

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: Alex Till, alexander.till@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 to construct a four-story residential building on the yard adjoining the historic building and the 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; the application proposes to adaptively reuse the historic building as an amenity space for the residential building. The new construction will be larger and taller than the historic building, clad with red brick, and feature a dark slate mansard roof with dormers.

An earlier version of this project was reviewed by the Architectural Committee at its July 2024 meeting. That application featured a larger five-story building with more decorative architectural features that connected to the historic building at the rear. The Committee voted to recommend denial of that design, owing to its size and architectural features being incompatible with the historic building. That application was withdrawn before it was reviewed by the Historical Commission.

SCOPE OF WORK:

- Construct four-story building with parking.
- 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 meets Standard 9. It does not alter or connect with the historic building. The proposed massing, size and scale are larger than the historic building, but not overly so, and the architectural features are 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 does not connect to the historic building and could be removed from the site in the future, leaving it intact; therefore, the proposal meets Standard 10.

STAFF RECOMMENDATION: Approval in concept of a new building in the location shown in the application.

Images:

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



Figure 2: View of front of 8226 Germantown Ave from Germantown Ave:



Figure 3: Aerial view of 8226 Germantown Ave, looking west:





Outlook

RE: Revised Application for Review in Concept -- 8226 Germantown Avenue

From Phillips, Michael V. <mphillips@klehr.com>**Date** Thu 11/14/2024 12:03 PM**To** Jon Farnham <Jon.Farnham@phila.gov>**Cc** Zamir Garcia <Zamir@morrissey-design.com>; Kim Chantry <Kim.Chantry@Phila.gov>

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Jon,

Given the extent of the revisions, we agree that it would be best to have the Architectural Review Committee review the revised in-concept proposal at its November meeting, as you suggested, followed by review by PHC review in December.

All the best,

Michael

**MICHAEL V. PHILLIPS | PARTNER****KLEHR HARRISON HARVEY BRANZBURG LLP**

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From: Jon Farnham <Jon.Farnham@phila.gov>**Sent:** Wednesday, November 13, 2024 4:51 PM**To:** Phillips, Michael V. <mphillips@klehr.com>**Cc:** Zamir Garcia <Zamir@morrissey-design.com>; Kim Chantry <Kim.Chantry@Phila.gov>**Subject:** Re: Revised Application for Review in Concept -- 8226 Germantown Avenue

Tomorrow is fine.

Jonathan E. Farnham, Ph.D.

Executive Director

Philadelphia Historical Commission

From: Phillips, Michael V. <mphillips@klehr.com>

Sent: Wednesday, November 13, 2024 4:39 PM

To: Jon Farnham <Jon.Farnham@phila.gov>

Cc: Zamir Garcia <Zamir@morrissey-design.com>; Kim Chantry <Kim.Chantry@Phila.gov>

Subject: RE: Revised Application for Review in Concept -- 8226 Germantown Avenue

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Jon,

Sorry for not getting back to you sooner. I'm tied up in zoning hearings and am then have to run to an in-person community meeting so I haven't had a chance to connect with my client. I'll try to get in touch with him tonight or first thing tomorrow so I can let you know which path we want to take ASAP.



MICHAEL V. PHILLIPS | PARTNER

KLEHR HARRISON HARVEY BRANZBURG LLP

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From: Jon Farnham <Jon.Farnham@phila.gov>

Sent: Wednesday, November 13, 2024 10:54 AM

To: Phillips, Michael V. <mphillips@klehr.com>

Cc: Zamir Garcia <Zamir@morrissey-design.com>; Kim Chantry <Kim.Chantry@Phila.gov>

Subject: Re: Revised Application for Review in Concept -- 8226 Germantown Avenue

Michael:

You may choose the review path for this application. If you only want the comments of the Historical Commission, we will treat it as a continued application and send it directly Commission at its December meeting. If you want the Architectural Committee's comments first, we will treat your original application as withdrawn and send this one anew to the Architectural Committee in November and then the Historical Commission in December. Given that it is in concept, advisory, I would suggest that you obtain comments from both bodies, but it is up to you. Please let me know how you would like to proceed, today if you can. Thanks.

Jon

Jonathan E. Farnham, Ph.D.

Executive Director

Philadelphia Historical Commission

From: Phillips, Michael V. <mphillips@klehr.com>

Sent: Tuesday, November 12, 2024 4:54 PM

To: Jon Farnham <Jon.Farnham@phila.gov>

Cc: preservation <preservation@Phila.gov>; Zamir Garcia <Zamir@morrissey-design.com>

Subject: Revised Application for Review in Concept -- 8226 Germantown Avenue

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Jon,

On behalf of Vich Properties LLC and VP 8226 Germantown LLC, owner of 8226 Germantown Avenue, following is link to revised plans seeking in-concept approval for the erection of a new building on the Property: [2024-11-12_8226 RCO PACKET- R3_SM.pdf](#).

As reflected in the revised plans, the project has been scaled down significantly and now proposes a 4-story, 8-unit apartment building with 8 accessory surface parking spaces and no physical interaction whatsoever with the existing, historic Detwiler House.

In light of the scope of the revisions, please let me know if you believe the project requires further review by the Architectural Review Committee or if it may instead advance directly to review by the full Commission at its December 13, 2024 meeting.

Best regards,



MICHAEL V. PHILLIPS | PARTNER

KLEHR HARRISON HARVEY BRANZBURG LLP

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8226 GERMANTOWN AVE

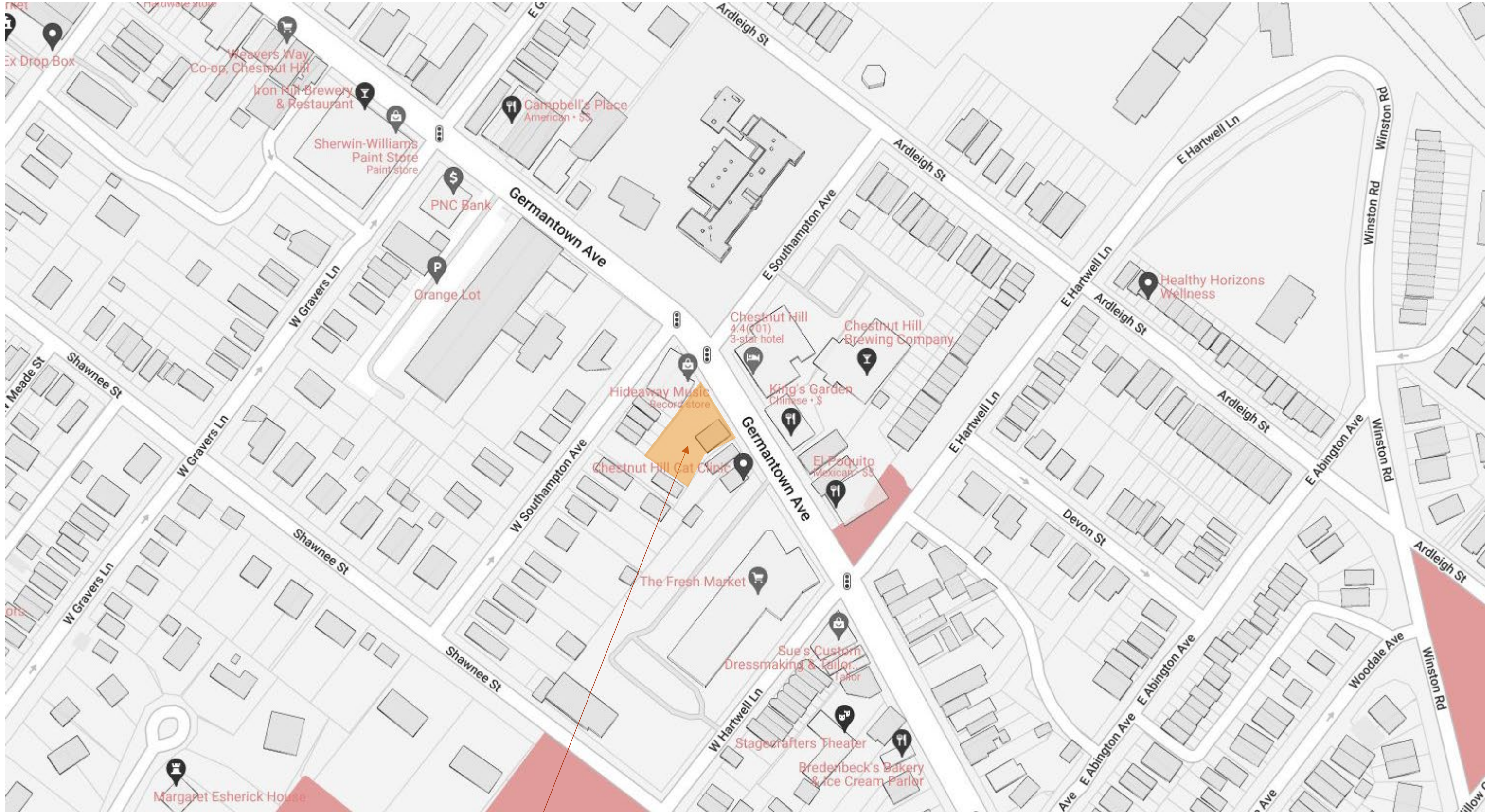
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OWNER:

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

ARCHITECT:

M ARCHITECT
4590 MAIN STREET
PHILADELPHIA, PA 19127



8226 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.

- 8 Residences – 960 square feet to 1100 square feet
- 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
- 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 ELEMENTARY SCHOOL
- 7. RELIGIOUS:** LUTHERN CHURCH
- 8. ELECTRIC VEHICLE CHARGING STATION**
- 9. RECREATION:** PASTORIUS PARK
WATER TOWER PARK
PHILADELPHIA CRICKET CLUB

EXISTING ZONING INFORMATION	
PROJECT: 8226 GERMANTOWN AVE	
ADDRESS: 8226 GERMANTOWN AVE PHILADELPHIA, PA. 19118-3402	
APPLICABLE ZONING + BUILDING CODES: THE PHILADELPHIA CODE 2018 INTERNATIONAL BUILDING CODE INTERNATIONAL ENERGY CONSERVATION CODE PHILADELPHIA PLUMBING CODE	
DIMENSIONAL STANDARDS FOR RESIDENTIAL SINGLE FAMILY ATTACHED-3	
ZONING CLASSIFICATION	RSA-3
	REQUIRED
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	
PROJECT: 8226 GERMANTOWN AVE	
ADDRESS: 8226 GERMANTOWN AVE PHILADELPHIA, PA. 19118-3402	
APPLICABLE ZONING + BUILDING CODES: THE PHILADELPHIA CODE 2018 INTERNATIONAL BUILDING CODE INTERNATIONAL ENERGY CONSERVATION CODE PHILADELPHIA PLUMBING CODE	
DIMENSIONAL STANDARDS FOR COMMERCIAL MIXED USE	
ZONING CLASSIFICATION	CMX-2
	REQUIRED
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

**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

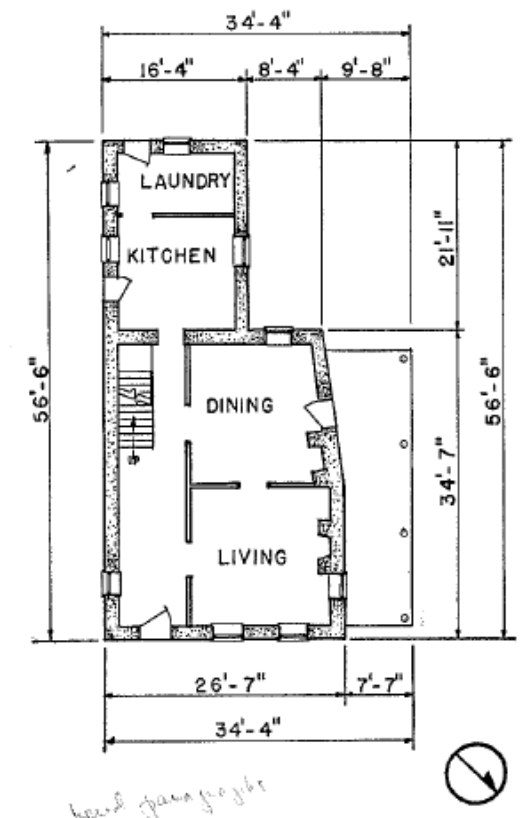
The Detwiler House was in possession by the Detwiler family since it was purchased in 1796.

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



CHESTNUT HILL MATERIALITY / CONTEXT



CHESTNUT HILL MASSING CONTEXT

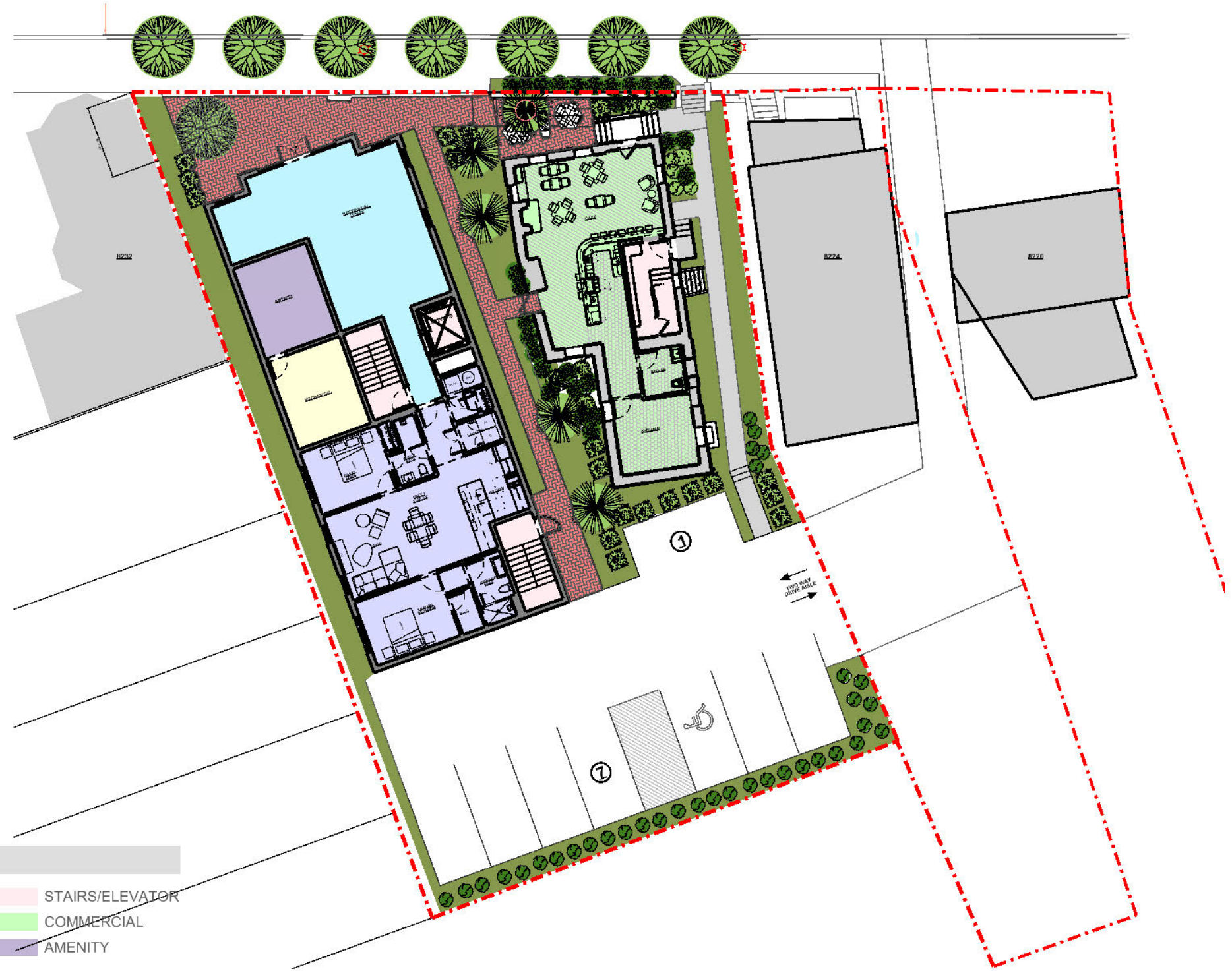


8200 GERMANTOWN AVE
5 STORIES

8217 GERMANTOWN AVE
3 STORIES

CHESTNUT HILL HOTEL
4 STORIES

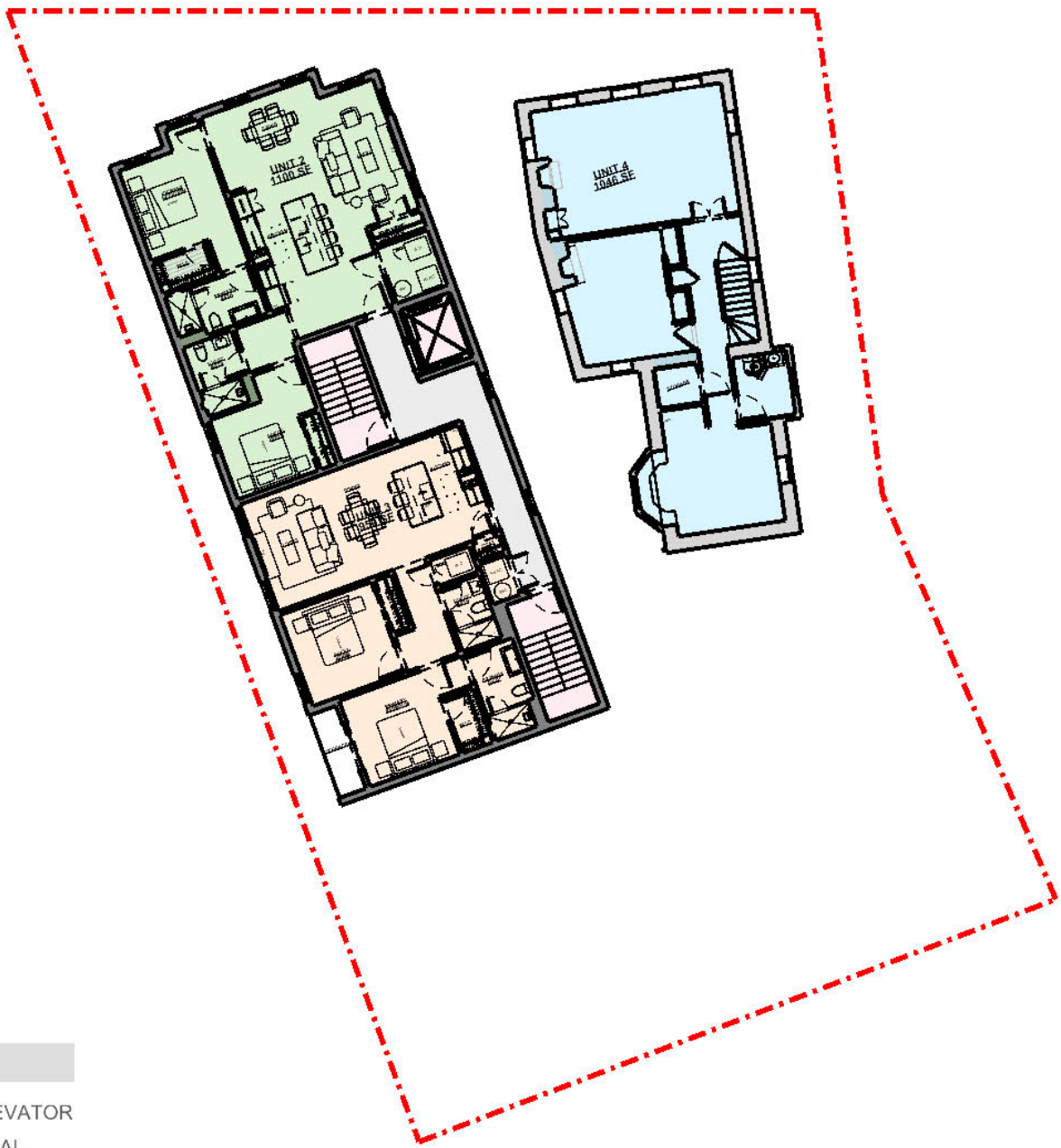
CHESTNUT HILL MASSING CONTEXT



LOT	11,015 S.F.
PARKING COUNT	8
UNITS TOTAL	8
FLR 1	1
FLR 2-4	6
FLR 2 EXG HOUSE	1

KEY	
■	LOBBY
■	UNIT 1, 2-BEDROOM
■	UNIT 2, 2-BEDROOM
■	UNIT 3, 2-BEDROOM
■	UNIT 4, 2-BEDROOM
■	SERVICE
■	HALL
■	STAIRS/ELEVATOR
■	COMMERCIAL
■	AMENITY

PROPOSED SITE PLAN
1" = 20'-0"



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

LOT	11,015 S.F.
PARKING COUNT	8
UNITS TOTAL	8
FLR 1	1
FLR 2-4	6
FLR 2 EXG HOUSE	1

KEY	
■	LOBBY
■	UNIT 1, 2-BEDROOM
■	UNIT 2, 2-BEDROOM
■	UNIT 3, 2-BEDROOM
■	UNIT 4, 2-BEDROOM
■	SERVICE
■	HALL
■	STAIRS/ELEVATOR
■	COMMERCIAL
■	AMENITY



PROPOSED GERMANTOWN AVE ELEVATION



1. RED BRICK & STAINED PRECAST



2. SLATE SHINGLE ROOF



3. DECORATIVE LIGHTS



5. SCHIST WALLS



PROPOSED MASSING



PROPOSED MASSING



RED BRICK AND
STAINED
PRECAST



WISSAHICKON
SCHIST



PROPOSED MATERIALITY



SLATE SHINGLE ROOF



LED-FRENCH
QUARTER HALF
RODIN LIGHTS



PROPOSED MASSING

THANK YOU