## 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. 15<sup>th</sup> 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:

o 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.

1432 Diamond Street Philadelphia Historical Commission January/February 2020

## 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.

1432 Diamond Street Philadelphia Historical Commission January/February 2020



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**

APPLICATION #



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

(1	Please	complete	all inform	ation belo	w and p	rint clearly)	

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			
(010) 027 777				
PHONE # (610) 207-7678 FAX # (866) 869-2260 CONTRACTOR:	LICENSE # ACC2284768/214770 E-MAIL: Plato@Plato-Studio.com CONTRACTING COMPANY ADDRESS:			
Lopsonski 1809 N Willington St, LP	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	ESTIMATED COST OF WORK			
Group Living	s			
BRIEF DESCRIPTION OF WORK:				
Proposed rear addition to a 3 story existing dwelling that w	vill consit of 8 units.			
As shown on the enclosed plans provided.				
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	CONSTRUCTION: 2,866.00			
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Plato A. Marinakos, Jr. Architect, LLC

A JAI

107 S 2<sup>nd</sup> Street 2<sup>nd</sup> 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, 13<sup>th</sup> 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. 2<sup>nd</sup> Street 2<sup>nd</sup> 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 2<sup>nd</sup> Street 2<sup>nd</sup> floor Philadelphia PA 19106 610-207-7678 - plato@plato-studio.com

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

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Respectfully,

Very truly yours,

INALA

# 1432 W DIAMOND STREET

# PHILADELPHIA, PA 19121

EXISTING 3 STORY BUILDING INTERIOR ALTERATION AND ADDITIONAL EXTERIOR WALLS OF 8 UNITS MULTI FAMILY W/ BASEMENT

SHEET

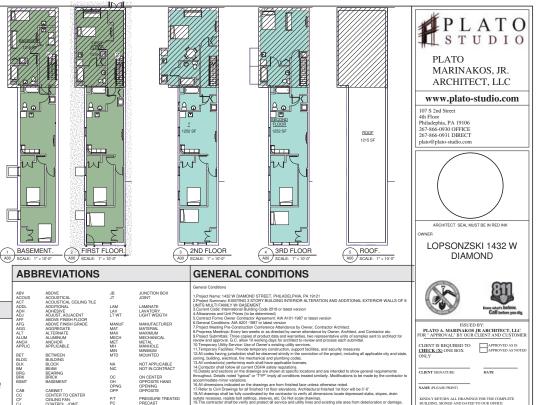
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LATERAL BRAC

SECTIONS SCHEDULES & DIAGRAMS UTILITY PLAN

SHEET NAME

Sheet



ARCHITECT

# PLATO MARINAKOS, JR. 107 S 2ND STREET, FOURTH FLOOR PHILADELPHIA, PA 19106 TEL: (267)-866-0930 TEL: (267)-866-0931

**OWNER** 

#### LOPSONZSKI 1432 W DIAMOND

2542 WEST FAIRVIEW STREET ALLENTOWN PA 18104 TEL: (610)-435-8603

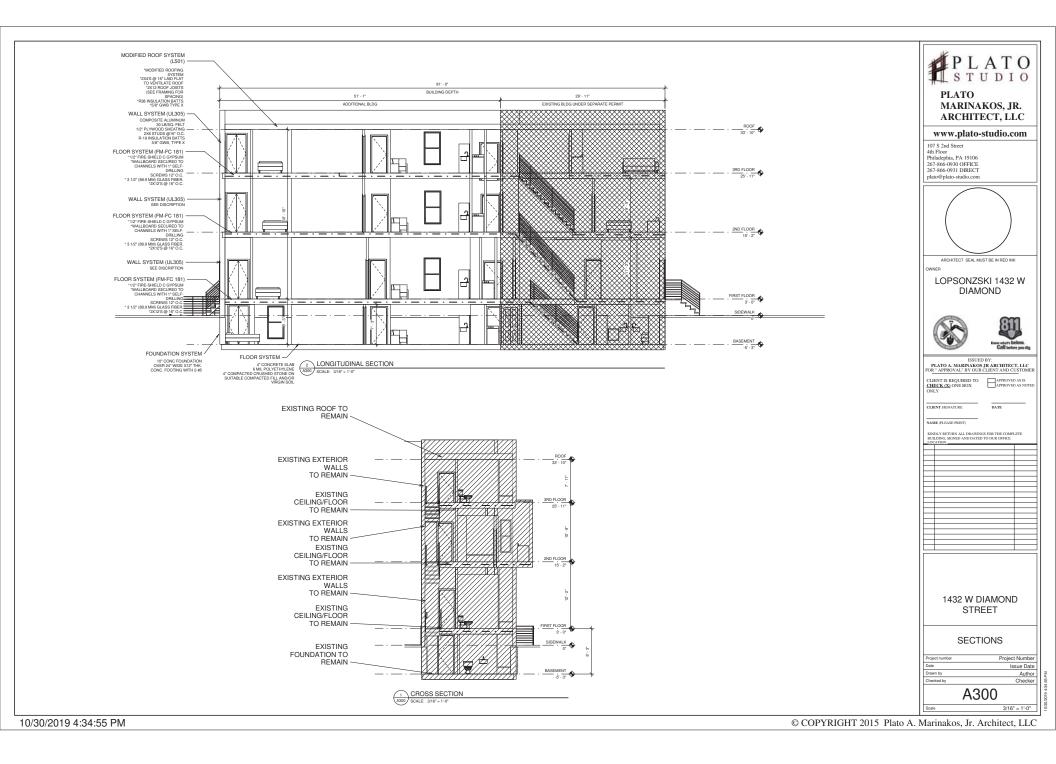
#### CONTRACTOR

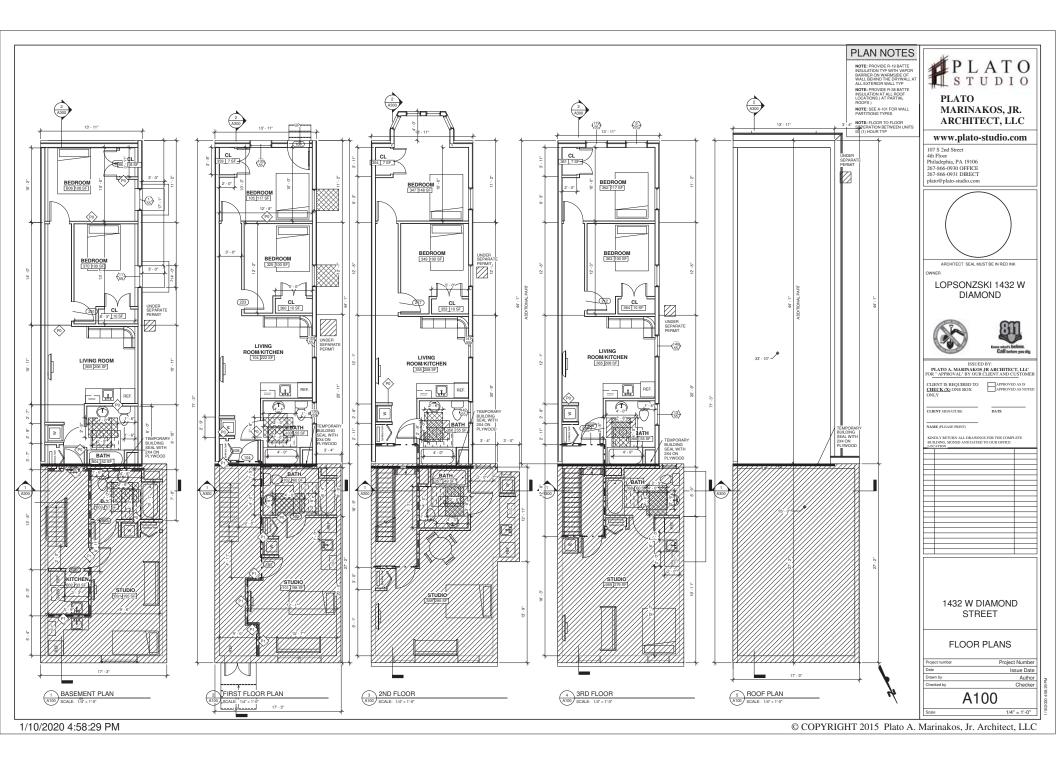
#### MICHAEL LOPSONSKI

2542 WEST FAIRVIEW STREET ALLENTOWN PA 18104 TEL: (610)-435-8603

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

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

Property Schedule

Area

Proposed

MULTI-FAMILY

1432 W DIAMOND S

20FT 3 IN

1823 SF

36.1%

đ

PLATO

107 S 2nd Street

4th Floor Philadephia, PA 19106

267-866-0930 OFFICE 267-866-0931 DIRECT

Address

1432 W DIAMOND STREET 1823 SF

PREVIOUS DISTRICT NOWER \* NORMAL \* NO

16 FT

COMMUNITY GARDEN; MARKET OR COMMUNITY-SUPPORTED FARM

Parcel No.

RM-1 PREVIOUS DISTRICT NAME -

LOT DIMENSIONS

MIN. LOT WIDTH (FT

MIN. LOT AREA (SQ I

FRONT SETBACK

MIN. OPEN AREA (% OF LOT

PLATO

ISTUDIO

MARINAKOS, JR.

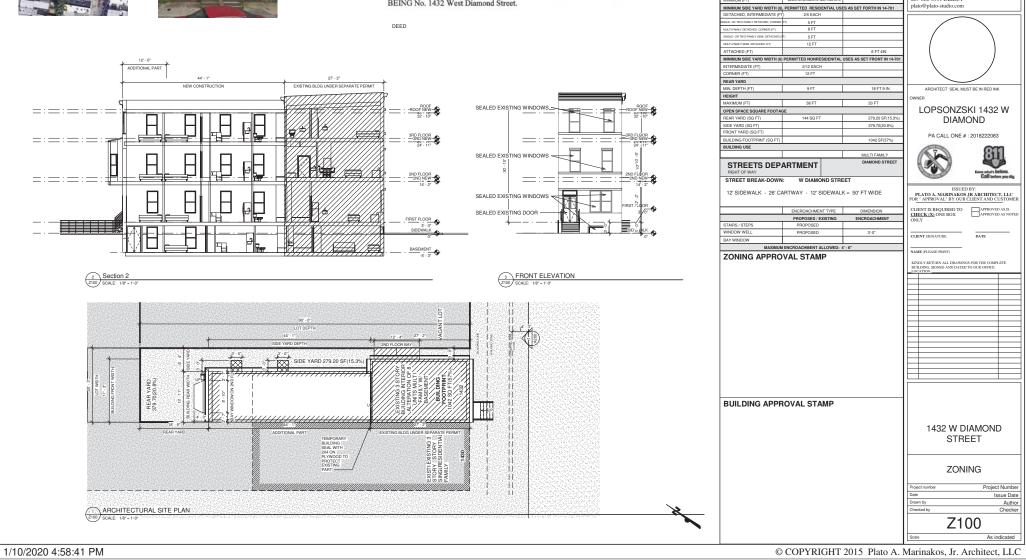
**ARCHITECT, LLC** 

www.plato-studio.com

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.

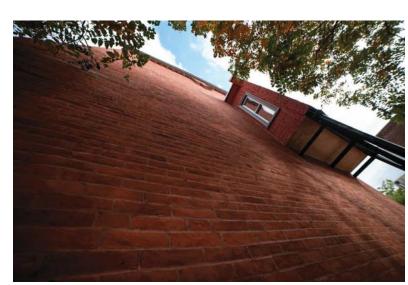
CONTAINING in front or breadth on the said Diamond Street twenty feet three inches and in depth continuing the same width at right angles to the said Diamond Street ninety feet.

BEING No. 1432 West Diamond Street.





Front of the building from pubkic right-of-way



Side facade on the alley



Front of the building from the street



Front of the building from pubkic right-of-way



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Front of the building on public right-of-way



Front of the building on public right-of-way



Side of the building from public right-of-way





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 a angle on the public right-of-way









Side Rear that has been demolished by L&I

Rear of the building

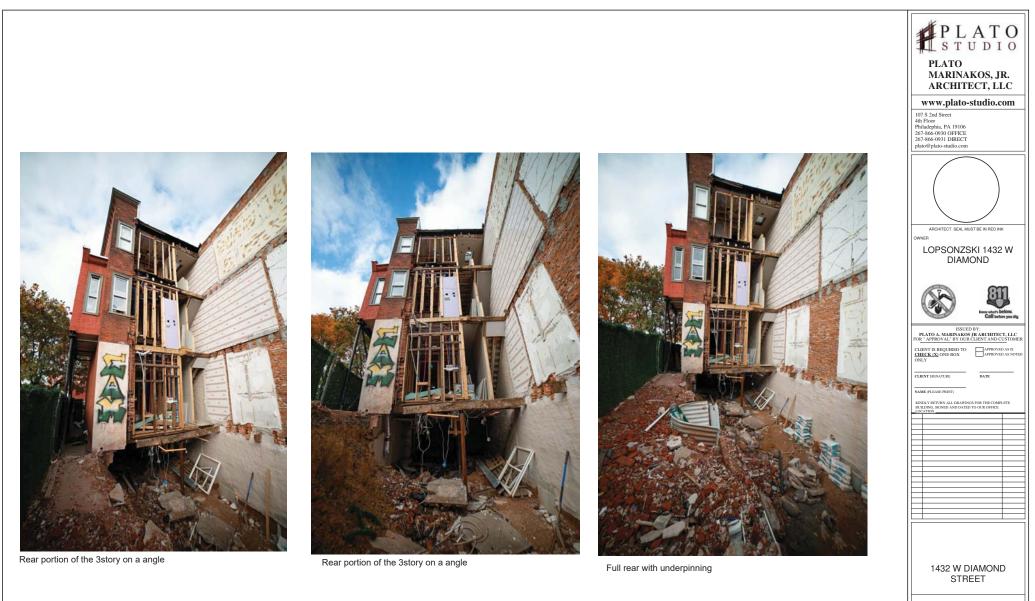


Side Rear that has been demolished by L&I



Underpining of the rear that L&I demolished



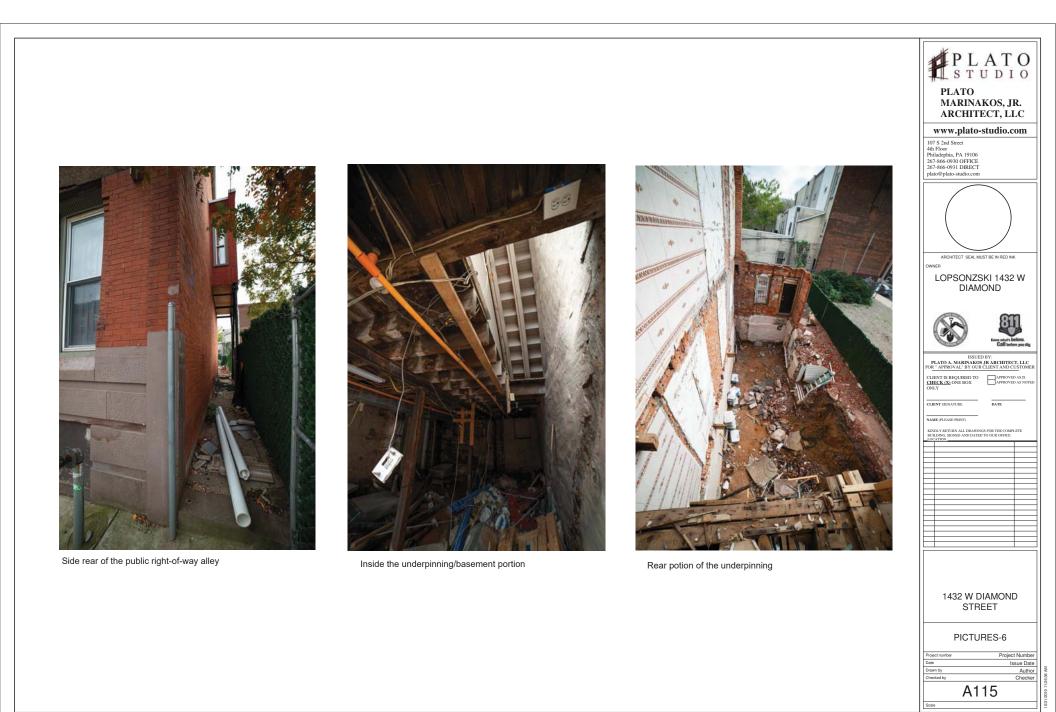






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Inside the underpinning/basement portion



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





Portion of the rear that L&I demolished

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