

DEVELOPMENT REVIEW COMMITTEE

Minutes of the Meeting of August 19, 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 |
| ✓ Chris Linn, LUPZC | ✓ Matt Rutt, VP Physical |
| ✓ Patricia Cove, HDAC | Laura Lucas, President CHCA (ex-officio) |

Others Attending

Maureen Malloy, owner 8424 Navajo
Neil Young, architect 8424 Navajo Black House Studio
Avery Weisfeld and Diana, owners 109 Hilltop
Rachael Pritzger, attorney 109 Hilltop
Orazio Cifoletti, architect 109 Hilltop
Valerie Pearce, neighbor 109 Hilltop
David Murray, neighbor 104 Hilltop
Richard and Kira Steward, 106 Hilltop
Kathleen and Richard Willets, 123 Hilltop
Carole Tippet, 102 Hilltop
Evan Griffith, 104 Rex
Rebecca Baehr, 111 Hilltop
Melissa Degenhardt, CH resident
Douglas Matshell
George and Ronna Tyndall, 36 Hilltop
Matt Cardenlino, 116 Hilltop
Melissa Asaro
John Hillman
Anne von Schenen, 110 Hilltop
Courtney O'Neil, CH Business
Nina Solomonick, Philadelphia Planning Commission
Davis Gest, Executive director CH Conservancy
Anne McNiff, Executive Director CHCA
Celeste Hardester, Development Review Facilitator
Melissa Nash, recorder

The meeting was opened by John Landis, co-chair, at 7:00 pm. 7226 Germantown will not be presented tonight. Intros were made and the process was briefly explained.

8424 Navajo

- Presentation: Neil Young, architect, presented the project. The owner wants to enclose an existing open porch in her house. No expansion of the footprint is to be done. Photos were shown of the site; near neighbors have been contacted. The porch is now screened. The existing columns will be replaced with pilasters. Windows will be styled to match the existing.

- Committee & Neighbors Comments/Questions: Patricia Cove noted the site is listed as a contributing site. She asked about real divided lights for the windows. They are not true divided lights but are simulated and are double hung windows. There will be a sliding door on the backyard side of the porch. Pilasters and windows will be white to match the house. J Landis asked if there would be any interior alteration (new room). The wall with the house will remain brick. The door between the house and the porch will remain. The ceiling, which is blue painted beaded board, will be replaced to match with a beaded board. AC will be extended to the new room with a mini-split in the ceiling. There is a 5" step down to the porch. There will be no plastic trim. Chris Linn noted that this will make the new room all-season. J Landis noted that the owner needs to reach out to neighbors. This has been done for the near neighbors and another letter for the 25 addresses on the L&I list. The owner has spoken personally to the 4 near neighbors. All support.

- Committee Action: HDAC wants to see the project. The meeting is September 4 at 6:30. LUPZC does not need to review the project. The DRC meeting on September 16 will be the RCO meeting.

109 Hilltop

- Presentation: The presentation was begun by attorney, Rachael Pritzker. The house is proposed for a vacant lot. There are 2 refusals: the front yard setback is short and coverage is too large. The lot is 30' x 75'. There are no water department problems. Architect, Orazio Ciffoletti, continued the presentation. The house is 3 stories with a basement. It is designed to blend with the neighbors. The basement contains a workout room and utilities. The first floor includes the garage, dining room, living room, kitchen, and a half bath. The second floor has offices, a half bath, a family room and a small deck. The third floor has the bedrooms and full baths. The house has Victorian/Second Empire elevation with stone veneer and vinyl siding on the front. There are Mansards on the third floor. The sides have a stonewrap and vinyl siding. There is a stone chimney and roof brackets. There are a variety of styles on this block. Valerie Pearce, a neighbor, noted that the wrong lot is indicated on the locator plan. There are a lot of trees on the site; many will be removed. More landscaping plans are needed.

- Committee Comments/Questions: C Linn asked to compare the setback to the neighbors as well as the building heights. (the proposed is 34'-9") This needs to be shown. R Pritzker noted that it created problems. Twins on the street have street parking. Matt Rutt asked about the area. The living area for the first floor is 830 sq ft, the second floor is 880 sq ft and the third floor is 912 sq ft. Overall, the living area is 2662 sq ft. Sam Fillipi asked about the "stone" material. It will be a schist veneer. P Cove noted that the garage takes up the entire facade. She also asked if the veneer would be natural stone or man-made. There would be wood siding in vinyl. This is not specified. The entire building needs to be looked at, not just those related to the variances.

- Neighbors Comments/Questions: David Murray, 104 Hilltop noted that many houses are twins built around 1940 and are smaller scale. Avery Weisman stated that they like the neighborhood. He noted that his property is small. Rebecca Baehr and Roger Schrader of 111 Hilltop feel that there is too much house proposed for the lot. In addition, the neighbor stated that the side yards are too narrow as

zoning calls for 8' rather than 4'. Zoning calls for a total of 8'. V Pearce noted that adjacent houses are not as tall and have 8' side yards. This will be an eyesore on the street. The lot is actually the back half of a lot zoned for a twin. . Neighbors will hire a lawyer. John Hillman of 109 Rex noted that this small lot was not viable. The proposed deck will overlook his property and there will be stormwater runoff. The proposed house is too large for the lot. Carol Tippet of 102 Hilltop stated the house needs to be scaled down. Evan Griffith of 104 Rex noted that the deck looks into his daughter's room.

- Committee Action: P Cove needs to speak with HDAC before requiring an appearance.. She asked that the owners reserve the date. LUPZC needs to see the project at the meeting on September 4 at 8pm. Additional materials may be requested. They should consult with L&I regarding side yards. M Rutt suggested identifying other nearby properties with similar constraints. V Pearce noted that there is a 3' stone wall at the rear which could affect runoff as will the additional hardscaping. J Landis stated that more landscaping detail is needed. Kathleen Rueld of 123 Hilltop stated that her property could be affected by runoff caused by the additional coverage.

Committee Business

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

- Other Business: Nina Solomonik, a member of the Planning Commission, was present to observe the meeting. It was suggested that a representative from L&I be invited to a meeting. 8226 Germantown may or may appear next month.

Adjournment

- The meeting was adjourned at 8:42 PM.