

ADDRESS: 1432 DIAMOND ST

Proposal: Rebuild demolished rear ell with addition

Review Requested: Final Approval

Owner: Lopsonzski 1432 W Diamond

Applicant: Shae Morong, Plato Studio Architect, LLC

History: 1886; John M. Sharp, builder

Individual Designation: None

District Designation: Diamond Street Historic District, Contributing, 1/29/1986

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

BACKGROUND:

The building at 1432 Diamond Street comprises one half of a twin and is part of three identical twins on the south side of Diamond Street. The side and rear elevations are highly visible from N. 15th Street, owing to an adjacent vacant lot to the west where another twin historically stood. In June 2019, the staff of the Historical Commission approved a building permit for interior alterations. Work to the building began once the permit was issued in early July. During the interior work, part of the side façade of the rear ell collapsed. In August 2019, the Department of Licenses & Inspections (L&I) declared the building imminently dangerous and abated the dangerous condition by demolishing the rear ell. According to L&I, the building plans submitted in July 2019 were inaccurate and did not reflect the extent of the work actually being undertaken at the site. Specifically, the height of the basement was misrepresented in the plans, and the basement was then excavated to achieve the height shown. Excavation was not part of the permitted work. Additionally, one emergency egress was indicated in the plans, but two window wells were installed. L&I concluded that the collapse of the historic ell was caused by poor construction methods and work that exceeded the July 2019 permit. At this time, only a one-story portion of the ell's rear wall remains standing.

In December 2019, the Historical Commission denied an application to construct a rear ell with a 20-foot extension beyond the original rear ell. The Commission noted that an engineer should inspect the building for structural stability and that an engineer's report should be submitted to the Historical Commission. It further recommended that the extant portion of the building be stabilized, sealed, and weatherized within 30 days. On 15 January 2020, the staff approved a building permit application to temporarily seal the building.

This application proposes to construct a three-story rear ell with a 12-foot addition beyond the original rear ell.

SCOPE OF WORK:

- Construct three-story brick addition in place of demolished rear ell.

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 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.*
 - Although the proposed three-story rear ell would be clad in brick to match the now-demolished structure, the new ell would include a 12-foot addition at the rear that would extend the building beyond its neighbors. The rear wall of the proposed ell would include a second-story bay, an extant feature of all other

buildings in the row. However, the proposed bay does not replicate the detailing of the original bay. The application does not comply with this standard.

STAFF RECOMMENDATION: Denial of the application as proposed, but approval of the reconstruction of a rear ell that more accurately replicates the appearance and dimensions of the historic ell, with the staff to review details, pursuant to Standard 9.

MAPS & IMAGES:

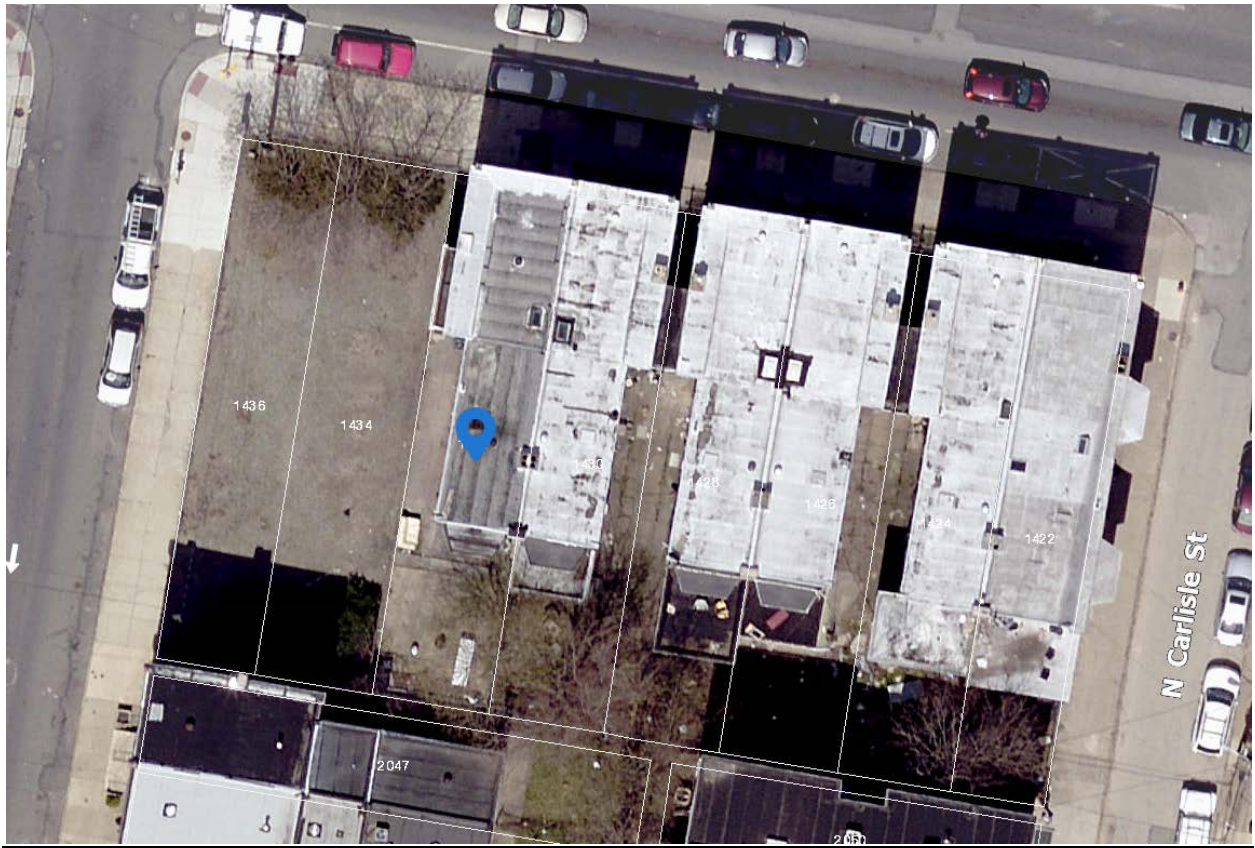


Figure 1: 2018 parcel map showing 1432 Diamond Street. Source: CityAtlas



Figure 2: Front façade of 1432 Diamond Street. Source: Cyclomedia.

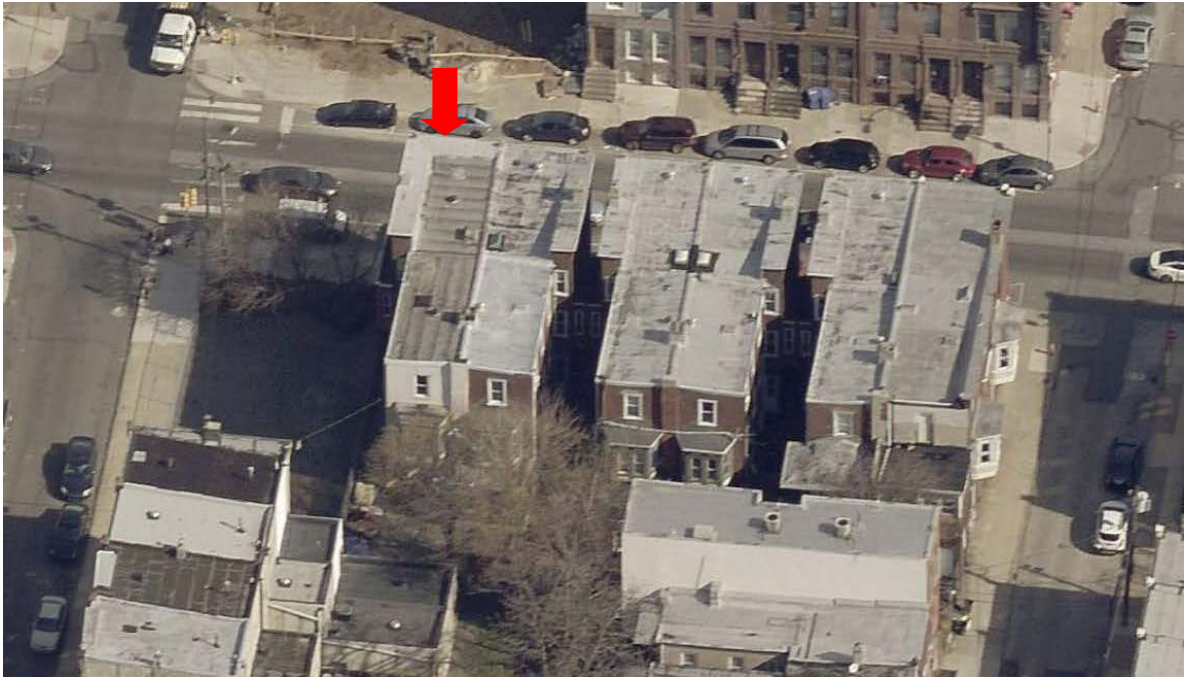


Figure 3: Aerial image of 1432 Diamond Street prior to the demolition of the rear ell, 2019. Source: Pictometry.



Figure 4: The rear ell and rear bay prior to demolition, June 2019. Source: Google StreetView.



Figure 5: Partial collapse of the west wall of the rear ell, August 2019. Source: Philadelphia Historical Commission.



Figure 6: Side elevation of 1432 Diamond Street, showing the main block and rear ell prior to its demolition, 2019. Source: Cyclomedia.



Figure 7: 1432 Diamond Street following the demolition of the rear ell, 2019. Source: Philadelphia Historical Commission.

APPLICATION FOR BUILDING PERMIT



CITY OF PHILADELPHIA
DEPARTMENT OF LICENSES AND INSPECTIONS
MUNICIPAL SERVICES BUILDING - CONCOURSE
1401 JOHN F. KENNEDY BOULEVARD
PHILADELPHIA, PA 19102

For more information visit us at www.phila.gov/li

APPLICATION # _____

(Please complete all information below and print clearly)

ADDRESS OF PROPOSED CONSTRUCTION:
1432 W. Diamond Street Philadelphia, PA 19121

APPLICANT:
Shae Morong

APPLICANT'S ADDRESS:
107 South 2nd Street 2nd Floor

COMPANY NAME
Plato Studio Architect, LLC.

Philadelphia, PA 19106

PHONE # (267) 866-0933 FAX # _____

LICENSE # _____ E-MAIL: _____

PROPERTY OWNER'S NAME:
LOPSONZSKI 1432 W DIAMOND

PROPERTY OWNER'S ADDRESS:
2542 WEST FAIRVIEW STREET ALLENTOWN PA 18104

PHONE # _____ FAX # _____

ARCHITECT/ENGINEER IN RESPONSIBLE CHARGE
Plato A. Marinakos, Jr.

ARCHITECT/ENGINEERING FIRM ADDRESS:
107 South 2nd Street 2nd Floor

ARCHITECT/ENGINEERING FIRM:
Plato Studio Architect, LLC.

Philadelphia, PA 19106

PHONE # (610) 207-7678 FAX # (866) 869-2260

LICENSE # ACC2284788/214770 E-MAIL: Plato@Plato-Studio.com

CONTRACTOR:
Lopsonski 1809 N Willington St, LP

CONTRACTING COMPANY ADDRESS:
2542 W. Fairview Street

CONTRACTING COMPANY:

Allentown, PA 18104

PHONE # (610) 248-4177 FAX # _____

LICENSE # 46197 E-MAIL: mlopsonzski@hotmail.com

USE OF BUILDING/SPACE
Group Living

ESTIMATED COST OF WORK
\$ _____

BRIEF DESCRIPTION OF WORK:
Proposed rear addition to a 3 story existing dwelling that will consist of 8 units.
As shown on the enclosed plans provided.

TOTAL AREA UNDERGOING CONSTRUCTION: 2,866.00 square feet

COMPLETE THESE ITEMS IF APPLICABLE TO THIS APPLICATION:
OF NEW SPRINKLER HEADS (suppression system permits only): _____ LOCATION OF SPRINKLERS: _____
OF NEW REGISTERS/DIFFUSERS (hvac/ductwork permits only): _____ LOCATION OF STANDPIPES: _____

IS THIS APPLICATION IN RESPONSE TO A VIOLATION? NO YES VIOLATION #: _____

All provisions of the building code and other City ordinances will be complied with, whether specified herein or not. Plans approved by the Department form a part of this application. I hereby certify that the statements contained herein are true and correct to the best of my knowledge and belief. I further certify that I am authorized by the owner to make the foregoing application, and that, before I accept my permit for which this application is made, the owner shall be made aware of all conditions of the permit. I understand that if I knowingly make any false statement herein I am subject to such penalties as may be prescribed by law or ordinance.

APPLICANT'S SIGNATURE:

DATE: 1/13/20



Plato A. Marinakos, Jr. Architect, LLC

107 S 2nd Street 2nd floor Philadelphia PA 19106
610-207-7678 - plato@plato-studio.com

Principal
Plato A. Marinakos, Jr. AIA, CSI, Architect*
*Architect licensed in Pennsylvania, New Jersey, Delaware, Maryland

Monday January 13, 2020

Philadelphia Historical Commission
1515 Arch Street, 13th Floor
Philadelphia PA 19102

1432 W. Diamond Street: Concept Approval

To Whom It May Concern,

We are submitting this application to the Historical Commission for a review on our project at 1432 W. Diamond Street. Below we have listed the owners and the architect for the property at 1432 W. Diamond Street, along with a brief description of the project.

Owner:

Michael Lopsonski
mlopsonzski@hotmail.com
610-248-4177

Architect:

Plato A Marinakos LLC
107 S. 2nd Street 2nd Floor Philadelphia PA, 19106
267-866-0931 or 267-866-0933 (Shae)
Plato@plato-studio.com & Shae@plato-studio.com

Scope of Work:

We are proposing to add an addition to the rear of this property which is an existing building with 8 units and maximize the area per the zoning district. The back half of the building collapsed due to bad weather in which L&I declared it Imminently Dangerous and decided to demolish the rear portion of the building. Our proposal is to rebuild the back half of the building to meet the open area requirements and to match the brick material with the existing structure of the building.

Adjacent Structures:

1432 W. Diamond Street is located next to a three-story residential building. That address is 1430 W. Diamond Street.

In our professional opinion we believe our proposed alterations and addition to the existing building located at 1432 W. Diamond Street, will conform with the historical character, style and spirit of the historic Independence Hall Area. Please see our proposed plans, photos of the existing structure and brick samples in the package.



Plato A. Marinakos, Jr. Architect, LLC

107 S 2nd Street 2nd floor Philadelphia PA 19106

610-207-7678 - plato@plato-studio.com

Respectfully,

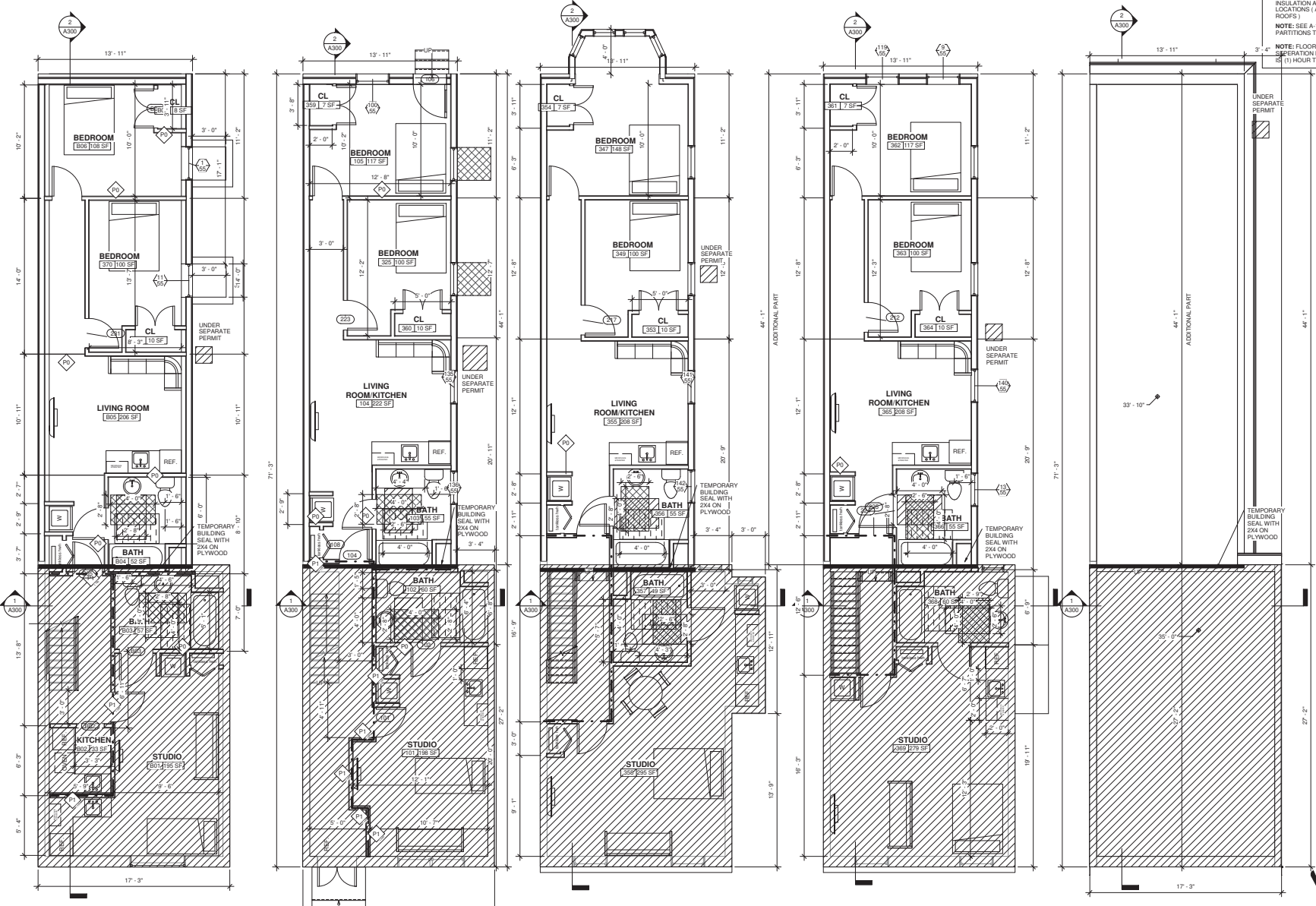
Very truly yours,

Plato A. Marinakos, Jr., AIA, CSI Member
Plato A. Marinakos Jr. Architect, LLC

PLAN NOTES

NOTE: PROVIDE R-19 BATTE INSULATION TYP WITH VAPOR BARRIER ON WARM SIDE OF WALL BEHIND THE DRYWALL AT ALL EXTERIOR WALL TYP
 NOTE: PROVIDE R-38 BATTE INSULATION AT ALL ROOF LOCATIONS (AT PARTIAL ROOFS)
 NOTE: SEE A-101 FOR WALL PARTITIONS TYPES
 NOTE: FLOOR TO FLOOR SEPARATION BETWEEN UNITS (1) HOUR TYP

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 4th Floor
 Philadelphia, PA 19106
 267-866-0930 OFFICE
 267-866-0931 DIRECT
 plato@plato-studio.com



1 BASEMENT PLAN
 A100 SCALE: 1/4" = 1'-0"

2 FIRST FLOOR PLAN
 A100 SCALE: 1/4" = 1'-0"


3 2ND FLOOR
 A100 SCALE: 1/4" = 1'-0"

4 3RD FLOOR
 A100 SCALE: 1/4" = 1'-0"

5 ROOF PLAN
 A100 SCALE: 1/4" = 1'-0"

ARCHITECT SEAL MUST BE IN RED INK

OWNER
LOPSONZSKI 1432 W DIAMOND

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NAME (PLEASE PRINT)
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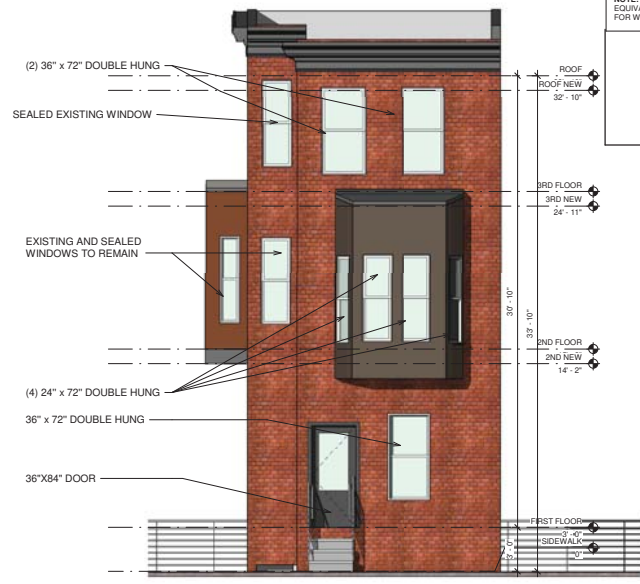
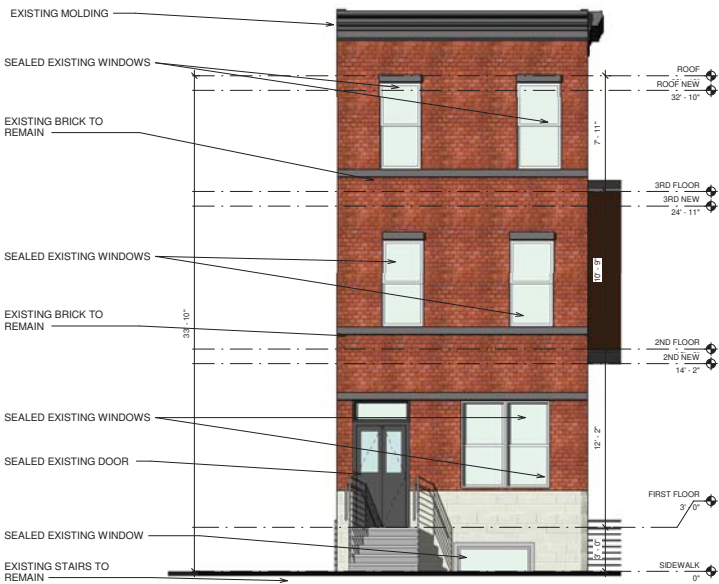
1432 W DIAMOND STREET

FLOOR PLANS

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker

A100

Scale 1/4" = 1'-0"



ELEV. NOTES

NOTE: METHOD OF STUCCO ON THE EXTERIOR OF THE BUILDING IS EQUIVALENT TO AT LEAST TWO LAYERS OF GRADE "D" PAPER, USED FOR WATER RESISTANCE PURPOSES PER 2009 IBC 2510.8.

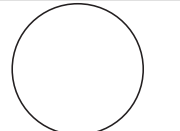
CONTRACTOR TO VERIFY THE EXISTING WINDOW OPENINGS



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ELEVATIONS

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A200
 Scale 1/4" = 1'-0"





Street Address: 1432 West Diamond Street, Philadelphia, PA 19121

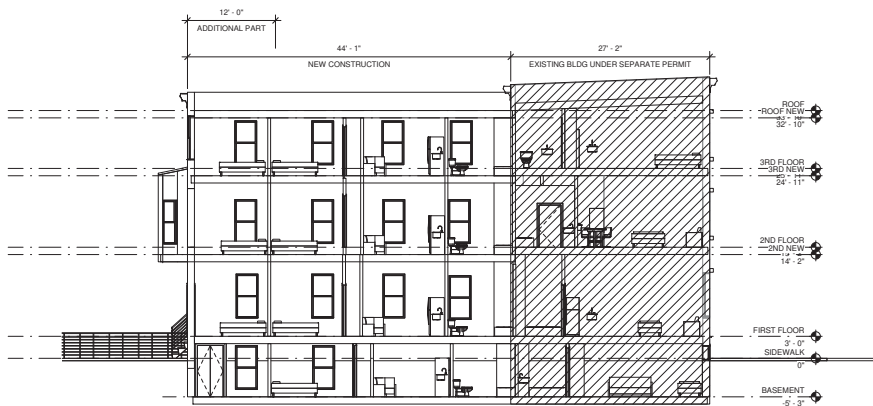
ALL THAT CERTAIN lot or piece of ground with the three story brick message or tenement thereon erected.

SITUATE on the South side of Diamond Street at the distance of thirty seven feet five inches Eastward from the East side of 15th Street in the 32nd Ward of the City of Philadelphia.

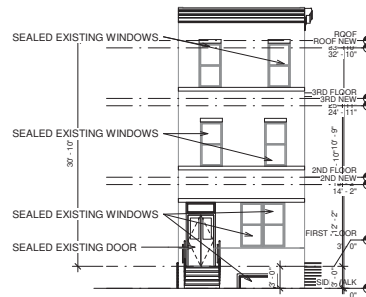
CONTAINING in front or breadth on the said Diamond Street twenty feet three inches and in depth continuing the same width at right angles to the said Diamond Street ninety feet.

BEING No. 1432 West Diamond Street.

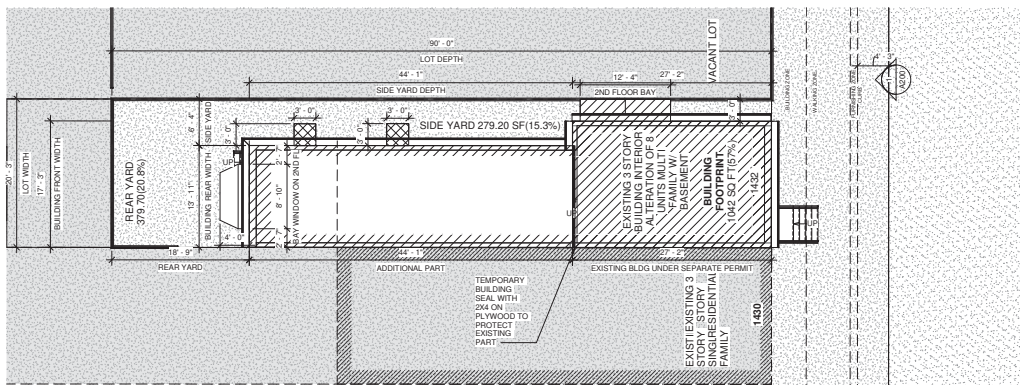
DEED



2 Section 2
Z100 SCALE: 1/8" = 1'-0"



3 FRONT ELEVATION
Z100 SCALE: 1/8" = 1'-0"



1 ARCHITECTURAL SITE PLAN
Z100 SCALE: 1/8" = 1'-0"

Property Schedule			
Parcel No.	Address	Area	Proposed
321034701	1432 W DIAMOND STREET	1823 SF	MULTI-FAMILY
RM-1 PREVIOUS DISTRICT NAME - RB/9/10/10B/1919		1432 W DIAMOND ST	
PERMITTED BUILDING TYPE DETACHED; SEMI-DETACHED; ATTACHED			
USES PERMITTED AS OF RIGHT: SINGLE-FAMILY; TWO-FAMILY; MULTI-FAMILY; PASSIVE RECREATION; FAMILY DAY CARE; RELIGIOUS ASSEMBLY; SAFETY SERVICES; TRANSIT STATION; COMMUNITY GARDEN; MARKET OR COMMUNITY-SUPPORTED FARM			
LOT DIMENSIONS		REQUIRED	PROPOSED
MIN. LOT WIDTH (FT)	16 FT	16 FT	20 FT 3 IN
MIN. LOT AREA (SQ FT)	1440 SQ FT	1440 SQ FT	1823 SF
MIN. OPEN AREA (% OF LOT)	INTERMEDIATE 20% - CORNER 20%	36.1%	36.1%
FRONT SETBACK			
MINIMUM (FT)	BASED ON SETBACK OF ADJACENT LOTS		
MINIMUM SIDE YARD WIDTH (6) PERMITTED RESIDENTIAL USES AS SET FORTH IN 14-701	2/5 EACH		
DETACHED, INTERMEDIATE (FT)	5 FT		
SINGLE OR TWO-FAMILY DETACHED, CORNER (FT)	8 FT		
MULTI-FAMILY DETACHED, CORNER (FT)	8 FT		
SINGLE OR TWO-FAMILY SEMI-DETACHED (FT)	5 FT		
MULTI-FAMILY SEMI-DETACHED (FT)	12 FT		
ATTACHED (FT)	6 FT 4 IN		
MINIMUM SIDE YARD WIDTH (6) PERMITTED NONRESIDENTIAL USES AS SET FORTH IN 14-701			
INTERMEDIATE (FT)	2/12 EACH		
CORNER (FT)	12 FT		
REAR YARD			
MIN. DEPTH (FT)	9 FT	18 FT 9 IN	
HEIGHT			
MAXIMUM (FT)	38 FT	33 FT	
OPEN SPACE SQUARE FOOTAGE			
REAR YARD (SQ FT)	144 SQ FT	279.20 SF (15.3%)	
SIDE YARD (SQ FT)		379.20 (20.8%)	
FRONT YARD (SQ FT)			
BUILDING FOOTPRINT (SQ FT)		1042 SF (57%)	
BUILDING USE			
		MULTI-FAMILY	
		DIAMOND STREET	
STREETS DEPARTMENT			
RIGHT-OF-WAY			
STREET BREAK-DOWN: W DIAMOND STREET			
12' SIDEWALK - 26' CARTWAY - 12' SIDEWALK = 50' FT WIDE			
ENFORCEMENT TYPE			
PROPOSED		EXISTING	
ENFORCEMENT			
STAIRS / STEPS	PROPOSED		
WINDOW WELL	PROPOSED	3'-0"	
BAY WINDOW			
MAXIMUM ENFORCEMENT ALLOWED: 4'-6"			

ZONING APPROVAL STAMP		
PROJECT NUMBER		
DATE		
DRAWN BY		
CHECKED BY		
PROJECT NUMBER		
ISSUE DATE		
AUTHOR		
CHECKER		
SCALE		
AS INDICATED		

BUILDING APPROVAL STAMP		
1432 W DIAMOND STREET		
ZONING		
PROJECT NUMBER		
ISSUE DATE		
AUTHOR		
CHECKER		
SCALE		
AS INDICATED		

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1432 W DIAMOND STREET

ZONING

Project number _____ Project Number _____
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Z100

Scale _____ As indicated _____



Side of building showing the rear



Side of building showing facing the rear on the public right-of-way



Side of building showing facing the rear on an angle on the public right-of-way



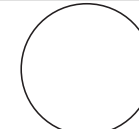
Side of the building from public right-of-way

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STREET**

PICTURES-3

Project number	Project Number
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A112

Scale



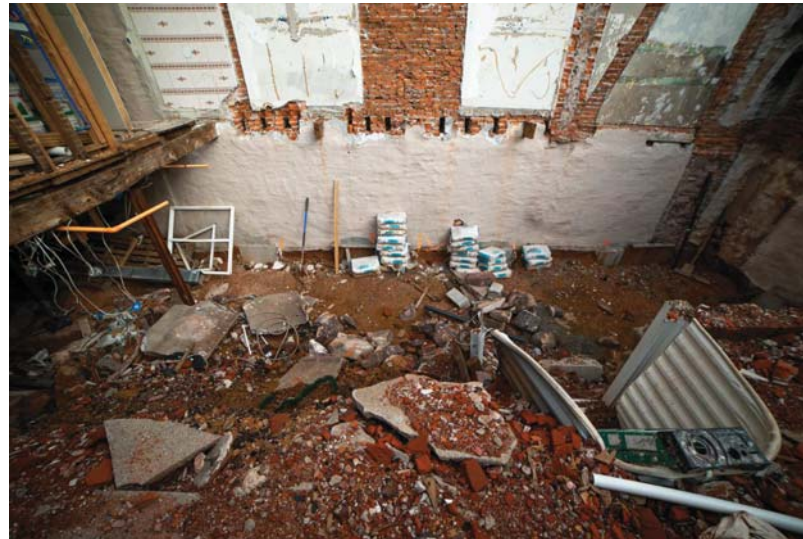
Side Rear that has been demolished by L&I



Rear of the building



Side Rear that has been demolished by L&I



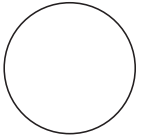
Underpinning of the rear that L&I demolished

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PICTURES-4

Project number	Project Number
Date	Issue Date
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A113

Scale



Rear portion of the 3story on a angle



Rear portion of the 3story on a angle



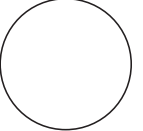
Full rear with underpinning



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1432 W DIAMOND STREET

PICTURES-5

Project number	Project Number
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A114

Scale

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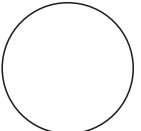
Side rear of the public right-of-way alley



Inside the underpinning/basement portion



Rear portion of the underpinning



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1432 W DIAMOND STREET

PICTURES-6

Project number _____	Project Number _____
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A115

Scale _____



Inside the underpinning/basement portion



Portion of the rear that L&I demolished



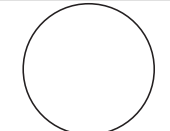
Side facade on a publi right-of-way on a angle

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PICTURES-7

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Checked by	Checker

A116

Scale _____

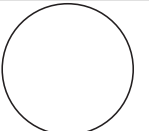
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1432 W DIAMOND
STREET

3D VIEWS

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker

A109

Scale 12" = 1'-0"



-3D- 5
SCALE: 12" = 1'-0"



-3D- 6
SCALE: 12" = 1'-0"



-3D- 4
SCALE: 12" = 1'-0"



-3D- 2
SCALE: 12" = 1'-0"