

DEVELOPMENT REVIEW COMMITTEE

Minutes of the Meeting of January 21, 2025

The DRC meeting was held via Zoom

Members Present

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| ✓ Larry McEwen, Co-chair | ✓ Sam Filippi, Business Association |
| ✓ John Landis, Co-chair | ✓ Matt Rutt, Parking Foundation |
| ✓ Greg Lattanzi, LUPZC | , Streetscape Committee |
| ✓ Steve Gendler, LUPZC | ✓ Matt Rutt, VP Physical |
| ✓ Patricia Cove, HDAC | Laura Lucas, President CHCA (ex-officio) |

Others Attending

Howard Nelson, owner Doggie Style Pets
Eric Bodzin, attorney for Doggie Style Pets
Robert Elfant, Elfant Wissahickon Realty
Ryan Farragut, owner 100 Summit Street
Jeff Krieger, architect 100 Summit Street
Aubrie Lincks, project architect for Krieger
Skyler Ertwine, realtor
Leena Dagli
Patrick Moran, near neighbor 100 Summit
Melissa Degenhardt, community member
Erin Monaghan, future LUPZC member
David Gest, CH Conservancy Executive Director
Anne McNiff, Executive Director CHCA
Celeste Hardester, Development Review Facilitator
Melissa Nash, recorder

The meeting was opened by John Landis, co-chair, at 7:02 pm. Intros were made and the process was briefly explained. This is the RCO meeting for the Doggie Style Pets.

Doggie Style, Germantown Avenue

- Committee Reports: HDAC did not review the project but finds it interesting. LUPZC had no problem with the overall use. It was only the overnight dogs that are considered as problem by the City.
- Presentation: There was no formal presentation. There are 6 letters of support from neighbors and businesses including ACCT and the CH Business Association.
- Committee Comments/Questions: Patricia Cove asked about the lights on the building. John Landis asked Howard Nelson for his assurance that complaints of noise/disturbance be acknowledged. He stated that all will be responded to.
- Committee Action: It was moved that the DRC recommend to the CHCA Board support of the variance to allow 2 dogs max to stay overnight in the store. The motion was seconded Discussion included the need for the permit to state 2 dogs specifically. This is in the lease and the variance

application. Generally, it was felt that stating 2 dogs was good. The motion was unanimously approved. The project moves onto the Board meeting in two days.

100 Summit Street

•Presentation: Jeff Krieger, architect, began the presentation. The house is listed on the City of Philadelphia's Historic Register. Ryan Farragut, the current owner, is a car enthusiast. They have lived in the house since 2014 and have worked on restoring the property. There is a small existing garage, which is not historic. In addition to building a 2 car garage with a studio space on the second floor and a car port, the owners wish to demolish the current mud room (in very poor condition and also not historic), and rebuild it. The house was built in 1855 and enlarged in 1885. The mudroom was added in 1946. There are 4 refusals, as follows:

1. The proposed garage is classified as a second principal building on the site, which is not allowed.
2. The setbacks for the building are not adequate.
3. The second principal building allows multiple uses on the site although there is no bathroom or kitchen in the studio.
4. The building is too high to be considered a garage.

The lot is 250' x 100' overall. The mudroom will have a roof deck. A committee member noted that the Anglecot buildings need to be shown. The mud room includes a pantry, laundry and a potting area. The second floor garage room would be used as a workout/ yoga room and/or an art studio. The garage roof will match the house. P Cove asked about the arched windows on the second floor. A list of meeting was shown, which includes the Historic Commission meetings. The garage roof will be mansard in slate. The walls will be stucco. The carport roof will be similar to the wrap around porch roof. There is also a triangular window next to the side entry that needs attention.

•Committee Comments/Questions: HDAC would like to see more detail around the triangular window in the side entry area. The standards for preservation from the Secretary of the Interior should be followed. LUPZC would like clarification of the designation of second primary building. The property adjacent to the house and going to Stenton is vacant land; there is a large drop off between this house and that property. A plan of the block is needed. Both HDAC and LUPZC would like to see the project.

Committee Business

•Minutes Approval: It was moved that the December minutes be approved as submitted. Celeste Hardester asked about those in attendance. This will be checked and changed if necessary. The minutes were accepted as submitted.

• Committee Question: John Landis has ordered solar panels for his roof. They seem to be delayed. The company has questions about permitting. J Landis was asking if anyone was familiar with the City's rules.

• Germantown Avenue Overlay: Matt Rutt reported that the NCA Overlay has been shared Cindy Bass's office with an undetermined next step. There is an effort to move forward. It was suggested that talking to a higher up in the Planning Commission is needed.

• Other Business: P Cove noted that the City says the Cherokee Street Bridge to too far advanced for changes to be incorporated. Laura L Lucas wants to meet with Streets for this and other issues. It was

noted that Zack Frankl of the Sunoco site development is now on the Philadelphia Historic Commission.

Adjournment

- The meeting was adjourned at 8:37 PM.