

**ADDRESS: 1935 DIAMOND ST**

Proposal: Construct three-story building

Review Requested: Final Approval

Owner: DSW74 LLC

Applicant: Rotciver Lebron, Harman Deutsch Ohler Architecture

History: 1889; Willis G. Hale, architect; Demolished 2018

Individual Designation: None

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

Staff Contact: Laura DiPasquale, [laura.dipasquale@phila.gov](mailto:laura.dipasquale@phila.gov)

**BACKGROUND:**

This application proposes construct a three-story mixed use building with three residential units and one commercial space at 1935 Diamond Street. The building that historically stood on the site was constructed in 1889 as part of an original row of 10 brick houses (1921-1939 Diamond Street) and attributed to architect Willis G. Hale. The building was demolished in 2018 as part of the Department of Licenses & Inspections Demolition Program. Of the original 10 row houses, only four are extant, 1921, 1923, 1937, and 1939 Diamond Street. Historically, the property featured an elevated front porch mirroring that of its neighbor to the west, pointed arch upper-floor windows, and an overhanging balcony.

The proposed building approximates the overall form and floor levels of the historic building, but with considerably simplified detailing. Owing to the property's zoning as CMX-2 (Commercial Mixed-Use), which allows for a combination of commercial and residential units within an area that is primarily residential, the proposed design features a cut down, ADA-accessible commercial ground floor unit.

**SCOPE OF WORK**

- Construct three-story mixed-use building with first-floor commercial space.
- Clad building in brick veneer, stucco, and fiber cement lap siding with an asphalt shingle roof.

**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.*
  - The general massing, size, scale, and architectural features of the proposed new construction are compatible with the neighboring buildings and district. Historic design details and materials should be further explored to satisfy Standard 9.
- *Standard 10: New additions and adjacent construction or related new construction will be undertaken in a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*
  - The proposed work satisfies Standard 10.

**STAFF RECOMMENDATION:** Denial as proposed. Details and materials should be further explored—including first floor entrance, third floor balcony, window openings, and cladding materials of the side and rear elevations—to satisfy Standard 9.

**IMAGES:**



**Image 1:** 1939, 1937, and 1935 Diamond Street in 2018. 1935 Diamond Street (at right) was demolished in late 2018.



March 10, 2020

Philadelphia Historical Commission  
1515 Arch Street, 13<sup>th</sup> Floor  
Philadelphia, PA 19102

ATTN: Philadelphia Historical Commission

Re: 1935 Diamond Street, Philadelphia PA.

Harman Deutsch Ohler Architecture is proposing new construction of a 3-story mixed use building with 3 dwelling units and 1 commercial space on 1935 Diamond Street.

Harman Deutsch Ohler Architecture has prepared this application on behalf of Shareef Williams, and the owner DSW74 LLC.

This application is intended for final approval for proposed new construction as per the enclosed drawings.

Please let us know if you have any questions regarding our submission.

Respectfully,

Rustin Ohler  
Harman Deutsch Ohler Architecture

# APPLICATION FOR BUILDING PERMIT

APPLICATION # \_\_\_\_\_

(Please complete all information below and print clearly)



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](http://www.phila.gov/li)

## ADDRESS OF PROPOSED CONSTRUCTION:

1935 Diamond Street

## APPLICANT:

ROTCIVER LEBRON-AC# 3910441 (ON BEHALF OF RUSTIN OHLER)

## COMPANY NAME:

Harman Deutsch Ohler Architecture

PHONE # (267) 324-3601

FAX # (267) 324-3603

## PROPERTY OWNER'S NAME:

DSW74 LLC

PHONE # (267) 592-8856

FAX #

## ARCHITECT/ENGINEER IN RESPONSIBLE CHARGE:

Brett Harman

## ARCHITECT/ENGINEERING FIRM:

Harman Deutsch Ohler Architecture

PHONE # (267) 324-3601

FAX # 267.324.3603

## CONTRACTOR:

## CONTRACTING COMPANY:

PHONE #

FAX #

## USE OF BUILDING/SPACE

R-2 (Multi-family) & B (Business)

## APPLICANT'S ADDRESS:

1225 N. 7th Street

Philadelphia, PA 19122

LICENSE # 2343093

E-MAIL: [permits@hdoarch.com](mailto:permits@hdoarch.com)

## PROPERTY OWNER'S ADDRESS:

1935 Diamond Street, Philadelphia, PA 19121

## ARCHITECT/ENGINEERING FIRM ADDRESS:

1225 N. 7th Street

Philadelphia, PA 19122

LICENSE # 2343093

E-MAIL: [permits@hdoarch.com](mailto:permits@hdoarch.com)

## CONTRACTING COMPANY ADDRESS:

LICENSE #

E-MAIL:

## ESTIMATED COST OF WORK

\$ \_\_\_\_\_

## BRIEF DESCRIPTION OF WORK:

FOR THE ERECTION OF A THREE (3) STORY STRUCTURE PLUS CELLAR TO CONTAIN THREE (3) DWELLING UNITS, AND 1 COMMERCIAL SPACE, AS PER PLANS.

TOTAL AREA UNDERGOING CONSTRUCTION: \_\_\_\_\_ 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: *Rustin Ohler*

DATE: 03 / 10 / 2020

1935 DIAMOND STREET  
HISTORIC COMMITTEE MEETING  
03.24.2020

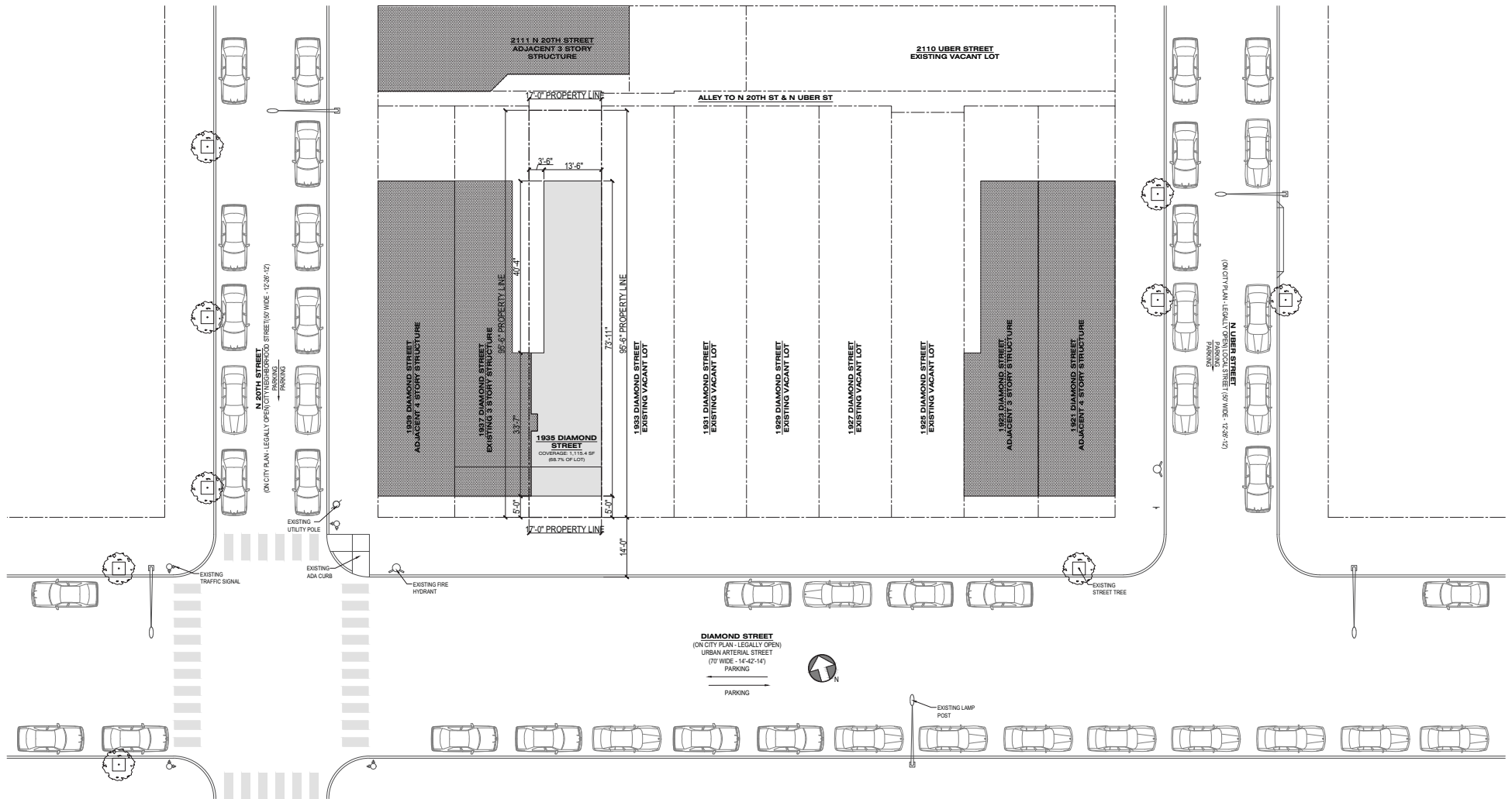




# 1935 DIAMOND STREET Philadelphia, PA

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4	03.24.2020	HISTORIC PACKAGE	KR	EO / BL / RS / PO

**CONTEXT**  
CONTEXT SHEET



**SITE CONTEXT PLAN**

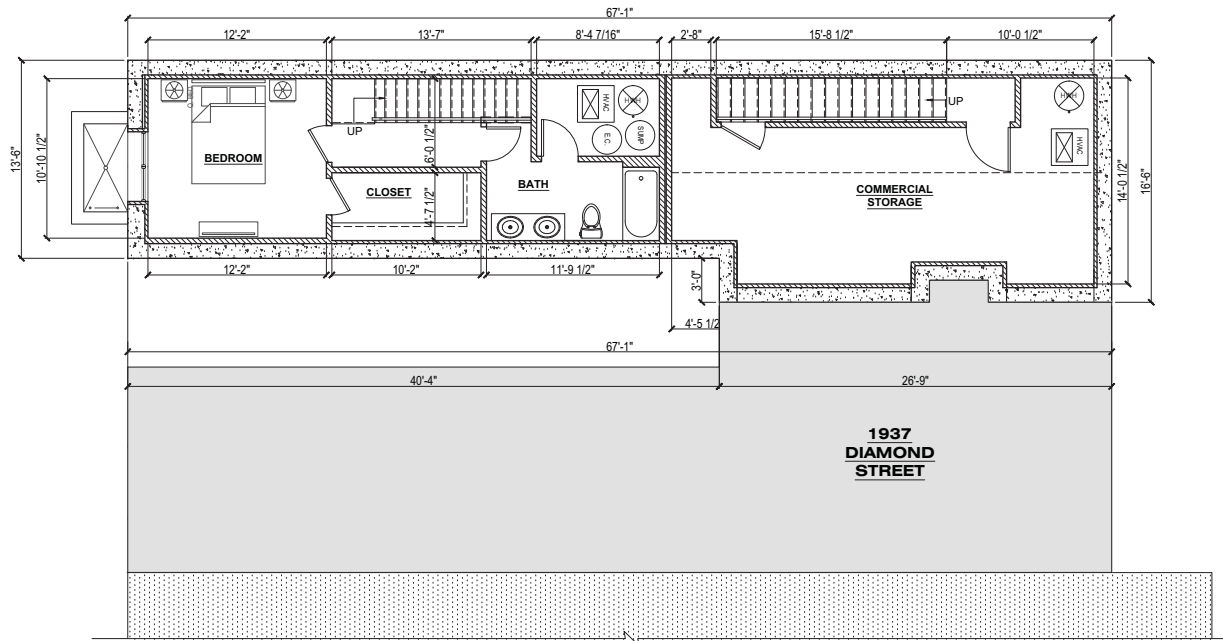
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**SP0**  
**SITE CONTEXT PLAN**

1935 DIAMOND ST  
Philadelphia, PA





**BASEMENT PLAN**

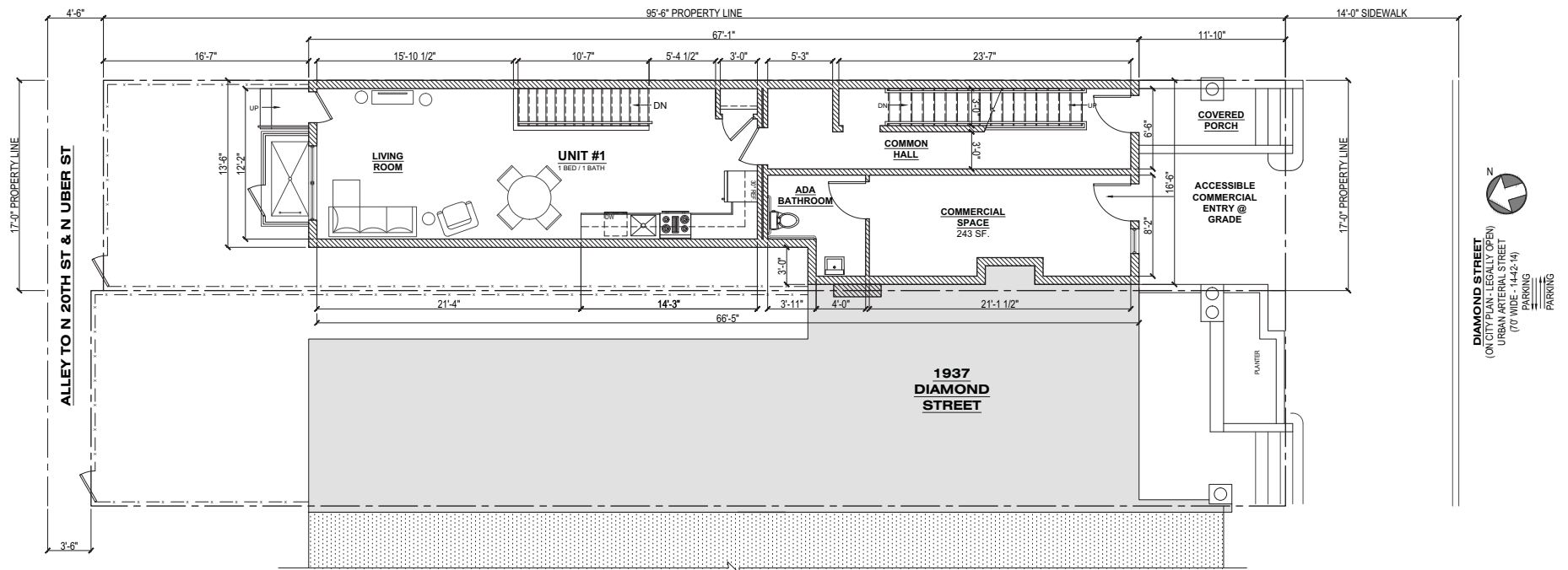
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**SD 1.0**  
**FLOOR PLANS**

1935 DIAMOND ST  
Philadelphia, PA

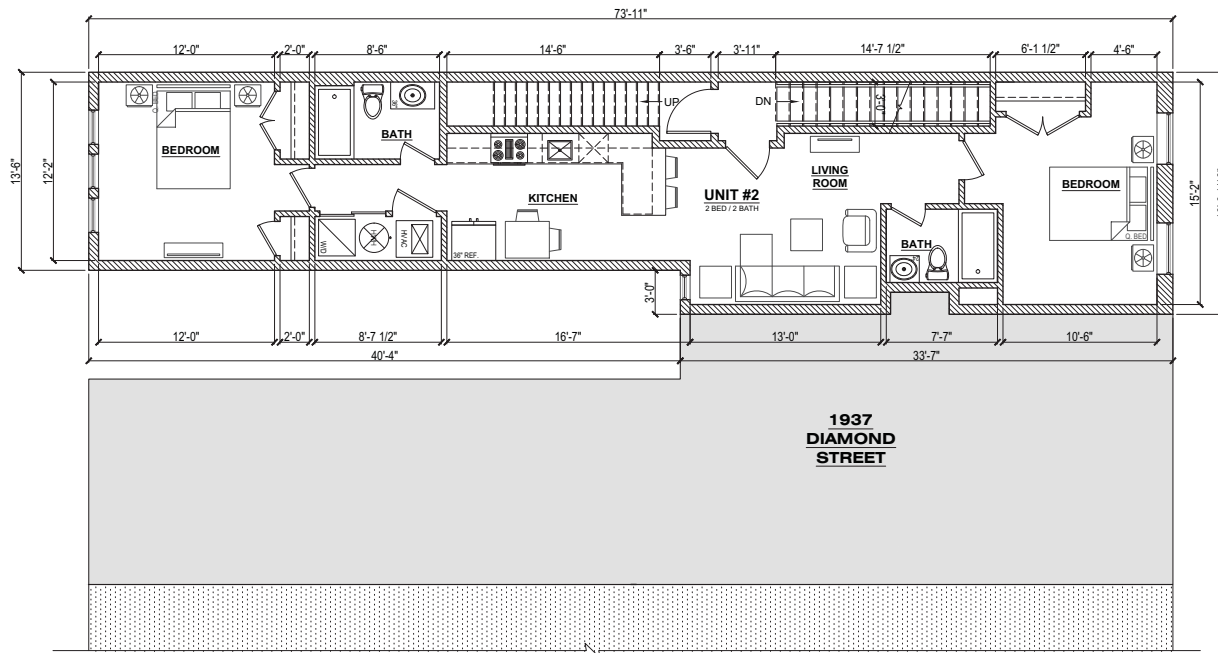




FIRST FLOOR PLAN

# 1935 DIAMOND STREET Philadelphia, PA

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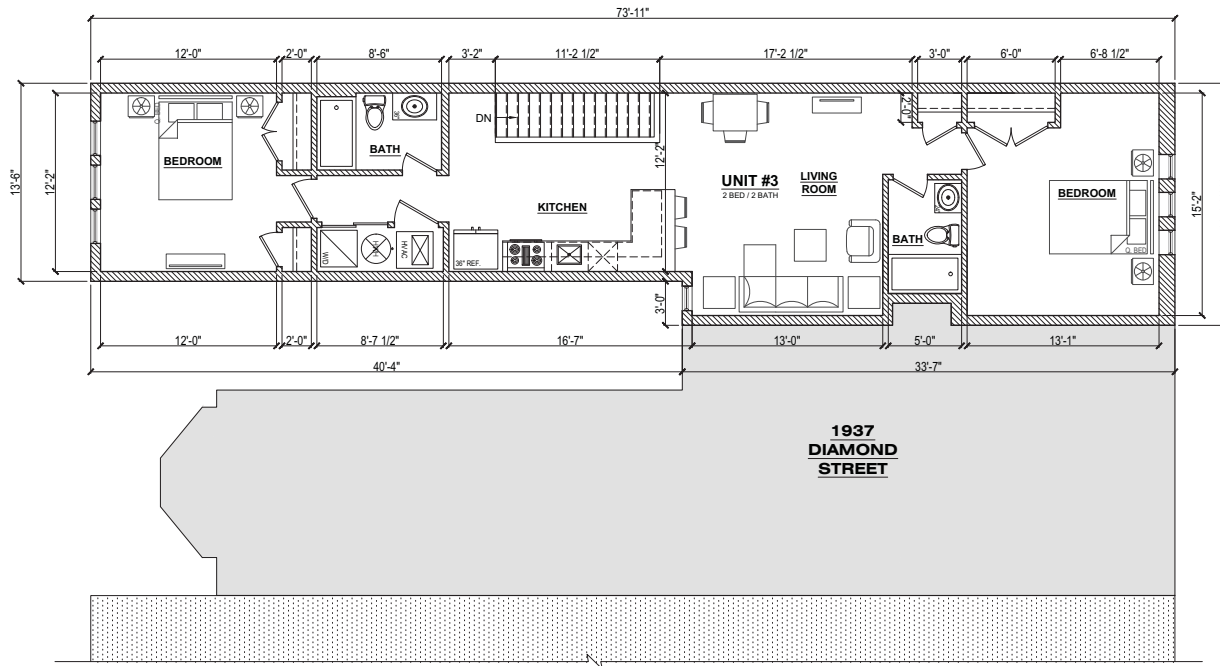
**SECOND FLOOR PLAN**

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**SD 1.2**  
**FLOOR PLANS**

1935 DIAMOND ST  
Philadelphia, PA



THIRD FLOOR PLAN

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**SD 1.3**  
FLOOR PLANS

1935 DIAMOND ST  
Philadelphia, PA

**KEYNOTES:**

1. 4" NOMINAL BRICK VENEER (BURNT ORANGE) CHIMNEY WITH ORNAMENTAL BRICK BANDING, PHC STAFF TO APPROVE BRICK SAMPLE
2. ASPHALT SHINGLE ROOF (DARK GREY) PHC STAFF TO APPROVE PROFILE
3. PVC TRIM AND MOLDING TRIM, PRIME & PAINT (WHITE), PHC STAFF TO APPROVE PROFILE
4. ALUMINUM CLAD WOOD (WHITE) DOUBLE HUNG WINDOWS 1 OVER 1 (TYP)
5. BUILT OUT PVC CORNICE, PRIME & PAINT (WHITE) PHC STAFF TO APPROVE PROFILE
6. 4" NOMINAL BRICK VENEER (BURNT ORANGE), PHC STAFF TO APPROVE BRICK SAMPLE
7. 3 COAT STUCCO FINISH (WHITE)
8. CAST STONE SILLS PHC STAFF TO APPROVE PROFILE

9. BUILT OUT PVC ARCH PROFILE, PRIME & PAINT (WHITE), PHC STAFF TO APPROVE PROFILE
10. FIBER CEMENT LAP SIDING (LIGHT GREY, 7" EXPOSURE)
11. STONE VENEER COLUMN TO MATCH EXISTING PROFILE AND COLOR, PHC STAFF TO APPROVE SHOP DRAWING(S)
12. WOOD PANEL ENTRY DOOR WITH GLASS PANE, PRIME AND PAINT (BLACK), PHC STAFF TO APPROVE SHOP DRAWING(S)
13. ALUMINUM STOREFRONT SYSTEM (BLACK)
14. BRICK GUARDRAIL WITH 2" CAST STONE CAP
15. ENTRY STAIRS / LANDING WITH 2" CAST STONE TOP AND 4" BRICK VENEER (BURNT ORANGE)

16. 8" METAL COPING (WHITE)
17. VINYL (WHITE) DOUBLE HUNG WINDOWS 1 OVER 1 (TYPICAL ON REAR)
18. ALUMINUM SCUPPER AND DOWNSPOUT (WHITE)
19. OMITTED
20. FULL LITE FIBERGLASS DOOR WITH TRANSOM, PRIME & PAINT (WHITE)
21. BITUMINOUS RUBBER OR TPO ROOFING
22. NEW 42" METAL GUARDRAIL PRIMED AND PAINTED (BLACK)
23. REAR ENTRY STAIRS COMPRISED OF PRESSURE TREATED STRUCTURE WITH COMPOSITE DECKING TOP, TREADS & RISERS
24. EGRESS WELL WITH 42" METAL GUARDRAIL WITH 36" WIDE GATE, PRIMED & PAINTED (BLACK)



**FRONT ELEVATION**



**REAR ELEVATION**

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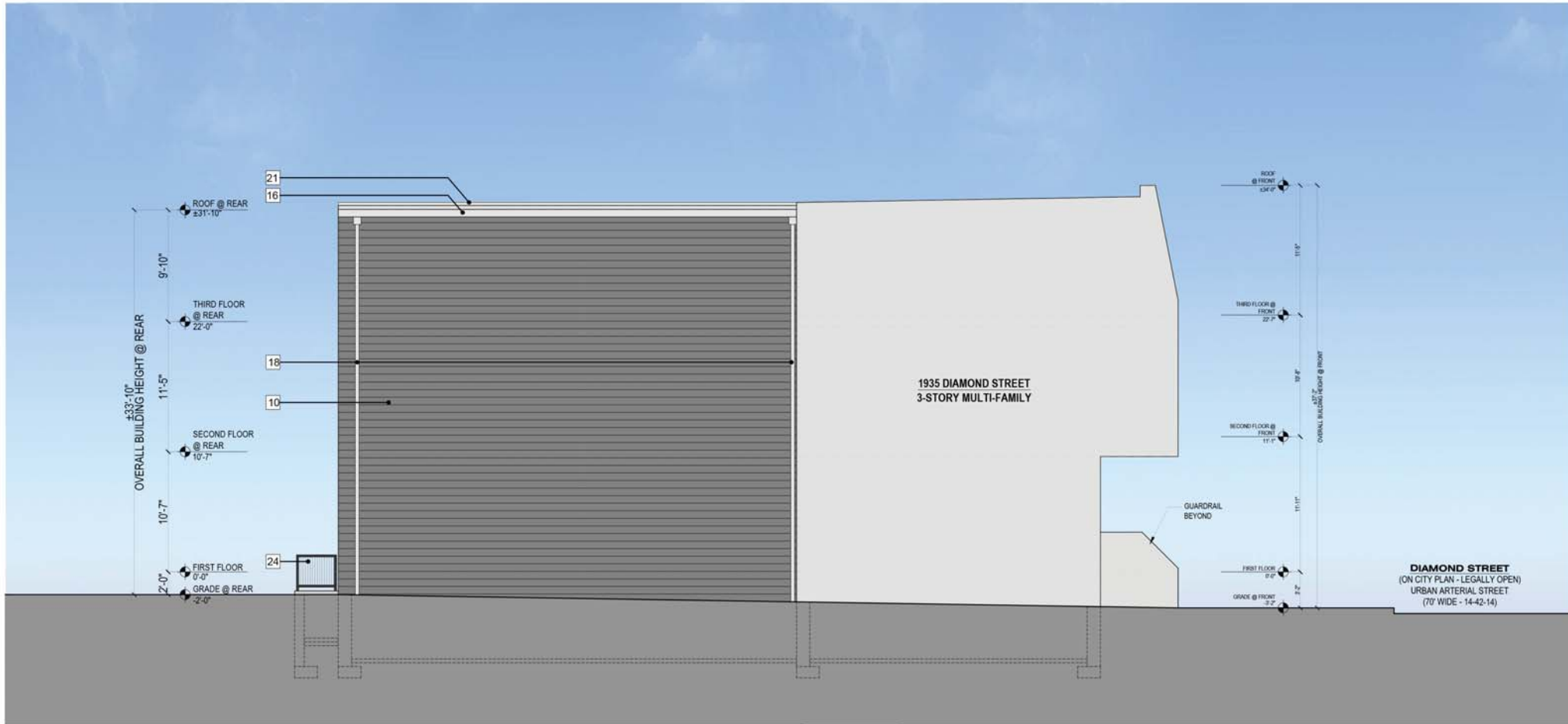


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COURTYARD ELEVATION

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