

**Public Comment -
Revised Application for
253 Quince Street**

Re: 253 QUINCE ST: application for construction

Hwittich [REDACTED]

Sat 1/2/2021 3:04 PM

To: preservation <preservation@Phila.gov>; Allyson Mehley <Allyson.Mehley@Phila.gov>

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We have reviewed the revised drawings presented for 253 Quince St. As the neighbors living on Jessup St., directly across from the back gate of this property, we feel that our issues raised in the below 12/13/20 email have been addressed.

We would like to attend the Historical Commission's call reviewing this revised proposal. Can you send me an invite so we can dial in.

Thank you,
Hillary and Mike Wittich
233 and 231 S. Jessup St.

Sent from my iPhone

On Dec 13, 2020, at 4:12 PM, Hillary Wittich [REDACTED] wrote:

We are the property owners of 233 and 231 S. Jessup Street and are writing in response to the request for approval of proposed construction for 253 S. Quince Street. Our properties are directly across Jessup St. from the rear gate of the 253 S. Quince St. property. This request is scheduled for review by the Architectural Committee of the Philadelphia Historical Commission on Tuesday, December 15.

We have reviewed the Application and plans posted on [Phila.gov](https://www.phila.gov). Below are our issues and concerns.

3rd Floor Dormer

We object with what is categorized as a new 3rd floor dormer on the east side of the house, which will be seen from Jessup St. First, let's be clear: this is a 3rd floor addition – not a dormer – as the entire roof is being removed and replaced with this addition. Second, we have no objection to the concept of a 3rd floor addition, however we do object to this design, as bulleted below.

- Materials: the cementitious siding does not match the materials found in the existing and surrounding structures. Stucco / masonry is more appropriate.
- Openings: the windows, as presented, show strip windows flanked by 2 attached, larger openings on the north and south ends of equal size. These 2 larger openings align with the top of the strip windows and extend down to the floor

line. The one to the north is a door opening to the deck. This configuration of openings is incongruous with the surrounding houses, in which Individual, punched openings are found for windows and doors. Glazed windows with individually divided lights, that are sized and in scale with those found in the surrounding houses, is in keeping with this neighborhood.

- Railing: this design is not of the time period of this neighborhood. Something else, such as a wood balustrade, would be more appropriate
- Height and Massing: The shed roof pitches up from the current roof to an elevation that exceeds the height of the existing roofline. This new roofline will increase the back wall to a height that brings it out of scale with the rest of the house, and appear large and bulky from Jessup St.
- Form: Shed roofs on houses of this time period typically pitch away from the house – not towards it – and as such, the roof form, as presented, is not found within this historic neighborhood. We recommend modifying the roofline to be in keeping with the historic roof forms found in this neighborhood.

This 3rd floor addition is more appropriate for a beach house at the Jersey Shore than an early nineteenth century house in this historic neighborhood.

Balcony structure above front entrance

We feel that the balcony proposed for the front of the house projects too far out into Quince street. No other properties on this street have street-facing balconies that are large enough to hold furniture and people. More appropriate would be a guard protecting the opening.

Revised windows and addition for the 1st floor

Based upon our review, we have no issues or objections with the revised windows along the rear facade on the 1st floor, or the 1st floor addition on the southside of the house, as neither of these will be visible from a public street.

Overall, we feel the design should be revised to be more in scale with the adjacent houses and more compatible with the historic character of this special neighborhood.

Thank you for your time,

Mike Wittich, AIA
 Hillary Wittich
 233 and 231 S. Jessup St.
 Philadelphia, PA 19107

Public Comment- 253 Quince St. for Historical Commission January 8 Meeting

E. Ann Armour [REDACTED]

Sun 1/3/2021 8:34 PM

To: Allyson Mehley <Allyson.Mehley@Phila.gov>

External Email Notice. This email comes from outside of City government. Do not click on links or open attachments unless you recognize the sender.

Dear Allyson,

We would be very grateful if you could forward this letter to Mr. McCoubrey as public comments on the 253 Quince St. revised plan submitted on December 31 for Historical Commission review at the January 8, 2021 meeting.

Thank you.

Elizabeth Armour and Philip Rakita
251 Quince St.

Dear Mr. McCoubrey,

As the immediate neighbors of the 253 Quince Street property including the adjacent property owners at 251 Quince Street, we ask the Committee to recommend denial of the revised application for the 253 Quince Street property. The Committee determined that the original application failed to satisfy Standards 9 and 10; the revision does not remedy those deficiencies. Additionally, the revision fails to advance many of the changes proposed by Committee members during the discussion at the December 15th Architectural Committee meeting. More specifically we refer to:

- In the Minutes of the December 15th Architectural Committee meeting, it was suggested that a “similar dormer like the front dormer on the rear would allow one to walk into the space of the dormer”. This suggestion was disregarded by the applicant.
- The Minutes noted the Committee suggestions that “a smaller walk out dormer could provide the height needed in the room” and that “the existing front dormer be mirrored on the rear roof slope”. These suggestions were also disregarded by the applicant.
- We believe that the front dormer demolition is an attempt to do in the front of the property what was already denied in the rear of the property on the third floor and indicates a failure of the applicant to be responsive

to the recommendations of the Committee.

- Committee members repeated their request to see revised drawings and elevations for what the applicant was proposing for the rear dormer before the Committee approved or denied the plans. The applicant stated that he could look at something that mimics the next-door neighbor's small shed dormer for the third floor, but has failed to do.

For these reasons we respectfully ask that the initial unanimous decision of the Architectural Committee made on December 15, 2020, to recommend denial, be sustained.

Thank you for allowing us to voice our concerns.

Richard Spitzborg
247-249 Quince St.

J. Blaine Bonham, jr.
247-249 Quince St.

Richard Spitzborg
230 South Jessup St.

J. Blaine Bonham, jr.
230 South Jessup St.

Additional Immediate neighbors public comment- 253 Quince St. revised plan dated December 31, 2020 for Historical Commission meeting, January 8, 2021

E. Ann Armour [REDACTED]

Sun 1/3/2021 8:36 PM

To: Allyson Mehley <Allyson.Mehley@Phila.gov>

Cc: E. Ann Armour [REDACTED]; [REDACTED] [REDACTED]

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Dear Allyson,

Would you please forward this letter, as public comment, from other immediate neighbors of 253 Quince St. to Mr. McCoubrey for the Historical Commission January 8, 2021 meeting.

Thank you.

Elizabeth Armour and Philip Rakita

Dear Mr. McCoubrey,

As the immediate neighbors of the 253 Quince Street property, including the adjacent property owners at 251 Quince Street, we are greatly opposed to the most recent submitted revised design plan for the property. We are asking that the unanimous decision of the Architectural Committee made on December 15 for final approval denial be sustained.

The revised application is showing significant other changes that were not proposed to, or reviewed by, the full Committee at the December 15 meeting.

The original front dormer on Quince Street was never mentioned except to be used as a reference for what the third floor modification in the rear of the property ought to mirror. The applicant also submitted for review at that time replacement windows in a different configuration and size and did not mention any "adjusting the new window openings on the first floor".

The revised plan still shows a smaller third floor being added, full ceiling height with limited sloping roof at the rear albeit on a reduced scale. To compensate for this "loss" of square footage, the existing front dormer is "to be entirely demolished" and a full ceiling height addition added on the front of the property. The applicant has failed to follow the suggestions of the Committee, especially that the rear addition mirror the existing front dormer.

There was no mention of any kind, nor drawings presented by the applicant to the full Committee, that he was intending to radically modify the existing front roofline and third floor front dormer of the property.

Since 1961, at the time of the designation of the properties, the demolition of an existing dormer on the front of a property is unprecedented on the 200 block of Quince Street.

The current front dormer is currently not visible from the street nor the entire South side of the property which is unrestricted public view.

By demolishing an existing feature of the original character of the house, and replacing it with a larger gable dormer, we believe the compatibility of the feature, size, materials, scale and proportion is greatly compromised. It does not reflect the historic integrity of the house and its environment.

The 253 Quince Street property is the key “anchor” of the beginning of what is widely acknowledged to be one of the most historical and picturesque “small cobblestone streets” of Philadelphia. Any changes to rooflines will be highly visible and the revised plan roof lines fail to appreciate the sightline of the Street.

We appreciate your allowing us to voice our concerns and thank the Committee for its work.

Elizabeth Armour
251 Quince St.

Dr. Philip Rakita
251 Quince St.

Tim Morrison
252 Quince St.

Daniele Harvey
252 Quince St.

John P. Mitchell
254 Quince St.

Wendy Graham
245 Quince St.

Steven Dreyfus
245 Quince St.

Mike Guinn
246 Quince St.

Cynthia Arkin
246 Quince St.

Russell Procopio
250 Quince St.

Sent from my iPad

**Public Comment -
Original Application for
253 Quince Street**

253 Quince Street

Bonnie Schorske [REDACTED]

Tue 12/8/2020 4:47 PM

To: Allyson Mehley <Allyson.Mehley@Phila.gov>

External Email Notice. This email comes from outside of City government. Do not click on links or open attachments unless you recognize the sender.

Dear Ms. Mehley,

I am the owner of 227 S. Jessup Street and am writing out of concern for the changes being proposed to 253 S. Quince Street which is across the street and visible from my property. I have looked at the proposed architectural plans and wish to convey that I am happy that someone is interested in preserving that property and turning it into a nice home. I have no great issues with the front and side additions being proposed so long as the historical commission oversees the selection of windows and balcony design. I doubt the latter is appropriate (can it extend over the sidewalk which is public property...are there any other front facing balconies on the street?). I do however have significant concerns with the plans for the rear 3rd story addition, which is out of character for that end of Jessup Street which is very historic in feel and scale. Contrary to the application, the rear of this home is quite visible from 227 S. Jessup Street and from rest of the homes across from it.

We have all been careful to keep our homes within the scale and spirit of their historical context. We have purchased our replacement windows and doors and materials with your office's guidance. Extensions have been made with full neighbor approvals as any extension impacts on the neighboring homes and the character of the neighborhood. I am concerned that a quasi modern 3rd story addition and balcony on that property will seriously impact the light and privacy of neighbors just to the north of 253 Quince and the people across Jessup Street. I would recommend that any third story addition not extend further than the roofs of the adjacent first floor extensions of the properties to the north. The 3rd floor addition should be set back further both for aesthetic, historic and scale reasons. Also, I do not think the pitch of the 3rd story roof should be higher than nor obliterate the original roof line as viewed from Jessup Street.

Allowing this architectural mismatch as is currently proposed into a very special part of the city would be a shame and we look to the historical and architectural commission to protect these little streets as part of our city's legacy and part of our city's charm to visitors. I hope you can work with McCoy Boy Realty to adapt their plans for the 3rd story addition to better suit the neighborhood. Please feel free to share my comments when the architecture committee meets. Unfortunately, I will not be able to attend the zoom meeting on the 15th.

Sincerely,

Bonnie Schorske
Owner of 227 S. Jessup Street

253 S Quince St.

Russell Procopio [REDACTED]

Thu 12/10/2020 3:38 PM

To: Allyson Mehley <Allyson.Mehley@Phila.gov>

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Dear Ms. Mehley,

I hope you are doing great!

I'm the owner of 250 S Quince St and am writing you concerning changes being proposed to 253 S. Quince Street which is directly across the street facing my property. I've reviewed the proposed architectural plans and my personal feeling is that while the design might fit other location in the city, no consideration was taken for the current historical look/preservation of our location.

We recently purchased our home less than 2 months ago with the primary intention of living in historical Philadelphia. Quince St. is known for its wonderful past and historical preservation to our city's history. Home owners I've meet go out of their way to maintain these streets for the historical beauty they provide to visitors and residents alike in Philly. After discussions with my new neighbors everyone's general feeling is that the design set forth lacks collaboration with the historical commission. Many features of the new design lack consistency with the current preservation of the neighborhoods historic look. In short Quince/Jessup St. are very unique parts of the city and it would be a shame allow the proposed plans to be approved.

My hope is that better collaboration can take place and the renovation to 253 S. Quince can be more in-line with the current look of our wonderful historical neighborhood.

Thank You,
Russell Procopio
250 S. Quince St.

<https://www.phila.gov/media/20201208095355/253-Quince-St.pdf>

Russell Procopio
Specialty Resources
Vice President
610-321-0900 Phone
610-321-0999 Fax
610-420-8770 Cell
Rusty@srifast.com

253 Quince St submission (scheduled for Dec. 15)

E. Ann Armour [REDACTED]

Wed 12/9/2020 11:33 AM

To: Allyson Mehley <Allyson.Mehley@Phila.gov>

Cc: [REDACTED]

 2 attachments (722 KB)

Response to 253 Plan - final.pdf; ATT00001.htm;

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Dear Allyson,

Would you please include this letter in the file for 253 Quince St. and add to the public comments as well to be forwarded to the committees.

If you have any questions, please do not hesitate to contact me.

Thank you.

Elizabeth Armour

251 Quince St.
[REDACTED]

Sent from my iPad

Dear Allyson,

Regarding the submitted proposed architectural plans for 253 Quince Street, the immediate surrounding property owners (249 Quince, 251 Quince, 252 Quince, 254 Quince, 224 Jessup, 227 Jessup, 229 Jessup) are submitting the following strong objections to any approval of the architectural plans.

The staff recommendation for the current submitted plan, dated December 1, 2020, is a “denial pursuant to Standards 9 and 10” to which the undersigned property owners strongly agree.

Please note that these plans were submitted without any interaction or conversation with any of the property owners, as we were promised verbally by the owner that they would be.

More specifically:

- The 253 property is a key “anchor” very visible property from a public way. It is the beginning of what is widely acknowledged and publicized, by the City itself, to be one of the most historical and picturesque “small streets” in Philadelphia. The 200 block of Quince Street is also one of the few designated “historic cartways” in the City.



253 Quince Street as viewed from the south end of the 200 block

The use of what appears to be metal, black frame windows on the façade and black frame rear and front balconies is totally incompatible with the materials and the features and the environment of the existing street properties.

Rubber roofs are incompatible with the other surrounding properties which are shingle roofs.

- In Figure 2 of the submission the current rear addition already extends, by more than five feet, beyond the original main block of buildings. The attached photo, taken from the submission, shows the light in the adjacent property at 251 Quince at 10 am in the Fall, all of which would be suppressed with the proposed 3rd floor rear major modification. There would be no light in the Winter.

The Figure 2 photo from the submission which was taken in the summertime around 12 pm, clearly shows that the current 2-story rear addition at 253 casts a dark triangular shadow (as indicated by the orange arrow) into the rear garden of the properties to the north (251 and 249).



Figure 2: Aerial showing 253 Quince St. Image shows where current rear addition extends beyond original main block of building.

The proposed 3rd floor rear major modification of the 253 property will only aggravate and completely suppress all light coming onto the rear gardens at 249 and 251 as well as block all afternoon light onto the properties at 224, 227, and 229 Jessup. (See photos below of Jessup Street affected properties.)



View to the northeast with sun in southwest at 2:30 pm taken from 3rd floor rear at 251.

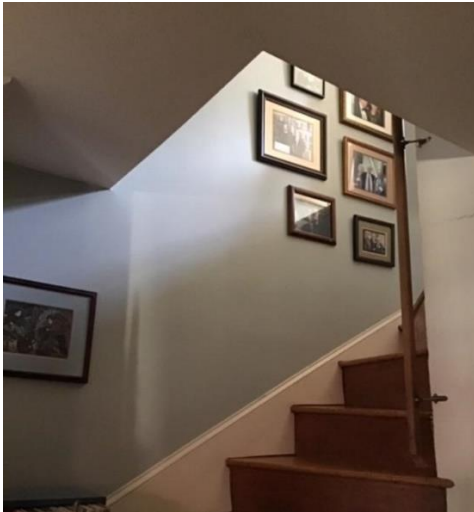
- On page 18 of the submission the architect falsely suggests that the sun shines from the north, thereby hiding the fact that the proposed 3rd floor rear major roof modification will have any impact on the light on the 3rd floor, the 2nd floor, and the garden at 251. The proposed third floor major modification at 253 will block completely the light in the photos below. The third-floor rear balcony of 249 as well as the rear of the entire property at 224 Jessup, the front of 227 Jessup and the front of 229 Jessup will be likewise impacted as stated above.



Third floor rear at 251 at 12 pm in the winter



First floor rear at 251 at 12 noon in the winter



Stairwell to 2nd floor at 12 pm

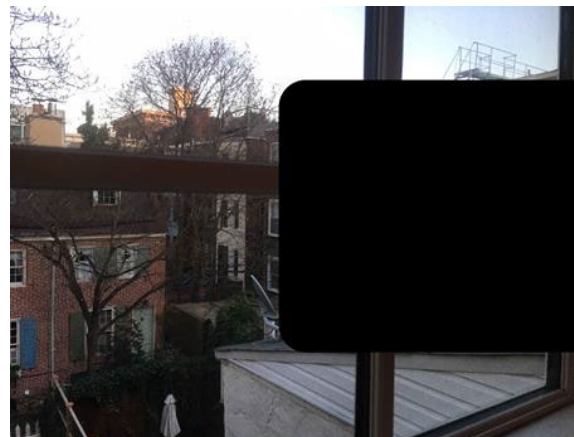


Second floor rear at 251 at 12 pm in the winter

- On page 19 the drawing suggests that the only change on the eastern façade is the addition of a tiny balcony. In fact, the full footprint of the existing building will be raised to a full three stories in the rear.



Current view from 3rd floor rear at 251



View with proposed 3rd floor addition at 253

- On page 24 of the submission, the shadows of the proposed rear addition are false. The sun does not shine from the north, as the drawing would lead the casual viewer to believe.
- Page 26 of the proposed plan clearly shows the blocking of all light from the southeast and southern exposure to the 3rd floor rear of 251 as well as the balcony on the 3rd floor rear of 249 and the entire rear of the house at 224 Jessup.

Clearly, this submission lacks the understanding and fails to meet any of the required Standards given its location. We look forward, as we stated before, to working with the owner and the architect to arrive at a mutually agreeable plan that meets the Standards, features, use of materials, spatial relationship and overall environment that characterizes the historic building as well as its surrounding buildings and streets.

Sincerely,

Elizabeth Armour
251 Quince Street

Dr. Philip E. Rakita
251 Quince Street

Richard Spitzborg
230 South Jessup Street

Tim Morrison
252 Quince Street

Richard Spitzborg
247-249 Quince Street

Dr. Danielle Harvey
252 Quince Street

J. Blaine Bonham, jr.
230 South Jessup Street

John P. Mitchell
254 Quince Street

J. Blaine Bonham, jr.
247-249 Quince Street

Kim Chantry

From: Hillary Wittich [REDACTED]
Sent: Sunday, December 13, 2020 4:13 PM
To: preservation; Allyson Mehley
Subject: 253 QUINCE ST: application for construction

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We are the property owners of 233 and 231 S. Jessup Street and are writing in response to the request for approval of proposed construction for 253 S. Quince Street. Our properties are directly across Jessup St. from the rear gate of the 253 S. Quince St. property. This request is scheduled for review by the Architectural Committee of the Philadelphia Historical Commission on Tuesday, December 15.

We have reviewed the Application and plans posted on Phila.gov. Below are our issues and concerns.

3rd Floor Dormer

We object with what is categorized as a new 3rd floor dormer on the east side of the house, which will be seen from Jessup St. First, let's be clear: this is a 3rd floor addition – not a dormer – as the entire roof is being removed and replaced with this addition. Second, we have no objection to the concept of a 3rd floor addition, however we do object to this design, as bulleted below.

- **Materials**: the cementitious siding does not match the materials found in the existing and surrounding structures. Stucco / masonry is more appropriate.
- **Openings**: the windows, as presented, show strip windows flanked by 2 attached, larger openings on the north and south ends of equal size. These 2 larger openings align with the top of the strip windows and extend down to the floor line. The one to the north is a door opening to the deck. This configuration of openings is incongruous with the surrounding houses, in which individual, punched openings are found for windows and doors. Glazed windows with individually divided lights, that are sized and in scale with those found in the surrounding houses, is in keeping with this neighborhood.
- **Railing**: this design is not of the time period of this neighborhood. Something else, such as a wood balustrade, would be more appropriate.
- **Height and Massing**: The shed roof pitches up from the current roof to an elevation that exceeds the height of the existing roofline. This new roofline will increase the back wall to a height that brings it out of scale with the rest of the house, and appear large and bulky from Jessup St.
- **Form**: Shed roofs on houses of this time period typically pitch away from the house – not towards it – and as such, the roof form, as presented, is not found within this historic neighborhood. We recommend modifying the roofline to be in keeping with the historic roof forms found in this neighborhood.

This 3rd floor addition is more appropriate for a beach house at the Jersey Shore than an early nineteenth century house in this historic neighborhood.

Balcony structure above front entrance

We feel that the balcony proposed for the front of the house projects too far out into Quince street. No other properties on this street have street-facing balconies that are large enough to hold furniture and people. More appropriate would be a guard protecting the opening.

Revised windows and addition for the 1st floor

Based upon our review, we have no issues or objections with the revised windows along the rear facade on the 1st floor, or the 1st floor addition on the southside of the house, as neither of these will be visible from a public street.

Overall, we feel the design should be revised to be more in scale with the adjacent houses and more compatible with the historic character of this special neighborhood.

Thank you for your time,

Mike Wittich, AIA
Hillary Wittich
233 and 231 S. Jessup St.
Philadelphia, PA 19107