

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.

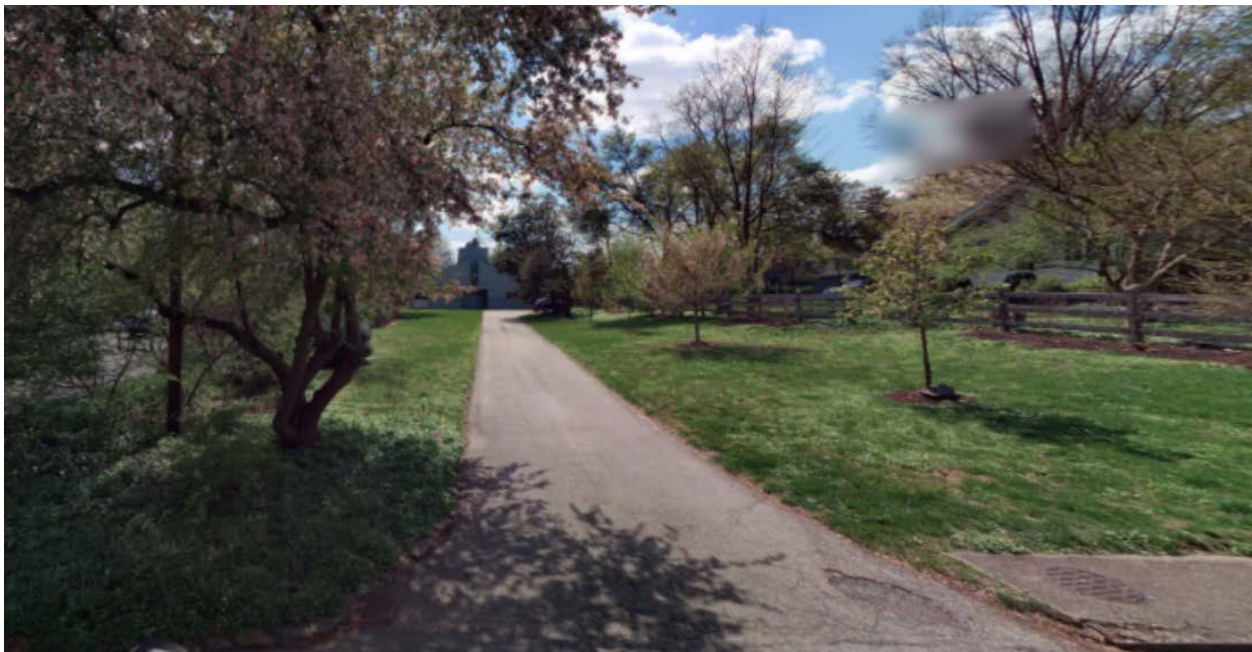


Figure 2: Photo showing the long drive to the front entrance; the proposed building would be located to the northwest of the Venturi House (right in photo), 2020. Source: Cyclomedia.



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 23, 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

THE GARDEN PAVILION

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 with LEED AP certification.

Donna's own practice is focused on residential. During her tenure with large firms, she has designed and managed projects ranging from cultural buildings such as a UNC museum, to hospitality 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.

Her early education and experience in Interior Design and as an adjunct professor at Temple complement her architectural expertise.

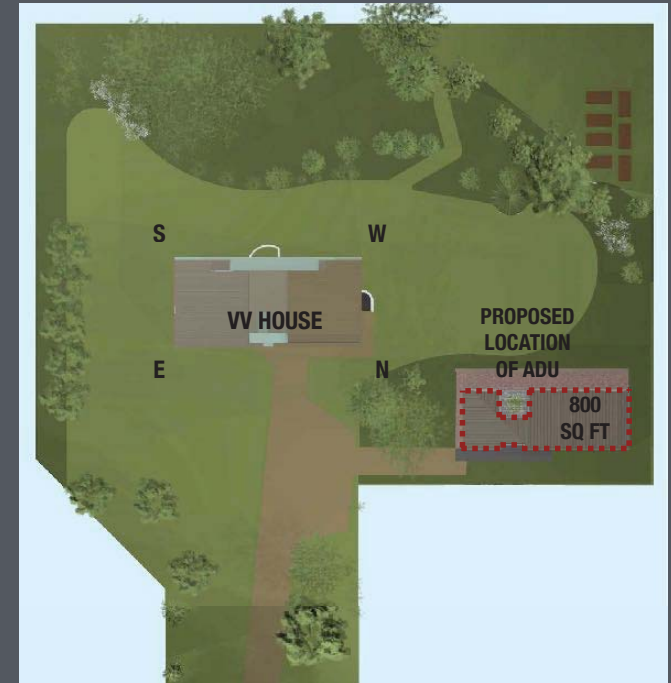


VANNA VENTURI HOUSE: ACCESSORY DWELLING UNIT

THE GARDEN PAVILION

The Functional Purpose of the Garden Pavilion (ADU)

1. Additional Bedrooms for Visiting Family - David Lockard's mother (age 94) needs to move out of her current living situation, David's girlfriend will move in with him in the near future, and David's brother and grandchildren often visit.
2. A Studio for Pianos - David's girlfriend is a pianist and plans on offering lessons to the grandchildren
3. Home Office Space for David's practice
4. Future Bedroom for Caregiver/Nurse
5. Enhancing the Garden as an area of development
6. Possible future use of a Visitor Center for the VV House



VANNA VENTURI HOUSE: ACCESSORY DWELLING UNIT

THE GARDEN PAVILION

The External Parameters of the ADU

- A. We would like to Philadelphia Historic Commission and the Chestnut Hill Community Association to support the proposed ADU.
- B. The owner has decided to build a separate structure to not infringe upon the importance of the all of the important features of the VV House, and comply with the Secretary of the Interior's Standards for New Construction within Boundaries of Historic Properties.
- C. Siting and design protect the historic integrity of the house and setting, and will not alter views from Millman and Navajo Streets. You will see that wooded and vegetated siting was used to limit visibility, protecting viewsheds within and outside of the property.
- D. The proposed design is intentionally modest and does not attempt to reference Venturi's design. To be compatible with the house, the proposed design has uncomplicated massing with a low profile and floor to ground plane relationship.

VANNA VENTURI HOUSE: ACCESSORY DWELLING UNIT

THE GARDEN PAVILION

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



VANNA VENTURI HOUSE: ACCESSORY DWELLING UNIT

THE GARDEN PAVILION

The Iconic Vanna Venturi House by Robert Venturi



NORTHEAST ELEVATION



WEST ELEVATION



NORTHWEST ELEVATION



SOUTHEAST ELEVATION



SOUTH ELEVATION

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The Design of the ADU aims to:

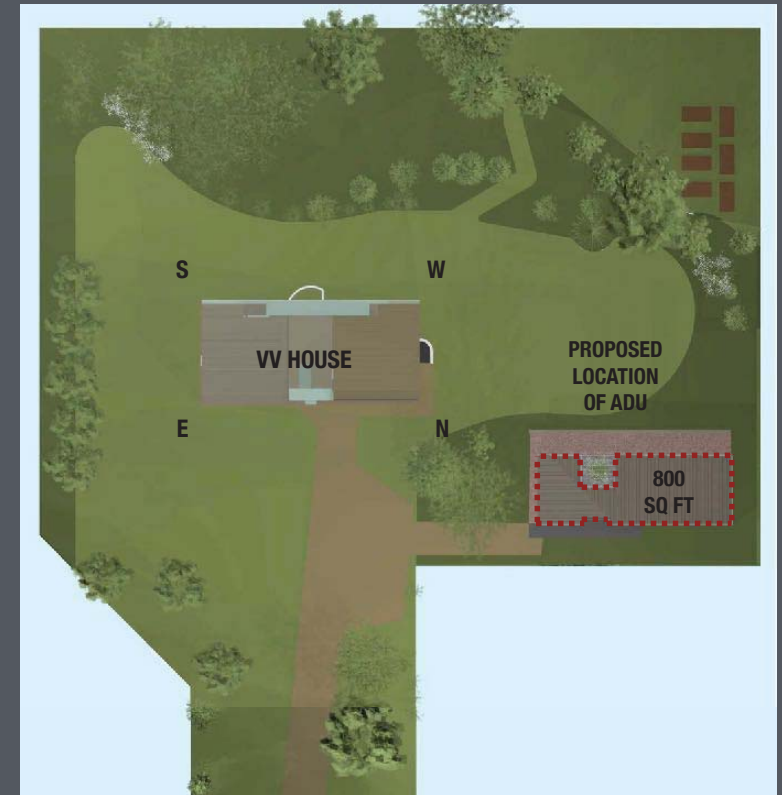
1. Support the space needs of present and future users - 2 bedrooms, a small kitchenette, piano/living room, and 2 bathrooms
2. Be ancillary and complementary to the VV House both in function and form - the design aims to be modest and as low in roofline as possible.
3. Be harmonious to the existing grounds, garden, and site design and not be visible to the public right of way
4. Adhere to the code requirements as closely as possible
5. Obtain approvals by the Historical Commission (full review), Chestnut Hill Historical Society, and Philadelphia License and Inspection

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

1. Not visible from the public right of way
2. Proximity to house - 36 feet away (as far away as possible)
3. Placement/Usage of shed - code requirement
4. Proximity to driveway - ease of ADA accessibility with least amount of site disturbance



VANNA VENTURI HOUSE: ACCESSORY DWELLING UNIT

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Street View from Millman Street



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Street Views from Navajo St (back view)



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Short video uploaded onto YouTube:

Shows the public right of way view from Millman Street of the Vanna Venturi House

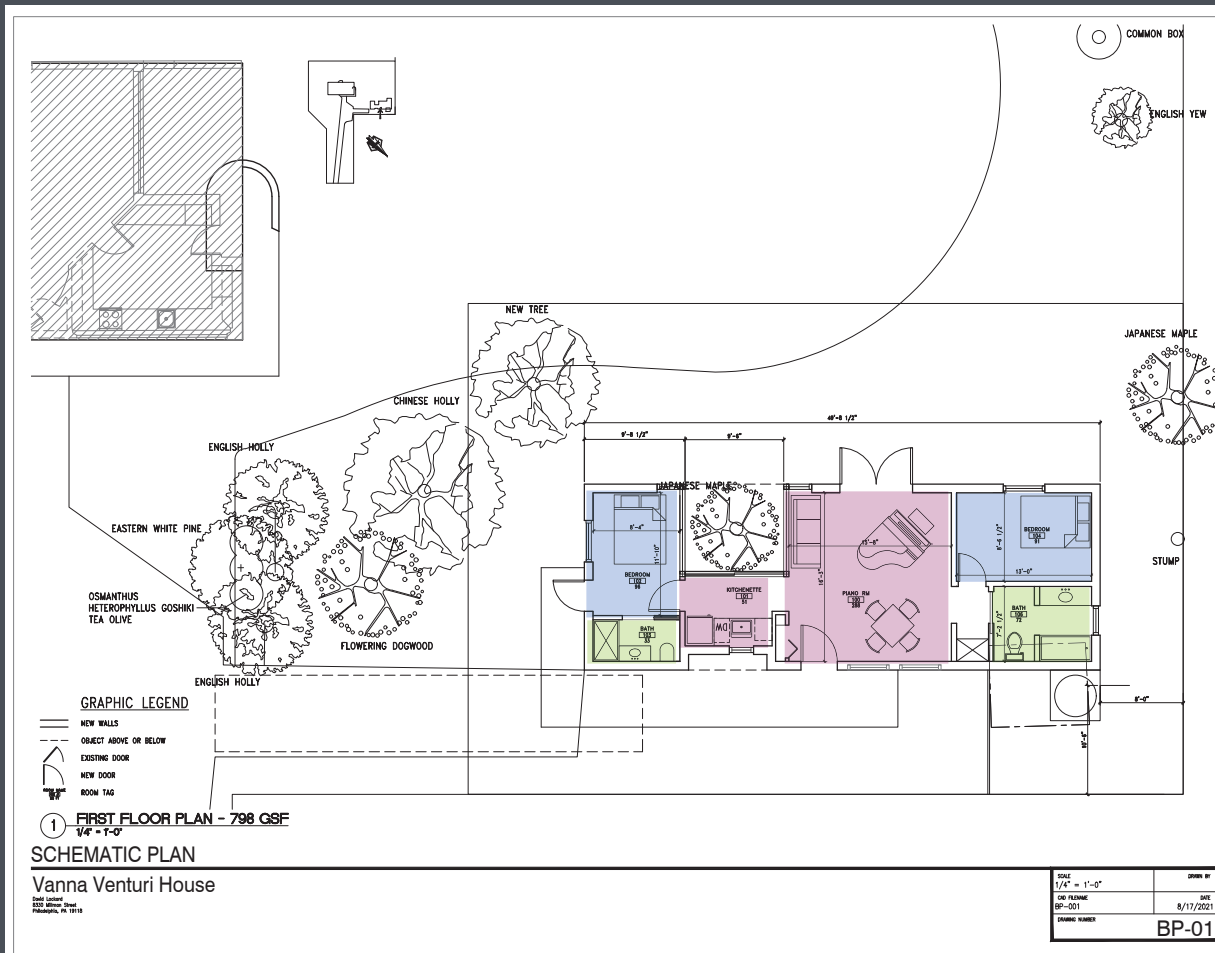
<https://youtu.be/55bAEIwEBBM>

Shows an aerial drone view of the Vanna Venturi House

<https://youtu.be/C0dxX6ETcAk>

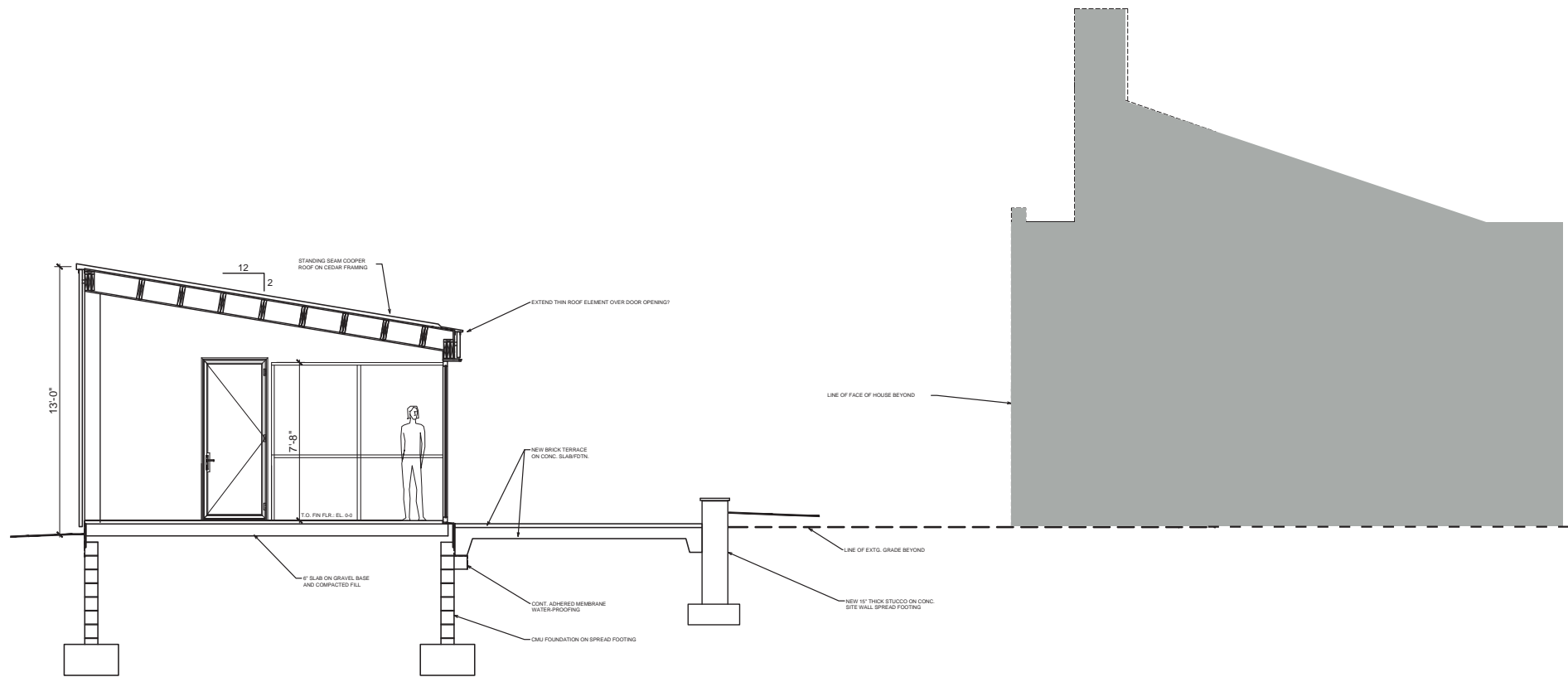
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APPROACH: The Garden Pavilion Option 1



VANNA VENTURI HOUSE: ACCESSORY DWELLING UNIT

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APPROACH: The Garden Pavilion Option 2



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APPROACH: The Garden Pavilion Option 1



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APPROACH: The Garden Pavilion Option 2

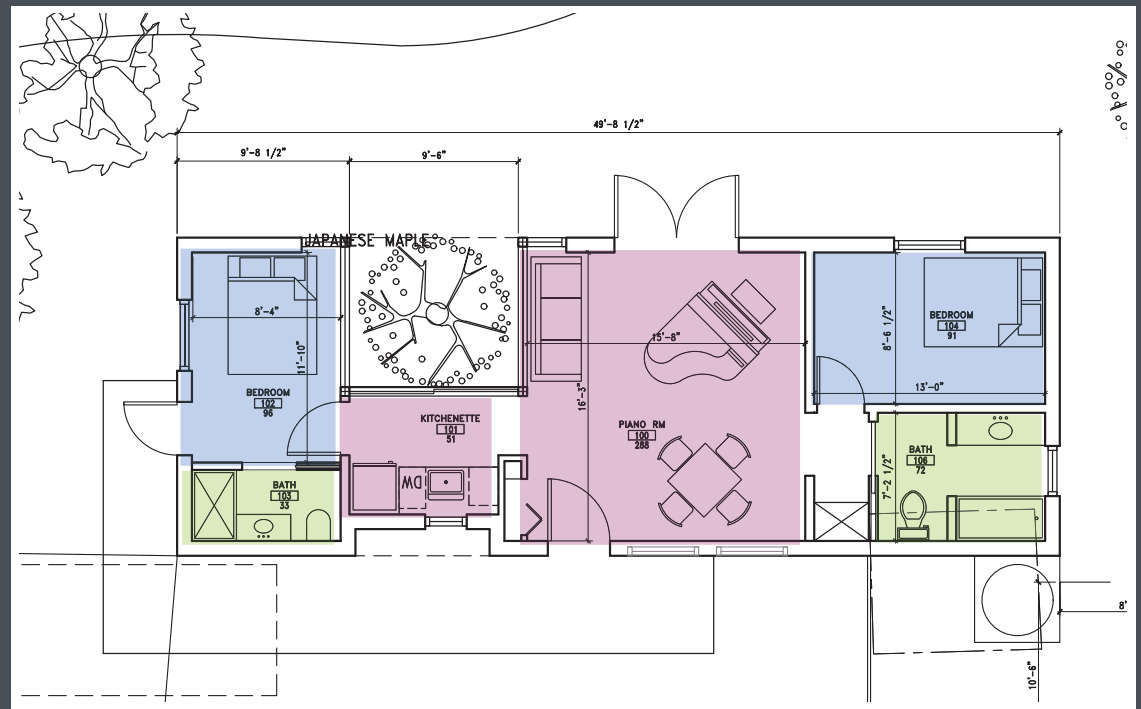


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THE GARDEN PAVILION

APPROACH: The Garden Pavilion Design Thoughts

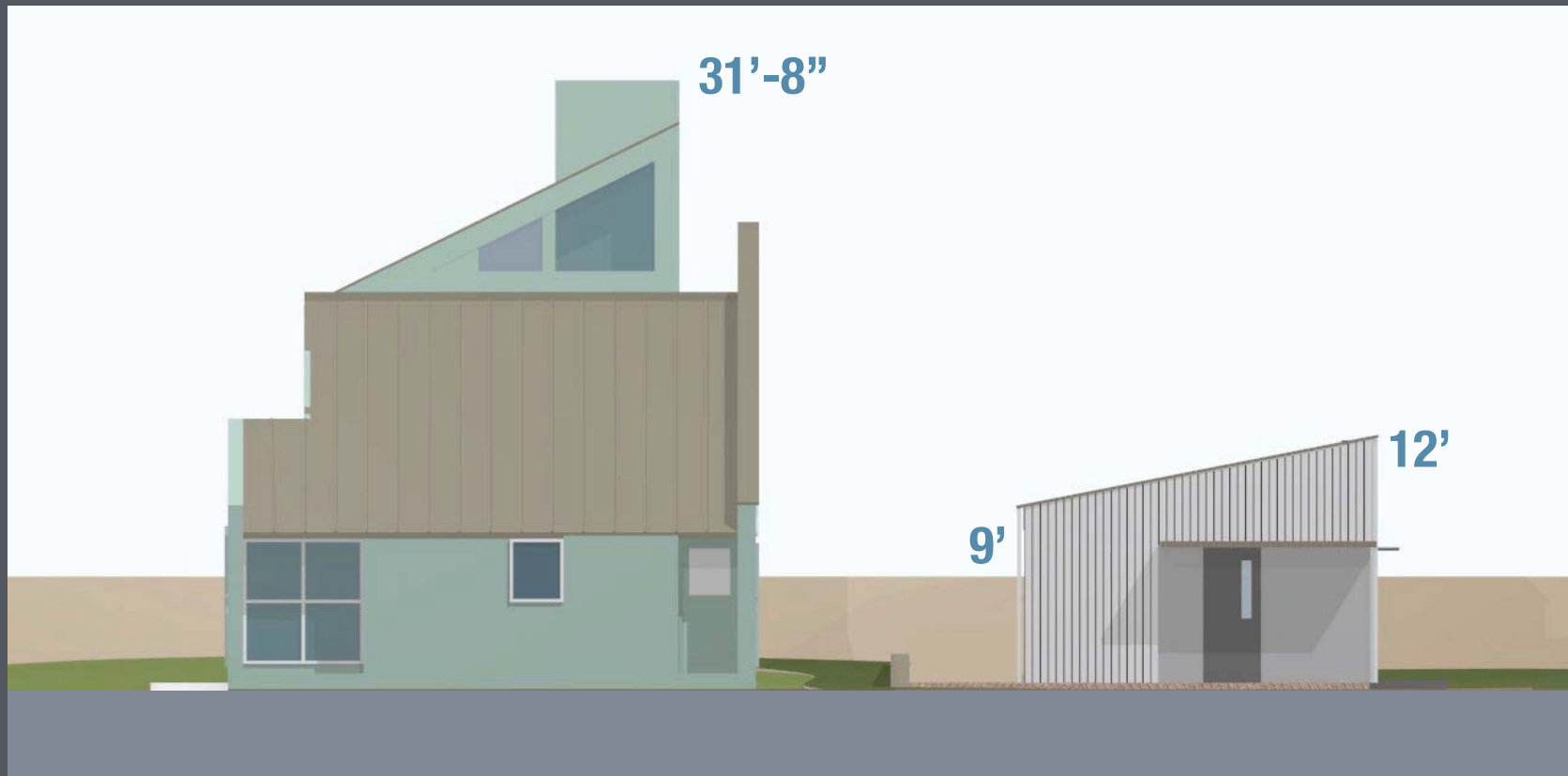
1. Simple rectangular plan that compliments the VV House in proportions. A glass enclosed garden for the Japanese maple, incorporating the current garden into the design from the outside in.
2. Front door access, back door access from garden side for piano, side door access so that one bedroom can be used for a separate caregiver/nurse, or as an office.
3. Modest roof height and practicality of a pitched roof that compliments the sloping roof planes of the VV House.
4. Medium gray wood rainscreen that is neither brighter or darker than the green tones of the VV house. The vertical wood orientation and porous rain screen to evoke a temporal and natural presence of the structure when next to the VV House. Simple locations for glazing where needed.



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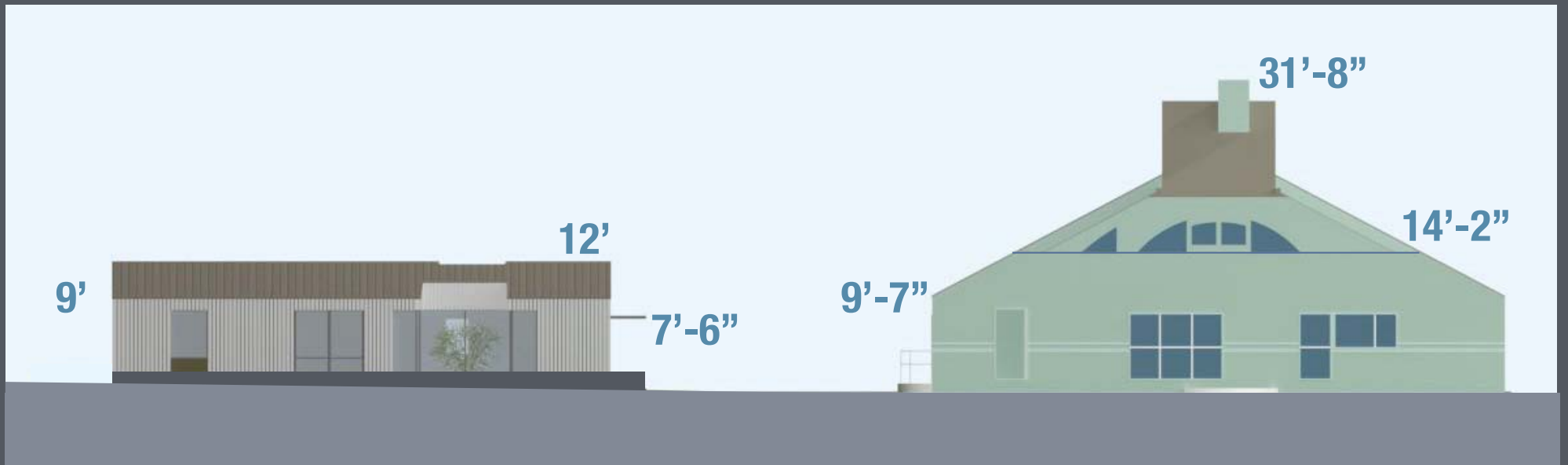
APPROACH: The Garden Pavilion Elevational Studies



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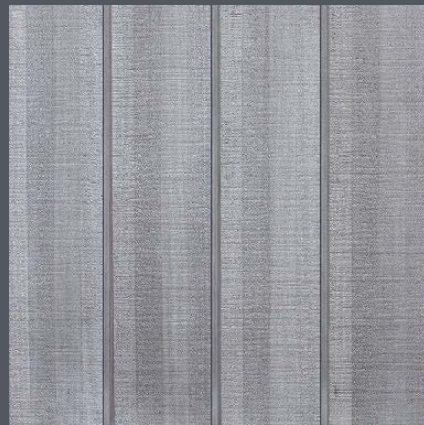
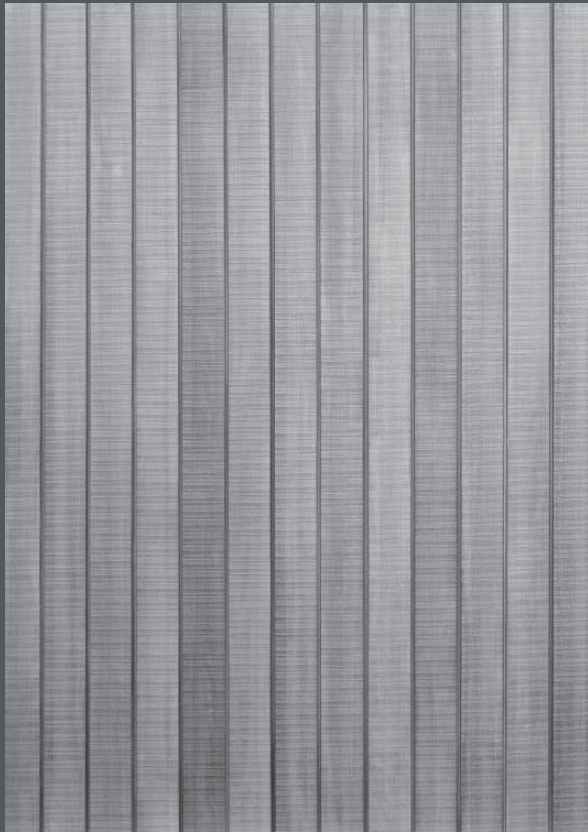
APPROACH: The Garden Pavilion Elevational Studies



VANNA VENTURI HOUSE: ACCESSORY DWELLING UNIT

THE GARDEN PAVILION

APPROACH: MATERIALS AND TEXTURES



VANNA VENTURI HOUSE: ACCESSORY DWELLING UNIT

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APPROACH: MATERIALS AND TEXTURES



VANNA VENTURI HOUSE: ACCESSORY DWELLING UNIT

THE GARDEN PAVILION

Inspirational Images - Exterior



VANNA VENTURI HOUSE: ACCESSORY DWELLING UNIT

THE GARDEN PAVILION

Inspirational Images - Interior



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