

Exhibit H

Historic Context Report by George E. Thomas of Civic Visions LP

Report on 1904 Sansom Street

Prepared for Southern Land Corporation

**George E. Thomas, Ph.D.
CivicVisions LP**

October 9, 2015

1904 Sansom Street
Photos August 2015



Sansom Street façade looking up, dark staining at joints of terra cotta blocks may indicate water damage to hangers; original 1923 balcony railings; evidence of removed sign in middle of wall above second floor windows' 1923 cornice at top. (August 2015)



1904 Sansom Street looking west, May 2014



1904 Sansom Street rear wall facing Moravian Street; 1920s brickwork; industrial windows openings, windows removed and infilled with smaller sash; repointing in same manner and using the same mix as on the Warwick (August 2015)



1904 Sansom, oblique view of Moravian Street façade, 1923 addition, period brickwork; period industrial window openings and sills, infilled with modern replacement sash; terra cotta wall copings; most of façade pointing repaired similar to work on the Warwick (August 2015)



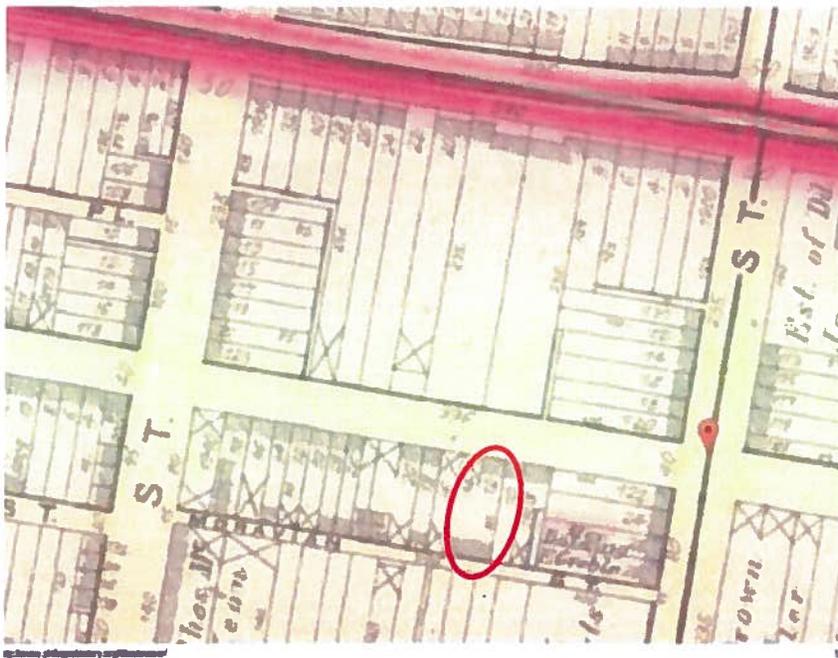
1904 Sansom Street, white mold explosions covering saturated wood; extensive water damage to basement walls and structure (August 2015)



1904 Sansom Street, rear of basement; extensive water damage; mold stalactites hanging from joists; jury rigged steel supports; clay lime mud basement mortar crumbling from water exposure (August 2015)

1904 Sansom Street

1904 Sansom Street was built in the mid-19th century as part of a row of small worker houses that were oriented to the industrial district to the north along Market Street. The house types, ranging from trinities to small three-story rows, interspersed with stables and related business buildings denote their status and differentiate them from the Rittenhouse neighborhood to the south. While nothing of the original Sansom Street façade of 1904 Sansom Street is visible because of the twentieth century commercial front of stucco and terra cotta, visible evidence of the rear wing and the construction of the basement masonry make clear the evolution of the building from its original configuration as a three-story row house to its later incarnation as a commercial warehouse and office for John Buchanan; most recently it served as a coffee shop and lunch site.



1875 Hopkins Atlas of Philadelphia; Sansom Street with stables marked by X and small row houses

The Hopkins *Atlas* of 1875, shows that the building was part of a group of three small houses that backed up to Moravian Street with a separate rear building at the back of the site, apparently serving as a tenant house because it lacks the X marking that meant stable in standard atlas nomenclature.

This condition continued into the early twentieth century when Bromley atlases of downtown Philadelphia show a similar footprint for the property at 1904 Sansom Street. The property line of the rear portion of the site indicates that the tenant house property had been separated at some point and that separate tenant building had been demolished.



1890 Bromley Atlas of center city with Sansom Street, Moravian Street and the subject row building

The building at 1904 Sansom Street was significantly modified in 1923 when it was acquired as the offices for John Buchanan Company – perhaps the John A. Buchanan & Sons Publishers Company previously at 833 Arch Street in 1919.¹ At that time an entirely new façade was installed that clad all of the original Philadelphia hard pressed brick with stucco and cast terra cotta ornament

¹ Pennsylvania. Dept. of Internal Affairs. Bureau of Statistics. *Industrial Directory of the Commonwealth of Pennsylvania* (Harrisburg, 1920) 219.

Condition:

The front block retains the 1923 façade designed by Clarence Wunder for the Buchanan Company. Elements of the façade have been altered, notably the first floor front window that appears to have been partially closed in as a part of the conversion to a retail kitchen and café. The alteration consists of plywood panels atop the grill work of the basement window. The upper small-light transom sash divided into three sections by wood mullions appear to be original though suffering from lack of maintenance with evidence of water damage and rot; casement windows on the second story may have reflected the location of an office.

The stucco of the 1920s façade shows evidence of some cracking that would be typical of 90 years of service. The terra cotta window and frames of the first floor and the decorative cornice carried on brackets that separates the first floor from the upper levels appear to be in reasonable condition with some crazing of the glazing and the usual dark staining between joints that often suggests potential future failure as water infiltrates behind the masonry units and rusts the metal hangers. The cornice at the top is crowned with Spanish barrel tiles. The façade overall appears to be reasonably complete but will need a careful inspection to ensure that it is in sound condition.³

The rear wing was constructed at the same time as the front facade. As is evident from the Sanborn Fire Atlas plates, the Sansom Street front and the Moravian block were connected by a narrow corridor against the east property line, suggestive of the type of fire protection that was often employed to protect office records from a flammable stock of materials. In the case of this rear wing the design is industrial in character with common bond brick walls interspersed with header courses and simply detailed brick arched windows with brick sills in the manner of commercial buildings of the period. All of the original windows of the rear wing have been replaced with smaller windows set

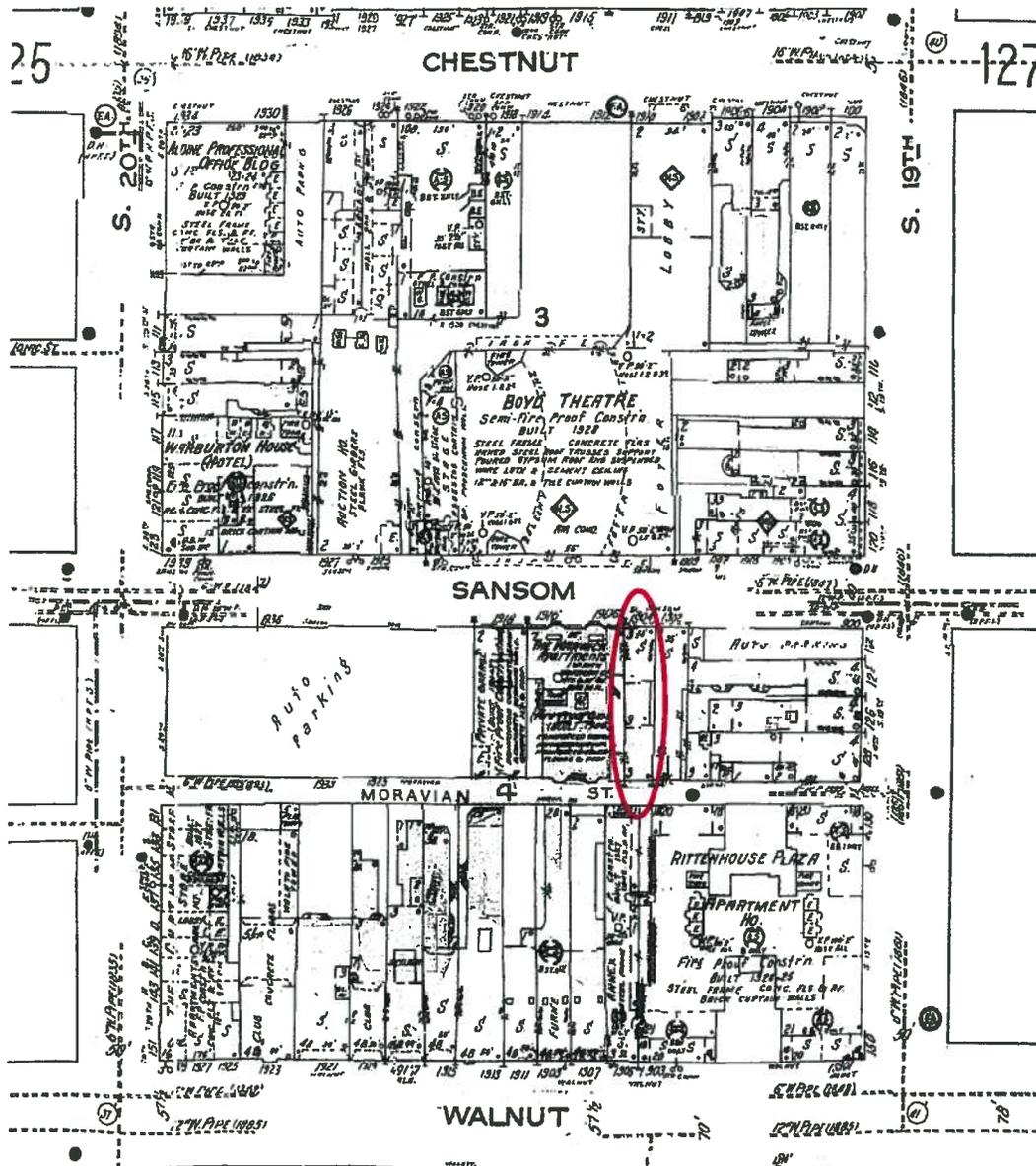
³ De Teel Patterson Tiller, Preservation, Preservation Brief 7, The Preservation of Historic Glazed Architectural Terra-Cotta, National Park Service; <http://www.nps.gov/tps/how-to-preserve/briefs/7-terra-cotta.htm>

into a stucco infill and there is little of architectural consequences to this structure. Application was filed and approved for demolition of the rear wing in 2003.

Context:

The 1900 block of Sansom Street has always been part of the commercial districts to the north, first relating to the work and transportation district along Market Street and later as commerce expanded to the west, to the retail and office zone along Chestnut Street and Walnut Street. The Sansom and Moravian Street buildings, as evidenced by their architectural character of trinity and small alley houses interspersed with the smaller three-story rowhouses, initially provided housing for an industrial and commercial workforce as well as stables for the horse-drawn cabs and wagons of the city.

At the end of the 19th century the most prominent feature on the 1900 block of Sansom Street was the immense boiler and power house for the Aldine Hotel on Chestnut Street; its demolition later provided part of the site for the Boyd Theater. In the early 20th century the block made the transition from horses and wagons and teamster housing to automobile parking and small garages. The Warwick Apartments, constructed after 1901 appears to have been located for the bohemian non-high-society character of the site and as a result initially attracted artists and academics (see attached report). The construction of the Emergency Aid's Warburton House at the corner of Sansom and 20th Street, later the Lucy Eaton Smith Home of the Dominican Sisters, provided housing for young professional women and was typical again of the downtown focus of the block. The block at present is more than half parking lots on both sides of Sansom Street that expose the rear facades of houses and commercial buildings.



Sanborn Atlas Plate 126, vol 2 1916-1951 showing parking lots along Sansom Street, small scale commerce and a garage

Alterations:

Alterations to 1904 Sansom Street, apart from the 1923 decorative façade, have been generally minor and reflective of the varying uses. Some evidence of alterations and uses can be seen in the Philadelphia Zoning Archives. The most recent use, dating from the mid-1980s was as a small

lunch shop for the downtown business audience with apartments on the upper levels.

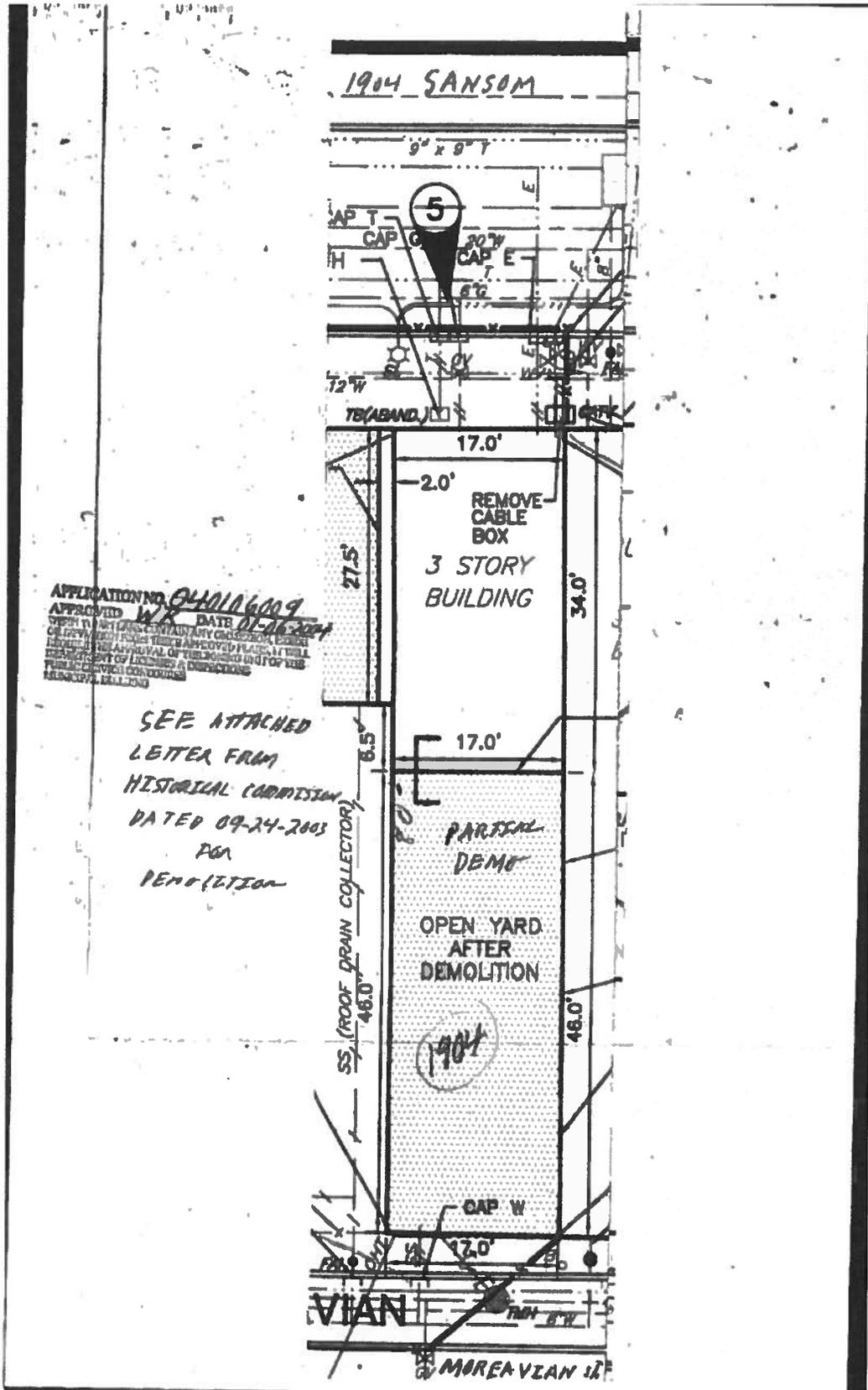
C APPLICATION FOR ZONING PERMIT AND/OR USE REGISTRATION PERMIT CITY OF PHILADELPHIA DEPARTMENT OF LICENSING & INSPECTIONS		NOTE: The requirements for this permit are in addition to all others required by law or regulation. The issuance of this permit does not imply that a building permit or other permits will be issued if the specifications do not conform with the Building Code, Planning Code, Sanitation Code, Fire Code and all other pertinent laws or regulations.				
Application is hereby made for the permit or permits required by the Philadelphia Zoning Ordinance before commencing the use or the work described herein, and as shown on accompanying plan.		APPLICATION NO. 82302 ZONING DISTRICT C-4 Comm. COMMUNITY PLAN 4A-2 (3) P. S. VOL. PL. D-126 PREVIOUS REGISTRATION NONE ✓ CALCULATED NO.				
LOCATION OF PROPERTY (Street and House Number) 1904 SANSON ST.		APPLICANT'S NAME PHILADELPHIA PARKING AUTHORITY				
situated on South side of Sanson Street at the distance of _____ feet _____ inches from _____ side of _____ Street Front 18 feet _____ inches. Depth 95 feet _____ inches. If lot is irregular in shape, give deed description below: <div style="text-align: center;"> </div>		PERMIT REQUIRED USE REGISTERED APPEAL APPL. GRANTED _____ COST. APPL. REFUSED _____ COST. REF. TO B. OF A. REA. GRANTED _____ COST. REA. REFUSED _____ COST.				
EXPLAIN ANY ALTERATIONS OR PROPOSED CONSTRUCTION Interior alterations only No change in height & area		THIS SPACE FOR OFFICIAL STAMP DEPT. OF LIC. & INSPECTIONS CITY OF PHILADELPHIA USE REGISTRATION PERMIT NO. 325026 DATE 9/19/80 <input type="checkbox"/> PERMIT GRANTED IN ACCORDANCE WITH IDA				
STORIES AND HEIGHTS FROM GROUND TO ROOF						
HEIGHT	EXISTING BUILDING			PROPOSED ADDITION, ALTERATION OR NEW BUILDING		
	FRONT	SIDE	REAR	FRONT	SIDE	REAR
In Feet	32'	32'	32'			
In Stories	3	3	3			
TABULATION OF USES						
FLOOR NO.	PRESENT USE	LAST PREVIOUS USE		DATE		
	VACANT					
FLOOR NO.	PROPOSED USE OF PRESENT BUILDING	PROPOSED USE OF ADDITION OR NEW BUILDING				
1	RETAIL STORE	as permitted in C-4 COMMERCIAL DISTRICT				
2	APARTMENTS (2)					
3	APARTMENT (1)					
Additional use information, if required						
OWNER	WALTER KUBIAK	ADDRESS	110 S. 20th St., Phila Pa 19103	PHONE		
ARCHITECT OR ENGINEER	JOHN CICCONE	ADDRESS	110 S. 20th St., Phila Pa 19103	PHONE	567 4038	
CONTRACTOR	MORAVIAN CONST. CO. INC	ADDRESS	110 S. 20th St., Phila Pa 19103	PHONE		
APPLICANT	JOHN CICCONE	ADDRESS		PHONE		

In 1984 the building was adapted as a retail shop with two apartments on the second floor and a third floor front apartment – uses that would continue until the building was acquired by the Philadelphia Parking Authority and the building was vacated, c. 1997.

In 2004, application was made as a part of a larger project on the site extending to Walnut Street for the partial demolition of 1904 Sansom Street. That application was approved by the

Historical Commission and filed with Zoning in January of 2004.

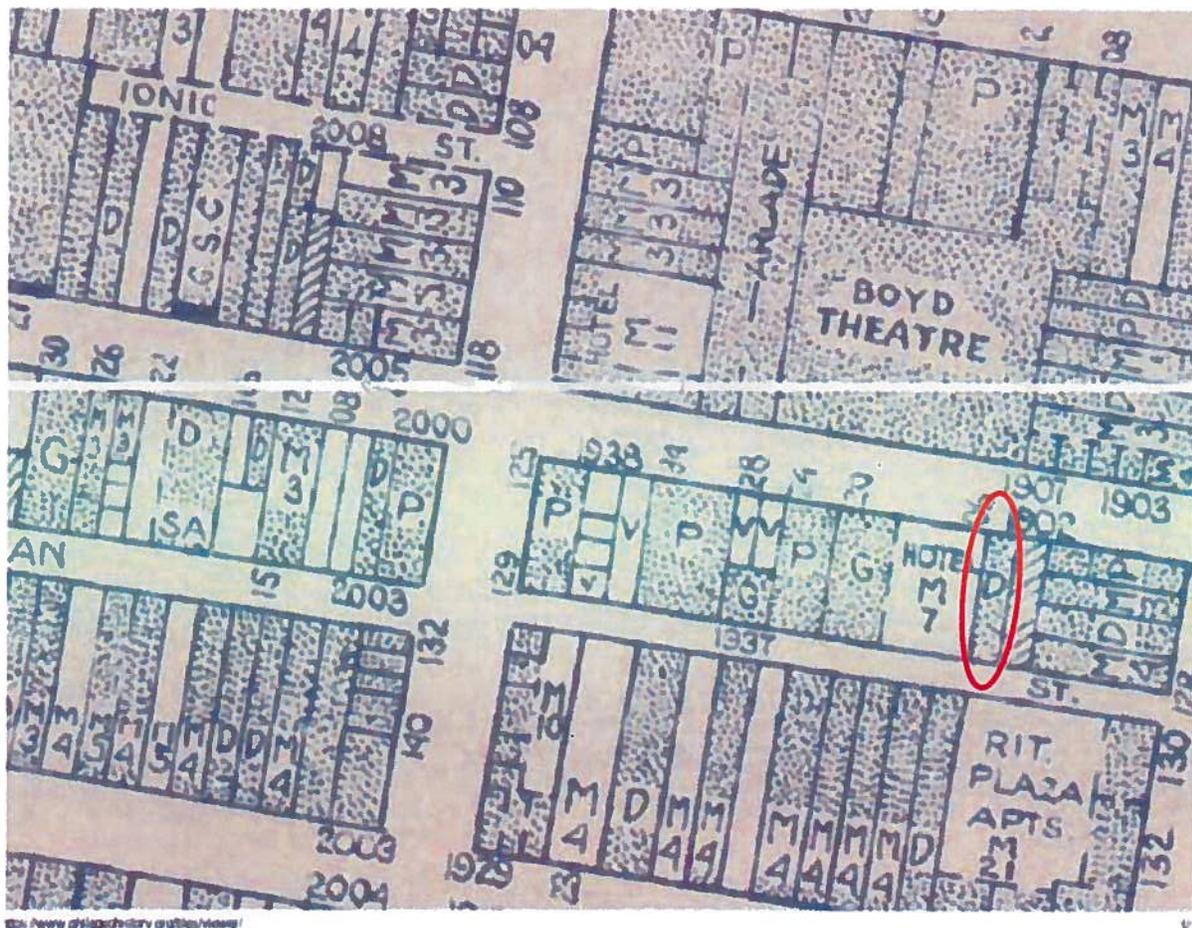
APPLICATION FOR ZONING PERMIT AND/OR USE REGISTRATION PERMIT		CITY OF PHILADELPHIA DEPARTMENT OF LICENSING & INSPECTIONS		NOTE: The requirements for this permit are in addition to all others required by law or regulation. The issuance of this permit does not imply that a building permit or other permits will be issued if the specifications do not conform with the Building Code, Plumbing Code, Fire Code, and all other pertinent laws or regulations.		
Application is hereby made for the permit or permits required by the Philadelphia Zoning Ordinance before commencing the use or the work described herein, and as shown on accompanying plan.				APPLICATION NUMBER 040106009		
LOCATION OF PROPERTY (Street and Block Number) 1904 Sansom Street THRU TO MIRAVENA ST.				DISTRICT DESCRIPTION C-4		
situated on _____ side of _____ Street				ZONING MAP NUMBER 4A-2		
at the distance of _____ inches from _____ side				S.A.V.C.L. 2-126		
of _____ Street				PREVIOUS APPLICATION 92301		
Front _____ inches. Depth _____ feet _____ inches.				CALENDAR MONTH		
If lot is located in shape, also show description below 9.05 A.M.				ZONING REQUIRED		
				USE REQUIRED		
				OFFICIAL		
				APR. GRANTED		
				APR. REFUSED		
				REF. TO S. OF A.		
				REF. GRANTED		
				REF. REFUSED		
EXPLAIN ANY ALTERATIONS OR PROPOSED CONSTRUCTION Partial demolition of existing building... NARRATIVE OF APPLICATION				THIS SPACE FOR OFFICIAL STAMP (Do not write in this space)		
STORIES AND HEIGHTS FROM GROUND TO ROOF						
HEIGHT	EXISTING BUILDING			PROPOSED ADDITION, ALTERATION OR NEW BUILDING		
	FRONT	SIDE	REAR	FRONT	SIDE	REAR
In Feet						
In Stories						
TABULATION OF USES						
FLOOR NO.	PRESENT USE			LAST PREVIOUS USE		
	Vacant			N/A		
FLOOR NO.	PROPOSED USE OF PRESENT BUILDING			PROPOSED USE OF ADDITION OR NEW BUILDING		
	N/A Vacant			N/A -- See Application No. 991184031		
Additional use information, if required						
OWNER Philadelphia Parking Authority		ADDRESS 310 Market Street, 7th Fl., Phila. PA 19104		TELEPHONE NUMBER (215) 683-9420		
ARCHITECT OR ENGINEER Wallace Roberts & Todd		ADDRESS 760 South Broad Street, Philadelphia, PA 19102		TELEPHONE NUMBER (215) 722-2215		
CONTRACTOR Philadelphia Parking Authority by: Ballard Spahr Andrews & Ingersoll, LLP c/o		ADDRESS 1725 Market Street, 51st Fl., Philadelphia, PA 19103-7999		TELEPHONE NUMBER (215) 850-0702		
11-3 (Rev. 08) Joanne Phillips, Eng., Lic. Exp. No. 107478						



C APPLICATION FOR ZONING PERMIT AND/OR USE REGISTRATION PERMIT CITY OF PHILADELPHIA DEPARTMENT OF LICENSES & INSPECTIONS		NOTE: The requirements for this permit are in addition to all others required by law or regulation. The issuance of this permit does not imply that a building permit or other permits will be issued if the specifications do not conform with the Building Code, Plumbing Code, Heating Code, Fire Code and all other pertinent laws or regulations.				
Application is hereby made for the permit or permits required by the Philadelphia Zoning Ordinance before commencing the use or the work described herein, and as shown on accompanying plan.		APPLICATION NO. 52302				
LOCATION OF PROPERTY (Street and House Number) 1904 SANSOM ST.		DISTRICT DESIGNATION C-4 Comm.				
situated on <u>South</u> side of <u>Sansom</u> Street at the distance of _____ feet _____ inches _____ from _____ side of _____ Street _____		ZONING MAP NO. 4A-2 (3) W.D. P. & VOL. PL. 2-126 WARD PREVIOUS APPLICATION NONE ✓ CALENDAR NO. _____				
Front 18 feet _____ inches. Depth 95 feet _____ inches. If lot is irregular in shape, give deed description below: <div style="text-align: center; margin-top: 10px;"> </div>		ZONING REFUSED _____ USE REFUSED _____ APPEAL _____ APP. GRANTED _____ CERT. APP. REFUSED _____ CERT. REF. TO D. OF A. _____ REF. GRANTED _____ CERT. REF. REFUSED _____ CERT.				
EXPLAIN ANY ALTERATIONS OR PROPOSED CONSTRUCTION Interior alterations only No change in height & area		THIS SPACE FOR OFFICIAL STAMP (Do not write in this space) DEPT. OF LIC. & INSPECTIONS CITY OF PHILADELPHIA USE REGISTRATION PERMIT NO. 325026 DATE 9/19/84 <input type="checkbox"/> PERMIT GRANTED IN ACCORDANCE WITH ZBA CERTIFICATE NO. _____				
STORIES AND HEIGHTS FROM GROUND TO ROOF						
HEIGHT	EXISTING BUILDING			PROPOSED ADDITION, ALTERATION OR NEW BUILDING		
	FRONT	SIDE	REAR	FRONT	SIDE	REAR
In Feet	32'	32'	32'			
In Stories	3	3	3			
TABULATION OF USES				DATE		
FLOOR NO.	PRESENT USE		LAST PREVIOUS USE		DATE LAST USED	
	Vacant					
FLOOR NO.	PROPOSED USE OF PRESENT BUILDING		PROPOSED USE OF ADDITION OR NEW BUILDING			
1	RETAIL STORE		as permitted in C-4 COMMERCIAL DISTRICT			
2	APARTMENTS (2)					
3	APARTMENT (1)					
Additional use information, if required _____						
OWNER	WALTER KUBIAK		ADDRESS	110 S. 20th St., Phila. Pa 19103		
ARCHITECT OR ENGINEER	JOHN CICCONE		ADDRESS	110 S. 20th St., Phila. Pa. 19103		
CONTRACTOR	MORAVIAN CONST. CO. INC.		ADDRESS	110 S. 20th St., Phila Pa 19103		
APPLICANT	JOHN CICCONE		ADDRESS			

Assessment:

The principal value of 1904 Sansom Street lies in its decorative façade facing Sansom Street. It stands out from the usual Philadelphia pressed brick rowhouse façade such as the adjacent former row house, later adapted as a stable with steel lintels front and rear at 1902 Sansom Street, and has gained a degree of architectural fame for its decorative character. While the materials are obviously cast and selected from a terra cotta catalog, the net effect is pleasing to the eye. Although it is not essential to the Philadelphia architectural narrative, it enlivens its street front



1962 Philadelphia Zoning Map

Social History:

The 1900 block of Moravian Street was the home of three laborers including the head of the family, Joseph Douglas; 1913 was the home of a brass finisher, William Dougherty; 1919 housed William Blaven [sp?], again a laborer; the rest of the block housed families headed by a stone cutter and a teamster. Daniel Lynch headed the household at 1902 Sansom Street and was self-employed operating a carriage for hire, essentially a modern cab driver; his wife worked in a dry goods store, an occupation that was not housed in any of the buildings of the Rittenhouse Square neighborhood; 1904 was the home of bank clerk William Roberts and his family; 1906 was the home of two teamsters, the sons of Edith Henderson; 1918 was occupied by a day laborer James Burns and his wife together with three boarders, two waiters and a tailor.

Page No. 12
 Enumeration District No. 1
 Enumeration Date No. 188

SCHEDULE I.—Inhabitants in Philadelphia, in the County of Philad., State of Penn., enumerated by me on the 25th day of June, 1880.

S. P. Wilson

Ward	Street	House No.	Name	Sex	Age	Color	Profession, Occupation, or Trade	Married	Single	Widow	Orphan
1900	Sansom St	101	Agnes Wood	F	20	W	Wife				
		101	George Wood	M	20	W	Boarder	Teamster			
		101	John Wood	M	20	W	Boarder	Teamster			
		101	John Wood	M	20	W	Boarder	Teamster			
		101	John Wood	M	20	W	Boarder	Teamster			
		101	John Wood	M	20	W	Boarder	Teamster			
		101	John Wood	M	20	W	Boarder	Teamster			
		101	John Wood	M	20	W	Boarder	Teamster			
		101	John Wood	M	20	W	Boarder	Teamster			
		101	John Wood	M	20	W	Boarder	Teamster			
		101	John Wood	M	20	W	Boarder	Teamster			
		101	John Wood	M	20	W	Boarder	Teamster			
		101	John Wood	M	20	W	Boarder	Teamster			
		101	John Wood	M	20	W	Boarder	Teamster			
		101	John Wood	M	20	W	Boarder	Teamster			

1900 block of Sansom Street, US Census for 1880; carriage for hire, teamster, waiters, tailors, coachman etc.

Report on 1906-12 Sansom Street, the Warwick Apartments

Prepared for Southern Land Corporation

**George E. Thomas, Ph.D.
CivicVisions LP**

October 9, 2015

Warwick Apartments, 1906-16 Sansom Street



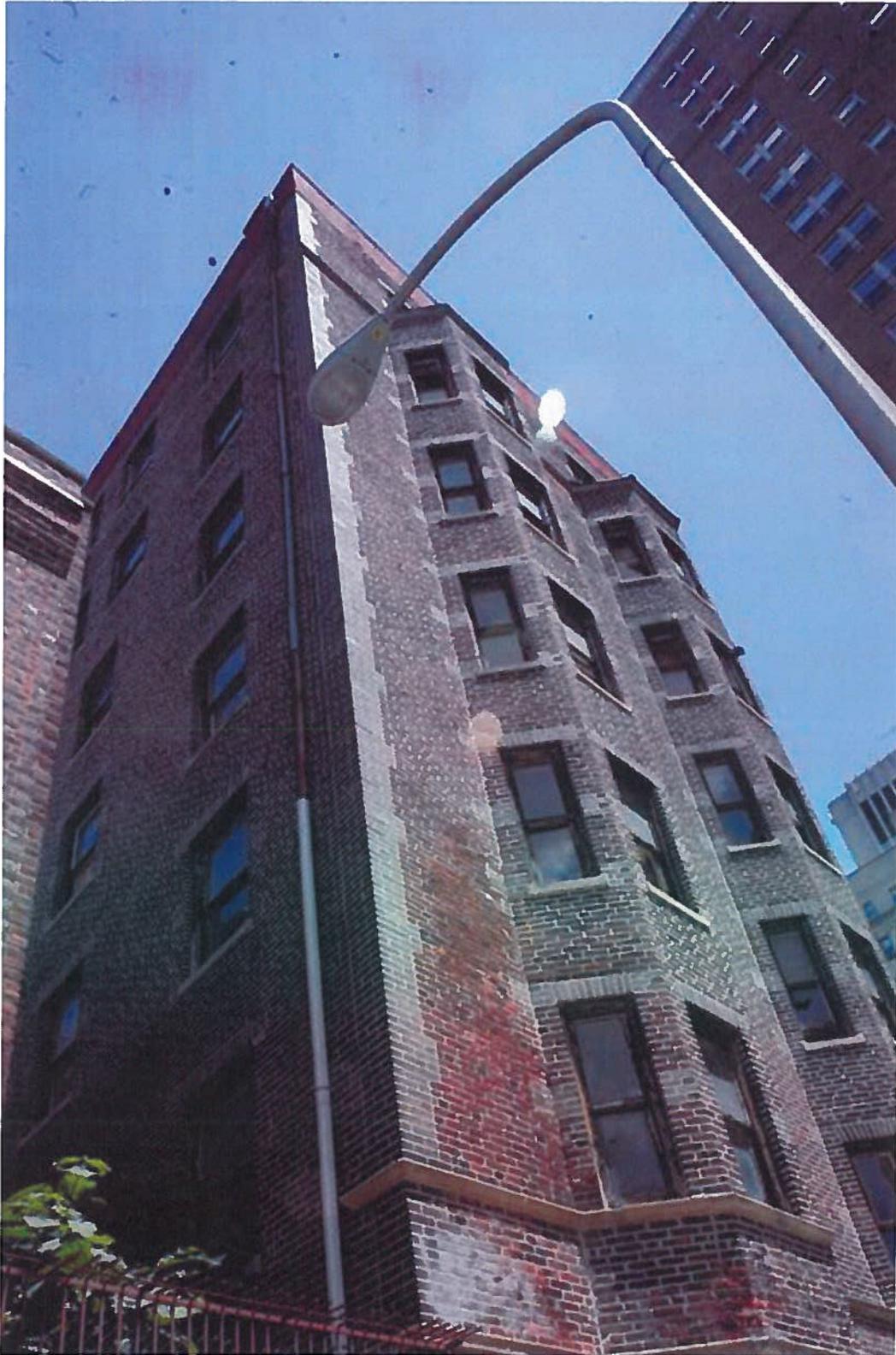
The Warwick, looking up main front, 100% repointing, damage to bay bases, significant brick exfoliation, graffiti on brick, missing cornice at top of building (August 2015)



The Warwick, entirely replaced panel of brick, first floor (August 2015)



The Warwick, replaced brick first floor, 100% repointing (August 2015)



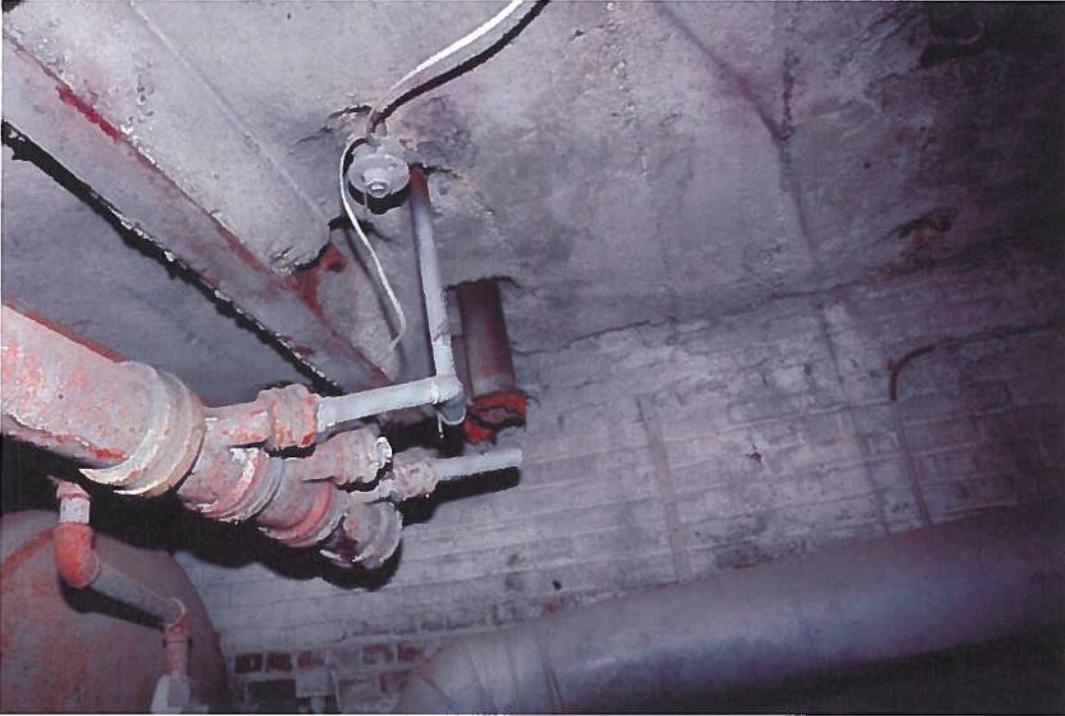
The Warwick, rear façade toward Moravian Street, large areas of loss of brick fired surface; altered lintels and quoins, missing cornice; significant masonry deterioration (August 2015)



The Warwick Apartments, failure of original brick, replaced lintels, failed stone base to bay (August 2015)



The Warwick, basement column rusted out, jury-rigged repair with concrete support (August 2015)



The Warwick, basement, honeycombing of concrete slab, failure of concrete fire-proofing around steel, pushed off by rust-jacking of steel surface (August 2015)



The Warwick, basement, exposed, rusted draped mesh of concrete slab system, honey-combing of concrete on beam; rust jacking of concrete fire-proofing (August 2015)



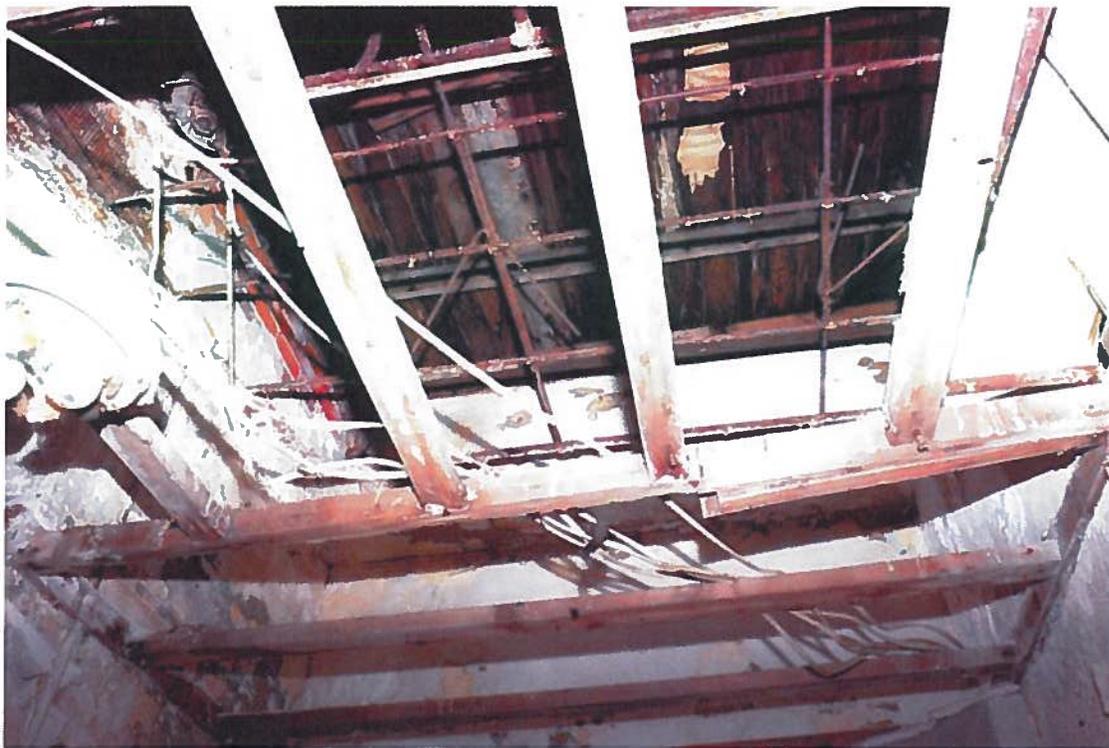
The Warwick, top floor, failed skylight, wire lath plaster added to cover skylight, rusted through and failed (August 2015)



The Warwick, top floor front, failure of roof, ceiling, floor below (August 2015)



The Warwick, top floor, rotted floor below failed skylight (August 2015)



The Warwick, Top floor, rear apartment – failed skylight and multiple ceiling system failures(August 2015)



The Warwick, stairwell, water damage to ceiling and wall, 6th floor (August 2015)



The Warwick, third floor water damage from roof passing through rear corner



The Warwick, ceiling of bay, front of building, 6th floor, total failure of interior systems, rusting steel and lath system (August 2015)



The Warwick, failure of rear bay, water penetration all systems (August 2015)

1906-12 Sansom Street: The Warwick Apartment House

The Warwick Apartment House at 1906-16 Sansom Street was commissioned in 1901 for an anomalous site set amidst the rowhouses, stables, and service structures that served the industrial district along the elevated tracks of the Pennsylvania Railroad along Market Street.¹ The Warwick Apartments rises seven stories above a basement with its main façade facing the larger Sansom Street and its narrower rear wing with flanking light wells opening on to Moravian Street. Befitting its romantic British name, the Sansom Street façade is generally ‘Jacobethan’ in style with the principal walls of brick with limestone detail; a Jacobean arched entrance in a limestone base, with a heraldic sign above, strongly marked quoins framing the first floor windows, and projecting bays further denoting the medievalizing architectural character of the design.

The site where the Warwick was built continued nearly unchanged from its 19th century role as a service district for the expanding transportation and commercial district along Market Street. As such it had little relationship to the Rittenhouse neighborhood, whose influence reached only to the large houses fronting on Walnut Street. The service uses that connected to the transportation district along Market Street survived into the early twentieth century as evidenced in the Bromley atlases of downtown Philadelphia. Sansom Street and Moravian Street were little more than alleys with tiny workers’ houses, many apparently trinity houses and service buildings predominating. As evidenced by the large Xs that mark the majority of the buildings, these were used as stables, some serving the houses fronting on Chestnut Street and others serving the regional transportation needs of a city that still relied on horse-drawn wagons and carriages.

¹ Chester H. Kirk was reported designing an apartment house “on Sansom above 19th Street” in the spring of 1901 for real estate developer M. Hawley McLanahan; *Philadelphia Real Estate Record and Builder’s Guide* 16:10 (March 1901) Clio Index.

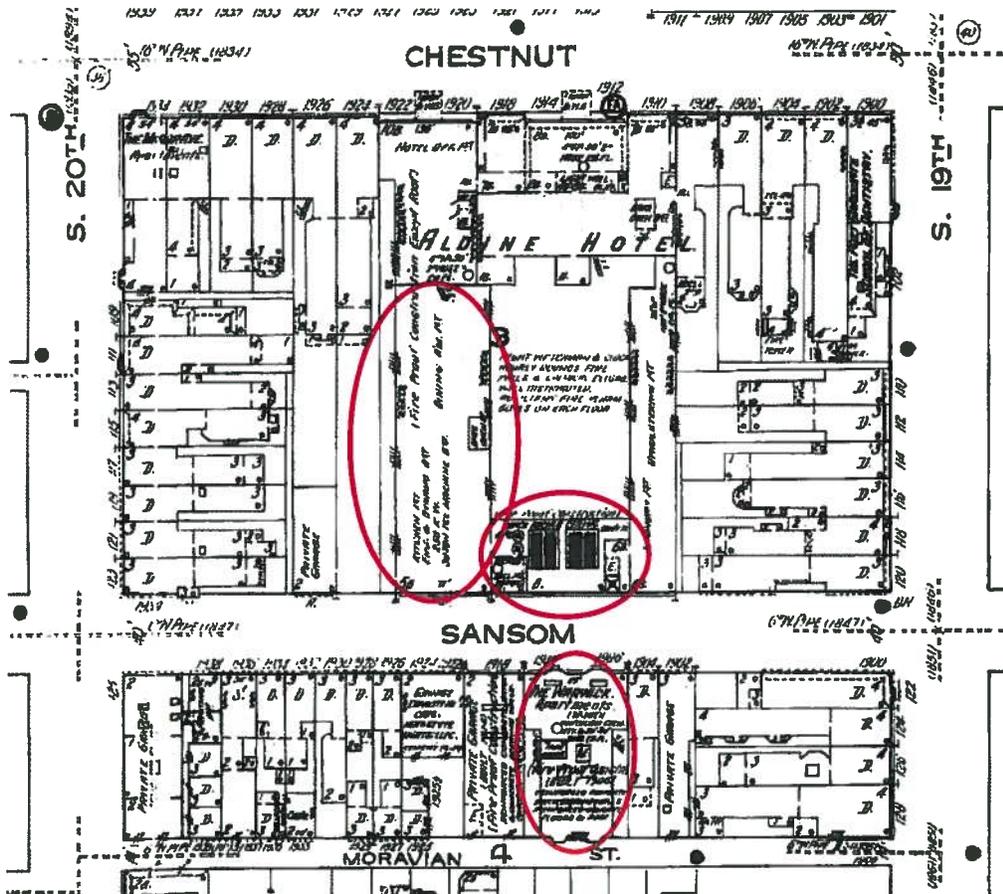


© 2009 Philadelphia City Planning Commission

1890 Bromley Atlas of center city with Sansom Street, Moravian Street and the site of the Warwick Apartments

The 1916-29 plate from the Sanborn Map Company's *Insurance Atlas of Philadelphia* makes plain the multiple negatives of the site. On both sides of the 1900 block of Sansom Street were noisome uses in quasi-industrial buildings; on the north side were the kitchens, ice plant and giant industrial coal-fired power plant and boilers of the Hotel Aldine. These would have filled the block with the odors of cooking together with the smoke and ash from the coal fires of the boilers. They would have merged with the odors from the horses in the dozen stables within the confines of the block between Walnut and Chestnut Streets. By 1929 many of the former stables had been converted to automobile garages which, while fewer in number, occupied the same or greater space than had been devoted to stables. In addition, there remained several tiny trinity houses, the hallmark of the working-class districts to the east. Several of these fronted on Moravian Street and

others fronted on a tiny alley jammed between a stable and an alley house. These buildings and uses may well have played a part in the ultimate failure of the Warwick Apartments as a viable residence.



Sanborn Atlas Company, Philadelphia, vol 2, p. 126 (1916-29) The Warwick Apartments across from the boilers and kitchens of the Aldine Hotel.

History:

The Warwick Apartments were built for real estate developer M. Hawley McLanahan, who is better known as the future business partner of William L. Price (1861-1916) in the firm of Price and McLanahan (1903-1919). The Warwick predates McLanahan's partnership with Price and appears to have been the work of another architect, Chester H. Kirk (1869 – c. 1939) who was one of the circle of architects used by real estate developers Wendell & Smith in their Overbrook project for Drexel & Co.. Kirk's most important architectural commission was the Baltusrol Golf Club in Springfield,

N. J. in 1909.² This date corresponds with Kirk's relocation to New York, which was followed by a remarkable career change to Helena, Montana; by the 1920s he was reported living and working in Los Angeles, CA.³ Kirk's notable Philadelphia works occur in the railroad suburb of Overbrook.

In 1901 Kirk is listed in the *Philadelphia Real Estate Record & Builder's Guide* as designing an apartment house for M. Hawley McLanahan on "Sansom Street above 19th Street."⁴ This differs from the date of 1906 on the Sanborn Atlas but the presence of a set of alteration plans by Price & McLanahan for the building, dated June of 1906, would seem to indicate that the building was already up and complete and being modified at that date, making Kirk the likely architect of the original building. The medievalizing character of the design is in keeping with Kirk's work at the time and his role as a developer's architect makes him a reasonable candidate for the project. Five years later, with Kirk by then having left Philadelphia, and McLanahan having formed a business partnership with Price, renovations in the building were undertaken by the firm of Price & McLanahan.⁵

The initial conception of the building appears to have been something of a bohemian residence for artists, designers, and others who accepted the consequences of the less than savory street for access to the printing and architectural businesses of the city. An early list of residents in *Boyd's Philadelphia Blue Book* showed a diverse group of tenants:

1906 THE WARWICK Miss Carol H. Beck, Miss Helen W. Beck, Mrs. Bines, Mrs. Marie Boeck, Mr. & Mrs. Frank Bowman, Charles Hall Brock, John J. deZouche, Mr. & Mrs.

² http://www.baltusrol.org/club/scripts/library/view_document.asp?NS=PCH&DN=CLUBHOUSE

³ Kirk's career is briefly outlined by Sandra Tatman in the PAB website and is touched on in providing photographic prints for William Price in George E. Thomas, *William L. Price: Arts and Crafts to Modern Design* (New York, Princeton Architectural Press, 2000) xx; see also Dalton Wylie, "Country Club Architecture," *Country Life in America* 18, (September 1910), 557. He joined the AIA in 1921 *Journal of the American Institute of Architects* 9:5 (May 1921) p. 186 where he was listed as living in Helena, MT.

⁴ *Philadelphia Real Estate Record & Builder's Guide*. 16, n. 10, p. 145 (3/6/1901). The name of the developer in the PAB website, "M. McLanahan & Bro." is certainly a mis-typing of McLanahan. The brother would be John Craig McLanahan, Jr. who was initially listed as a resident in the building, while also maintaining residence in Hollidaysburg. McLanahan had hired Price to design his St. David's house but Kirk apparently also had a hand in some aspect of that project.

⁵ Floor plans by Price & McLanahan are in the files of the Athenaeum together sheets showing various alterations. The drawings are incomplete, suggesting that they were working from an earlier set. The Price & McLanahan drawings are for alterations in 1906 and 1908.

Eckels, Dr. & Mrs. E.A. Farrington, Miss Sara Fields, Dr. William H. Furness, 3d, Mr. & Mrs. Garsed, Alfred Morton Githens, Thomas Stotesbury Githens, MD, Dr. & Mrs. W.H. H. Githens. Mr. Goepf. Mr. & Mrs. George W. Hamilton, Dr. Samuel S. Kneass, Mrs. Anne Leonard, Mr. & Mrs. Francis V. Lloyd, Mr. Peck, Mrs. Glover S Perrin, Miss Olive M. Potts, Rev. & Mrs. William P. Remington, Alice E. Russell, DDS.⁶

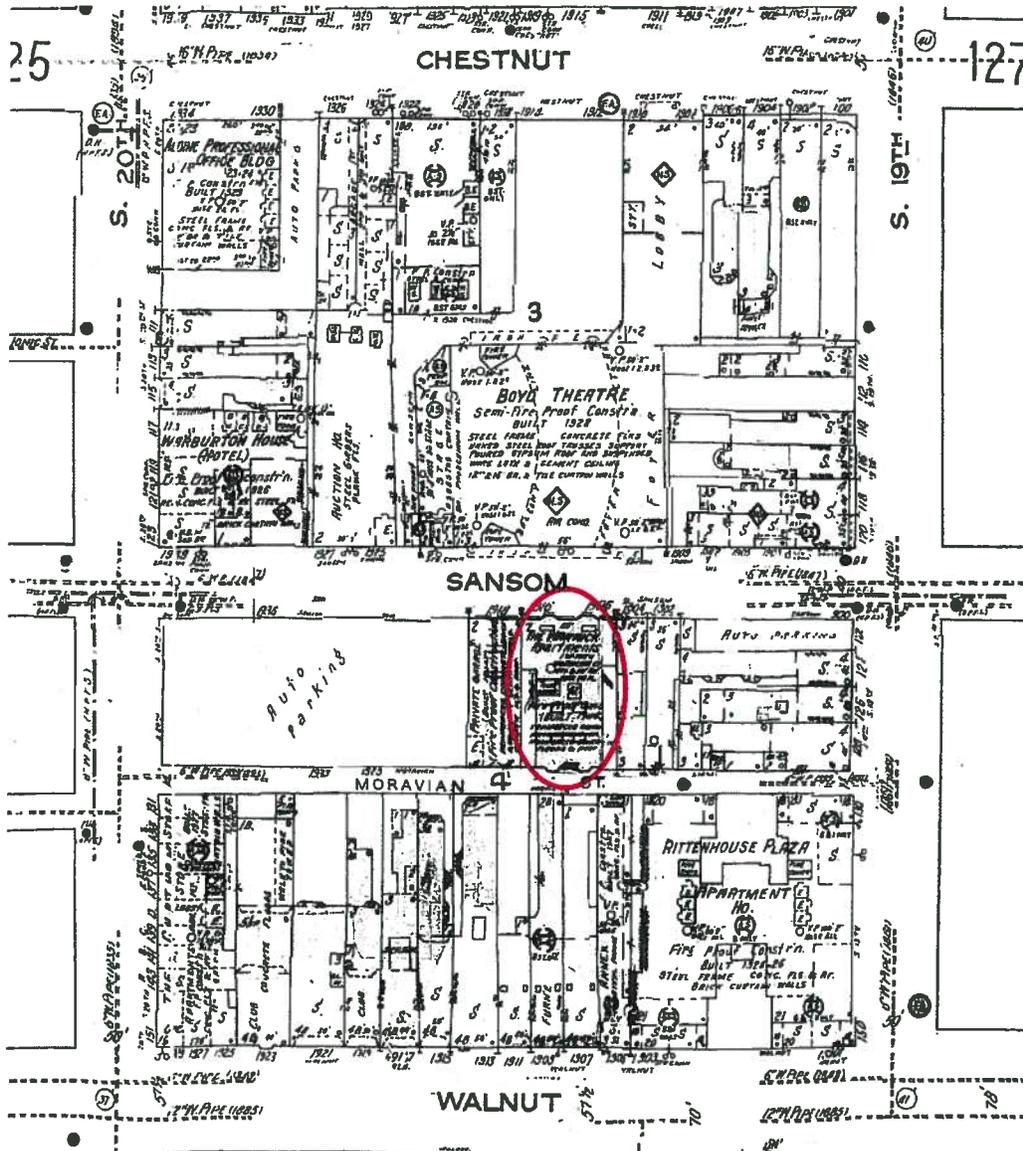
Of those listed in the 1906 *Blue Book*, Alfred Morton Githens was a graduate of the architectural program at Penn and by 1905 was working in New York but apparently was listed in the *Blue Book* together with his parents who occupied an apartment. William Henry Furness, 3rd, who had been a curator at the University of Pennsylvania Museum, was apparently using the Warwick as a pied-a-terre while living most of the time at his late father's house in Wallingford. Others were medical doctors perhaps attracted to the proximity to the regional medical schools and hospitals.

Price & McLanahan's 1906 and 1908 alterations were telling; in 1906 tiny units that were apparently intended to house servants separately from residents were incorporated into the rear units to provide kitchens and bedrooms; in 1908 additional bedrooms were carved out of the original large living rooms in the front and rear units.⁷ The building was shifting from its original niche as bohemian studio to low priced apartments. By the 1910 census, almost all of the *Blue Book* residents had decamped leaving only Charles Brock and Dr. Kneass of the earlier group. Most of the next round of residents reverted to the more typical employment of Sansom Street, with salesmen, housekeepers, clerks predominating together with a scattering of medical doctors and minor professionals. The 1930 census shows that the decline to middle class status was nearly complete with housekeepers, salesmen, and public school teachers predominating in a district that was coming to be dominated by automobile garages and surface parking lots, the blank rear wall of the Boyd Theater and an auction house that had replaced the old kitchen of the Aldine Hotel. As with the

⁶ *Boyd's Philadelphia Blue Book for 1906* (C. E. Howe Co., Philadelphia, 1906) 125.

⁷ The Price and McLanahan drawings are viewable on line through the Philadelphia Athenaeum's Philadelphia Architects and Buildings website www.philadelphiabuildings.org/pab/app/image_gallery.cfm/74674.

case of 1904 Sansom Street and 1918 Sansom Street, these uses do not conform to the narrative of the city designation.



Sanborn Atlas Plate 126, vol 2 1916-1951 showing surface parking lots along Sansom Street, small scale commerce and garages. Surface parking continues to the present, now occupying the Auction House site next to the Warburton Hotel.

Construction:

The Warwick Apartments were built using an early and not particularly well-understood hybrid construction system that relied on load-bearing masonry party walls with a steel frame that spans from metal bearing plates set into the party walls to intersect perpendicular beams carried on

parallel lines of columns corresponding to the central corridor of the building. The steel bays are spanned with a draped mesh over slender metal rods infilled with a cinder concrete system that again corresponds to its relatively early date. Cinder was a by-product of coal-fired furnaces and had the dual advantages of being cheap as well as relatively strong and light and the corresponding liability of releasing acids into the concrete when it is wet, both in the original mix and later if the building is subjected to leaks. The light wire mesh that was embedded in the system again was relatively strong and light – so long as it did not get wet which caused it to rust and released acids which accelerated the damage.⁸ And, since systems had yet to be standardized it was possible for some builders to construct slabs using far less slag concrete than was appropriate, as was the case with the Warwick.⁹ The system is finished with the usual layer of cinder into which were settled wood sleepers to which the wood flooring was attached.

These materials gather and hold moisture that further undermine the stability of the system. The Warwick cinder-draped mesh slabs have been subjected to water from roof leaks for the better part of a generation.¹⁰ Damage is also occurring from the extraordinarily high levels of humidity caused by water leakage from the blocked roof drains of the adjacent 1918-1920 Sansom Street and by the lack of winter heating.

Another aspect of the period of construction was the use of wire lath fastened on the ceilings to a system of iron bars and directly to the masonry for walls. The iron hangers and expanded wire mesh were typically not waterproofed, but this system again is quite stable when it is dry and fails extensively when it is wet over long periods. In the case of the Warwick, with only a

⁸ Ciro Cuono, P.E., "Cinder Concrete Slab Construction," *Structure Magazine* (April 2015) 9-

⁹ Concrete systems were standardized in the early twentieth century through the efforts of the Lesley Testing Labs, at the University of Pennsylvania's Towne School of Engineering. The funder, Robert Lesley was manufacturer of concrete in Allentown, PA. See George E. Thomas and David B. Brownlee, *Building America's First University: An Historical and Architectural Guide to the University of Pennsylvania* (Philadelphia: University of Pennsylvania, 2000) 213-214.

¹⁰ The present areas of roof leakage were already significantly damaged when the author first visited the building in 2007. While the largest skylight areas were repaired, leaks from the perimeter of the roof and from the tops of the bays have continued with resulting damage throughout the building.

few exceptions, the wire lath plaster has failed. Given that the materials report indicates that the plaster was “improved” with asbestos fibers, and given the present friability of the material from water damage, it is likely that all of the interior finishes will need to be removed. Frank Eugene Kidder and Thomas Nolan’s *The Architects’ and Builders’ Pocket-Book* (New York: John Wiley & Sons, 1916) p. 819 lists the following uses for asbestos products:

Asbestos Products Asbestos fiber combined with cement is manufactured in the form of steam packings, sheathings, corrugated roof shingles, coatings and wall-boards and building-lumber and building blocks, insulating sheathing and blocks, various forms of theater curtains and fire resisting preservative compounds, and substitutes for wall plaster and stucco. The value of these products lies in their low heat conductivity and incombustibility...

Given that Keasbey & Mattison were producing vast quantities of asbestos fibers from their plant in nearby Ambler, PA, and given that Nolan was a professor of architectural construction at the University of Pennsylvania’s School of architecture, it makes sense that asbestos fibers would be found in the plaster.

Early Twentieth Century Reinforced Concrete Construction

The Philadelphia region was a hotbed of early reinforced concrete construction in large measure because of the presence of the concrete industry in nearby Allentown and Bethlehem, PA.¹¹ With the creation of the Lesley testing lab at the University of Pennsylvania, reinforced concrete became widely used across the region. After World War II, important Philadelphia architects such as

¹¹ David Prentice, “The Cement Industry of the Lehigh Valley,” Lehigh University Digital Commons, provides a good overview of the industry but leaves out its impact on the regional architectural business. <http://digital.lib.lehigh.edu/beyondsteel/business/cement/1/> In the 1890s Frank Furness was patenting various systems for fireproof concrete floors; his pupil William Price built reinforced concrete hotels along the Atlantic seaboard from Atlantic City to Florida. These buildings, notably the Blenheim Hotel (1905-6) and the Traymore Hotel (1907; 1914-15) succumbed to damage to the concrete and the reinforcing in the late 1970s after little more than half a century of service. See George E. Thomas, *William L. Price: Builder of Men and of Buildings* Ph.D. dissertation, University of Pennsylvania, 1975, and *William L. Price: Arts and Crafts to Modern Design* (New York, Princeton Architectural Press, 2000) p. 113; see also William F. Hallstead, “Big Bang on the Boardwalk,” *Popular Mechanics*, 139, no. 5 (May 1973) 122-125, 168 ff.

Louis I. Kahn and Mitchell & Giurgola used concrete to give sculptural expression to the so-called Philadelphia School. Most buildings of that vintage are now showing significant signs of deterioration requiring painting to protect the concrete from moisture and major repairs as the exposed concrete surface is exploded by expanding reinforcing bars.

Recent Renovations

Throughout the 1940s, various proposals were made to further subdivide apartments. These changes appear to have been made in the building – but are not recognized in later permits which refer to the original number of units.

Application No. 59099
 Check Designation _____
 Zoning Map No. 27 Sub. 55
 Survey Sheet No. _____ Word 8
 Previous Application _____

CITY OF PHILADELPHIA
 DEPARTMENT OF PUBLIC WORKS
 BUREAU OF ENGINEERING, SURVEYS AND ZONING
 ROOM 1222, CITY HALL APHREN

APPLICATION FOR ZONING PERMIT and/or USE REGISTRATION PERMIT
 Application is hereby made by G. T. RICHARDS JR. in
 the grounds as permitted required by the Philadelphia Zoning Ordinance herein concerning the use or the work described
 herein and as shown on accompanying plans.

LOCATION OF PROPERTY 106-08-18 SANSON ST.

situated on 2 side of SANSON street
 at the corner of _____ street _____ side
 of _____ street _____ side
 from SE. cor. 5th Indian Dept. RD. lot _____ inches
 If lot is irregular in shape, give short description below:

Collector _____
 Zoning Refused _____
 Use Refused _____
 Appeal _____
 App. Granted _____
 App. Refused _____
 Not in R. of A. _____
 Ref. Granted _____
 Ref. Refused _____

The space for Official Stamp
 (To be used by the Bureau)

WHAT KIND OF WORK IS GOING TO BE DONE?
TO SUBDIVIDE ONE APARTMENT I
INTO THREE APPTS. ON EACH
OF 7 FLOORS

No Exterior Changes
No Change in height or Area

STORIES AND HEIGHTS FROM GROUND TO ROOF

Height in Feet	Number of Stories			Previous Height, Location or Use of Building		
	Front	Side	Rear	Front	Side	Rear
70	70	70	70			
Height in Stories	7	7	7			

TABULATION OF USES

ROOM No.	PRESENT USE	LAST PREVIOUS USE	DATE LAST USED
1-7	apartments (28)	apartments	
APPS.			

PROPOSED USE OF PRESENT BUILDING: apartments (28)
 PROPOSED USE OF ADJACENT OR NEW BUILDING: apartments

Additional use information, if required:

Applicant G. T. RICHARDS JR. Address 410 Sansom Street Phone 928 7744
 Owner or Agent CLIFFORD TRIST Address 12th St Phone 928 2310
 Contractor _____ Address _____ Phone _____
 Architect G. T. RICHARDS JR. Address 410 Sansom Street Phone 928 7744

1940 Permit for alterations, Philadelphia Zoning Archives

07

C APPLICATION FOR ZONING PERMIT AND/OR USE REGISTRATION PERMIT
 CITY OF PHILADELPHIA
 DEPARTMENT OF LICENSES & INSPECTIONS

NOTE: The requirements for this permit are in addition to all others required by law or regulation. The issuance of this permit does not imply that a building permit or other permits will be issued if the specifications do not conform with the Building Code, Plumbing Code, Heating Code, Fire Code and all other pertinent laws or regulations.

Application is hereby made for the permit or permits required by the Philadelphia Zoning Ordinance before commencing the use or the work described herein, and as shown on accompanying plan.

LOCATION OF PROPERTY (Street and House Number)
 1906 Sansom St ^{to} Moravia

situated on _____ side of _____ Street
 at the distance of _____ feet _____ inches from _____ side
 of _____ Street
 Front _____ feet _____ inches. Depth _____ feet _____ inches.

If lot is irregular in shape, give deed description below:

**RECEIVED
 DEPT. OF LICENSES
 AND INSPECTIONS
 DEC 22 1967
 ZONING**

APPLICATION NO. 819214

DISTRICT DESIGNATION C-4 Com

ZONING MAP NO. 7A

W. A. VOL. NO. 2-126

WARD 5

PREVIOUS APPLICATION 54074E

CALENDAR NO.

ZONING REFUSED

USE REFUSED

APPEAL

APP. GRANTED CERT.

APP. REFUSED CERT.

REF. TO B. OF A.

REF. GRANTED CERT.

REF. REFUSED CERT.

EXPLAIN ANY ALTERATIONS OR PROPOSED CONSTRUCTION
 NONE

THIS SPACE FOR OFFICIAL STAMP (Do not write in this space)

DEPT. OF LIC. & INSPECTIONS
 CITY OF PHILADELPHIA
 USE REGISTRATION PERMIT
 NO. 157420
 DATE 12-22-67

PERMIT GRANTED IN ACCORDANCE WITH ZBA CERTIFICATE

STORIES AND HEIGHTS FROM GROUND TO ROOF

HEIGHT	EXISTING BUILDING			PROPOSED ADDITION, ALTERATION OR NEW BUILDING		
	FRONT	SIDE	REAR	FRONT	SIDE	REAR
In Feet						
In Stories	7					

TABULATION OF USES

FLOOR NO.	PRESENT USE	LAST PREVIOUS USE	DATE LAST USED
	28 Apartments plus Supt. Apt. } 29 ft		
FLOOR NO.	PROPOSED USE OF PRESENT BUILDING	PROPOSED USE OF ADDITION OR NEW BUILDING	
	SAME		

Additional use information, if required

OWNER S. Rigberg & Levy	ADDRESS C-703 Presidential Apts	PHONE TR 4209
ARCHITECT OR ENGINEER	ADDRESS	PHONE
CONTRACTOR	ADDRESS	PHONE
APPLICANT M. Robert Beckman	ADDRESS C-703 Presidential Apts	PHONE TR 4209

81-16 (Rev. 12/65)

1967 Permit for alterations, still listing 28 apartments, Philadelphia Zoning Archives

C APPLICATION FOR ZONING PERMIT AND/OR USE REGISTRATION PERMIT CITY OF PHILADELPHIA DEPARTMENT OF LICENSES & INSPECTIONS		NOTE: The requirements for this permit are in addition to all others required by law or regulation. The issuance of this permit does not imply that a building permit or other permits will be issued if the specifications do not conform with the Building Code, Plumbing Code, Heating Code, Fire Code and all other pertinent laws or regulations.				
Application is hereby made for the permit or permits required by the Philadelphia Zoning Ordinance before commencing the use or the work described herein, and as shown on accompanying plan.		APPLICATION NO. 83126				
LOCATION OF PROPERTY (Street and House Number) 1906 SANSON STREET		DISTRICT DESIGNATION CY COMOM				
situated on _____ side of _____ Street at the distance of _____ feet _____ inches _____ from _____ side of _____ Street Front _____ feet _____ inches. Depth _____ feet _____ inches.		ZONING MAP NO. 4 A S.D. P. & VOL. PL. 116 WARD PREVIOUS APPLICATION 2821615				
If lot is irregular in shape, give deed description below:		CALENDAR NO. _____ ZONING REFUSED _____ USE REFUSED _____ APPEAL _____				
EXPLAIN ANY ALTERATIONS OR PROPOSED CONSTRUCTION None		THIS SPACE FOR OFFICIAL STAMP DEPT. OF LIC. & INSPECTIONS CITY OF PHILADELPHIA USE REGISTRATION PERMIT NO. 328947 DATE 9/12/84				
STORIES AND HEIGHTS FROM GROUND TO ROOF						
HEIGHT	EXISTING BUILDING			PROPOSED ADDITION, ALTERATION OR NEW BUILDING		
	FRONT	SIDE	REAR	FRONT	SIDE	REAR
In Feet						
In Stories						
TABULATION OF USES						
FLOOR NO.	PRESENT USE		LAST PREVIOUS USE		DATE LAST USED	
1	X APARTMENT BUILDING (29)					
FLOOR NO.	PROPOSED USE OF PRESENT BUILDING			PROPOSED USE OF ADDITION OR NEW BUILDING		
1	X APARTMENT BUILDING (29) AND GRAPHIC DESIGN STUDIO (DETAILED)					
Additional use information, if required						
OWNER	X BRIAN BARRAGEE		ADDRESS RADNOR, PA		PHONE 215-496-0184	
ARCHITECT OR ENGINEER			ADDRESS		PHONE	
CONTRACTOR			ADDRESS		PHONE	
APPLICANT	X FRANKS LEITNER		ADDRESS APT. #1, 1906 SANSON ST, PHIL. PA		PHONE 561-5590	

1984 permit to add Graphic Design Studio

Report on 1918 Sansom Street

Prepared for Southern Land Corporation

**George E. Thomas, Ph.D.
CivicVisions LP**

October 9, 2015

1918 -20 Sansom Street



1918-20 Sansom Street, Google Street view looking SW (May 2014)



1918-20 Sansom Street, detail of front window and surrounding masonry (August 2015)



1918 -20 Sansom Street, water staining, spalling damage, and overpointing, brick of Sansom Street façade (August 2015)



1918-20 Sansom Street, water staining, spalling and efflorescence through brick and stone, Sansom Street façade (August 2015)



1918-20 Sansom Street, rear façade, paint over brick base with large areas of efflorescence from roof water damage



1918-20 Sansom Street, plants growing in roof drains, evidence of level of roof water damage



1918-20 Sansom Street, front lobby, NW corner, showing extent of water damage from roof drains (August 2015)



1918 -20 Sansom Street, front lobby NE corner, showing extent of water damage from roof drains, (August 2015)



1918-20 Sansom Street – ceiling damage front lobby



1918-20 Sansom Street, rot damage to modern partition (August 2015)



1918-1920 Sansom Street, Steel encased beam, first floor, rust and loss of fireproofing above dropped ceiling (August 2015)



1918-1920 Sansom Street, rust damage to steel reinforcing for suspended ceiling, second floor (August 2015)



1918-1920 Sansom Street, NW corner second floor front, multiple layers of wire lath and plaster, destroyed by water; suspended ceiling (August 2015)



1918-20 Sansom Street, NE corner, second floor front, destroyed wire lath, east wall under failed roof drain (August 2015)



1918-1920 Sansom Street, levels of water damage in parapet and roof from blocked drains (August 2015)



1906-12 and 1918-1920 Sansom Street, efflorescence and water damage where 1918 -1920 roof drains cause leakage into both buildings

Analysis

Historical Background

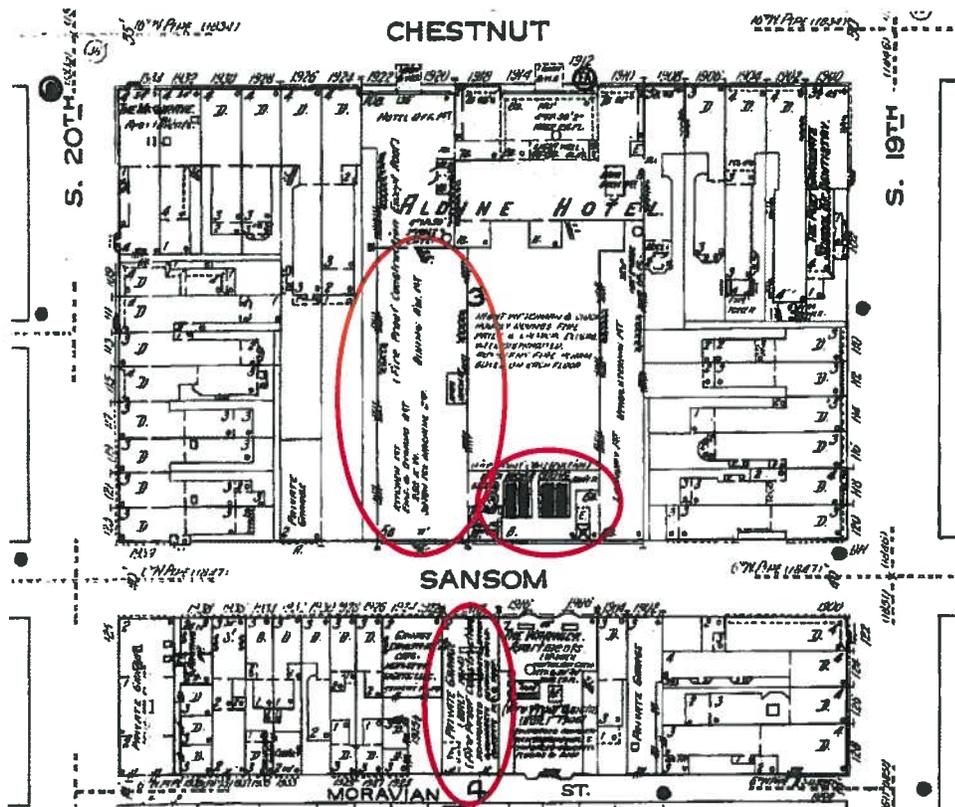
The garage at 1918-20 Sansom Street was built in 1910. Its site was formerly occupied by stables, which remained the principal use of much of the block between Moravian and Sansom Streets. This use continued nearly unchanged from the block's 19th century role as a service district for the expanding transportation and commercial district along Market Street. In the 1890 Bromley *Atlas of Philadelphia*, the property where 1918-20 Sansom Street now stands had smaller trinity type houses in the back yard that would have provided housing for teamsters whose horses and wagons would have also served the industrial district to the north.



1890 Bromley Atlas of center city with Sansom Street, Moravian Street and the site of the Warwick Apartments

The 1916-29 plate from the Sanborn Map Company's *Insurance Atlas of Philadelphia* makes plain the multiple negatives of the site and its lack of connection to the Rittenhouse –Fitler Historic

District. On both sides of the 1900 block of Sansom Street were noisome uses in quasi-industrial buildings; on the north side were the kitchens, ice plant and giant industrial power plant and boilers of the Hotel Aldine. These would have filled the block with the odors of cooking together with the smoke and ash from the coal fires of the boilers together with the odors from the horses in the dozen stables within the confines of the block between Walnut and Chestnut Streets. By 1929 many of the former stables had been converted to automobile garages which, while fewer in number occupied the same or greater space than had been devoted to stables. In addition, there were numerous tiny trinity houses, some that fronted on Moravian Street and others that fronted on a tiny alley jammed between a stable and an alley house. These buildings and uses made it reasonable to use the property as a garage.



Sanborn Atlas Company, Philadelphia, vol 2, p. 126 (1916-29) The garage at 1918-20 Sansom Street across from the boilers and kitchens of the Aldine Hotel.

Given its original purpose, it is likely that the original large opening of the Sansom Street front would have had a garage door of some sort which would be very different than the present colonial revival entrance. Similarly the rear door that is now subdivided would originally have been a large vehicular door. The garage was built as a quasi-industrial fire-proof structure for Thomas Dolan, at the time the head of the city's gas monopoly, United Gas Improvement Company.¹ It is likely from the involvement of Dolan and his staff that it was built as a workspace for the UGI.

City of Philadelphia permits lists 1918 Sansom Street's builder Drehmann Paving Co as the lead contractor and the architect as J. A. P. Crisfield.² Crisfield (1864 - 1938) was not an architect, rather he was a mechanical engineer for Dolan's business, the United Gas Improvement Company, the monopoly created by Widener & Elkins. The heavy duty construction of the garage may have in part been due his role in its design. Like its neighbor, the Warwick, the building is very much a hybrid structure with steel beams resting on masonry party walls and spanned in turn by reinforced concrete. The first floor appears to be of cement on grade befitting its role as a garage; the roof is a shallow gable that pitches to drains at the front and rear. A large skylight occupied an area of the north half of the roof, perhaps to light a workspace. It has since been covered over with roofing.

Recent tests of the concrete suggest the likelihood that it was extensively reconstructed at a later date, probably when it was acquired by Wark & Co.; in any event, the concrete of the roofing

¹ "Thomas Dolan, Financier Dies," *New York Times* 13 June 1914, reports that Dolan was the president of the United Gas Improvement Company until 1912 and remained chairman of its board at his death.

² Whitehead took out advertisements in the *Yearbook and Catalogue of the T Square Club*. See for example the yearbook for 1909 which lists A. Whitehead as "Carpenter, Builder and Contractor," (T Square Club, 1909), 270. Crisfield is more difficult to find. In 1900 he was listed in the US Census living in Chestnut Hill on Boyer Street. He was listed as heading his own business, J. A. P. Crisfield Contracting Company with offices in the UGI Building, in *Boyd's Philadelphia City Director* (C. E. Howe, Philadelphia, 1918) p. 468. He also appears in various roles for the United Gas Improvement Company. The United Gas Improvement Company was established in the 1880s by the Widener & Elkins syndicate as a part of their grand ambition to control all of Philadelphia's utilities and transit. For a summary see *Electrical World & Engineer*, 41: no. 22 (May 30, 1903) p. 943. Crisfield is listed as the engineer for several laboratories such as that for the Atlantic City Gas Company, a subsidiary of the UGI Company. *American Contractor* 31, no. 31 (July 30, 1910) p. 46. In 1919 Crisfield was named as Vice President of the UGI Contracting Company to take advantage of expansion after the end of World War I. *Gas Age* 43, no. 7 (April 1, 1919) 370. Crisfield continued in that position until 1925 when he resigned to take over as president of the Savannah Gas Company, Savannah, GA – a subsidiary of the UGI Company. *Gas Industry* 1925, p. 98. The lead contractor listed on the building permit was Drehmann Paving Company, a business that was expert in reinforced concrete construction.

and that of the lower first floor ceiling has been significantly compromised by the extent of its water infiltration caused by blocked roof drains that have saturated the entire front of the building. The façade brick and limestone along Sansom Street and the wood of the windows and door apparatus have been damaged to an extent rarely if ever seen by more than a decade of water infiltration. All of its wood detailing on the front has been destroyed; the brick is stained and damaged from the infiltration of the water-borne salts from interior mortars and it is likely will never be attractive. Molds, mildew, rust damage to the steel that is expanding and breaking loose the concrete fireproofing all suggest the likelihood that much if not all of the interior needs to be replaced.

Later History

In 1950 the building was sold to Wark & Co., a Philadelphia building company that began as W. E. Wark and continued into the twentieth century as Wark & Co. They had been one of the larger building companies in the city with offices in 1600 Walnut Street. In 1940, they moved to 1700 Sansom Street and a decade later acquired 1918-20 Sansom Street.³ This may mark the moment when the building was extensively reconstructed and the front door was converted to its present Colonial Revival appearance. Building permits provided for new plaster work on the interior, provision for a future elevator, and other improvements that would make the building serve as their offices. Again, the use of the building had nothing to do with Rittenhouse Square; rather it was a third tier office for a small builder, a use appropriate to a street that by then was largely given over to parking lots.

1918-20 Sansom Street was occupied by Oliver H. Bair, a Philadelphia funeral parlor after they had sold their purpose-built building at 1818-1820 Chestnut Street to the Pennsylvania

³ Wark & Co. letterhead locates their business in the 1920s; their move to 1700 Sansom Street was reported in the *Philadelphia Inquirer* "In New Quarters," Real Estate, January 21, 1940, p. 1. Wark purchased 1918 Sansom Street in 1950.

Academy of the Fine Arts to serve their school and Peale Club.⁴ With the acquisition of the block by the Philadelphia Parking Authority, the Bair business has moved out of Philadelphia but their green awning remained on 1920 Sansom until at least 2009.⁵



Google Street View, looking SE with Oliver Bair awnings still in place, August 2009.

⁴ "Fashion: Boyds Meets Girl," *Philly Mag* May 8, 2008 outlines the recent history of the Boyd's Store and its purchase of the former Bair Funeral Home. The sale of the Bair Funeral Home to the Academy in 1982 was reported in Cheryl Leibold, "In the Service of Art: A Guide to the Archives of the Pennsylvania Academy of the Fine Arts," (2009) p. 70.

⁵Google Street View, August 2009 https://www.google.com/maps/@39.9512179,-75.1730258,3a,75y,149.45h,90.35t/data=!3m6!1e1!3m4!1ssQBoBLOG_Q1jYruFil9XvA!2e0!7i13312!8i6656

Approved as to form _____ Application No. 288428
 District Designation D-C-1
 Zoning Map No. 44 Sub 01
 P.A. Vol. Pl. 2-186 Ward 400
 Previous Application _____

RECEIVED
 JAN - 4 1950
 ZONING DIVISION

CITY OF PHILADELPHIA
 DEPARTMENT OF PUBLIC WORKS
 BUREAU OF ENGINEERING, SURVEYS AND ZONING
 ROOM 1223 CITY HALL ANNEX

APPLICATION FOR ZONING PERMIT and/or USE REGISTRATION PERMIT
 Application is hereby made by WALK & COMPANY for
 the permit or permits required by the Philadelphia Zoning Ordinance before commencing the use or the work described
 herein, and to show compliance with the
 LOCATION OF PROPERTY, 101-20 SANSOM STREET, Phila., Pa.
 (Street and House Number)

situated on the East side of SANSOM ST. Street
 at the distance of _____ feet _____ inches _____ feet _____ inches
 from _____ Street _____ side
 Front 80 feet _____ inches Depth 80 feet _____ inches
 If lot is irregular in shape, give exact description below:

Calendar No. _____
 Zoning Refused _____
 Use Refused _____
 Appeal _____
 App. Granted _____ Cost _____
 App. Refused _____ Cost _____
 Ref. to B. of A. _____
 Ref. Granted _____ Cost _____
 Ref. Refused _____ Cost _____

This space for Official Stamp
 (Do not write in this space)
11130

EXPLAIN ANY ALTERATIONS OR PROPOSED CONSTRUCTION
Alter 2 story Garage Type Building into
Office Building.
No change in height
or area

STORES AND HEIGHTS FROM GROUND TO ROOF

Height in Feet	Existing Building			Proposed Addition, Alteration or New Building		
	Front	Side	Rear	Front	Side	Rear
Height in Feet	31'	31'	31'			
Height in Stories	2"	2"	2"			

TABULATION OF USES

FLOOR No.	PRESENT USE	LAST PREVIOUS USE	DATE LAST USED
	GARAGE	GARAGE	
FLOOR No.	PROPOSED USE OF PRESENT BUILDING	PROPOSED USE OF ADDITION OR NEW BUILDING	
	OFFICE BUILDING		
	<u>for Contractor</u>		

Additional use information, if required: _____

Applicant Walk & Company Address 1700 Sansom St., Phila., Phone RI-6-2216
 Owner or Agent Walk & Company Address 1700 Sansom St., Phila., Phone RI-6-2216
 Contractor Walk & Company Address 1700 Sansom St., Phila., Phone RI-6-2216
 Architect _____ Address _____ Phone _____

The January 1950 permit to renovate the "Garage Type Building into Office Building" may have marked major changes to the construction that would have been masked by the fact that the owner was a builder capable of taking on most of the issues without outside contractors. This may have been the time when the front and rear garage doors were removed and replaced.

RECEIVED
JAN 28 1950
BUREAU OF ENGINEERING, SURVEYS AND ZONING

Application No. **288609**
 District, Division **D. C. 200**
 Zoning Map No. **41A**
 F. A. Vol. **12** Sheet **15**
 District **West**

DEPARTMENT OF PUBLIC WORKS
BUREAU OF ENGINEERING, SURVEYS AND ZONING
 ROOM 1223 CITY HALL ANNEX

APPLICATION FOR ZONING PERMIT and/or USE REGISTRATION PERMIT
 Application is hereby made by **JOHNSON Philadelphia Co** for the permit or permits required by the Philadelphia Zoning Ordinance before commencing the use or the work described herein, and as shown on accompanying plan.

LOCATION OF PROPERTY: **1918 Sansom St**

Situated on **S** side of **SANSOM** Street
 at the distance of **194** feet **19** inches from **W** side of **19th St** Street
 Front **33** feet **80** inches Depth **80** feet **80** inches

If lot is irregular in shape, give deed description below:

EXPLAIN ANY ALTERATIONS OR PROPOSED CONSTRUCTION
Install 1-2000 gal fuel tank
Get tank buried under ground
Heating - see change in height of water

STORIES AND HEIGHTS FROM GROUND TO ROOF

	Existing Building			Proposed Addition, Alteration or New Building		
	Front	Side	Rear	Front	Side	Rear
Height in Feet						
Height in Stories						

TABULATION OF USES

FLOOR No.	PRESENT USE	LAST PREVIOUS USE
1/2	Contractors Office	
FLOOR No.	PROPOSED USE OF PRESENT BUILDING	PROPOSED USE OF ADDITION OR NEW BUILDING
1/2	Contractors Office	Heating of Plumbing

Additional use information, if required:

Applicant **Johnson Philadelphia Co** Address **1918 Sansom St** Phone
 Owner **Ward** Address **1918 Sansom St** Phone
 Contractor **Johnson Philadelphia Co** Address **1918 Sansom St** Phone
 Architect **Johnson Philadelphia Co** Address **1918 Sansom St** Phone

DATE **1-25-50**

The construction for Wark & Co. included a large fuel tank that was buried in the ground of the site, again suggesting the extent of the alterations.

C APPLICATION FOR ZONING PERMIT AND/OR USE REGISTRATION PERMIT. CITY OF PHILADELPHIA DEPARTMENT OF LICENSING & INSPECTIONS.		NOTE: The requirements for this permit are in addition to all others required by law or regulation. The issuance of this permit does not imply that a building permit or other permits will be issued if the specifications do not conform with the Building Code, Plumbing Code, Heating Code, Fire Code and all other pertinent laws or regulations.				
Application is hereby made for the permit or permits required by the Philadelphia Zoning Ordinance before commencing the use or the work described herein, and as shown on accompanying plan.		APPLICATION NO. 80916				
LOCATION OF PROPERTY (Street and House Number) 1920 Sansom St.		EDWARDS MAP NO. 4A-2				
situated on _____ side of _____ Street at the distance of _____ feet _____ inches from _____ side of _____ Street From _____ feet _____ inches. Depth _____ feet _____ inches. If lot is irregular in shape, give deed description below:		S. A. USE PL. 2-126 WARD PREVIOUS APPLICATION NO. 253736 CALENDAR NO.				
DEF. C AN. 1001 SEP 26 1977		EDWARDS REPOSED USE REPOSED APPEAL APP. GRANTED CERT. APP. REPOSED CERT. REA. TO S. OF A. REA. GRANTED SEAV. REA. REPOSED CERT.				
EXPLAIN ANY ALTERATIONS OR PROPOSED CONSTRUCTION Structure and Use as per Fire Department None		THIS SPACE FOR OFFICIAL USE DEPARTMENT OF LICENSING & INSPECTIONS CITY OF PHILADELPHIA USE REGISTRATION PERMIT NO. 253736 DATE 9-26-77 <input type="checkbox"/> PERMIT GRANTED IN ACCORDANCE WITH ZBA CERTIFICATE NO. _____				
STORIES AND HEIGHTS FROM GROUND TO ROOF						
HEIGHT	EXISTING BUILDING			PROPOSED ADDITION, ALTERATION OR NEW BUILDING		
	FRONT	SIDE	REAR	FRONT	SIDE	REAR
In Feet						
In Stories	2					
TABULATION OF USES				TYPE		
FLOOR NO.	PRESENT USE	LAST PREVIOUS USE		DATE LAST USED		
	Commercial ART Studio					
FLOOR NO.	PROPOSED USE OF PRESENT BUILDING	PROPOSED USE OF ADDITION OR NEW BUILDING				
	Same					
Additional use information, if required						
OWNER	ADDRESS		PHONE			
TALONE & LABRASCA INC	1920 SANSON ST.		LO-4-4680			
ARCHITECT OR ENGINEER	ADDRESS		PHONE			
CONTRACTOR	ADDRESS		PHONE			
APPLICANT	ADDRESS		PHONE			
GARMINE P. LABRASCA	1920 SANSON ST.		LO-4-4680			

Wark & Co. were replaced in the 1970s by Talone & LaBrasca, a commercial art studio that specialized in *TV Guide* covers. By the 1960s they were employing a dozen artists.⁶

⁶The Bristol Daily Courier February 9, 1962, p.8. carried a short story on Carmen LaBrasca, a

C APPLICATION FOR ZONING PERMIT AND/OR USE REGISTRATION PERMIT
 CITY OF PHILADELPHIA
 DEPARTMENT OF LICENSING & INSPECTIONS

NOTE: The requirements for this permit are in addition to all others required by law or regulation. The issuance of this permit does not imply that a building permit or other permits will be issued if the specifications do not conform with the Building Code, Plumbing Code, Heating Code, Fire Code and all other pertinent laws or regulations.

Application is hereby made for the permit or permits required by the Philadelphia Zoning Ordinance before commencing the use of the premises described herein, and to show an accompanying plan.

LOCATION OF PROPERTY (Street and Block Number)
 1918-1920 Sansom St.

situated on South side of Sansom Street
 at the distance of 300 feet before from corner of 20th Street
 from 32 feet before before 30 feet before before

If lot is irregular in shape, give exact description:
WEST OF LICKING AND INSTRUCTIONS
NOV 1 A 1988
PERMIT ISSUANCE

EXPLAIN ANY ALTERATION IN PROPOSED CONSTRUCTION
 1st Floor entrance and sidewalk partitions removed -
 office partitions replace existing partitions with new partitions

STORIES AND HEIGHTS FROM GRADE TO ROOF

HEIGHT	EXISTING BUILDING			PROPOSED ADDITION, ALTERATION OR NEW BUILDING		
	FOOT	INCH	FEET	FOOT	INCH	FEET
to Feet						
to Inches	0	0	0			

TABULATION OF USES

FLOOR NO.	PRESENT USE	LAST PREVIOUS USE	DATE LAST USED
	Office Only		1/70
FLOOR NO.	PROPOSED USE OF EXISTING BUILDING	PROPOSED USE OF ADDITION OR NEW BUILDING	
1 A 2	General store and offices		

Additional use information, if required

Code	1920 Association	1920 Sansom St.	Block	City
1920 Association				

61-12 (Rev. 12/83)

The Oliver H. Bair Company was a tenant of 1920 Associates; the interior of the building was altered to their purposes in 1988. It is likely that the front lobby had been revised with wood paneling for Wark & Co but the small front offices, since entirely rotted away, are noted in this permit; a parlor occupied the middle third of the building and the caskets could be loaded out of the rear of the building on Moravian Street. Management offices were upstairs. The Bair funeral home moved its operations to South Broad Street and has since moved their operations to Upper Darby, PA.⁷

⁷ Papers of the business covering from 1920-1980 were donated to the Pennsylvania Historical Society but do not cover any of the period in which the business was located on Sansom Street.
<http://www2.hsp.org/collections/manuscripts/b/Bair3338.html>