

# DEVELOPMENT REVIEW COMMITTEE

*Minutes of the Meeting of February 21, 2025*

The DRC meeting was held via Zoom

## Members Present

- |                          |  |
|--------------------------|--|
| ✓ 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

Ryan Farragut, owner 100 Summit Street  
Jeff Krieger, architect 100 Summit Street  
Aubrie Lincks, project architect for Krieger  
Melissa Zimmer, community member  
Camille Peluso, LUPZC member and Board member  
Joyce Lenhardt, former LUPZC member and current Board member  
Anne McNiff, Executive Director CHCA  
Celeste Hardester, Development Review Facilitator  
Melissa Nash, recorder

The meeting was opened by Larry McEwen, co-chair, at 7:05 pm. Intros were made and the process was briefly explained. This is the RCO meeting for 100 Summit Street.

## **100 Summit**

•Presentation: Jeff Krieger provided a brief summary of the points discussed in the prior meetings. The elevation and other drawings show the dormers on the Anglecot carriage house. The garage doors have been revised. The garage is slightly narrower. The setback from the property line is now 14'-9". Per a Philadelphia Historic Commission suggestion, there will be no stucco on the mudroom. A pent roof has been added over the garage doors. Sills and trim on the garage windows are wider. Overhangs on the garage are deeper. Colors will be white to off-white. A letter was sent to the PHC by the HDAC. The PHC has approved the application. L McEwen asked about the notice letters for neighbors. There were 23 letters sent out. There were 23 notification letters sent out. Ryan Farragut stated that he has met with the adjacent neighbors and had five letters of support with no opposition. The neighbor who owns the unit with the close dormer has approved. There have also been verbal approvals. In a summary of changes, changes to the garage including changed doors that look like folding doors but are actually roll-up, reduced width of the garage, a pentroof over the doors, added trim, re-spaced brackets, low slope roof, carport roof in metal, main roof probably a membrane, and no height reduction of the garage.

•Committee Comments/Questions: Matt Rutt noted that this is classified as a second primary structure. Steve Gendler noted good design development. He stated that the garage windows seem too large. L McEwen suggested that the spacing of the brackets be adjusted to mirror the main house, especially pairing as the corners. It was noted that not all brackets on the house are paired at the corners. Sam Filippi asked about the roof over the family entrance. It will be standing seam metal. Patricia Cove asked about the stucco. It will match the stucco on the house. The mudroom will be clad in cement board, painted white. The house stucco is painted; the garage will match the house. P Cove asked for a color palette for the whole property should be submitted to HDAC. Historic color palettes are easily available. A contrast between walls and trim was suggested. Original materials should be maintained. Joyce Lenhardt asked if the owner of the adjoining vacant property had been contacted. The owner has talked to Richard Snowden but does not have his written approval. Celeste Hardester asked if the project would need to return to PHC for approval of a green roof. This is not known.

•Committee Action: Steve Gendler recommended support for the project as presented to the Board with the provision that the HDAC receive a color palette. Possible additional provisions include the bracket spacing be explored, and that the garage not be used as a rental. The appeal states that only personal use for the project. Use of the upstairs as a rental was further discussed. The motion was revised to include three provisions. It was moved that the committee recommend approval of the project as designed to the Board with the following provisions: submit a color palette, no rental of the upper floor, and revision of the bracket spacing. It was noted that no rentals of the second floor of the garage is included in the variance application. The motion was passed unanimously with six votes. The Board meeting is February 27 at 7pm. A brief overview of the project is needed. This will be made by a board member. The owner and/or architect should attend.

### **Committee Business**

•Minutes Approval: It was moved that the minutes be accepted as submitted. The motion was seconded and approved.

• Other Business: Camille Peluso asked about the former Sunoco Station site. The community lost the case to stop the apartment building project. There are no more appeals. It was noted that the other apartment building has its window very near the church.

•New LUPZC members. C Hardester noted that the new members need documents for reference. Some at the meeting suggested sending relevant documents to all committee members. It was also suggested that a relationship with the Planning Commission, possibly inviting the members to a meeting. The DRC/ LUPZC might have an in-person meeting at the hospital. The Streetscape Committee needs members. e

### **Adjournment**

•The meeting was adjourned at 8:17 PM.