

**ADDRESS: 1935 DIAMOND ST—REVISED**

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. Revision for Historical Commission review: stucco side and rear walls

**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, satisfying 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.

**ARCHITECTURAL COMMITTEE RECOMMENDATION** The Architectural Committee voted to recommend denial as presented, but approval provided the lap siding is replaced with stucco, elements of the storefront system better align with the neighboring property and adjacent residential entrance, and the second-floor windows are better defined, with the staff to review details, pursuant to Standards 9 and 10.

**IMAGES:**



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

1935 DIAMOND STREET  
HISTORIC COMMITTEE MEETING  
06.04.2020



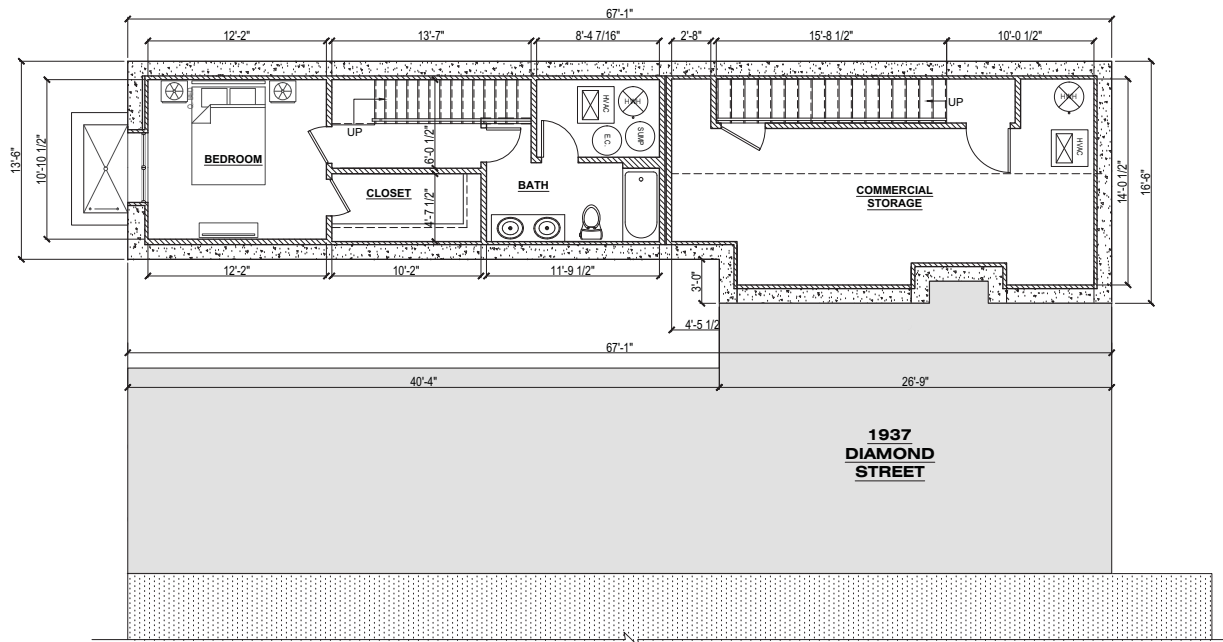


# 1935 DIAMOND STREET Philadelphia, PA

#	DATE	ISSUE / REVISION	DRAWN BY:	REVIEWED BY:
5	06.04.2020	HISTORIC PACKAGE - REV 1	KR	EQ / RS / RD

**CONTEXT**  
CONTEXT SHEET





**BASEMENT PLAN**

# 1935 DIAMOND STREET Philadelphia, PA

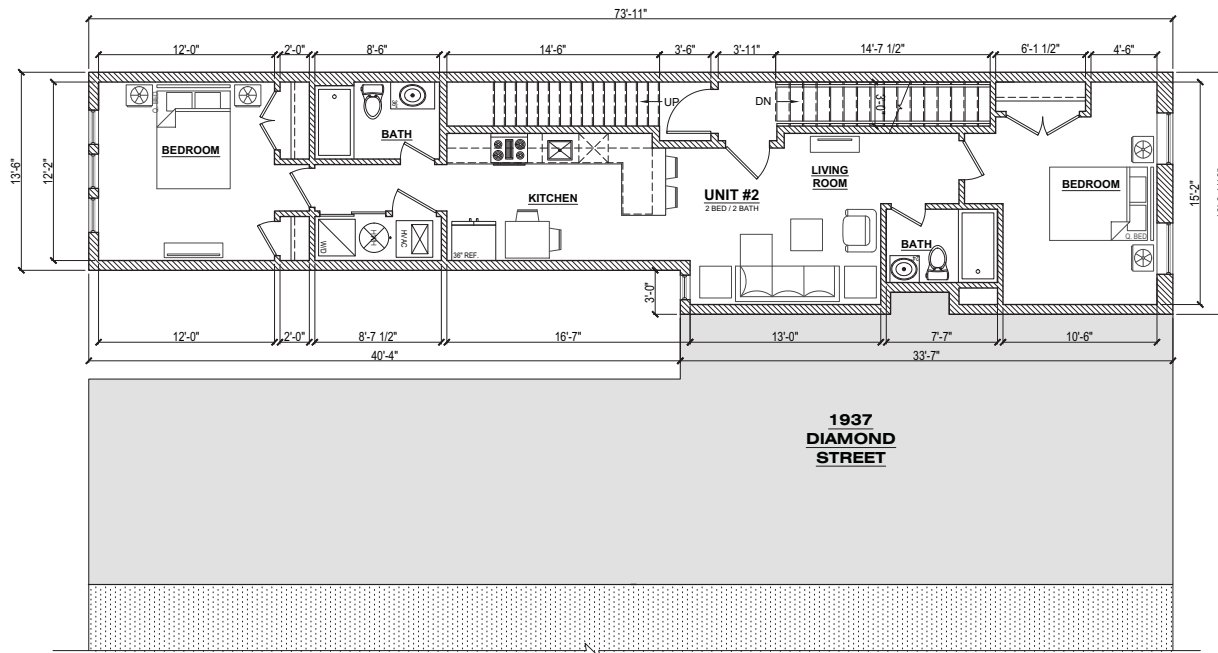
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**SD 1.0**  
FLOOR PLANS

1935 DIAMOND ST  
Philadelphia, PA







**SECOND FLOOR PLAN**

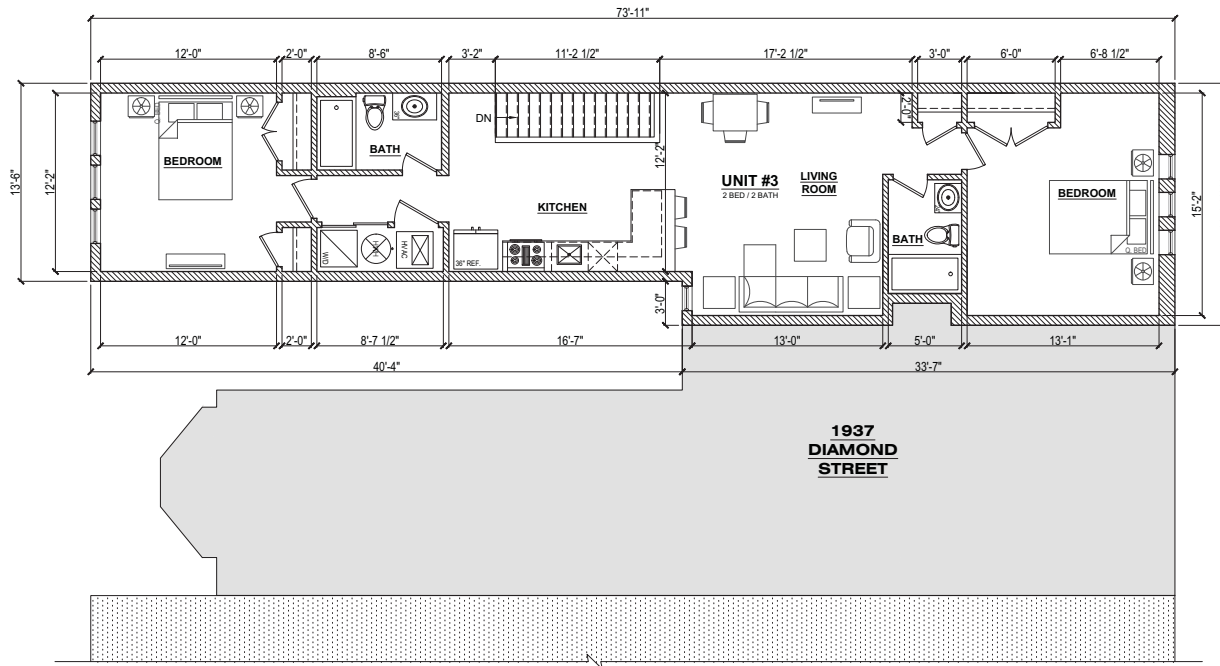
# **1935 DIAMOND STREET** **Philadelphia, PA**

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5	06.04.2020	HISTORIC PACKAGE - REV 1	KR	EQ / RS / RD

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

1935 DIAMOND ST  
Philadelphia, PA





THIRD FLOOR PLAN

# 1935 DIAMOND STREET Philadelphia, PA

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5	06.04.2020	HISTORIC PACKAGE - REV 1	KR	EQ / RS / RD

**SD 1.3**  
FLOOR PLANS

1935 DIAMOND ST  
Philadelphia, PA

# KEYNOTES:

1. THIN ROMAN BRICK VENEER 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 ROMAN 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. THIN ROMAN BRICK VENEER (BURNT ORANGE), PHC STAFF TO APPROVE BRICK SAMPLE
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 THIN ROMAN BRICK VENEER
16. 8" METAL COPING (WHITE)
17. VINYL (WHITE) DOUBLE HUNG WINDOWS 1 OVER 1 (TYPICAL ON REAR)
18. ALUMINUM SCUPPER AND DOWNSPOUT (WHITE)
19. BRICK SOLDIER COURSE AT WINDOW HEAD
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 W/ 42" METAL GUARDRAIL W/ 36" WIDE GATE, PRIMED/PAINTED (BLACK)



FRONT ELEVATION



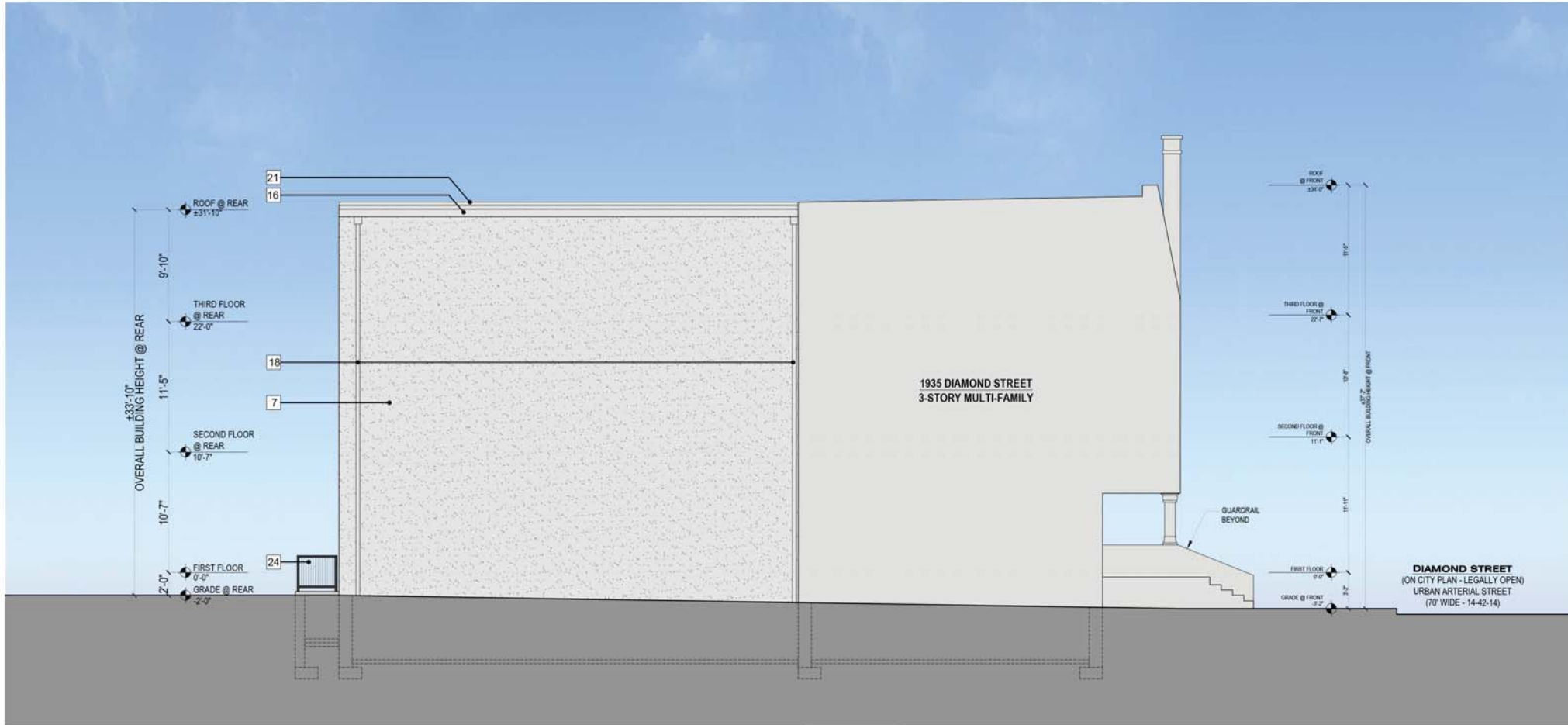
REAR ELEVATION

## 1935 DIAMOND STREET Philadelphia, PA

#	DATE	ISSUE / REVISION	DRAWN BY	REVIEWED BY
5	08.03.2020	HISTORIC PACKAGE - REV 1	KB	EQ/RB/RD

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COURTYARD ELEVATION



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PARTY WALL ELEVATION