

Exhibit M

Historical Rehabilitation Analysis by George E. Thomas of Civic Visions LP

CivicVisions^{LP}

Civic Identity from Cultural Values

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Neil Sklaroff, Esq.
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Re: 1904 Sansom Street, 1906-16 Sansom Street, and 1918-1920 Sansom Street

Dear Mr. Sklaroff:

You have requested a review of the repair work required at 1904 Sansom Street, 1906-16 Sansom Street, and 1918-1920 Sansom Street to ensure that these properties are rehabilitated or reconstructed in accordance with the Secretary's Standards for the Treatment of Historic Properties. As summarized below, each building presents particular conservation issues that will have significant costs that are outside the usual range of building repairs. In general, the repairs listed below would need to be performed by professional conservators, or by contractors with experience repairing historic buildings, and proper treatment of the extant historic fabric of the buildings will likely require increased time and expense.

Furthermore, in my professional judgment, I conclude that given the severe structural, exterior and ornamental deterioration of the buildings which would in turn require massive rebuilding (as personally observed and as documented in a separate report by Keast & Hood), it is extremely unlikely that the National Park Service would grant historic tax credits to any rehabilitation or restoration of the buildings. I base these conclusions on my previous

independent research regarding the history of the buildings, site visits, and my extensive experience as a historic preservation consultant.

1904 Sansom Street (Coffeehouse)

- Any rehabilitation of this building requires careful evaluation of the condition of the terra cotta anchors on the north façade and the related hanging system. It is likely that this system is bedded with wire hangers in the stucco that was part of the 1923 façade renovation; dark staining is evident at the joints of the terra cotta which is usually evidence that most of the hangers have rusted and their integrity is compromised. In order to protect the public, the hanging system needs to be evaluated to ensure that the terra cotta does not pose a danger to the public. Such evaluation would likely include removal of the terra cotta by a professional conservator, study and repair of the terra cotta and hanging system, and reinstallation.
- The rear wing has been entirely altered by infill stucco panels in the window openings with modern wood windows; in an historic rehabilitation the original window openings would be reopened and new windows should be installed, probably an industrial iron Hopes-type sash.
- All of the windows on the front façade need to be inspected to determine if they are salvageable or need to be replaced; upon visual inspection, the lower sashes show evidence of rot and likely would be replaced; we were not able to closely inspect the upper sash.
- The front door also needs to be replaced to better match the building's period of significance.

1906-16 Sansom Street (Warwick Apartment Building)

- The sash and frames of all the windows on all facades have not been painted or maintained for many years and should be evaluated for replacement or scraping, filling, and either

reglazing or thermalpane inserts, or, alternatively, exterior or interior storm windows for energy efficiency.

- Recent brick pointing repairs should be carefully removed so as to not further damage the brick and replaced with a proper softer preservation mix mortar that matches the original in color, texture, and detail.
- The entire attic on all sides and surfaces is missing its original cornice. In many similar instances of this vintage, the original cornice was terra cotta hanging from wire straps, sitting on steel. A replacement cornice could be constructed of terra cotta, or a more economical alternative may be approved given the distance of the roofline from the street.
- A significant amount of spalled brick should be replaced on the front, side and rear facades.
- Rehabilitation must address the necessity to remove all interior plaster and wire lath from all surfaces caused by current conditions and the presence of asbestos in the plaster.
- Rehabilitation may include recreation of four large skylights on the roof.
- My Ph.D. research entailed the examination of early reinforced concrete structures that were severely compromised by the failure of the original design; the age of this building and the nature of the materials makes this building particularly suspect. This is confirmed by the Keast & Hood report.

1918-1920 Sansom Street (Garage / Funeral Home)

- The front façade has been significantly damaged because of a decade of water infiltration through the interior of the wall caused by failed roof drains and cracked drain lines in the walls; rehabilitation of the Sansom Street façade should at the very least test a variety of strategies to see if the brick and stone can be salvaged. Such strategies as poultice or chemical treatment should be tested for cleaning /restoring brick and limestone ornamental elements.

- Any rehabilitation work will require examination of the interior face of the brick located behind the stucco and paneling to observe the condition of the brick, which likely suffers from the same freeze-thaw damage that has compromised the exterior brick.
- Additional research will be required to determine the nature of the original portal entrance on Sansom Street (likely large garage doors given its use as a garage) and evaluation of the appropriateness of restoring the existing door way, sidelights, and transom.
- All of the wood window frames and the door on Sansom Street show evidence of significant deterioration and require at the very least removal and careful restoration, and, more likely, replacement.

Feasibility of Federal Historic Tax Credits

The most critical issue for the subject properties is the likelihood that the National Park Service would fail to certify the rehabilitation of the buildings for Federal historic tax credits due to the significant removal of interior materials and changes to the exterior of the buildings that will be necessary to allow for the safe, code compliant reuse of the buildings.

Based on my observations and review of the existing conditions report prepared by Keast & Hood, in the case of **1904 Sansom Street**, the entire basement and all of the first floor framing and flooring needs to be replaced because of mildew and mold, and as much as half of the upper story floors and framing, together with most of the partitions and finishes, would also be removed. These alterations would significantly alter the original plan of the building, and the remaining historic fabric would likely be limited to the front façade, portions of the roof and second and third floors, and an undetermined amount of the rear wing, which would largely be subsumed in fire stairs and an elevator shaft. Under these circumstances, it is unlikely that NPS would find that the reuse of 1904

Sansom Street would constitute a “Certified Rehabilitation.”

Similar circumstances would likely arise in the case of a proposed tax credit rehabilitation of **1906-16 Sansom Street**. Based on my observations and review of the Keast & Hood report, it seems likely that much of the flooring of the upper stories would need to be rebuilt because of damage to the cinder concrete slab from roof leaks through the former skylights. In addition, large portions of the interior flooring of the rear wing of the building, which shows extensive water damage from corner and roof leaks, might also need to be replaced. The original elevator location is too small for modern use and two fire towers would need to be installed to comply with exit requirements that would affect all of the stories of the building and occupy a significant portion of the floor area. Finally, because of lead paint, asbestos abatement, and the extent of water damage that has rusted out the ungalvanized wire lath, all of the interior finishes would need to be removed and replaced. Under these circumstances, and given the likelihood that the original interior plan would need to be modified to allow practical use of the existing space, it is unlikely that NPS would find that the reuse of 1906-16 Sansom Street would constitute a “Certified Rehabilitation.”

It is possible that **1918-1920 Sansom Street** would be a better candidate for a certified rehabilitation in that the original spatial uses were likely limited to a single first floor garage hall with a divided second floor, perhaps supplying housing for a chauffeur. However, the front wall may need to be replaced in the event that the interior and exterior brick is significantly damaged from the decade of interior flooding within the wall. Based on my observations and review of the Keast & Hood report, such brick damage seems likely, and the need for related repairs suggests that it is unlikely that NPS would find that the reuse of 1918-1920 Sansom Street would constitute a “Certified Rehabilitation.”

CivicVisions LP
By: CivicVisions LLC, General Partner of CivicVisions LP

George E. Thomas, Ph.D., member