

ADDRESS: 1902, 1927, AND 1942 W DIAMOND ST

Proposal: Construct buildings on three lots

Review Requested: Final Approval & Review and Comment

Owner: Callahan Ward

Applicant: Nino Cutruffello, Callahan Ward

History: 1902: c. 1889, demolished before designation; 1927: built 1889, attributed to Willis G. Hale, significant, demolished after designation; 1942: c. 1889, contributing, demolished after designation.

Individual Designation: None

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

Staff Contact: Heather Hendrickson, heather.hendrickson@phila.gov

OVERVIEW: This application proposes to construct three buildings on three vacant lots in the Diamond Street Historic District. The applicant is proposing a consistent development program with one building design that would be constructed on multiple lots. One project will be reviewed under “review and comment” jurisdiction, while the other two will be reviewed under full review jurisdiction by the Historical Commission. The Diamond Street Historic District was designated in 1986 and at that time the lot at 1902 Diamond Street was vacant, and therefore, the building proposed for 1902 Diamond Street will be considered under “review and comment” jurisdiction only. At the time of district designation, there were buildings standing at 1927 and 1942 Diamond Street, so the Historical Commission will have full jurisdiction over those proposed building designs. The properties at 1902 and 1942 Diamond Street are lots within rows of typical Philadelphia three-story rowhouses. However, the property at 1927 Diamond Street was located within a more elaborate and ornate row attributed to Willis G. Hale and classified as “significant” to the district. The building at 1927 was a three-story rowhouse with a mansard roof, rectangular gothic windows, and an open full width front porch tucked under the second and third stories. Unfortunately, only three buildings in this row survive, and only one survives that resembles the building that stood at 1927 Diamond Street.

SCOPE OF WORK:

- Construct three buildings on three vacant lots

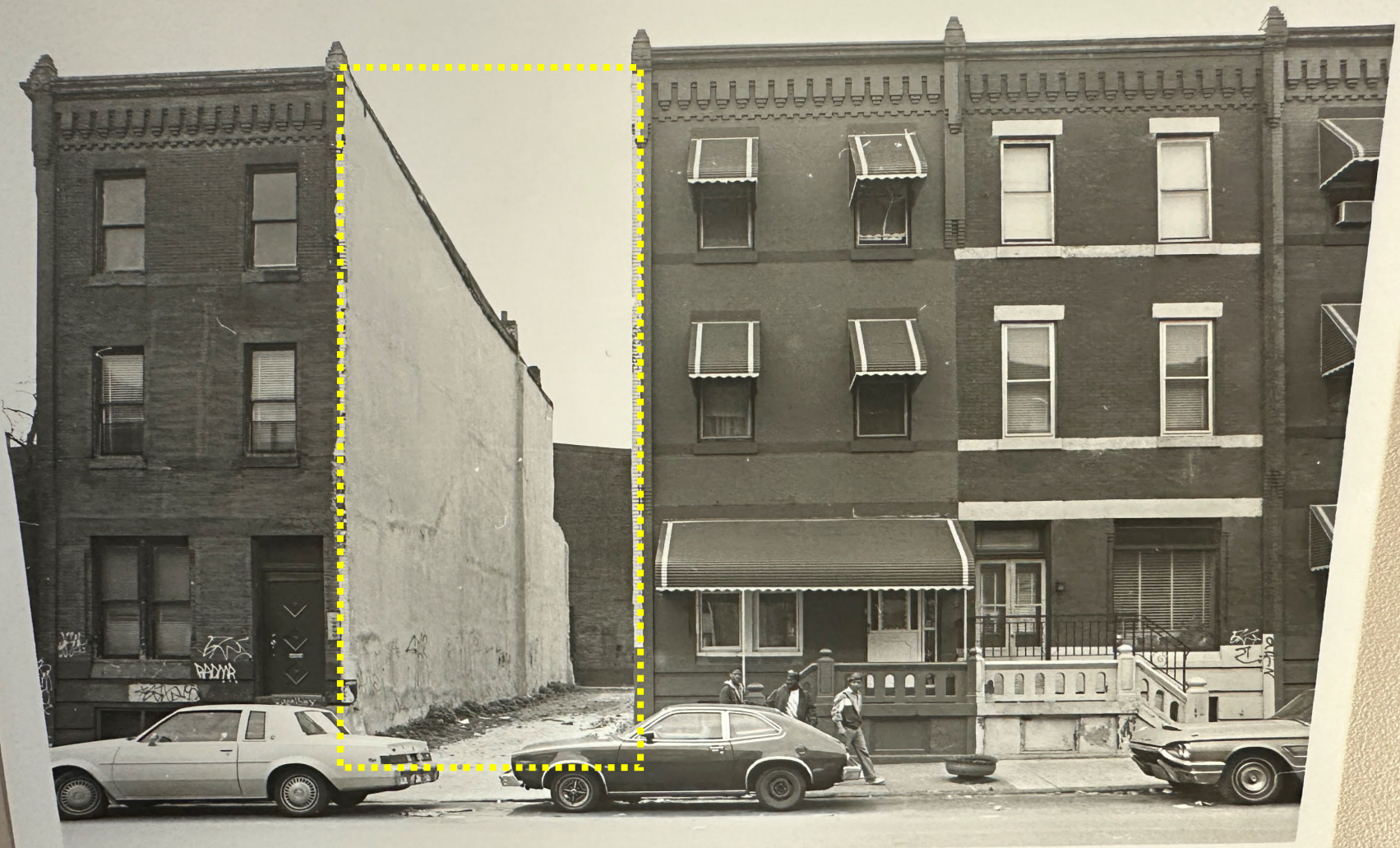
STANDARDS FOR REVIEW:

The Secretary of the Interior’s Standards for the Treatment of Historic Properties and Guidelines include:

- *Standard 9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*
 - The proposed design for 1927 Diamond is not compatible with the buildings in the Willis G. Hale-designed row.

STAFF RECOMMENDATION: The staff recommends approval of the applications for 1902 and 1942 Diamond Street, pursuant to Standard 9. The staff recommends denial of the application for 1927 Diamond Street, but notes that it would recommend approval of a design that is more reflective of the massing and detailing of the surviving buildings on that row, pursuant to Standard 9.

Photo taken at time of designation, 1986



1900

1904

1906

From the Diamond Street Historic District inventory, 1986

1900-1916
(1902
demolished)

John M. Sharp, Builder

Circa 1889

Eight three-story brick row houses. The decorative elements include brownstone watertables and trim, paired entranceways and stoops, and corbelled brick and metal cornices. The 19th Street facade of 1900 contains two second floor bays and decorative brick corbelwork. Contributing.

1921-1939

Attributed to Willis G. Hale, Architect

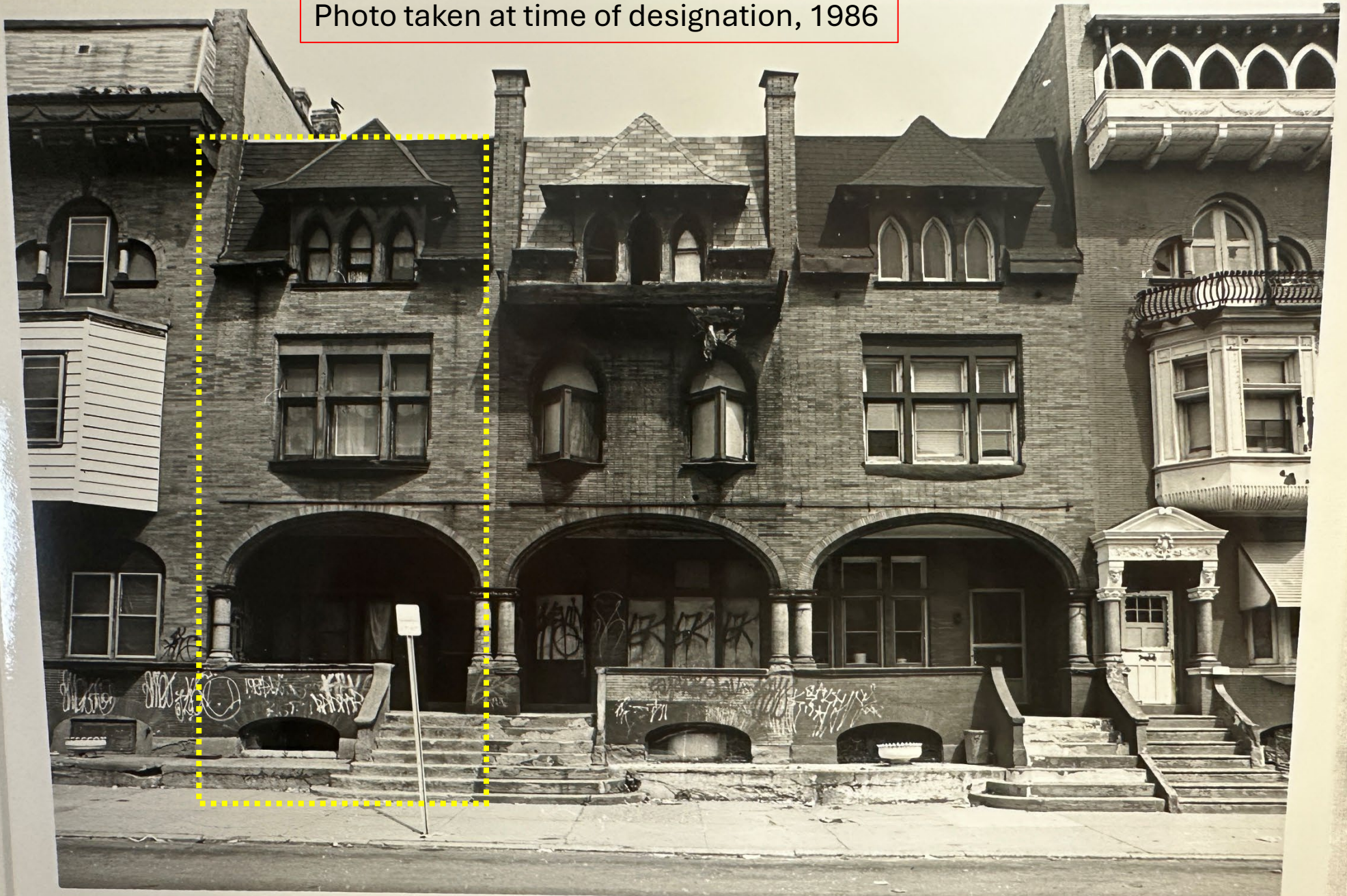
1889

John M. Sharp, Builder

These ten orange brick row houses vary in design following an ABCBAABCBA pattern. The four buildings following pattern A rise four stories in height, topped by an open moorish loggia. They have columned frontpieces surrounding the doorways, each topped by a broken pediment. They are decorated by pressed metal cornices and second floor bays. 1921 and 1937 each have two three-sided metal bays and three spire-like projecting dormers adorning their side facades. The four pattern B houses stand three stories tall and have an open full width front porch tucked under the second and third stories. The second story fenestration consists of three rectangular gothic windows. The flat roof has a front mansard with a hipped dormer containing three pointed arch windows.

The pattern C buildings duplicate the design (pattern B) except that the second floor fenestration consists of two oriel windows and the pressed tin cornice of pattern A has been added above the second floor level. Significant.

Photo taken at time of designation, 1986



1927

1925

1923

From the Diamond Street Historic District inventory, 1986

1918-1946
(1932
demolished)

John M. Sharp, Builder

Circa 1889

Fourteen, three-story brick row houses possess brownstone faced first floors, terra cotta trim, paired entranceways and stoops and pressed tin cornices. Ground floor alterations have occurred on 1918, 1920, 1946. Contributing.

* * * * *

Photo taken at time of designation, 1986



1942

1944

1946

November 11, 2024

Philadelphia Historical Commission
1515 Arch Street, 13th Floor
Philadelphia, PA 19102

Re: Submission for Review – Proposed New Construction Buildings Located at 1902, 1927 and 1942 West Diamond Street

Dear Philadelphia Historical Commission,

On behalf of Callahan Ward, I am pleased to submit for review our proposal for three individual projects located at 1902, 1927 and 1942 West Diamond Street. Although contemporary in design, these three projects have been thoughtfully developed to align with the historical character of the district, respecting the architectural heritage and urban fabric that defines this area.

The proposed buildings honor the spirit of the historic guidelines by preserving essential visual cues found in the surrounding structures. In particular, we have carefully respected existing building heights and made it a priority to match the red brick materiality of neighboring buildings, allowing each project to visually integrate with the block's character. Our design approach also incorporates a modern interpretation of historic window openings, achieved through thoughtful brickwork detailing that aligns with the tops and bottoms of existing window openings on neighboring buildings, adding compatible continuity to the streetscape while also differentiating the new building.

Though these three buildings are not positioned immediately adjacent to one another, they are similar in scope and intent. Each project is proposed as a by-right, 3-unit walk-up apartment building. Our hope is that this consistent development program will contribute to the vibrancy and architectural harmony of the West Diamond Street corridor.

Thank you for considering this submission. We look forward to any feedback the Commission may have and to working together to bring these projects to life in a manner that respects and contributes to Philadelphia's historic landscape.

Sincerely,

Nino Cutrufello
Partner / Development Director
Callahan Ward Companies

DIAMOND ST
HISTORIC COMMISSION SUBMISSION

11.12.2024

CONTACT INFORMATION

ADDRESS

1902 W DIAMOND ST

OWNER

CALLAHAN WARD TEMPLE VI, LLC
2610 HIRST TERRACE,
HAVERTOWN, PA 19083
484-454-3281

ADDRESS

1927 W DIAMOND ST

OWNER

CALLAHAN WARD TEMPLE VII, LLC
2610 HIRST TERRACE,
HAVERTOWN, PA 19083
484-454-3281

ADDRESS

1942 W DIAMOND ST

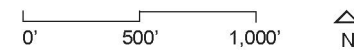
OWNER

CALLAHAN WARD TEMPLE IX, LLC
2610 HIRST TERRACE,
HAVERTOWN, PA 19083
484-454-3281

ARCHITECT

INTERFACE STUDIO
ARCHITECTS, LLC
1400 N AMERICAN ST #301
PHILADELPHIA, PA 19122
215-232-1500

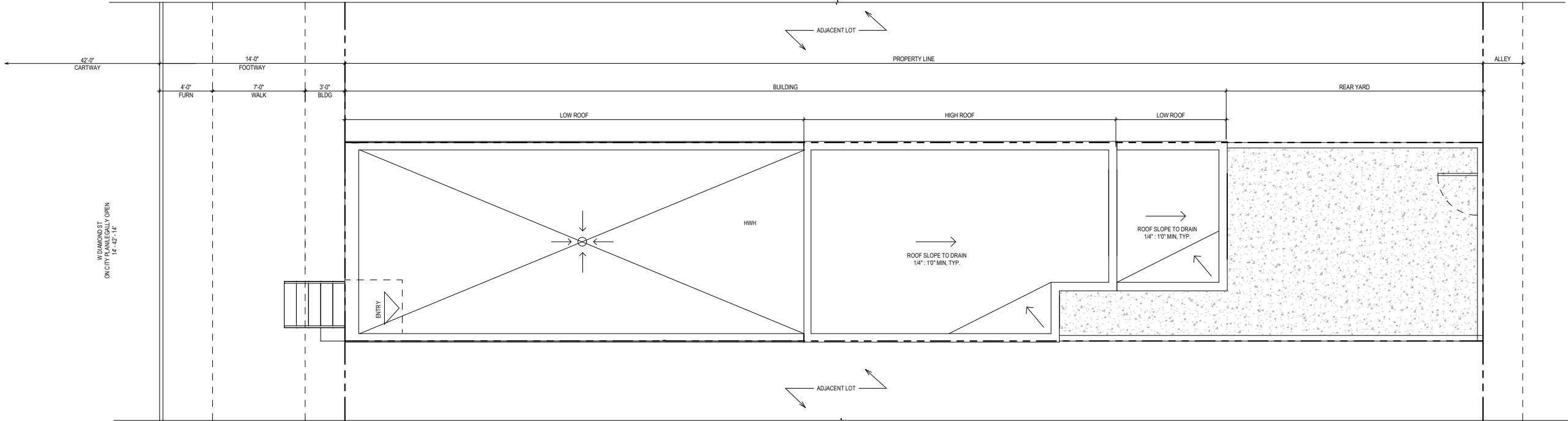
CONTEXT + SITES



| ADDRESS | LOT DIMENSIONS | ADJACENCIES |
|-------------------|----------------|-------------|
| 1902 W DIAMOND ST | 17' x 84' | 2 |
| 1927 W DIAMOND ST | 17' x 96'-6" | 0 |
| 1942 W DIAMOND ST | 16' x 80' | 0 |

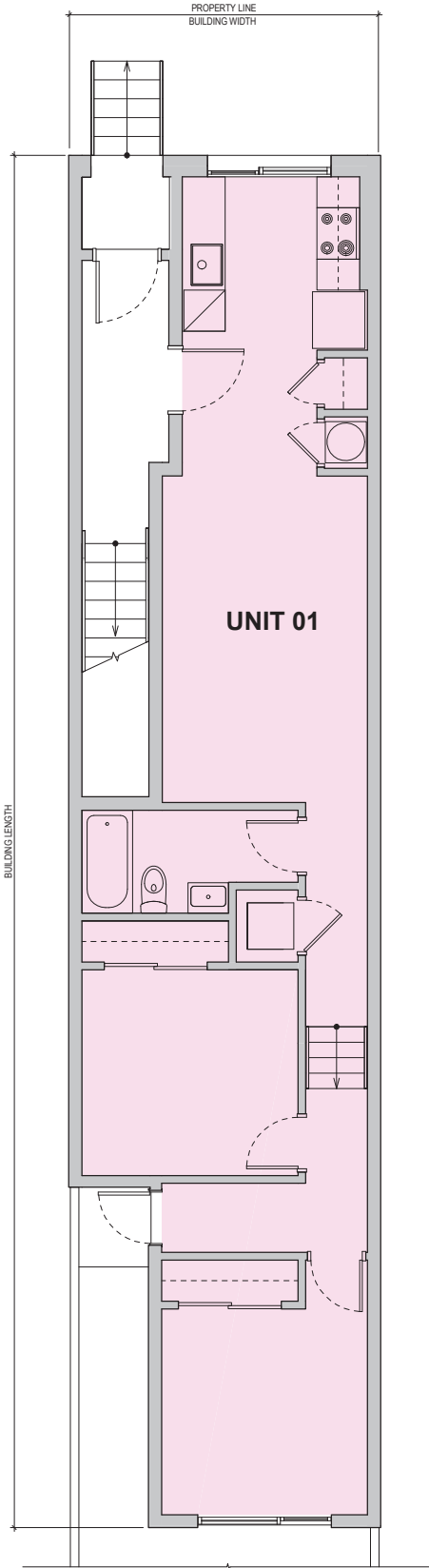


TYPICAL PROPOSED SITE PLAN

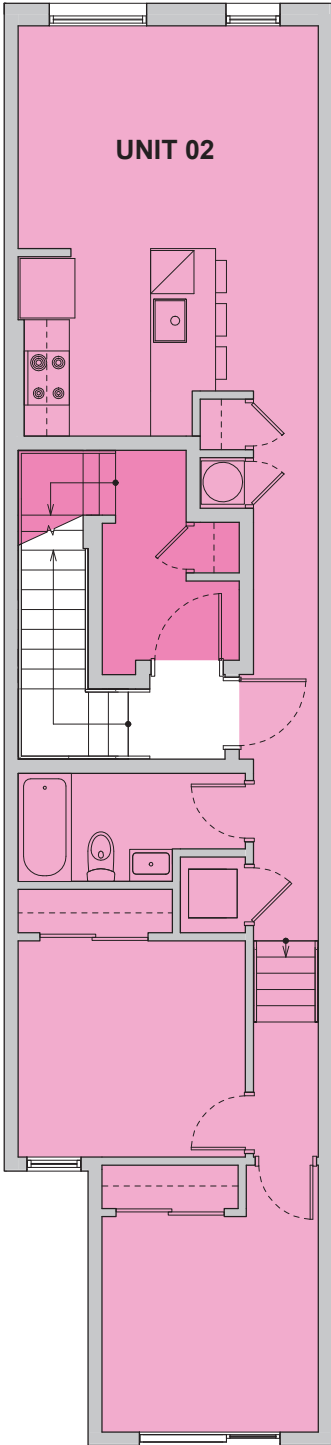


SITE PLAN

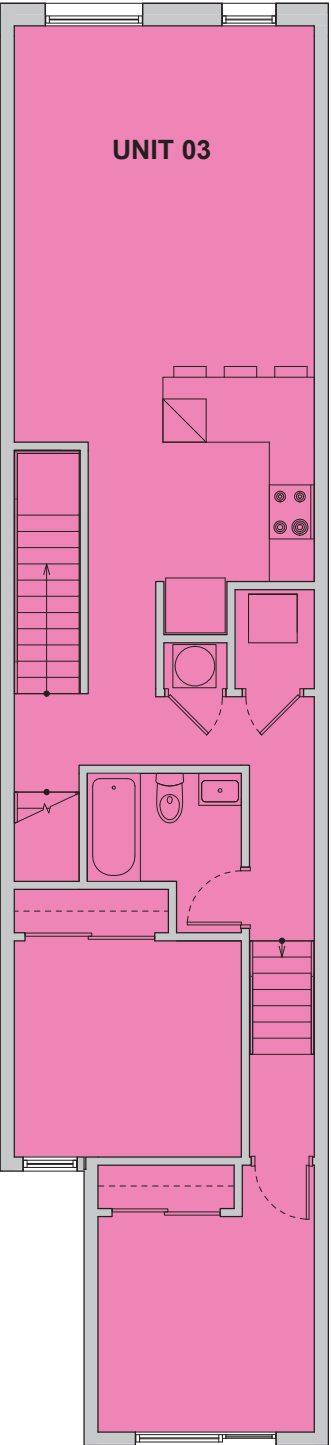
TYPICAL PROPOSED FLOOR PLAN



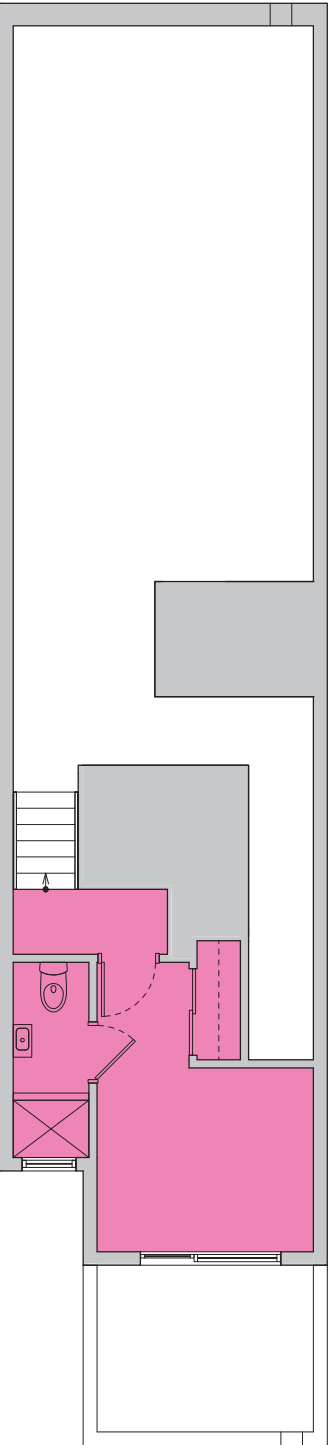
LEVEL 01 PLAN



LEVEL 02 PLAN

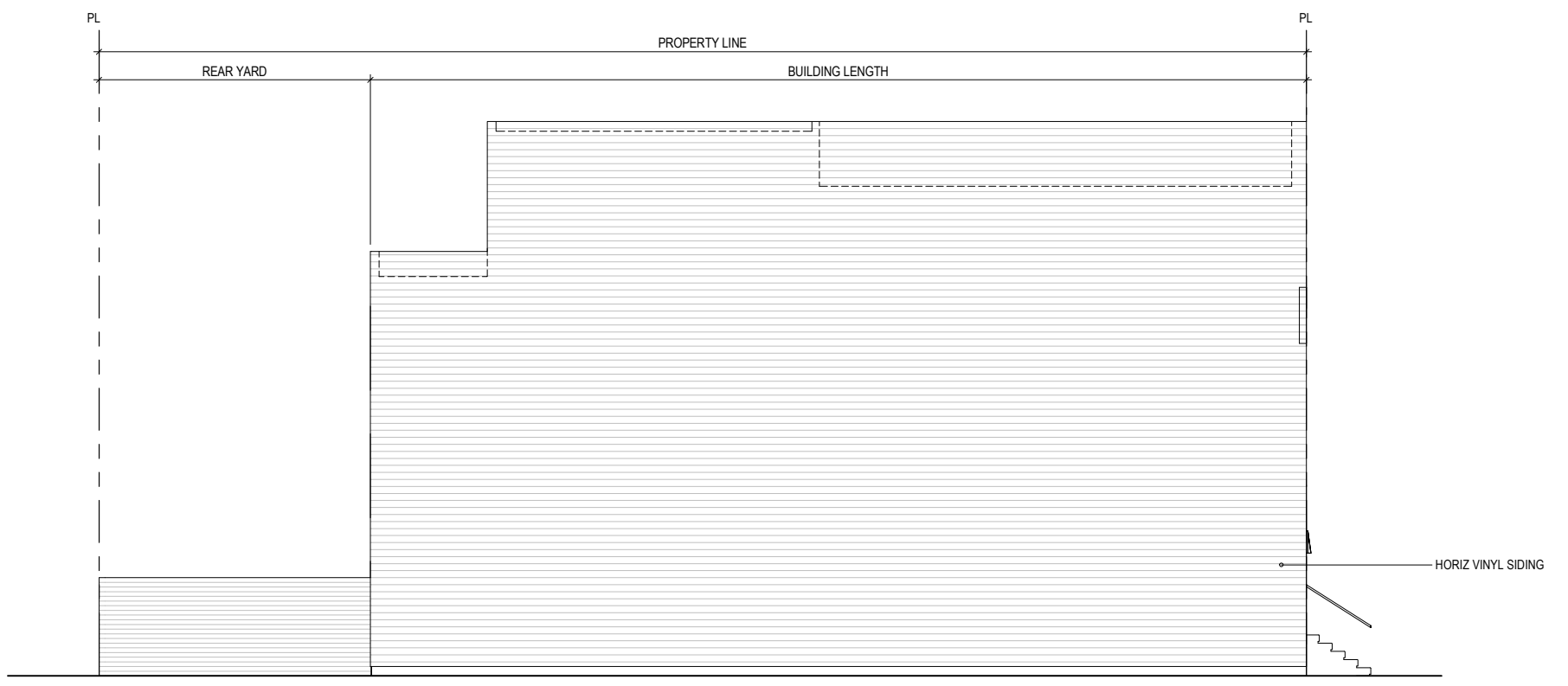
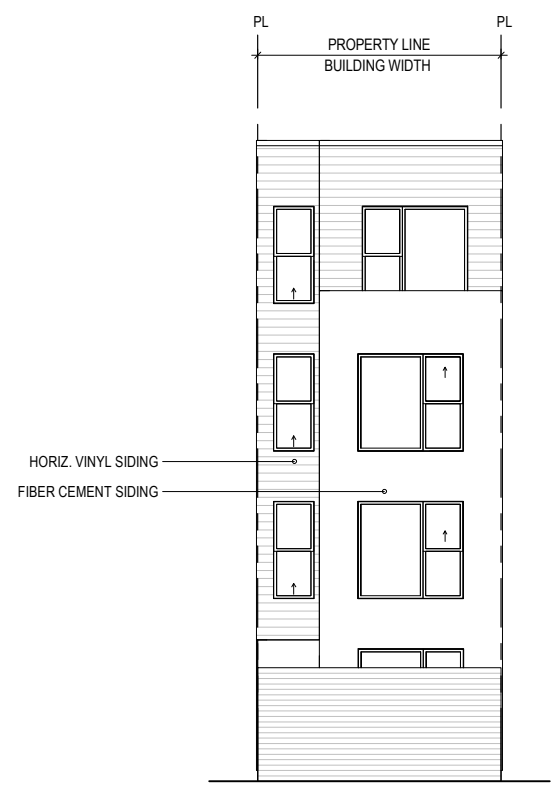
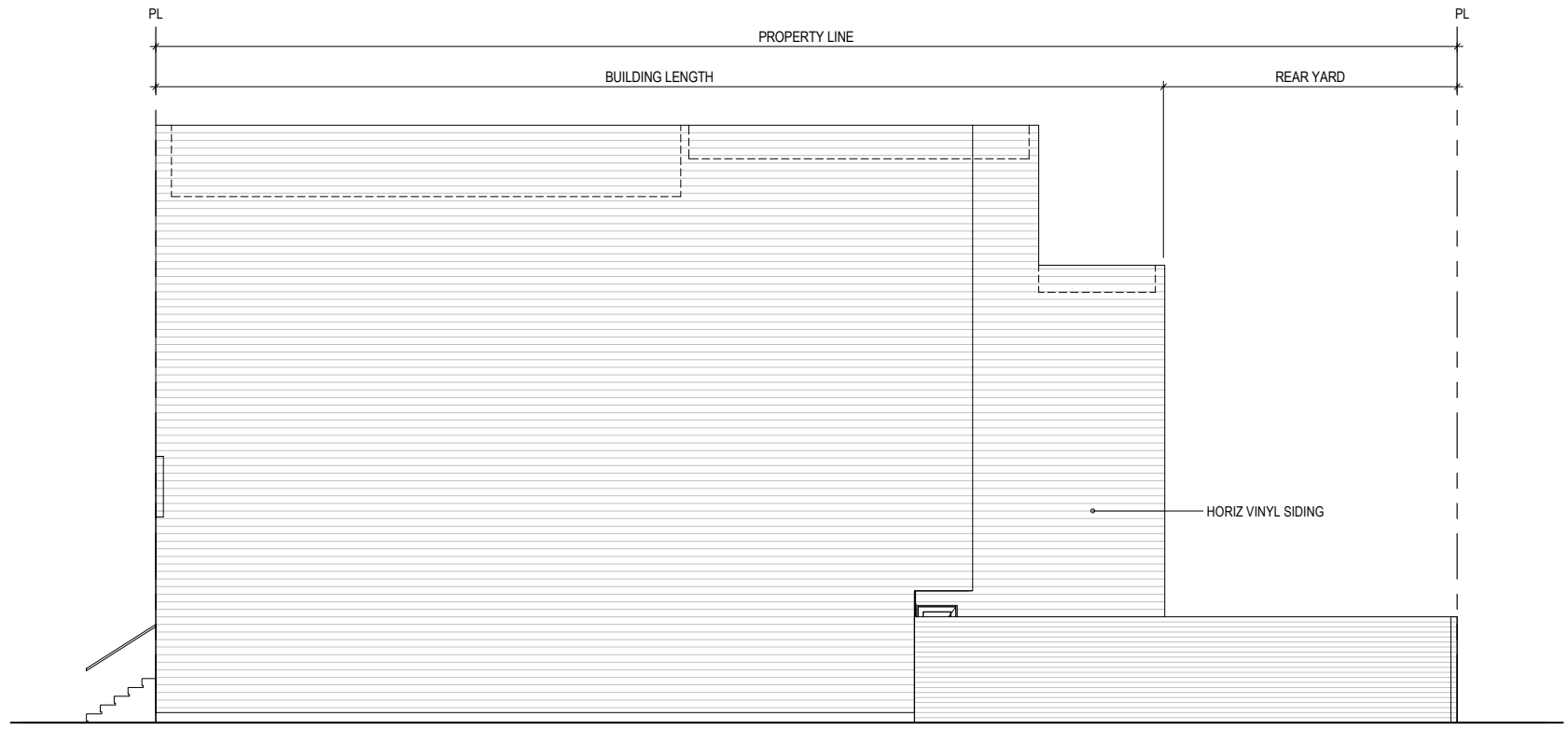
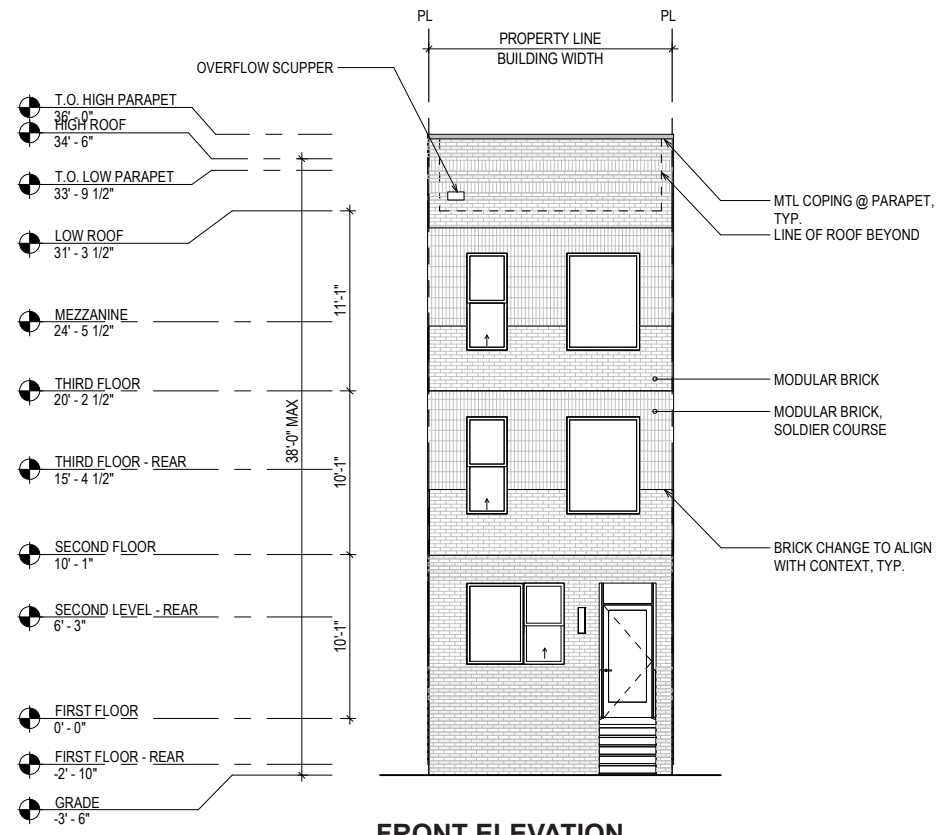


LEVEL 03 PLAN



MEZZANINE PLAN

TYPICAL PROPOSED ELEVATIONS



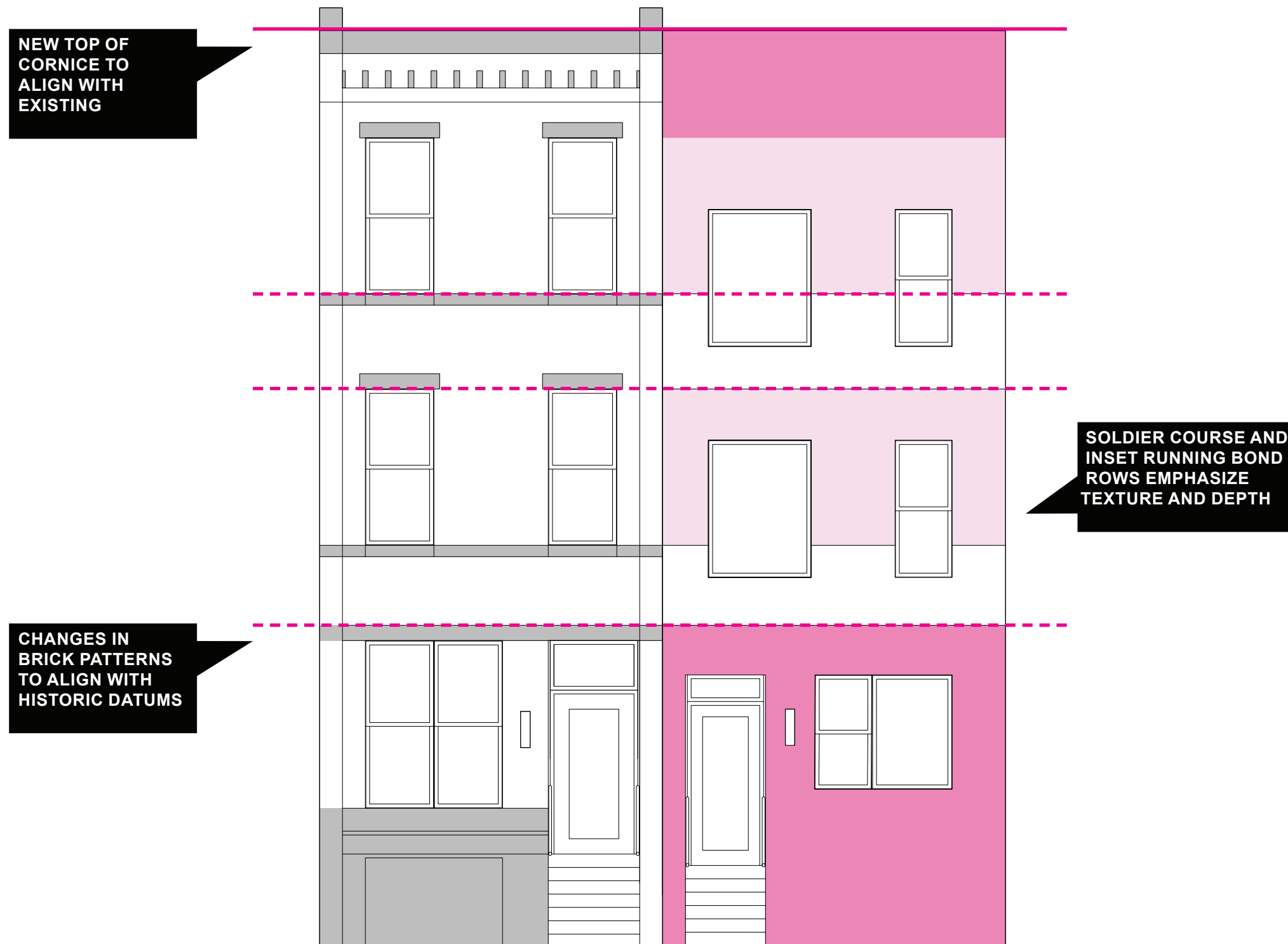
FRONT ELEVATION

SIDE ELEVATION

REAR ELEVATION

SIDE ELEVATION

BRICK DETAIL



1902 W DIAMOND STREET PHOTOS



HISTORIC



EXISTING

1902 DIAMOND STREET RENDER



1927 W DIAMOND STREET PHOTOS



HISTORIC



EXISTING

1927 DIAMOND STREET RENDER



1927 DIAMOND STREET RENDER WITH POTENTIAL FUTURE INFILL



1942 W DIAMOND STREET PHOTOS



HISTORIC



EXISTING

1942 DIAMOND STREET RENDER



1942 DIAMOND STREET RENDER WITH POTENTIAL FUTURE INFILL

