

Public comment-
8826 Germantown Avenue

re: 8226 Germantown Avenue

Sarah Browning <sarahbrowningwriter@yahoo.com>

Thu 7/18/2024 2:32 PM

To:preservation <preservation@Phila.gov>

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Dear Commissioners,

As a neighborhood resident, I am writing to urge you to reject the application from Vich Properties LLC and VP 8226 Germantown LLC for a massive, 5-storey apartment building at 8226 Germantown Avenue.

While I support creating affordable housing in Chestnut Hill, there is no indication in the press coverage that this project would provide any affordable units. Meanwhile, the proposed building is completely out of scale for the surrounding neighborhood and would change the historic nature of that corner, irreparably. A school, a small hotel and restaurant, a church - these are at the other corners. They should not be dwarfed by such a behemoth. Additionally, traffic is already heavy at that intersection, with the Market at the Fareway and school pick up and drop off.

The sheer size of this development is completely inappropriate and seems designed just to enrich already wealthy developers. Please stop this appalling money grab.

Thank you.
Sarah Browning

8223 Ardleigh Street

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Sarah Browning
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Pronouns: She/Her/Hers

8226 Germantown Avenue, revised

David Traub <davidstraub@verizon.net>

Mon 7/22/2024 3:13 PM

To: Allyson Mehley <Allyson.Mehley@Phila.gov>; preservation <preservation@Phila.gov>

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Sent from my iPhone

Begin forwarded message:

From: David Traub <davidstraub@verizon.net>
Date: July 22, 2024 at 11:19:05 AM EDT
To: Allyson Mehley <Allyson.Mehley@phila.gov>, preservation@phila.gov
Subject: 8226 Germantown Avenue
Reply-To: David Traub <davidstraub@verizon.net>

To: The Architectural Committee of the Philadelphia Historical Commission. July 23, 2024 Meeting. Attn: Allyson Mehley
Re: 8226 Germantown Avenue
From: Save Our Sites
-

Save Our Sites has the following comments about the proposed project at 8226 Germantown Avenue:

It is most sensible that new construction in historic neighborhoods, whether they be additions or completely new buildings, be simplified in their design, so as to be subordinate in appearance, to the adjacent and surrounding buildings. They should, in their own way, "honor" the nearby historic buildings. They do not have to be outstanding works of architecture or neither do need to stand out. The architect will have ample opportunity to provide a marvelous design in another location. In this way, the historic neighborhood will achieve a greater harmony overall in its composition.

Further, it is desirable that there be fewer materials; often only one is necessary. Anomalous architectural features such as projecting bays should be rarely introduced. Rather, the design quality of the new construction should rely on elegance of proportions, refinement of detail and sensitive selection of materials and coloration. And invariably, there is no need to imitate existing surrounding historical, architectural elements.

Having stated the above, let me ask regarding the 8226 Germantown Avenue proposed project:

- 1) Is there a need to apply shutters to the windows on the front facade of the proposed building?
- 2) Is there a need to introduce projecting bays on to the side of the building in the alleyway, and elsewhere? Projecting bays generally require the application of an inappropriate, non-masonry material that is foreign to the materiality of the design otherwise clashing with the historic context.
- 3) Can the height of the structure be reduced, in particular the leg of the proposed building (parallel with Germantown Ave.) that rises above the roof of the Detweiler House?

I could say more, if time permitted, but I will stop here. I know that perhaps I have been provocative, but hopefully I have succeeded in stimulating thought.

Thank you.

David S. Traub, AIA Emeritus
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