

**ADDRESS: 6915 GERMANTOWN AVE**

Proposal: Construct four-story residential building on subdivided parcel

Review Requested: Final Approval

Owner: Tier View Development

Applicant: Zach Jones, CANNO Design

History: 1798; Joseph Gorgas House

Individual Designation: 5/28/1957

District Designation: None

Staff Contact: Ted Maust, [theodore.maust@phila.gov](mailto:theodore.maust@phila.gov)

**OVERVIEW:** The property at 6901 Germantown Avenue, located at the corner of Germantown Avenue and Gorgas Lane, includes a late-eighteenth-century stone structure, the Joseph Gorgas House, and a large parking lot at the side and rear. The property's large open space historically functioned as a side and rear yard. Aside from a wood-frame shed or stable building at the rear of the stone house, historic maps show that no other structures existed on the site. The property was recently subdivided along the western edge of the Joseph Gorgas House to create 6903 Germantown Avenue, which was then consolidated with the neighboring property at 6915 Germantown Avenue. This application proposes to construct a four-story, multi-unit building on this newly consolidated lot with frontages on Germantown Avenue and Gorgas Lane. The building would be clad in green brick on its street elevations and cement board siding on the remaining elevations. While the corner closest to the Gorgas House maintains the setback of the historic structure from Germantown Avenue, the façade bends toward the street before arcing back at the northern end of the elevation.

**SCOPE OF WORK:**

- Construct four-story, multi-unit building with roof deck on a consolidated parcel which includes a portion of a designated property.

**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 four-story building would be differentiated from the historic building, though it would not be compatible in scale or style. The proposed building is much too large in massing, size, and scale, given its proximity to the Gorgas House. The chosen materials and style do not reflect the surrounding structures.
- Guidelines for New Exterior Additions to Historic Buildings and Related New Construction:
  - 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.*
  - Recommended: *Ensuring that the addition is subordinate and secondary to the historic building and is compatible in massing, scale, materials, relationships of solids to voids, and color.*
  - Recommended: *Distinguishing the addition from the original building by setting it back from the wall plane of the historic building.*
  - Recommended: *Locating new construction far enough away from the historic building, when possible, where it will be minimally visible and will not negatively affect the building's character, the site, or setting.*

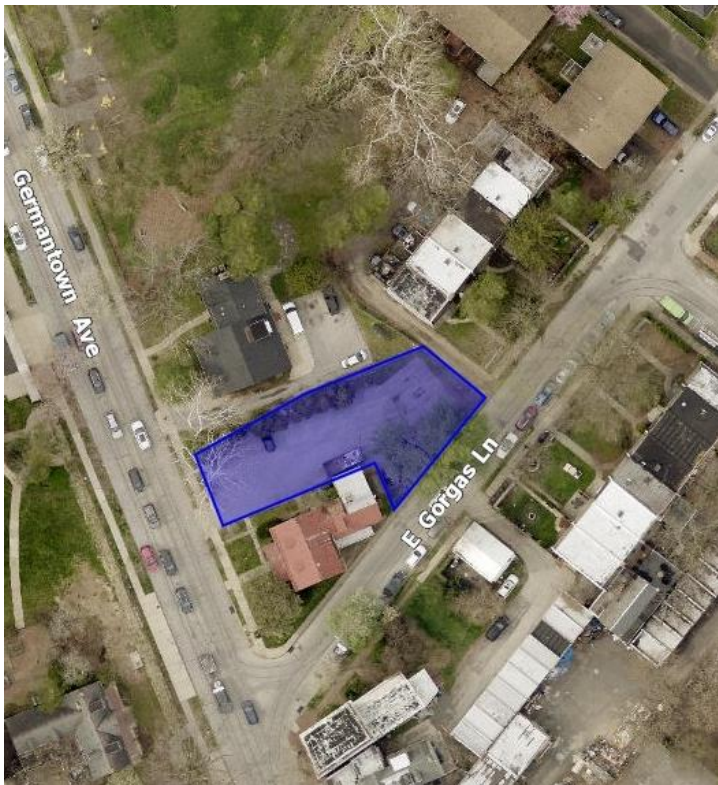
- Not Recommended: *Adding new construction that results in the diminution or loss of the historic character of the building, including its design, materials, location, or setting.*
  - o The proposed building is sited too close to the historic resource, diminishing the Gorgas House by virtue of its much larger scale.

**STAFF RECOMMENDATION:** Denial, pursuant to Standard 9 and the Guidelines for New Exterior Additions to Historic Buildings and Related New Construction.

**MAPS & IMAGES:**



**Figure 1a: 2022 aerial showing 6915 Germantown Avenue. Source: Atlas.**



**Figure 2b: 2022 aerial showing 6903 Germantown Avenue. Source: Atlas.**





Figure 3: The front façade and adjacent parking area of 6901 Germantown Avenue, 2020. Source: Cyclomedia.



Figure 4: View from Gorgas Lane of the rear yard and parking area of 6901 Germantown Avenue, 2020. Source: Cyclomedia.





Figure 5: Historic photo of the property at the time of designation, June 1957. Source: Historical Commission files.



Figure 6: Historic photo of the front façade of 6901 Germantown Avenue, undated. Source: Historical Commission files.





Figure 7: Historic photo of the north elevation, undated. Source: Historical Commission files.



Figure 8: Historic photo of the rear of the property taken from Gorgas Lane, undated. Source: Historical Commission files.



Figure 9: The 1910 G. W. Bromley Atlas illustrates that a wood-frame structure historically existed at the rear, with no other structures on the site. Source: PhilaGeoHistory.

# CANNO design

109 SOUTH 13<sup>TH</sup> STREET 2<sup>ND</sup> FLR PHILADELPHIA PA 19107 . [www.CANNODESIGN.COM](http://www.CANNODESIGN.COM) . 215.977.7075

December 6<sup>th</sup>, 2023

Philadelphia Historic Commission  
1515 Arch St, 13<sup>th</sup> Floor  
Philadelphia, PA 19102

RE: 6915 Germantown Avenue

To whom it may concern,

The parcel associated with 6901 Germantown Avenue, which includes a historic resource, has been subdivided per the survey district approved drawings included with the resubmitted application. The portion that has been divided from 6901 Germantown Avenue, which does not contain a historic resource, has been consolidated with 6915 Germantown Avenue. A submission has been made to OPA, but new account numbers have not been received yet.

The result is two separate parcels:

- 6901 Germantown Avenue:
  - Parcel contains the Joseph Gorgas House.
- 6915 Germantown Avenue:
  - Does not contain historic a resource.

The proposed design at 6915 Germantown Avenue seeks to complement the surrounding context with compatible construction and materials, but to differentiate itself from the existing adjacent structure at 6901 Germantown Avenue. The proposed footprint does not interfere with the Joseph Gorgas House and is appropriately set back from it to allow the structure to retain its individual quality and character.

At Germantown Avenue, the design matches the existing setback of 6901 Germantown, but gently curves toward the center of the lot before receding back at the Lovett Memorial Library green. The gradually curved façade is clad in a green brick to allow the project to recede from the street line and blend with the surrounding greenery. The intent is to provide a planted garden at the Germantown Avenue frontage, with a portion of the ground floor being reserved for commercial space. Together, these considerations aim to enhance the streetscape along a vital and well-travelled commercial corridor.

At Gorgas Lane, the setback of the building places it behind the existing structure at 6901 Germantown Avenue, but not as far back as other existing homes on Gorgas Lane. This creates a gradual transition between the buildings at the streetscape. The aesthetic intent here is to provide a similarly simple, clean, and complementary façade with subtle detailing in the same green brick proposed at Germantown Avenue. Here again, the green brick is intended to allow the project to blend into the lush context of Gorgas Street.

Thank you for your thorough review of these materials. Please reach out directly with any comments or concerns you have or if you would like clarification of any items within the proposal.

Sincerely,

**Zach Jones**, RA  
[zach@cannodesign.com](mailto:zach@cannodesign.com)



# APPLICATION FOR BUILDING PERMIT



CITY OF PHILADELPHIA  
DEPARTMENT OF LICENSES AND INSPECTIONS  
MUNICIPAL SERVICES BUILDING – CONCOURSE  
1401 JOHN F. KENNEDY BOULEVARD  
PHILADELPHIA, PA 19102

For more information visit us at [www.phila.gov/li](http://www.phila.gov/li)

APPLICATION # \_\_\_\_\_

(Please complete all information below and print clearly)

**ADDRESS OF PROPOSED CONSTRUCTION:**

6915 GERMANTOWN AVENUE

**APPLICANT:**

ZACH JONES

**COMPANY NAME**

CANNO DESIGN

PHONE # (215) 977-7075

FAX #

**APPLICANT'S ADDRESS:**

109 S 13TH ST, 2ND FLOOR

PHILADELPHIA PA 19107

LICENSE # 521753

E-MAIL: SCOTT@CANNODESIGN.COM

**PROPERTY OWNER'S NAME:**

TIER VIEW DEVELOPMENT

**PROPERTY OWNER'S ADDRESS:**

1357 RIDGE AVE

PHONE # (445) 228-9447

FAX #

**ARCHITECT/ENGINEER IN RESPONSIBLE CHARGE**

CAREY YONCE

**ARCHITECT/ENGINEERING FIRM ADDRESS:**

109 S 13TH ST, 2ND FLOOR

PHILADELPHIA PA 19107

**ARCHITECT/ENGINEERING FIRM:**

CANNO DESIGN

PHONE # (215) 977-7075

FAX #

LICENSE # 521753

E-MAIL: SCOTT@CANNODESIGN.COM

**CONTRACTOR:**

TIERVIEW CONSTRUCTION LLC

**CONTRACTING COMPANY ADDRESS:**

1357 RIDGE AVE

**CONTRACTING COMPANY:**

PHILADELPHIA PA

PHONE # (215) 613-4066

FAX #

LICENSE # 060874

E-MAIL:

**USE OF BUILDING/SPACE**

MULTI-FAMILY NEW CONSTRUCTION

**ESTIMATED COST OF WORK**

\$ 12,000,000.00

**BRIEF DESCRIPTION OF WORK:**

NEW CONSTRUCTION OF A SIX (4) STORY STRUCTURE TO INCLUDE COMMON ROOF DECK FOR RESIDENTIAL USE ONLY FOR USE AS SEVENTY-SIX (76) DWELLING UNITS WITH ACCESSORY PARKING, MAILROOM, TRASH ROOM CLASS 1A BICYCLE STORAGE PROVIDED. ALL CONSTRUCTION TO BE TYPE VA, AND BUILDING TO BE FULLY SPRINKLERED PER REQUIREMENTS OF NFPA13.

**TOTAL AREA UNDERGOING CONSTRUCTION:** 66,200.00 square feet

**COMPLETE THESE ITEMS IF APPLICABLE TO THIS APPLICATION:**

# OF NEW SPRINKLER HEADS (suppression system permits only): \_\_\_\_\_ LOCATION OF SPRINKLERS: \_\_\_\_\_

# OF NEW REGISTERS/DIFFUSERS (hvac/ductwork permits only): \_\_\_\_\_ LOCATION OF STANDPIPES: \_\_\_\_\_

IS THIS APPLICATION IN RESPONSE TO A VIOLATION?  NO  YES VIOLATION #: \_\_\_\_\_

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 statement herein I am subject to such penalties as may be prescribed by law or ordinance.

APPLICANT'S SIGNATURE: 

DATE: 12 / 5 / 23

**PRE-REQUISITE APPROVALS FOR:**

ADDRESS: 965 FRANKFORD AVE

APPLICATION #:

✓ IF REQ'D	AGENCY	INITIALS	DATE	REMARKS
	ART COMMISSION 13 <sup>TH</sup> FLOOR – 1515 ARCH STREET			
	CITY PLANNING COMMISSION 13 <sup>TH</sup> FLOOR – 1515 ARCH STREET			
	FAIRMOUNT PARK COMMISSION <input type="checkbox"/> CITY <input type="checkbox"/> STATE AIR MANAGEMENT / HEALTH DEPT			
	HISTORICAL COMMISSION ROOM 576 – CITY HALL			
	STREETS DEPARTMENT ROOM 940 – M.S.B.			
	WATER DEPARTMENT 2 <sup>ND</sup> FLOOR – 1101 MARKET STREET			
	CONTRACTUAL SERVICES UNIT ROOM 1140 – M.S.B.			
	ZONING			

**EXAMINER'S APPROVAL (OFFICE USE ONLY)**

APPROVED USE OF BUILDING SPACE:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

PERMIT TO READ:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

CODE/EDITION USED FOR REVIEW:

WAS VIOLATION FOR WORK WITHOUT A PERMIT?  NO       YES (INSPECTION FEE MUST BE ADDED TO PERMIT FEE)

VIOLATION # \_\_\_\_\_

OTHER BUILDING PERMITS REQUIRED:     FIRE SUPPRESSION       HVAC/DUCT       FUEL GAS

PLAN #	CONSTRUCTED AREA _____ SQ FT	<input type="checkbox"/> NEW CONSTRUCTION <input type="checkbox"/> ALTERATION	FEE ITEM	AMOUNT
			BLDG. PERMIT/C.O./L.O.	
CONSTRUCTION TYPE: _____	CO REQUIRED <input type="checkbox"/> NO <input type="checkbox"/> YES	NEW DWG UNITS:	INSPECTION FEE	
			WATER METERS	
USE: _____	VARIANCES <input type="checkbox"/> NO <input type="checkbox"/> YES	PROJECT TYPE	CONSTRUCTION WATER	
			<b>TOTAL FEES</b>	

This is to certify that I have examined the within detailed statement, together with a copy of the plans relating thereto, and find the same to be in accordance with the provisions of the law relating to buildings in the City of Philadelphia, that the same has been approved and entered into the records of this Department.

EXAMINER: \_\_\_\_\_ DATE APPROVED: \_\_\_\_\_

PERMIT # \_\_\_\_\_

DATE ISSUED: \_\_\_\_\_

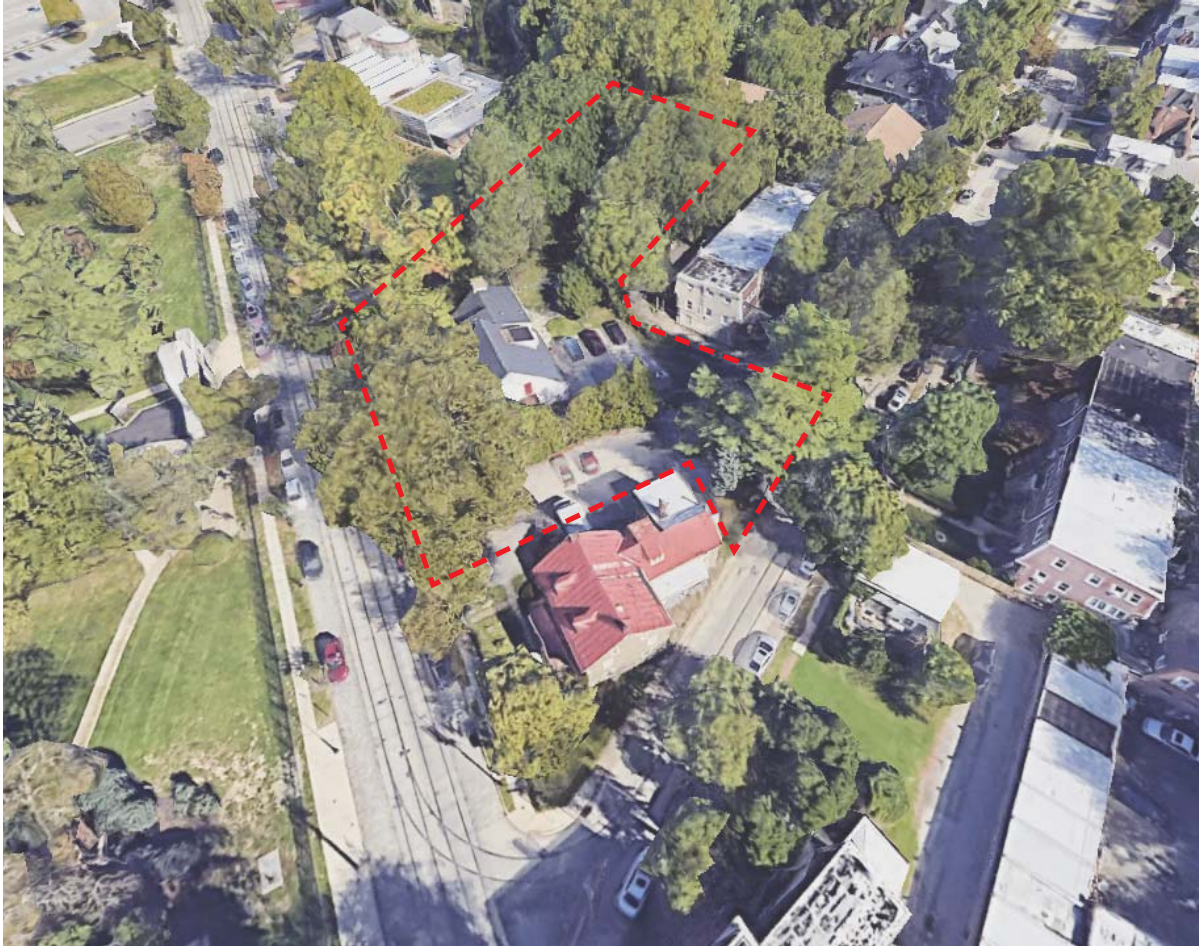
CHECK # \_\_\_\_\_

An aerial photograph of a residential neighborhood. The image shows a mix of green trees and grey roofs of houses. A road runs diagonally from the bottom left towards the top right. The overall scene is a typical suburban or urban residential area.

# **6915 GERMANTOWN**

Tier View Development  
CANNOdesign





## GERMANTOWN GREEN

6915 Germantown Avenue, Philadelphia, PA | Tier View Development

Existing Site

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December 5th, 2023



1. 6901 Germantown Avenue



2. Lovett Memorial Library



3. Germantown Home



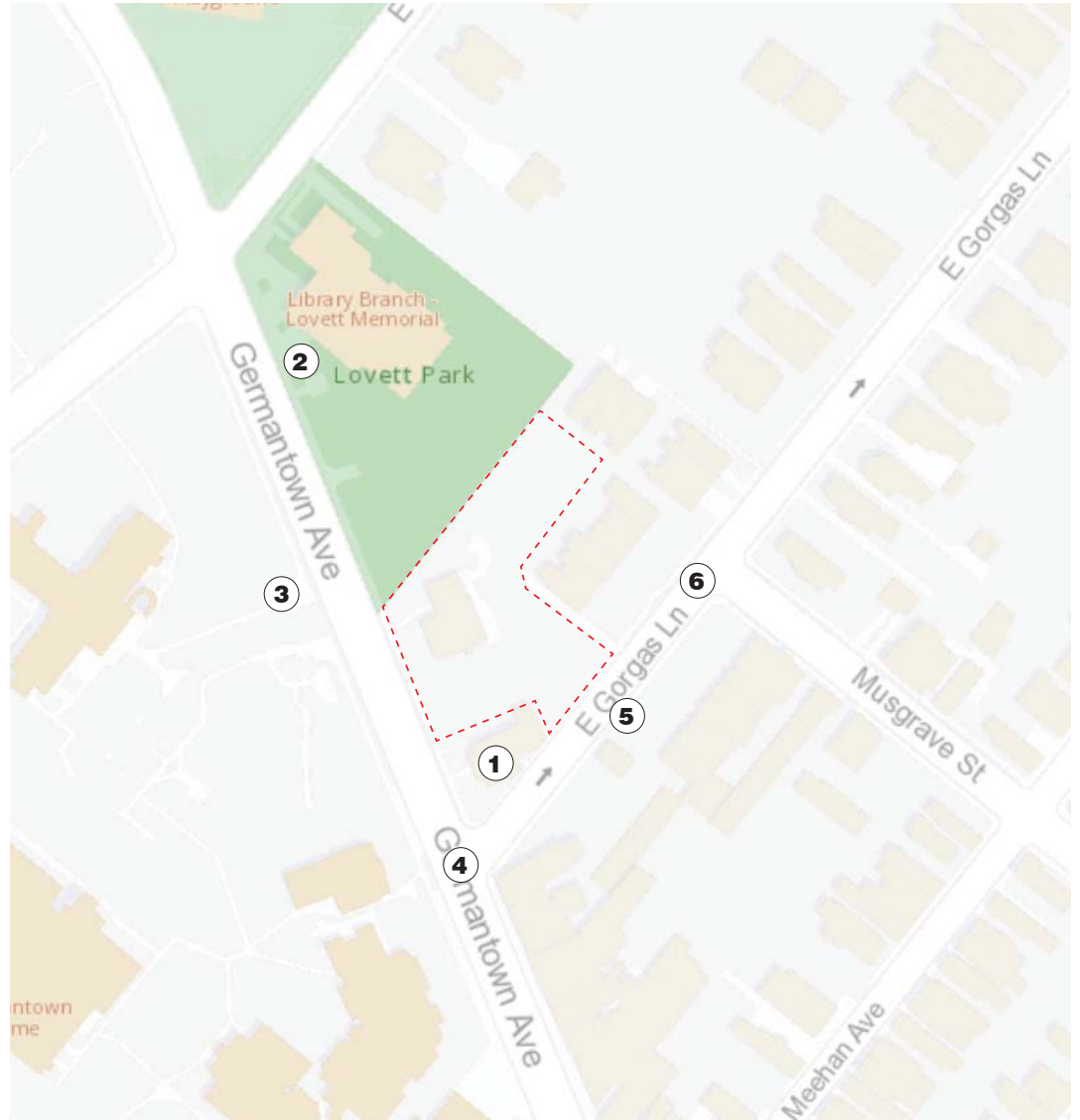
4. 6857 Germantown Avenue



5. E Gorgas Lane



6. E Gorgas Lane, toward Germantown



# GERMANTOWN GREEN

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Site Context

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December 5th, 2023









## GERMANTOWN GREEN

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Germantown Avenue Facade

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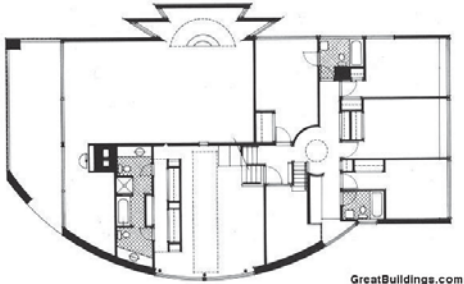
December 5th, 2023



2400 Frankford Avenue  
CANNOdesign  
Completed Spring 2023



Brant House  
Robert Venturi  
Greenwich, CT 1972



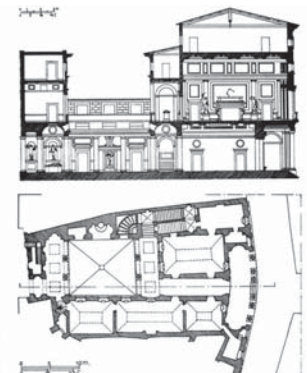
GreatBuildings.com



965 Frankford Avenue  
CANNOdesign  
Completed Spring 2021



Palazzo Massimo alle Colonne  
Baldassare Peruzzi  
Rome, Italy 1532-1536



# GERMANTOWN GREEN

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Curve Precedents

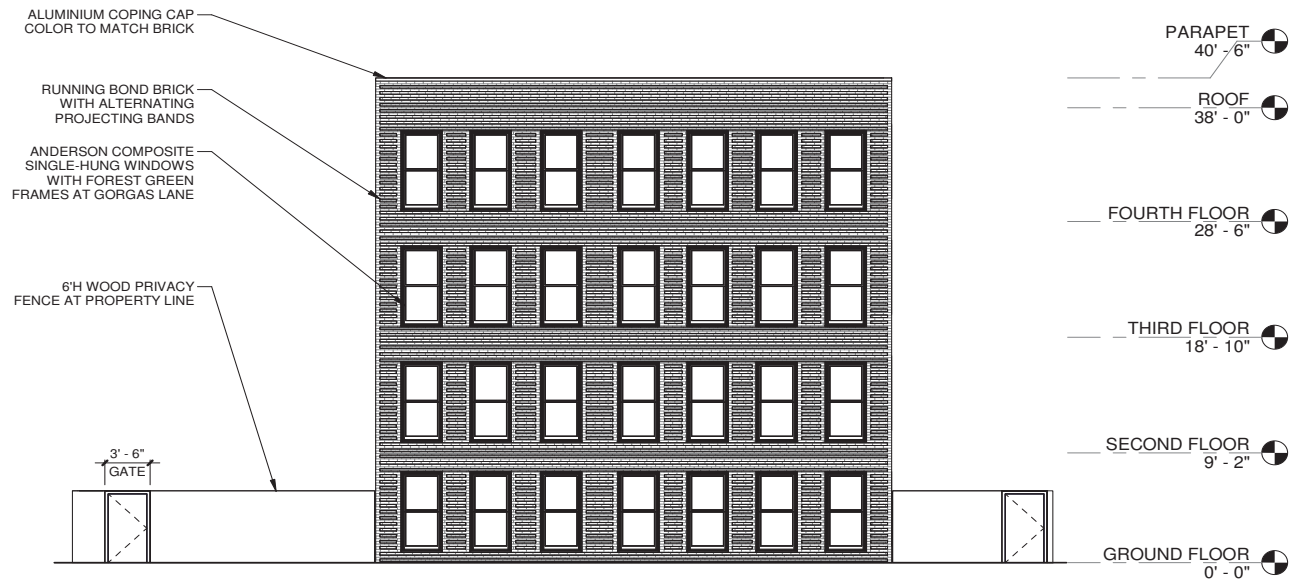
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December 5th, 2023



Proposed North 20th Street Elevation





Gorgas Lane Elevation



# GERMANTOWN GREEN

6915 Germantown Avenue, Philadelphia, PA | Tier View Development

Drive Aisle Elevation at Gorgas Lane

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Drive Aisle Elevation at Rear of Gorgas Lane Homes





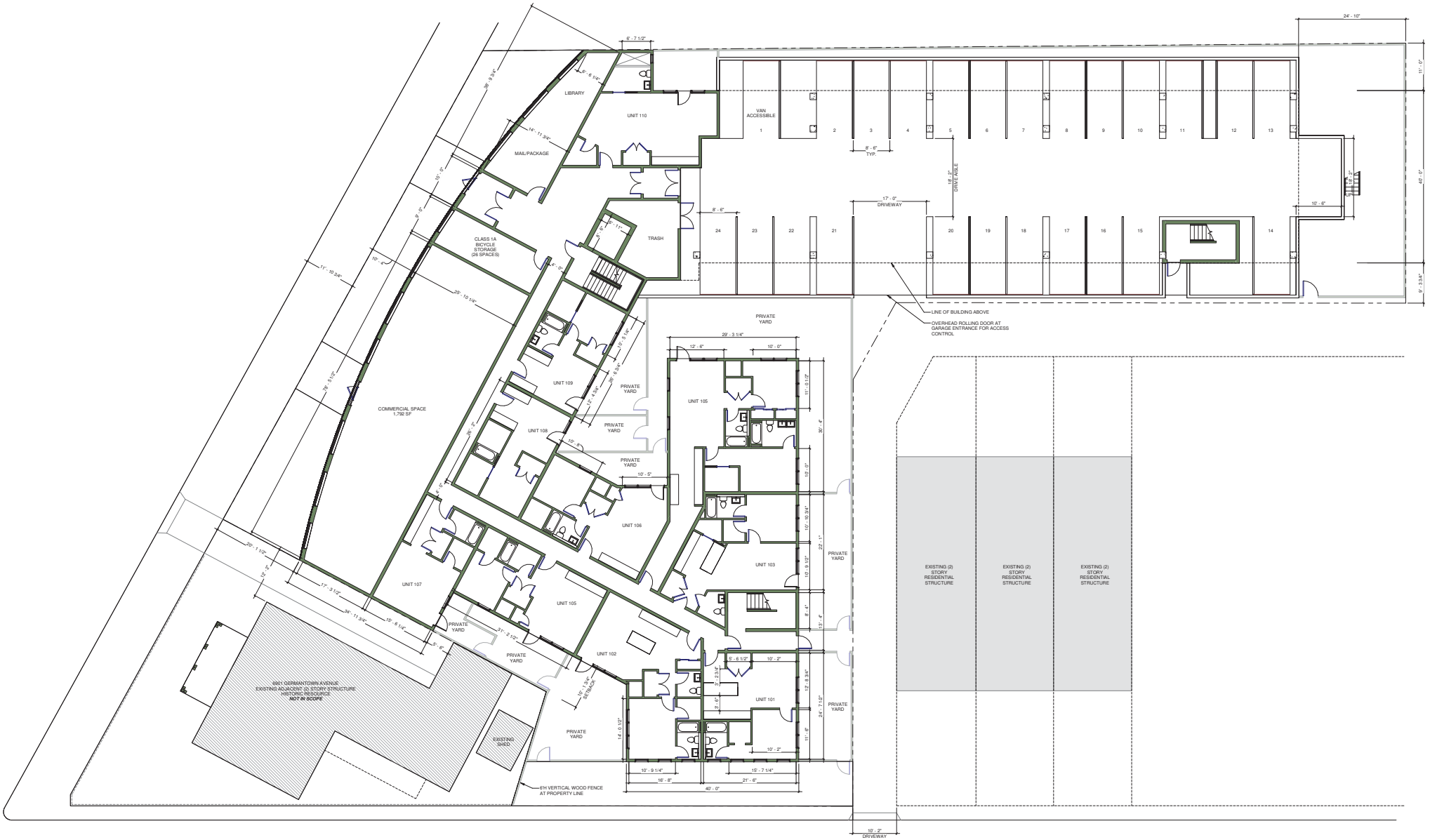
# GERMANTOWN GREEN

6915 Germantown Avenue, Philadelphia, PA | Tier View Development

Elevation Facing Lovett Memorial Library Green

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December 5th, 2023



# GERMANTOWN GREEN

6915 Germantown Avenue, Philadelphia, PA | Tier View Development

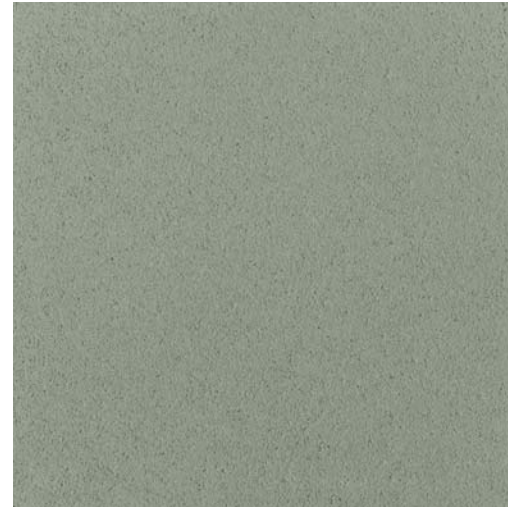
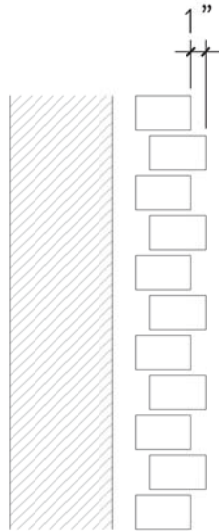
First Floor Plan

**CANNO**design

December 5th, 2023







**Brick, Running Bond**

SPEC: TBD  
Color: Green  
Coursing: See *Right*, Alternating Horizontal Bands

**Cast Stone**

Manufacturer: Reading Rock  
Color: [Custom]



## GERMANTOWN GREEN

6915 Germantown Avenue, Philadelphia, PA | Tier View Development

Commercial Entry at Germantown Avenue

**CANNO**design

December 5th, 2023





# GERMANTOWN GREEN

6915 Germantown Avenue, Philadelphia, PA | Tier View Development

View South East on Germantown Avenue

**CANNO**design

December 5th, 2023



## GERMANTOWN GREEN

6915 Germantown Avenue, Philadelphia, PA | Tier View Development

Building Facade on Gorgas Lane with detailing similar to Germantown Facade

**CANNO**design

December 5th, 2023





## GERMANTOWN GREEN

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**CANNO**design

December 5th, 2023



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**CANNO**design

December 5th, 2023





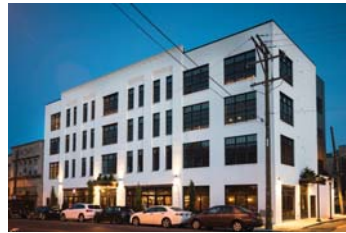
**1357 Ridge Avenue**  
50 Units, 49,988 SF  
Completed Spring 2020



**723 North 6th Street**  
35 Units, 39,400 SF  
Completed Spring 2021



**2333 Fairmount Avenue**  
33 Units, 56,200 SF  
Completed Fall 2019  
2020 BIA Silver Award Winner



**1720 Fairmount Avenue**  
18 Units, 24,700 SF  
Completed Fall 2015  
2020 BIA Best in Class Award Winner



**631 North Broad Street**  
41 Units, 52,700 SF  
Completed Summer 2019



**1833 Fairmount Avenue**  
15 Units, 29,400 SF  
Completed Winter 2013



**1723 Ridge Avenue**  
14 Units, 14,900 SF  
Completed Summer 2021



**545 North Broad**  
108 Units  
Completed Spring 2023



**965 Frankford Avenue**  
33 Units, 38,700 SF  
Completed Spring 2021

## GERMANTOWN GREEN

6915 Germantown Avenue, Philadelphia, PA | Tier View Development

CANNObdesign Select Project Experience

**CANNObdesign**

December 5th, 2023