

DEVELOPMENT REVIEW COMMITTEE

Minutes of the Meeting of April 19, 2022

The DRC meeting was held via Zoom

Members Present

- ✓ Larry McEwen, Co-chair
- ✓ John Landis, Co-chair
- ✓ Steve Gendler, LUPZC
- ✓ Chris Linn, LUPZC
- ✓ Patricia Cove, HDAC
- ✓ Sam Filippi, Business Association
- Richard Snowden, Parking Foundation
, Streetscape Committee
- ✓ Joyce Lenhardt, VP Physical (Interim)
- Kathi Clayton, President CHCA (ex-officio)

Others Attending

Bill Valerio, Woodmere Museum
Le Xie, Matthew Baird Architects
Nicole Reamey, Matthew Baird Architects
Teresa Bell, Matthew Baird Architects
Yolanda Oliver-Commey, Pennoni
Darren Damone, Andropogon
Altje Macy, Meliora Civil Engineer
David Gest, attorney Ballard Spahr
Devon Beverly, attorney Ballard Spahr
Andy Markowitz, owner 9410 Meadowbrook
Jeff Krieger, local architect Woodmere and 9410 Meadowbrook
Andrew Bilyen, Krieger
Tony Banks
Randy Williams
Melissa Degenhardt
Jan Albaum
Lori Salganicoff
Craig Schelter
Greg Lattanzi
Anne McNiff, Director CHCA
Celeste Hardester, Development Review Facilitator
Melissa Nash, recorder

The meeting was opened by Larry McEwen, co-chair, at 7:07 pm. It was moved that the minutes for March be approved. The motion was seconded. The date on the minutes is incorrect. With that correction the minutes were approved. 8330 Millman will be reviewed at the May meeting. Patricia Cove stated that she thought the final review would be at this meeting. The subcommittee is still working, the conversation is on-going, and should be wrapped up soon. John Landis noted that the property owner and neighbor have agreed to the extension. The projects presented at this meeting are Woodmere Museum at St. Michael's Hall and 9401 Meadowbrook. Neither project has a variance, and both have agreed that they will not continue with the process until the refusals are received.

Woodmere Museum at St. Michael's Hall, 9101 Germantown Avenue

•Presentation: Bill Valerio of Woodmere introduced the project. The museum has received a donation and has purchased the property. The property will need a variance to be used as an institution. He introduced the team including Darren Damone of Andropogon, site work, Yolanda Oliver-Coomey of Pennoni, engineering, Altje Macy of Meliora, Nicole Reamey and Le Xie of Matthew Baird Architects, Jeff Krieger of Krieger Architects local architect, and David Gest and Devon Beverly attorneys of Ballard Spahr. D Damone presented the site with aerial photos. He discussed the character of the site, the mature trees, open spaces related to the proposed museum and the proximity to the Wissahickon. Challenges include the aging infrastructure, tree health, nature, drop off and arrival, parking and steep slopes. The site design should respect the neighbors, care for the trees, increasing biodiversity, maintain present curb cuts, service and loading at the rear, pedestrian circulation and adding outdoor rooms, an amphitheater, arrival plaza and a children's courtyard. Parking with 60 spaces should be as green as possible, a barrier of plantings on Sunset, and storm water control.

•Presentation cont.: N Reamey continued with the architectural presentation. The pedestrian arrival will be at the plaza with a fountain. The façade will be maintained and restored. The porch will be opened. At the rear side, a café will be built as a glass cube overlooking a sculpture garden. A loading dock will be located under the café. An elevator will also be added to the rear. A sunken auditorium with a planted roof will also be at the rear side. There will be a children's terrace. Woodmere repurposing the building prevents overdevelopment of the site. Refusals are projected to include the use change from residential to institutional, the auditorium addition, the height of the elevator, and a minor disturbance of a steep slope. The steep slope is not a natural slope. The building began as a 1850s cottage, and then expanded into a mansion, followed by being used as a school and a convent and now used as a museum. David Gest stated that the project will be submitted to L&I this week and will not likely be ready for the May LUPZC. A public meeting for the project has been held. A September ZBA meeting is the best guess. Formal notification letters would be sent then an accelerated review. Pre-variance reviews will be completed.

•Committee Comments/Questions: J Landis asked about the community response. It seems to be positive, especially with the near neighbors. A question was asked about the porch. Originally, considered to leave the porch was to remain closed and used as café. Restoring the porch with seating was deemed a better solution. P Cove stated that she is thrilled with the project and suggested clearer views showing of the new pieces meshing into the existing. Lori Salgonicoff first showed the property to Bill Valerio. Chris Linn stated that this is a nice project and asked about changes made to the parking. D Damone noted that the parking has evolved as the project developed. L McEwen noted the angles for the parking. He also questioned the cantilever of the café, which avoids the steep slope. Keeping the space under the cantilever might be difficult to keep green. The space under could be enclosed. It was left open to preserve the slope. P Cove asked about the availability of the presentation materials. Celeste Hardester has distributed the slide show and application C Hardester asked about a variance for the café. It might generate the need for another refusal or it may be wrapped up with the museum use. P Cove asked that materials be sent directly to her and Lori Salgonicoff. Randy Williams asked about the no left turn sign at Germantown. This is a blind exit for the left turn.

9401 Meadowbrook

•Presentation: Jeff Krieger, architect for this project, stated that the project is for the addition of a garage. The property owner, Andy Markowitz, is a 10 year resident of Chestnut Hill. He moved to this house recently from Crefeld St. The new house has no garage. He wishes to add a 3 bay garage with a mudroom connector to the house. [A slide show was shown.] The house was built in 1914. It is built of red brick with a shake roof. There is a squash court in the basement. There were stables next door that were made into a separate property. The house has a circular drive. The existing driveways entrances will be retained. There are steep slopes at the rear and to the side that must be avoided so the garage is located on the front of the house. There was a servants' wing that will connect to the mudroom and the garage. The project has been submitted to L&I. It has been refused but the refusal has not yet been received as an erosion plan is needed. The proposed addition encroaches into the front yard setback. 35' is required; the garage intrudes 14'-6". The second floor of the garage will have a guest room. The footprint of the addition is 1200 sq. ft. with 800 on the second floor. The mudroom is only one story. The materials and roof line are to match the existing house.

•Committee Comments/Questions: P Cove noted that the house is listed as significant on the CH Inventory. She is concerned with features that may be hidden. Changes should be carefully noted. She asked if the symmetry is respected. L McEwen noted that the addition seems to complete the symmetry. J Landis asked if the shake roof would be continued. It would. It was noted that the addition would not impact the septic system. It was asked why the mudroom is only one story. It forms a side entrance and maintains an upper window. Steve Gender noted that one bay is not a real garage. It could hold a very small car or a motor cycle. The three matching doors are for appearance. P Cove asked when they expect the refusal. The water department needs to release its response. City Planning needs an erosion/sedimentation report. They hope to be able to attend the May 5 meetings. There is no ZBA date. J Landis asked if they expect the setback to be the only refusal. They do. Jean McCoubrey suggested that is not too early to engage the neighbors. No additional materials were requested except to clarify property lines and setbacks and possibly more photos of the existing.

Committee Business

•Co-Chair Voting: Celeste Hardester has determined that the non-presiding co-chair is permitted to vote.

•Progress Questions: J Landis asked about the projects under construction on Evergreen Court, Shawnee and Germantown Avenue. There are apparently supply delays affecting all. The developer for Evergreen Place is the same developer as Shawnee. A question was asked about the new tenant for the McDonald's. It is a tile company. The building is being repaired, painted and new lighting fixtures installed.

Adjournment

•The meeting was adjourned at 8:38 PM.