

## Talking Points 07/20/2006 Appeal Hearing

1. Procedural
  - a. Architectural drawings unveiled at the Architectural Committee meeting. Not available to staff for advance review.
  - b. Though we didn't object at the time, there was only one member present at the Architectural Committee hearing
  - c. Renderings unveiled at the Historical Commission hearing. Not available to the staff or Architectural Committee.
  - d. New building shares no resemblance or features from the February approval in concept.
  - e. Complete lack of discussion of any aspects related to 704.2.7 "Additions, alterations, and new construction shall be designed so as to be compatible in scale, building materials, and textures, with contributing buildings in the historic district.
  - f. Approval puts no limits on building materials or finishes and makes no requirement that the historical commission staff even be consulted on, much less approve of any choices. The building could be painted cinder block based on this approval.
1. Building fails all criteria in 704.2.7
  - a. Compatible in scale—Building is taller than all surrounding buildings, including 4236 Main which is 4 stories and up hill. It dwarfs Richards Apex, Canal House, and Bourbon Blue (2 Rector).
  - b. Building materials—Unspecified and uncontrolled. Surrounding buildings are brick, stone, or stucco over stone.
  - c. Texture—Flat surfaces, slit windows, lack of cornice
  - d. New design obliterates part of the north wall, creates new openings and removes existing openings. A complete redesign.
2. As Mr. Sugrue pointed out in the February Historical Commission hearing. "Mr. Segrue emphasized that great care must be taken with the design due to the context and the visual impact it would have on the views from Main and Rector Streets and the towpath." The current design does none of these.
3. The historic ambiance of the area is important to preserve. It makes Manayunk a unique and interesting place. Disney can't build it. We already have it and must keep it. This design and the Historical Commission approval undermines and is in no way in keeping with the Manayunk Historic Area ordinance and of historical preservation in general. Where do we go from here? Which building is next?