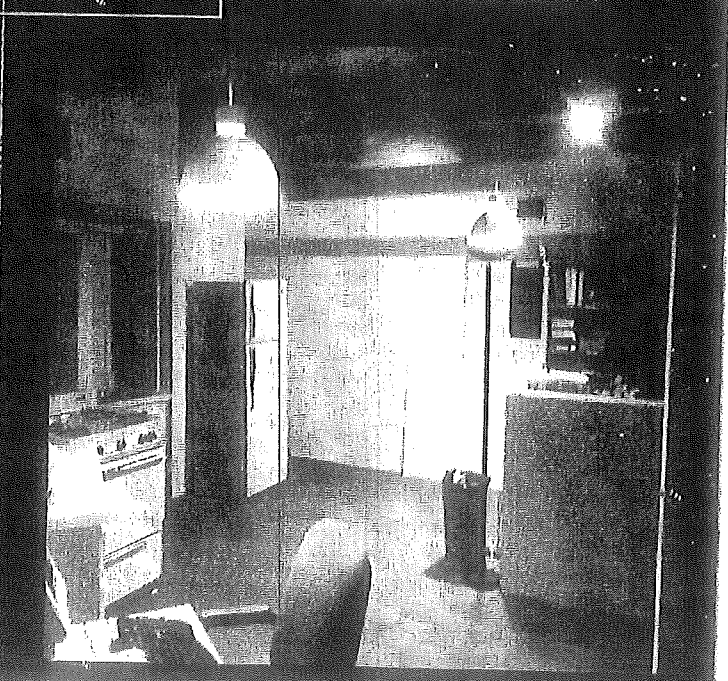
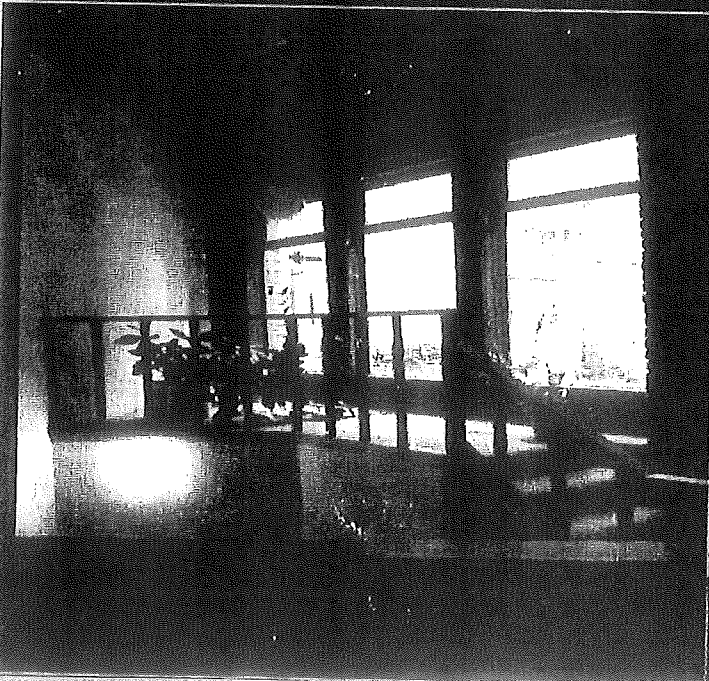


51 N. MASCHER STREET

- . 2,500-4,000 SF available
- . Private office suites
- . Conference room
- . Private bathrooms and kitchenettes
- . Private and street parking available
- . \$20.00 PSF NNN
- . Lease or Purchase



*FANTASTIC OLD CITY
LOCATION*

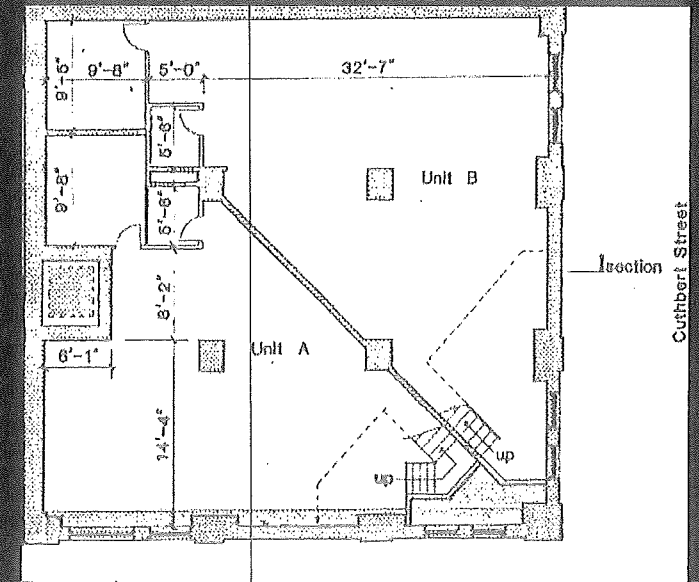
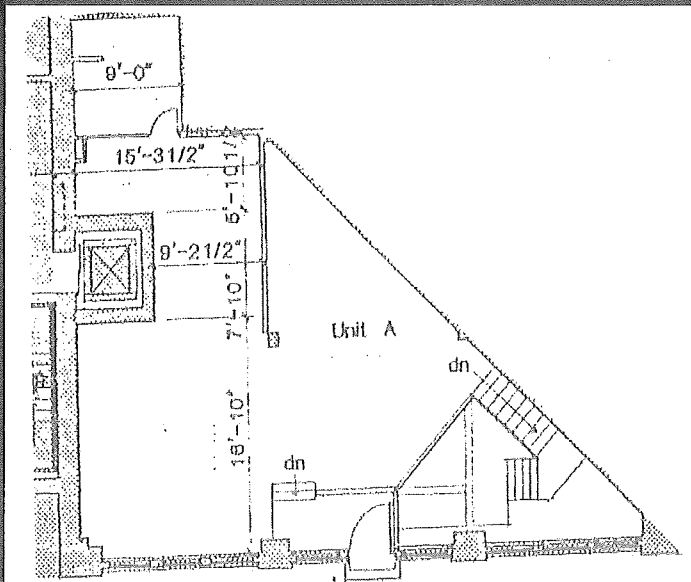
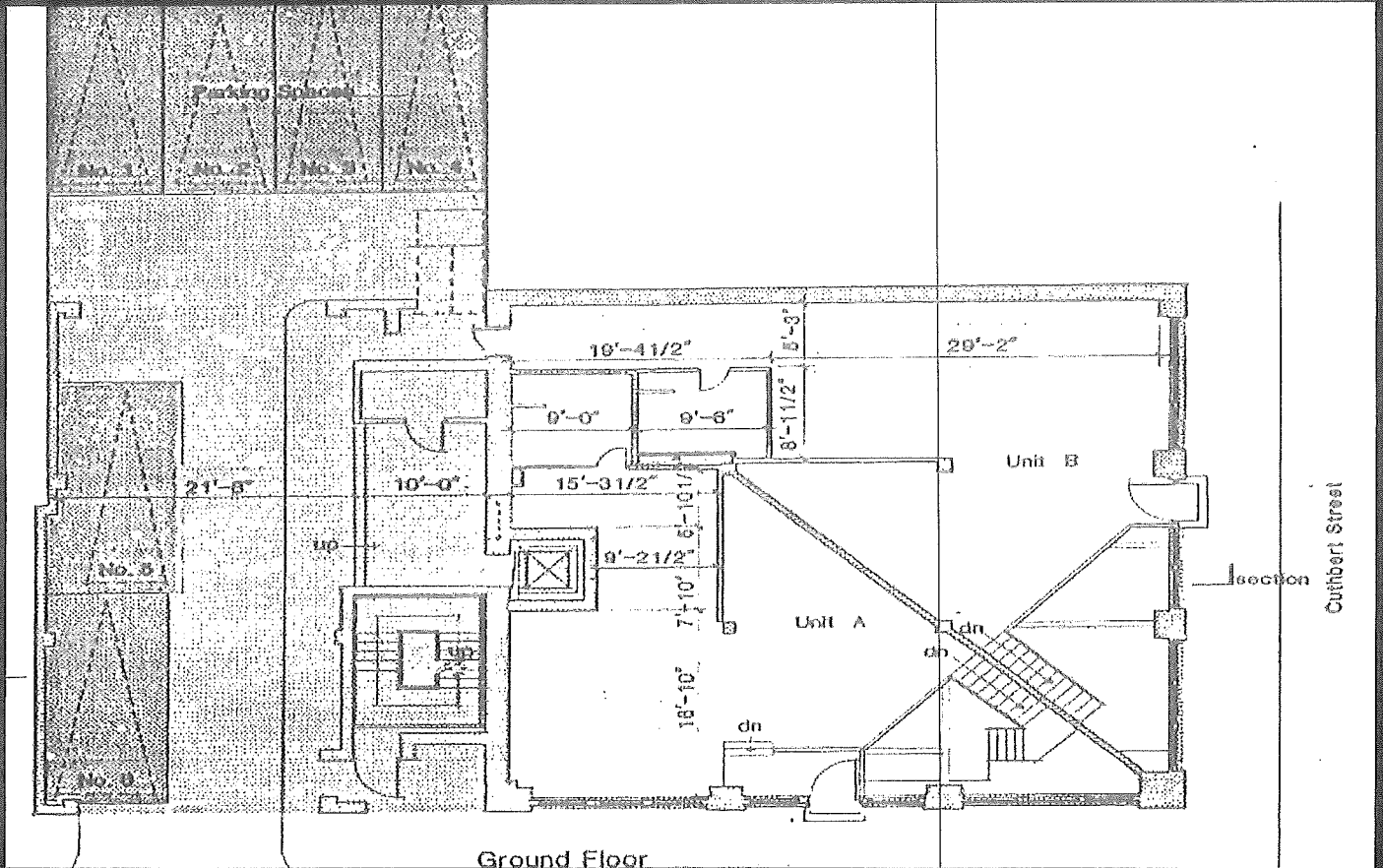


51 NORTH MASCHER ST.



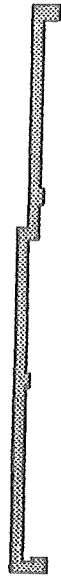
Office Space
For Lease
or Sale!

51 N. MASCHER STREET

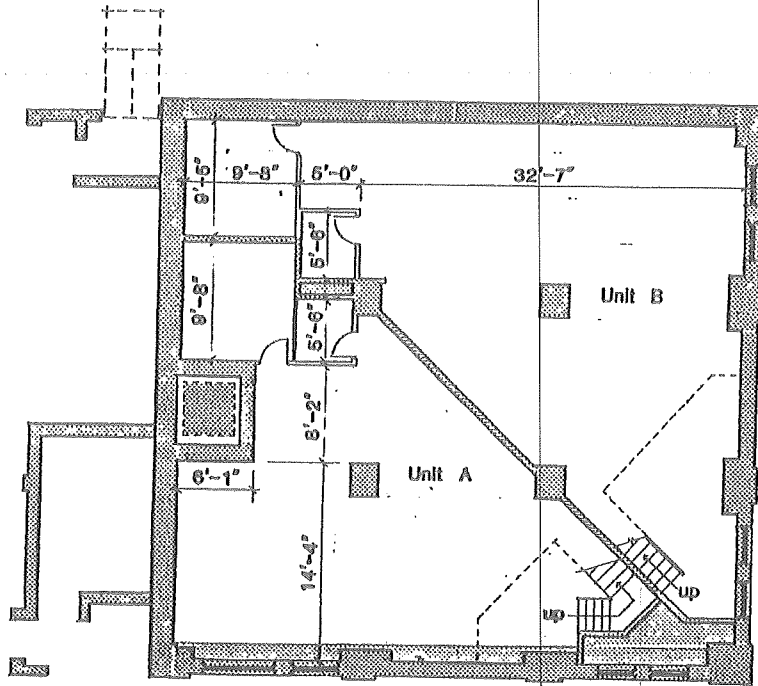


THE CHOCOLATE FACTORY
 51 N. Mascher Street
 119 Cuthbert Street

section



Foundation Plan

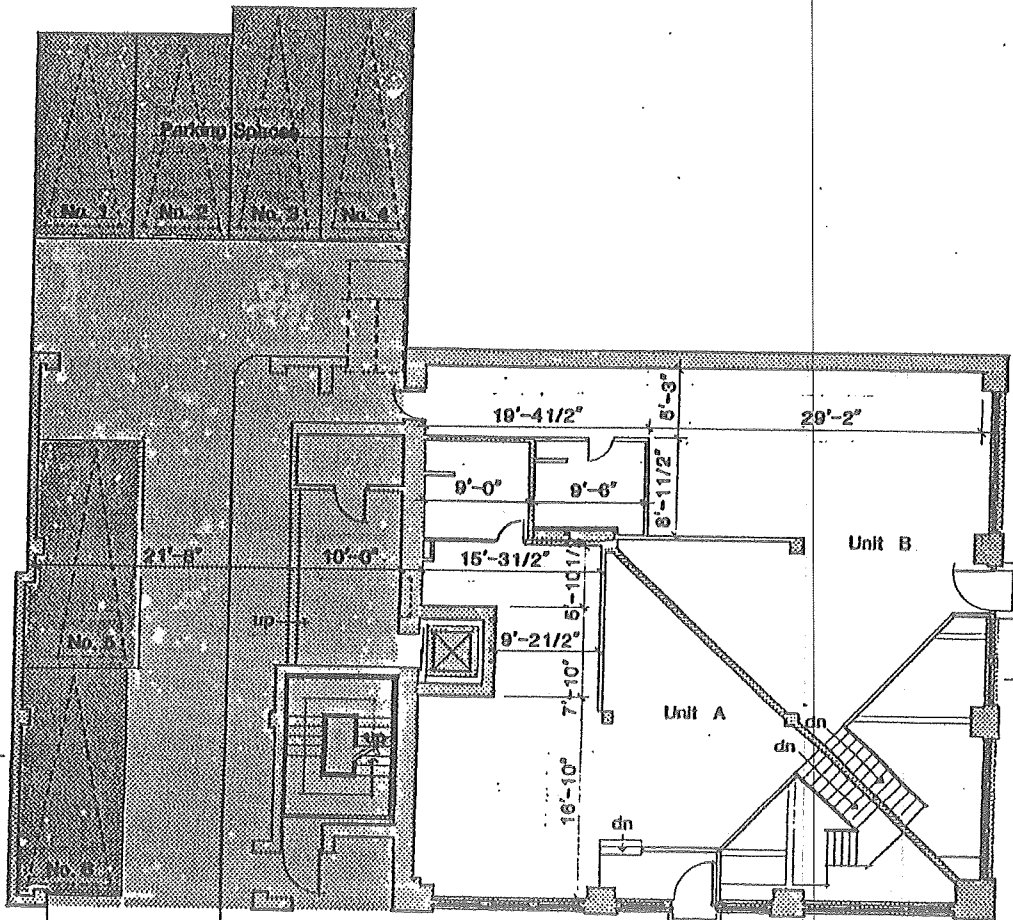


Basement

North Mascher Street

Cuthbert Street

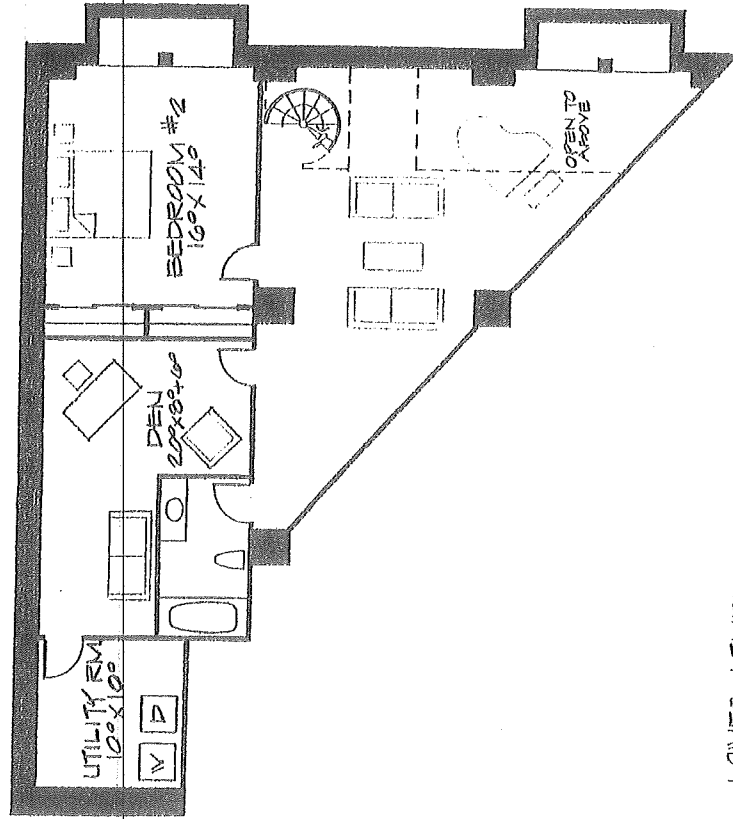
section



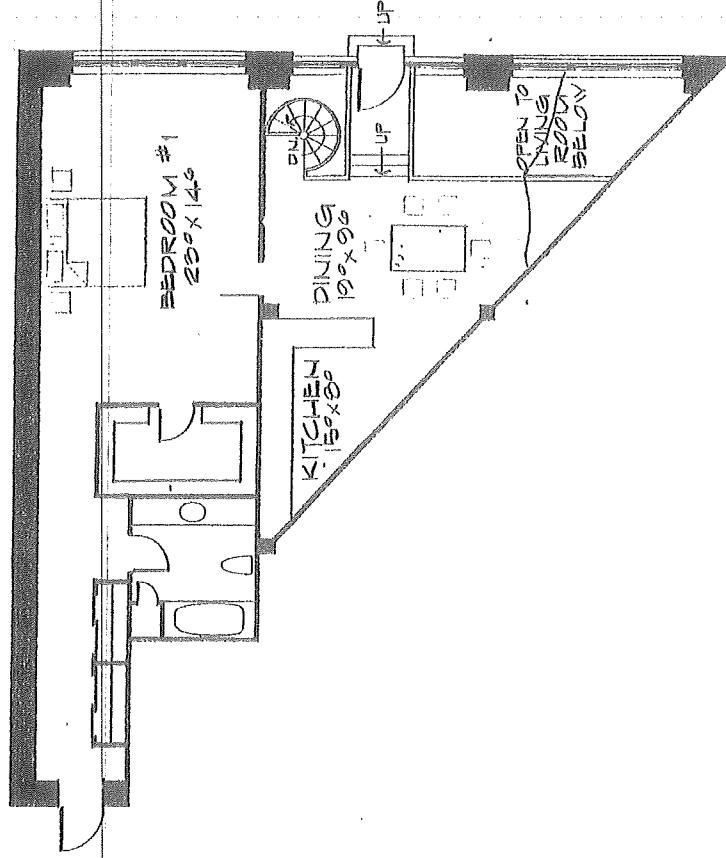
Ground Floor

Cuthbert Street

Unit B
2312 #



LOWER LEVEL



GROUND LEVEL

CUTBERT ST.

FLOOR PLAN

CONDOMINIUM SHELL
OWNER'S POSSIBLE
IMPROVEMENTS

Loft idea sweetened by lender

Old candy warehouse saved for new condo apartments

BY LEAN FLETCHER
Of The Bulletin Staff

Leonard and Florence Klein believe it took a lot of vision on the part of a lender to fund the recycling of an old warehouse building that will become their home in the Old City section of Philadelphia.

The husband-and-wife team is converting a four-story building at 53 N. Mascher st. — once the home of the Marquetand Candy Co. — into luxury condominium loft apartments.

The Kleins, who are calling the project the Chocolate Factory, went to lenders with a pretty distressing picture of the property. But after conceptualizing their plan with architect's renderings, First Federal Savings and Loan accepted it and agreed to finance the \$1-million construction project.

The Kleins speak enthusiastically about the current trend of recycling old properties and noted that mortgage lenders are looking more favorably at such projects. However, a few years ago, they said, it may have been difficult to interest lenders in a project like the Chocolate Factory.

The Chocolate Factory is one of those special projects, the kind that are multiplying in Old City. Many cities have a treasure trove of vacant warehouses and mills, which for many years were seen as white elephants.

But through a number of incentives — historic preservation and tax write-offs or shelters for developers — and the willingness of lenders to back architectural plans for

recycling, many of these old relics are now helping to solve housing needs, not only for the affluent but also for those with moderate incomes, who are not able to buy high-priced houses or condominiums.

In Center City, the focus of recycling has been in an area around Front st. near 2nd st. where buildings for many years housed the city's warehouses and manufacturing plants. "Once major manufacturers leave, these buildings often become a blight in the center of a neighborhood," commented Klein, who is a social worker. "Most are vacant or only marginally occupied, so when they are taken over for recycling it's usually a boost to a neighborhood."

Projects similar to the Chocolate Factory include such buildings as the Sugar Refinery at 223 Christ Church Walkway, which has been converted into an apartment house by Silver & Harting, a development firm that concentrates on rehabilitating old buildings.

Another is Little Boys Way at 209 Cuthbert st. The company behind that project is Historic Landmarks for Living, a firm that specializes in recycling historically-certified buildings into contemporary living spaces.

The Chocolate Factory will have eight loft units from 2,300 to 2,500 square feet in size and with prices ranging from \$104,000 to \$153,000.

The loft units will be large, spacious units on a single level without partitions. However,

of that, you never feel the necessity to add materials to make it rich," explained Beck, who is one of the architects commissioned to design the art work for the Market Street East station, part of the massive Center-City Commuter Tunnel now under construction.

Beck makes the distinction between the large open-space loft left largely in its original state, the smaller lofts that resemble efficiency apartments, and a third variation which is like a large sophisticated apartment house consisting of high-ceilinged units which

two of the first-floor units will be divided into bi-level apartments, using the basement as the lower level.

The original building will house five of the units. Three more units will be built in an addition to the building on a lot abutting the property, which also has a parking area.

Each unit will have its own entrance. For example, the units on the first level will use the original entrances, but the upper-level units will be reached by an elevator that will open directly into their units. There are no hallways but a fire tower is being constructed for safety precautions.

Each unit will have kitchen, bath and storage components — and plenty of open space that will let buyers decide if and how they want to divide their living quarters. Floor plans are available, for an additional \$5,000 to \$12,000, if a buyer wants to divide his loft into components. A parking space runs another \$9,000.

All lofts will be individually metered for utilities. The monthly fee for maintenance and upkeep will range between \$40 and \$75.

To retain the character of the building, the project's architect David N. Beck, whenever possible, maintained the natural look with the original brick, the exposed oak beams and columns that traverse the wood plank ceilings. The wide windows, characteristic of most old warehouses and mills, will be fitted with insulated windows.

"The building is a rare find, and because it retains the no-wall concept.

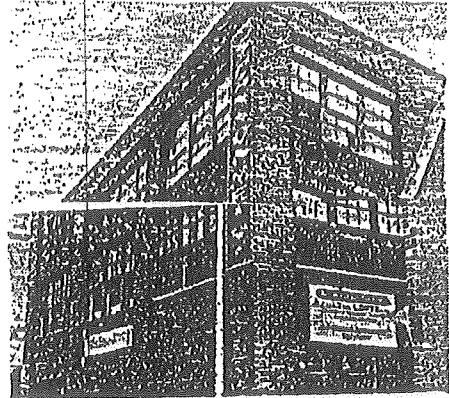
The Kleins' loft fits into the latter category. Beck has designed their loft, which has two bedrooms, a living room and dining room area that flow into a den and study, with a limited number of privacy walls and those that are used will be placed at a 45-degree angle. The ceiling also will be raised in the center to accommodate a skylight.

"We didn't want to create boxes connected by a long corridor in a space with a 18-foot ceiling," noted Mrs. Klein, who is a stock

broker by profession.

Sales for the project, which will be completed in September, are being handled by the Philadelphia real estate firm of Moss & Tommy Inc.

The Chocolate Factory is the Kleins' first project. But, they said, the city's abundant supply of warehouses with good architectural character possibly may interest them in another undertaking in the not-too-distant future.



Architect David Beck with Florence Klein at the Chocolate Factory.

Bulletin Photos by Frederick A. Meyer

Mail Calendar Documents Sites Groups more »

Search Mail and Docs Search the We

Compose mail

Inbox (1)

Important

Sent Mail

Drafts (22)

All Mail

Spam (417)

Trash

ACF

ACF 2009 TAXES

ACF 2010 taxes

acf list of accts

adolph Forward (...)

CO Govt Leads

LTC long term care

Mark Harris BD M...

mutual funds apps

TAXES ACF

D Danovitch (1)

Family

Silver Planet, Inc.

72 more v

Contacts

Tasks

Quick Links

[Add Quick Link](#)

Send SMS

Google Docs

Oops! "Google Docs" failed to load. [Try again](#)

[2 Bedroom Apartments](#) - Apartments.Oodle.com - You Need a 2-Bedroom Apartment.

Re: 115-119 Cuthbert St, Old City

X Inbox X

ronnazeiger@aol.com @ to tbattaglia

[show details](#) Aug 1 (

Tony! It's Great! Florence, will LOVE it ..Thanks

-----Original Message-----

From: Tony Battaglia <realtor@plumerre.com>

To: ronnazeiger <ronnazeiger@aol.com>

Sent: Mon, Aug 1, 2011 9:56 am

Subject: 115-119 Cuthbert St, Old City

[Having trouble viewing this email? Click here](#)

For Sale

115-119 Cuthbert St Old City, Philadelphia



2 Dramatic Office Condominiums or Live-Work

Designed by David Beck, protege of famed Philadelphia architect Frank Gehry, these stylish multi-level units are zoned C-3, have central hardwood floors, massive oak beams and a gated parking garage internally, the units are presently rented by an advertising/agency. Excellent location in walking distance to all of Center City with easy access to I-95 & the Ben Franklin Bridge to NJ.

Unit B: +/-2,300 sq ft + parking \$795,000 MLS#58812C

Unit A: +/-1,930 sq ft \$595,000 MLS#5885930

Both Units: \$1,377,000 MLS#5886068