

Southwest Center City NCO

August 13, 2024



Proposed by: **NORTH OF WASHINGTON AVENUE COALITION**
Initiated by: **SOUTH OF SOUTH NEIGHBORHOOD ASSOCIATION**
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Southwest Center City NCO Proposal

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ACKNOWLEDGEMENTS

This proposal would not have been possible without the participation of the other members of the SOSNA NCO Task Force, Murray Spencer and Richard Gliniak, and the support of the SOSNA Preservation Committee members, Cheryl Mobley-Stimpson, Linda Evans and Keisha Usher-Martin. Lacey Rivera and Farah Giratallah were responsible for the photographic survey of the neighborhood, and Gabriela Cesarino assembled the various parts of this report into a single document. Appreciation is due to the SOSNA Board of Directors for their initial support of this effort, to NOWAC for following through, and to the past, current and future residents of the neighborhood, to whom this work is dedicated.

*Timothy Kerner, Principal, Terra Studio LLC
Chair, SOSNA Architectural Review Committee*

I. INTRODUCTION

The houses that line the streets of our neighborhood have served their residents for over 150 years. The forms, materials and details of these structures shape our environment and contribute to the pleasant walkability that is a central aspect of living in Center City Philadelphia. These physical characteristics reflect the history of the surroundings and give shape to the shared memories and experiences of our lives.

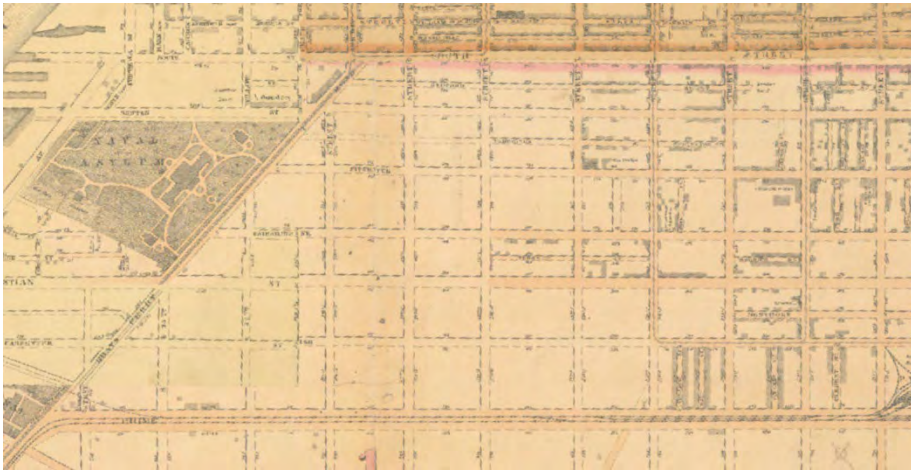
These houses are remarkably adaptable to renovation and stand today as a testament to the enduring benefits of solid masonry construction. Unfortunately, many of the additions and new houses of recent years were built in a manner that diminishes the defining characteristics of the neighborhood. This is not a necessary price to pay for progress. It is possible to improve individual homes in a manner that also improves the urban environment and strengthens neighborhood character.

The proposed Neighborhood Conservation Overlay seeks to guide future construction to reinforce neighborhood characteristics, benefit the urban environment, and contribute to a stronger sense of community. The NCO guidelines would support the use of materials that are compatible with the surrounding houses, shape additions to lessen their impact on light and air, improve security on the street with appropriately sized windows, decrease summertime heat with the planting of shade trees, and decrease demolition with the increased awareness of the value of our existing housing stock. The intent of the proposed NCO is to contribute to a greater sense of walkability, safety, history, enjoyment and quality of life within our neighborhood.

II. HISTORY AND NCO PROPOSAL

1. Historic Background

The area indicated on maps as Southwest Center City (between South Street and Washington Avenue from Broad Street to the Schuylkill River) and often referred to as Graduate Hospital, was constructed in the first two decades after the Civil War. Philadelphia was an industrial powerhouse and the city's population was expanding rapidly. The 1862 atlas shows the solitary Naval Asylum on Grays Ferry Ave fronted by rows of empty streets. In contrast, the 1895 atlas shows every street in the neighborhood lined with rowhouses. Most of these houses stand today, displaying a consistency of scale, materials and architectural style that provide a pleasantly cohesive neighborhood streetscape.



Smedley Atlas, 1862, source: Philageohistory.org



Bromley Atlas, 1895, source: Philageohistory.org

Three-story houses front the wider streets, such as Bainbridge, Fitzwater, Catharine, and Christian, while the narrower streets, such as Kater, Pemberton, Webster, and Montrose are comprised of two-story houses. This pattern offers a diversity of house size within the neighborhood and maintains a sense of scale and openness that adjusts to the street width. Typical architectural elements include brick walls, wood double-hung windows with stone or

wood sills and lintels, wood entry doors with transom windows, stone entry steps with wrought iron railings, and projecting wood cornices with Italianate detailing. The top stories of the three-story houses are typically fronted with mansard roofs with dormer windows. These aspects are the prevalent features of the Second Empire Style, which is historically linked to the time of the neighborhood's construction.

In recent decades, the neighborhood has experienced significant developmental pressures and the nineteenth century houses are threatened with the loss of character defining elements and demolition. New houses are often constructed with materials and forms that are incongruous with their surroundings and third-floor additions are designed without consideration for their impact on the streetscape. The proposed Neighborhood Conservation Overlay is an opportunity to guide the design of additions and new construction to positively relate to the surroundings. By highlighting the value of historic architectural features, the proposed NCO would dissuade demolition, improve design, and reinforce the unique character of the neighborhood.



A characteristic Second Empire Style house on Bainbridge Street, built approximately 1875.

1.1 Second Empire Style

The Second Empire Style emerged in Paris during the reign of Napoleon III. At the emperor's request, Baron George-Eugene Haussmann transformed the cramped and winding Parisian streets into broad boulevards, parks, and monumental structures. New apartment buildings were constructed along the boulevards with mansard roofs, dormer windows, and limestone façades. The modern city was on display for the world at the "Exposition Universelle de 1867," which attracted nearly 10 million visitors and secured Paris's reputation as a cultural center. The success of the event inspired a group of Philadelphia businessmen to plan the Centennial Exposition of 1876 and influenced the growing city's architecture.



Paris Apartment Buildings, constructed 1855-1870, photograph: Pascale Gueret.

The Second Empire Style gained popularity in the United States, where it constituted a distinct aesthetic style within the Victorian era. The mansard roof is the key identifying feature and it was considered both fashionable and functional as it created usable space behind the roof slope. Other common features include a bracketed roof cornice, decorative dormer windows, an iron crest at the roofline, columned porches or porticoes, and slate shingles of varying shape and color. According to the Pennsylvania Historical and Museum Commission's Field Guide on Architectural Styles, it was considered a "modern style rather than a revival style since its combined design elements represented a new building form."¹ The style flourished after the Civil War and was sometimes referred to as the "General Grant style" because of its predominance in the northern states.

The Union League on Broad Street is one of the earliest examples of the Second Empire Style in Philadelphia and one of the few buildings constructed in the city during the Civil War. The League was organized to raise funds and recruit troops for the Union Army. The building was designed by John Fraser and opened in 1865, one month after the war ended. Since then the building has served as a gathering place for Philadelphia society. City Hall is the city's grandest example of the Second Empire Style. Designed by Scottish-born architect John McArthur, Jr., it was inspired by the 1860s additions to the Louvre. Construction began in 1871 and took thirty years to complete.

¹ Danielle Keperling, PA Historical and Museum Commission's Field Guide on the Architectural Styles found in PA.



The Union League, designed by John Fraser, completed 1865, source: Philadelphia Department of Records.

1.2 Southwest Center City Second Empire Style

The 2300 block of St. Albans Street is an early example of Second Empire homes. Charles Leslie, a “prominent real estate operator”² purchased the land along several of the recently struck streets. He had just completed Woodland Terrace in West Philadelphia, an Italianate grouping of twin houses designed by the prominent architect Samuel Sloan. It would be reasonable to assume that Leslie also hired Sloan to design the Second Empire St. Albans houses as Sloan had recently featured the style in his influential 1868 publication, *Sloan’s Architectural Review and Builder’s Journal*.

The 2300 block was closed to vehicles and a garden was innovatively laid down the center. An 1870 real estate notice described the development as “one of the finest squares in the city...The large park in front...is an ornament to the neighborhood.”³ Surprisingly, the distinctive homes and decorative gardens were intended for renters, rather than homeowners. Some believe the houses were designed for residents associated with the nearby Naval Home. The block was the last Philadelphia project completed by Charles Leslie, whose successful run of real estate ventures ended abruptly with fraud and bankruptcy. He fled the city in 1873 and the St. Albans houses were auctioned at a sheriff’s sale.

Despite the unhappy tale, the St. Albans houses set the tone for the development of the surrounding blocks, which were developed by different builders and architects. It is a testament

² Philadelphia Inquirer, June 16, 1873, page 2.

³ Philadelphia Inquirer, September 16, 1870, page 5.

to the style's influence that houses on Bainbridge, Fitzwater, Catharine and Christian Streets were constructed in a similar manner. The resulting assembly of Second Empire Style houses represents the largest, contiguous collection in the city. The distinctive character of these homes recalls the post-Civil War optimism and the sense of urbanity representative of the time of their construction. These streetscapes are the setting of our shared neighborhood experiences. They are the background of our collective memories and support our sense of place in the city.



The 2300 block of St. Albans Street, constructed 1870, source: Compass Realty.

2. Southwest Center City Second Empire Style NCO Proposal

The significance of the Second Empire style is not limited to its history; it also represents a solution to a current architectural problem. Current owners of two-story houses frequently desire to increase the size of their property with a third story addition. This is problematic because a new, tall house within a row of consistently sized house on a narrow street disrupts the scale of the block, reduces the openness to the sky, and the diminishes the light to the surrounding houses. The vertical extension of the front wall weakens the historic context, especially when a traditional cornice is removed, which is one of the most character-defining elements of the rowhouse.

A solution to the problem of third story additions was attempted during the 2011 rewrite of the Philadelphia Zoning Code. The result is that the code now requires third story additions to be set back 8' from the front wall when there are two-story houses on both sides. There are several drawbacks to this restriction. The 8' setback deprives homeowners of valuable interior space, which is more critical for smaller sized houses. Additionally, the rule can appear arbitrary and unfair. On a single block of mixed height houses, the ability to expand identical two-story houses

varies depending on the height of the house that just happens to be next door. An additional drawback is that the architectural forms that result from the setback regulation are not complementary to the surrounding neighborhood. Setting an addition back 8' does not make it disappear. Rather, it increases the separation between new and old and makes the addition appear like a separate structure sitting on top of the house. The results are not beneficial to the appearance of the house or the surrounding block.



The expanding growth of sheds on top of houses, as currently mandated by the zoning code.

The Second Empire Style offers an intriguing solution to these problems. If a third story addition is enclosed with a mansard roof rather than a vertical wall, the following objectives can be accomplished:

- I. The slope of the roof allows for more openness and natural light for the street
- II. The traditional cornice line at the top of the second floor can be maintained
- III. The architecture of the addition relates to the Second Empire context of the neighborhood

However, this solution is not allowed by the zoning code and requires a variance to implement, a process that requires time and money and is fraught with uncertainty. This can be a burdensome requirement for homeowners who, nonetheless, often choose to go through this additional effort to allow the front of the third floor to align with the front of the house. The ultimate decision to grant zoning variances lies with the Zoning Board of Adjustment, but homeowners must first present their proposed project to the Zoning Committee of the Registered Community Organization, which in our neighborhood is SOSNA. To reduce the impact of the proposed addition on its surroundings and to increase its compatibility with other houses in the neighborhood, the SOSNA Zoning Committee typically requests the third floor to be fronted with a mansard roof. Other related requests include the following:

- The slope of the mansard is to be a minimum of eleven degrees from the vertical
- The existing roof cornice is to be maintained or a new roof cornice is to be constructed with similar proportions as the cornices on the adjacent houses
- The bottom of the mansard is to align with the front wall of the building
- The mansard roof is to be clad in roofing materials that are compatible with the neighborhood, such as standing seam metal or synthetic slate shingles
- The side walls of the dormer windows on the mansard are to be set in from the property lines by at least two feet
- A gutter is to be concealed behind the roof cornice to manage rainwater and a downspout is to be connected to the house wastewater pipes
- The roof deck above the addition is to be set back at least five feet from the front wall and railings visible from the public right-of-way are to be constructed of metal

SOSNA's intention is to incorporate these design guidelines into the proposed NCO and relieve homeowners of the 8' setback requirement. This change would allow additions to occupy the full available space of the third-floor without requiring homeowners to spend the additional time and cost of the zoning variance review process. Other possible aspects to include in the NCO design guidelines are materials to be used on new building walls, transom windows over entry doors, trees in front of houses in accordance with city requirements, well proportioned windows, and the concealment of utility meters. The guidelines would not limit design to a purely historic vocabulary. They would allow for contemporary responses that are compatible with the architectural fabric of the existing neighborhood.

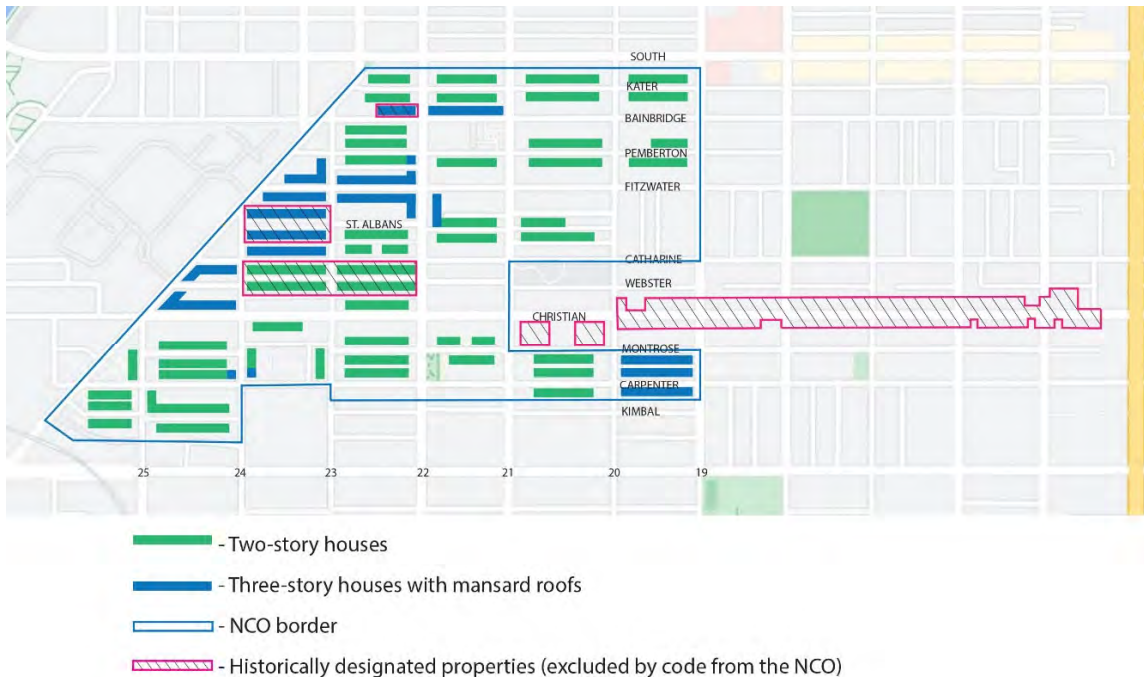


Example of a third story addition with a contemporary mansard roof and a restored cornice.



Examples of third story additions with varying interpretations of the mansard roof.

The proposed area of the Southwest Center City Second Empire Style Neighborhood Conservation Overlay (indicated in the map below) would include the blocks of three-story mansard roofed houses and the adjacent blocks of two-story houses. The NCO would strengthen neighborhood character by compelling the reversal of unfortunate past construction choices, such as aluminum siding, and the return of characteristic architectural features, such as cornices. The design guidelines would influence the expansion of two-story rowhouses in a manner that relates positively to their surroundings. By reinforcing the defining characteristics of the neighborhood, the NCO would help shape the streetscape of the SOSNA neighborhood and contribute to the quality of the urban environment.

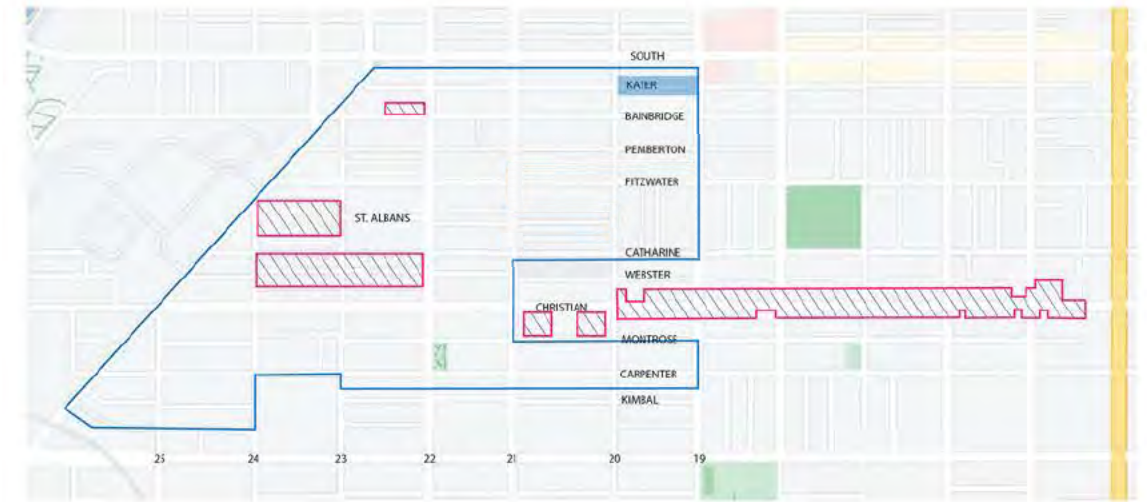


Proposed map of Southwest Center City NCO.

III. PHOTOGRAPHIC SURVEY OF PROPOSED NCO AREA

The following pages contain photographs of the blocks within the proposed NCO area. They were assembled from many individual images taken in March 2023. This documentation is a required step in the NCO planning process as prescribed by the Philadelphia Planning Commission. The intention of these photographs is to serve as reference for the composition and verification of the architectural guidelines. They are a record of current streetscape conditions and will serve as an historic resource which will allow for the assessment of future neighborhood changes.

-  - Buildings on Historic Register
-  - Area in Images Below



Key Map



1900 Kater - North



1900 Kater - South

-  - Buildings on Historic Register
-  - Area in Images Below



Key Map



2000 Kater - North



2000 Kater - South

-  - Buildings on Historic Register
-  - Area in Images Below



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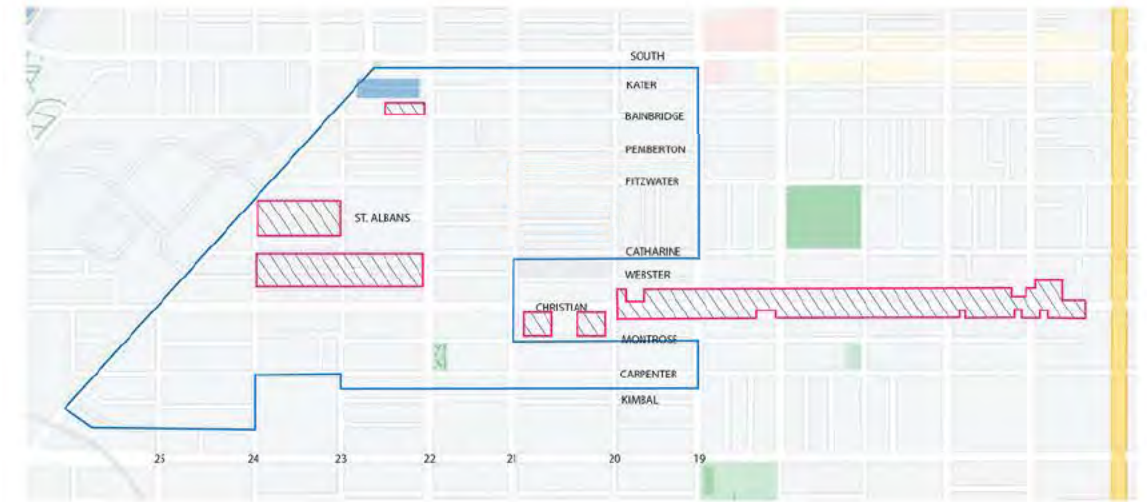


2100 Kater - North



2100 Kater - South

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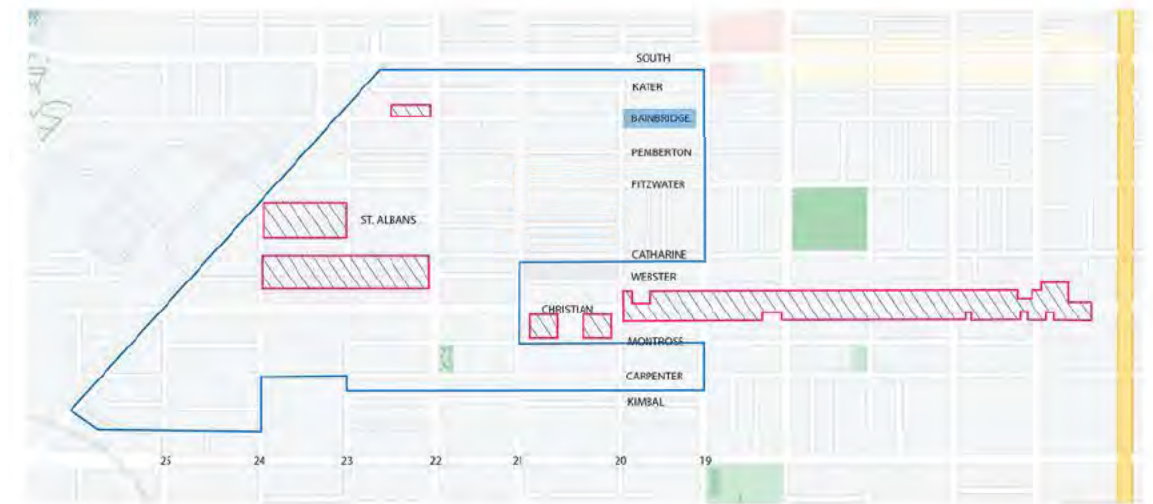


2200 Kater - North



2200 Kater - South

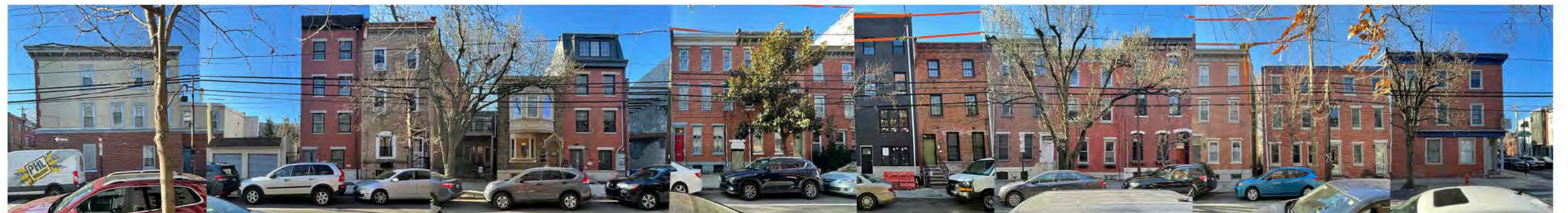
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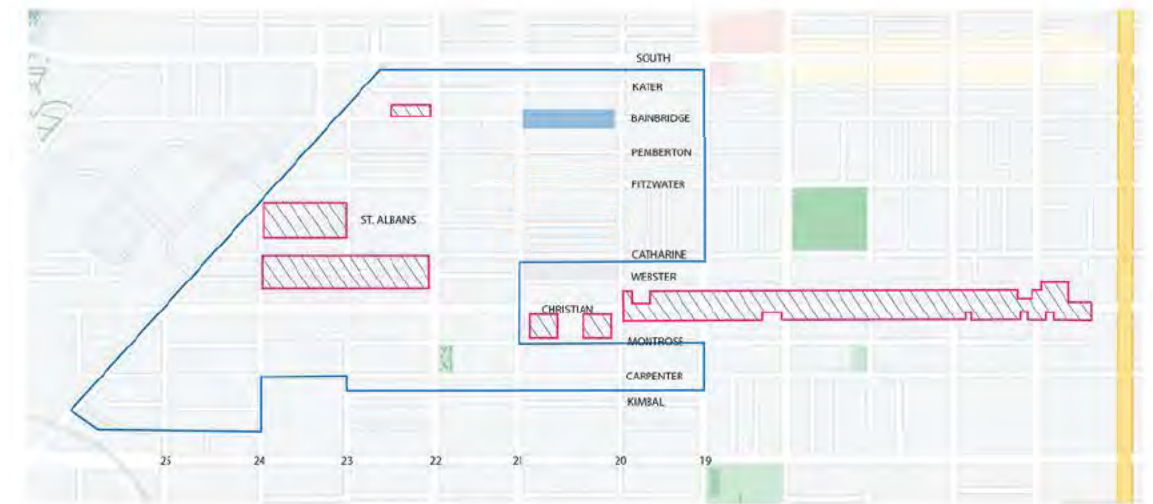


1900 Bainbridge - North



1900 Bainbridge - South

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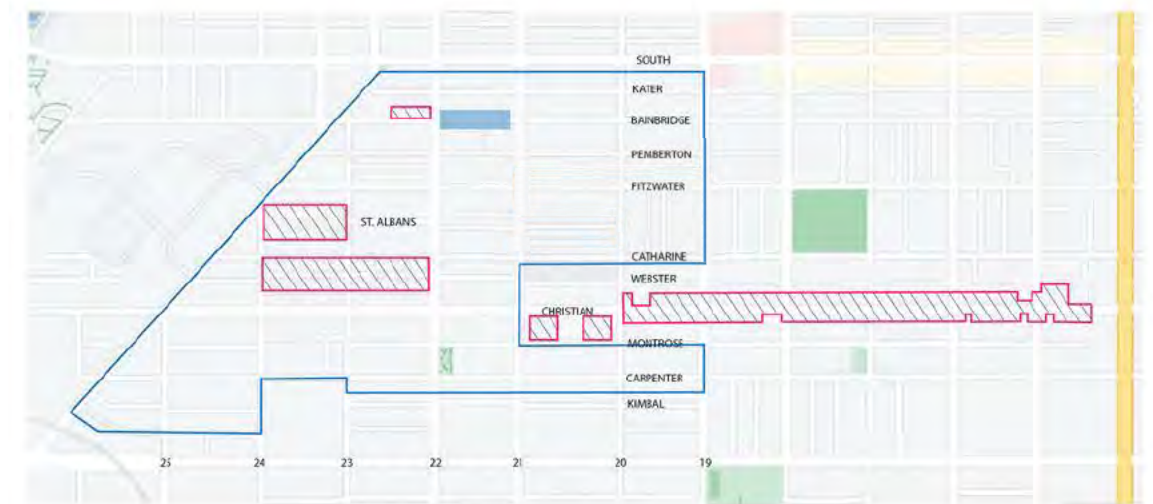


2000 Bainbridge - North



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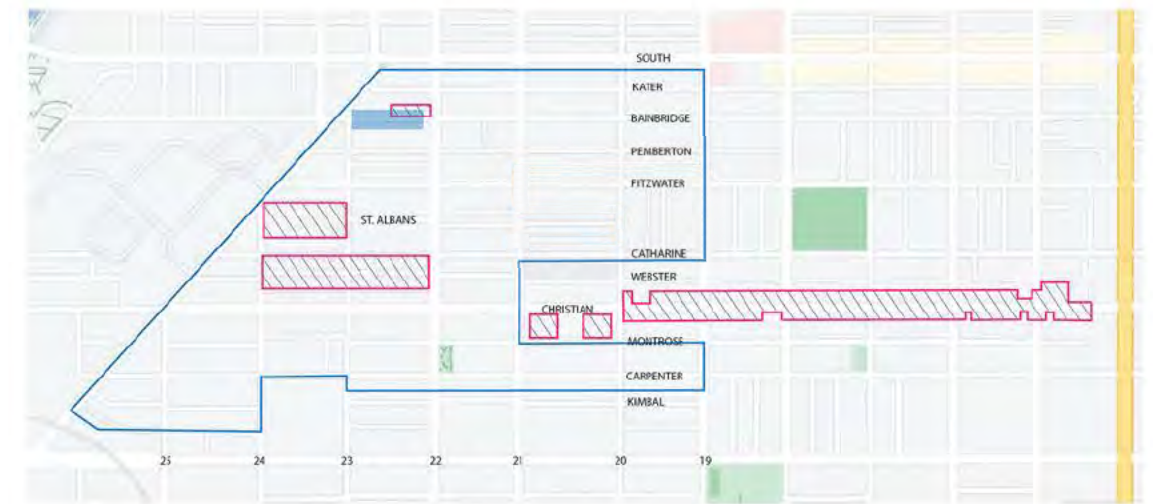


2100 Bainbridge - North



2100 Bainbridge - South

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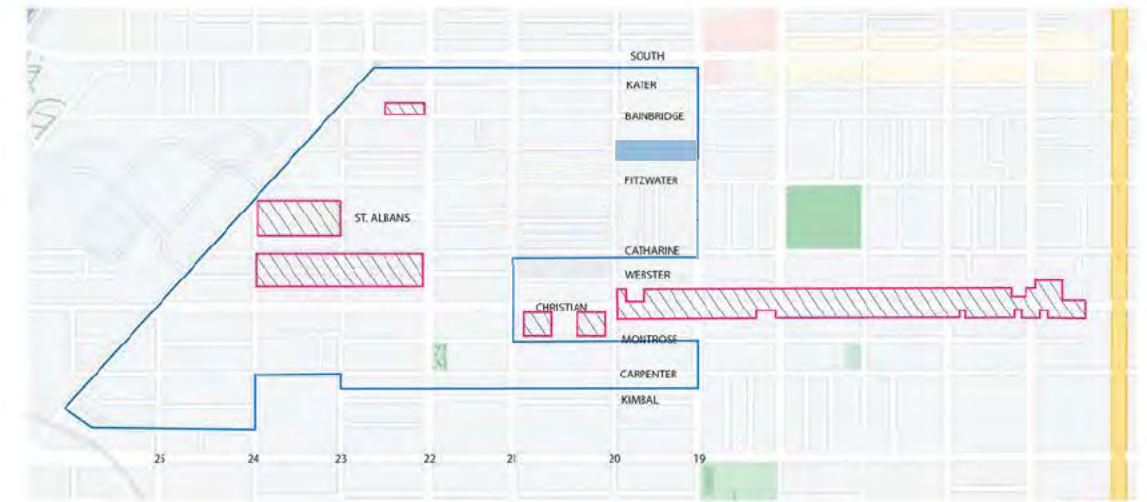


2200 Bainbridge - North



2200 Bainbridge - South

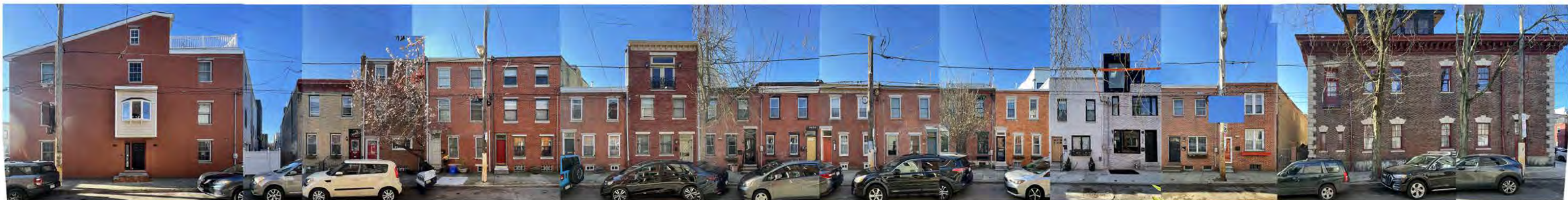
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1900 Pemberton - North



1900 Pemberton - South

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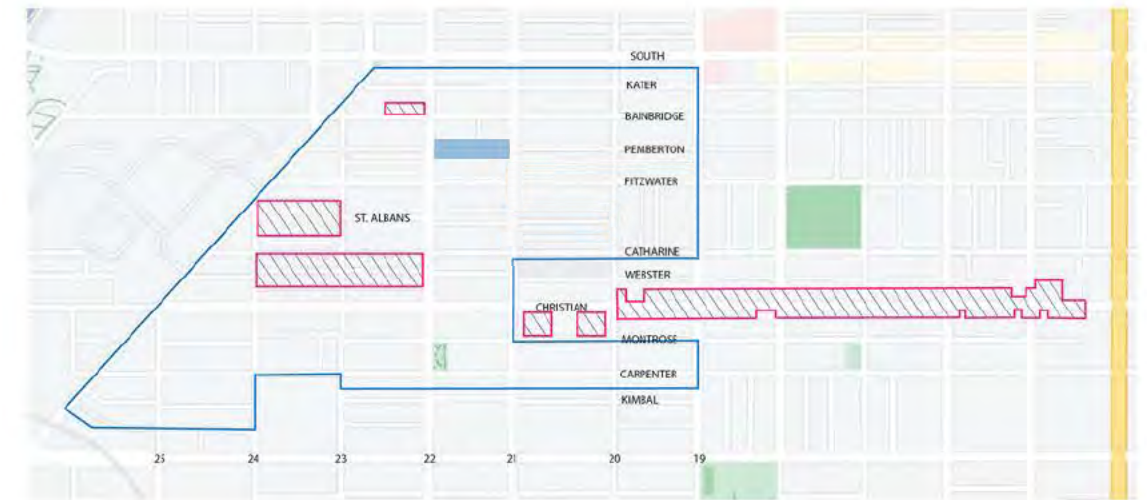


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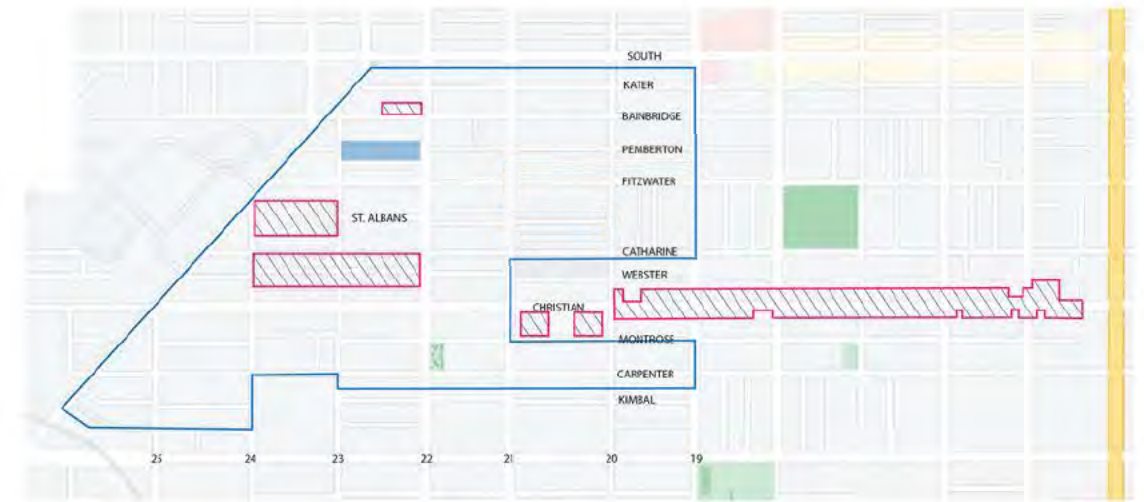


2100 Pemberton - North



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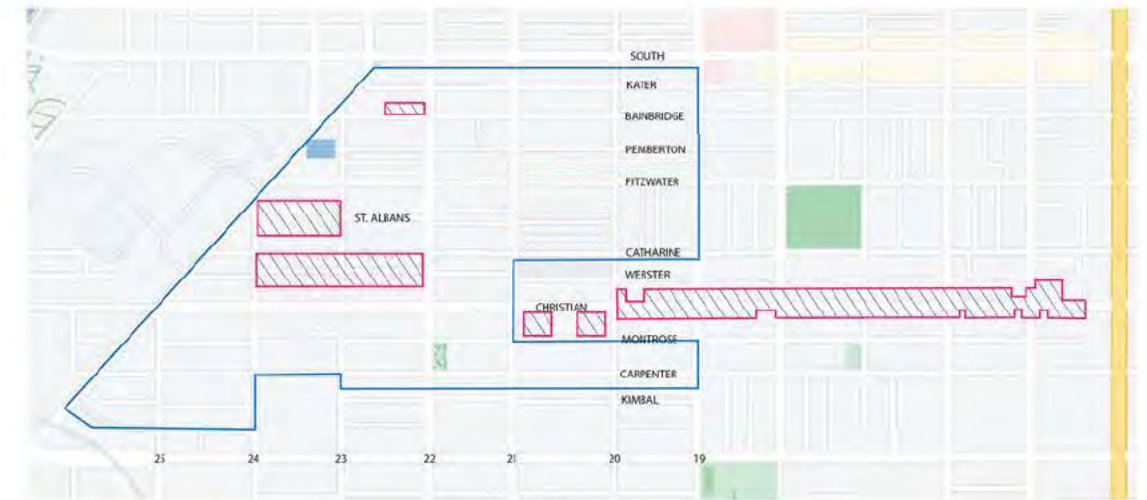


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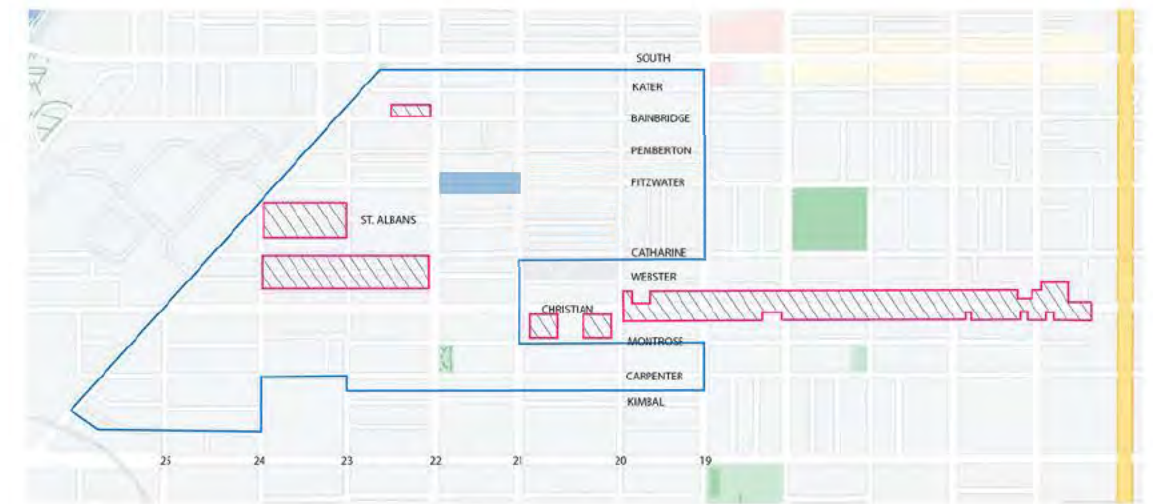


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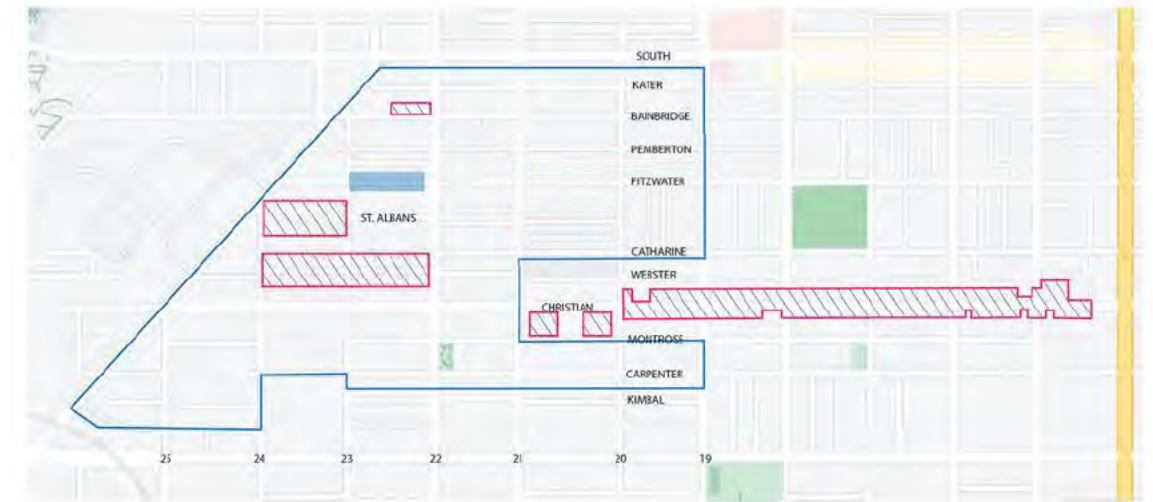


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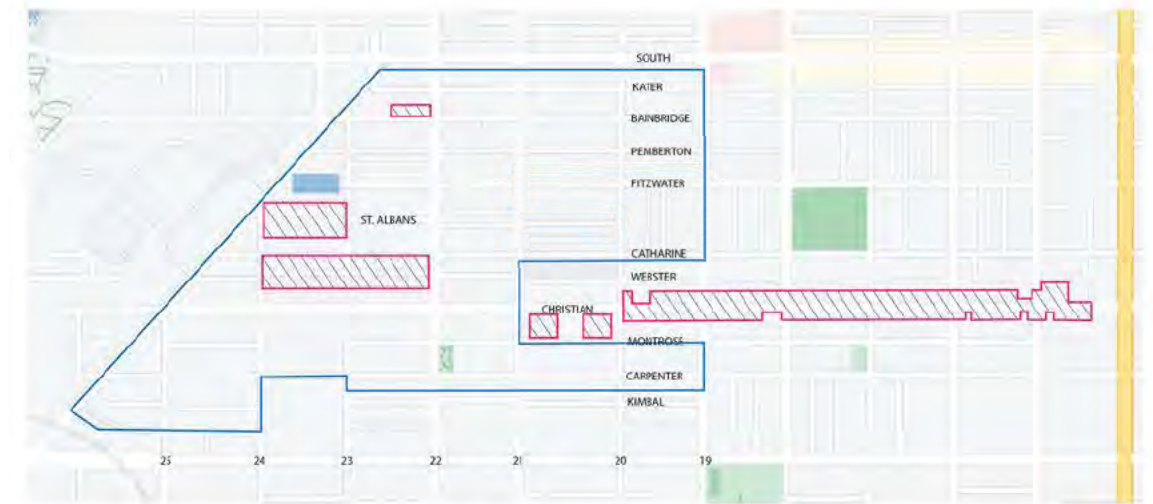


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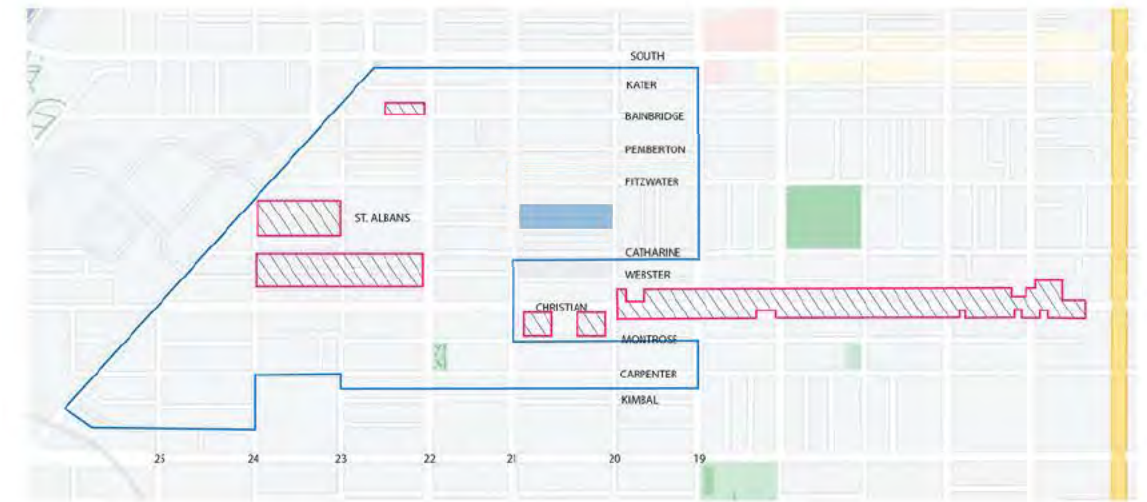


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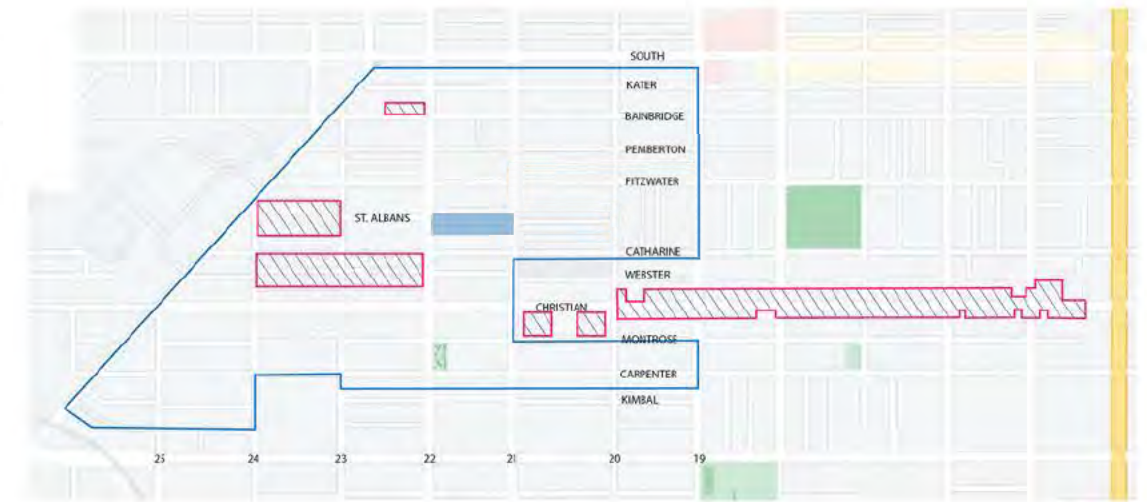


2000 St.Albans - North



2000 St.Albans - South

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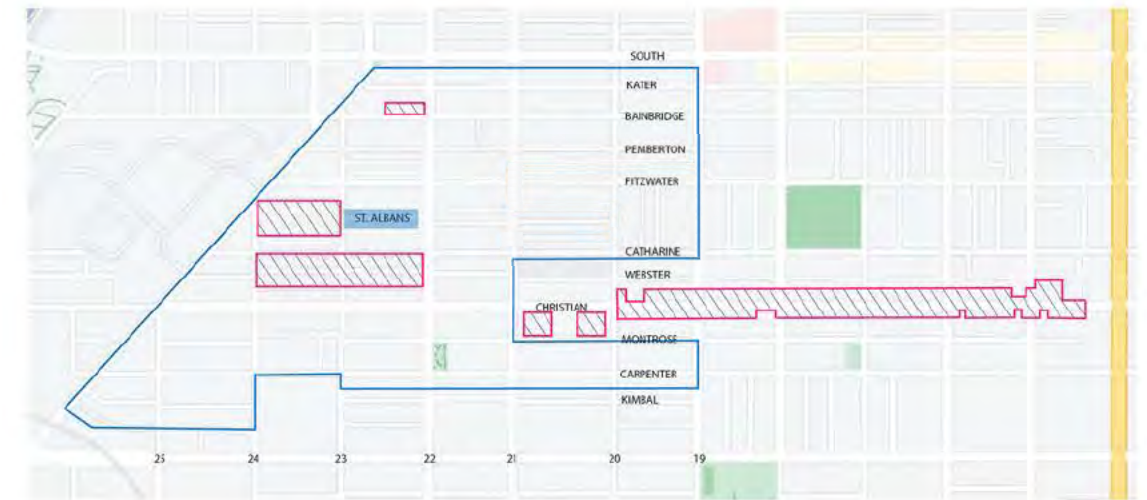


2100 St.Albans - North



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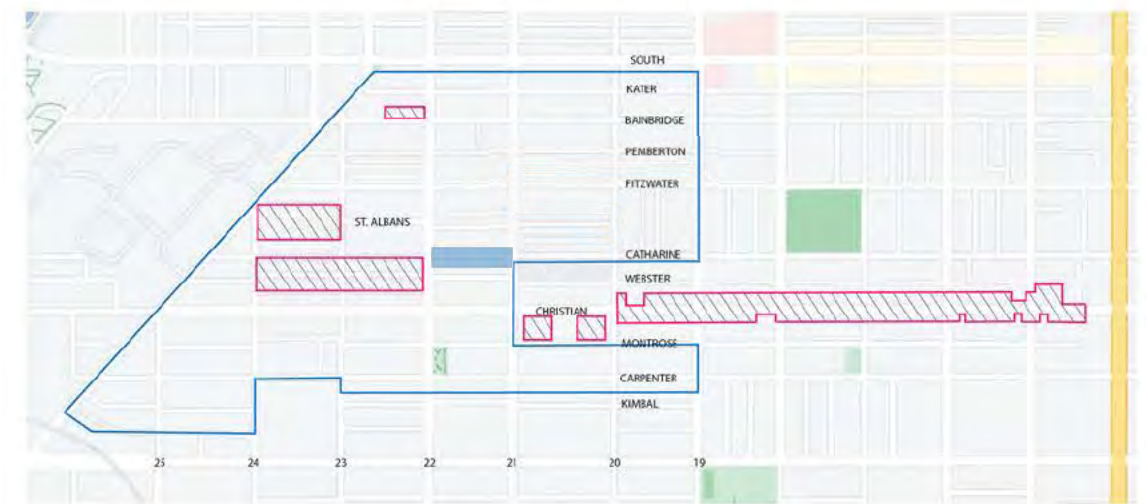


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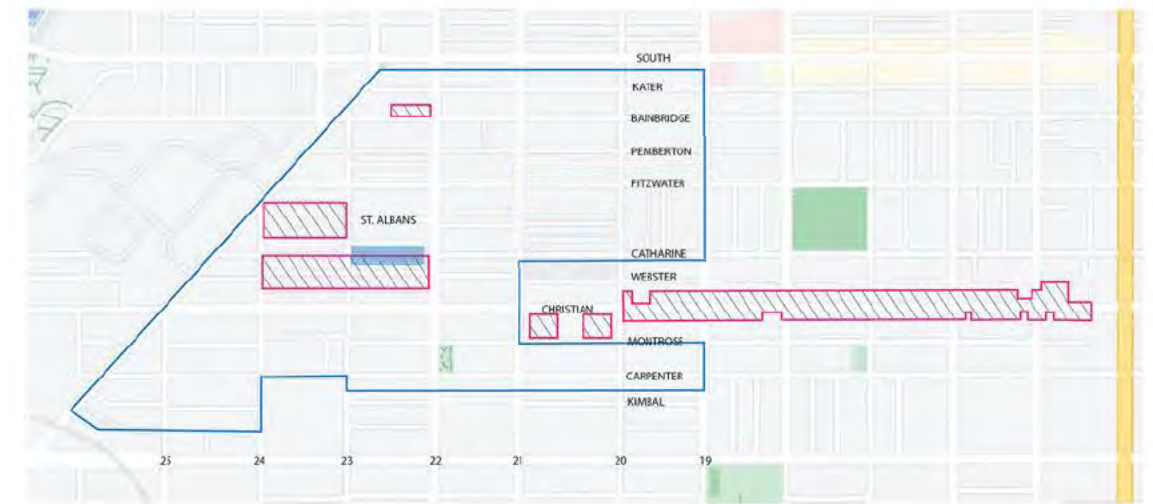


2100 Catharine - North



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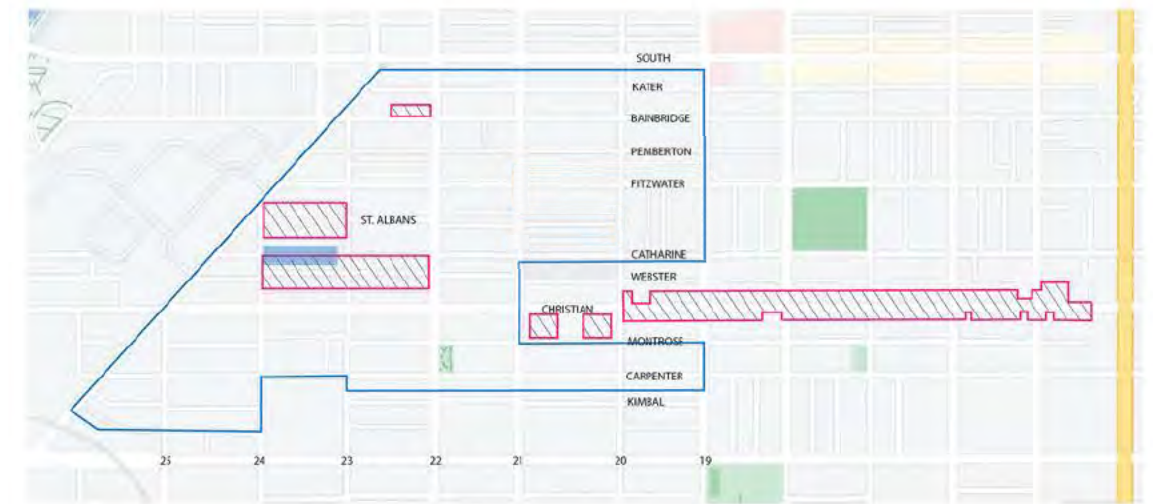


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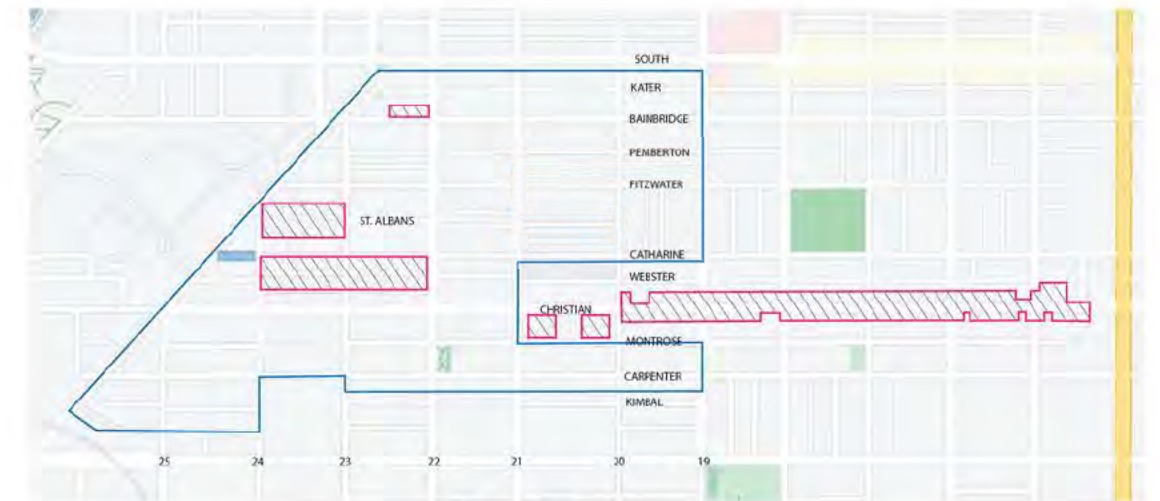


2300 Catharine - North



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2400 Catherine - North



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2100 Webster - North



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2400 Madison - North



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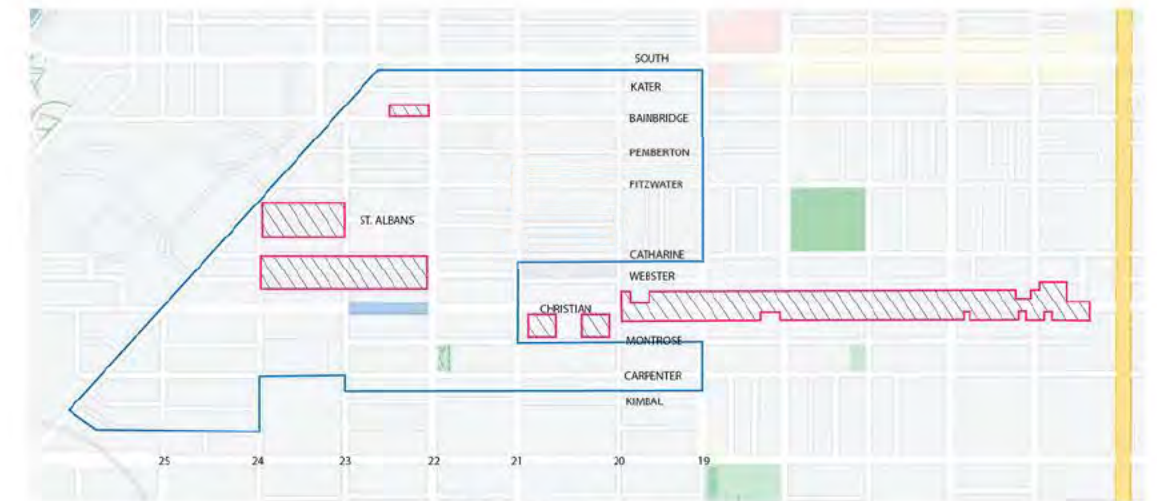


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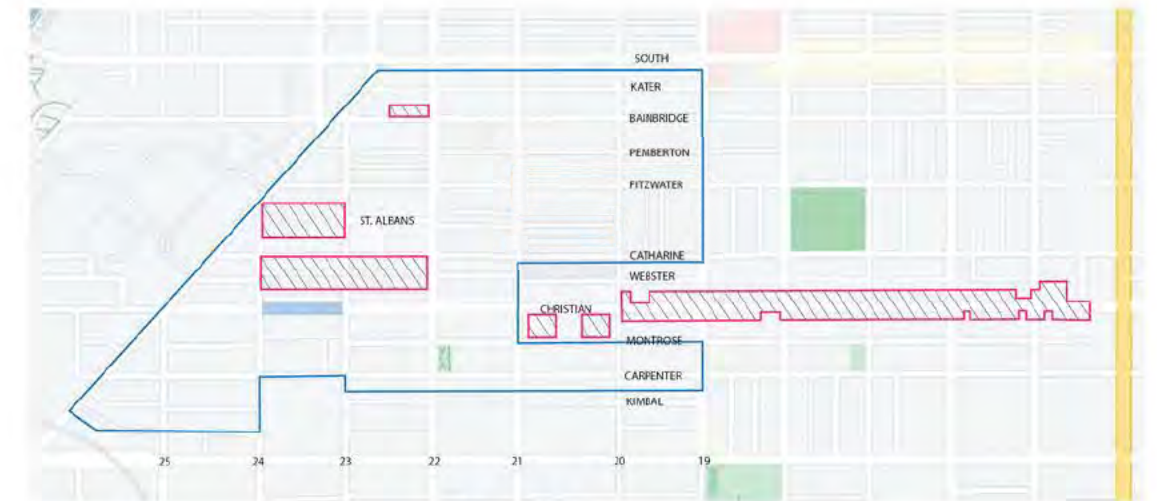


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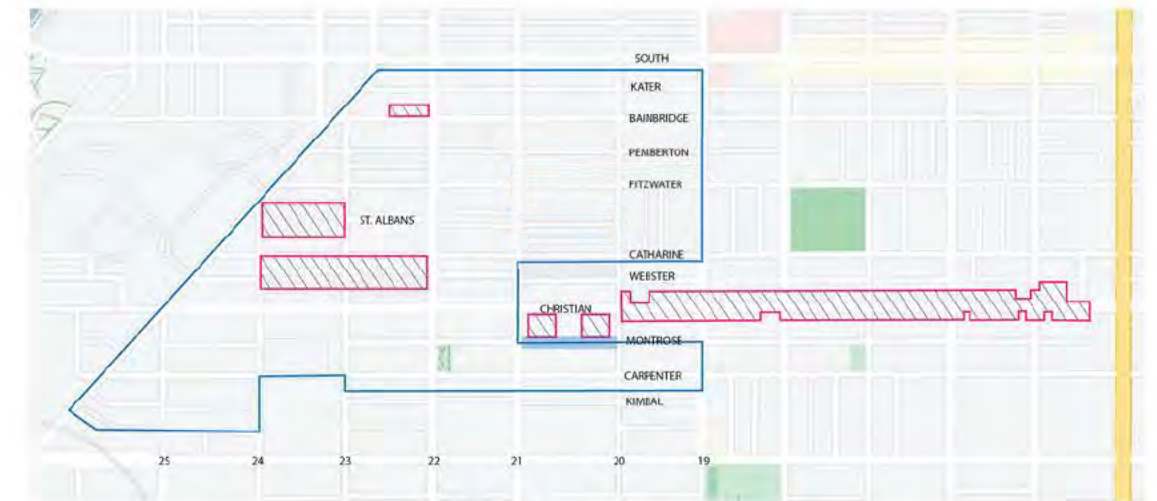


1900 Montrose - North



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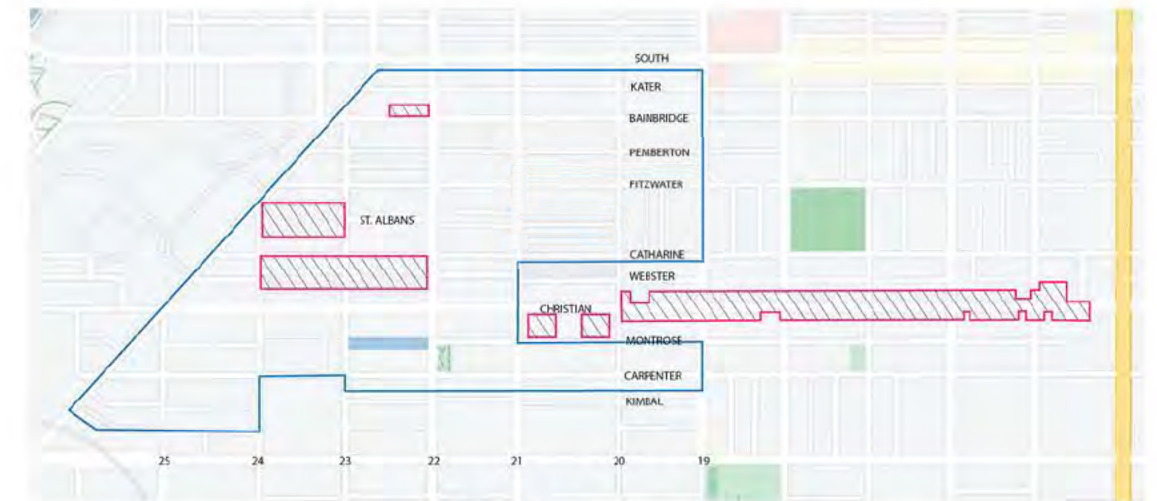


2100 Montrose - North



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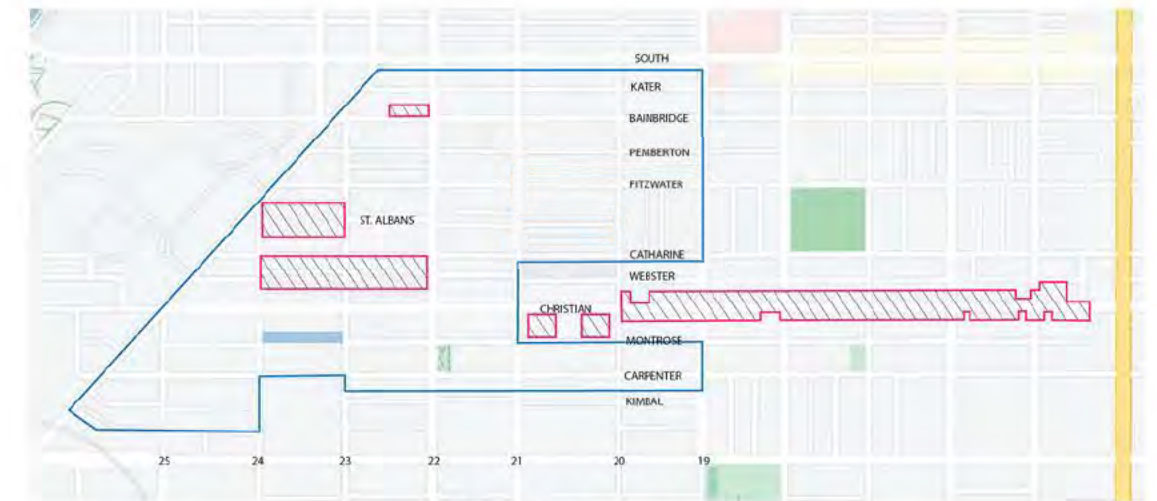


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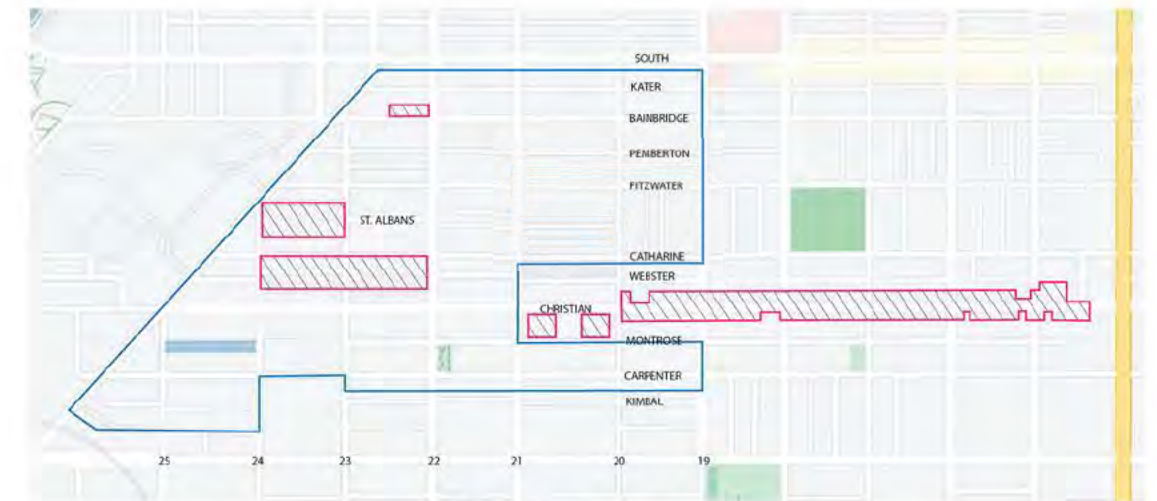


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2300 Montrose - South

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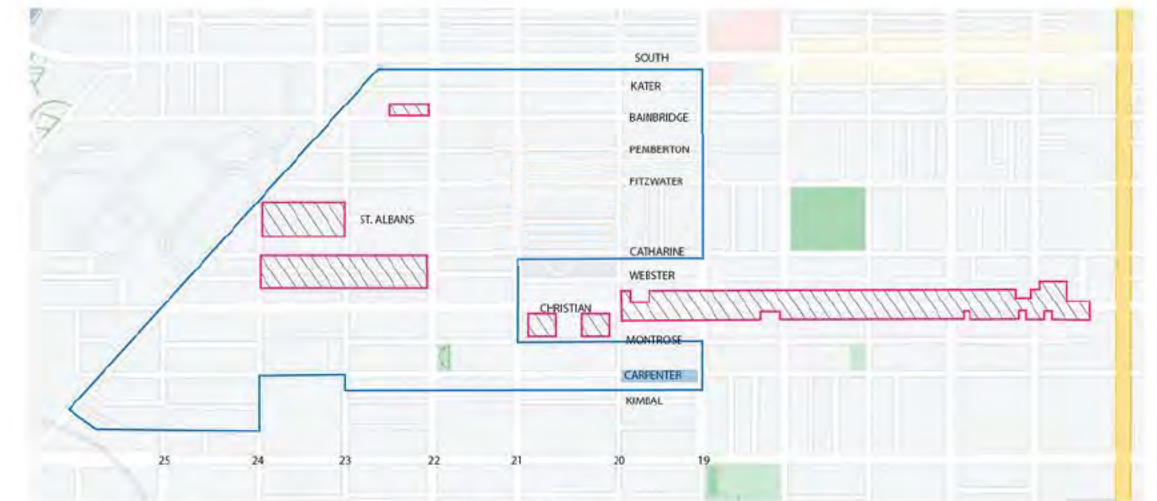


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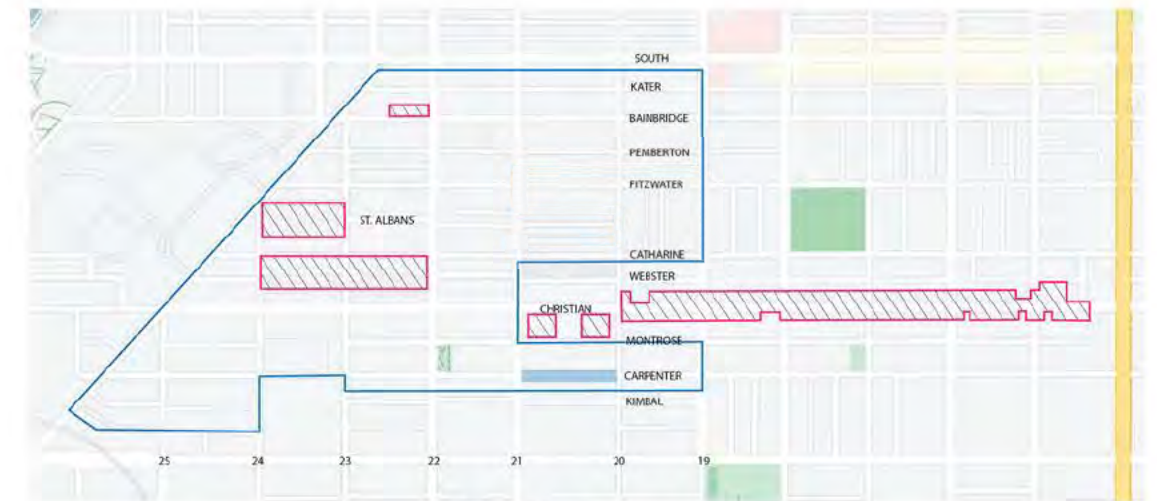


1900 Carpenter - North



1900 Carpenter - South

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Key Map



2000 Carpenter - North



2000 Carpenter - South

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Key Map



2100 Carpenter - North



2100 Carpenter - South

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2400 Carpenter - North



2400 Carpenter - South

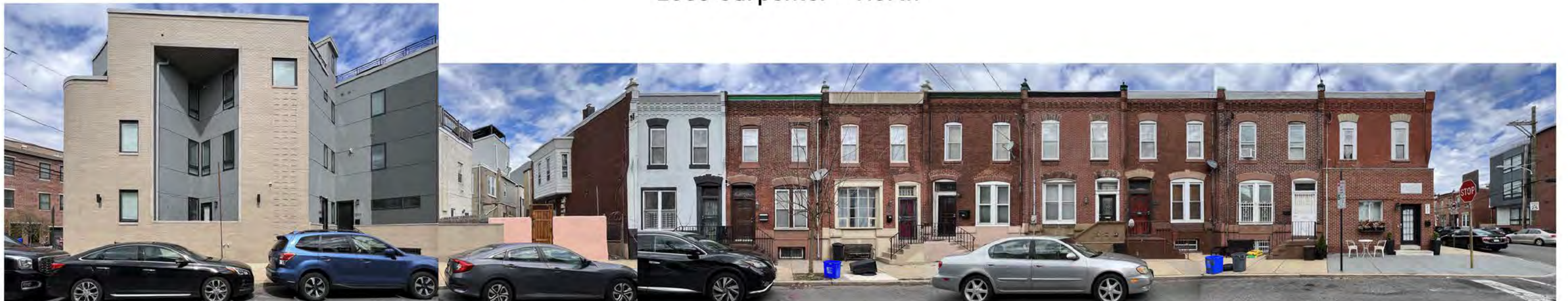
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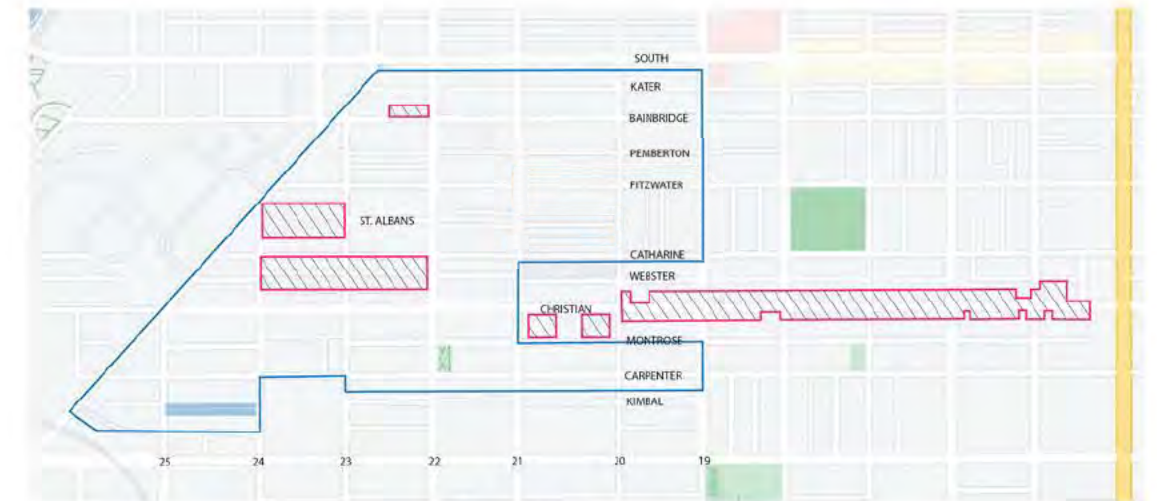


2500 Carpenter - North



2500 Carpenter - South

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Key Map



2400 Kimball - North



2400 Kimball - South

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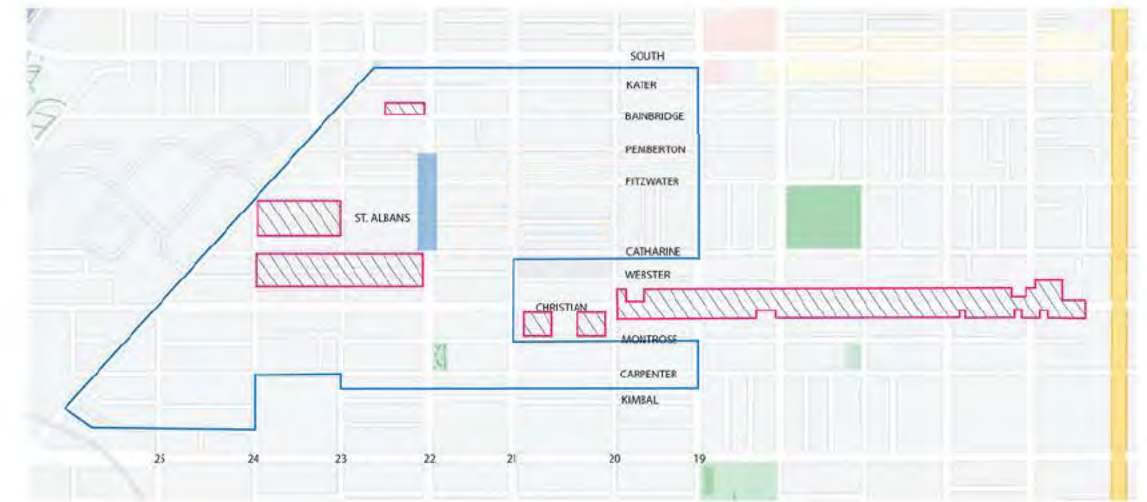


2500 Kimball - North



2500 Kimball - South

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Key Map



700 S 22nd - East



700 S 22nd - West

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Key Map



900 S 22nd - East



900 S 22nd - West

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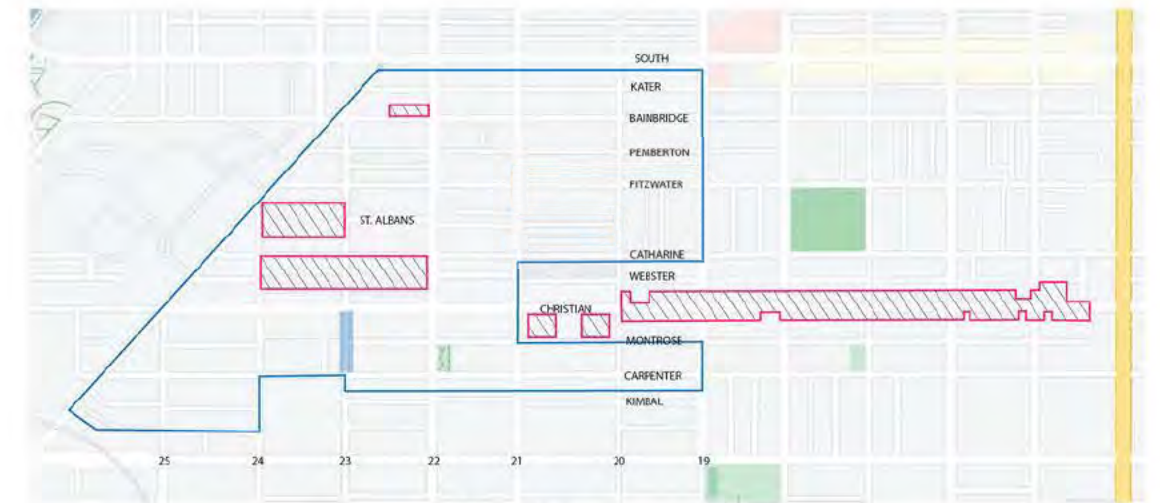


700 S 23rd - East



700 S 23rd - West

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Key Map



900 S 23rd - East



900 S 23rd - West

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Key Map



900 S 25th - East



900 S 25th - West

IV. SOUTHWEST CENTER CITY NCO DESIGN GUIDELINES

1. Building Height

For additions that add a new story above an existing structure, and for new structures that are at least three stories tall, if at least one abutting lot on either side contains a structure that is only two stories tall or contains a structure with a mansard roof, the new structure above the second story shall be faced with a mansard roof that complies with the following:

- a) The mansard roof shall have a minimum slope of 11 degrees measured from a vertical plane.
- b) The mansard shall be clad in roofing materials, such as standing seam metal panels or synthetic slate shingles. Asphalt shingles are not permitted.
- c) The bottom of the mansard roof shall align with the front face of the building and a cornice shall be incorporated into the building design at the base of the mansard.
- d) Dormers constructed on the mansard shall have sloped roofs clad with the same material as the mansard roof, and the side walls of the dormers are to be set in from the side property lines by no less than two feet.
- e) A rainwater collection gutter shall be concealed behind the roof cornice at the bottom of the mansard roof and shall connect to a downspout that discharges to the building waste pipe.

2. Roof Cornices

Roof cornices on existing buildings are encouraged to be repaired, maintained, and returned to their original configurations and materials. Additions and new construction shall include roof cornices in accordance with the following:

- a) Additions that add a new story above an existing structure shall repair the existing roof cornice to its original conditions or, if not possible, construct a new roof cornice that matches the vertical dimension and horizontal projection dimension of the original cornice.
 - (1) Alternatively, a new roof cornice is to be constructed that matches the vertical dimension and horizontal projection of the larger of the roof cornices on the two adjacent buildings.
- b) New structures are to include a roof cornice that matches the vertical dimension and horizontal projection dimension of the larger of the cornices on the two adjacent buildings.
- c) New roof cornices are to be set no more than 12" higher than the taller of the roof cornices on the two adjacent structures.

Note: for a) and b) above: the vertical dimension of the cornice is defined as the dimension between the lowest and the uppermost points of the cornice features.

3. Roof Decks

- a) Roof deck surfaces are to be set no more than 3' above the surface of the roof below.
 - (1) This regulation does not apply to decks over roofs with a slope greater than 2 in 12.
- b) The front railing and the front edge of side parapet walls are to be set back no less than five feet from the front wall of the building.
- c) The roof deck railing on the front side of a structure shall be no more than 40% opaque and shall not be constructed of wood or white vinyl.

4. Exterior Walls

- a) For new construction and additions, vinyl siding is not to be installed on the front of a structure, as defined by Zoning Code Section 14-701(d).

5. Windows and Doors

- a) The aggregate area of first-floor windows and doors on the front wall is to be no less than 40% of the total area of the first-floor front wall area.
 - (1) Wall area is to be determined as the width of the building multiplied by the height of the wall measured from the bottom of the first-floor structure to the first-floor ceiling.
- b) Windowsills on the front wall are to be set no higher than 5'-0" above the sidewalk and are to project no less than 1" from the face of the wall.
- c) Sliding doors and windows are not to be installed on the front walls of a structure.
 - (1) This regulation does not apply to basement windows.
- d) Front doors are to have transom windows above that are not less than 12" tall.
 - (1) This regulation does not apply to doors that are 8' tall or higher.

6. First Floor Level

- a) The height of the first-floor level of a new house is to be no more than 12" higher than the lower first-floor level of the two adjacent structures.

7. Egress Wells

- a) The top surfaces of egress well foundation walls and covers in the public right of way are to be set flush with the surrounding sidewalk.
 - 1) Egress well covers are to have hinged access panels that are easily openable from below.
 - 2) Fences are not to be installed around egress wells located within the public right of way.

8. Fences and Walls

- a) Chain link fencing is not to be installed in locations visible from a public right of way.
 - 1) This regulation does not apply to a fence installed along a rear property line.
- b) If the rear yard of a property is adjacent to an alleyway, perimeter fences or walls must have a gate to provide access to the alleyway.

9. Utility Meters and HVAC Devices

- a) Utility meters are to be located within structures.
 - 1) Alternatively, utility meters are to be hidden from view by exterior closets, stairways, or other permanent, architectural features.
- b) Rooftop HVAC units are to be set back from the front so they are not visible from the public right of way.
- c) HVAC units are not to be located on the front walls of buildings.
 - 1) This regulation does not apply to air conditioners temporarily located in window openings.

10. Trash Containers

- a) New multi-family housing with three or more residential units are to include a common use trash storage area located within the building or in a private outdoor area concealed from view from the public right of way with permanent walls or fences.

11. Street Trees

- a) A tree shall be planted in a sidewalk tree pit in accordance with city regulations in the front of a new house or in front of a house undergoing exterior renovations that require a building permit if there is no existing tree in front of the house.
 - 1) This regulation does not apply in situations where the sidewalk configuration or the location of existing trees prevent a new tree from being planted in conformance with the Philadelphia Department of Parks and Recreation Tree Planting Guidelines.

V. PUBLIC MEETING MINUTES



RE: Minutes from the Neighborhood Conservation Overlay (NCO) Presentation at the
SOSNA General Meeting on October 26, 2021.

The NCO Task Force was created as a Sub-Committee to the SOSNA Preservation Committee was formed to consider the formation of an NCO (Neighborhood Conservation Overlay) for the SOSNA neighborhood that would seek to guide the improvement of blocks that feature Second Empire residential architecture. The Task Force presented its case for support for such an overlay to the community at the SOSNA General Meeting on October 26, 2021.

While concluding the presentation of SOSNA's *Preservation Action Plan*, Nicole Koedyker, former Executive Director of SOSNA, introduced the members of the Task Force (Richard Gliniak, Timothy Kerner and Murray Spencer) to the community. She stated that the Action Plan has three Focus Areas that are being explored – Preserve, Educate (record neighborhood stories and legacies) and Support (to impacted low-income households), and that today we examine the Preserve component of the Plan, to create an overlay to reinforce the defining characteristics of homes and blocks that meet the NCO criteria.

Richard Gliniak, displayed his *Neighborhood Conservation Overlays (NCOs)* document and explained resources such as Phila.atlas.gov for obtaining specific property information of any address in the City, like ownership, assessments/taxes, L&I permit activity, zoning and voting information, and *Legistar Philadelphia*, <https://phila.legistar.com/Legislation.aspx>, for City Council information. He further explained that our neighborhood is already part of a Center City District Overlay, § 14-502 of Title 14, Zoning and Planning, of the *Philadelphia Code* (link below).

Richard displayed the purposes of an NCO as stated in the zoning code: (a) Promote the public welfare of the City by encouraging conservation and preservation through the revitalization of the physical environment that is unique to a specific neighborhood; (b) Provide a reasonable degree of control over the alteration and improvement of the exterior facades of existing buildings and the design of new construction to preserve the aesthetic fabric of these areas; (c) Enhance the City's attractiveness as a place to live, work, and enjoy its cultural, social, and historical opportunities and also to foster a renewed feeling of pride in one's neighborhood; (d) Complement the goals of the Commission and the Historical Commission as they seek to develop, revitalize, preserve, and conserve the many diverse and historic neighborhoods of the City; and (e) Promote building improvements and maximize the economic, social, and educational value of neighborhood transformation.

Note: SOSNA's request for an historic district on Christian Street from 14th to 20th Street was in the pipeline for approvals at the time of this presentation, and that a few other streets and buildings in our area are registered on the Philadelphia Historic Register, like the 2300 Block of St. Albans (see Philadelphia Register of Historic Districts map link below), but SOSNA does not have a conservation district to protect other blocks/buildings.

Richard explained that other areas like Queen Village, Powelton Village, Roxborough, and Wissahickon, already have NCOs. He sees a conservation overlay as a means to help solve problems: to protect the currently unprotected historic architecture of the 2300 Blocks of Christian, Catharine, and Fitzwater Streets, and the 2100 block of Pemberton Street, as examples; to prevent stucco bay construction issues; help eliminate demolition's possible negative effects; and possibly solve those "plumbing ditches" issues. He showed numerous photos of those blocks, protected and non-protected, of an unprotected block with varying renovations/additions and their resulting appearances, of demolitions on Christian Street, of stucco bay's poor construction that has resulted in mold damage at multiple addresses, and of horrific "plumbing ditches."

https://codelibrary.amlegal.com/codes/philadelphia/latest/philadelphia_pa/0-0-0-184124

<https://phl.maps.arcgis.com/apps/View/index.html?appid=0a0b23447b6b4f7097d59c580b9045fe>

Murray Spencer mentioned the demolition of sound homes on large lots on Christian Street that occurred through an unforeseen loophole in a newly approved part of the Zoning Code that allowed for demolition of homes on large lots to build taller multi-family residential structures on those lots. He further explained that NCOs have a maximum size of 25 blocks and a minimum of 2 blocks and the structures should have a certain architectural character and that the NCO is not designed as an historic district but rather to determine the size of windows, maintain cornices and foster reasonable heights of homes on the designated blocks.

Tim Kerner talked about the process: a public meeting to discuss the NCO; a background survey to determine the characteristics to be maintained, and to define the blocks to be included; drafting guidelines; and then working with the Planning Commission to finalize the guidelines of the proposed district and draft the document/bill to be sent to City Council for approval thereby entering these new guidelines into the Philadelphia Zoning Code. Tim noted that the Planning Commission and the Department of Licenses and Inspections would have governing powers for the NCO's guidelines, just as they do today when submitting any building permit requests – no new governing bodies are necessary and no further cost would be incurred as a result of this proposed SOSNA NCO.

There were no questions from the public after the presentation but compliments were offered to the Committee for this effort, and a member of the community expressed interest in working with the Committee on this effort. The next tasks for the Committee would be to determine the blocks and the aspects of the architecture of those blocks to be included in the NCO guidelines.

https://drive.google.com/drive/folders/1wOEj1lhPGxZ_UBgJw4jN9qNpII6Ei0z

VI. GLOSSARY OF TERMS

1. **Dormer Window:** A window set within a structural element that projects from a sloped roof



2. **Egress Well:** A recessed means of exit from a below-ground window



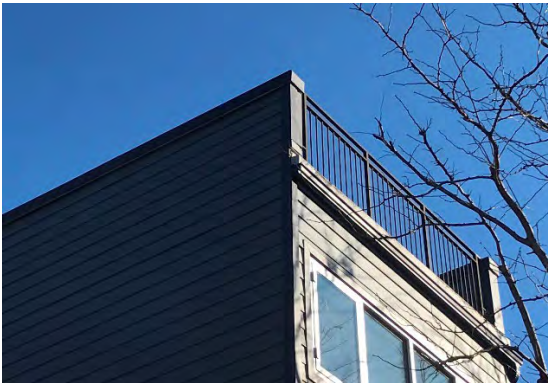
3. **HVAC Unit:** Equipment that serves the heating, ventilation and air conditioning systems



4. Mansard Roof: A two-part roof that consists of a steeply sloped roof that covers the upper walls of a building and a low sloped or “flat” roof that covers the top of the building



5. Parapet: A low protective wall along the edge of a roof, balcony, or deck



6. Roof Cornice: An ornamental band of trim at the meeting of wall and roof that typically projects outward from the building



7. Transom Window: An upper window set above a door or another window



8. Vinyl Siding: Thermoplastic, exterior siding material manufactured primarily from polyvinyl chloride (PVC) resin



9. Windowsill: The horizontal member at the bottom of a window

