

ADDRESS: 8330 MILLMAN ST

Proposal: Construct building for accessory dwelling unit

Review Requested: In-Concept Approval

Owner: David L. Lockard

Applicant: Donna Lisle, Donna Lisle, Architecture and Design

History: 1963; Vanna Venturi House; Mother's House; Robert Venturi, architect

Individual Designation: 11/10/2016

District Designation: None

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

OVERVIEW: The property at 8330 Millman Street includes the significant Postmodern-style Vanna Venturi House designed by prominent Philadelphia architect Robert Venturi. The house is set back approximately 200 feet from Millman Street, centered on a long driveway running to the street. The T-shaped lot extends to the southeast and northwest, behind the neighboring properties at 8234 and 8336 Millman Street. The property is bounded by Navajo Street at the rear, though the rear of the house is not visible from that street, owing to heavy vegetation.

This in-concept application proposes to construct an 800-square-foot, one-story residential building to allow the current owner to age in place. The new building would be constructed in the location of an existing non-historic shed to the northwest of the Venturi House, on one of the arms of the T-shaped lot behind the property at 8336 Millman Street. It would be positioned 36-feet from the historic house. At its highest point, the proposed structure would be 12 feet tall, and the roof would slope to a low point of 9 feet.

The general location, height, massing, and scale of the proposed building are appropriate for the site, given that the new building will be largely invisible from the street and is positioned behind an adjacent property. The staff questions whether rotating the proposed building 90 degrees and pushing it to the property line at the northwest would further reduce the impact of the new construction on the Vanna Venturi House.

SCOPE OF WORK:

- Construct one-story accessory dwelling in the side yard.

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 one-story building would be differentiated from the historic building and would be compatible in massing, size, scale, and architectural features.
 - The proposed building's location on the site would have minimal impact on the historic integrity of the property and its environment; however, the staff suggests exploring whether rotating the building 90 degrees would increase the distance between the new structure and the historic building and thereby minimize any potential visibility from the public right-of-way.
- Guidelines for New Exterior Additions to Historic Buildings and Related New Construction:
 - *Recommended: Designing new construction on a historic site or in a historic setting that it is compatible but differentiated from the historic building or buildings.*

- *Recommended: Considering the design for related new construction in terms of its relationship to the historic building as well as the historic district and setting.*
- *Not Recommended: Adding new construction that results in the diminution or loss of the historic character of the building, including its design, materials, location, or setting.*
- o The new building would be located behind the neighboring property at 8336 Millman Street and would have minimal visibility from the public right-of-way; it would, therefore, not obstruct views of the Vanna Venturi House. The proposed building would be located on the site of a non-historic shed, behind the current parking area.
- o Owing to the massing, size, and scale of the new construction and its siting 36-feet from the historic building, the new construction would not result in the diminution of the historic character of the Vanna Venturi House.

STAFF RECOMMENDATION: Approval, provided rotating the building is explored, pursuant to Standard 9 and the Guidelines for New Exterior Additions to Historic Buildings and Related New Construction.

MAPS & IMAGES:



Figure 1: 2020 aerial showing 8330 Millman Street. Source: Atlas.



Figure 2: Photo showing the long drive to the front entrance; the proposed building would be located to the northwest of the Venturi House (right in photo), 2020. Source: Cyclomedia.



Figure 3: Aerial of the property at 8330 Millman Street. The proposed one-story building would replace an existing, non-historic shed to the northwest of the historic structure. 2020. Source: Pictometry.



Figure 4: Rear of 8330 Millman Street, 2020. Source: Pictometry.



Figure 5: Historic photo of the front façade of 8330 Millman Street, undated. Source: Historical Commission files.



Figure 6: Historic photo of the rear elevation, undated. Source: Historical Commission files.

Juliet Fajardo, Architect
Donna Lisle, Architect
Julietlee.fajardo@gmail.com
Donna.lisle01@gmail.com

November 11, 2021

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

Dear Sir or Madame:

We are representing the owner and writing you to request an "In Concept Review" for a new Auxiliary Dwelling Unit proposed on the property of the Vanna Venturi house in Chestnut Hill. The property address is 8330 Millman Street, Philadelphia, PA 19118. The house 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 property is approximately a $\frac{3}{4}$ acre flag lot entered from Millman Street, backing onto Navajo Street. The owner wishes to construct the 800 square foot ADU for use by his family. Mr. Lockard plans to continue to live in the main house. The design intent will follow the Secretary of the Interior Standard's for New Construction within Boundaries of Historic Properties. Please accept our application for a concept hearing scheduled for November 23, 2021.

Sincerely,

Juliet Lee Fajardo, RA, LEED AP

Donna Lisle, AIA, LEED AP

Cc: David L. Lockard
davidleelockard@aol.com



PROJECT

VANNA VENTURI HOUSE: ACCESSORY DWELLING UNIT THE GARDEN PAVILION

DATE

NOV 10, 2021

CLIENT

DAVID LOCKARD

Juliet Lee Fajardo Architecture

Juliet Fajardo holds a Master's Degree in Architecture and a certificate in Urban Design from PENNDesign and a Bachelor's of Arts major in Architecture and a minor in the History of Art from the University of Pennsylvania. She is a Registered Architect in Pennsylvania, with a LEED AP certificate in Sustainable Design.

Juliet holds her own practice, Juliet Lee Fajardo Architecture, and specializes in industrial renovation work, residential, and commercial architecture. In the past, she has worked at BLTa and KieranTimberlake in Philadelphia, PA. She also teaches Architecture, 3D Modeling and Animation, Graphic Design, and Digital Fabrication courses at SCH Academy in Philadelphia.

Juliet has worked on Historical Projects such as the renovation of Strawbridge's Clothier, multiple design projects at the Union League of Philadelphia, as well as renovations of the Latham Hotel.



VANNA VENTURI HOUSE: ACCESSORY DWELLING UNIT

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Donna Lisle, Architecture and Design

Donna Lisle holds a Master's Degree in Architecture from The University of Pennsylvania and a Bachelor's of Arts major in Architecture from Auburn University. She is a Registered Architect in Pennsylvania.

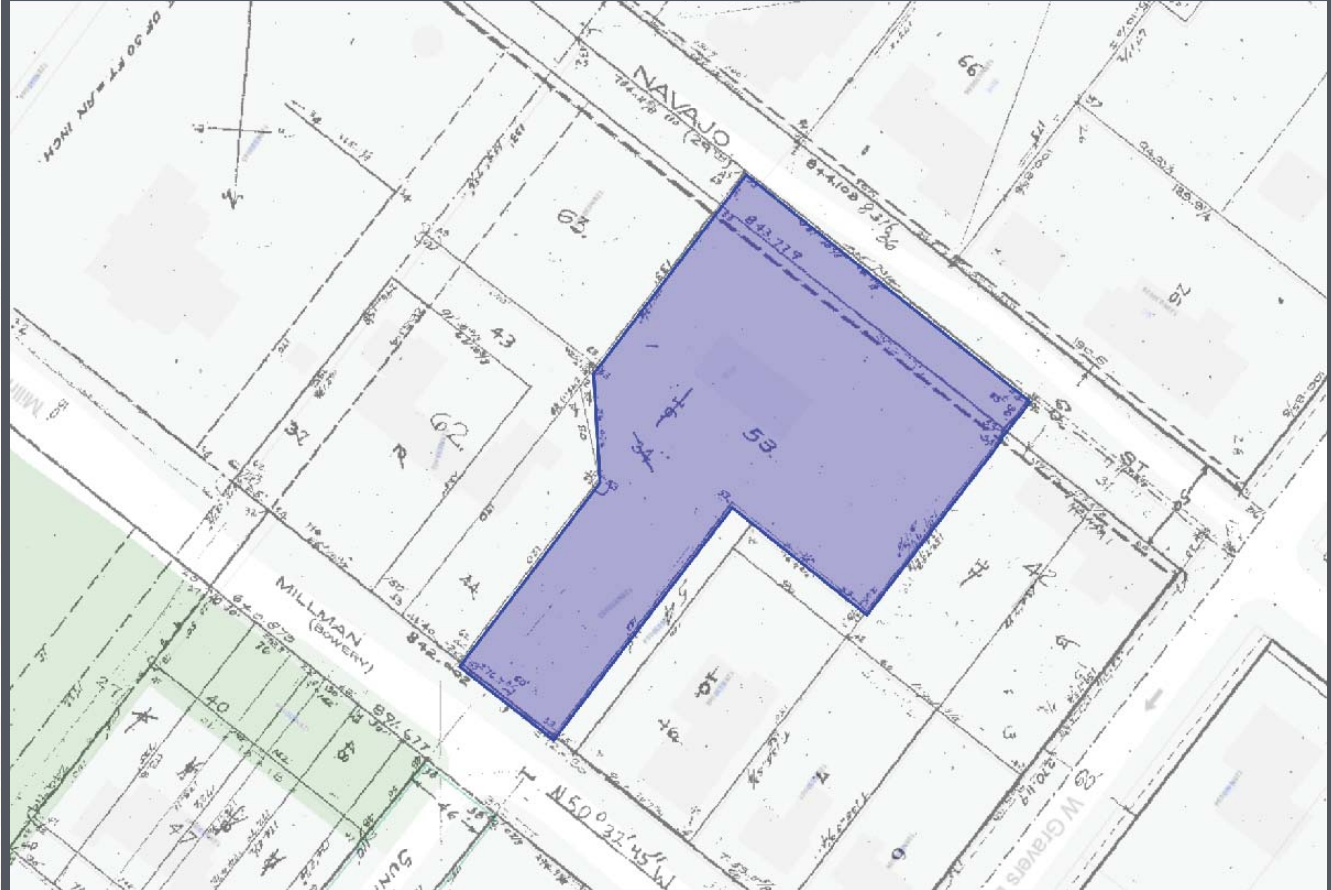
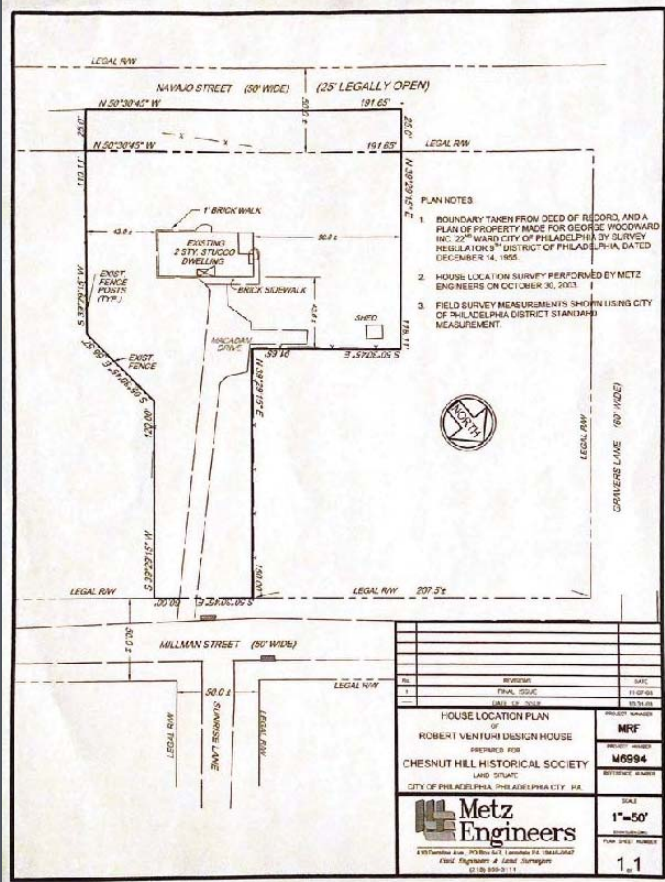
Donna's career as an Architect is lengthy. During her tenure with large firms, she has designed and managed projects ranging from cultural buildings such as a UNC museum, to commercial and science sectors including award-winning research laboratories. Donna brings recent expertise in historic renovation properties such as the Union League of Philadelphia and sits on the Historical Review Board of Lower Merion. Recently, with her husband, Tim, she designed and built their own "shore" house in Cape May Point.

Her early education and experience in Interior Design complements her architectural expertise, allowing her to focus the creative design process on the whole user experience. For her, the details and feel of the interior continue the design philosophy of the building and landscape.



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We know that...

- A. Currently that the Secretary of the Interior's Standards for Historical Properties and Districts does address additions.
- B. Because of the acceptance of ADU's and the importance of the all of the important features and feasibility of the VV House, the owner has decided to build a separate structure.
- C. A zoning variance is in order, and we would like the Historical Commission and the Chestnut Hill Community Association to support the variance.

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OPA ACCOUNT
092281800

HOMESTEAD EXEMPTION
Yes

DESCRIPTION
DET 2 STY MASONRY+OTHER

CONDITION
Average

BEGINNING POINT
207'5 7/8" S OF

LAND AREA (SQFT) IMPROVEMENT AREA (SQFT)
37,210 1,986

ZONING
RSD-3
[See related zoning permit documents](#)
Zoning data source: Planning and Development



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The ADU aims to (in order of importance):

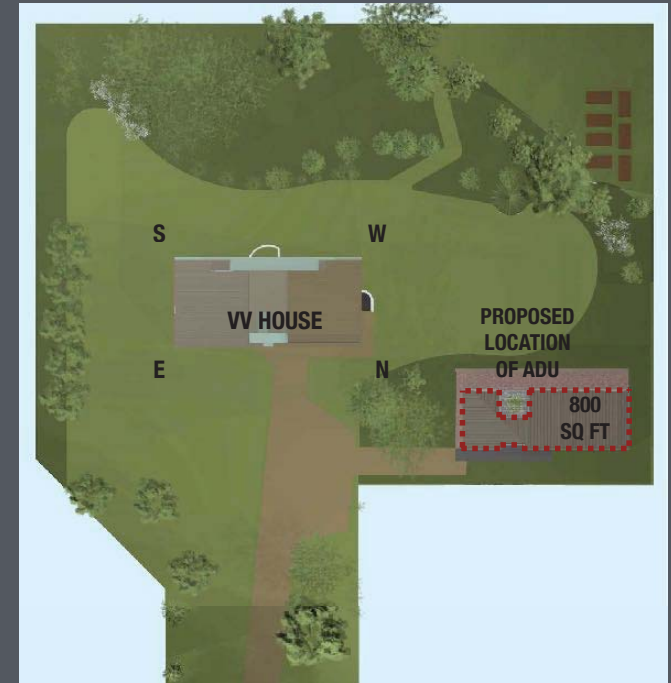
- A. Support daily needs and rituals of present and future users
- B. Be ancillary and complementary to the Main Home both in function and form
- C. Be harmonious to the existing grounds, garden, and site design
- D. Adhere to the code requirements as much as possible
- E. Obtain approvals by the Historical Commission (full review), Chestnut Hill Historical Society, and Philadelphia License and Inspection

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A. Why a Garden Pavilion?

1. Additional Bedrooms for Visiting Family and Friends
2. A Studio for Pianos
3. Home Office Space
4. Future Bedroom for Caregiver/Nurse
5. Enhancing the Garden as an area of development



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B. The Iconic Main Home of the Vanna Venturi House by Robert Venturi

1. One of the first prominent works of the postmodern architecture movement
 - a. Advised not to mimic the style
 - b. Reflect upon the intrigue and aesthetic qualities of the exterior and interior
2. “Complexity and Contradiction”: Hybrid elements, messy vitality, non sequitur, and duality OVER clear, straightforward, orthodox Modern architecture
 - a. Awareness of Modernist elements in Contemporary Architecture
 - b. The siting of the ADU is such that it is hidden and tucked away on the property so that it maintains clear views to the VV House and does not interfere with the enjoyment of the house
 - c. It is not visible to the public way.
 - d. Sensitivity to materials so that the exterior aesthetics do not clash or overwhelm the Vanna Venturi House

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B. The Iconic Vanna Venturi House by Robert Venturi



NORTHEAST ELEVATION



WEST ELEVATION



NORTHWEST ELEVATION



SOUTHEAST ELEVATION



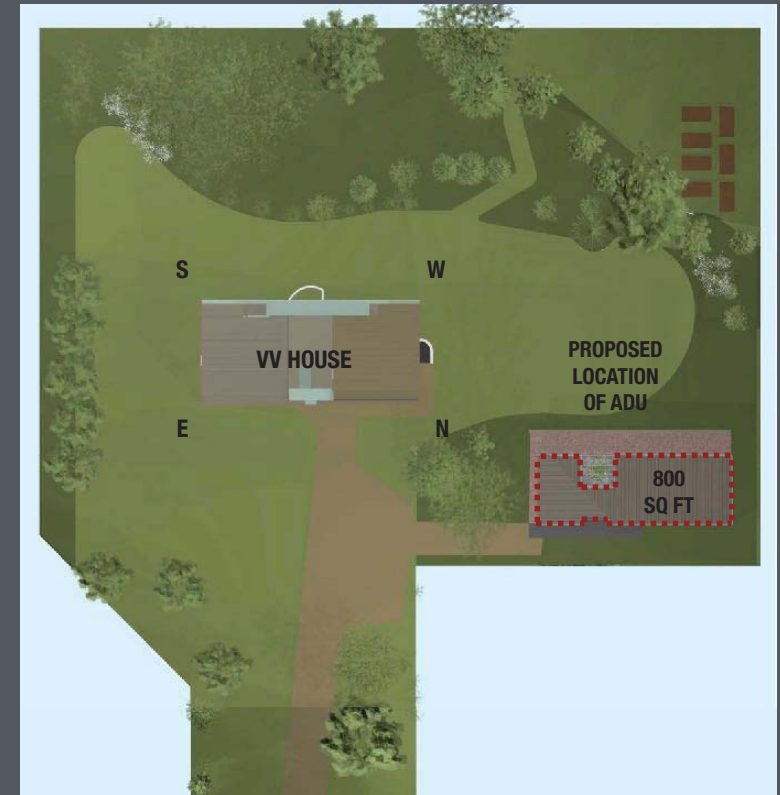
SOUTH ELEVATION

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C. Where should it go on the Site? (in order of importance)

1. Proximity to house - 36 feet away
2. Placement/Usage of shed - code requirement
3. Proximity to driveway - ease of accessibility
4. Ideal vantage points from the ADU to the Vanna Venturi House - ancillary
5. Ideal vantage points from the site to the ADU - cannot see it from front



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D/E. Historical Significance and Architectural Recognition

1. Philadelphia Register of Historic Places - 2016
 - a. The review involves 2 public meetings (Architectural Committee & Historical Commission)
2. Contributing property to the Chestnut Hill Historic District on the National Register of Historic Places - 1985
3. AIA's Twenty-five Year Award - 1989
4. Robert Venturi - Pritzker Prize 1991

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Philadelphia Code Related Considerations

(c) Where Allowed. 549

Accessory dwelling units are allowed only on lots occupied by a single-family use contained in a detached or semi-detached building in the permitted areas described in § 14-604(11)(d) (Permitted Areas), except within historic structures (as described in subsection (d)(.1) below), where accessory dwelling units are also permitted on lots occupied by a single-family use contained in an attached building. Accessory dwelling units must be located within the interior of the principal building or within the interior of a detached accessory building, such as detached garages, that are in existence as of the effective date of this Zoning Code.

(d) Permitted Areas. 550

(.1) Historic Structures.

Accessory Dwelling Units are permitted within any building or structure that, pursuant to Chapter 14-1000, has been designated as historic; or that is located in a district that has been designated as historic and that contributes, in the Historical Commission's opinion, to the character of such district.

(.2) Reserved.

(f) Number.

No more than one accessory dwelling unit is allowed per lot.

(h) Location of Entrances.

Only one entrance to a detached or semi-detached house containing an accessory dwelling unit may be located on the front facade that faces a street, unless the house contained an additional street-facing entrance before the accessory dwelling unit was created.

(i) Size. 551

The floor area of an accessory dwelling unit may not exceed 800 sq. ft., except in historic structures (as described in subsection (d)(.1) above).

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(11) Accessory Dwelling Units.

(a) Purpose.

(.1) Accessory dwelling units help advance City policies by:

- (.a) accommodating new housing units while preserving the character of existing neighborhoods;
- (.b) allowing efficient use of the City's existing housing stock and infrastructure;
- (.c) providing housing options and choices that respond to varying income levels, changing household sizes and lifestyle needs;
- (.d) providing a means for residents – particularly seniors, single parents, and empty-nesters – to remain in their homes and neighborhoods, and obtain extra income, security, companionship, and assistance; and
- (.e) accommodating a broader range of accessible and more affordable housing.

(.2) The accessory dwelling unit regulations of this section are intended to help promote the benefits of accessory dwelling units, while also preserving neighborhood character and promoting predictability and certainty for established neighborhoods.

(b) General.

Accessory dwelling units are subject to all applicable regulations of the zoning district in which they are located, except as otherwise expressly stated in this section.

(c) Where Allowed. 549

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(.2) Reserved.

(e) Owner Occupancy.

The principal dwelling unit or the accessory dwelling unit must be occupied by the owner of the subject lot. Before final occupancy of the accessory dwelling unit, the property owner shall record an affidavit and deed restriction, stating that the property owner will reside on the property, in either the principal or accessory dwelling unit. Once recorded, the deed restriction (requiring owner occupancy) may not be removed or modified without Zoning Board approval.

(f) Number.

No more than one accessory dwelling unit is allowed per lot.

(g) Density (Minimum Lot Area per Unit).

No additional land area is required for the accessory dwelling unit beyond the minimum lot size required in the subject zoning district.

(h) Location of Entrances.

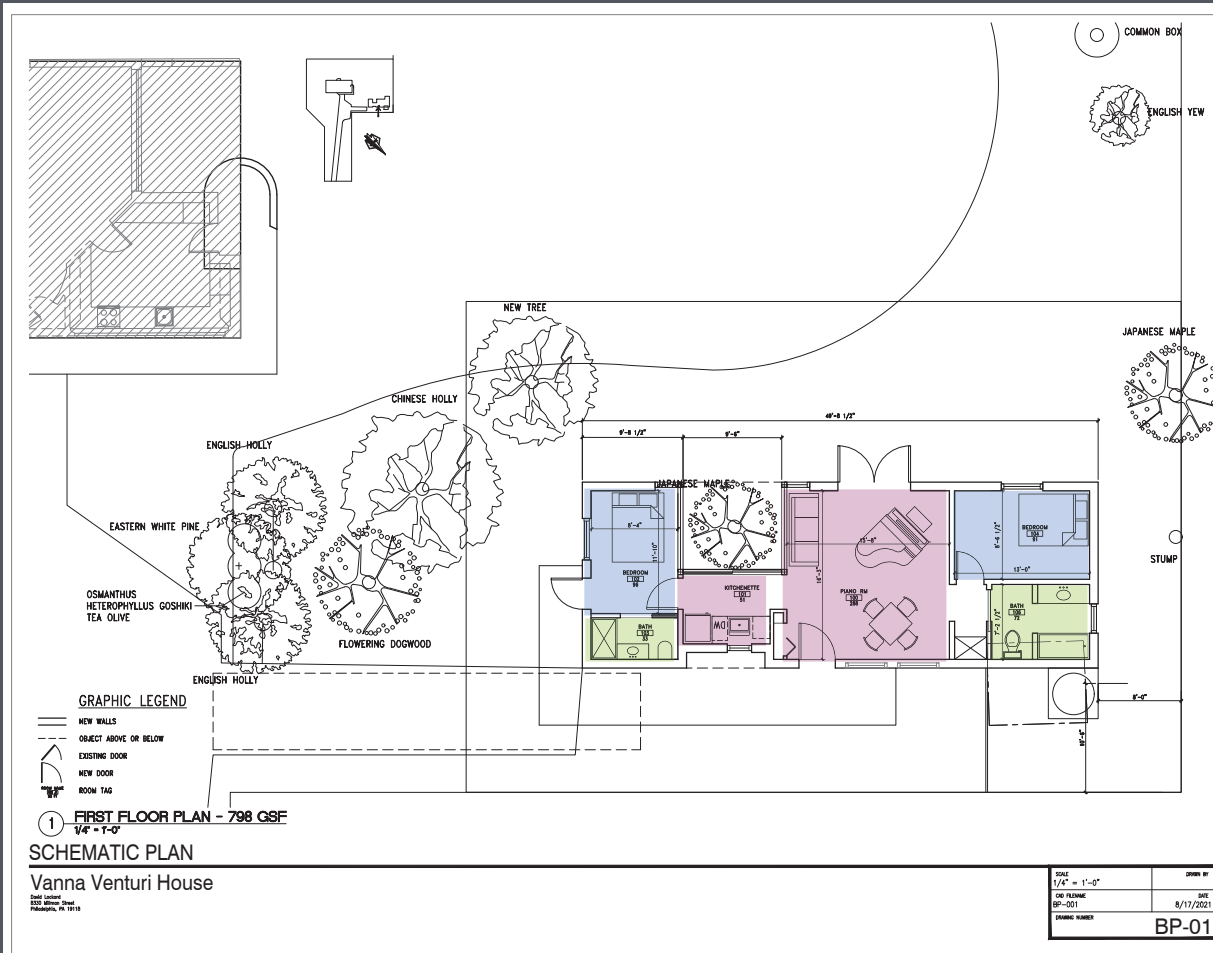
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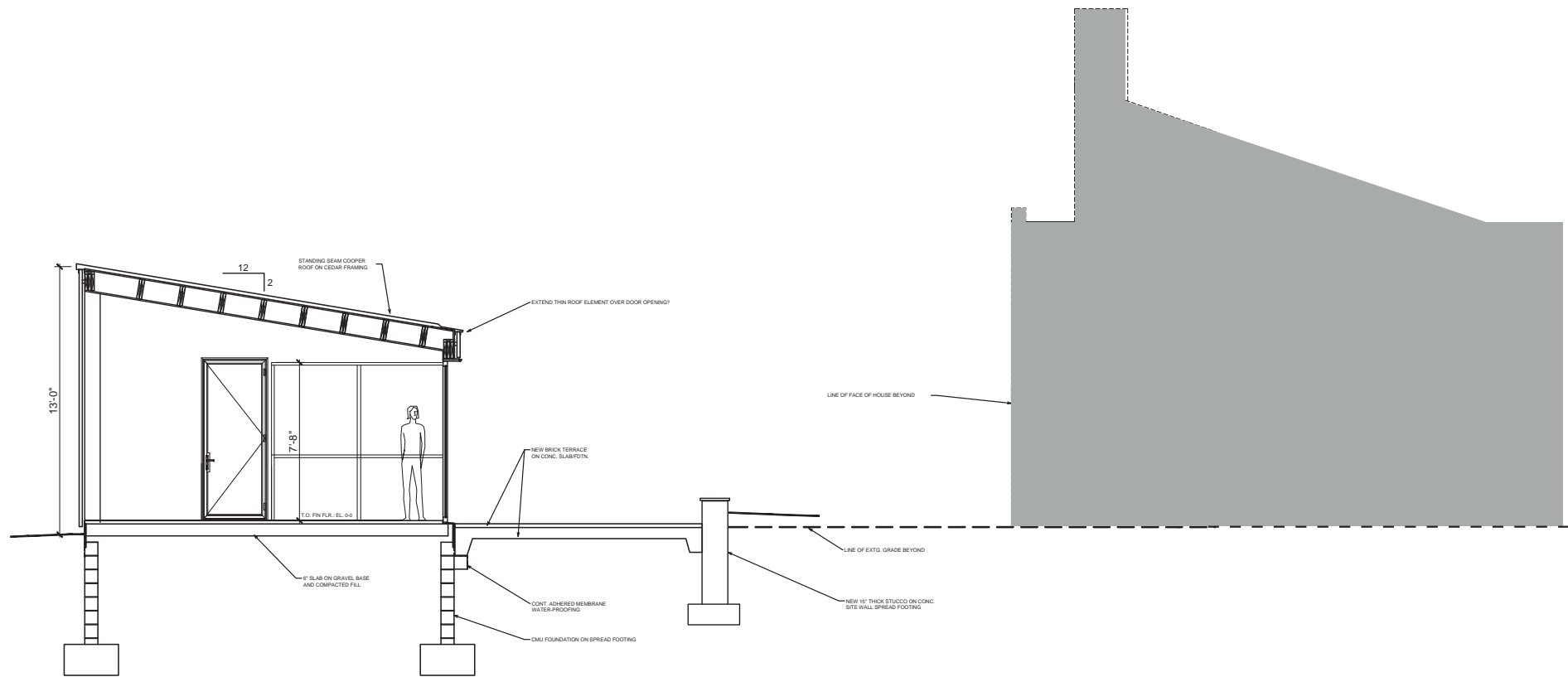
VANNA VENTURI HOUSE: ACCESSORY DWELLING UNIT

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APPROACH: The Garden Pavilion Option 1



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APPROACH: The Garden Pavilion Option 2



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APPROACH: The Garden Pavilion Option 1



VANNA VENTURI HOUSE: ACCESSORY DWELLING UNIT

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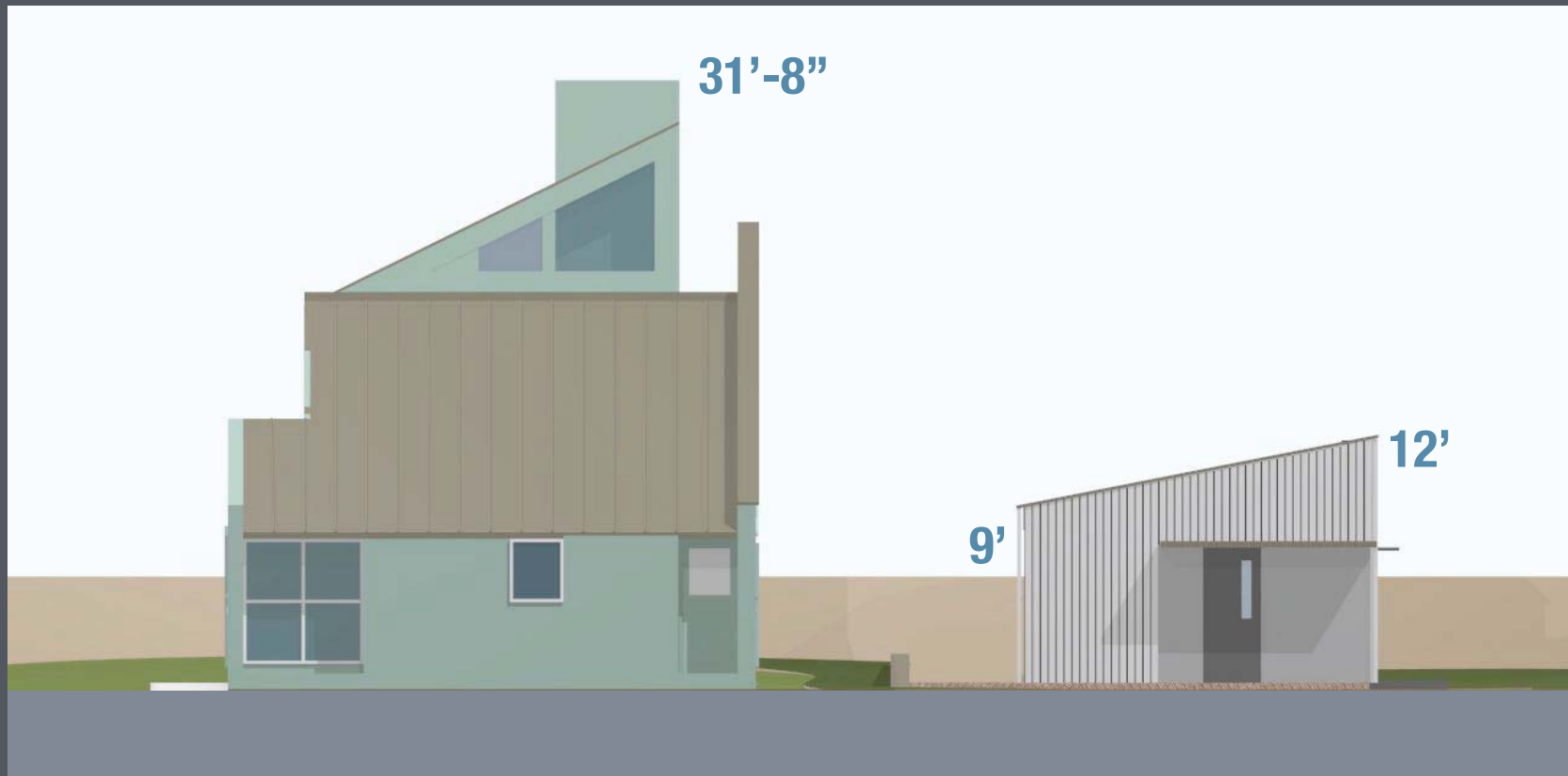
APPROACH: The Garden Pavilion Option 2



VANNA VENTURI HOUSE: ACCESSORY DWELLING UNIT

THE GARDEN PAVILION

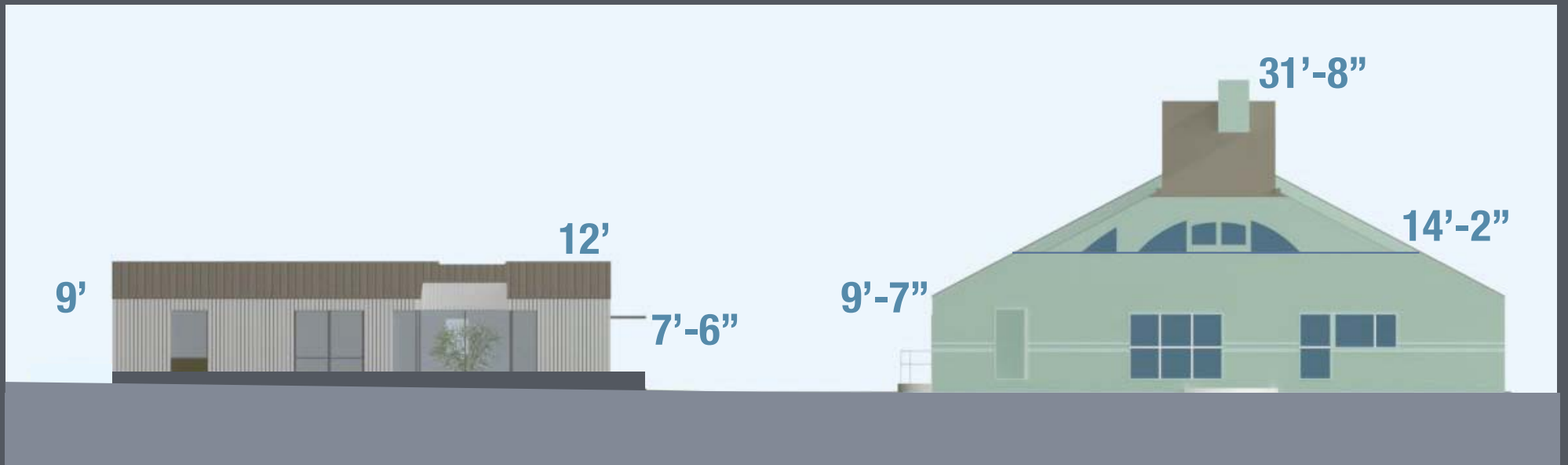
APPROACH: The Garden Pavilion



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APPROACH: The Garden Pavilion



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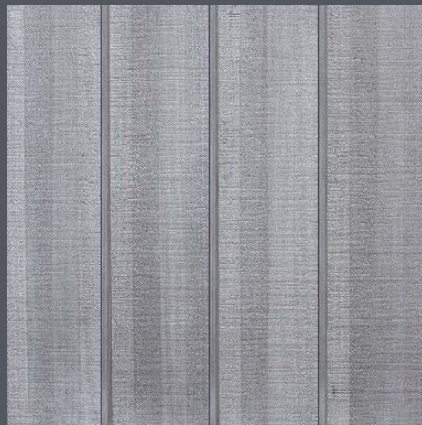
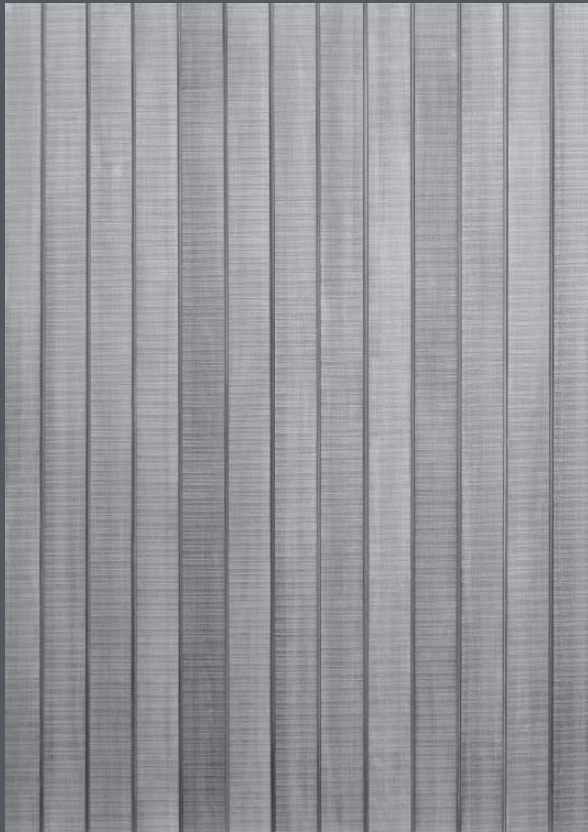
THE GARDEN PAVILION

EXTRA CONTENT

VANNA VENTURI HOUSE: ACCESSORY DWELLING UNIT

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APPROACH: MATERIALS AND TEXTURES



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APPROACH: MATERIALS AND TEXTURES



VANNA VENTURI HOUSE: ACCESSORY DWELLING UNIT

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Street Views from Millman St and Navajo St



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Street Views from Millman St and Navajo St



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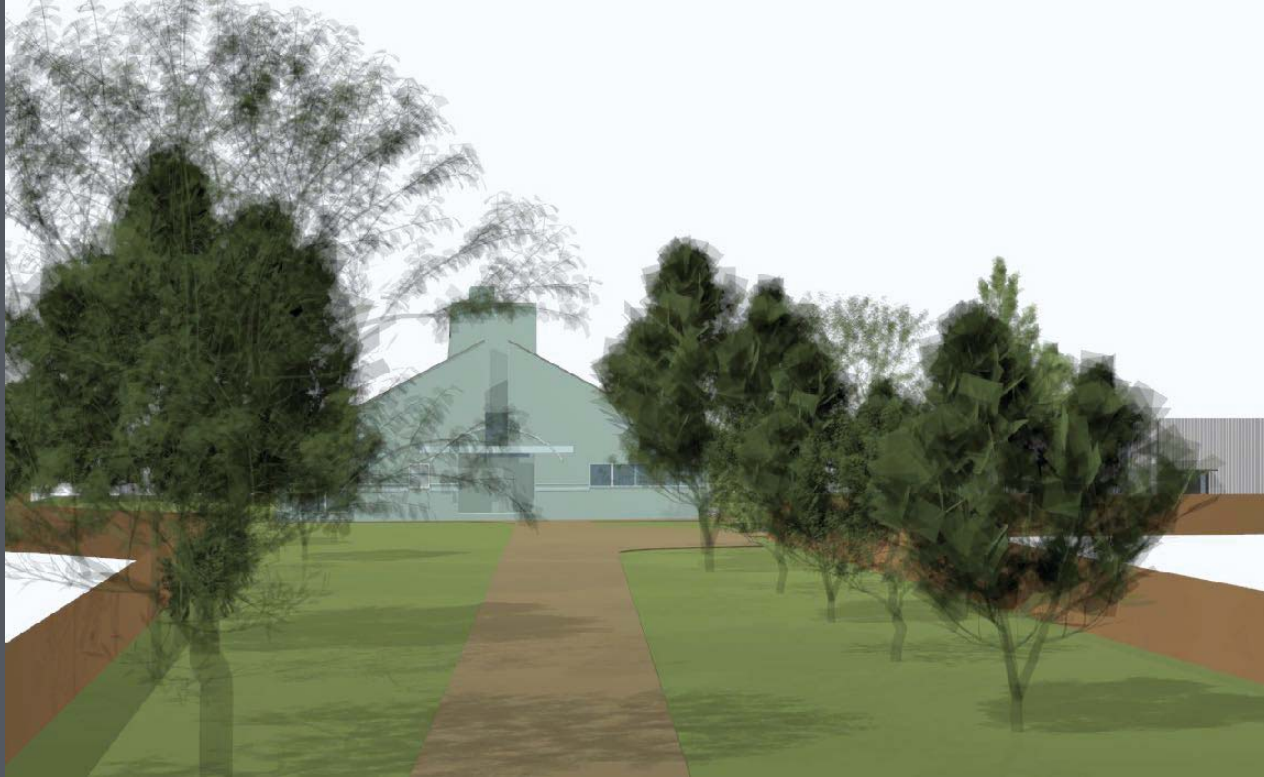
Street Views from Navajo St (back view)



VANNA VENTURI HOUSE: ACCESSORY DWELLING UNIT

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Front View Rendering



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