

DEVELOPMENT REVIEW COMMITTEE

Minutes of the Meeting of August 19, 2008

Members Present

<input checked="" type="checkbox"/> Larry McEwen, LUPZC alt	<input type="checkbox"/> Fran O'Donnell, Business Assoc
<input type="checkbox"/> Greg Woodring, Co-Chair	<input checked="" type="checkbox"/> Pam Learned, TT&P
<input checked="" type="checkbox"/> Joyce Lenhardt, LUPZC	<input type="checkbox"/> Parking Foundation
<input checked="" type="checkbox"/> Jean McCoubrey, LUPZC	<input checked="" type="checkbox"/> Joanne Dhody, Aesthetics
<input checked="" type="checkbox"/> Patricia Cove, Historical Society alt.	<input checked="" type="checkbox"/> Ned Mitinger, VP Physical

Others Attending

Laurie Strimkovski, Chestnut Hill College
Cameron Mactavish, Voith Mactavish Architects
Henry O'Reilly, owner 424 W. Springfield Ave
Sanjiv Jain, owner 8524 Germantown Ave
Nayan Shah, architect 8524 Germantown Ave
Suzie O'Neill, Germantown Ave property owner
Andrew Glendenning, representing Prudential Fox Roach properties on W. Evergreen
Laura, W. Evergreen resident
Meredith Sonderskov
Anne Spaeth
Ed Budnick
Bill Washburn, member LUPZC
Joel Hoffmann, Chestnut Hill *Local*
Phil LaCalsey, CHCA Manager
Melissa Nash, recorder

Larry, co-chair, opened the meeting at 7:40pm. The opening item was approval of the July minutes. Joyce Lenhardt moved that the minutes be approved. The motion was seconded. Her was minor discussion of the Bethlehem Pike bumpout (not as a change to the minutes). The minutes were approved as submitted.

Sugarloaf Campus Chestnut Hill College

•Presentation: Laurie Strimkovski, Chestnut Hill College, reported that the renovations to the existing dorm at the Sugar Loaf Campus were completed and 62 graduate students would be moving in for the start of this term. In reviewing the updating of the Greenfield mansion, the College decided that more was needed to be done to make the mansion fit into the proposed use. The proposed handicap access, including an elevator, cut into the dining area. Today's proposal is for the addition of 1200 sf to provide better dining space. Cameron Mactavish of Voith Mactavish Architects reviewed the history of the mansion, which was updated in the 60's by Edward Durrell Stone. The projects will demolish the existing dining room and enlarge it and will add a storage and dishwashing area. The total increase in area is 1200 sf. The existing building is 21,000 sf. J Lenhardt asked about the second "mansion" on the site. At one time the older, now burnt mansion, Wycliff House, and the newer Greenfield mansion were separate properties. The dining side of the mansion is designed in keeping with the Ed Stone renovations with large panes of glass overlooking the site. The front of the mansion will be restored to the McGoodwin original façade. The Ed Stone additions will be removed. J McCoubrey asked if vehicular circulation would be changed. No changes will be made. L McEwen asked about staging construction to avoid disrupting traffic. This will be done. J Lenhardt asked about the drive to the rear of the lodge. It is service only. It was noted that the variance was needed, as the

use is non-conforming in an R-1 zone. The property will remain R-1. The use will be student and conference facility with some social events.

- Committee Action: L McEwen asked which committees would see the project. LUPZC and Historic District Review Committee. TT&P does not need to review the project The HDRC will contact the college to set up a review date. The LUPZC meets on September 4 at 8 pm. It was noted that the College will shuttle students between campuses for now. A pedestrian path will be developed at a later date.

Garage 424 W. Springfield Ave

- Presentation: (J Lenhardt acted as chair for this project as L McEwen is the architect for the project.) L McEwen presented the project. This property is one of four on this block that have their garages clustered at the center of the block. The O'Reilly's house is a new 4000 sf house. They want to construct a new garage that has more square footage than the existing garage. In order to achieve this they need to have a second floor. The variances are needed for the height: 23' (allowed 15') and use (no second story use). The other garages in this group have one and one-half or two stories. The garage is located 150' from the street. The eave line of the garage matches the eave line of the house in height. The garage will house two cars (two garage doors. There will also be a man-door into the garage storage area and one to the stairs to the upstairs.

- Committee Comments/Questions: Pam Learned asked about the use of the upper level. There will be no kitchen. It will be used as a studio or gameroom. It has plumbing. Ned Mitinger asked about neighbor response. Five near neighbors are away. The O'Reilly's have talked to the others. P Learned asked if the driveway would be changed. It will not; the present pervious surface will be retained A solar slate roof is proposed to reduce electric use. Jean McCoubrey asked about the use of the rear wing of the house. It is the pool house. The refusal was reviewed. It was noted that the heights of the other garages are in the 20'-22' range. The materials will be smooth stucco with gray windows and slate roof like the house. J Lenhardt asked about the location re: the property lines. The building is 3' from the line. There are no widows on the property line sides and the walls are fire-rated. J McCoubrey asked about the uses of the upstairs on the other garage. This is not known. The LUPZC will review the project. TT&P declined review, as did Aesthetics. HDRC will discuss the project and will notify the O'Reillys if a review is desired. The LUPZC needs written neighbor response.

Tree House Play Café 8524 Germantown Ave

- Overview: L McEwen summarized the LUPZC actions. The project was approved conditionally by the LUPZC. There were issues with the neighbors. He described the emailed petition sent by the Chestnut Hill Zoning Preservation Coalition and the agreement prepared by the Glendennings. Problems with the Glendenning document were the LUPZC serving as mediator/arbitrator and the LUPZC as a neighbor forum. The HDRC approved with recommendations for design changes. These include treatment of the third floor glass wall, articulation of the façade, recessing the first floor front and enlivening the rear façade. They also requested a materials board and specific elevation drawings. A concern was expressed about the 100% coverage. Although the design has been changed to meet some of these requests, there is no materials board. It was also requested that Sanjiv Jain use the guidelines in selecting signage, lighting, etc. L McEwen stated that the two lower masonry floors and the glass third floor weigh the building as a 2-story structure. The LUPZC liked the third floor shown at its meeting and also liked the previous rear elevation. He noted that Kitchen Kapers and Penzey Spice both have 100% coverage, as do other buildings on the block. Ann Spaeth noted the considerations of third floor lighting and spill over.

- Presentation/Design: S Jain, comparing the LUPZC version to the HDRC version, described the new rear façade as more residential in character than the old. The third floor greenhouse is now set off and has a dormer effect and has glass on the side. Materials will be stone, gray brick and zinc/gray metal on the third floor. L McEwen questioned the different window designs on the first and second floors suggesting more uniform windows. He also asked if the side glass in the greenhouse would need to be fire-rated. Patricia Cove stated that the windows as presented are more residential in character and relate to Penzey Spices.

- Presentation/Neighbors: L McEwen noted that Robertson's has retracted its signature on the Chestnut Hill Zoning Preservation Coalition document. It was observed that there were no signatures on the Glendenning document and that there still are no signatures. There is a new letter from the Parking Foundation. L McEwen stated that the neighbors on the Zoning Coalition document should attend these meetings. Andrew Glendenning stated that he is working on his document and asked when it was needed. This meeting was the deadline. The neighbors for the alley are Chico's, Penzey, Kitchen Kapers, Caleb Meyers, Bonlyn Cleaners and down to 38 W. Evergreen Avenue. There was discussion on the ability of the document to be enforced. Concern was expressed over the safety of the adjoining buildings during demolition and construction. It was asked why there was no rear entrance, directly from the parking lot, available for the Play Café. S Jain responded that Rachel Williams wanted a single entrance. S Jain further noted these items: that there have been eleven articles on the Café in the *Local*; he has attended all requested meetings; there are numerous letters of support for the project; the Business Association has approved the project and that this project will solve problems for the community's businesses. *(These statements were made by Sanjiv Jain and were not discussed by the committee.)*

- Committee Discussion: P Learned, as a Board member, would like to have assurances that the project will be completed, that financing is adequate and response to issues including construction disruption, the precedent set by this building and the hardship involved. A general discussion of these items followed. S Jain noted that he and Rachel Williams will meet with the Aesthetics Committee regarding signs when it is appropriate. P Learned asked whose issue the liquor license would be. This is an issue between the tenant and the Liquor Control Board.

- Committee Action: L McEwen called for a motion. The motion was made by Joyce Lenhardt. The motion was seconded. It was moved that the committee recommend to the Board that the request for variances for 8524 Germantown Avenue and the Tree House Play Café be approved as submitted with the following conditions: 1. The Construction Agreement (the Glendenning Agreement) be brought to the Board meeting with as many signatures as possible, 2. the conflicting design issues between the Historical Review Committee and the LUPZC be ironed out, 3. a procedure be set up to hold meetings regarding design/construction changes as needed, 4. the Parking Foundation clarifies that parking spaces will be made available for rent during the construction, 5. Sanjiv Jain and Rachel Williams agree to meet with the Aesthetics Committee when appropriate for matters of lighting, both exterior and interior, and signage, 6. Sanjiv Jain presents a materials board and agrees to use the Germantown Avenue Urban Design Guidelines as a reference.

- The motion was unanimously approved. (Jean McCoubrey recused herself prior to the motion due to a possible perception of a conflict of interest. Bill Washburn acted as LUPZC alternate.)

Adjournment

- The meeting was adjourned at 8:52 PM.