

STOP



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BEFORE

c. 1970 photo

CIRCA 1835 SPRAGUE-CHADWICK HOUSE, 307 RANDOLPH AVENUE (FEDERAL PERIOD)

In 1970 the Sprague-Chadwick House had been long empty and in disrepair and was known to local children as "the haunted house". Its owner offered to donate its bricks to the proposed Constitution Hall Village since it was assumed the late-Federal Period house was of no value. The front porch was rotted and collapsed, windows were broken, paint peeled, etc.

But, as is usually the case, the derelict appearance was just easily fixed cosmetics and the house was extremely sound and intact. The rotted porch was an inappropriate late-Victorian addition and was well-gone. The house was purchased for land-value alone, since the previous owner apparently assumed the house was not worth anything. The house was then nicely renovated for professional offices and the new owner obtained beautiful and prestigious historic offices for only about two-thirds the cost of a modern-design new ordinary office building of the same floor area.

Joseph Herrin, A.P.A. - Pres. Consultant
H Jones, c. 1972
orig kit demol.



AFTER

c. 1985 photo

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to vic add

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