



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.

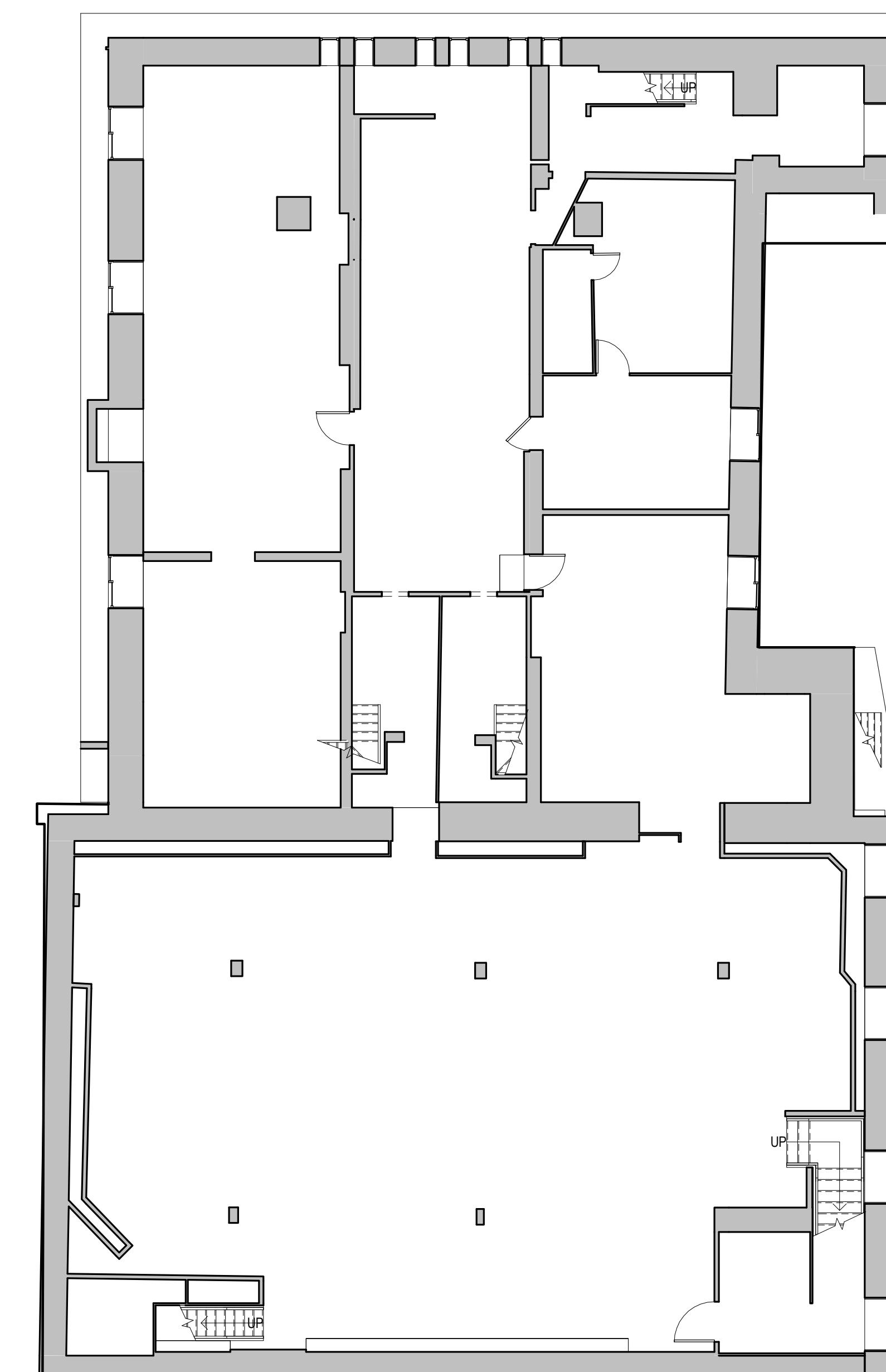
The Committee provided us with some helpful comments and directions. Revisions to our submission include:

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

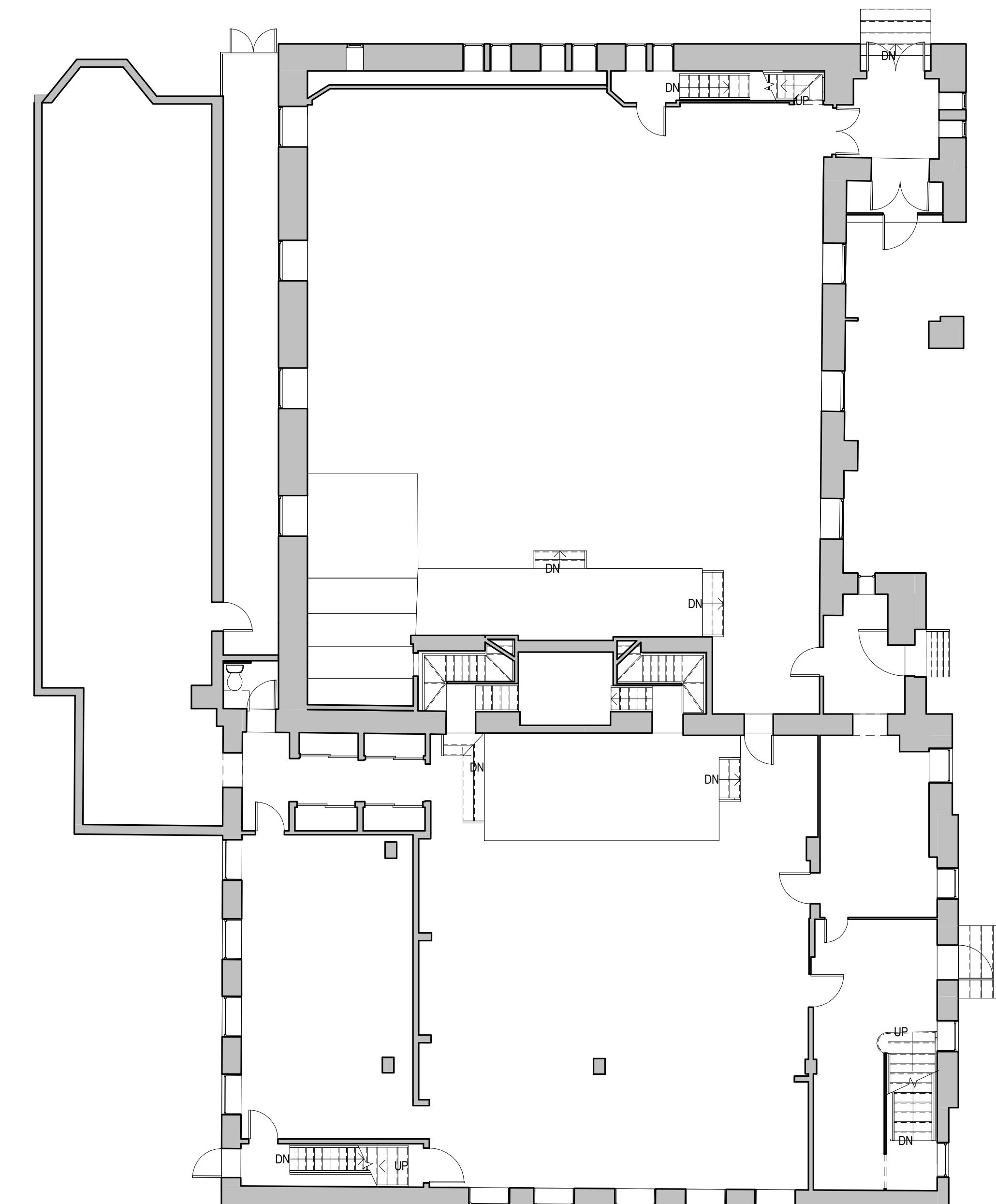
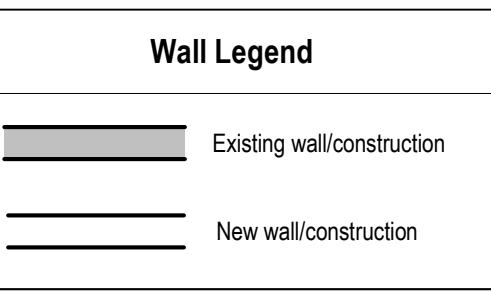
Thank you for taking the time to review our application. Please contact me at 215.800.1968 if you need more information or need to discuss the project further.

Sincerely,

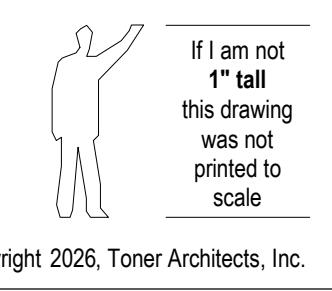
Ian Toner
Principal
Toner Architects



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

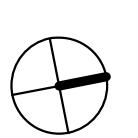


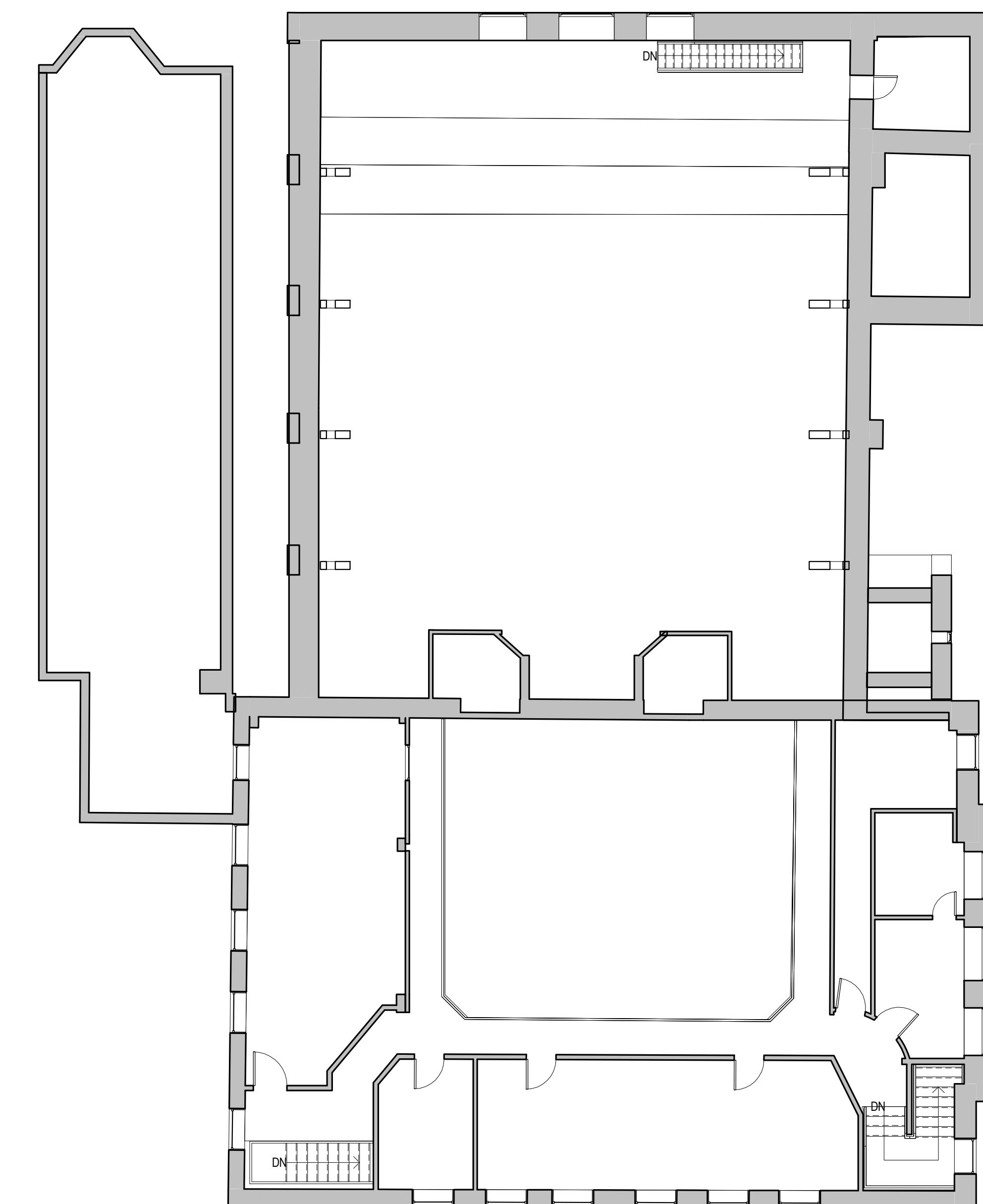
1 Existing First Floor
1/8" = 1'-0"



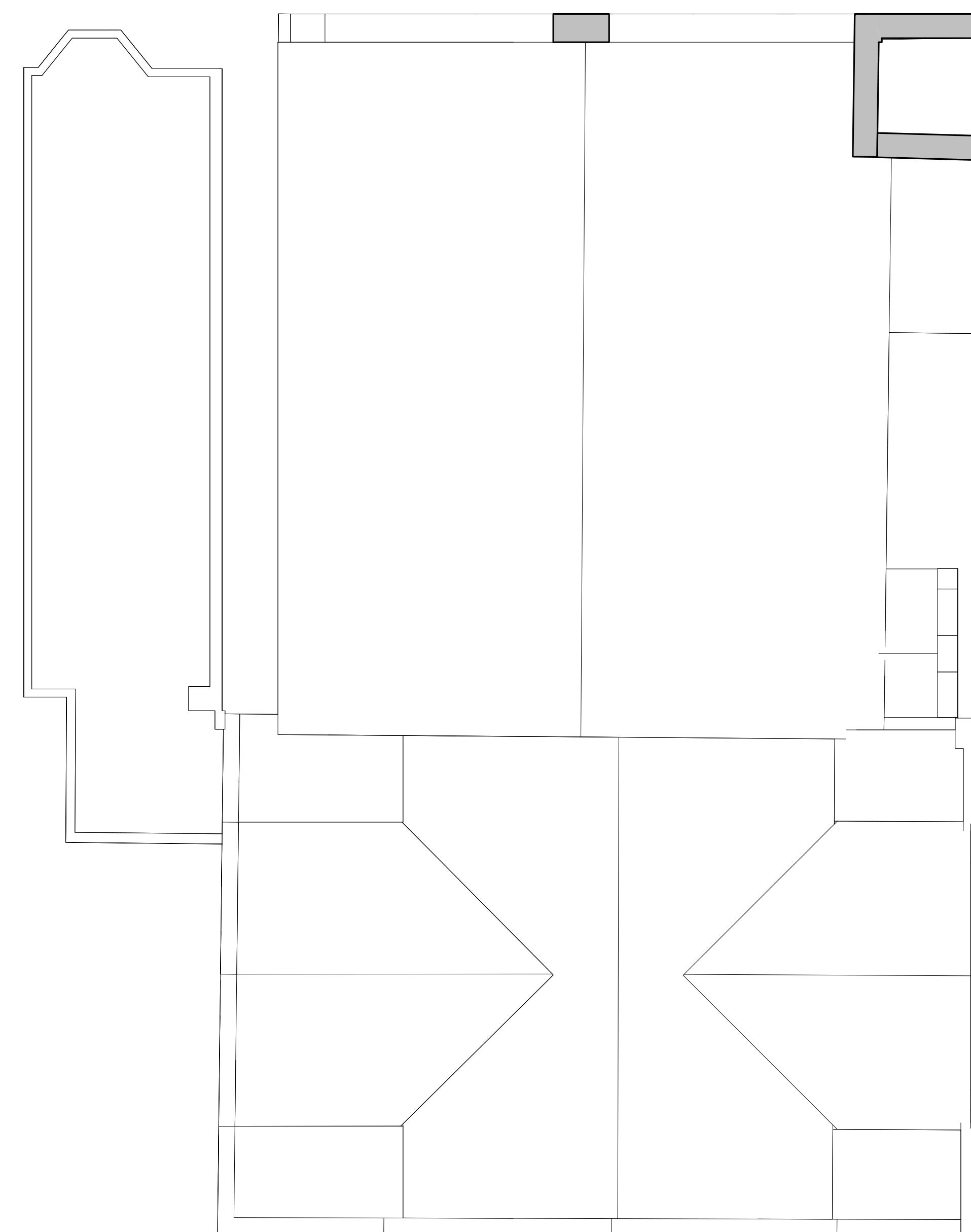
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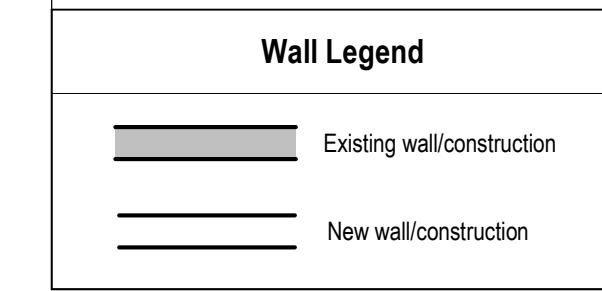




② Existing Second Floor
1/8" = 1'-0"



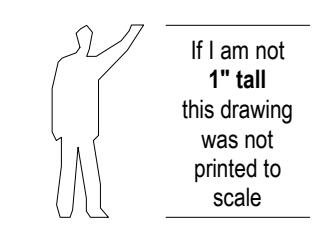
③ Existing Third Floor
1/8" = 1'-0"



1901 S. 9th Street
Room 425
Philadelphia, PA 19148
215.800.1968
www.tonarch.com

Annex Investments II
1601 S 13th Street
Philadelphia, PA 19148

Church to Rental Apartment Conversion

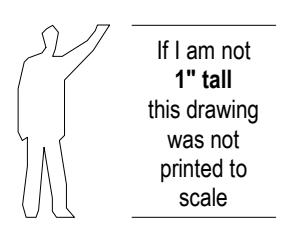
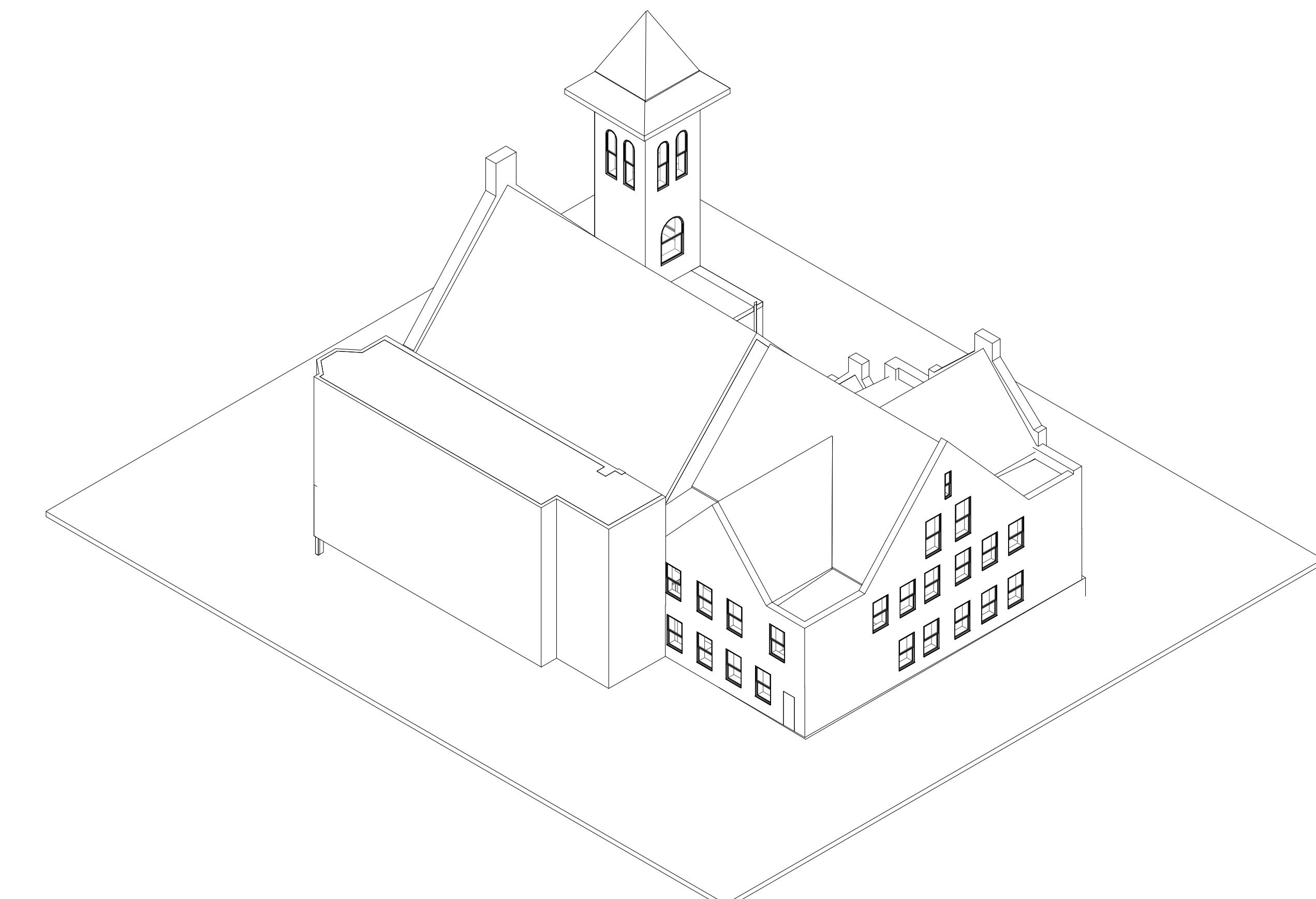
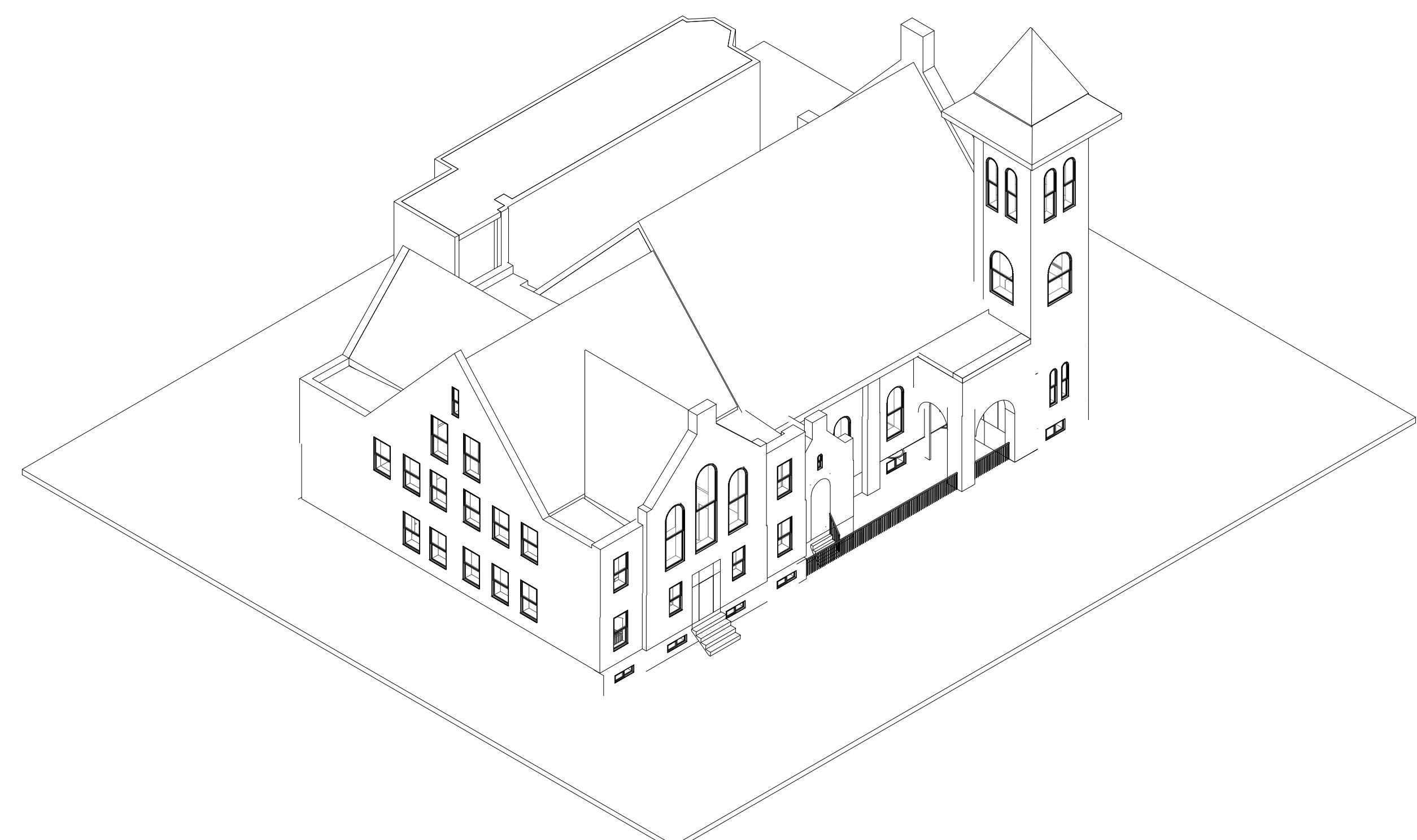


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EXISTING FLOOR PLANS

Date 02 JANUARY 2026
Historic Submission - Revised

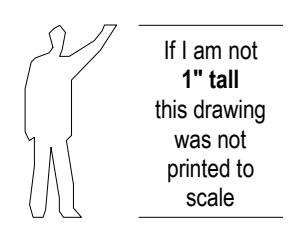
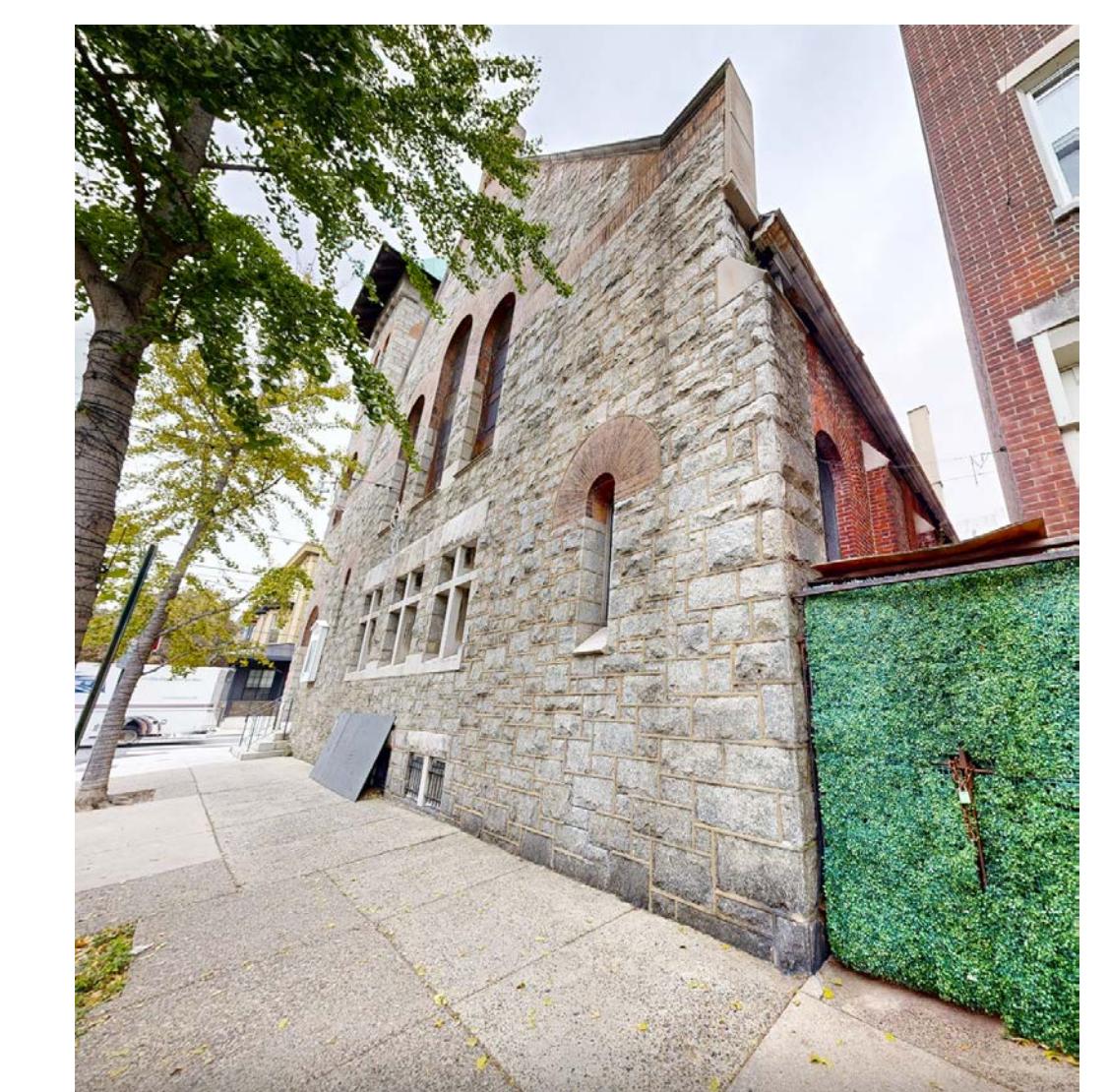
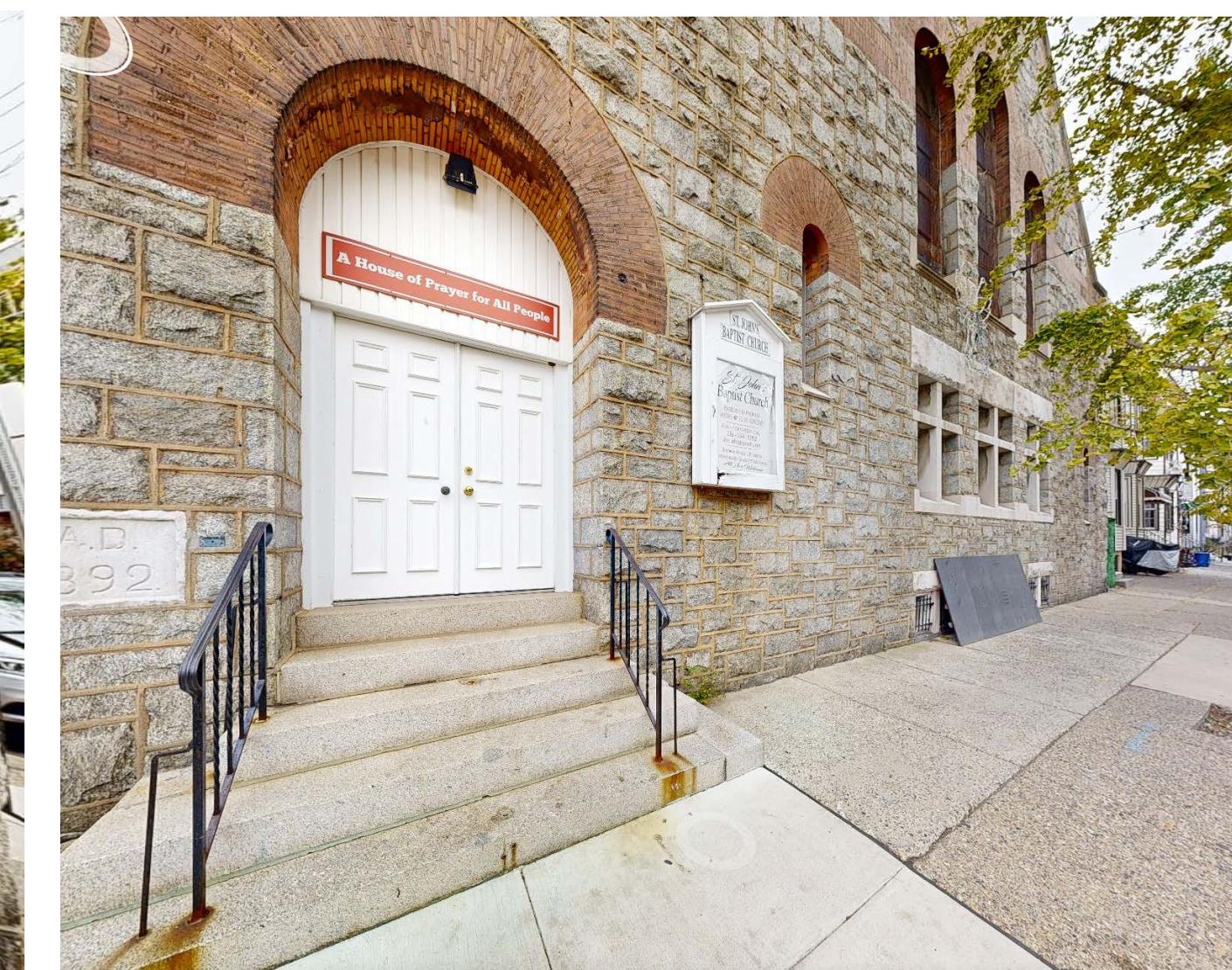
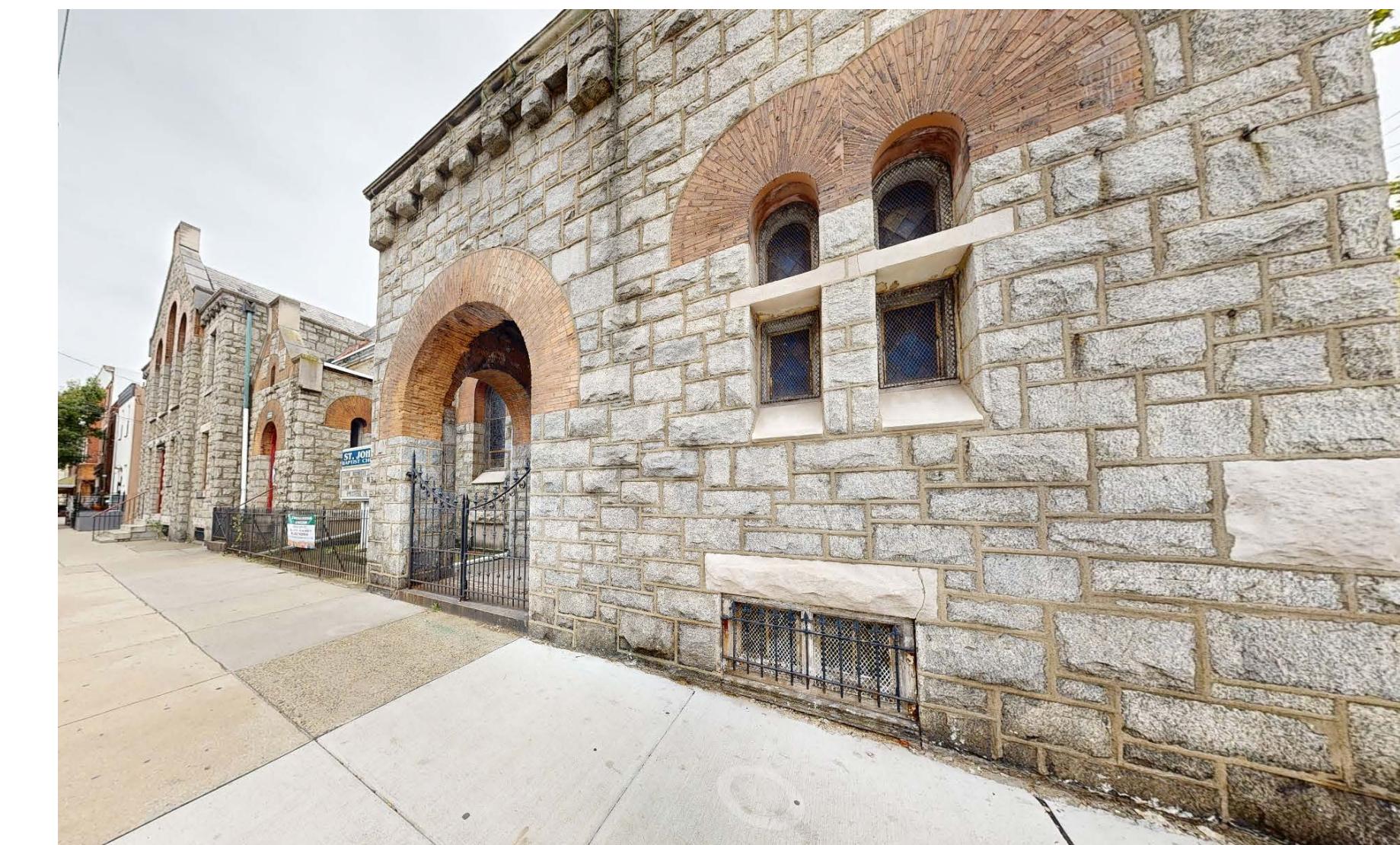
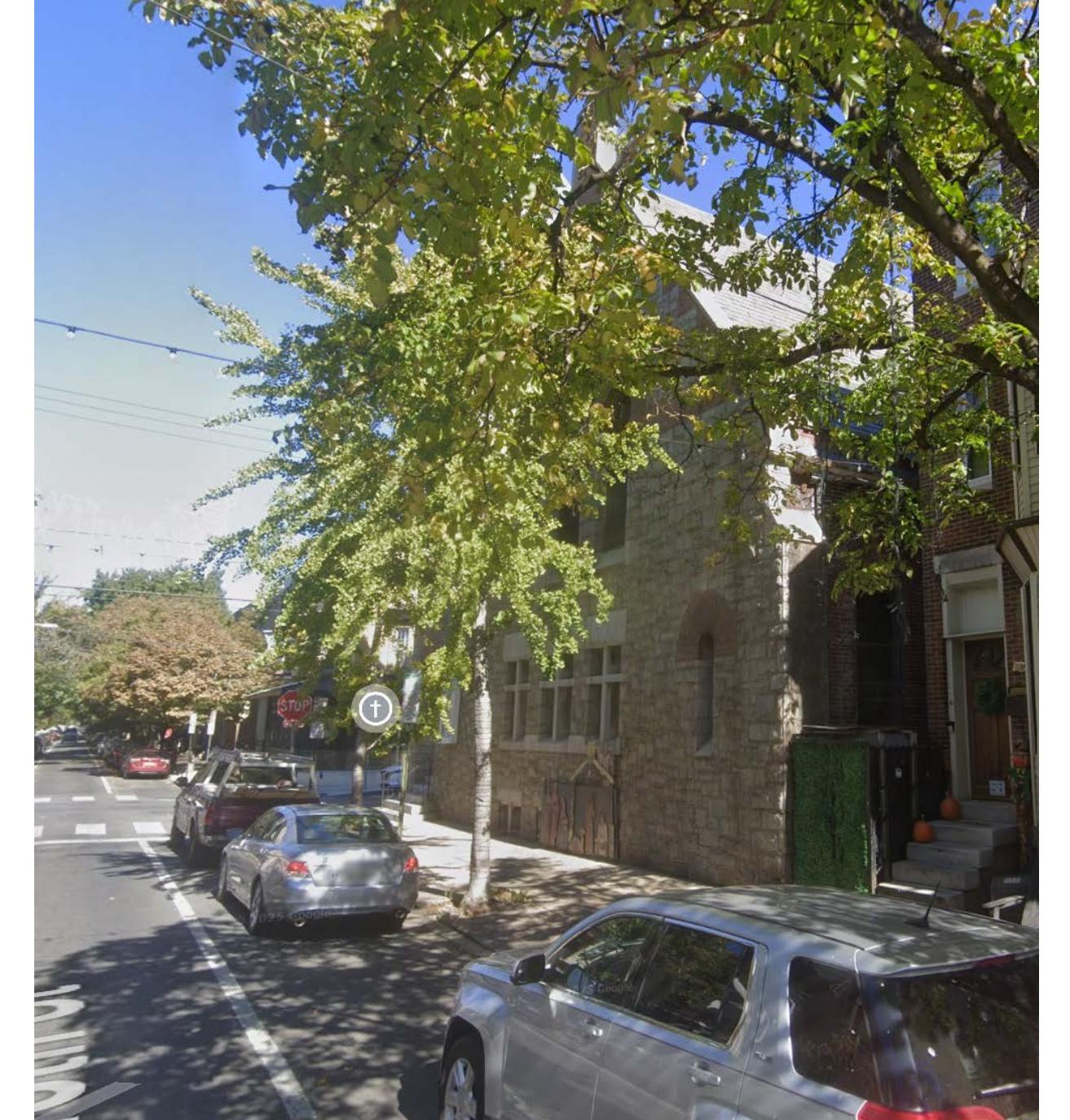
Scale As indicated
Project number 25077



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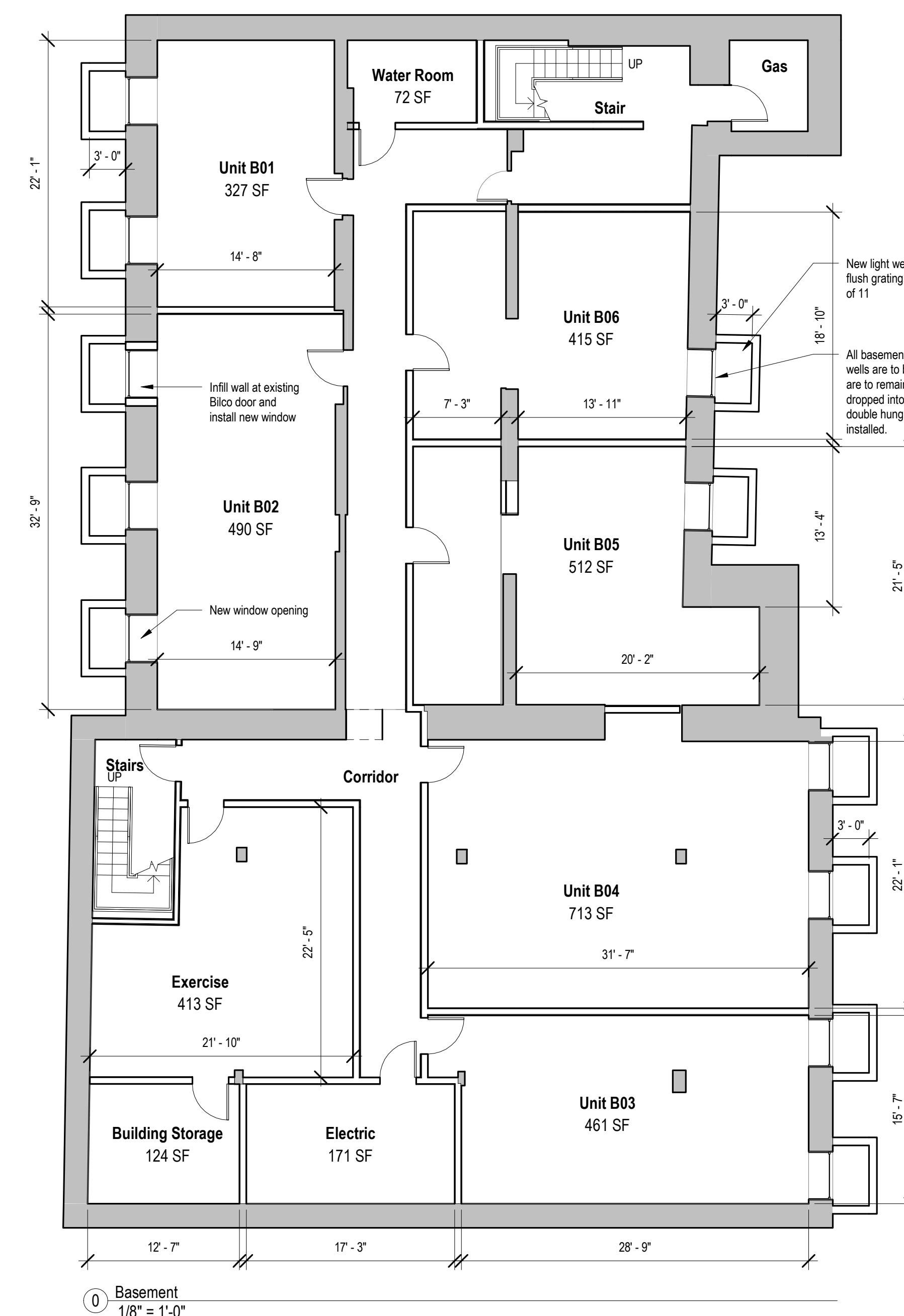


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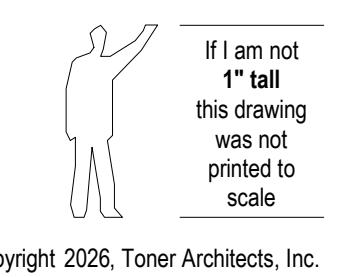
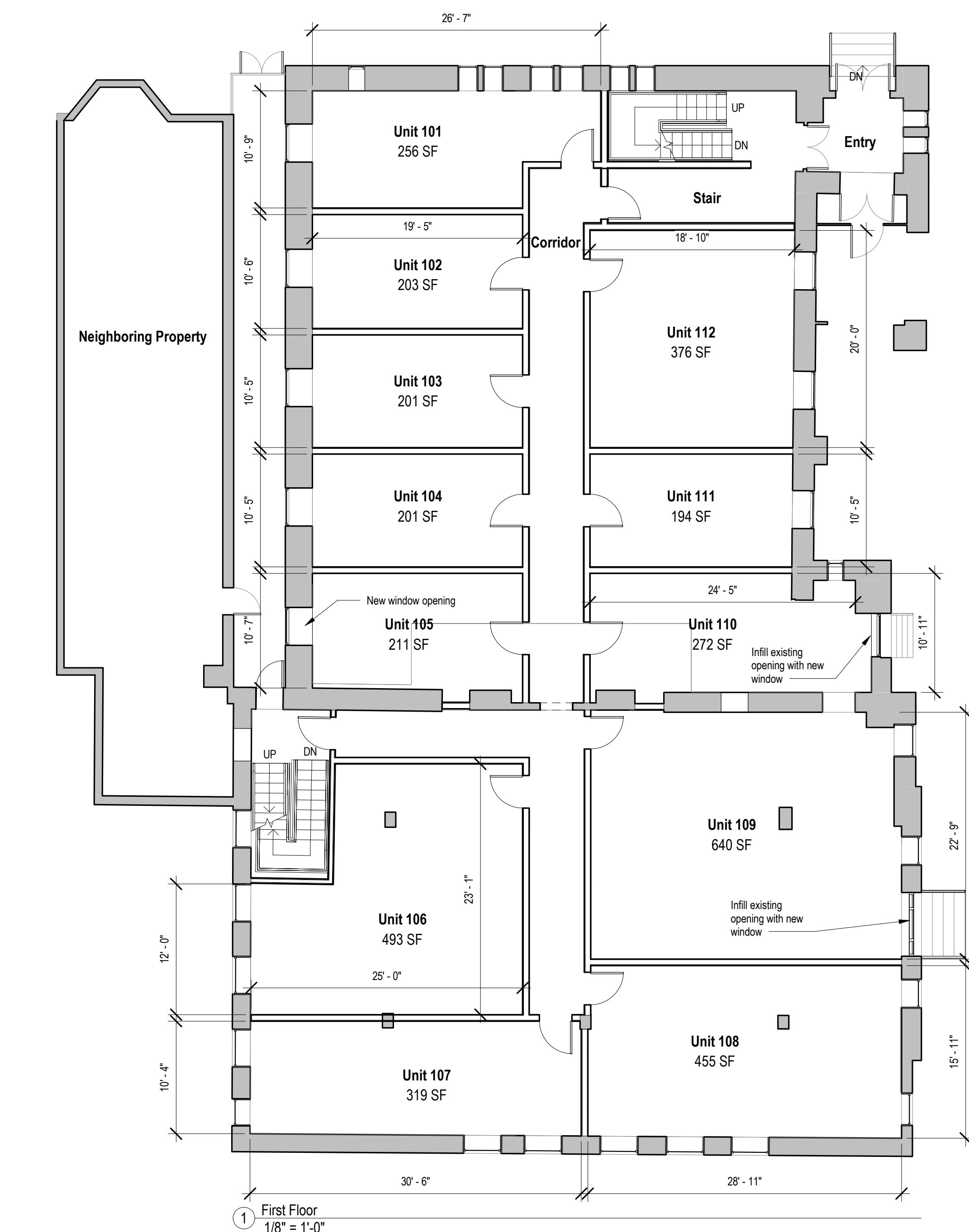
NOTES

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



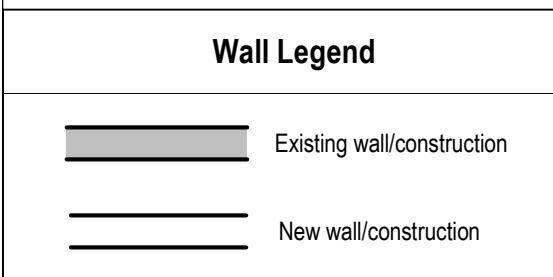
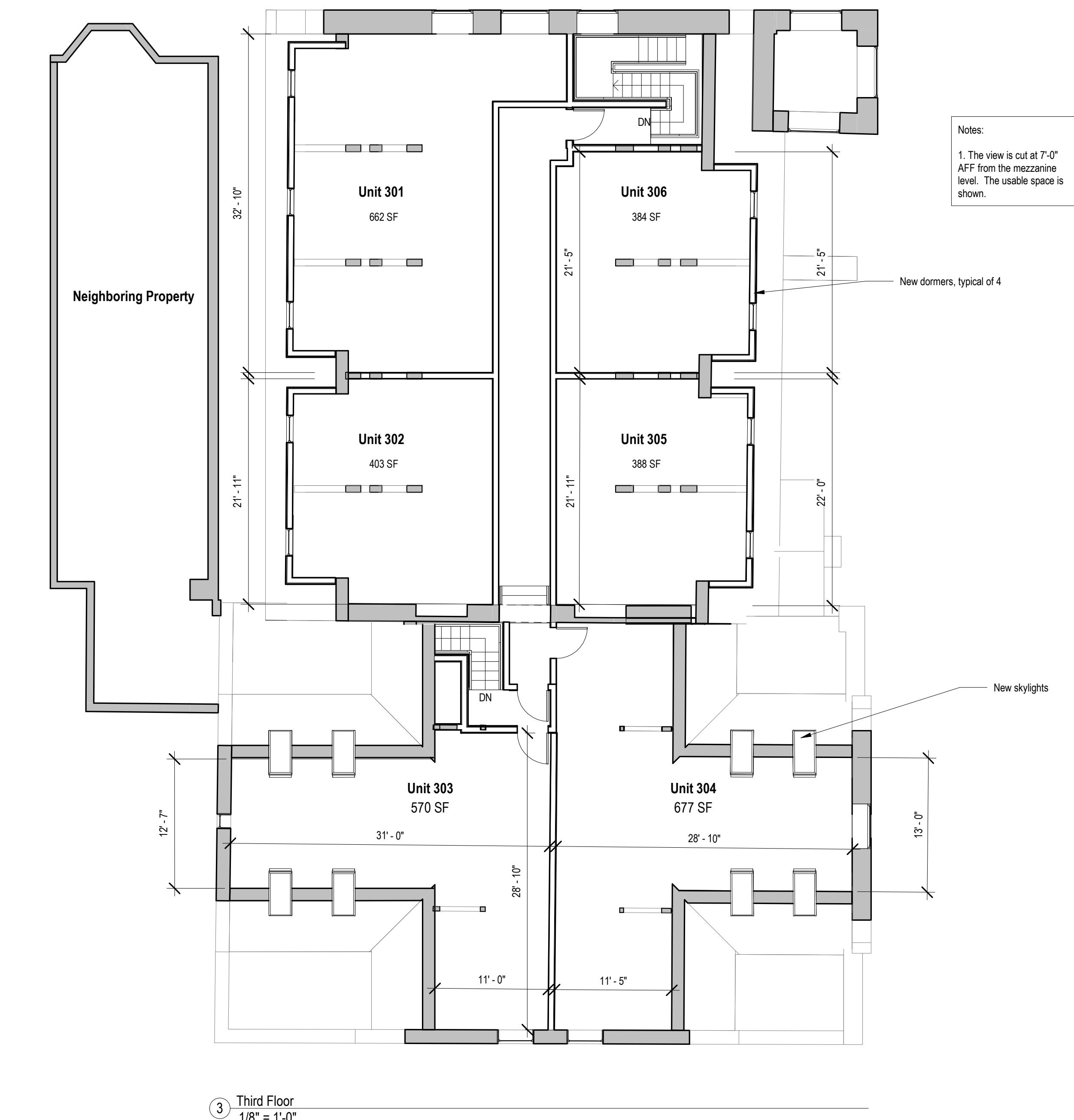
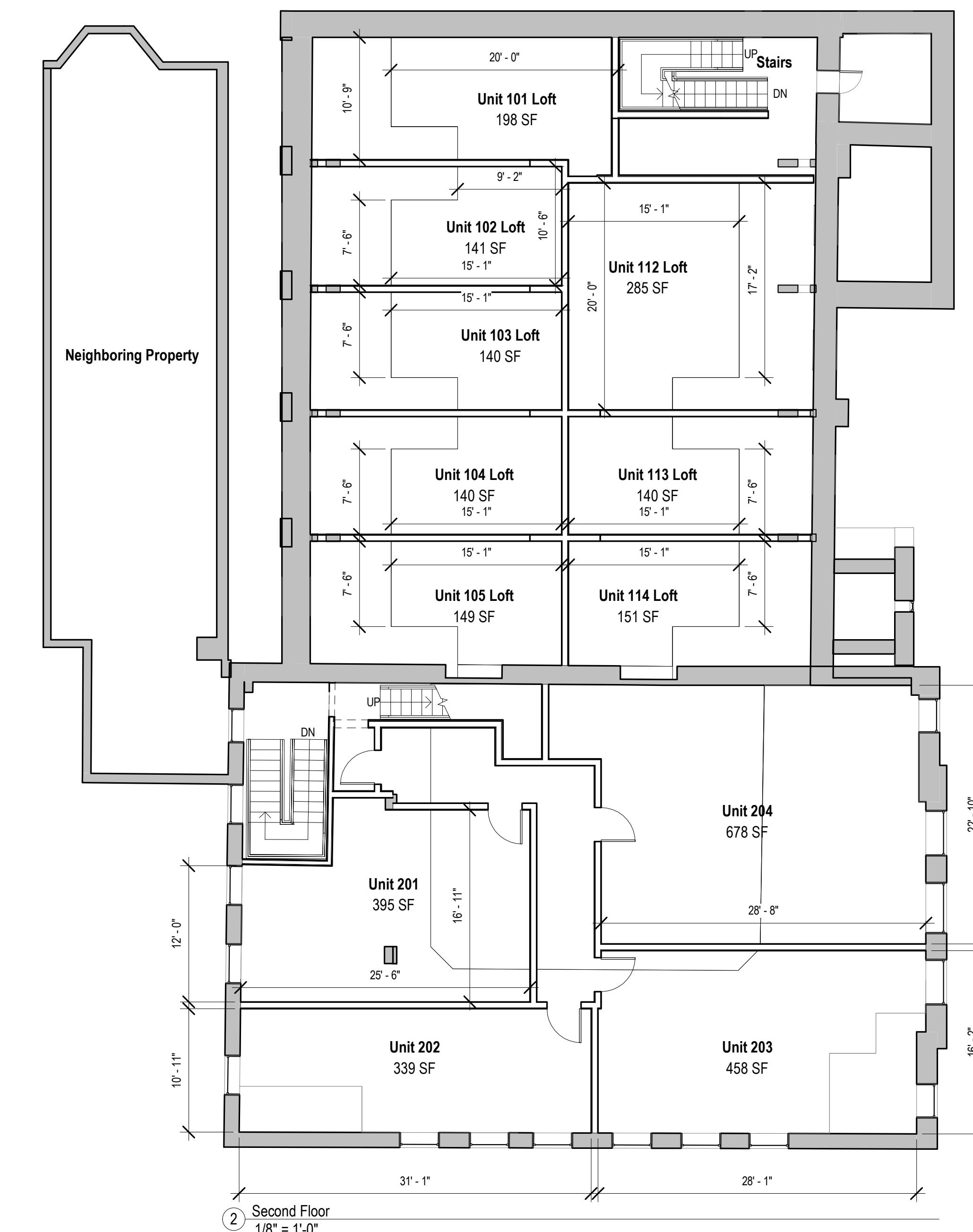
Wall Legend	
Existing wall/construction	
New wall/construction	

Church to Rental Apartment Conversion



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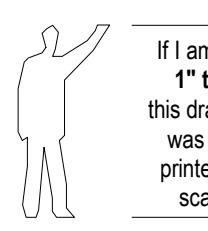
Annex Investments II
1601 S 13th Street
Philadelphia, PA 19148

Church to Rental Apartment Conversion

PROPOSED FLOOR PLANS

Date 02 JANUARY 2026
HISTORIC SUBMISSION - REVISED

Scale As indicated
Project number 25077

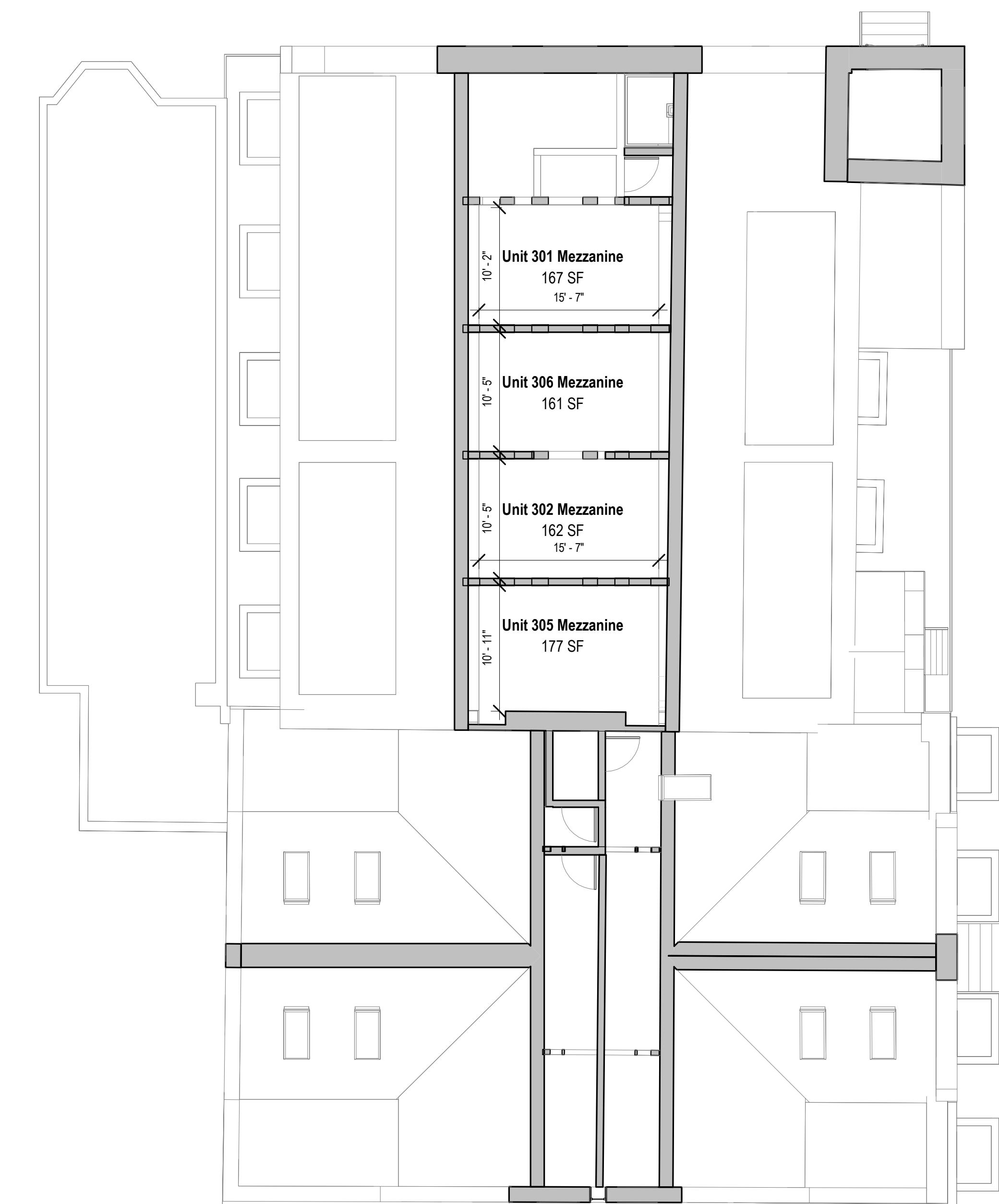


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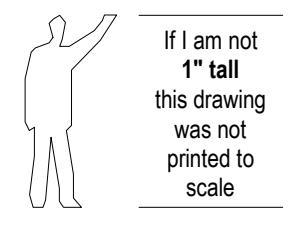
Notes:

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

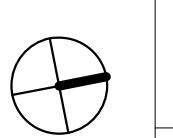


④ Third Floor Mezzanine
1/8" = 1'-0"

⑤ Roof
1/8" = 1'-0"



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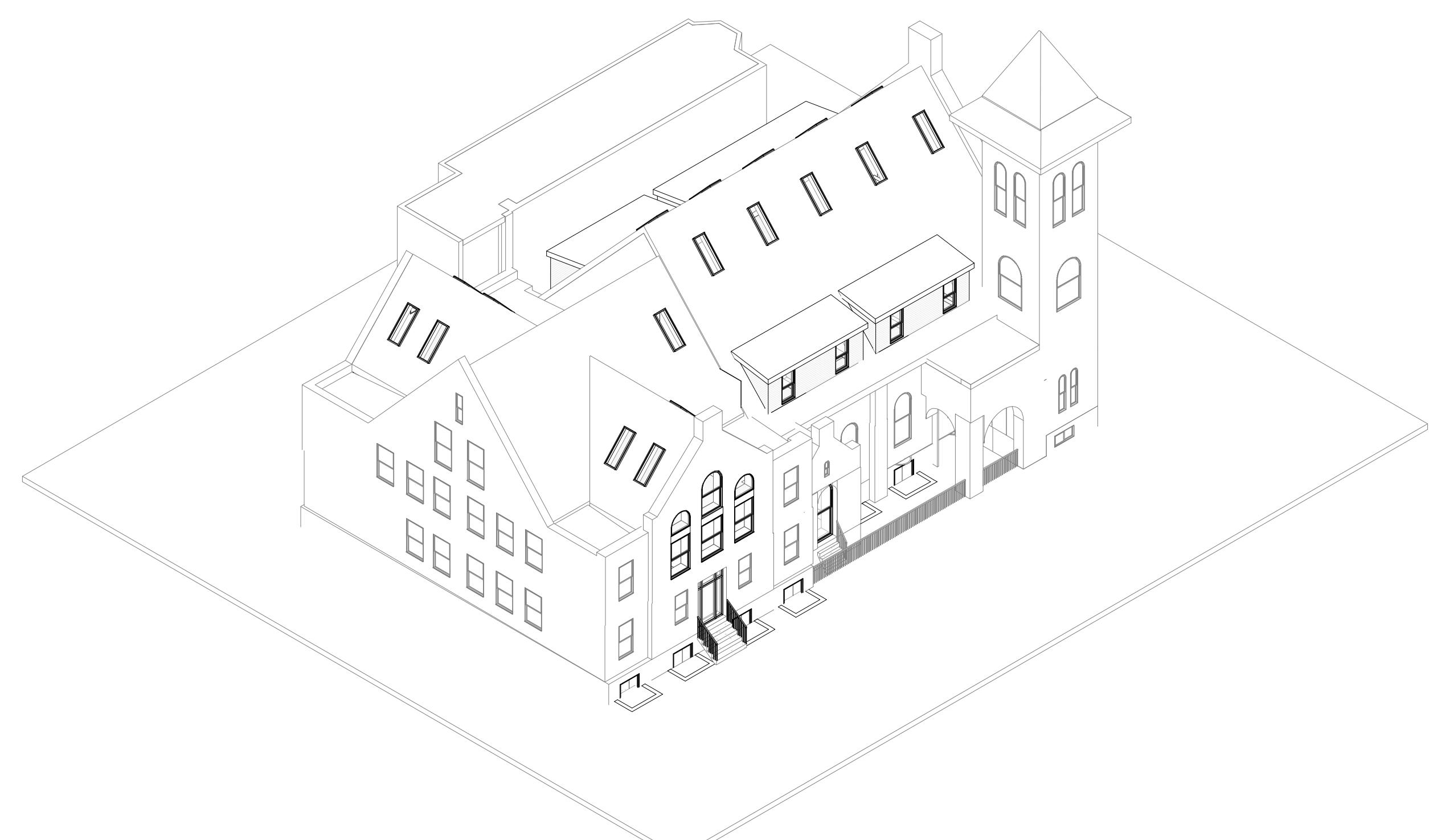




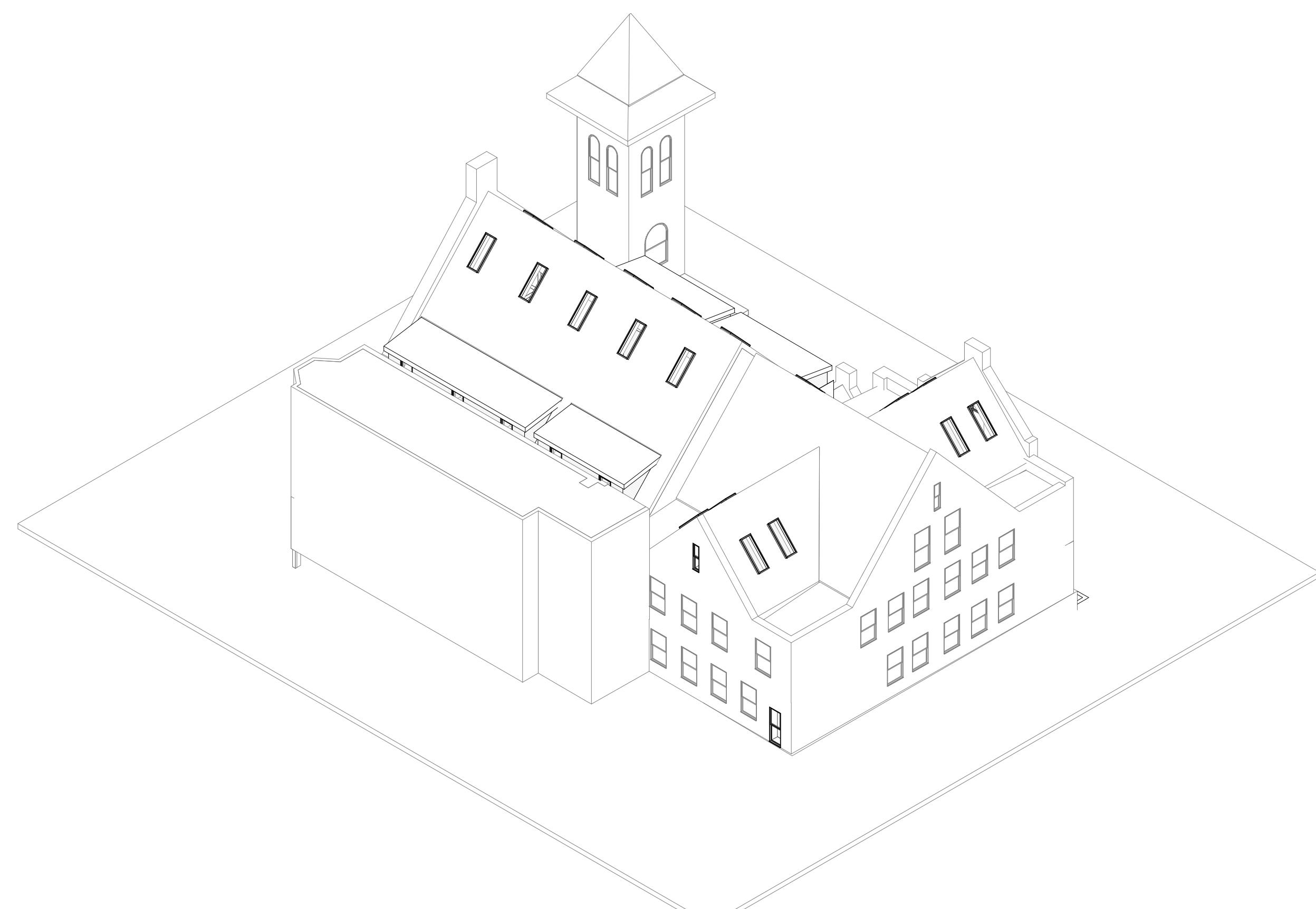
① 3D View



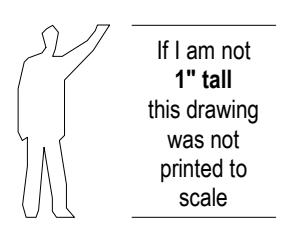
② 3D View



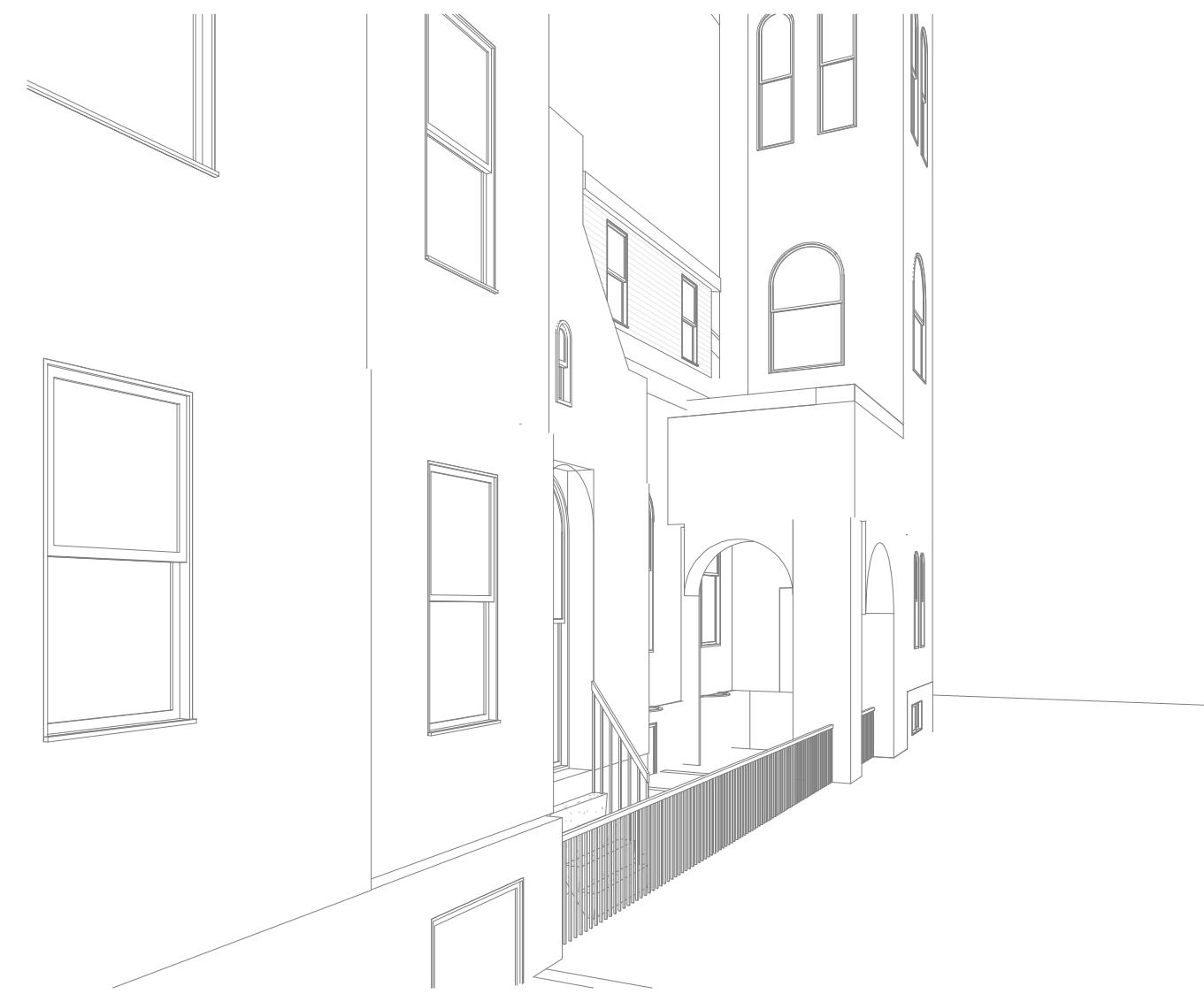
③ 3D View



④ 3D View



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① Sidewalk Views



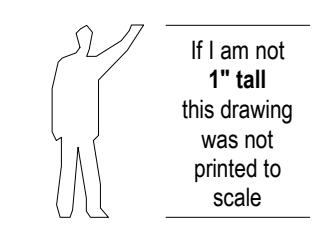
② Sidewalk Views



③ Sidewalk Views

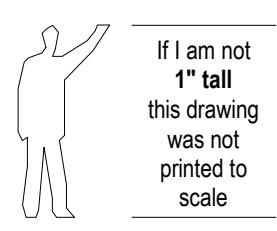
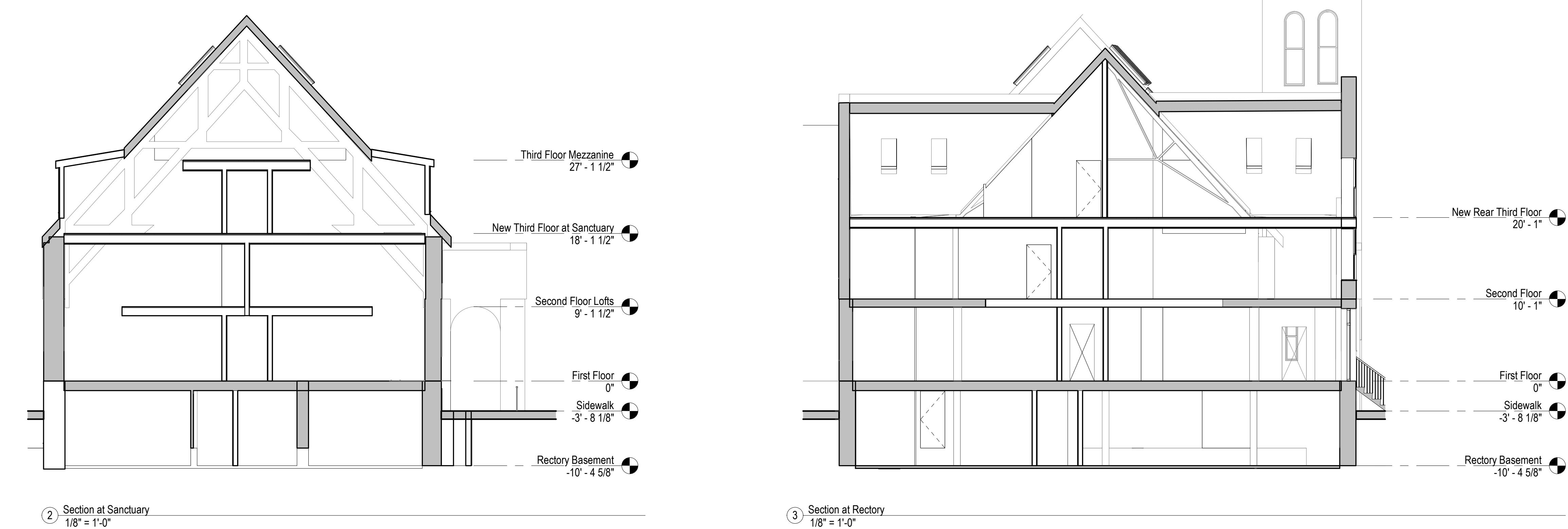
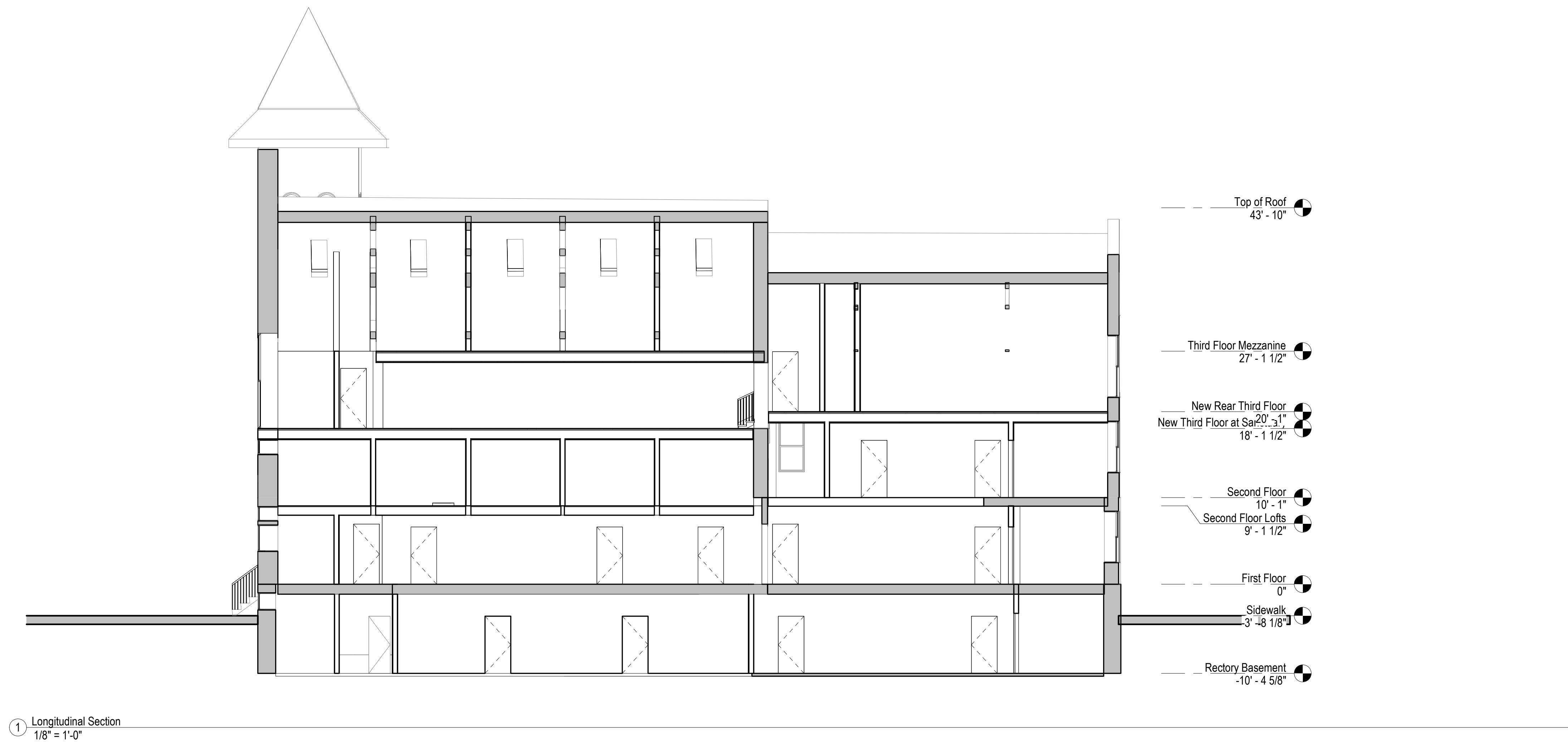


④ Sidewalk Views

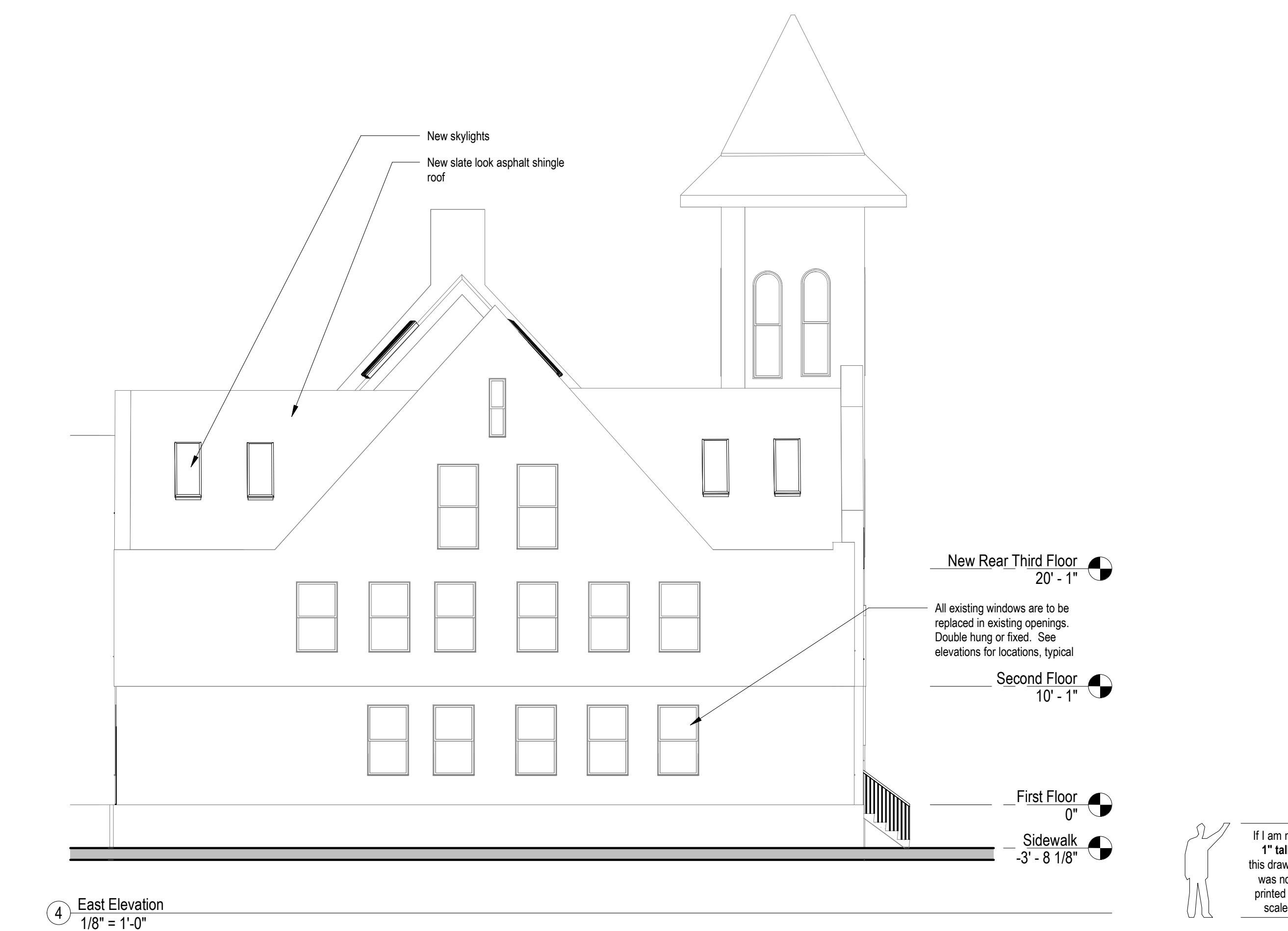
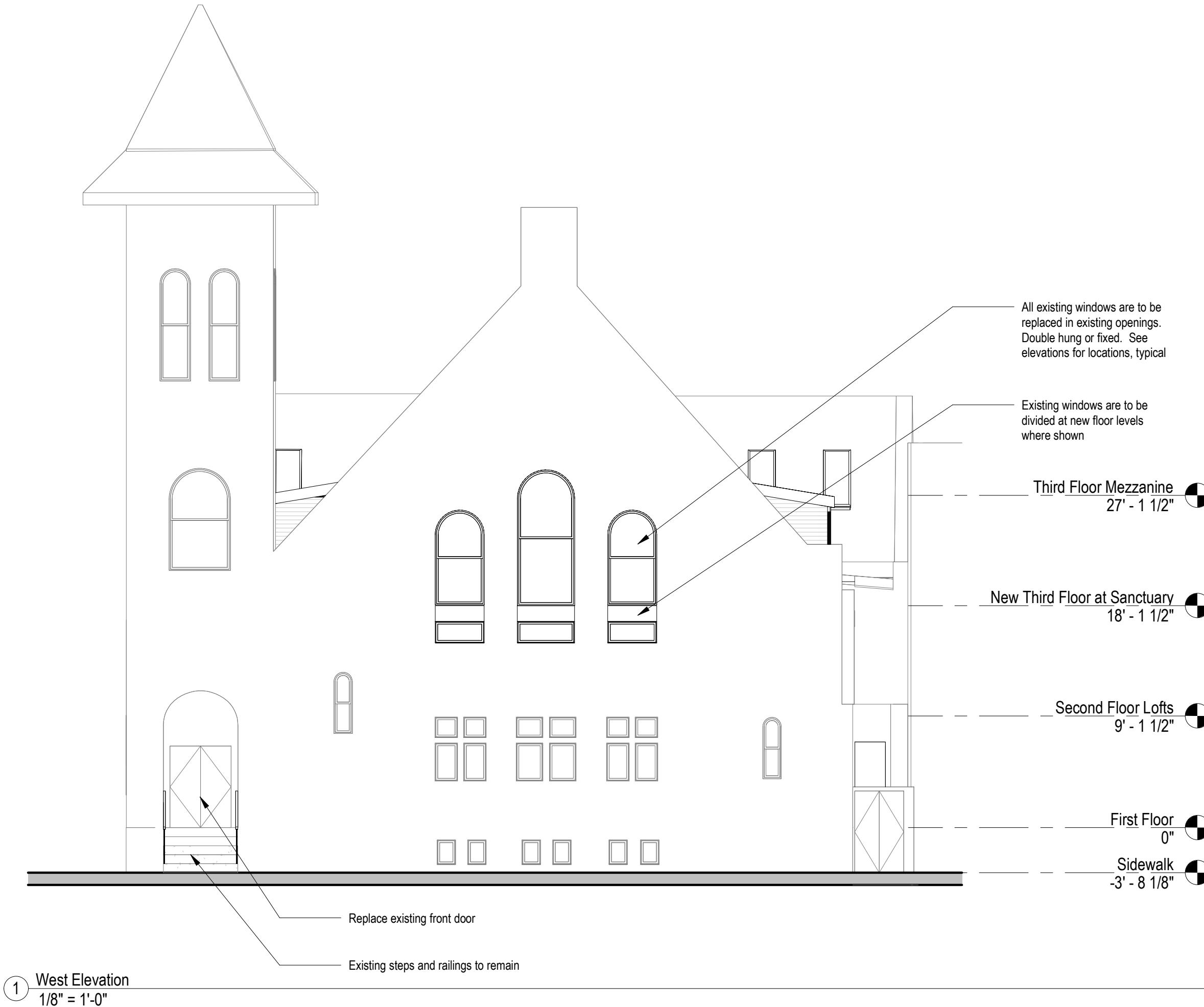


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