

**MEETING OF THE ARCHITECTURAL COMMITTEE
OF THE PHILADELPHIA HISTORICAL COMMISSION**

**TUESDAY, 26 JANUARY 2021
REMOTE MEETING ON ZOOM
DAN MCCOUBREY, CHAIR**

CALL TO ORDER

START TIME IN AUDIO RECORDING: 00:00:00

The Chair called the meeting to order at 9:00 a.m. The following Committee members joined him:

Committee Member	Present	Absent	Comment
Dan McCoubrey, FAIA, LEED AP BD+C, Chair	X		
John Cluver, AIA, LEED AP	X		
Rudy D'Alessandro	X		
Justin Detwiler	X		
Nan Gutterman, FAIA	X		
Amy Stein, AIA, LEED AP	X		

Owing to public health concerns surrounding the COVID-19 virus, all Commissioners, staff, applicants, and public attendees participated in the meeting remotely via Zoom video and audio-conferencing software.

The following staff members were present:

- Jon Farnham, Executive Director
- Kim Chantry, Historic Preservation Planner III
- Laura DiPasquale, Historic Preservation Planner II
- Shannon Garrison, Historic Preservation Planner II
- Meredith Keller, Historic Preservation Planner II
- Allyson Mehley, Historic Preservation Planner II
- Megan Cross Schmitt, Historic Preservation Planner II
- Leonard Reuter

The following persons were present:

- Richard Stokes
- Thomas Queenan
- Patrick Grossi
- Paul Steinke
- Nan Gutterman
- Linda Baldwin
- Andrew Cohen
- Jim Hammond
- Kevin Kilcoyne
- Amanda Christine
- Ken Weinstein
- Jeff Dellaquila

ITEM: 8419 Germantown Ave MOTION: Approval MOVED BY: Gutterman SECONDED BY: D'Alessandro					
VOTE					
Committee Member	Yes	No	Abstain	Recuse	Absent
Dan McCoubrey	X				
John Cluver	X				
Rudy D'Alessandro	X				
Justin Detwiler				X	
Nan Gutterman	X				
Amy Stein	X				
Total	5			1	

ADDRESS: 6625 LINCOLN DR

Proposal: Construct single-family residence on subdivided parcel at 6627 Lincoln Drive
Review Requested: Final Approval
Owner: 6625 Lincoln Dr LLC
Applicant: Raymond Rola, Raymond F. Rola Architect
History: 1902; Nichols-Goehring House; H.C. Wise & W.W. Potter, architects; addition, Rankin, Kellogg & Crane, 1921
Individual Designation: 1/11/2019
District Designation: None
Staff Contact: Meredith Keller, meredith.keller@phila.gov

OVERVIEW: This application proposes to construct a new house on a subdivided section of the property at 6625 Lincoln Drive. The new property with the new house would be known as 6627 Lincoln Drive. The Historical Commission designated the Nichols-Goehring House property at 6625 Lincoln Drive on 11 January 2019. The designated parcel is shown on a site plan in the nomination. The property owner subdivided the property that was known as 6625 Lincoln Drive into five parcels known as 6619, 6621, 6623, 6625, and 6627 Lincoln Drive with a deed that is dated 9 January 2019 and recorded on 11 January 2019, the day that the property was designated. A zoning permit for the subdivision had been issued on 17 September 2018. The Historical Commission notified the property owner that it would consider designating the property at 6625 Lincoln Drive on 12 November 2018, thereby initiating its jurisdiction over the entirety of the property originally known as 6625 Lincoln Drive, which was later subdivided into five properties.

In May 2020, the Historical Commission was notified that three houses were under construction at 6625 Lincoln Drive, presumably without permits. The staff visited the site and photographed three houses under construction as well as one foundation being excavated. The staff contacted the Department of Licenses & Inspections about the construction that was underway without the Historical Commission's review or approval. The Department responded that the houses had been permitted under the addresses 6619, 6621, and 6623 Lincoln Drive. The permits had been applied for on 26 April 2019 and issued on 10 September 2019. A Google StreetView photograph shows that site work and the construction of the foundations were underway in November 2019. The Department of Licenses & Inspections did not refer the new construction permit applications to the Historical Commission because they had been issued under 6619, 6621, and 6623 Lincoln Drive, addresses that did not exist at the time of designation; only 6625

ARCHITECTURAL COMMITTEE, 26 JANUARY 2021

PHILADELPHIA HISTORICAL COMMISSION, PRESERVATION@PHILA.GOV
PHILADELPHIA'S PRINCIPAL PUBLIC STEWARD OF HISTORIC RESOURCES

Lincoln Drive was identified as historic. The permit referral system was designed to catch subdivisions and carry the historic designation marker from the parent to the child property, but it did not in this case. The Department of Licenses & Inspections declined to revoke the permits because the mistake had been made within the City system and revoking the permits would open the City to liability.

The fourth house contemplated for the site was not permitted with the other three in 2019. Despite not having any permits for construction at 6627 Lincoln Drive, the developer began excavating for a foundation in the spring of 2020. The staff photographed the unpermitted work underway on 11 May 2020 and requested a violation for work without a permit on 12 May 2020 through the City's 311 system. That violation was apparently never issued. This application proposes the new house for the new parcel at 6627 Lincoln Drive. While the first three houses were located off to the side of the historic house, the fourth house would be situated directly in front of the historic house. The excavation for the foundation has been completed. The proposed house would be three stories tall and clad in Wissahickon schist at the front and stucco at the sides and rear. A one-story garage wing would be entered from a drive at the rear.

SCOPE OF WORK:

- Construct house

STANDARDS FOR REVIEW:

The Secretary of the Interior's Standards for the Treatment of Historic Properties and Guidelines include:

- *Standard 9: New additions, exterior alterations, or related new construction shall not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*
 - While the design of the proposed house is compatible with the historic house and site, its location in the front yard of the historic house is not. The construction of a house in the front yard of the historic house would destroy historic spatial relationships. The new work would not protect the historic integrity of the property.
- *Guidelines for New Exterior Additions to Historic Buildings and Related New Construction:*
 - *Recommended: Locating new construction far enough away from the historic building, when possible, where it will be minimally visible and will not negatively affect the building's character, the site, or setting.*
 - *Not Recommended: Placing new construction too close to the historic building so that it negatively impacts the building's character, the site, or setting.*
 - *Recommended: Considering the design for related new construction in terms of its relationship to the historic building as well as the historic district and setting.*
 - *Not Recommended: Adding new construction that results in the diminution or loss of the historic character of the building, including its design, materials, location, or setting.*
 - The proposed house will be highly visible and will negatively impact the historic building's character, site, and setting. The new construction will result in the diminution or loss of the historic character of the older building and its setting. The yard directly in front of the historic house should be left open to maintain the historic space and views.

STAFF RECOMMENDATION: Denial, pursuant to Standard 9 and Guidelines for New Exterior Additions to Historic Buildings and Related New Construction.

START TIME OF DISCUSSION IN ZOOM RECORDING: 00:14:50

PRESENTERS:

- Ms. Keller presented the application to the Architectural Committee.
- Architect Ray Rola represented the application.

DISCUSSION:

- Ms. Stein stated that it is a very unfortunate series of events that occurred with the property. She then contended that what is before the Committee, which is new construction at 6627 Lincoln Drive, should be considered on its own merit, notwithstanding the other three buildings recently constructed. She asked that the Committee consider whether this proposed building at this particular parcel is appropriate for the site.
- Mr. Rola clarified that the rendering in the application was the initial rendering for the proposed house and was presented for a zoning variance, which was denied. He noted that the existing stone wall would have been cut out for driveway access. Subsequently, he continued, the plan was modified so that the entrance to the garage was accessed through the existing driveway that leads to the designated building. The historic wall and fence will now remain intact, he added. Mr. Rola further elaborated that the garage has been reduced to a single-car garage accessed from the rear of the parcel, and the stone facing would remain on the front façade but would wrap around the side and end where it intersects the garage. He noted that the remainder of the side façade would be stucco.
- Ms. Gutterman asked whether there is a site plan that reflects the changes Mr. Rola described, including a plan that shows the relationship of the proposed new construction to the historic building.
 - Mr. Rola stated that the site plan in the application reflects the actual proposed drive in which access is shared with 6625 Lincoln Drive.
- Ms. Stein commented that the application proposes to construct a home in front of a historic residence, which will block the viewshed from the public right-of-way. She stated that the other three houses built along the side are not as problematic. By placing the new house in front of the historic building, she continued, the evolutionary and contextual history of the historic Lincoln Drive houses would be lost. She concluded that the siting of the proposed house is problematic.
 - Mr. Rola responded that Ms. Stein has a valid point but argued that there would be a view of the historic house from the driveway. He further contended that in the past the land in front of the house was heavily wooded and the historic building was not visible from Lincoln Drive, except through the driveway.
- Mr. Detwiler agreed with Ms. Stein's comments and expressed his concern over the location of the proposed house. He argued that the siting is not simply blocking views of the historic building from Lincoln Drive but would be decreasing the livability of the house. He commented that the owner of the historic property would be looking at the rear wall of the new construction, and he contended that it would dramatically decrease the lifespan of the historic house. He stated that the area in front of the historic house is an unbuildable site.

- Mr. D'Alessandro agreed and argued that the Committee should recommend that the proposed approach to new development at the site is not acceptable.
- Mr. Rola contended that the historic house is higher in elevation than the proposed house and the view would look over the new building. He then stated that the developer would restore the historic house, which is currently not in good condition.
 - Mr. Cluver questioned Mr. Rola's statement that the historic house would be elevated above the new building. He observed that there is only a 10-foot grade, explaining that the front door of the historic house would be at the same level as the second floor and roof of the new building.
 - Mr. Detwiler added that one does not only look straight ahead but also down. He contended that the view would include a lot of asphalt and blank wall. He stated that all relationship to the site would be lost.
- Mr. Cluver remarked that the appropriateness of any building at this location is the primary question, but added that he also has concerns over the design. He commented that some of the developer-style details should be avoided and contended that the stone on the side elevation would be stronger than stucco. He then asked what stone will be used and whether it relates to other buildings in the area. He stated that he could not find a current front elevation drawing, adding that the civil set also seemed outdated since it showed the double garage fronting Lincoln Drive.
 - Mr. Rola answered that the stone is proposed to be a 4-inch real Wissahickon schist veneer. He added that part of the reason the stone was eliminated from the side was structural rather than financial. He noted that there would be nothing to support the weight of the stone where the garage intersects the wall.
- Mr. Detwiler questioned whether the original site wall would remain.
 - Mr. Rola responded that the developer would restore the wall, fence, and gate and that no new opening would be added.
- Mr. McCoubrey reiterated that the largest issue is whether a building at this location is appropriate. He added that he agrees with the previous Committee comments, noting that it is difficult to build on the site without blocking the view of the historic house, which had a particular relationship to Lincoln Drive.

PUBLIC COMMENT:

- None.

ARCHITECTURAL COMMITTEE FINDINGS & CONCLUSIONS:

The Architectural Committee found that:

- The Historical Commission designated the property at 6625 Lincoln Drive, the Nichols-Goehring House, on 11 January 2019. At the same time, the owner subdivided the property into five parcels. The historic building remains on the parcel identified as 6625 Lincoln Drive. Three houses have already been constructed at 6619, 6621, and 6623 Lincoln Drive.
- The scope of the current application is for construction of a two-and-a-half-story single-family residence on the subdivided parcel identified as 6627 Lincoln Drive.
- The subdivided parcel at 6627 Lincoln Drive is situated directly in front of the historically designated resource.
- The existing historic stone wall and fence would remain, and the new house would be accessed at the rear from the existing driveway.

The Architectural Committee concluded that:

- The construction of a new building in what was historically the front yard of the designated resource is inappropriate and would destroy historic spatial relationships, including the loss of the public's view of the building from Lincoln Drive. The proposed new building would not protect the historic integrity of the property and the work does not comply with Standard 9.
- The proposed new building would be highly visible and would greatly disrupt views of the historic resource from Lincoln Drive. New construction in the front yard of the historic property would negatively impact the historic building's character, site, and setting. Construction of a new building immediately in front of the historic building is inappropriate, and the parcel should remain open to maintain the historic space and views. The proposed work does not comply with the Guidelines for New Exterior Additions to Historic Buildings and Related New Construction.

ARCHITECTURAL COMMITTEE RECOMMENDATION: The Architectural Committee voted to recommend denial, pursuant to Standard 9 and the Guidelines for New Exterior Additions to Historic Buildings and Related New Construction.

ITEM: 6625 Lincoln Drive MOTION: Denial MOVED BY: Gutterman SECONDED BY: Detwiler					
VOTE					
Committee Member	Yes	No	Abstain	Recuse	Absent
Dan McCoubrey	X				
John Cluver	X				
Rudy D'Alessandro	X				
Justin Detwiler	X				
Nan Gutterman	X				
Amy Stein	X				
Total	6				

ADDRESS: 341 S 25TH ST

Proposal: Construct third-floor addition

Review Requested: Review In Concept

Owner: Brooks Tanner and Penelope Carter

Applicant: Ian Toner, Toner Architects

History: c. 1855

Individual Designation: None

District Designation: Rittenhouse Fidler Historic District, Contributing, 2/8/1995

Staff Contact: Meredith Keller, meredith.keller@phila.gov, 215-686-7660

OVERVIEW: This in-concept application proposes to add a third story with no setback on a two-story contributing building in the Rittenhouse Fidler Historic District. The front façade would be clad in brick, and the sides and rear would be clad in composite lap siding. The existing cornice would be salvaged and reinstalled at the new roofline.

While there are few precedents for similar additions, the Historical Commission has approved several full-story additions typically designed as mansards on carriage houses. In considering



March 31, 2021
Philadelphia Historic Commission
1515 Arch Street, 13th Floor
Philadelphia, PA 19102

Proposed Residence at 6627 Lincoln Drive

To whom it may concern,

Attached please find revised presentation materials for the above-mentioned project. The project involves the construction of a single-family home of approximately 5766 square feet including basement on a parcel of land containing 10,072 square feet. We are requesting a final review and approval of this project.

On January 26, 2021 this project was presented to the Architectural Committee of the Philadelphia Historical Commission. The approval was denied for various reasons as stated in the Architectural Committee meeting minutes dated January 26, 2021. The attached presentation documents illustrate a revised house design which we feel answers the concerns expressed by the Architectural Committee.

In response to the concern that the house blocked the view of the historic "Nichols-Goehring House", we include a rendering and site plan diagram indicating that the historical house is clearly and dramatically visible from a good portion of Lincoln Drive. We have also reduced the height of the proposed house by 7' which we feel is much more in keeping with the scale of the site. The following is the description of the project as included in the original cover letter of January 8th, 2021:

On 9-17-2018, a subdivision plan was approved by the City of Philadelphia Department of Licenses and Inspections. The original parcel of land known as 6625 Lincoln Drive contained 52,498 square feet of land and included the structure known as the "Nichols-Goehring House". This house is listed in the Philadelphia register of Historic Places. The nomination form for property prior to subdivision is included in this package. The original parcel of land was subdivided into 5 lots. One of the lots now known as 6627 Lincoln Drive, retains the Nichols-Goehring House and the driveway leading up to the house. Three single family homes have already been built on three of the subdivided parcels and the proposal included in this package is for the construction of the last empty parcel.

The original plans for the house were submitted for Zoning Approval on 5-22-2020 and the plans were refused for not meeting the requirements for construction on steep slopes. A variance was applied for however this variance was denied. A new plan for the house was submitted which eliminated the separate driveway onto Lincoln Drive and instead created an easement for joint use of the existing Nichols-Goehring House driveway. The upside of this revised plan from a historical perspective is that the original stone and iron fencing are not disturbed in front of this parcel.



The design for the proposed house is inspired by styles and materials of many of the homes in the area. It is also inspired by "Tigbourne Court" a home in England designed by Sir Edwin Lutyens. It is intended to evoke the English Country House style. The entrance front has a three-story composition of two gables with an asymmetrical entry. The entrance is recessed with a stone archway. The front façade is intended to be clad in Wissahickon Schist stone and a beige stucco on the sides and rear. The windows are primarily narrow casements with simulated divided lights. The first-floor front windows feature transoms over the operable casement windows. The historical front stone wall and iron railing are to be retained. Access to the single car garage is to be by way of a shared easement with the Nichols-Goehring house.

Sincerely,

Raymond F. Rola, AIA

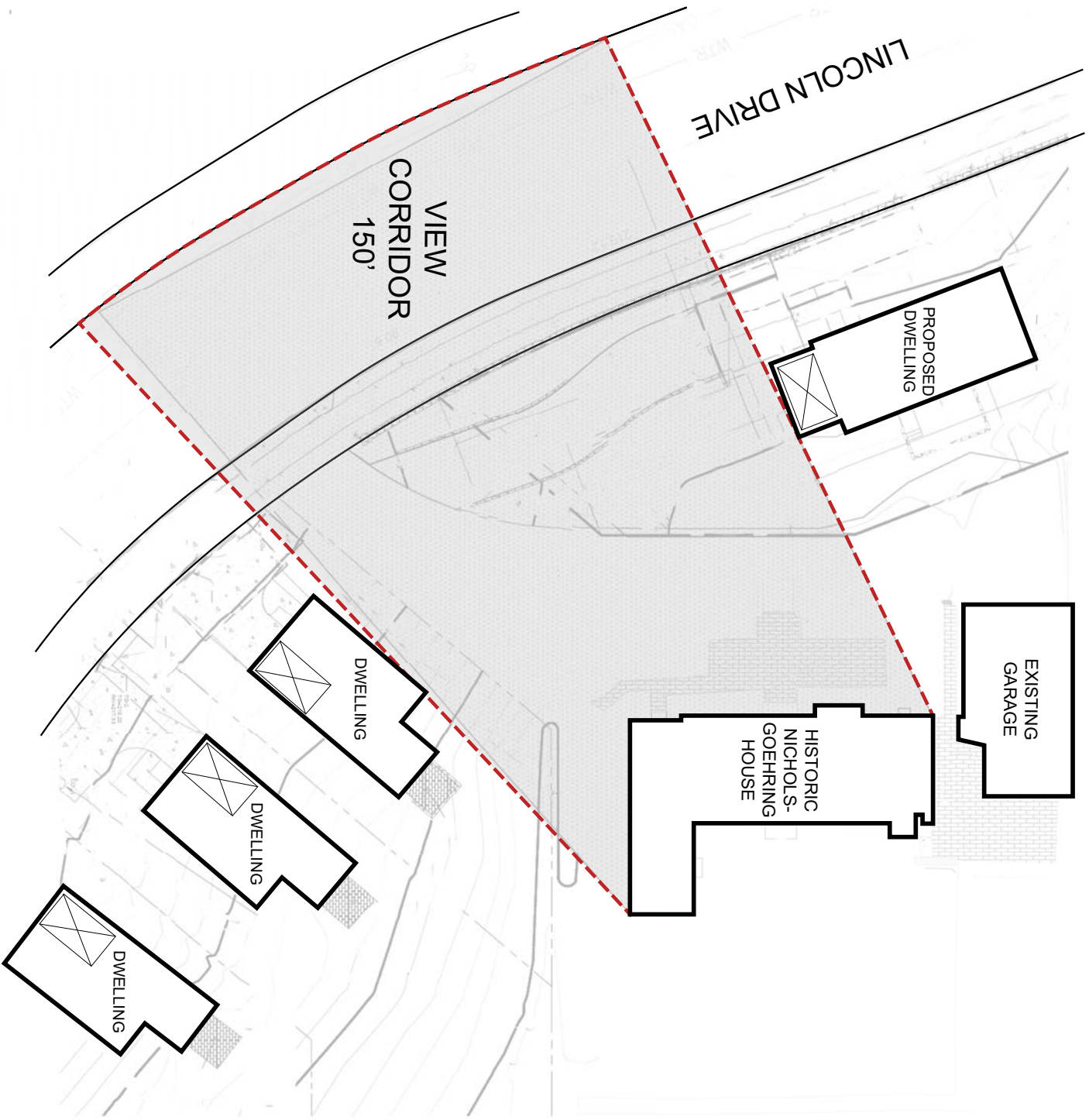












PROPOSED NEW RESIDENCE 6627 LINCOLN DRIVE (PARCEL E) PHILADELPHIA, PA

ARCHITECT



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SEAL



OWNER

6625 LINCOLN DRIVE LLC.
1218 GREEN STREET
PHILADELPHIA, PA 19123

DATE	DESCRIPTION
05/22/20	ZONING
09/29/20	ZONING
03/31/21	HISTORICAL

NEW RESIDENCES @
6627 LINCOLN DR.

PROJECT LOCATION

6627 LINCOLN DRIVE
PHILADELPHIA, PA

BLOCK: -

LOT: -

SHEET TITLE:

PROJECT NO. 18503

SCALE: AS NOTED

DATE: 2018

DRAWN BY: RR

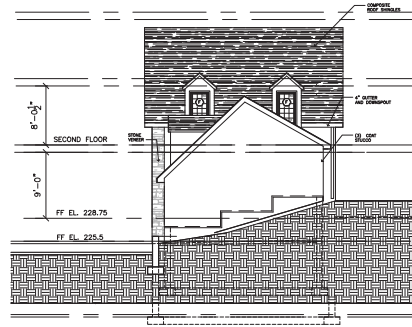
REVIEWED BY: RR

SHEET NO.

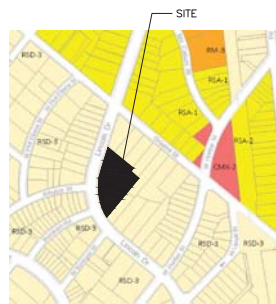
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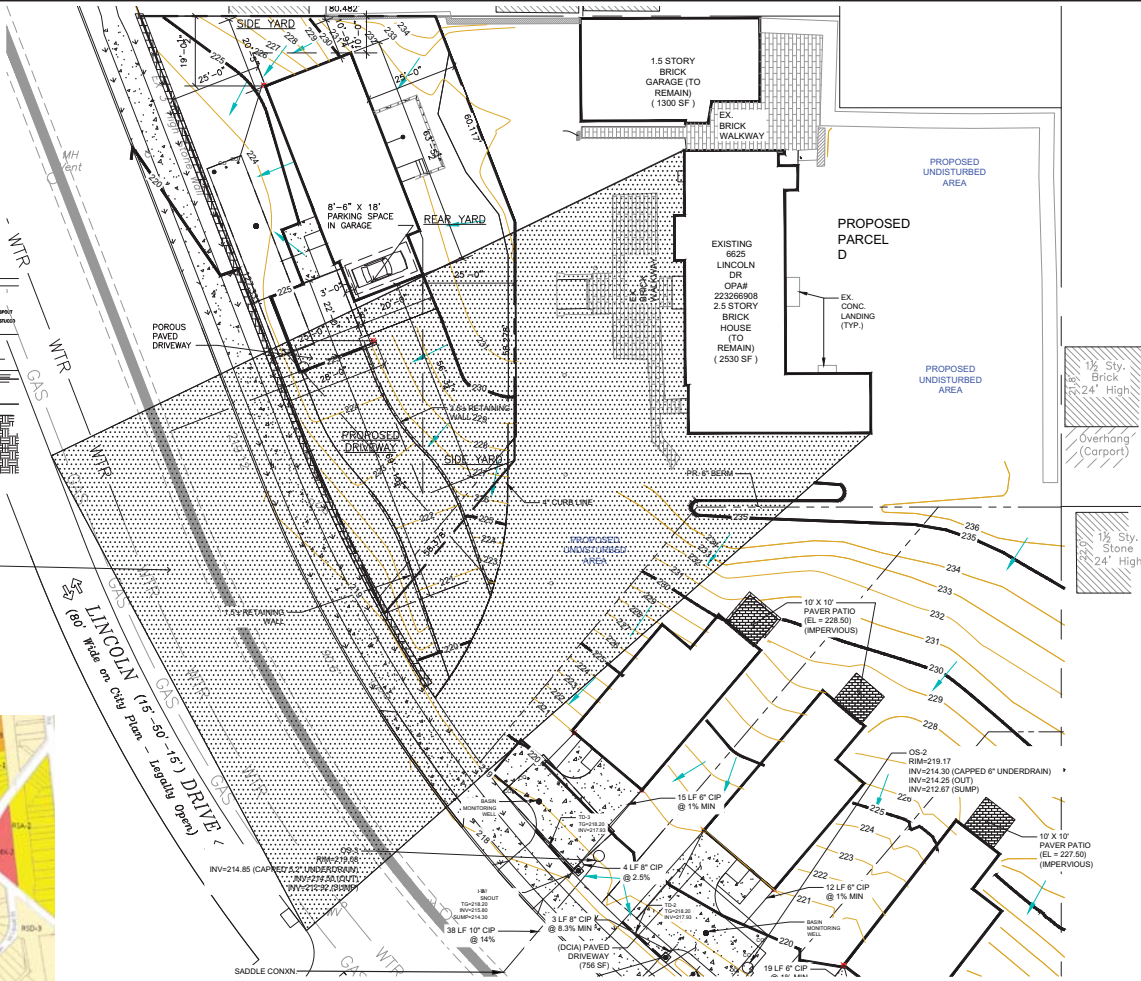
1 FRONT ELEVATION
SCALE: 1/8" = 1' - 0"



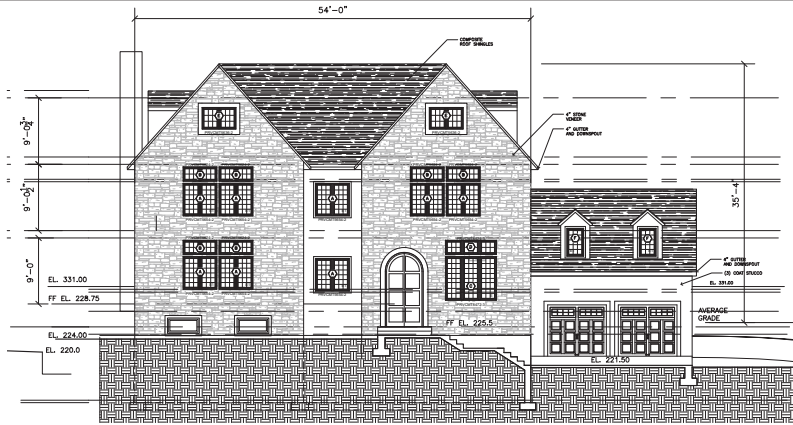
2 SIDE ELEVATION
SCALE: 1/8" = 1' - 0"



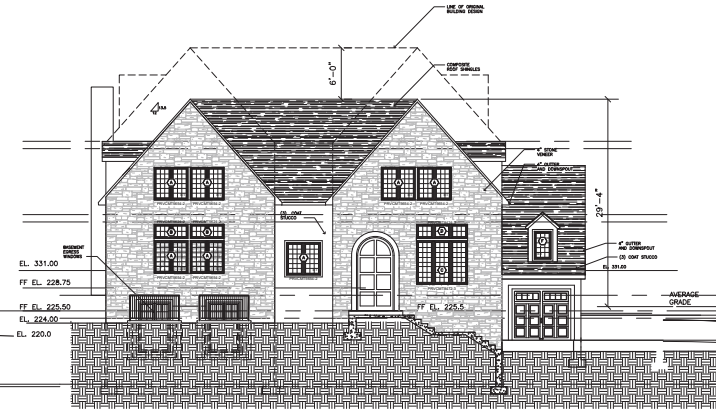
4 AREA MAP
SCALE: NO SCALE



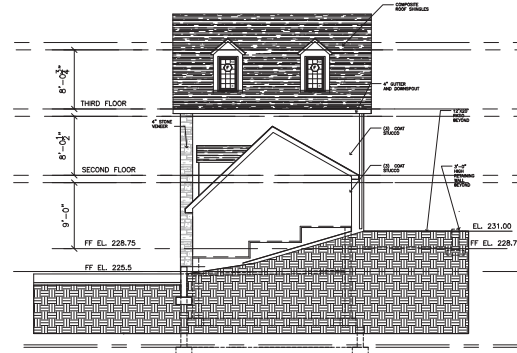
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SCALE: 1" = 20'



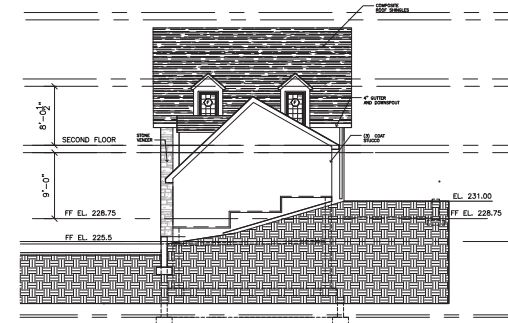
ORIGINAL FRONT ELEVATION



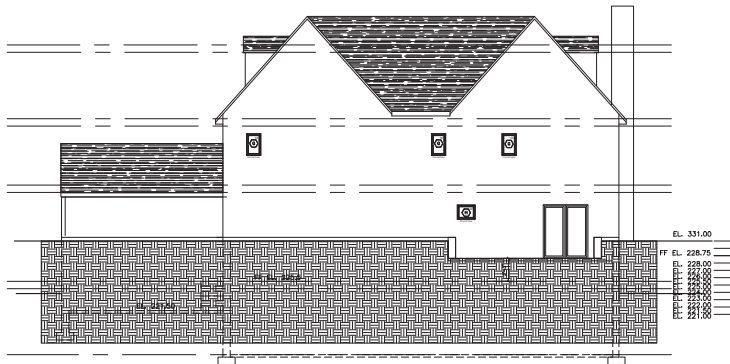
REVISED FRONT ELEVATION



ORIGINAL SIDE ELEVATION



REVISED SIDE ELEVATION



ORIGINAL REAR ELEVATION

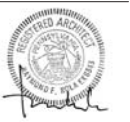


REVISED REAR ELEVATION



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SEAL



OWNER

6625 LINCOLN DRIVE LLC.
1218 GREEN STREET
PHILADELPHIA, PA 19123

DATE	DESCRIPTION
05/22/20	ZONING
09/29/20	ZONING
03/31/21	HISTORICAL

NEW RESIDENCES @
6627 LINCOLN DR.

PROJECT LOCATION

6627 LINCOLN DRIVE
PHILADELPHIA, PA

BLOCK: -

LOT: -

SHEET TITLE:

PROJECT NO. 18503

SCALE: AS NOTED

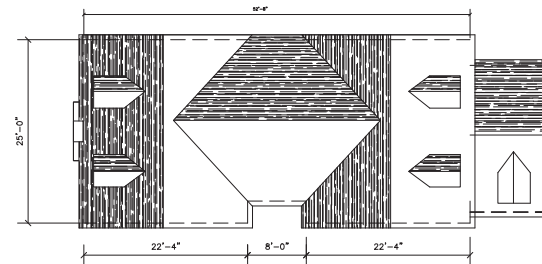
DATE: 2018

DRAWN BY: RR

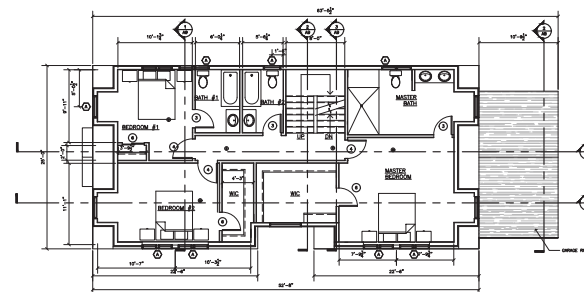
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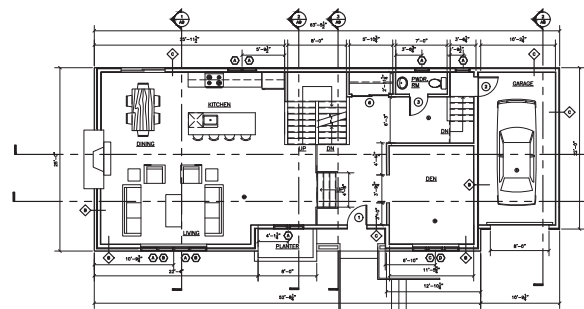
Z2



3 ROOF PLAN
SCALE: 1/8" = 1' - 0"



2 2ND FLOOR PLAN
SCALE: 1/8" = 1' - 0"



1 1ST FLOOR PLAN
SCALE: 1/8" = 1' - 0"

ARCHITECT



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LOT: -
SHEET TITLE:

PROJECT NO. 18503
SCALE: AS NOTED
DATE: 2018
DRAWN BY: RR
REVIEWED BY: RR
SHEET NO.

Z-3



ARCHITECT



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SHEET NO.

PHOTOS