

**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.

At its 10 December 2021 meeting, the Historical Commission approved an in-concept application for an 800-square-foot accessory dwelling unit (ADU), provided reducing the footprint of the new structure was considered. The application proposed to construct the building 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. The Commission found the location, height, massing, and scale to be appropriate for the site, owing to the lack of visibility from the public right-of-way.

This application for final approval proposes to construct the ADU in the same location, with similar massing, size, and scale. It would be positioned 37'-6" from the historic house. At its highest point, the proposed structure would be 13 feet tall, and the roof would slope to a low point of 9 feet. The building would be clad in vertical wood siding with a sloped standing seam metal roof, aluminum windows and doors, brick paving, and a schist retaining wall.

**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.
- 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.*

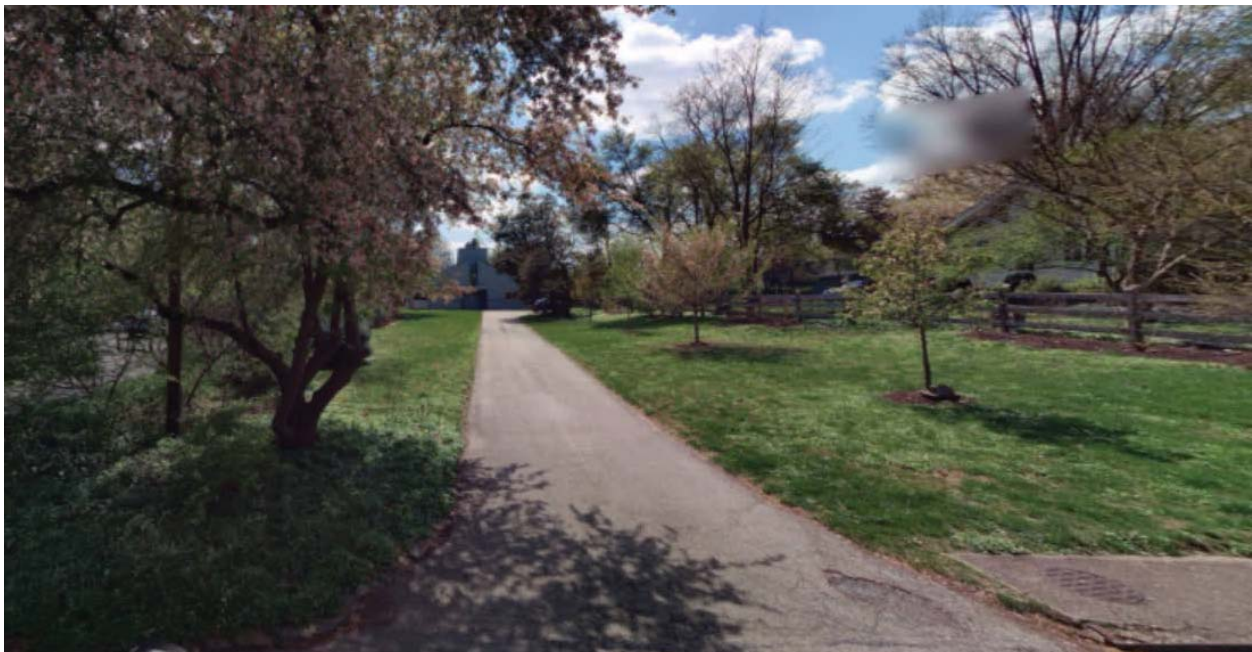
- *Not Recommended: Adding new construction that results in the diminution or loss of the historic character of the building, including its design, materials, location, or setting.*
- o The new building would be located behind the neighboring property at 8336 Millman Street and would have minimal visibility 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 37'-6" 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, pursuant to Standard 9 and the Guidelines for New Exterior Additions to Historic Buildings and Related New Construction, and the Historical Commission's 10 December 2021 approval of an in-concept application.

**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  
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[Donna.lisle01@gmail.com](mailto:Donna.lisle01@gmail.com)

December 6, 2021

Philadelphia Historical Commission  
1515 Arch Street, 13<sup>th</sup> Floor  
Philadelphia, PA 19102

Dear Sir or Madame:

We represent the owner in requesting a Formal Review for the Accessory Dwelling Unit proposed for 8330 Millman St., the Vanna Venturi house. The initial PHC Architectural Committee In-Concept Review of our materials to date occurred on November 23 and the pursuant Commission review is to occur on December 10.

We request to be on the December 21, 2021 Architectural Committee and the January 14, 2022 Commission agendas. We are preparing drawings to respond to comments and to further describe the project design.

We will submit the following materials ahead of the December 21 meeting. Please advise the deadline for this and confirm if the below items are adequate. We assume the previously submitted draft permit is adequate.

1. Photos from the initial review and updated renderings depicting exterior material scale.
2. Plans located on the civil survey.
3. Building section showing increased roof slope, supplemented by detail of the "front" roof/ wall intersection.
4. Elevations of all facades indicating materials of cladding, windows and roofing. Note the roof facing the drive is reconfigured to a lower profile to reflect adjacency to the primary house, and parapets are eliminated.
5. Cut-sheets of exterior materials.

Please accept our application for the hearings scheduled to begin December 21, 2021.

Sincerely,

Juliet Lee Fajardo, RA, LEED AP

Donna Lisle, AIA, LEED AP

Cc: David L. Lockard  
[davidleelockard@aol.com](mailto:davidleelockard@aol.com)



PROJECT

# VANNA VENTURI HOUSE: ACCESSORY DWELLING UNIT THE GARDEN PAVILION

DATE

DEC 21, 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.

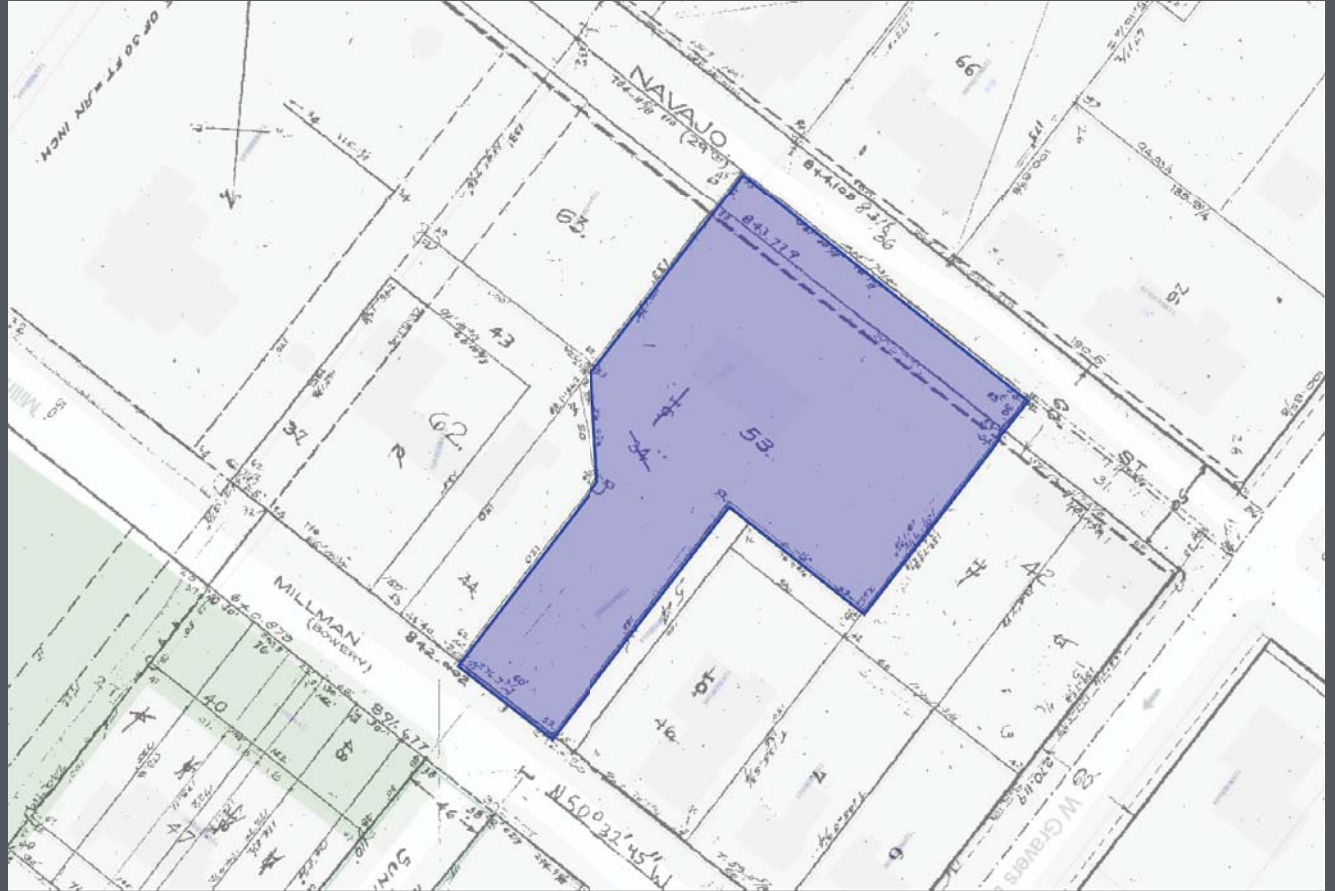
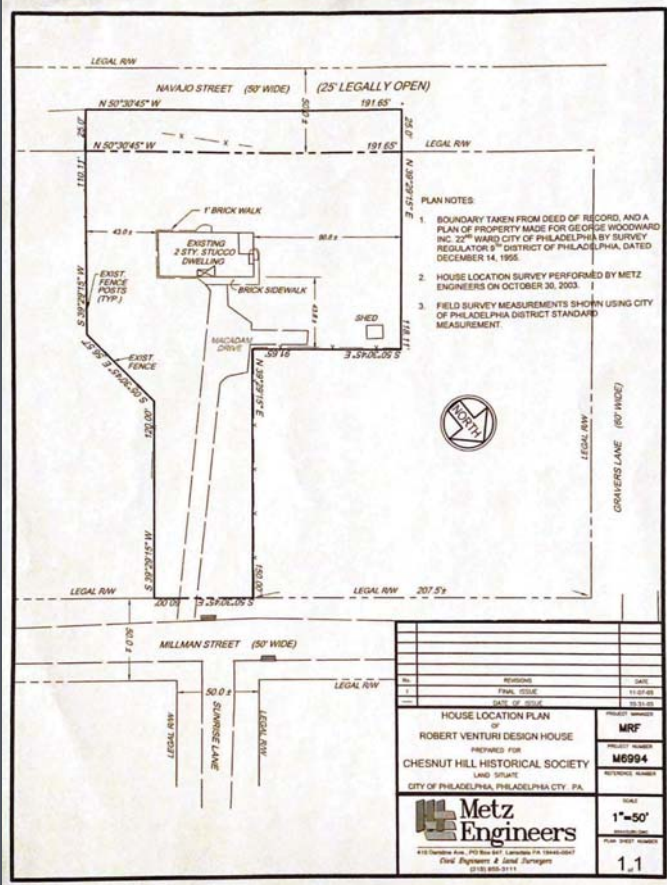
Donna's own practice is focused on residential. During her tenure with large firms, she has designed and managed projects ranging from cultural buildings such as a UNC museum, to hospitality and science sectors including award-winning research laboratories. Donna brings recent expertise in historic renovation 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.



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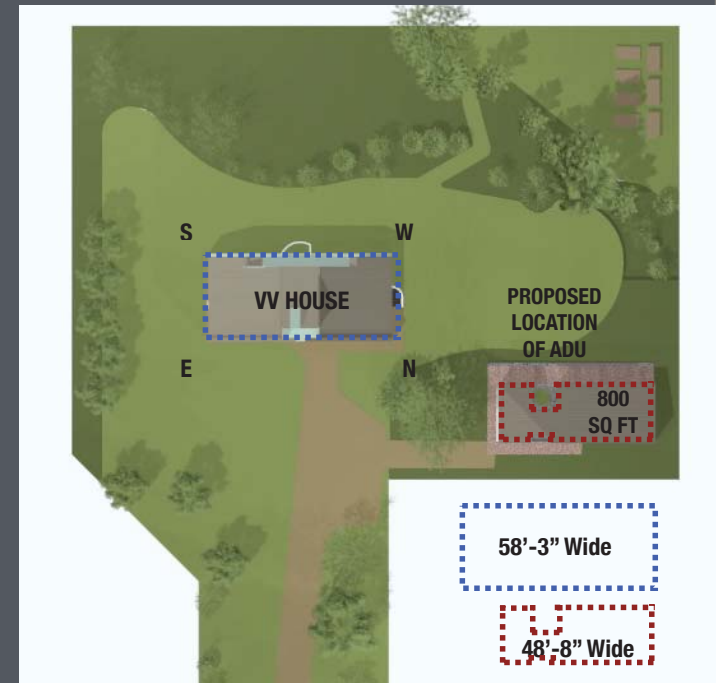


# VANNA VENTURI HOUSE: ACCESSORY DWELLING UNIT

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 brother, a professor who lives in Arizona with his 10 year old daughter, often visit during the summer to escape Arizona's oppressive heat. Further, the family of the daughter of David's long time (14 years) lady friend, comprised of 2 parents and 2 young children, often visit.
2. A Studio for Pianos - David's lady friend 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**

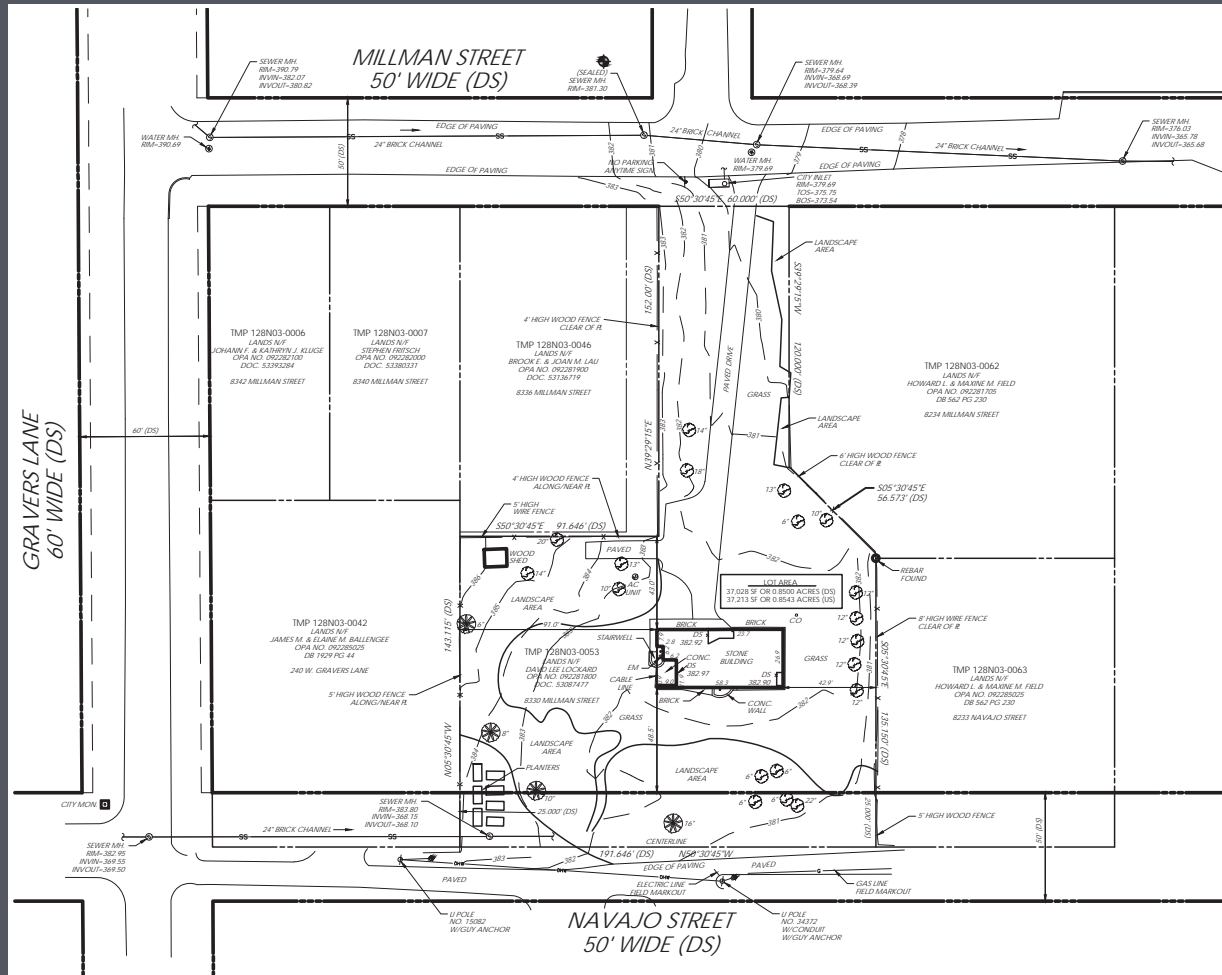
ZONING  
**RSD-3**  
[See related zoning permit documents](#)  
Zoning data source: Planning and Development



# VANNA VENTURI HOUSE: ACCESSORY DWELLING UNIT

THE GARDEN PAVILION

# CIVIL



## VANNA VENTURI HOUSE: ACCESSORY DWELLING UNIT

THE GARDEN PAVILION

# Zoning

## ZONING SCHEDULE: RSD 3

ACCESSORY DWELLING UNIT (ADU) 8330 MILLMAN STREET PHILADELPHIA PA

	REQUIRED	PROPOSED	CONFORMS
LOT AREA	5000 SF	37,028 SF (DS)EXISTING	YES
LOT WIDTH / FRONTAGE	50 FT. / 33.33 FT.	60 FT EXISTING	YES
MAX OCCUPIED AREA (% LOT)	30 % (37,028) = 11,108 GSF	6.44 % - 2,385 GSF	YES
PRIMARY HS. FRONT YARD DEPTH	25 FT	195'-0" EXISTING	YES
PRIMARY REAR YARD DEPTH	25 FT	73'-6" EXISTING	YES
PRIMARY HS SIDE YDS TO ADJ LOTS	2 AT 10 FT OR 25 TOTAL	42.9 FT AND 91 FT	YES
PRIMARY HS HEIGHT ABV 1ST FLR	38 FT	31.8 FT	YES
ACCESSORY HS HEIGHT ABV 1ST FLR	38 FT	13 FT	YES
ACCESSORY BLDG. SIDE YD	2 AT 10 FT OR 25 TOTAL	8'-0 and 10'-0 FT.	VARIANCE MAY BE REQ'D TBD BY CITY PLANNING AND HISTORIC COMMISSIONS NOTE THAT EXIST. SHED IS APPROX 6' AND 11' FROM PROP LINES

## VANNA VENTURI HOUSE: ACCESSORY DWELLING UNIT

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# The Iconic Vanna Venturi House by Robert Venturi



NORTHEAST ELEVATION



WEST ELEVATION



NORTHWEST ELEVATION



SOUTHEAST ELEVATION



SOUTH ELEVATION

## VANNA VENTURI HOUSE: ACCESSORY DWELLING UNIT

THE GARDEN PAVILION



# VANNA VENTURI HOUSE: ACCESSORY DWELLING UNIT

THE GARDEN PAVILION

## The Design of the ADU aims to:

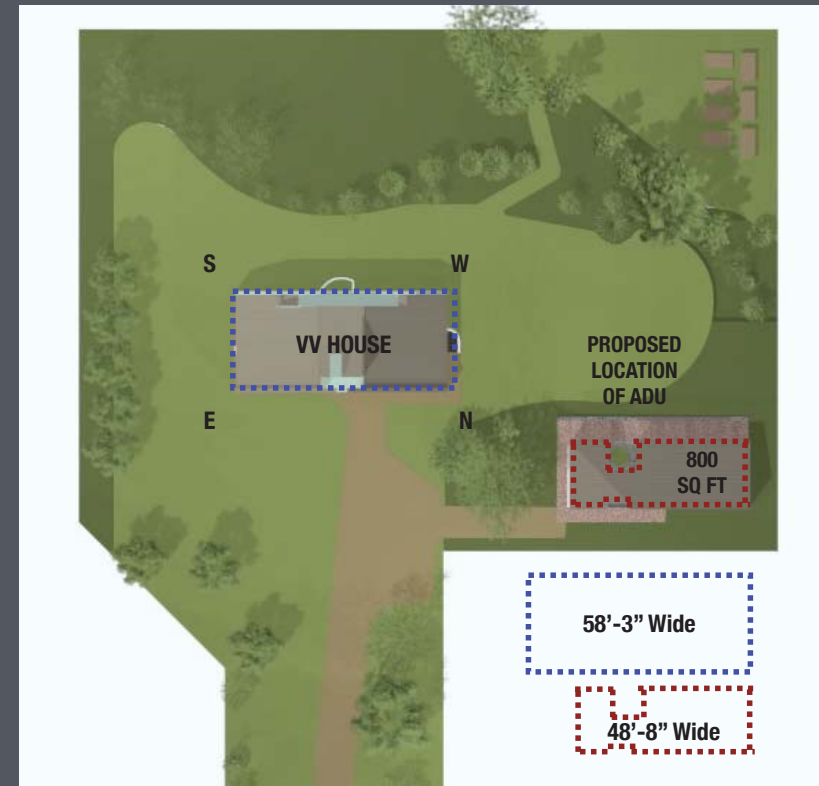
1. Support the space needs of present and future users - 2 bedrooms, a small kitchenette, piano/living room, and 2 bathrooms
2. Be ancillary and complementary to the VV House both in function and form - the design aims to be modest and as low in roofline as possible.
3. Be harmonious to the existing 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

### **VANNA VENTURI HOUSE: ACCESSORY DWELLING UNIT**

THE GARDEN PAVILION

## 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 - 37'-6" 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

THE GARDEN PAVILION

## Street View from Millman Street



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## Street View from Millman Street



# VANNA VENTURI HOUSE: ACCESSORY DWELLING UNIT

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## Street Views from Navajo St (back view)



## **VANNA VENTURI HOUSE: ACCESSORY DWELLING UNIT**

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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>

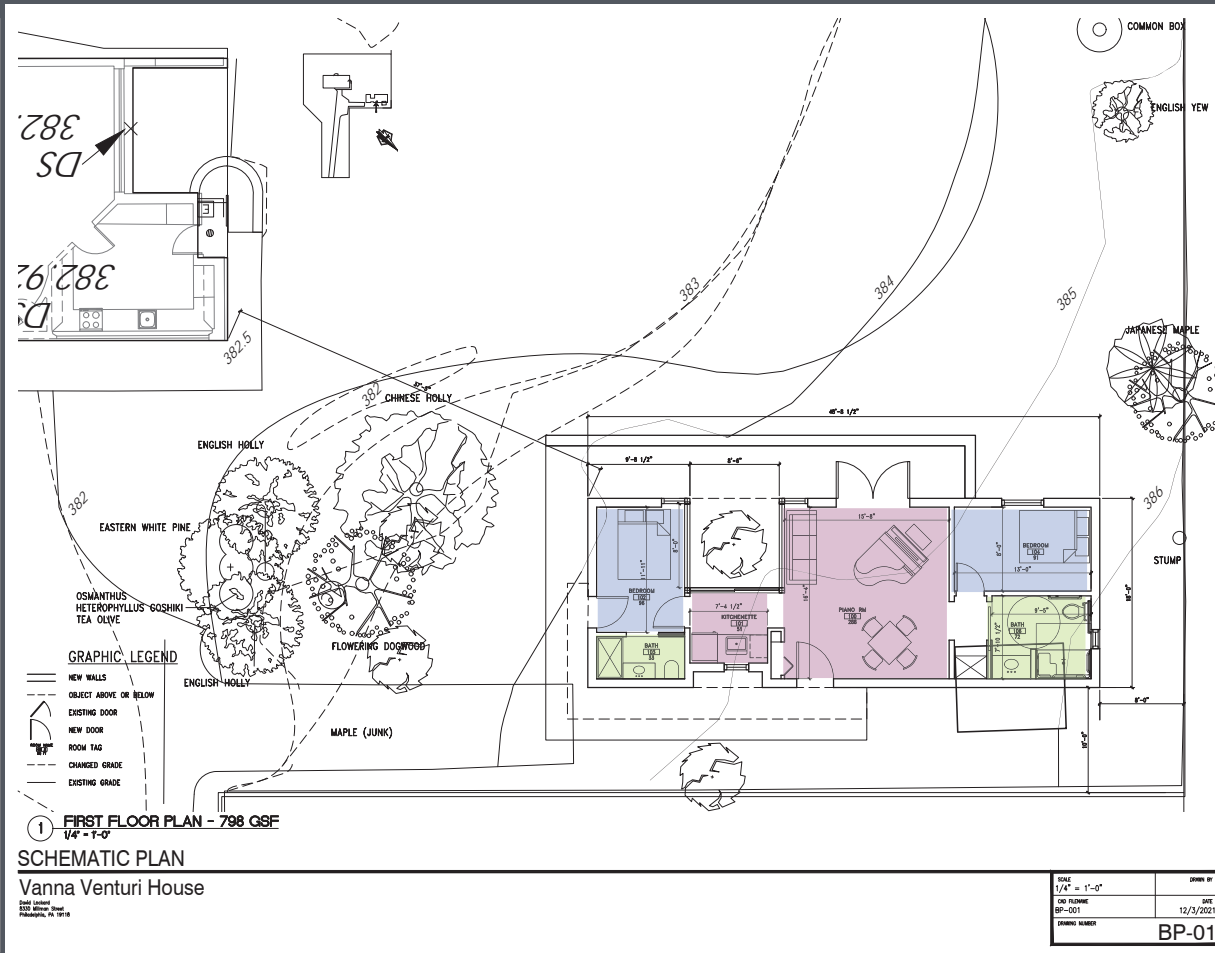
Shows an aerial drone view of the Vanna Venturi House

<https://youtu.be/C0dxX6ETcAk>

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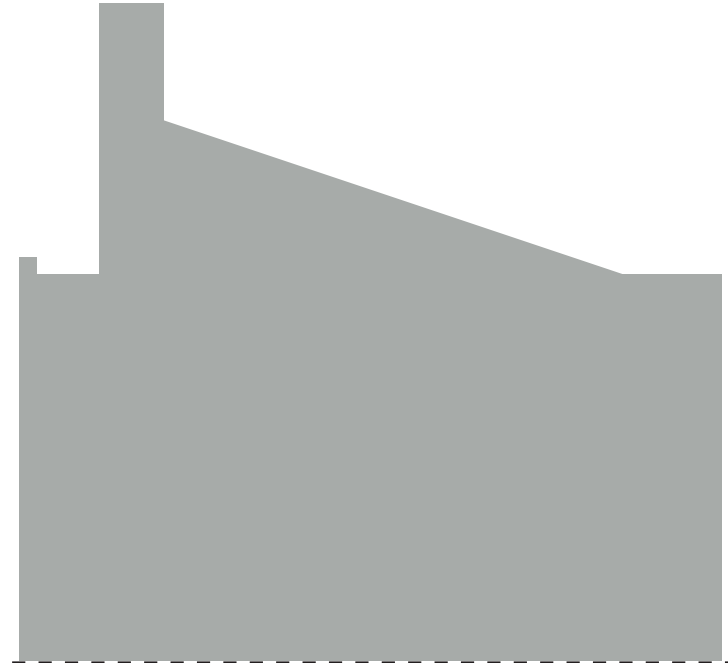
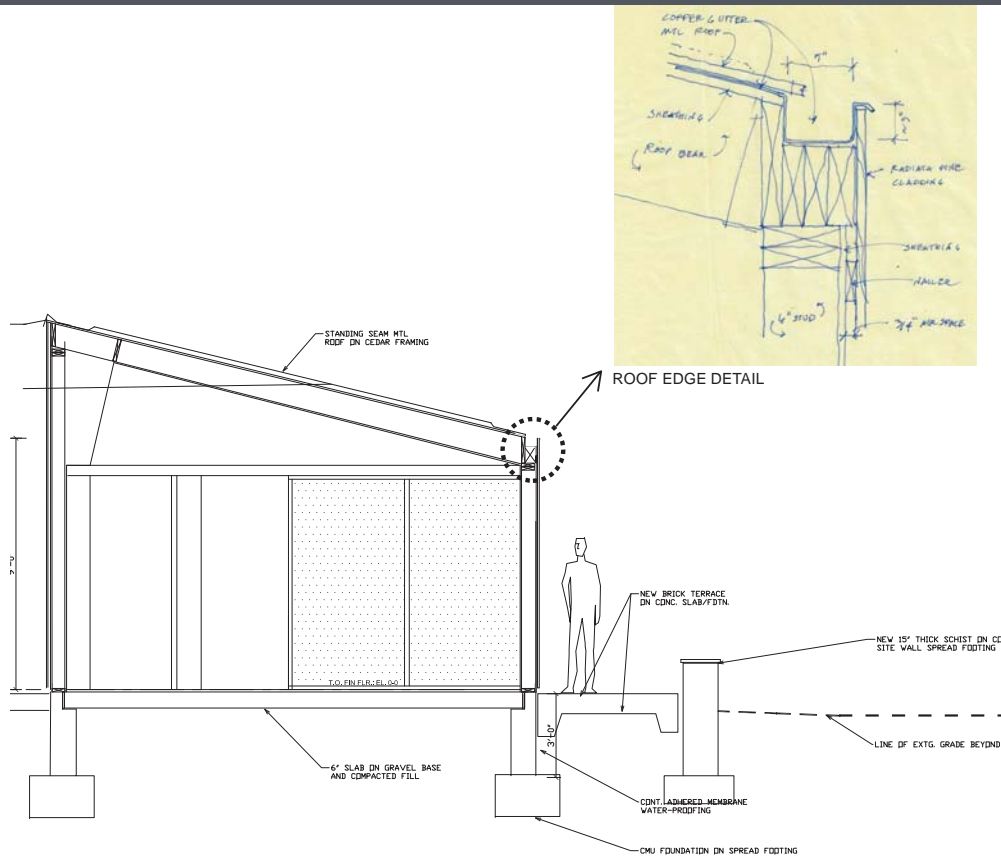
# PLAN



# VANNA VENTURI HOUSE: ACCESSORY DWELLING UNIT

THE GARDEN PAVILION

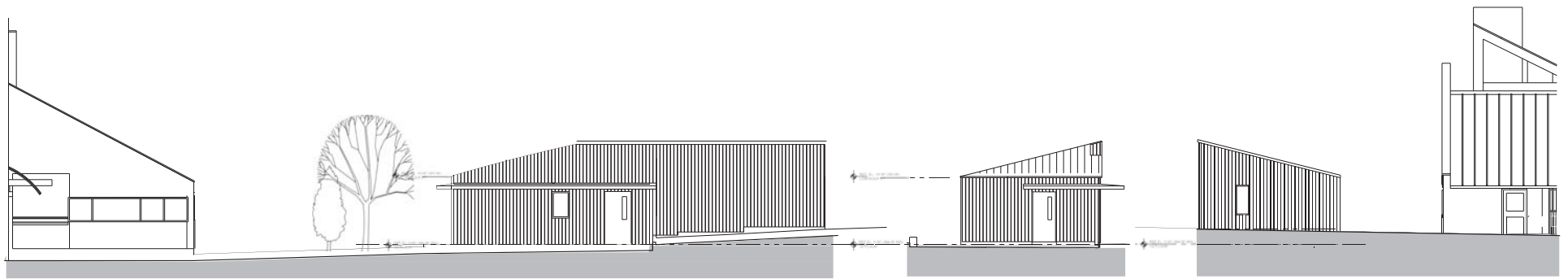
# SECTION



## VANNA VENTURI HOUSE: ACCESSORY DWELLING UNIT

### THE GARDEN PAVILION

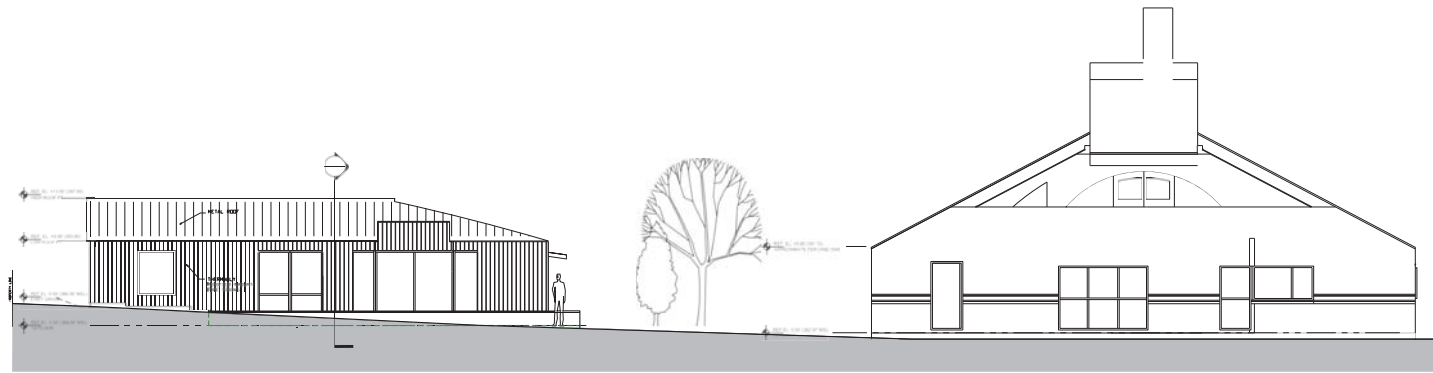
# ELEVATIONS



NORTH ELEVATION

EAST ELEVATION

WEST ELEVATION

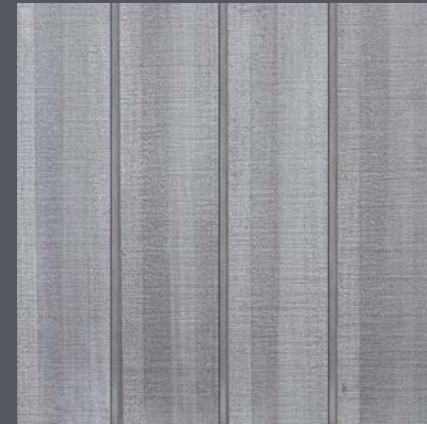


SOUTH ELEVATION

## VANNA VENTURI HOUSE: ACCESSORY DWELLING UNIT

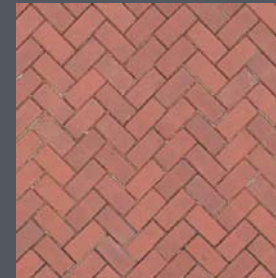
THE GARDEN PAVILION

# APPROACH: The Garden Pavilion Materials



Adobo Sterling  
5-3/4" wide plank  
1/4"-1/2" gap

11" Standing Metal Seam  
Roof Dark Taupe or Grey  
to match wood exterior

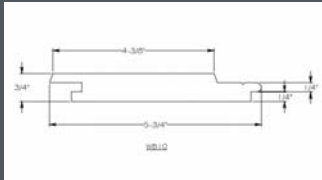


Brick to match  
VW House

## VANNA VENTURI HOUSE: ACCESSORY DWELLING UNIT

THE GARDEN PAVILION

## APPROACH: The Garden Pavilion Materials



[https://resawntimber.wpengine.com/wp-content/uploads/2020/05/reSAWN\\_Abodo\\_Cladding\\_TechSpecs.pdf](https://resawntimber.wpengine.com/wp-content/uploads/2020/05/reSAWN_Abodo_Cladding_TechSpecs.pdf)



[https://arcadiacustom.com/wp-content/uploads/2019/02/ArcadiaCustom\\_ThermalAluminumBrochure.pdf](https://arcadiacustom.com/wp-content/uploads/2019/02/ArcadiaCustom_ThermalAluminumBrochure.pdf)



Wissahickon Schist retaining wall

# VANNA VENTURI HOUSE: ACCESSORY DWELLING UNIT

THE GARDEN PAVILION

## APPROACH: The Garden Pavilion Views



## **VANNA VENTURI HOUSE: ACCESSORY DWELLING UNIT**

THE GARDEN PAVILION

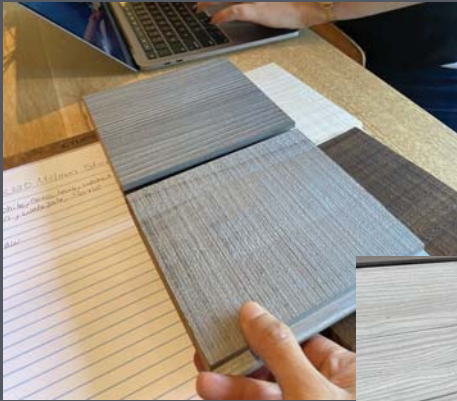
## APPROACH: The Garden Pavilion Views



## VANNA VENTURI HOUSE: ACCESSORY DWELLING UNIT

THE GARDEN PAVILION

# APPROACH: The Garden Pavilion Materials



**VANNA VENTURI HOUSE: ACCESSORY DWELLING UNIT**

THE GARDEN PAVILION

## APPROACH: The Courtyard

The courtyard is a significant architectural feature and very important to the owner...



1. The courtyard was decreased by a little over a foot. The width of that is as small as it can be in order to maintain a separate kitchenette that needs to be far away and apart from the piano (humidity damages pianos). The counterspace was reduced to as small as would be desirable.
2. The courtyard 'breaks up' the mass of the ADU and integrates the garden into the design. It is the main exterior design feature that the ADU is based upon.
3. Creating just one singular solid mass actually creates more of a 'heavy' and massive structure when looking at the overall building within the organic landscape.
4. When completely eliminated, only 4 additional feet are gained in separation which is not worth losing all the advantages of the courtyard. (The width of the ADU would be 44'-5" without the courtyard and is currently 48'-8" with the shrunken courtyard.)
5. With all of the foliage and density of trees separating the VV House and the ADU, the lack of its visibility is the same whether or not there is a courtyard.
6. The client strongly desires to keep the courtyard so that while inside, the views from the interior to the garden make the ADU feel like it is part of the property. The garden has been a hobby and integral part of owning the VV House.
7. What would Venturi do? He would want some architectural design thought to be put into any structure that was worth building.

## VANNA VENTURI HOUSE: ACCESSORY DWELLING UNIT

THE GARDEN PAVILION

# APPROACH: The Garden Pavilion Design Thoughts

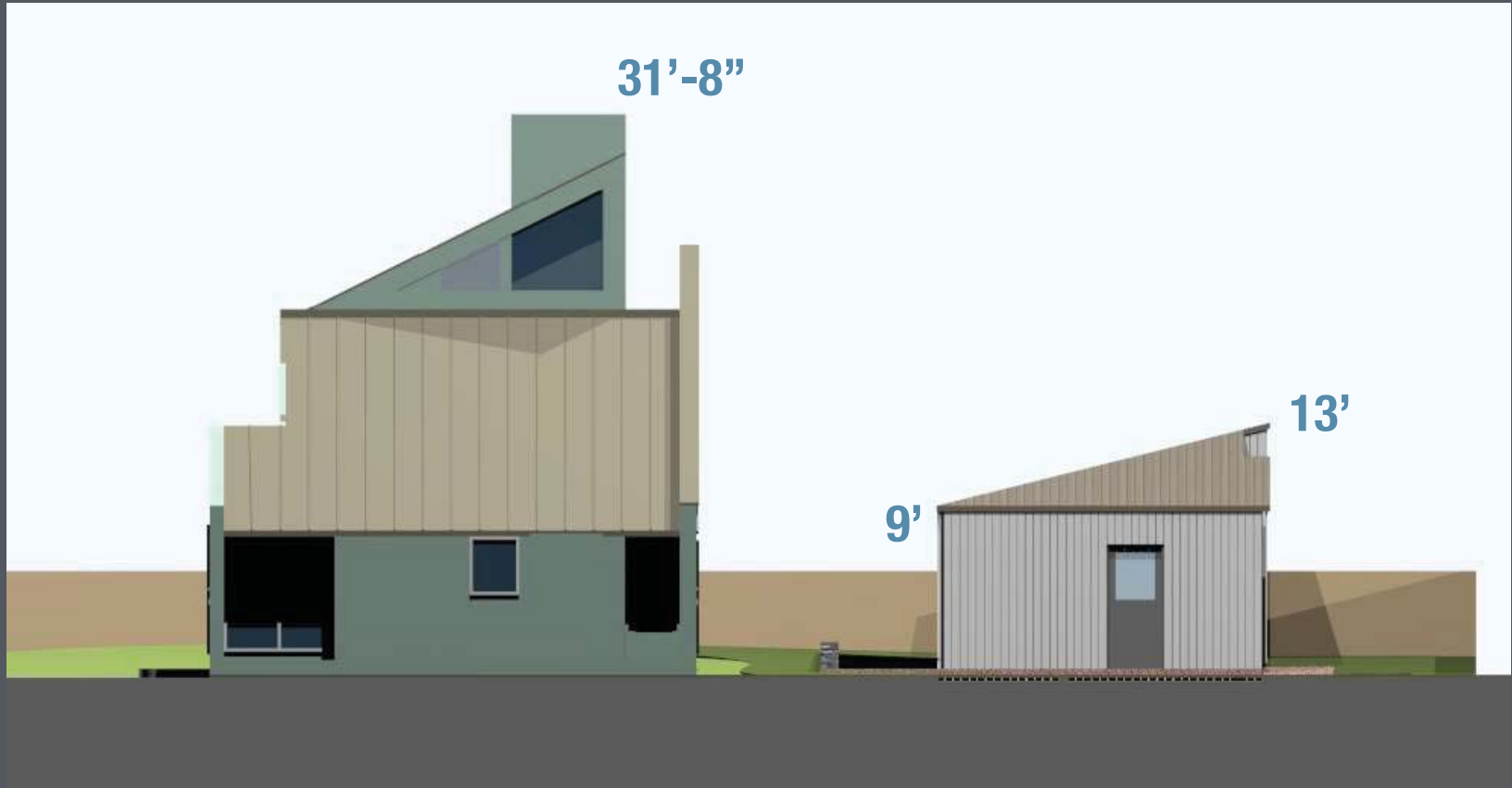
1. Simple rectangular plan that compliments the VV House in proportions. A glass enclosed garden for the Japanese maple, incorporating the current garden into the design from the outside in.
2. Front door access, back door access from garden side for piano, side door access so that one bedroom can be 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.



## VANNA VENTURI HOUSE: ACCESSORY DWELLING UNIT

### THE GARDEN PAVILION

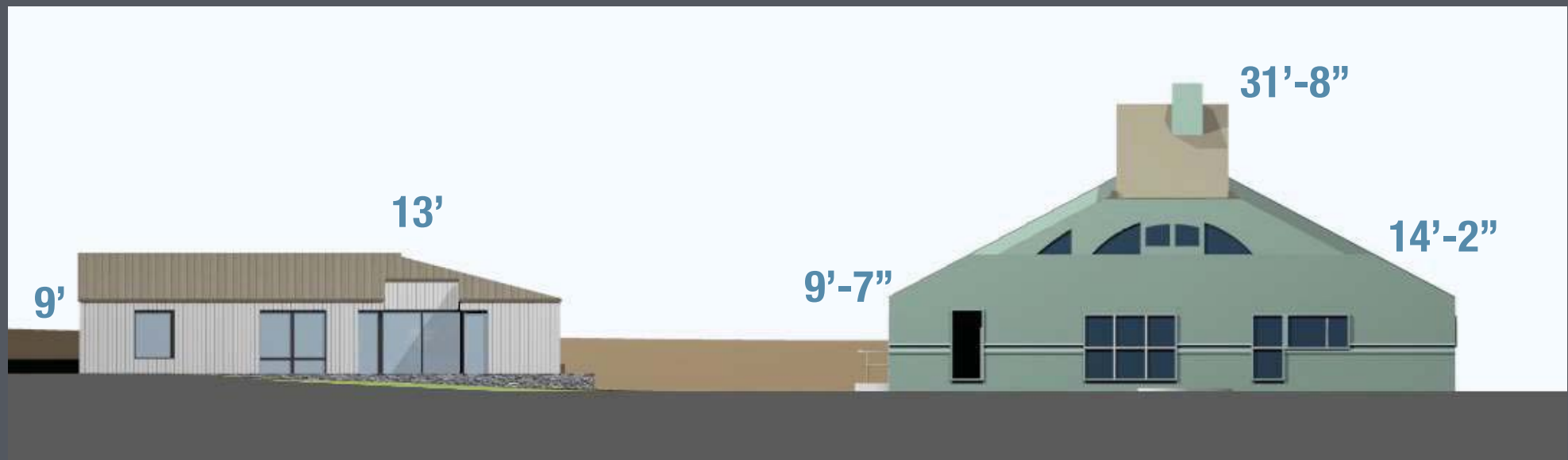
## APPROACH: The Garden Pavilion Elevational Studies



**VANNA VENTURI HOUSE: ACCESSORY DWELLING UNIT**

THE GARDEN PAVILION

## APPROACH: The Garden Pavilion Elevational Studies



## VANNA VENTURI HOUSE: ACCESSORY DWELLING UNIT

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## Inspirational Images - Interior



**VANNA VENTURI HOUSE: ACCESSORY DWELLING UNIT**

THE GARDEN PAVILION