

## BUILDING FACADES

*The principal front of the building facing Germantown Avenue is an integral part of your establishment and of the street that supports your business.*

**Note:** Please refer to accompanying pages for the Guidelines excerpts related to changes in **Awnings, Signage, or Illumination.**

Excerpts from the Guidelines related to the **Building Facades** on Germantown Avenue:

- **Blank Facades;** buildings should have no blank façade on any floor facing Germantown Avenue or those portions of Bethlehem Pike in the Historic and Business Improvement District.
- **Proportions of Openings:** The width and height of doors, windows and entrances shall be visually compatible with adjacent conforming properties and open space. Large expanses of glass should be subdivided to achieve a scale and modulation compatible with the essential historic scale of the street and enhance the pedestrian experience of the street.
- **Façade Width:** Facades should be subdivided into 'units'; with openings, off-sets and architectural detail, visually compatible with adjacent conforming properties and open space.  
**Buildings on 'Southern (7600-7900) Germantown Avenue' with first floor retail**  
Facades wider than 50 feet should be subdivided into units not greater than 30 feet wide.  
**Buildings on all other blocks with first floor retail**  
Facades wider than 35 feet should be subdivided into units not greater than 20 feet wide.
- **Building Entrances** should be at grade.  
**Buildings on 'Southern (7600-7900) Germantown Avenue'** The ground floor of all non-institutional buildings should have entrances at no more than 30- feet center to center.  
**Buildings on all other blocks with first floor retail** – The ground floor of all non-intuitional buildings should have entrances at no more than 20- feet center to center.
- **Materials** used for repair or renovation of Facades should be natural materials including but not limited to stone, brick, stucco and wood. The choice of all building material should be compatible with surrounding buildings and 'appropriate' according to the [Department of Interior Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings](#).
- **Colors** should be selected to enhance the architectural style, harmonize with the colors of adjacent buildings and be sensitive to the fact that Chestnut Hill is a National Historic District. Color charts are available at the Town Hall Building, see note below.

### REVIEW PROCESS:

**Changes to a BUILDING FACADE must be reviewed by the CHCA Streetscape Committee for recommendations in complying with Germantown Avenue Urban Design Guidelines and the City of Philadelphia Zoning Code.**

**In the case where changes require a variance before a permit is issued by the City of Philadelphia, submit a Development Review Committee Application to CHCA to initiate the Development Review Process necessary for appeal to The Zoning Board of Adjustment (ZBA).**

**Note:** All work must conform to the requirements of [The City of Philadelphia Zoning Code](#) and [Germantown Avenue Urban Design Guidelines](#).

*The Philadelphia Zoning Code regulates any projection from a building into a right-of-way, this includes but not limited to signs, awnings, canopies, marquees, bulk windows, cellar access doors and steps, wheelchair elevators, porches, architectural embellishments such as columns, pilasters per Title 11, Chapter 600.*



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