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February 22, 2021

Via E-mail

Jonathan E. Farnham, Ph. D.
Executive Director
Philadelphia Historical Commission
1515 Arch Street, 13th Floor
Philadelphia, PA 19102

Re: Pending Nomination of 1106-14 Spring Garden Street (the "Property")

Dear Dr. Farnham:

As you know, we represent the owner of the Property, Mapleville, LLC. On December 11, 2020, the Historical Commission voted to rescind the Property from the Philadelphia Register of Historic Places due to lack of proper notice of the original nomination to the property owner, and remand the consideration of the Property's nomination to the Committee on Historic Designation.

In anticipation of the Committee on Historic Designation's review of the nomination at its March 3, 2021 meeting, we submit the attached Structural Condition Assessment prepared by The Hartman Group (the "Report") regarding the substantially demolished building on the Property. The Report is directly relevant to the Committee on Historic Designation's review as the staff recommendation notes that the "front façade to a depth of five feet is the character-defining feature of the resource and the remainder of the property does not contribute to its historical significance."

As detailed in the Report, the now substantially demolished building was originally constructed using the rumble stone foundations of several previously existing row houses. The rubble stone foundations have failed to provide the proper support for the front brick façade. As a result, "most of the front (north) wall [i.e., front façade] cannot be salvaged and will need reconstruction." Report at page 4.

Jonathan E. Farnham, Ph. D.
February 22, 2021
Page 2

We look forward to presenting to the Designation Commission and the full Commission.
Please let us know if you have any questions or require further information.

Very truly yours,

/s/ Matthew N. McClure

Matthew N. McClure

MNM/mpg
Enclosure

Cc: Dina Bleckman, Esq.



STRUCTURAL CONDITION ASSESSMENT

1106-14 SPRING GARDEN STREET
PHILADELPHIA, PA

Submitted by:

**THE HARMAN GROUP
STRUCTURAL ENGINEERS
150 South Warner Road
Suite 100
King of Prussia, PA 19406**

FEBRUARY 20, 2021

**STRUCTURAL CONDITION ASSESSMENT
1106-14 SPRING GARDEN STREET
PHILADELPHIA, PA**

Table of Contents

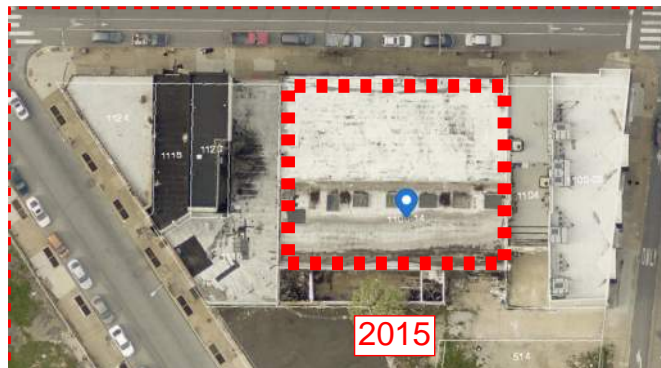
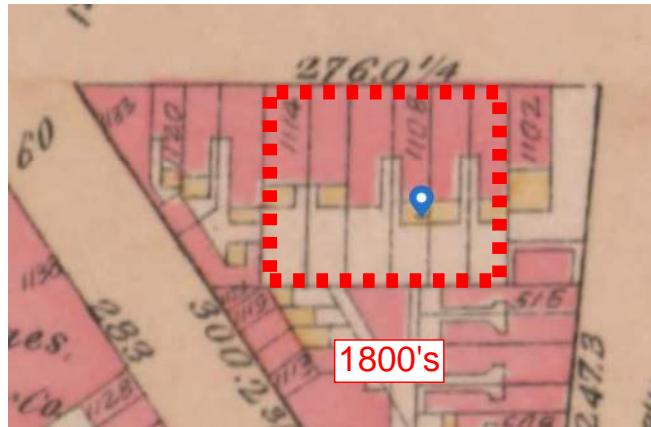
I.	EXECUTIVE SUMMARY	2
II.	BACKGROUND.....	3
III.	REMAINING STRUCTURE.....	3
IV.	STRUCTURAL CONDITION SUMMARY.....	3
V.	LIMITATIONS.....	5
APPENDIX: PHOTOGRAPHS		

**STRUCTURAL CONDITION ASSESSMENT
1106-14 SPRING GARDEN STREET
PHILADELPHIA, PA**

I. EXECUTIVE SUMMARY

The following is an executive summary of the structural condition of the remainder of the partially demolished building.

The remaining portion of the partially demolished building is the north half of an existing building. See below for an arial of the original building with an outline of the portion remaining after partial demolition in 2016. This also shows the outline of the existing row houses, whose foundations remain in the basement.



The following represents a summary of our findings:

- The building remains an active demolition site and is un-usable in its current partially demolished state.
- The post demolition brick façade (all sides) is in poor condition with a substantial portion requiring reconstruction. The rear wall, a former interior wall, has been temporarily covered with plywood at the current temporary line of demolition. The structure is exposed to the elements and is deteriorating.
- Post demolition portions of the remaining steel structure are in good condition.
- Portions of the wood floor have been partially demolished at the ground floor. Demolition of the ground floor has rendered the building un-usable.
- Post demolition portions of the remaining 2nd floor wood structure are in good condition.
- Post demolition portions of the remaining roof is in fair condition. Water damage at the north end will require replacement of portions of the wood structure.

II. BACKGROUND

Per the request of Mapleville, LLC, the Harman Group completed a visual structural assessment of the referenced building on January 22nd, 2021. Due to the partial demolition of the building, access to all areas was not possible.

III. REMAINING STRUCTURE

The remaining portion of the partially demolished building was originally a two (2) story structure constructed between 1920 and 1930 (see overall photographs #1 and #2). The existing brick party walls from the 1800's residential row houses were salvaged in the basement and used to support new wood framing (since partially demolished). The overall remaining structure is steel frame with wood purlins and flooring. The steel vertical columns were cut into the former brick party walls and enclosed with brick. The front remaining façade was constructed on the original rubble stone foundation wall from the original row houses. None of the brick walls are load bearing.

IV. STRUCTURAL CONDITION SUMMARY

NORTH WALL

The remaining north wall is a multi-wythe brick wall constructed on the existing 1800's row house rubble stone foundation wall (see photograph #20). The foundation wall is in poor condition and based on structural calculations, cannot support the soil pressure.

At the ground level, all lintels for the basement windows are significantly rusted and must be entirely replaced (see photographs #6 and #10). The rust jacking of these lintels has failed and displaced the brick above the basement window. The rust jacking has pushed up the window mullions and caused rotation of the brick above the 1st floor windows. (see photograph #7 and 8).

There is excessive cracking at the northeast corner. This could be due to water infiltration, rusting of the embedded steel column, settlement, or poor construction. See photographs #3,4 and 5. Additionally, when the building was built in the 1920's, a portion of the remaining party wall was removed to wrap around the new brick. This is in poor condition (see photograph #3).

The sills of the windows are built with cast stone. The deterioration of this cementitious material over time has allowed for water infiltration through the joints which has exacerbated the damage to the brick.

The front pier at the entrance is cracked (see photograph #11). This could be due to rusting of the embedded steel column.

There are stress cracks in the entablature (see photograph #12).

There is water and distress through the cornice at the entry. (see photograph #13).

In our professional opinion, most of the front (north) wall cannot be salvaged and will need reconstruction.

WEST WALL

The western party wall original to the 1800's row houses is detached from the structure. Its structural integrity is questionable.

REAR WALL

The rear wall, formerly the interior of the building, was damaged during the demolition process. Additionally, the 2nd floor brick is in poor condition (see photograph #15). This wall is exposed to the elements and is deteriorating.

The exposed steel columns are embedded in brick (see photograph #16). These are now exposed due to the demolition of the back half of the building. Water infiltration is rusting the embedded steel columns.

EAST WALL

The original east party wall was left when the building was constructed (see photograph #18 and #22) and remains after the partial demolition. The condition of this old party wall is poor.

FLOOR AND ROOF STRUCTURE

The ground floor construction has been partially demolished leaving it un-usable. It appears that this framing was originally supported on the original row house party walls. We are uncertain if this condition exists for the eastern half also as there was no access to the basement(see photograph #19) due to the partial demolition.

The remaining wood purlins and flooring at the second floor are in good condition (see photograph #21).

The roof construction, with steel beams and girders on the column lines with timber purlins, is in good condition (see photograph #22) with the exception that there is water damage at the north end near the drains. See photograph #23.

V. LIMITATIONS

This structural assessment was completed based on visual observations only. The Harman Group cannot be held responsible for latent deficiencies which may exist in the structure, but which not been discovered within the scope of this evaluation.

The structural review does not address any concealed conditions, environmental or hazardous material reviews (including mold) or concealed insect or vermin infestation.

This report does not address any other portions of the structure other than those areas mentioned, nor does it provide any warranty, either expressed or implied, for any portion of the remaining structure.



Photograph #1: Front Elevation



Photograph #2: Rear Elevation



Photograph #3: NE Corner brick cracks



Photograph #4: NE Corner brick cracks at broken storm pipe



Photograph #5: Front brick cracks at jamb NE corner



Photograph #6: Typical rust jacking at ground level windows with excessive cracking



Photograph #7: Bowing of brick



Photograph #8: Bowing of brick and leaning of wall



Photograph #9: Cracking and distress at 2nd floor sill



Photograph #10: Additional rust jacking at ground level window



Photograph #11: Cracked front pier; implies rusting steel column within



Photograph #12: Stress cracks in entablature



Photograph #13: Water infiltration and cracking through joints



Photograph #14: Western existing party wall



Photograph #15: Rear wall



Photograph #16: Rear encased steel columns



Photograph #17: Southeast corner



Photograph #18: Southeast corner



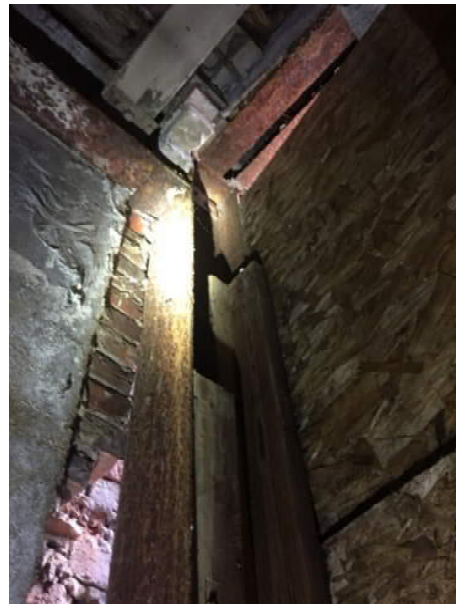
Photograph #19: Interior Ground Floor



Photograph #20: Front Wall Foundation



Photograph #21: Second Floor Framing



Photograph #22: Joint to Eastern party wall



Photograph #22: Overall Roof structure



***Photograph #23: Deteriorated roof structure
NW corner***