

January 3, 2025

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, we are pleased to submit our revised proposal for three individual projects located at 1902, 1927, and 1942 West Diamond Street. These updates address the feedback we received during the Architectural Committee meeting on November 26, 2024, and further refine our designs to align with the historical character of the district.

In response to the Committee's comments, we have made the following adjustments:

- **Comprehensive Plans:** Each address now includes its own detailed site plan, floor plans, elevations, and enlarged elevations, providing a clearer representation of each building's relationship to the site and surrounding context.
- **Window Placement and Dimensions:** Windows have been adjusted to align with those of adjacent buildings, ensuring compatibility with the rhythm and proportions of the block. The ground-floor windows now also reference the surrounding context, integrating more cohesively with the streetscape.
- **Cornices and Details:** Cornices remain aligned with those of neighboring structures, maintaining visual continuity and architectural harmony along the block.
- **Brick Patterns and Materials:** Changes in brick patterns now correspond with existing historic sills and datums, creating a more cohesive relationship with adjacent buildings. Additionally, the brick colors have been carefully calibrated to be within the same family as neighboring structures, ensuring compatibility while preserving a sense of individuality.
- **Overall Adjustments for Compatibility:** The design revisions thoughtfully respond to the context by refining proportions, details, and material choices.

While these buildings remain contemporary in design, these updates reinforce their alignment with the architectural heritage and urban fabric of the district. The thoughtful use of materials, updated detailing, and contextual references ensure that these

CALLAHAN WARD

2610 Hirst Terrace
Havertown, PA 19083
www.callahanward.com

projects honor the spirit of historic guidelines while contributing to the vibrancy and character of West Diamond Street.

Thank you for considering this revised submission. We look forward to your feedback and to working collaboratively to bring these projects to life in a manner that respects and enhances Philadelphia's historic landscape.

Sincerely,

Nino Cutrufello
Partner / Development Director
Callahan Ward Companies

**REPORT OF THE ARCHITECTURAL COMMITTEE
OF THE PHILADELPHIA HISTORICAL COMMISSION**

**TUESDAY, 26 NOVEMBER 2024
REMOTE MEETING ON ZOOM
DAN MCCOUBREY, CHAIR**

CALL TO ORDER

START TIME IN AUDIO RECORDING: 00:00:00

The Chair called the meeting to order at 9:01 a.m. The following Committee members joined him:

Committee Member	Present	Absent	Comment
Dan McCoubrey, FAIA, LEED AP BD+C, Chair	X		
John Cluver, AIA, LEED AP	X		
Rudy D'Alessandro	X		
Justin Detwiler	X		
Nan Gutterman, FAIA	X		
Allison Lukachik		X	
Amy Stein, AIA, LEED AP	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
- Shannon Garrison, Historic Preservation Planner III
- Heather Hendrickson, Historic Preservation Planner II
- Ted Maust, Historic Preservation Planner II
- Allyson Mehley, Historic Preservation Planner III
- Dan Shachar-Krasnoff, Historic Preservation Planner II

The following persons were present:

- Alex Gauzza, ISA
- Allan Moore
- Andrea Salomon
- Ariana Kenyon, Velocity Energy and Home Solutions
- Beth Miller
- Bill Klotz
- Chelsea Torres, Velocity Energy and Home Solutions
- Daniel Trubman
- Dariya
- David Ade
- David Traub, Save Our Sites
- Dennis Carlisle
- Devon Beverly, Esq., Ballard Spahr
- Doreen DiMonte
- Dustin Dove

Erin Abraham
Evan Litvin, Lo Design
Hanna Stark, Preservation Alliance
Hannah Boettcher
Janice Woodcock
Jay Farrell
John Keegan
Jonathan Broh, AIA
Jonathan Wallace, AVLV Architecture & Development
Joseph Bernardino
Judy Neiswander
Katie Robinson, JKRP
Kevin King, VMA
Krista Gebbia, Chestnut Hill Conservancy
Kristin Demarco, ISA
Larry Spector
Lea Litvin, Lo Design
Mark Merlini, Brickstone
Mason Lehman, AOS
Michael Phillips, Esq., Klehr Harrison
M. Willhoit
Nathan Farris, Esq., Ballard Spahr
Nino Cutrufello
Paul Boni, Esq., Society Hill Civic Association
Paul Steinke, Preservation Alliance
Pooja Patel
Rich Lazer
Rob Nydick
Roberta Spivek
Robert Morris
Roy Aharonovich
Sam Olshin, AOS
Sandra Eng, Becker & Frondorf
Sharlene Yulita
T. McKenna
Zachary Winters

See original building permit application for documents reviewed by the Architectural Committee

ADDRESS: 1902, 1927 AND 1942 DIAMOND ST

Proposal: Construct buildings on three lots

Review Requested: Final Approval

Owner: Callahan Ward

Applicant: Nino Cutrufello, 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.

START TIME OF DISCUSSION IN ZOOM RECORDING: 02:09:56

PRESENTERS:

- Ms. Hendrickson presented the application to the Architectural Committee.
- Architects Alex Gauzza and Kristin DeMarco and developer Nino Cutruffello represented the application.

DISCUSSION:

- Ms. Stein asked the applicant to explain the choice of using one design for three infill vacant lots.
 - Ms. DeMarco explained the design choice of using soldier course and inset running bond rows to align with the historic horizontal bands of the facades on the block of 1902 and 1942. She also opined that the same design would work for the vacant lot at 1927 as there are no surrounding buildings for comparison as it was surrounded by two vacant lots.
 - Ms. Gauzza added that there were many vacant lots on the north side of the street and very little remaining of what was historically there so their design was more reflective of the predominant building type of the block instead of recreating something that had been there.
- Ms. Stein asked the applicants if they had measured the cornice heights of neighboring buildings in all three locations.
 - Ms. Gauzza responded that the way the building was designed, the parapet height was flexible so they would be able to accurately build each building at the same height of the neighboring properties.
- Ms. Stein noted that the proposed window heights are 18 inches to two feet lower than the existing historic window height, which would be noticeable in the way light reflected off the glass, affecting the rhythm along the rows. Ms. Stein explained the need for elevation drawings for each site which show the adjacent buildings and context.
- Mr. Cluver remarked that the row on the south side of the street was quite intact and that any design that does not respect the windowsill lines and the rhythms they create will not fit into the historic district. He noted that the cornices changed halfway down the block for example at the lower numbered section, the cornices were flatter and towards the higher numbered sections, the cornices were projecting, and the infill buildings must respect the character of both sections. He opined that the infill buildings should not be identical.
- Mr. McCoubrey noted that the proposed parapet was oversized and, if it were shortened, the windows could line up on the second and third floors.
- Mr. Cluver asked the applicant about the vinyl material proposed for the sides of the buildings and noted that the Historical Commission does not typically approve vinyl siding. He wondered if the applicants were aware of any future development projects. He noted that stucco would be a more appropriate side material.
 - Ms. Gauzza noted that the adjoining lots were all individually owned, but not by their client Callahan Ward. She noted some of the renderings predict future infill; they stated that they assume that the vinyl material will be a short-term solution to what would hopefully become a continuous facade.
 - Mr. Cutruffello noted that the building at 1934 Diamond, which appeared to be new construction, currently had vinyl siding.
- Mr. Cluver shifted the conversation to 1927 Diamond and noted that the context there was much weaker than at the other two lots. He noted that this block did have

bookend historic buildings, and that the Architectural Committee would be looking to have the rooflines and windowsill heights match what was there. He noted that the Architectural Committee would be consistent with those requirements as this block gets increasingly developed. He suggested that, while the specifics of the design of the original might not be something that is replicated, the general massing, the sense of there being a porch at the ground level, and the windowsills aligning would be a huge step in the right direction.

- Mr. McCoubrey observed that the chimney feature on the left part of the facade would have risen above the roofline, so the chimney feature should rise above the proposed roofline and not be at the same height as the roofline.
- Ms. Stein asked the applicant if the widths of all three properties were the same and how the design adjusted for that.
 - Ms. DeMarco responded that the lots were 16 to 17 feet wide.
- Mr. McCoubrey declared that it was great to see infill housing happening in this district, but noted that the missing teeth of the district should correspond to the whole.
- Mr. D'Alessandro commented that the brick work seemed to him to be a selection of brick panels and that he was opposed to the lack of sills. He noted that the masonry work did not appear to satisfy historic standards.
- Ms. Stein asked the applicant about the property dimensions, noting they all appeared to be different lengths.
 - Ms. Gauzza explained that Ms. Stein might be referencing the lot footprints and not the footprint of the buildings.
 - Ms. DeMarco noted that they included a site plan in the application, and the design was within the by-right lot coverage and height for the buildings.
- Ms. Stein noted that the rear details could matter if the back of the buildings could be seen from the public right-of-way which might be applicable to 1942 and 1902 Diamond as they were at the ends of the blocks. She stated that the building sizes must be catered to the adjoining lots and that the Architectural Committee and Historical Commission will need plans and site plans of each of the properties independently.
 - Ms. DeMarco agreed that they can include those documents.

PUBLIC COMMENT:

- None.

ARCHITECTURAL COMMITTEE FINDINGS & CONCLUSIONS:

The Architectural Committee found that:

- The Historical Commission will require elevation drawings for each site that show the adjacent buildings and context.
- The Historical Commission will require plans and site plans of each of the properties independently.
- Buildings on the south side of the street, the even numbered properties, should respect the rooflines, windowsill lines, and cornice types of existing historic rows.
- Stucco would be a more historically appropriate alternative to vinyl siding.
- For the 1927 Diamond Street, the design of the original structure would not need to be replicated but the general massing, the sense of there being a porch at the ground level, the aligning of rooflines and windowsill lines would make the design more historically appropriate and ultimately successful.
- The rears of the buildings at 1942 and 1902 Diamond Street might be visible from

the public right-of-way and their design should be catered to the adjoining lots.

The Architectural Committee concluded that:

- The application fails to satisfy Standard 9.

ARCHITECTURAL COMMITTEE RECOMMENDATION: The Architectural Committee voted to recommend denial of the three applications, pursuant to Standard 9.

ITEM: 1902, 1927 and 1942 Diamond St					
MOTION: Denial					
MOVED BY: Cluver					
SECONDED BY: Gutterman					
VOTE					
Committee Member	Yes	No	Abstain	Recuse	Absent
Dan McCoubrey	X				
John Cluver	X				
Rudy D'Alessandro	X				
Justin Detwiler	X				
Nan Gutterman	X				
Allison Lukachik					X
Amy Stein	X				
Total	6				1

ADDRESS: 6337 WOODBINE AVE

Proposal: Install solar panels

Review Requested: Final Approval

Owner: David Mustapha

Applicant: Ariana Kenyon, Velocity Energy and Home Solutions

History: 1918; Walter F. Price

Individual Designation: None

District Designation: Overbrook Farms Historic District, Contributing, 11/8/2019

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

OVERVIEW: This application proposes installing solar panels on the roof of 6337 Woodbine Avenue, a contributing property to the Overbrook Farms Historic District. This property has a gable-front main roof with four intersecting gable dormers – two on each side – which makes the roof of this property a very visible feature in long views from Woodbine Avenue. The proposed solar panel layout would follow the entire ridge of the roof on the western side and there would be panels on the front slope and rear slope of the eastern side of the main roof.

SCOPE OF WORK:

- Install solar panels on front-gabled roof

STANDARDS FOR REVIEW:

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

- *Standard 9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and*

1902 DIAMOND ST

HISTORIC COMMISSION SUBMISSION

01.10.2025

ADDRESS

1902 W DIAMOND ST
PHILADELPHIA, PA 19121

OWNER

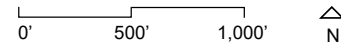
CALLAHAN WARD TEMPLE VI, LLC
2610 HIRST TERRACE,
HAVERTOWN, PA 19083
484-454-3281

ARCHITECT

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

CALLAHAN WARD + ISA

CONTEXT



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

**1902 W DIAMOND STREET
PHOTOS**



HISTORIC

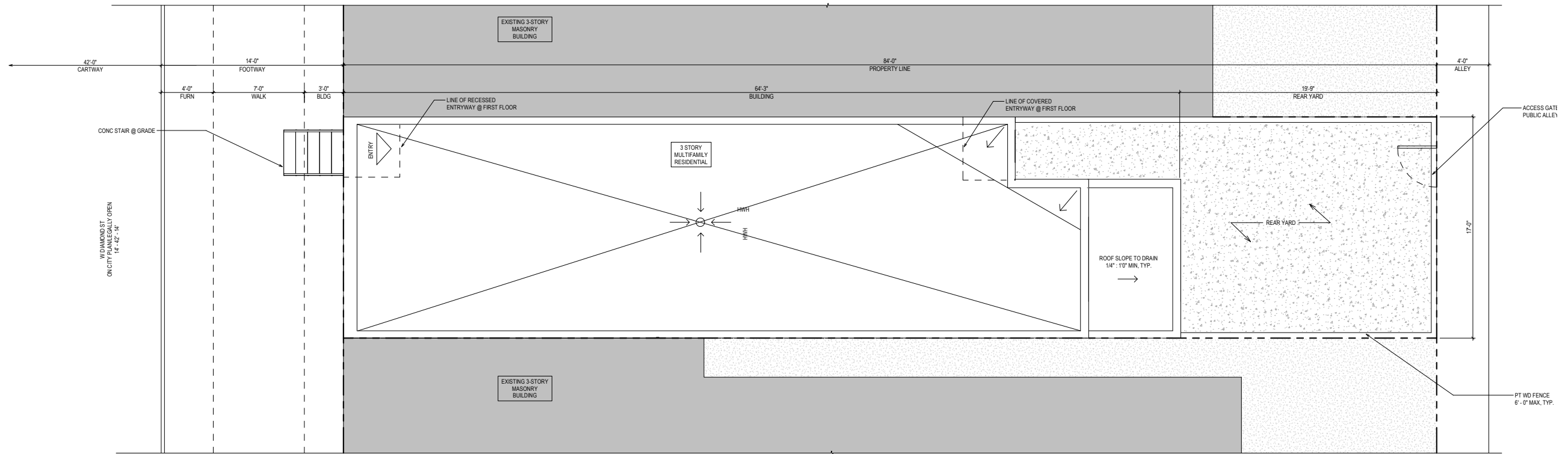


EXISTING

1902 W DIAMOND STREET
RENDER

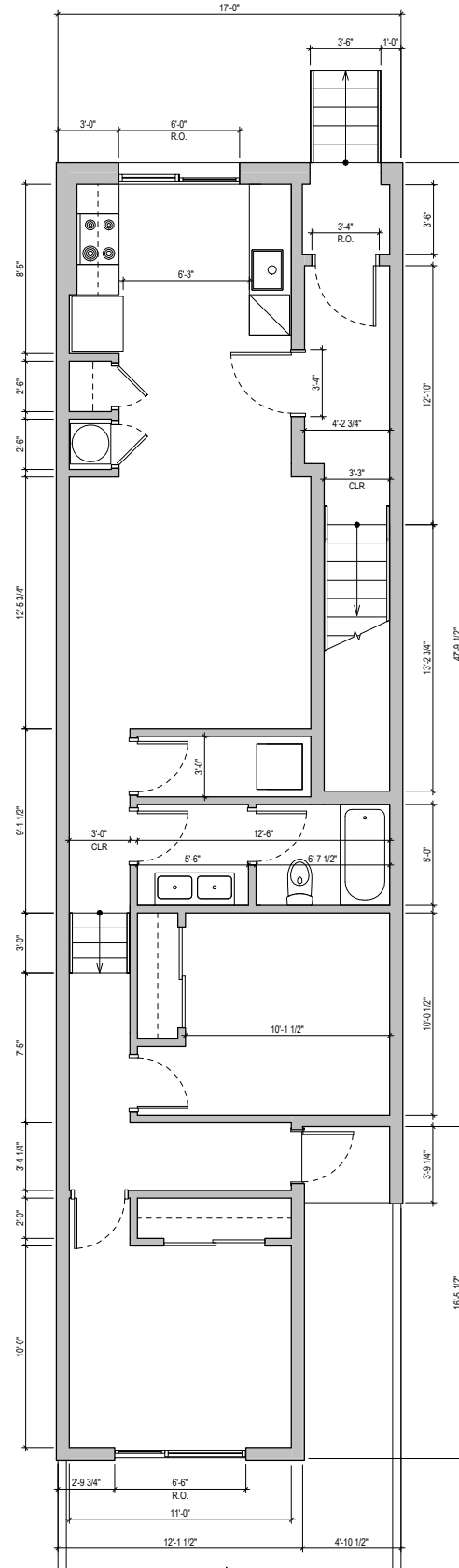


1902 W DIAMOND STREET SITE PLAN

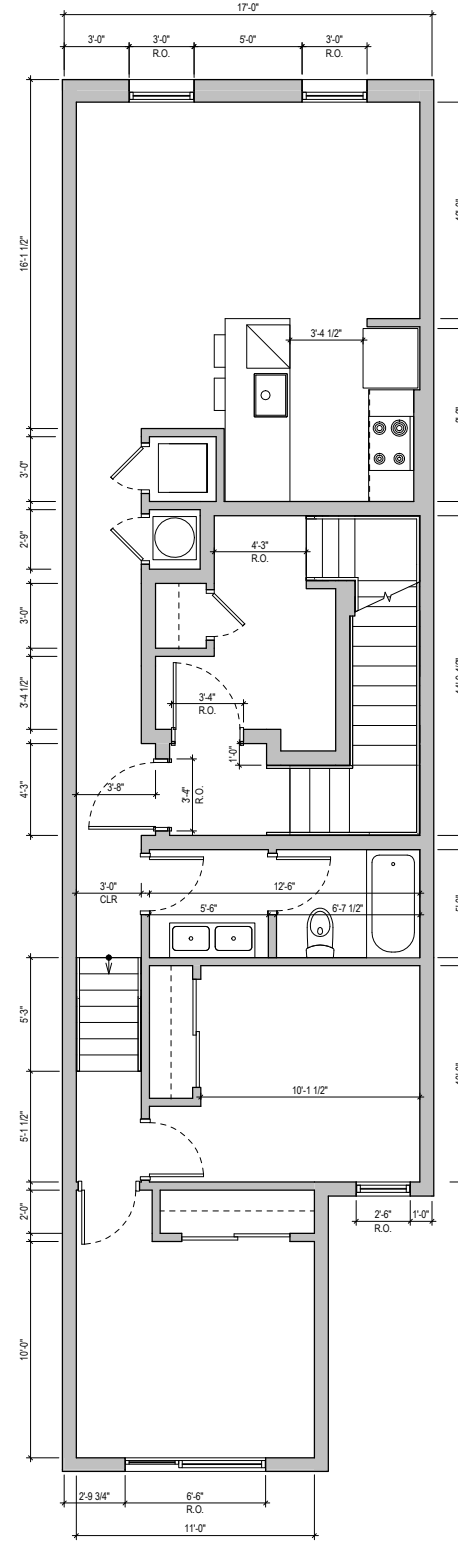


SITE PLAN

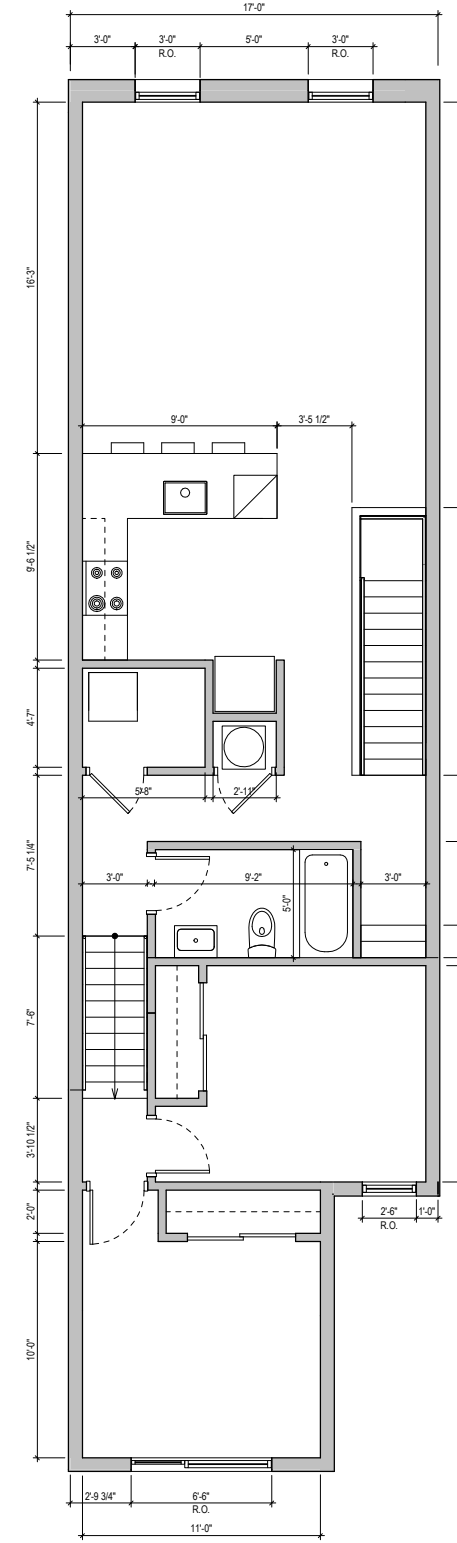
1902 W DIAMOND STREET PLANS



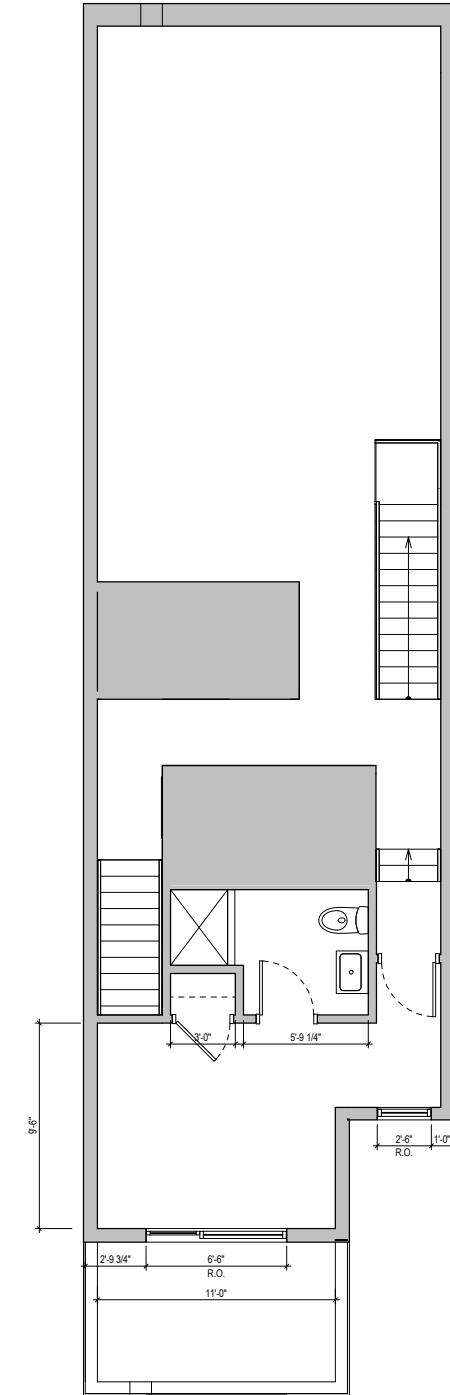
LEVEL 01 PLAN



LEVEL 02 PLAN

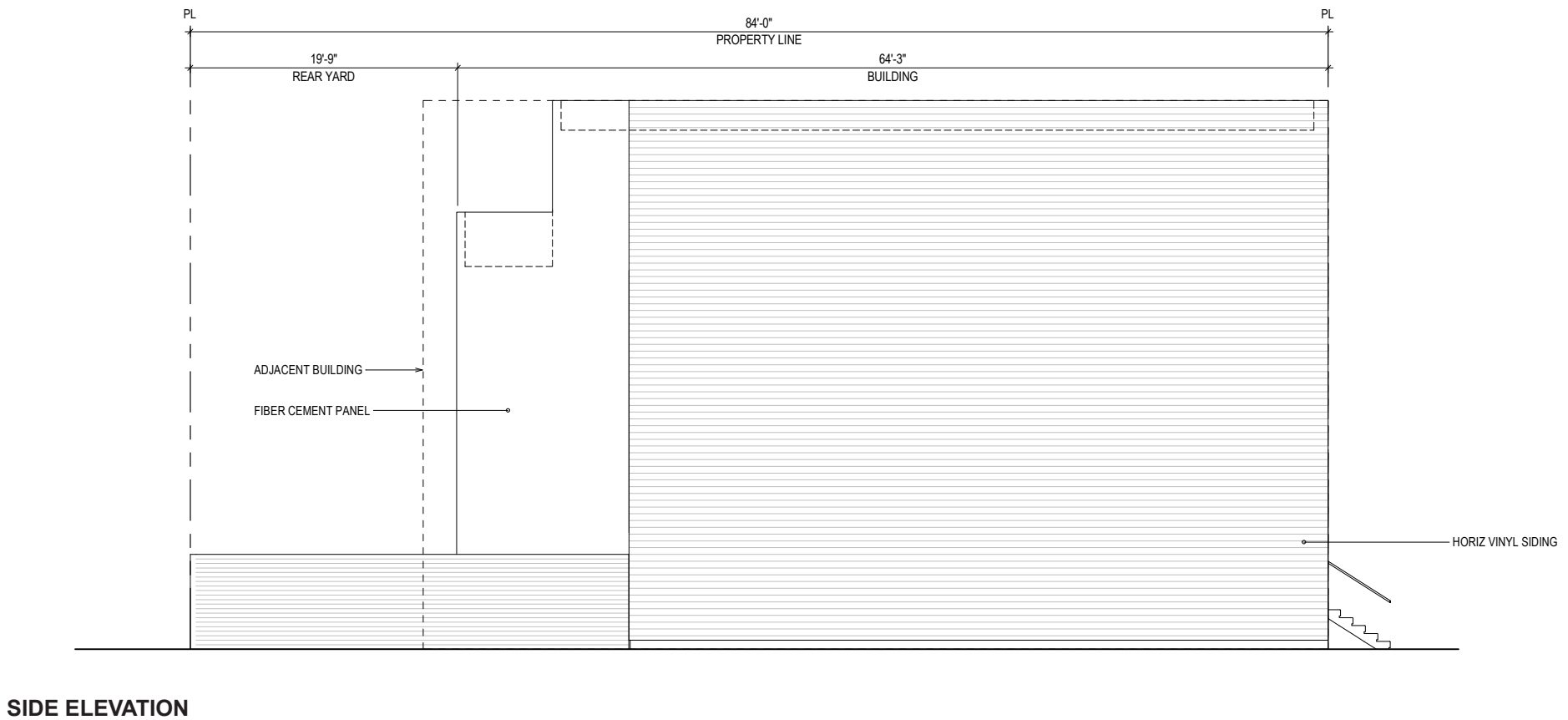
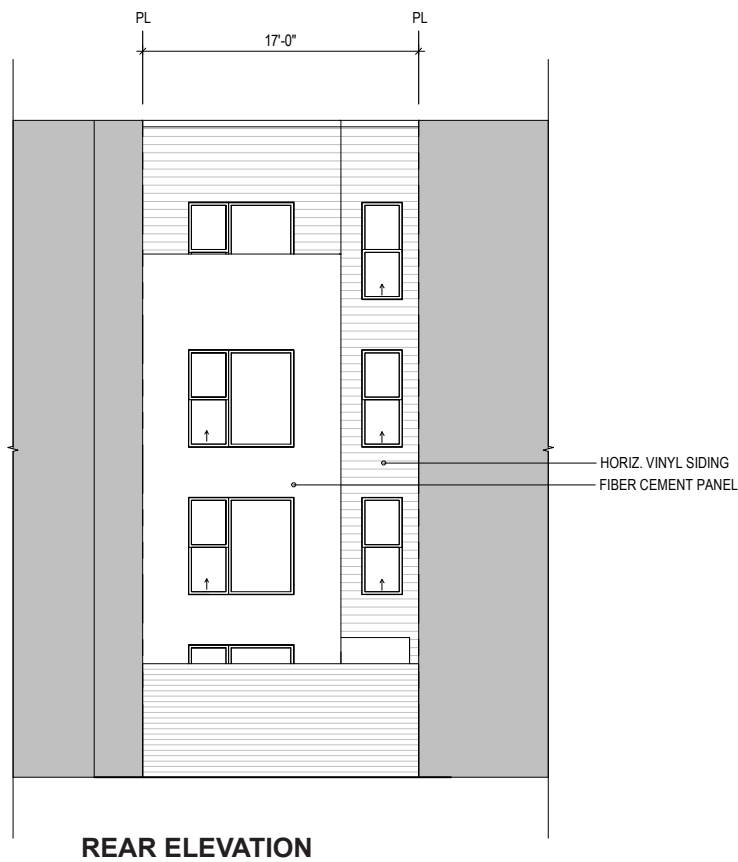
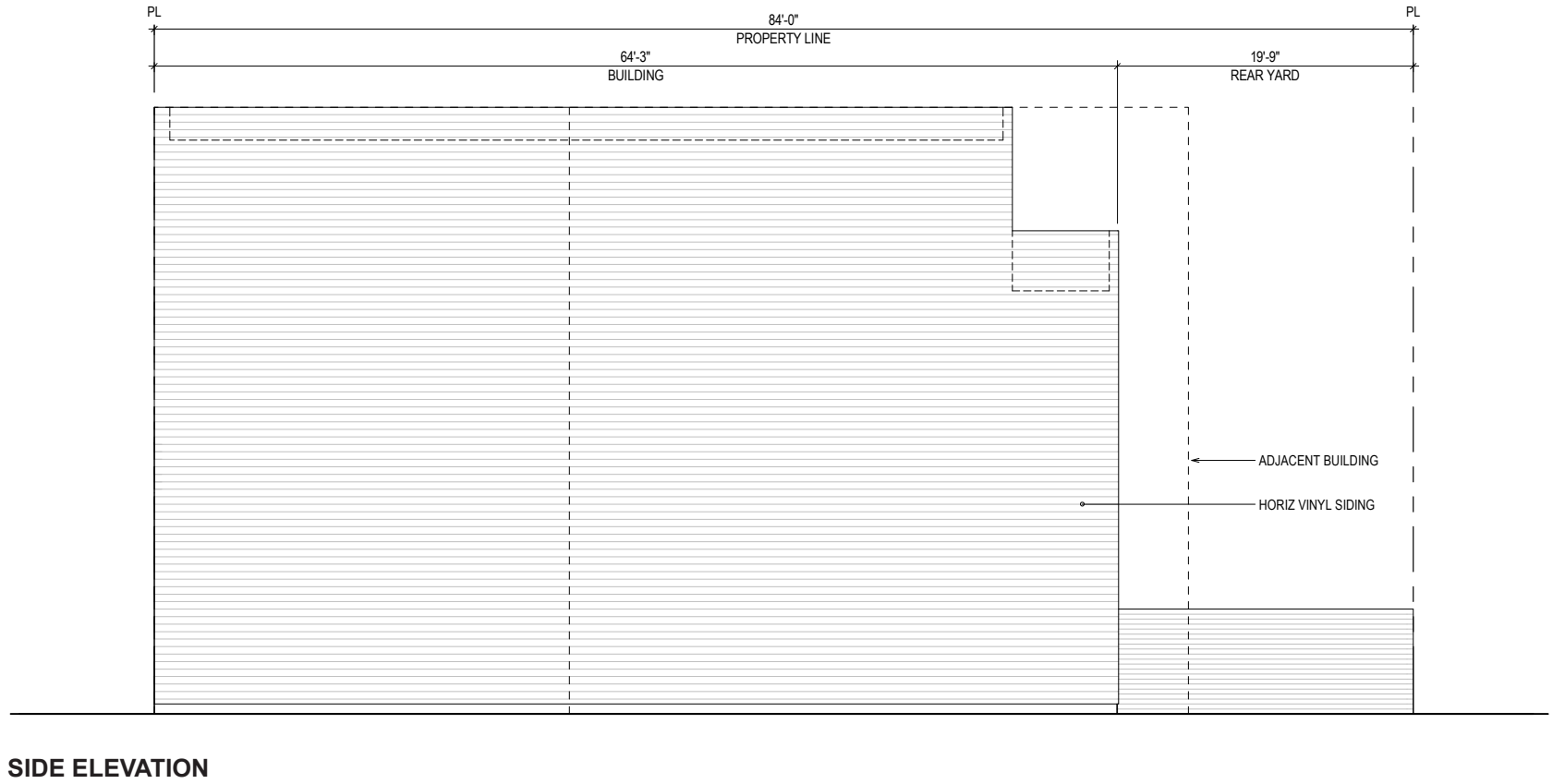
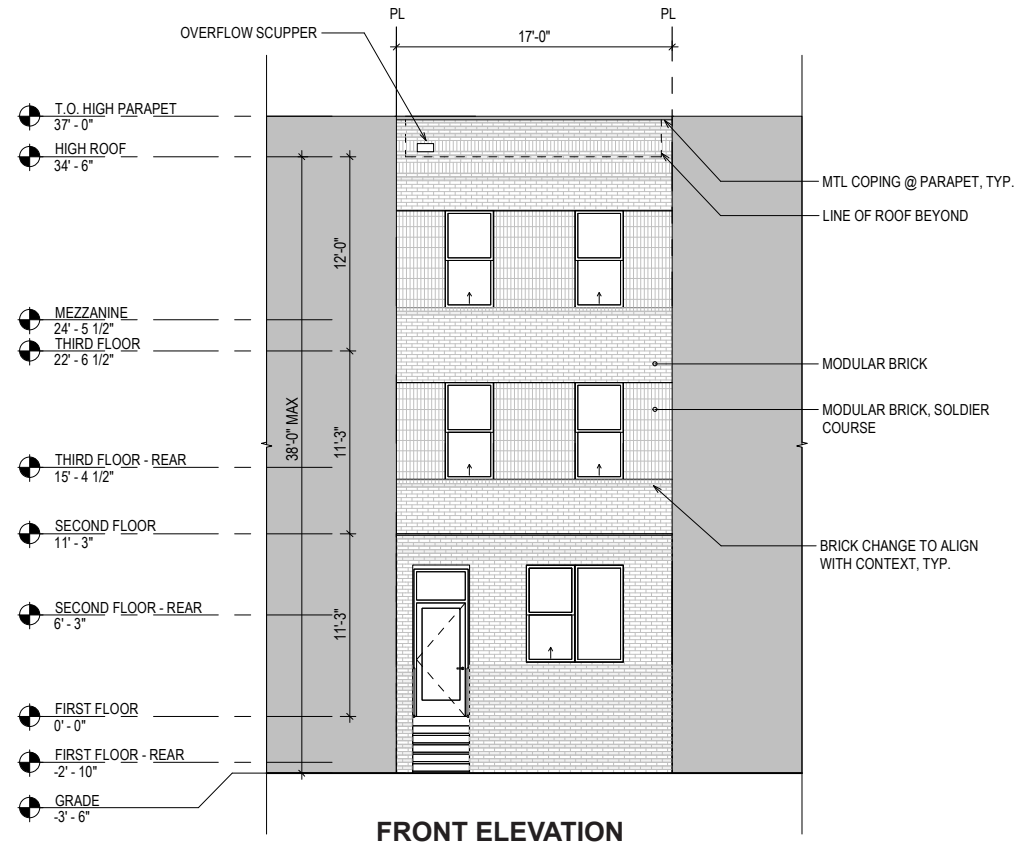


LEVEL 03 PLAN



MEZZANINE PLAN

1902 W DIAMOND STREET ELEVATIONS



1902 W DIAMOND STREET ENLARGED FRONT ELEVATION

- T.O. HIGH PARAPET
37' - 0"
- HIGH ROOF
34' - 6"
- THIRD FLOOR
22' - 6 1/2"
- SECOND FLOOR
11' - 3"
- FIRST FLOOR
0' - 0"
- GRADE
-3' - 6"



1927 DIAMOND ST

HISTORIC COMMISSION SUBMISSION

01.10.2025

ADDRESS

1927 W DIAMOND ST
PHILADELPHIA, PA 19121

OWNER

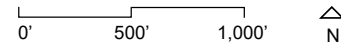
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CALLAHAN WARD + ISA

CONTEXT



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

1927 W DIAMOND STREET PHOTOS



HISTORIC



EXISTING

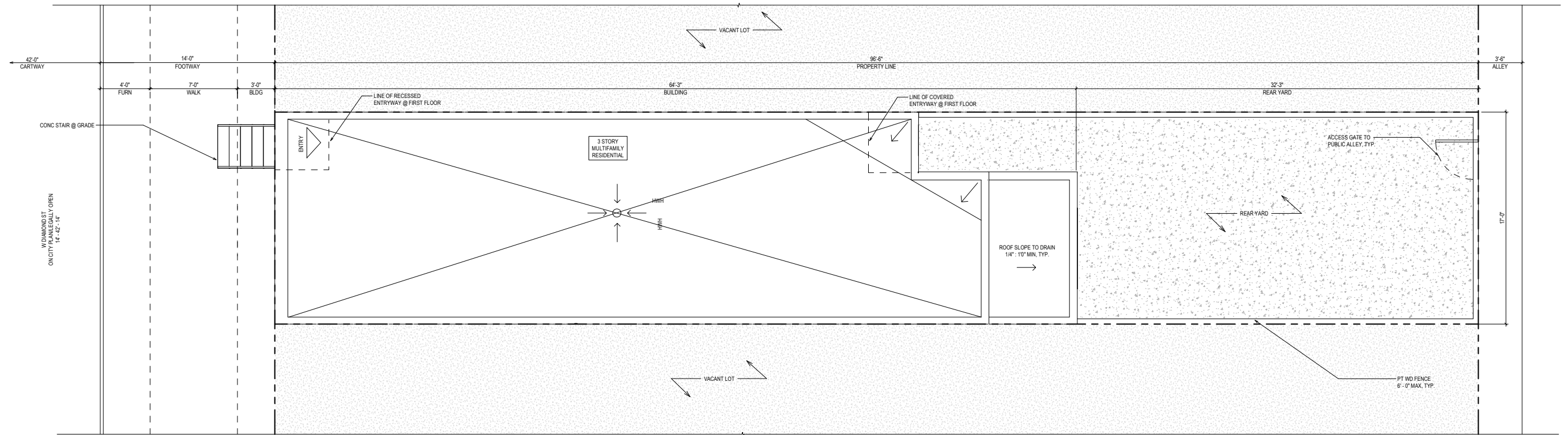
1927 DIAMOND STREET RENDER



1927 DIAMOND STREET RENDER WITH POTENTIAL FUTURE INFILL

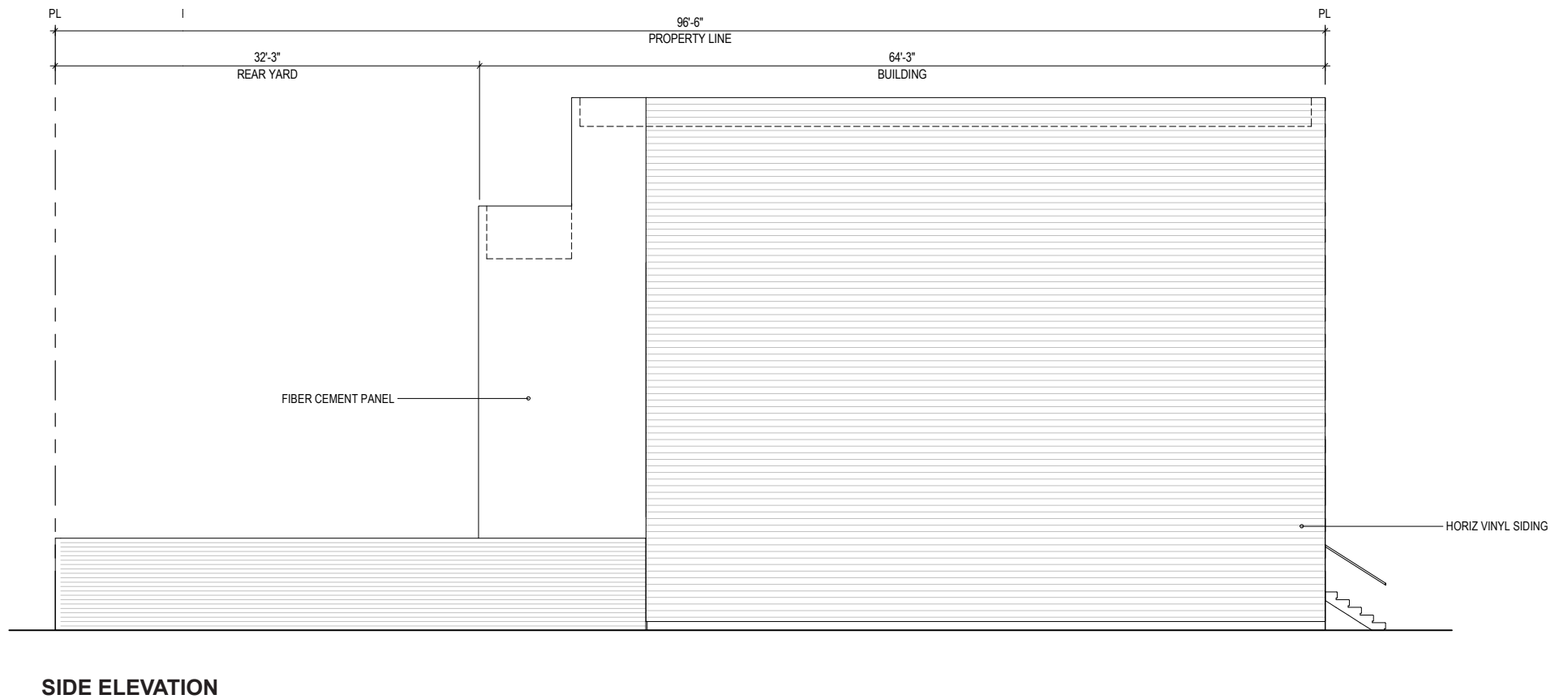
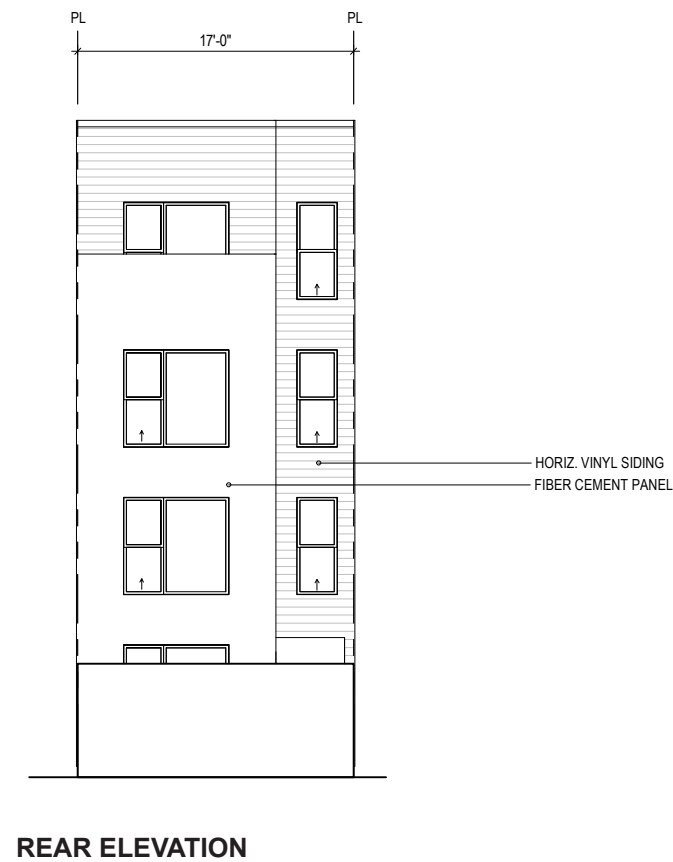
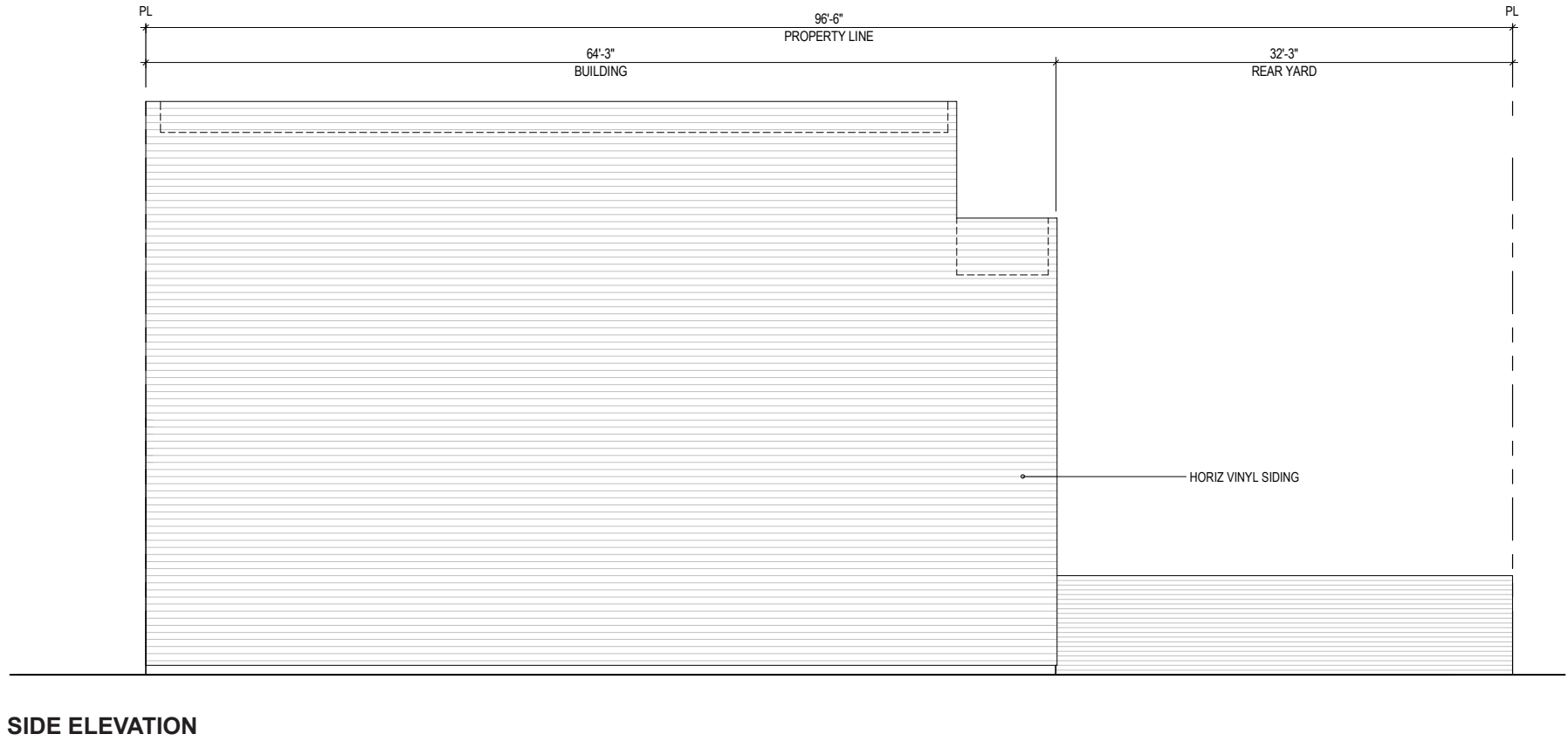
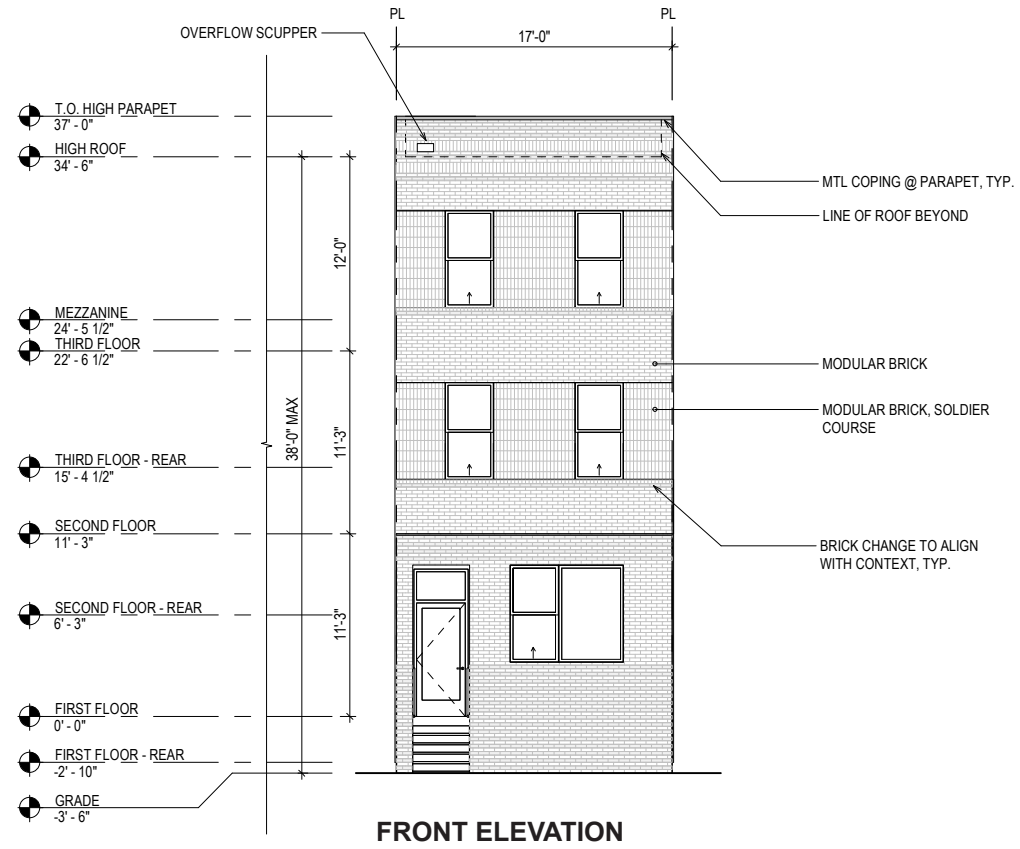


1927 W DIAMOND STREET SITE PLAN









SITE PLAN

1927 W DIAMOND STREET ELEVATIONS



1927 W DIAMOND STREET ENLARGED FRONT ELEVATION

-  T.O. HIGH PARAPET
37' - 0"
-  HIGH ROOF
34' - 6"
-  THIRD FLOOR
22' - 6 1/2"
-  SECOND FLOOR
11' - 3"
-  FIRST FLOOR
0' - 0"
-  GRADE
-3' - 6"



1942 DIAMOND ST

HISTORIC COMMISSION SUBMISSION

01.10.2025

ADDRESS

1942 W DIAMOND ST
PHILADELPHIA, PA 19121

OWNER

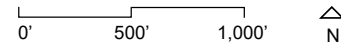
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1942 W DIAMOND STREET
PHOTOS



HISTORIC



EXISTING

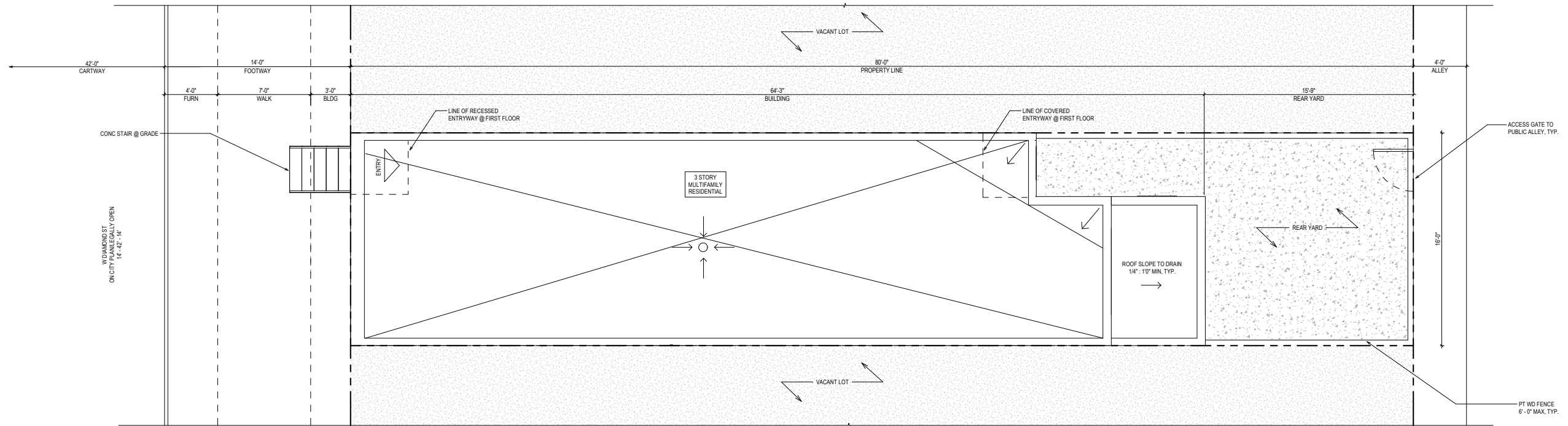
1942 W DIAMOND STREET
RENDER



**1942 W DIAMOND STREET
RENDER WITH POTENTIAL FUTURE INFILL**

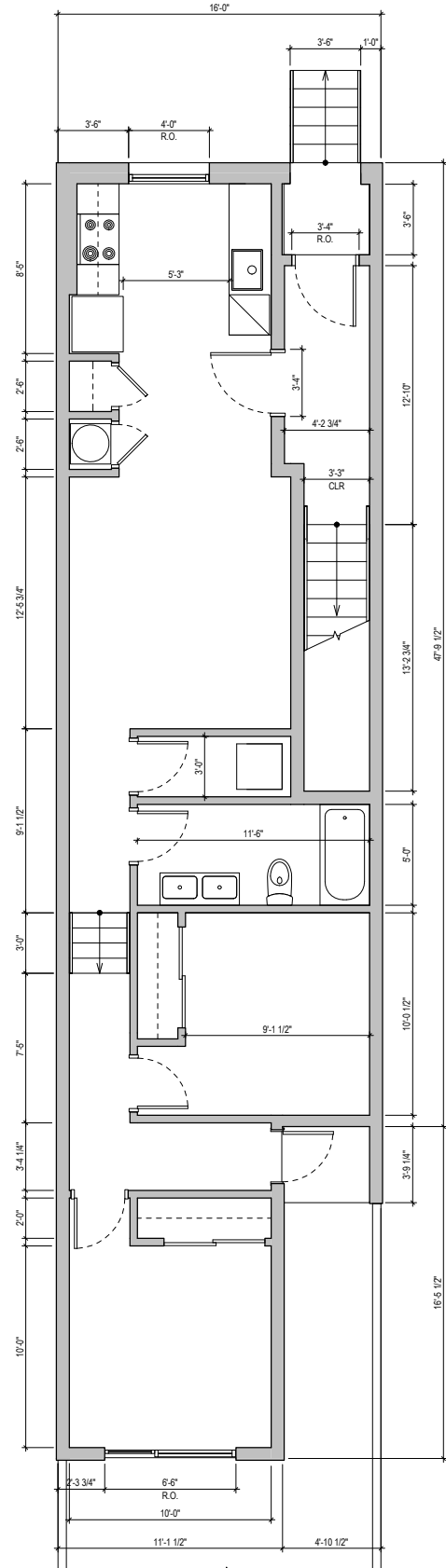


1942 W DIAMOND STREET SITE PLAN

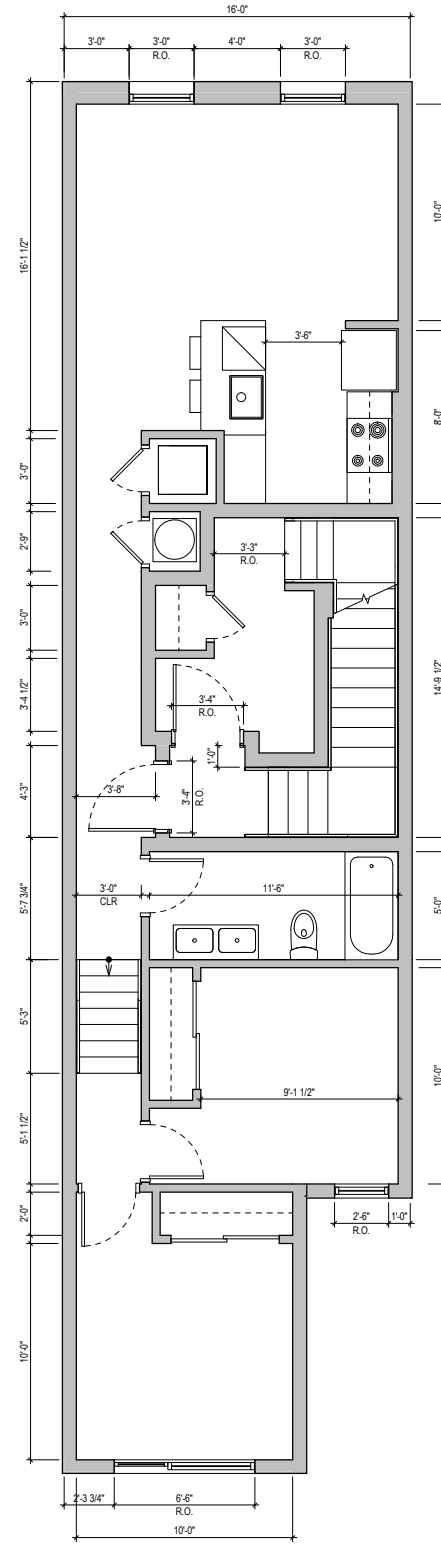


SITE PLAN

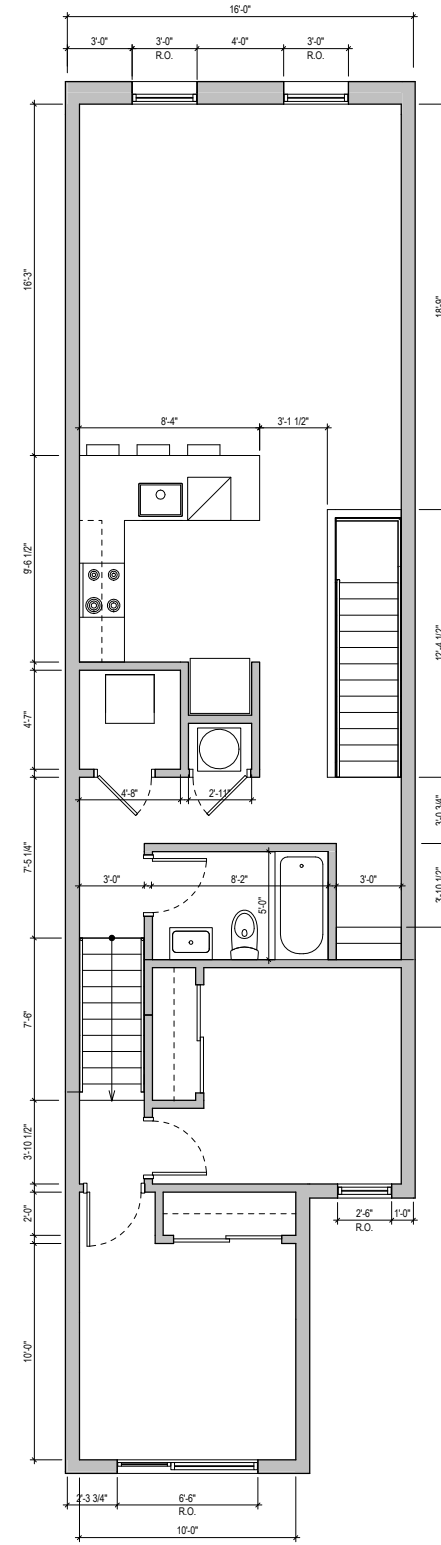
1942 W DIAMOND STREET PLANS



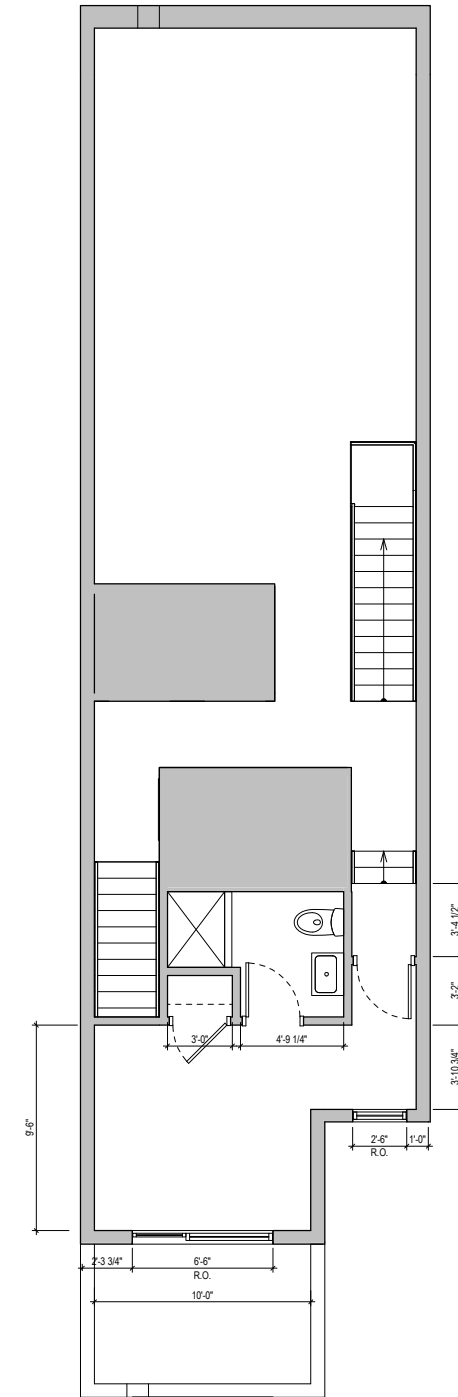
LEVEL 01 PLAN



LEVEL 02 PLAN

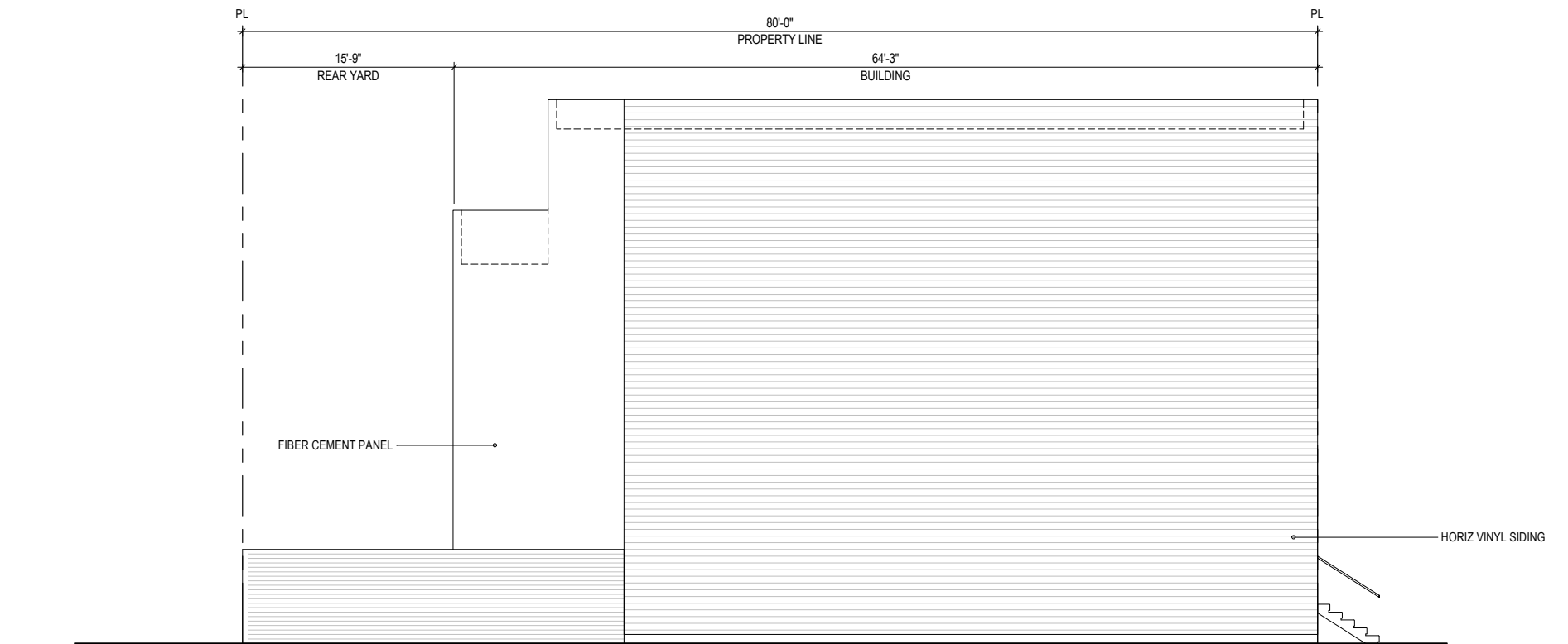
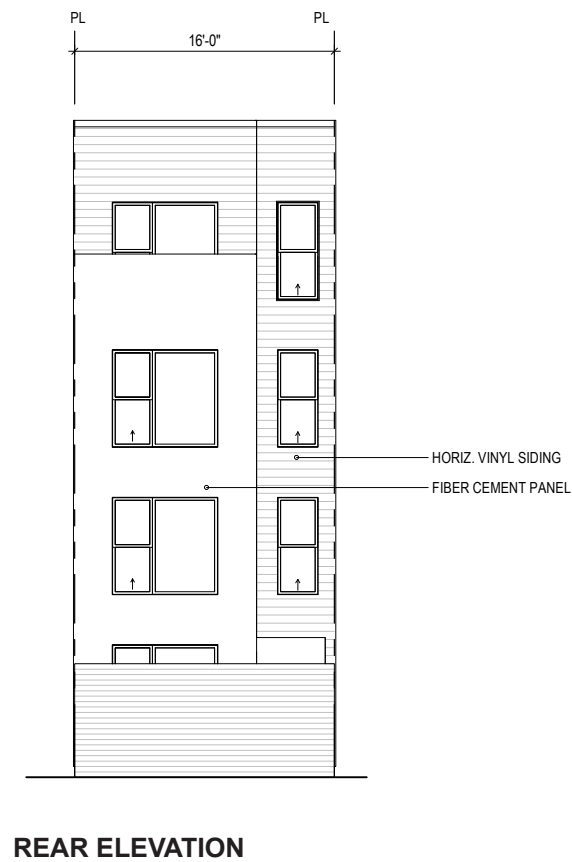
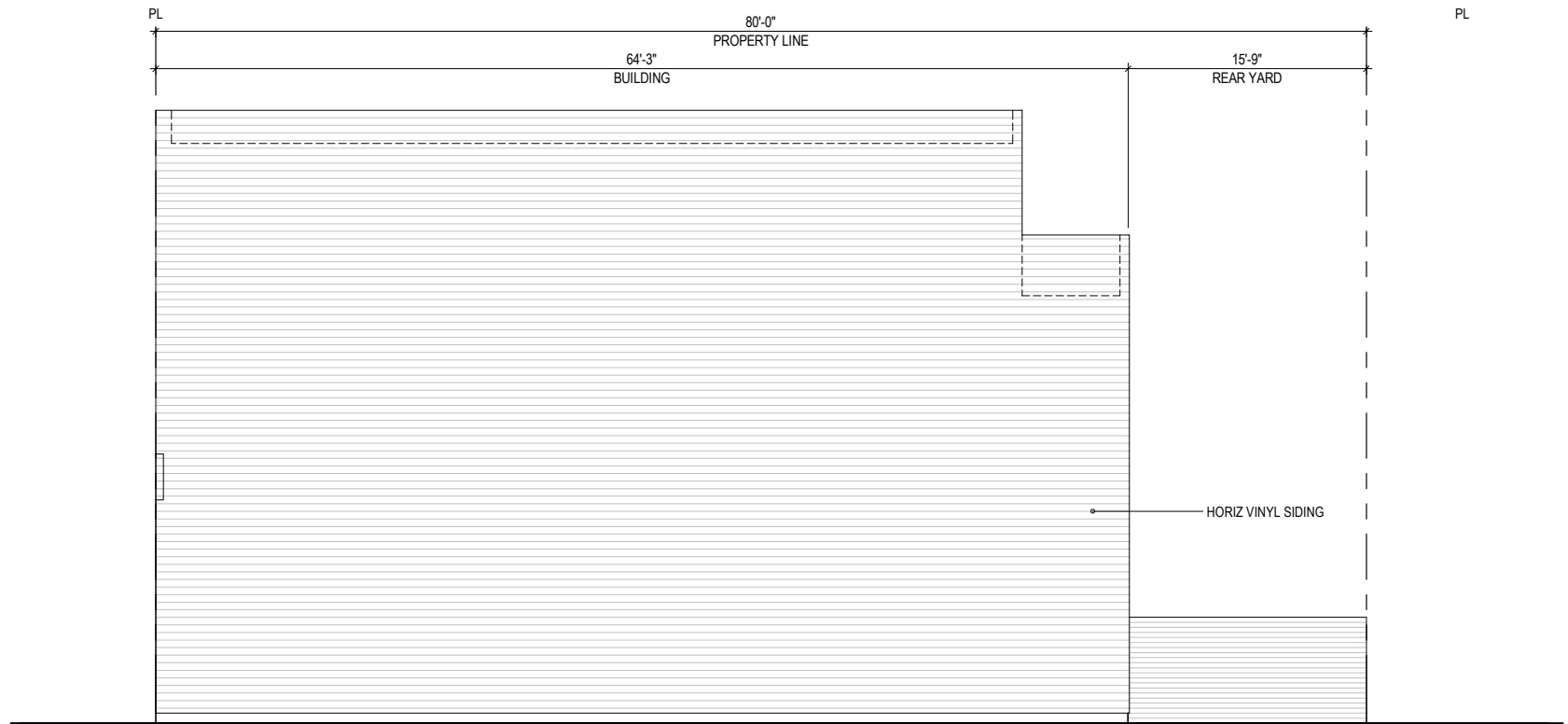
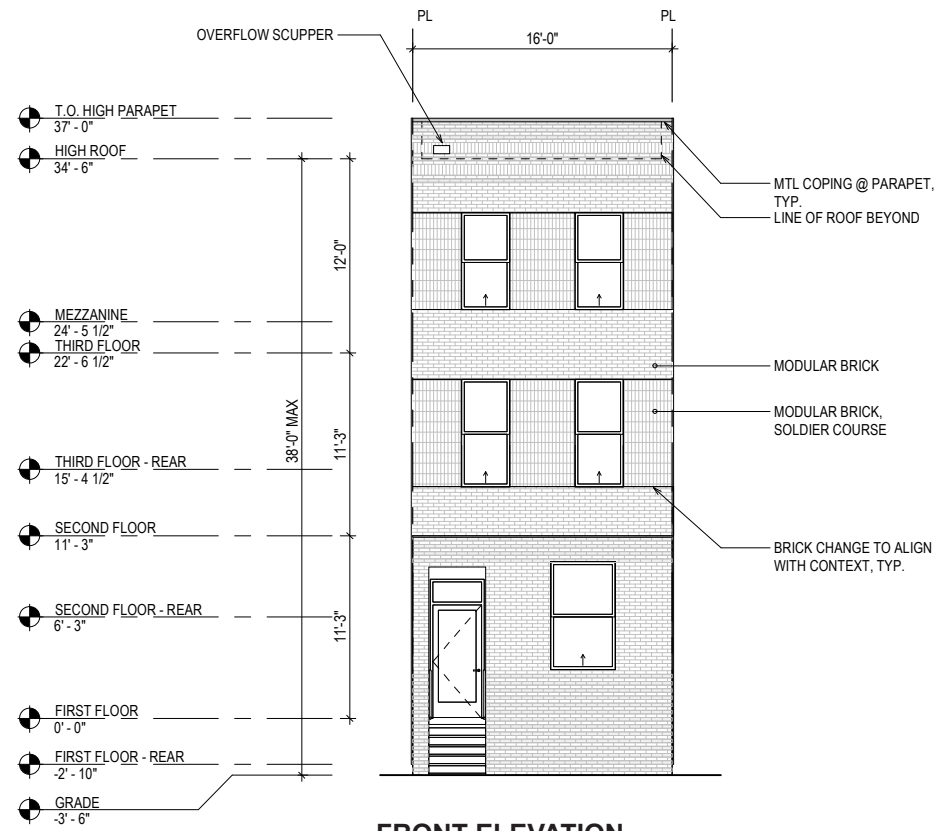


LEVEL 03 PLAN



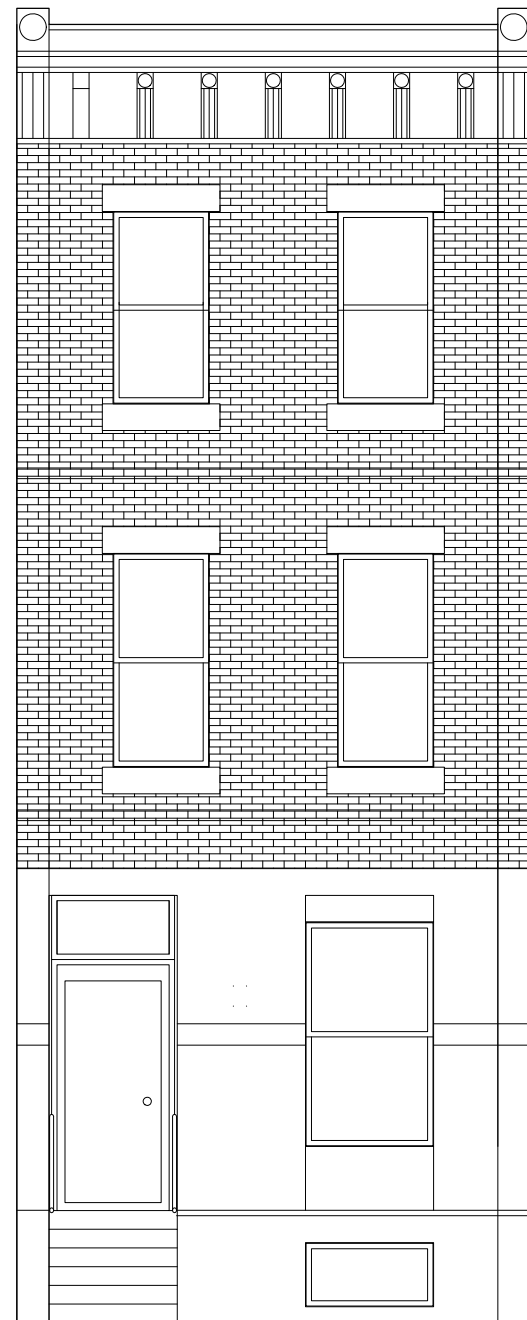
MEZZANINE PLAN

1942 W DIAMOND STREET ELEVATIONS

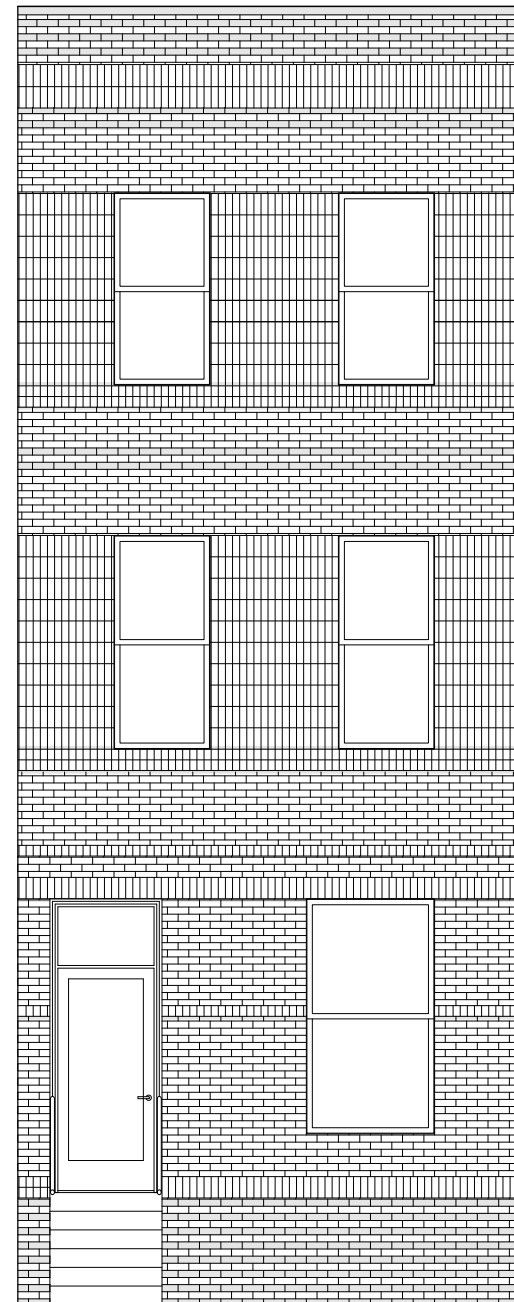


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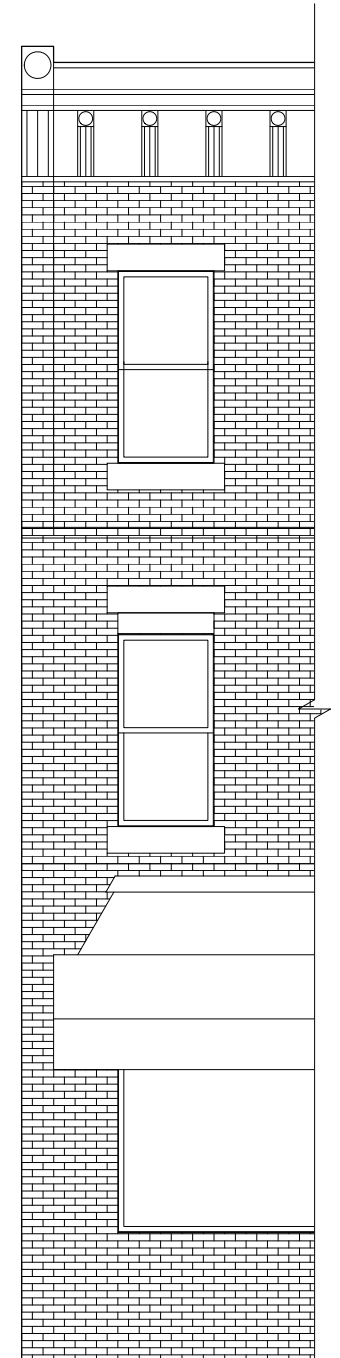


1940



1942

1944



1946