

**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 21<sup>st</sup> and Christian Streets.



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.

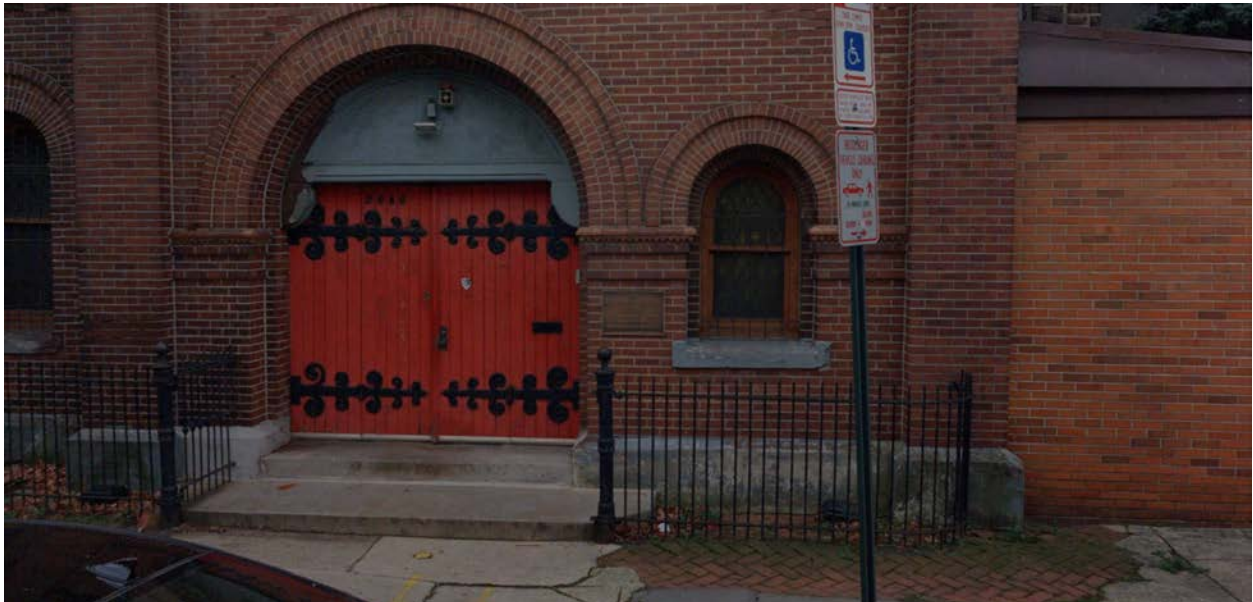


Figure 5. Proposed location of ADA ramp at Richard Newton Memorial Building.



Figure 6. Side (21<sup>st</sup> 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.**



Ian M Toner AIA, NCARB, LEED AP BD+C

*Principal*

Sara N Shonk Pochedly AIA, NCARB, NCIDQ, LEED AP BD+C

*Principal*

10 October 2023

Philadelphia Historical Commission  
1515 Arch Street, 13<sup>th</sup> 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.

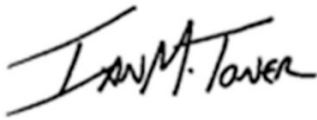
The project involves:

- 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 3<sup>rd</sup> 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 3<sup>rd</sup> 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,

A handwritten signature in black ink that reads "Ian M. Toner". The signature is written in a cursive, slightly slanted style.

Ian Toner  
Principal  
Toner Architects



# APPLICATION FOR BUILDING PERMIT

APPLICATION # pÿ

(Please complete all information below and print clearly)



CITY OF PHILADELPHIA  
DEPARTMENT OF LICENSES AND INSPECTIONS  
MUNICIPAL SERVICES BUILDING - CONCOURSE  
1401 JOHN F. KENNEDY BOULEVARD  
PHILADELPHIA, PA 19102  
For more information visit us at [www.phila.gov](http://www.phila.gov)

## 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

PHONE # \_\_\_\_\_

FAX # \_\_\_\_\_

### APPLICANT'S ADDRESS:

1901 South 9th Street, Room 425

Philadelphia, PA 19148

LICENSE # 490460

ian@tonerarch.com  
E-MAIL:

### PROPERTY OWNER'S ADDRESS:

1357 Ridge Avenue

Philadelphia PA, 19123

### ARCHITECT / ENGINEERING FIRM ADDRESS:

1901 S 9th St, Room 425

Philadelphia, PA 19148

LICENSE # 490460

ian@tonerarch.com  
E-MAIL:

### CONTRACTING COMPANY ADDRESS:

N/A

LICENSE # \_\_\_\_\_

E-MAIL: \_\_\_\_\_

### USE OF BUILDING / SPACE:

Multi-unit residential

### 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 VIOLATION #: \_\_\_\_\_

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.

APPLICANT'S SIGNATURE

DATE: 10 / 10 / 2023

**PRE-REQUISITE APPROVALS FOR:**

ADDRESS:

**2030-50 Christian St**

APPLICATION #:

√ IF REQ'D	AGENCY	INITIALS	DATE	REMARKS
	ART COMMISSION 13 <sup>TH</sup> FLOOR - 1515 ARCH STREET			
	CITY PLANNING COMMISSION 13 <sup>TH</sup> FLOOR - 1515 ARCH STREET			
	HISTORICAL COMMISSION 13 <sup>TH</sup> FLOOR - 1515 ARCH STREET			
	FAIRMOUNT PARK COMMISSION			
	<input type="checkbox"/> CITY <input type="checkbox"/> STATE AIR MANAGEMENT / HEALTH DEPARTMENT			
	STREETS DEPARTMENT ROOM 940 - M.S.B.			
	WATER DEPARTMENT 2 <sup>ND</sup> FLOOR - 1101 MARKET STREET			
	EMERGENCY SERVICES & ABATEMENT UNIT ROOM 1140 - M.S.B.			
	ZONING			

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

VIOLATION # \_\_\_\_\_



Photo 1 - 3 July 2023



Photo 2 - 3 July 2023



Photo 3 - 3 July 2023



Photo 4 - 3 July 2023



Photo 5 - 3 July 2023



Photo 6 - 3 July 2023





Photo 7 - 3 July 2023



Photo 8 - 3 July 2023



Photo 9 - 3 July 2023



Photo 10 - 3 July 2023



Photo 11 - 3 July 2023



Photo 12 - 3 July 2023



Photo 13 - 3 July 2023



Photo 14 - 3 July 2023





Photo 15 - 3 July 2023



Photo 16 - 3 July 2023



Photo 17 - 3 July 2023



Photo 18 - 3 July 2023



Photo 19 - 3 July 2023



Photo 20 - 3 July 2023

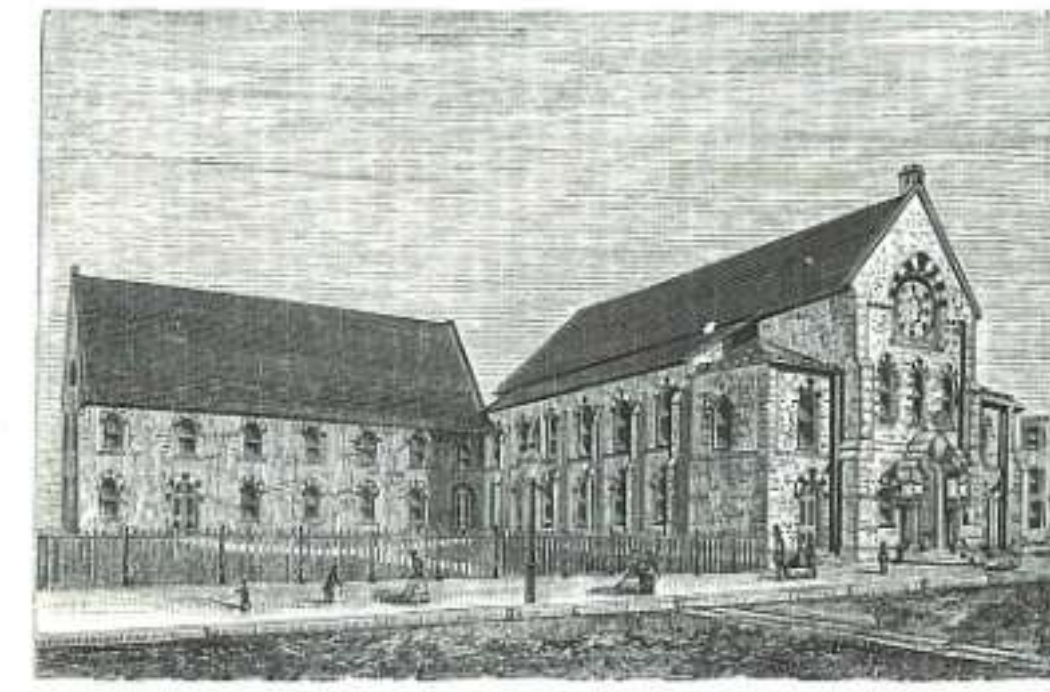


Photo 21 - 3 July 2023

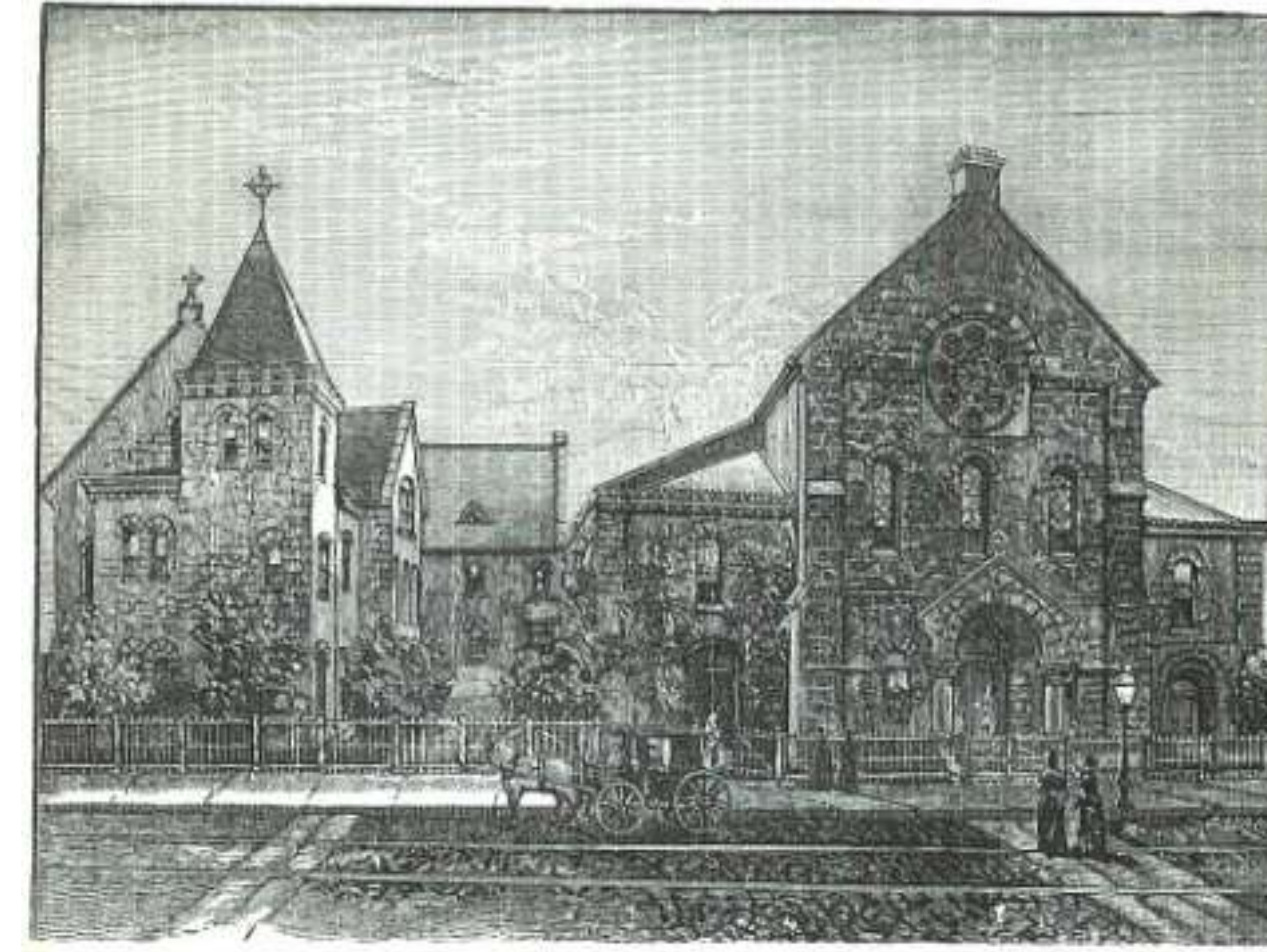


Photo 22 - 3 July 2023





CHURCH AND SUNDAY-SCHOOL BUILDING



CHURCH, SUNDAY-SCHOOL BUILDING AND THE PHILLIPS BROOKS PARISH HOUSE

Image Source: Historic Designation Report - 2040 Christian St, Shiloh Baptist Church. PHC, 1980.



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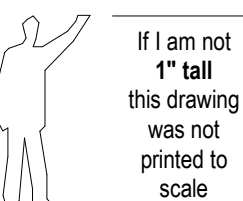


Church of the Holy Apostles - Richards Bldg.

Image Source: Historic Designation Report - 2040 Christian St, Shiloh Baptist Church. PHC, 1980.



Image Source: Historic Designation Report - 2040 Christian St, Shiloh Baptist Church. PHC, 1980.



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# Church Complex Adaptive Reuse

## CONTEXT PLAN & HISTORIC INFO

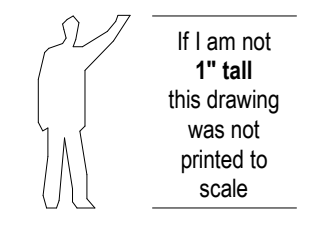
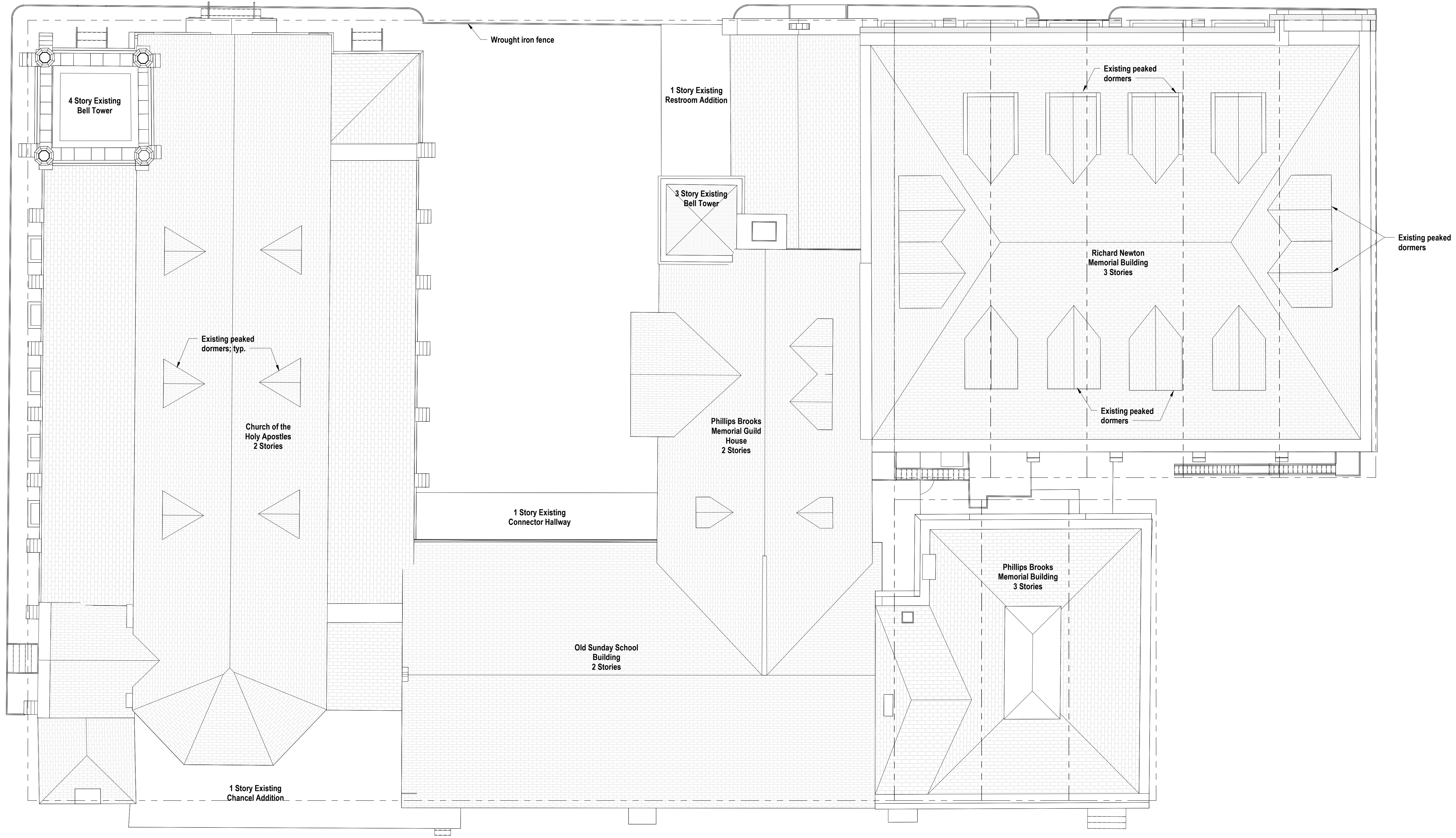
Date 10 October 2023 Scale 1 1/2" = 1'-0"  
 Historic In-Concept Submission Project number 23010

Building Naming Convention:	
Existing Name:	Proposed Name:
-Church of the Holy Apostles	The Sanctuary
-Old Sunday School Building	1873 Memorial Building
-Phillips Brooks Memorial Guild House	Guild House
-Phillips Brooks Memorial Building	Boy Scout Building
-Richard Newton Memorial Building	Richard Newton Memorial Building (No Change)

← Christian St →  
Breakdown: 15'-36"-15'

← South 21st St →  
Breakdown: 12'-26"-12'

← Montrose St →  
Breakdown: 11'-18"-11'



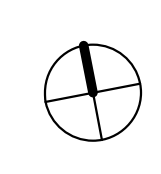
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# Church Complex Adaptive Reuse

1901 S. 9th Street  
Room 425  
Philadelphia, PA 19148  
215.931.1939  
www.tonerarch.com

TierView Development  
2030-50 Christian St  
Philadelphia, PA 19146



EXISTING SITE PLAN

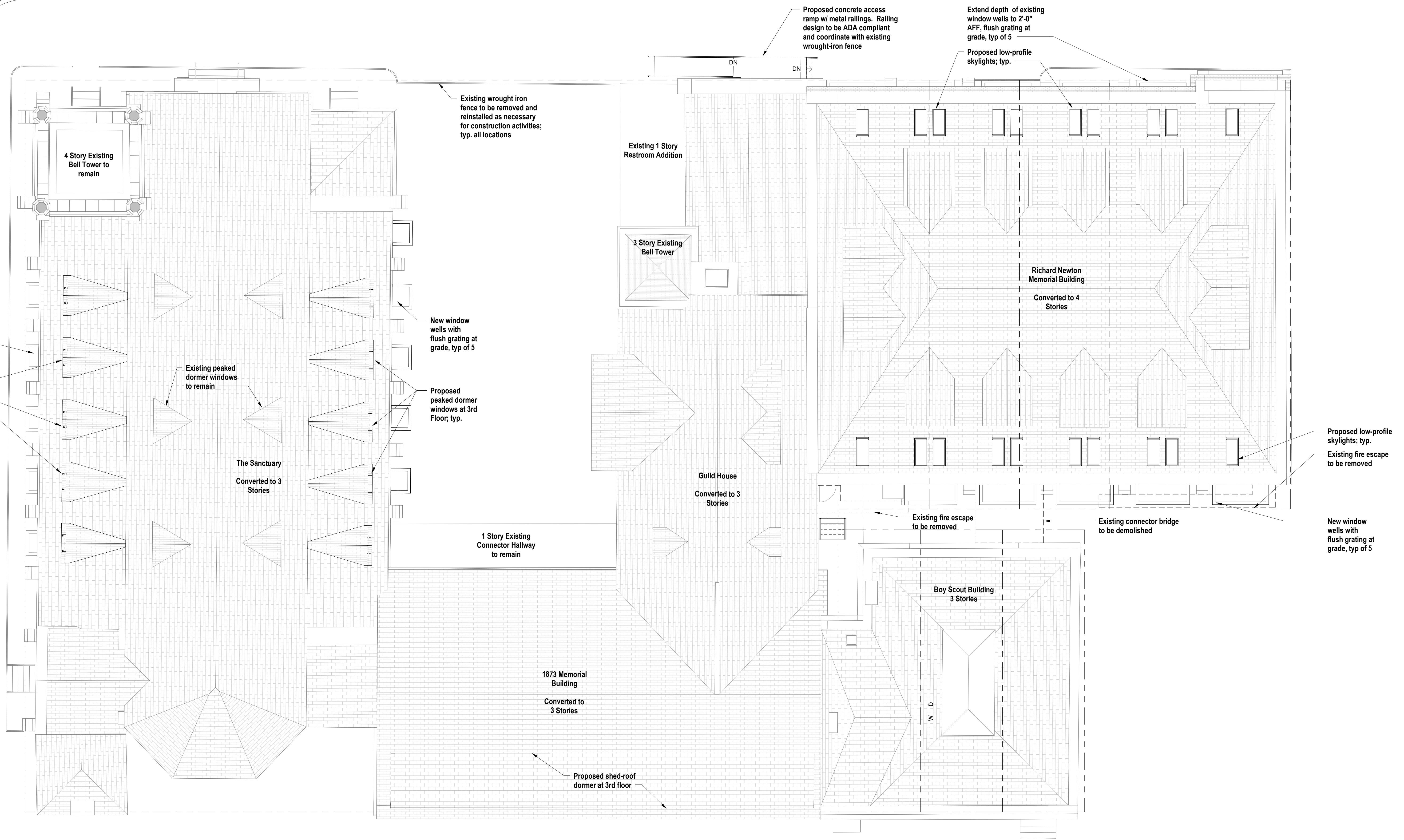
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Historic In-Concept Submission  
Project number 23010

Building Naming Convention:	
Existing Name:	Proposed Name:
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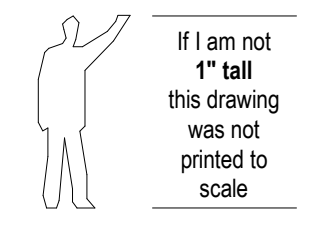
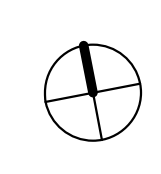
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Breakdown: 15'-36"-15'

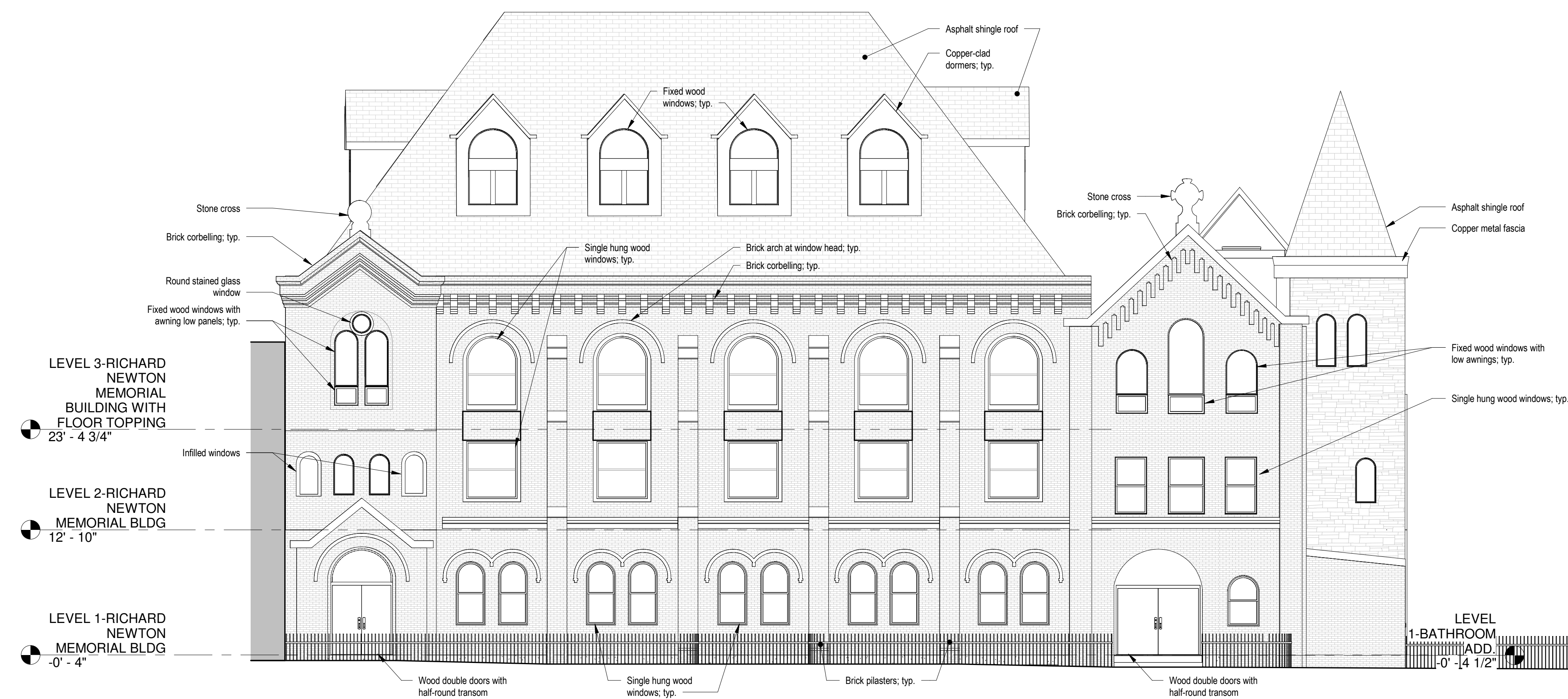
← South 21st St  
Breakdown: 12'-26"-12'

← Montrose St  
Breakdown: 11'-18"-11'

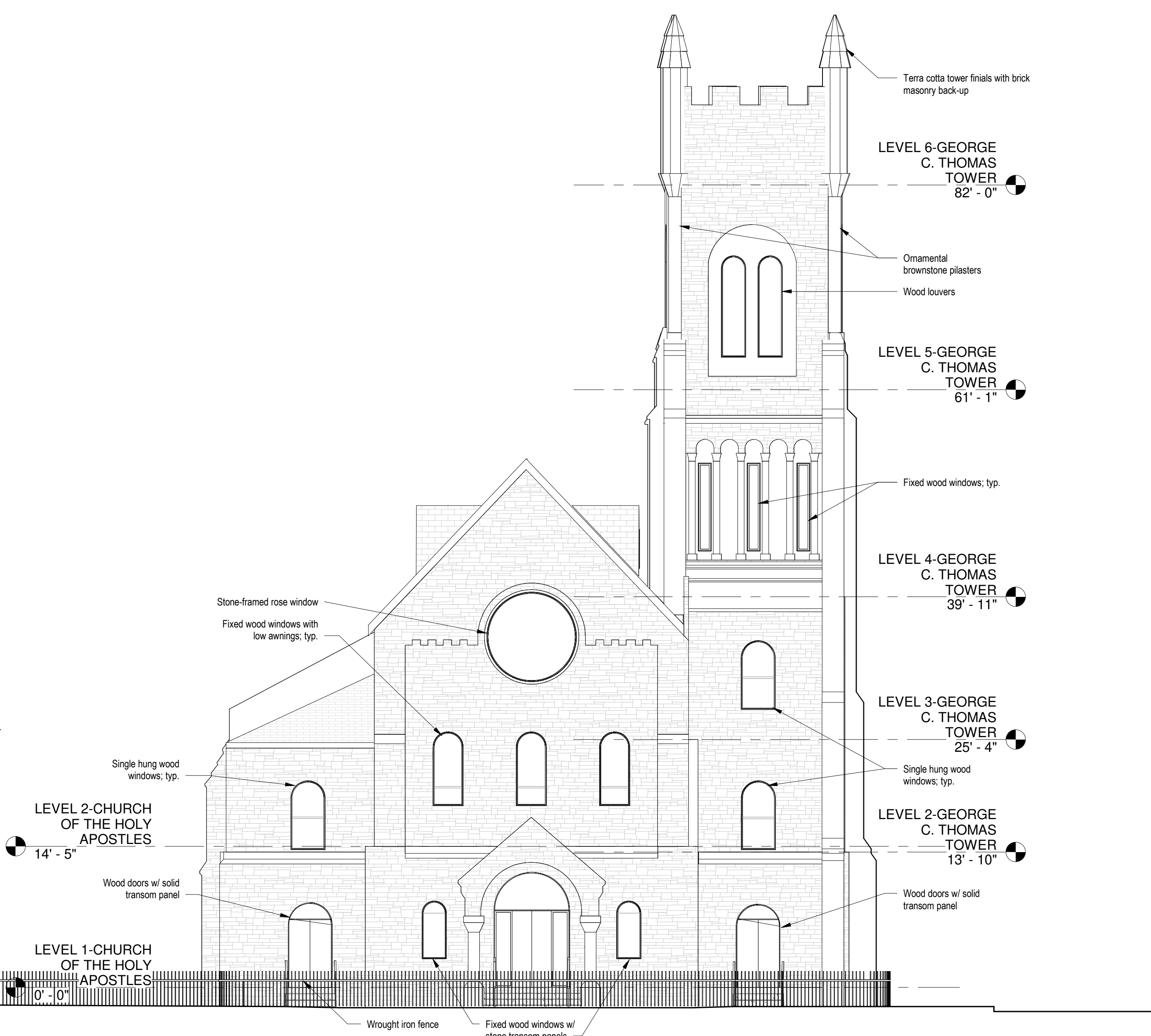


# Church Complex Adaptive Reuse





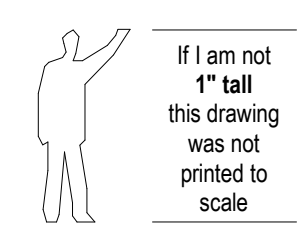
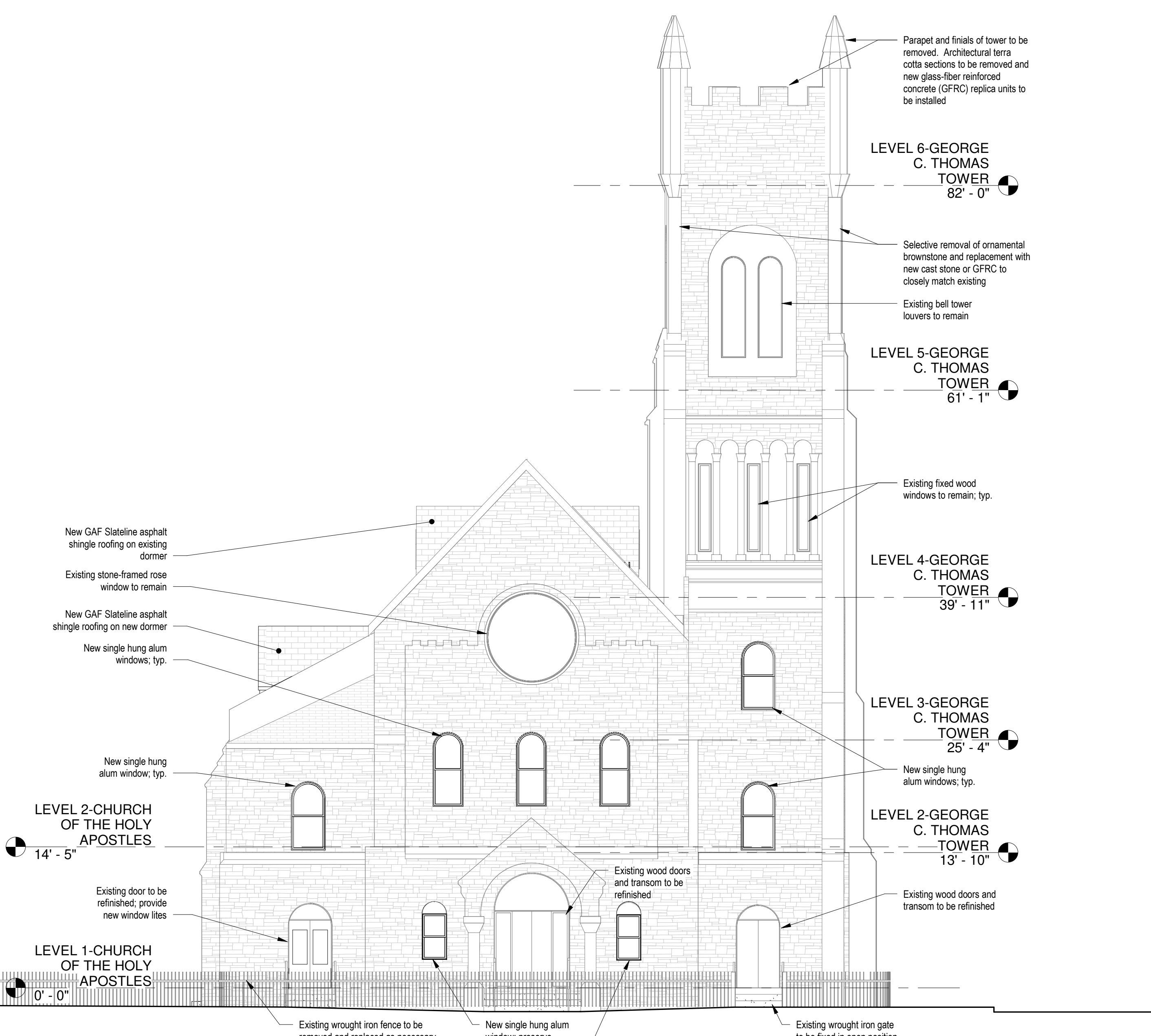
1 Christian Street Elevation - Existing  
1/8" = 1'-0"



- 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-new condition. Copper detailing that cannot be salvaged shall be replaced in kind with copper-colored aluminum cladding.
- Note: All remaining religious items and iconography to be removed and stored properly under supervision of Church of the Holy Apostles.



2 Christian Street Elevation - Proposed  
1/8" = 1'-0"



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# Church Complex Adaptive Reuse

## EXISTING AND PROPOSED ELEVATIONS

Date 10 October 2023 Scale 1/8" = 1'-0"  
Historic In-Concept Submission Project number 23010



1 South 21st Street Elevation - Existing  
1/8" = 1'-0"



2 South 21st Street Elevation - Proposed  
1/8" = 1'-0"

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

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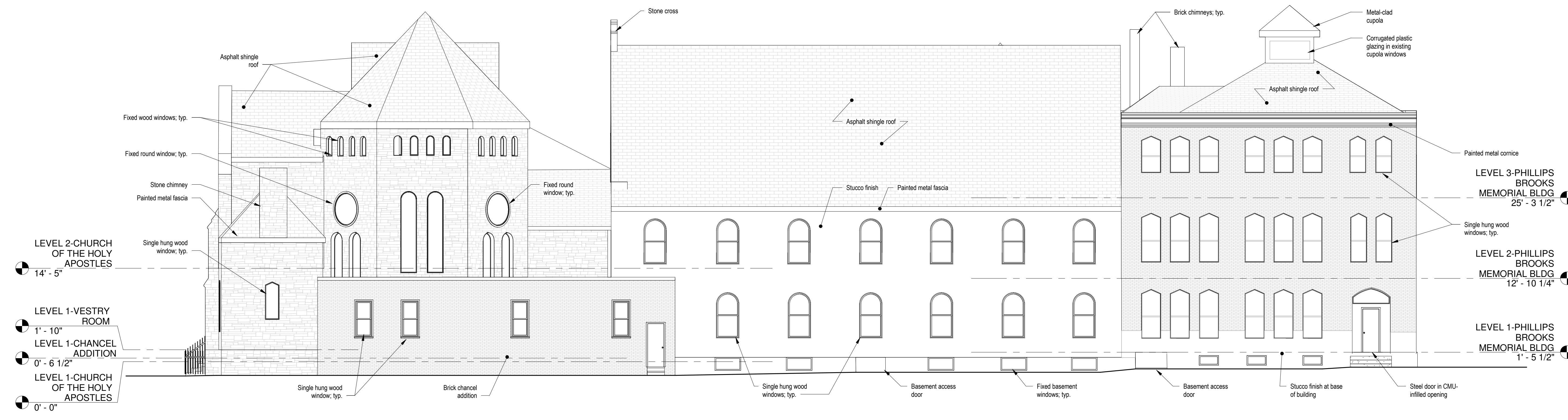
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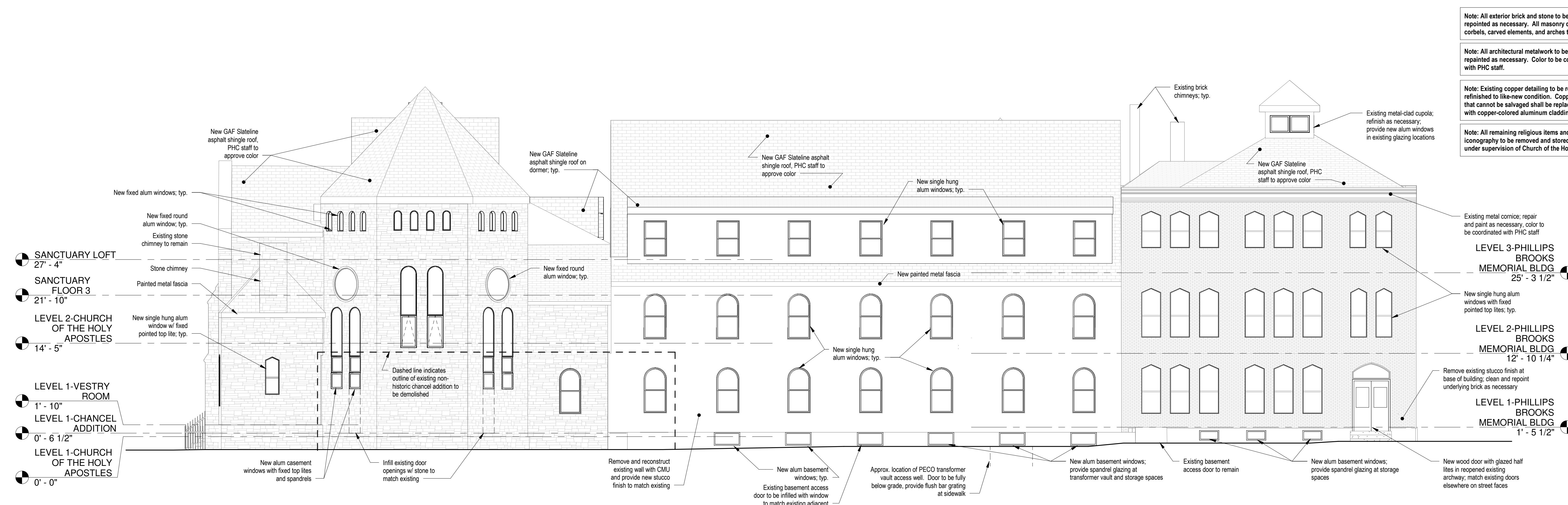
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# Church Complex Adaptive Reuse

## EXISTING AND PROPOSED ELEVATIONS



1 Montrose Street Elevation - Existing  
1/8" = 1'-0"



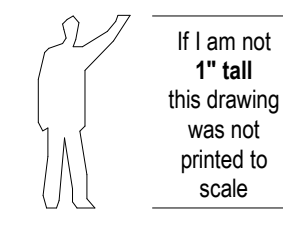
2 Montrose Street Elevation - Proposed  
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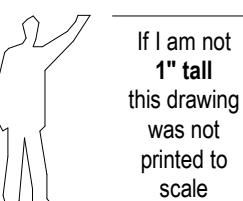


1 Richard Newton Memorial Building East - Existing  
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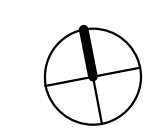
2 Richard Newton Memorial Building East - Proposed  
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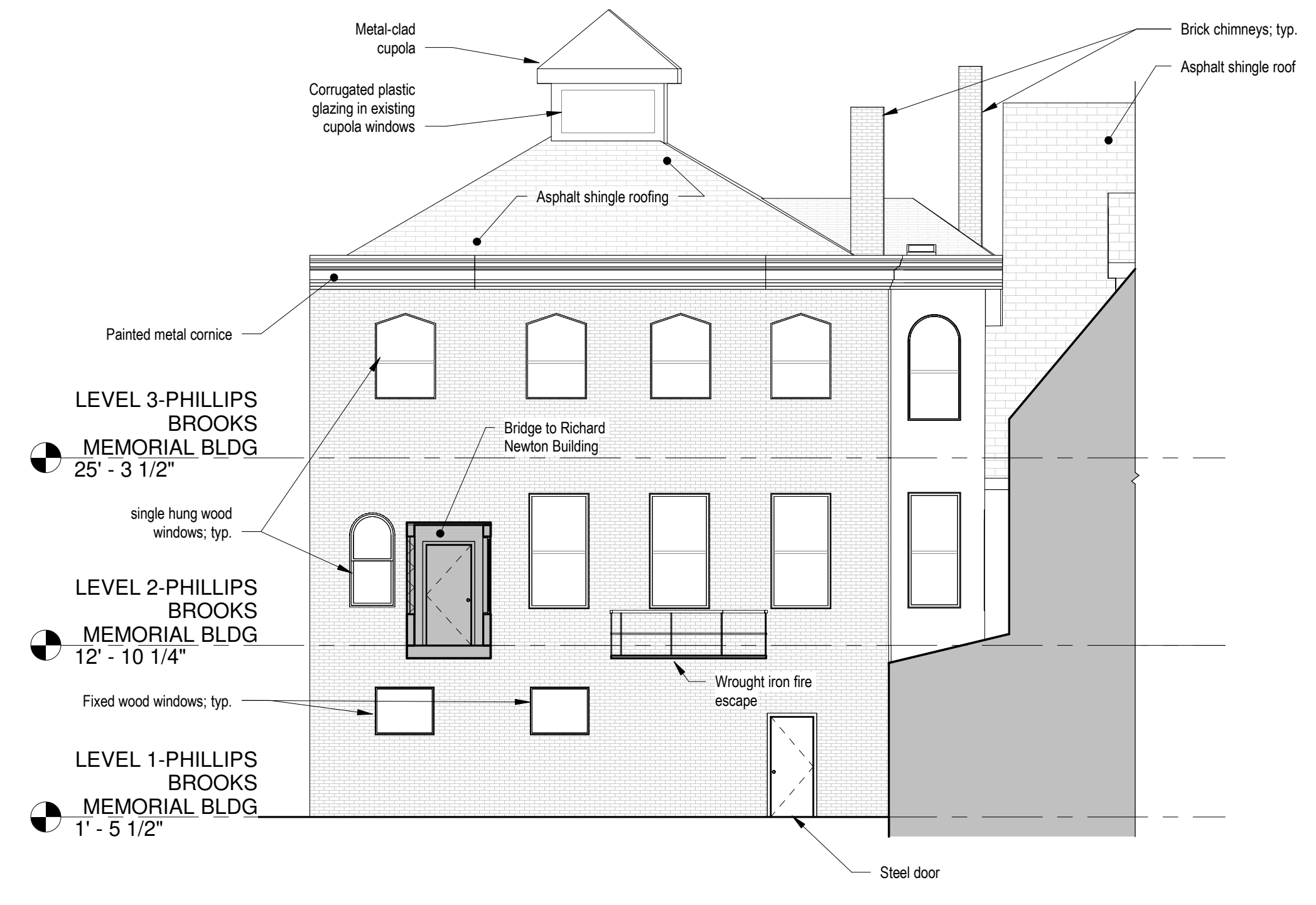
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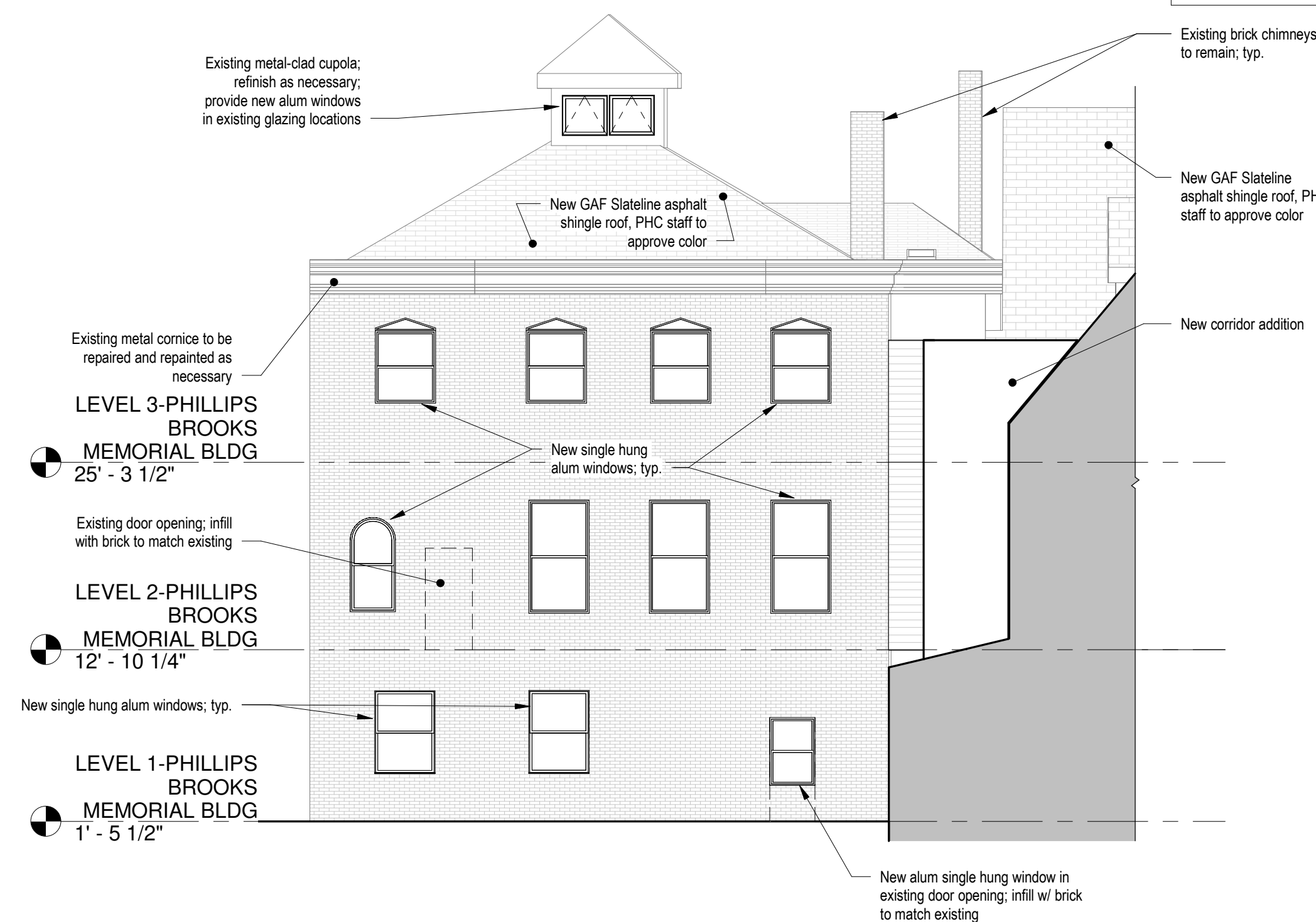




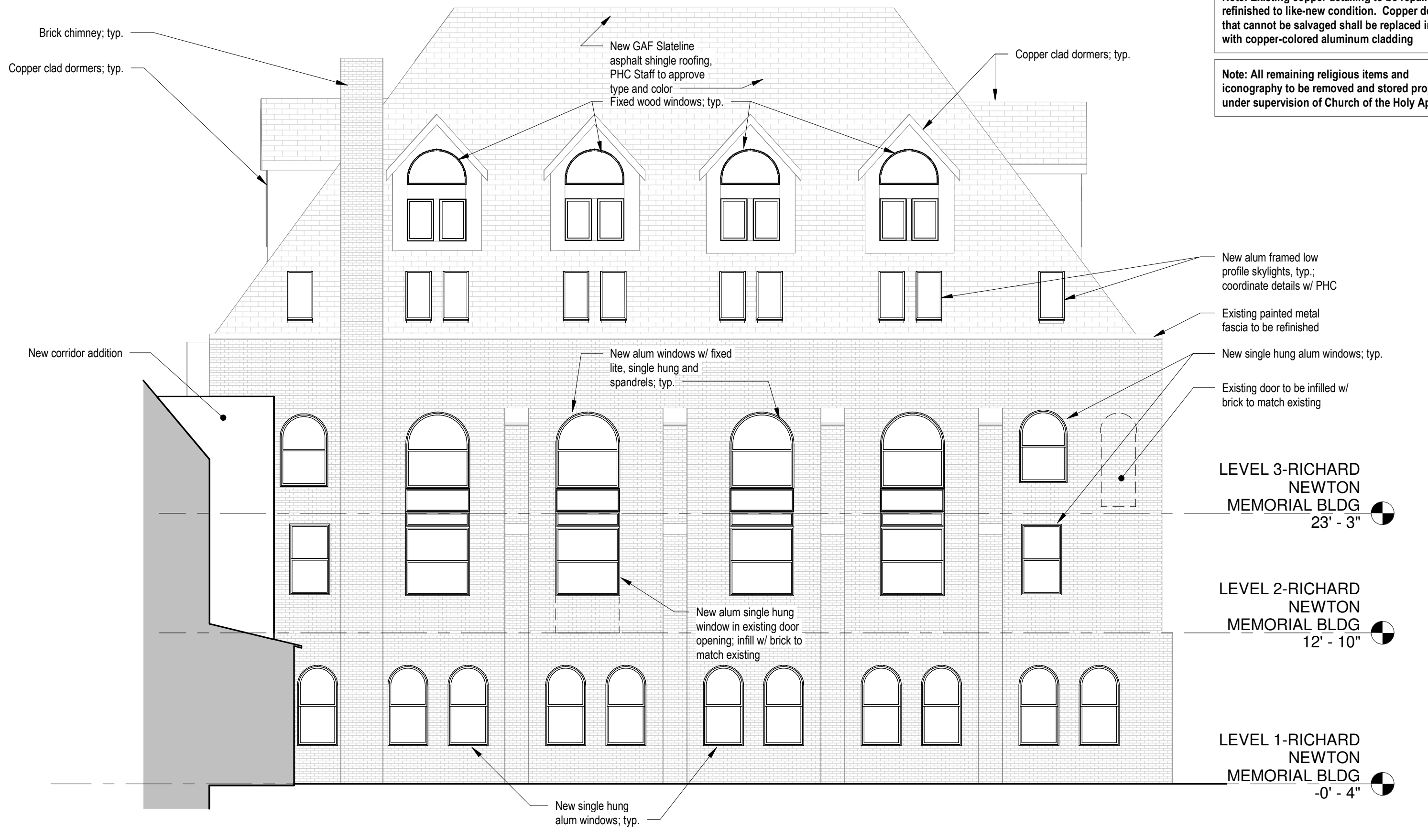
1 Boy Scout Building North - Existing  
1/8" = 1'-0"



3 Richard Newton Building South - Existing  
1/8" = 1'-0"



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



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

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

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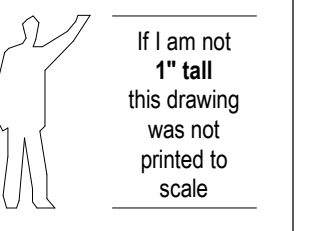
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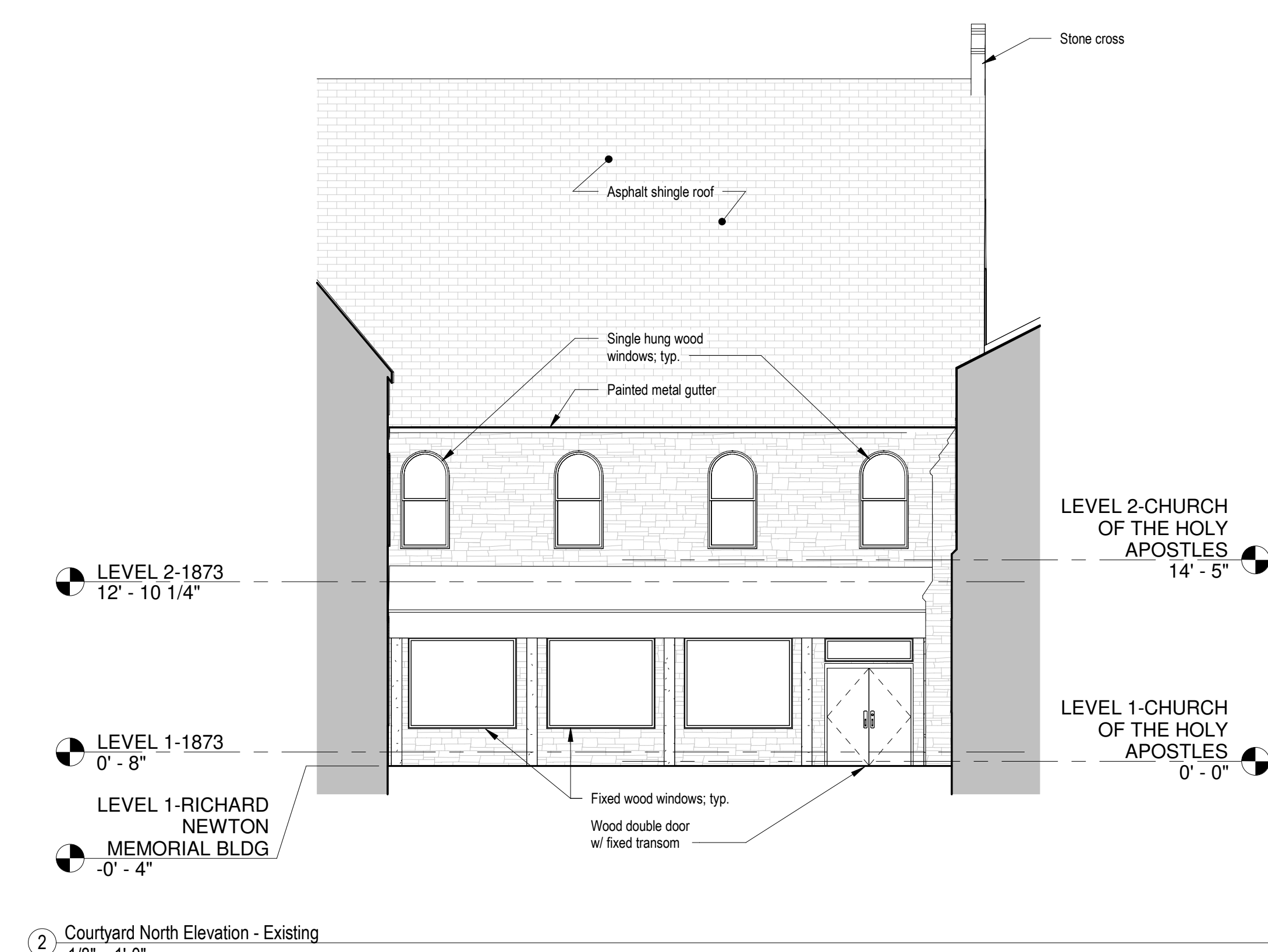
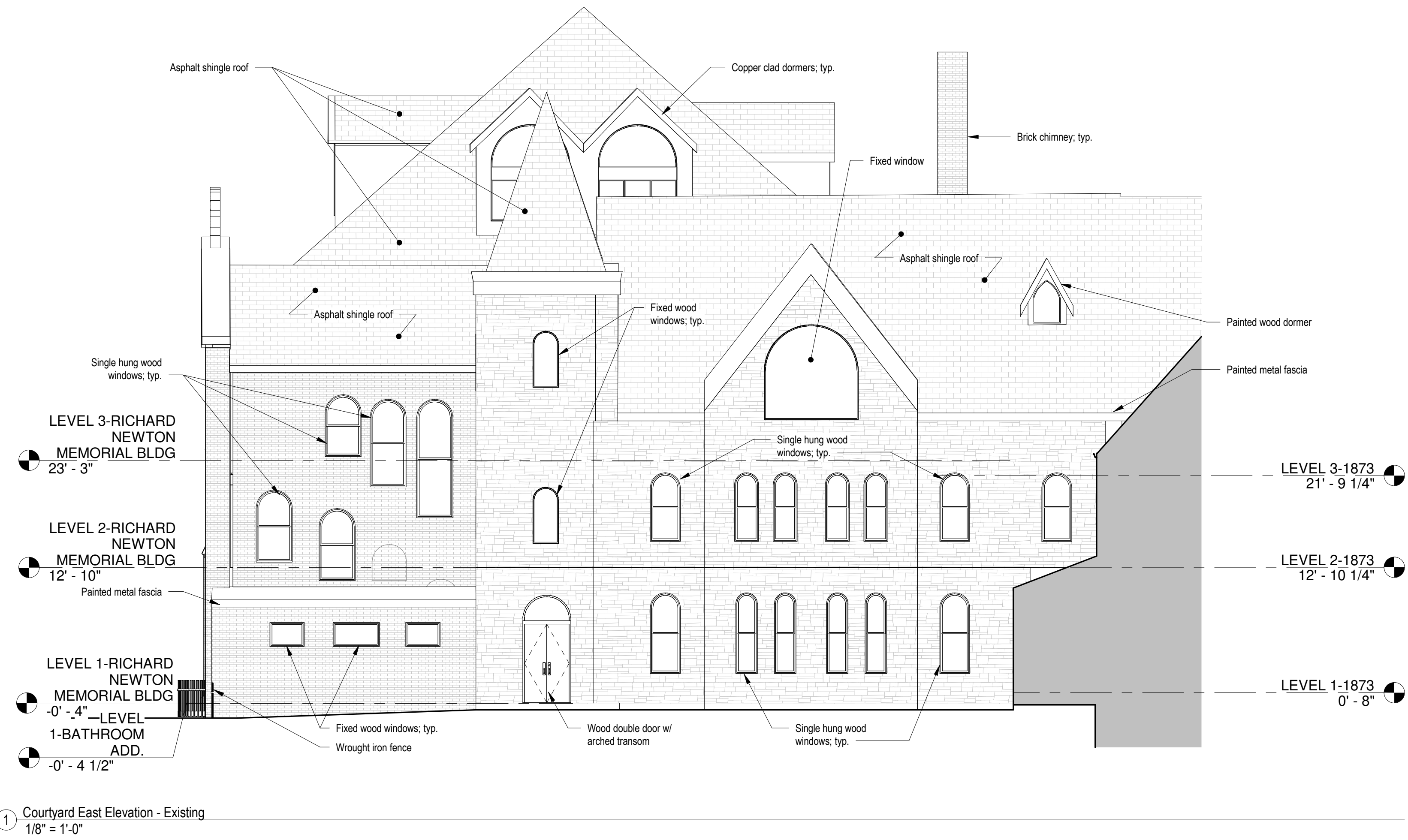
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# Church Complex Adaptive Reuse

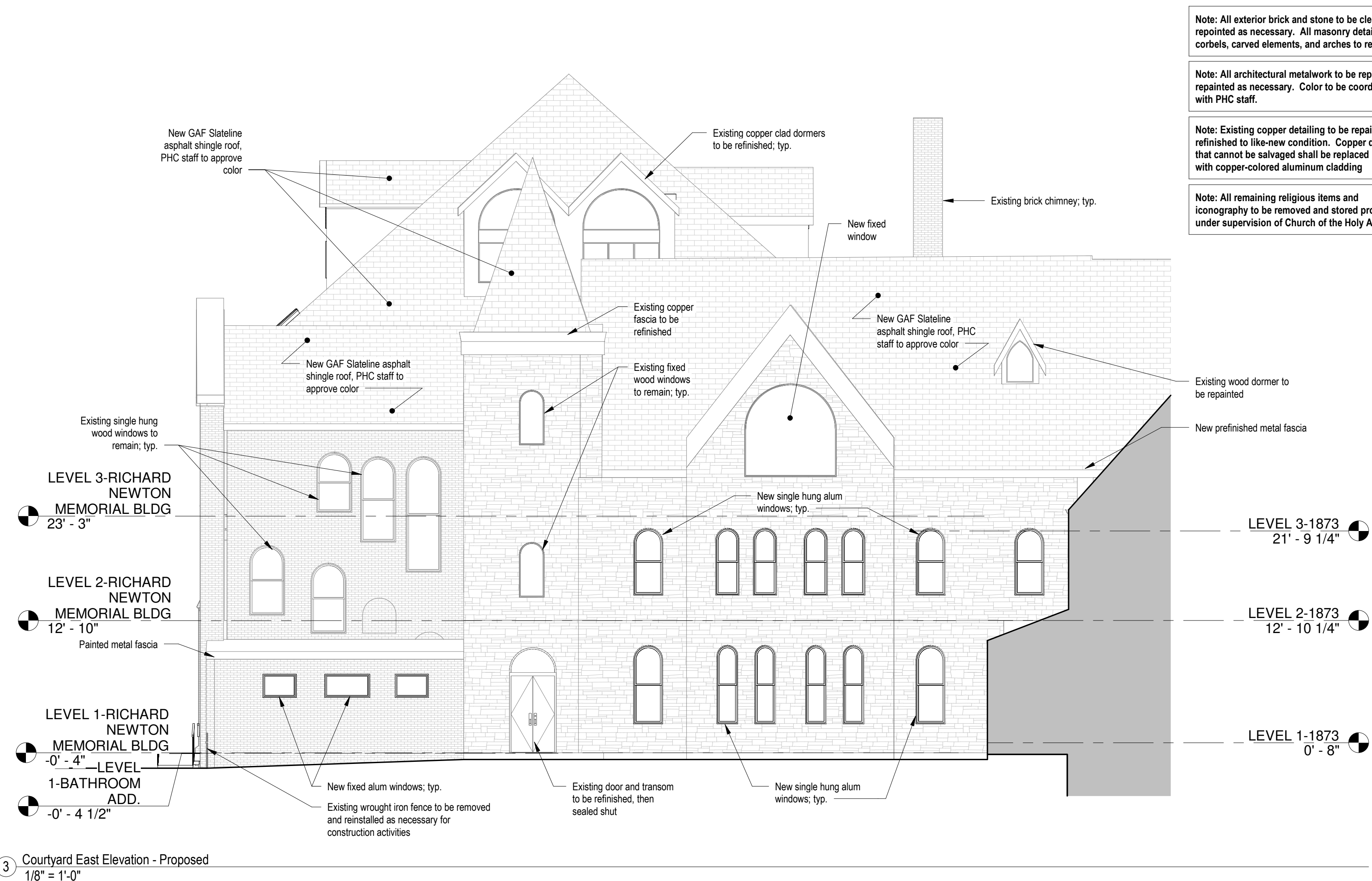






1 Courtyard East Elevation - Existing  
1/8" = 1'-0"

2 Courtyard North Elevation - Existing  
1/8" = 1'-0"



3 Courtyard East Elevation - Proposed  
1/8" = 1'-0"

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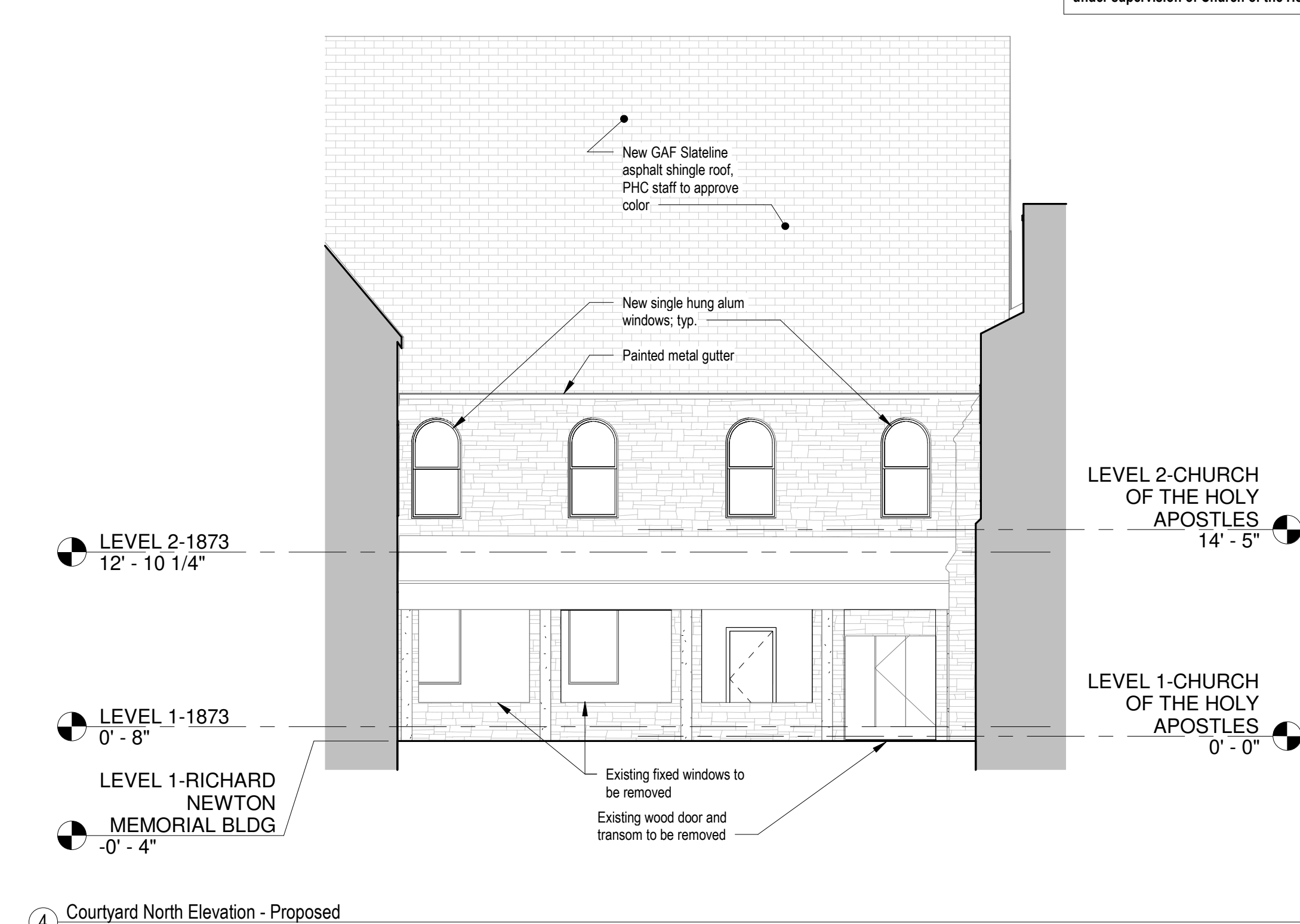
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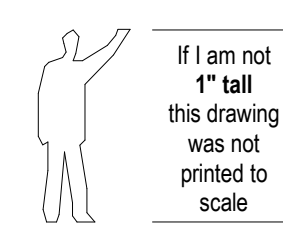
Note: All architectural metalwork to be repaired and repainted as necessary. Color to be coordinated with PHC staff.

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

Note: All remaining religious items and iconography to be removed and stored properly under supervision of Church of the Holy Apostles



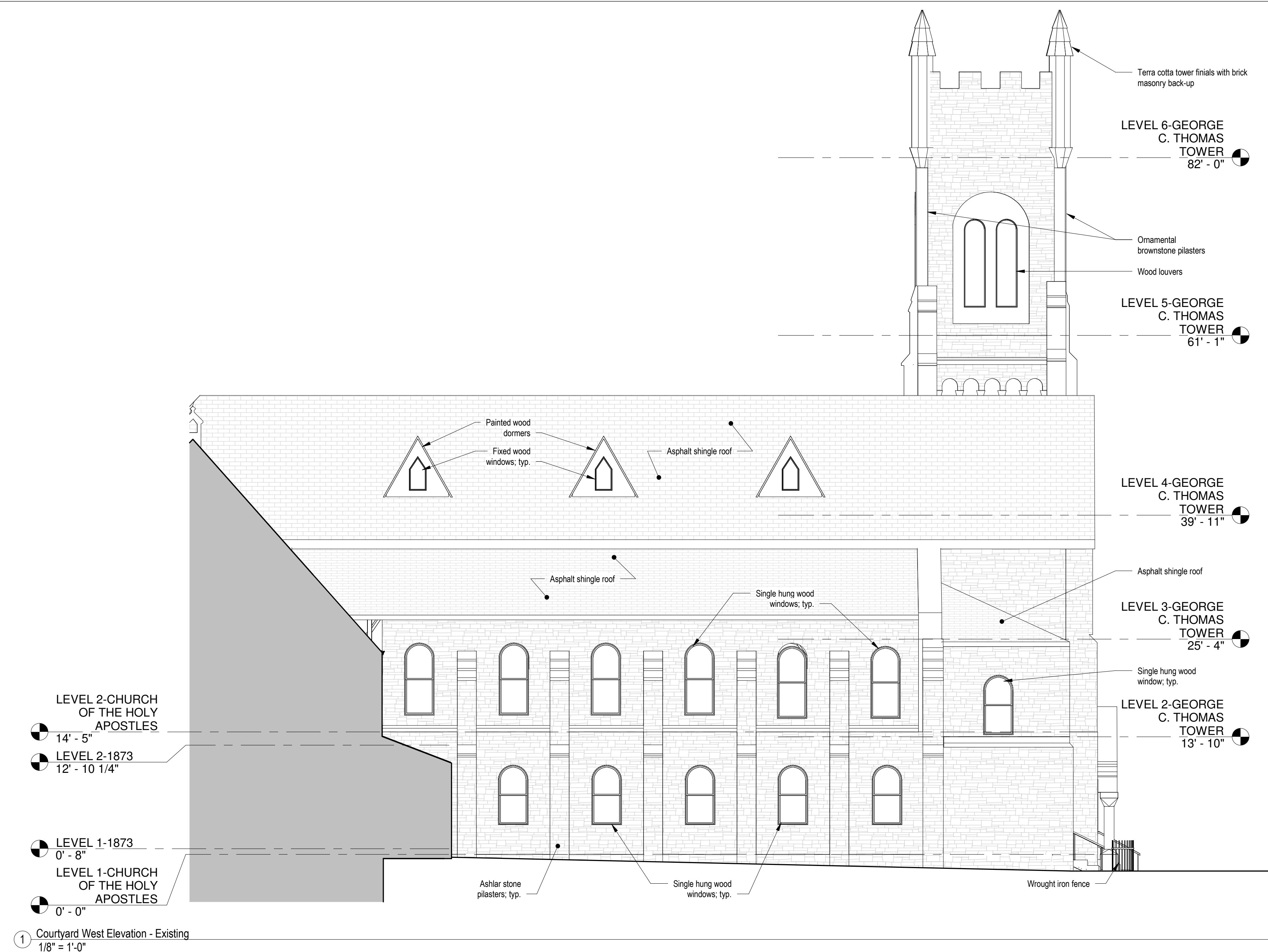
4 Courtyard North Elevation - Proposed  
1/8" = 1'-0"



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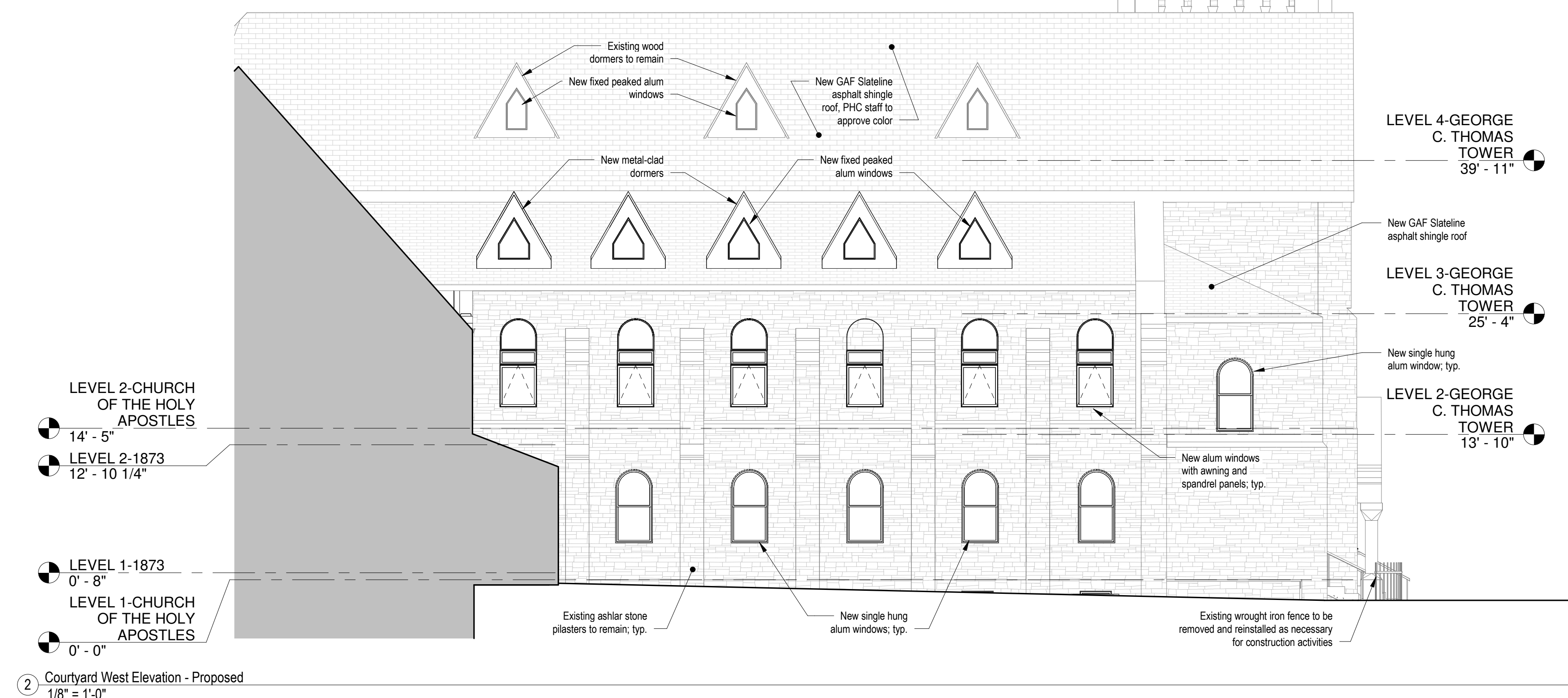
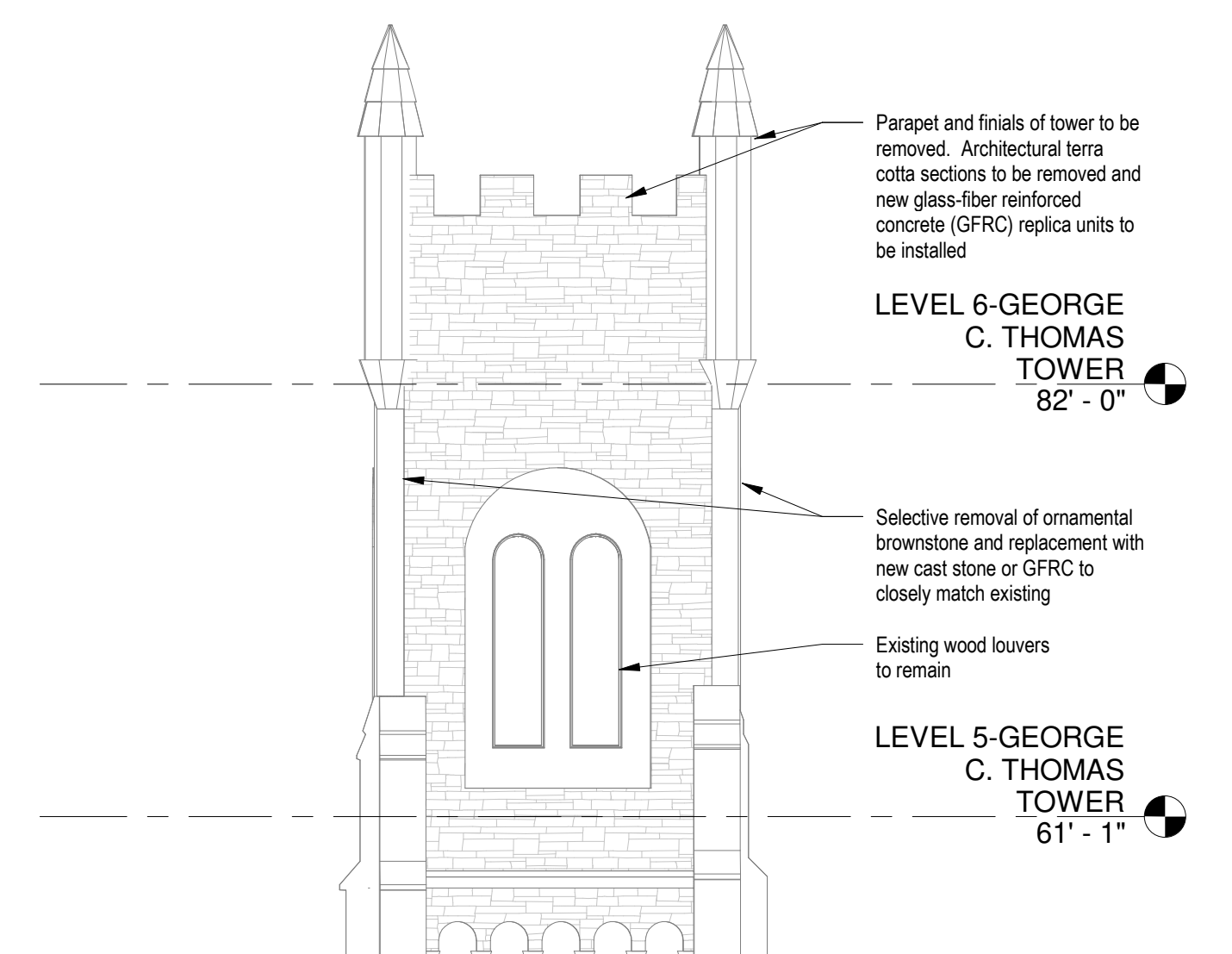
# Church Complex Adaptive Reuse

## EXISTING AND PROPOSED ELEVATIONS

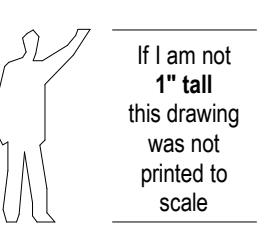


① Courtyard West Elevation - Existing  
1/8" = 1'-0"

- 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-new condition. Copper detailing that cannot be salvaged shall be replaced in kind with copper-colored aluminum cladding
- Note: All remaining religious items and iconography to be removed and stored properly under supervision of Church of the Holy Apostles



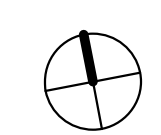
② Courtyard West Elevation - Proposed  
1/8" = 1'-0"



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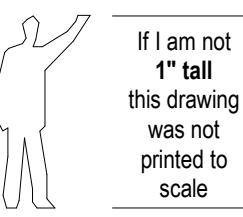


## EXISTING AND PROPOSED ELEVATIONS

Date 10 October 2023 Scale 1/8" = 1'-0"  
Historic In-Concept Submission Project number 23010

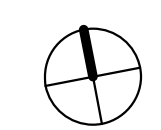


1 Southeast Corner of 21st and Christian



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PERSPECTIVE VIEW

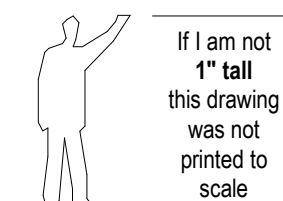
Date 10 October 2023  
Historic In-Concept Submission

Scale  
Project number 23010

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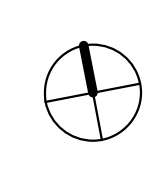
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# Church Complex Adaptive Reuse



## Overall Basement Plan

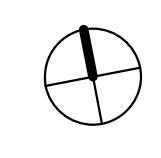
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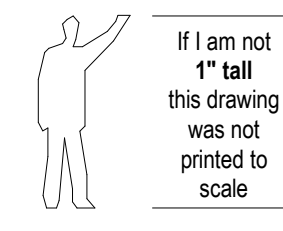


# Church Complex Adaptive Reuse



## Overall First Floor Plan

Date 10 October 2023  
 Historic In-Concept Submission  
 Scale 1/8" = 1'-0"  
 Project number 23010

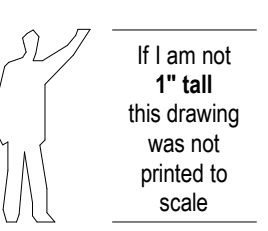


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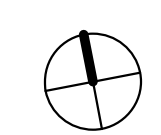




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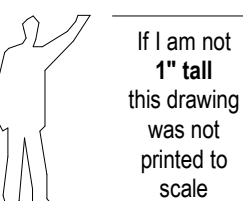
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Overall Second Floor Plan

Date 10 October 2023  
Historic In-Concept Submission

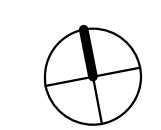
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Project number 23010



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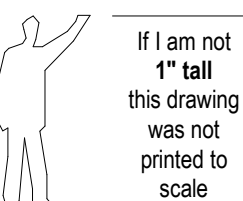
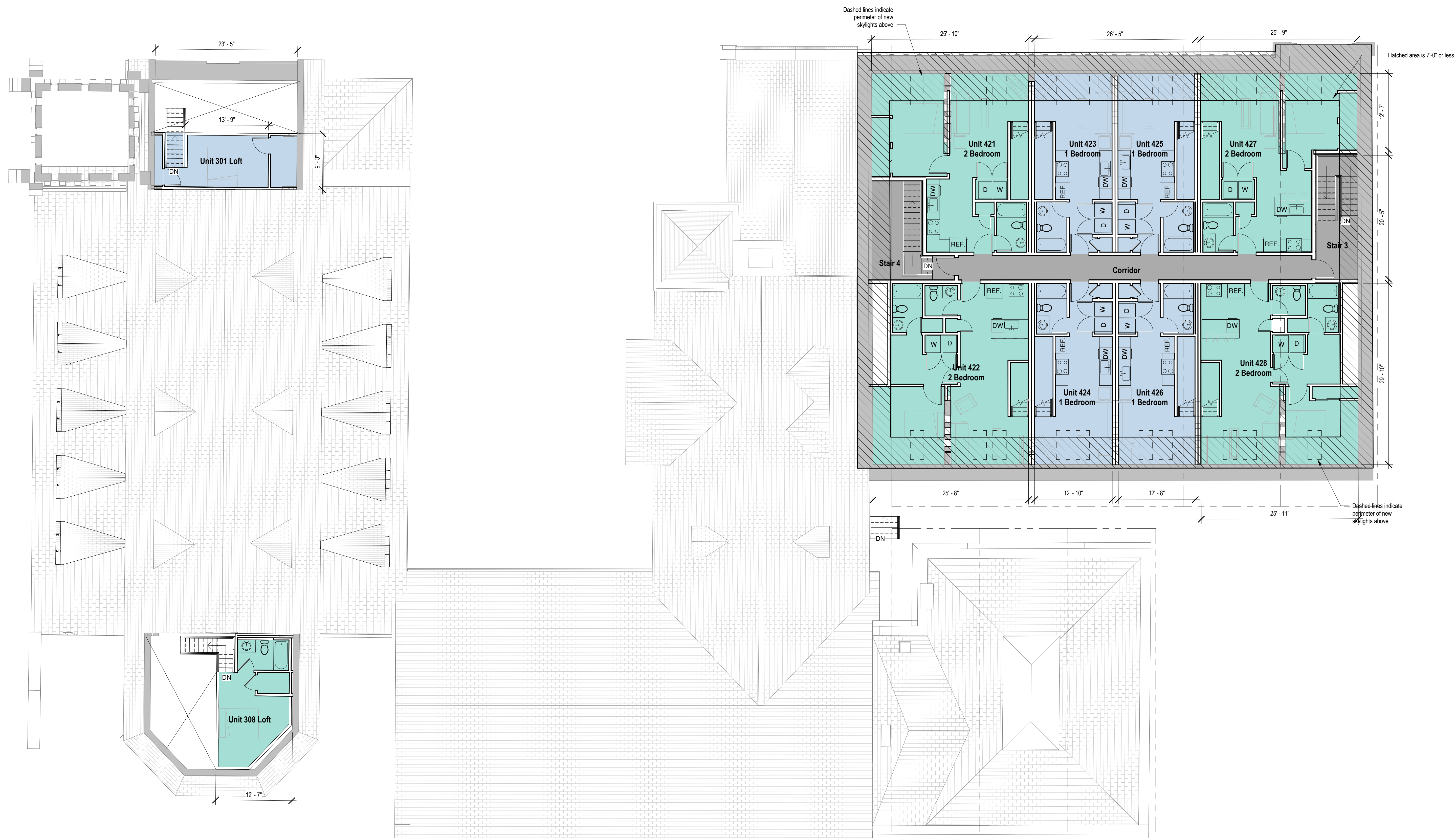
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Overall Third Floor Plan

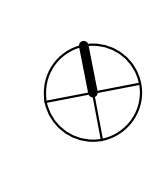
Date 10 October 2023 Scale 1/8" = 1'-0"  
Historic In-Concept Submission Project number 23010



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# Church Complex Adaptive Reuse



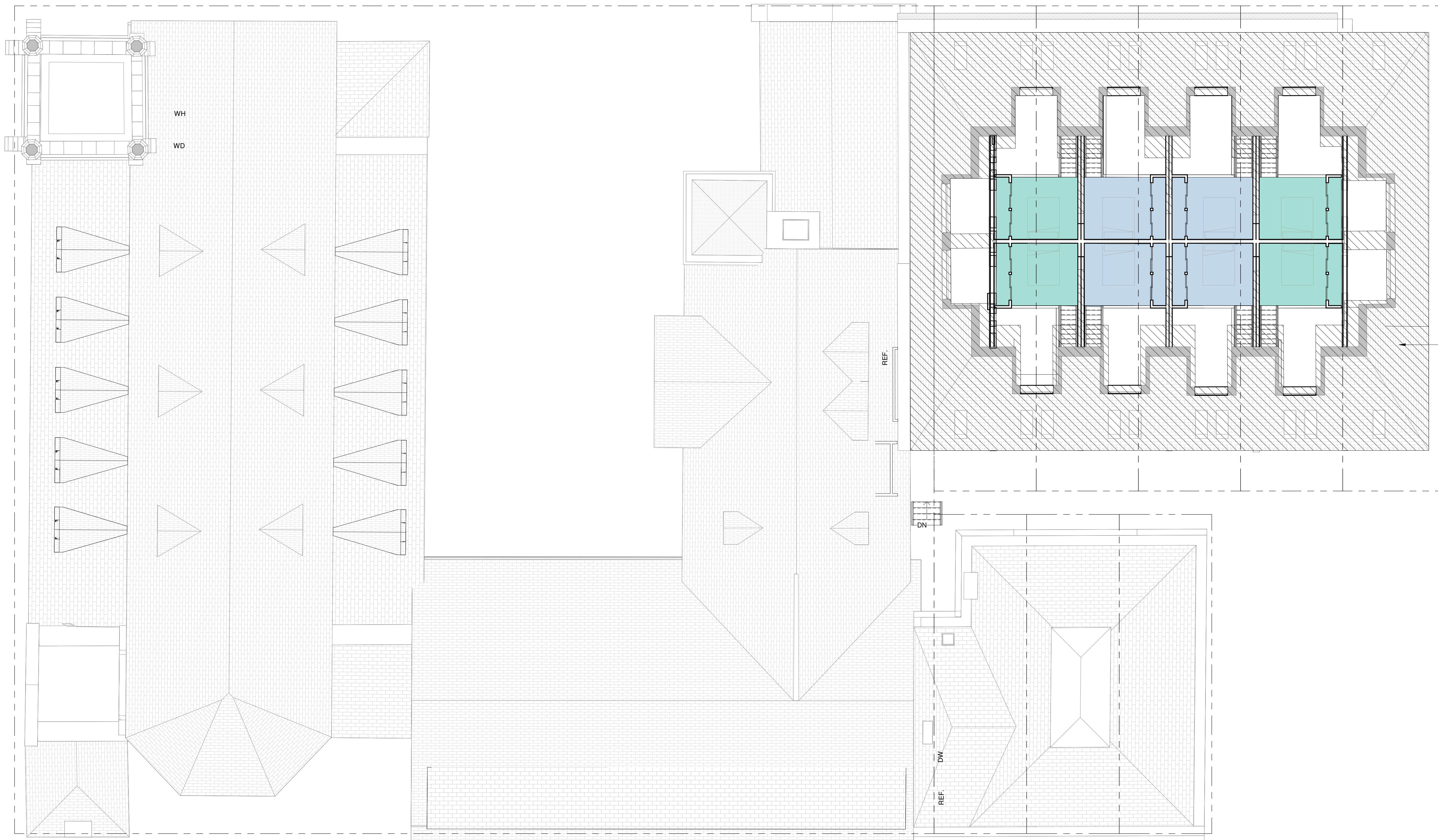
## Overall Fourth Floor Plan

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Scale 1/8" = 1'-0"  
Historic In-Concept Submission  
Project number 23010

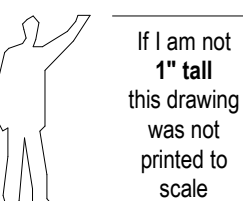
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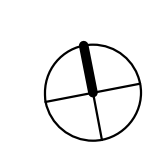




Hatch indicates areas with a ceiling height less than 7'-0"



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Overall Fourth Floor Mezzanine Plan

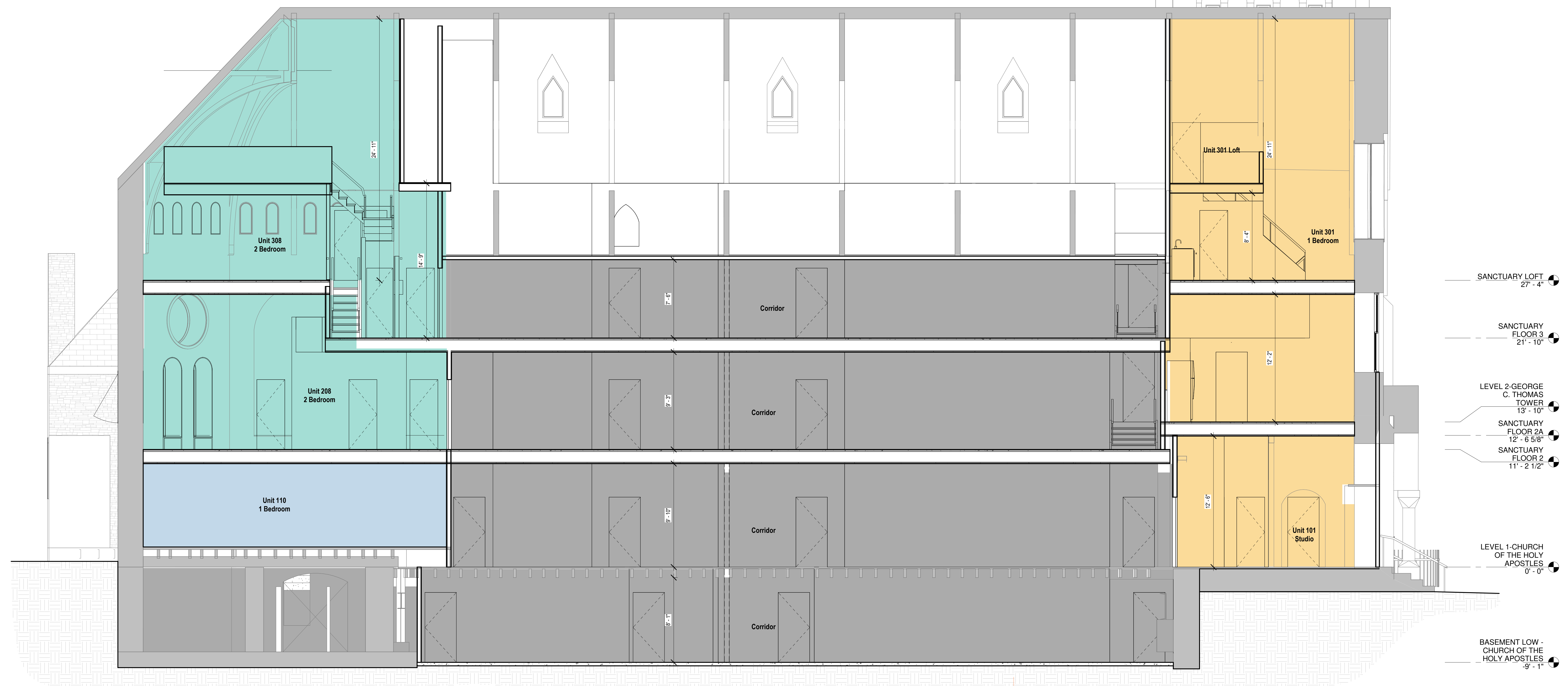
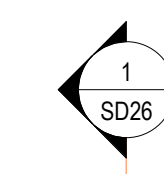
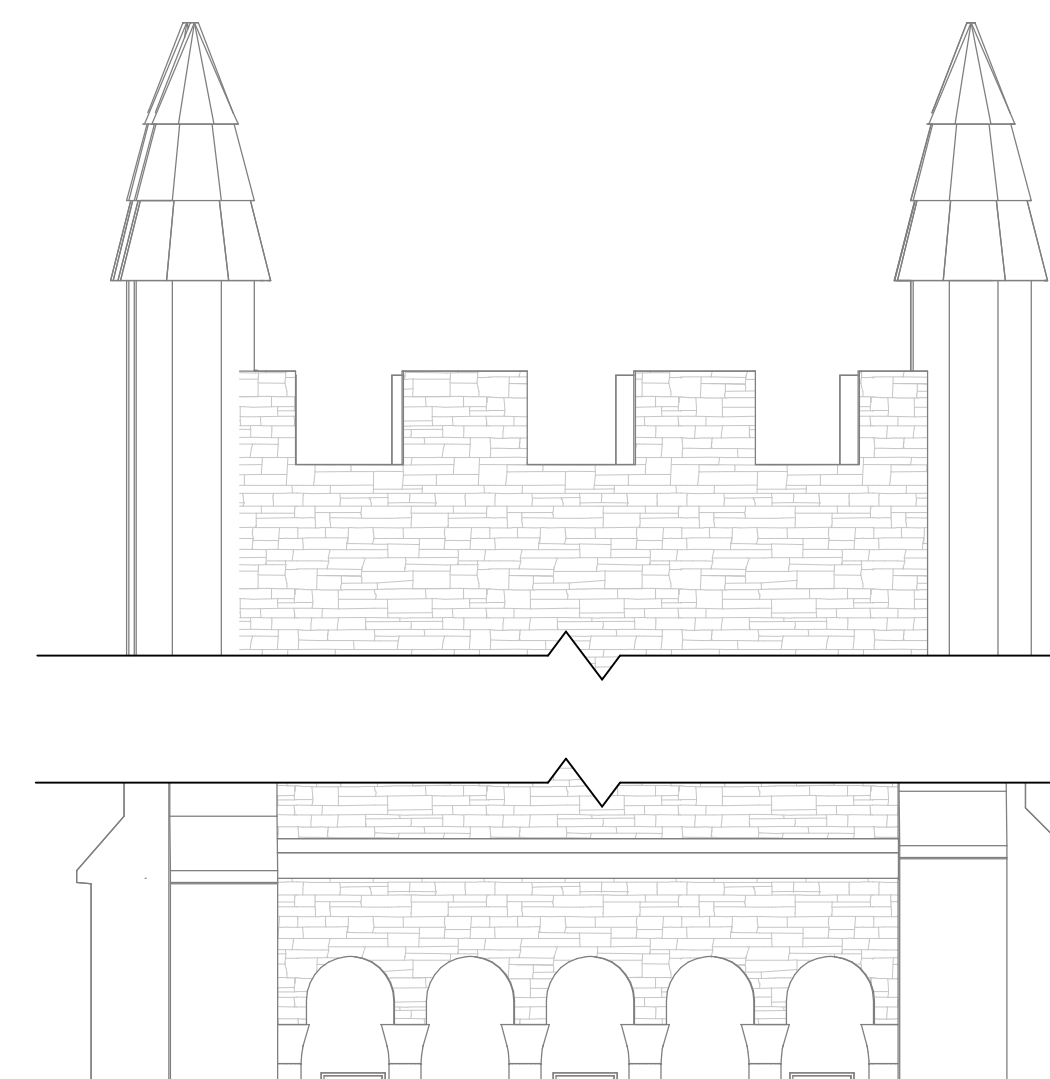
Date 10 October 2023 Scale 1/8" = 1'-0"  
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1 Church of The Holy Apostles - Longitudinal Section Looking West  
SD26  
1/4" = 1'-0"

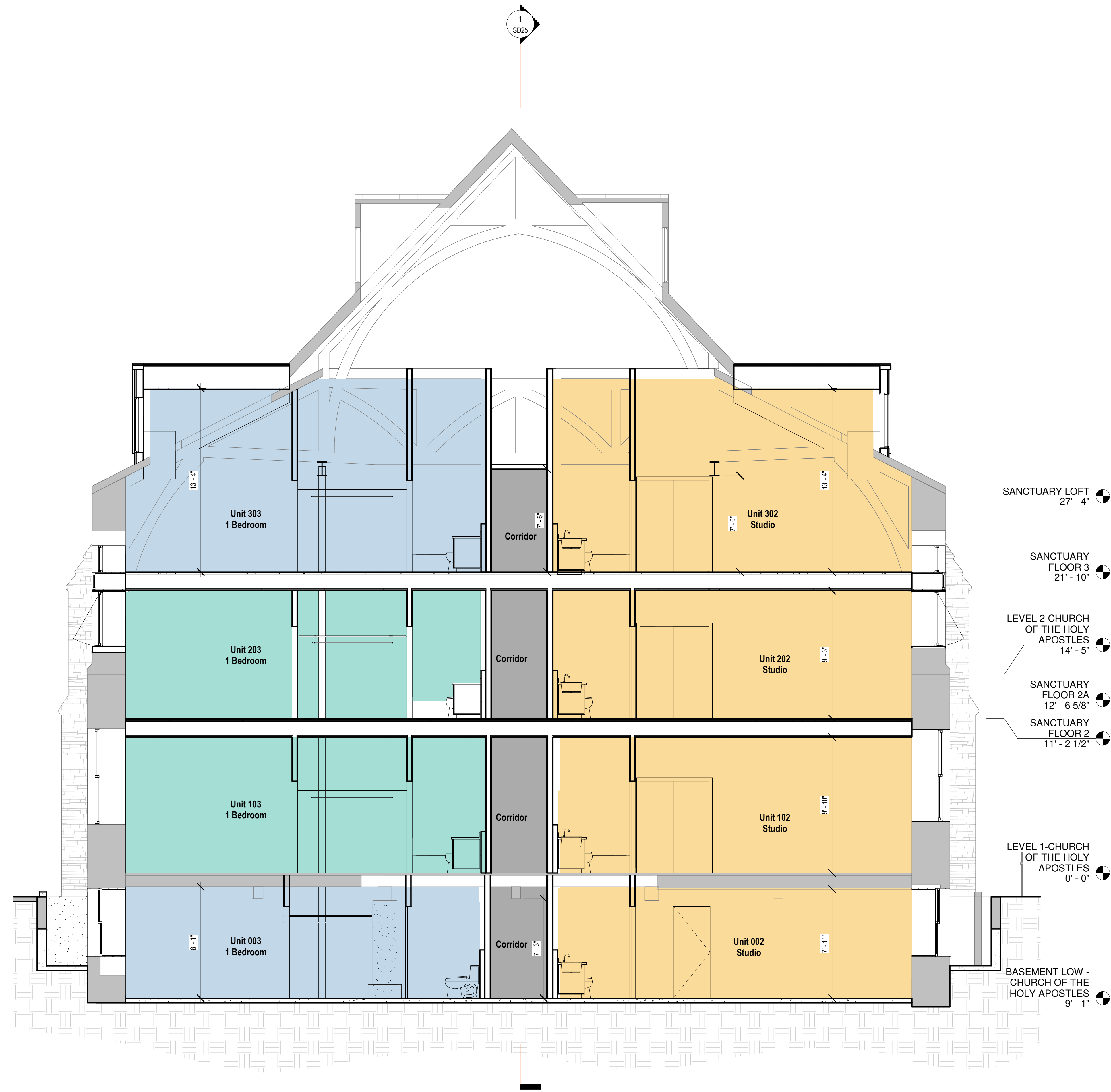
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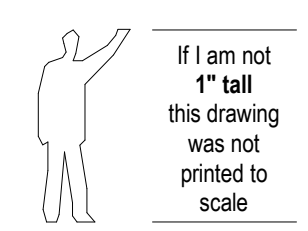
# Church Complex Adaptive Reuse

## The Sanctuary Section 1

Date 10 October 2023 Scale 1/4" = 1'-0"  
Historic In-Concept Submission Project number 23010



1 Church of The Holy Apostles - Cross Section Looking South  
SD26  
1/4" = 1'-0"



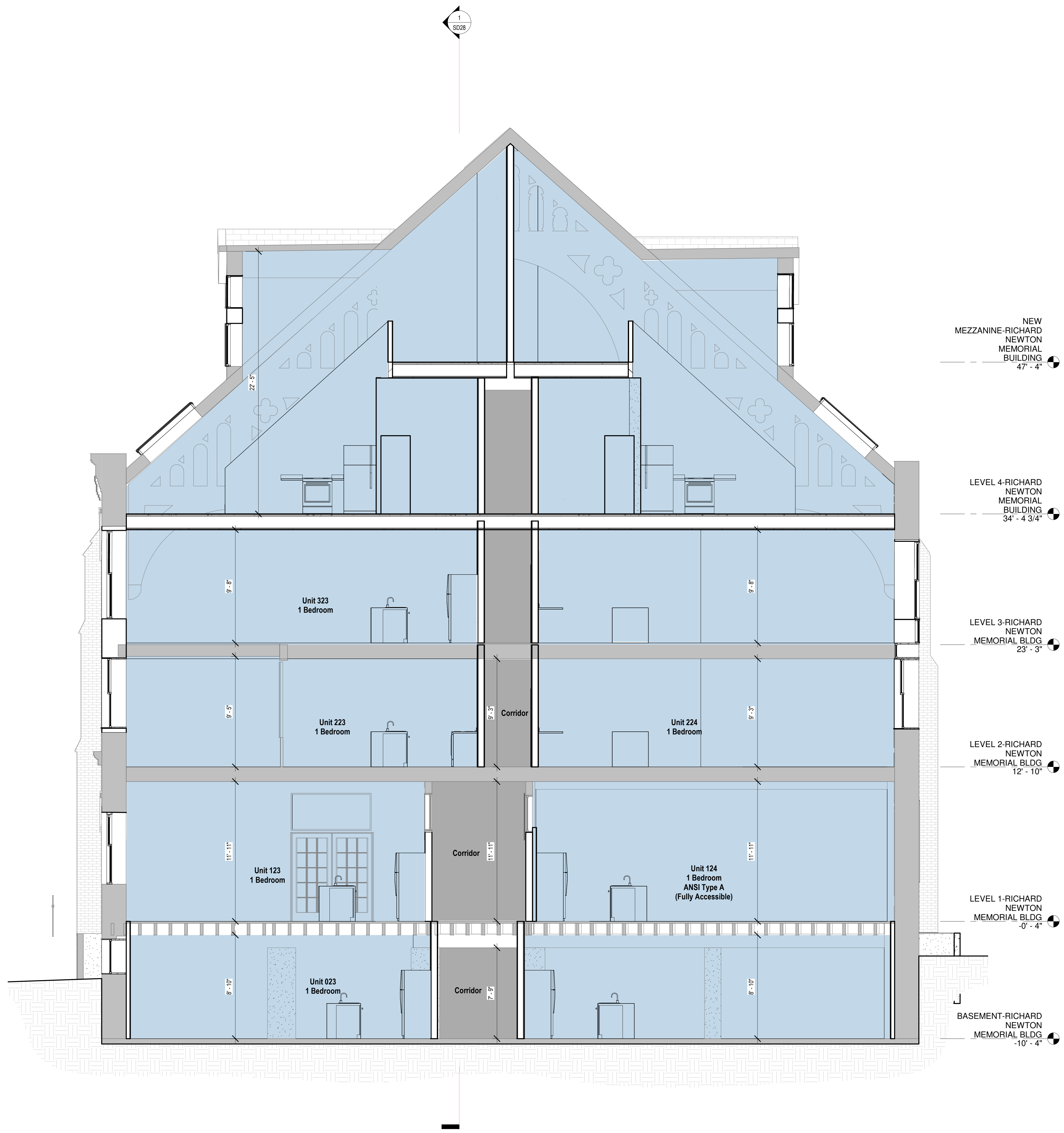
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# Church Complex Adaptive Reuse

## The Sanctuary Section 2

Date	10 October 2023	Scale	1/4" = 1'-0"
Project number	23010		

Historic In-Concept Submission



1 Richard Newton Building - Cross Section Looking East  
SD27 1/4" = 1'-0"

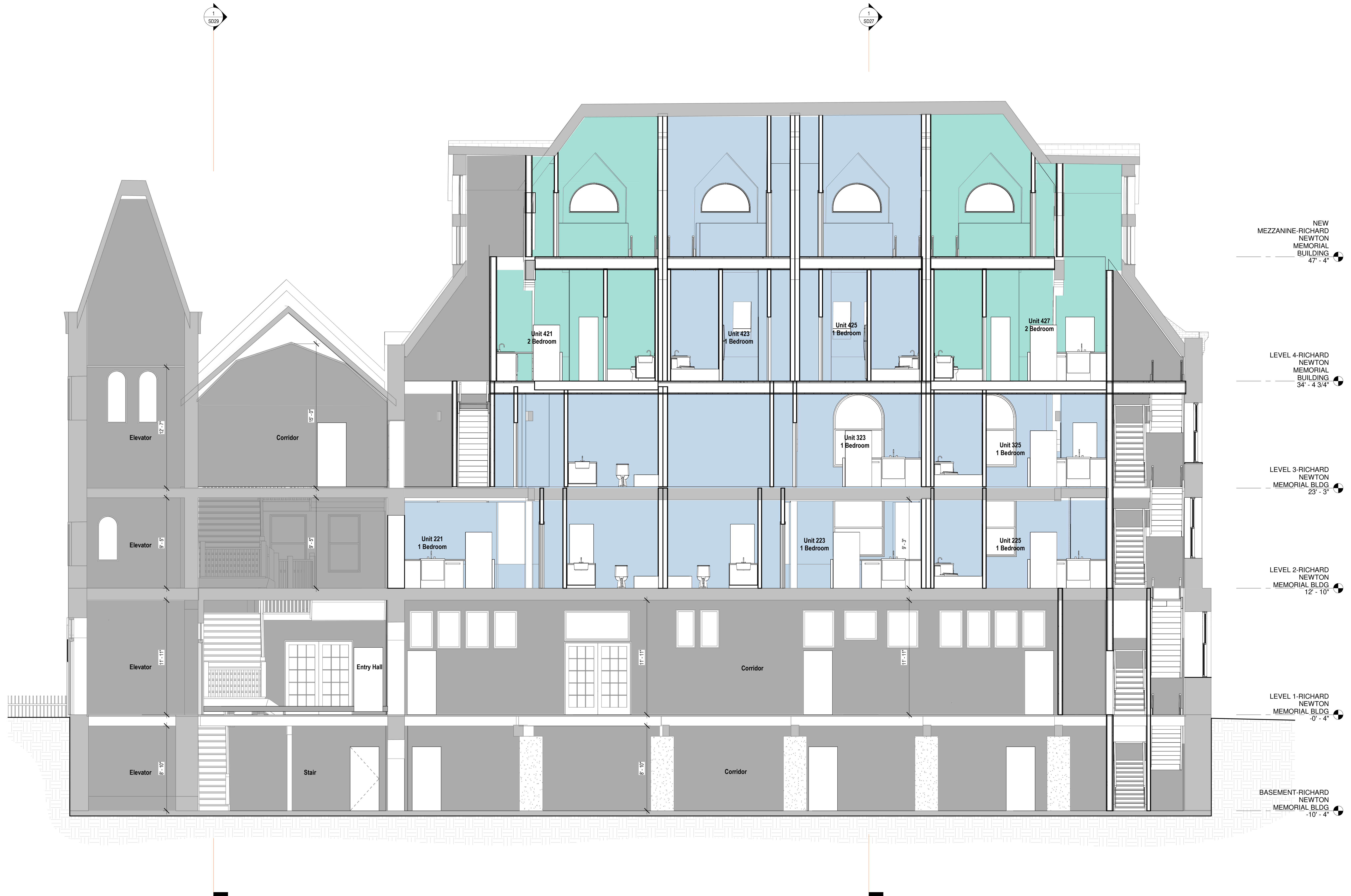
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# Church Complex Adaptive Reuse

## Richard Newton Building Section 1

Date 10 October 2023 Scale 1/4" = 1'-0"  
Historic In-Concept Submission Project number 23010



NEW  
MEZZANINE-RICHARD  
NEWTON  
MEMORIAL  
BUILDING  
47' - 4"

LEVEL 4-RICHARD  
NEWTON  
MEMORIAL  
BUILDING  
34' - 4 3/4"

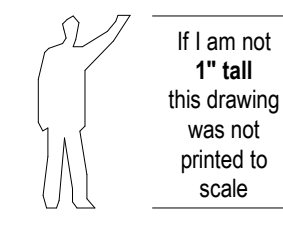
LEVEL 3-RICHARD  
NEWTON  
MEMORIAL BLDG  
23' - 3"

LEVEL 2-RICHARD  
NEWTON  
MEMORIAL BLDG  
12' - 10"

LEVEL 1-RICHARD  
NEWTON  
MEMORIAL BLDG  
-0' - 4"

BASEMENT-RICHARD  
NEWTON  
MEMORIAL BLDG  
-10' - 4"

1 Richard Newton Building - Longitudinal Section Looking North  
SD28 / 1/4" = 1'-0"



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Richard Newton Building Section 2

Date 10 October 2023  
Historic In-Concept Submission

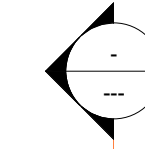
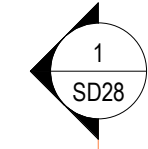
Scale 1/4" = 1'-0"  
Project number 23010

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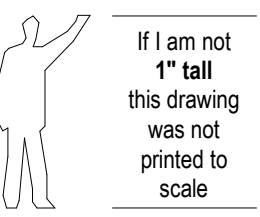
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1 Sunday School and Phillips Brooks Section Looking East  
SD28 1/4" = 1'-0"



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# Church Complex Adaptive Reuse

## 1873 Building Section

Date 10 October 2023 Scale 1/4" = 1'-0"  
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