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February 8, 2017

By Hand Delivery

Jonathan E. Farnham, Ph. D.
Executive Director
Philadelphia Historical Commission
1515 Arch Street, 13th Floor
Philadelphia PA 19107

Re: 1918-1920 Sansom Street (the "Property")

Dear Dr. Farnham:

We represent 1911 Walnut Street, LLC (the "Applicant"), the owner of the Property. In accordance with Section 14-1005 of Philadelphia Code, Chapter 14-1000 (the "Ordinance") and Sections 6.7 and 9.2 of the Philadelphia Historical Commission Rules & Regulations (the "Regulations"), we hereby submit twenty two (22) copies of the below-listed application materials, which shall together constitute the application (the "Application").

As you know, on October 29, 2015, we submitted a financial hardship application covering the buildings located at 1904 Sansom Street (the "Coffeehouse"), 1906-1916 Sansom Street (the "Warwick"), and 1918-1920 Sansom Street (the "Garage"). On November 23, 2015, in response to discussions with community stakeholders, the Applicant withdrew the portion of the original application pertaining to the Coffeehouse. After additional stakeholder discussions, the Applicant has elected to withdraw the portion of the original application pertaining to the Warwick. Consequently, the Application now solely concerns the Garage.

To aid the Historical Commission, the Committee on Financial Hardship and the public in their review of the Application, we have amended the original application. The Affidavit in Support of Financial Hardship Application and its exhibits now refer primarily to the Garage. The application materials submitted today are substantively similar to the previously submitted material, with some minor updates and reformatting, as identified on the cover page before each affidavit exhibit where relevant.

The Application includes:

1. Building permit application for removal of the Garage; and

DMEAST #28403800 v.1

2. Affidavit in Support of Financial Hardship Application signed by the Applicant (together with the exhibits listed below, the "Affidavit"), including:

- a. Deed;
- b. Survey;
- c. Photographs by George E. Thomas of Civic Visions LP;
- d. Existing Structural Condition Report by Keast & Hood Structural Engineers;
- e. Intentionally omitted;
- f. Environmental Reports:
 - i. Phase I Environmental Assessment by Pennoni Associates Inc.;
 - ii. Building survey analysis by Pennoni Associates Inc.;
- g. Remediation Cost Estimate by SCE Environmental Group;
- h. Historic Context Report by George E. Thomas of Civic Visions LP;
- i. Existing Mechanical, Electrical, Plumbing, and Fire Protection Conditions Report by Edwards & Zuck Consulting Engineers;
- j. Schematic Designs for Building Reuse Scenarios by Solomon Cordwell Buenz Architects;
- k. Mechanical, Electrical, Plumbing, and Fire Protection Assessment for Reuse Scenarios by Edwards & Zuck Consulting Engineers;
- l. Structural Assessment for Reuse Scenarios by The Harman Group Structural Engineers;
- m. Historical Rehabilitation Analysis by George E. Thomas of Civic Visions LP;
- n. Construction cost estimates for reuse scenarios by INTECH Contractors and Construction Managers;
- o. Appraisal by Coyle, Lynch & Company Valuation Advisory Services;
- p. Office of Property Assessment data;
- q. Analysis of reuse scenarios by EConsult Solutions; and

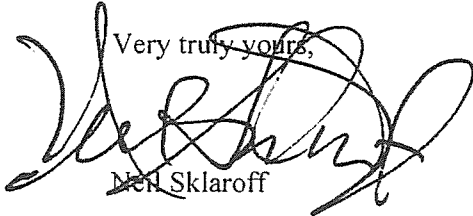
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r. Curricula vitae.

As explained earlier, the Applicant seeks to remove the Garage due to financial hardship. As documented in detail in the Application and summarized in the Affidavit, the Garage suffers from serious structural, material, mechanical, and environmental problems. Rehabilitation of the building would be prohibitively expensive because reuse of the building pursuant to any of the redevelopment scenarios analyzed in the Application will result in significant net economic loss.

As a result, the Application demonstrates that the Property cannot be used for any purpose for which it is or may be reasonably adapted, the sale of the Property is impracticable, commercial rental cannot provide a reasonable rate of return, and other potential uses of the Property are foreclosed.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Neil Sklaroff', written over the typed name.

Neil Sklaroff

NS:llb
Enclosures

cc: Mr. Dustin Downey
Mr. David M. Gest, Esquire