

# Memorandum



**To:** Alex Smith, Director Art Commission  
**From:** Pedro Pinto, Project Director, DPP  
**Date:** January 31, 2024  
**Re:** Request for Art Commission Review

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We respectfully request to be included on the Art Commission agenda on February 14th for Final Approval of the new North Central Public Safety Building located at 2100 West Diamond Street.

Drawings will be submitted by the deadline on Wednesday February 7, 2024.

The team has reviewed and incorporated all previous Art Commission comments and has addressed all concerns brought up in the conceptual meeting. We are excited to present this project for Final Approval.

Thank you for your attention. Please contact me directly if you need more information.

cc: Valerie Bergman, Deputy Commissioner, DPP: Valerie.Bergman@phila.gov  
Angelina Castro, Project Manager, DPP: Agelina.L.Castro@phila.gov

# ballinger

## North Central Public Safety Building Philadelphia Art Commission

02.14.2024

### FINAL APPROVAL

- COMMUNITY ENGAGEMENT
- LETTERS OF SUPPORT
- LANDSCAPE AND PLANTING
- PUBLIC ART
- BUILDING SCALE AND ARTICULATION

City of Philadelphia,  
Department of Public Property

## PUBLIC MEETINGS – PROPERTY AQUISITION

- Bill 170557 - Condemnation
  - Introduced into council 5/25/2017. Members of the public provided testimony.
  - Approved 6/14/2017.
- Bill 170558 - Adopt Capital Budget FY18-23
  - Introduced into council 5/25/2017. Members of the public provided testimony.
  - Approved 6/14/2017.
- Declaration of Taking filed with the Court in September 2018
  - Properties specifically acquired to create “a necessary municipal building for the Philadelphia Police Department, and uses ancillary thereto”.

4. The properties subject to this Declaration of Taking are being acquired for the public uses and public purposes of erecting and constructing a necessary municipal building for the Philadelphia Police Department, and uses ancillary thereto, as permitted by and in accordance with the Municipal Corporations Law.



## PUBLIC MEETINGS - 2020 PROJECT

- Arts Commission 6/3/2020
  - Project received Conceptual Approval.
- Historic Commission 6/12/2020
  - Project did not receive approval.

Project was redesigned subsequent to 2020 hearings to be more community focused:

- Courtroom function was eliminated
- Detention function was eliminated
- Central Community Room was added
- PAL Center was added to program
- Grey Brick exterior was changed to Red Brick



## PUBLIC MEETINGS - 2023 PROJECT

- Historic Commission 5/12/2023
  - Project received approval.
- Art Commission 9/13/2023
  - Project attained Conceptual Approval.
- Community Meeting 10/20/2023
  - Honickman Learning Center, 1936 N. Judson Street
  - 54 Community members in attendance: 52 supported the project and 2 against.
- Art Commission 12/13/2023
  - Project submitted for Final Approval. Decision deferred to 2/14/2023.
- Zoning Board of Appeals 12/19/2023
  - ZBA approved the project on 1/10/2024. 3 votes for, 0 votes against.
  - RCO provided support for the project to ZBA.
- Art Commission 2/14/2024
  - Request for Final Approval





## LETTERS OF SUPPORT FROM COMMUNITY

- St. Elizabeth's RCO
  - RCO meeting voted 52-2 for the project
- Heritage Community Developmental Corporation
- Former CP Darrell Clarke
- Diamond Street Pharmacy
- Reverend Darnell Deans
- Guardian Civic League

LETTERS OF SUPPORT



November 2, 2023

Williams Bergman  
Chair, Zoning Board of Adjustment  
1515 Arch Street – 18<sup>th</sup> Floor  
Philadelphia Pa, 19102

Re: Proposed  
City of Philadelphia  
North Central Public Safety Building  
2100 W. Diamond Street  
Philadelphia Pa, 19121

Dear Mr. Bergman:

Below is a summary of a public community meeting held regarding the above referenced zoning proposal.

Final Position Taken by coordinating St. Elizabeth RCO is one of Support

Vote Count(s)

	RCO’ Board Committee	All Meeting Attendees	Other (e.g affected addresses, members, etc.)
Support	8	52	
Oppose	0	2	
Non Opposition	0	0	

Date of Meeting: October 20<sup>th</sup> 2023  
Location of Meeting: Honickman Learning Center / Comcast Technology Labs  
Participating RCO’s: Strawberry Mansion CDC RCO  
Number of Attendee’s # 52  
Letter with explanation of/ Rationale for Position Attached? No

Sincerely,  
President of St. Elizabeth RCO

Priscilla Bennett

St. Elizabeth's RCO

Heritage Community Development Corporation

1933 North 23rd Street, Phila., Pa 19121-2024 USfl ~ 267-773-2260 ~ heritagecdcorp@gmail.com

Zoning Board of Adjustments  
City of Philadelphia  
1515 Arch Street, 18th floor  
Philadelphia, PA 19102

December 14, 2023

RE: (ZP-2023-007278)  
2100 W. Diamond St  
(ZP-2023-007463)  
2032 W. Diamond  
(ZP-2023-007460)  
2033 N. 22nd St

Dear Zoning Board of Adjustments,

Please accept this letter as an expression of support for the new construction plans for the North Central Public Safety Building and parking at its proposed sites listed above. Regarding this matter, we have received and shared electronic and hard copies of the architectural plans provided courtesy of Council President Darrell Clarke’s office, gave public comments at meetings of the Philadelphia Historical Commission and its Architectural Committee and on 2/28/23, as block captain, I attended the 22nd Police District Captain’s Town Hall meeting where a speaker reported about the plans. While in attendance at the St. Elizabeth RCO meeting, on 10/20/2023, I heard city personnel present about the project and had an opportunity to question architects about the plans. As joint venture partner on construction of 8 Diamonds Townhouses on 21st Street, next door to the proposed building site, Heritage CDC served on the development team and views the proposed architectural plans as being compatible.

Several of the design features are complimentary of the neighborhood with brickwork that mimics VanPelt Street homes, the corner peak elevation of the building effectively conceals the rooftop HVAC units from street level view, the addition of mini parks at the corners of 21st & 22nd Sts on Diamond Street provide much needed neighborhood beautification and the addition of trees throughout the entire project area help conceal parking lots and, most importantly, increases the tree canopy in one of the city’s hottest areas, reinforcing the primary goals of the Philly Tree Plan. In addition, the horticultural open green space aspects of the design can improve air quality, relieve burden of those who suffer respiratory ailments such as asthma, COPD and bronchitis, reduce violence and mitigate effects of climate change, potentially improving the overall quality of life for community residents. It’s an impressive, thoughtful design that aptly provides for law enforcement personnel and parking needs along with the valuable community benefits of a Police Athletic League Center, computer lab and community meeting access...all of which we wholeheartedly support!!

Respectfully Submitted,

Ruth I Birchett, Founder/President

Heritage Community  
Developmental Corporation

# LETTERS OF SUPPORT



CITY OF PHILADELPHIA  
CITY COUNCIL  
OFFICE OF THE PRESIDENT

DARRELL L. CLARKE  
PRESIDENT  
ROOM 494, CITY HALL  
Philadelphia, PA 19107  
(215) 686-2070  
Fax No. (215) 683-3162

COUNCILMAN - 5TH DISTRICT

September 12, 2023

Philadelphia Art Commission  
Attn: Alex Smith, Director; Mina Monrovia, Staff  
1515 Arch, 13<sup>th</sup> Fl.  
Philadelphia, PA 19102

**RE: North Central Public Safety Building – request for conceptual approval**

Greetings:

I am writing to express my support for the proposed public safety building at 21<sup>st</sup> and Diamond Streets. This state-of-the-art facility will house the 22<sup>nd</sup> Police District as well as a Police Athletic League (PAL) Center and a shared community room. With the inclusion of public art, this project promises to be a valuable addition to the Diamond Street Historic District and the North Central Philadelphia community at large.

Sincerely,

Darrell L. Clarke  
Council President  
5<sup>th</sup> Council District

DLC/mbj

CC: Pedro Pinto, Dept. of Public Property

Former CP Darrell Clarke



October 20, 2023

Re: Public Safety Building | off Street Parking

Dear Zoning Staff,

Diamond Pharmacy has been in the community for almost ten years, serving the public for their Pharmacy service needs and giving Medication advice to our patients.

We believe the construction of the New Public Safety Building will bring safety and growth to the community. We proudly support the construction of the new Public Safety Building.

If you have any questions, please contact me at [pharmacy.diamond@yahoo.com](mailto:pharmacy.diamond@yahoo.com).  
Or call 215-278-2284

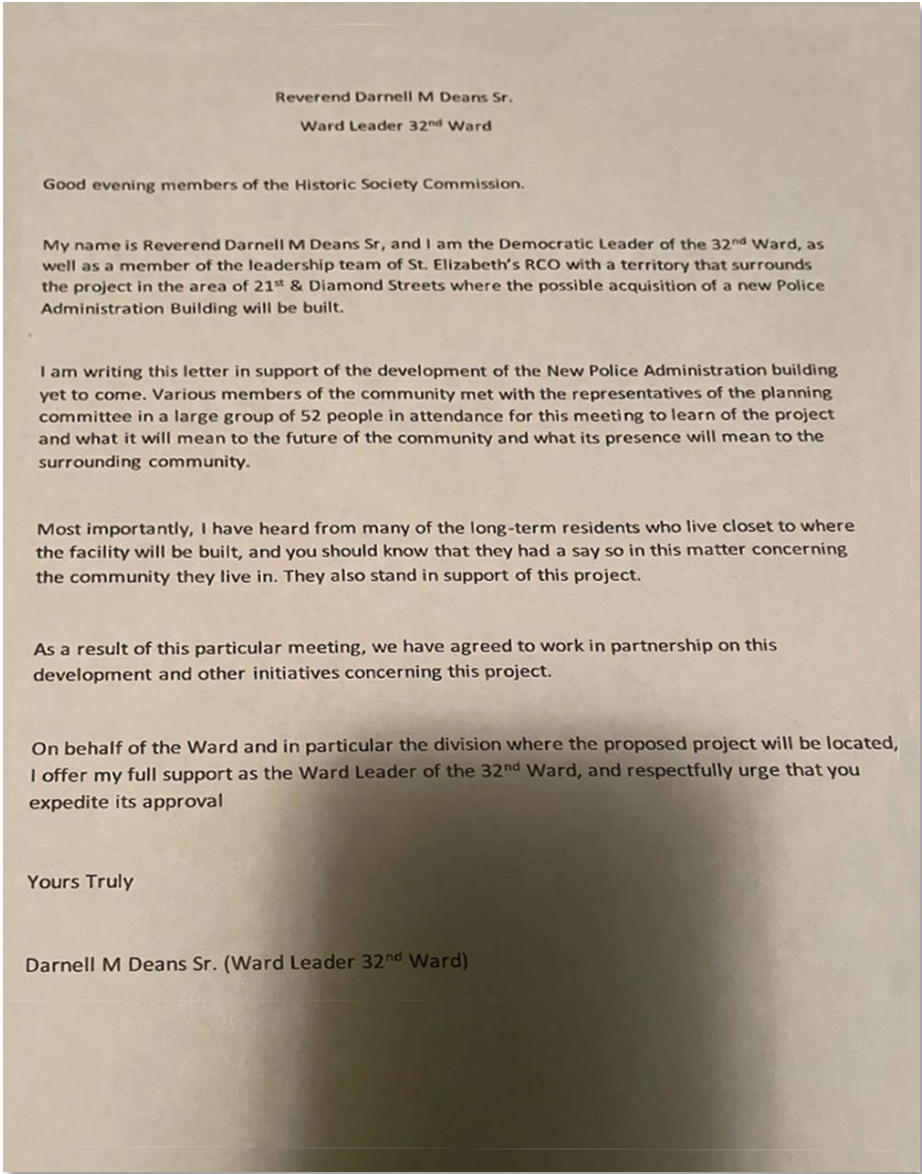
Sincerely,

Bekadu Mengistu  
Manager | Owner

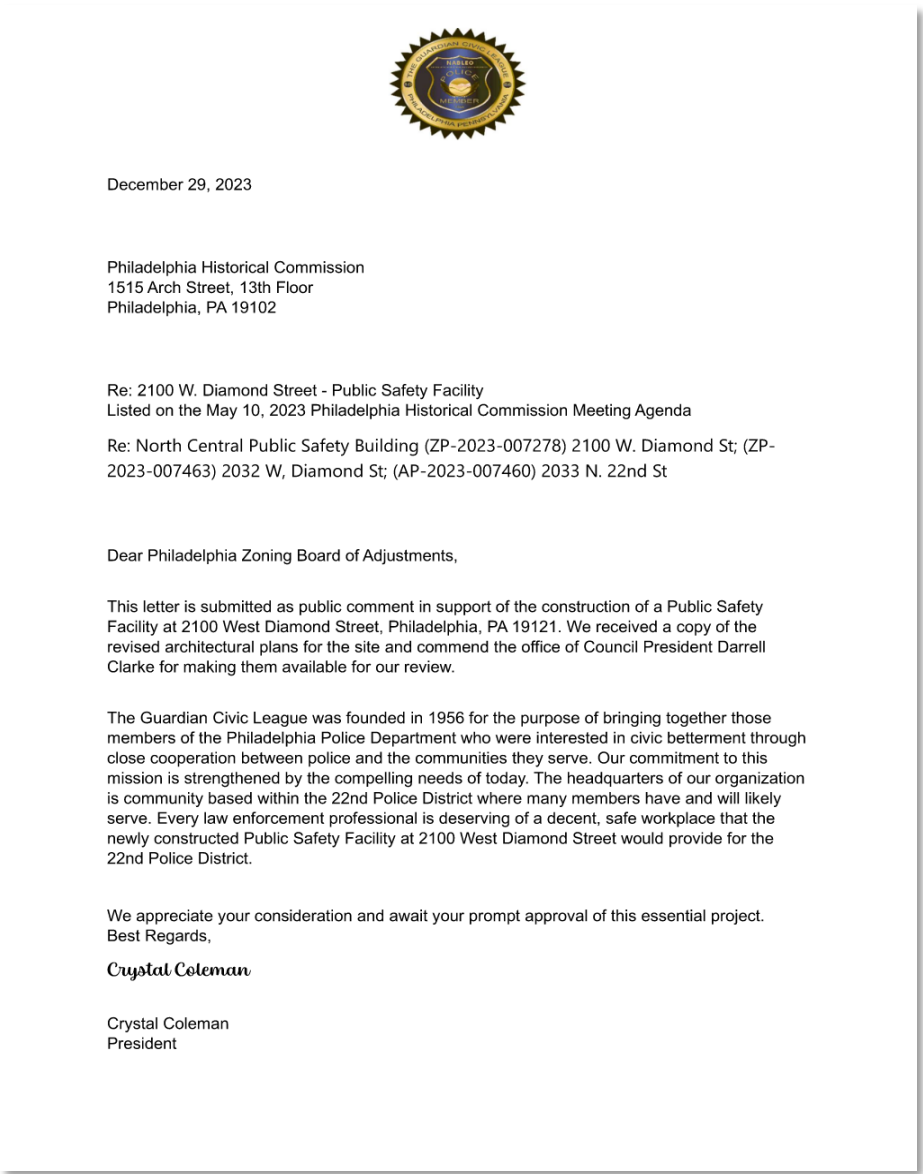
RECEIVED 10/20/2023 03:40PM  
28th and Lehigh Pharmacy  
10/20/2023 3:38PM FAX 2676812707

Diamond Street Pharmacy

# LETTERS OF SUPPORT



Reverend Darnell Deans

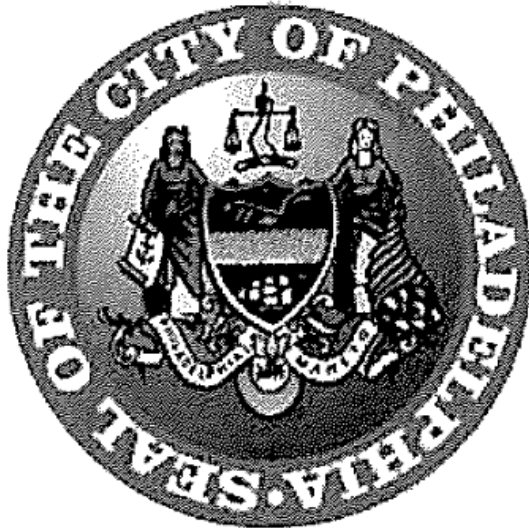


Guardian Civic League

# SITE CONTEXT



FROM KCBA REPORT



Department of  
**Public Property**



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## Public Safety Facilities Master Plan

### **COMPREHENSIVE MASTER PLAN FOR POLICE AND FIRE DEPARTMENT FACILITIES**

Includes:

- 22<sup>nd</sup> Police District Programming and Schematic Design Report
- Completed November 20, 2017.

# CONCEPTUAL SITE PLAN



# EXISTING SITE CONDITION

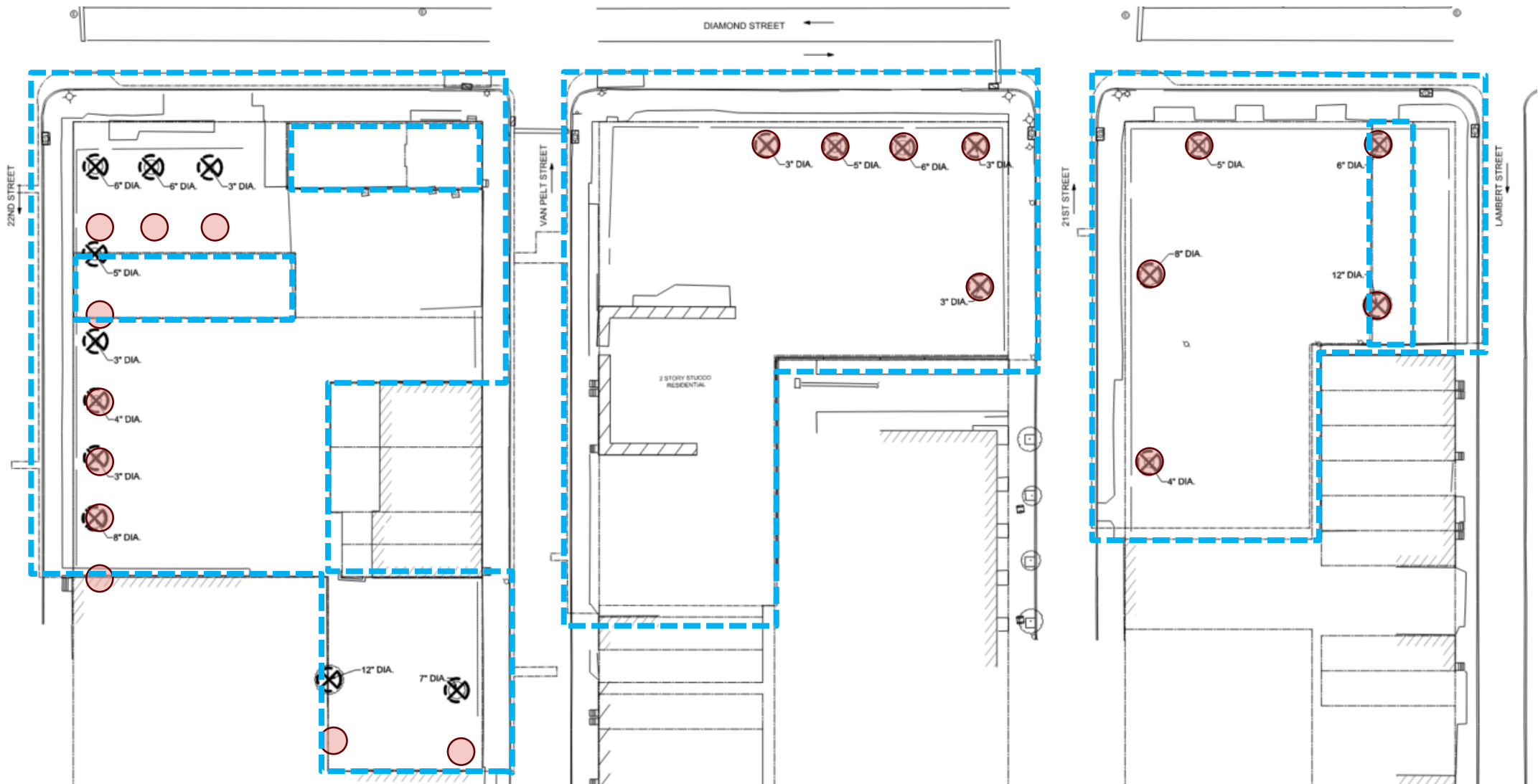


Diamond Street Looking East



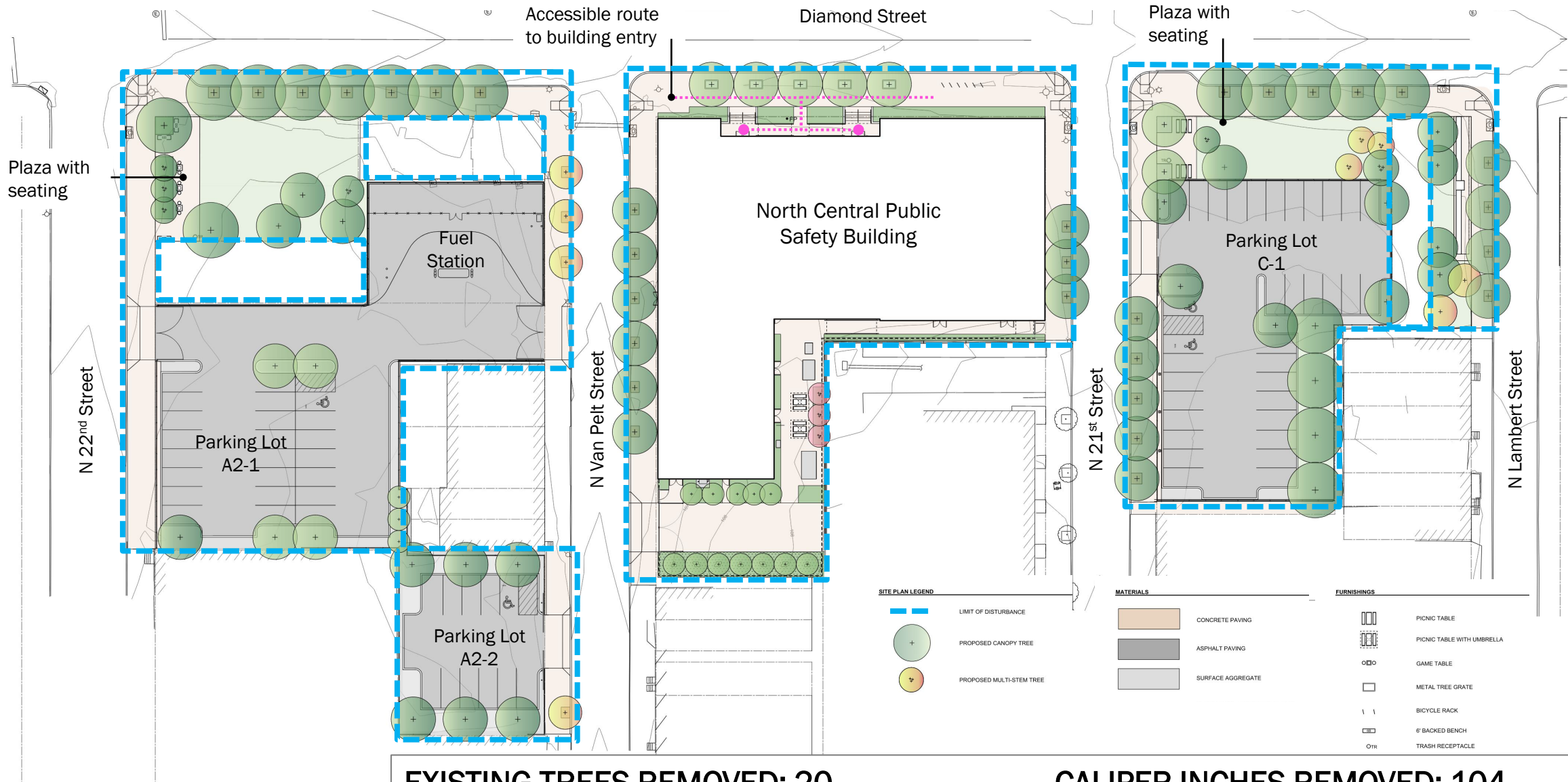
Diamond Street Looking West

# TREE REMOVAL AND PROTECTION



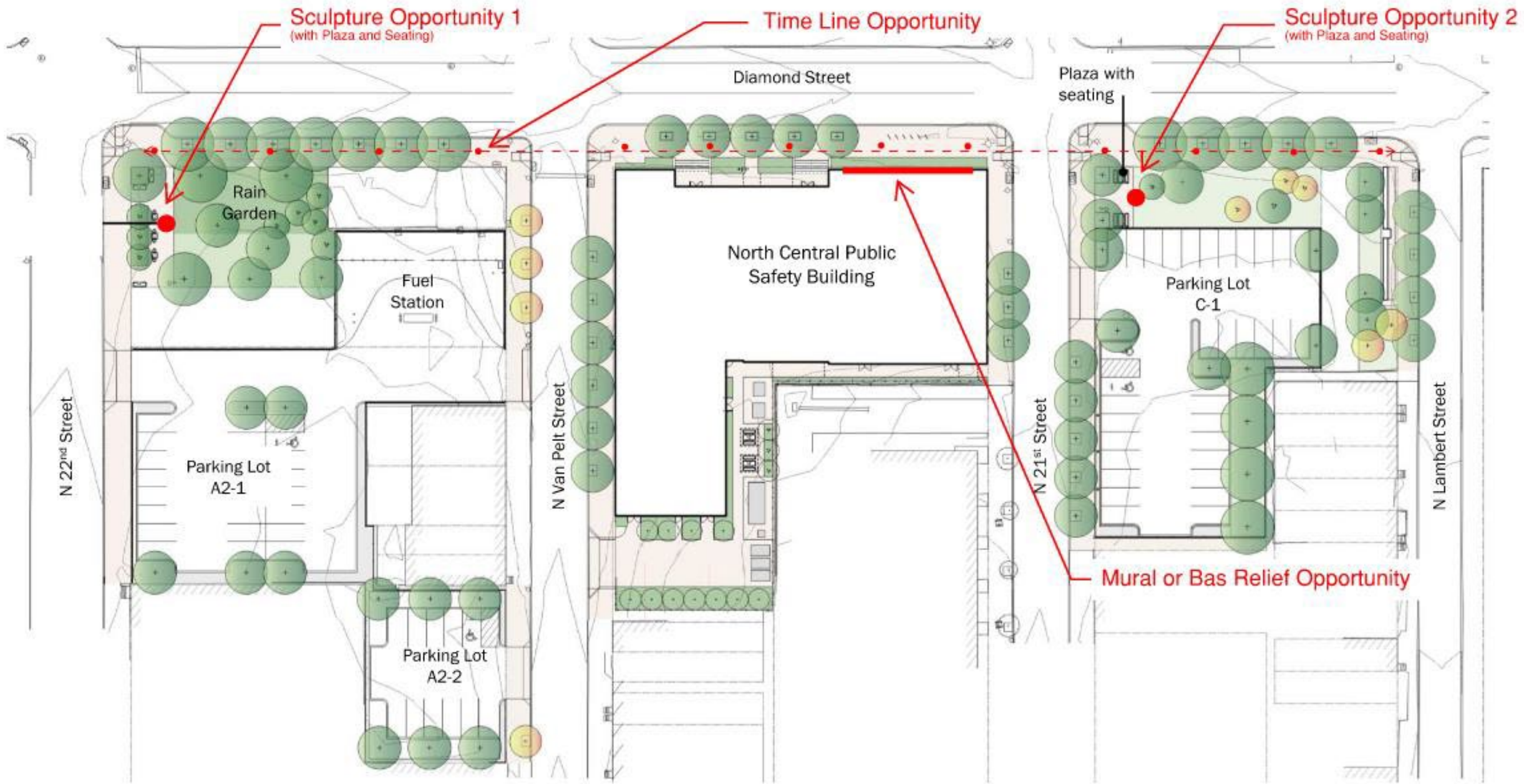
<b>EXISTING TREES REMOVED: 20</b>	<b>CALIPER INCHES REMOVED: 104</b>
<b>REQUIRED TREE REPLACEMENT: 20</b>	<b>CALIPER INCHES REQUIRED: 104</b>
<b>PROPOSED TREE REPLACEMENT: 104</b>	<b>CALIPER INCHES PROPOSED: 254.5</b>

# SITE PLAN



EXISTING TREES REMOVED: 20	CALIPER INCHES REMOVED: 104
REQUIRED TREE REPLACEMENT: 20	CALIPER INCHES REQUIRED: 104
PROPOSED TREE REPLACEMENT: 104	CALIPER INCHES PROPOSED: 254.5

# PUBLIC ART OPPORTUNITIES



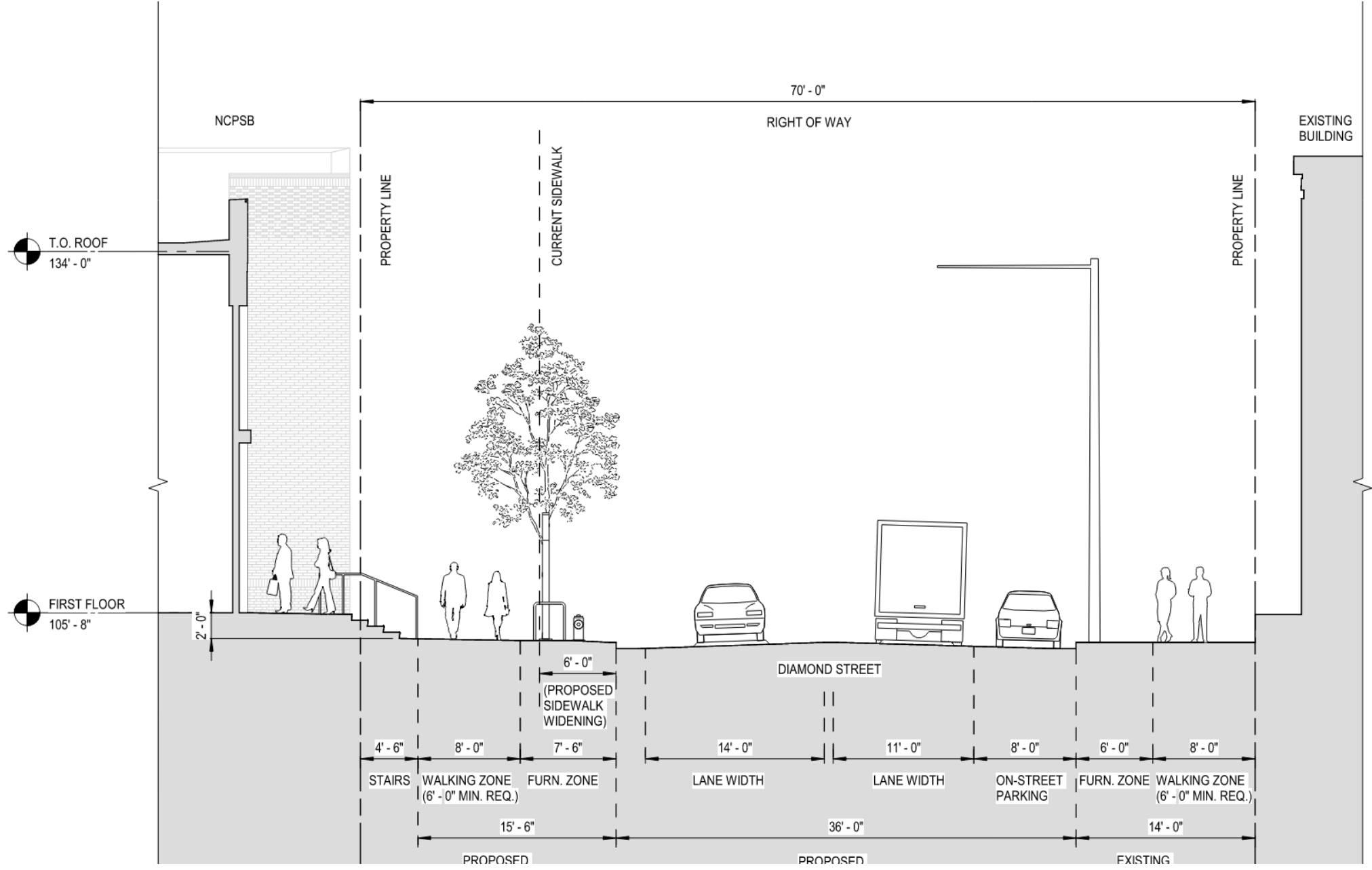
# DIAMOND STREET LOOKING WEST



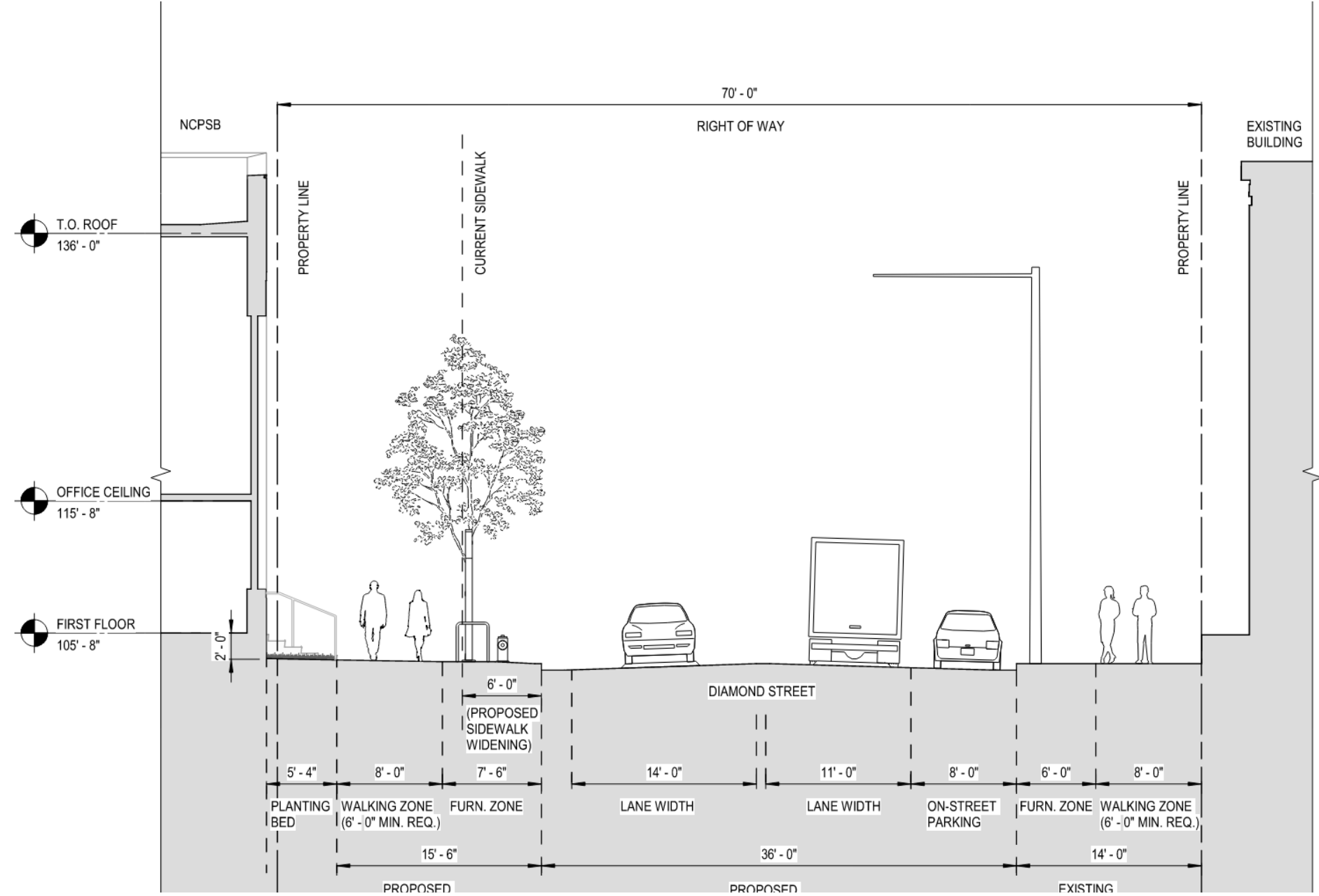
# DIAMOND STREET LOOKING EAST



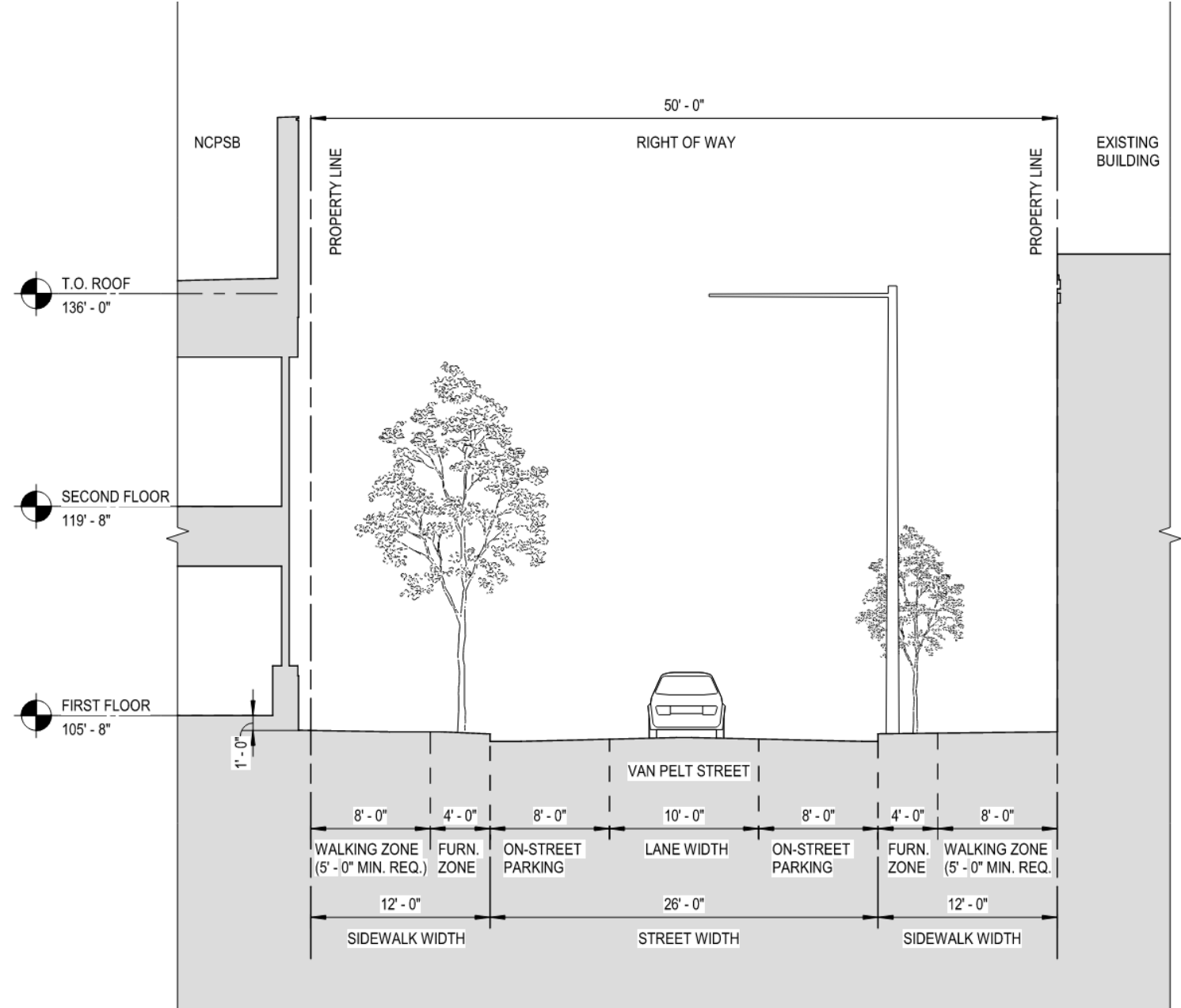
# BUILDING AND STREET SECTION DIAGRAM – DIAMOND STREET



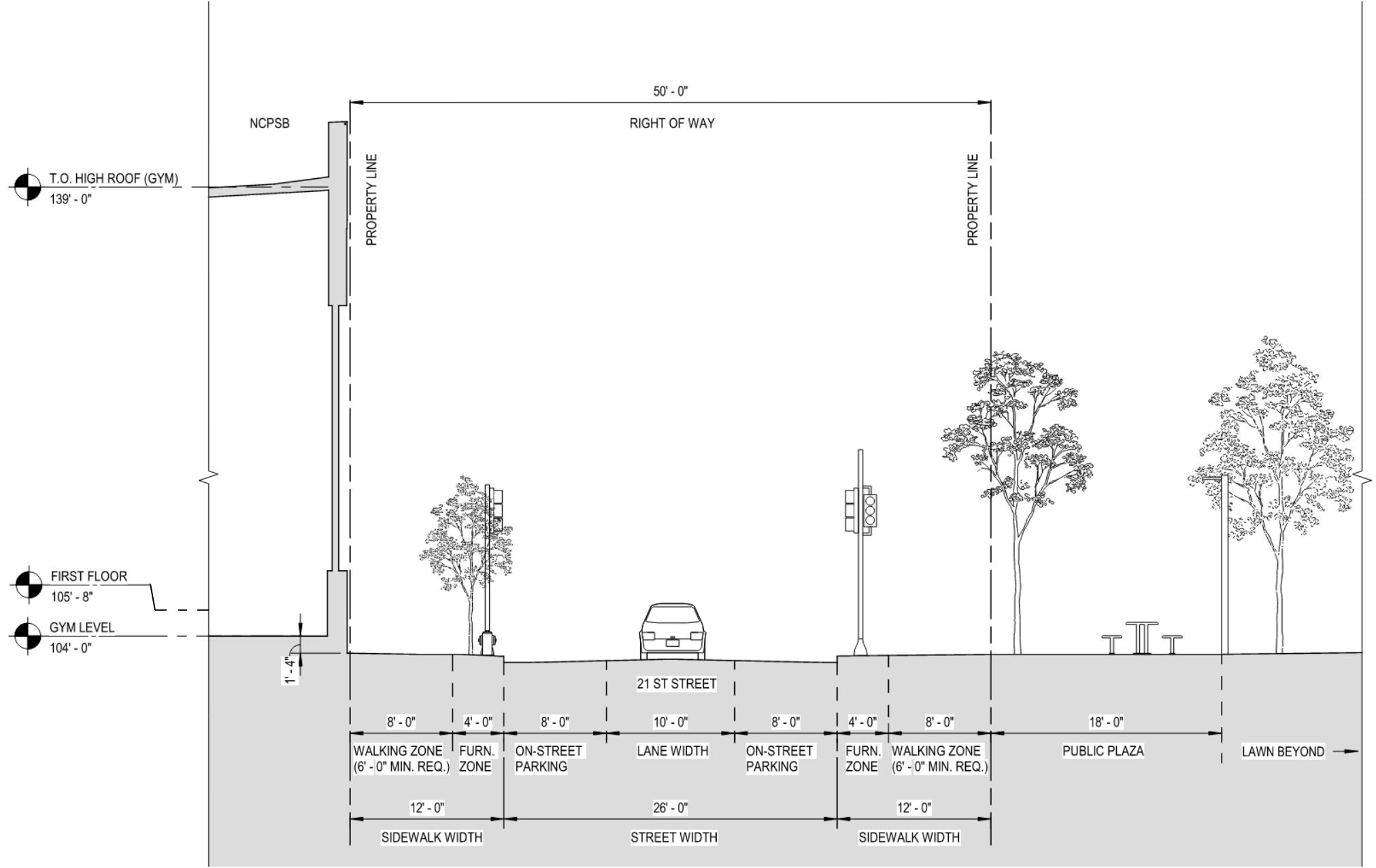
# BUILDING AND STREET SECTION DIAGRAM – DIAMOND STREET



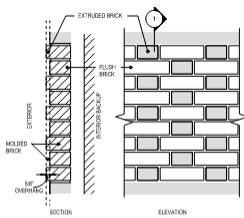
# BUILDING AND STREET SECTION DIAGRAM – VAN PELT STREET



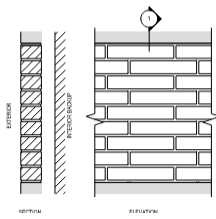
# BUILDING AND STREET SECTION DIAGRAM – 21st STREET



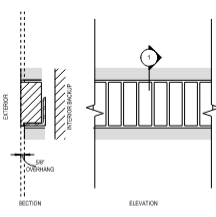
# FAÇADE ARTICULATION DIAGRAM - AXONOMETRIC



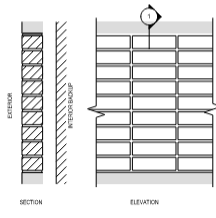
Pattern 01



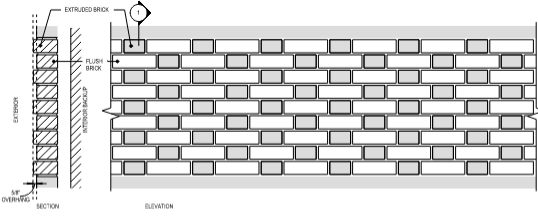
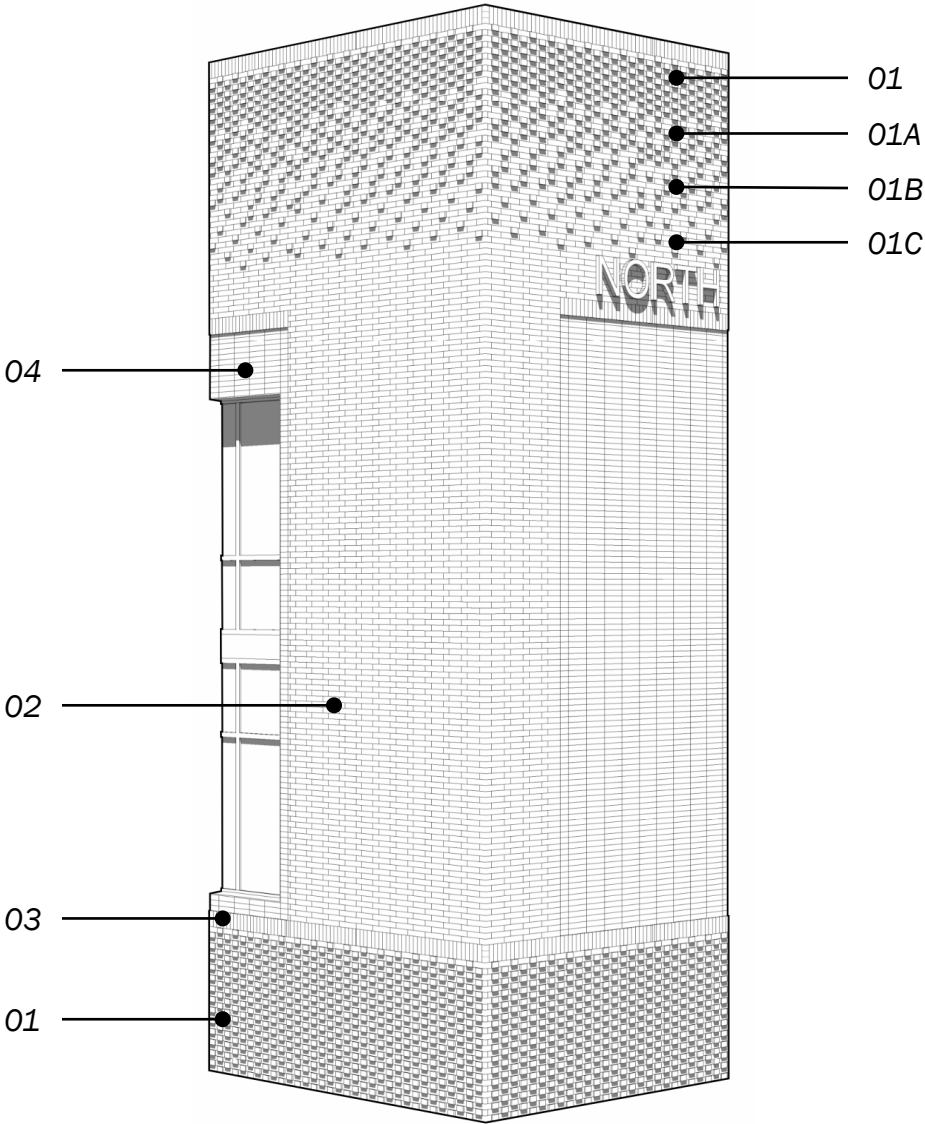
Pattern 02



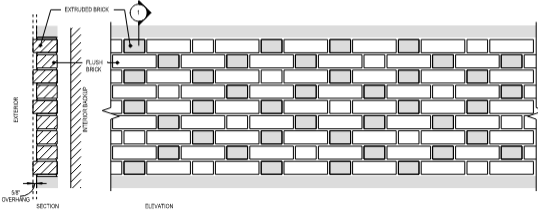
Pattern 03



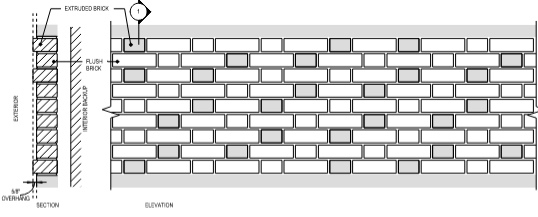
Pattern 04



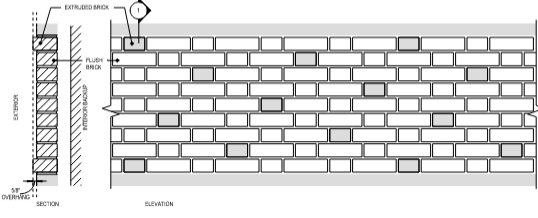
Pattern 01



Pattern 01A



Pattern 01B



Pattern 01C

# NORTH ELEVATION ALONG DIAMOND STREET - UPDATED



Location for Public Art  
or PAL Mural



# WEST ELEVATION ALONG N. 21<sup>ST</sup> STREET



# EAST ELEVATION ALONG N. VAN PELT STREET



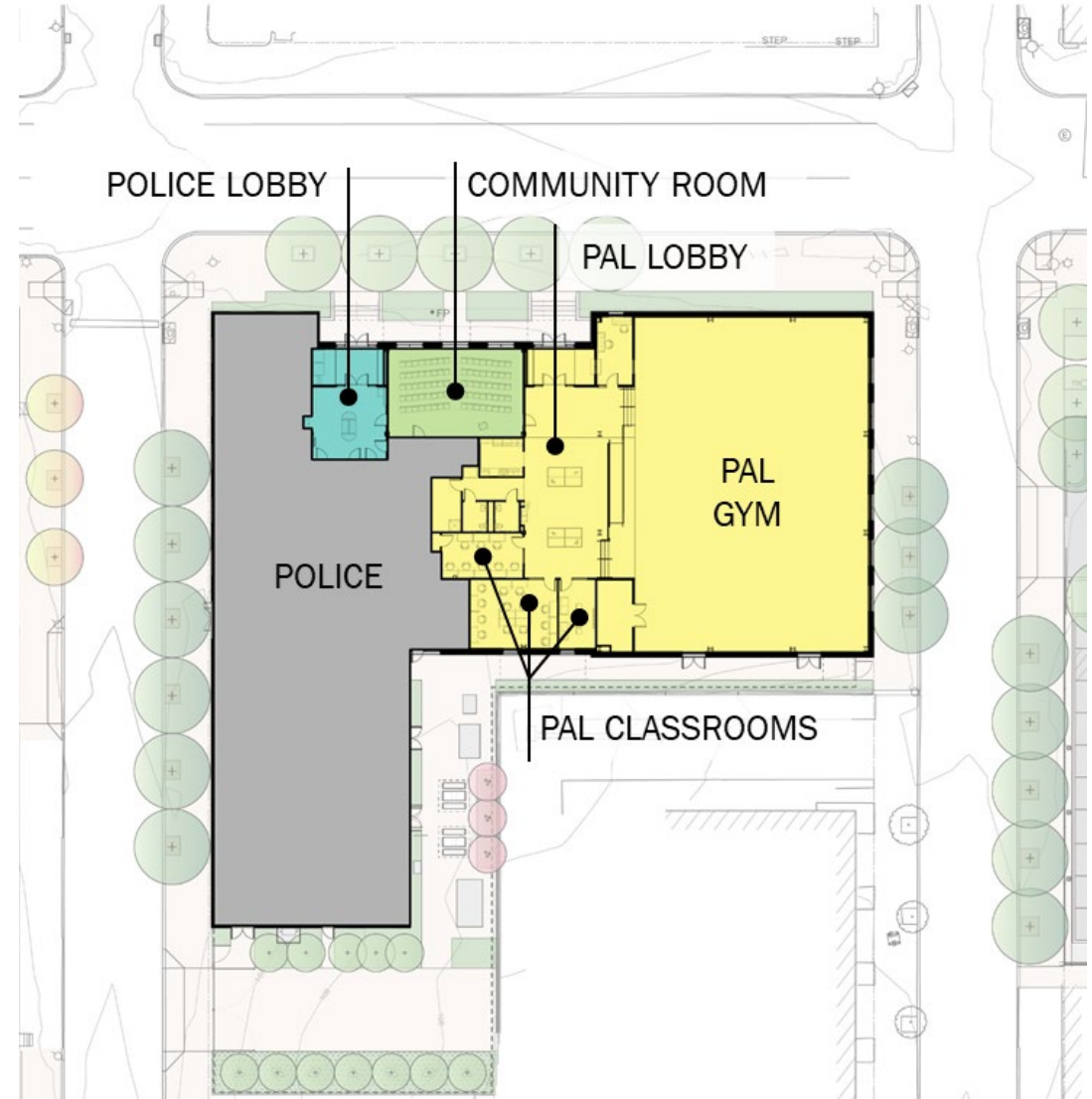
# PAL



## NEW FACILITY:

Gym, Homework Room, Computer Room, Game Room and Community Room

Significant Investment in this Community: Lasting Impact



# 22<sup>ND</sup> POLICE DISTRICT

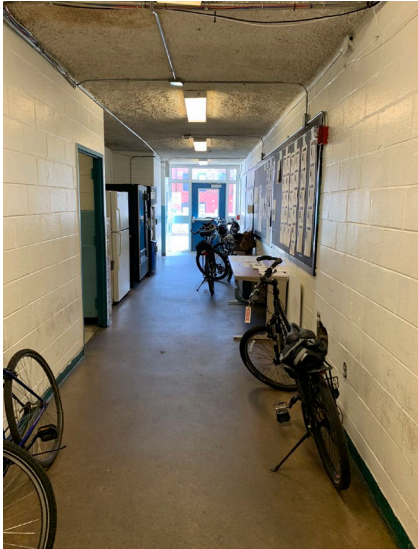
## The Right Site to serve the 22<sup>nd</sup> District



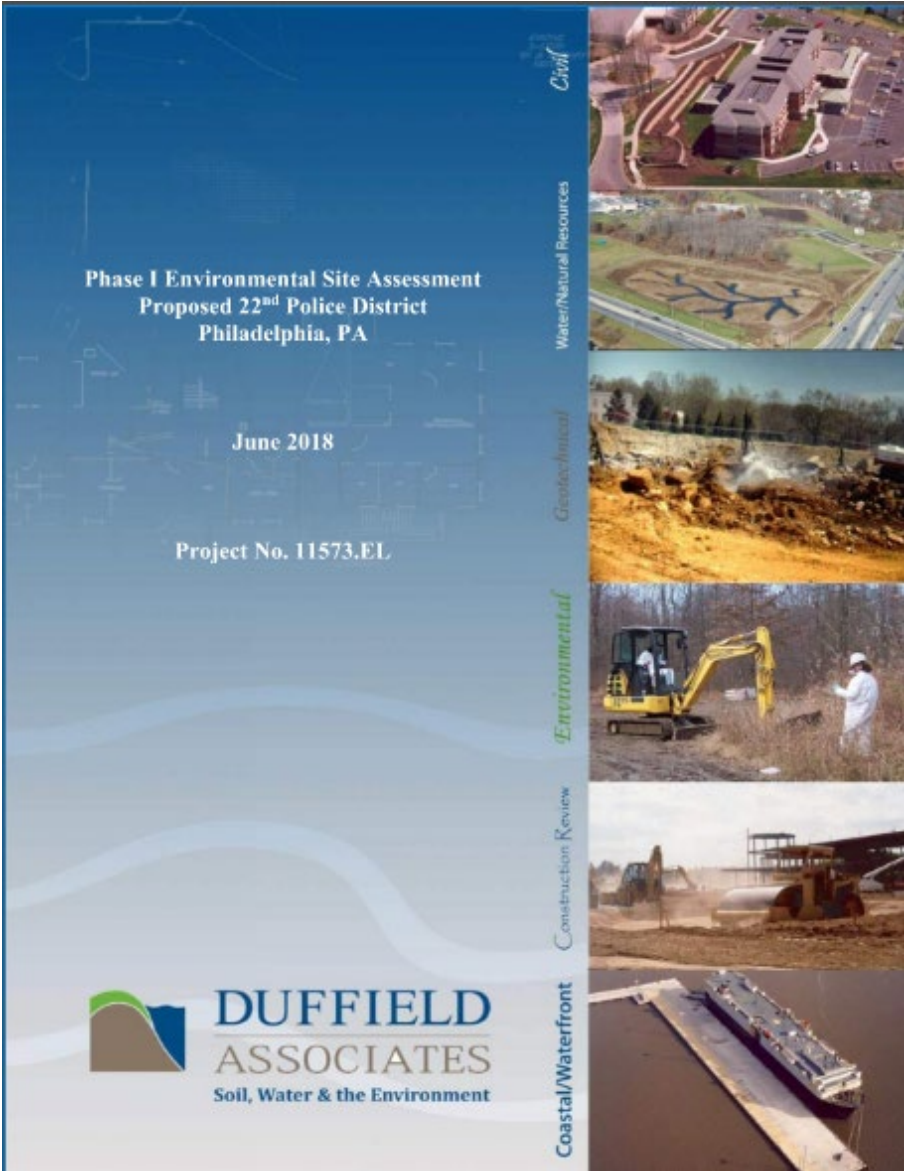
## Pressing Need for Renewed Facilities



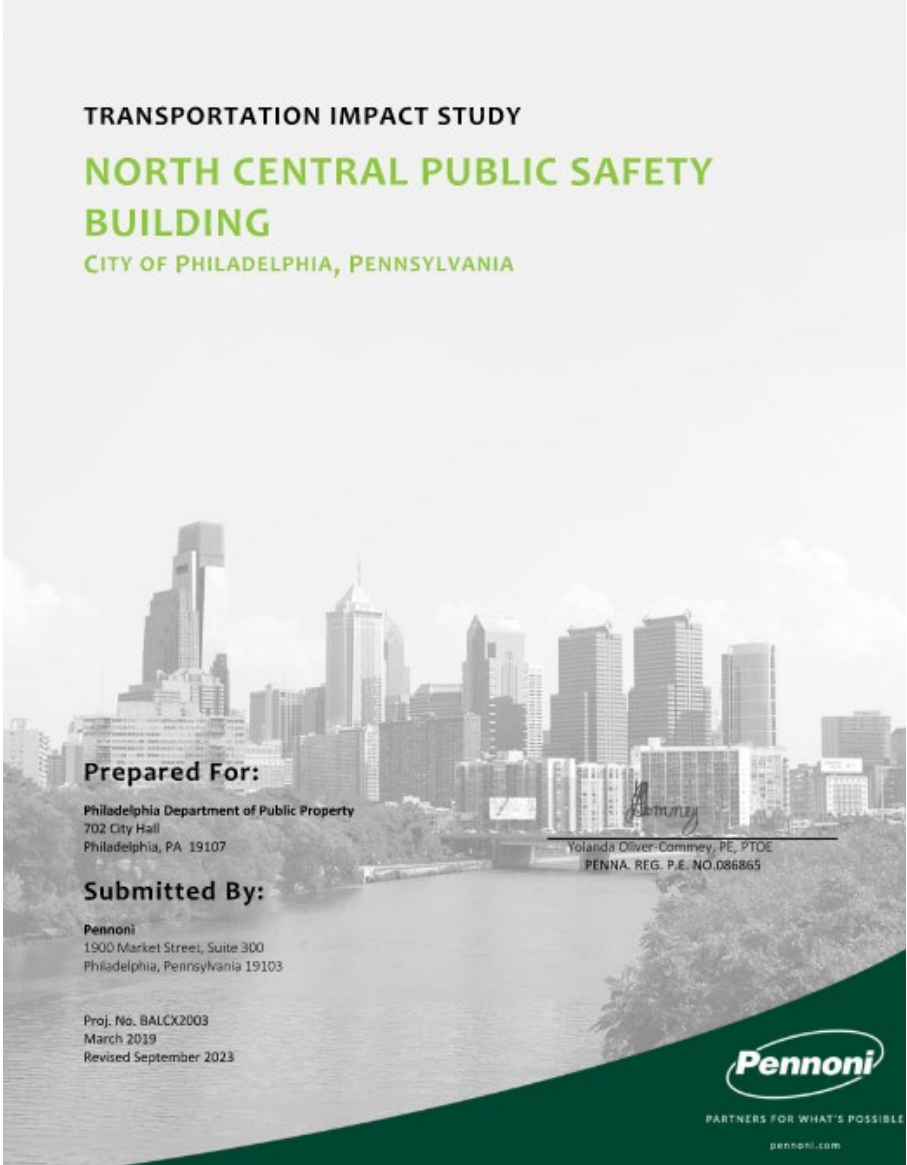
## A desire to serve the community



# ADDITIONAL STUDIES – CITY REQUIRED APPROVAL PROCESS



Phase I Environmental



Transportation Study



**THANK YOU!**

# EXHIBIT

## 2100 DIAMOND STREET

I. ART COMMISSION MINUTES

II. HISTORICAL COMMISSION MINUTES

III. LEGISLATION

# I. ART COMMISSION MINUTES

## GENERAL COMMENT:

Minutes have been edited to reflect only  
2100 Diamond Street project entry.

The Philadelphia Art  
Commission  
Established 1911

Alan Greenberger  
Chair

José Almiñana

Carmen Febo San Miguel

Bridget Collins-Greenwald

Joe Laragione

Raed Nasser

Natalie Nixon

Robert Roesch

Mario Zacharjasz

C. Beige Berryman  
Staff

## Minutes

### The Philadelphia Art Commission

Wednesday, June 3, 2020 - 9:30 a.m.

Remote – Zoom Meeting – Hosted by DPZ

Members Present: Alan Greenberger, Jose Alminana, Carmen Febo-San Miguel, Joe Laragione, Raed Nasser, Natalie Nixon, Robert Roesch, Mario Zacharjasz

### Meeting of the Philadelphia Art Commission

*Chairperson Greenberger called the meeting to order at 9:30 AM introducing everyone to the remote Art Commission meeting.*

*Beige Berryman – staff member of the Art Commission – introduced the Zoom platform and remote Art Commission process, noting that the meeting is being recorded, and by participating in this meeting you are giving consent to be recorded. Ms. Berryman noted the meeting video will be posted on the Art Commission website and the meeting agenda and material items will also be posted there.*  
[\(https://www.phila.gov/departments/philadelphia-art-commission/\)](https://www.phila.gov/departments/philadelphia-art-commission/).

*Ms. Berryman stated a few instructions for the public. Public participants may comment on agenda items during the meeting. Comments should be asked through the "Q&A" function, and the public should type their questions in the box. Staff will then read the comments out loud during the public comment period. If you have submitted comments through email, Art Commission staff will read these out loud during the comment period.*

*Additionally, the agenda had been recently updated. The SEPTA Wissahickon Transportation Center, as well as the SEPTA 11<sup>th</sup> Street Station Improvement Projects have both been withdrawn.*

*Lastly, the Art Commission will be voting by role call, and Ms. Berryman will be asking Commissioners for their vote verbally and individually at the end of each agenda item.*

### Meeting Minutes

*Chairperson Greenberger began the meeting with the administrative items first: The Meeting Minutes from May 6, 2020, then asked if there was a motion to approve or discuss.*

One Parkway Building  
1515 Arch St.  
13<sup>th</sup> Floor  
Philadelphia, PA 19102

215-683-4674  
artcommission@phila.gov

*Upon the Motion made by Commissioner Zacharjasz and Seconded by Commissioner Febo-San Miguel, the Commission voted to approve the meeting Minutes from May.*

Chairperson Greenberger noted that the Commission must still catch up on the meeting minutes from the March meeting, which were delayed due to staff retirement and the COVID-19 crisis.

**Sign Committee Report**

CONTENT EDITED

**Administrative Approval**

CONTENT EDITED

**Presentations**

CONTENT EDITED

### 3. 2100 Diamond Street

#### Police District 22

#### New building for Police District 22

Review Type: Construction of City facility

Project Details: New City facility

Project Team: Ballinger

*Discussion begins at minute mark (01:00:33) in video Part I.*

*Michelle Shuman, Project Manager for Public Property; Keith Mock; and Steve Bartlett were present to speak to the project*

Ms. Shuman acknowledged that this is a very sensitive time to be presenting a new police facility and that they obviously designed and worked on it before this weekend's civil unrest and have not talked to the police department since. Chairperson Greenberger expressed his appreciation for Ms. Shuman's remarks.

This will be the City's first constructed district police building in about 15 years. Before getting into the specifics of this project, the design team went through a comprehensive examination of how police facilities work operationally, on the services level, and how they interact with the public. They also looked at how other districts have been using their buildings and spaces to interact with the community and wanted to incorporate some of the best ideas that they found. They also took a field trip to New York City to see how they were incorporating modern architecture and how they were relating to the community. This is going to be the first police building that has a dedicated community room. Diamond Street is an important commercial corridor, and it is also one of the City's first Historic Districts. Goals for the project include improving the streetscape and engaging the community. This is also part of the City's ongoing efforts to improve the sustainability of their buildings in a comprehensive and systemic way. They are also partnering with the Philadelphia Water Department to manage stormwater.

Mr. Mock followed Ms. Shuman's introduction and added that their goal is to create public space so that police can engage in a positive way with the community. The design team also aims to transform the vacant lots along the historic Diamond Street into a gathering place as the community has a history of events and gatherings.

Mr. Bartlett provided a detailed walk through the site design. This project aims to be certified as LEED Silver.

In general, the commissioners agreed that the proposal included a well-conceived site design. They recommended that the design team explore the functionality of plaza so that the space feels more like a place. They encouraged the team to consider paving materials, art, memorial, and landscape

features more extensively. They also recommended reconsidering the entry canopy and signage to be more inviting to the community. Revised submission materials should also provide more details regarding the cornice materials and design. They also encouraged the designers to find more landscape opportunities throughout the site. Chairperson Greenberger, along with Commissioners Nixon, Roesch, and Alminana raised concerns about the conversation with the Police Commissioner, double-sided gate, the Plaza, Police Memorial, Artwork and Landscape.

*Seeing no questions or comments by the public, Chairperson Greenberger ask if there was a motion to approve at the conceptual level. Upon the motion made by Commissioner Zacharjasz, seconded by Commissioner Roesch, the Commission voted for conceptual approval by unanimous vote (7-0; 1 not present for vote). Commissioner Nasser was not present for the vote. Commissioner Zacharjasz left the meeting at noon and recused himself from the last item.*

CONTENT EDITED

*The Art Commission Meeting was adjourned by the Commission Chairperson Greenberger at 1:14 PM.*

The next Art Commission Meeting is scheduled for **Wednesday July 1, 2020 at 9:30 AM** via Zoom platform.



## Philadelphia Art Commission Meeting Minutes

Wednesday, September 13, 2023 - 9:30 AM

The Philadelphia Art  
Commission  
Established 1911

Robert Roesch  
Chair

José Almiñana  
Deborah Cahill  
Carmen Febo San Miguel  
Matthew Kenyatta  
Sarah McEneaney  
Raed Nasser  
Pepón Osorio  
Mario Zacharjasz

Alex M. Smith  
Director

*Members Present: Members Present: José Almiñana, Carmen Febo San Miguel, Matthew Kenyatta, Raed Nasser, Sarah McEneaney, Pepón Osorio, Mario Zacharjasz, James Lowe, and Robert Roesch*

### Meeting of the Philadelphia Art Commission

*Alex Smith – Director of the Art Commission – introduced the Zoom platform and remote Art Commission meeting process, noting that the meeting is being recorded and those participating in the meeting are giving their consent to be recorded. A link to the recording, will be posted on the Art Commission website after the meeting and the meeting agenda and materials can be found on the website at: (<https://www.phila.gov/departments/philadelphia-art-commission/>).*

*Alex Smith welcomed new commission member, James (Jim) Lowe, of the Department of Public Property, who took the place of Commissioner Deborah Cahill, followed by a poll of the Commission via roll call announcing a quorum, then stated a few instructions for the public. Members of the public may comment on agenda items during the meeting. When the agenda item that you are interested in is being discussed, you can use the “raise hand” feature and staff will unmute you during the public comment period. If you’re joining by phone, you can also use the hand raise feature by dialing \*9 during the public comment period. If you have any submitted comments through email, staff will add those to the record. Thank you.*

*Chairman Roesch called the meeting to order at the mark in video (00:03:09).*

### Minutes

- July 12, 2023, meeting minutes

Seeing no questions or comments from the Commission, Chairman Roesch asked for a motion to approve the July Minutes (00:03:27).

*Motion made by Commissioner Febo San Miguel and seconded by Commissioner Nasser.*

*Consensus of the vote carried all in favor of approving the meeting minutes from July, with no nays.*

**Report of the Sign and Streetery Committee – August 30, 2023**

**Sign Applications**

CONTENT EDITED

**Administrative Agenda**

CONTENT EDITED

**Presentations for Final Review**

CONTENT EDITED

**Presentations for Concept Review**

CONTENT EDITED

The Philadelphia Art  
Commission  
*Established 1911*

Robert Roesch  
*Chair*

José Almiñana  
Deborah Cahill  
Armen Febo San Miguel  
Matthew Kenyatta  
Sarah McEneaney  
Raed Nasser  
Pepón Osorio  
Mario Zacharjasz

Alex M. Smith  
*Director*

One Parkway Building  
1515 Arch St., 13<sup>th</sup> Floor  
Philadelphia, PA 19102

215-683-4636

[www.phila.gov/departments/  
philadelphia-art-commission/](http://www.phila.gov/departments/philadelphia-art-commission/)

**The Philadelphia Art  
Commission**  
*Established 1911*

Robert Roesch  
*Chair*

José Almiñana  
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Matthew Kenyatta  
Sarah McEneaney  
Raed Nasser  
Pepón Osorio  
Mario Zacharjasz

Alex M. Smith  
*Director*

## **2. 69-20**

### **North Central Public Safety Building 2100 Diamond Street**

Review Type: Construction project of new City facility

Project Details: New building construction and associated site improvements

Applicant: Philadelphia Department of Public Property (DPP)

Presenter: Ballinger

Stephen Bartlett began the presentation about the project (01:04:30).

*Questions and comments from the Commission (01:18:28).*

Chairman Roesch and Commissioner Zacharjasz commended about the brickwork. Commissioner Nasser inquired about a Percent for Art requirement. Discussion continued about the architecture, elements of community input and engagement, trees, and interior views of the building.

Chairman Roesch suggested to return with additional information regarding the proposed interior, lighting, and more info regarding past and future public engagement (01:36:09).

Seeing no questions or comments from the Commission or public, Chairperson Roesch asked for a motion to approve as concept approval (01:36:26).

*Upon the motion made by Commissioner Nasser and seconded by Commissioner Zacharjasz.*

*Mr. Smith polled the Commission: Mr. Smith polled the Commission: Commissioner Febo San Miguel, Commissioner Lowe, Commissioner Nasser, Commissioner Zacharjasz, and Chairman Roesch.*

*Motion carried to approve as concept approval, with the understanding of the requests to be provided prior to final approval (5-0).*

*Commissioner Kenyatta, Commissioner McEneaney, and Commissioner Osorio abstained.*

**CONTENT EDITED**

This concluded the September 13, 2023, Philadelphia Art Commission.

**The next Art Commission will be held Wednesday, October 11, 2023, at 9:30 a.m. via Zoom.**

One Parkway Building  
1515 Arch St., 13<sup>th</sup> Floor  
Philadelphia, PA 19102

215-683-4636

[www.phila.gov/departments/  
philadelphia-art-commission/](http://www.phila.gov/departments/philadelphia-art-commission/)

## Philadelphia Art Commission Meeting Minutes

Wednesday, December 13, 2023 - 9:30 AM

The Philadelphia Art  
Commission  
Established 1911

Robert Roesch  
Chair

José Almiñana  
Deborah Cahill  
Carmen Febo San Miguel  
Matthew Kenyatta  
James Lowe  
Sarah McEneaney  
Raed Nasser  
Pepón Osorio  
Mario Zacharjusz

Alex M. Smith  
Director

*Members Present: José Almiñana, Deborah Cahill, Carmen Febo San Miguel, Matthew Kenyatta, Raed Nasser, Sarah McEneaney, Pepón Osorio, and Robert Roesch*

### **MEETING OF THE PHILADELPHIA ART COMMISSION**

*Alex Smith – Director of the Art Commission – introduced the Zoom platform and remote Art Commission meeting process, noting that the meeting is being recorded and those participating in the meeting are giving their consent to be recorded. A link to the recording, will be posted on the Art Commission website after the meeting and the meeting agenda and materials can be found on the website at: (<https://www.phila.gov/departments/philadelphia-art-commission/>).*

*Alex Smith welcomed the Commissioners and thanked everyone for a great 2023. Smith then followed with a poll of the Commission via roll call announcing a quorum, then stated a few instructions for the public. Members of the public may comment on agenda items during the meeting. When the agenda item that you are interested in is being discussed, you can use the “raise hand” feature and staff will unmute you during the public comment period. If you’re joining by phone, you can also use the hand raise feature by dialing \*9 during the public comment period. If you have any submitted comments through email, staff will add those to the record.*

*Chairperson Roesch called the meeting to order at the mark in video (00:02:50).*

### **REPORT OF THE SIGN & STREETERY COMMITTEE – NOVEMBER 29, 2023**

#### **Stretery Structure Applications**

CONTENT EDITED

### **ADMINISTRATIVE AGENDA**

CONTENT EDITED

One Parkway Building  
1515 Arch St., 13<sup>th</sup> Floor  
Philadelphia, PA 19102

215-683-4636

[www.phila.gov/departments/  
philadelphia-art-commission/](https://www.phila.gov/departments/philadelphia-art-commission/)

**The Philadelphia Art  
Commission**  
*Established 1911*

Robert Roesch  
*Chair*

José Almiñana  
Deborah Cahill  
Carmen Febo San Miguel  
Matthew Kenyatta  
James Lowe  
Sarah McEneaney  
Raed Nasser  
Pepón Osorio  
Mario Zacharjasz

Alex M. Smith  
*Director*

**CONTENT EDITED**

## **PRESENTATIONS FOR FINAL REVIEW**

### **1. 69-20**

#### **North Central Public Safety Building 2100 Diamond Street**

Review Type: Construction project of new City facility

Project Details: New building construction and associated site improvements

Applicant: Philadelphia Department of Public Property (DPP)

Presenter: Ballinger

Modesto Bigas-Valedono of Ballinger, the architect of this project started the presentation (00:06:30).

*Questions and comments from the Commission (00:19:10).*

Commissioner Kenyatta asked about the community engagement process for this project and asked about the engagement between members of the community, the Council President's office, and the Department of Public Property.

Commissioners discussed the One Percent for Art process as well as the lighting design. Rebecca Mintz from the Lighting Practice responded to specific lighting questions.

Chairperson Roesch and Commissioner Kenyatta noted comments about the parapet and the use of the unique brick design/layout.

Several members of the public spoke to this project requesting additional community engagement and outreach.

*Questions and comments from the Commission continued (00:34:00).*

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The Commission requested additional public engagement occur before moving forward with final approval and asked for more details about why this location was selected initially.

Representatives noted that the site is centrally located within the police district boundaries, Diamond Street is a major arterial roadway and has two-way connections. Additionally, the location allows for sufficient parking to meet the needs of the new facility users.

Commissioners noted that the design is elegant and aligns with the corridor's historic aesthetics. The proposal provides ample outdoor amenities and shade trees.

The Commissioners requested that the Council President's office, designers, Department of Public Property, and the larger community work together to move forward with design and understanding of the location selection.

Seeing no additional questions or comments from the Commission or the Public, Chairperson Roesch asked for a motion to continue this project, requesting additional public meetings between all stakeholders and further refinement of the design (01:04:00).

*Upon the motion made by Commissioner McEneaney and seconded by Commissioner Almiñana.*

*Mr. Smith polled the Commission: Commissioner Almiñana, Commissioner Cahill, Commissioner Febo San Miguel, Commissioner Kenyatta, Commissioner Nasser, Commissioner McEneaney, Commissioner Osorio, and Chairperson Roesch*

*Motion carried unanimously to continue (8-0).*

**The Philadelphia Art  
Commission**  
*Established 1911*

Robert Roesch  
*Chair*

José Almiñana  
Deborah Cahill  
Carmen Febo San Miguel  
Matthew Kenyatta  
James Lowe  
Sarah McEneaney  
Raed Nasser  
Pepón Osorio  
Mario Zacharjasz

Alex M. Smith  
*Director*

**CONTENT EDITED**

## **PRESENTATIONS FOR CONCEPT REVIEW**

**CONTENT EDITED**

**The next Art Commission will be held Wednesday, January 10, 2024, at 9:30 a.m. via Zoom.**

One Parkway Building  
1515 Arch St., 13<sup>th</sup> Floor  
Philadelphia, PA 19102

215-683-4636

[www.phila.gov/departments/  
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## Written Public Comments Received

December 13, 2023

### **FINAL REVIEW:**

**2100 Diamond Street – North Central Public Safety Building**

1. FROM: Judith Robinson  
Received 12/12/2023

Good Day Art Commission,

Please consider tabling the final approval of the above mentioned project before your Commission.

The Community has had NO INPUT

in any aspect of the design, or even the very location!

Please know we did APPEAL the decision of the Historic Commission. Also Will Appeal the BLIR decision!

Please do not add the hardship to Appeal the decision of the Art Commission.

This Police Facility is artistically out of order on a HISTORIC DIAMOND STREET CORRIDOR.

Looking forward to your decision on this very Urgent Matter. Thank you.

Sincerely

Judith Robinson

Representative/EMERITUS

CONTENT EDITED

## II. HISTORICAL COMMISSION MINUTES

### GENERAL COMMENT:

Minutes have been edited to reflect only  
2100 Diamond Street project entry.

**THE MINUTES OF THE 694<sup>TH</sup> STATED MEETING OF THE  
PHILADELPHIA HISTORICAL COMMISSION**

**FRIDAY, 12 JUNE 2020  
REMOTE MEETING ON WEBEX  
ROBERT THOMAS, CHAIR**

**CALL TO ORDER**

**START TIME IN WEBEX RECORDING: 00:10:30**

Vice Chair Betty Turner called the meeting to order at 9:16 a.m. and announced the presence of a quorum. The following Commissioners joined her:

Commissioner	Present	Absent	Comment
Robert Thomas, AIA, Chair	X*		(joined meeting at 9:26 a.m.)
Emily Cooperman, Ph.D., Committee on Historic Designation Chair	X		
Kelly Edwards, MUP	X		
Steven Hartner (Department of Public Property)	X		
Labaron Lenard-Palmer (Dept. of Planning & Development)	X		
Josh Lippert (Department of Licenses & Inspections)	X		
Melissa Long (Division of Housing & Community Development)	X		
John Mattioni, Esq.	X		
Dan McCoubrey, AIA, LEED AP BD+C, Architectural Committee Chair	X		
Jessica Sánchez, Esq. (City Council President)	X		
H. Ahada Stanford, Ph.D. (Commerce Department)		X	
Betty Turner, MA, Vice Chair	X		
Kimberly Washington, Esq.	X		

Owing to public health concerns surrounding the COVID-19 virus, all Commissioners, staff, applicants, and public attendees participated in the meeting remotely via Cisco Webex video and audio-conferencing software.

The following staff members were present:

- Kim Chantry, Historic Preservation Planner II
- Laura DiPasquale, Historic Preservation Planner II
- Shannon Garrison, Historic Preservation Planner I
- Meredith Keller, Historic Preservation Planner II
- Allyson Mehley, Historic Preservation Planner II
- Leonard Reuter, Esq., Law Department
- Megan Cross Schmitt, Historic Preservation Planner II

The following persons attended the online meeting:

Pedro Pinto  
Josh Wilson  
Tim Shaaban  
Frederick Baumert, Keast & Hood  
Nancy Pontone  
Alyssa Ciampaglia  
Patrick Grossi, Preservation Alliance for Greater Philadelphia  
Rustin Ohler, Harman Deutsch  
Kate McGlinchey  
Eric Quick  
Michelle Schmitt  
Reed Slogoff, Pearl Properties  
Alexander Herman  
JM Duffin  
Jay Rosen  
Paul Boni, Esq.  
Jennifer Robinson  
Edward Snyder  
George Poulin  
Phoebe Grace  
Steve Bartlett  
Gregory Heleniak, Esq.  
John Mondlak  
Neil Sklaroff, Esq.  
Oscar Beisert  
Luca Segato  
Klyde B.  
Euphemia O'Connor  
Peter Cunningham  
Eleanor Sharpe  
Kelly Wiles  
Stephen Figlin  
Jeanette Lloyd  
Ed Eimer  
Matthew McClure  
Donna Rilling  
Jay Ferraro  
Gregory Peluso  
Ryan Furlong  
Craig Lewis  
Vincent Cordisco  
Michelle Bond  
Jay Farrell  
Eric Leighton  
Kevin Block  
Jonathan Doran  
Molly Lawrence  
Chris Carickhoff  
Greg Mastalerz  
Ryan Lohbauer  
Jacqueline Wiggins

David Fecteau  
Gail Loney  
Doug Mooney  
Paul Steinke, Preservation Alliance for Greater Philadelphia  
Emmaline Goodwin  
Michelle Shuman  
Sean McCauley  
Alison Lies  
Eric Boss  
David Gest, Esq.  
Kathy Dowdell  
Cecil Baker  
Robert Spear  
N Drye  
Colin Evans  
SJ Ayoub  
Sally Louise Polk  
Mason Carter  
N Gibson  
Chris Menna  
David Orphanides, Esq.  
Mike Feinberg  
Becka Gorelick  
Elenore Toczynski  
David Traub  
Inga Saffron  
John C. Manton  
Maggy White  
Carl Primavera, Esq.  
Suzanna Barucco  
Alex Balloon  
Janice Woodcock  
Dennis Carlisle  
Randal Baron  
Celeste Morello  
Paul Boni

## **ADOPTION OF MINUTES, 693RD STATED MEETING, 8 MAY 2020**

**START TIME IN WEBEX RECORDING:** 00:13:50

**DISCUSSION:**

- Ms. Turner asked the Commissioners if they had any additions or corrections to the minutes of the preceding meeting of the Historical Commission, the 693<sup>rd</sup> Stated Meeting, held 8 May 2020. None were offered.

**PUBLIC COMMENT:** None

**ACTION:** Ms. Edwards moved to adopt the minutes of the 693<sup>rd</sup> Stated Meeting of the Philadelphia Historical Commission, held 8 May 2020. Mr. Mattioni seconded the motion, which passed unanimously.

<b>ITEM: Minutes, 693rd Stated Meeting</b>					
<b>MOTION: Adoption</b>					
<b>MOVED BY: Edwards</b>					
<b>SECONDED BY: Mattioni</b>					
<b>VOTE</b>					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair					X
Cooperman	X				
Edwards	X				
Hartner (DPP)	X				
Lenard-Palmer (DPD)	X				
Lippert (L&I)	X				
Long (DHCD)	X				
Mattioni	X				
McCoubrey	X				
Sánchez (Council)	X				
Stanford (Commerce)					X
Turner, Vice Chair	X				
Washington	X				
Total	11				2

## **CONTINUANCE REQUESTS**

**CONTENT EDITED**

**EMERGENCY MATTER**

CONTENT EDITED

**REPORT OF THE ARCHITECTURAL COMMITTEE, 26 MAY 2020**

CONTENT EDITED

**REPORT OF THE COMMITTEE ON HISTORIC DESIGNATION, 20 MAY 2020**

CONTENT EDITED

CONTENT EDITED

**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](mailto:kim.chantry@phila.gov)

**BACKGROUND:**

This application proposes to construct a new building for the 22<sup>nd</sup> 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.

**ARCHITECTURAL COMMITTEE RECOMMENDATION:** The Architectural Committee voted to recommend denial as presented, but approval provided renderings showing additional color schemes, the introduction of depth to the façade, and sections to show rooftop mechanical equipment, are provided for review by the Commission, with the staff to review details, pursuant to Standard 9.

**START TIME OF DISCUSSION IN AUDIO RECORDING:** 04:07:00

**PRESENTERS:**

- Ms. Chantry presented the revised application to the Historical Commission.
- Project Manager Michelle Shuman and architect Stephen Bartlett represented the application.

**DISCUSSION:**

- Ms. Chantry offered to summarize the Historical Commission’s purview. She stated that the Historical Commission is not deciding whether it is good public policy to build this police station at this location at this time, but whether the proposed building is architecturally compatible with the historic district.

- Ms. Chantry addressed a concern raised prior to the start of the review via Webex's Q&A which questioned if moving the matter to the end of the agenda was an attempt to minimize public comment. She stated that it was done for just the opposite reason. By moving the matter last on the agenda, the Commission could spend as much time as needed, and hear from all interested parties, without needing to end the review owing to an obligation to move onto other matters.
- Ms. Shuman provided information about the proposed building. She stated that it is part of a comprehensive reexamination of police buildings, and they looked to see how public buildings can serve the community. She explained that it will be the first police building with a dedicated community room, and the lobby will offer amenities for the public. She clarified that this building would replace the existing police station building for the district. She noted that the area is currently vacant lots. She described proposed streetscape improvements to buffer the parking. She explained that the project has not yet gone through zoning, and there will be public meetings as part of that process. She stated that the Art Commission reviewed the revised design and that the landscape portion will be slightly further developed as a result of that review, and the signage will be improved.
- Mr. Bartlett provided a general overview of the project by discussing each page of the application materials. He discussed the design changes, such as the addition of depth and color to the façade, which were made as a result of the Architectural Committee review.
  - Mr. McCoubrey confirmed that the revised design reflects the recommendations of the Architectural Committee.
- Mr. Thomas commented that all application materials are available online for public review one week in advance of the Commission's meetings.
- Ms. Edwards responded to the general sentiments of the public comment. She stated that many of the concerns raised are not within the purview of the Historical Commission, and asked if the matter should be tabled. She commented that it appears that the process to date has not been satisfactory for the public, and suggested that the Commission discuss that. She stated that it sounds like the City needs to go back to the drawing board with this project.
- Mr. Thomas stated that he read through all of the public comment received via email. He summarized that the public is concerned about the larger issues, not about the color of the brick or the architectural details. He stated that, while a discussion of the architectural details would be very appropriate on another project, at this time, the Commission has to recognize where it is and what is going on right now. He stated that this is an extraordinary time where we are living through an important moment in history that requires the Commission to go outside the boundaries of the Secretary of the Interior's Standards for the Treatment of Historic Properties (Standards). He opined that the process to date has been flawed, and that he needs to look at the big picture, rather than at whether the brick is the right color. He stated that this site is within an historic district, where there is a cultural landscape and one can question if this is the right use of the property. He suggested that the Commission ask Public Property and City Council to take another look at this proposal.
- Mr. Mattioni clarified that the Historical Commission process is not flawed, and it does not have to do with historic designation, but rather is another example where money has been squandered on a project that will make little sense in retrospect, similar to the proposal for a new location of the central police department. He reiterated that the problem is not that the Commission's system did not notify the

- proper people. He suggested that the Commission table the application and send it back to the drawing board.
- Ms. Washington asked if tabling the nomination would simply be passing the buck. She suggested that the Commission instead use what is within its purview to deny the project, including the building's stark contrast to the neighboring properties, and the use of the space as compared to the typical dense residential use of the district. She suggested that the Commission use what is within its purview rather than tabling and passing the project on to another department.
    - Ms. Edwards suggested that the Commission vote to deny the project.
    - Ms. Washington responded that that is the direction she is moving in, and that a denial can be based on the Standards owing to its incompatibility within the historic district.
    - Mr. Mattioni agreed that it does not fit in with the residential context of the community.
    - Ms. Turner agreed.
  - Mr. Thomas stated that the Commission could look at how the building does not meet the Standards, but there are also social justice issues to confront.
    - Mr. Mattioni asked if that is a question before the Commission, because the Commission has said in the past that it is not to consider uses of buildings. He agreed that this project needs community input, and that the applicants should go back to the community to seek such input.
  - Ms. Edwards asked if a motion to deny the application could be based on a lack of sensitivity to the neighborhood context.
    - Ms. Cooperman responded that the Commission is governed by the Secretary of the Interior's Standards for the Treatment of Historic Properties, but that a property is not necessarily a tax parcel. Rather, a property can be a district, so one could say that this is an inappropriate treatment for a historic district because of incompatible scale and use of open space.
    - Other Commissioners agreed.
    - Mr. Reuter commented that the Commission is bound by the Standards, but that there are seven other review criteria that do not involve the Standards. He agreed that everything discussed could be incorporated into a motion. He stated that the Commission's review goes beyond the Standards, but that, if the Commission is going to approve an application, it must meet the Standards and Guidelines. He stated that the impact of new construction on an historic district can go beyond the aesthetic issues, and that Ms. Washington's proposal is within the Commission's authority.
    - Mr. Thomas stated that this is a building and a site plan that does not fit into the historic district.
  - Mr. Mattioni clarified that the Historical Commission did not fail in its notification to the public. He explained that the Commission cannot provide notice until an application is submitted for review, so it could not have done anything regarding notice until the application was received by the staff. He stated that it is not a lack of notice on the part of the Historical Commission or its staff, and that the Commission's scope of authority is defined by law. He stated that that does not mean that it should not take other things into consideration when it is appropriate to do so, but it needs to be careful once it gets to the outer limits of its authority. He stated that there are sound reasons within the Standards which can be used to deny this application. It can be denied on those grounds, with a subscript that the Commission is troubled by the lack of community involvement.

- Mr. Thomas responded that he is not claiming there was a lack of notice on the part of the Commission, but rather that the Commission received an application that it believes is lacking in that it came to the Commission without first initiating public involvement.
- Ms. Cooperman asked if the Commission must provide a reason for denying an application. She noted that the Commission's discussion provides abundant explanation as to what it finds inadequate in the application.
  - Mr. Reuter responded that there is no need to provide a reason for a denial, and that the Commission can simply deny an application without comment. He noted that the discussion will be summarized in the meeting minutes.
- Ms. Long excused herself from the meeting at 1:56 p.m.

**PUBLIC COMMENT:**

- Ms. Chantry summarized all written public comment received prior to the meeting. She stated that 102 email comments had been received prior to close of business the day prior, which were emailed to the Commissioners and placed online for public review. She stated that she received 21 additional email comments since that time. She summarized all comments, stating that they question the construction of a new police station in a primarily African-American neighborhood. They question the spending of public money on policing instead of social services. They question the City's engagement with the community regarding the planning and design of the station. She stated that all are valid questions, especially at this moment, but are outside the purview of the Historical Commission.
- Judith Robinson, representative of the 32<sup>nd</sup> Ward Registered Community Organization (RCO), spoke in opposition to the application. She questioned if this public building is the highest and best use on the historic corridor. She asked for a Town Hall meeting before decisions are made. She stated that no meetings have been held with the community, and the community was not aware of this proposal. She asked for more park and less parking.
- Jacqueline Wiggins spoke in opposition to the application. She referenced her written comment already provided to the Commission. She commented that there has been only one meeting, with the Saint Elizabeth RCO, which is insufficient for such a large police district. She stated that no other RCOs were notified. She commented that the district needs housing and school facilities, not a police station. She asked that the Commission deny the application. She commented that architecture has to do with the environment and that means more than a physical environment, and culture plays a critical part to a planned environment. She commented that a community room is not enough. She asked if the project can move forward even if the Historical Commission denies the application.
- Klyde B. spoke in opposition to the application. He commented that it would be irresponsible to discuss brick detailing in the context of this current moment.
- Sally Polk spoke in opposition to the application. She commented that there needs to be a Town Hall meeting. She commented that the community does not want another police station. She commented that her friends are experiencing post-traumatic stress disorder owing to the behavior of the Philadelphia police, and that the police should not be rewarded with a new police station. She asked the Commission to deny the application.
- Adam Bleiman spoke in opposition to the application. He commented that the presence of this building in the neighborhood would be a slap in the face and an intimidating symbol. He commented that it is not a good use of the land or money.

- Oscar Beisert spoke in opposition to the application. He commented that it is in the middle of a beautiful street that was originally lined with townhouses. He commented that it does not fit in and the neighborhood deserves something better and residential.
- Jim Duffin spoke in opposition to the application. He commented that the Philadelphia City Planning Commission sends notifications to RCOs but that the Historical Commission is not required to notify RCOs. He suggested that the Historical Commission consider using the same method as the Planning Commission when an application falls within an RCO's boundaries.
- Gail Loney spoke in opposition to the application. She referenced her written comment already provided to the Commission. She stated that she is a block captain, and commented that her RCO was not notified. She commented that this process has apparently been going on since 2018, based on her research, yet the community has not been involved. She commented that the community may be poor, but that does not mean that they should not be involved. She commented that the area needs housing. She asked for a series of community meetings, and that the community is asked what it wants and needs. She suggested that the existing police station be rehabilitated. She commented that she would rather see the lot remain a green space. She asked if there is a requirement that projects should have already had public input. She asked if presenters are on the honor criteria. She asked if the question of ethics should be a consideration.
- Emmaline Goodwin commented in opposition to the application. She commented that community members have not been involved or even aware of the proposed police building.
- Alyssa Ciampaglia commented in opposition to the application. She asked that everyone consider not going through with the construction. She commented that police budgets should be cut. She commented that the building would not be good for the community.
- Ms. Schmitt of the staff reported that, in addition to written public comment received prior to the meeting, an additional nine emails were received since the start of the meeting. All were of a similar content to what was summarized for the public comment at the start of the review.

#### **HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:**

The Historical Commission found that:

- Many interested parties opposed the construction of the police station.
- The City of Philadelphia had not engaged the public sufficiently in the discussion of the proposed police station.

The Historical Commission concluded that:

- The proposed police station is not compatible with the historic district.

**ACTION:** Ms. Cooperman moved to deny the application for 2100 Diamond Street. Ms. Edwards seconded the motion, which passed by a vote of 7-2-1. Mr. Mattioni abstained.

<b>ITEM: 2100 Diamond St</b> <b>MOTION: Denial</b> <b>MOVED BY: Cooperman</b> <b>SECONDED BY: Edwards</b>					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Cooperman	X				
Edwards	X				
Hartner (DPP)		X			
Lenard-Palmer (DPD)	X				
Lippert (L&I)					X
Long (DHCD)					X
Mattioni			X		
McCoubrey	X				
Sánchez (Council)		X			
Stanford (Commerce)					X
Turner, Vice Chair	X				
Washington	X				
Total	7	2	1		3

## **ADJOURNMENT**

**START TIME OF DISCUSSION IN AUDIO RECORDING: 05:39:59**

**ACTION:** At 2:46 p.m., Mr. McCoubrey moved to adjourn. Mr. Mattioni seconded the motion, which passed unanimously.

<b>ITEM: Adjournment</b> <b>MOTION: Adjourn</b> <b>MOVED BY: McCoubrey</b> <b>SECONDED BY: Mattioni</b>					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Cooperman	X				
Edwards	X				
Hartner (DPP)	X				
Lenard-Palmer (DPD)	X				
Lippert (L&I)					X
Long (DHCD)					X
Mattioni	X				
McCoubrey	X				
Sánchez (Council)	X				
Stanford (Commerce)					X
Turner, Vice Chair	X				
Washington	X				
Total	10				3

**PLEASE NOTE:**

- Minutes of the Philadelphia Historical Commission are presented in action format. Additional information is available in the video recording for this meeting. The start time for each agenda item in the recording is noted.
- Application materials and staff overviews are available on the Historical Commission's website, [www.phila.gov/historical](http://www.phila.gov/historical).

**THE MINUTES OF THE 729TH STATED MEETING OF THE  
PHILADELPHIA HISTORICAL COMMISSION**

**FRIDAY, 12 MAY 2023, 9:00 A.M.  
REMOTE MEETING ON ZOOM  
DAN MCCOUBREY, ACTING CHAIR**

**CALL TO ORDER**

**START TIME IN ZOOM RECORDING: 00:00:00**

Mr. McCoubrey, the Acting Chair, called the meeting to order at 9:02 a.m. and announced the presence of a quorum. The following Commissioners joined him:

<b>Commissioner</b>	<b>Present</b>	<b>Absent</b>	<b>Comment</b>
Robert Thomas, AIA, Chair (Architectural Historian)		X	
Donna Carney (Philadelphia City Planning Commission)	X		
Emily Cooperman, Ph.D., Committee on Historic Designation Chair (Historian)	X		
Mark Dodds (Department of Planning and Development)	X		
Erin Kindt (Department of Public Property)	X		
Sara Lepori (Commerce Department)	X		
John P. Lech (Department of Licenses & Inspections)	X		
John Mattioni, Esq.	X		
Dan McCoubrey, AIA, LEED AP BD+C, Architectural Committee Chair (Architect)	X		
Stephanie Michel (Community Organization)		X	
Jessica Sánchez, Esq. (City Council President)	X		
Kimberly Washington, Esq. (Community Development Corporation)		X	

The meeting was held remotely via Zoom video and audio-conferencing software.

The following staff members were present:

Jonathan Farnham, Executive Director  
Kim Chantry, Historic Preservation Planner III  
Laura DiPasquale, Historic Preservation Planner III  
Heather Hendrickson, Historic Preservation Planner I  
Ted Maust, Historic Preservation Planner I  
Allyson Mehley, Historic Preservation Planner II  
Leonard Reuter, Law Department  
Dan Shachar-Krasnoff, Historic Preservation Planner II  
Alex Till, Historic Preservation Planner I

The following persons attended the online meeting:

Michelle Kleschick  
Stuart Rosenberg  
Modesto Bigas-Valedon  
Lincoln Strehle  
Jackie Gusic

Steve Bartlett  
Linda Brown  
David Traub  
Aissia Richardson  
Sarvesh Patil  
Ola Alkudsi  
Kimberly Haas  
Harrison Haas  
Dennis Carlisle  
Beulah Jenkins  
Coretta Brooks  
Paul Steinke, Preservation Alliance  
Aaron Moselle  
Michael Koonce  
Judith Robinson, 32<sup>nd</sup> Ward RCO  
Christopher Strom, Esq., Eckert Seamans  
William Morris  
Alex Balloon  
Shirley Spencer  
Justin Detwiler  
Jay Farrell  
David Lockard  
Nancy Pontone  
Elena Laskin  
Kendall Eberhardt  
Juliet Fajardo  
Oscar Beisert, Keeping Society  
Darrell Clarke, Philadelphia City Council  
Stuart Rosenberg  
Jacqueline Wiggins  
Donna Lisle  
Pedro Pinto  
Mary McGettigan  
Valerie Bergman  
Lynette Hazelton  
Ruth I. Birchett  
Nathan Farris, Esq., Ballard Spahr  
Lincoln Strehle  
Steven Peitzman  
Michael Phillips, Esq., Klehr Harrison  
Donell Deans  
Deborah Gary, Society to Preserve Philadelphia African American Assets  
Amy Lambert

## **ADOPTION OF MINUTES, 728<sup>TH</sup> STATED MEETING, 14 APRIL 2023**

**START TIME IN ZOOM RECORDING:** 00:04:40

### **DISCUSSION:**

- Mr. McCoubrey asked the Commissioners, staff, and members of the public if they had any suggested additions or corrections to the minutes of the preceding meeting of the Historical Commission, the 728th Stated Meeting, held 14 April 2023. Mr. Mattioni noted an error in the minute for 244-58 N. 2<sup>nd</sup> Street.

**ACTION:** Mr. McCoubrey moved to adopt the minutes of the 728<sup>th</sup> Stated Meeting of the Philadelphia Historical Commission, held 14 April 2023. Ms. Cooperman seconded the motion, which was adopted by unanimous consent.

<b>ITEM: Adoption of the Minutes of the 728<sup>th</sup> Stated Meeting of the PHC</b>					
<b>MOTION: Adoption of minutes with edit</b>					
<b>MOVED BY: McCoubrey</b>					
<b>SECONDED BY: Cooperman</b>					
<b>VOTE</b>					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair					X
Carney (PCPC)	X				
Cooperman	X				
Dodds (DPD)	X				
Kindt (DPP)	X				
Lepori (Commerce)	X				
Lech (L&I)	X				
Mattioni	X				
McCoubrey	X				
Michel					X
Sánchez (Council)	X				
Washington					X
Total	9				3

## **CONTINUANCE REQUESTS**

CONTENT EDITED

**CONTENT EDITED**

**ADDRESS: 2100 DIAMOND ST**

Proposal: Construct public safety facility

Review Requested: Final Approval

Owner: City of Philadelphia, Department of Public Property

Applicant: Modesto Bigas-Valedon, Ballinger

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

**OVERVIEW:** This application proposes to construct a new public safety building and police facility 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.

In 2020, the Historical Commission reviewed an application for a police station at this site, which was met with much opposition from the community. The Commission voted at that time to deny the application. While the exterior design of that building and this new design are not too different, this new proposal includes uses which were not part of the prior application, including a community space, a Police Athletic League (PAL) Center which will include an indoor

basketball court and after-school study and recreation rooms, and outdoor recreation spaces for the community.

**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. 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.

**ARCHITECTURAL COMMITTEE RECOMMENDATION:** The Architectural Committee voted 6 to 1 to recommend approval, provided the mural is reviewed under a separate application, with the staff to review details, pursuant to Standard 9.

**START TIME OF DISCUSSION IN ZOOM RECORDING:** 01:17:55

**PRESENTERS:**

- Ms. Chantry presented the application to the Historical Commission.
- Architects Stephen Bartlett and Modesto Bigas-Valedon represented the application.

**PUBLIC COMMENT:**

- Jacqueline Wiggins commented in opposition to the application. She stated that the site must be used for housing. She recommended that the matter be continued.
- Philadelphia City Council President Darrell Clarke commented in support of the application. He stated that the Historical Commission's denial of the application in 2020 allowed time for improvements to the proposal. He stated that the location was selected during the prior administration as being ideal for the intended purpose of a public safety facility.
- Judith Robinson, representing the 32<sup>nd</sup> Ward RCO, commented in opposition to the application. She stated that Council President Clarke should not participate in the discussion. Ms. Robinson was muted after using abusive language towards the Commissioners.
- Coretta Brooks, community member, commented in support of the application.
- David Traub, representing Save Our Sites, commented in support of the application.
- Shirley Spencer, community member, commented in support of the application.

- Aissia Richardson, community member, commented in support of the application. She suggested that the mural or other aspects of the property could honor fallen police officers.
- Ruth Birchett, community member, was unable to unmute in Zoom, but Commissioners acknowledged receipt of Birchett's letter of support for the application.

**HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:**

The Historical Commission found that:

- The application proposes a public safety building that includes a Police Athletic League facility.
- The site where the building would be constructed is a vacant lot.

The Historical Commission concluded that:

- Satisfying Standard 9, the proposed building is compatible with, yet differentiated from, the historic district. The building façade incorporates ornamental brickwork found on residential buildings in the district. The overall massing, size, and scale is appropriate for the historic district.

**ACTION:** Mr. Mattioni moved to approve the application, pursuant to Standard 9. Ms. Kindt seconded the motion, which passed by unanimous consent.

<b>ITEM: 2100 Diamond St.</b> <b>MOTION: Approval</b> <b>MOVED BY: Mattioni</b> <b>SECONDED BY: Kindt</b>					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair					X
Carney (PCPC)	X				
Cooperman	X				
Dodds (DPD)	X				
Kindt (DPP)	X				
Lepori (Commerce)	X				
Lech (L&I)	X				
Mattioni	X				
McCoubrey	X				
Michel					X
Sánchez (Council)	X				
Washington					X
Total	9				3

CONTENT EDITED

### III. LEGISLATION



# City of Philadelphia

City Council  
Chief Clerk's Office  
402 City Hall  
Philadelphia, PA 19107

**BILL NO. 170557**

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**Introduced May 25, 2017**

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**Councilmember Greenlee  
for  
Council President Clarke**

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**Referred to the  
Committee on Public Property and Public Works**

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## **AN ORDINANCE**

Authorizing the Commissioner of Public Property, on behalf of the City, to acquire fee simple title or a lesser interest by purchase, condemnation or otherwise, in parcels of land generally in the area bounded by Susquehanna, Lambert, Norris, 22nd, Diamond and 21st Streets, and authorizing an agreement between the City and the Philadelphia Redevelopment Authority for the PRA to act as the City's condemnation agent, under certain terms and conditions.

WHEREAS, The City would like to acquire fee simple title or a lesser interest, by purchase, condemnation or otherwise, in parcels of land generally in the area bounded by Susquehanna, Lambert, Norris, 22nd, Diamond and 21st Streets (the "Acquisition"); and

WHEREAS, none of the property to be acquired is believed to be an occupied structure; and

WHEREAS, Pursuant to §6.1 of the Redevelopment Cooperation Law, Act of May 24, 1945, P.L. 982, §6.1; added by the Act of January 19, 1968, P.L. (1967) 987, §2; 35 P.S. §1746.1, the City may designate and appoint the Philadelphia Redevelopment Authority ("PRA") as its agent to perform any specified activities that the City is authorized by law to perform, so long as such activities is in furtherance of the public purposes specified in the Urban Redevelopment Law (the "URL"); and

WHEREAS, The City and the PRA desire to enter into an Agreement of Agency Designation (the "Agency Agreement") wherein the City will designate the PRA as the City's agent to perform the activities necessary to allow the City to acquire the necessary real property interests for the Acquisition; and

# City of Philadelphia

*BILL NO. 170557 continued*

WHEREAS, the Acquisition furthers the public purposes specified in the URL and, therefore, the Redevelopment Cooperation Law authorizes the Agency Agreement; and

WHEREAS, The Redevelopment Cooperation Law requires that the Council of the City of Philadelphia approve the Agency Agreement; now, therefore

*THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:*

SECTION 1. The Commissioner of Public Property, on behalf of the City, is authorized to acquire by purchase, condemnation, deed in lieu of condemnation, donation, dedication, or otherwise, fee simple title to, or a lesser interest in, some or all of the parcels of land identified in Section 2 of this Ordinance, including any adjacent alleys to these parcels for the public purpose of constructing a municipal building for Police District use.

SECTION 2. The lands subject to this Ordinance are the following:

Area A: Approximately 34,000 square feet of property in the block bounded by Diamond, Van Pelt, Norris and 22nd Streets as identified in Exhibit A; and

Area B: Approximately 27,000 square feet of property in the block bounded by Diamond, 21st, Norris and Van Pelt Streets as identified in Exhibit A; and

Area C: Approximately 22,000 square feet of property in the block bounded by Diamond, Lambert, Norris and 21st Streets as identified in Exhibit A; and

Area D: Approximately 13,000 square feet of property in the block bounded by Susquehanna, Lambert, Diamond and 21st Streets as identified in Exhibit A.

SECTION 3. The City, acting through the Commissioner of Public Property, is authorized to enter into an Agreement of Agency Designation pursuant to the Redevelopment Cooperation Law to designate and appoint the Philadelphia Redevelopment Authority to be its condemnation agent to carry out the purposes of this Ordinance.

# City of Philadelphia

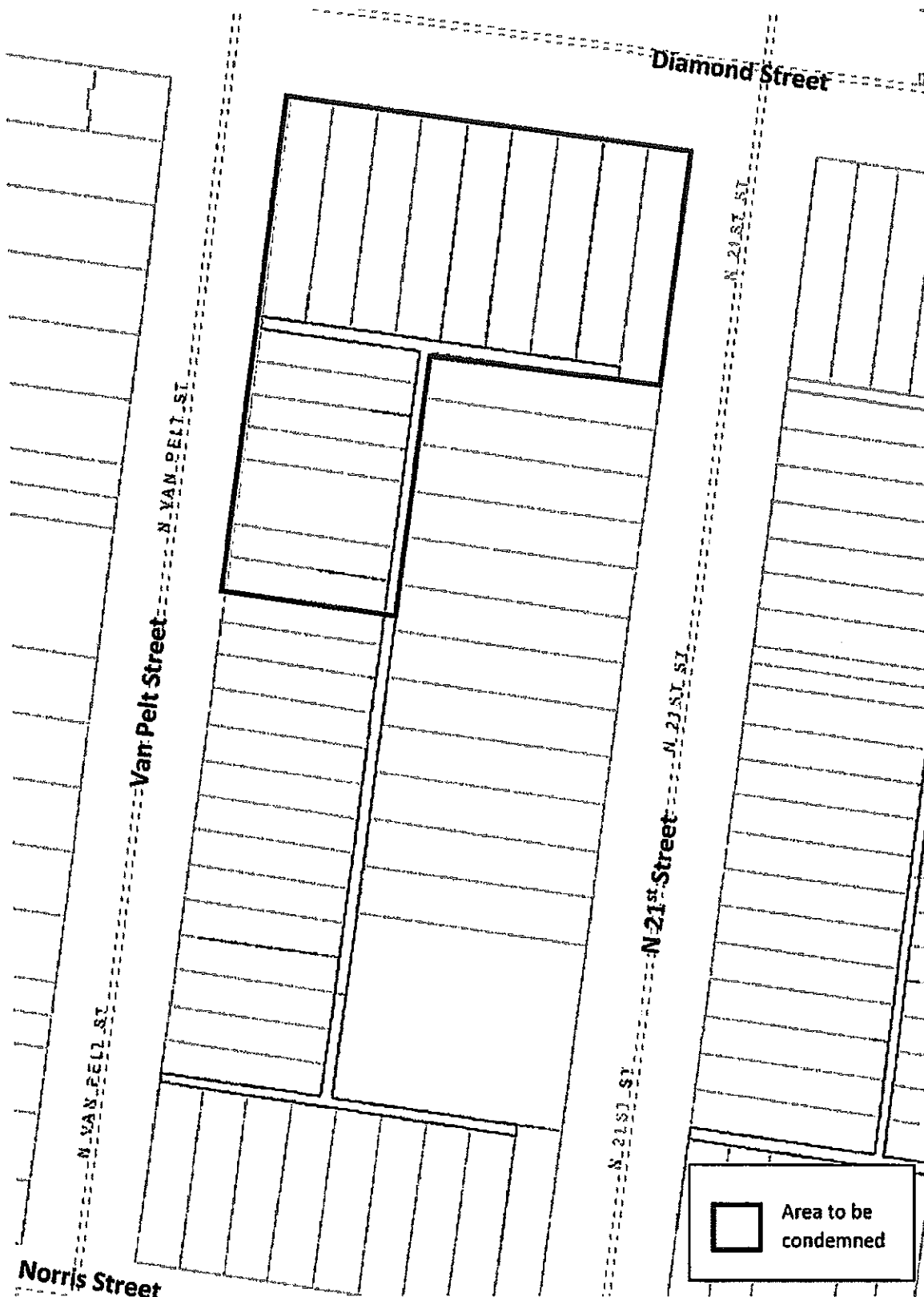
*BILL NO. 170557 continued*

SECTION 4. The City Solicitor is authorized to review and approve all documents necessary to complete the acquisitions authorized by this Ordinance. The City Solicitor is further authorized to include in those documents provisions that the City Solicitor deems necessary and desirable to protect the interests of the City.

# Exhibit A - Area A



# Exhibit A - Area B



# Exhibit A - Area C



# Exhibit A - Area D



# City of Philadelphia

*BILL NO. 170557 continued*



# City of Philadelphia

City Council  
Chief Clerk's Office  
402 City Hall  
Philadelphia, PA 19107

**BILL NO. 170558**

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**Introduced May 25, 2017**

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**Councilmember Henon  
for  
Council President Clarke**

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**Referred to the  
Committee on Appropriations**

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## **AN ORDINANCE**

Amending Bill No. 170195 (approved in June of 2017), entitled “An Ordinance to adopt a Capital Program for the six Fiscal Years 2018-2023 inclusive,” by adding, revising, and/or removing certain projects, amounts and sources, under certain terms and conditions.

*THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:*

SECTION 1. Exhibit A of Bill No. 170195 (approved in June of 2017) is hereby amended to incorporate the following changes:

1. Under the “POLICE” category: under “POLICE FACILITIES,” Line 54 (“Police Facilities – Renovations”), change the amount for Fiscal Year 2019 from \$2,900,000 CN to \$7,900,000 CN, and change the amount for Fiscal Year 2020 from \$7,550,000 CN to \$2,550,000 CN.
2. Conform all subtotals and totals shown in Exhibit A to reflect the increased and decreased appropriations set forth in this amendment.

# City of Philadelphia

*BILL NO. 170558 continued*

Court of Common Pleas of Philadelphia County  
Trial Division

# Civil Cover Sheet

For Prothonotary Use Only (Docket Number)

**SEPTEMBER 2018**

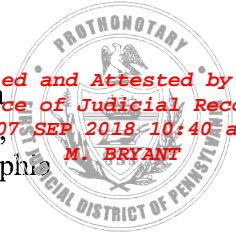
**000524**

E-Filing Number: 1809010088

PLAINTIFF'S NAME CITY OF PHILADELPHIA		DEFENDANT'S NAME	
PLAINTIFF'S ADDRESS C/O LAW DEPARTMENT 1515 ARCH ST, 14TH FLOOR PHILADELPHIA PA 19107		DEFENDANT'S ADDRESS	
PLAINTIFF'S NAME		DEFENDANT'S NAME	
PLAINTIFF'S ADDRESS		DEFENDANT'S ADDRESS	
PLAINTIFF'S NAME		DEFENDANT'S NAME	
PLAINTIFF'S ADDRESS		DEFENDANT'S ADDRESS	
TOTAL NUMBER OF PLAINTIFFS 1	TOTAL NUMBER OF DEFENDANTS 0	COMMENCEMENT OF ACTION <input type="checkbox"/> Complaint <input type="checkbox"/> Petition Action <input type="checkbox"/> Notice of Appeal <input type="checkbox"/> Writ of Summons <input type="checkbox"/> Transfer From Other Jurisdictions	
AMOUNT IN CONTROVERSY <input type="checkbox"/> \$50,000.00 or less <input type="checkbox"/> More than \$50,000.00	COURT PROGRAMS <input type="checkbox"/> Arbitration <input type="checkbox"/> Mass Tort <input type="checkbox"/> Commerce <input type="checkbox"/> Settlement <input type="checkbox"/> Jury <input type="checkbox"/> Savings Action <input type="checkbox"/> Minor Court Appeal <input type="checkbox"/> Minors <input type="checkbox"/> Non-Jury <input type="checkbox"/> Petition <input type="checkbox"/> Statutory Appeals <input type="checkbox"/> W/D/Survival <input checked="" type="checkbox"/> Other: EMINENT DOMAIN		
CASE TYPE AND CODE 8D - DEC OF TAKING - EMINENT DOMAIN			
STATUTORY BASIS FOR CAUSE OF ACTION			
RELATED PENDING CASES (LIST BY CASE CAPTION AND DOCKET NUMBER)		IS CASE SUBJECT TO COORDINATION ORDER? YES    NO	
		<p><b>FILED PRO PROTHY</b></p> <p><b>SEP 07 2018</b></p> <p><b>M. BRYANT</b></p>	
TO THE PROTHONOTARY: Kindly enter my appearance on behalf of Plaintiff/Petitioner/Appellant: <u>CITY OF PHILADELPHIA</u> Papers may be served at the address set forth below.			
NAME OF PLAINTIFF'S/PETITIONER'S/APPELLANT'S ATTORNEY RYAN D. HARMON		ADDRESS 1234 MARKET STREET 16TH FLOOR PHILADELPHIA PA 19107	
PHONE NUMBER (215) 209-8624	FAX NUMBER none entered		
SUPREME COURT IDENTIFICATION NO. 91665		E-MAIL ADDRESS ryan.harmon@pra.phila.gov	
SIGNATURE OF FILING ATTORNEY OR PARTY RYAN HARMON		DATE SUBMITTED Friday, September 07, 2018, 10:40 am	

RYAN HARMON, ESQUIRE  
[ryan.harmon@pra.phila.gov](mailto:ryan.harmon@pra.phila.gov)  
Attorney I.D. No. 91665  
SUSAN VARGHESE, ESQUIRE  
[susan.varghese@pra.phila.gov](mailto:susan.varghese@pra.phila.gov)  
Attorney I.D. No. 93988  
1234 Market Street, 16th Floor  
Philadelphia, PA 19107  
tel: (215) 854-6500

Attorneys for Philadelphia  
Redevelopment Authority,  
Agent for City of Philadelphia



IN RE:  
A Condemnation Proceeding In Rem By The  
City of Philadelphia of Certain Land,  
Improvements And Properties Within  
an Area Bounded Generally by Susquehanna,  
Lambert, Norris, 22<sup>nd</sup>, Diamond and 21<sup>st</sup>  
Streets, For the Purposes of Erecting and  
Constructing a Necessary Municipal  
Building

COURT OF COMMON PLEAS  
  
PHILADELPHIA COUNTY  
  
AUGUST TERM, 2018  
  
No.  
  
EMINENT DOMAIN  
PROCEEDING  
IN REM

### **DECLARATION OF TAKING**

TO THE HONORABLE JUDGES OF SAID COURT:

The Declaration of Taking filed by the Condemnor, the City of Philadelphia (the "City") respectfully represents:

1. The City is a political subdivision of the Commonwealth of Pennsylvania organized and existing under the laws of the Commonwealth of Pennsylvania, having its principal place of business for this litigation only at City of Philadelphia Department of Public Property, City Hall, Room 790, Philadelphia, PA 19107, Attention: Commissioner Bridget Collins-Greenwald.
2. The City is statutorily authorized to take real property under 53 P.S. §1141 of Title 53, Municipal and Quasi-Municipal Corporations, Part I, General Municipal Law, as amended and supplemented (the "**Municipal Corporations Law**").
3. The City Council of Philadelphia ("**City Council**") passed Bill No. 170557 on June 22, 2017 (the "**Council Ordinance**"), authorizing the filing of this Declaration of Taking with respect

to the properties identified in Exhibits A and B, which was signed by the Mayor on September 12, 2017. The Council Ordinance may be examined in the Chief Clerk's Office at City Hall – Room 402, City of Philadelphia, Philadelphia, PA 19107.

4. The properties subject to this Declaration of Taking are being acquired for the public uses and public purposes of erecting and constructing a necessary municipal building for the Philadelphia Police Department, and uses ancillary thereto, as permitted by and in accordance with the Municipal Corporations Law.

5. The land and improvements being taken are situated in the City and County of Philadelphia, Commonwealth of Pennsylvania. The area and property being acquired are identified by legal description on the attached **Exhibit A**. The street addresses of the portions of the properties being acquired are identified on **Exhibit B** attached hereto. A Notice of Condemnation, that contains a plan of the portions of the properties condemned, is being filed in the Office of the Department of Records of Philadelphia County ("**Records Department**") on the same date as the filing of the Declaration of Taking.

6. Except as otherwise indicated on Exhibit A, the nature of title being acquired is absolute and fee simple, including all easements, rights of way and real property interests of whatever nature.

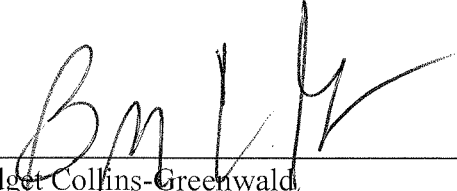
7. The plan showing the condemned properties may be inspected in the Records Department or at the office of the Philadelphia Redevelopment Authority, 16<sup>th</sup> Floor, 1234 Market Street, Philadelphia, PA 19107.

8. In accordance with 26 Pa.C.S.A. §303(b) of the Eminent Domain Code, the City's power of taxation is sufficient as security to effect the condemnation of the properties herein and is deemed pledged and made security for the payment of the damages determined by law.


9. Service of the Declaration of Taking and the information and notice required by Section

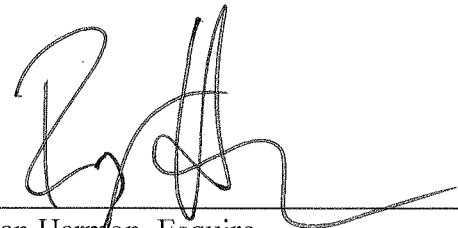
305 of the Eminent Domain Code, 26 Pa.C.S.A. §305, will be made on condemnees in accordance with Section 305 and proof of such service will be filed.

**WHEREFORE**, the City declares the property identified on Exhibits A and B attached hereto condemned and appropriated for the public purposes mentioned.

  
\_\_\_\_\_  
Bridget Collins-Greenwald  
Commissioner, Department of Public Property  
City of Philadelphia

Approved as to Form:  
Marcel S. Pratt, City Solicitor

Per:   
\_\_\_\_\_  
Brendan O'Rourke  
Chief Deputy City Solicitor


  
\_\_\_\_\_  
Ryan Harmon, Esquire  
Attorney for Philadelphia  
Redevelopment Authority, agent for  
City of Philadelphia

**VERIFICATION**

Bridget Collins-Greenwald hereby states that she is the Commissioner of the Department of Public Property for the City of Philadelphia, that she is authorized to make this Verification on behalf of the City of Philadelphia, and that the facts set forth in the foregoing Declaration of Taking are true and correct to the best of her knowledge, information and belief.

The undersigned understands that the statements therein are made subject to the penalties of 18 Pa.C.S.A. Section 4904 relating to unsworn falsification to authorities.

Dated: September 7, 2018

  
\_\_\_\_\_  
Bridget Collins-Greenwald  
Commissioner, Department of Public Property  
City of Philadelphia

## **EXHIBIT A**

### **Condemnation Parcel No. 1**

**ALL THAT CERTAIN** lot or piece of ground with buildings and improvements thereon, situate in the 32<sup>nd</sup> Ward of the City of Philadelphia, County of Philadelphia and Commonwealth of Pennsylvania, being now more particularly described as follows, to wit: BEGINNING at a point, said point being on the Northerly right-of-way line of W. Diamond Street (70' wide) and being distant 36.250' from the Easterly right-of-way line of N. 21<sup>st</sup> Street (50' wide), as follows, to wit; THENCE, N 11°21'00" E, a distance of 97.500' to a point on the Southerly side of a 5' wide alley; THENCE, S 78°39'00" E, along the Southerly side of said 5' wide alley, a distance of 70.000' to a point; THENCE, S 11°21'00" W, a distance of 97.500' to a point on the Northerly right-of-way line of W. Diamond Street; THENCE, N 78°39'00" W, along the Northerly right-of-way line of W. Diamond Street, a distance of 70.000' to the point and place of BEGINNING.

**SUBJECT** to the free and common use, right, liberty and privilege of the aforesaid alleys as and for passageways and watercourses, but only as to those segments of the alleys which have not been condemned within this condemnation, at all times hereafter, forever.

**BEING KNOWN AS:** 2035-2041 W. Diamond Street

### **Condemnation Parcel No. 2**

**ALL THAT CERTAIN** lot or piece of ground with buildings and improvements thereon, situate in the 32<sup>nd</sup> Ward of the City of Philadelphia, County of Philadelphia and Commonwealth of Pennsylvania, being now more particularly described as follows, to wit: BEGINNING at a point, said point being the intersection of the Southerly right-of-way line of W. Diamond Street (70' wide) and the Westerly right-of-way line of N. Lambert Street (40' wide), as follows, to wit; THENCE, S 11°21'00" W, along the Westerly right-of-way line of N. Lambert Street, a distance of 95.000' to a point on the Northerly side of a 5' wide alley; THENCE, N 78°39'00" W, along the Northerly side of said 5' wide alley, a distance of 18.000' to a point; THENCE, N 11°21'00" E, a distance of 95.000' to a point on the Southerly right-of-way line of W. Diamond Street; THENCE, S 78°39'00" E, along the Southerly right-of-way line of W. Diamond Street a distance of 18.000' to the point and place of BEGINNING.

## **EXHIBIT A**

**SUBJECT** to the free and common use, right, liberty and privilege of the aforesaid alley as and for a passageway and watercourse, but only as to the segment of the alley which has not been condemned within this condemnation, at all times hereafter, forever.

**BEING KNOWN AS:** 2028 W. Diamond Street

### **Condemnation Parcel No. 3**

**ALL THAT CERTAIN** lot or piece of ground with buildings and improvements thereon, situate in the 32<sup>nd</sup> Ward of the City of Philadelphia, County of Philadelphia and Commonwealth of Pennsylvania, being now more particularly described as follows, to wit: BEGINNING at a point, said point being the intersection of the Southerly right-of-way line of W. Diamond Street (70' wide) and the Easterly right-of-way line of N. 21<sup>st</sup> Street (50' wide), as follows, to wit; THENCE, S 78°39'00" E, along the Southerly right-of-way line of W. Diamond Street, a distance of 105.750' to a point; THENCE, S 11°21'00" W, a distance of 95.000' to a point on the Northerly side of a 5' wide alley; THENCE, N 78°39'00" W, along the Northerly side of said 5' wide alley, a distance of 25.750' to a point; THENCE, S 11°21'00" W, crossing said 5' wide alley and along the Westerly side of a 4' wide alley, a distance of 83.667' to a point; THENCE, N 78°39'00" W, a distance of 80.000' to a point on the Easterly right-of-way line of N. 21<sup>st</sup> Street (50' wide); THENCE, N 11°21'00" E, along the Easterly right-of-way line of N. 21<sup>st</sup> Street, a distance of 178.667' to the point and place of BEGINNING.

**SUBJECT** to the free and common use, right, liberty and privilege of the aforesaid alleys as and for passageways and watercourses, but only as to those segments of the alleys which have not been condemned within this condemnation, at all times hereafter, forever.

**BEING KNOWN AS:** 2032-2042 W. Diamond Street and 2031-2039 N. 21<sup>st</sup> Street

## EXHIBIT A

### Condemnation Parcel No. 4

**ALL THAT CERTAIN** lot or piece of ground with buildings and improvements thereon, situate in the 32<sup>nd</sup> Ward of the City of Philadelphia, County of Philadelphia and Commonwealth of Pennsylvania, being now more particularly described as follows, to wit: BEGINNING at a point, said point being the intersection of the Southerly right-of-way line of W. Diamond Street (70' wide) and the Easterly right-of-way line of N. Van Pelt Street (50' wide), as follows, to wit; THENCE, S 78°39'00" E, along the Southerly right-of-way line of W. Diamond Street, a distance of 175.000' to a point on the Westerly right-of-way line of N. 21<sup>st</sup> Street (50' wide); THENCE, S 11°21'00" W, along the Westerly right-of-way line of N. 21<sup>st</sup> Street, a distance of 100.000' to a point; THENCE, N 78°39'00" W, partially along the southerly side of a 5' wide alley, a distance of 100.000' to a point on the Easterly side of another 5' wide alley; THENCE, S 11°21'00" W, along the Easterly side of said 5' wide alley, a distance of 107.000' to a point; THENCE, N 78°39'00" W, crossing said 5' wide alley, a distance of 5.000' to a point on the Westerly side of said 5' wide alley; THENCE S 11°21'00" W, along the Westerly side of said 5' wide alley, a distance of 5.000' to a point; THENCE N 78°39'00" W, a distance of 70.000' to a point on the Easterly right-of-way line of N. Van Pelt Street; THENCE, N 11°21'00" E, along the Easterly right-of-way line of N. Van Pelt Street, a distance of 212.000' to the point and place of BEGINNING.

**SUBJECT** to the free and common use, right, liberty and privilege of the aforesaid alleys as and for passageways and watercourses, but only as to those segments of the alleys which have not been condemned within this condemnation, at all times hereafter, forever.

**BEING KNOWN AS:** 2100-2116 W. Diamond Street and 2029-2043 N. Van Pelt Street

## EXHIBIT A

### Condemnation Parcel No. 5

**ALL THAT CERTAIN** lot or piece of ground with buildings and improvements thereon, situate in the 32<sup>nd</sup> Ward of the City of Philadelphia, County of Philadelphia and Commonwealth of Pennsylvania, being now more particularly described as follows, to wit: BEGINNING at a point, said point being the intersection of the Southerly right-of-way line of W. Diamond Street (70' wide) and the Easterly right-of-way line of N. 22<sup>nd</sup> Street (60' wide), as follows, to wit; THENCE, S 78°39'00" E, along the Southerly right-of-way line of W. Diamond Street, a distance of 91.250' to a point; THENCE, S 11°21'00" W, a distance of 28.250' to a point; THENCE, S 78°39'00" E, a distance of 83.750' to a point on the Westerly right-of-way line of N. Van Pelt Street (50' wide); THENCE, S 11°21'00" W, along the Westerly right-of-way line of N. Van Pelt Street, a distance of 55.500' to a point; THENCE, N 78°39'00" W, a distance of 80.000' to a point; THENCE, N 11°21'00" E, a distance of 27.750' to a point; THENCE, N 78°39'00" W, a distance of 95.000' to a point on the Easterly right-of-way line of N. 22<sup>nd</sup> Street; THENCE, N 11°21'00" E, along the Easterly right-of-way line of N. 22<sup>nd</sup> Street, a distance of 56.000' to the point and place of BEGINNING.

**BEING KNOWN AS:** 2033-2035 N. 22<sup>nd</sup> Street and 2056-2058 N. Van Pelt Street

### Condemnation Parcel No. 6

**ALL THAT CERTAIN** lot or piece of ground with buildings and improvements thereon, situate in the 32<sup>nd</sup> Ward of the City of Philadelphia, County of Philadelphia and Commonwealth of Pennsylvania, being now more particularly described as follows, to wit: BEGINNING at a point, said point being on the Easterly right-of-way line of N. 22<sup>nd</sup> Street (60' wide) and being 83.750' from the Southerly right-of-way line of W. Diamond Street (70' wide), as follows, to wit; THENCE, S 78°39'00" E, a distance of 175.000' to a point on the Westerly right-of-way line of N. Van Pelt Street (50' wide); THENCE, S 11°21'00" W, along the Westerly right-of-way line of N. Van Pelt Street, a distance of 27.750' to a point; THENCE, N 78°39'00" W, a distance of 65.000' to a point; THENCE, S 11°21'00" W, a distance of 55.500' to a point; THENCE, S 78°39'00" E, a distance of 5.000' to a point; THENCE, S 11°21'00" W, a distance of 27.750' to a point; THENCE, S 78°39'00" E, a distance of 60.000' to a point on the Westerly right-of-way line of N. Van Pelt Street; THENCE, S 11°21'00" W, along the Westerly right-of-way line of N. Van Pelt Street, a distance of 83.250' to a point; THENCE, N 78°39'00" W, a distance of 66.000' to a point; THENCE, N 11°21'00" E, a

**EXHIBIT A**

distance of 83.250' to a point; THENCE, N 78°39'00" W, a distance of 109.000' to a point on the Easterly right-of-way line of N. 22<sup>nd</sup> Street; THENCE, N 11°21'00" E, along the Easterly right-of-way line of N. 22<sup>nd</sup> Street, a distance of 111.000' to the point and place of BEGINNING.

**BEING KNOWN AS:** 2023-2029 N. 22<sup>nd</sup> Street, rear of 2048 Van Pelt Street, and 2020-2024 N. Van Pelt Street

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## DECLARATION OF TAKING

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Street Name	Address
Diamond Street	2028
	2032
	2034
	2035
	2036
	2037
	2038
	2039
	2040
	2041
	2042
	2100-02
	2104
	2106-2112
	2114
	2116
N. Van Pelt Street	2020
	2022-2024
	2029
	2031
	2033-2035
	2037
	2039
	2041
	2043
	2056
N. 21 <sup>st</sup> Street	2058
	2031
	2033
	2035
	2037
	2039

# **EXHIBIT-B**

N. 22<sup>nd</sup> Street

2023

2025

2027

2029 (Includes rear of 2048 Van Pelt Street)

2033

2035