

ADDRESS: 2100 DIAMOND ST

Proposal: Construct two-story building

Review Requested: Final Approval

Owner: City of Philadelphia Department of Public Property

Applicant: Michelle Shuman, Capital Projects Division

History: 1875; Buildings demolished c. 1997

Individual Designation: None

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

Staff Contact: Kim Chantry, kim.chantry@phila.gov

BACKGROUND:

This application proposes to construct a new building for the 22nd Police District, located on vacant lots within the Diamond Street Historic District. The Diamond Street Historic District was listed on the Philadelphia Register of Historic Places in 1986. At the time of the designation, buildings classified as contributing in the district inventory, which were in very poor condition, stood on these blocks. Not long after the designation of the district, the Department of Licenses & Inspections cited these buildings as “imminently dangerous” and the blocks of houses were demolished, resulting in the vacant lots that are present today. In 2001 and again in 2018, proposals were reviewed by the Commission to amend the historic district boundaries to exclude these vacant lots. Owing to community opposition, the Commission took no action in 2001, and denied the application to amend the boundary in 2018. Therefore, the Commission retains plenary jurisdiction over the review of building permit applications for these lots which have been vacant for approximately 20 years and are located at the far western edge of the historic district.

SCOPE OF WORK

- Construct two-story building and associated parking lots and public plazas.

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 will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*
 - The proposed building is compatible with, yet differentiated from, the historic district. It is located at the far western end of the district, and as such, it is not seen within the context of the traditional red brick and brownstone rowhouses that defines the district to the east. The building façade incorporates ornamental brickwork found on residential buildings in the district but with a gray brick. The overall massing, size, and scale appears to be appropriate for the historic district.

STAFF RECOMMENDATION: Approval, with the staff to review details, pursuant to Standard 9.

B A L L I N G E R



The New 22nd Police District
Philadelphia Historic Commission Submission
March 10, 2020

City of Philadelphia,
Department of Public Property

Cover Letter and Table of Contents

Memorandum



To: Jon Farnham, Executive Director Historic Commission
From: Valerie Bergman, Deputy Commissioner, Department of Public Property *VB*
Date: 3/10/2020
Re: Request for Historical Commission Review

We request to schedule a presentation at the next meeting of the Historical Commission's Architectural Committee, for approval of the New 22nd Police District Building at 2100 Diamond St. Please see attached for the full submission package.

This project includes the construction of a new 27,000 square foot, two-story building to serve the 22nd Police District, associated parking lots, streetscape improvements, and two small public plazas. The new site is several blocks northwest of the existing 22nd District building.

The building site was assembled from a number of lots that were owned by the City, Redevelopment Authority, or acquired by condemnation for this project. All lots are currently owned by the City and are in the process of being consolidated. A portion of the project site that will include the building is a series vacant lots –2100-2116 W Diamond St – located within the Diamond Street Historic District.

The new building will include typical police functions, police bicycle storage and fleet parking. As part of the Police Department's goal of making their facilities more welcoming to the public, the new 22nd District will have a larger lobby with public amenities like an ATM, and the first purpose-built community room in a Philadelphia Police building.

The project team is committed to designing a building that relates to the historic neighborhood and reflects modern community policing ideals.

cc: Bridget Collins-Greenwald, Commissioner, DPP
Pedro Pinto, PE, Project Director
Michelle Shuman, Project Coordinator
File: Project # 11-1-4619-01, Section 2.12

S:\projectfiles\11 Police\11-17-4523-01 PD 22 New Building Diamond St\2.00 DESIGN PHASE\2.12 APPROVALS - PERMITS - MBEC\Historical Commission\Historical Commission Approval Request (2.12).doc
Revised: 06/12/12

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Building Permit Application

| APPLICATION FOR BUILDING PERMIT | |  CITY OF PHILADELPHIA DEPARTMENT OF LICENSES AND INSPECTIONS MUNICIPAL SERVICES BUILDING – CONCOURSE 1401 JOHN F. KENNEDY BOULEVARD PHILADELPHIA, PA 19102 <small>For more information visit us at www.phila.gov/ill</small> | |
|---|--------------------|---|-----------------------------------|
| APPLICATION # _____ <small>(Please complete all information below and print clearly)</small> | | | |
| ADDRESS OF PROPOSED CONSTRUCTION: 2100 West Diamond Street, Philadelphia, PA 19121 | | | |
| APPLICANT: Michelle Shuman | | APPLICANT'S ADDRESS: City Hall – Room 710 | |
| COMPANY NAME <small>City of Philadelphia Dept. of Public Property – Capital Projects Division</small> | | Philadelphia, PA 19107 | |
| PHONE # (215) 683-4481 | FAX # | LICENSE # | E-MAIL: Michelle.Shuman@phila.gov |
| PROPERTY OWNER'S NAME: <small>City of Philadelphia Dept. of Public Property – Capital Projects Division</small> | | PROPERTY OWNER'S ADDRESS: City Hall – Room 710, Philadelphia, PA 19107 | |
| PHONE # 215-683-4481 | FAX # | | |
| ARCHITECT/ENGINEER IN RESPONSIBLE CHARGE Keith Mock | | ARCHITECT/ENGINEERING FIRM ADDRESS: 833 Chestnut Street, Suite 1400 | |
| ARCHITECT/ENGINEERING FIRM: Ballinger | | Philadelphia, PA 19107 | |
| PHONE # 215-448-0930 | FAX # 215-448-0901 | LICENSE # RA010598XE | E-MAIL: kmock@ballinger.com |
| CONTRACTOR: TBD | | CONTRACTING COMPANY ADDRESS: | |
| CONTRACTING COMPANY: | | | |
| PHONE # | FAX # | LICENSE # | E-MAIL: |
| USE OF BUILDING/SPACE City of Philadelphia 22nd Police District | | ESTIMATED COST OF WORK \$ 20,106,740.00 | |
| BRIEF DESCRIPTION OF WORK: The work includes the construction of site improvements and a new 2-story building to house the 22nd Police District for the City of Philadelphia. | | | |
| TOTAL AREA UNDERGOING CONSTRUCTION: 27,271.00 square feet | | | |
| COMPLETE THESE ITEMS IF APPLICABLE TO THIS APPLICATION: | | | |
| # OF NEW SPRINKLER HEADS (suppression system permits only): _____ | | LOCATION OF SPRINKLERS: _____ | |
| # OF NEW REGISTERS/OFFUSERS (hvac/ductwork permits only): _____ | | LOCATION OF STANDPIPES: _____ | |
| IS THIS APPLICATION IN RESPONSE TO A VIOLATION? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES VIOLATION #: _____ | | | |
| <small>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.</small> | | | |
| APPLICANT'S SIGNATURE: <i>Michelle Shuman</i> | | DATE: 3 / 10 / 2020 | |

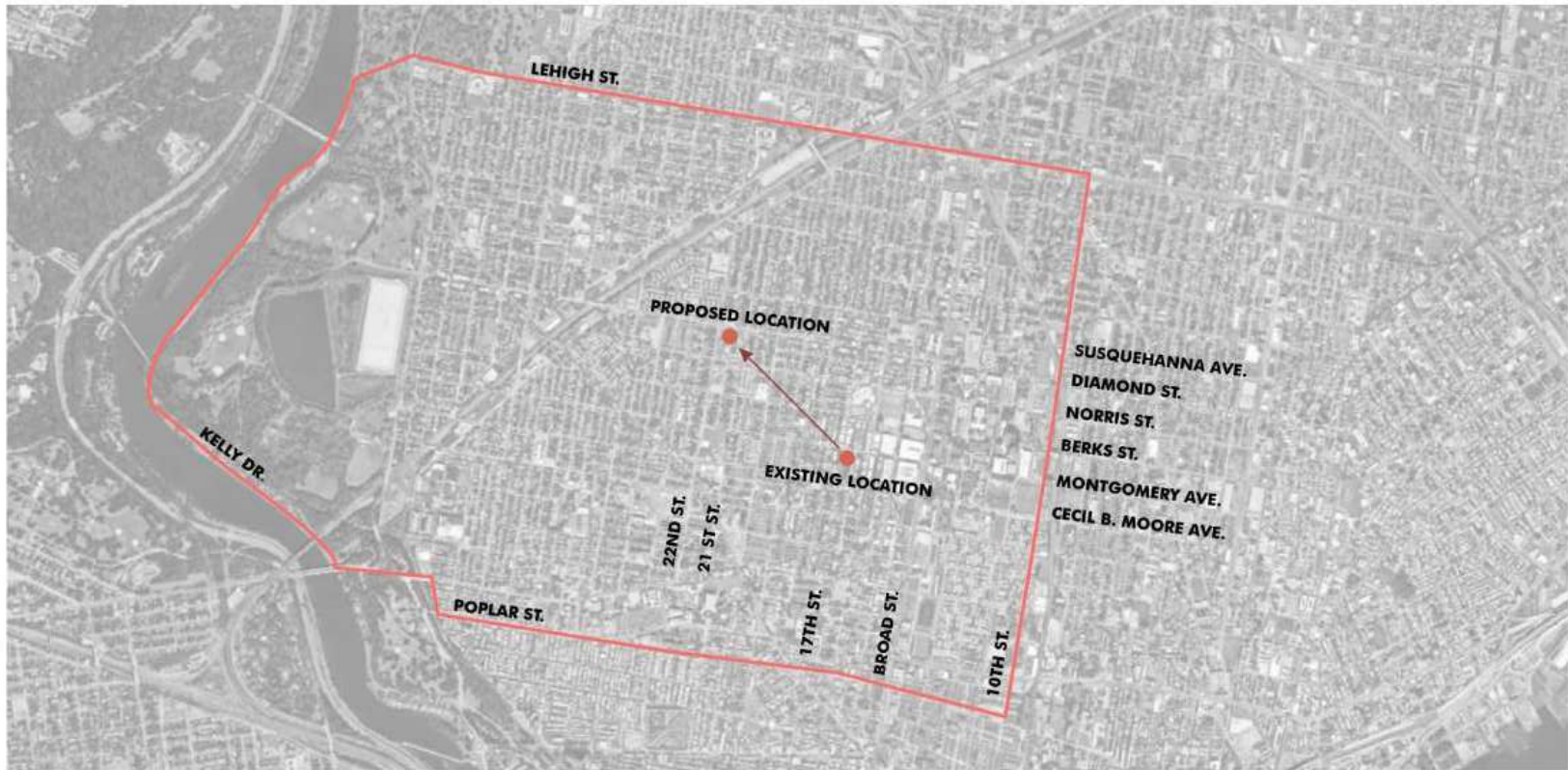
(83-J Rev 5/04)

| PRE-REQUISITE APPROVALS FOR: | | | | |
|---|--|---|------------------------|---------|
| ADDRESS: | | | APPLICATION #: | |
| ✓ IF REQ'D | AGENCY | INITIALS | DATE | REMARKS |
| | ART COMMISSION 13 TH FLOOR – 1515 ARCH STREET | | | |
| | CITY PLANNING COMMISSION 13 TH FLOOR – 1515 ARCH STREET | | | |
| | FAIRMOUNT PARK COMMISSION | | | |
| | <input type="checkbox"/> CITY <input type="checkbox"/> STATE AIR MANAGEMENT / HEALTH DEPT | | | |
| | HISTORICAL COMMISSION ROOM 576 – CITY HALL | | | |
| | STREETS DEPARTMENT ROOM 940 – M.S.B. | | | |
| | WATER DEPARTMENT 2 ND FLOOR – 1101 MARKET STREET | | | |
| | CONTRACTUAL SERVICES UNIT ROOM 1140 – M.S.B. | | | |
| | ZONING | | | |
| EXAMINER'S APPROVAL (OFFICE USE ONLY) | | | | |
| APPROVED USE OF BUILDING SPACE: | | | | |
| PERMIT TO READ: | | | | |
| CODE/EDITION USED FOR REVIEW: | | | | |
| WAS VIOLATION FOR WORK WITHOUT A PERMIT? <input type="checkbox"/> NO <input type="checkbox"/> YES (INSPECTION FEE MUST BE ADDED TO PERMIT FEE) | | | | |
| VIOLATION # _____ | | | | |
| OTHER BUILDING PERMITS REQUIRED: <input type="checkbox"/> FIRE SUPPRESSION <input type="checkbox"/> HVAC/DUCT <input type="checkbox"/> FUEL GAS | | | | |
| PLAN # | CONSTRUCTED AREA | | FEE ITEM | AMOUNT |
| | _____ SQ FT | <input type="checkbox"/> NEW CONSTRUCTION | BLDG. PERMIT/C.O./L.O. | |
| | | <input type="checkbox"/> ALTERATION | INSPECTION FEE | |
| CONSTRUCTION | CO REQUIRED | NEW DWG UNITS: | WATER METERS | |
| TYPE: _____ | <input type="checkbox"/> NO <input type="checkbox"/> YES | | CONSTRUCTION WATER | |
| USE: _____ | <input type="checkbox"/> VARIANCES <input type="checkbox"/> NO <input type="checkbox"/> YES | PROJECT TYPE | | |
| TOTAL FEES | | | | |
| This is to certify that I have examined the within detailed statement, together with a copy of the plans relating thereto, and find the same to be in accordance with the provisions of the law relating to buildings in the City of Philadelphia, that the same has been approved and entered into the records of this Department. | | | | |
| EXAMINER: _____ | | | DATE APPROVED: _____ | |
| PERMIT # _____ | DATE ISSUED: _____ | CHECK # _____ | | |

New 22nd Police District Building Site Context



New 22nd Police District Building Site Context



New 22nd Police District Building Site Context



New 22nd Police District Building Site Context



Diamond Street Architectural Character



2100 Block of Diamond Street, North Side
1. Urban fabric establishes a horizontal datum.



1735-1741 Diamond Street
1. Cornice ornamental piece. 2. Accent header surround. 3. Accent sill surround.



1707-1713 Diamond Street
1. Cornice ornamental piece. 2. Accent header surround. 3. Accent sill surround.



1600 Block of Diamond Street, North Side
1. Urban fabric establishes a horizontal datum.
2. Cornice datum.
3. Base datum typically including a stoop at each dwelling.



1831-1835 Diamond Street
1. Articulated corner.



1701-1703 Diamond Street
1. Articulated corner.

Diamond and Van Pelt Street Architectural Elements



1901 Diamond Street

1. Projected brick veneer
2. Articulated brick veneer in custom masonry pattern.
3. Articulated corners.
4. Recessions in brick veneer to emphasize windows.
5. Transition accent between units.
6. Continuous stone accent courses.



2130-2132 Van Pelt Street

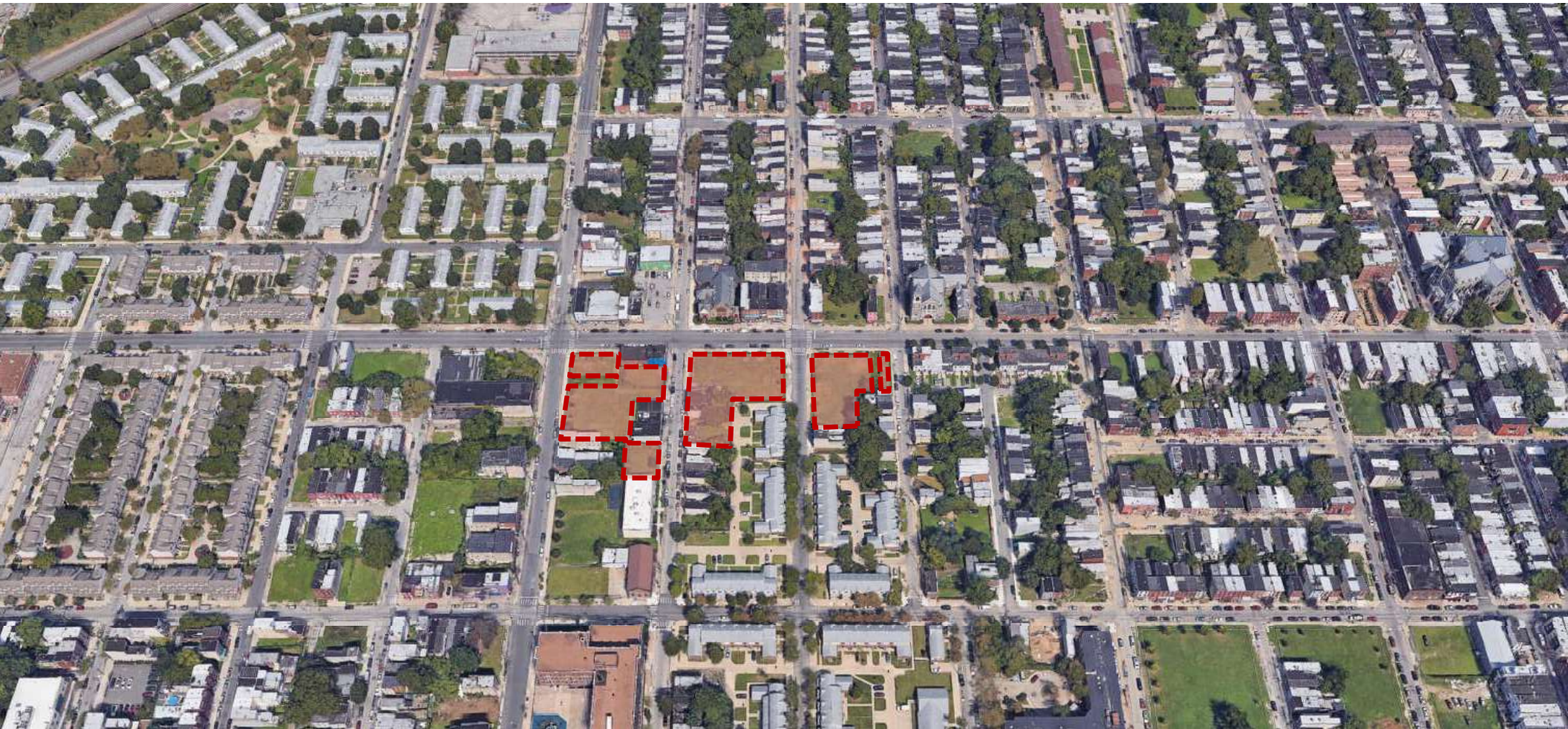
1. Custom brick shapes and details.



2130 Van Pelt Street

1. Custom brick shapes and details.

Diamond Street Corridor



Diamond Street Corridor

Building Zones

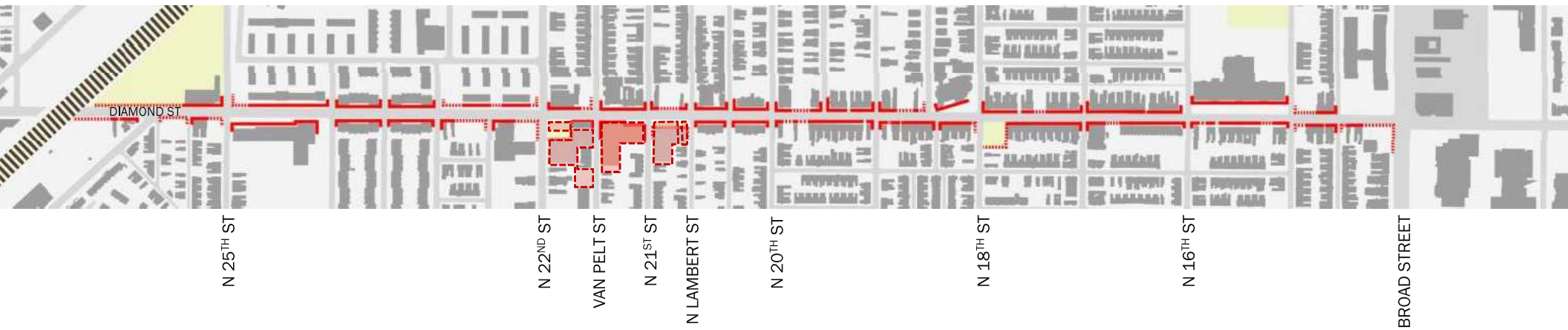




Community activity and public open space at the New Police District Building will stitch together the Diamond Street Historic District, post-WWII housing, and surrounding neighborhood corridors.

- TEMPLE UNIVERSITY
- DIAMOND STREET HISTORIC DISTRICT
- PHA HOUSING

Diamond Street Corridor

Street Edge



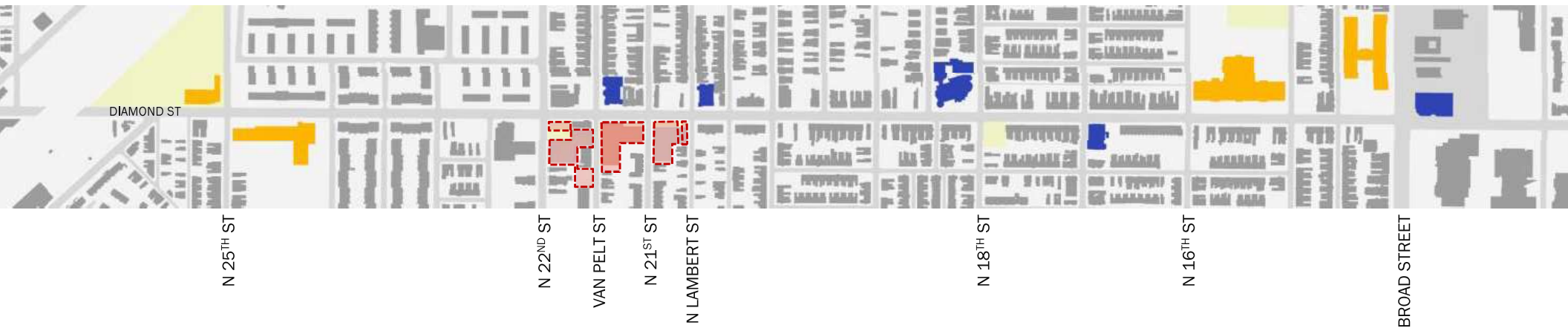
-  CONTINUOUS URBAN EDGE
-  BROKEN URBAN EDGE

Diamond Street Historic District and post-war urban housing is concentrated between Broad Street and 20th Street.

Undeveloped property lots between Lambert and 22nd Street break the Diamond Street Building Line.

Diamond Street Corridor

Landmarks



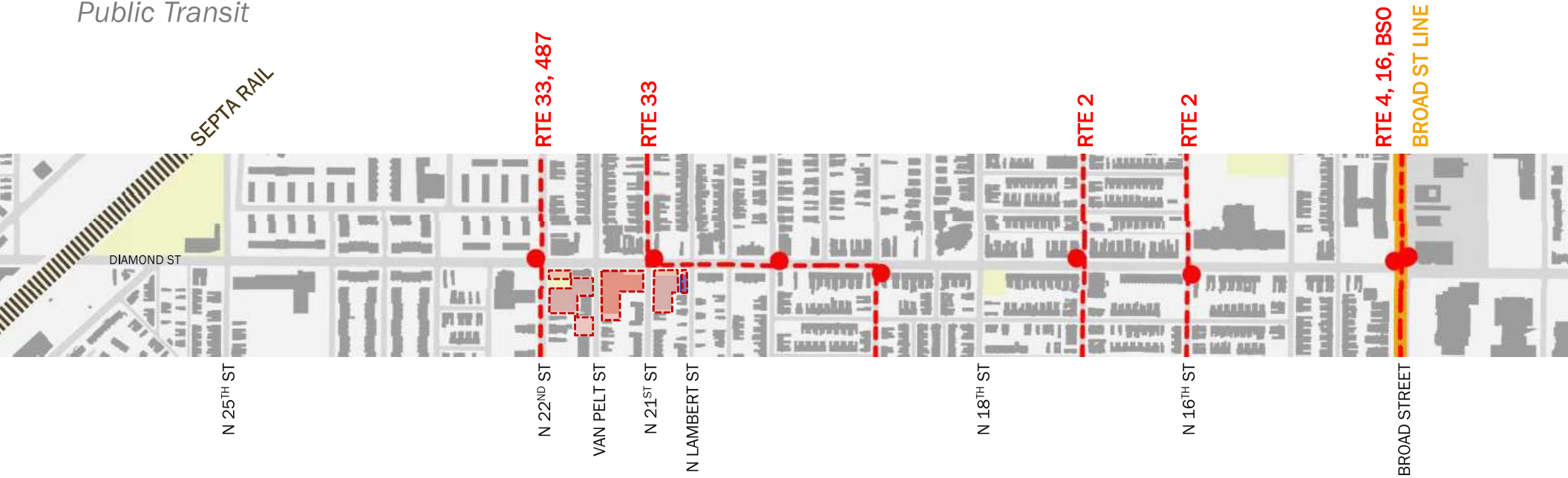
High density of churches and schools are located along Diamond Street.

The New Police District Building will provide a new community and civic landmark along Diamond Street.

- CHURCH
- SCHOOL

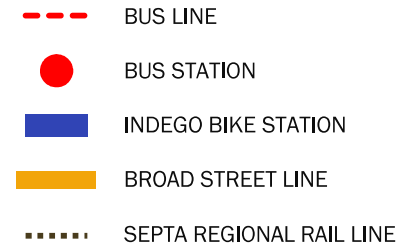
Diamond Street Corridor

Public Transit



The New Police District Building is

- Within a 10 min walk from 7 bus lines
- Within a 15 min walk to the Broad Street Line
- Adjacent to a potential Indego Bike Share Station





Diamond Street Corridor

Vegetation



A landscaped edge on Diamond Street will create an attractive open public space for community member engagement and interaction.

-  PARK/LAWN
-  TREE CANOPY

Diamond Street Corridor

Major Street Corridor



Active engagement and community open space contributes to a vibrant and rich urban corridor.

- CONTINUOUS URBAN EDGE
- BROKEN URBAN EDGE
- CHURCH
- SCHOOL
- DIAMOND STREET HISTORIC DISTRICT
- PHA HOUSING

Existing Building Site and Diamond Street Corridor



Building Site Existing Conditions



Lot A1



Lot A2



Lot B



Lots C1 and C2

Building Site Existing Conditions



Lot B



Lot C1



Van Pelt Street between Lots B & C1



Lot B Neighboring Housing



Lot B Retaining Wall

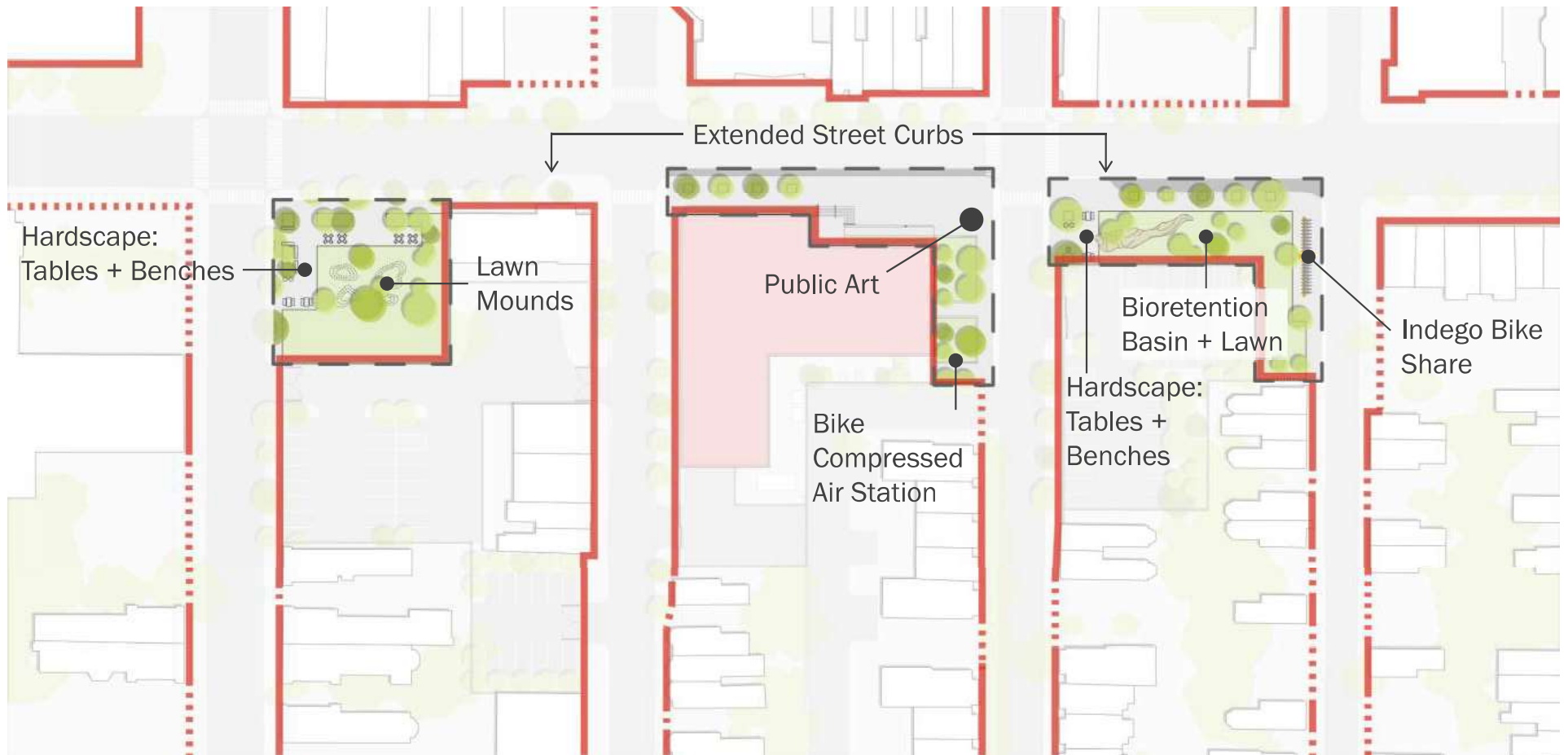


Lot B Retaining Wall

Proposed Site Plan



Proposed Site Plan – Public Space



Proposed Site Plan – Police Functions



Aerial Looking South



Proposed Floor Plan



Proposed Building Elevation



NORTH ELEVATION – DIAMOND STREET

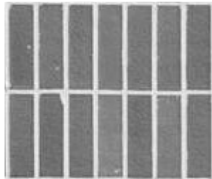
Proposed Building Elevation



Ornamental Brick Work



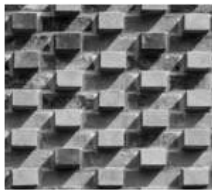
METAL COPING CAP



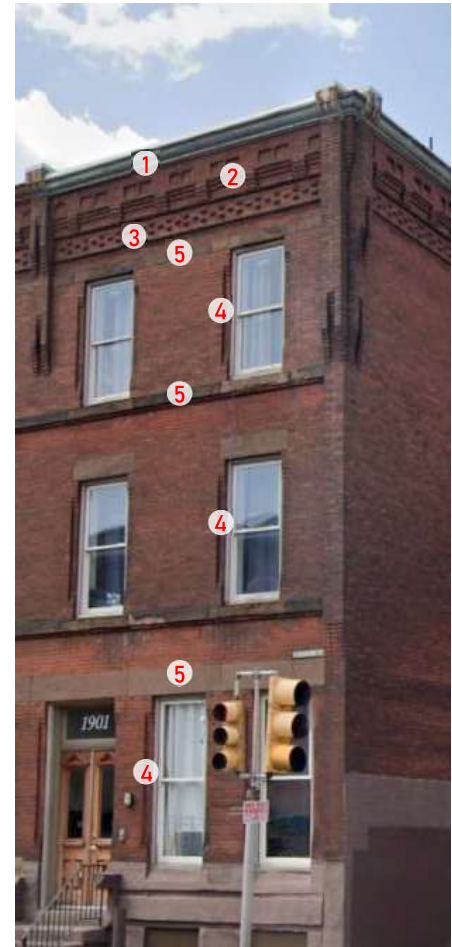
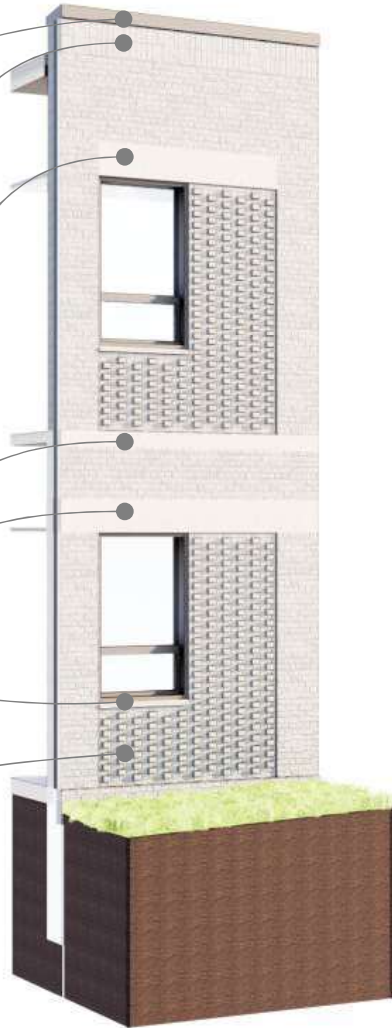
STACKED SOLDIER COURSE



PRECAST LINTELS AND SILLS



PROJECTING FLEMISH BOND

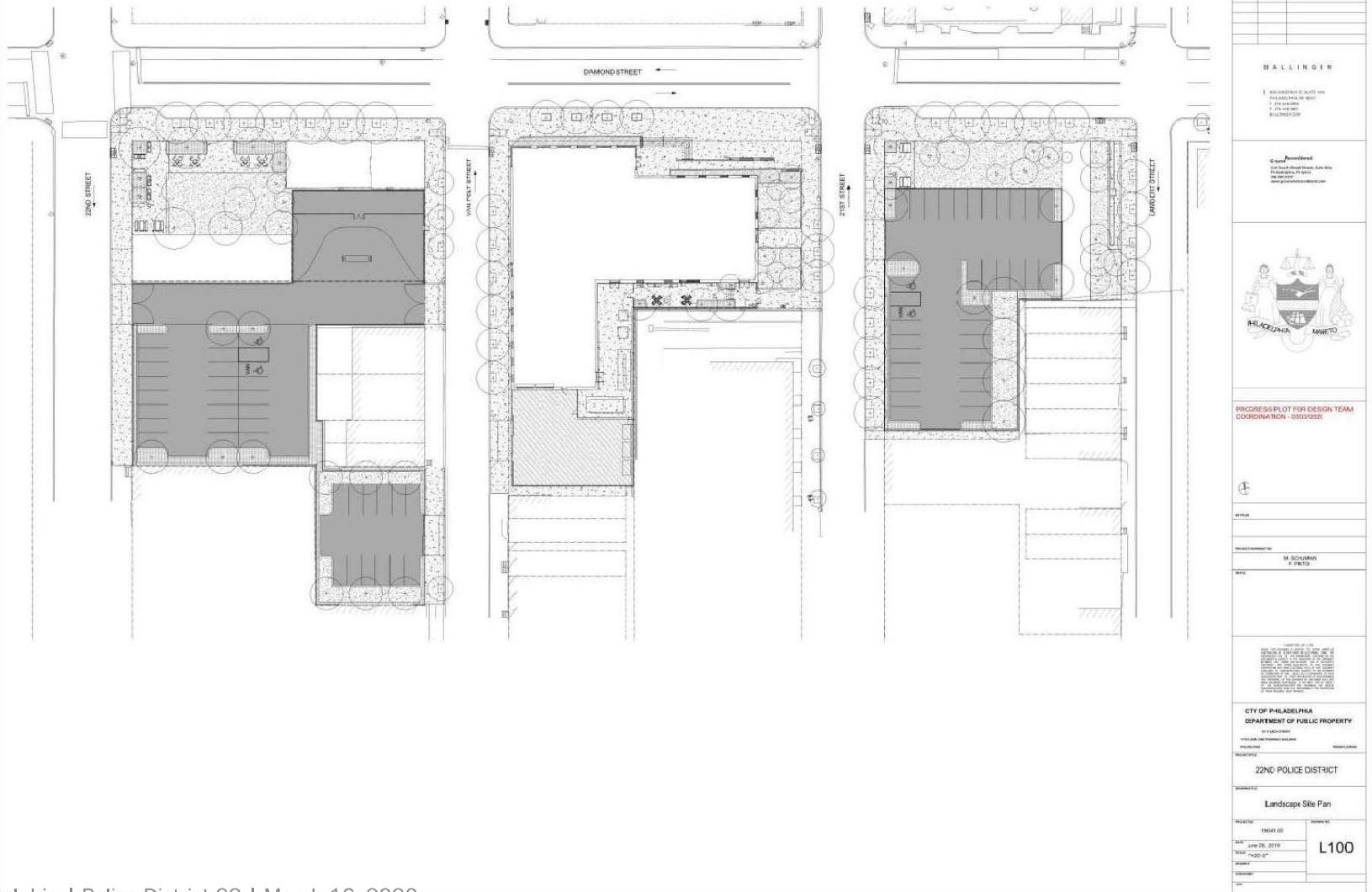


1901 Diamond Street
 1. Metal coping caps
 2. Decorative brick cornices
 3. Articulated brick veneer in custom masonry pattern.
 4. Recessions in brick veneer to emphasize windows.
 5. Continuous stone accent courses.

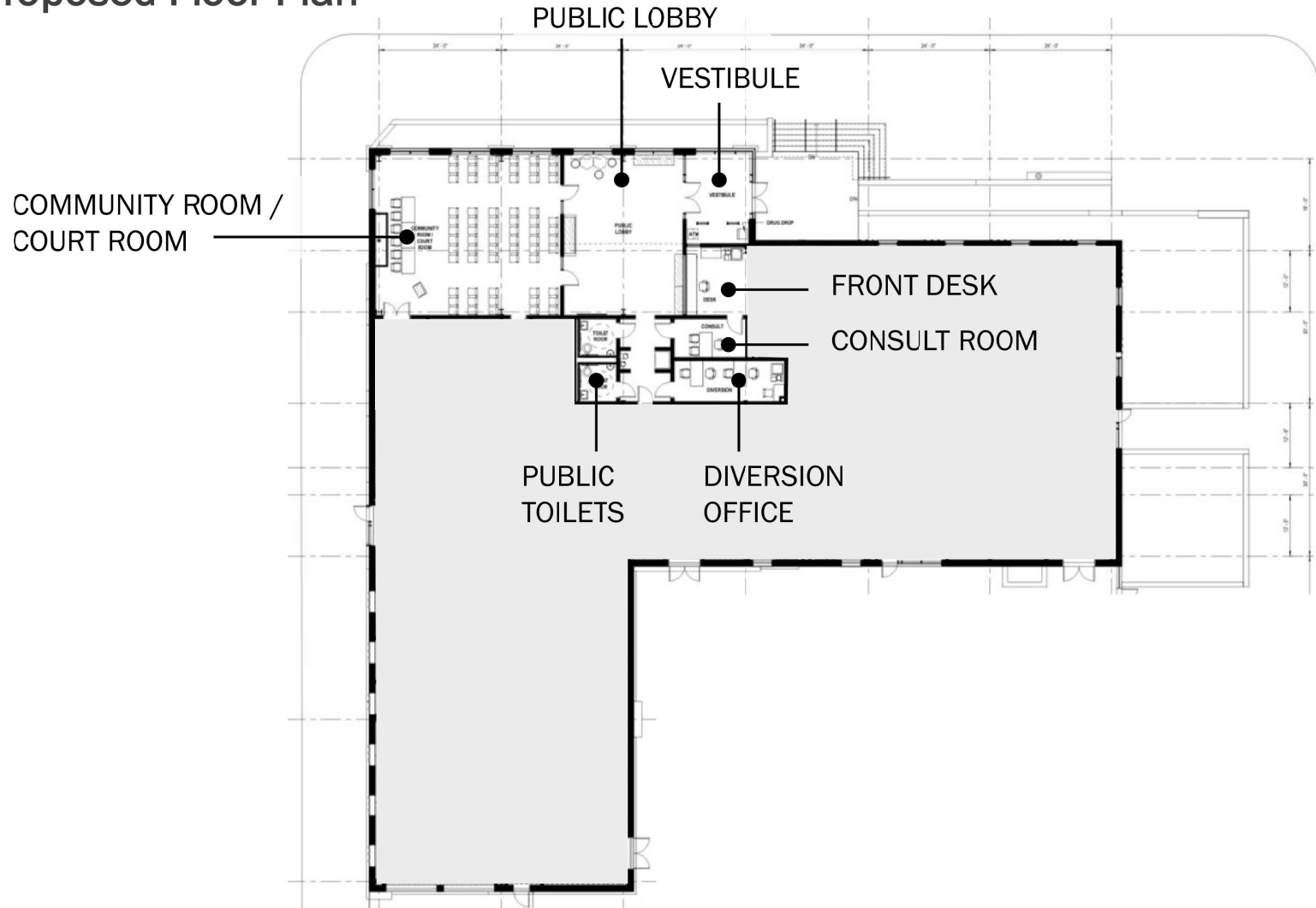
Proposed Diamond Street Elevation looking West



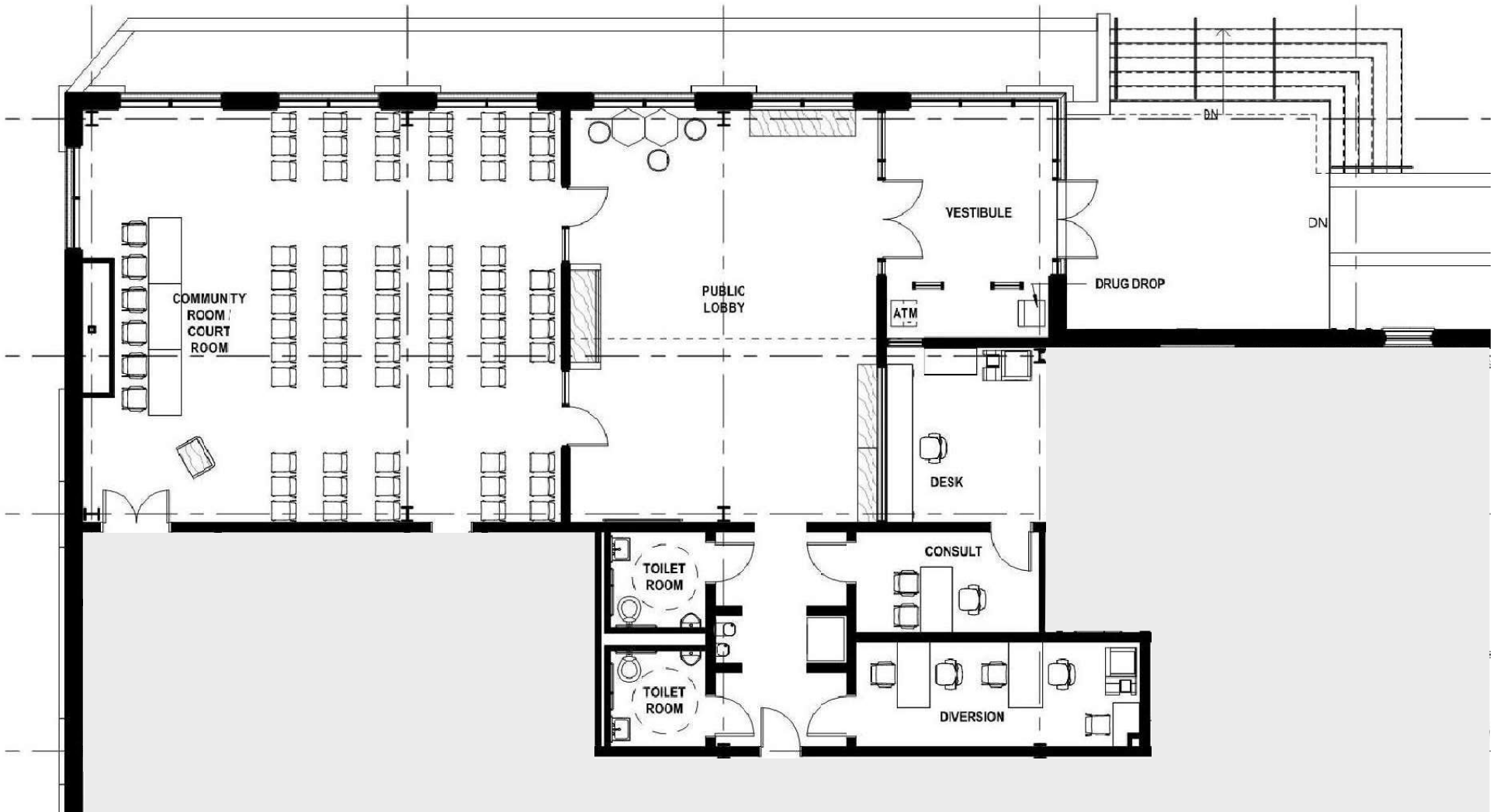
Landscape Site Plan



Proposed Floor Plan



Proposed Floor Plan



East and North Elevations



West and South Elevations



| EXTERIOR GLAZING LEGEND | |
|-------------------------|--|
| | G-01 - CLEAR, TRANSPARENT, REFLECTIVE GLASS. COORDINATE W/ SPEC. |
| | G-02 - PARTIALLY FRITTED GLASS. COORDINATE W/ SPEC. |
| | G-03 - FULLY FRITTED TRANSLUCENT GLASS. COORDINATE W/ SPEC. |

