ADDRESS: 2030-38 AND 2040 CHRISTIAN ST
Proposal: Add dormers, skylights, and ADA ramp; replace windows
Review Requested: Review In Concept
Owner: 2040 Christian St LLC
Applicant: Ian Toner, Toner Architects
History:
   2030-38 Christian Street: 1903; Richard Newton Memorial Building; Duhring, Okie & Ziegler
   2040 Christian Street: 1870; Church of the Holy Apostles, Shiloh Baptist Church; Frazer, Furness & Hewitt; tower added, 1901, G.W. & W.D. Hewitt
Individual Designation: 11/6/1980
District Designation: None
Staff Contact: Kim Chantry, kim.chantry@phila.gov

OVERVIEW: This in-concept application proposes to convert the former Church of the Holy Apostles, later Shiloh Baptist Church, and associated buildings to multi-unit residential use. Of the five buildings on the site, four are designated as historic, having been constructed and altered between 1868 and 1903. Fronting onto Montrose Street at the rear, the Phillips Brooks Memorial Building, to be known as the Boy Scout Building, is not part of the 1980 historic designation.

The proposed exterior scope includes masonry repair and replacement, construction of an ADA ramp, insertion of skylights and dormers, and replacement of windows. New clear glazed aluminum windows are proposed in all locations where apartment units are located, including the church and Richard Newton Memorial Building. The main entryway of the complex adjacent to the Richard Newton Memorial Building is proposed to retain its existing leaded glass, as is the existing rose window at the narthex of the church.

SCOPE OF WORK:
- Convert church complex buildings to residential use.
- Replace windows.
- Insert skylights and dormers.
- Replace asphalt shingles with Slateline asphalt shingles.
- Repair and replace masonry.
- Construct ADA ramp.
- Demolish non-historic one-story addition at rear of church.

STANDARDS FOR REVIEW:
The Secretary of the Interior’s Standards for the Treatment of Historic Properties and Guidelines include:
- Standard 2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
  - The proposed scope retains and preserves the overall historic character of the church complex.
- Standard 9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
The exterior scope proposed to convert the buildings to residential use is minimal. Every effort should be made to retain stained glass windows where feasible. Stained glass windows which must be removed should be salvaged and stored in a safe location, preferably within the building complex.

- **Accessibility Guideline | Recommended:** Complying with barrier-free access requirements in such a manner that the historic building’s character-defining exterior features, interior spaces, features, and finishes, and features of the site and setting are preserved or impacted as little as possible.

  - The proposed ADA ramp allows for retention of and access through historic entrance doors.

**STAFF RECOMMENDATION:** Approval in-concept, provided a plan is developed for stained glass window salvage and storage, pursuant to Standards 2, 9, and the Accessibility Guideline recommendation.

**ADDITIONAL DOCUMENTATION:**

![Figure 1. View of 1868-70 Church of the Holy Apostles and Richard Newton Memorial Building from 21st and Christian Streets.](image)
Figure 2. Front (Christian Street) elevation of 1868-70 church building with 1901 tower.

Figure 3. Extent of visibility of 1893 Phillips Brooks Memorial Guild House from Christian Street.
Figure 4. Front (Christian Street) elevation of 1903 Richard Newton Memorial Building.

Figure 5. Proposed location of ADA ramp at Richard Newton Memorial Building.
Figure 6. Side (21st Street) elevation of church building.

Figure 7. Rear (Montrose Street) elevation of church, showing one-story non-historic brick addition to be removed.

Figure 8. Montrose Street elevation of Old Sunday School Building AKA 1873 Memorial Building. Brick building on far right is not part of historic designation.
Figure 9. View from Montrose Street of Richard Newton Memorial Building rear. Brick building on left is not part of historic designation.
10 October 2023

Philadelphia Historical Commission
1515 Arch Street, 13th Floor
Philadelphia PA, 19102

RE: Historical Review – 2030-50 Christian St, Church of the Holy Apostles and Associated Buildings

Members of the Committee and Commission

Please find enclosed our application for In-Concept approval of our project at 2030-50 Christian St. I am submitting on behalf of the property owners, TierView Development, Inc.

The project involves:

- The interior renovation of the existing church, Sunday school building, classroom building, guild hall and associated buildings for use as an 87 unit apartment building.
- The insertion of a second and third floor within the existing church building.
- The insertion of a third floor within the existing Sunday school building.
- The insertion of a third floor within the existing guild house.
- The insertion of a third and fourth floor within the existing classroom building.
- The addition of new peak-roofed dormers to the roof of the existing church building to provide windows and natural light into the 3rd floor units. We are proposing to clad the walls of these dormers with metal cladding similar to the cladding present on other extant dormers in the complex.
- The addition of a new shed roof dormer to the roof of the existing Sunday school building to provide windows and natural light into the 3rd floor units. We are proposing to clad the walls of this dormer be clad with fiber cement panel siding to match the stucco of the existing building below.
- The replacement of all windows noted on elevations. The stained glass within these openings has already been removed however the stone framed stained glass rose window at the narthex of the church shall remain but be protected with new storm windows. All windows shall be aluminum and shall be fixed, awning, or single hung operation. PHC to approve design and selections.
- Refurbishment of existing wood entry doors, with some doors to receive new glazed lites for natural light to associated units.
- Replace existing asphalt shingle roofing with new GAF Slateline asphalt shingle roofing, color to be coordinated with PHC staff.
- Addition of new concrete access ramp with new ADA-compliant metal handrails of similar structure to existing wrought iron fences.
- Removal and reinstallation of existing wrought iron fences to allow for construction activities.
- Repointing and repair of brick and any decorative ornamentation located at the entirety of the exterior.
• Repair and refinishing of existing architectural metalwork located at the entirety of the exterior. That metalwork which cannot be repaired shall be replaced in kind with new metalwork to closely match existing.
• Masonry repairs to the top of the existing bell tower spire, and replacement of damaged elements with cast stone or glass fiber reinforced concrete (GFRC) replicas. PHC to coordinate details of masonry repair with Ascent Masonry Restoration.
• Installation of new PECO transformer vault with sidewalk areaway in Montrose St sidewalk. Access door shall be completely below grade and a new flush bar grating shall be provided over the areaway.

Thank you for taking the time to review our application. Please contact me at 215.800.1968 if you need more information or need to discuss the project further.

Sincerely,

Ian Toner
Principal
Toner Architects
APPLICATION FOR BUILDING PERMIT

ADDRESS OF PROPOSED CONSTRUCTION
2030-50 Christian St

APPLICANT:
Ian Toner    AC #3839394
COMPANY NAME:
Toner Architects
PHONE # 215 800 1968    FAX #
PROPERTY OWNER’S NAME:
Tierview Development, Inc.
PHONE # 267 551 1215    FAX #
ARCHITECT / ENGINEER IN RESPONSIBLE CHARGE:
Ian Toner
ARCHITECT / ENGINEERING FIRM:
Toner Architects
PHONE #215 800 1968    FAX #
CONTRACTOR:
TBD
CONTRACTING COMPANY:
TBD

USE OF BUILDING / SPACE:
Multi-unit residential

ARCHITECT / ENGINEERING FIRM ADDRESS:
1901 S 9th St, Room 425
Philadelphia, PA 19148
LICENSE # 490460    E-MAIL:
ian@tonerarch.com

PROPERTY OWNER’S ADDRESS:
1357 Ridge Avenue
Philadelphia PA, 19123

ARCHITECT / ENGINEERING FIRM ADDRESS:
1901 South 9th Street, Room 425
Philadelphia, PA 19148
LICENSE # 490460    E-MAIL:
ian@tonerarch.com

CONTRACTING COMPANY ADDRESS:
N/A
LICENSE #

ESTIMATED COST OF WORK:
$ TBD

BRIEF DESCRIPTION OF WORK:
Conversion of former church and rectory complex into a total of 87 residential units, with all
supporting functions. Exterior work shall consist of replacing all windows per elevations,
adding dormers at new 3rd floor level inserted within the former church and sunday school,
repair and replacement of damaged masonry, new exterior structural wall at sunday school
building, and insertion of new floors within volumes of existing buildings.
All materials and selections to be approved by PHC staff.

TOTAL AREA UNDERGOING CONSTRUCTION: 55,067   square feet

COMPLETE THESE ITEMS IF APPLICABLE TO THIS APPLICATION:

# OF NEW SPRINKLER HEADS (suppression system permits only):
LOCATION OF SPRINKLERS:

# OF NEW REGISTERS / DIFFUSERS (hvac / ductwork permits only):
LOCATION OF STANDPIPES:

IS THIS APPLICATION IN RESPONSE TO A VIOLATION? ☑ NO ☐ YES ☐

APPLICANT'S SIGNATURE: ____________________________  DATE: 10/10/2023

All provisions of the building code and other City ordinances will be complied with, whether specified herein or not. Plans approved by the Department form a part of this
application. I hereby certify that the statements contained herein are true and correct to the best of my knowledge and belief. I further certify that I am authorized by the owner to
make the foregoing application, and that, before I accept my permit for which this application is made, the owner shall be made aware of all conditions of the permit. I understand
that if I knowingly make any false statement herein I am subject to such penalties as may be prescribed by law or ordinance.
PRE-REQUISITE APPROVALS FOR:

ADDRESS: 2030-50 Christian St

<table>
<thead>
<tr>
<th>√ IF REQ'D</th>
<th>AGENCY</th>
<th>INITIALS</th>
<th>DATE</th>
<th>REMARKS</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>ART COMMISSION 13TH FLOOR - 1515 ARCH STREET</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>CITY PLANNING COMMISSION 13TH FLOOR - 1515 ARCH STREET</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>HISTORICAL COMMISSION 13TH FLOOR - 1515 ARCH STREET</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>FAIRMOUNT PARK COMMISSION</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>CITY □ STATE ☐ AIR MANAGEMENT / HEALTH DEPARTMENT</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>STREETS DEPARTMENT ROOM 949 - M.S.B.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>WATER DEPARTMENT 2ND FLOOR - 1101 MARKET STREET</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>EMERGENCY SERVICES &amp; ABATEMENT UNIT ROOM 1140 - M.S.B.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>ZONING</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

WAS VIOLATION FOR WORK WITHOUT A PERMIT? □ NO ☐ YES (INSPECTION FEE MUST BE ADDED TO PERMIT FEE)

VIOLATION # ____________________________
If I am not this drawing was not printed to scale.
Terra cotta tower finials with brick masonry back

LEVEL 6 - GEORGE C. THOMAS TOWER 82'

Ornamental brownstone pilasters

LEVEL 5 - GEORGE C. THOMAS TOWER 61'

Wood louvers

LEVEL 4 - GEORGE C. THOMAS TOWER 39'

Asphalt shingle roof

LEVEL 3 - GEORGE C. THOMAS TOWER 25'

Stone chimney

LEVEL 2 - CHURCH OF THE HOLY APOSTLES TOWER 14'

Single hung wood windows; typ.

LEVEL 1 - VESTRY 13'

Brick chancel

LEVEL 1 - CHANCEL ADDITION 0'

Arched wood door

LEVEL 1 - CHURCH OF THE HOLY APOSTLES 14'

Single hung wood windows; typ.

LEVEL 1 - LEVEL 1 - CHURCH OF THE HOLY APOSTLES 14'

Asphalt shingle roof

LEVEL 1 - LEVEL 1 - CHURCH OF THE HOLY APOSTLES 14'

Selective removal of ornamental brownstone and replacement with new cast stone or GFRC

LEVEL 5 - GEORGE C. THOMAS TOWER 61'

Fixed wood windows; typ.

LEVEL 4 - GEORGE C. THOMAS TOWER 39'

Single hung wood windows; typ.

LEVEL 3 - GEORGE C. THOMAS TOWER 25'

Painted metal fascia

LEVEL 2 - FLOOR 2 11'

New single hung alum windows w/ fixed pointed top lites

LEVEL 2 - FLOOR 3 21'

New single hung alum windows

LEVEL 1 - VESTRY 13'

New single hung alum windows w/ awning, fixed lite, and half round spandrel panels; typ.

LEVEL 1 - CHANCEL ADDITION 0'

If I am not this drawing printed to scale

EXISTING AND PROPOSED ELEVATIONS
Note: All exterior brick and stone to be cleaned and repointed as necessary. All masonry detailing, note: existing copper detailing to be repaired and refinished to like new condition. Copper detailing with copper-colored aluminum cladding existing metal refinish as necessary; provide new alum windows:

- New GAF Slateline asphalt shingle roof, PHC staff to approve color
- New single hung wood alum windows; typ.
- New fixed round alum window; typ.
- New painted metal fascia
- New single hung wood alum windows; typ.
- New fixed round window; typ.
- New painted metal fascia
- New single hung wood alum windows; typ.
- New fixed round window; typ.
- New painted metal fascia
- New single hung wood alum windows; typ.

- Existing stone chimney to remain
- Existing brick chimneys; typ.
- Existing metal clad cupola
- Corrugated plastic glazing in existing cupola windows
- Asphalt shingle roof
- Fixed round window; typ.
- Fixed wood windows; typ.
Note: All exterior brick and stone to be cleaned and repointed as necessary. All masonry detailing, corbels, carved elements, and arches to remain repainted as necessary. Color to be coordinated with PHC staff.

Note: Existing copper detailing to be repaired and refinished to like-colored aluminum cladding that cannot be salvaged shall be replaced in kind with copper-colored aluminum cladding.

New corridor addition - PHC Staff to approve type and color of new corridor addition.

Existing brick chimneys to remain; typ. Existing metal-clad cupola; refinish as necessary; in existing glazing locations

New single hung alum windows; typ. New GAF Slateline asphalt shingle roof, PHC Staff to approve color

Existing painted metal fascia to be refinished under supervision of Church of the Holy Apostles.

Existing door opening; infill with brick to match existing brick.

New alum single hung window in existing door opening; infill w/ brick to match existing brick.

1/8" = 1'-0" 1 Boy Scout Building North - Existing

1/8" = 1'-0" 2 Boy Scout Building North - Proposed

1/8" = 1'-0" 4 Richard Newton Building South - Proposed

1901 S. 9th Street
Philadelphia, PA 19148
Copyright 2023, Toner Architects, Inc.
www.tonerarch.com
Asphalt shingle roof

Brick chimney; typ.

Fixed window

Stone cross

Asphalt shingle roof

Fixed wood

Asphalt shingle roof

Painted wood dormer

Single hung wood windows; typ.

Painted metal fascia

- RICHARD

- NEWTON

- MEMORIAL BLDG

- 23’-0’

- LEVEL 3

- 1873

- 21’-0’

- LEVEL 2

- RICHARD

- NEWTON

- APOSTLES

- LEVEL 2

- 1873

- 0’

- 12’-0’

- LEVEL 1

- CHURCH

- 12’-0’

- RICHARD

- NEWTON

- OF THE HOLY

- 12’-0’

- LEVEL 1

- 1873

- 0’

- 0’

- 1/8” = 1’-0”

2 Courtyard North Elevation - Existing

Note: All exterior brick and stone to be cleaned and repointed as necessary. All masonry detailing, corbels, carved elements, and arches to remain.

Note: All architectural metalwork to be repaired and repainted as necessary. Color to be coordinated with PHC staff.

Note: Existing copper detailing to be repaired and refinished to like that cannot be salvaged shall be replaced in kind with copper-colored aluminum cladding. PHC staff to approve color.

Existing fixed windows to remain; typ.

Existing single hung wood windows to remain; typ.

Existing wood door and transom to be removed and reinstalled as necessary for construction activities.

Existing door and transom to be removed to be refinished, then installed back in place.

Existing wrought iron fence to be removed.
If I am not 1" tall this drawing was not printed to scale.
Church Complex Adaptive Reuse