

DAVID LOCKARD & ASSOCIATES, P.C.

15 WEST HIGHLAND AVENUE
PHILADELPHIA, PA 19118
PHONE: 215-753-0661
FAX: 215-753-0662
E-MAIL: LOCKARDLAW@AOL.COM

February 23, 2022

Via Email

Celeste Hardester
C/O CHCA

Dear Ms. Hardester,

I understand that the CHCA wants (1) the addresses of the neighbors adjoining and across from my proposed ADU, and (2) letters of support regarding my proposed ADU. The neighbors are:

- a. Elaine and Jim Ballangee – 240 West Gravers Lane
- b. Victoria Myers, M.D. and Frank Bowen, M.D. – 300 West Gravers Lane
- c. Brooke Lau and Joan Lau, Ph.D. – 8336 Millman Street.
- d. Maxine Field, Ph.D. – 8300 Millman Street
- e. Liz Dunleavy – 8316 Navajo Street
- f. Nina Tyner and Nick Tyner, M.D. – 8340 Millman Street

I am attaching letters of support from:

- a. Elaine and Jim Ballangee
- b. Drs. Myers and Bowen
- c. ~~Brooke and Joan Lau, Ph.D.~~

3/14/22- Updated to note that this submission was a draft and intended to include all letters, whether of support or concern. Therefore, it was incorrectly sent. The owner and architects have provided further information to the Lau's as they have requested, and are actively in discussion with them regarding their questions.

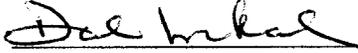
- d. Maxine Field, Ph.D.
- e. Liz Dunleavy
- f. Nina Tyner and Nick Tyner, M.D.

In addition I am attaching letters of support from:

- a. David Brownlee, Ph.D. – Emeritus Professor of Art and Architecture at the University of Pennsylvania
- b. William Whitaker – Architect and Curator of Architectural Archives at the University of Pennsylvania

Would you kindly make these letters of support part of the CHCA file pertaining to my proposed ADU? Thank you.

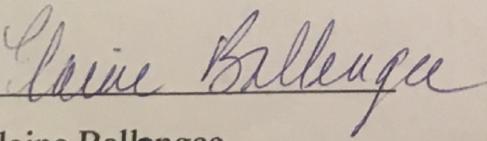
Very Truly Yours,


David L. Lockard

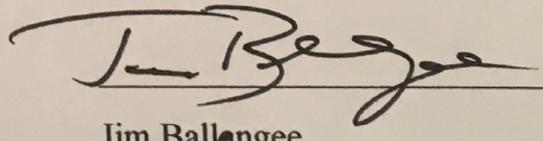
cc: Donna Lisle (via email)
Juliet Fajardo (via email)

TO WHOM IT MAY CONCERN

1. We, Elaine and Jim Ballangee, own and live in 240 West Gravers Lane, Philadelphia.
2. Our house is located at the Northwest corner of West Gravers Lane and Navajo Street.
3. Our Southeast property line also serves as the Northwest property line for the parcel of land on which sits the Vanna Venturi house.
4. In January, 2022, David Lockard, who owns and lives in the Vanna Venturi house ^(at 8330 Millman Street,) spoke with Jim and explained that (1) a wall of the accessory dwelling unit he hopes to build near his existing shed would be situated 8 feet from our common property line, and (2) the governing regulations and codes call for the wall to be set back at least 10 feet from our common property line. David asked Jim if we would have any objection to his proposed construction if the wall was only 8 feet from our common property line. Jim answered that we have no objection to an 8 foot set back.
5. With this 'TO WHOM IT MAY CONCERN' document we reiterate, in writing, that we do not object to the proposed 8 foot set back for David's proposed construction.
6. Finally, we do not object to construction of the accessory dwelling unit.


Elaine Ballangee

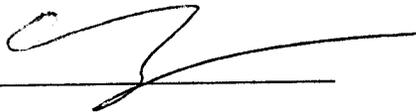
Date: 1/23/2022


Jim Ballangee

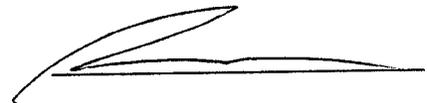
Date: 1/23/2022

To Whom It May Concern

1. We own and live at 300 West Gravers Lane, which is across Navajo Street from the site of David's proposed Accessory Dwelling Unit.
2. David has showed us where he proposes to site his Accessory Dwelling Unit. We do not object in any way to David's proposed Accessory Dwelling Unit.
3. We support David's construction of an Accessory Dwelling Unit.



Victoria Myers, M.D.

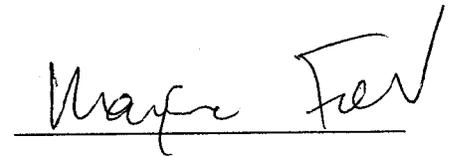


Frank Bowen, M.D.

To Whom It May Concern

1. I own and live at 8300 Millman Street, which is adjacent to the Venturi House.

2. David has showed me where he proposes to site his Accessory Dwelling Unit. I do not object to David's proposed Accessory Dwelling Unit or where he hopes to build it.



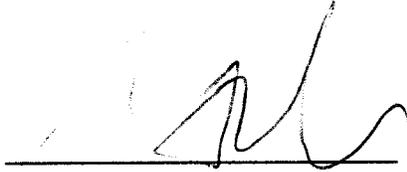
Maxine Field Ph.D.

2/21/22

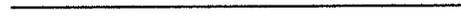
To Whom It May Concern

1. We own and live at 8340 Millman Street. The back corner of our property meets a corner of the property which holds the Vanna Venturi House.

2. David has showed us where he proposes to site his Accessory Dwelling Unit. We do not object to David's proposed Accessory Dwelling Unit or to where he proposes to construct it.



Nina Tyner



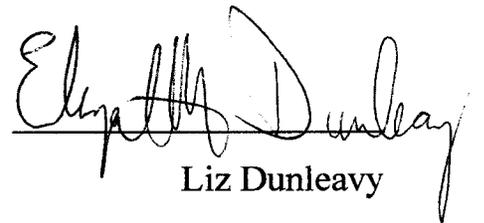
Nick Tyner M.D.

2/22 @ 5:30p

To Whom It May Concern

1. I own and live at 8316 Navajo Street, which is across Navajo Street, directly behind the Vanna Venturi House.

2. David has showed me where he proposes to site his Accessory Dwelling Unit. I do not object to David's proposed Accessory Dwelling Unit or where he proposes to construct it.


Liz Dunleavy



Department of the History of Art
Elliot and Roslyn Jaffe History of Art Building
3405 Woodland Walk
Philadelphia, PA 19104-6208
Tel 215.898.6201 Fax 215.573.2210
dbrownle@sas.upenn.edu

David B. Brownlee
Frances Shapiro-Weitzenhoffer Professor Emeritus

6 February 2022

Philadelphia Department of Planning and Development
attention: Zoning Board of Adjustment
1515 Arch Street
18th Floor, Room 18-006
Philadelphia, PA 19102

RE: Vanna Venturi House ADU

Dear Board Members,

I urge you to approve the variances that will permit the construction of the proposed 2-bedroom building on the property of the historically designated Vanna Venturi house.

I am a historian of modern architecture and know Robert Venturi's "Mother's House" very well. It is one of the most important architectural designs of the twentieth century, whose unforgettable image catalyzed modern architecture's momentous turn away from formulaic functionalism. I have often visited the house with students, written about it several times, and even helped to oversee the building of a full-scale replica of its façade in a 2001 exhibition at the Philadelphia Museum of Art.

Your approval of this project will make it possible for this very small but very important house to function as the home of those present and future owners who are willing to commit themselves to the work of caring for a historic building. Very fortunately, the house is now owned by a vigilant and conscientious steward, David Lockard, who scrupulously cares for it and has even worked with preservation and architecture groups to allow many to visit. We should support this kind of stewardship.

Juliet Fajardo and Donna Lisle's subtle, quiet design for the proposed Additional Dwelling Unit (ADU) does not touch Venturi's iconic structure. That is essential. The enormous visual energy of the original design is contained, almost magically, within a purely rectangular plan that allows no additions. I am glad to note that the Historical Commission has reviewed and approved this artful solution to a challenging problem, asking only that it be moved farther from the main house. This requires a variance.

Another variance is required to create an ADU. As you know, City Council passed legislation in 2019 to make historic home ownership easier by allowing the creation of ADUs in designated dwellings. It is only because the authors of that ordinance did not foresee this particular historic property configuration that a variance is needed now. Your approval will therefore be entirely congruent with Philadelphia's commitment to the preservation of our historical resources.

Yours sincerely,

A handwritten signature in black ink that reads "David B. Brownlee".

David B. Brownlee, PhD, FSAH, FRSA



February 7, 2022

To: City of Philadelphia, Zoning Board of Adjustment

RE: 8330 Millman Street, Philadelphia PA

I write in support of the application of Mr. David Lockard, owner of the property and structures located at 8330 Millman Street in Chestnut Hill, requesting a variance to allow for an Auxiliary Dwelling Unit (ADU) to be constructed on the property. Specifically, I strongly support his proposal to construct this structure at the periphery of the property, attaching to an existing garden structure, rather than attaching it to the residence.

The residence, internationally known as the Vanna Venturi House, or more colloquially as “Mother’s House”, is a masterwork of twentieth century architecture. Designed by world-renowned, Pritzker Prize winning, architect Robert Venturi (who also is recipient of the Gold Medals of the American Institute of Architects (AIA) and the Royal Institute of British Architects), Mother’s House was designed between 1959 and 1962, and completed in 1964. The house has been shaking up the architectural establishment ever since. Discussions of the house and its continuing influence appear in widespread publications – from magazines to architectural history textbooks. The house even has been featured on a United States Postal Service stamp and recognized by the AIA with their 25-Year Award for recognition of a building of lasting influence.

Given the great historical significance and cultural value of the house any proposals to add to the site must be considered with a great degree of care and thoughtfulness. This is not a structure that should be muddled by ill-considered changes. That said, even for a structure of the significance of Mother’s House, change is necessary to continue its primary use as a house. Materials age and systems wear out and can be improved. This process of change must be managed carefully and with a clear-headed understanding of what features and elements define the significance of the building.

The owner, Mr. David Lockard, has demonstrated time and again in my view (I am often at the house to lead tours for architects and students), that he clearly understands the historical significance of the house; he is open to and seeks out expert advice about any proposed modifications, repairs, or changes. The proposed siting of the ADU developed out of a rigorous discussion about the historical values of the site and the character defining features that contribute to the significance of the main house. Simply put, the ADU’s proposed siting is ideal – it recognizes and protects the all-important approach to the house from Millman Street by tucking itself around the corner. This takes advantage of the site’s “pork-chop” shape and the existing, evergreen plantings (which were planted under the supervision of Robert Venturi).

University of Pennsylvania
Stuart Weitzman School of Design
Architectural Archives

220 South 34th Street
Philadelphia, PA 19104-6311

www.design.upenn.edu/architectural-archives T. 215.898.8323

For almost thirty years, I have worked as a curator and architectural historian at the University of Pennsylvania's Stuart Weitzman School of Design. Among my responsibilities is the archive of Robert Venturi and Denise Scott Brown. I have contributed to publications about their work and was part of the curatorial team who organized a major retrospective of their work in 2001 at the Philadelphia Museum of Art. I also organize and lead tours to visit important architectural sites in the Philadelphia region, and often bring groups to Mother's House. I want to emphasize this last point because it gets to the heart of the matter. Opening up a private house like the Vanna Venturi house is a lot to ask of an owner. There are years where hundreds of visitors come to see the house – some announced, others, not. There is a clear educational value in these visits, but it also puts all who reside in the house, guests included, in view and on display. The proposed ADU provides a much-needed retreat to get away from it all. All the while, preserving, and in fact, reinforcing the elements that make Mother's House one of the most significant examples of architecture in the city (and beyond).

I am grateful to the Zoning Board of Adjustment for considering this variance proposal and for the opportunity to put forward a few thoughts in support of its approval.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'William Whitaker', written in a cursive style.

William Whitaker
Curator, The Architectural Archives

WILLIAM WHITAKER

The Architectural Archives, University of Pennsylvania
Stuart Weitzman School of Design
102 Meyerson Hall, Philadelphia, Pennsylvania 19104-6311
(215) 898-8323 voice / wwhitake@design.upenn.edu

EDUCATION

University of Pennsylvania , Philadelphia, Pennsylvania Masters of Architecture	1993-1996
University of New Mexico , Albuquerque, New Mexico B.A. in Architecture	1989-1993

PROFESSIONAL EXPERIENCE

The Architectural Archives, University of Pennsylvania , Philadelphia, PA Curator and Collections Manager (promoted from Research Assistant)	1993-present
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CONSERVATION / PRESERVATION WORK

Assistant director and contributing author (with Frank G. Matero and Cesar Barques) for Conservation and Management Plan for George Nakashima's Arts Building and Cloister, New Hope, PA, funded by the Getty Foundation through the *Keeping it Modern* Grant. Completed in 2016.

BOOKS

Uncluttering the Japanese House: Junzo Yoshimura, Antonin and Noemi Raymond, George Nakashima, editor with Yuka Yokoyama. Philadelphia, PA; Japan America Society of Greater Philadelphia and August Editions, 2022 [forthcoming]

The Houses of Louis Kahn, with George Marcus. New Haven; Yale University Press, 2013

Crafting a Modern World: The Architecture and Design of Antonin and Noémi Raymond, editor with Kurt G.F. Helfrich. New York; Princeton Architectural Press, 2006

ARTICLES, ESSAYS, AND INTERVIEWS – selected list

"I'll Begin with the Jar of Empty Pen Caps," in Goffi, Federica, ed. And Yet It Moves: Ethics, Power and Politics in the Stories of Collecting, Archiving, and Displaying Architectural Drawings and Models. London, UK; Routledge, 2022 [forthcoming]

"The Arsenal of the Tools," in Merrill, Michael, ed. Louis Kahn: The Importance of a Drawing. Zurich, Switzerland; Lars Müller Publishers, 2021.

"Why do I have to be the man to bring you the bad news?" in Steiner, Frederick, et al., editors. Design With Nature Now. Cambridge, MA; Lincoln Institute for Land Policy, 2019.

"What is good about the good," in Drawing: Laurie Olin. Philadelphia, University of Pennsylvania, School of Design, 2018

"Philadelphia's Everyday Modernism," in Context: The Journal of AIA Philadelphia, David B. Brownlee, guest editor (February 2016).

"A Life Chronology," in Anne Tyng: Inhabiting Geometry. Philadelphia; Institute of Contemporary Art, 2012.

"Houses by Louis I. Kahn," (special issue) in Architecture and Urbanism (A+U) 461 (February 2009).

"Robert Venturi and Denise Scott Brown: Works 1958-2000," in: Brownlee, David B., et. al. Out of the Ordinary: Robert Venturi, Denise Scott Brown and Associates. New Haven; Yale Univ. Press, 2001

PUBLIC LECTURES & STUDY TOURS

Over 80 public lectures to audiences in: US, Canada, UK, Estonia, Switzerland, Japan, Taiwan, India, Germany – including leading over 15 special guided tours of the George Nakashima Woodworker complex, New Hope, PA.

EXHIBITIONS CURATED – selected list

"Shofuso and Modernism," guest curator. Shofuso, Japanese House and Garden (2020)

- “Design With Nature Now,” member of curatorial team. Meyerson Galleries, U. of Pa, School of Design (2019)
- “Mario Romañach: Do you love architecture?” curator. Kroiz Gallery / Architectural Archives (2017-18)
- “Back Matter: The Making of Robert Venturi’s Complexity and Contradiction in Architecture,” co-curator (with Lee Ann Custer). Kroiz Gallery / Architectural Archives (2016-17)
- “Experiments in Environment: The Halprin Workshops, 1966-71,” co-curator (with Sarah Herda and Ellen Alderman). Graham Foundation for Advanced Studies in the Fine Arts, Chicago (2014-2016; 3 venues)
- “Venturi’s Grandmother: Patterns for Production,” co-curator (with Kathryn Hiesinger). Fabric Workshop and Museum, Philadelphia (2014)
- “Louis Kahn: The Power of Architecture,” member of curatorial team and contributor to catalogue. Vitra Design Museum, Weil am Rhein, Germany (2012-2018; 9 international venues)
- “Anne Tyng: Inhabiting Geometry,” member of the curatorial team and contributor to catalogue, Institute of Contemporary Art, University of Pennsylvania & Graham Foundation for Advanced Studies in the Fine Arts, Chicago (2011-12)
- “Crafting a Modern World: The Architecture and Design of Antonin and Noémi Raymond,” project director, co-curator and catalogue co-editor (with Kurt G.F. Helfrich), Meyerson Galleries, University of Pennsylvania, School of Design (2006-08; 3 venues, including Japan)
- “Out of the Ordinary: Robert Venturi, Denise Scott Brown and Associates,” curatorial team member, research coordinator, and catalogue contributor (with David Brownlee, David DeLong, Katherine Hiesinger, and Diane Minite), Philadelphia Museum of Art (2001-03; 3 venues).

AWARDS, HONORS & FELLOWSHIPS – selected list

- Support for *What Minerva Built* exhibition and catalogue: Pew Center for Arts and Heritage, exhibitions and public programs grant, 2020
- Support for *Design With Nature Now* exhibition and catalogue: Pew Center for Arts and Heritage, exhibitions and public programs grant, 2018
- Support for *Living Lightly on the Land: A Virtual Sea Ranch Collection*, funded by the National Historical Publications and Records Commission, 2017
- Athenaeum Literary Award for *The Houses of Louis Kahn: The Athenaeum of Philadelphia*, 2014
- Fellowship, with George Marcus, supporting the publication of *The Houses of Louis I. Kahn*, Graham Foundation for Advanced Studies in the Fine Arts, May 2011
- Support for *Wharton Esberick and the Birth of the American Modern* exhibition and catalogue: Philadelphia Exhibitions Initiative, a program funded by the Pew Charitable Trusts, and administered by the University of the Arts, Philadelphia, 2010.
- Support for *Crafting a Modern World: The Architecture and Design of Antonin and Noemi Raymond* exhibition and catalogue: Philadelphia Exhibitions Initiative, a program funded by the Pew Charitable Trusts, and administered by the University of the Arts, Philadelphia, 2004.
- Collaborative Research Grant*: The Getty Foundation (for field research in the US, Japan, Philippines, and India on the architecture and design of Antonin and Noemi Raymond), 2002-2005.

FILM, VIDEO, RADIO AND TELEVISION – selected list

- Consultant and interviewee, “A House in the Garden: Shofuso and Modernism”, documentary film, produced by Greenhouse Media in association with Japan America Society of Greater Philadelphia. Released October 9, 2020; viewable at: <https://www.youtube.com/watch?v=ba2drsok3EM>

WEBSITES

- Journey to the Sea Ranch: 1962-70* with Emily Vigor, Heather Isbell Schumacher & Allison Olsen; a joint project between the Environmental Design Archives at the University of California, Berkeley and the Architectural Archives of the University of Pennsylvania, Fall 2018. <https://searanch.ced.berkeley.edu>