FROM DREAM TO REALITY

PROJECT TEAM

ERIC BLUMENFELD REALTY MANAGEMENT
Developer
Philadelphia, PA

ATKIN OLSHIN SCHADE ARCHITECTS
Architecture
Philadelphia, PA

DOMUS
General Contractor
Philadelphia, PA

DAVID CHOU & ASSOCIATES
Structural Engineer
Blue Bell, PA

CONCORD ENGINEERING GROUP
Mechanical / Engineering / Plumbing Engineer
Philadelphia, PA

POWERS & COMPANY
Preservation Consultant
Philadelphia, PA

LSTUDIO
Interiors
Hummelstown, PA

MICHAEL SCHADE, AIA
LEED AP BD+C
AOS ARCHITECTS

ROBERT POWERS
POWERS & COMPANY

SCOTT ZUCKERMAN
DOMUS

ERIC BLUMENFELD
EB REALTY MANAGEMENT
• 3,400 seat live music venue
• 136,000 SF
• National & Philadelphia Registers of Historic Places
• Total project cost: $56 million
• Construction cost: $38 million
• Over $9 million in Historic Tax Credits
DEVELOPMENT OF NORTH BROAD STREET
EBRM PROJECTS ON NORTH BROAD STREET

640 North Broad

Mural Lofts

Divine Lorraine Hotel
Studebaker Building

Metropolitan Opera House

Mural West High-Rise Building
HISTORY OF THE MET
OPENING YEARS

- Built in 1908 by Oscar Hammerstein as The Philadelphia Opera House
- J. B. McElfatrick & Son Architect
- Sold in 1910 to the Chicago-Philadelphia Grand Opera Company and renamed the Metropolitan Opera House
HISTORY OF THE MET

c 1942
Grande Salle
HISTORY OF THE MET

Tiered Boxes

Box Details
HISTORY OF THE MET

EARLY HISTORY

- Began showing silent films in 1920
- Last opera performed was in 1934
- Operated as a ballroom in the late 1930's

1924 Exterior

Leopold Stokowski on stage in 1931 for the premier of Stravinsky's Oedipus Rex
HISTORY OF THE MET

MID HISTORY

- Purchased by a sports promoter in 1939
- Orchestra pit was covered for basketball, wrestling, and boxing
- The surrounding neighborhood began to decline
- Sold in 1954 and became a church

1937 Exterior

1939 Installation of wood floor
FROM DREAM TO REALITY

HISTORY OF THE MET

1948 Fire

1950 Fire
HISTORY OF THE MET

1955 Interior
LATE HISTORY

• Sat vacant from 1988 to 1995
• Building began to deteriorate in the late 1980's and was declared imminently dangerous in 1994
• Saved from demolition in 1995 when purchased by Rev. Mark Hatcher who began partial restoration for the Holy Ghost Headquarters and Church
HISTORY OF THE MET

RECENT HISTORY

- Large blue tarp installed to protect parishioners from rain and plaster
- 2009 Hidden City Philadelphia staged a performance by the Group Motion Dance Company, raising awareness of the amazing structure
HISTORY OF THE MET
2009 Hidden City Event
HISTORY OF THE MET

RECENT HISTORY

- EBRM purchased the building in 2012
- In May 2017 EBRM and Holy Ghost Headquarters announced a joint ownership agreement
- In October 2017 the design-build team began work
- On December 3, 2018 Bob Dylan opened the renovated theater
Exterior Rendering
2010 Exterior
BRICK REPAIRS & COLOR MOCK-UP
CORNICE RESTORATION
PLAN REVISIONS

Previous Conditions

Renovated and Restored Interior
Renovated and Restored Interior

Lobby

Grande Salle

Auditorium

Stage
INTERIOR RENOVATIONS AND REHABILITATION
INTERIOR RENOVATIONS AND REHABILITATION

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BALCONY FRONTS
BALCONY FRONTS
BALCONY FRONTS
TERRAZZO AND TILE
PLASTER REPAIRS AND RESTORATION

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PLASTER REPAIRS AND RESTORATION

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BEFORE & AFTER

Previous conditions

Renovated and restored exterior
BEFORE & AFTER

Previous conditions

Renovated and restored interior
B E F O R E & A F T E R

Previous Conditions

C 1942
FROM DREAM TO REALITY

BEFORE & AFTER

Previous Conditions

Renovated and restored interior
BEFORE & AFTER

Previous Conditions

Renovated and restored interior
BEFORE & AFTER

1942 Interior

Interior condition, early 2018
BEFORE & AFTER

1942 Interior

Renovated and restored interior
BETORE & AFTER

Previous Conditions

Renovated and restored Grande Salle
ONGOING DEVELOPMENT OPPORTUNITIES

Rooftop Event Space

Basement Restaurant/Event Space
Ribbon Cutting - December 3, 2018
THANK YOU!