

DEVELOPMENT REVIEW COMMITTEE

Minutes of the Meeting of January 17, 2017

Members Present

✓	Larry McEwen, Co-chair	_____	Business Assn.
✓	John Landis, Co-Chair	_____	TT&P
✓	Cynthia Brey, LUPZC	_____	Mark Keintz, Parking Foundation
✓	John Haak, LUPZC	✓	John Romano Streetscape Committee
✓	Patricia Cove, HDAC	✓	Bob Rossman, VP Physical
		_____	Laura Lucas, CHCA President

Others Attending

Adam Thiel, Fire Commissioner
Various representatives of the Philadelphia Fire Department
Cecil Baker, Principal Architect
Eric Leighton, Architect
Patrick Jones
Joyce Lenhardt
Celeste Hardester
Brendan Sample, Chestnut Hill *Local*
Melissa Nash, recorder

The meeting opened at 7:30 with the introduction of the presentation for the Engine Company 37 expansion.

Planning for Engine Company 37 Expansion

•Presentation: This project is in the research planning stage; designs have not yet been made. Currently the existing building is having roof work, due to be completed in May. Adam Thiel, Fire Commissioner, stated that the station has needs but that the historic building is building is good. They are seeking input from the community as this is the community's firehouse. The project is constrained fiscally and geographically. Cecil Baker + Partners Architects, which designed the addition to the Chestnut Hill Library was introduced. The firm wants to hear from the community and then return with options for the new building. Bob Thomas stated that the Romanesque Revival style building is important. It was built in 1894 and still functions in its original purpose. John Windrim was the architect. There was originally a police station adjacent in a similar style. The two buildings were joined by an arch. The police building was demolished in 1959. The problem with the firehouse is that the arched garage openings are not wide enough for the equipment. The openings could be widened but that would not respect the building. There is a need to balance the safety of the community with character of the community.

•Architect's Presentation: Eric Leighton presented a site map. The surrounding area is zoned RSA-3, single family attached. There is no setback on the Shawnee side of the building. The building has the two bays for trucks and a kitchen at the rear. The second floor has a dayroom, officer room, locker room and a bunk room. The attic is used for storage. He showed elevations and street context. The current building includes 5600 sf on the first and second floors. At present the new building might add an additional 8800 sf for a total of 14000 sf±. Audience members asked what the new building would include and why 8800 sf was justified. The number is determined by the equipment and the personal needed to man it. Joyce Lenhardt noted that she believe the addition

would only be one bay. A Thiel explained how the equipment was used and how much equipment was needed. At present Chestnut Hill does not have an ambulance. The site location is optimal for response time. At this stage the new building uses are not defined. Eric Leighton noted the building would be two stories. It is not known how far back on the site it would be located. Various questions and concerns brought up by the audience include the size and location of the building, noise, parking for the firefighters.

- Next steps: It was first suggested that the next meeting be the next DRC on February 21. This cannot be done. It was then suggested the next LUPZC on March 2, possibly as a joint meeting with the CHHS. Issues summarized are the need to limit the amount of paved area on the site, clearer presentation of how the site functions, exhaust systems (including renovation of existing exhaust system), and size of the new building, massing of the building noise, parking and storm water. The tree on the site would need to be trimmed.

Other Committee Business

- 210 E Evergreen Parking Pad: The appeal will be heard sometime in February. It was noted that the house is for sale. The owners have the right to use the parking space while the case is in court.

- Hospital Parking Lot: A small meeting with the hospitals seems more desirable than a large public meeting at this point.

- A developer at 17 Summit Street has caused concerns with improper handling of lead paint, installation of a non-historic roofing materials, and damage to the front porch.

- It was suggested that an article in the *Local* was needed to explain the opposition to parking pads. This should include the definition of hardship. It should be reviewed by an attorney.

- On February 2, LUPZC and HDAC will hold a joint meeting to discuss the residential preservation effort. It will begin at 6pm. Included in the meeting will be priorities, data and resources. There will be food.

Adjournment

- The meeting was adjourned at 9:00pm.