

-----  
1735 Market Street, 51st Floor  
Philadelphia, PA 19103-7599  
TEL 215.665.8500  
FAX 215.864.8999  
www.ballardspahr.com

Neil Sklaroff  
Tel: 215.864.8514  
Fax: 215.864.8999  
sklaroffn@ballardspahr.com

October 29, 2015

*By Hand Delivery*

Jonathan E. Farnham, Ph. D.  
Executive Director  
Philadelphia Historical Commission  
City Hall, Room 576  
Philadelphia PA 19107

Re: 1904 Sansom Street, 1906-1916 Sansom Street, and 1918-1920 Sansom Street (the  
"Properties")

Dear Dr. Farnham:

We represent 1911 Walnut Street, LLC (the "Applicant"), the owner of the Properties. 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 following, which shall together constitute the application (the "Application"):

1. Building permit applications for removal of the buildings located on the Properties;  
and
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. Articles on Cinder Concrete;
  - f. Environmental Reports:
    - i. Phase I Environmental Assessment by Pennoni Associates Inc.;

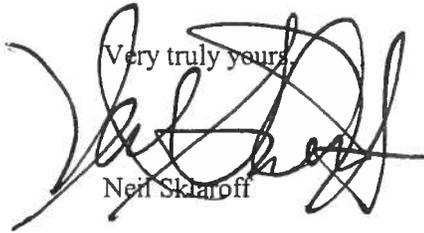
DMEAST #23127496 v1

- 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
- r. Curriculum vitae.

The Applicant seeks to remove the three buildings located on the Properties due to financial hardship. Over the past year, the Applicant has performed detailed analyses of the condition of the buildings, the ability to reuse the buildings, and the projected rate of return from such reuse. As documented in detail in the Application and summarized in the Affidavit, due to serious structural, material, mechanical, and environmental problems in the buildings, rehabilitation of the buildings would be prohibitively expensive, such that reuse of the buildings pursuant to any combination of the 11 redevelopment scenarios analyzed in the Application would result in a significant net economic loss to the Applicant.

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

Jonathan E. Farnham Ph. D.  
October 29, 2015  
Page 3

Very truly yours,  
  
Neil Sklaroff

NS:llb  
Enclosures

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