

**ADDRESS: 8226 GERMANTOWN AVE**

Proposal: Construct multi-unit residential building

Review Requested: Review In Concept

Owner: Vich Properties LLC/VP 8226 Germantown LLC

Applicant: Michael Phillips, Klehr Harrison

History: 1760; new front facade 1800; Detweiler House

Individual Designation: 5/28/1957

District Designation: None

Staff Contact: Allyson Mehley, [allyson.mehley@phila.gov](mailto:allyson.mehley@phila.gov)

**OVERVIEW:** This application seeks in concept approval for the construction of a five-story building at 8226 Germantown Avenue. An eighteenth-century historic stone building, known as the “Detweiler House” stands at the southeast corner of the property. This application proposes construction of a residential building and rehabilitation of the historic building as part of the property’s overall redevelopment. No part of the historic building will be demolished or significantly altered as part of the new construction. This application proposes to rehabilitate and adaptively reuse the historic building as an amenity space for the residential building.

**SCOPE OF WORK:**

- Construct five-story building with parking and roof deck.
- Rehabilitate historic building.

**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 new construction does not alter or connect with the historic building. However, the in-concept application does not meet Standard 9. The proposed massing, size, scale, and architectural features are not sufficiently compatible with the historic building.
- *Standard 10: New additions and 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 will be unimpaired.*
  - The proposed new construction connects to the historic property at the rear and could be removed from the historic building in the future, leaving it largely intact; therefore, the proposal meets Standard 10.

**STAFF RECOMMENDATION:** Approval in concept of a new building in the location shown in the application, with the following comments:

- The proposed materials shown such as brick, shingle, and masonry elements are mostly compatible with the historic residence and the local architecture of Chestnut Hill.
- The new construction should be revised to maintain existing setbacks along Germantown Avenue.
- The scale of window openings and floor heights, especially at the front of the new building, should be revisited for better compatibility with the surrounding historic architecture.
- The staff recommends simplifying the design and removing stylized historic details.

**MAPS:**



**Image 1:** 1895 *Philadelphia Atlas*, G.W. Bromley. Historic maps indicate that no additional buildings were constructed on the lot occupied by the Detweiler House.





**KLEHR HARRISON  
HARVEY BRANZBURG LLP**

Michael V. Phillips, Esquire  
Direct Dial: (215) 569-2499  
Email: mphilips@klehr.com

1835 Market Street, Suite 1400  
Philadelphia, PA 19103  
www.klehr.com

July 9, 2024

VIA EMAIL ONLY

Jonathan E. Farnham, Ph.D.  
Executive Director  
Philadelphia Historical Commission  
Jon.Farnham@phila.gov

Re: 8226 Germantown Avenue – Application for Review in Concept

Dear Dr. Farnham:

This firm is counsel to Vich Properties LLC and VP 8226 Germantown LLC, the owner of real property located at 8226 Germantown Avenue, Philadelphia, PA (the “Property”). The Property is individually designated on the Philadelphia Register of Historic Places, consisting of a 2½-story, German Federal style, stone building, constructed in c.1760 and known as the “Detwiler House.” The building sits at the southeast corner of the Property and has a footprint of 2,584 sq. ft. The overall lot area is 11,520 sq. ft. Thus, over 75% of the Property is undeveloped, including a majority of the Property’s frontage along Germantown Avenue.

In accordance with Article 7 of the Historical Commission’s Rules and Regulations, please accept this letter and enclosed documents, including detailed plans, renderings, existing photographs and historical records, as an *Application for Review in Concept*. The Application proposes the erection of a new, 5-story apartment building with fifteen (15) surface parking spaces at the Property.

No changes or alterations are proposed for the Detwiler House, aside from a rear connection to the new construction building, which would not be visible from the public right-of-way. The Detwiler House will be maintained and adaptively reused as a café or similar commercial space and amenity to the new multi-family apartment building. The project advances both preservation and economic goals by adaptively reusing and maintaining a historically significant resource while contributing to the growth and stability of the Germantown Avenue commercial corridor.

The project architect is Zamir Garcia with M Architects, LLC. We ask that you kindly place the *Application for Review in Concept* on the agenda for the July 23, 2024 meeting of the Architectural Review Committee and the August 9, 2024 Historical Commission meeting. Mr. Garcia will present the project at the upcoming meetings.

8226 Germantown Ave.

July 9, 2024

Page 2

Please let me know if you or the staff have any questions, comments or require any additional information in connection with the instant Application. Thank you for your attention and consideration of the foregoing.

Respectfully,

*Michael V. Phillips*

Michael V. Phillips

Enclosures





**8226 GERMANTOWN AVE**

**VP** | Vich Properites  
Development & Management

**MORRISSEY**  
M ARCHITECTS | M DESIGN



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**OWNER:**

Vich Properties, LLC  
830 Welsh Road Box 264  
Huntingdon Valley, PA 19006

**ARCHITECT:**

M ARCHITECT  
4590 MAIN STREET  
PHILADELPHIA, PA 19127



226 GERMANTOWN AVE







EXISTING AERIAL 1 : WEST



EXISTING AERIAL 2 : EAST





**SITE PHOTO 1:** LOOKING AT SOUTH-EAST SIDE OF THE SITE



**SITE PHOTO 2:** LOOKING AT EAST SIDE OF THE SITE





**SITE PHOTO 1: LOOKING AT SOUTH SIDE OF THE BUILDING**



**SITE PHOTO 2: APPROACHING THE BUILDING FROM NORTH**





# THE WEILER

A CHESTNUT HILL LIFESTYLE COMMUNITY

Located on the Chestnut Hill Corridor, The Weiler, is set to enhance the Chestnut Hill Lifestyle buy providing a residential option for older active residents seeking to be apart of the historic charm of Chestnut Hill.

- 14 Residences – 960 square feet to 1600 square feet
- Private Terraces
- Mail and Package Service
- Residential Lobby on Germantown Avenue
- Off Street 1 to 1 Parking
- Electric Vehicle Charging Stations
- Wellness Room with Private Training Room
- Club Room Located in a Historic Home
- Café on Site with Outdoor Seating



# THE WEILER



## NEIGHBORHOOD AMENITIES

- 1. GROCERIES / MARKETS:**
  - FRESH MARKET
  - MARKET AT THE FAREWAY
- 2. RESTAURANTS:** CHESTNUT HILL GRILL  
ADELINAS  
KINGS GARDEN  
CHESTNUT HILL BREWING COMPANY  
EL POQUITO  
BREDENBECK'S BAKERY
- 3. ENTERTAINMENT:**
  - STAGECRAFTERS THEATER
- 4. RETAIL:** HOME WORKS  
NO NAME GALLERY  
FOLIAGE CHESTNUT HILL  
US POST OFFICE  
CHESTNUT HILL JEWELERS  
HIDEAWAY RECORDS  
MOONDANCE FARM STUDIOS
- 5. BEAUTY:** FOLLICLES DESIGN CENTER  
SERENITY AESTHETICS  
SALON MARYAM
- 6. SCHOOL:** J S JENKS ELEMENTRY SCHOOL
- 7. RELIGIOUS:** LUTHERN CHURCH
- 8. ELECTRIC VEHICLE CHARGING STATION**
- 9. RECREATION:** PASTORIUS PARK  
WATER TOWER PARK  
PHILADELPHIA CRICKET CLUB



EXISTING ZONING INFORMATION	
<b>PROJECT:</b> 8228 GERMANTOWN AVE	
<b>ADDRESS:</b> 8228 GERMANTOWN AVE PHILADELPHIA, PA. 19118-3402	
<b>APPLICABLE ZONING + BUILDING CODES:</b> THE PHILADELPHIA CODE 2018 INTERNATIONAL BUILDING CODE INTERNATIONAL ENERGY CONSERVATION CODE PHILADELPHIA PLUMBING CODE	
<b>DIMENSIONAL STANDARDS FOR RESIDENTIAL SINGLE FAMILY ATTACHED-3</b>	
ZONING CLASSIFICATION	RSA-3
	<b>REQUIRED</b>
MAXIMUM OCCUPIED AREA (% OF LOT)	50%
MINIMUM OPEN AREA (% OF LOT)	50%
MINIMUM FRONT YARD DEPTH (FT.)	8'
MINIMUM SIDE YARD WIDTH, EACH (FT.)	2/8' EACH (9)
MINIMUM REAR YARD DEPTH (FT.)	20'
MAXIMUM HEIGHT (FT.)	38'

PROPOSED ZONING INFORMATION	
<b>PROJECT:</b> 8228 GERMANTOWN AVE	
<b>ADDRESS:</b> 8228 GERMANTOWN AVE PHILADELPHIA, PA. 19118-3402	
<b>APPLICABLE ZONING + BUILDING CODES:</b> THE PHILADELPHIA CODE 2018 INTERNATIONAL BUILDING CODE INTERNATIONAL ENERGY CONSERVATION CODE PHILADELPHIA PLUMBING CODE	
<b>DIMENSIONAL STANDARDS FOR COMMERCIAL MIXED USE</b>	
ZONING CLASSIFICATION	CMX-2.5
	<b>REQUIRED</b>
MAXIMUM OCCUPIED AREA (% OF LOT)	75%
MINIMUM OPEN AREA (% OF LOT)	25%
MINIMUM FRONT YARD DEPTH (FT.)	4'
MINIMUM SIDE YARD WIDTH, EACH (FT.)	5'(IF USED)
MINIMUM REAR YARD DEPTH (FT.)	THE GREATER 9' OR 10% OF LOT DEPTH
MAXIMUM HEIGHT (FT.)	55'



SITE PLAN

**8226 Germantown Avenue  
Detwiler House**

Historic Designation Under the City of Philadelphia  
Built Circa: 1760

Included as Significant resources in Chestnut Hill National Registrar Inventory.

Style: Germantown Federal

**Historical Significance**

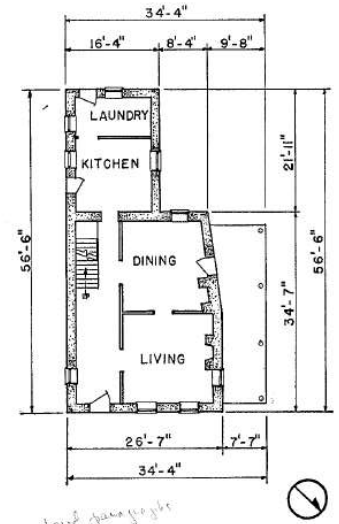
The Detwiler House was in possession by the Detwiler family since it was purchased in 1796.

The house represents the style and character of many of the early Germantown houses in the area.

The Detwiler family emigrated from Switzerland in the 1740s and settled in Chestnut Hill. The home was deeded in their name and later transferred to their son-in-law.

**Distinguishing Characteristics:**

- Stone façade
- Divided Light windows
- Original Brick Fireplace



**HISTORICAL SIGNIFICANCE**





## CHESNUT HILL MATERIALITY / CONTEXT





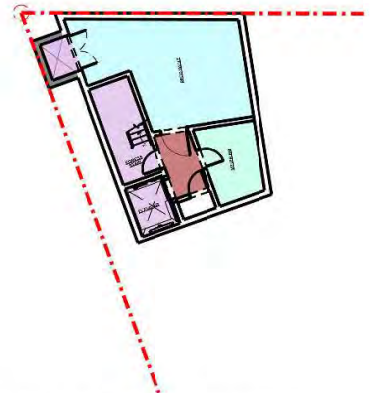
## CHESNUT HILL MASSING CONTEXT

**KEY**

- PECO VALUT
- STAIR/ELEVATOR
- METER RM
- LOBBY
- PACKAGE ROOM
- TRSH ROOM
- CAFE
- CORRIDOR
- MECH

LEVEL	AREA
CELLAR FLOOR	935 S.F.
1ST FLOOR	2,385 S.F.
2ND-4TH FLOOR (3 X 6733 S.F.)	20,199 S.F.
5TH FLOOR	4,815 S.F.
<b>TOTAL INTERIOR</b>	<b>28,334 S.F.</b>

UNIT	TOTAL
4 RESIDENTIAL FLOORS	
5-STORY BUILDING	
2 BEDROOM	12 UNITS
3 BEDROOM	2 UNITS
<b>TOTAL</b>	<b>14 UNITS</b>



**PROPOSED BASEMENT**  
1" = 20'-0"



**PROPOSED GROUND FLOOR**  
1" = 20'-0"



**KEY**

- STAIR/ELEVATOR
- HALL
- MECH
- AMENITIES
- PRIVATE TRAINER
- UNIT A, 2-BEDROOM
- UNIT B, 2-BEDROOM
- UNIT C, 2-BEDROOM
- UNIT D, 2-BEDROOM
- UNIT E, 3-BEDROOM
- UNIT F, 3-BEDROOM

LEVEL	AREA
CELLAR FLOOR	935 S.F.
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2 BEDROOM	12 UNITS
3 BEDROOM	2 UNITS
<b>TOTAL</b>	<b>14 UNITS</b>



**PROPOSED 5TH FLOOR**  
1" = 20'-0"



**PROPOSED 2ND - 4TH FLOORS**  
1" = 20'-0"





**8217 GERMANTOWN AVE  
3 STORIES**

**CHESTNUT HILL HOTEL  
4 STORIES**

**8200 GERMANTOWN AVE  
5 STORIES**

## **CHESNUT HILL MASSING CONTEXT**





PROPOSED GERMANTOWN AVE ELEVATION



1. RED BRICK



2. METAL STANDING SEAM MANSARD FOOR



3. HARDIE BEADED SMOOTH LAP SIDING



4. HARDIE SHINGLE SIDING: STRAIGHT EDGE PANEL-AGED PEWTER COLOR



5. HARDIE SHINGLE SIDING: STRAIGHT EDGE PANEL-AGED PEWTER COLOR



6. PANEL SHUTTERS



7. DARK BRICK



**PROPOSED SECTION 1**



**1. RED BRICK**



**2. METAL STANDING SEAM MANSARD FOOR**



**3. HARDIE BEADED SMOOTH LAP SIDING**



**4. HARDIE SHINGLE SIDING: STRAIGHT EDGE PANEL-AGED PEWTER COLOR**



**5. HARDIE SHINGLE SIDING: STRAIGHT EDGE PANEL-AGED PEWTER COLOR**



**6. PANEL SHUTTERS**



**7. DARK BRICK**





**PROPOSED NORTH ELEVATION**



1. RED BRICK



2. METAL STANDING SEAM MANSARD ROOF



3. HARDIE BEADED SMOOTH LAP SIDING



4. HARDIE SHINGLE SIDING: STRAIGHT EDGE PANEL-AGED PEWTER COLOR



5. HARDIE SHINGLE SIDING: STRAIGHT EDGE PANEL-AGED PEWTER COLOR



6. PANEL SHUTTERS



7. DARK BRICK





1. RED BRICK



2. METAL STANDING SEAM MANSARD ROOF



3. HARDIE BEADED SMOOTH LAP SIDING



4. HARDIE SHINGLE SIDING: STRAIGHT EDGE PANEL-AGED PEWTER COLOR



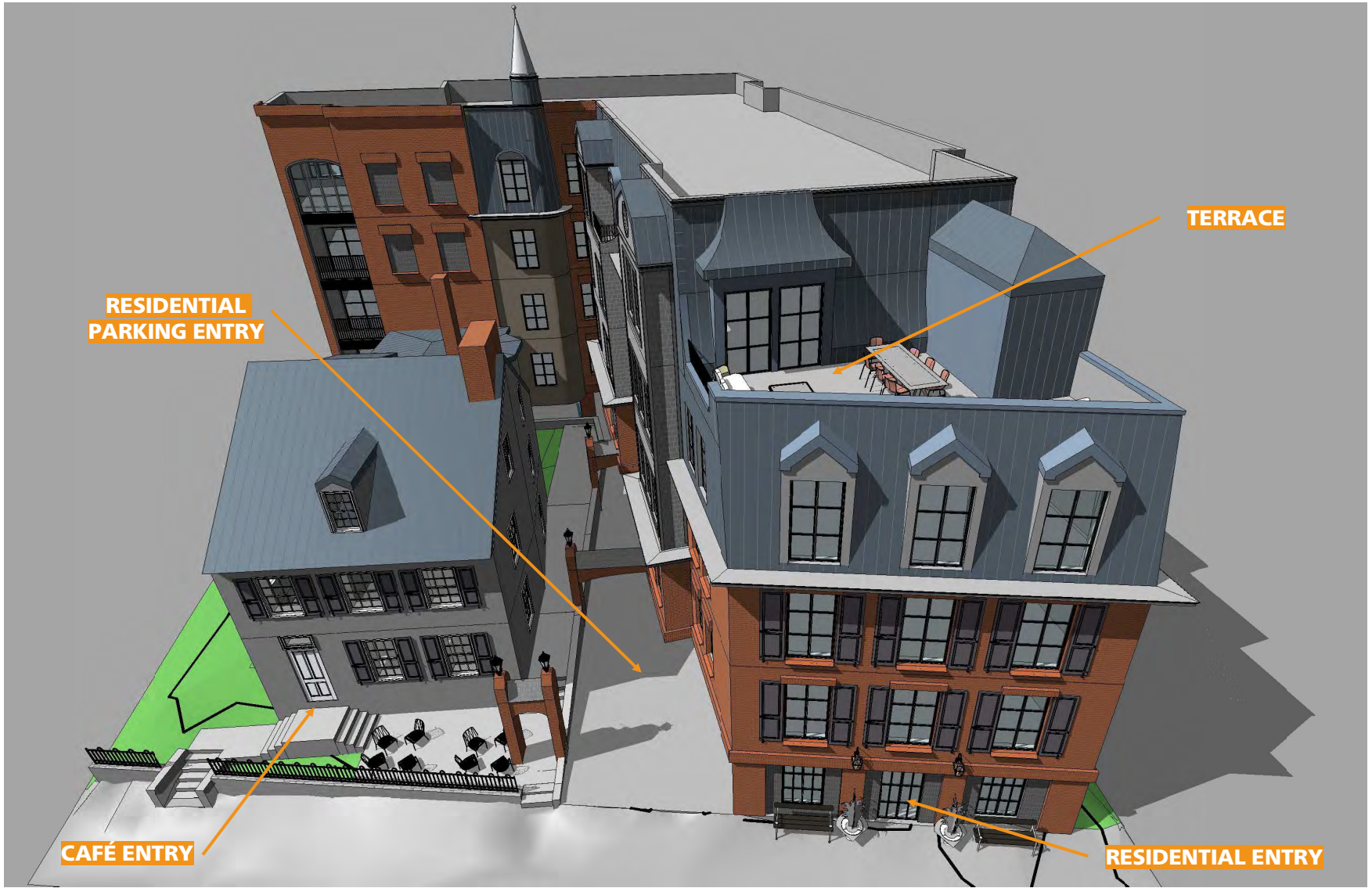
5. HARDIE SHINGLE SIDING: STRAIGHT EDGE PANEL-AGED PEWTER COLOR



6. PANEL SHUTTERS



7. DARK BRICK



## PROPOSED MASSING





## PROPOSED MASSING



**PROPOSED MASSING**

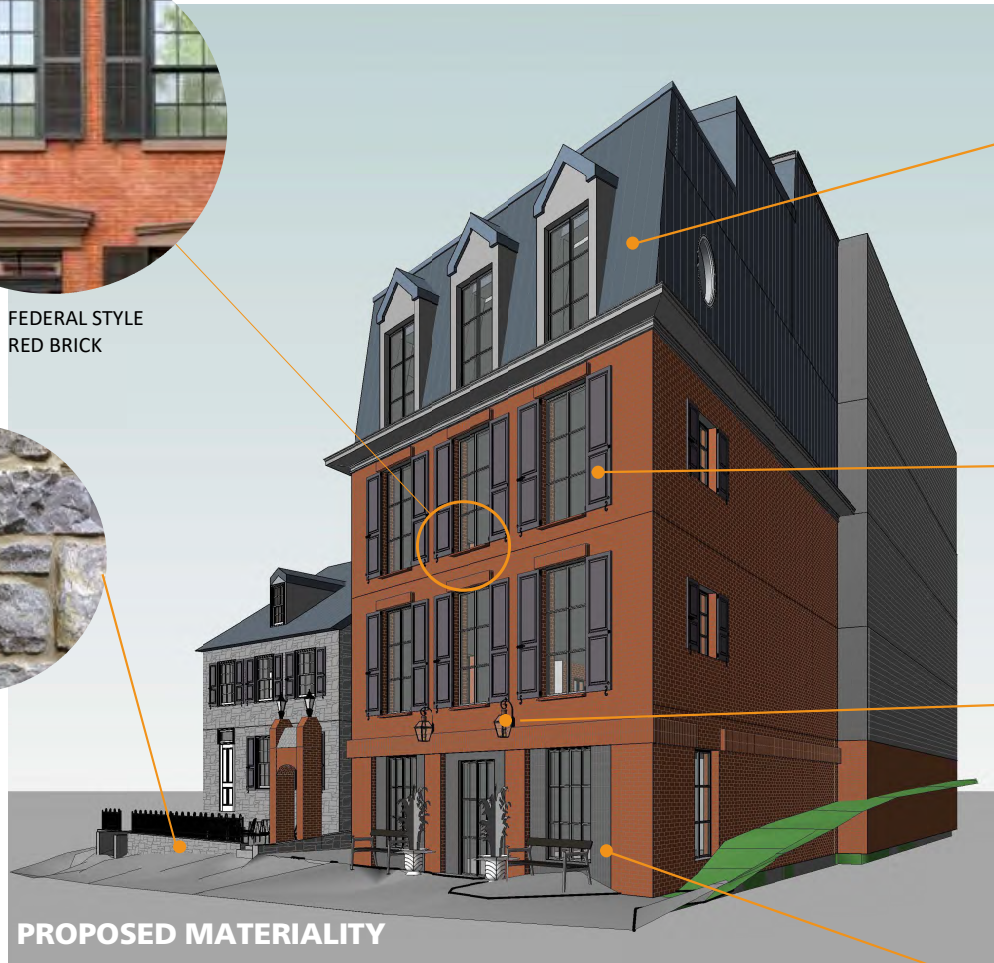




FEDERAL STYLE  
RED BRICK



ZINC COLORED  
STANDING SEAM



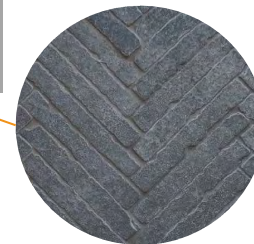
PROPOSED MATERIALITY



PANEL SHUTTERS



LED-FRENCH  
QUARTER HALF  
RODIN LIGHTS



DARK BRICK ACCENTS





































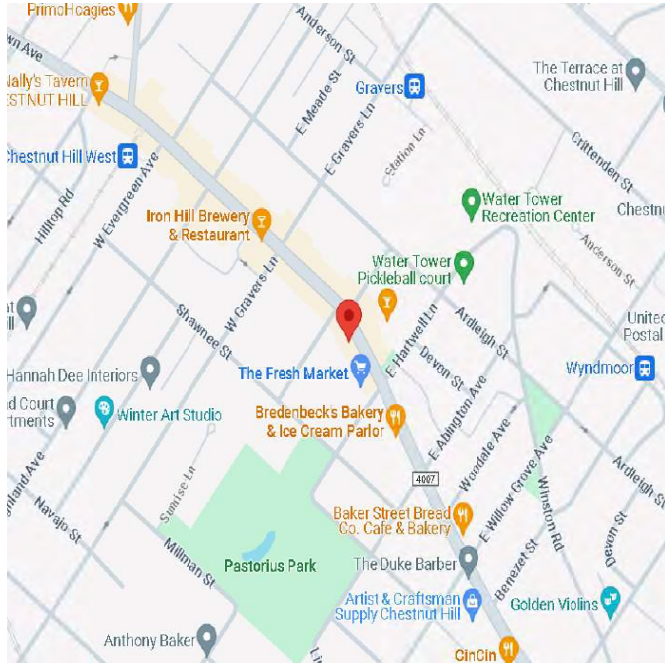






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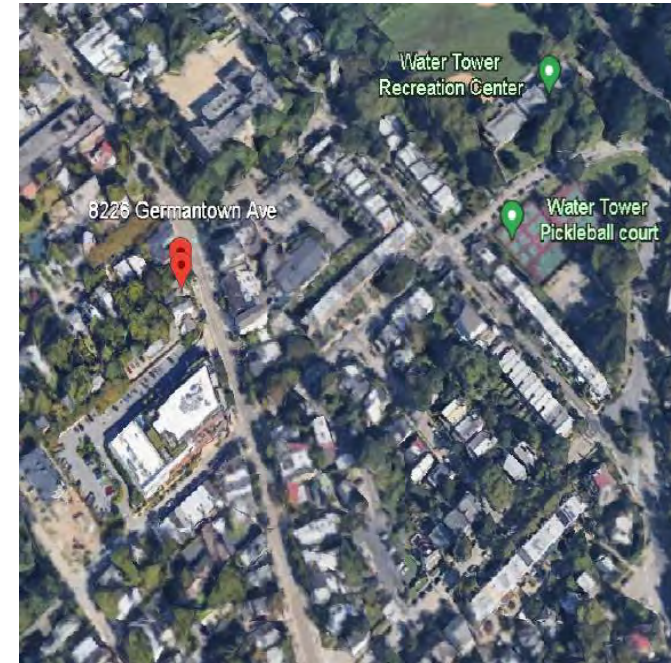




Site Map



Site Photo



Site Aerial

# 8226 GERMANTOWN AVE

# MD-24-001

## Project Details

Project Address 8226 GERMANTOWN AVE  
PHILADELPHIA, PA 19118

On-site Capture Date 01/09/2024  
Delivery Date 01/18/2024  
Square Footage 4,982 SF  
Client Name Morrissey Design  
Owner Name Morrissey Design

## Sheet Index

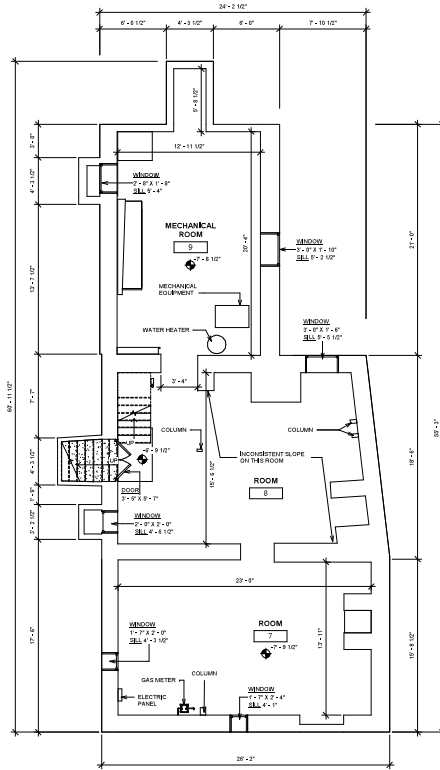
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SHEET NUMBER	SHEET NAME
A001	COVER PAGE
A101	BASEMENT FLOOR PLAN
A102	LEVEL 1 FLOOR PLAN
A103	LEVEL 2 FLOOR PLAN
A104	LEVEL 3 FLOOR PLAN
A106	LEVEL 4 FLOOR PLAN
A201	EXTERIOR ELEVATIONS

## Project Deliverables

- Existing Conditions Drawings
- Virtual Walkthrough
- MEP Photo Documentation
- Point Cloud



Revisions		
No	Description	Date
1		



**1 BASEMENT**  
SCALE: 1/4" = 1'-0"

General Notes:

THESE DRAWINGS ARE NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION.

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Sheet Information

**BASEMENT FLOOR PLAN**

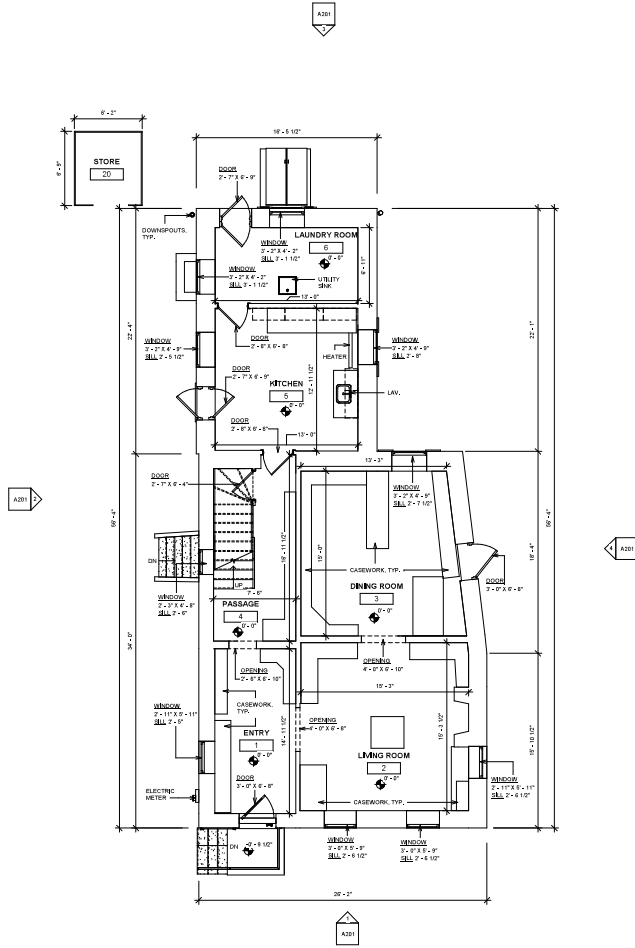
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**LEVEL 1 FLOOR PLAN**

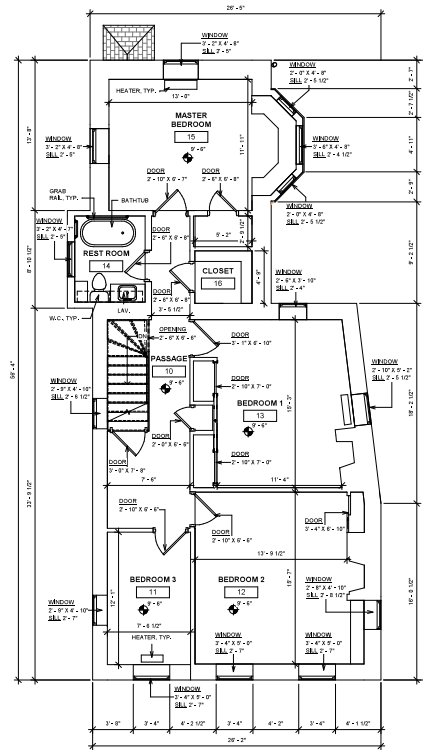
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Sheet Information

**LEVEL 2 FLOOR PLAN**

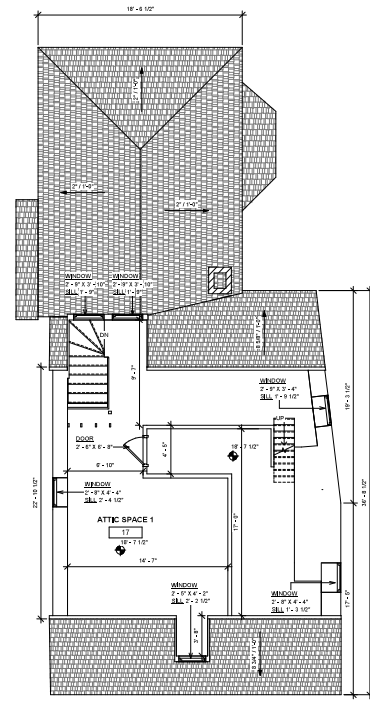
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A104

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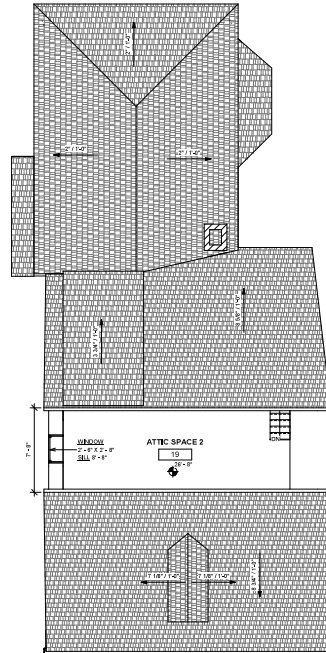
**LEVEL 3 FLOOR PLAN**

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**LEVEL 4**

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**LEVEL 4 FLOOR  
PLAN**

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A106

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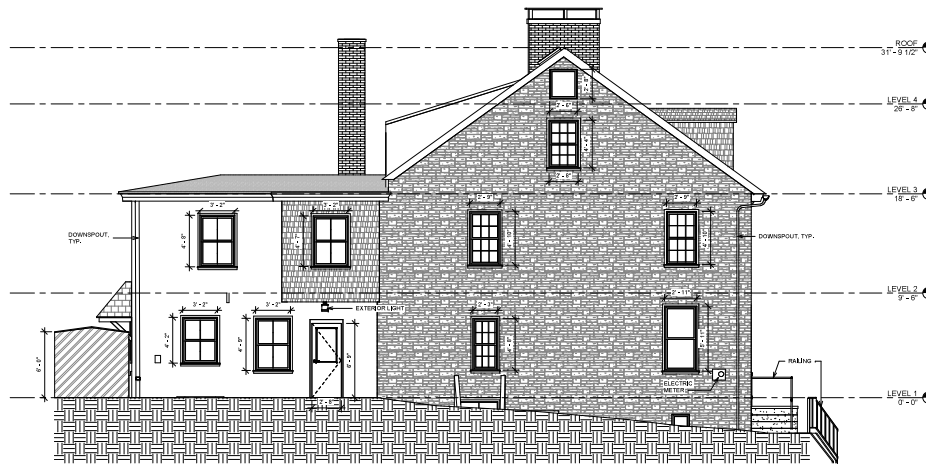
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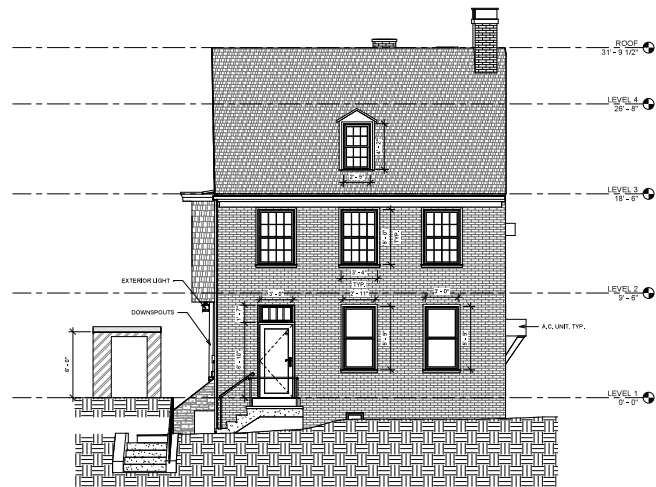
**EAST ELEVATION**  
A201 SCALE: 1/4" = 1'-0"



**NORTH ELEVATION**  
A201 SCALE: 1/4" = 1'-0"



**WEST ELEVATION**  
A201 SCALE: 1/4" = 1'-0"



**SOUTH ELEVATION**  
A201 SCALE: 1/4" = 1'-0"

General Notes:

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Sheet Information

**EXTERIOR ELEVATIONS**

Sheet #

A201

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