAWINGS FOR SPECIFIC INFORMATION



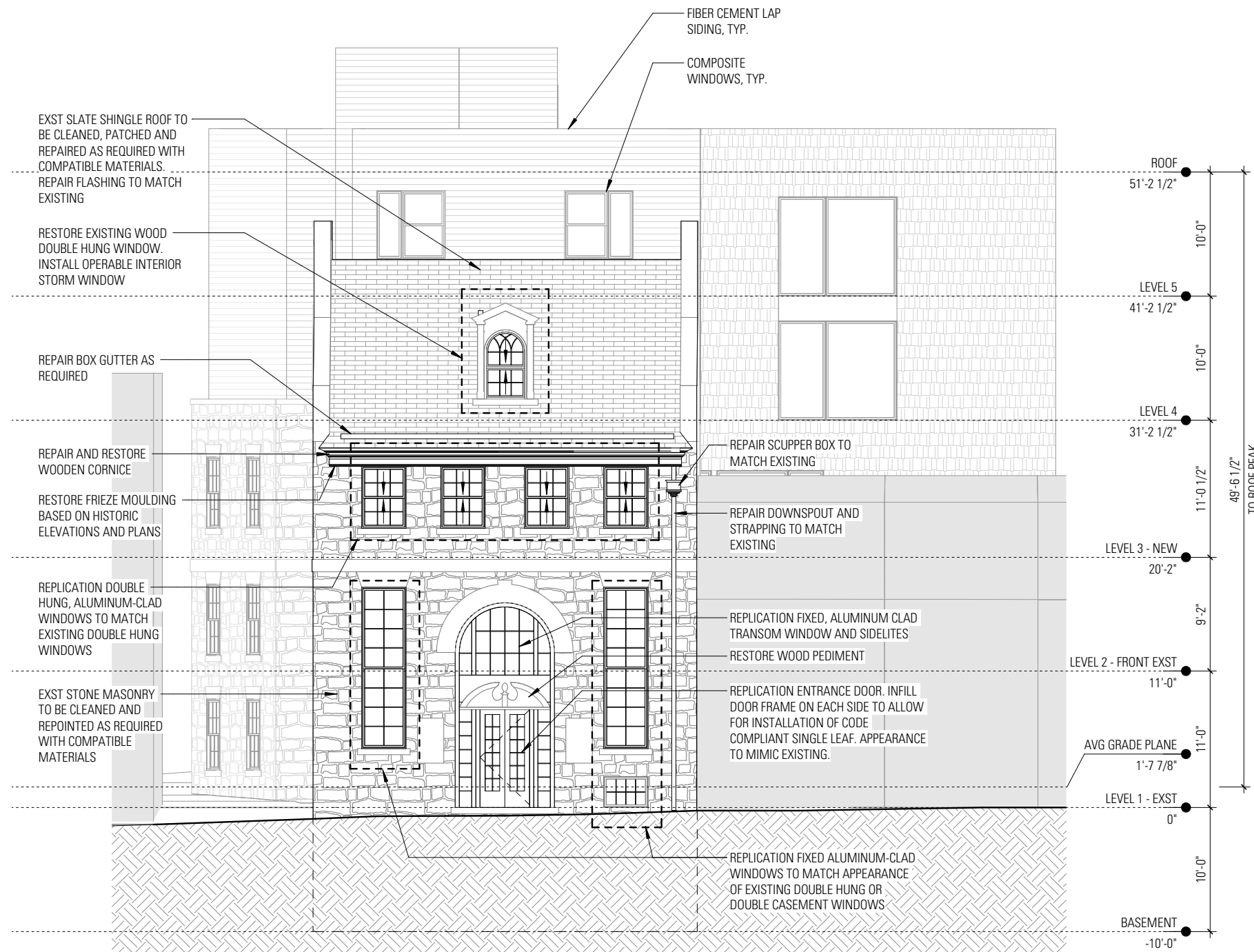
WINDOWS
RESTORE WOOD WINDOWS AS NOTED ON DRAWINGS
OPERATION: DOUBLE HUNG



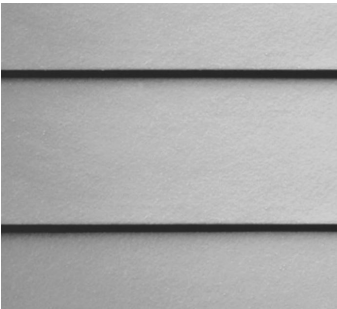
REPLICATION WINDOWS AS NOTED ON DRAWINGS
MATERIAL: ALUMINUM CLAD
COLOR: TBD
OPERATION: FIXED, DOUBLE HUNG, AND AWNING
MFR: MARVIN, PELLA OR EQUAL



ACCENT COLOR
LOCATION TBD
'DAMASK GOLD' OR SIM.
WILLIAMSBURG HISTORIC COLLECTION
MFR: BENJAMIN MOORE



NEW CONSTRUCTION
DESIGN FEATURES:



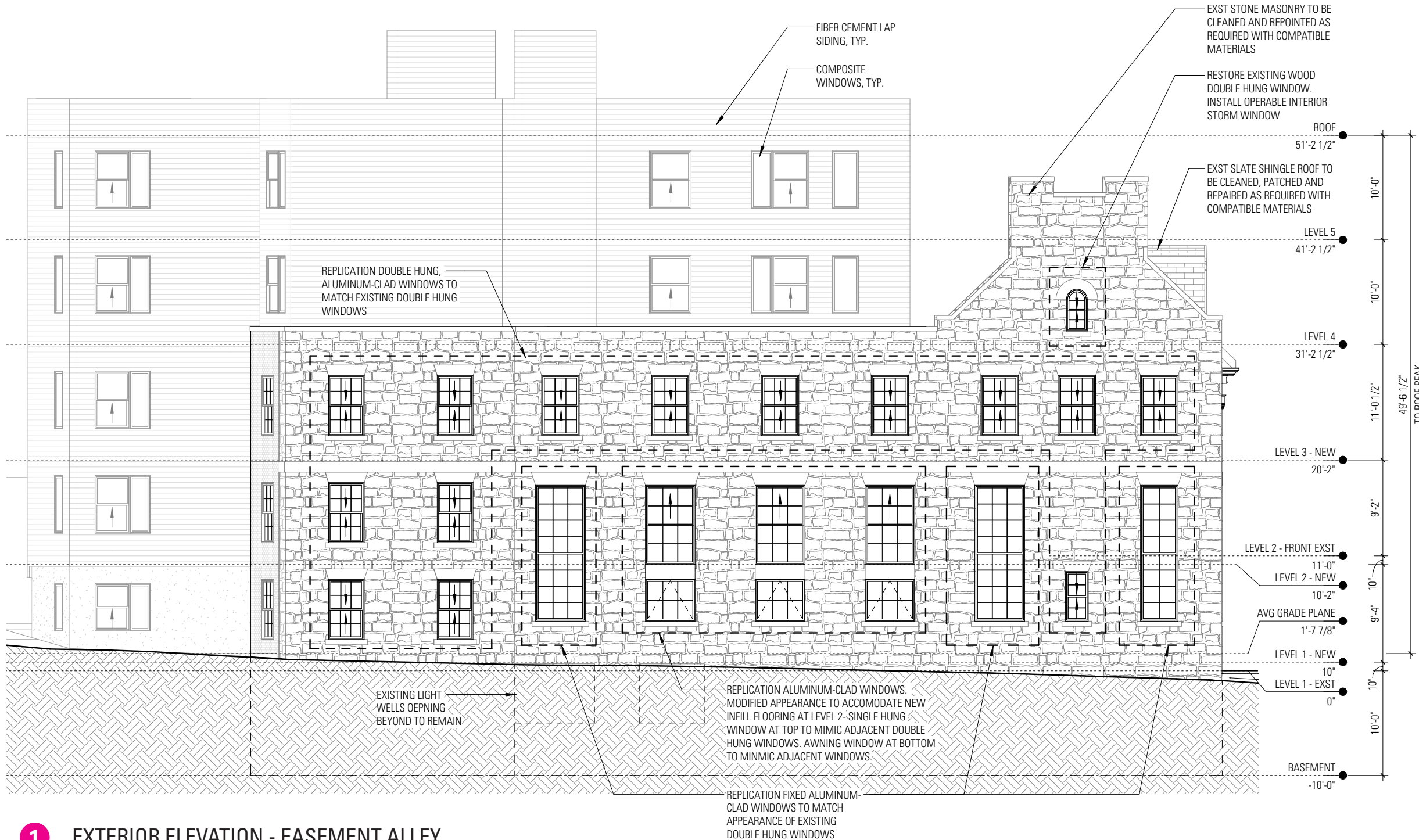
MATERIAL
FIBER CEMENT LAP SIDING
MRE: JAMES HARDIE OR EQUAL



MATERIAL COLOR
'DAMASK GOLD' OR SIM.
WILLIAMSBURG HISTORIC COLLECTION
MFR: BENJAMIN MOORE



WINDOWS
MATERIAL: COMPOSITE
COLOR: WHITE
OPERATION: FIXED, SINGLE HUNG
MFR: ANDERSEN OR EQUAL



1 EXTERIOR ELEVATION - EASEMENT ALLEY



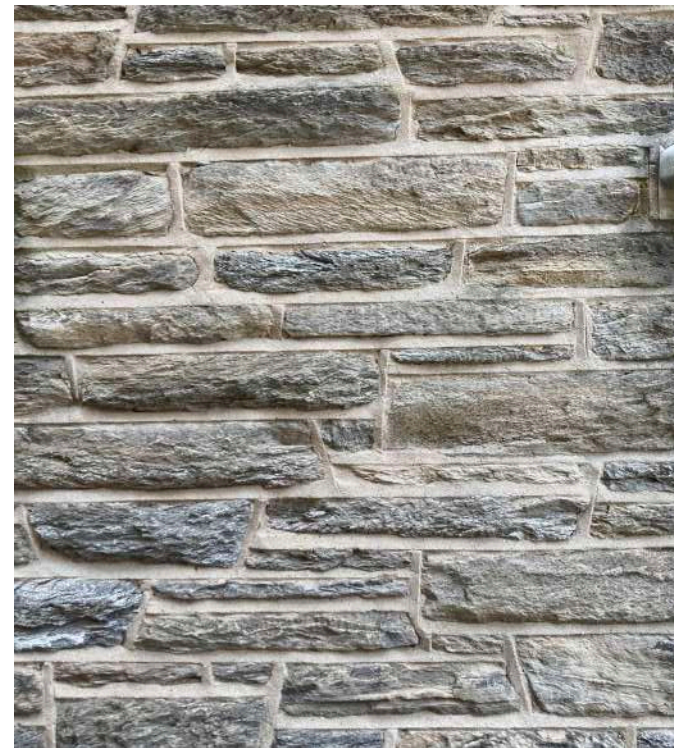
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PROPOSED WORK - EXISTING BUILDING ELEVATIONS

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SHINGLE SIDING



TEXTURE / PATTERN



FORM

PROPOSED WORK - NEW CONSTRUCTION PRECEDENTS

2-STORY NEW
CONSTRUCTION
ADDITION

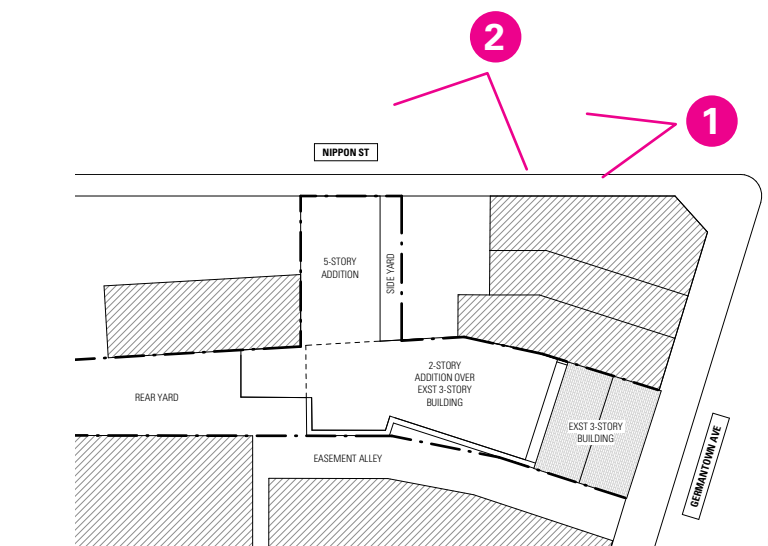
EXISTING 3-STORY
BUILDING

5-STORY NEW
CONSTRUCTION
ADDITION



2

EXTERIOR PERSPECTIVE- W NIPPON ST
LOOKING SOUTH 2



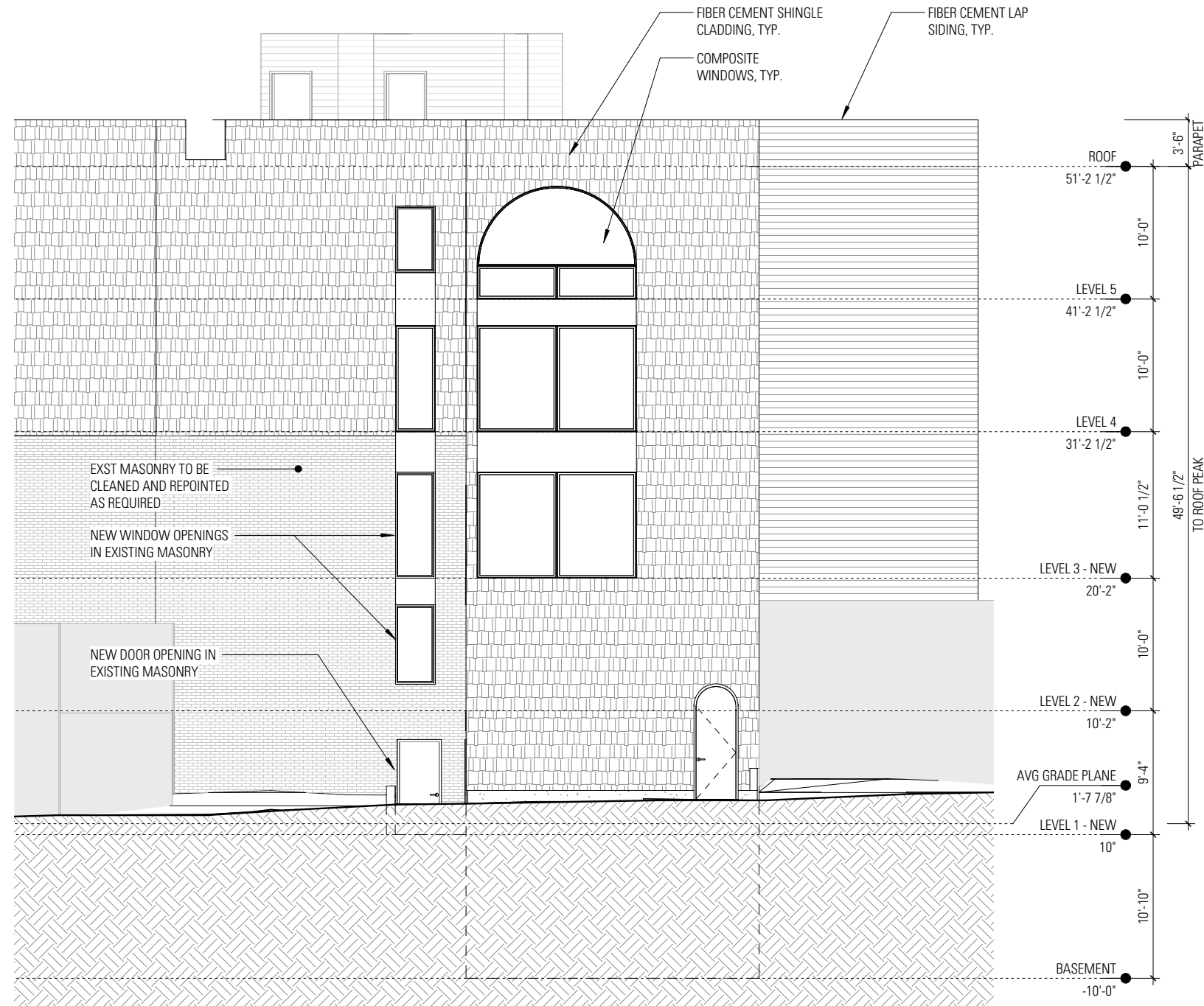
7 2 0 8
GERMANTOWN

1

EXTERIOR PERSPECTIVE- W NIPPON ST LOOKING SOUTH 1

PROPOSED WORK - NEW CONSTRUCTION PERSPECTIVES

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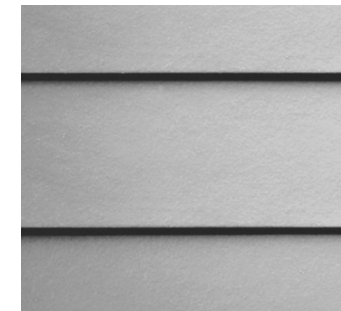


1 EXTERIOR ELEVATION - W NIPPON ST.

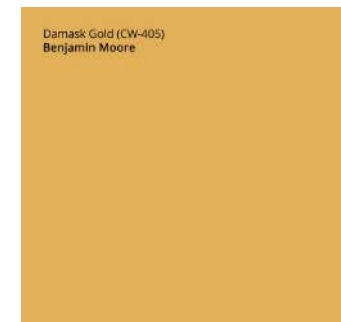
NEW CONSTRUCTION DESIGN FEATURES:



MATERIAL
FIBER CEMENT SHINGLE SIDING
STYLE: STRAIGHT OR STAGGERED EDGE
MFR: JAMES HARDIE, ALLURA OR EQUAL



FIBER CEMENT LAP SIDING
MFR: JAMES HARDIE OR EQUAL

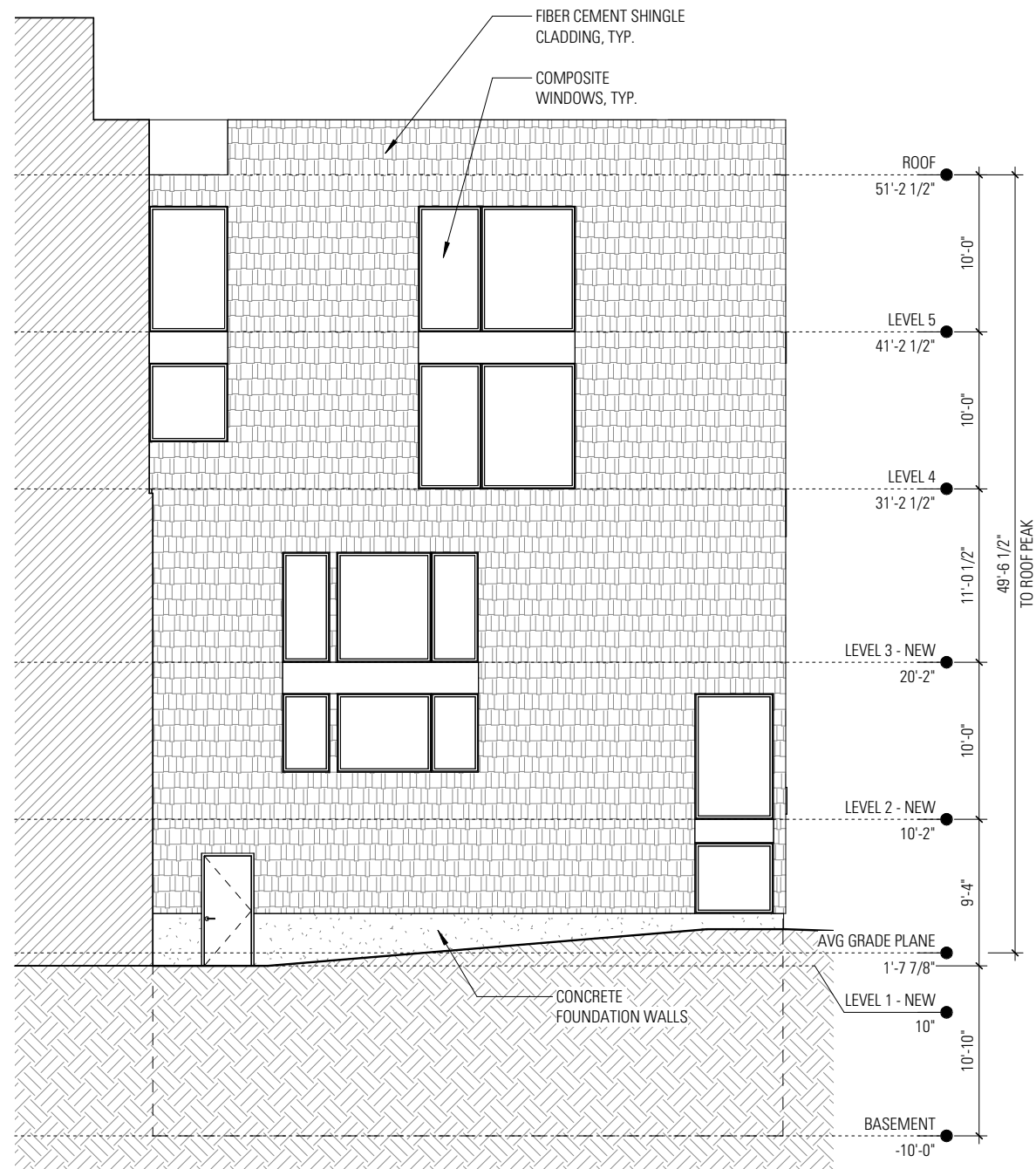


MATERIAL COLOR
'DAMASK GOLD' OR SIM.
WILLIAMSBURG HISTORIC COLLECTION
MFR: BENJAMIN MOORE



WINDOWS
MATERIAL- COMPOSITE
COLOR- WHITE
OPERATION- FIXED, AWNING
MFR: ANDERSEN OR EQUAL

PROPOSED WORK - NEW CONSTRUCTION ELEVATIONS



1 EXTERIOR ELEVATION - ENTRANCE ALLEY

PROPOSED WORK - NEW CONSTRUCTION ELEVATIONS