



PROJECT

VANNA VENTURI HOUSE: ACCESSORY DWELLING UNIT

THE GARDEN PAVILION

DATE

DEC 21, 2021

CLIENT

DAVID LOCKARD

Juliet Lee Fajardo Architecture

Juliet Fajardo holds a Master's Degree in Architecture and a certificate in Urban Design from PENNDesign and a Bachelor's of Arts major in Architecture and a minor in the History of Art from the University of Pennsylvania. She is a Registered Architect in Pennsylvania, with a LEED AP certificate in Sustainable Design.

Juliet holds her own practice, Juliet Lee Fajardo Architecture, and specializes in industrial renovation work, residential, and commercial architecture. In the past, she has worked at BLTa and KieranTimberlake in Philadelphia, PA. She also teaches Architecture, 3D Modeling and Animation, Graphic Design, and Digital Fabrication courses at SCH Academy in Philadelphia.

Juliet has worked on Historical Projects such as the renovation of Strawbridge's Clothier, multiple design projects at the Union League of Philadelphia, as well as renovations of the Latham Hotel.



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Donna Lisle, Architecture and Design

Donna Lisle holds a Master's Degree in Architecture from The University of Pennsylvania and a Bachelor's of Arts major in Architecture from Auburn University. She is a Registered Architect in Pennsylvania with LEED AP certification.

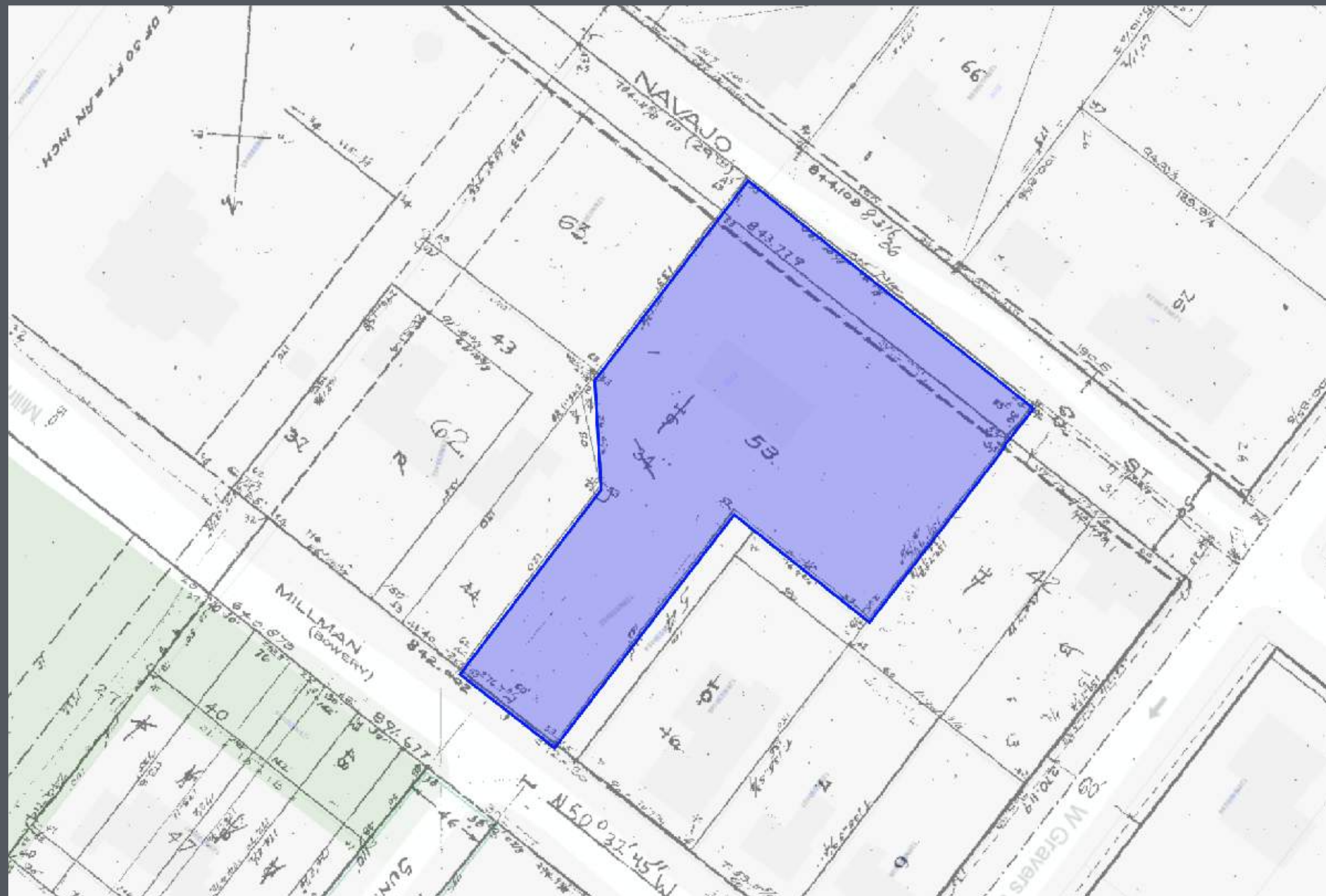
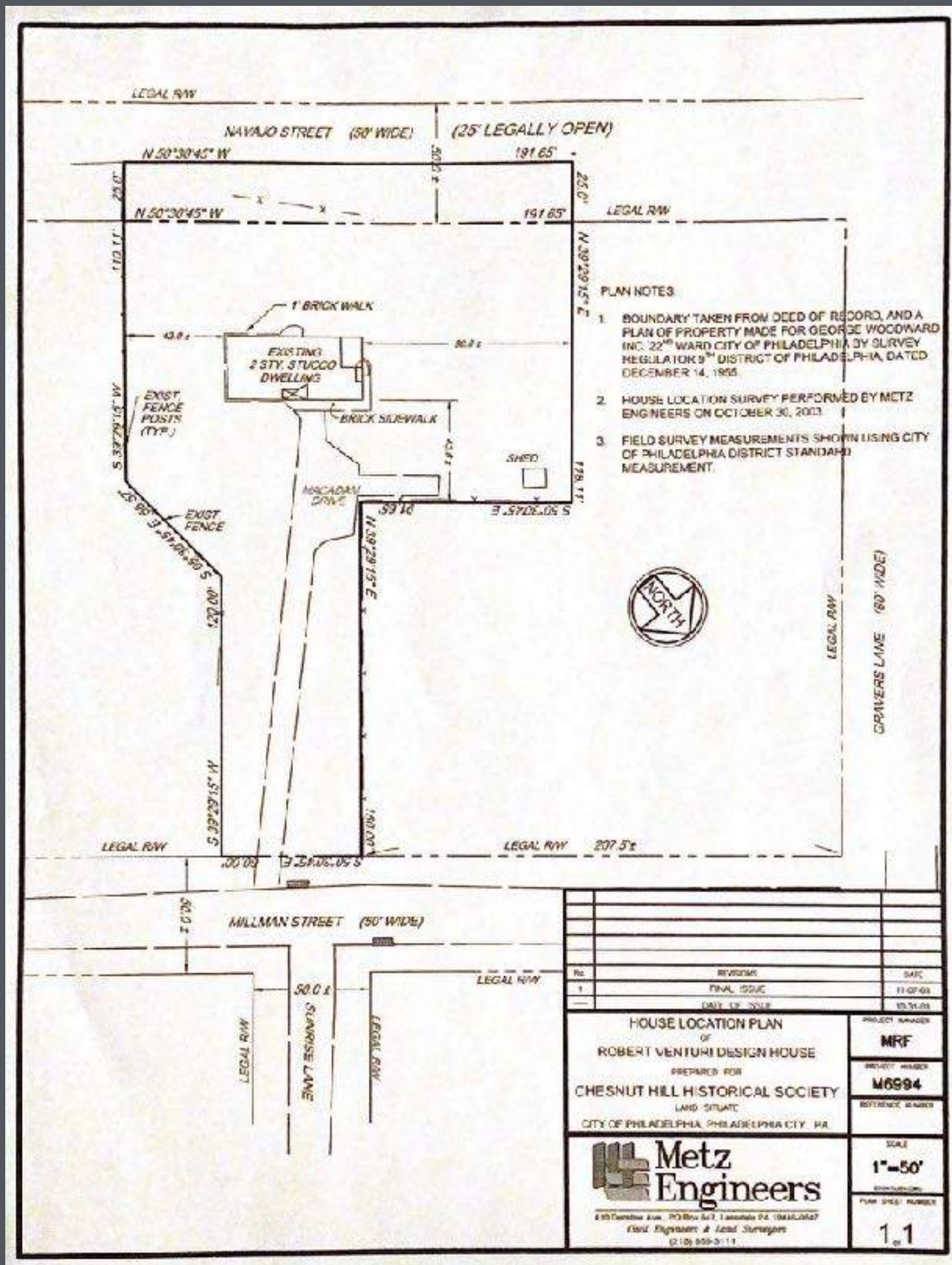
Donna's own practice is focused on residential. During her tenure with large firms, she has designed and managed projects ranging from cultural buildings such as a UNC museum, to hospitality and science sectors including award-winning research laboratories. Donna brings recent expertise in historic renovation properties such as the Union League of Philadelphia and sits on the Historical Review Board of Lower Merion.

Her early education and experience in Interior Design and as an adjunct professor at Temple complement her architectural expertise.



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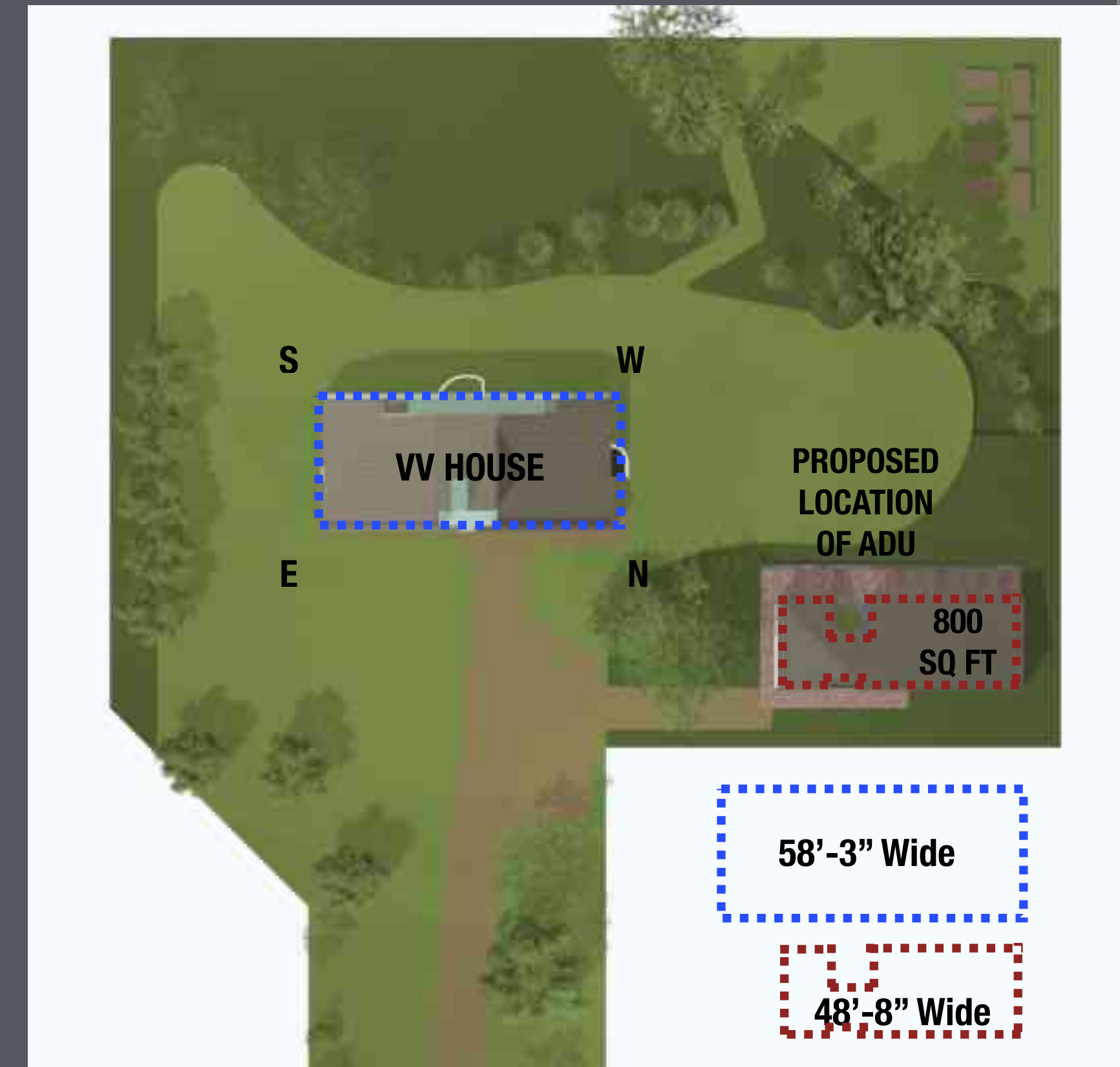


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The Functional Purpose of the Garden Pavilion (ADU)

1. Additional Bedrooms for Visiting Family - David Lockard's mother (age 94) needs to move out of her current living situation. David's brother, a professor who lives in Arizona with his 10 year old daughter, often visit during the summer to escape Arizona's oppressive heat. Further, the family of the daughter of David's long time (14 years) lady friend, comprised of 2 parents and 2 young children, often visit.
2. A Studio for Pianos - David's lady friend is a pianist and plans on offering lessons to the grandchildren
3. Home Office Space for David's practice
4. Future Bedroom for Caregiver/Nurse
5. Enhancing the Garden as an area of development
6. Possible future use of a Visitor Center for the VV House



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The External Parameters of the ADU

- A. We would like to Philadelphia Historic Commission and the Chestnut Hill Community Association to support the proposed ADU.
- B. The owner has decided to build a separate structure to not infringe upon the importance of the all of the important features of the VV House, and comply with the Secretary of the Interior's Standards for New Construction within Boundaries of Historic Properties.
- C. Siting and design protect the historic integrity of the house and setting, and will not alter views from Millman and Navajo Streets. You will see that wooded and vegetated siting was used to limit visibility, protecting viewsheds within and outside of the property.
- D. The proposed design is intentionally modest and does not attempt to reference Venturi's design. To be compatible with the house, the proposed design has uncomplicated massing with a low profile and floor to ground plane relationship.

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OPA ACCOUNT
092281800

HOMESTEAD EXEMPTION
Yes

DESCRIPTION
DET 2 STY MASONRY+OTHER

CONDITION
Average

BEGINNING POINT
207'5 7/8" S OF

LAND AREA (SQFT)
37,210

IMPROVEMENT AREA (SQFT)
1,986

ZONING
RSD-3

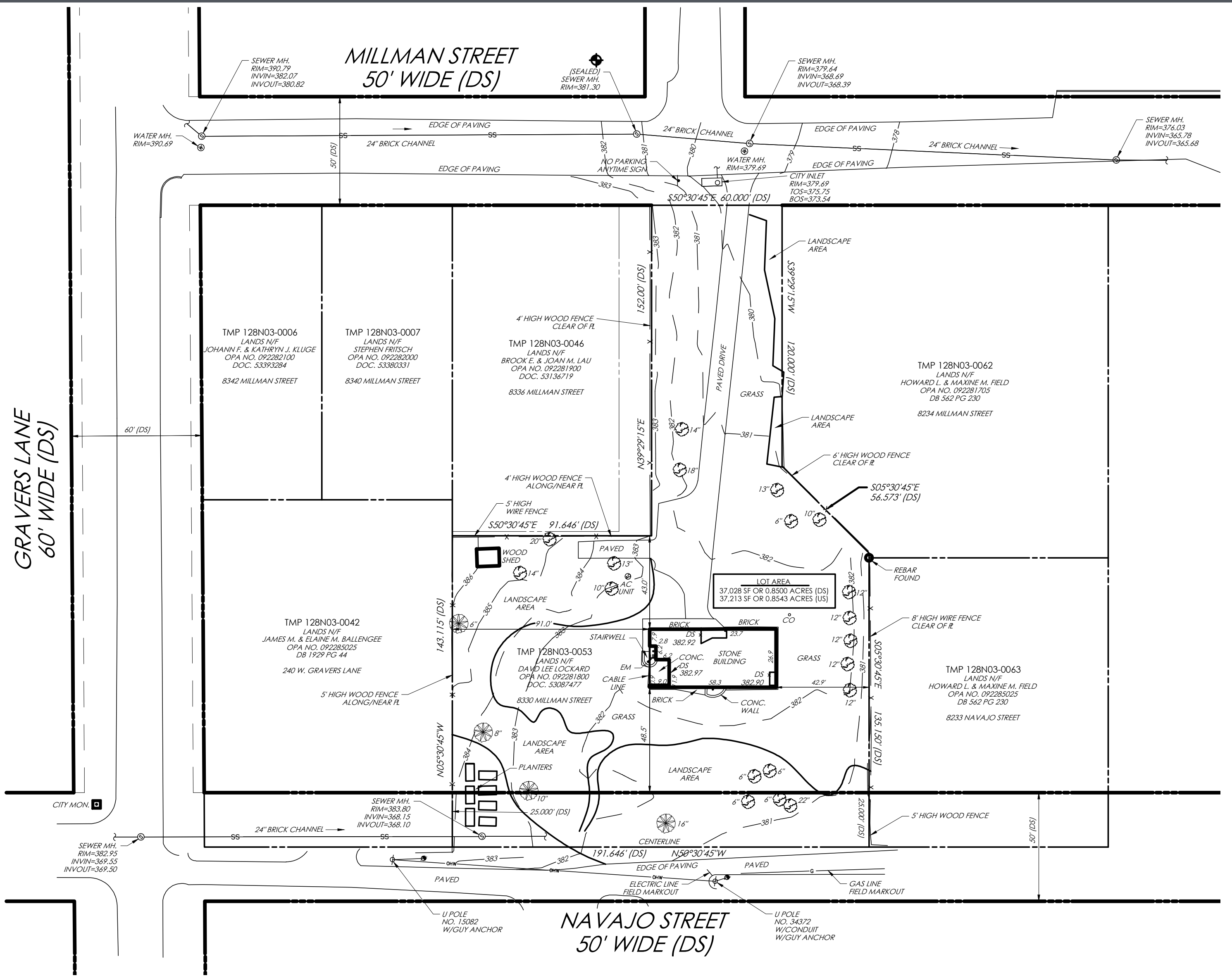
[See related zoning permit documents](#)

Zoning data source: Planning and Development



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Zoning

ZONING SCHEDULE: RSD 3			
ACCESSORY DWELLING UNIT (ADU) 8330 MILLMAN STREET PHILADELPHIA PA			
	REQUIRED	PROPOSED	CONFORMS
LOT AREA	5000 SF	37,028 SF (DS)EXISTING	YES
LOT WIDTH / FRONTAGE	50 FT. / 33.33 FT.	60 FT EXISTING	YES
MAX OCCUPIED AREA (% LOT)	30 %(37,028) = 11,108 GSF	6.44 % - 2,385 GSF	YES
PRIMARY HS. FRONT YARD DEPTH	25 FT	195'-0" EXISTING	YES
PRIMARY REAR YARD DEPTH	25 FT	73'-6" EXISTING	YES
PRIMARY HS SIDE YDS TO ADJ LOTS	2 AT 10 FT OR 25 TOTAL	42.9 FT AND 91 FT	YES
PRIMARY HS HEIGHT ABV 1ST FLR	38 FT	31.8 FT	YES
ACCESSORY HS HEIGHT ABV 1ST FLR	38 FT	13 FT	YES
ACCESSORY BLDG. SIDE YD	2 AT 10 FT OR 25 TOTAL	8'-0 and 10'-0 FT.	VARIANCE MAY BE REQ'D TBD BY CITY PLANNING AND HISTORIC COMMISSIONS NOTE THAT EXIST. SHED IS APPROX 6' AND 11' FROM PROP LINES

The Iconic Vanna Venturi House by Robert Venturi



NORTHEAST ELEVATION



WEST ELEVATION



NORTHWEST ELEVATION



SOUTHEAST ELEVATION



SOUTH ELEVATION

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The Design of the ADU aims to:

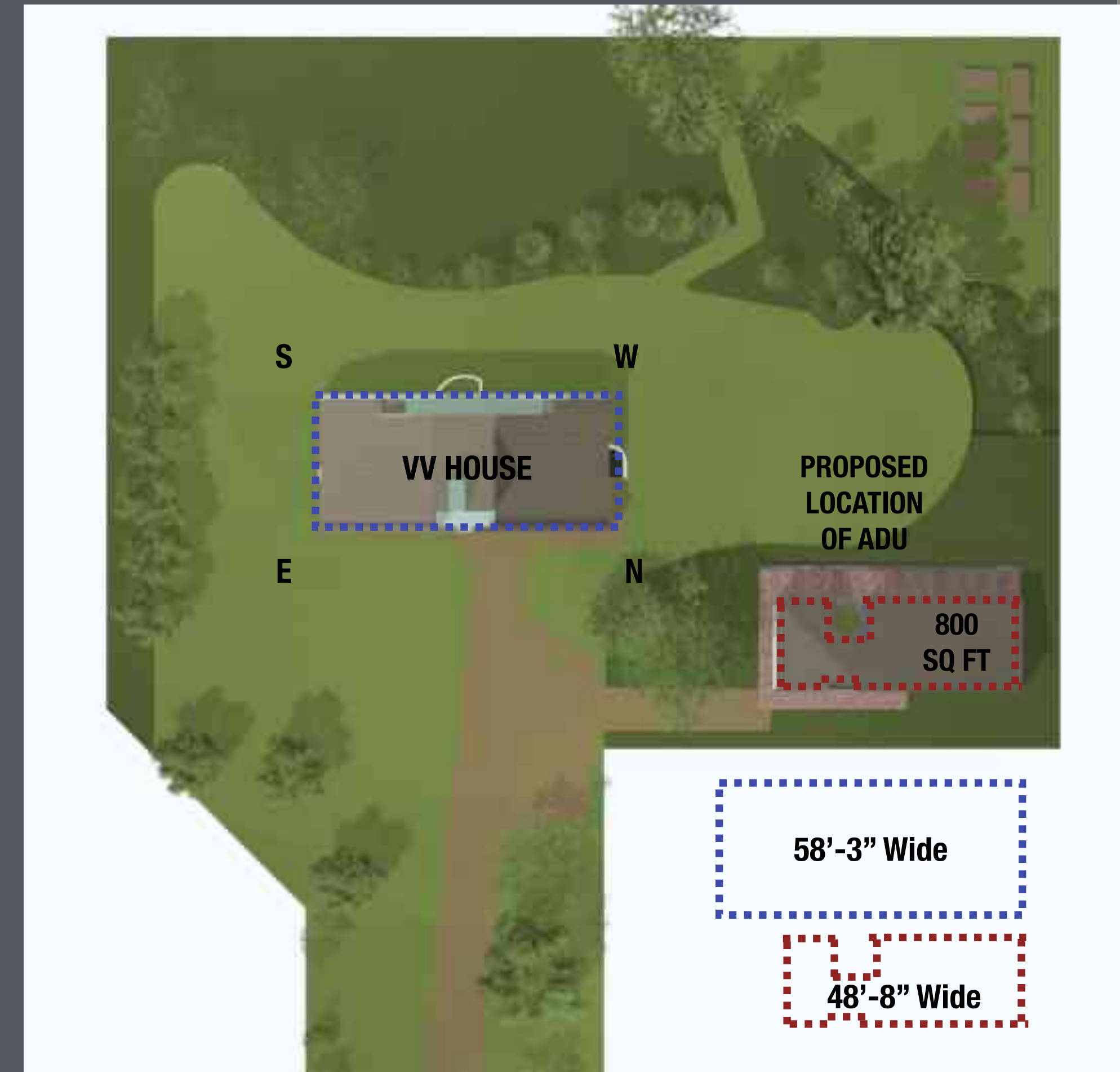
1. Support the space needs of present and future users - 2 bedrooms, a small kitchenette, piano/living room, and 2 bathrooms
2. Be ancillary and complementary to the VV House both in function and form - the design aims to be modest and as low in roofline as possible.
3. Be harmonious to the existing grounds, garden, and site design and not be visible to the public right of way
4. Adhere to the code requirements as closely as possible
5. Obtain approvals by the Historical Commission (full review), Chestnut Hill Historical Society, and Philadelphia License and Inspection

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C. Where should it go on the Site? (in order of importance)

1. Not visible from the public right of way
2. Proximity to house - 37'-6" feet away (as far away as possible)
3. Placement/Usage of shed - code requirement
4. Proximity to driveway - ease of ADA accessibility with least amount of site disturbance



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Street View from Millman Street



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Street View from Millman Street



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Street View from Millman Street



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Street Views from Navajo St (back view)



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Short video uploaded onto YouTube:

Shows the public right of way view from Millman Street of the Vanna Venturi House

<https://youtu.be/55bAEIwEBBM>

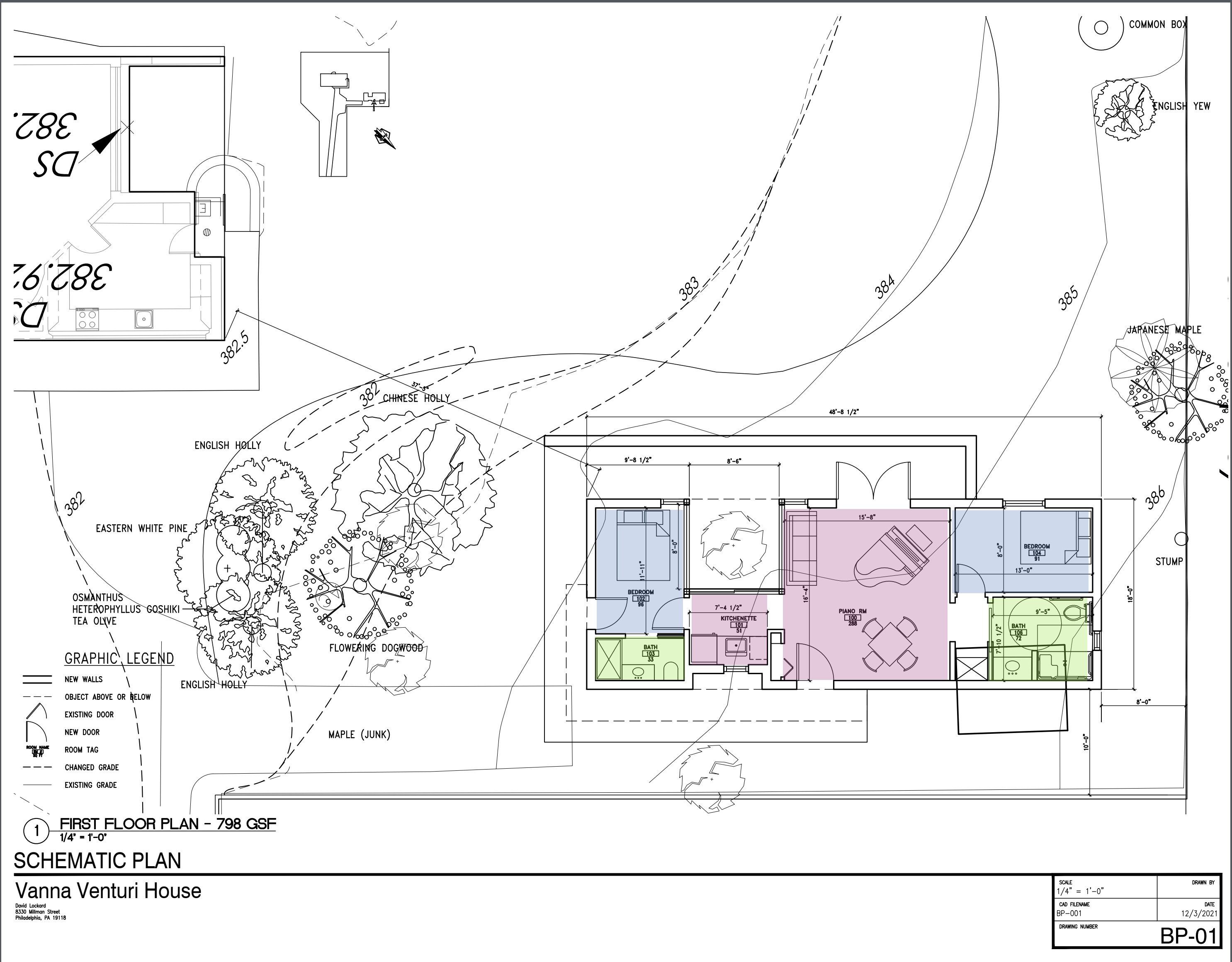
Shows an aerial drone view of the Vanna Venturi House

<https://youtu.be/C0dxX6ETcAk>

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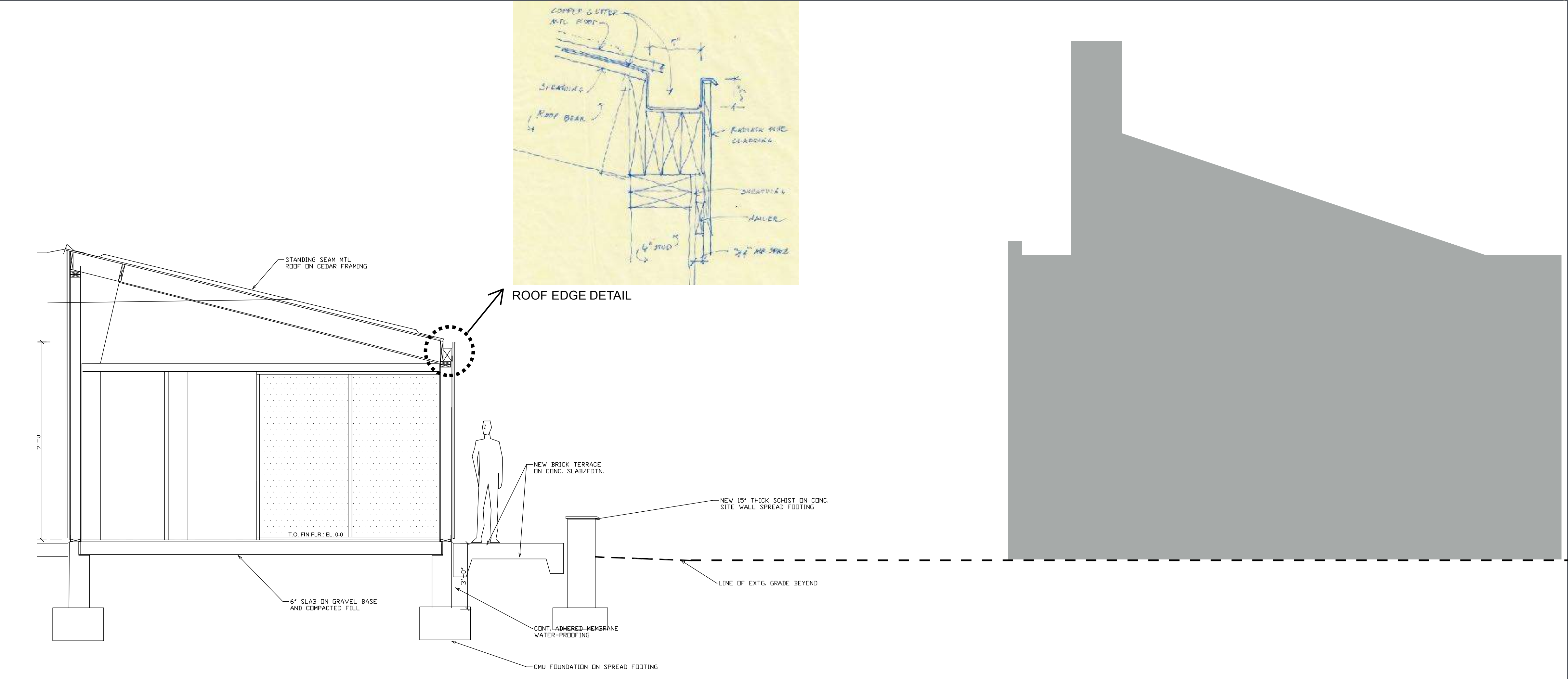
PLAN



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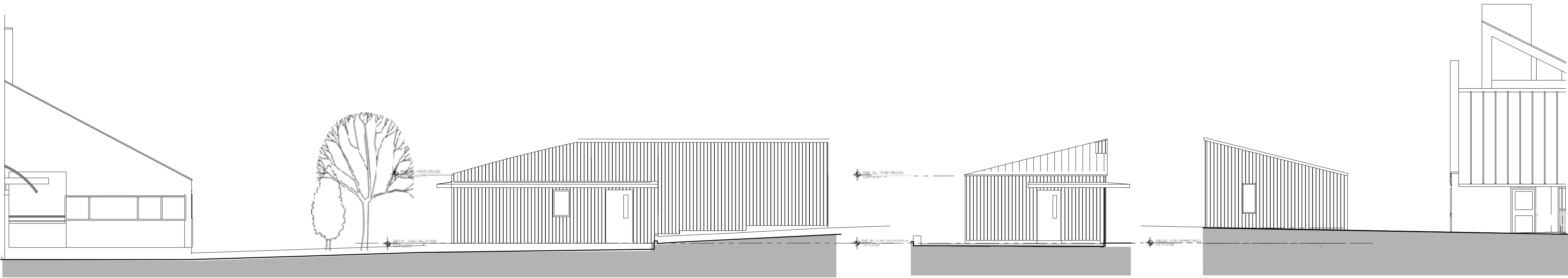
SECTION



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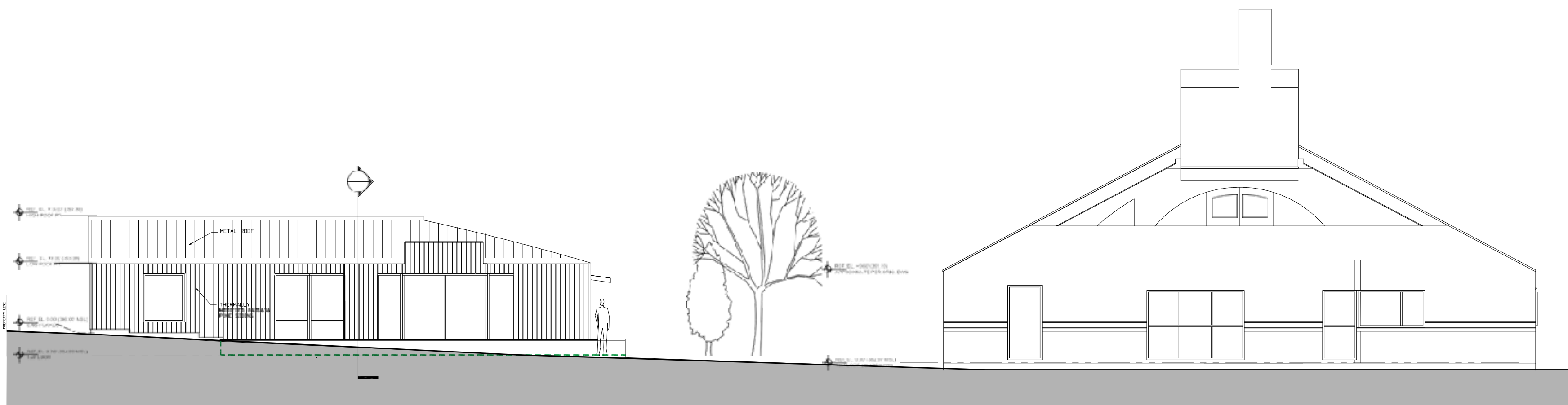
ELEVATIONS



NORTH ELEVATION

EAST ELEVATION

WEST ELEVATION

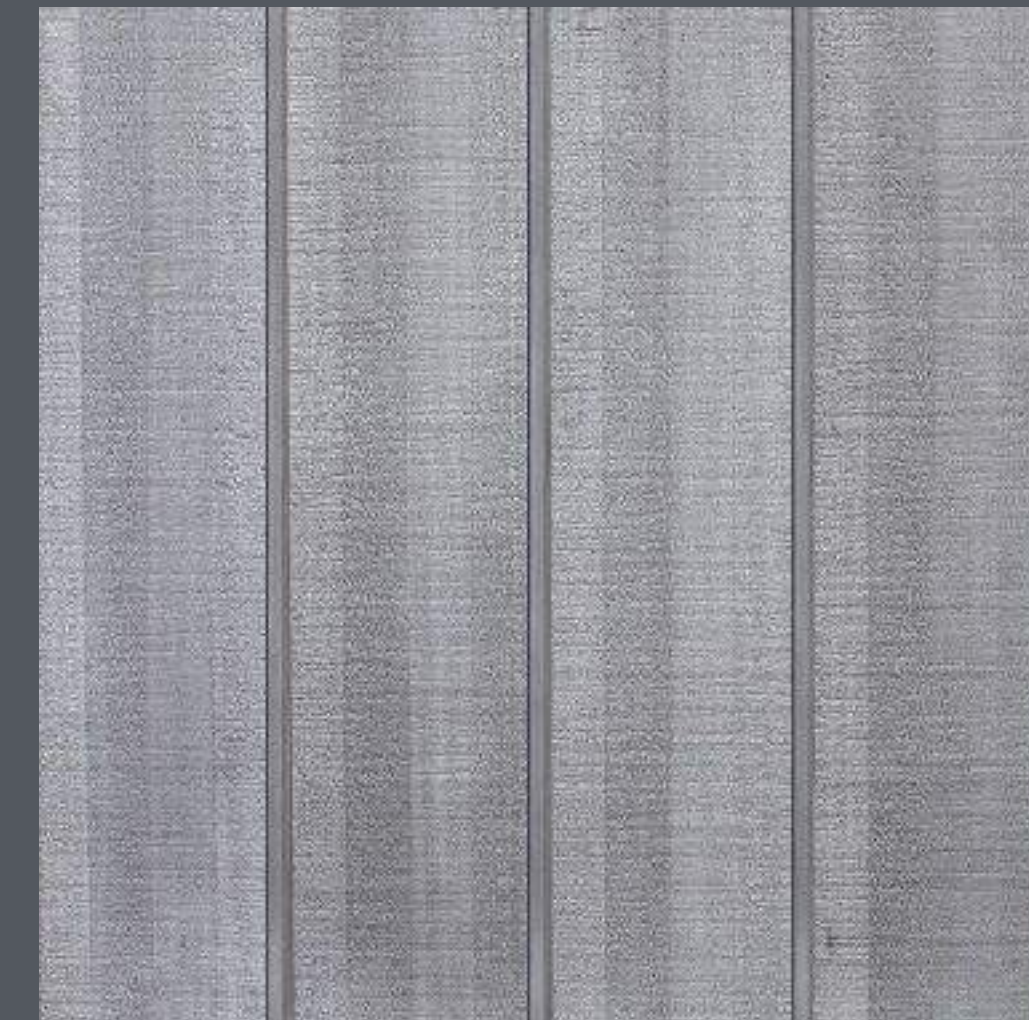


SOUTH ELEVATION

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APPROACH: The Garden Pavilion Materials



Adobo Sterling
5-3/4" wide plank
1/4"-1/2" gap

11" Standing Metal Seam
Roof Dark Taupe or Grey
to match wood exterior

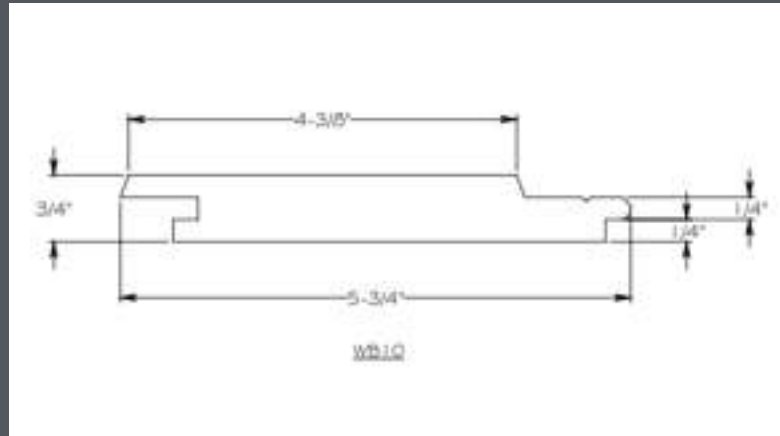


Brick to match
VV House

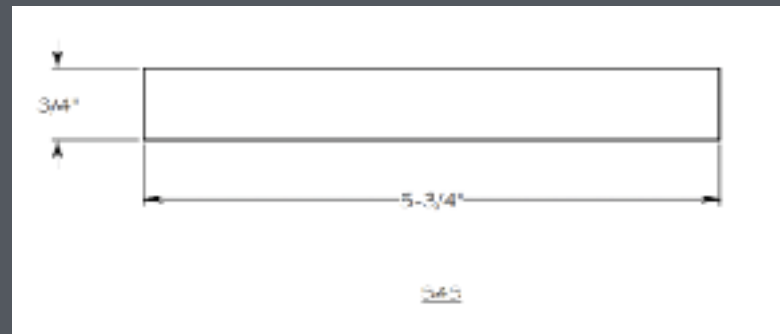
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APPROACH: The Garden Pavilion Materials



https://resawntimber.wpengine.com/wp-content/uploads/2020/05/reSAWN_Abodo_Cladding_TechSpecs.pdf



https://arcadiacustom.com/wp-content/uploads/2019/02/ArcadiaCustom_ThermalAluminumBrochure.pdf



Wissahickon Schist retaining wall

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APPROACH: The Garden Pavilion Views



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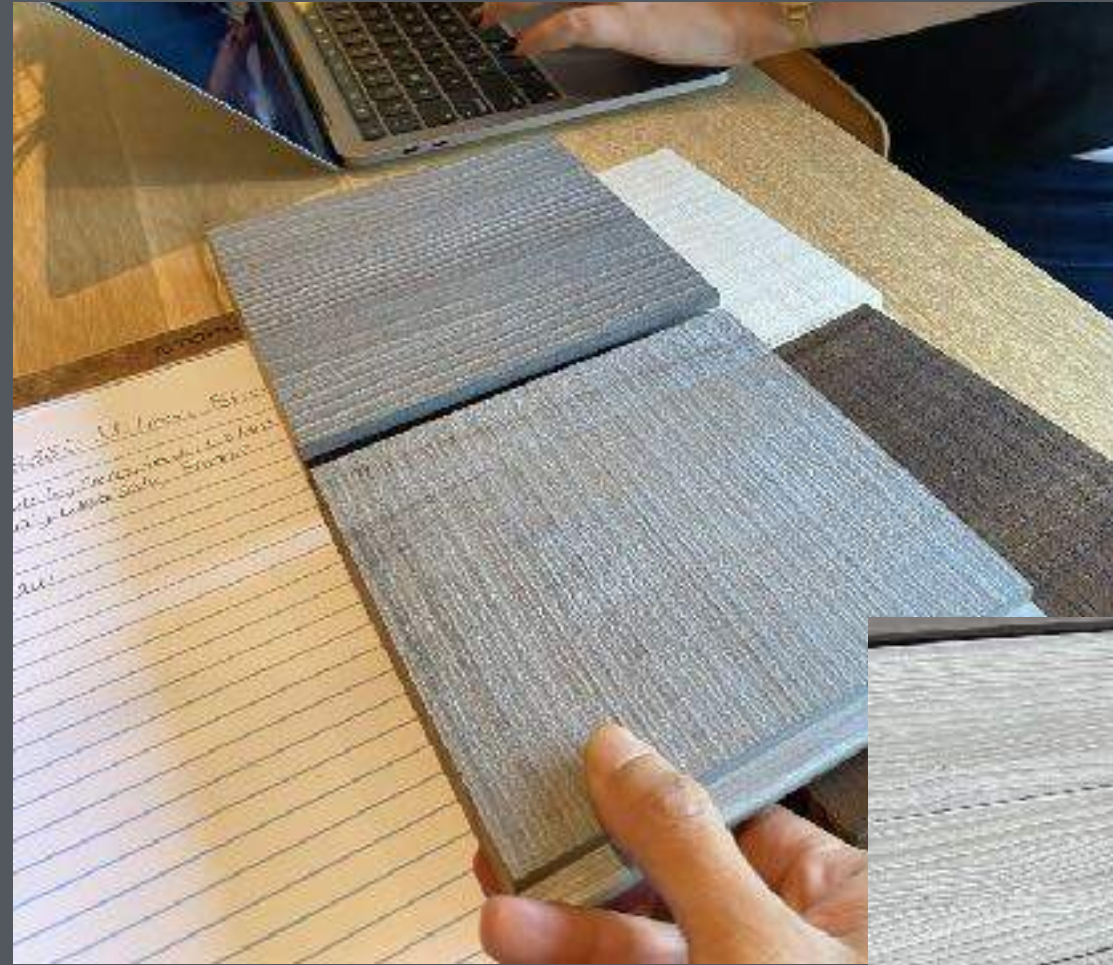
APPROACH: The Garden Pavilion Views



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APPROACH: The Garden Pavilion Materials



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APPROACH: The Courtyard

The courtyard is a significant architectural feature and very important to the owner...



1. The courtyard was decreased by a little over a foot. The width of that is as small as it can be in order to maintain a separate kitchenette that needs to be far away and apart from the piano (humidity damages pianos). The counterspace was reduced to as small as would be desirable.
2. The courtyard 'breaks up' the mass of the ADU and integrates the garden into the design. It is the main exterior design feature that the ADU is based upon.
3. Creating just one singular solid mass actually creates more of a 'heavy' and massive structure when looking at the overall building within the organic landscape.
4. When completely eliminated, only 4 additional feet are gained in separation which is not worth losing all the advantages of the courtyard. (The width of the ADU would be 44'-5" without the courtyard and is currently 48'-8" with the shrunken courtyard.)
5. With all of the foliage and density of trees separating the VV House and the ADU, the lack of its visibility is the same whether or not there is a courtyard.
6. The client strongly desires to keep the courtyard so that while inside, the views from the interior to the garden make the ADU feel like it is part of the property. The garden has been a hobby and integral part of owning the VV House.
7. What would Venturi do? He would want some architectural design thought to be put into any structure that was worth building.

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APPROACH: The Garden Pavilion Design Thoughts

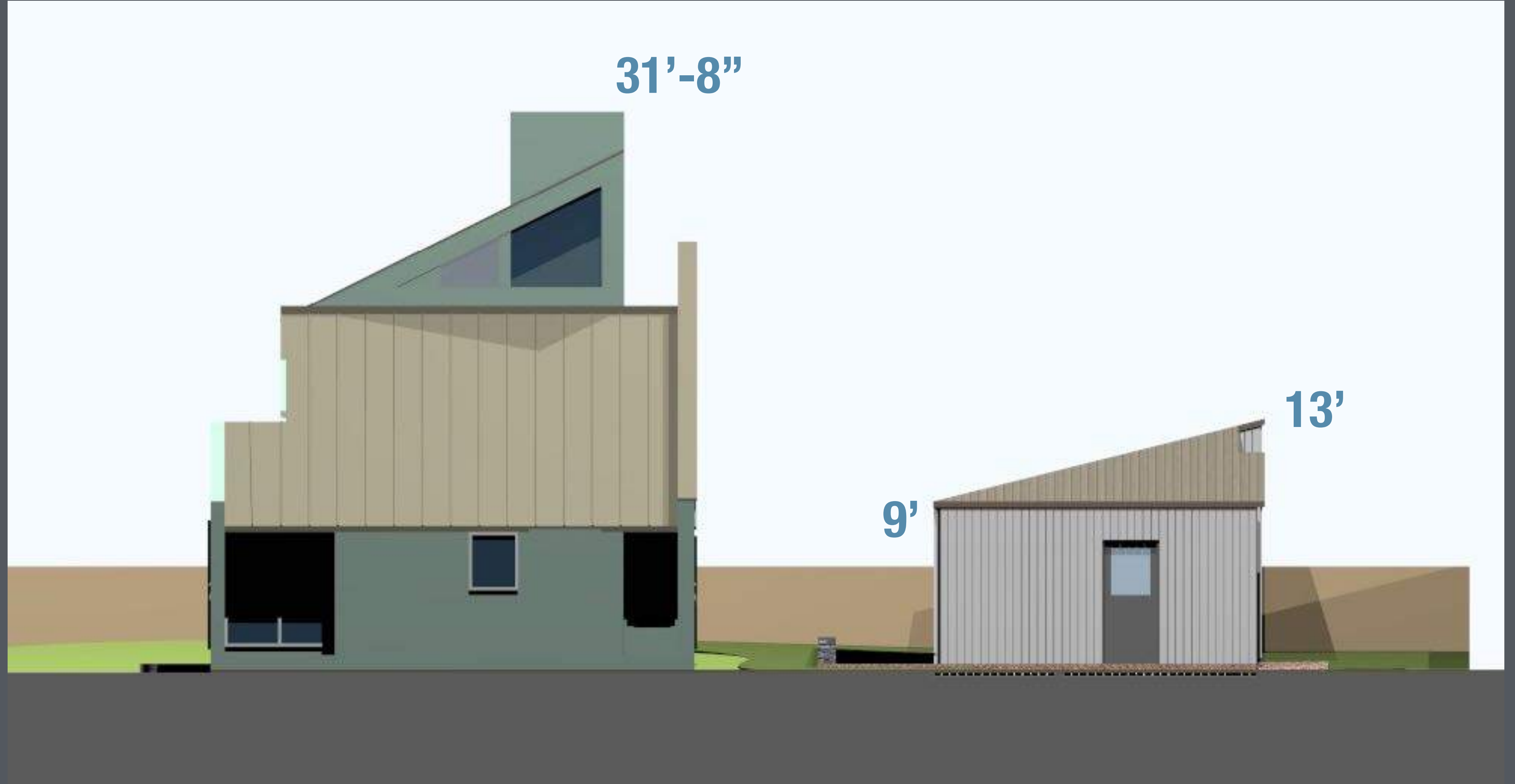
1. Simple rectangular plan that compliments the VV House in proportions. A glass enclosed garden for the Japanese maple, incorporating the current garden into the design from the outside in.
2. Front door access, back door access from garden side for piano, side door access so that one bedroom can be used for a separate caregiver/nurse, or as an office.
3. Modest roof height and practicality of a pitched roof that compliments the sloping roof planes of the VV House.
4. Medium gray wood rainscreen that is neither brighter or darker than the green tones of the VV house. The vertical wood orientation and porous rain screen to evoke a temporal and natural presence of the structure when next to the VV House. Simple locations for glazing where needed.



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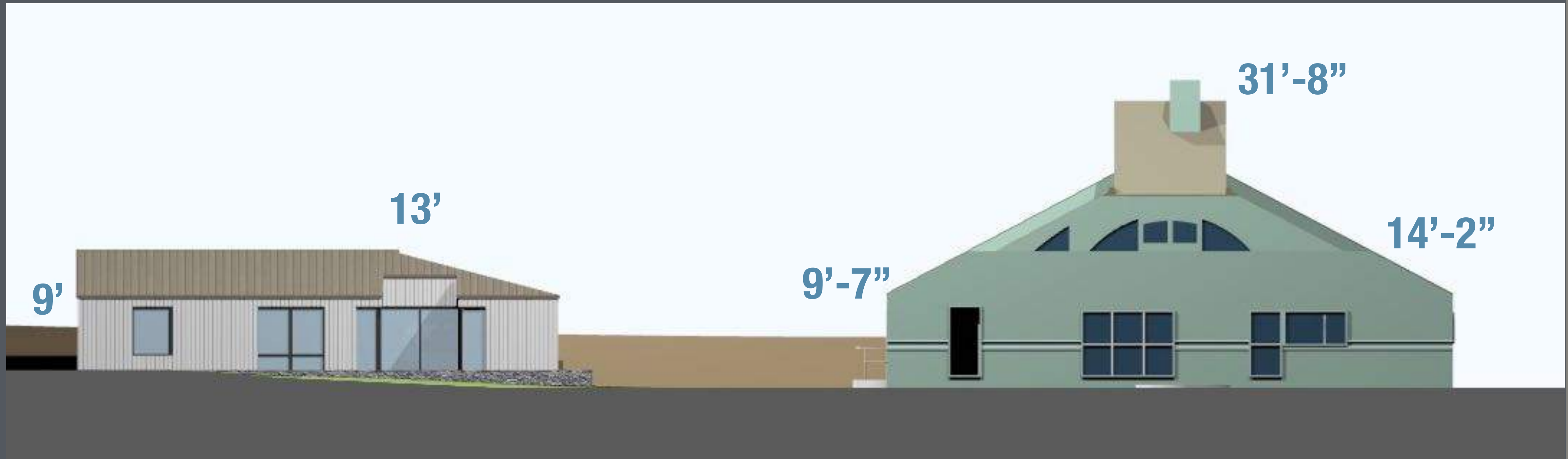
APPROACH: The Garden Pavilion Elevational Studies



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Inspirational Images - Interior



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