

**ADDRESS: 1512-16 N BROAD ST**

Proposal: Demolish fire-damaged rear; brace and make safe front of building

Review Requested: Final Approval

Owner: The Original Apostolic Faith Church of the Lord Jesus Christ, Inc.

Applicant: Matt Masterpasqua, Mass Architecture Studio

History: 1933; Levin Funeral Home; Edwin Rothschild, architect

Individual Designation: 11/27/1985

District Designation: None

Staff Contact: Randal Baron, randal.baron@phila.gov, 215-686-7660

**BACKGROUND:**

The application proposes to demolish a fire-damaged rear ell, seal the building at the resulting opening, reconstruct a parapet, and seal window openings. The front, three-story portion of the building as well as rear garage will be retained. The damaged decorative parapet at the front of the building will be rebuilt using original materials. The applicant proposes to remove the front windows and temporarily seal the openings.

The building suffered from a fire on 29 March 2018. Licenses and Inspections issued violations and partially demolished the middle section of the building. An engineering report has been submitted to document the condition of the middle section of the building proposed for demolition. The Commission reviewed a previous application to demolish the entirety of the building in May 2019 but denied that application and recommended repair of portions of the building.

**SCOPE OF WORK:**

- Remove rear ell
- Seal rear of building.
- Reconstruct parapet
- Seal windows

**STANDARDS FOR REVIEW:**

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

- *Standard 6: Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*
  - The parapet will be reconstructed using original materials.
- *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 work is necessary to stabilize the building, which suffered from a significant fire. The rear ell that will be removed does not characterize the property. The windows may be sealed, but the surviving window sash and frames should be retained in place behind the seals.

**STAFF RECOMMENDATION:** Approval, provided the all windows and window frames are retained in place, pursuant to Standards 6 and 9.

# APPLICATION FOR BUILDING PERMIT



CITY OF PHILADELPHIA  
DEPARTMENT OF LICENSES AND INSPECTIONS  
MUNICIPAL SERVICES BUILDING – CONCOURSE  
1401 JOHN F. KENNEDY BOULEVARD  
PHILADELPHIA, PA 19102

For more information visit us at [www.phila.gov/li](http://www.phila.gov/li)

APPLICATION # \_\_\_\_\_

(Please complete all information below and print clearly)

**ADDRESS OF PROPOSED CONSTRUCTION:**

1512 N BROAD ST

**APPLICANT:**

MATT MASTERPASQUA

**COMPANY NAME**

MASS ARCHITECTURE STUDIO

PHONE # (610) 308-0274

FAX #

**APPLICANT'S ADDRESS:**

1833 N 2ND ST PHILADELPHIA PA 19122

LICENSE # 4673710

E-MAIL: MATT@MASSARCHSTUDIO.COM

**PROPERTY OWNER'S NAME:**

THE ORIGINAL APOSTOLIC FAITH CHURCH OF THE LORD JESUS CHRIST, INC

**PROPERTY OWNER'S ADDRESS:**

1512 N BROAD ST 19121

PHONE # (610) 348-0548

FAX #

**ARCHITECT/ENGINEER IN RESPONSIBLE CHARGE**

MATT MASTERPASQUA

**ARCHITECT/ENGINEERING FIRM ADDRESS:**

SAME AS ABOVE

**ARCHITECT/ENGINEERING FIRM:**

SAME AS ABOVE

LICENSE # 408604

E-MAIL: SAME AS ABOVE

PHONE #

FAX #

**CONTRACTOR:**

TBD

**CONTRACTING COMPANY ADDRESS:**

**CONTRACTING COMPANY:**

PHONE #

FAX #

LICENSE #

E-MAIL:

**USE OF BUILDING/SPACE**

PLACE OF WORSHIP

**ESTIMATED COST OF WORK**

\$ 100,000.00

**BRIEF DESCRIPTION OF WORK:**

FOR THE DEMOLITION AND MAKE-SAFE OF AN EXISTING HISTORICALLY DESIGNATED PLACE OF WORSHIP

DAMAGED SUSTAINED TO THE REAR PORTION OF THE BUILDING WARRANT DEMOLITION TO FOUNDATION PER DEMOLITION PLANS

THE FRONT PORTION SHALL BE RETAINED AND RESTORED

TEMPORARY ENCLOSURE, BRACING AND WATERPROOFING TO BE PERFORMED

NEW WORK SHALL BE APPLIED FOR UNDER A NEW PERMIT APPLICATION

FINAL HISTORICAL APPROVAL IS BEING SOUGHT FOR THE DEMOLITION AND MAKE-SAFE WORK PER ENCLOSED PLANS

**TOTAL AREA UNDERGOING CONSTRUCTION:** 8,400.00 \_\_\_\_\_ square feet

**COMPLETE THESE ITEMS IF APPLICABLE TO THIS APPLICATION:**

# OF NEW SPRINKLER HEADS (suppression system permits only): \_\_\_\_\_ LOCATION OF SPRINKLERS: \_\_\_\_\_

# OF NEW REGISTERS/DIFFUSERS (hvac/ductwork permits only): \_\_\_\_\_ LOCATION OF STANDPIPES: \_\_\_\_\_

IS THIS APPLICATION IN RESPONSE TO A VIOLATION?  NO  YES VIOLATION #: \_\_\_\_\_

All provisions of the building code and other City ordinances will be complied with, whether specified herein or not. Plans approved by the Department form a part of this application. I hereby certify that the statements contained herein are true and correct to the best of my knowledge and belief. I further certify that I am authorized by the owner to make the foregoing application, and that, before I accept my permit for which this application is made, the owner shall be made aware of all conditions of the permit. I understand that if I knowingly make any false statement herein I am subject to such penalties as may be prescribed by law or ordinance.

APPLICANT'S SIGNATURE: 

DATE: 07 / 09 / 19

Matt Masterpasqua, RA  
PRINCIPLE



Matt@massarchstudio.com  
610 . 308 . 0274

Historical Commission of Philadelphia  
1515 Arch St 13th Flr  
Philadelphia PA 19102

To Whom it May Concern,

Please see enclosed proposal for the demolition and make-safe permitting of an existing Historically designated structure at 1512 N Broad Street in Philadelphia, PA 19121. The structure was damaged in a fire and has been sitting vacant since March 29, 2018. Damage sustained was predominately to the rear portion of the building. The front masonry facade is also in need of repair at the cornice. Work is being proposed in two phases - the first phase shall remove the damaged portions of the building and make-safe the remaining structure. Further work will be carried out in this phase in order to provide temporary bracing, enclosure and waterproofing of the building while the second phase is planned. The Second phase will be to rebuild the building for its previous use as a Place of Worship. Ownership is fully held by The Original Apostolic Faith Church of the Lord Jesus Christ, Inc.

Enclosed documents propose for Final Historical Commission Approval for the demolition of the steel and red brick portion of the building, the repair of the front cornice to its original state, the temporary removal of the front windows for repair, the enclosure of the building envelope, and the temporary bracing of the rear wall. As the structure was unsafe at the time of visit, and interior survey was not conducted and assumptions were made in the process of the documentation.

The rear portion of the building as indicated in the demolition plans has been deemed unsafe by an Professional Engineer and must be demolished to the foundations. A temporary roof and parapet will be provided at the rear portion and will serve to waterproof the basement. The interior of the remaining front portion is to be retained including stairs, floors, and walls. The front windows shall be removed for evaluation, and repair or replacement - in their place an exterior wall assembly will provide temporary waterproofing. New roofing will also be applied to the remaining portion of the building. Temporary lateral bracing shall be installed at the rear in the absence of the previous lateral bracing members, per structural plans. A rear wall will also be built in the rear of the structure with the purposes of enclosing and waterproofing the building.

Sincerely

Matthew Masterpasqua, RA

**This Indenture**, made the 10<sup>th</sup> day of September, 2008

**Between**



**51968446**  
Page: 1 of 5  
09/18/2008 01:40PM

**ERMA FUNCHES**

(hereinafter called the Grantor), of the one part, and

**THE ORIGINAL APOSTOLIC FAITH CHURCH OF THE LORD JESUS CHRIST, INC.**

(hereinafter called the Grantee), of the other part,

**Witnesseth**, that the said Grantor for and in consideration of the sum of **One Dollars 00/100 (\$1.00)** lawful money of the United States of America, unto her well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, released and confirmed, and by these presents does grant, bargain and sell, release and confirm unto the said Grantee

Street Address: **1512-16 North Broad St, Philadelphia, PA 19121**

Premises "A"

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected.

SITUATE on the West side of Broad Street at the distance of 150 feet Northward from the North side of Jefferson Street in the 47<sup>th</sup> Ward of the Cit of Philadelphia.

CONTINING in front or breadth on the West side of Broad Street, 25 feet and extending of that width in depth Westward between lines parallel with said Jefferson Street 200 feet to Carlisle Street.

BEING NO. 1512 North Broad Street.

Premises "B"

**BLOCK 12 N7 LOT 105**

ALL THAT CERTAIN LOT or piece of ground.

SITUATE on the West side of Broad Street at the distance of 175 feet Northward from the North side of Jefferson Street, in the 47<sup>th</sup> Ward of the City of Philadelphia.

CONTAINING in front or breadth on the said Broad Street 25 feet and extending in length or depth Westward of the width between lines parallel with the said Jefferson Street 200 feet to a certain 40 feet wide Street called Carlisle Street, including the Northernmost half part of an alley 2 feet 6 inches in width and 46 feet in length leading into and from the said Carlisle Street left open by Amos Ellis between this and his adjoining lot on the South for the accommodation of both lots.

Together with the use, right, liberty and privilege of the above mentioned 2 feet 6 inches wide alley 46 feet in length leading into and from the said Carlisle Street, as and for a passageway and watercourse n common with the said Amos Ellis, his heirs and assigns, owners. Tenants and occupiers of the lot of

ground adjoining on the South at all times hereafter, forever, and the exclusive right and privilege of building over the said alley always leaving at least 7 feet headway in the clear.

BEING NO. 1514 N Broad Street.

PREMISES "C"

BLOCK 12 N7 LOT 69

ALL THAT CERTAIN lot or piece of ground.

SITUATE on the West side of Broad Street at the distance of 250 feet Southward from the South side of Oxford Street, in the 47<sup>th</sup> Ward of the City of Philadelphia.

CONTAINING in front or breadth on the said Broad Street 25 feet and extending of that width in length or depth Westward between parallel lines at right angles to the said Broad Street 200 feet to Carlisle Street.

BEING NO. 1516 N. Broad Street

BEING the same premises which Realty Investment Fund, a Pennsylvania partnership by Deed in Lieu of Foreclosure dated 12/20 /1979, and intended to be recorded forthwith and prior to this Deed in Philadelphia County conveyed unto Joseph Levine & Son, Inc., a Pennsylvania corporation I fee.

BEING dated February 15, 2005 document number 51118557 property was conveyed from Ernest Tookes and Ethel Tookes, his wife to Erma Funches, in fee.

**Together with** all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of her, the said grantor, as well at law as in equity, of, in and to the same.

**To have and to hold** the said lot or piece of ground described above, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, to and for the only proper use and behoof of the said Grantee, its successors and assigns, forever.

**And** the said Grantor, for herself and her heirs, executors and administrators, does, by these presents, covenant, grant and agree, to and with the said Grantee, its successors and assigns, that she, the said Grantor, and her heirs, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, against her, the said Grantor, and her heirs, and against all and every other person and persons whosoever lawfully claiming or to claim the same or any part thereof, by, from or under him, her, it, or any of them, shall and will

**Warrant and Foreber Defend.**

**In Witness Whereof**, the party of the first part has hereunto set her hand and seal. Dated the day and year first above written.

**Sealed and Delivered**  
IN THE PRESENCE OF US:

Lonna Derstine

Erma Funches

{SEAL}

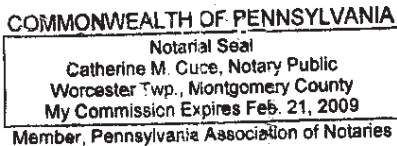
Erma Funches

Commonwealth of Pennsylvania | SS (1512-16 North Broad Street)  
County of Philadelphia

On this the 10th day of September, 2008, before me, the undersigned Notary Public, personally appeared **Erma Funches**, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that she executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Catherine M. Cuze  
Notary Public



My commission expires Feb. 21, 2009

The address of the above-named Grantee is:  
**1512-16 North Broad Street  
Philadelphia, PA 19121**

Catherine M. Cuze  
Signed on behalf of the Grantee

File No.

Record and return to:

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# DEED

TO

**THE ORIGINAL APOSTOLIC FAITH CHURCH OF THE LORD JESUS CHRIST, INC.**

**PREMISES: 1512-16 North Broad Street**

In the 47th Ward of the City of Philadelphia





# APPLICATION FOR BUILDING PERMIT



CITY OF PHILADELPHIA  
 DEPARTMENT OF LICENSES AND INSPECTIONS  
 MUNICIPAL SERVICES BUILDING - CONCOURSE  
 1401 JOHN F. KENNEDY BOULEVARD  
 PHILADELPHIA, PA 19102

For more information visit us at [www.phila.gov/li](http://www.phila.gov/li)

APPLICATION # 190371

(Please complete all information below and print clearly)

ADDRESS OF PROPOSED CONSTRUCTION:

1512 N<sup>th</sup> Broad Street

APPLICANT:

Ernest W. Tookes

APPLICANT'S ADDRESS:

1429 Guilford Place

COMPANY NAME

The Original Apostolic Faith Church

Phila, PA 19122

PHONE # 215-232-0818 FAX #

LICENSE # 10953370 E-MAIL:

PROPERTY OWNER'S NAME:

The Original Apostolic Faith Church

PROPERTY OWNER'S ADDRESS:

1512 N<sup>th</sup> Broad Street

PHONE # 215-232-0818 FAX #

Phila, PA 19121

ARCHITECT/ENGINEER IN RESPONSIBLE CHARGE

ARCHITECT/ENGINEERING FIRM ADDRESS:

ARCHITECT/ENGINEERING FIRM:

PHONE #

FAX #

LICENSE #

E-MAIL:

CONTRACTOR:

Richard's General Contracting Inc.

CONTRACTING COMPANY ADDRESS:

197 Sunset Drive  
Richboro, PA 18954

CONTRACTING COMPANY:

PHONE # 215-725-8814 FAX #

LICENSE #

E-MAIL:

USE OF BUILDING/SPACE

ESTIMATED COST OF WORK

\$ 16,250.00

BRIEF DESCRIPTION OF WORK:

Reset existing facade stones in the front. Re-point side walls. Mix 2 lime, 1 cement, and 6 sand. Historical Commission staff two review samples in field for approval. Reinforce wall per O'Donnell + Naccarato Structural Review Report.

TOTAL AREA UNDERGOING CONSTRUCTION: \_\_\_\_\_ square feet

COMPLETE THESE ITEMS IF APPLICABLE TO THIS APPLICATION:

# OF NEW SPRINKLER HEADS (suppression system permits only): \_\_\_\_\_ LOCATION OF SPRINKLERS: \_\_\_\_\_

# OF NEW REGISTERS/DIFFUSERS (hvac/ductwork permits only): \_\_\_\_\_ LOCATION OF STANDPIPES: \_\_\_\_\_

IS THIS APPLICATION IN RESPONSE TO A VIOLATION?  NO  YES VIOLATION #: \_\_\_\_\_

All provisions of the building code and other City ordinances will be complied with, whether specified herein or not. Plans approved by the Department form a part of this application. I hereby certify that the statements contained herein are true and correct to the best of my knowledge and belief. I further certify that I am authorized by the owner to make the foregoing application, and that, before I accept my permit for which this application is made, the owner shall be made aware of all conditions of the permit. I understand that if I knowingly make any false statement herein I am subject to such penalties as may be prescribed by law or ordinance.

APPLICANT'S SIGNATURE: \_\_\_\_\_

*Ernest W. Tookes*

DATE: 12/08/08

**APPLICATION FOR BUILDING PERMIT**

APPLICATION # 396342

(Please complete all information below and print clearly)



CITY OF PHILADELPHIA  
 DEPARTMENT OF LICENSES AND INSPECTIONS  
 MUNICIPAL SERVICES BUILDING - CONCOURSE  
 1401 JOHN F. KENNEDY BOULEVARD  
 PHILADELPHIA, PA 19102  
 For more information visit us at [www.phila.gov](http://www.phila.gov)

**ADDRESS OF PROPOSED CONSTRUCTION**

1512 N. Broad Street

**APPLICANT:**

Robert Harris

COMPANY NAME: Centric Maintenance Contractors LLC

PHONE # 215 941-6725 FAX # 215 941-8688

PROPERTY OWNER'S NAME: The Original

Ernest W Tookes Apostolic Church

PHONE # 215 554 7357 FAX #

**ARCHITECT / ENGINEER IN RESPONSIBLE CHARGE:**

**ARCHITECT / ENGINEERING FIRM:**

PHONE # FAX #

CONTRACTOR:

Centric Maintenance Contractors, LLC

CONTRACTING COMPANY:

PHONE # 215 941-6725 FAX #

**USE OF BUILDING / SPACE:**

Church

**BRIEF DESCRIPTION OF WORK:**

Minor interior demo

Install drywall

location: Interior first FL front and basement

TOTAL AREA UNDERGOING CONSTRUCTION: 1,400 square feet

**COMPLETE THESE ITEMS IF APPLICABLE TO THIS APPLICATION:**

# OF NEW SPRINKLER HEADS (suppression system permits only): \_\_\_\_\_ LOCATION OF SPRINKLERS: \_\_\_\_\_

# OF NEW REGISTERS / DIFFUSERS (hvac / ductwork permits only): \_\_\_\_\_ LOCATION OF STANDPIPES: \_\_\_\_\_

IS THIS APPLICATION IN RESPONSE TO A VIOLATION?  NO  YES VIOLATION #: \_\_\_\_\_

All provisions of the building code and other City ordinances will be complied with, whether specified herein or not. Plans approved by the Department form a part of this application. I hereby certify that the statements contained herein are true and correct to the best of my knowledge and belief. I further certify that I am authorized by the owner to make the foregoing application, and that, before I accept my permit for which this application is made, the owner shall be made aware of all conditions of the permit. I understand that if I knowingly make any false statement herein I am subject to such penalties as may be prescribed by law or ordinance.

APPLICANT'S SIGNATURE Robert Harris

DATE: 03 12 12

PHILADELPHIA PRINCETON LEHIGH VALLEY WASHINGTON DC ORLANDO WEST PALM BEACH

111 South Independence Mall East / Suite 950 / Philadelphia, PA 19106-2524  
Tel 215.925.3788 / 800.607.7284 / Fax 215.627.1051 / Email info@O-N.com



O'DONNELL & NACCARATO

November 5, 2008

Nick Cinalli, PE, SECB / President & CEO

Minister Ernest Tookes  
1429 Guilford Place  
Philadelphia, PA 19122

**RE: Apostolic Faith Church - Structural Review**  
**1512 North Broad Street**  
**Philadelphia, PA**  
**File No. 9593.0001.00**

**GENERAL**

At your request, we visited the above referenced site on Monday, October 27, 2008 to perform a limited visual review of only reported deficiencies at the masonry veneer along the north and east elevations. The purpose the review was to make repair recommendations to be issued to the Philadelphia Department of Licenses and Inspections in response to a violation notice issued to your office on October 10, 2008. A copy of the Violation Notice was provided for our use prior to our review. The building was unoccupied at the time of our visit, and no existing structural documentation was available for our use.

**EXISTING CONDITIONS AND OBSERVATIONS**

The existing structure consists of three levels above grade with a multi-level roof. The exterior structure is comprised of a masonry bearing wall structure with parapets composed of two wythes of common brick with a limestone façade. In addition to the parapets along the exterior walls, there also exists a centralized parapet between the high and low roof. We observed steel wide flange beams at the interior side of the upper roof parapet that appear to be added as reinforcement of the existing east elevation's parapet. Portions of the interior of the east parapet were covered with stucco and were not available for visual review. Our review was limited to the centralized masonry parapet and exterior masonry walls including parapets only and does not address any structural components of the building not visually accessible or not specifically mentioned herein.

At the time of our review, we observed the exterior brick masonry at the northeast corner of the parapet had failed and fell to the roof along with a coping stone at the top of the parapet. In addition, there were structural concerns regarding the brick masonry parapet along the north and east elevation of the upper roof which had deflected toward the interior of the roof. Deterioration was visible in the mortar joints at the north and east elevations' interior and exterior side of the roof parapets.

*[Signature]*  
APPROVED

DEC 08 2008

PHILADELPHIA HISTORICAL  
COMMISSION



RECOMMENDATIONS


We recommend that the northeast corner of the upper roof parapet be stabilized immediately and the parapet be rebuilt with two wythes of brick including Hohmann & Barnard truss type horizontal reinforcement at 16 inches o/c. The limestone façade is to be anchored to the newly built masonry wall with Hohmann & Barnard corrugated buck anchors at each limestone horizontal joint at 16 inches o/c horizontally. We also recommend adding anchors to tie back the existing coping stones. The deflected portion of the upper roof parapet of the north and east elevation should be dismantled and rebuilt in accordance with current building codes. The interior and exterior mortar joints at each parapet should be repointed for the full depth.


SUMMARY

We were commissioned by the Apostolic Faith Church to make a **limited, visual, non-invasive observation** of **only** the structural components herein referenced. This report is based upon clearly visible, open and unobstructed structural components of the premises on the date (s) of observation. No opinion is rendered with regard to structural components or portions of the referenced elements that are concealed or structural elements not referenced in this report. This limited observation does not guarantee the structural integrity of the referenced components, nor the total premises under its current use nor any proposed alterations. We are capable of providing structural engineering services in support of the above recommendations, and at your request we will provide a professional services proposal for your consideration.

We trust this satisfies your needs. Should you have any questions or require additional information, do not hesitate to contact our office.

O'DONNELL & NACCARATO, INC.

  
Louis D. Verdecchio  
Field Inspector

  
Douglas F. Seiboldt, PE  
Project Executive



**O'DONNELL & NACCARATO, INC**  
*Structural Engineers*

<b>FACSIMILE MESSAGE</b>	
<b>NAME:</b> Minister Tookes	<b>COMPANY:</b> Apostolic Faith Church
<b>DATE:</b> December 3, 2008	<b>TIME SENT:</b> 1:19 PM
<b>FROM:</b> Louis Verdecchio	<b>FACSIMILE NO.:</b> 215-769-1910
<b>NUMBER OF PAGES (INCLUDING COVER PAGE):</b> 10	<b>CLIENT REFERENCE (JOB NO.):</b> 9593.0001
<p>Comments:</p> <p>As per your request, please see attached Photo's for your records.</p>	
<b>HARD COPY TO FOLLOW:</b> NO	<b>TRANSMITTED BY:</b> LDV



THE ORIGINAL  
APOSTOLIC FAITH CHURCH OF THE LORD JESUS CHRIST  
BISHOP S.C. JOHNSON, Apostle  
BISHOP E.W. TOOKES, Pastor & General Overseer

LISTEN TO  
WJAR  
11:30 AM DIAL  
EVERY SUNDAY  
8:00 - 9:00

WJAR

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# STRUCTURAL REPORT

Project Site: 1512-16 N. Broad Street

Philadelphia, PA 19121

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Prepared for:

The Original Apostolic Faith  
Church of the Lord Jesus Christ, Inc.  
1512-16 North Broad Street  
Philadelphia, PA 19121  
Contact: Michael Creedon  
Direct Phone: 610-239-9630  
E-mail: [mcreedon@cflawpc.com](mailto:mcreedon@cflawpc.com)

Prepared by:

## **AR Engineers**

191 Presidential Blvd., #616  
Bala Cynwyd, PA 19004, Telephone No.: 610-368-8234  
Business License No. 331991 (City of Philadelphia)

Alex Y. Rong, Ph.D., P.E.  
Professional Engineer: PA 055875-E



*Alex Rong*

June 12, 2019

Dear Mr. Creedon:

Alex Rong and Victor Rong of **AR** Engineers inspected the property at 1512-16 N. Broad Street, Philadelphia, PA 19121 on June 12, 2019. The building was damaged by fire on March 29, 2018.

The scope of our work was limited to inspecting the readily visible and accessible areas of the front wall of the building and determining the structural condition. Our inspection was limited to an exterior inspection, we were not able to safely access the interior of the building. The scope of work did not cover inspection of any non-structural elements such as roofing, HVAC, electrical elements, etc.

During the time of inspection, we noted the following issues:

1. Front wall is not plumb and the upper facade/parapet area of the front wall is pulling away from the building.
2. The rear section of the building (see Photos No. 8 and 9) has partially collapsed. It is recommended that:
  - a. The rear section of the building (with the red brick façade) be demolished and removed.
  - b. The remaining front section of the building will be enclosed and made water tight and structural stable. Cross brace made of (2) 2x10 shall be installed at the rear end of each floor to provide lateral stability of the remaining front section of the building. Some of the loose facade stones may need to be stabilized by attached metal straps or angles.
  - c. Further site inspection of the front section of the building will be conducted after the rear section of the building is removed. An Engineer will provide additional repair details in the future building renovation and repair plan.

Based on the field inspection and engineering judgment, it is our conclusion that the rear section of the building is **unsafe and unstable; the rear section of the building should be demolished and removed as soon as possible.**

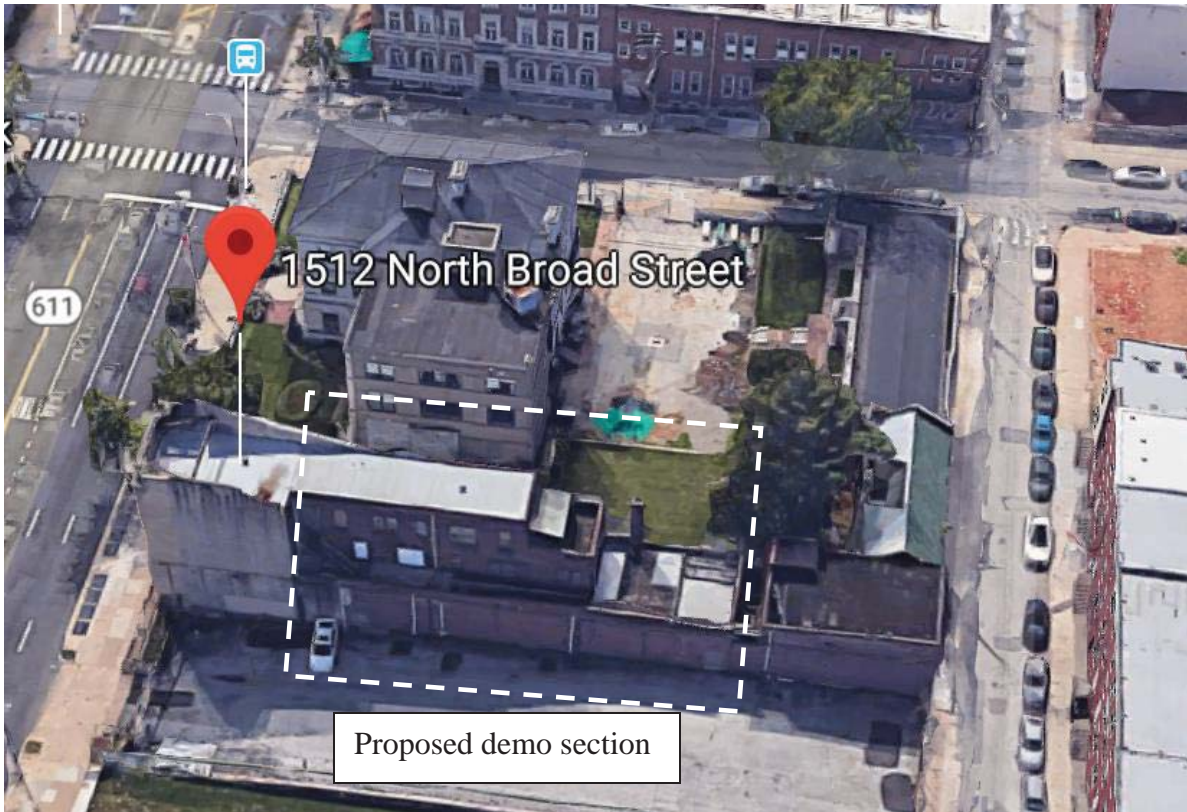
The findings and conclusions of this report with respect to the inspection of the property at 1512-16 N. Broad Street, Philadelphia, PA 19121 on June 12, 2019 are based on normal visual observations of the site. No conclusions, expressed or implied, shall represent that **AR** Engineers has made an evaluation of the material, fabrication, or erection deficiencies beyond that which would be detectable by a normal visual inspection. Please feel free to contact me if you have any questions. Thank you.

Regards,



Alex Rong, Ph.D., P.E.  
President, **AR**-Engineers





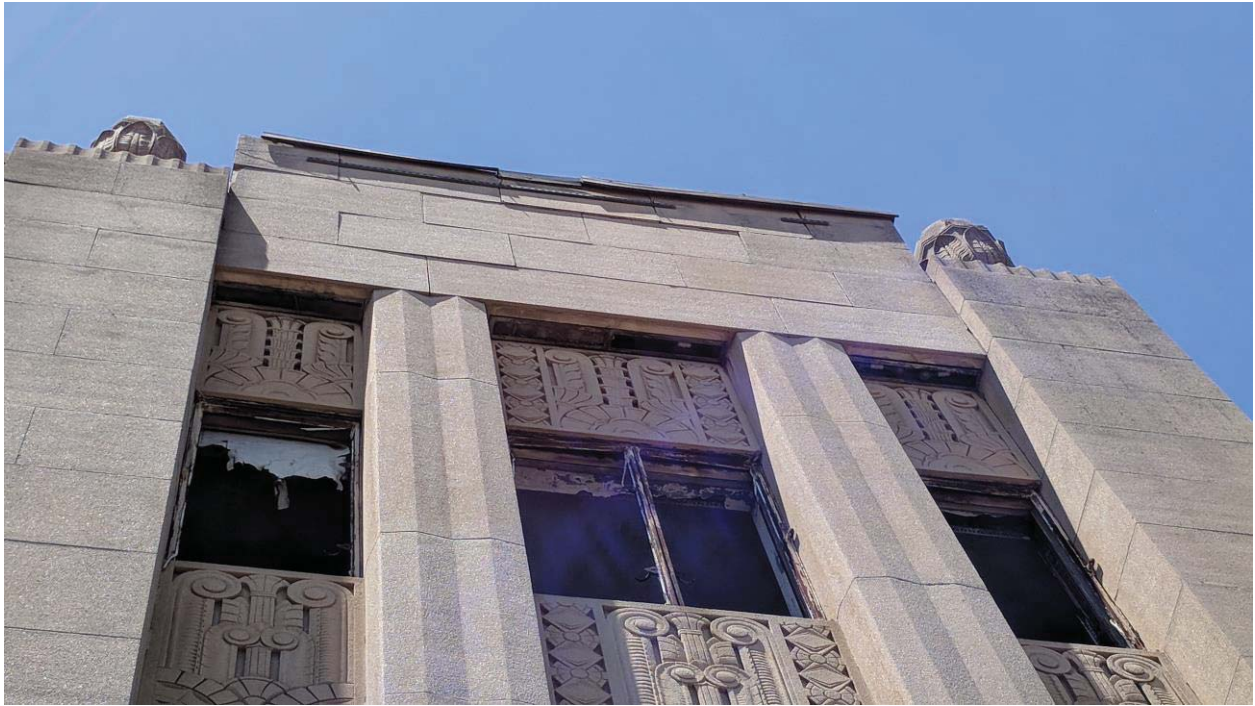
**Map No. 1. Aerial View of 1512 N Broad Street, Philadelphia, PA 19121**  
Google Map – prior to the fire of 2018



**Map No. 2. Location of 1512 N Broad Street, Philadelphia, PA 19121**



**Photo No. 1. Front view of 1512 N Broad Street, Philadelphia, PA 19121**



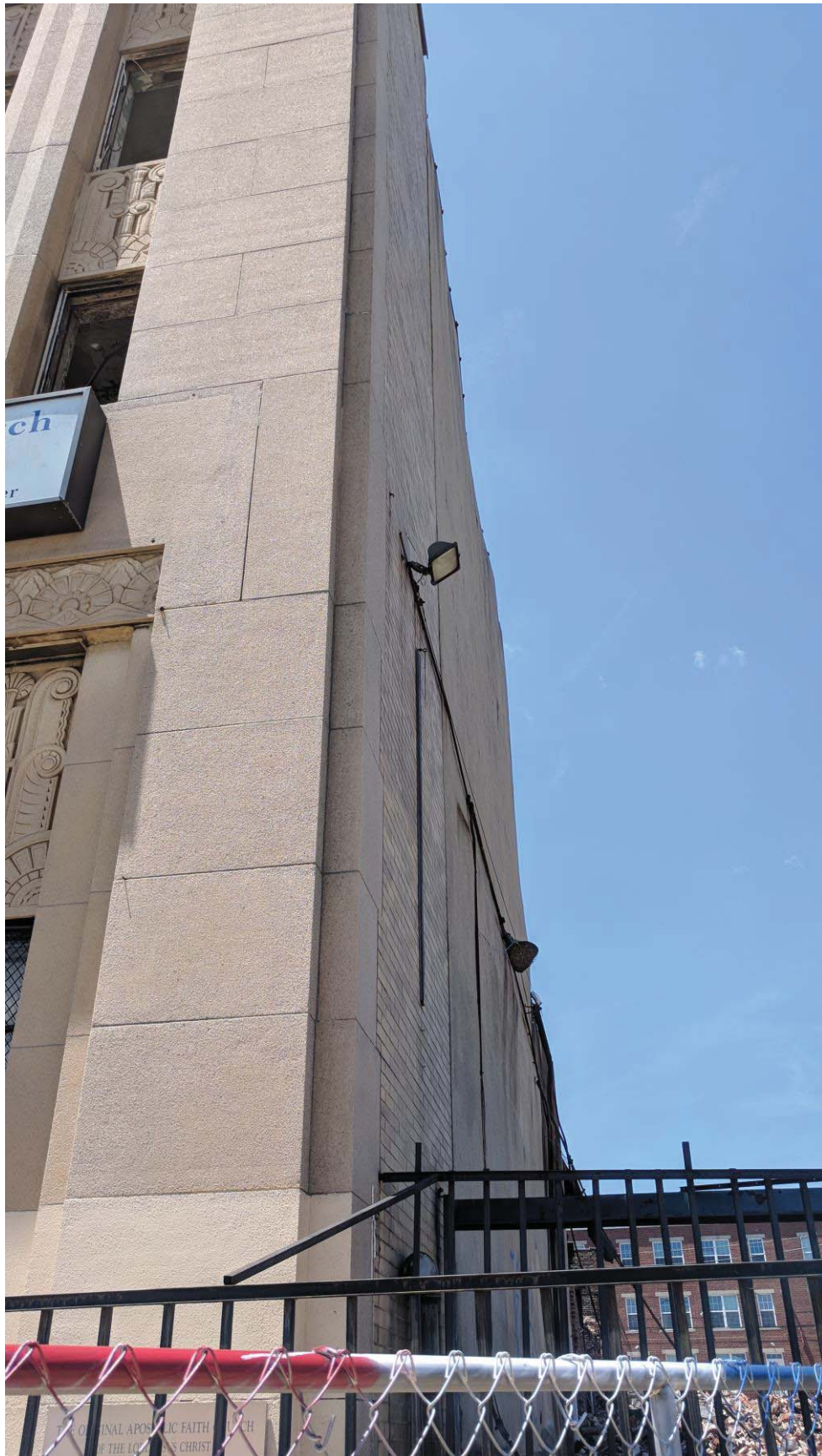
**Photo No. 2. View of front wall roof parapet masonry**



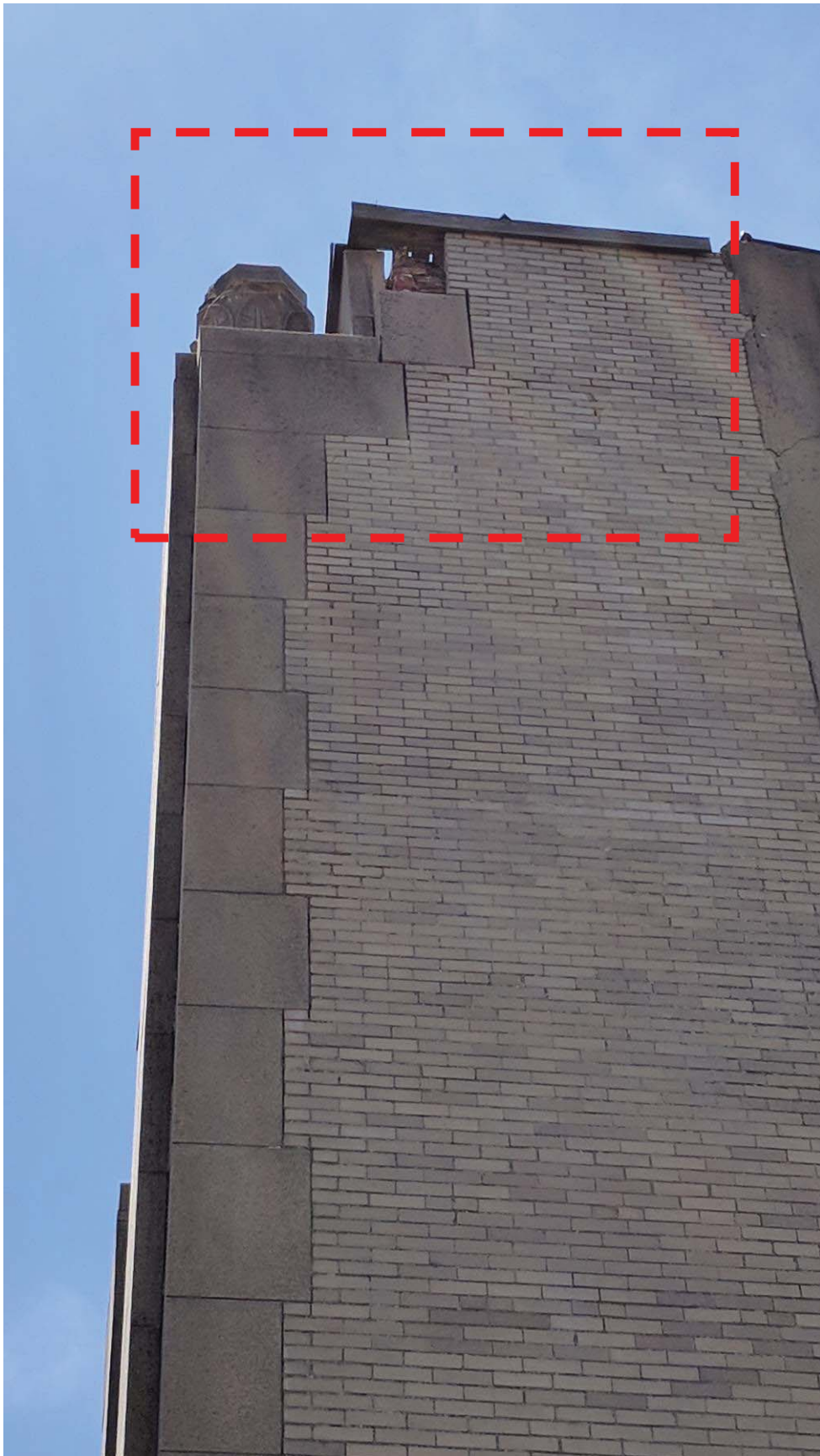
**Photo No. 3. View of north facing side of building**



**Photo No. 3. Some bulging noted at south wall**



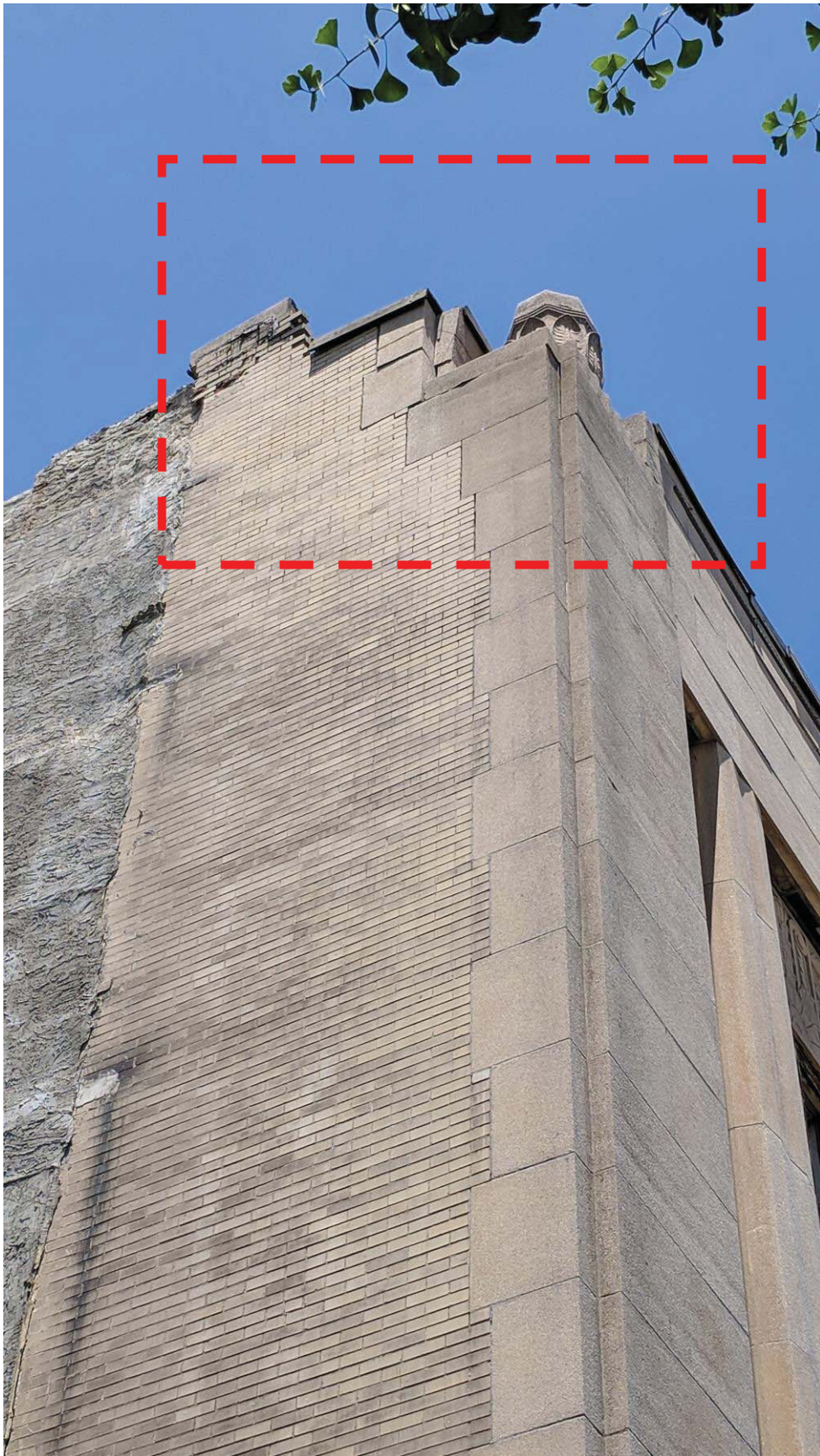
**Photo No. 4. Some bulging noted at north wall**



**Photo No. 5. Loose masonry and decorative pieces at roof level**



**Photo No. 6. Loose masonry and decorative pieces at roof level**



**Photo No. 7. Loose masonry and decorative pieces at roof level**

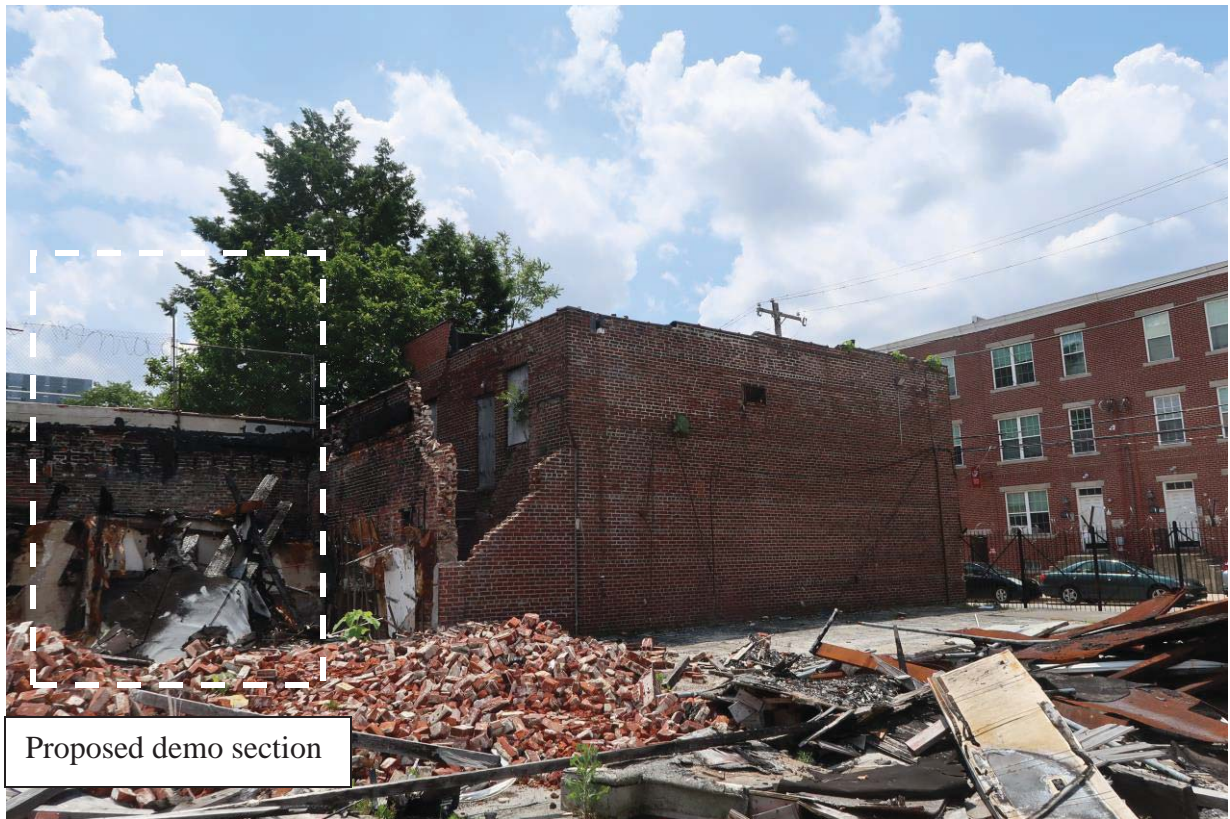




**Photo No. 8. Loose masonry and decorative pieces at roof level**



**Photo No. 8. The front (east) section of 1512-16 N. Broad Street, Philadelphia**



**Photo No. 8. The front (west) section of 1512-16 N. Broad Street, Philadelphia**



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PROJECT  
DEMO & MAKE-SAFE  
1512 N BROAD ST  
PHILADELPHIA, PA 19122

REVISIONS	DATE	BY	CHKD
1	10/20/22	MM	MM

DRAWING TITLE  
COVER SHEET



# DEMO & MAKE-SAFE 1512 N BROAD ST PHILADELPHIA, PA 19122

SYMBOLS LEGEND	
	DRAWING TITLE
	WINDOW TAG
	SECTION TAG
	ELEVATION TAG
	DOOR TAG
	KEYED NOTE
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR
	PARTITION TYPE
	ELEVATION TAG
	REVISION TAG
	ENLARGED DETAIL TAG
	RATED PARTITION
	EXISTING PARTITION
	NON RATED PARTITION
	PARTIAL HEIGHT PARTITION
	FINISH DIMENSION
	CENTER LINE DIMENSION

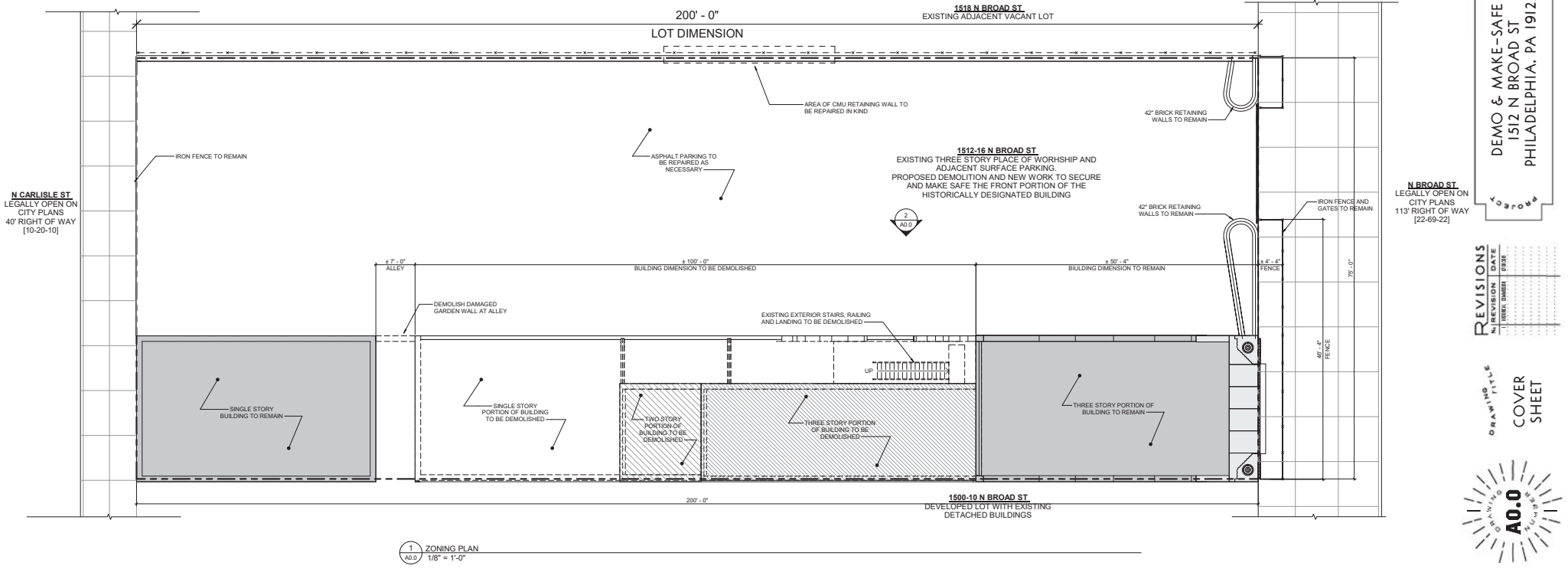
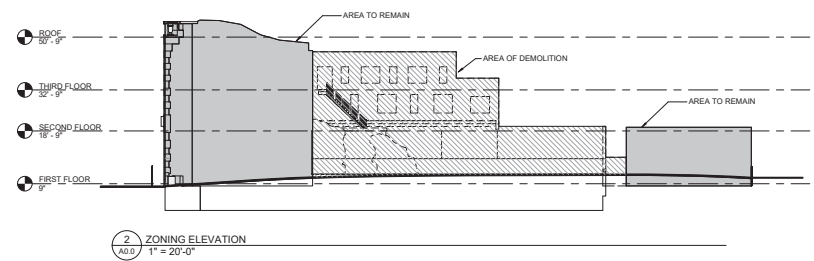
**PROJECT SUMMARY: 1512 N BROAD ST**

ZONING: CMX-4  
LOT AREA: 15000.00 SF (0.344 ACRE)

USE: PLACE OF WORSHIP (NO CHANGE)

FOR THE DEMOLITION OF PORTION OF A HISTORICALLY DESIGNATED PLACE OF WORSHIP, 6548 RED BRICK PORTION TO BE DEMOLISHED TO THE FOUNDATION WALLS AND SLAB FOUNDATIONS TO BE RETAINED. NEW WORK WILL ONLY BE TO SECURE, STABILIZE AND WATERPROOF THE REMAINING FRONT PORTION OF THE BUILDING.

NEW WORK TO INCLUDE TEMPORARY SAFETY BARRIERS, RAILINGS, AND CROSS BRACING PER STRUCTURAL PLANS. WINDOWS AND OPENINGS TO BE INFILLED, CORNICE TO BE REPAIRED, AND REAR WALL TO BE CONSTRUCTED PER ARCHITECTURAL PLANS.

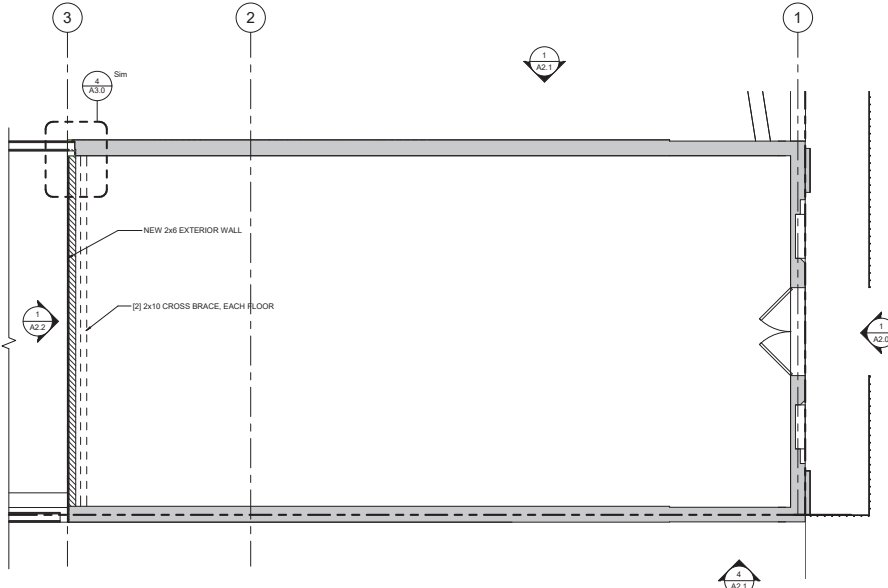


N BROAD ST  
CITY PLANS  
113' RIGHT OF WAY  
[22-69-22]

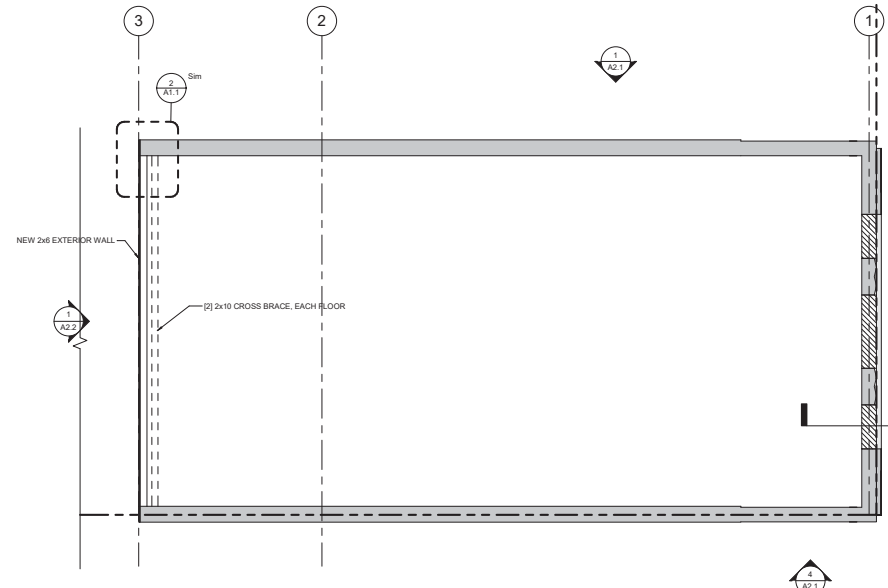
N CARLISLE ST  
LEGALLY OPEN ON  
CITY PLANS  
40' RIGHT OF WAY  
[10-20-10]



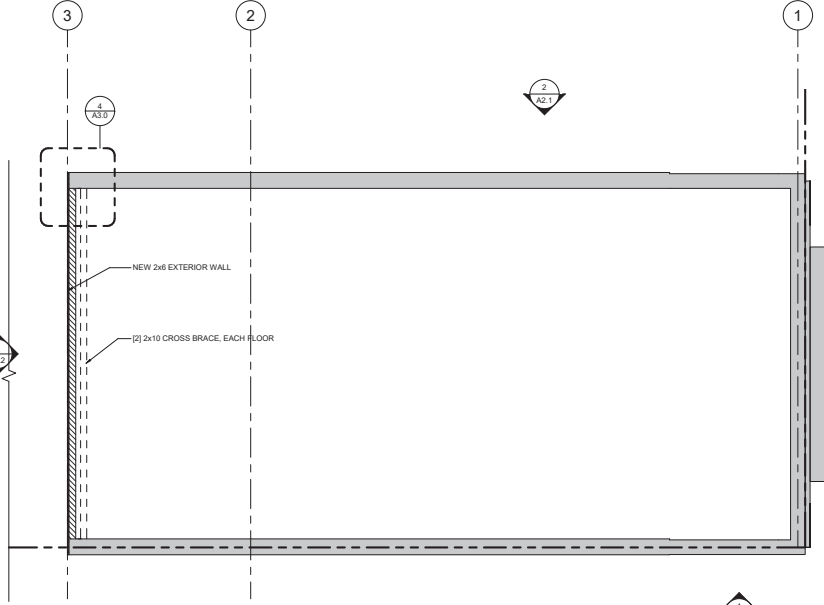




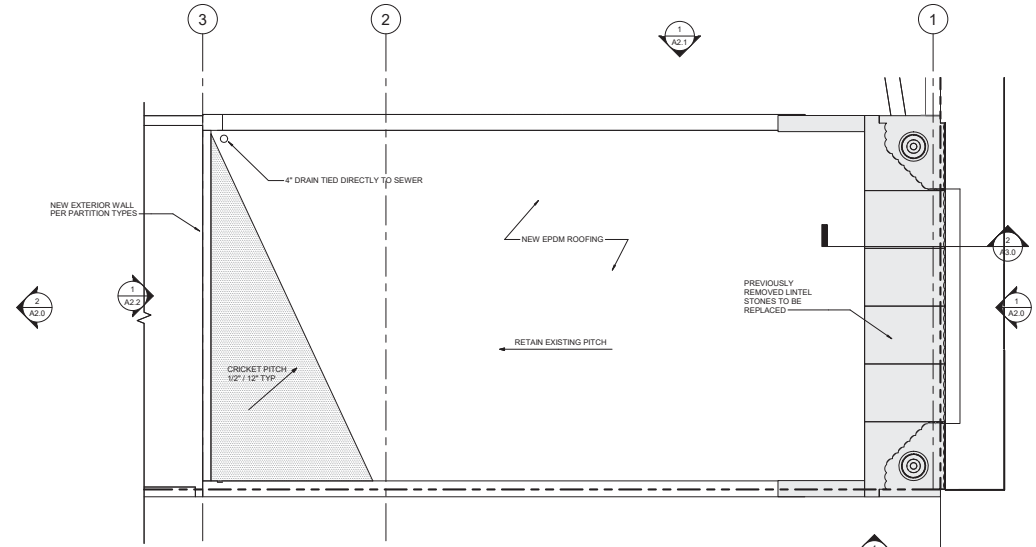
1 FIRST FLOOR PLAN  
A1.0/1 1/4" = 1'-0"



3 THIRD FLOOR PLAN  
A1.0/1 1/4" = 1'-0"



2 SECOND FLOOR PLAN  
A1.0/1 1/4" = 1'-0"



4 ROOF PLAN  
A1.0/1 1/4" = 1'-0"



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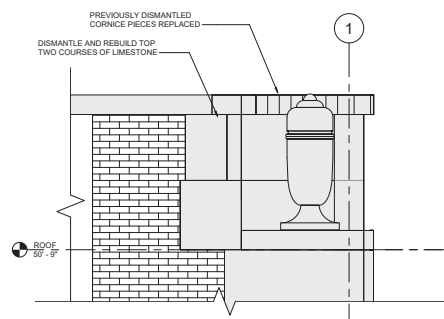
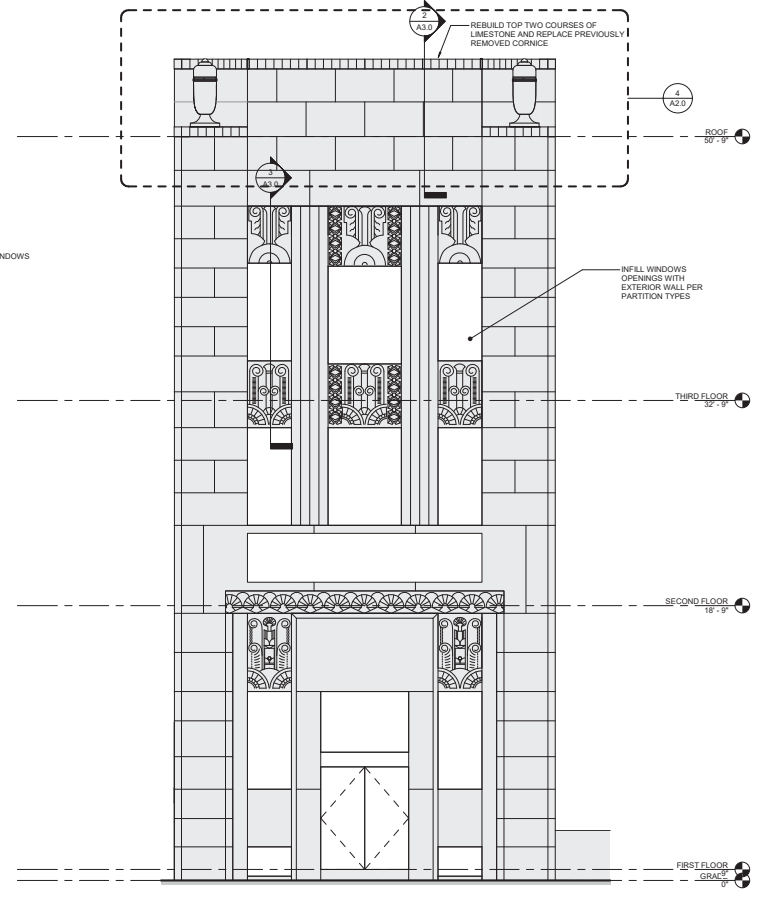
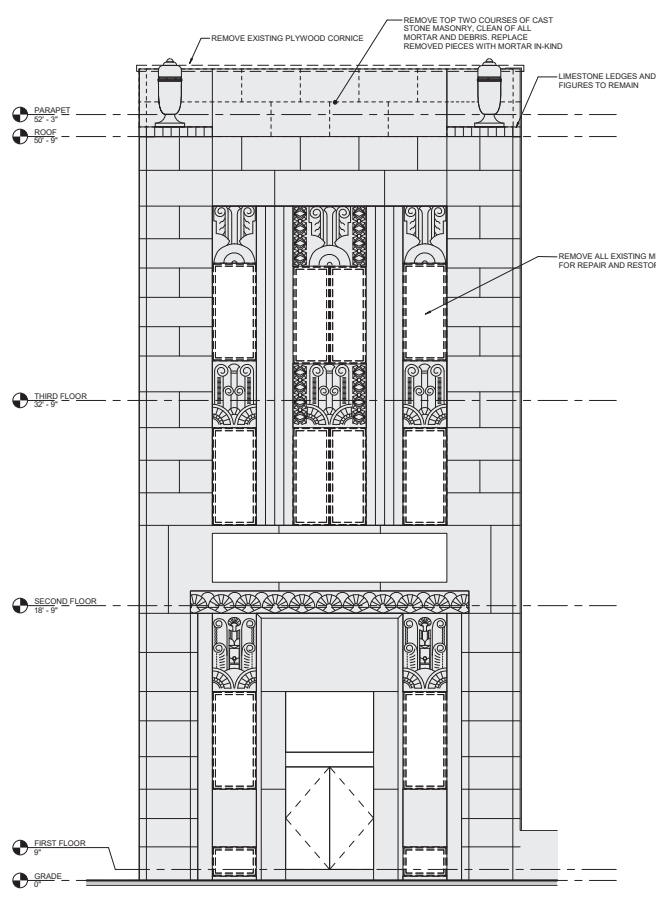


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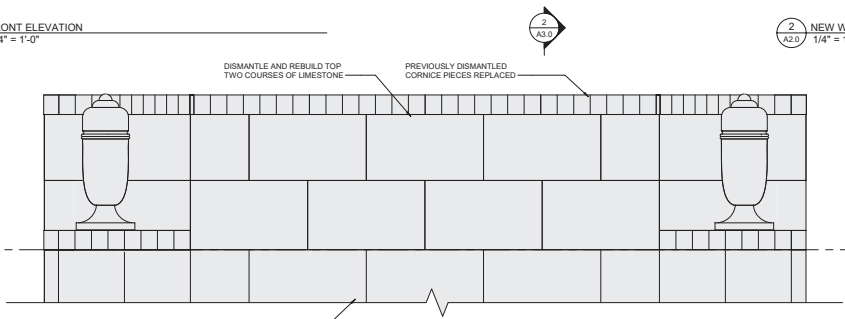
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FLOOR PLANS

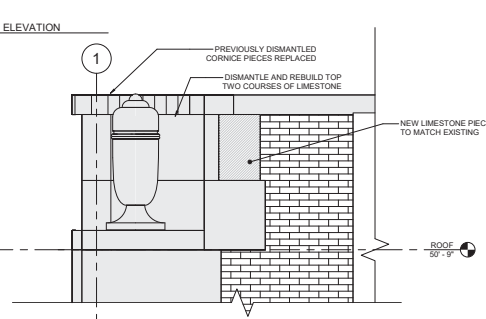




1 FRONT ELEVATION  
A2.0 1/4" = 1'-0"



2 NEW WORK FRONT ELEVATION  
A2.0 1/4" = 1'-0"



3 DETAIL AT SOUTH ELEVATION CORNICE  
A2.0 1/2" = 1'-0"

4 DETAIL AT FRONT ELEVATION CORNICE  
A2.0 1/2" = 1'-0"

5 DETAIL AT NORTH ELEVATION CORNICE  
A2.0 1/2" = 1'-0"



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REVISION	DATE	BY
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DRAWING TITLE  
FRONT ELEVATIONS





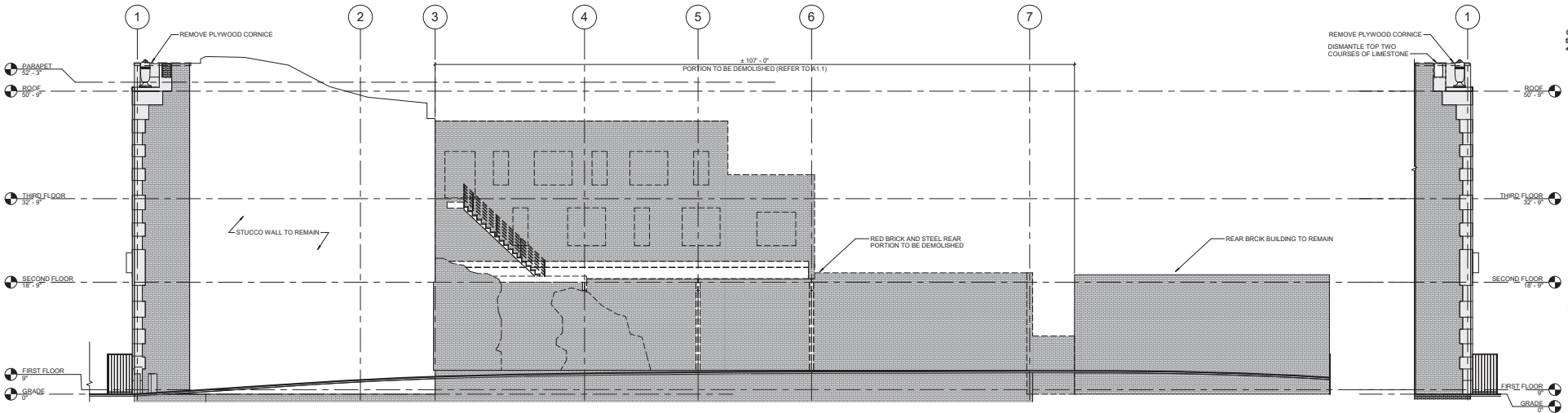
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ARCHITECTURE  
STUDIO, LLC

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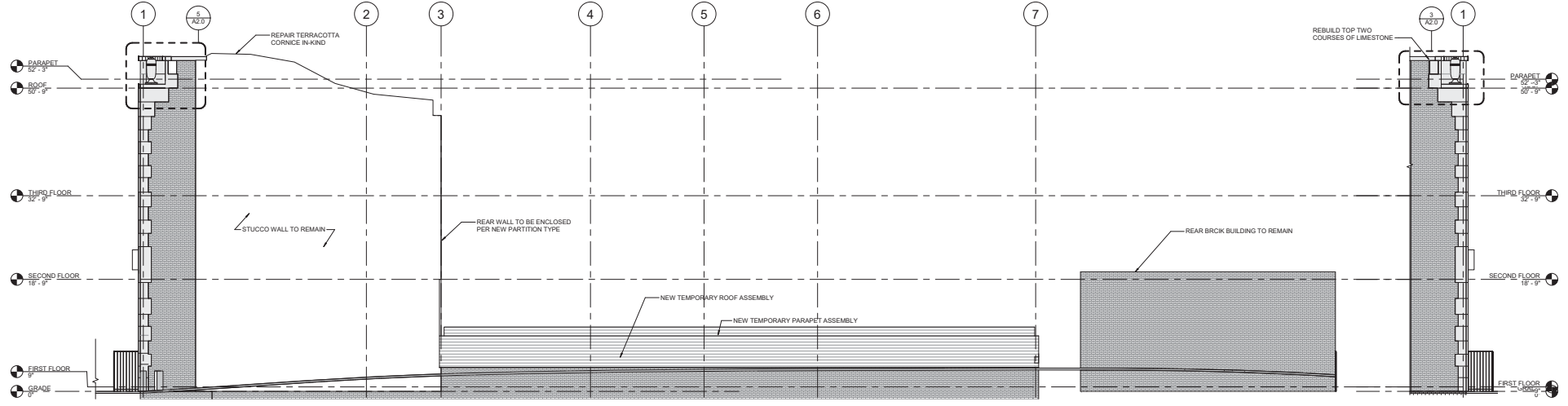
REVISION	DATE	BY
1	08/08/2018	MM

DRAWING TITLE  
SIDE  
ELEVATIONS



1 DEMO NORTH ELEVATION  
A2.1 1/8" = 1'-0"

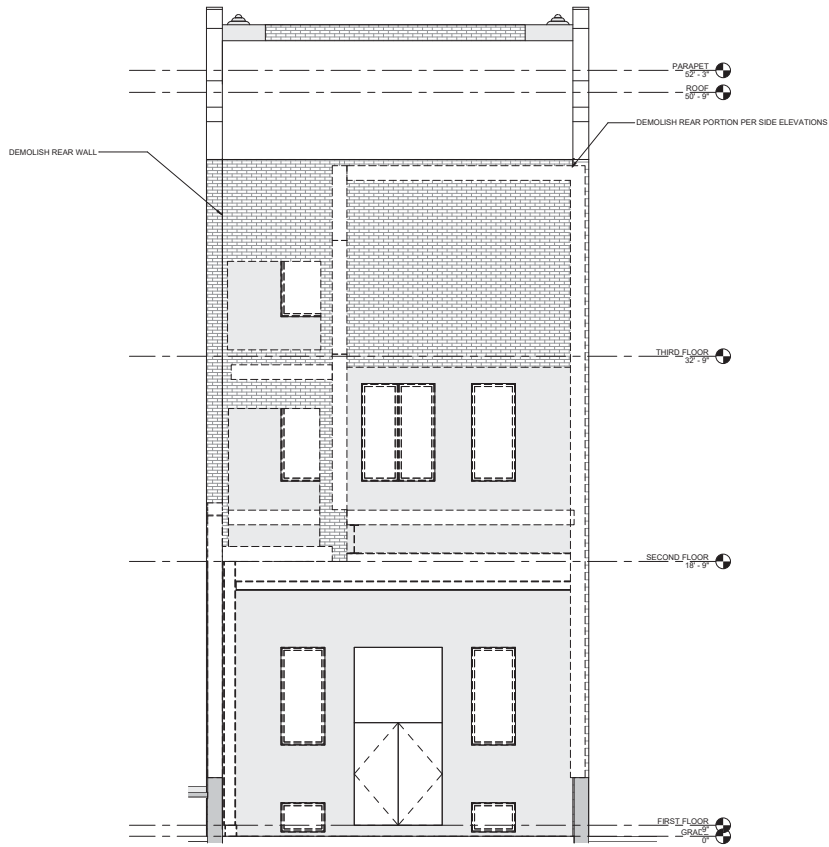
3 DEMO SOUTH ELEVATION  
A2.1 1/8" = 1'-0"



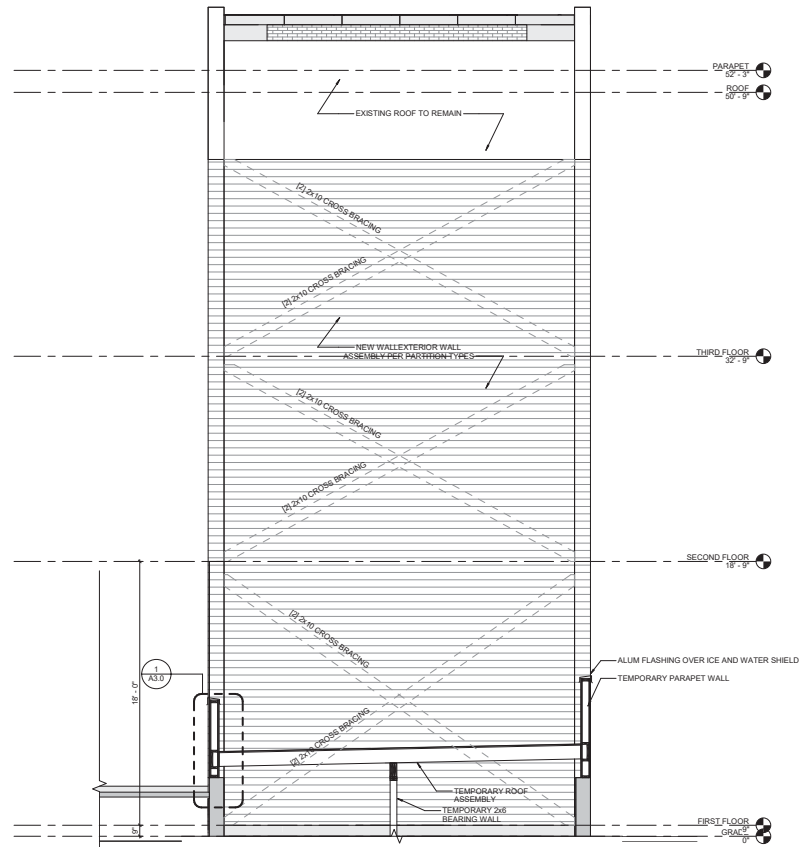
2 NEW WORK NORTH ELEVATION  
A2.1 1/8" = 1'-0"

4 NEW WORK SOUTH ELEVATION  
A2.1 1/8" = 1'-0"





1 DEMO REAR ELEVATION  
A2.2 1/4" = 1'-0"



2 NEW WORK REAR ELEVATION  
A2.2 1/4" = 1'-0"



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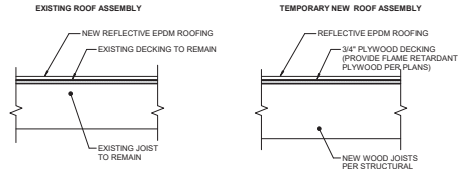
PROJECT  
DEMO & MAKE-SAFE  
1512 N BROAD ST  
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REVISIONS	DATE
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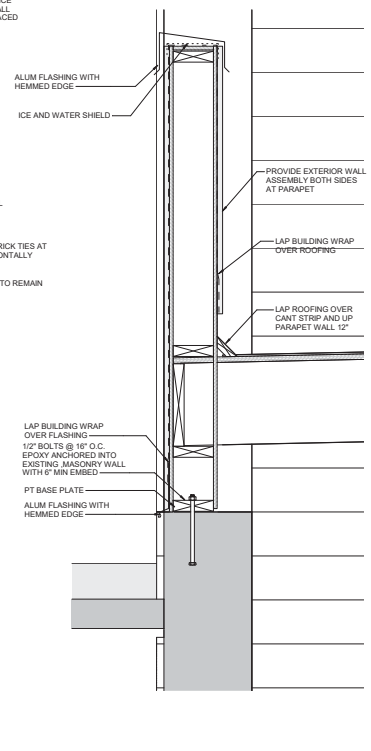
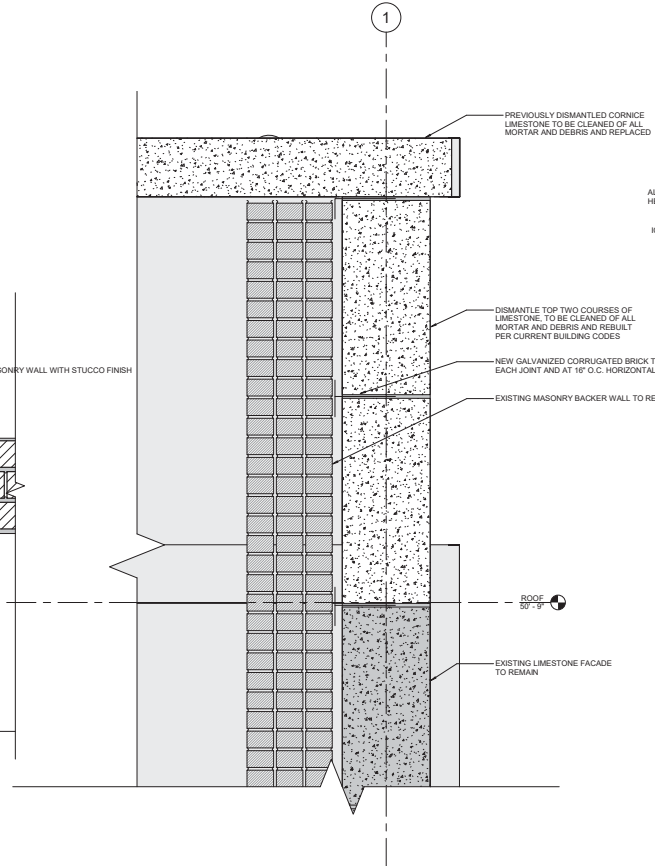
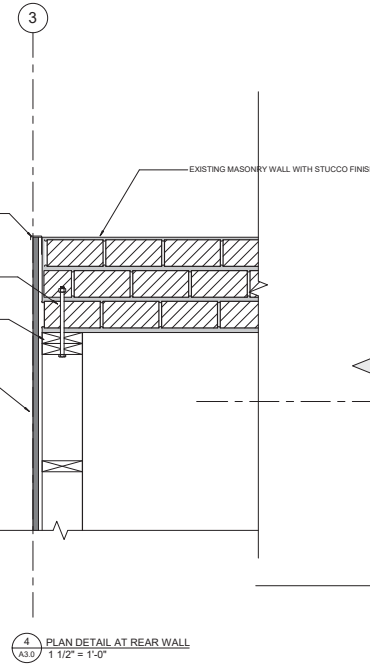
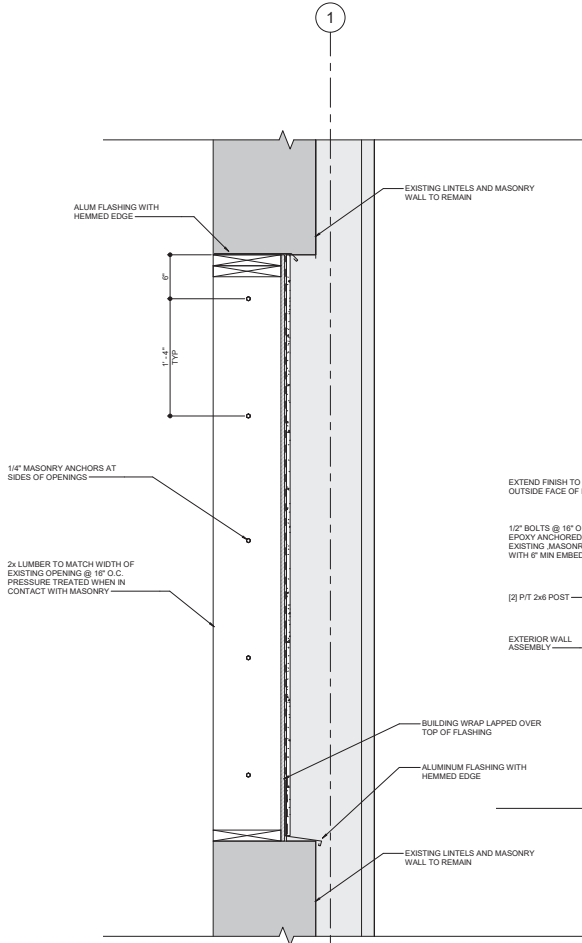
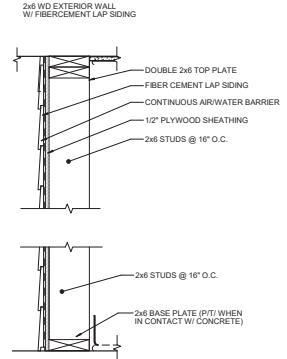
DRAWING TITLE  
REAR  
ELEVATIONS



### HORIZONTAL ASSEMBLY TYPES



### PARTITION TYPES



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DRAWING TITLE  
DETAILS



