



THE COLTRANE CULTURAL CENTER:

AN ADAPTIVE USE PROJECT

AT ARNEST

Fairmount Park East

33rd & Diamond Streets

Philadelphia

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HSTPV 700 Studio

Spring 1988

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April 1988

ADAPTIVE REUSE PROPOSAL:

ARNEST

I. INTRODUCTION

Arnest, a modest two story house, is located in Fairmount Park east of the Schuylkill River, at the corner of 33rd and Diamond Streets. The neighboring community is known as Strawberry Mansion, and is primarily a black working class area to the north of Center City. The area is serviced by public transportation, and can be reached from Center City by means of the Fairmount Park Trolley, bus route 32 along the eastern edge of the park, and route 61 up Ridge Avenue.

The present proposal for the "Coltrane Cultural Center" at Arnest propounds a sustained use which will revitalize the building, with minimal impact to the original structure. It has not however been the goal of this project to restore Arnest to a particular period, or to maintain full integrity of its architectural components. The building has historically undergone changes, in the nineteenth and twentieth centuries, and with this precedent in mind, the possibility of additions has not been rejected.

The project team consists of Pat Green, Nancy Strathearn and Renee Tribert, graduate preservation students at the University of Pennsylvania.

Methodology:

For a full understanding of the history of the site, the holdings of various local research facilities including the Historical Society of Pennsylvania, the Free Library, and the Fairmount Park Commission Archives, were consulted for historical maps and atlases, images, and primary documents such as period correspondence between the owners and the Park Commission.

Assessment of the structure and site was accomplished through study of the 1987 ICI consultant's historic structure report, plans prepared by Hayes & Hough in 1975, topographic maps commissioned by the Fairmount Park Commission, and photographic evidence. In addition, though the interior of Arnest was inaccessible, the team went about physical inspections of the site.

In order to establish preservation priorities and to determine the parameters for any adaptive use, consideration was given to the Park Commission's interests and constraints for Arnest, its location within the city and relative to contiguous properties, and the spatial limitations of the building.

Our recommendation for adaptive reuse follows a study of some ten alternatives, and their feasibility and appropriateness in terms of impact to the structure, financial concerns, and thematic intentions.

II. SUMMARY OF PROPOSAL

The rehabilitation of Arnest into the Coltrane Cultural Center will provide a variety of rooms for use by the neighboring community. The plan calls for a one-story addition to the east side of the building, extending the line of the garage and echoing the octagonal bay motif at its north end. The orientation of the main entrance will be rotated from the west to the north front.

First floor interior spaces, corresponding for the most part to the existing plan, will include a reception room, several small rooms for instruction and meetings, and administrative offices; the addition will hold a recital room, accoustic studios, handicap access bathroom and storage closet.

The second floor plan will remain as is with rooms being converted into instruction and meeting areas. The bathroom will remain and serve as the second public bathroom. The third floor is intended to be a caretaker's apartment. All mechanical systems and utilities will be installed in the basement as necessary.

The proposal has been specifically defined in terms of passive use of all areas, thereby requiring minimal intervention in the existing structure and architecture. However, because the center is intended for public use, recommendations for fire, safety and handicap code compliance will be made.

As Arnest is an integral part of the existing park facilities in the area defined by 33rd Street and the Diamond Street, Reservoir and Dauphin Street Drives, full consideration will be given to the block as an entity. Landscaping, in the manner of the nineteenth century

picturesque, will seek to reintegrate the now somewhat detached Arnest with the surrounding park, recreational facilities and Mander Center.

The plan is not intended as a profit oriented project. Arnest's location, immediately adjacent to the Strawberry Mansion Neighborhood, precludes a use which would not cater to and involve the community.

III. HISTORY OF THE SITE AND BUILDING

The brief of title in the Fairmount Park Commission files states that the entirety of the property was accumulated by the Pollack family in the mid-nineteenth century. In 1867, the four adjoining lots which covered 13-1/2 acres were sold by a Pollack to James D. Arnest. The lot, now with house, oriented westward fronting on Log House Lane, which ran from Mount Pleasant to the south, north-eastward to the intersection of Ridge and 33rd Streets. The area at the time was considered country, and as late as 1862, the Smedley insurance atlas shows the area to be dotted with country homes lining for the most part the Schuylkill River, the lane, and Ridge Avenue.

With the acquisition of the property by the Fairmount Park Commission and the development of the area, Arnest now looks out on recreational facilities and green space on three sides, and a block of residential and institutional structures on the fourth side.

At the time of its construction by Peter Preiz c.1798-1808, the building was a two-story, three-bay stuccoed stone house. The floor plan was a typical center hall flanked by two main rooms.

The property changed hands several times before being purchased by James D. Arnest, a merchant, in October 1867. By that time, a kitchen had been added to the south end of the house, the full width of the structure. Arnest himself undertook "improvements" c.1867 following purchase, with the addition of two brick bays approximately octagonal in configuration on the west front. The north and west

porches were probably also added at this time. A survey taken in 1868 shows that the staircase leading to the second floor opened up into one large room, and the room divisions were all reorganized sometime after 1868.

After the 19th century changes to the structure, it remained virtually intact. Additions dating from the 20th century include a one-story garage at the south-east corner of the house, and second floor bathroom facilities.

[See Building Evolution Illustrations, p.7,8]

In December 1868, as a result of a city drive to accumulate park acreage, Arnest sold the property to the city for \$31,000. The main house and what may have been a barn to the south were the only structures on the lot. A site survey of 1867-8 shows the drive off Log House Lane in line with the main west entrance, culminating in a turn-around between the two bays. In a letter to the park dated August 8 1868, Arnest agreed to the sale on condition that he be able to finish cultivation of his crops and flowers; he also reached an agreement with the city allowing him to remain in residence until approximately July 1869. (Fairmount Park Commission Archives)

Speculation as to the relatively high price of the sale led to a survey of period insurance maps for the 28th Ward of the City of Philadelphia. While the city grid had been laid out in 1854, it remained but a plan in the area along the Schuylkill in the 1862 Smedley map. Residences at this time were strictly single houses. In the 1875 Hopkins atlas, the grid pattern was beginning to be instituted, and some row house dwelling development was evident,

ARNEST Fairmont Park

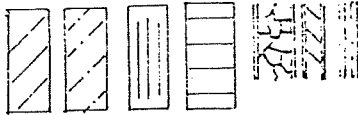
1798-1808

before 1865

c.1865-67

20thC.

stone
brick
timber



north elevation

north porch

parlour

dining room

kitchen
(early porch)

South elevation

garage

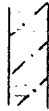
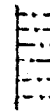
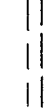


east elevation

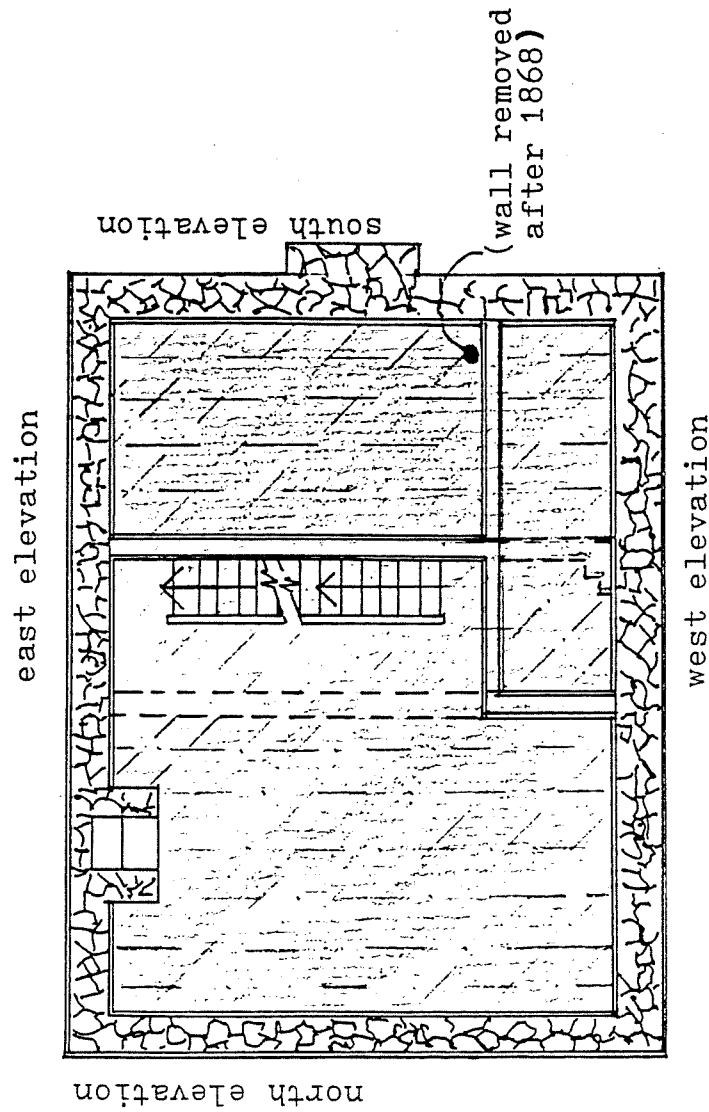
west porch

elevation

primary

ARNEST Fairmont Park

-  before 1868 survey
-  after 1868
-  walls added after 1868
-  stone
-  timber



particularly along Ridge Avenue at Park (now Diamond) Street, and the area between Susquehanna and Park Streets and 26th through 30th Streets. In the 1884 Hopkins map, the development pattern remains the same, and in fact very minimal change is evident from 1875.

The sale price of the 13-1/2 acre Arnest can most accurately be ascribed to the shrewdness of its owner. In correspondence in the park archives, it is evident that Arnest developed his case for high value to the fullest, claiming to have "purchased and fitted up the property at considerable expense as a personal home." He continued to say that his original intention had been to subdivide the property into city lots for sale, and that the property "abounds in brick clay for which there is a great demand." (James D. Arnest to Eli K. Price, June 7 1868)

The park plan for the grounds on the east side of the Schuylkill was laid and adopted by the commissioners in the 1869 New Map of Fairmount Park. At that time, the area surrounding Arnest was intended to be green space with meandering pathways. By 1873, the East Park Reservoir was planned to be located immediately south of Arnest. Bushnell's Complete Map of Fairmount Park, published in 1897, showed for the first time a fountain to the north near Dauphin Street Drive, and the grounds south of Arnest designated as tennis grounds. The existing tennis courts, two comfort stations and the fountain were evident in 1939, on a map printed by The Evening Bulletin.

When first erected the house had served as a country retreat. By the late 19th century, it had become a year round residence for its owner, Arnest. Following the city's purchase, it became a residence for park employees until the mid-1970s, and has been vacant since that time.

As a result of neglect over the past ten to twelve years, the house has suffered vandalism and deterioration. Its architectural integrity has been compromised.

The historical significance of Arnest derives less from its architecture than its continued presence within the context of the park. A straightforward example of a small eighteenth century plan with typical nineteenth century alterations, its very existence is an anomaly. It represents the vestiges of the life-style of the eighteenth century middle class, and is visual evidence of the changing life of a house over nearly two centuries. In close proximity with park recreation since the 1890's, it has never been integrated into the theme of public activities. Though dissociated from its surroundings, it has stood resolutely since the creation of Fairmount Park.

IV. ASSESSMENT OF BUILDING AND SITE

A. Physical Chronology

1. Building

Arnest was originally constructed c.1800 as a two-story center hall plan block of random stone covered with stucco. A kitchen wing of stone was added to the southern side in the mid-19th century. Two single story octagonal bay wings were added to the southwest and northwest corners around 1867. A garage was added to the southeast corner in the 20th century.

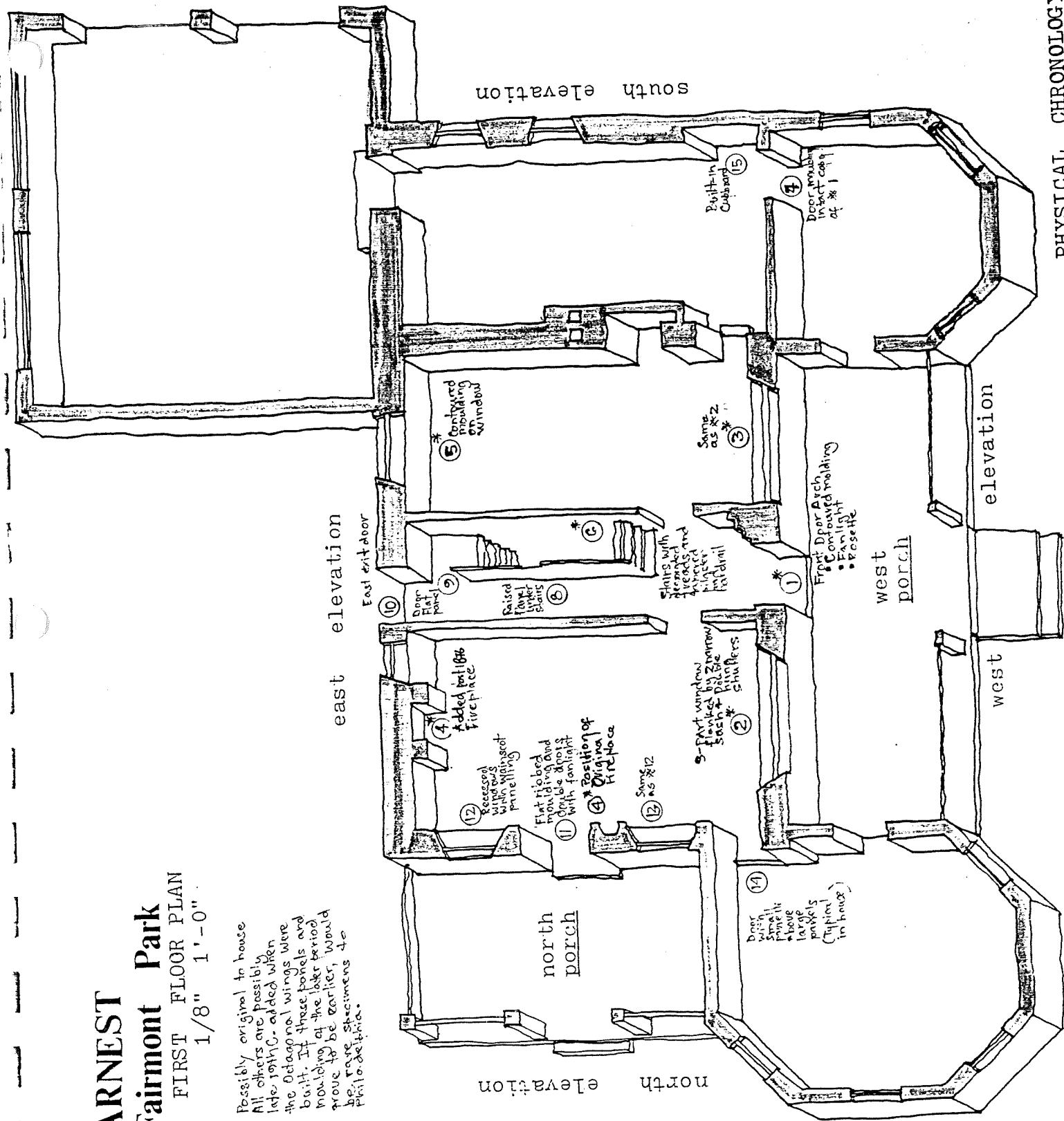
[See Physical Chronology Illustrations, p.12,13,14,15]

The original appearance of Arnest was typical of a symmetrical Federal style dwelling found in Philadelphia at the end of the 19th century. The 19th century kitchen wing, only one story high, was a practical means of gaining space without regard to symmetry. The octagonal bays maintained the one story height of the kitchen and reflected the taste in the second half of the 19th century for irregularly shaped spaces. A porch between the two bays on the front facade, a porch over the north doorway extending behind the northwestern bay, and a small portico over the rear door facing 33rd Street may have been added with the bays. A fireplace built into the eastern wall of the parlor necessitating relocation of the first and second floor windows was probably executed at this time also. In the 20th century, a double garage was added to the southeastern corner with the doors facing south.

ARNEST Fairmont Park

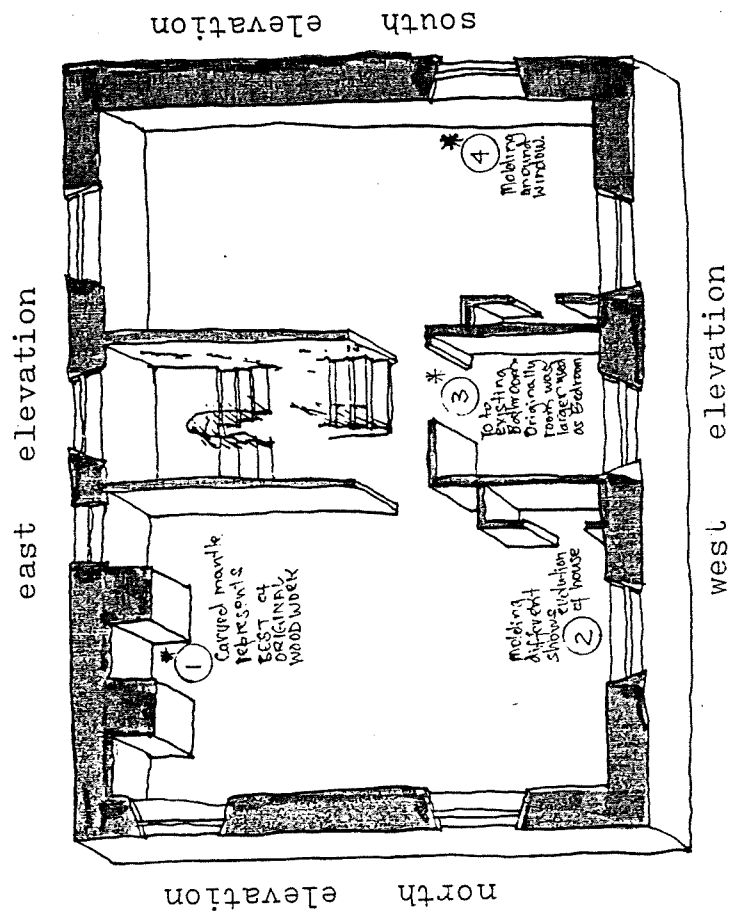
FIRST FLOOR PLAN 1/8" 1'-0"

* Possibly original to house.
All others are possibly
late 19th C. added when
the Octagonal wings were
built. If these models and
moulding of the later period
prove to be earlier, would
be rare specimens to
philologists.



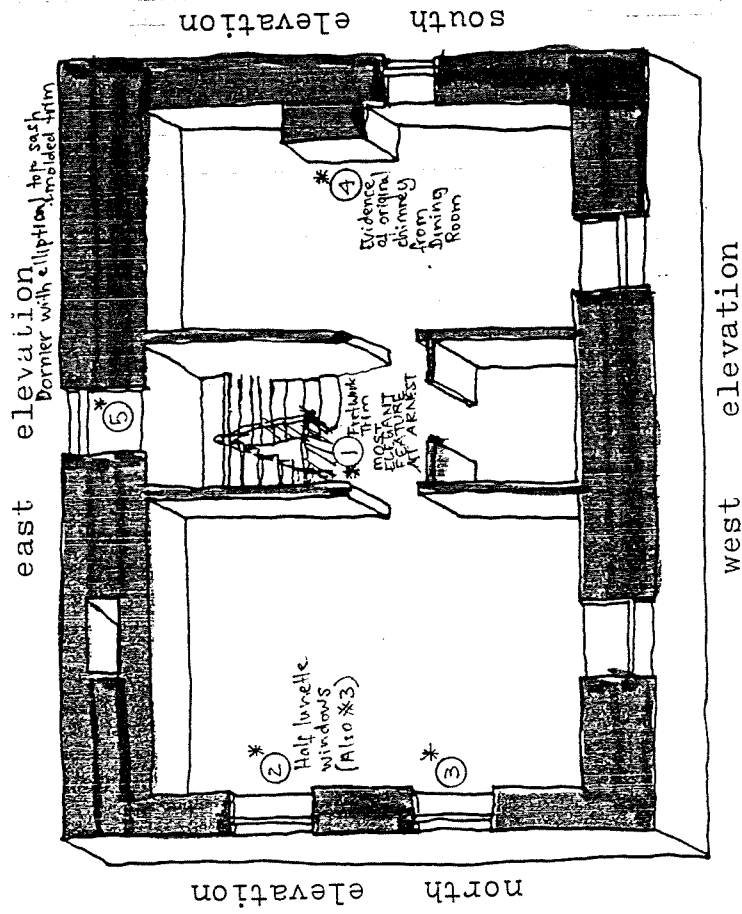
ARNEST Fairmont Park

SECOND FLOOR PLAN
1/8" = 1'-0"



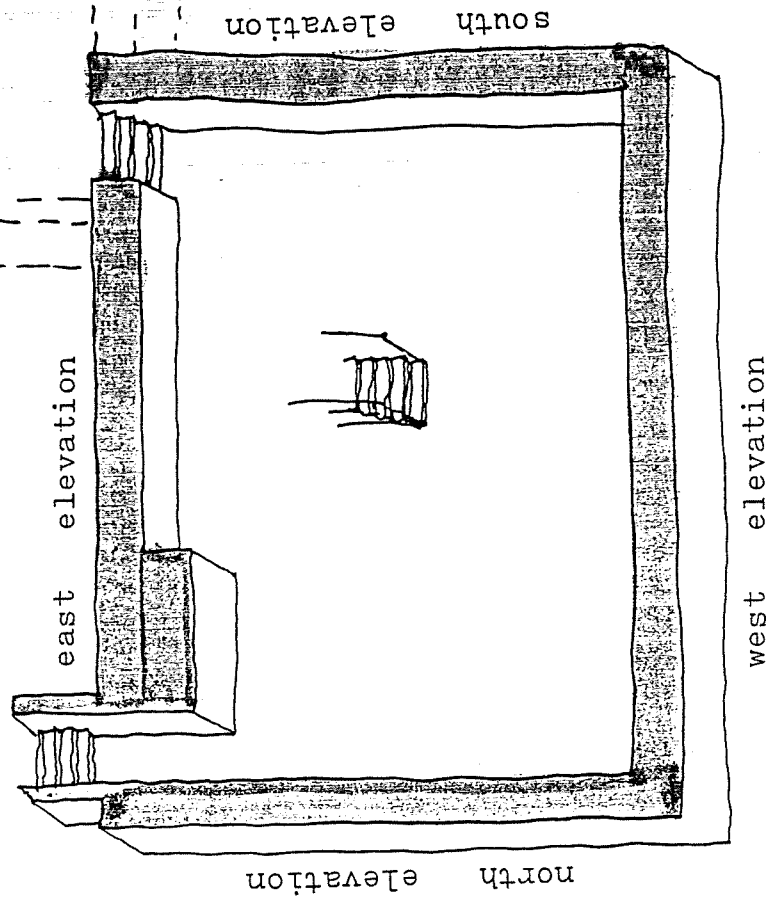
ARNEST Fairmont Park

THIRD FLOOR PLAN
1/8" 1'-0"



ARNEST Fairmont Park

BASEMENT PLAN
1/8" 1'-0"



2. Site

When Arnest was built, it was in a remote location, far removed from the city limits. Although the house was oriented towards the Skuylkill River, the 13-1/2 acre plot was almost a half mile from the river's edge. Its inland location was unlike most of the residences of wealthy city dwellers who built their summer homes along the Skuylkill to enjoy the cooler breezes as well as the view. Arnest faced Log House Road which ran from Mr. Pleasant to the intersection of Ridge Avenue and 33rd Street.

Arnest was still removed from city limits when it was purchased to become part of Fairmount Park in 1868. Not until the turn of the century did the city's expansion meet the Arnest tract. Row houses were built upon the blocks that developed towards Arnest, with large, ornate, multifamily dwellings along 33rd Street facing the park.

Upon acquiring the property, Fairmount Park began by landscaping the site. Log House Road was abandoned with only the trees lining the drive as a reminder of its presence. A dountain, noted on the Sheble Smith map of 1869, was installed among gracefully curving paths north of Arnest. As early as 1897, plans for 'tennis grounds' were noted on Bushnell's map of Fairmount Park. A 1939 map places the courts in mid-block, their present location.

The block in which Arnest is located was clearly delineated by 1897. 33rd Street is a major road along the eastern boundary, Diamon Drive is the southern boundary, Mansion Drive cuts the western edge and Dauphin Drive, once considered an entrance with gateposts to the park, forms the northern boundary.

Today the primary focus of the Arnest block is the athletic and recreational facilities. Tennis courts cover almost a third of the area; two baseball fields border Diamond Drive. The Mander Playground, with its contemporary building, playground, picnic tables and basketball courts, takes up the southeast corner of the block. Only one of two comfort stations, first appearing on the 1939 map, remains at the northern end of the block next to the circular depression in the ground where the fountain once existed.

[See Existing Conditions Site Plan in pocket]

Equally important in the appearance of the site is the area surrounding the Arnest block. East Park Reservoir, first appearing in the Hopkins 1884 atlas, lies directly south of Arnest. At an elevation twenty-five feet higher than Arnest, a bare earth dam faces the park. Open fields leading to Laurel Hill, formerly Edgely Mansion, and wooded landscape around Woodford Mansion form the west and north boundaries. 33rd Street and cityscape face Arnest to the east.

B. Physical Assessment

1. Building

Arnest is judged to be in fair condition according to the 1987 structure report by I.C.I. consultants. The underlying masonry is sound although the outer stucco layer is spalling in places. The slate roof of the central block needs repair and replacement of missing slates. The wood framing is in good condition but a damp basement is causing wood timbers to rot.

The greatest source of damage is due to the building's vacancy since 1974. Vandalism has stripped exterior decoration and damaged the interior as seen in park photos. The roof over the front porch is sagging and the decks to the front and sides porches need replacement. Plywood boards are in place over all openings, but a few missing pieces reveal missing windows allowing rain and snow to penetrate the building. The two end chimneys need repair and repointing. Sections of the cornice need to be replaced. In general, Arnest is in fair condition but its continued vacancy is accelerating the building's deterioration.

2. Site

The Arnest block is in good condition but appears under-maintained. The Mander Playground is heavily used but poorly maintained. The lack of care of Arnest sets the tone for the rest of the athletic facilities and invites continued destruction. The condition of the basketball and tennis courts all reflect the lack of constant maintenance which, again, promotes vandalism and progressive deterioration. Work on one of the baseball fields this spring, however, indicates park initiated improvement.

Circulation throughout the block is limited to a sidewalk around the perimeter and a few paths at the northern end. The walkways are covered with macadam. With few exceptions, cement benches and open wire trash receptacles are concentrated in the northern end of the block. An earthen depression is all that remains of the fountain near Dauphin Drive.

The pathways of earlier years suggest that the area was always meant to be heavily utilized as opposed to the natural green areas of other parts of Fairmount Park. In its current condition, the area is well used but lacks the appearance of an inviting park-like setting for the casual stroller and visitor that the park seeks to attract.

V. STATEMENT OF PRESERVATION PRIORITIES

The prime objective of this project is to propose a use for Arnest that will preserve it while serving as a functional building for the community. The use should have minimal impact upon the structure, and seeks to win the support of the community by providing a center catering to cultural and educational interests. Because the original 18th century structure yields relatively little space, the 19th and 20th century additions will be retained, reflecting the evolution of a building over 200 years. Any proposed addition should be sensitive to the building's architecture, in order to retain an example of early Philadelphia country housing; facades should be designed with concern for the visual impact on the neighborhood.

An attempt will be made to temper the current incongruous siting of Arnest among tennis courts and playgrounds through landscaping, visually relating the structure to its environment. The entire block will be included in a proposed site plan in order to foster community pride and concern for its welfare.

Cost of the rehabilitation to Arnest and of the surrounding landscape is an important factor. As funding for Fairmount Park is extremely limited, this project is conceived to keep costs low. Also, it is hoped that the proposed use will appeal to various funding sources. The cost of any landscaping is an essential expense for the success of Arnest and its surroundings. It is hoped that community interest will generate support for planting and maintaining the gardens, thereby reducing expenses. The plan seeks a low level of maintenance costs after implementation.

VI. PROPOSED ADAPTIVE REUSE: THE COLTRANE CULTURAL CENTER

A. Adaptive Reuse Alternatives

1. Criteria for Evaluation

Several thematic considerations were addressed in the overall interpretation of the project: horticulture, recreation, education, museum activities, historical continuity. Ideas were defined in terms of the types of spaces required for each particular use, and existing spaces were then evaluated in terms of their functional capacities. The following is a list of criteria and definitions:

- administration - managing offices,
- commercial - income generating activities,
- utilitarian - storage and ancillary space,
- amenities - food preparation, rest room facilities,
- parking,
- exhibition - secured storage and display,
- horticulture - defined garden area,
- education - classroom facilities,
- recreational - passive activities.

The various reuse proposals were examined in terms of their adherence to these thematic and functional criteria.

2. Physical Constraints of Building

All proposals were considered readily adaptable in the existing plan, and the site able to accommodate an extension of the building for extra spatial needs. The size and design of the rooms for residential use preclude activities with large volumes of people or large or live loads. Codes covering public use require the addition

of rest room facilities, handicap accessibility and fire suppression and egress provisions, all possible at Arnest.

3. Preservation Considerations and Compatibility

In addition to room features and fixtures which should be restored, any addition should be integrated with the existing historic fabric. Particulars include continuous cornice around the perimeter of the building, stucco and paint work matching the original, windows conforming to the existing configuration with shutters added. Except where otherwise specified, less costly alternate materials can be substituted for original in repairs and additions.

B. The Coltrane Cultural Center

The examination of building, site, and criteria as stated above resulted in the choice of a proposal for a community cultural center, named in honor of a neighborhood jazz great, the late John Coltrane. Coltrane, an internationally recognized saxophonist, resided at the corner of 33rd and Oxford Streets.

With the addition of a one story extension linking the garage and the north porch, first and second floors will be designated for use by the cultural center. The front entrance of the building will be reoriented from the west to the north porch, the latter transformed into an orangerie. The garage will be converted into acoustic music studios, the addition will provide the handicap entrance, handicap access bathroom, storage and a recital room. The original dining room will become administrative space, the parlor, with its decorative details, the new entrance and reception area. The southwest bay will be enlarged by pushing the east wall further

into the kitchen, and could serve as meeting or office space. The northwest bay could also serve as class or meeting room.

Second floor rooms could be used as class or meeting rooms with little change. The bathroom remains, serving as second facility.

It is suggested that the third floor be converted into a caretaker's studio for security and maintenance purposes. A small kitchen area would be required. Proposals for both second and third floor use are contingent upon obtaining variances regarding fire and handicap code.

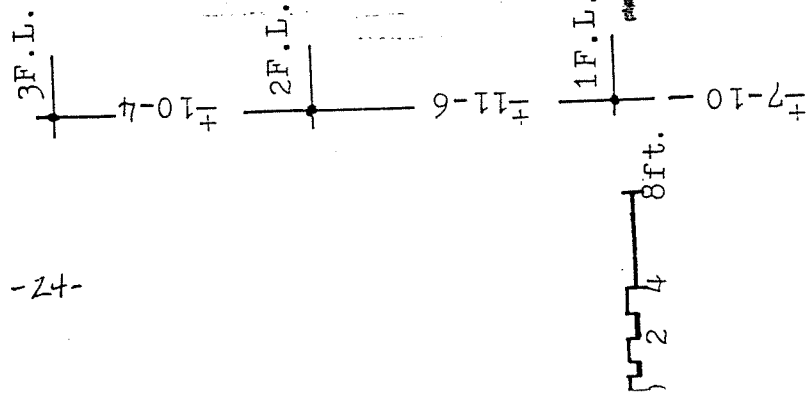
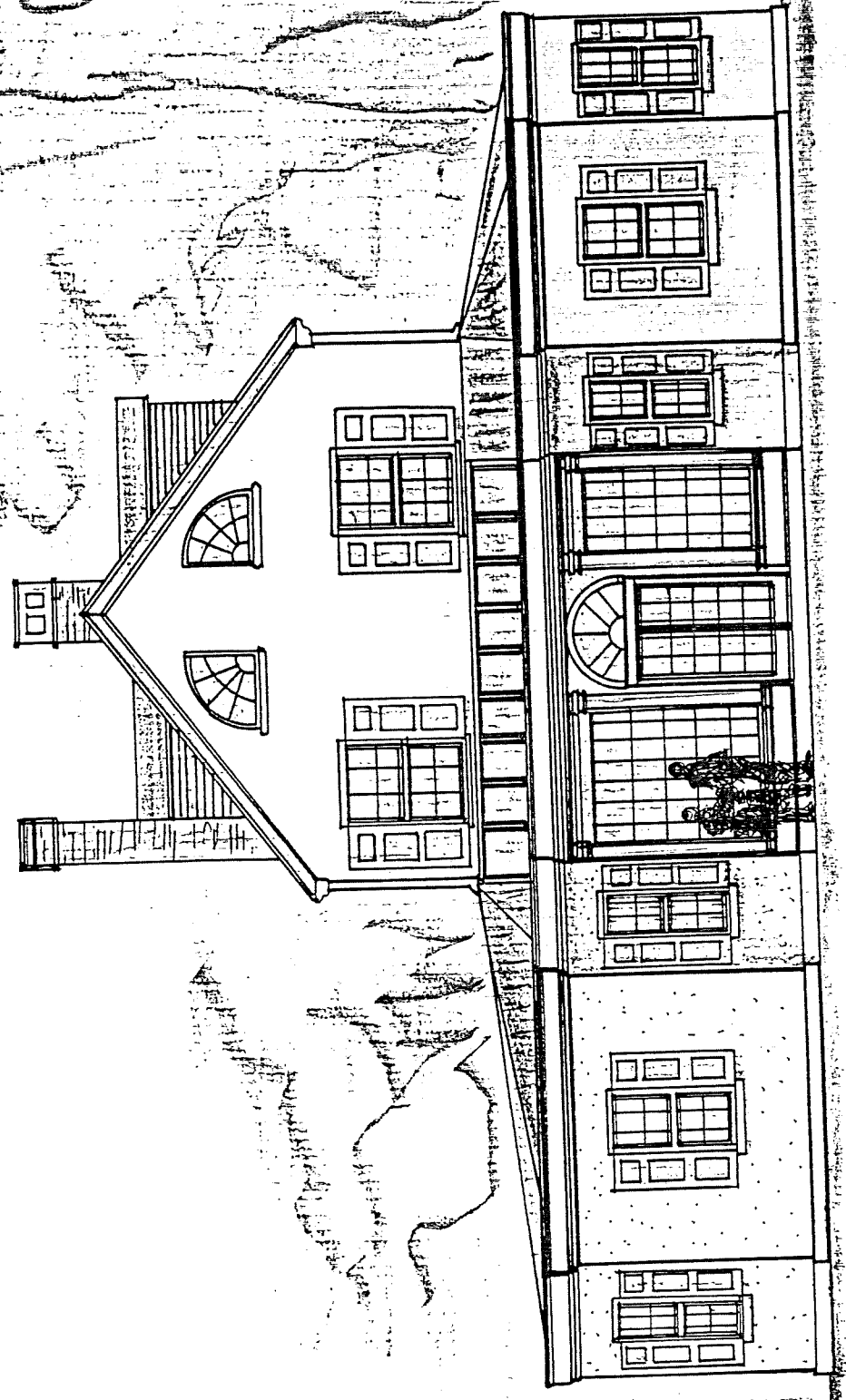
The basement will continue to function as space for mechanical systems, such as furnace, hot water heater and electrical panel. It could also provide additional storage.

[See Adaptive Use Project floor plans in pocket, and Proposed Elevations , p.24, 25, 26, 27; for landscape design, see Site Plan in pocket]

The proposed site plan will integrate the Coltrane Center with the entire block through pathways leading to its doors. The predominance of the athletic facilities will be lessened with shrubs and arbors. Pathways of gravel will allow full circulation of the block leading people to other points of interest. A bandstand is proposed at the northwestern corner of the block for music students of the cultural center. A shallow wading pool where the early fountain existed will cool children in summer. Benches placed throughout the area will encourage strollers to relax or watch a tennis game. The allee of trees once lining Log House Road will become a promenade leading to the arbor covered with fragrant climbing roses. The unsightly reservoir hillside will be concealed

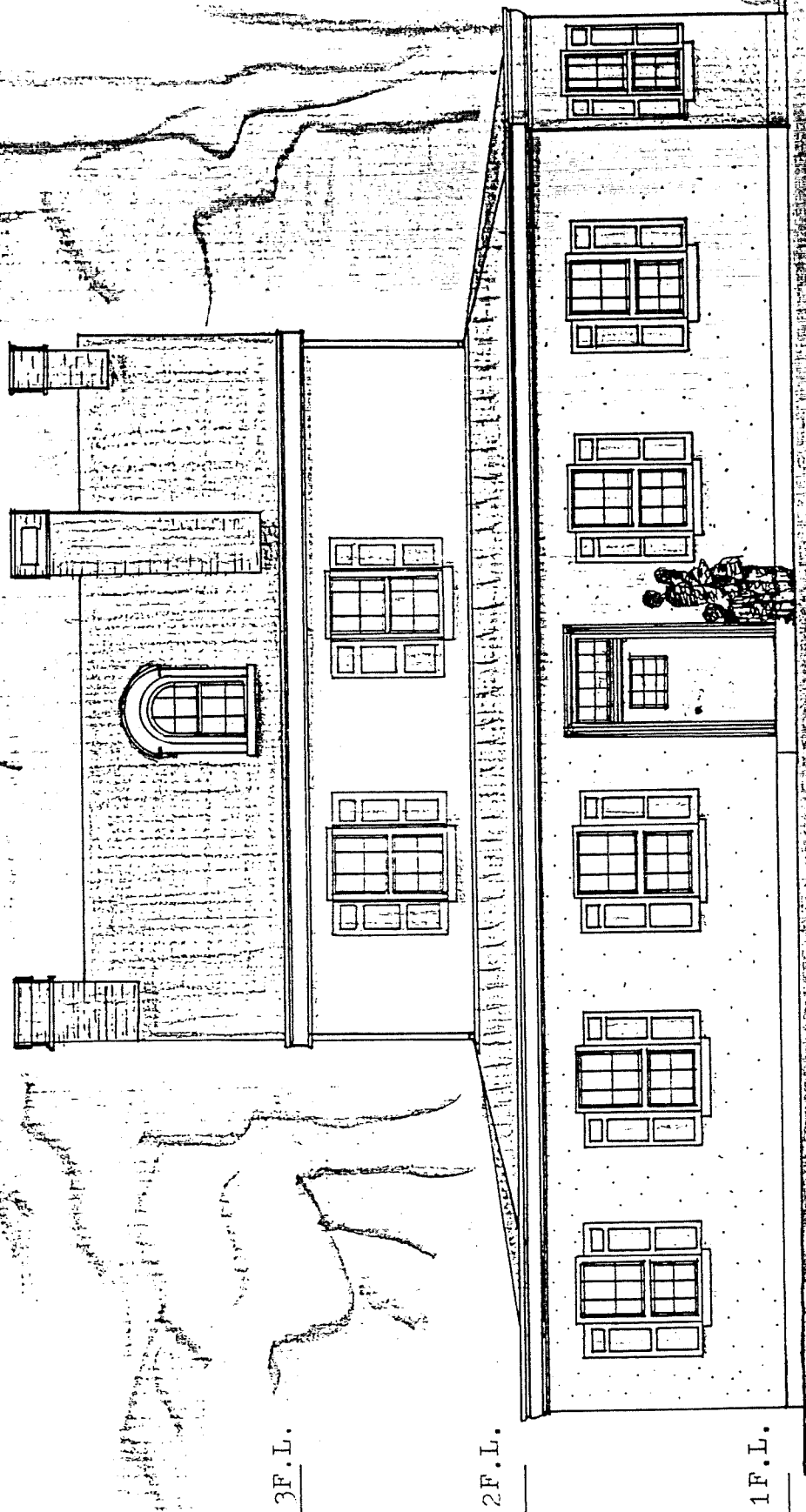
ARNEST Fairmont Park

Proposed North Elevation
(view of proposed main entry)



ARNEST Fairmont Park

Proposed East Elevation
(view towards 33rd. Street)



3F.L.

2F.L.

1F.L.

10-4

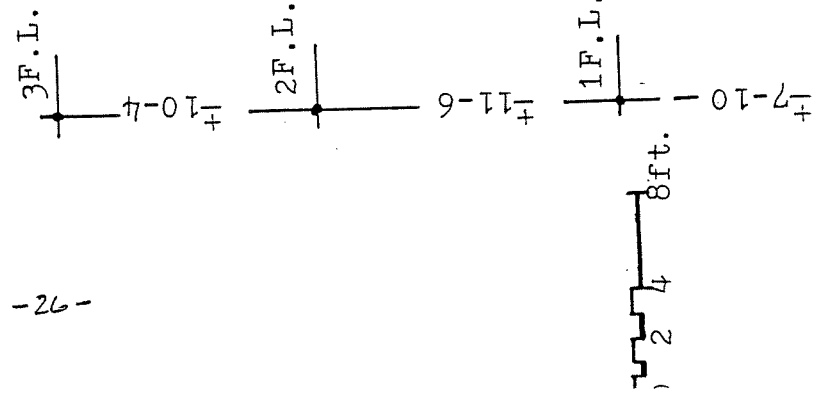
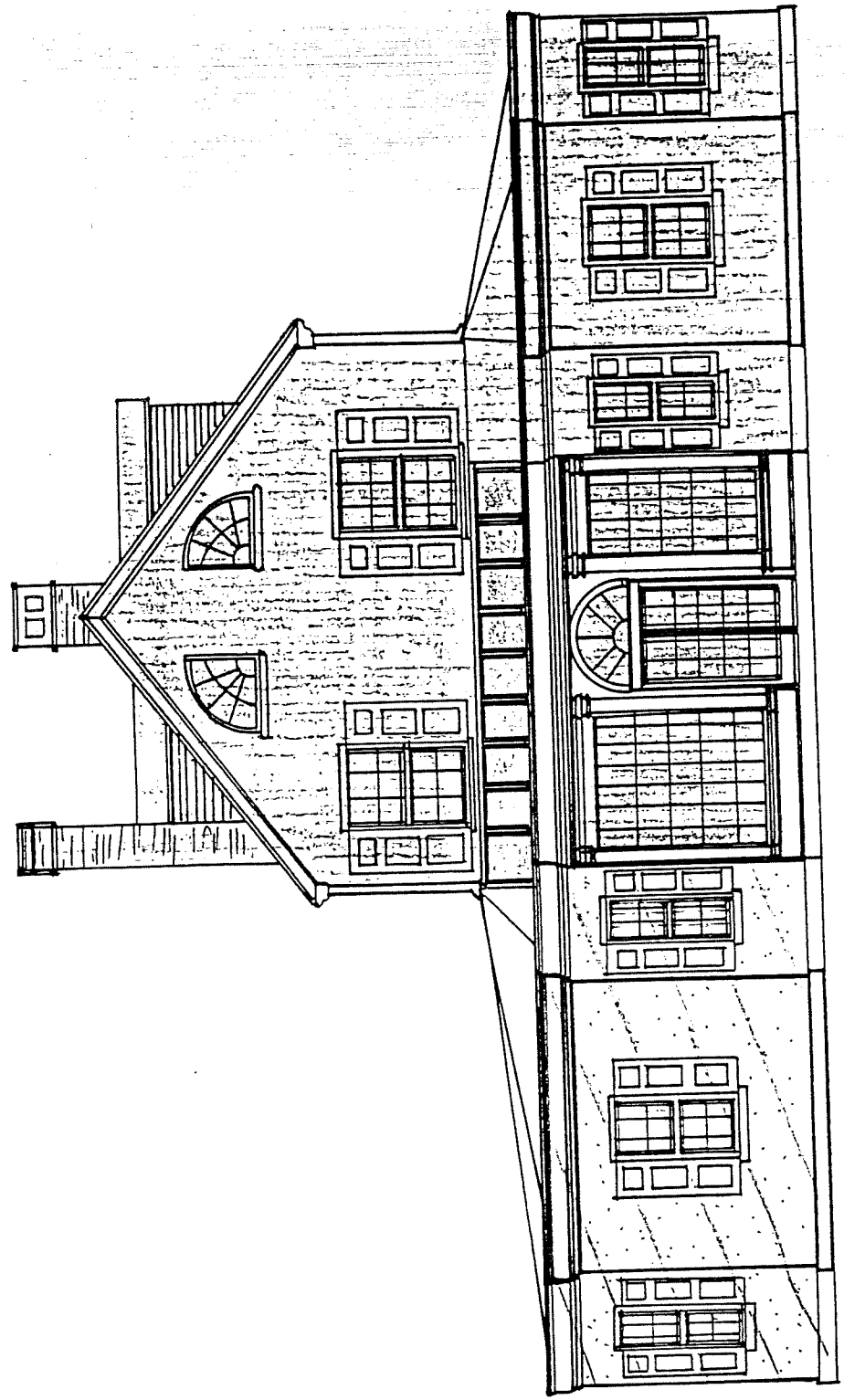
11-6

7-10

8ft.

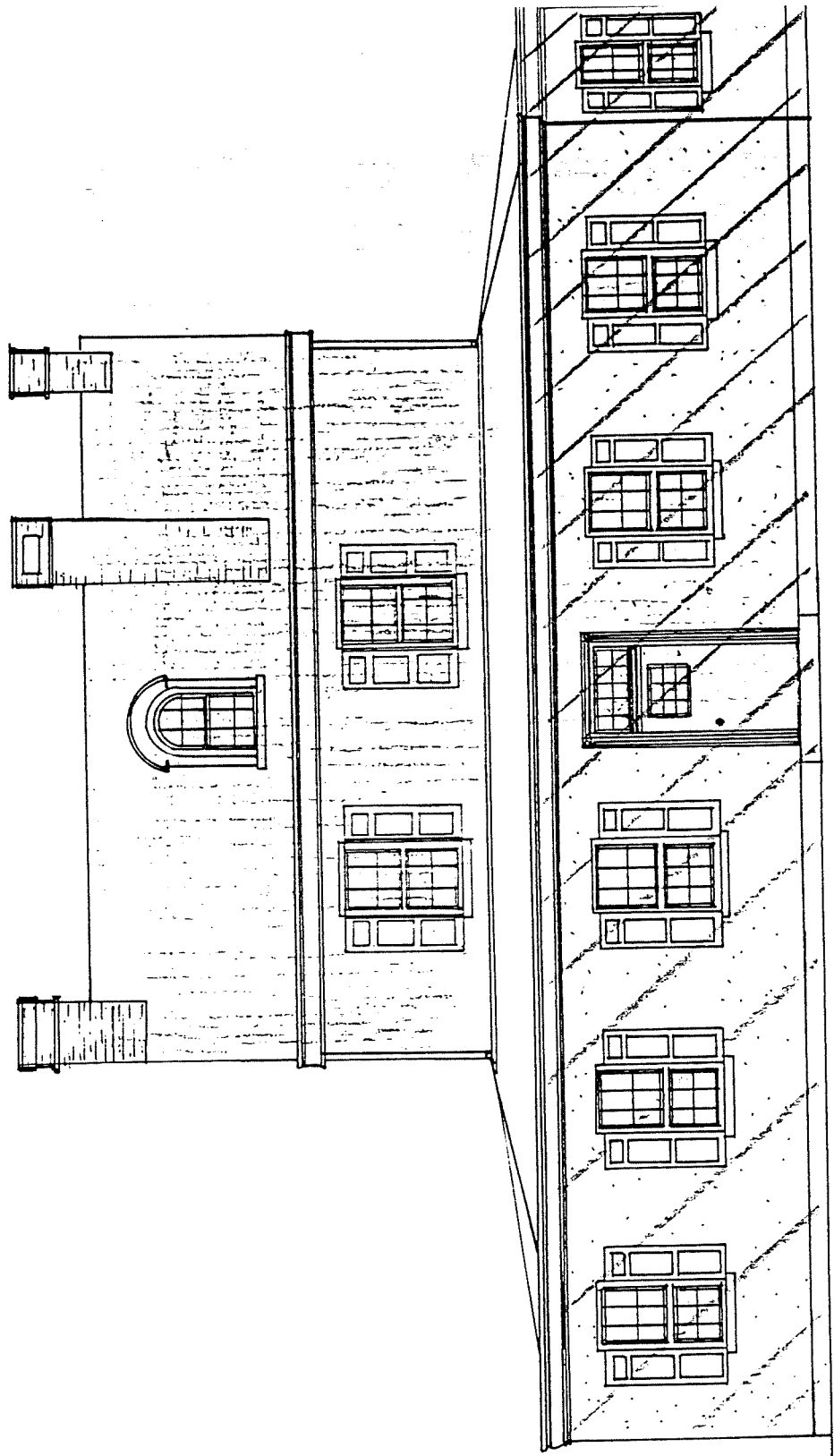
ARNEST Fairmont Park

Proposed North Elevation
(view of proposed main entry)



ARNEST Fairmont Park

Proposed East Elevation
(view towards 33rd. Street)



3F.L.
2F.L.
1F.L.

8ft.

with a row of evergreens along Diamond Drive. Shrubs will soften the angular lines of the basketball courts and help to dampen the noise level. Features such as a sundial and a Victorian cast-iron fountain placed in circular breaks in the paths to the cultural center could add particular interest to the house.

Evaluation of the proposed adaptive use of Arnest as a cultural center and the site upon which it sits was based upon several considerations. Foremost was the concern for the compatibility and minimal impact of the new use with the existing structure. The intent was not to preserve Arnest as a museum but to retain as much of the building as possible while recognizing the need to upgrade. With the cultural center, the room configuration will remain essentially unchanged, and the addition is considered reversible.

Given the intended public use, facilities were evaluated. Only one bathroom serves the existing structure; a second handicap access bathroom can be accommodated in the addition. Both second and third floors provide only one means of egress through the stair hall; second floor egress can be provided through a fire escape on the first floor roof. Fire code conformity can be met by blocking off the center hall landing window, equipping all doors with closing mechanisms, and installing fire alarm and suppression systems.

Evaluation of the site around Arnest revealed few constraints to the proposed use. It is thought that upgrading Arnest by providing a facility for the community will foster an interest in repairing and maintaining the adjacent Mander Center. Unused and neglected areas of the block present an opportunity to install features that will

extend the cultural center's programs and enhance the beauty of the area. Parking is not an issue since the center is intended for use by the immediate community within walking distance.

Thematically, the cultural center will not conflict with the existing athletic facilities. Both are considered forms of recreation, and the active sports activity and passive cultural activity should comfortably coexist.

Fairmount Park's severely tight budget and their desire to find self-sustaining uses for their sites present a critical constraint to Arnest and the proposed cultural center. Evaluation of the community's resources and their needs combined with the physical limits of Arnest, however, makes the viability of a profit-making enterprise at Arnest unlikely. Instead, a service oriented function is proposed that will enrich the community and adapt itself to Arnest's size. The Coltrane Cultural Center should appeal to several funding sources that could assist in capital costs. Operating expenses could be offset with class fees and fund raising events. The ongoing need of funding should be a prime responsibility of the director of the center.

VII. SCOPE OF WORK & RECOMMENDATIONS

The proposal for the Coltrane Cultural Center will require both capital outlay for major changes such as the addition and landscaping, and recurring costs for maintenance of the building and site. The outlines that follow list specific work required to adapt Arnest.

Scope of Work -- Arnest Building

[See Adaptive Use Project floor plans in pocket]

A. General

- addition to northeast corner of building
- repair and patch existing tin roof; match roof slope profile and material over addition
- inspect and repair roof drain system
- repair existing roof cornice around first floor perimeter of house; use cornice from north garage wall on addition and match for extra needs
- inspect/rebuild as necessary original chimneys, or block to ensure no use
- inspect and replace structural timbers where necessary
- match all new windows in addition and old garage to 3 ft. wide bay configuration
- rehang shutters; hang abstracted version of original shutters at new window openings
- rehang all exterior doors to open out for safety code compliance

- equip all interior doors with fire release mechanism
- install fire detectors and alarm system
- obtain variance for first floor hall width
- provide ramps at floor level changes on first floor for handicap access
- provide fire ladder from second floor roof
- obtain variance for public use of second floor rooms without handicap access; if not possible, integrate with third floor
- convert third floor into caretaker's apartment
- install new electric and plumbing systems; avoid air conditioning
- mechanical systems in basement

B. Room by Room (room numbers correlate with plan)

- 100 - rehang door to open onto front porch, for emergency exit only
- 101 - replace wood flooring, porch columns, ceiling; reset existing marble steps
- 102 - rehang door to open onto front porch, for emergency exit only; demo existing wall with 103 and construct new wall
- 103 - demo closet in wall with 104 and convert into doorway; remove door with 115; fit with small kitchen appliances
- 104 - remove and block window to 116, allow recess on 116 side to show original placement, fit with bookshelves
- 105 - remove and block trap window to 116

- 106 - demo window to 108 and wall flanking north side of fireplace; fit with doors to 108; restore woodwork
- 107 - rebuild floor with quarry tile; replace porch posts and walls; fit with glass windows; replace roof with greenhouse roof; reset stone steps from original rear east door
- 108 - addition
- 109 - equip with handicap access ramp
- 110 - equip with handicap restroom facilities; install glazed window panes
- 112! - refinish all walls to 7-1/2" accoustic, including walls
- 113! with 116; equip all rooms with accoustic doors; remove
- 114! existing windows on east wall and existing garage doors on south wall and reset with new windows
- 201 - remove and block window on east wall, allow recess on exterior wall to show original placement

Scope of Work -- Site Plan

A. Coltrane Cultural Center

- install gravel path out of west entrance encircling Victorian fountain and intersecting with arbor path
- install gravel path out of north (new front) entrance encircling sundial and intersecting wiht path to 33rd Street
- install concrete path for handicap access out of east entrance to 33rd Street, and provide curbside handicap parking space

- plant hedges around south and east sides to lessen noise from playground

B. Mander Playground

- recommend repair and constant maintenance of building
- plant low hedge along Diamond Drive and 33rd Street corner
- replace soil east of Mander Center with topsoil and compost for children's garden
- plant hedges around basketball courts

C. Pathways

- install path system with fine gravel as per site plan
- install concrete or tarmack path around wading pool

D. Features

- plant circular garden at corner of 33rd Street and Dauphin Drive to be maintained by horticulture classes
- install 18" wading pool on site of earlier fountain at north end of block, with water jet in center for circulation
- construct bandstand at corner of Mansion and Dauphin Drives
- install maintenance-free steel tubular arbor along tennis court fencing facing Arnest and 33rd Street; plant with climbing roses
- install cast iron and wood slat benches at likely points along all paths; alternative in concrete
- install picnic tables near Mander Center

E. Trees

- maintain allee formed by 19th century trees along Log House Road; replant dead and missing trees as budget allows

- plant trees along Diamond Drive with spruce or pine on reservoir side

F. Lawns

- remove abandoned tennis court surface south of existing courts and replace with grass
- maintain all grassy areas, improve and seed where needed

ARNEST ROOM NUMBER CODES

- 100 - classroom/meeting room
- 101 - front porch (original)
- 102 - meeting room/director's office
- 103 - kitchen
- 104 - administration
- 105 - east-west corridor and stairs
- 106 - reception/exhibit
- 107 - orangerie/entry
- 108 - recital room
- 109 - east-west corridor (addition)
- 110 - handicap accessible bathroom
- 111 - storage/utility closet
- 112 - large (piano) accoustic studio
- 113 - accoustic studio
- 114 - accoustic studio
- 115 - storage closet
- 116 - north-south studio corridor
- 200 - classroom/meeting room
- 201 - hall and stairs
- 202 - second public bathroom
- 203 - classroom/meeting room
- 300 level - caretaker's apartment

BIBLIOGRAPHY

Primary Sources:

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A Map of the County of Philadelphia, (Philadelphia: Charles Ellet Jr., 1839)

Smedley's Atlas of the City of Philadelphia, 21st Ward, (Philadelphia: J.B. Lippincott & Co., 1860 updated to 1862)

New Map of Fairmount Park, According to the Plan Adopted by the Park Commissioners, (Philadelphia: Sheble Smith Co., 1869)

Topographic Map of Fairmount Park, Philadelphia, (Philadelphia: 1870)

City Atlas of Philadelphia, 28th Ward, (Philadelphia: G.M. Hopkins C.E., 1875)

Atlas of the City of Philadelphia, 28th Ward, (Philadelphia: G.M. Hopkins C.E., 1884)

Bushnell's Complete Map of Fairmount Park, Philadelphia, (Philadelphia: Alvah Bushnell Co., 1897)

Topographical Map of Fairmount Park, Philadelphia, (Philadelphia: 1910)

Fairmount Park, Philadelphia. The Evening Bulletin, April 1 1939

Reports/Renderings:

I.C.I. Consultants', Historic Structure Report, 1987.

Hayes & Hough, Restoration Proposal Plans, 1975.

APPENDICES

- A. Existing Conditions Site Plan
- B. Adaptive Use Project Floor Plan
- C. Adaptive Use Project Site Plan
- D. Financial Outline
- E. Photographs
- F. Historical Maps
- G. I.C.I./Timberlake and Harris Report

FINANCIAL OUTLINE FOR COLTRANE CULTURAL CENTER AT ARNEST

Financial consideration must be given to the following:

- work on the building
- work on the landscape, and
- administration and maintenance.

Building work includes general rehabilitation, specialty work and what is here termed, New work. Rehabilitation is essential to make the building immediately habitable. This include work to roof, walls, windows, floors, staircase, and basic services of heating plumbing and electricity. The cost of rehabilitation work is estimated at \$125.00 per square foot. Specialty work involves the historic restoration of the special features such as timber panels in the parlor, and balustrades and riser decoration on the staircase. This would require reproductions to match existing features. A sum of \$25,000.00 has been allocated for the specialty work. New work refers to the extensions on the east facade facing 33rd Street, and the additional classrooms and studio conversions. The cost for new work which will also include installation of safety features such as a fire suppression system, is estimated at \$85.00 per square foot.

Landscape cost includes the reinstatement of pathways leading to the house and recreation areas close to it. The arbor will also be included under the landscaping, as well as planting of shrubs and trees. Pathways and lighting will be upgraded. New work items under landscaping include the bandstand, and children wading pool. An overall sum of \$250,000.00 is allowed for the total landscaping works.

As we recognize that the success of the Coltrane Cultural Center at Arnest is dependent on sound management, an administration cost is included here. This is to pay for a full-time manager, a part-time assistant, and full-time caretaker to help with the maintenance of the Center. A sum is also included for the on-going maintenance of the building and site. An allowance of \$50,000.00 is suggested for what we consider as a minimum annual administrative cost.

• It is recommended that in the first year of the project, the full cost of work to building and landscape, as well as the first year of operational expenses is to be put in place. The scope of work is defined so that it can be modified and phased in accordance with funding. This financial cost for the project assumes competitive prices and full contractual commitments, however it anticipates that lack of immediate funds may require cut backs on some of the proposed items. As an example, the windows may be replaced with standard prefabricated ones, and not necessarily specialty period windows, or the roof cover may be replaced with asphalt shingles. The financial consideration is based on a six to nine months construction time, however if this is extended or phased over a longer period, then the costs will inevitably be increased.

It is recommended that a sum of \$50,000.00 should be allocated for refurbishing the building and reinstating the pathways and planting at the Mander playcenter.

CAPITAL EXPENDITURES ON BUILDING AND SITE

Work to the building:

General Rehabilitation - \$ 435,000.00
(3,480sq.ft. @ \$125.00)

Specialty work - 25,000.00
(item)

New Work - 78,200.00
(920sq.ft. @ \$85.00)

.....
\$ 538,200.00

Work to the Landscape:

Overall sum - \$ 250,000.00

.....
\$ 250,000.00

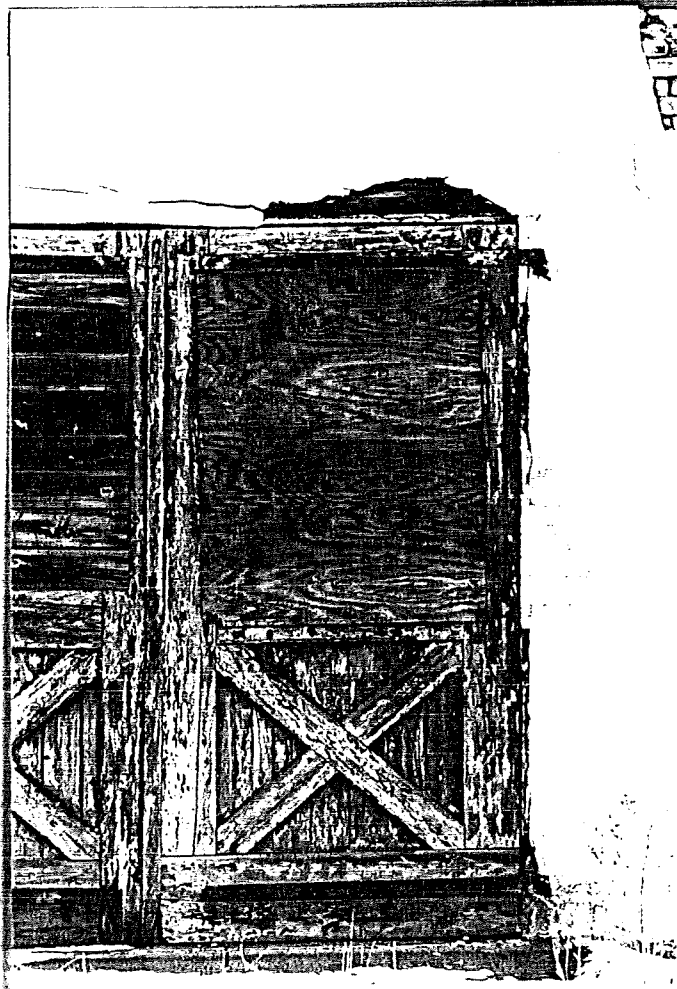
Total capital outlay to
building and site -

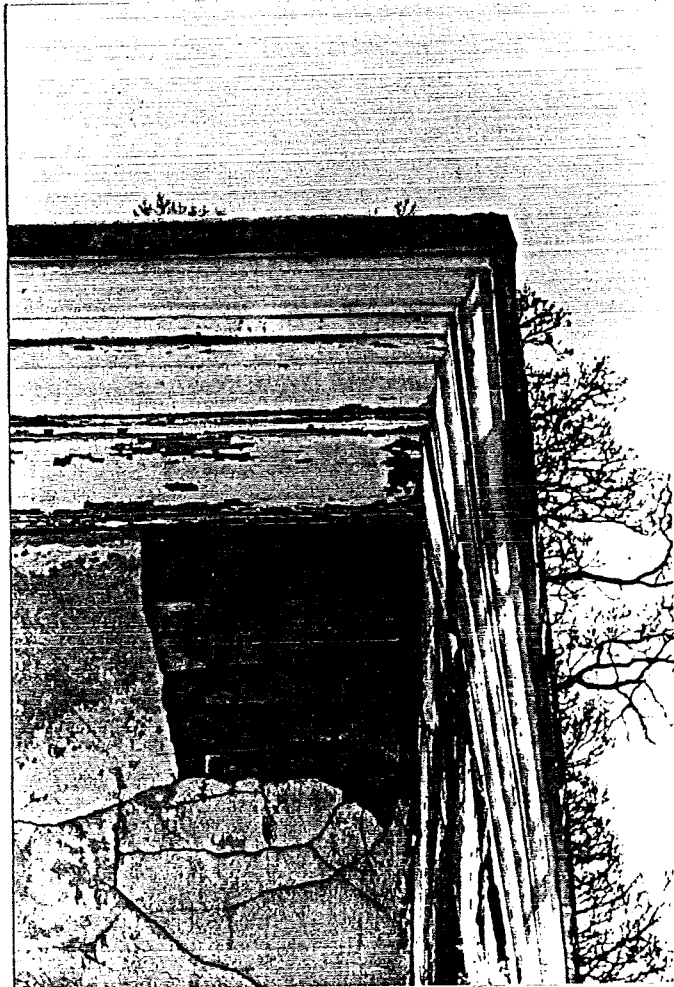
.....
\$ 788,200.00

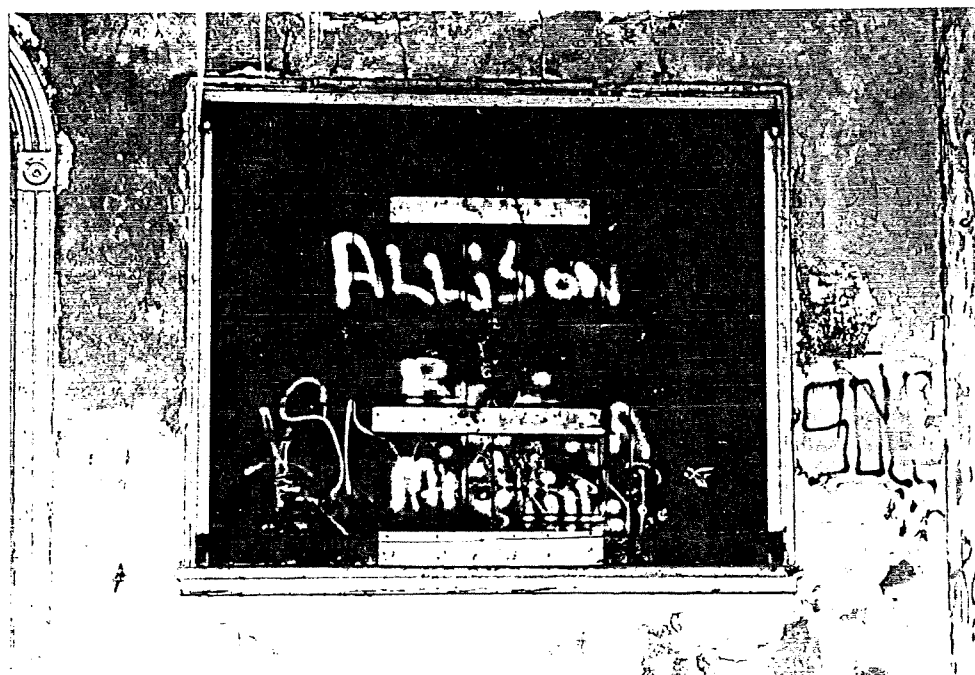
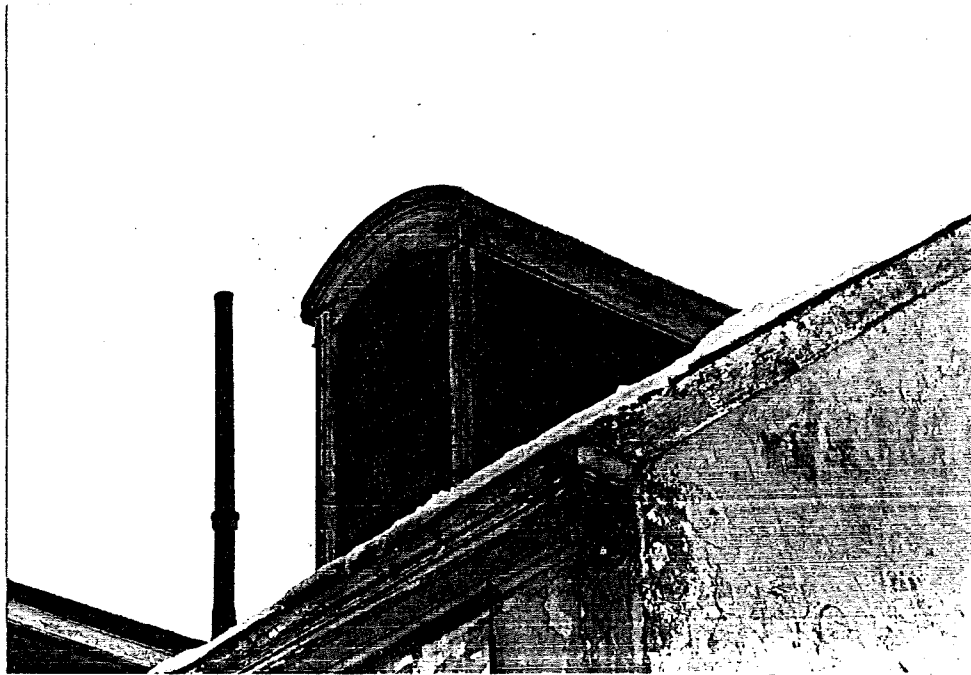
RECURRENT EXPENDITURES FOR ADMINISTRATION

Annual Administration Cost:

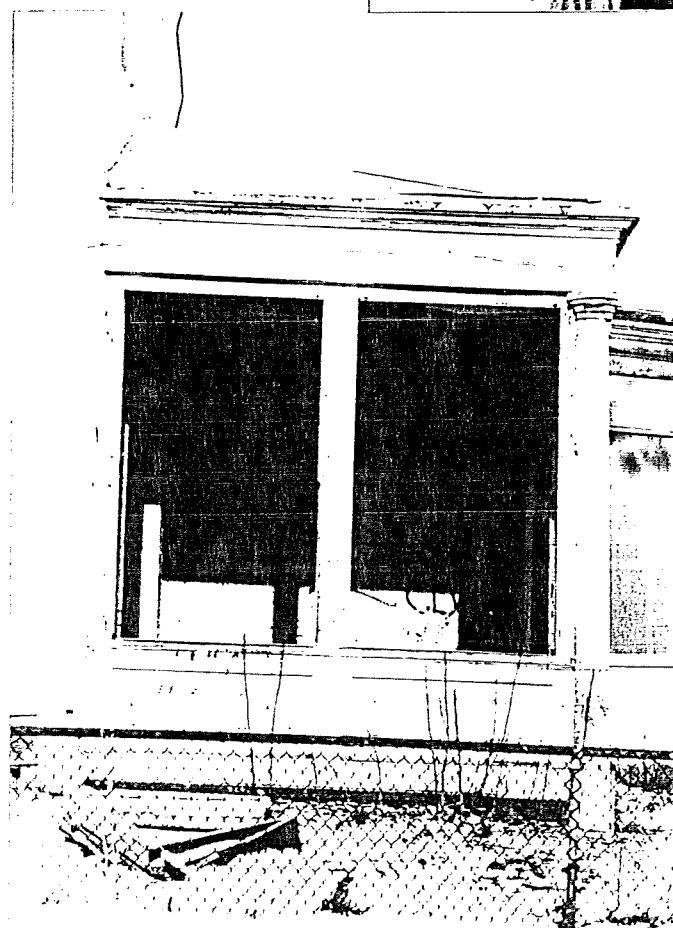
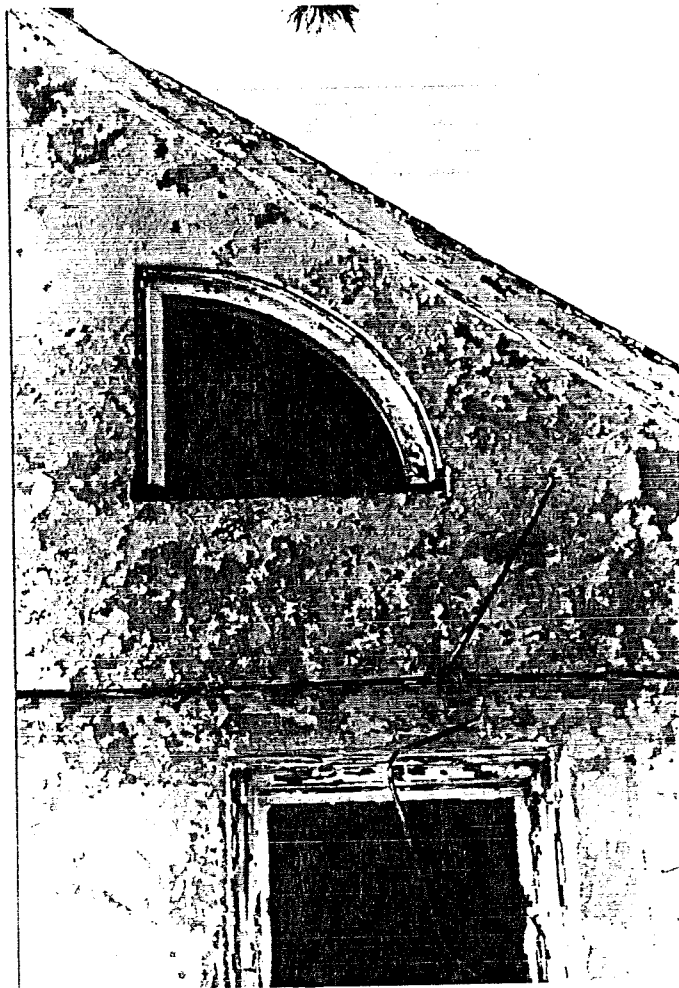
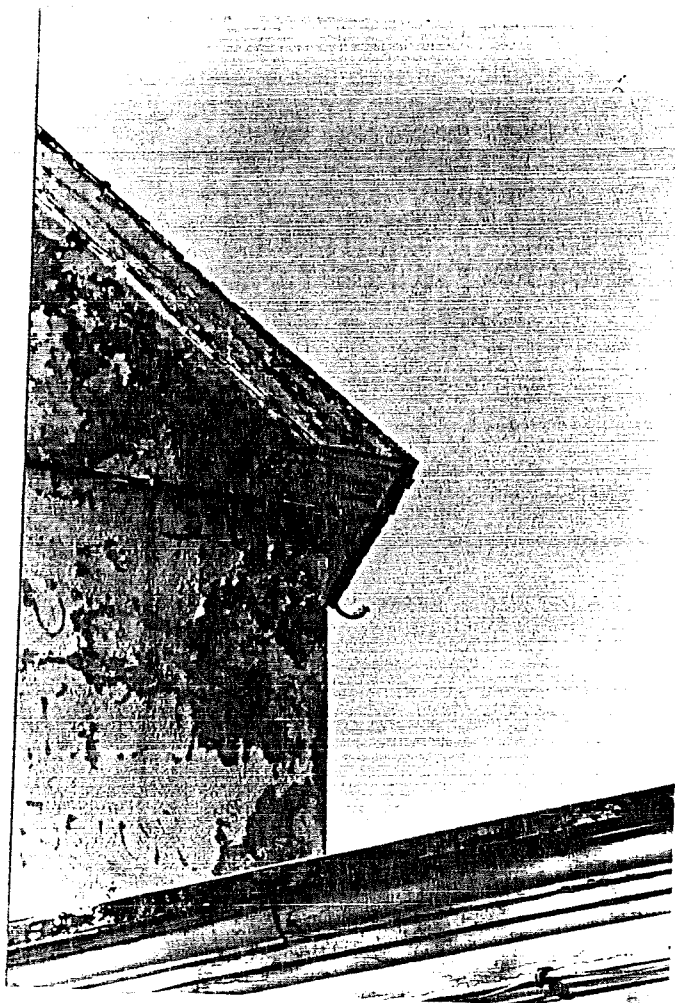
Salary	--Manager (full-time)	\$ 25,000.00
	--Assistant (part-time)	10,000.00
	--Caretaker (full-time)	10,000.00
On-going Maintenance		5,000.00
	
		\$ 50,000.00

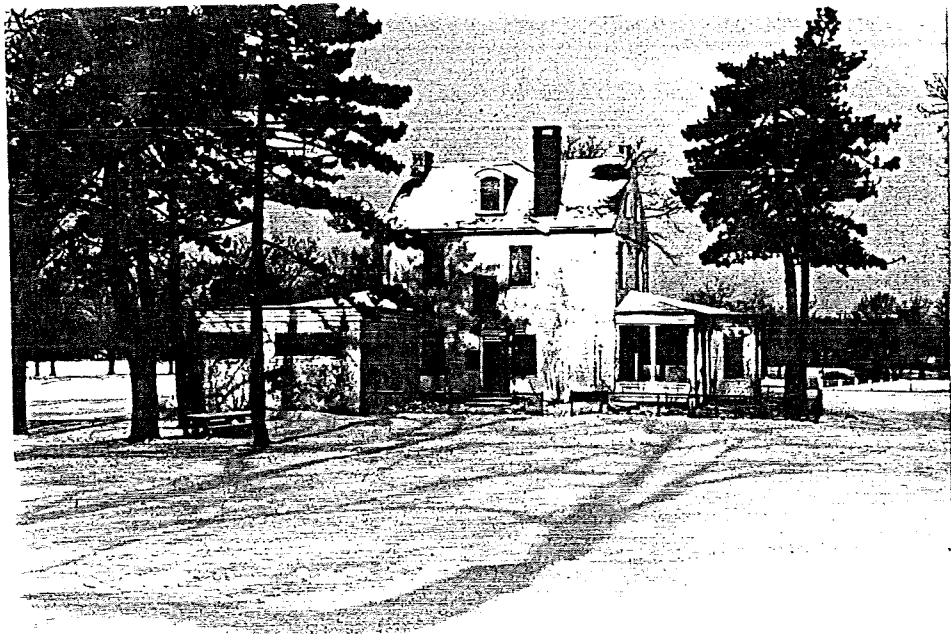


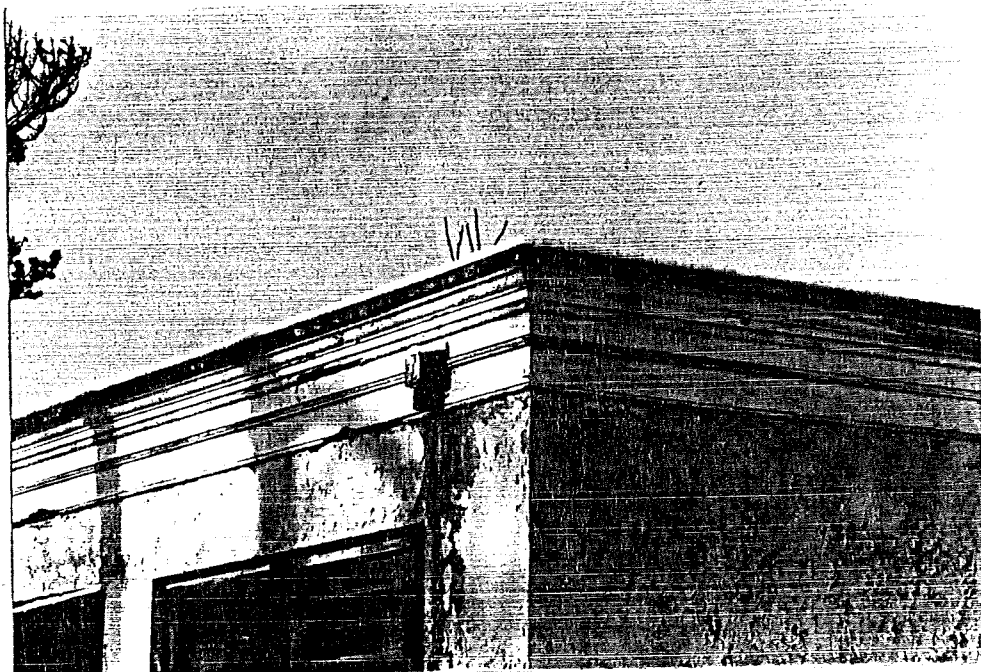


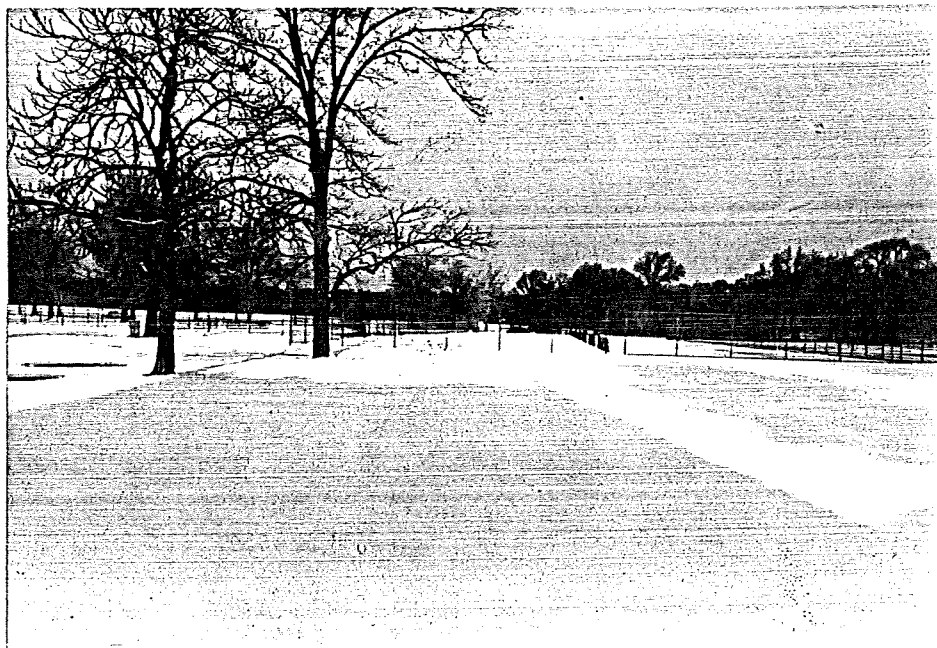


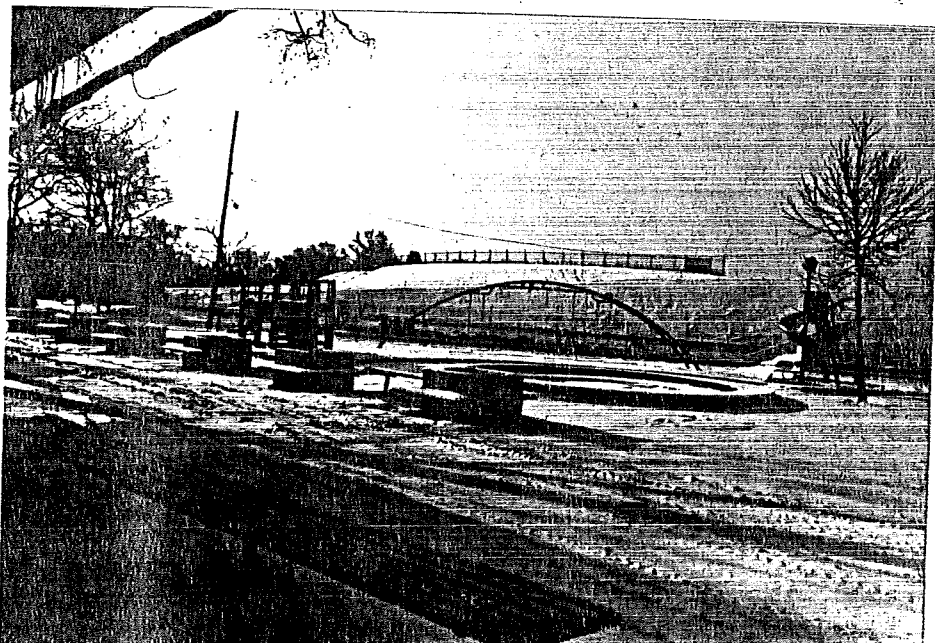
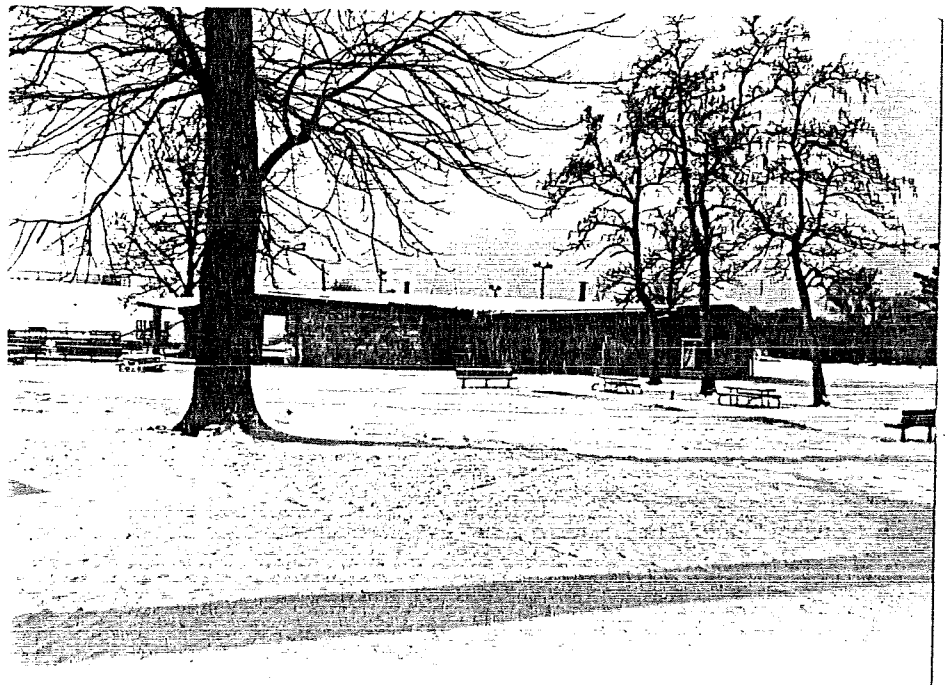






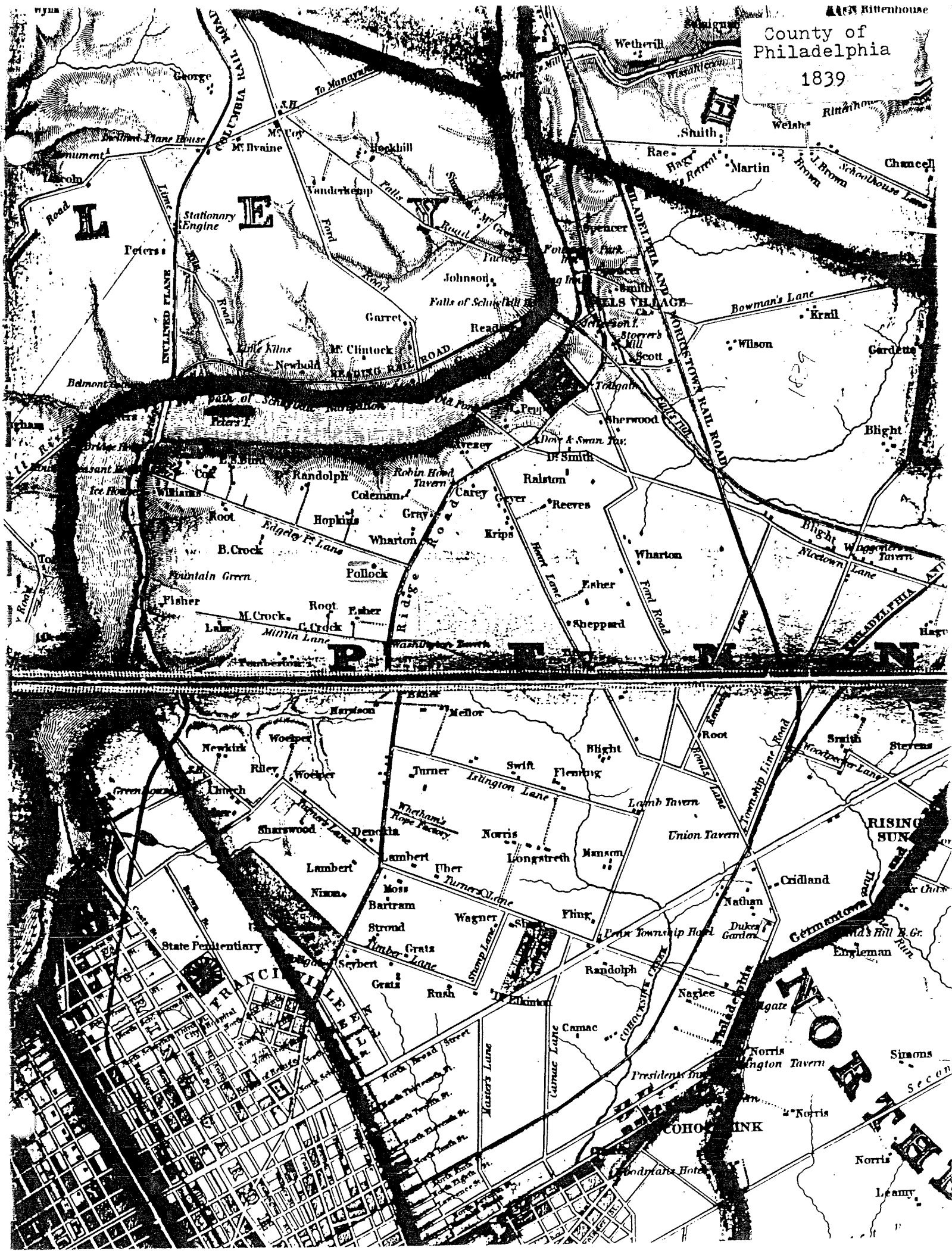


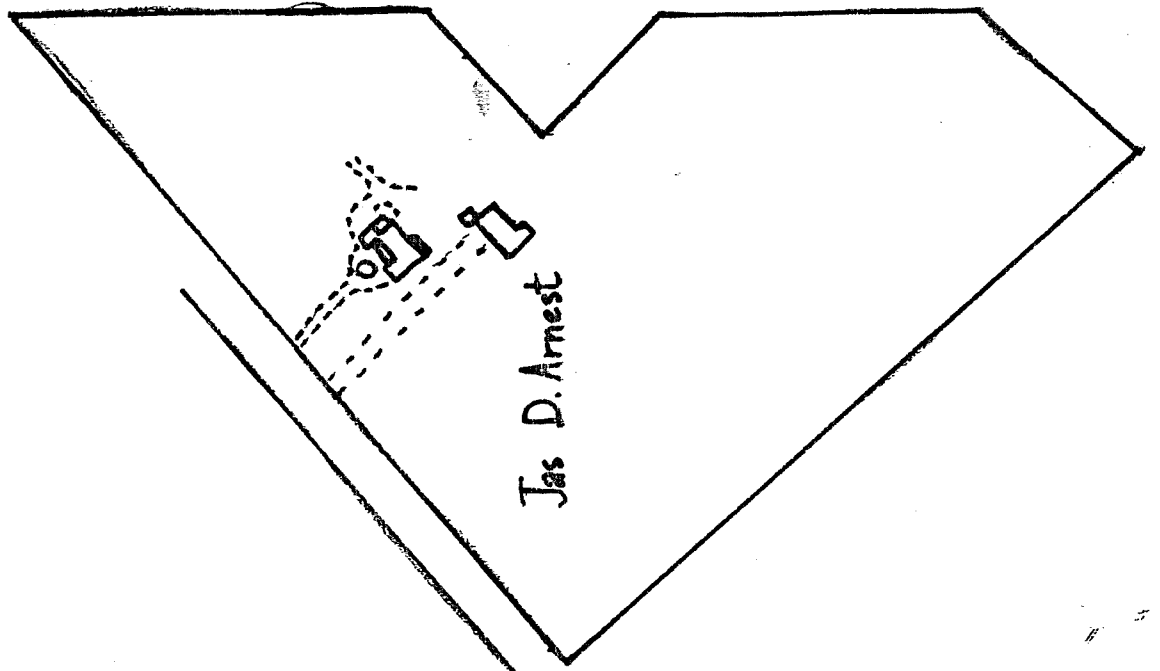




County of Philadelphia

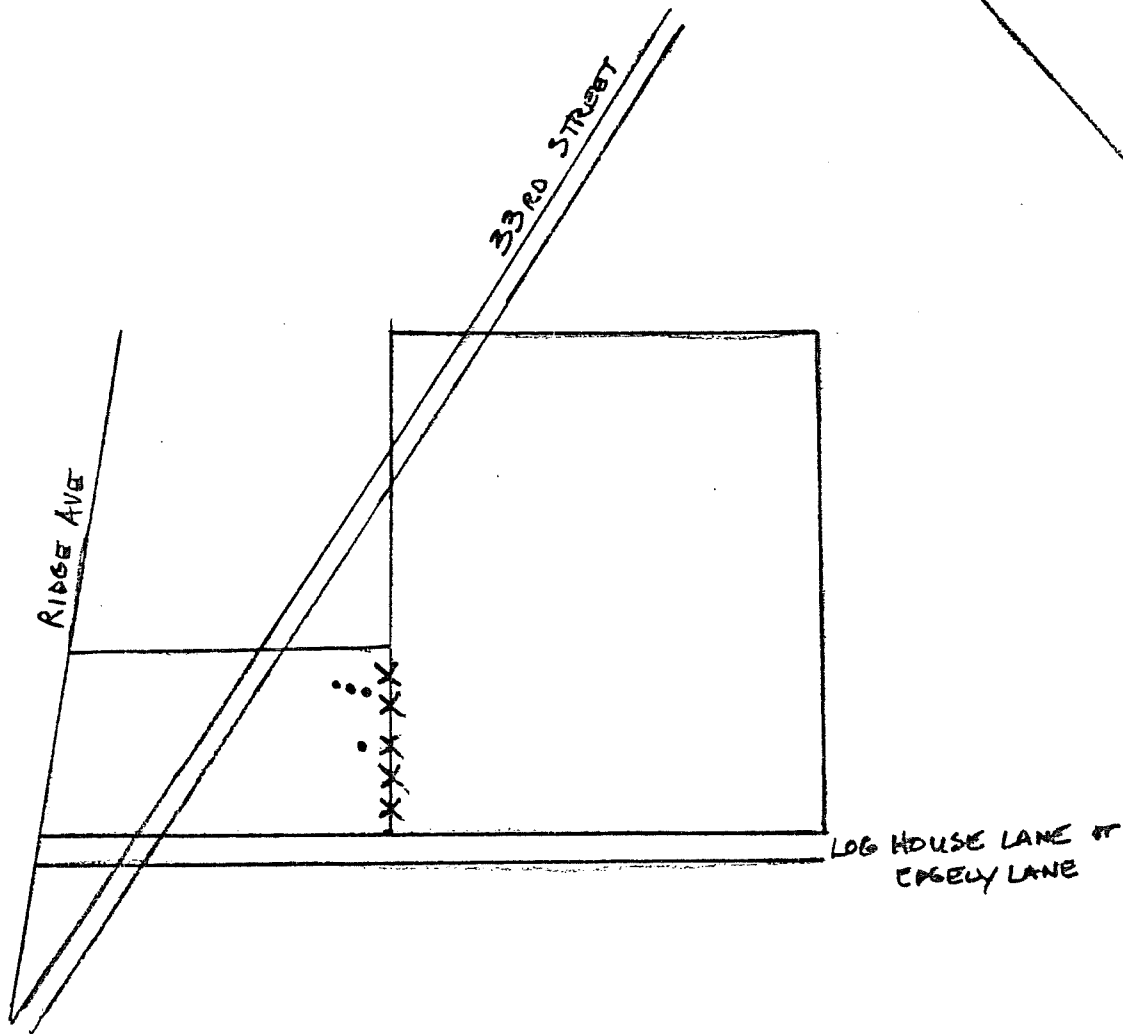
1839





Jas D. Arnest

Survey of
Arnest Tract
1868

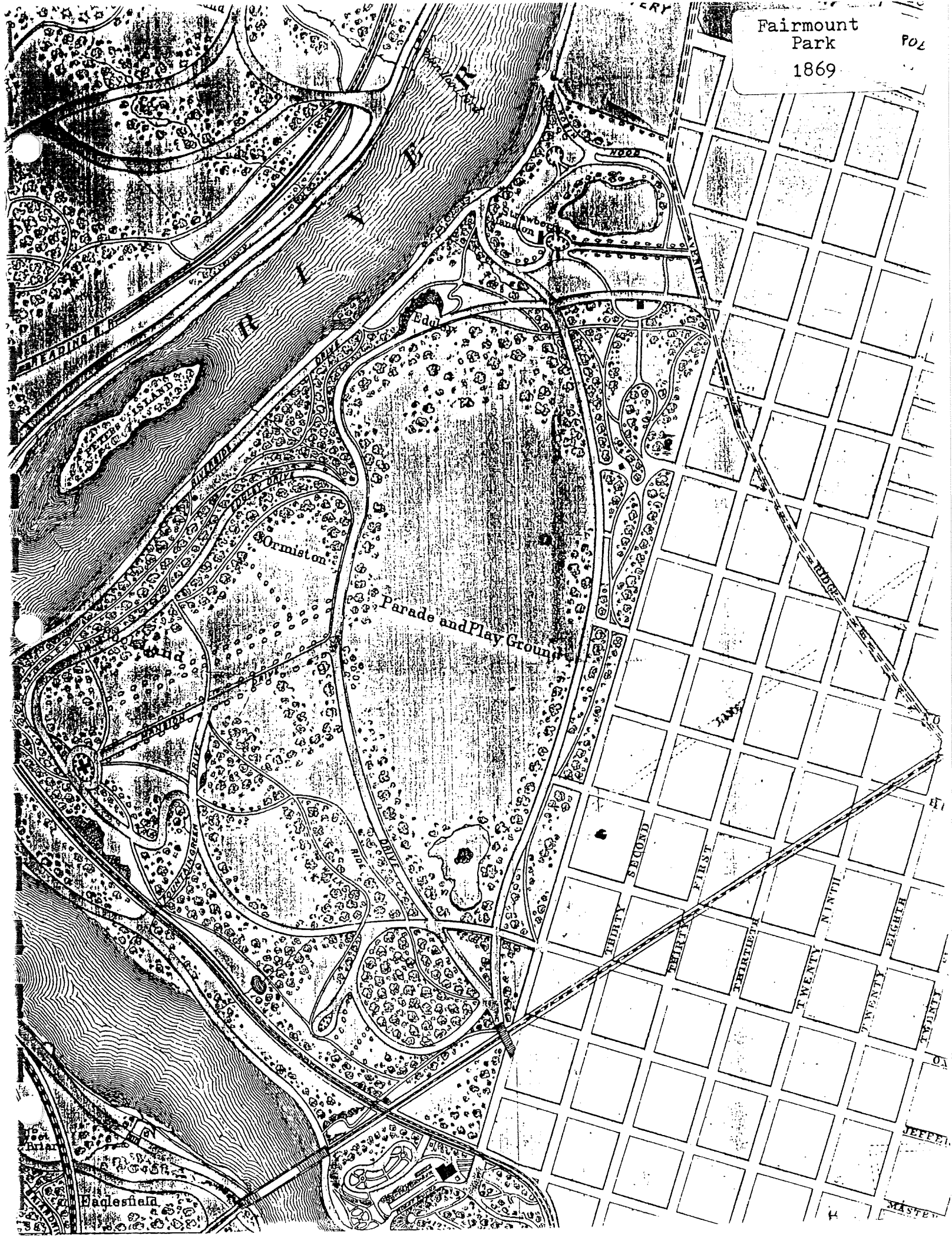


RIDGE AVE

33RD STREET

LOG HOUSE LANE or
EAGLEY LANE

POE



Fairmount
Park
1870

35

52

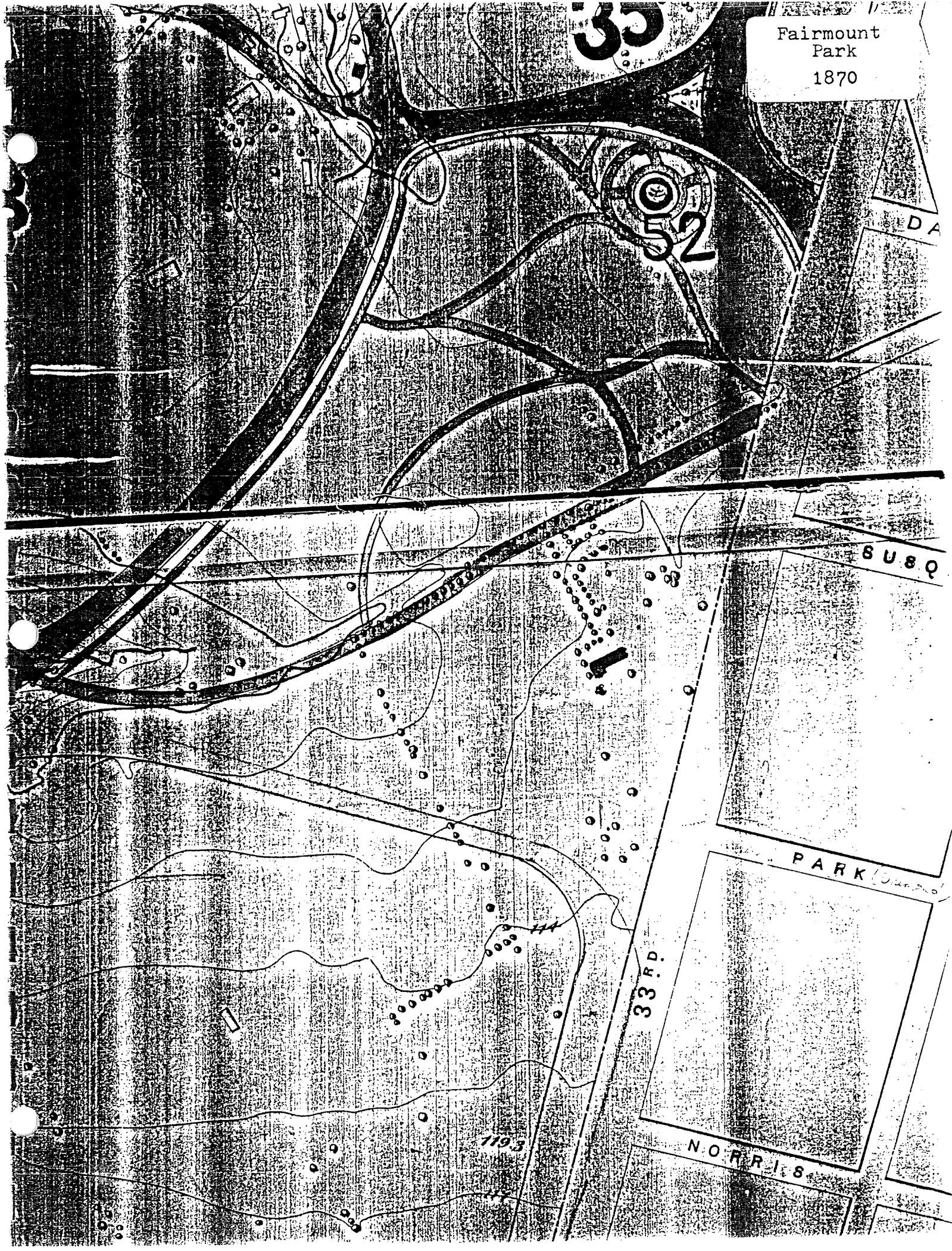
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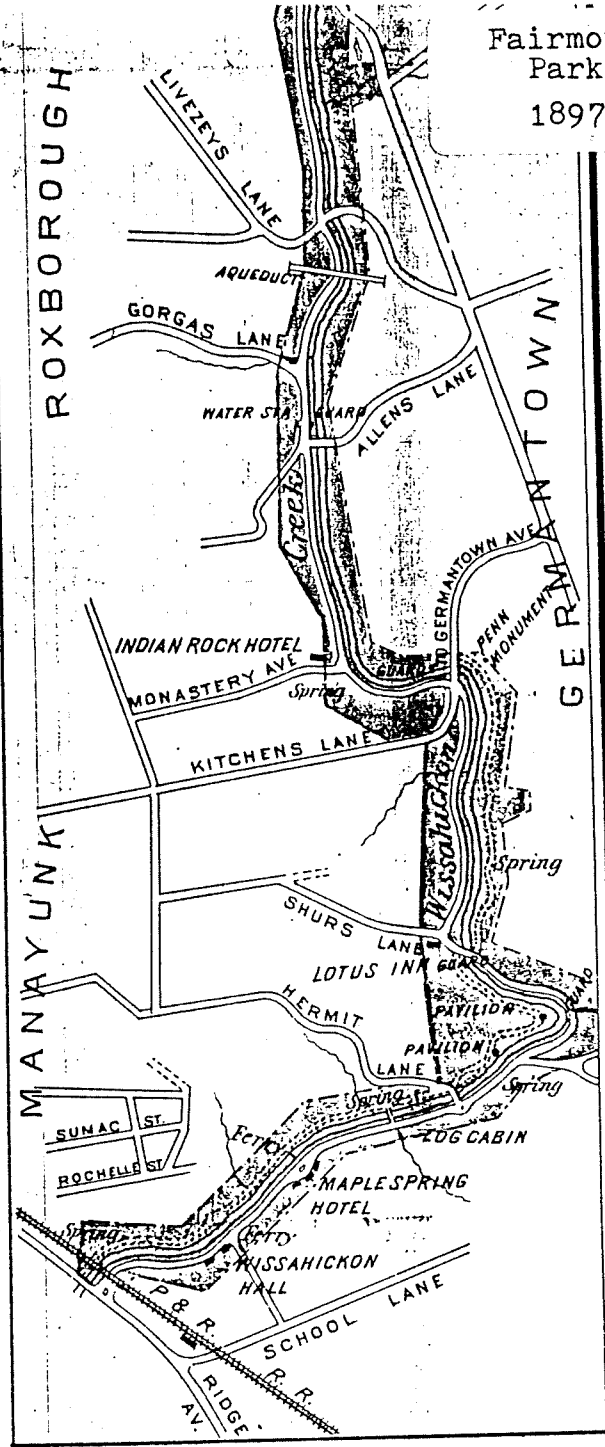
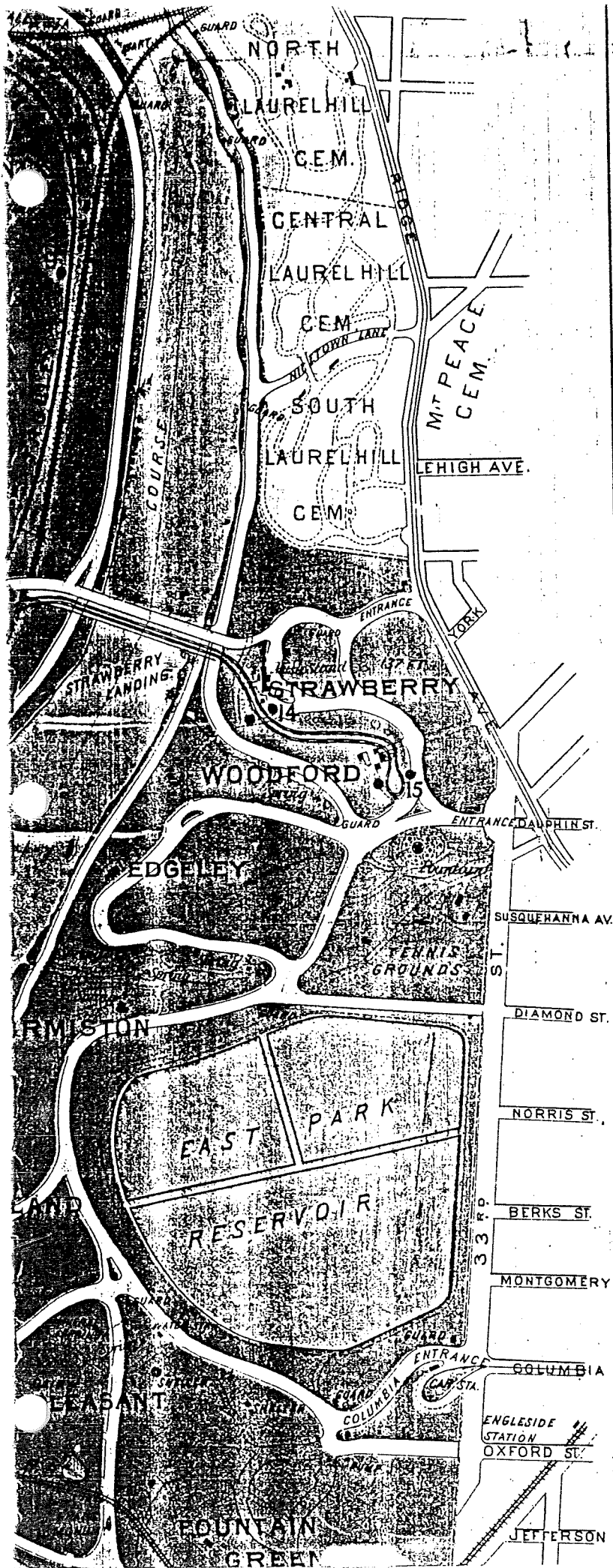
PARK

33 RD

NORRIS

1193



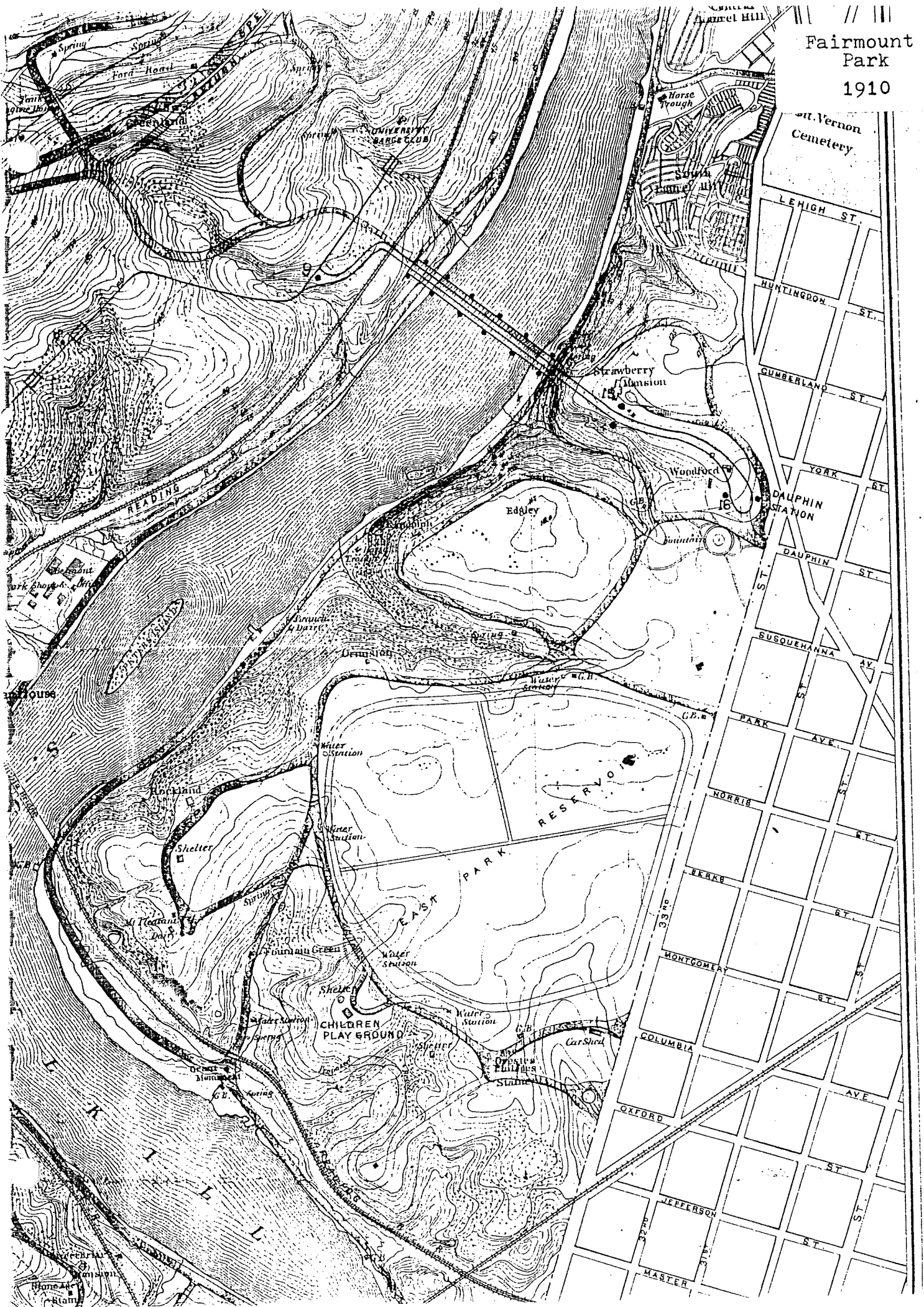


PARK STATISTICS.

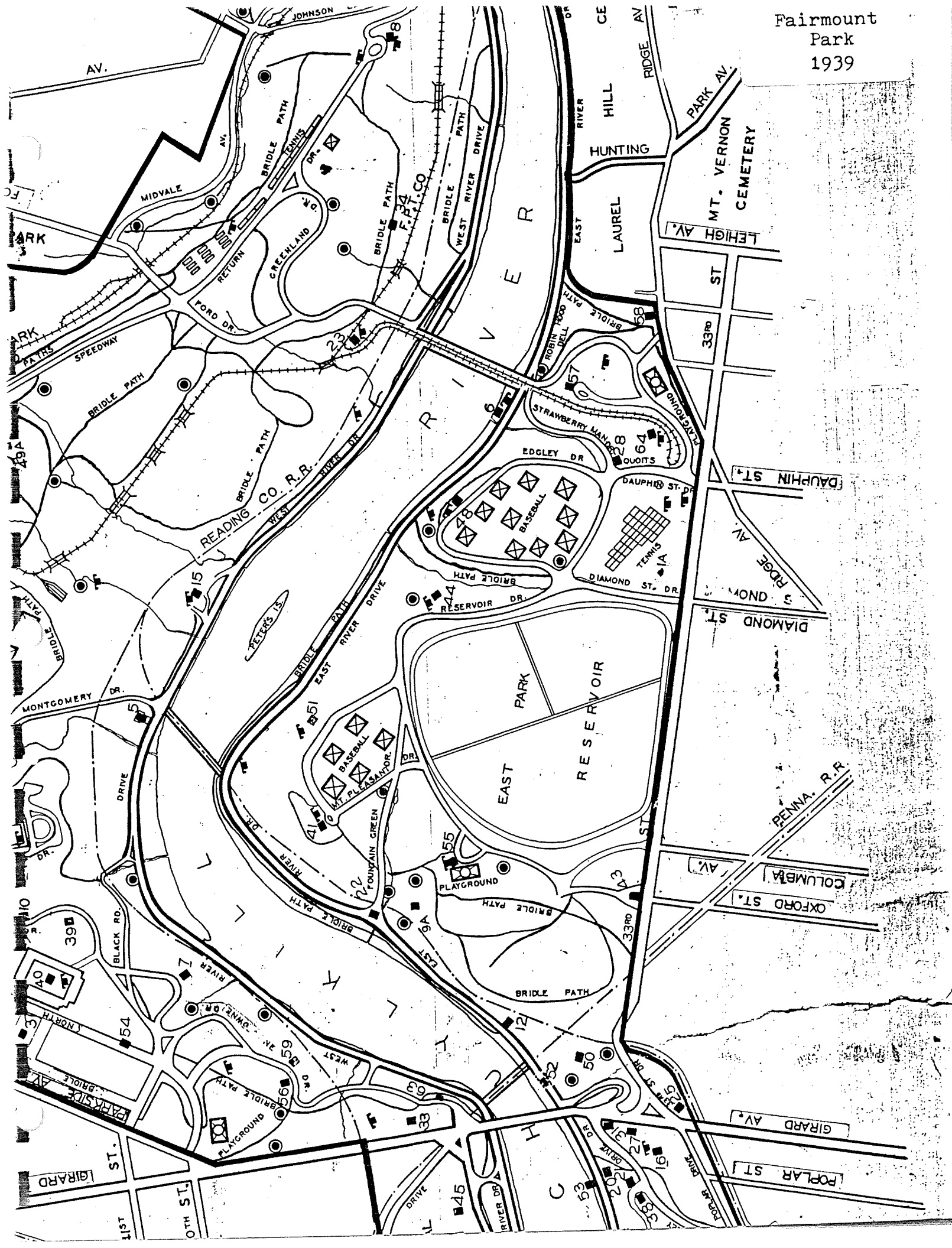
Area of Park, 3308 Acres.
Length of Drives, 42 Miles.
Boundary around Park, 80 Miles.
Drive from Green Street entrance to upper end of Wissahickon, 12 3-10 Miles.

In calculating distances on this map, allow five inches to the mile; except on the Wissahickon Drive, where two and one-half inches equal one mile.

Fairmount
Park
1910



Fairmount
Park
1939



ARNEST

Arnest is a two-story, three-bay house with additions. Peter Price built the central stone main block c. 1798-1808, and James D. Arnest, a merchant and later owner of the property, likely added the two brick octagonal bays c. 1865. The scale and plan of Arnest link it with a group of small houses that lined the Schuylkill River from the eighteenth century, including the Cliffs (c. 1753) and Ormiston (1798).

Peter Price purchased the lot from General Jonathan Williams, owner of Mount Pleasant at the time. Because the lot lacked river frontage, Price oriented his house to front onto Log House Lane (also called Williams and Edgeley Point Lane); Log House Lane ran from the River on a straight line from the north boundary of Mount Pleasant, past Rockland and Ormiston, and directly in front of the west facade of Arnest to Ridge Avenue, now 33rd Street. A survey of the property lines of Arnest may be found in the 1868 Fairmount Park survey map, located in the Historian's Office of the Fairmount Park Commission.

James D. Arnest made \$5,000 worth of improvements to the house in the 1860's before selling the house to the Fairmount Park Commission in 1868 for \$31,000. This relatively high price reflected the escalating value of real estate in the post-Civil War Strawberry Mansion neighborhood.

ARNEST

Name(s) of Building - Historic: unknown
- Current: Arnest

Address/Location: 33rd Street near Diamond Street, Philadelphia

Date(s) of Construction

Main Building: c. 1800

Additions: 2 brick bays, c. 1867; kitchen, postdates 1800 but before 1867;
garage, twentieth century.

Auxiliary Buildings: nineteenth century, no longer standing.

Ownership

Original Owner of Land: John Mifflin (1684)

Original Owner of Building: Peter Preiz or Price

Last Owner of Building: James D. Arnest

Date of Purchase by City of Philadelphia: 1868 and 1869, \$31,000 total

Significant Person(s) Associated with the Building:

Peter Preiz or Price - purchased lot with no house, 1798; likely built house,
c. 1800.

James D. Arnest - Philadelphia merchant. Purchased house, 1867; improved it
and sold it to City, 1868 and 1869.

Brief History of Building

Small country house built c. 1800 probably by Peter Preiz or Price. Land once
owned by General Jonathan Williams of Mount Pleasant. House and lot never had
River frontage; house is oriented to roads: Log House Lane (destroyed with
construction of adjacent reservoir) and 33rd Street (originally Ridge or
Wissahickon Road). Used as residence by Park until 1970's. Proposed
restoration in 1976 cancelled.

Brief Architectural Description of Building

Small, stone, two-story house with pitched roof. Three-bay design with center
hall, two main rooms per floor. Kitchen added, probably on site of porch,
before 1867; two octagonal bays added c. 1867. Interior has been altered but
features attractive remnants of original woodwork and paneling added c. 1867.

Current Use of Building

Vacant.

Current Condition of Building

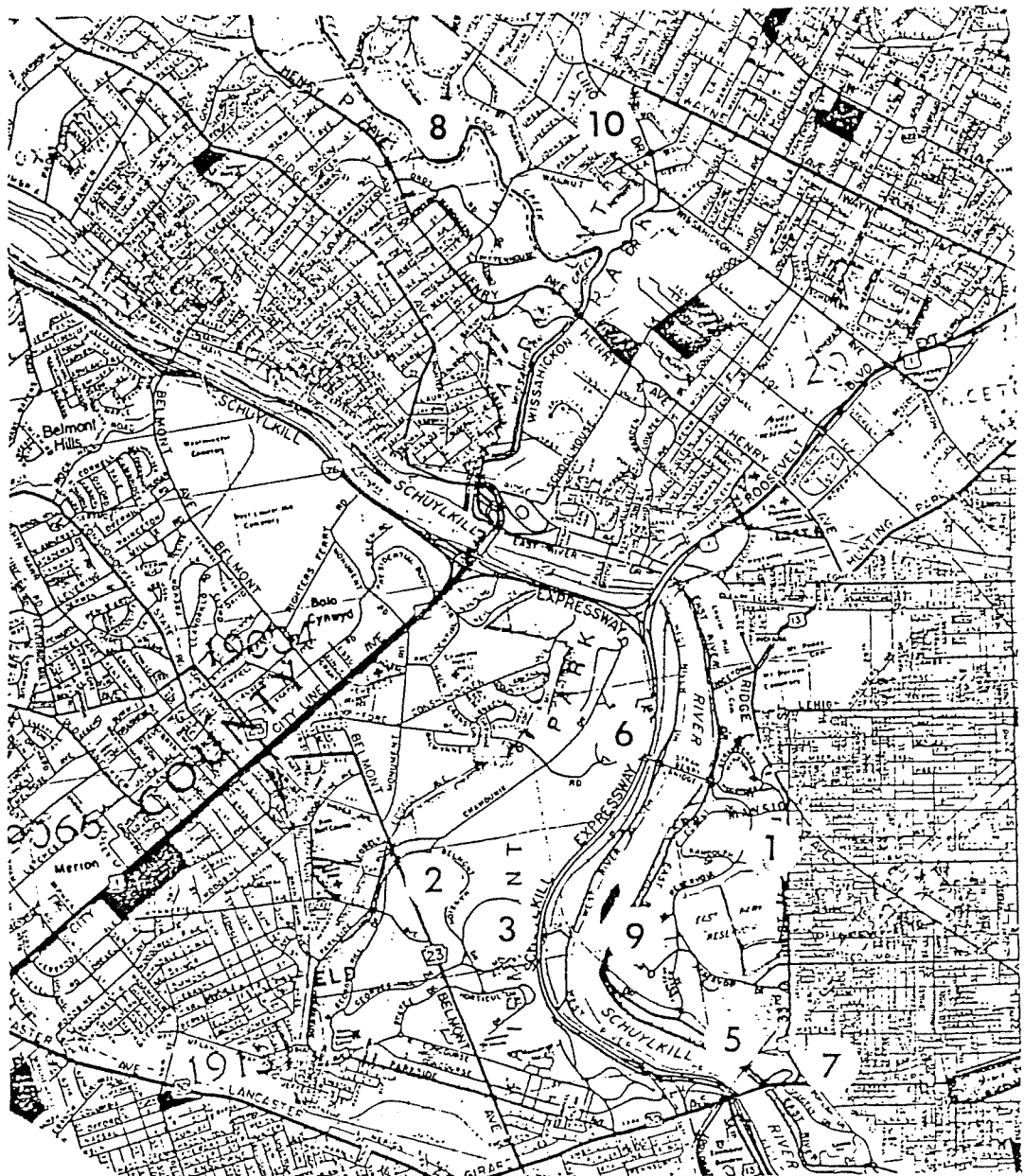
Poor and deteriorating.

Repositories with Primary Source Reference Materials

Historian's Office, Fairmount Park Commission: file on history and proposed
restoration, 1976 (work was cancelled); extensive photographs of interior,
1974, prior to deterioration.

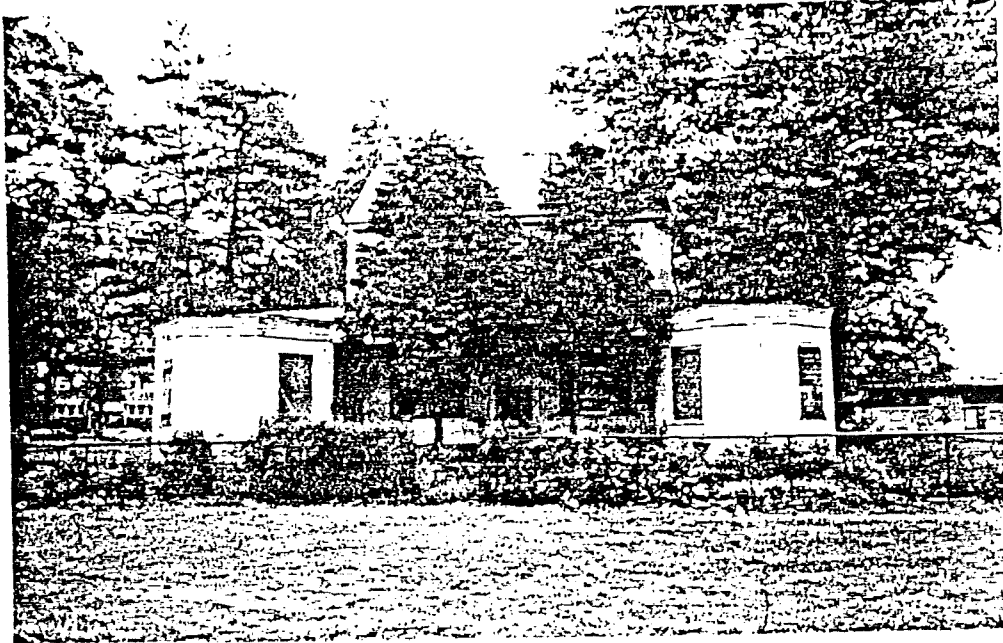
Historical Society of Pennsylvania: City Directory information on James D.
Arnest.

Philadelphia Historical Commission: Arnest file and photographs.



- 1 Arnest
- 2 Belmont Mansion
- 3 Belmont Petroleum Refinery
- 4 Blue Bell Tavern
- 5 The Cliffs
- 6 Greenland
- 7 Hatfield
- 8 The Monastery
- 9 Rockland
- 10 Thomas Mansion, "Clifford Park"

ARNEST



✓ 1. West facade.

The west facade of Arnest faced Log House Lane and provided the primary entrance to the house. A survey made in 1868 shows that a drive led from the road and featured a turnaround between the two octagonal bays. The central part of the house dates to c. 1798-1808 and is of stone, while the octagonal bays were added c. 1865 and are brick. Neg. 18-18.



2. North facade.

The octagonal bay and the porch are later nineteenth century additions to the original house. The bays, this on the north and its mate to the south, may date to c. 1865 based on documentary evidence that James Arnest spent \$5,000 in improvements on the house just prior to its sale to the Fairmount Park Commission in 1868. The bays appear on a field note sketch prepared c. 1868; see Appendix. Neg. 19-17.



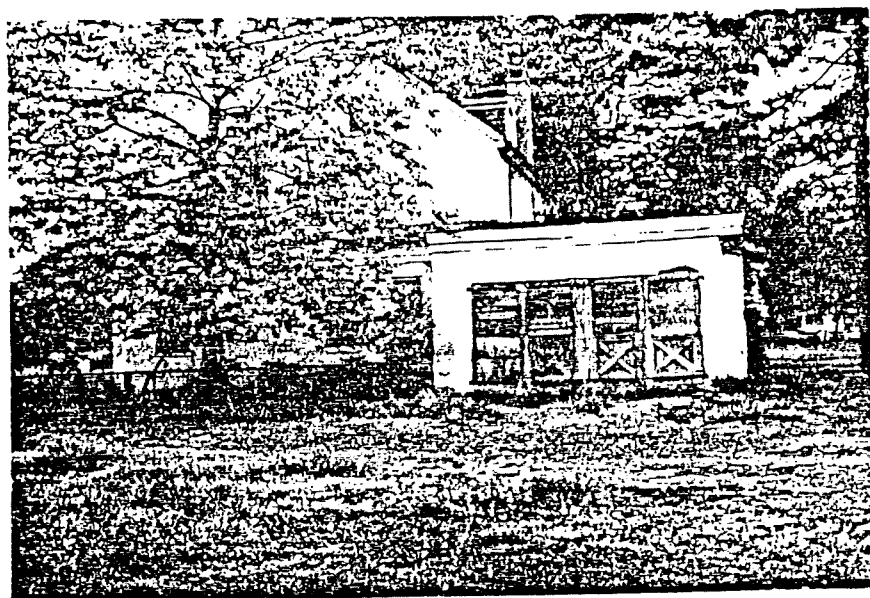
3. East facade.

The east facade is more informal than the west because of its asymmetrical arrangement of windows. Their placement reflects the interior arrangement of rooms as well as several alterations. The east door aligns with that on the west facade, creating a cross-ventilated center hall. The window just above the door lights the staircase. The window to its right on the second floor was punched into the wall some time after 1868 as it does not appear on the field sketch. The chimneystack to its right, probably original, has an unusual location on the slope side of the roof. The second chimneystack, on the south side of the house, has the more usual placement in the gable end of the house. Neg. 19-16.



4. Dormer window, east facade.

The elliptically arched window with its restrained neoclassical molding is in a style popular with Philadelphia carpenters from 1790 to 1840. Neg. 19-15.



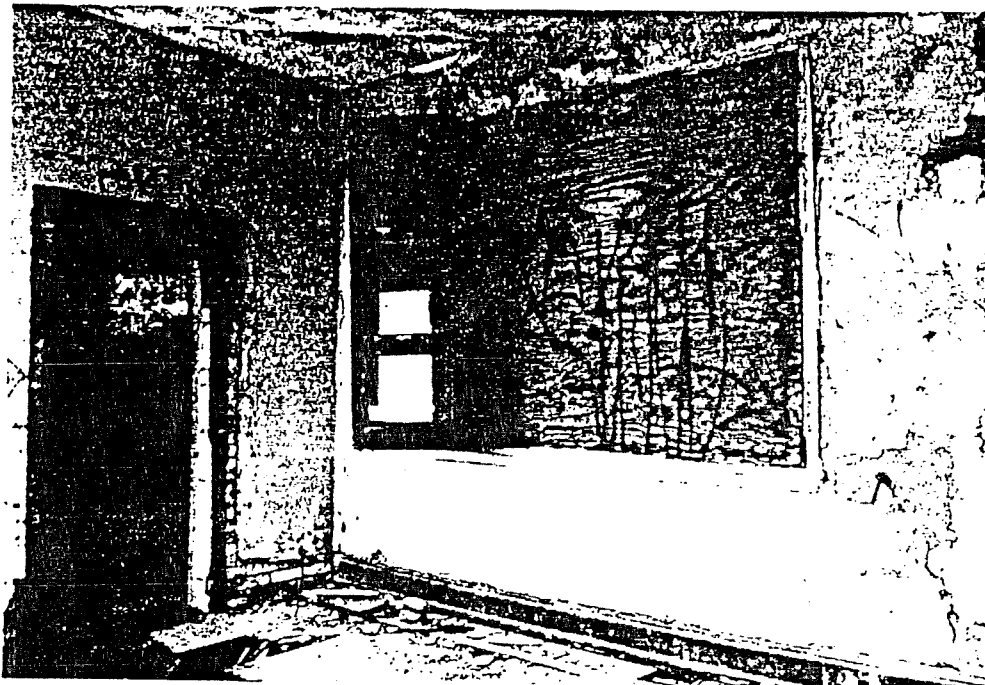
✓ 5. South facade.

The octagonal bay and immediately adjacent kitchen wing are additions to the original house made by 1868 when they appear in the field sketch. The brick garage dates to the twentieth century. Neg. 19-19.

/ 6. Front door frame, west facade.

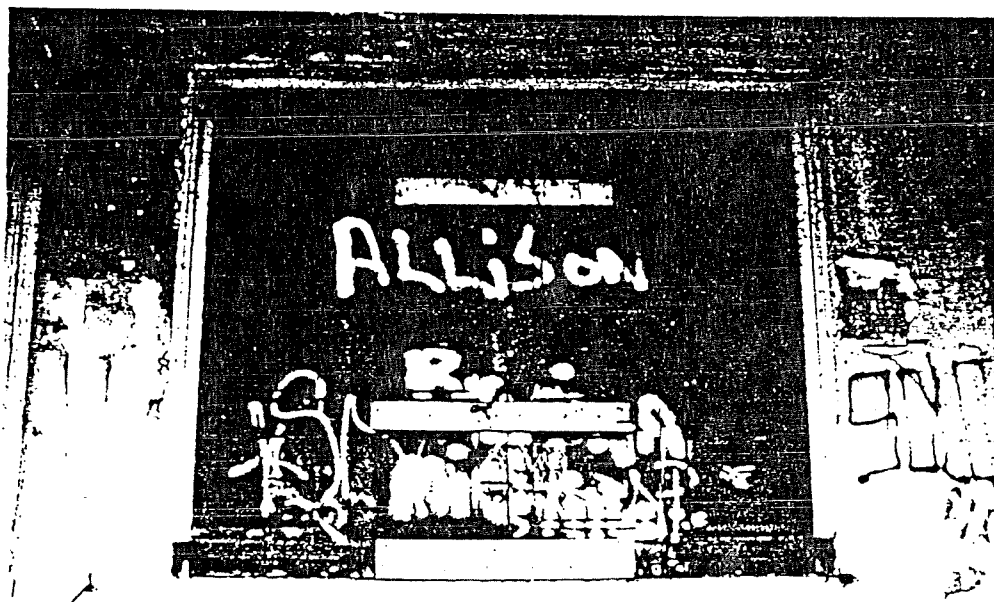
The door frame, with its distinctive moldings, rosettes and semi-circular fanlight, is probably original to the house. The neoclassical design of the door frame would have been highly fashionable when Arnest was constructed and would have created an elegant front entrance off Log House Lane. The basic style of the moldings and rosettes was used on many of the interior door frames and window frames. Some of these moldings, notably on the interiors of the front door and large dining room windows, appear to have the same profile as those on the exterior door frame; they are, therefore, likely to have been applied at the same time. Others, notably the door frames to the octagonal bays, are similar but not identical. This evidence suggests that during various alterations of Arnest, carpenters continued to use the same style of molding that was nonetheless the product of a different molding plane or mill. Such evidence, combined with paint and structural analyses, will help untangle the complex architectural development of the house. Neg. 21-12.





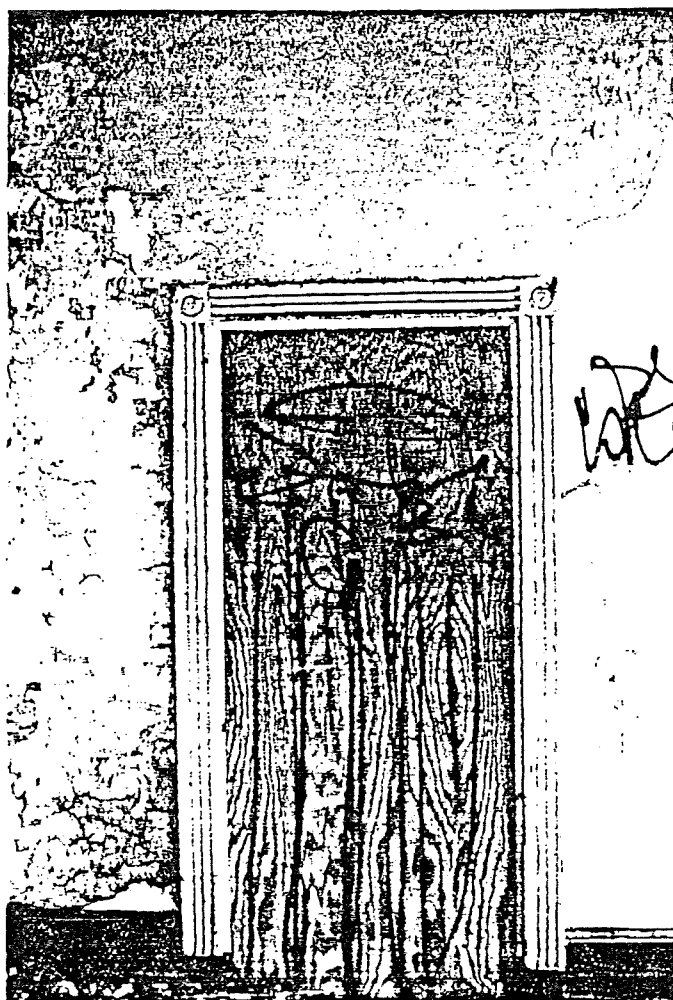
7. East facade, north window and door to octagonal bay.

The brick construction of the bay addition is visible where the wood door frame has been removed. The door to this entrance has fallen inside the bay. The oversize window is probably original and features unusual double-hinged shutters. Neg. 2-0.



8. East facade, south window.

The pair of double-hinged shutters, probably original to the house, survives on this oversize window. Neg. 2-1.



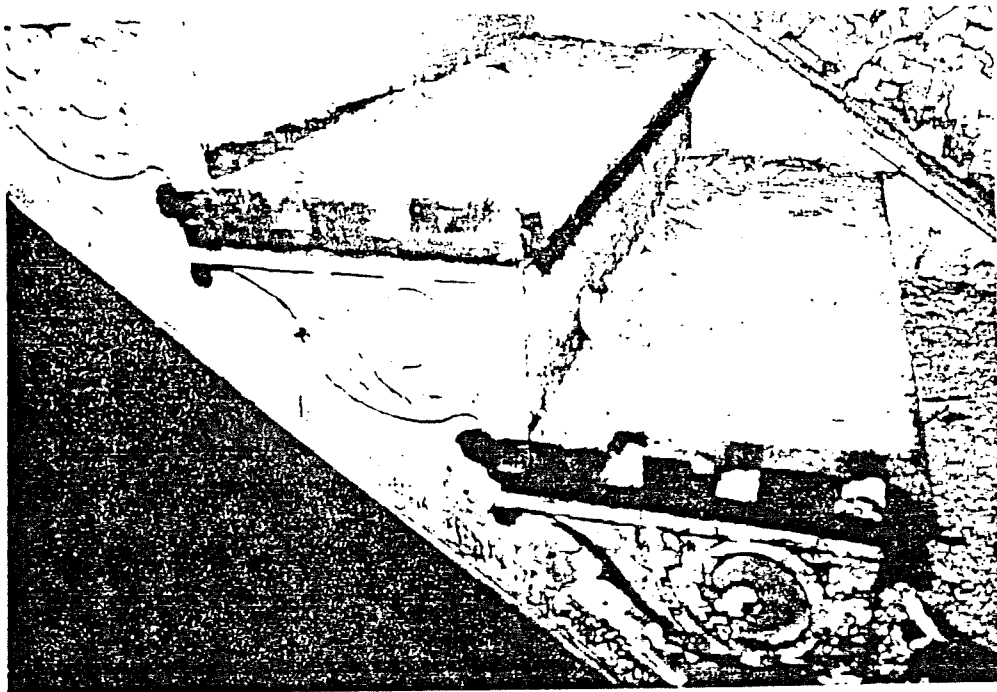
✓ 9. Door, south octagonal wing.

The molding for the entrance to this addition is intact and is a rather careful copy of that on the original front door. The molding profiles are not identical, however, revealing that they were fabricated at different dates. Neg. 2-2.



10. First floor, hall, looking east.

Arnest has a central hall that is slightly south of the true center of the house. This placement creates a larger room to the north, the parlor, and a narrower room to the south, the dining room. The paneling under the stairs is in a style more often associated with the Colonial Revival of the late nineteenth century than with the early nineteenth century. Paint and structural analyses are needed to determine whether it is original to the house and, therefore, highly unusual, or whether the paneling is an attractive addition. The banisters and stair rail are missing, but their appearances are documented in the series of photographs taken in 1979 by John C. McIlhenny of the Fairmount Park Commission staff; see Appendix for representative examples. (The series of photographs is on file in the Historian's Office, Fairmount Park Commission.) The hand rail along the wall is original and somewhat crude in its execution, evidence that the carpenter for the house had his share of limitations. The door to the cellar is beneath the stairs, and the east door to the exterior is adjacent to them. Neg. 2-4.

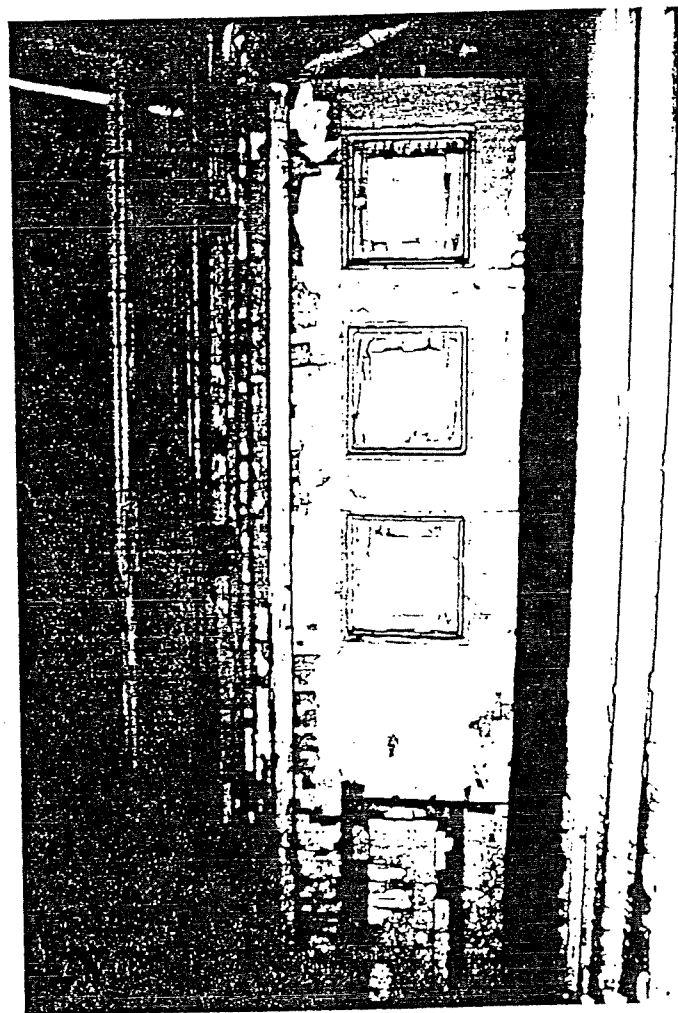


11. First floor stairs, carved bracket on riser.

The stair risers display some of the nice woodwork that characterizes Arnest. The carved scroll terminates in a three-petaled flower, and the frame of the staircase is edged with a neatly carved band of molding with diagonal ribbing. Most of the carved brackets and banding survive through to the third floor. Neg. 2-12.

✓ 12. First floor, door to basement and paneled frame of east exterior door.

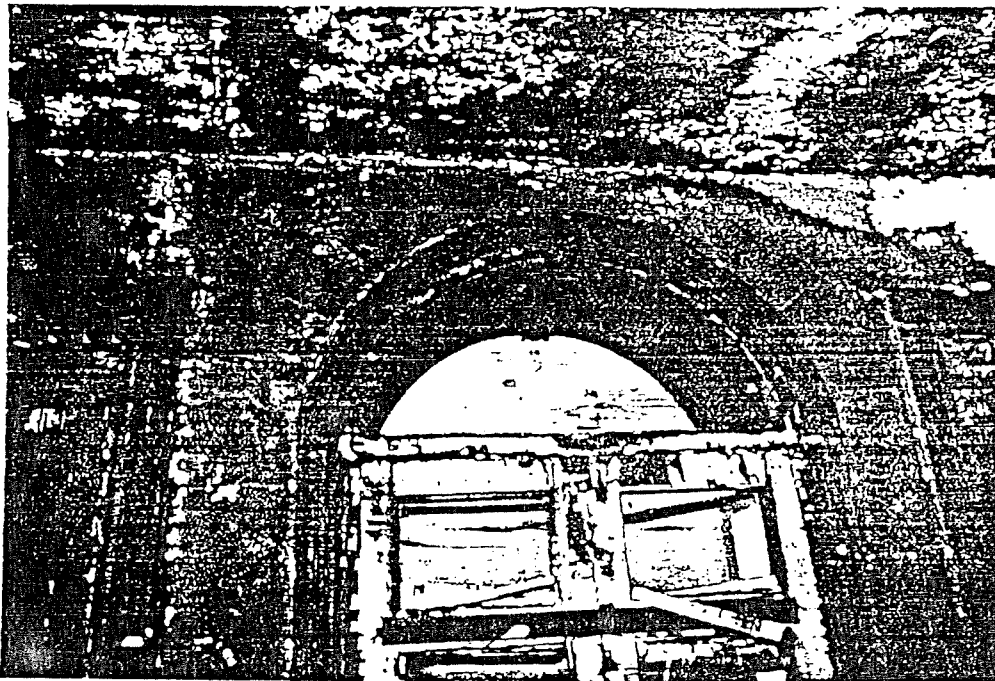
The relatively flat profiles of the paneling of the door and frame suggest that they are later nineteenth century additions or replacements. These details form part of the evidence that there has been substantial replacement and addition of woodwork in Arnest dating from the mid-nineteenth century through perhaps the twentieth. Neg. 2-3.





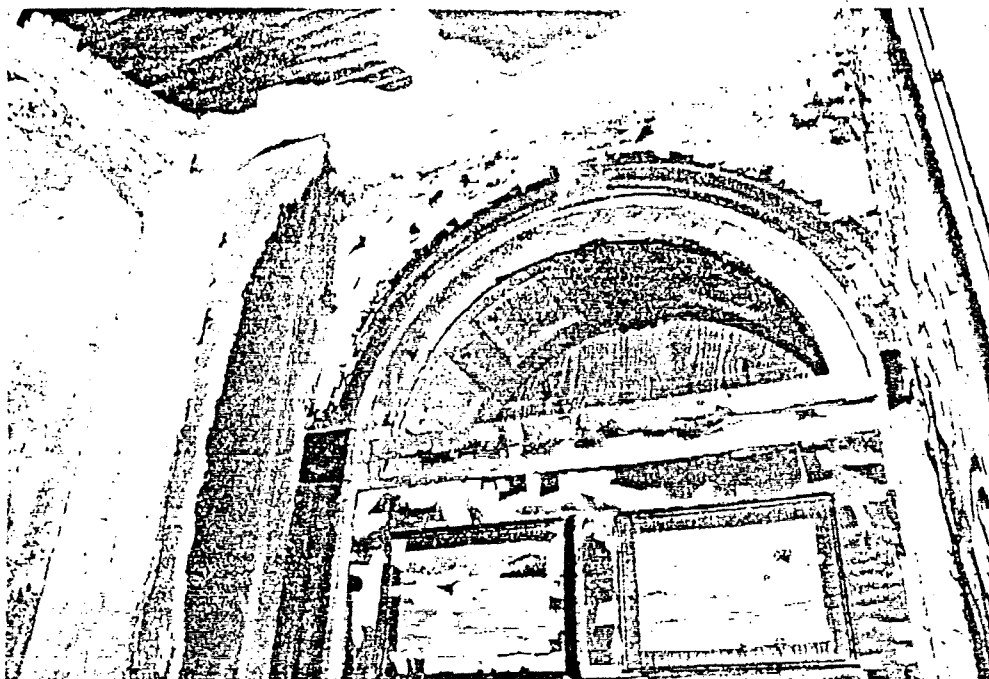
✓ 13. First floor, north parlor, north and east walls.

Two recessed windows with distinctive wainscot paneling flank the remains of a double door with fanlight. The paneling within the door frame and fanlight match that of the west door, indicating that they are of the same period and, therefore, original to the house; see Photographs 14 and 15. The molding surrounding the two doors, however, is similar though not identical. Paint and structural analyses are required to determine whether the parlor moldings are original or additions. The double door is likely to have originally opened to a piazza, perhaps similar to that at Lemon Hill. Neg. 2-5.



✓ 14. First floor, north parlor, paneled fanlight.

Note particularly the contoured ribbed molding at the center. It is identical to that on the fanlight of the front door, Photograph 15. Neg. 21-15.



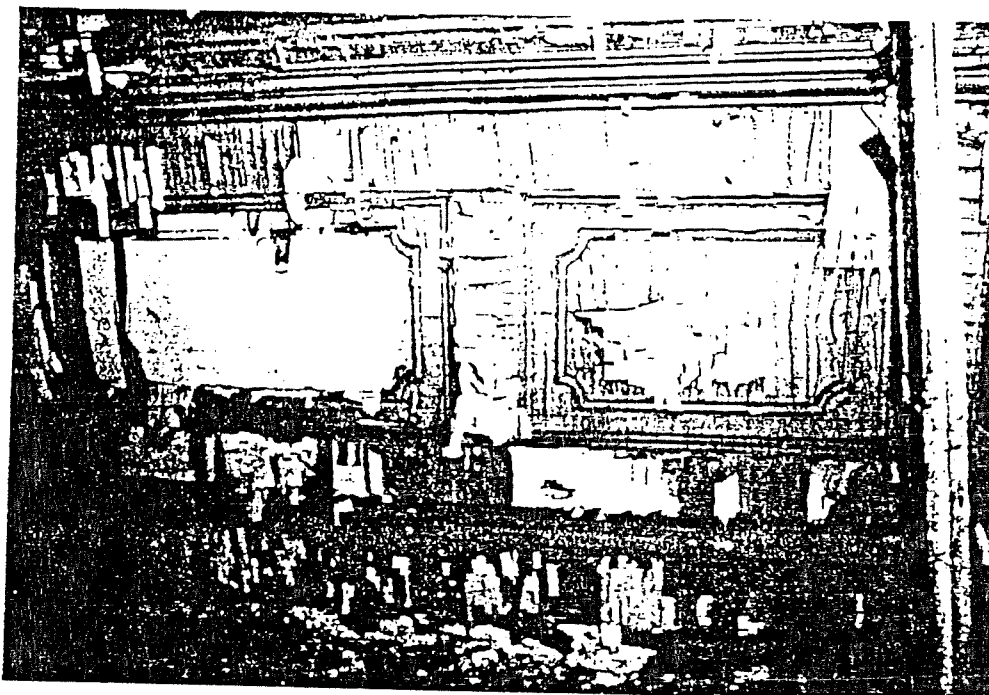
15. First floor, paneled fanlight, west door.

The contoured molding used at the center of the fanlight is carried through to the molding surrounding the door frame. This contrasts with the flat, grooved molding surrounding the parlor door frame. Neg. 21-13.

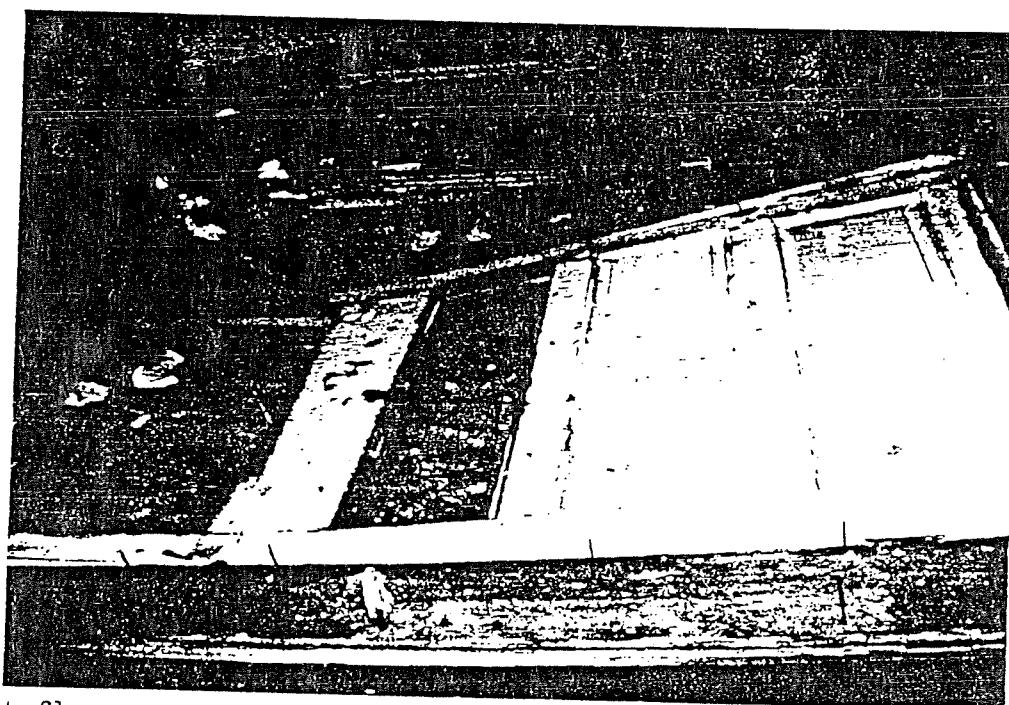
16. First floor, parlor window, west wall.

This three-part window flanked by two narrow sash is a variation of a Venetian or Palladian window. A matching window is on the west wall of the dining room, and a similar window is found on the second floor, south facade, of Rockland. The flat, grooved molding surrounding the windows is like that of the parlor door frame. It is distinct from the contoured molding used on both the west hall door and the window moldings of the west dining room window; see Photograph 20. Neg. 2-6.





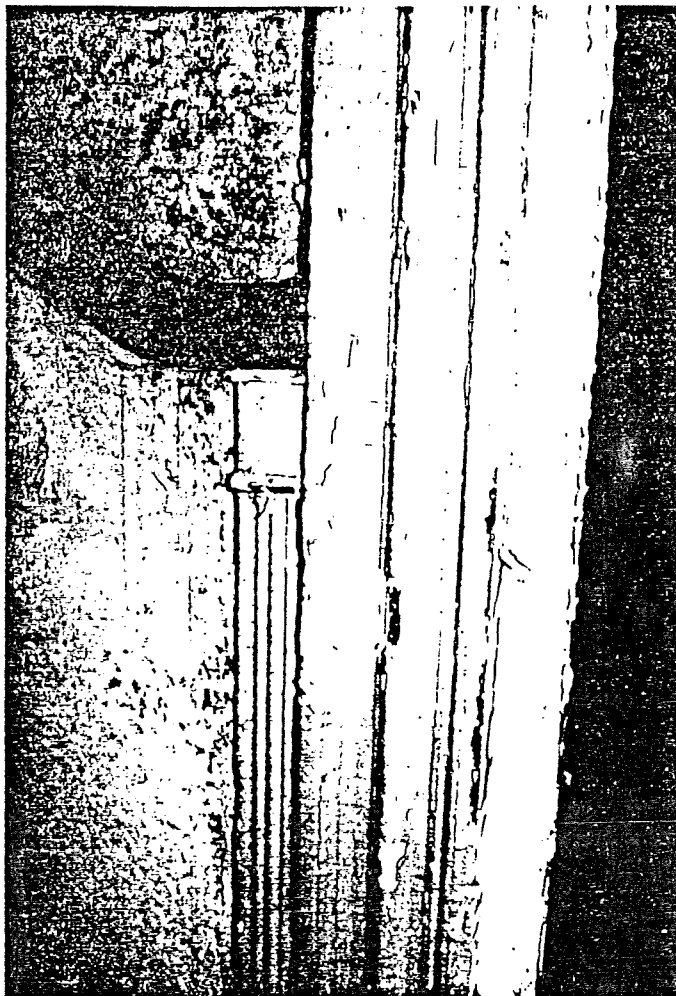
- ✓ 17. First floor, parlor, west wall, wainscot paneling.
 Paint and structural analyses are required to determine whether this flat paneling with raised moldings is original to the house. If original, it is highly unusual and worthy of preservation, according to John M. Dickey, FAIA. It is more likely an addition linked with the different window and door moldings found in the parlor. Regardless, the wainscoting is particularly well executed and lends sophisticated refinement to the formal room of the house. Neg. 2-7.



- ✓ 18. First floor, exterior door to north octagonal room.
 The brick octagonal bays are additions to the main block of the house, probably dating to the 1860's. This door with its arrangement of small panels above large panels repeats a design used throughout the house. Neg. 2-8.

19. First floor staircase,
handrail.

The pilaster and handrail of the staircase are bluntly terminated by the molding surrounding the door leading from the hall to the dining room. The contoured door frame molding appears to be the same as that surrounding the front door and the west window of the dining room. It is unclear, therefore, whether this juncture represents a design flaw in the original house or is part of a change on the partition wall between the hall and dining room. Structural and paint analyses are required. Neg. 2-23.



20. First floor, center hall, southwest corner.

A clear break in the plaster cornice and a corresponding crack in the wall down to the corner of the door frame point to an alteration in the partition wall. Neg. 21-14.



21. First floor, dining room, west wall and window.

The three-part window is like that in the parlor except for the moldings and the plainer paneled wainscoting. The moldings match those of the front door, and the fielded panels are more typical of the style used in the eighteenth and early nineteenth century; therefore, the window treatment may be original to the house. Again, paint and structural analyses are required. The awkward crowding of the window frame and the partition wall provide further evidence that there has been some alteration of that wall. Neg. 2-9.



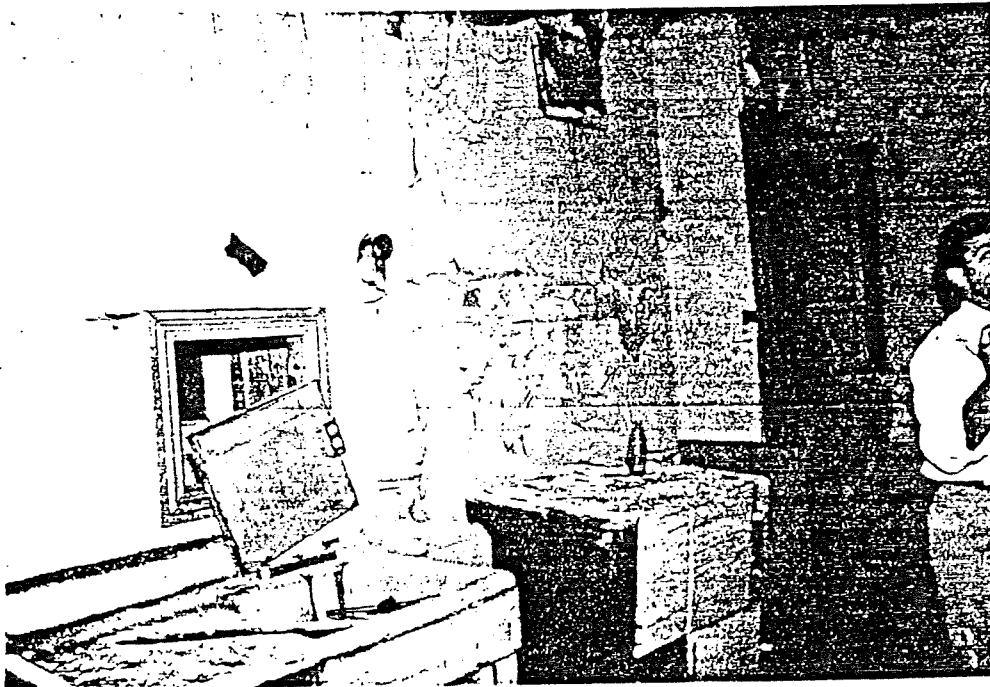
22. First floor, dining room, east wall and window.

The moldings and wainscot paneling are unlike those used on the west window the dining room, once again indicating an addition or alteration. Neg. 2-10.



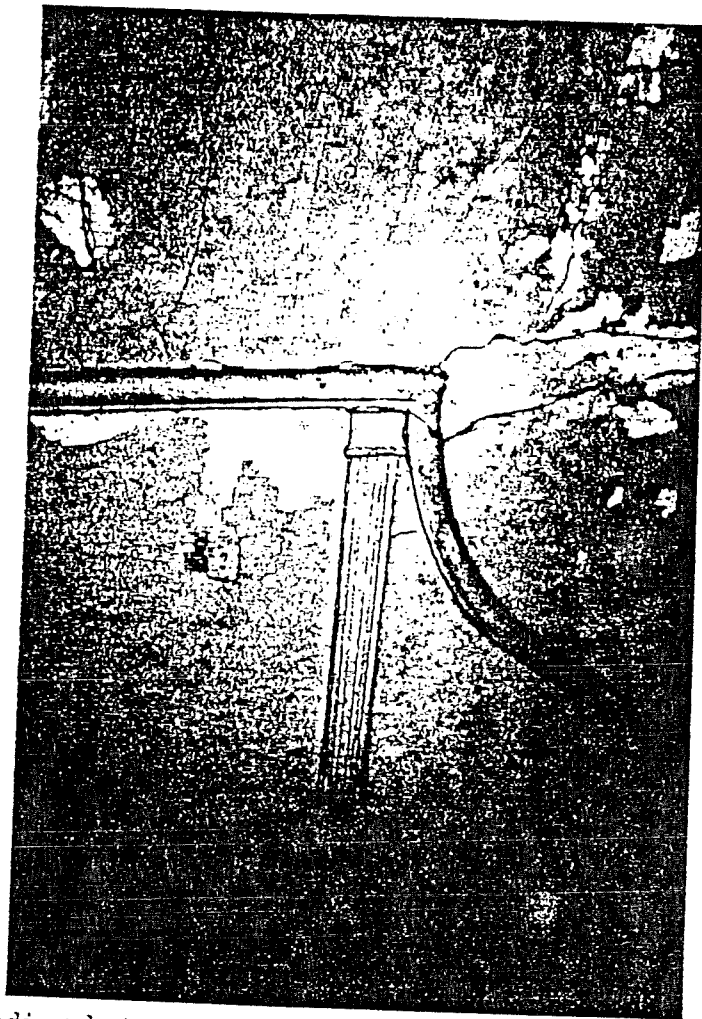
✓ 23. First floor, kitchen, south wall.

The kitchen wing to the south is a likely addition to the original house made before 1868 when it appears on the field survey. It is built of stone rather than brick used in the bays, suggesting different periods of construction. The built-in cupboards were a common feature in eighteenth and nineteenth century Philadelphia kitchens and pantries. Neg. 21-17.



24. First floor, kitchen, north wall.

The traces of a mantle on the fireplace wall indicate the location of the cooking fireplace. The opening would have been enclosed later in the nineteenth century with the installation of a cook stove. Neg. 21-25.



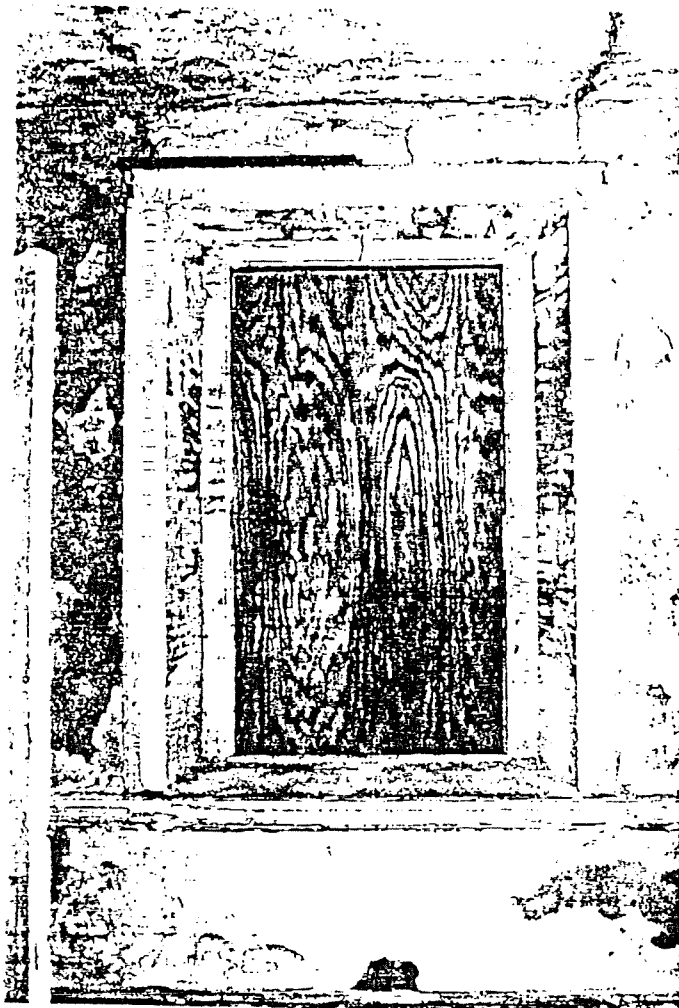
25. Staircase landing between first and second floors, handrail.
The tapered pilaster and handrail are sophisticated in concept but somewhat crude in execution. The awkwardness exhibited here may help to explain the blunt truncation of the pilaster at the foot of the stairs, if that is an original feature; see Photograph 19. Neg. 2-11.



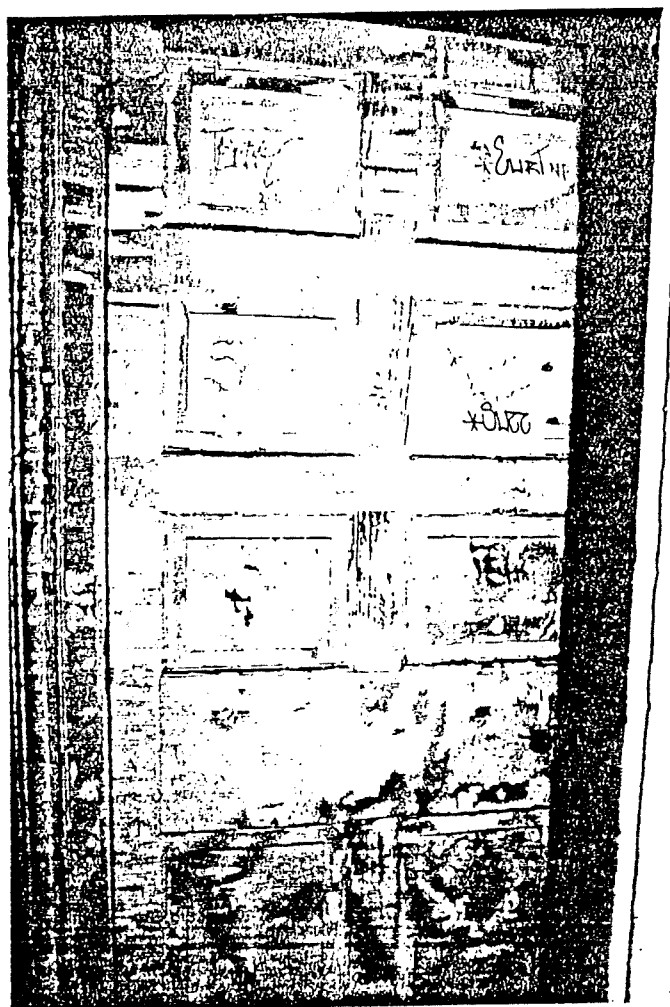
26. Second floor, north bedroom, east wall.

The lovely carved mantle, together with the detailing of the staircase, represents the best of the original woodwork that survives in the much-altered and sadly deteriorated Arnest. The shallow reeding of the central keystone is typical of Philadelphia mantles between 1790 and 1810. The neoclassical round rosettes point to an early nineteenth rather than an eighteenth century date. This stylistic evidence is corroborated by the machine-cut nails with handmade heads which the carpenter used to construct the mantle and to attach it to the brick flue behind it. These "transitional" nails were made with a combination of handwork and machine work and can be tightly dated to 1800-1810, offering structural evidence of when Arnest was built.

The molding immediately surrounding the fireplace opening shares the contoured shape of that used on the door frame of the main entrance and the west window in the dining room. The window to the right of the fireplace is a post-1868 addition as is the window on the first floor immediately below it. The large size of the room, the elaborate mantle and its position above the main parlor suggest that this north chamber served as a master bedroom/second floor parlor, a relatively common practice in small Philadelphia houses of the period. Neg. 21-21.

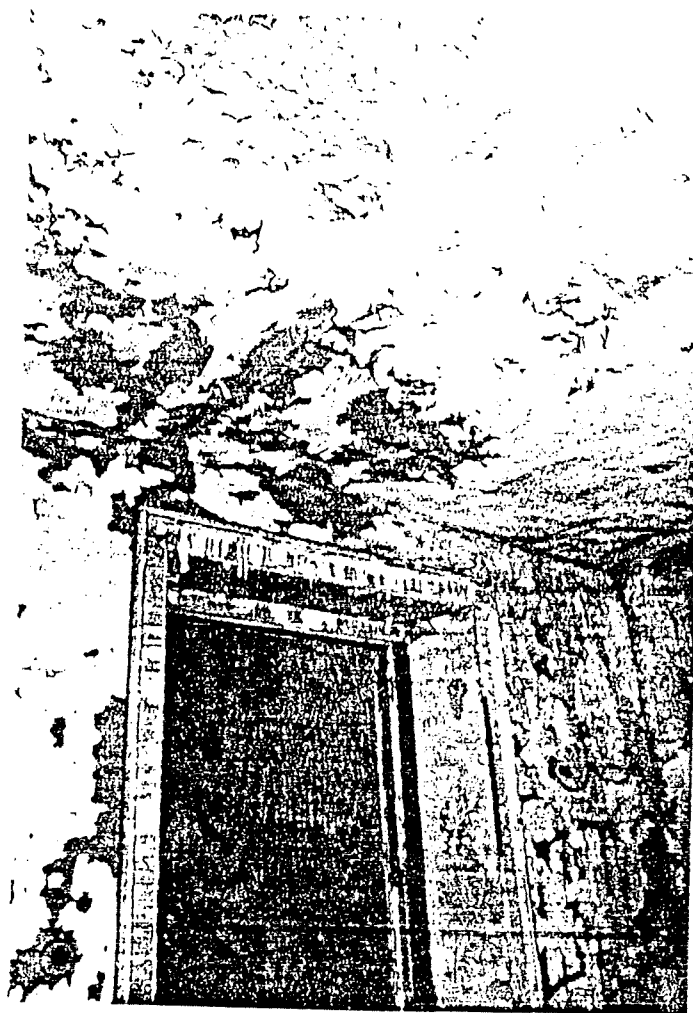


27. Second floor, north bedroom, west wall.
Yet another molding style on the window frame provides further evidence that Arnest is a house that has evolved and has been altered over time.
Neg. 21-22.



28. Second floor, door to small chamber between the north and south bedrooms.

The 1868 plan shows that this door opened to a chamber that once included the central and southern window on the west facade. Currently there is a partition between the two windows so this door opens to what is now a small bathroom directly above the center hall. The door features raised panels with beveled edges, typical of the style used by Philadelphia carpenters during the eighteenth and early nineteenth centuries. The molding profile of these panels contrasts with that of the flat panels found on first floor doors such as that to the basement and in the door frame to the east exterior entrance; see Photograph 12. It is likely that the door illustrated is original to the house and that its general style, if not its specific execution, was copied later in the nineteenth century when the first floor was altered. Neg. 2-16.



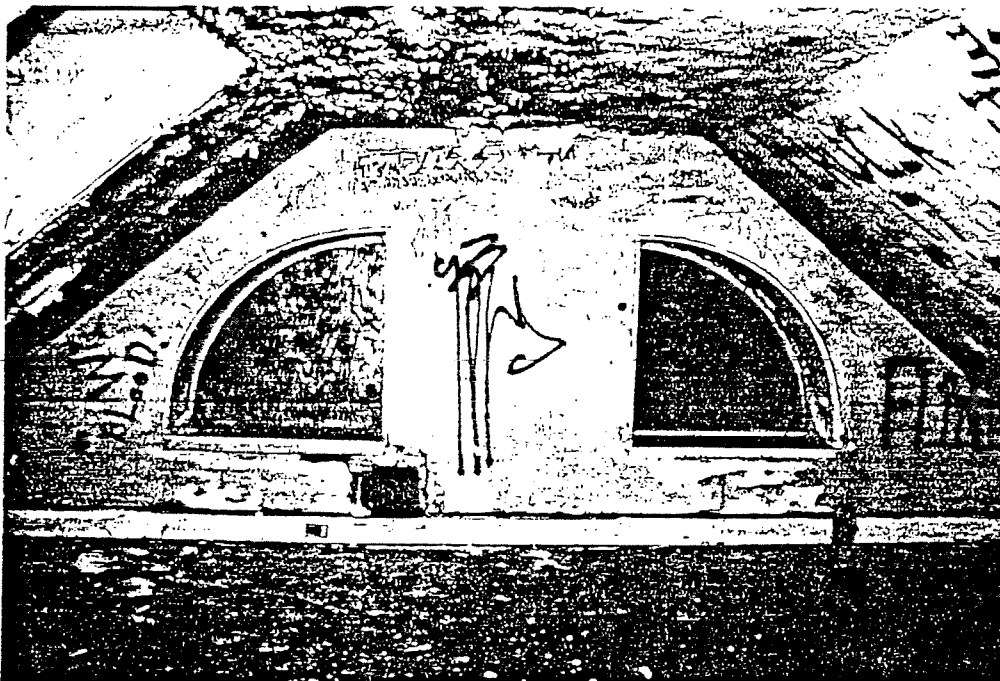
29. Second floor, south bedroom, south window.

Another window, another molding, this in a simpler style more like that found on the third floor. The ceiling shows evidence of the partition that once separated the space now occupied by the south bedroom and the small chamber shown in Photograph 28 into two rooms of similar size. After 1868 this partition was replaced by the current one, creating the large south bedroom and small bathroom. There was once a fireplace to the left of this window. Neg. 21-23.



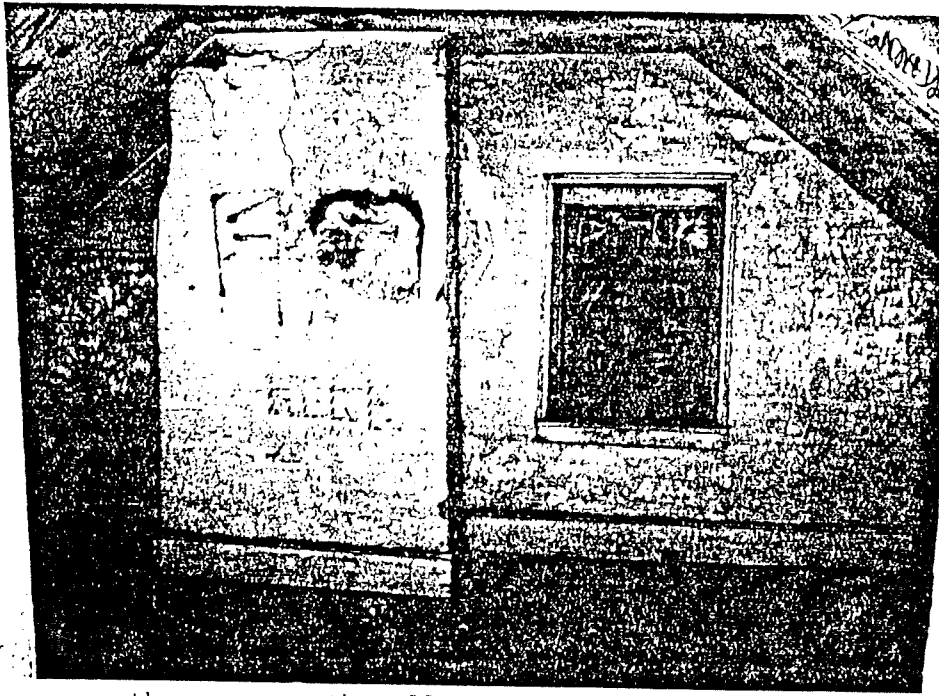
Third floor, staircase landing.

The delicate fretwork trim on the frame of the landing is one of the most elegant features at Arnest. Both the style and execution of the fretwork conform to patterns popular at the turn of the nineteenth century. Curiously, the conspicuous stylishness of the third floor fretwork is allied more closely with the neoclassical molding surrounding the door frame on the second floor (lower section of picture) than the plain molding of the third floor (upper section of picture). Neg. 2-18.



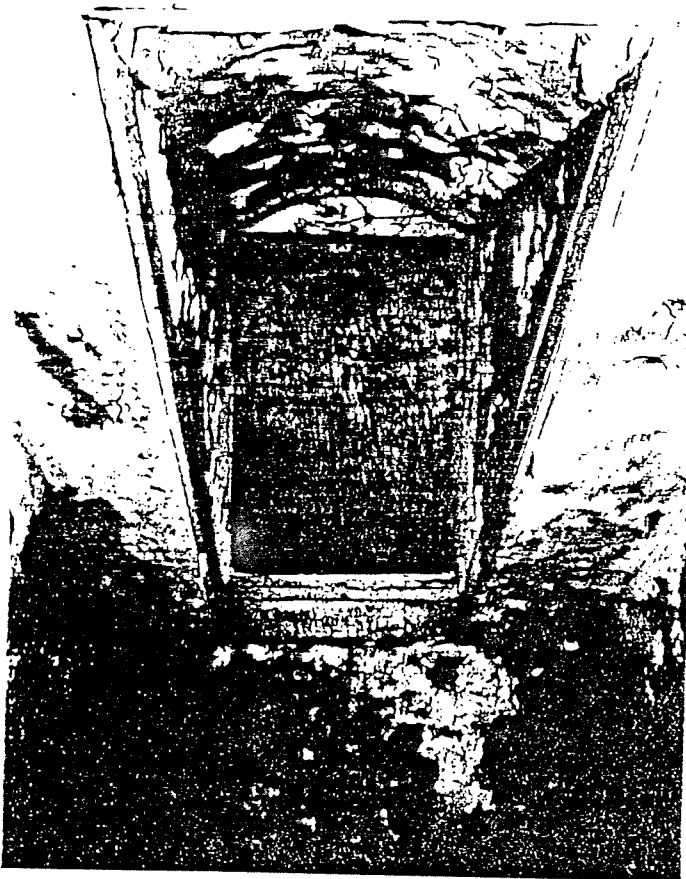
Third floor, north room, north wall.

Half lunette windows were a stylish way to light an attic, c. 1810-30. The opening is punched into a flue, likely installed for a central heating system. Neg. 2-19.



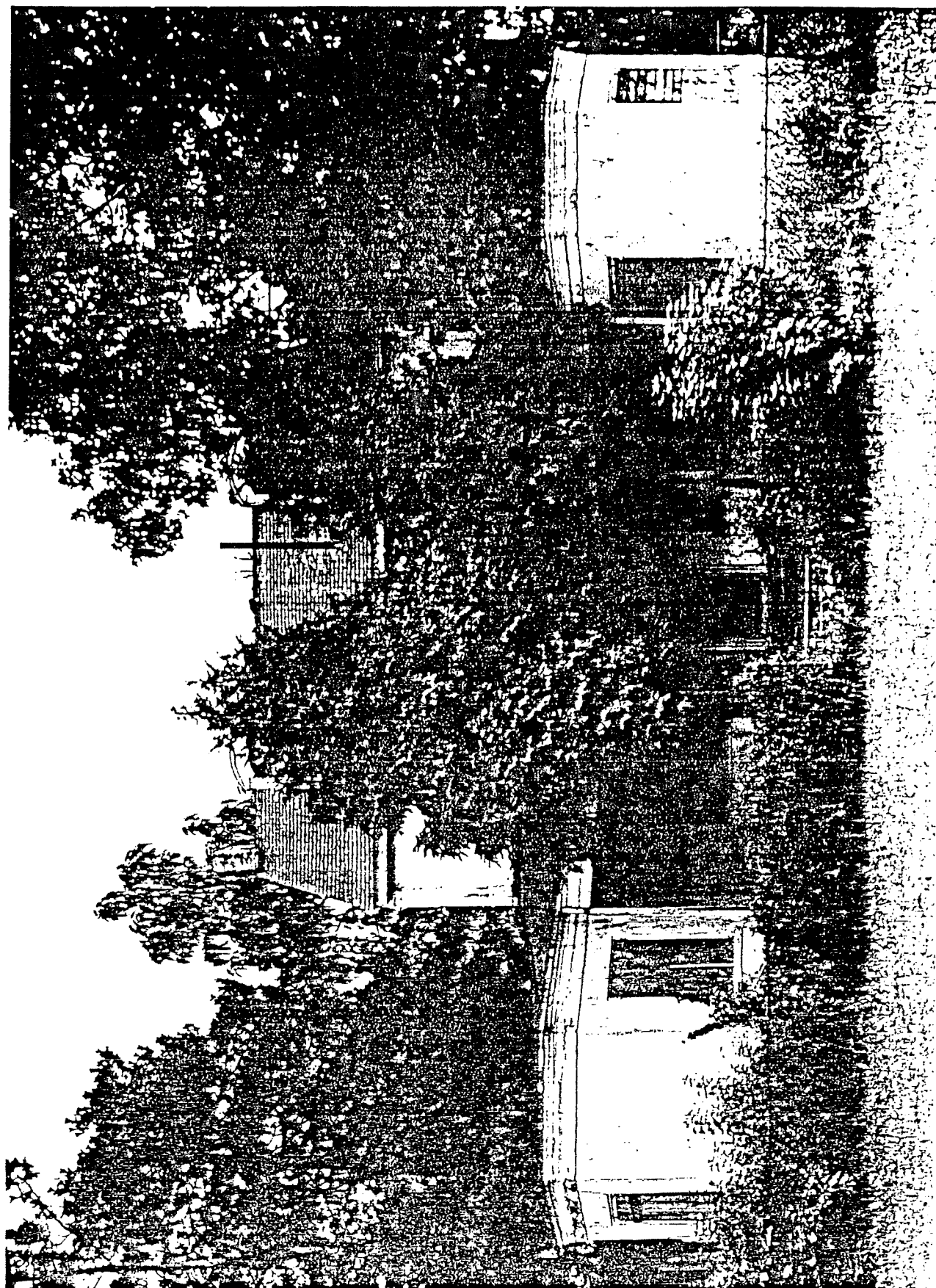
32. Third floor, south room, south wall.

This wall contains the sole exposed evidence of the original chimneystack that once extended with fireplaces through to the first floor, heating the dining room and the southeast bedroom (now the south bedroom) below. Both third floor chambers would have been used as bedrooms for children and/or servants. Neg. 2-20.

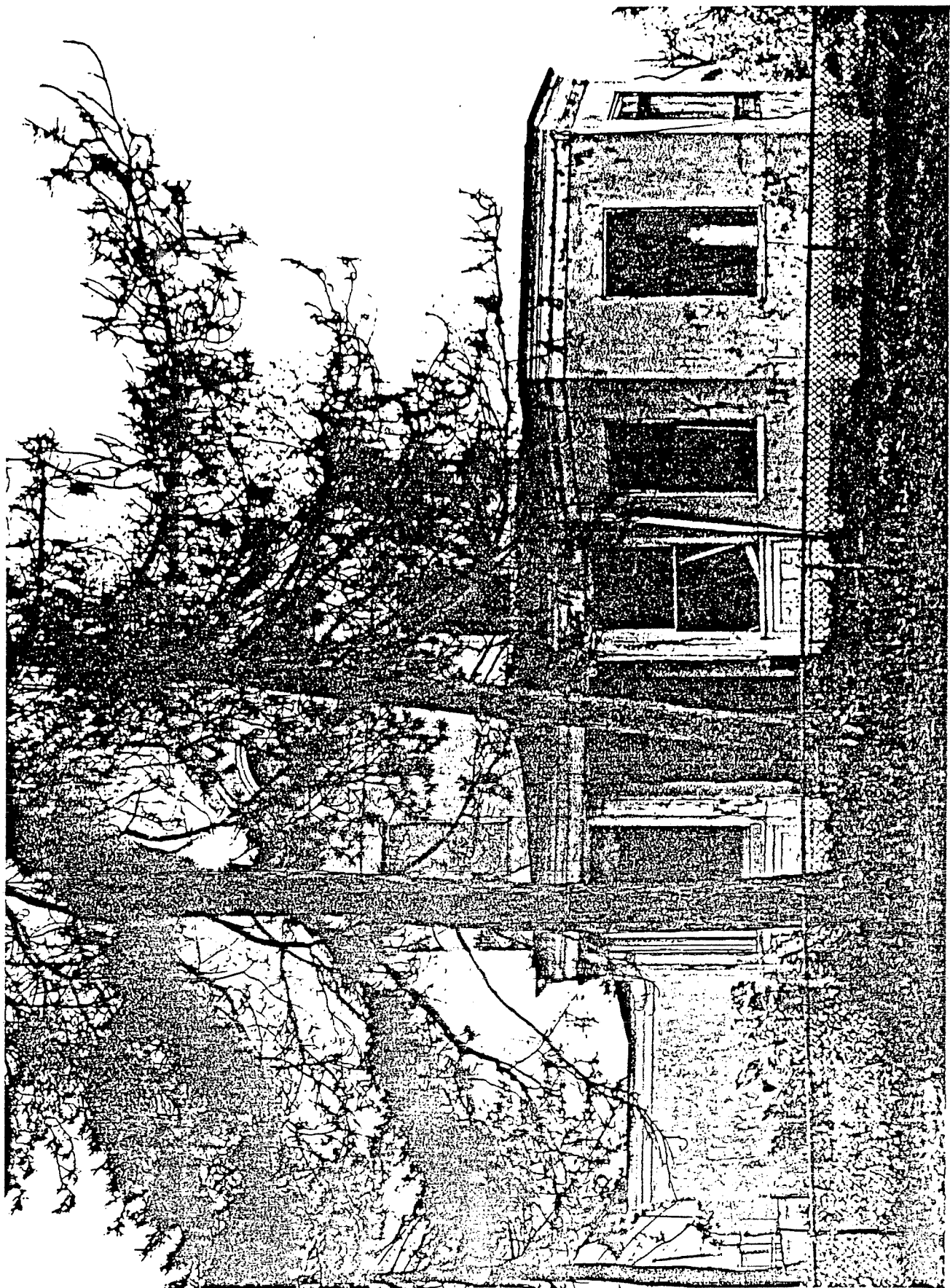


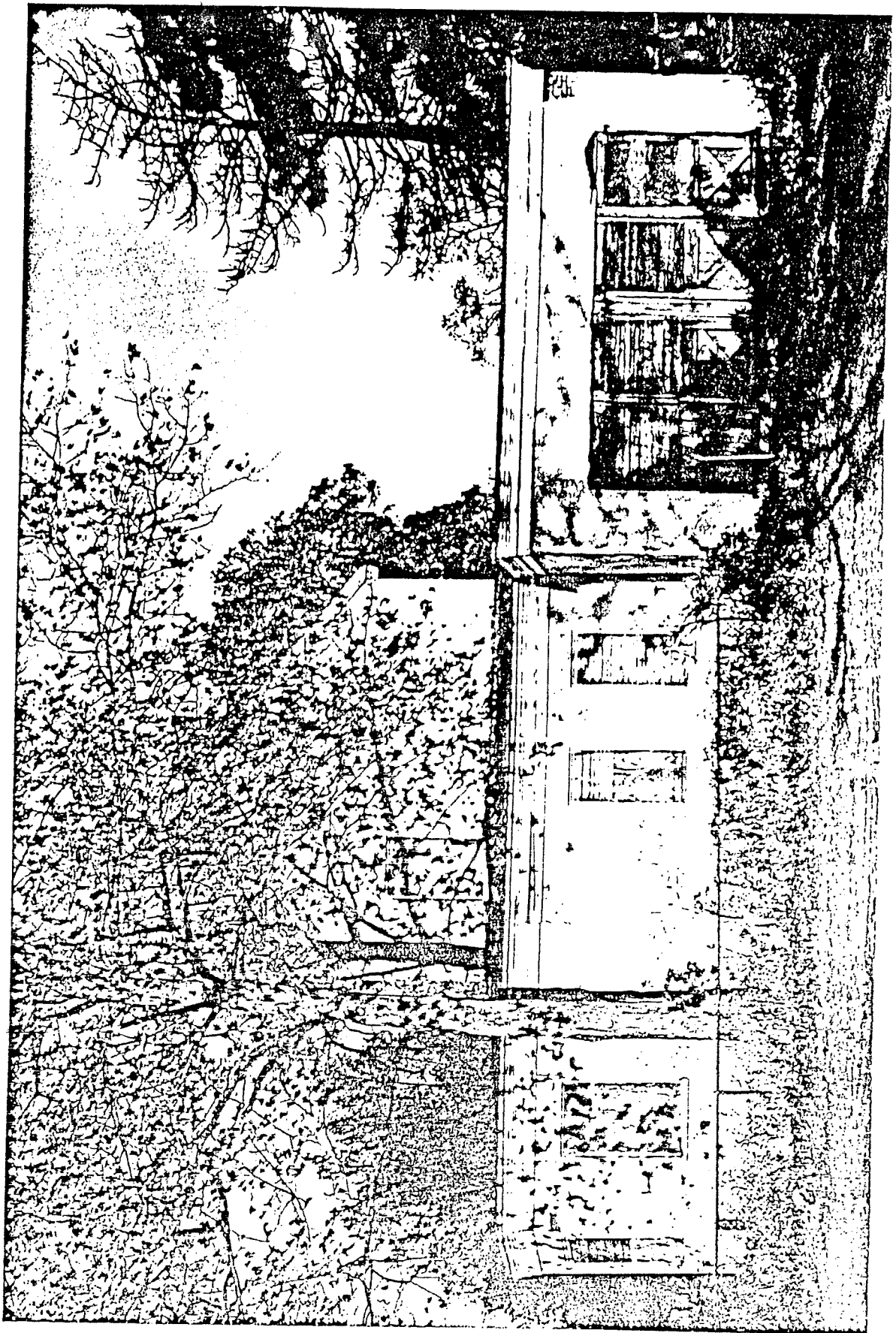
33. Third floor, dormer, east wall above staircase.

Dormers with elliptical top sash were popular in Philadelphia, c. 1790-1840. See Photograph 4 also for the exterior neoclassical molded trim. Neg. 2-21.









ARNEST

Arnest was built in phases, beginning with the main block constructed c. 1800 of random rubble stone and clay-lime mortar. Stucco covers the exterior. A kitchen wing of stone construction was added in the mid-nineteenth century. Two octagonal bays of brick were added c. 1867. The additions are also stuccoed for a uniform appearance. Interior framing is timber. The roof is slate attached to plank sheathing.

In general the condition of the fabric of Arnest is fair. The stucco is spalling, but the masonry appears to be in good condition. Several square feet of slates are missing from the roof. Ordinarily this would result in substantial water damage in the third floor. This is not the case at Arnest, where the wood portions are reasonably intact. This suggests that the slate roof was installed over an older roof which still serves as an additional membrane. The framing is in reasonably good condition, although basement timbers are rotting because the ventilation is poor. There are no operating mechanical systems in the house.

Arnest is vacant and accessible, despite boards covering window openings. It is, therefore, vulnerable to vandalism and unauthorized occupancy. Short-term needs include roofing repairs and enclosing the building to prevent unauthorized entry to the building. Ventilation in the basement will lessen deterioration of wood from fungal rot but conflicts with the need to keep Arnest secure as long as it is untenanted. The cost of returning the building to code-conforming occupancy is estimated as \$250,000. Restoration of finishes would be an additional and substantial expense.

ARNEST: Index to Appendix

Engineer's Notebook, c. 1868. Fairmount Park Commission. Sketch floor plan of house at time of transfer from James D. Arnest to Fairmount Park Commission.

Letter from Theodore Clattenburg, A.I.A., to Samuel G. Shepherd, July 14, 1969. Architectural assessment of house and four exterior photographs taken at same period, included; 4 pages total.

Photograph, north wall of parlor, 1974. Fairmount Park Commission. View of room with most elaborate woodwork in house, taken before deterioration. Representative of large series of interior views taken in 1974 and on file, Historian's Office, Fairmount Park Commission.

THEODORE CLATTENBURG, A. I. A.
ARCHITECT
205 ARCHITECTS' BUILDING PHILADELPHIA, PA. 19103

July 7, 1969

Mr. Samuel G. Shepherd,
6444 Cherokee Street,
Philadelphia, Pa.-19119

Dear Sam:

Here, at long last, is my brief report in writing on the three houses in Fairmount Park which I visited:

ARNEST MANSION, 33rd St. and Susquehanna Avenue.

I enclose four snapshots of the house at this location. No one was at home when I was there, but the house is obviously occupied. Note the "Beware of Dog" sign. This house has suffered from uninspired "modern" additions, but I do not consider it a very good or worthy example of architecture in any case. The condition of the structure is fair as seen from outside, but some stucco repair and fresh paint are needed.

GLEN FERN (Livesey House), foot of Livesey Lane at the Wissahickon.

This is a charming house with very handsome detail both in stone and wood trim. It is in excellent condition, just recently having had a new roof put on, and is being used by a Canoe Club. I believe a caretaker family lives there all the time. It is one house I certainly would want to see preserved.

HATFIELD HOUSE, E. Park near 33rd Street and Girard Avenue.

A very handsome and pretentious house well worth preservation. It is apparently occupied, although I could not secure admission at the time I was there. The exterior is in very good condition.

I trust that the above brief comment will serve your purposes on behalf of the committee.

With all best wishes for a pleasant summer,

Sincerely,



tc/c
encls.

