

# REVISED

**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 four-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.

This in concept application was originally presented at the July 2024 Architectural Committee meeting. Based on feedback at that meeting and the Architectural Committee’s recommendation, the application has been revised.

**SCOPE OF WORK:**

- Construct four-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.*
- *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.*

**ARCHITECTURAL COMMITTEE RECOMMENDATION:** The Architectural Committee voted to recommend denial, pursuant to Standards 9 and 10.

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## 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.

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## REPORT OF THE ARCHITECTURAL COMMITTEE OF THE PHILADELPHIA HISTORICAL COMMISSION

TUESDAY, 23 JULY 2024  
REMOTE MEETING ON ZOOM  
DAN MCCOUBREY, CHAIR

### CALL TO ORDER

START TIME IN AUDIO RECORDING: 00:00:00

The Chair called the meeting to order at 9:00 a.m. The following Committee members joined him:

Committee Member	Present	Absent	Comment
Dan McCoubrey, FAIA, LEED AP BD+C, Chair			
John Cluver, AIA, LEED AP			
Rudy D'Alessandro			
Justin Detwiler			
Nan Gutterman, FAIA			
Allison Lukachik			
Amy Stein, AIA, LEED AP			

The meeting was held remotely via Zoom video and audio-conferencing software.

The following staff members were present:

Jonathan Farnham, Executive Director  
Kim Chantry, Historic Preservation Planner III  
Shannon Garrison, Historic Preservation Planner II  
Heather Hendrickson, Historic Preservation Planner II  
Ted Maust, Historic Preservation Planner II  
Allyson Mehley, Historic Preservation Planner III  
Dan Shachar-Krasnoff, Historic Preservation Planner II  
Alex Till, Historic Preservation Planner II

The following persons were present:

Ann Nevel  
Anne McNiff  
Ashley Maass, Chestnut Hill Conservancy  
Bill Klotz  
Danny McGoldrick  
Jake Blumgart  
Carla Robinson  
Catherine Rooney  
Celeste Hardester  
Chwen-Ping  
Ciara Schuster  
David Lo  
David Traub, Save Our Sites  
Eileen Javers

ARCHITECTURAL COMMITTEE, 23 JULY 2024  
PHILADELPHIA HISTORICAL COMMISSION, PRESERVATION@PHILA.GOV  
PHILADELPHIA'S PRINCIPAL PUBLIC STEWARD OF HISTORIC RESOURCES

# REVISED

## **ADDRESS: 8226 GERMANTOWN AVE**

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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

**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 significantly alter the historic building. However, the in-concept application does not meet Standard 9. The proposed massing, size, scale, and architectural features of the new construction 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.

**ARCHITECTURAL COMMITTEE, 23 JULY 2024**

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**START TIME OF DISCUSSION IN ZOOM RECORDING: 01:47:27**

**PRESENTERS:**

- Ms. Mehley presented the application to the Architectural Committee.
- Attorney Michael Phillips and architect Zamir Garcia represented the application.

**DISCUSSION:**

- Mr. Phillips said their team met with the Chestnut Hill Civic Association in June 2024 to receive their feedback and thoughts on the proposal. He stated the proposal would require variances and relief from the zoning code and that prior to pursuing zoning approval they wanted to receive feedback from the community and Historical Commission about the project.
- Mr. Garcia said this location is a transitional area along Germantown Avenue that ities together the two sides of Chestnut Hill, the upper section which is more commercial and the lower area, south of the project site, which is more residential in scale. He noted that the specific block where the site is located has buildings of a larger scale than other areas of Chestnut Hill.
- Mr. Cluver said he is concerned about the scale of the individual elements of the proposed building. He noted there is the scale of the building and then there is the scale of the individual elements, which are overpowering the historic building. Mr. Cluver observed that elements like the windows and light fixtures are bigger, and the floor-to-floor heights are taller. He said that while some of this may be unavoidable, the proposed building feels oversized in comparison to the historic resource and the elements feel off key.
- Mr. Garcia stated that the proposal shown was originally based on CMX-2.5, which allows a 55-foot height but, after speaking with the Planning Commission, the development team plans to revise the design based on zoning less than CMX-2, which would reduce the height of the building to 38 feet tall. He noted that the overall building scale would be reduced accordingly based on the 38-foot height.
- Mr. McCoubrey commented that the height change from 55 to 38 feet is a significant change and would likely eliminate the fifth floor and lower everything. He said his primary concern about the proposal was the massiveness of everything. Mr. McCoubrey pointed out that the historic building stands in a row of similarly sized buildings.
- Mr. Detwiler pointed out that the building and property were individually designated in 1957, noting that this is part of the first generation of designated buildings in Philadelphia. The early designation date indicates the historical importance of this building. He added that, if the property were up for designation today, the land around the building would likely be proposed for having archeological potential. Mr. Detwiler noted that historic landscapes are also protected in Philadelphia. He said the proposed new building dramatically overwhelms the historic building. Mr. Detwiler said he wished it stepped back from the street and that the driveway was not located right next to the historic building. He said the cantilever over the driveway appears odd and out of context with the site and Chestnut Hill. Mr. Detweiler also pointed out that the historic building would potentially be used as a gym, and he has concerns about the potential structural impact of the heavy equipment on the historic building.
- Mr. D'Alessandro said he did not understand why the applicant is viewing Chestnut Hill as two zones and expressed concerns about a five-story building in this area.
- Ms. Gutterman reminded Mr. D'Alessandro that the applicant had explained that the height of the building would be significantly reduced in height, owing to zoning

**ARCHITECTURAL COMMITTEE, 23 JULY 2024**

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- requirements. She commented that they would likely be looking at a very different design in the future, so this specific design is no longer part of their consideration.
- Mr. Cluver interjected and acknowledged that the design would change but stated he appreciated having the opportunity to comment on the application at this stage and for others to provide feedback.
    - Mr. Garcia responded that he welcomed the comments received and this was the goal of the presentation of the in-concept proposal. He said their goal was to do something sensitive at this site.
  - Mr. McCoubrey said he was glad the applicant brought the in-concept proposal to the Architectural Committee and expects to see changes to future submissions based on the feedback provided. He expressed his concerns about the details, noting that the windows could look more like double hung windows. Mr. McCoubrey said the frontispiece in front of the historic house did not seem appropriate. He commented on the existing slope and potential grading issues on the site.
  - Mr. Cluver said he was glad the applicant included context photographs showing existing architectural elements in Chestnut Hill. He said the applicant should now narrow down the number of elements to be incorporated into the design. He said the design is presently too busy and eclectic.
  - Mr. Cluver asked if parking was required for the site.
    - Mr. Garcia replied that it was not required but seen as a desirable amenity.
    - Mr. Detweiler encouraged the applicant to maintain some of the green space currently present in the landscape. He said the front of the building should have less of a hard edge and noted the nearby green spaces in front of and around the nearby buildings.
  - Ms. Stein said that, based on the application, the intent is to protect and preserve the historic building. She said that, for final review, they will need a lot more detail about the work on the historic building and encouraged Mr. Garcia to work with the staff on the details of the restoration and rehabilitation.

### **PUBLIC COMMENT:**

- Attorney Matt McClure of Ballard Spahr represented the owners of the adjacent property at 8236 Germantown Avenue. He stated the zoning is currently RSA-3 and would only allow for a twin or semi-detached house to be constructed under the current zoning code. He said the project as shown would require a massive amount of zoning relief both for its size and use. Mr. McClure called out the applicant's admission that the building will be revised down to 38 feet from 55 feet in height, which would significantly change the building's design. He echoed Mr. Detwiler's comments about the designation being an early one and that this would have been during Mayor Dilworth's era and that if it was designated it was likely because of its historical importance in the City of Philadelphia.
- Lori Salganicoff of the Chestnut Hill Conservancy pointed out that this is one of two eighteenth-century buildings constructed by the Detweiler family on this block. She said she agreed with many of the comments made by the Architectural Committee members. Ms. Salganicoff pointed out that the new building does connect at the rear of the property so perhaps it should be considered an addition. She said that the historic resource and adjacent buildings should be better respected. Ms. Salganicoff said the new building should be designed in deference to the historic building. She also noted that the sidewalk in front of the property is an important element of the streetscape. Ms. Salganicoff concluded by stating that the open landscape of the property has been undisturbed for over 250 years and the Historical Commission

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- should be questioning the potential impact on above and below ground resources.
- Laura Lucas of the Chestnut Hill Community Association said that the application submitted to the Historical Commission is the same one presented to the community for comment. She said the application received strong negative feedback at their June 2024 meeting and she would like to pass some of their comments on to the Architectural Committee. Ms. Lucas said 46 individuals attended this meeting and this attests to the high level of interest in the project. She pointed out that all of the buildings surrounding this property are listed as significant or contributing to the Chestnut Hill National Register Historic District and they are concerned that this development will destroy what remains of the garden context in which the Detweiler House has survived for 250 years. Ms. Lucas said the community was concerned about the amount of density planned for the site and noted that many of their concerns had also been expressed at this meeting by the members of the Architectural Committee.
- David Traub of Save Our Sites expressed his concerns about the compatibility of the proposed new construction with the historic property. Mr. Traub read from the email he sent to the Historical Commission dated 22 July 2024.
- Patricia Cove, the chair of the Historic District Advisory Committee at the Chestnut Hill Conservancy, said she was pleased to hear the Architectural Committee discuss many of the concerns that she and the community members have about the project, especially the outsized scale and massing of the proposed new construction that would greatly diminish the designated historic building. She said she looks forward to revisions that will reconsider many aspects of this project.

## **ARCHITECTURAL COMMITTEE FINDINGS & CONCLUSIONS:**

The Architectural Committee found that:

- The property was designated in 1957 and it was one of the earliest designated properties on the Philadelphia Register of Historic Places.
- The proposed building would require zoning relief and variances to move forward. The property at 8226 Germantown Avenue is currently zoned RSA-3. The application is based on a potential zoning of CMX-2.5 but the applicant stated during the review that they have learned from the Planning Commission that the new zoning will be less than CMX-2. Therefore, the height of this building will be reduced from 55 feet to 38 feet and future design proposals for this project will reflect this.
- The overall scale of the building is too great for the historic site. The new construction would overwhelm the historic building and the scale of the new building's elements are not compatible with the historic building and the adjacent buildings on this block of Germantown Avenue.
- The design incorporates too many architectural elements and should be simplified.
- More detail must be provided on the restoration and rehabilitation of the historic building.

The Architectural Committee concluded that:

- The application fails to satisfy Standard 9 as the proposed new construction is not compatible with the massing, size, scale, and architectural features of the eighteenth century building and its environment.
- The application fails to satisfy Standard 10 as the application lacks sufficient drawings and elevation showing how the new construction connects to the historic property. It is not clear from the materials submitted if the new construction could be removed from the historic building in the future, leaving it largely intact.

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**ARCHITECTURAL COMMITTEE RECOMMENDATION:** The Architectural Committee voted to recommend denial, pursuant to Standards 9 and 10.

<b>ITEM: 8226 Germantown Ave</b>					
<b>MOTION: Denial</b>					
<b>MOVED BY: Detwiler</b>					
<b>SECONDED BY: D'Alessandro</b>					
<b>VOTE</b>					
Committee Member	Yes	No	Abstain	Recuse	Absent
Dan McCoubrey	X				
John Cluver	X				
Rudy D'Alessandro	X				
Justin Detwiler	X				
Nan Gutterman	X				
Allison Lukachik					X
Amy Stein	X				
Total	6				1



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RE: 8226 Germantown Ave. // Question in advance of September 13th HC Meeting

Boggs Magagna, Stephanie <SBoggs@klehr.com>

Thu 9/5/2024 4:45 PM

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

Cc: Jon Farnham <Jon.Farnham@phila.gov>; Phillips, Michael V. <mphillips@klehr.com>

📎 1 attachments (6 MB)

2024-09-05\_8226 GERMANTOWN AVE RREVISIED PACKET\_compressed.pdf;

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Good afternoon,

In advance of the September 13<sup>th</sup> meeting of the Historical Commission, please find revised plan materials for the above referenced Application attached for your review. The following is a summary of the changes that have been made since this project was first considered by the Architectural Committee on July 24<sup>th</sup>:

1. Building height revised to 38'
2. Building floors reduced to 4 stories
3. Overall footprint reduced pulled away from the existing structure
4. Front of building pulled away from front property line
5. Overall building scale and materials simplified
6. Parking reduced from 15 to 14

Thank you for your continued attention to this matter. Should you have any comments or questions before the Historical Commission meeting, please do not hesitate to contact our office.

All the best,



**STEPHANIE BOGGS MAGAGNA | ATTORNEY AT LAW**

**KLEHR HARRISON HARVEY BRANZBURG LLP**

1835 Market Street | Suite 1400 | Philadelphia, PA 19103

t 215.569.2897 | f 215.568.6603 | m 609.280.0001

[sboggs@klehr.com](mailto:sboggs@klehr.com) | [LinkedIn](#) | [Twitter](#)

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**8226 GERMANTOWN AVE**

# REVISED

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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

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226 GERMANTOWN AVE

**VP** | Vich Properites  
Development & Management

**MORRISSEY**  
M ARCHITECTS | M DESIGN

# REVISED



EXISTING AERIAL 1 : WEST



EXISTING AERIAL 2 : EAST

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



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

# REVISED



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



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

**REVISED**



# 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



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# 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

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EXISTING ZONING INFORMATION	
<b>PROJECT:</b> 8226 GERMANTOWN AVE	
<b>ADDRESS:</b> 8226 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> 8226 GERMANTOWN AVE	
<b>ADDRESS:</b> 8226 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
	<b>REQUIRED</b>
MAXIMUM OCCUPIED AREA (% OF LOT)	75%
MINIMUM OPEN AREA (% OF LOT)	25%
MINIMUM FRONT YARD DEPTH (FT.)	N/A
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.)	38'



**SITE PLAN**

# REVISED

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

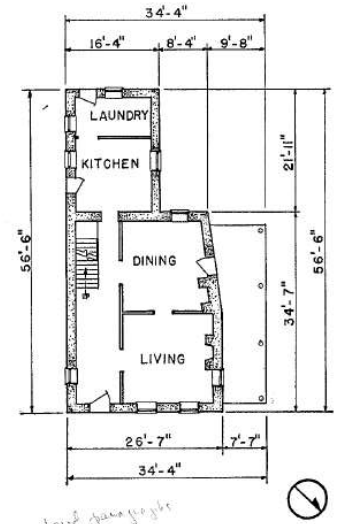
### Historical Significance

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

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CHESNUT HILL MATERIALITY / CONTEXT

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## CHESNUT HILL MASSING CONTEXT
















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**CHESNUT HILL MASSING CONTEXT**

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## KEY

	LOBBY		UNIT F, 2-BEDROOM
	UNIT A, 1-BEDROOM		UNIT G, 1-BEDROOM
	UNIT B, 1-BEDROOM		SERVICE
	UNIT C, 1-BEDROOM		HALL
	UNIT D, 2-BEDROOM		STAIRS/ELEVATOR
	UNIT E, 2-BEDROOM		COMMERCIAL
			AMENITY

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

	LOT	11,015 S.F.
	EXISTING BUILDING	1,230 S.F.
	PROPOSED BUILDING	5,413 S.F.
	TOTAL BUILDING COVERAGE	6,643 S.F.
	PROPOSED BUILDING HEIGHT	38'

	LOT	11,015 S.F.
	ALLOWABLE UNITS	40
	PARKING COUNT	14
	UNITS TOTAL	14
	FLR 2-3	10
	FLR 4	4



**PROPOSED SITE PLAN**  
1" = 20'-0"

# REVISED

## KEY

- LOBBY
- UNIT A, 1-BEDROOM
- UNIT B, 1-BEDROOM
- UNIT C, 1-BEDROOM
- UNIT D, 2-BEDROOM
- UNIT E, 2-BEDROOM
- UNIT F, 2-BEDROOM
- UNIT G, 1-BEDROOM
- SERVICE
- HALL
- STAIRS/ELEVATOR
- COMMERCIAL
- AMENITY



**PROPOSED 2ND - 3RD FLR**  
1" = 20'-0"



**PROPOSED 4TH FLR**  
1" = 20'-0"

UNITS TYPES	14 TOTAL
UNIT A - 1 BDRM 1 BATH	2
UNIT B - 1 BDRM 1 BATH	2
UNIT C - 1 BDRM 1 BATH	2
UNIT D - 2 BDRM 2 BATH	3
UNIT E - 2 BDRM 2 BATH	3
UNIT F - 2 BDRM 2 BATH	1
UNIT G - 1 BDRM 1 BATH	1



# REVISED



PROPOSED GERMANTOWN AVE ELEVATION



1. RED BRICK & STAINED PRECAST



2. DARK BRICK



3. HARDIE BEADED SMOOTH LAP SIDING



4. DECORATIVE LIGHTS



5. SCHIST WALLS

# REVISED



PROPOSED NORTH ELEVATION



1. RED BRICK & STAINED PRECAST



2. DARK BRICK



3. HARDIE BEADED SMOOTH LAP SIDING



4. DECORATIVE LIGHTS



5. SCHIST WALLS

# REVISED



PROPOSED SECTION 1



1. RED BRICK & STAINED PRECAST



2. DARK BRICK



3. HARDIE BEADED SMOOTH LAP SIDING

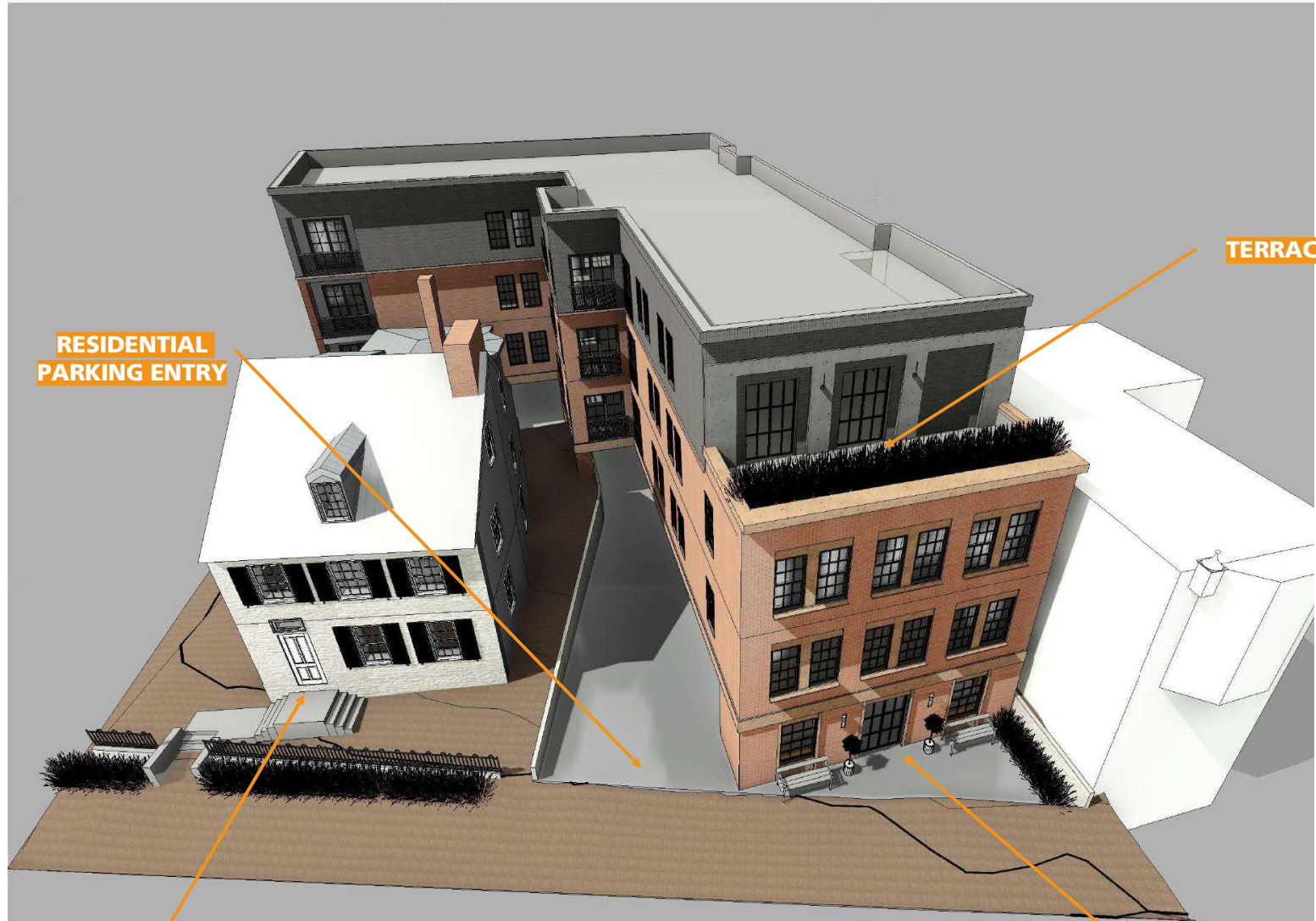


4. DECORATIVE LIGHTS



5. SCHIST WALLS

**REVISED**



**RESIDENTIAL  
PARKING ENTRY**

**TERRACE**

**CAFÉ ENTRY**

**RESIDENTIAL ENTRY**

**PROPOSED MASSING**

REVISED



**PROPOSED MASSING**

# REVISED



REVISED

THANK YOU