



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

Principal

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

Principal

05 January 2026

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

RE: Historical Review – 1601 S 13th Street – St. Johns

Members of the Committee and Commission

Please find enclosed our application for In-Concept approval of our project at 1601 S. 13th Street. I am submitting on behalf of the property owner, Annex Investments II.

The Committee provided us with some helpful comments and directions. Revisions to our submission include:

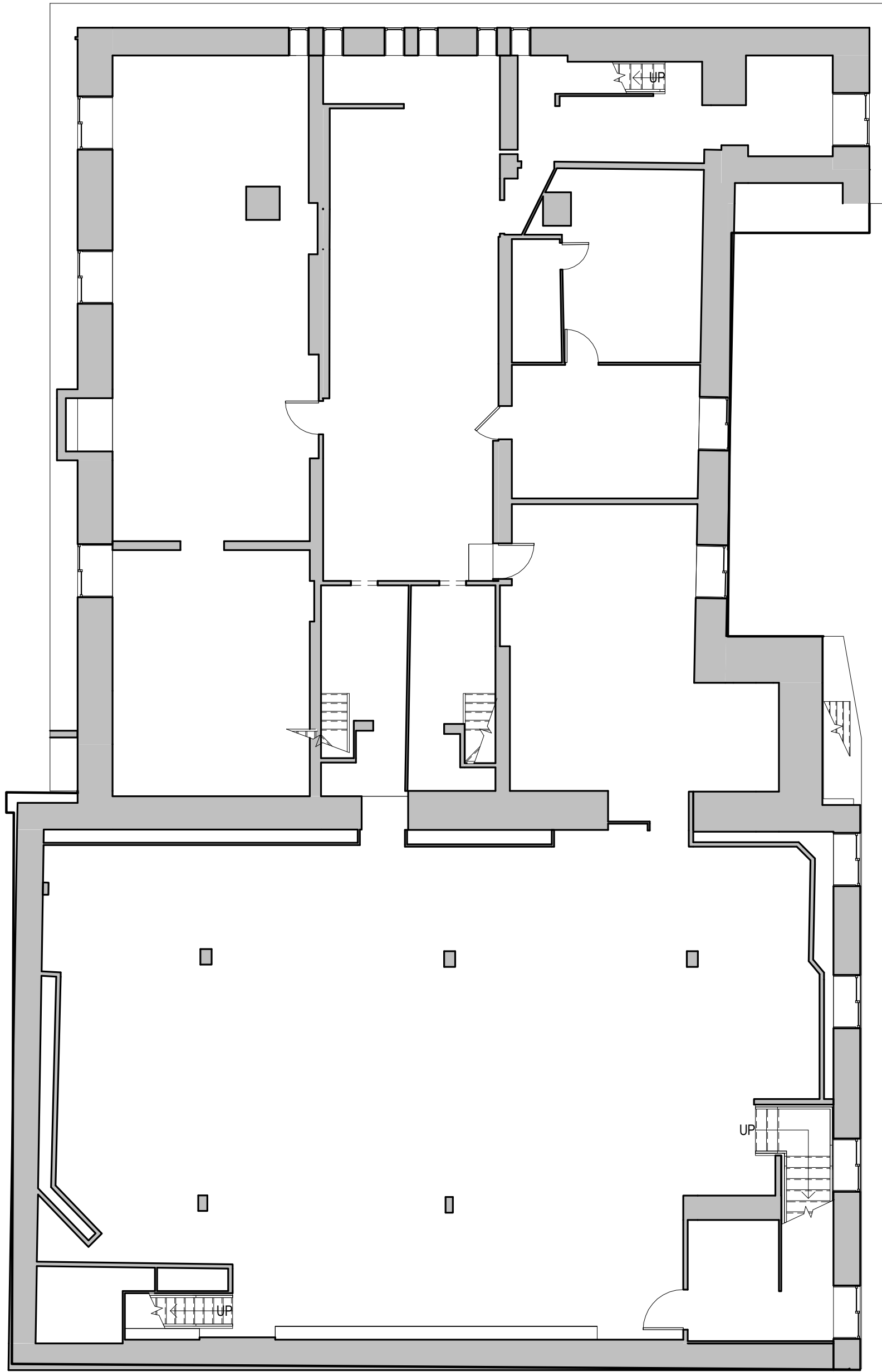
- **Reducing the number of skylights at the roof of the sanctuary.**
- **Providing a new shed dormer design, which is the clients preferred direction.**

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.

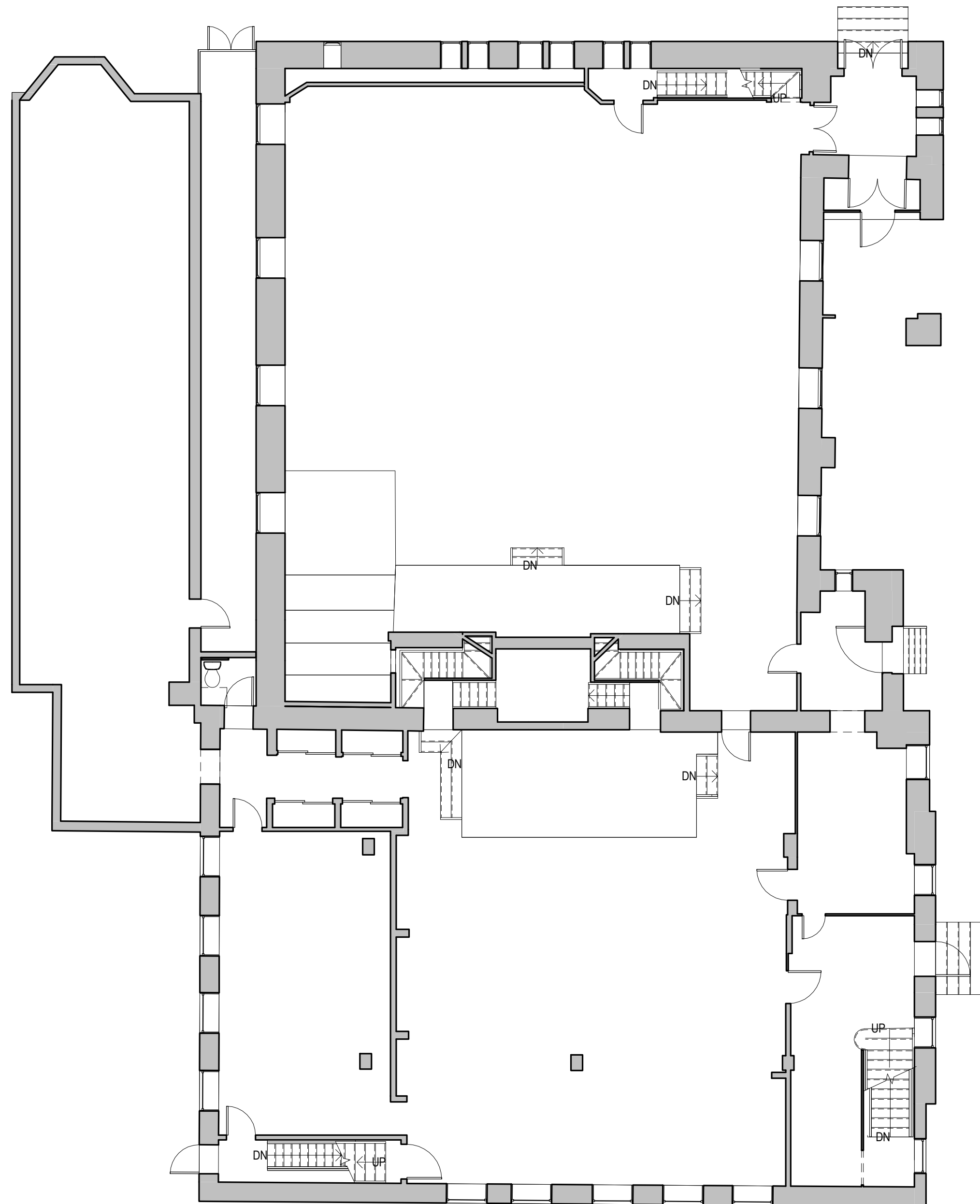
Sincerely,

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

Ian Toner
Principal
Toner Architects



0 Existing Basement
1/8" = 1'-0"



1 Existing First Floor
1/8" = 1'-0"

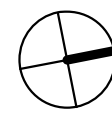
Wall Legend	
	Existing wall/construction
	New wall/construction



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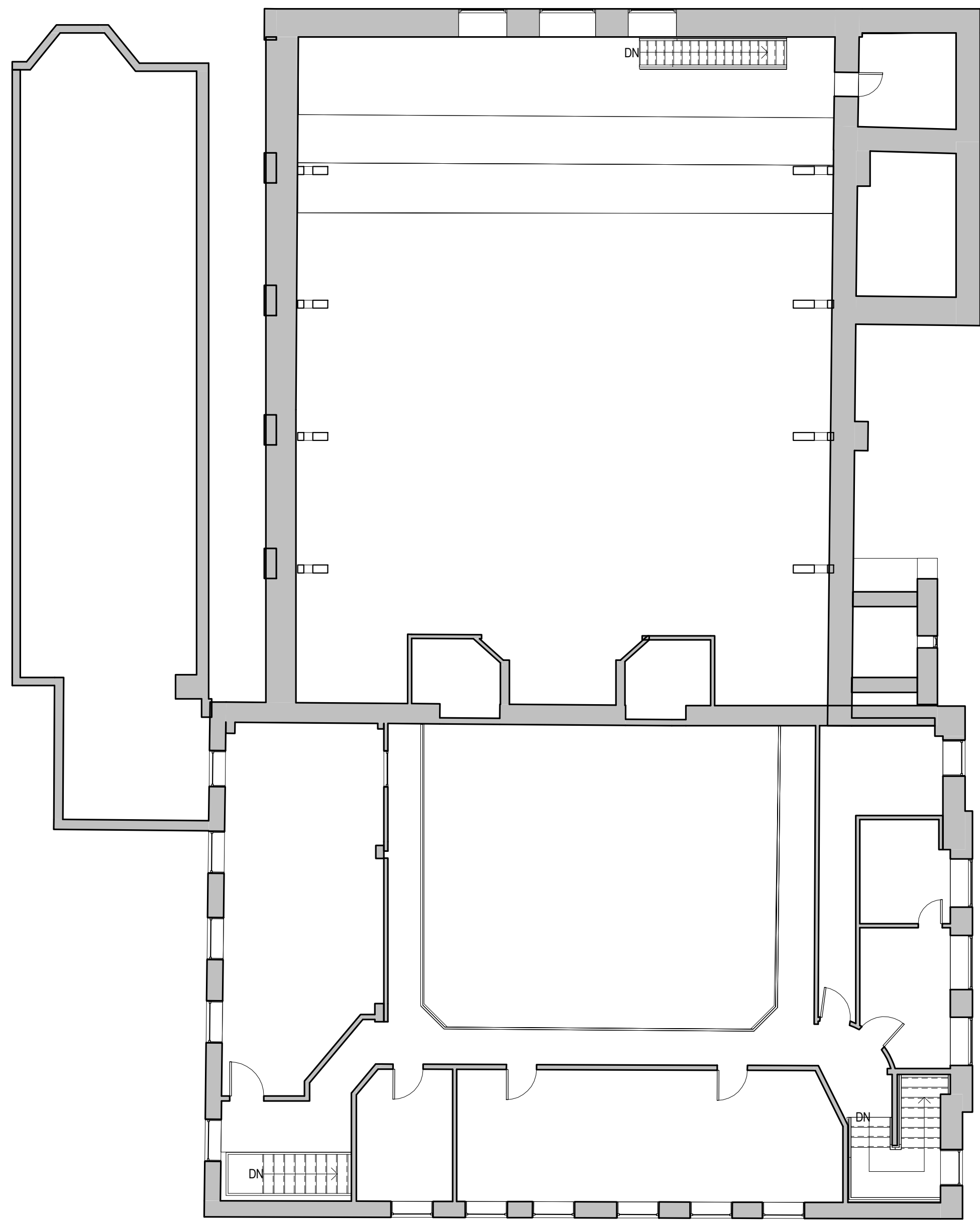
Church to Rental Apartment Conversion



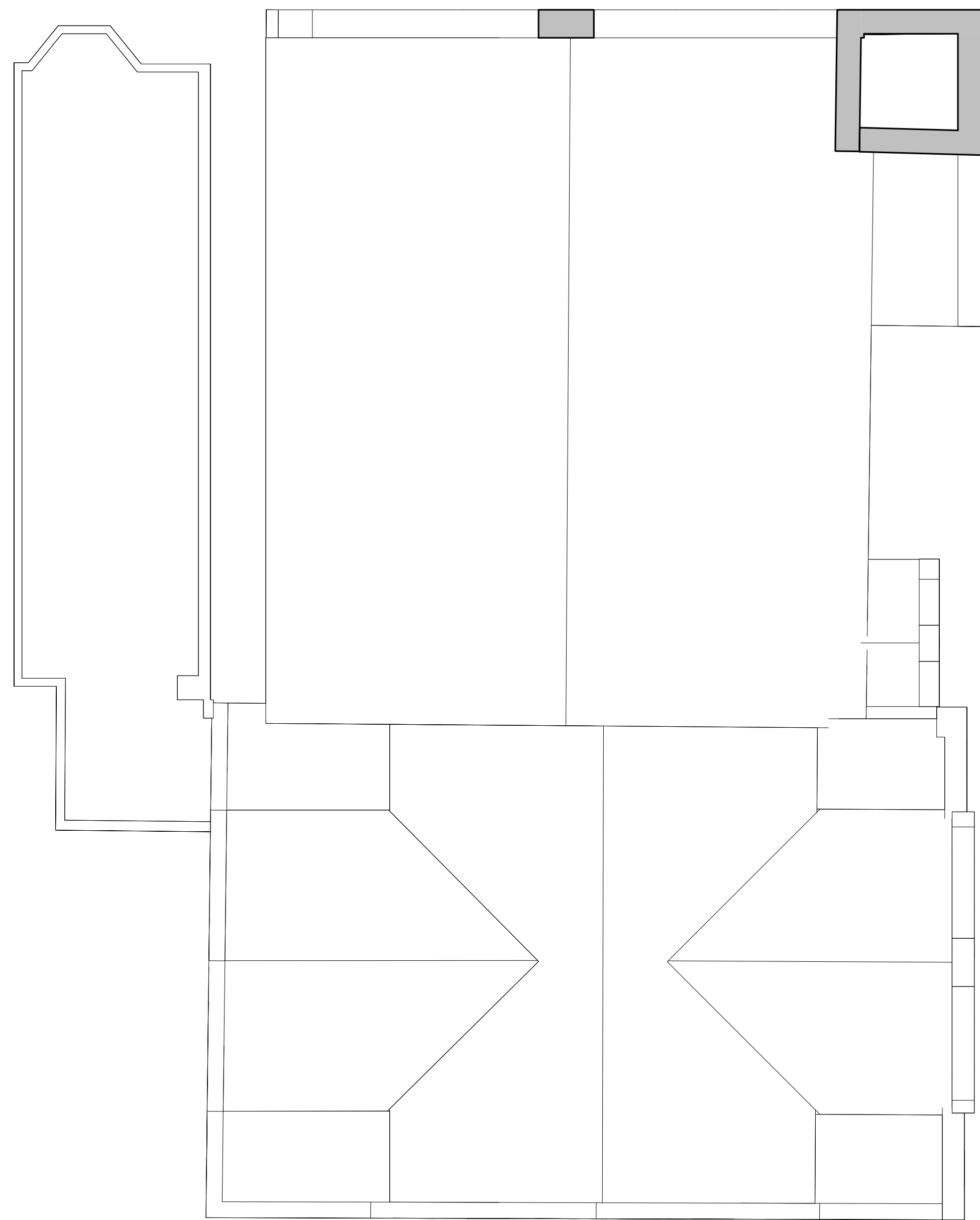
EXISTING FLOOR PLANS			
Date	02 JANUARY 2026	Scale	As indicated
HISTORIC SUBMISSION - REVISED		Project number	25077

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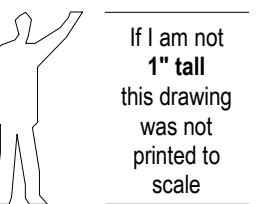
② Existing Second Floor
1/8" = 1'-0"



③ Existing Third Floor
1/8" = 1'-0"

Wall Legend

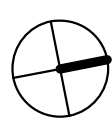
- Existing wall/construction
- New wall/construction



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EXISTING FLOOR PLANS

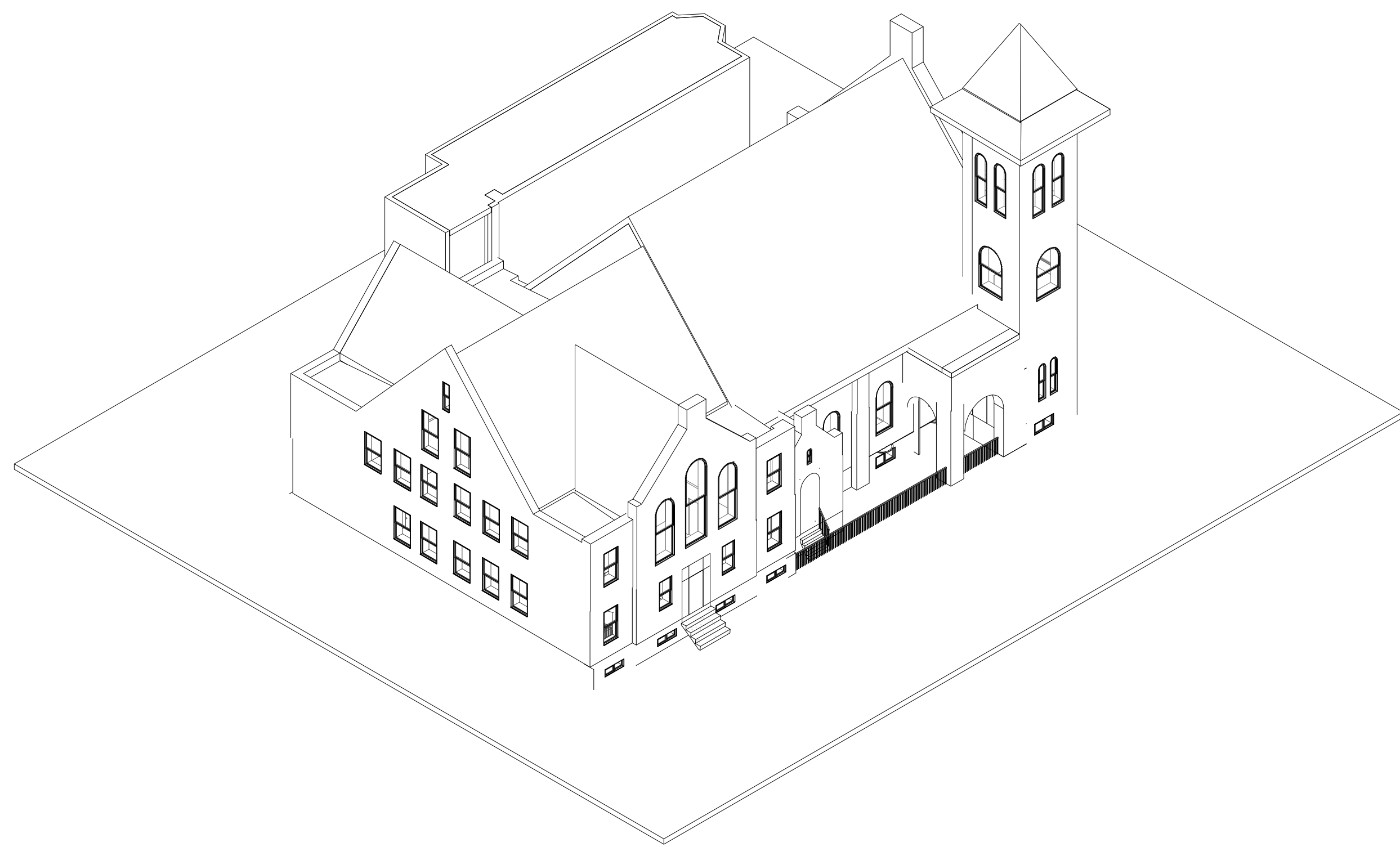
Date 02 JANUARY 2026
HISTORIC SUBMISSION - REVISED
Scale As indicated
Project number 25077



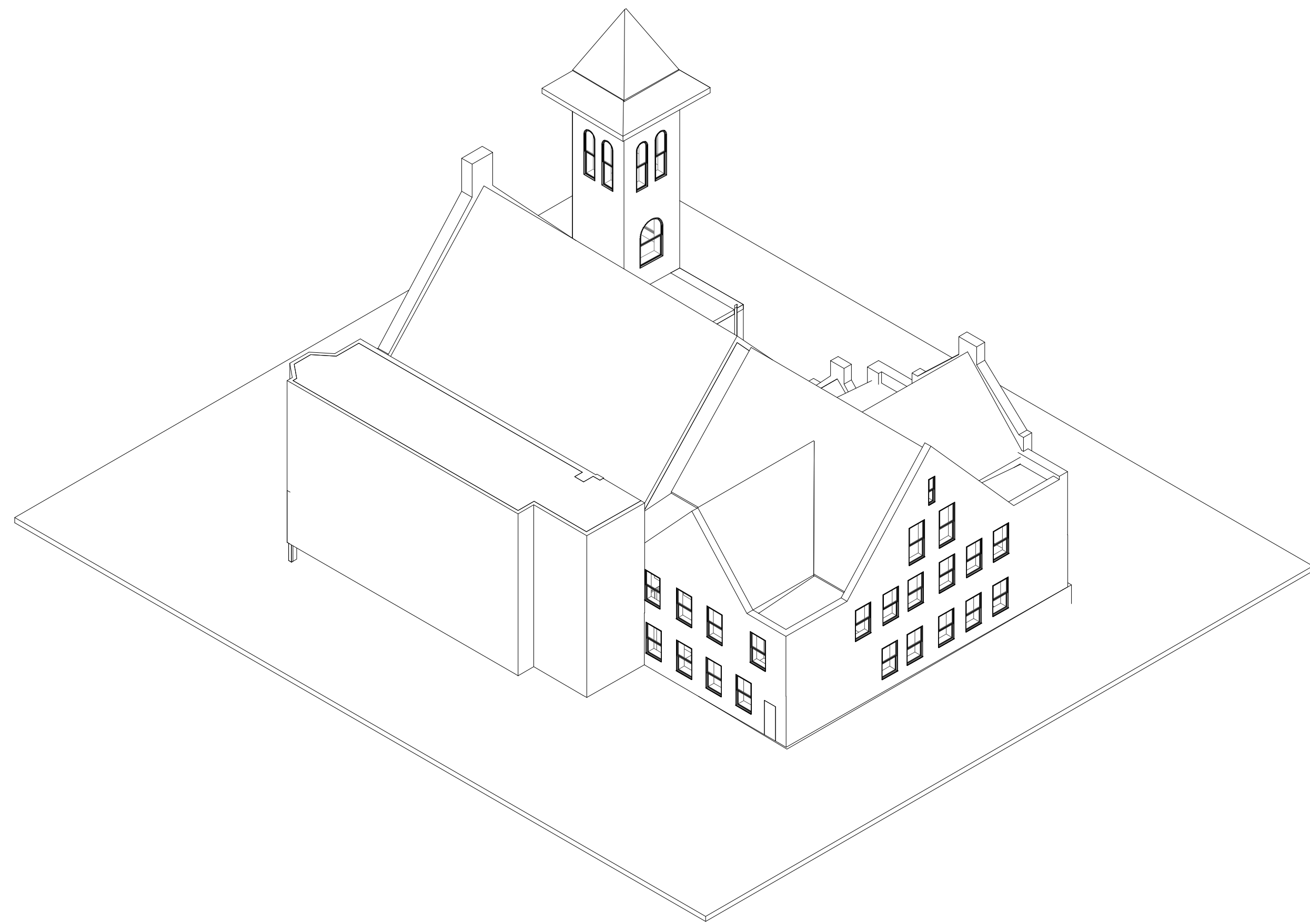
① 3D View



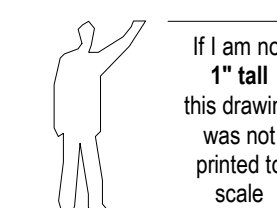
② 3D View



③ 3D View



④ 3D View



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EXISTING 3D VIEWS

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Scale
Project number 25077



① West Elevation
1/8" = 1'-0"



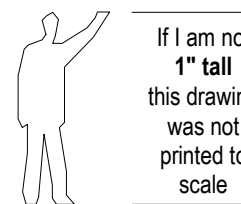
② North Elevation
1/8" = 1'-0"



③ South Elevation
1/8" = 1'-0"



④ East Elevation
1/8" = 1'-0"



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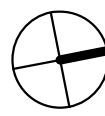
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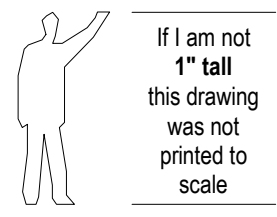
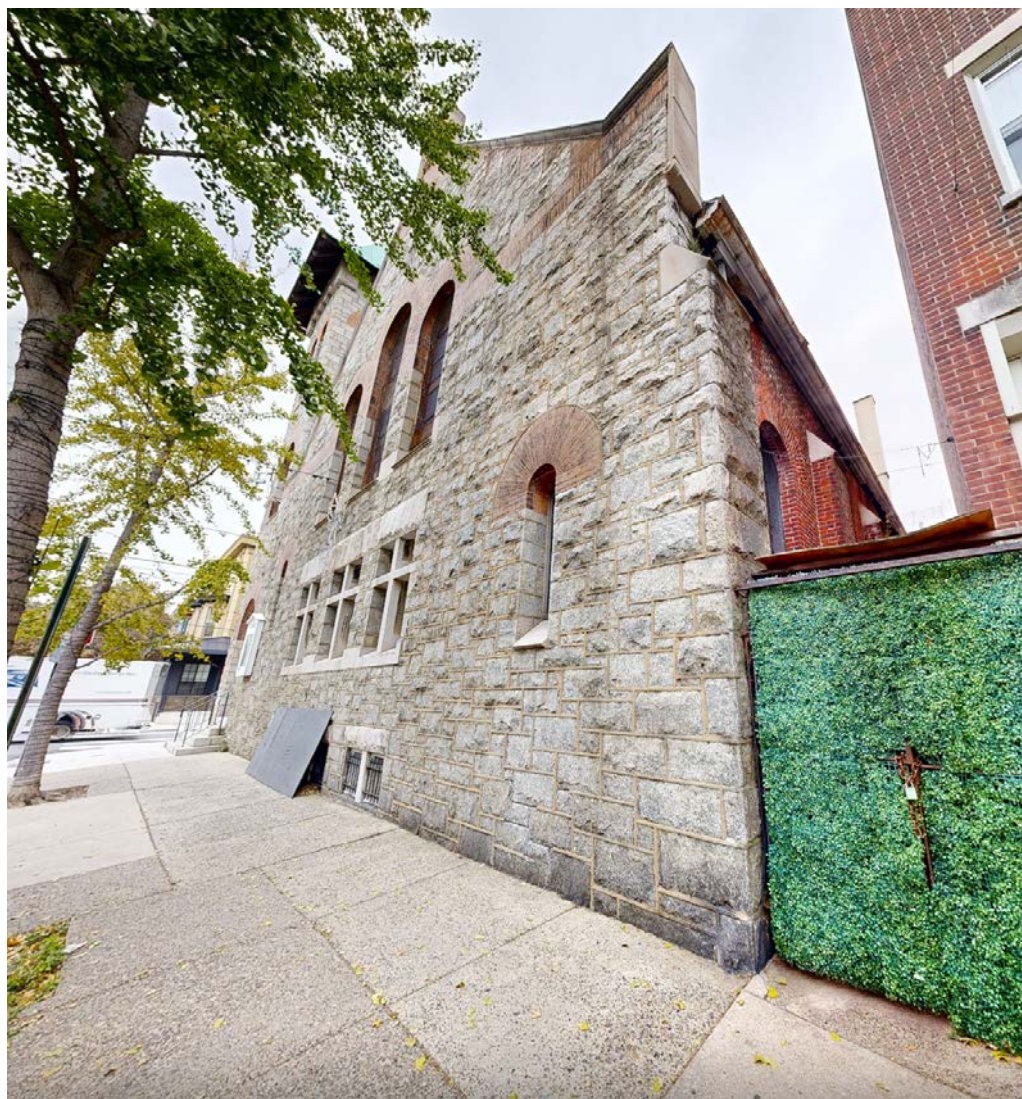
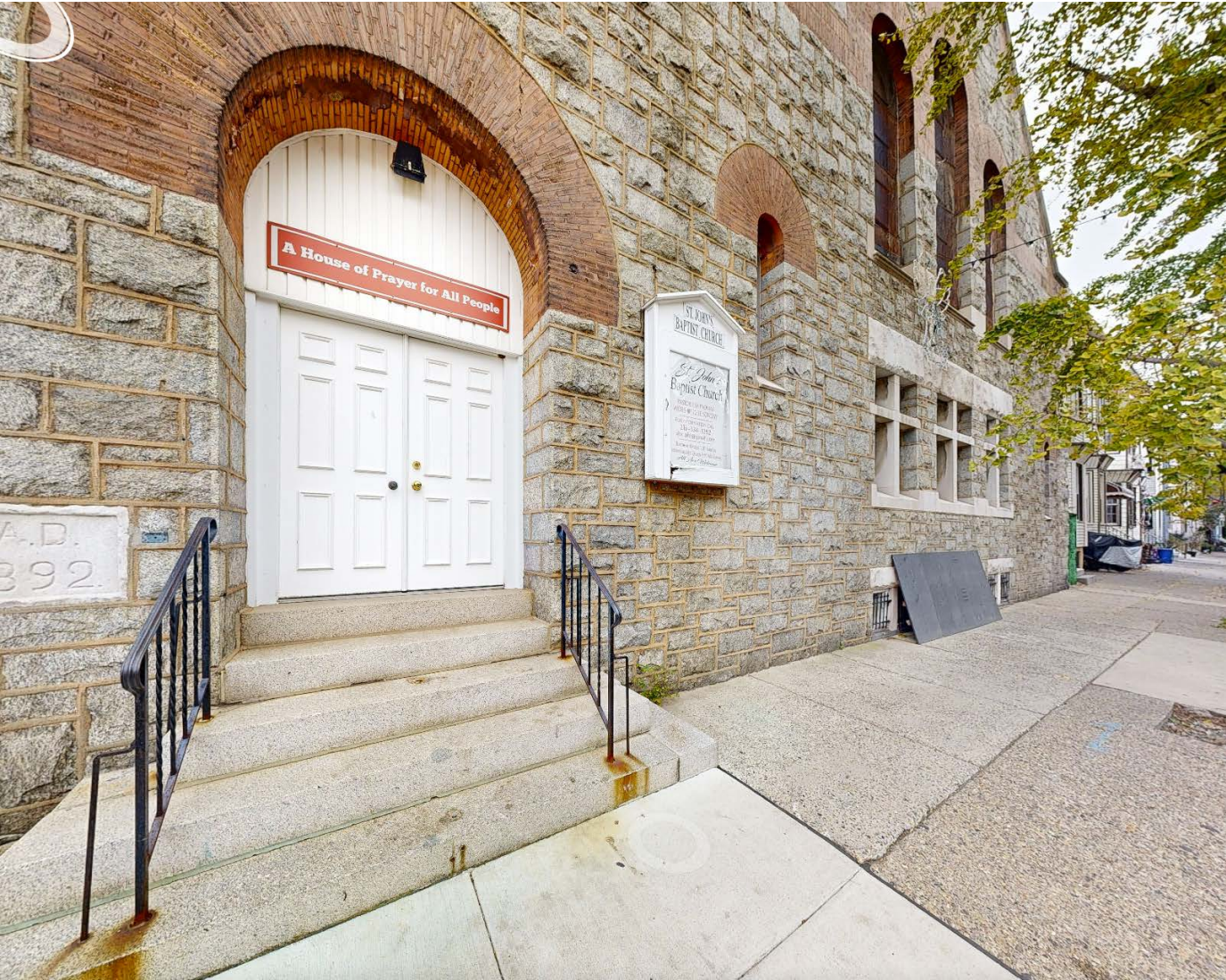
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EXISTING BUILDING ELEVATIONS

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Scale 1/8" = 1'-0"
Project number 25077



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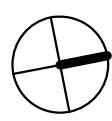
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EXISTING AND HISTORIC PHOTOS

Date 02 JANUARY 2026

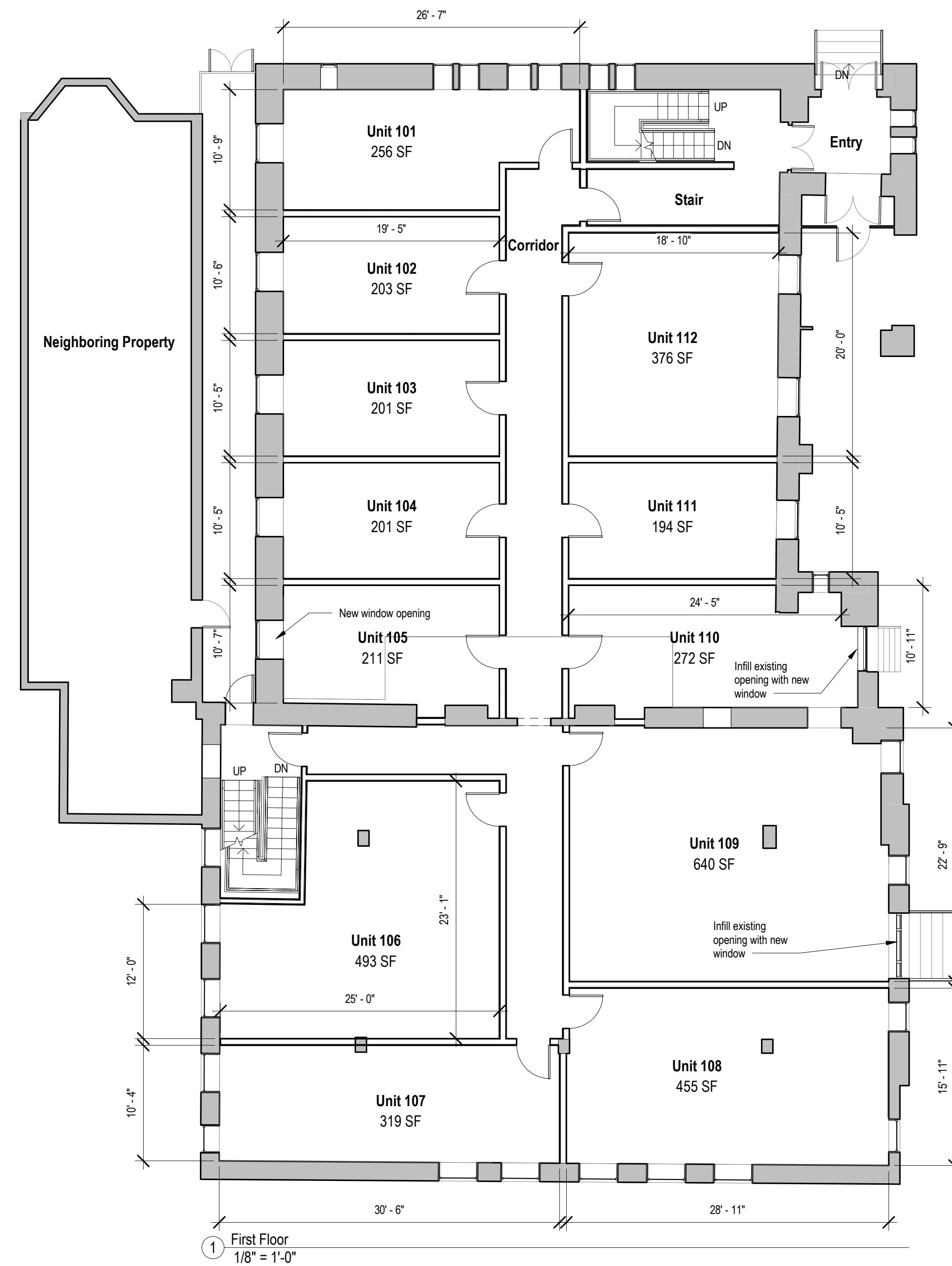
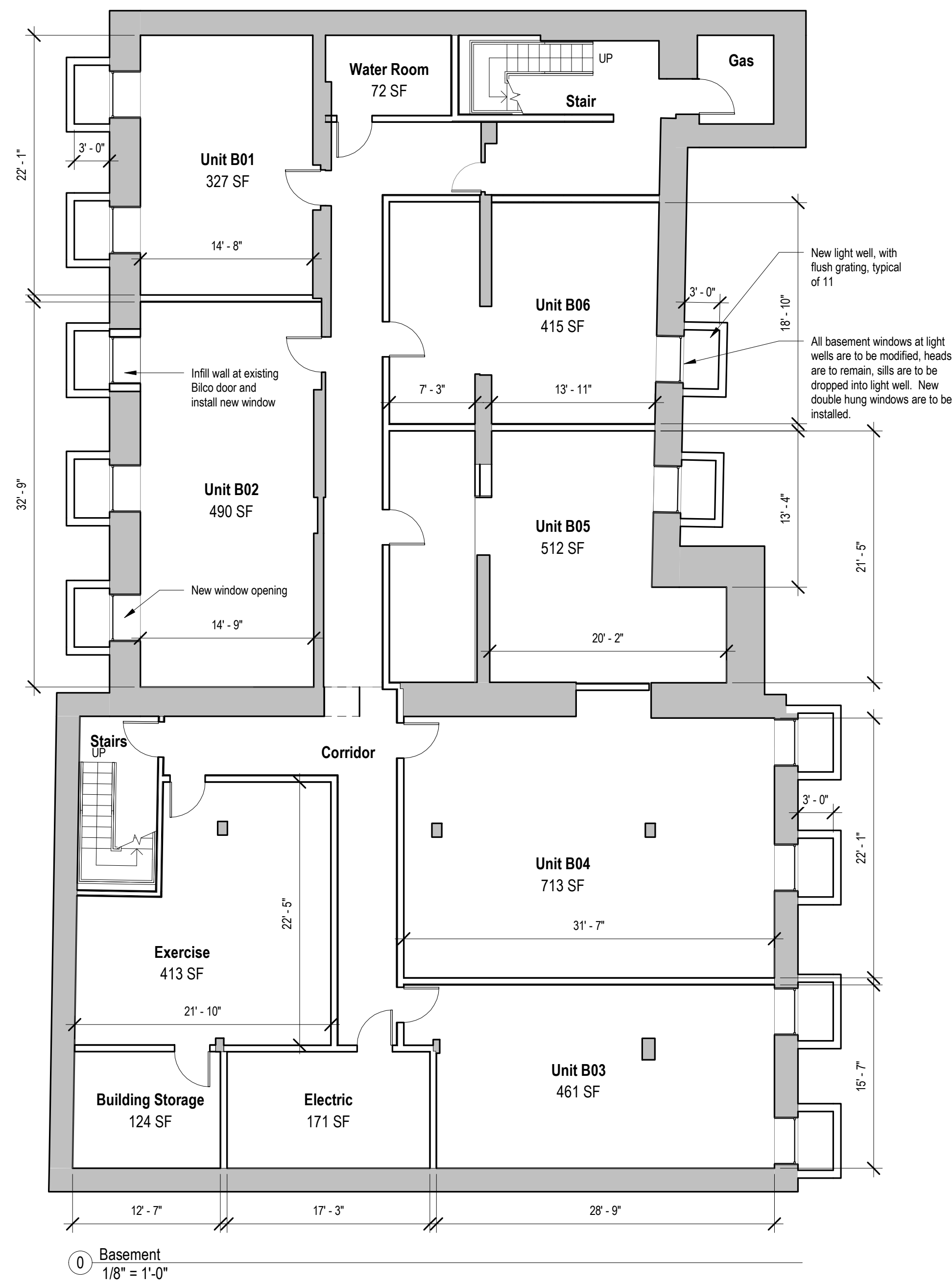
HISTORIC SUBMISSION - REVISED

Scale

Project number 25077

NOTES	
1.	26 Total Units
2.	Proposed unit square footages are listed on the plans.
3.	ANSI Type A Units - 1 accessible unit required when the building has 20+ units.

- | NOTES | |
|-------|---|
| 1. | 26 Total Units |
| 2. | Proposed unit square footages are listed on the plans. |
| 3. | ANSI Type A Units - 1 accessible unit required when the building has 20+ units. |



Wall Legend

Existing wall/construction

New wall/construction

Wall Legend

Existing wall/construction

New wall/construction

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PROPOSED FLOOR PLANS			
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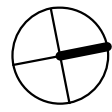
NOTES	
1.	26 Total Units
2.	Proposed unit square footages are listed on the plans.
3.	ANSI Type A Units - 1 accessible unit required when the building has 20+ units.

Wall Legend	
	Existing wall/construction
	New wall/construction

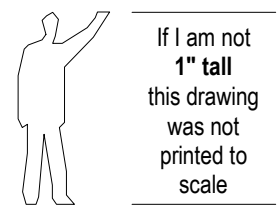
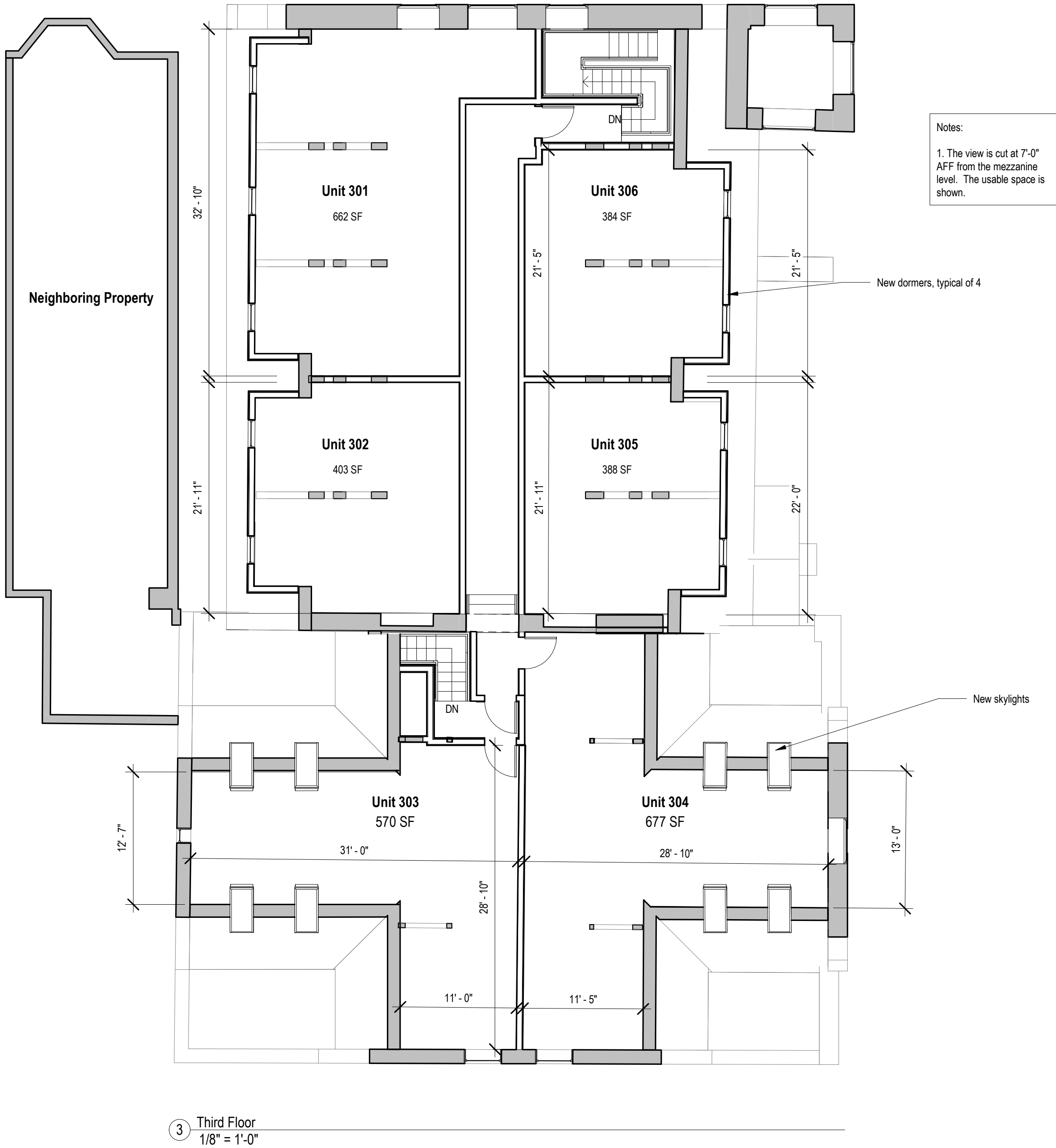
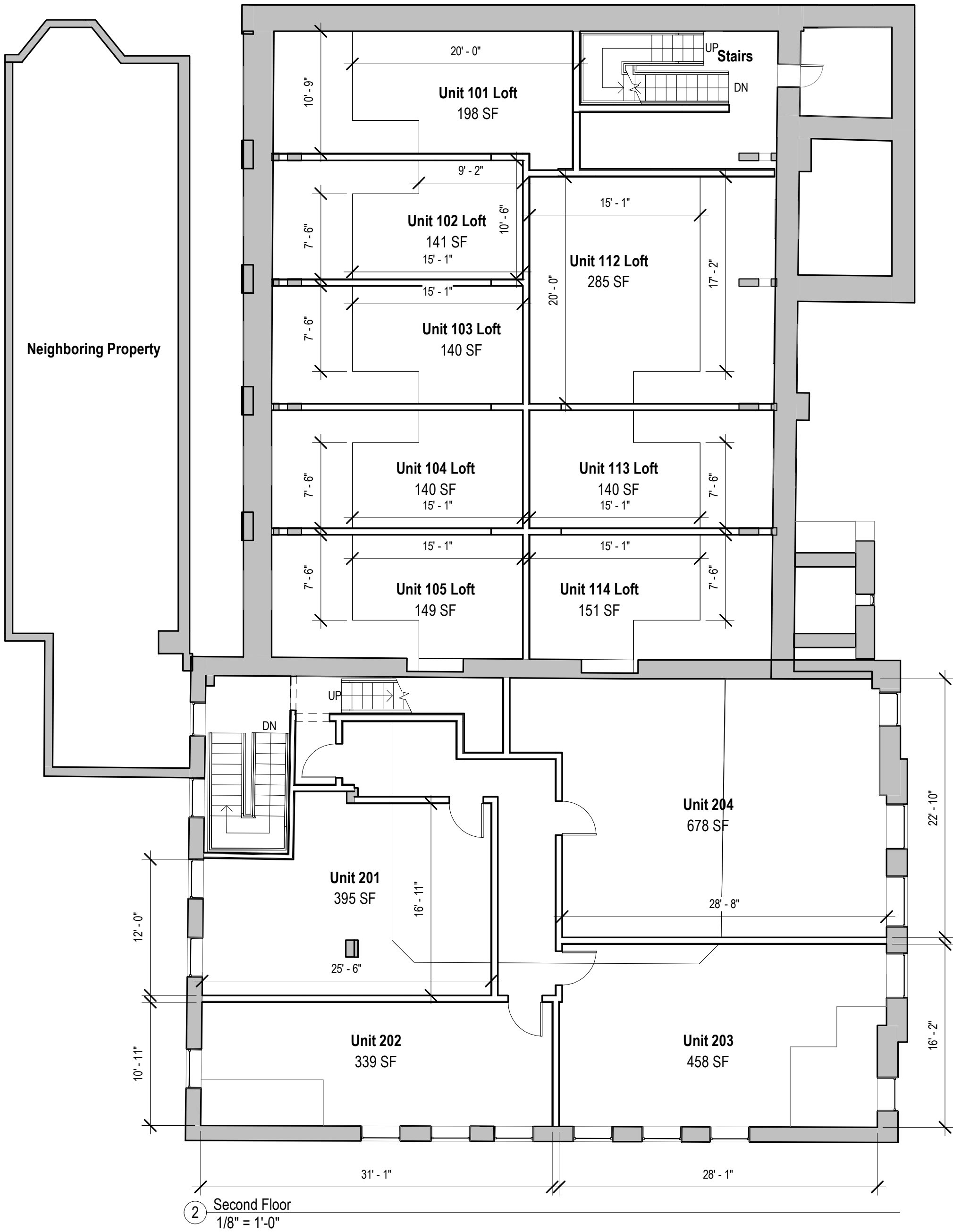
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PROPOSED FLOOR PLANS			
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NOTES

1.

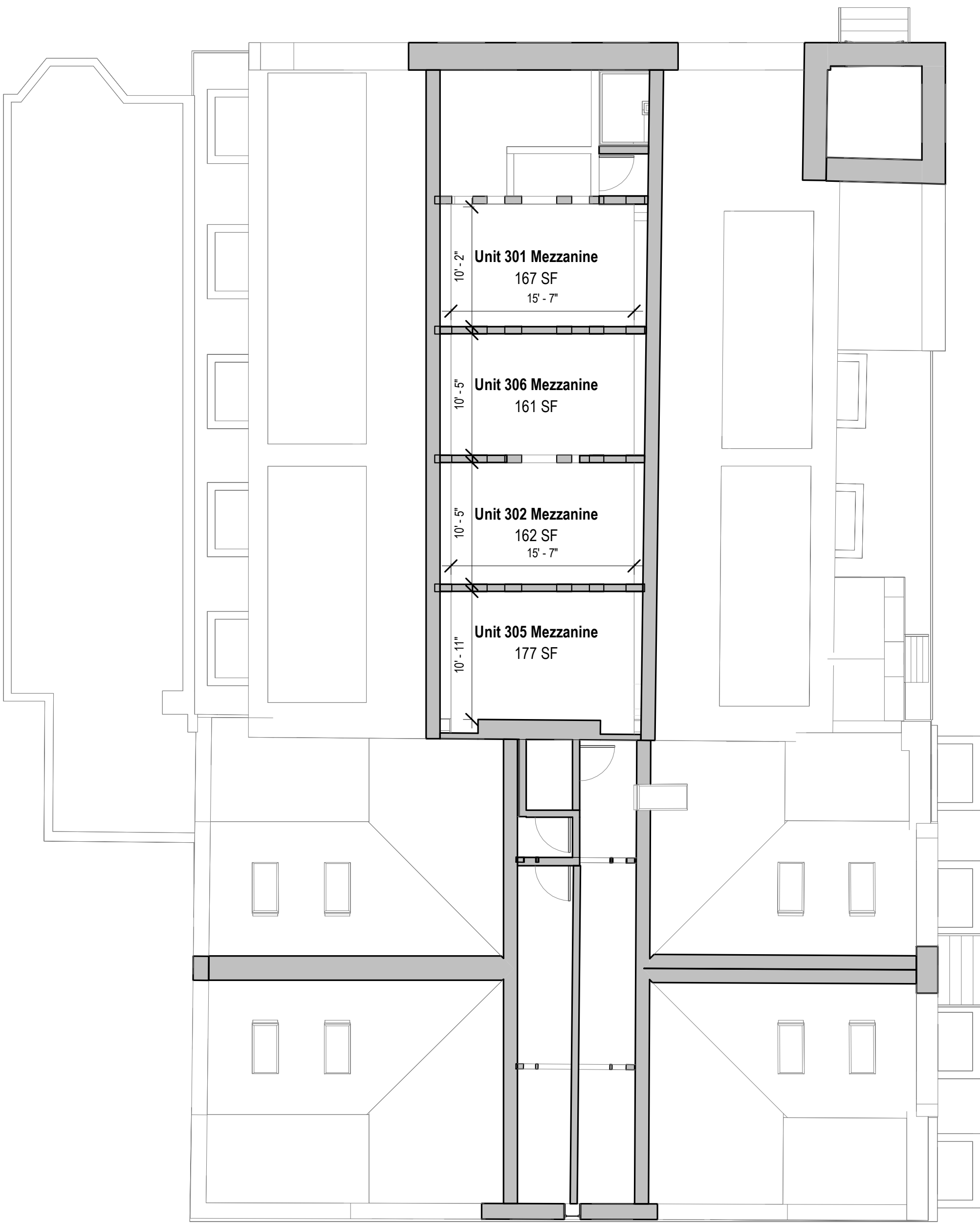
26 Total Units

2.

Proposed unit square footages are listed on the plans.

3.

ANSI Type A Units - 1 accessible unit required when the building has 20+ units.

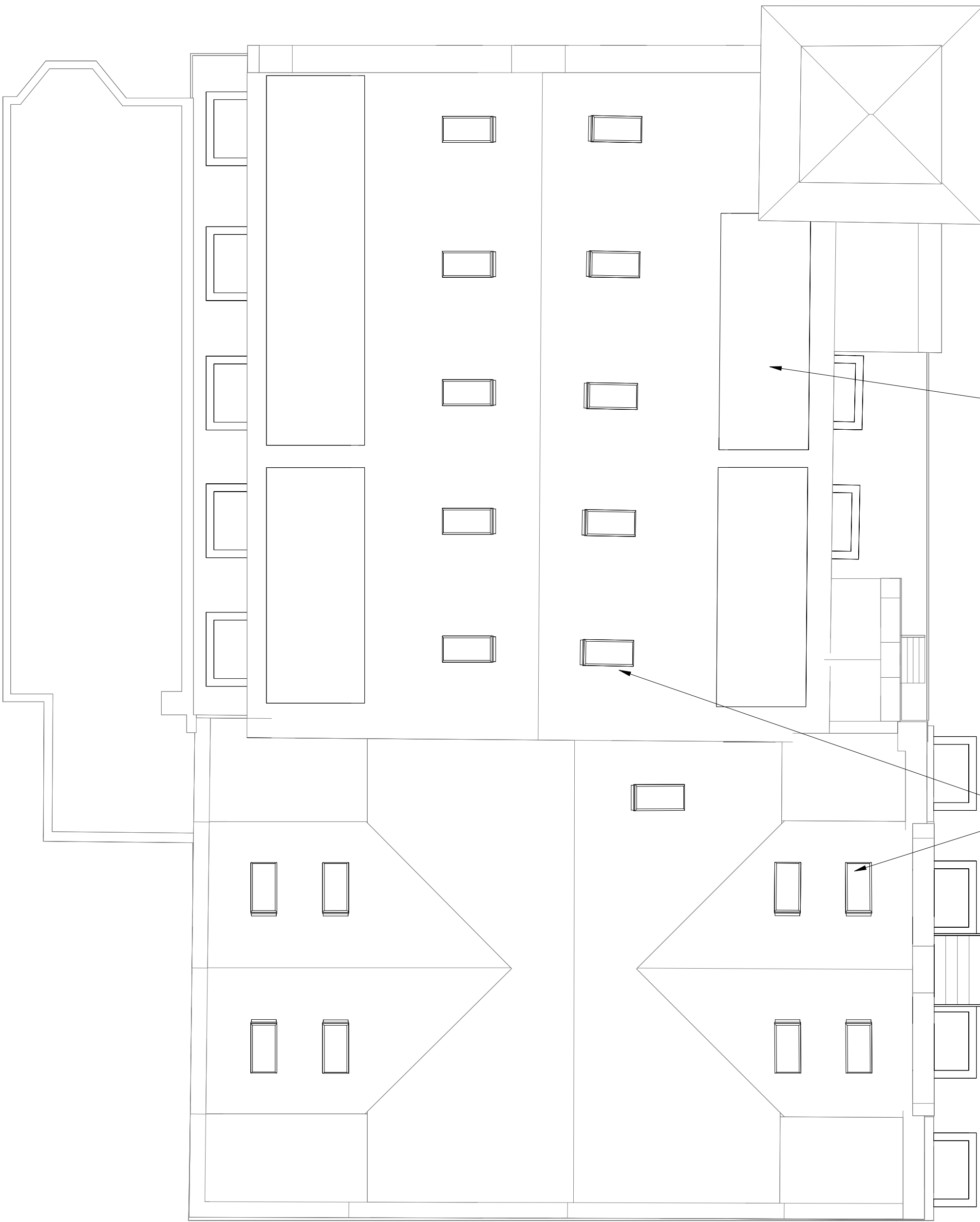


Notes:

1. The view is cut at 7'-0" AFF from the mezzanine level. The usable space is shown.

④ Third Floor Mezzanine

1/8" = 1'-0"



New dormers, typical of 4

New skylights

⑤ Roof

1/8" = 1'-0"

Wall Legend	
<div></div>	Existing wall/construction
<div></div>	New wall/construction



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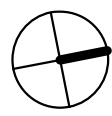
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PROPOSED FLOOR PLANS

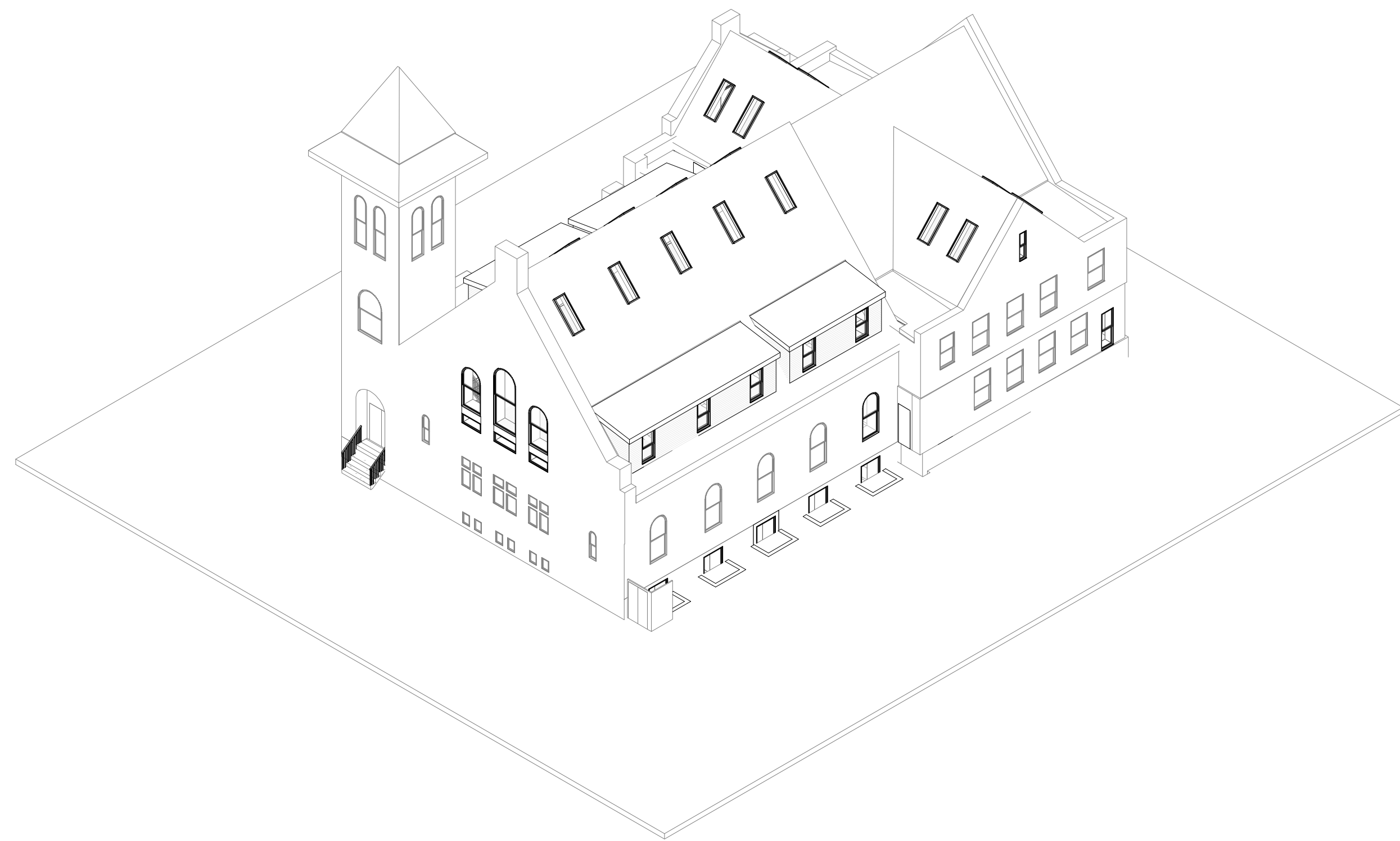
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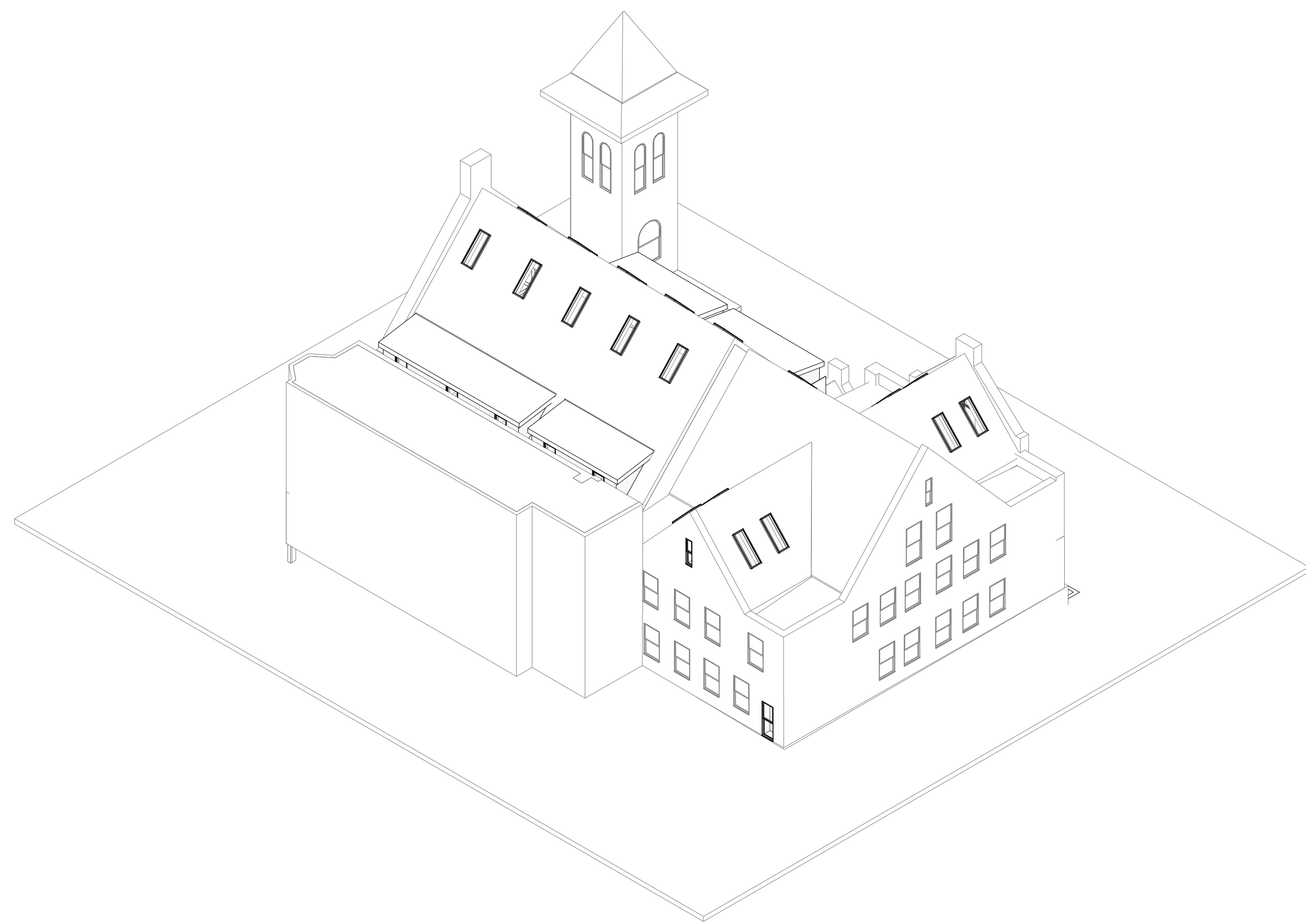
① 3D View



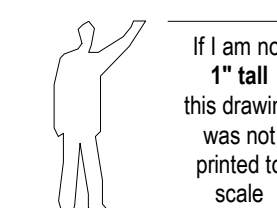
② 3D View



③ 3D View



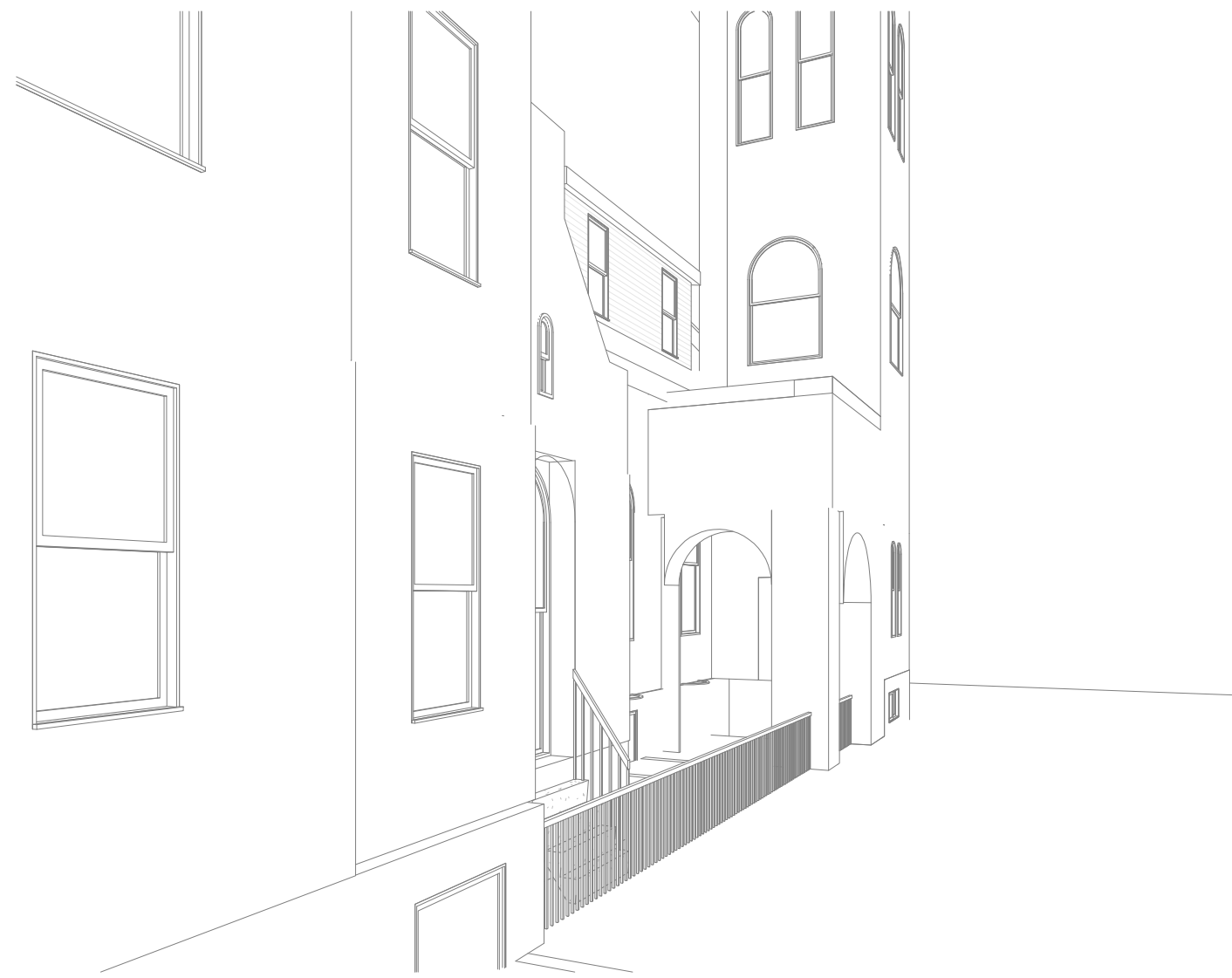
④ 3D View



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① Sidewalk Views



② Sidewalk Views



③ Sidewalk Views



④ Sidewalk Views

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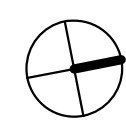
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PROPOSED SIDEWALK VIEWS

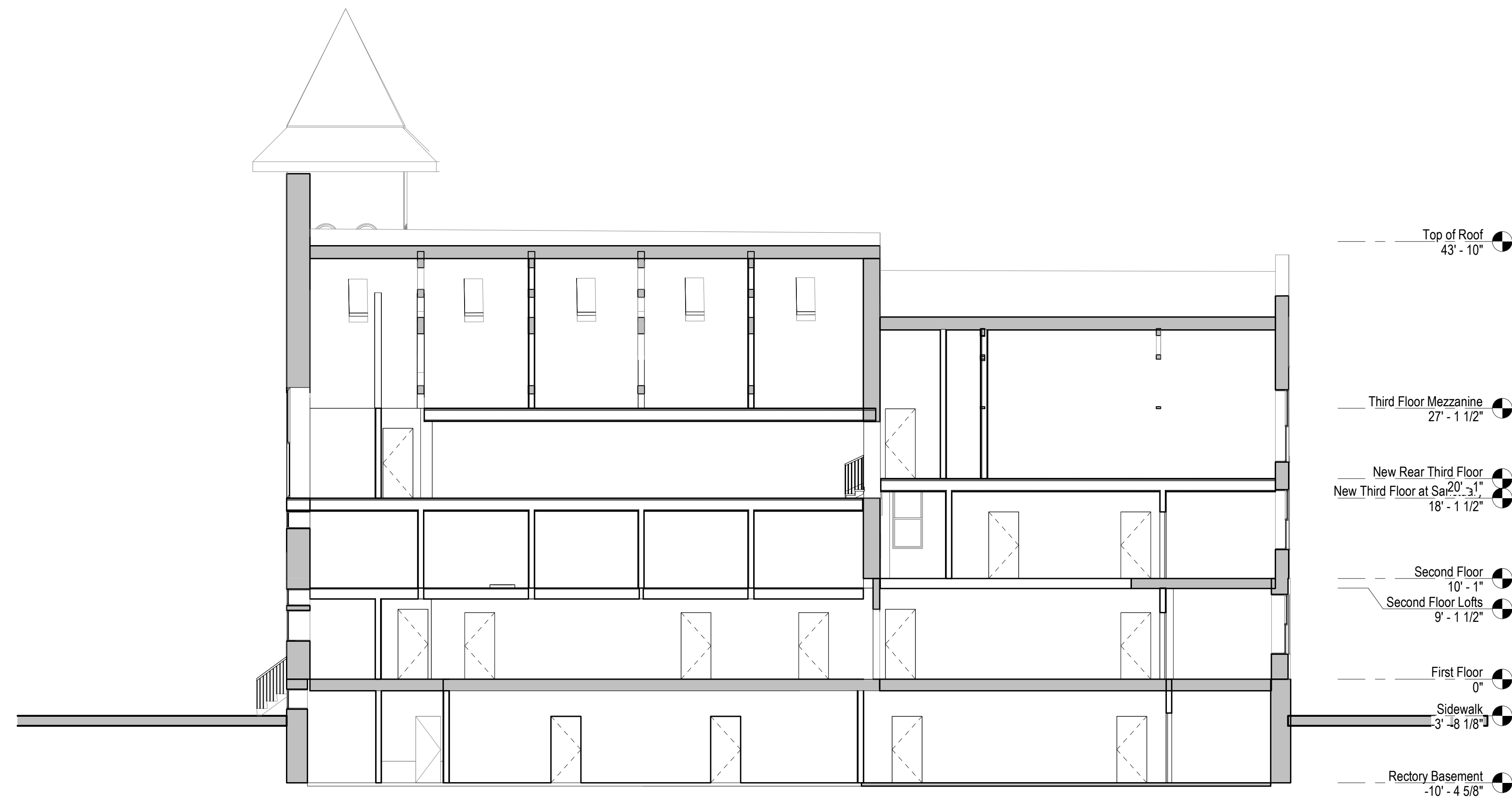
Date 02 JANUARY 2026

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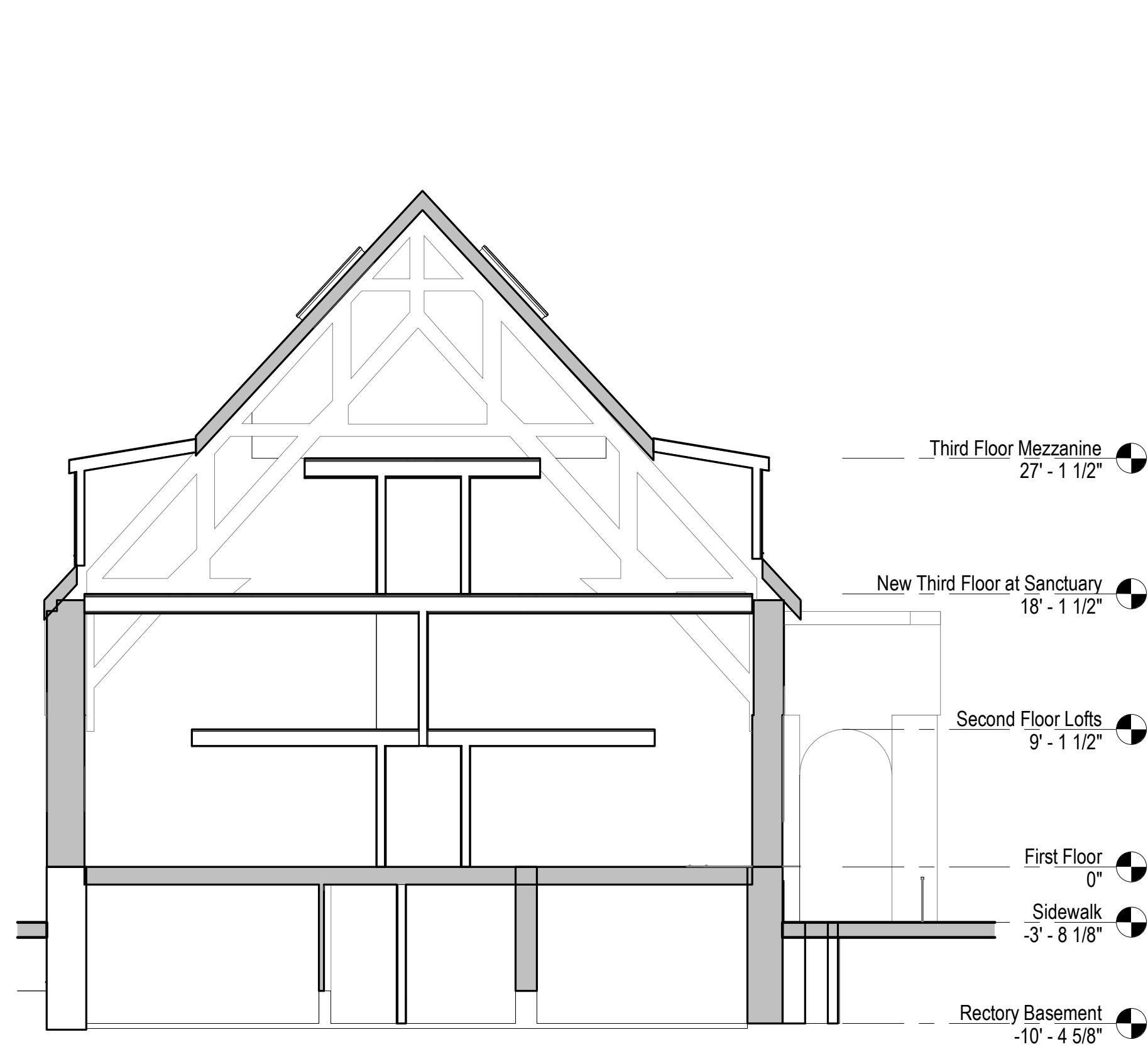
Scale

Project number

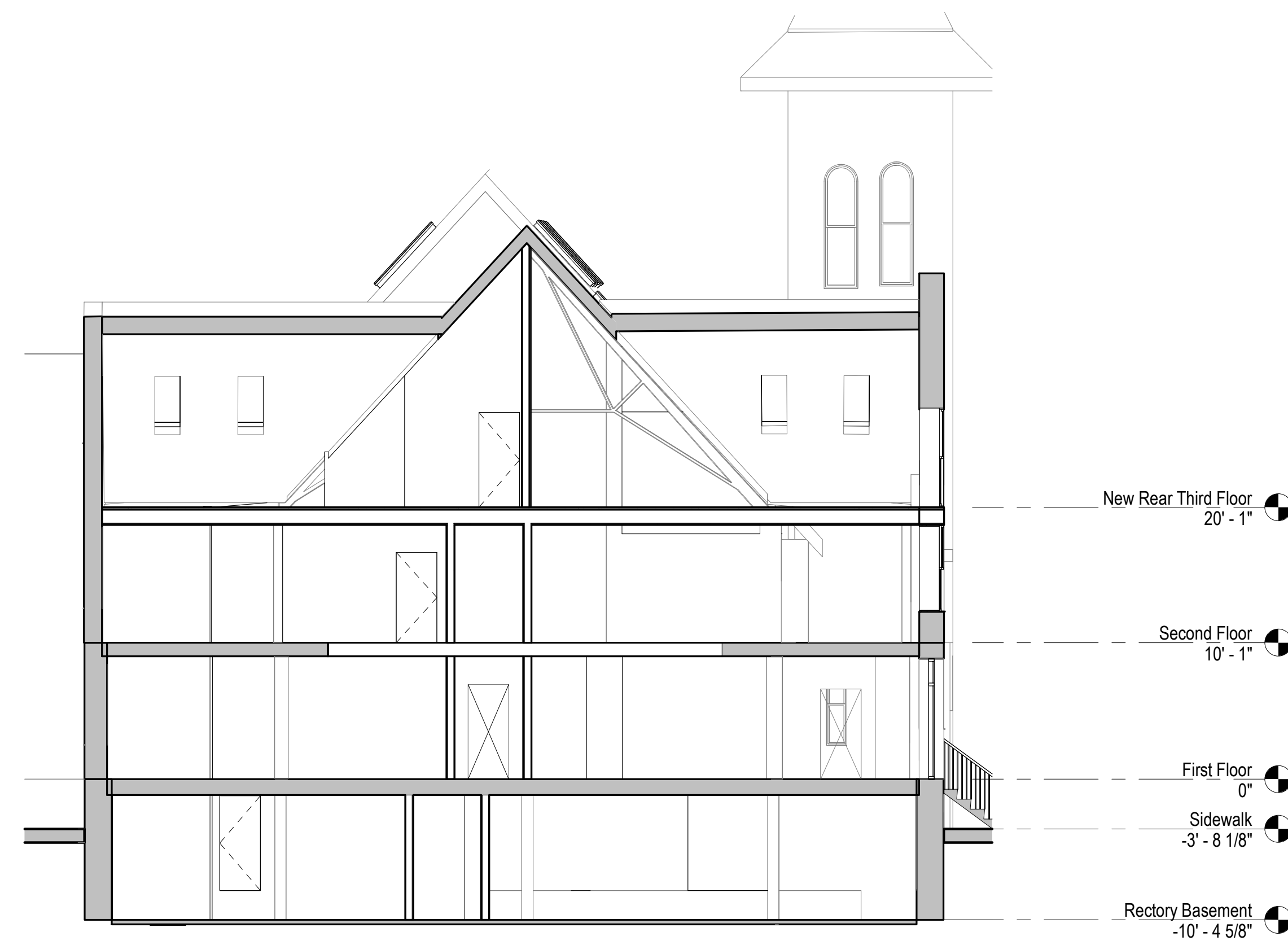
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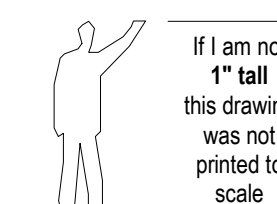
① Longitudinal Section
1/8" = 1'-0"



② Section at Sanctuary
1/8" = 1'-0"



③ Section at Rectory
1/8" = 1'-0"



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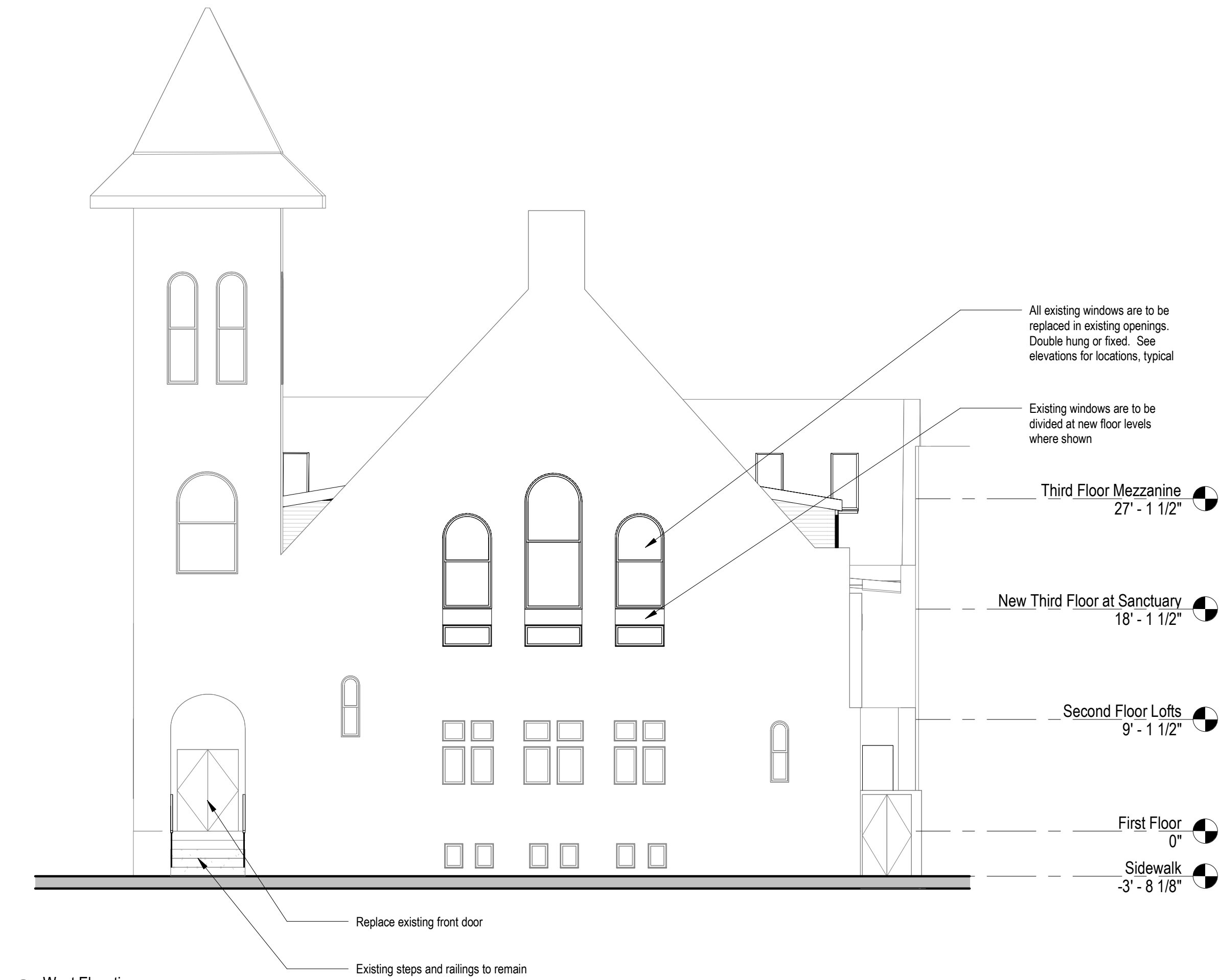
PROPOSED BUILDING SECTIONS

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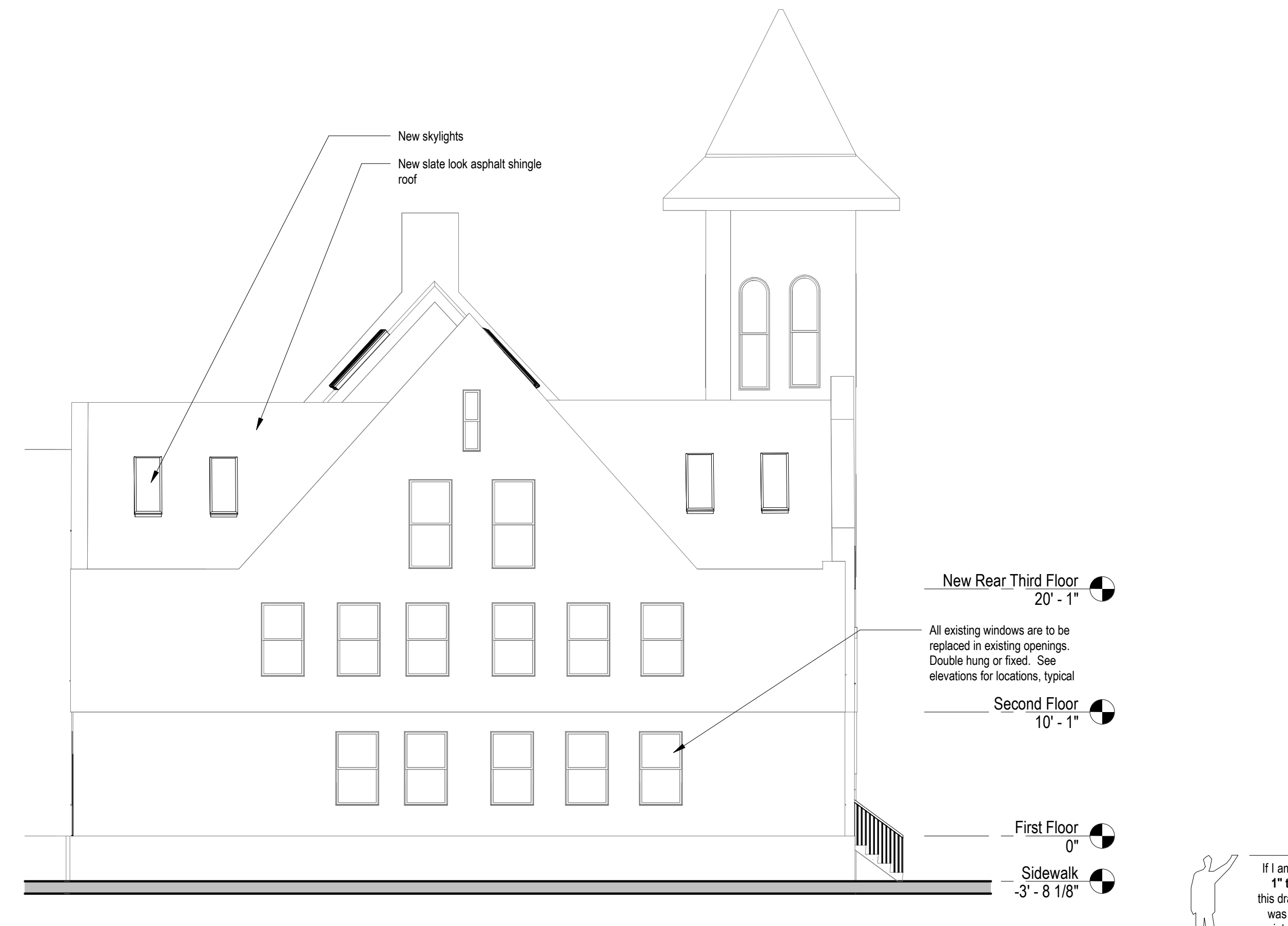
① West Elevation
1/8" = 1'-0"



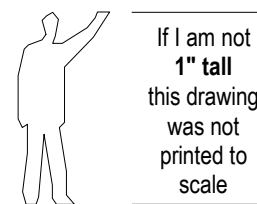
② North Elevation
1/8" = 1'-0"



③ South Elevation
1/8" = 1'-0"



④ East Elevation
1/8" = 1'-0"



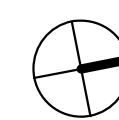
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PROPOSED BUILDING ELEVATIONS

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Scale 1/8" = 1'-0"

Project number 25077