

# Public Comment for 1601 S. 13th Street

**From:** [preservation](#)  
**To:** [Alexander Till](#)  
**Subject:** Fw: 1601 S 13th Street  
**Date:** Friday, December 19, 2025 12:16:39 PM

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**From:** John Walsh <johnnywalsh15@gmail.com>  
**Sent:** Friday, December 19, 2025 11:49 AM  
**To:** preservation <preservation@Phila.gov>  
**Subject:** 1601 S 13th Street

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Good Morning,

I am emailing to write in support of the building permit application at 1601 S 13th Street. Having recently bought a new home one block away, this would be a wonderful opportunity to add more neighbors who can support one of Philadelphia's premier commercial and most walkable corridors with close proximity to several important mass transit lines. Perhaps as importantly, this would be a wonderful reuse of a beautiful church building that has a very cosmopolitan history. This would be a fitting next step in its history.

Thank you,  
John Walsh

**From:** [preservation](#)  
**To:** [Alexander Till](#)  
**Subject:** Fw: 1601 S 13th Street, SUPPORT  
**Date:** Monday, December 22, 2025 9:04:22 AM

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**From:** Russell Richie <[drussellmrichie@gmail.com](mailto:drussellmrichie@gmail.com)>  
**Sent:** Monday, December 22, 2025 9:02 AM  
**To:** [preservation](#) <[preservation@Phila.gov](mailto:preservation@Phila.gov)>  
**Subject:** 1601 S 13th Street, SUPPORT

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My name is Russell Richie and I live at 736 Annin St. I am writing in support of the new development reusing the Church at 13th & Tasker for new housing. This proposal would improve the vibrancy & walkability of East Passyunk, provide new homes for neighbors who want to live in one of our cities most desirable neighborhoods, push down rent costs, and would add needed tax dollars to support city revenues. This also sits just one block from SEPTA's Broad Street Line, and we need more ridership to help keep our transit system stable.

I love this area, I would be excited for new neighbors to be able to enjoy it everything it can provide!

Thank you,  
Russell

**From:** [preservation](#)  
**To:** [Alexander Till](#)  
**Subject:** Fw: 1601 S 13th Street, SUPPORT  
**Date:** Monday, December 22, 2025 9:04:09 AM

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**From:** Drayton Murray <dmurray734@comcast.net>  
**Sent:** Monday, December 22, 2025 8:54 AM  
**To:** [preservation](#) <[preservation@Phila.gov](mailto:preservation@Phila.gov)>  
**Subject:** 1601 S 13th Street, SUPPORT

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My name is [NAME] and I live at [ADDRESS]. I am writing in support of the new development reusing the Church at 13th & Tasker for new housing. This proposal would improve the vibrancy & walkability of East Passyunk, provide new homes for neighbors who want to live in one of our cities most desirable neighborhoods, push down rent costs, and would add needed tax dollars to support city revenues. This also sits just one block from SEPTA's Broad Street Line, and we need more ridership to help keep our transit system stable.

I love this area, I would be excited for new neighbors to be able to enjoy it everything it can provide!

Thank you,

**From:** [preservation](#)  
**To:** [Alexander Till](#)  
**Subject:** Fw: 1601 S 13th Street, SUPPORT  
**Date:** Monday, December 22, 2025 10:17:42 AM

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**From:** Max Boerstoel <maxboerstoel@gmail.com>  
**Sent:** Monday, December 22, 2025 10:16 AM  
**To:** [preservation](#) <preservation@Phila.gov>  
**Subject:** 1601 S 13th Street, SUPPORT

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My name is Max Boerstoel and I live at 1817 S Hicks St. I am writing in support of the new development reusing the Church at 13th & Tasker for new housing. This proposal would improve the vibrancy & walkability of East Passyunk, provide new homes for neighbors who want to live in one of our cities most desirable neighborhoods, push down rent costs, and would add needed tax dollars to support city revenues. This also sits just one block from SEPTA's Broad Street Line, and we need more ridership to help keep our transit system stable.

I love this area, I would be excited for new neighbors to be able to enjoy it everything it can provide!

Thank you,  
Max

**From:** [preservation](#)  
**To:** [Alexander Till](#)  
**Subject:** Fw: 1601 S 13th Street, SUPPORT  
**Date:** Monday, December 22, 2025 10:54:14 AM

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**From:** Joy Manning <joymanning@gmail.com>  
**Sent:** Monday, December 22, 2025 10:48 AM  
**To:** preservation <preservation@Phila.gov>  
**Subject:** 1601 S 13th Street, SUPPORT

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My name is Joy Manning and I live at 1622 S. 11th Street.

I'm writing in strong support of the new development reusing the Church at 13th & Tasker for new housing. This proposal would improve the vibrancy & walkability of East Passyunk, provide new homes for neighbors who want to live in one of our cities most desirable neighborhoods, push down rent costs, and would add needed tax dollars to support city revenues!

This also sits just one block from SEPTA's Broad Street Line, and we need more ridership to help keep our transit system stable.

I love this area, I would be excited for new neighbors to be able to enjoy it everything it can provide!

Thank you,

Joy Manning

**From:** [preservation](#)  
**To:** [Alexander Till](#)  
**Subject:** Fw: 1601 S 13th Street, SUPPORT  
**Date:** Monday, December 22, 2025 11:11:50 AM

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**From:** Alexander Milone <[alexander.j.milone@gmail.com](mailto:alexander.j.milone@gmail.com)>  
**Sent:** Monday, December 22, 2025 11:09 AM  
**To:** [preservation](#) <[preservation@Phila.gov](mailto:preservation@Phila.gov)>  
**Subject:** 1601 S 13th Street, SUPPORT

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My name is Alex Milone, and I live at 1347 S Bouvier St. Philadelphia.

I am writing in support of the new development reusing the Church at 13th & Tasker for new housing. This proposal would improve the vibrancy & walkability of East Passyunk, provide new homes for neighbors who want to live in one of our cities most desirable neighborhoods, push down rent costs, and would add needed tax dollars to support city revenues. This also sits just one block from SEPTA's Broad Street Line, and we need more ridership to help keep our transit system stable.

I love this area, I would be excited for new neighbors to be able to enjoy it everything it can provide!

Thank you,

-Alex

**From:** [preservation](#)  
**To:** [Alexander Till](#)  
**Subject:** Fw: 1601 S 13th Street, SUPPORT  
**Date:** Tuesday, December 23, 2025 7:29:31 AM

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**From:** Jacob Danish Sloan <jacob.danish.sloan@gmail.com>  
**Sent:** Monday, December 22, 2025 9:53 PM  
**To:** [preservation](#) <preservation@Phila.gov>  
**Subject:** 1601 S 13th Street, SUPPORT

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My name is Jacob Sloan and I live at 1148 Wharton Street. I am writing to voice support for the redevelopment of the nearby church at 13th & Tasker into housing. Our neighborhood needs additional new housing, and additional apartments specifically. This project would increase tax revenue, would add housing one block away from the Broad Street subway line (where it should be added — allowing people to conveniently commute by subway instead of car), and would preserve a beautiful building while giving it a useful new purpose. We need the city government stand up for the creation of new housing. Thank you!

Jacob

**From:** [preservation](#)  
**To:** [Alexander Till](#)  
**Subject:** Fw: 1601 S 13th Street, SUPPORT  
**Date:** Tuesday, December 23, 2025 9:27:18 AM

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**From:** Aaron Bauman <aaronbauman@gmail.com>  
**Sent:** Tuesday, December 23, 2025 9:26 AM  
**To:** [preservation](#) <preservation@Phila.gov>  
**Subject:** 1601 S 13th Street, SUPPORT

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My name is Aaron Bauman and I live at 1411 S Franklin St. I am writing in support of the new development reusing the Church at 13th & Tasker for new housing. This proposal would improve the vibrancy & walkability of East Passyunk, provide new homes for neighbors who want to live in one of our cities most desirable neighborhoods, push down rent costs, and would add needed tax dollars to support city revenues. This also sits just one block from SEPTA's Broad Street Line, and we need more ridership to help keep our transit system stable.

I love this area, I would be excited for new neighbors to be able to enjoy everything it can provide!

Thank you,  
Aaron Bauman

**From:** [preservation](#)  
**To:** [Alexander Till](#)  
**Subject:** Fw: support of adaptive reuse of 1601 S 13th Street  
**Date:** Wednesday, December 24, 2025 9:50:11 AM

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**From:** Camilla MacKay <camillamackay@yahoo.com>  
**Sent:** Wednesday, December 24, 2025 9:13 AM  
**To:** preservation <preservation@Phila.gov>  
**Subject:** support of adaptive reuse of 1601 S 13th Street

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My name is Camilla MacKay and I live at 1146 Gerritt St. I support the new development reusing the Church at 13th & Tasker for new housing. This seems like an excellent use of this building around the corner from me, and I very much hope that this development is allowed.

**From:** [preservation](#)  
**To:** [Alexander Till](#)  
**Subject:** Fw: 1601 S 13th Street, SUPPORT  
**Date:** Wednesday, January 7, 2026 2:01:08 PM

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**From:** Mary Oliver <[mary.oliver.10@gmail.com](mailto:mary.oliver.10@gmail.com)>  
**Sent:** Wednesday, January 7, 2026 1:59 PM  
**To:** [preservation](#) <[preservation@Phila.gov](mailto:preservation@Phila.gov)>  
**Subject:** 1601 S 13th Street, SUPPORT

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Hello,

My name is Mary and I live at 1036 Tasker Street. I am writing in support of the new development reusing the Church at 13th & Tasker for new housing. This proposal would improve the vibrancy & walkability of East Passyunk, provide new homes for neighbors who want to live in one of our cities most desirable neighborhoods, push down rent costs, and would add needed tax dollars to support city revenues. This also sits just one block from SEPTA's Broad Street Line, and we need more ridership to help keep our transit system stable.

I love this area and I would be excited for new neighbors to be able to enjoy everything it can provide!

Thank you,

Mary Oliver

**From:** [preservation](#)  
**To:** [Alexander Till](#)  
**Subject:** Fw: 1601 S 13th Street, SUPPORT  
**Date:** Wednesday, January 7, 2026 2:12:49 PM

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**From:** Russell Richie <[drussellmrichie@gmail.com](mailto:drussellmrichie@gmail.com)>  
**Sent:** Wednesday, January 7, 2026 2:09 PM  
**To:** [preservation](#) <[preservation@Phila.gov](mailto:preservation@Phila.gov)>  
**Subject:** 1601 S 13th Street, SUPPORT

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Hello,

My name is Russell Richie and I live at 736 Annin St. I am writing in support of the new development reusing the Church at 13th & Tasker for new housing. This proposal would improve the vibrancy & walkability of East Passyunk, provide new homes for neighbors who want to live in one of our cities most desirable neighborhoods, push down rent costs, and would add needed tax dollars to support city revenues. This also sits just one block from SEPTA's Broad Street Line, and we need more ridership to help keep our transit system stable.

I love this area, I would be excited for new neighbors to be able to enjoy everything it can provide!

Thank you,  
Russell Richie

**From:** [preservation](#)  
**To:** [Alexander Till](#)  
**Subject:** Fw: In Support of the Apt Conversion of the Church at 1601 S 13th St  
**Date:** Wednesday, January 7, 2026 2:23:15 PM

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**From:** William Fenton <willfenton@gmail.com>  
**Sent:** Wednesday, January 7, 2026 2:20 PM  
**To:** [preservation](#) <preservation@Phila.gov>  
**Subject:** In Support of the Apt Conversion of the Church at 1601 S 13th St

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My name is Will Fenton and I live at 1431 S Bouvier. I am writing in support of the new apt reuse conversion development for the Church at 13th & Tasker for new housing. This proposal would improve the vibrancy & provide more housing to one of the best neighborhoods, East Passyunk, in the city. This also can help push down rent costs, and would add needed tax dollars to support city revenues. This also sits just one block from SEPTA's Broad Street Line, meaning it's very walkable housing, which we also need more of in the city. It's helpful to SEPTA as a bonus, since they need more ridership to help keep the system stable.

I love this area, and while I live on the other side of Broad St, I frequent the East Passyunk area multiple times a week and have friends that live in the neighborhood, too. I would be excited for yet another great re-use of a church instead of just a demolition, and new neighbors to be able to enjoy everything that living in this neighborhood can provide.

Thank you for your consideration.

Cheers,  
Will Fenton

**From:** [preservation](#)  
**To:** [Alexander Till](#)  
**Subject:** Fw: 1601 S 13th Street, SUPPORT  
**Date:** Wednesday, January 7, 2026 4:16:28 PM

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**From:** Ryan Dahn <rwdahn@gmail.com>  
**Sent:** Wednesday, January 7, 2026 4:11 PM  
**To:** preservation <preservation@Phila.gov>  
**Subject:** 1601 S 13th Street, SUPPORT

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Dear all,

My name is Ryan Dahn and I live at 1515 Mifflin St.

I am writing in support of the new development reusing the church at 13th & Tasker for new housing. This proposal would improve the vibrancy and walkability of East Passyunk, provide new homes for neighbors who want to live in one of our city's most desirable neighborhoods, push down rent costs, and would add needed tax dollars to support city revenues.

This also sits just one block from SEPTA's Broad Street Line, and we need more ridership to help keep our transit system stable.

I love this area, I would be excited for new neighbors to be able to enjoy it and everything it can provide!

Thank you,  
Ryan Dahn

PS: Too many historic buildings have been lost because adaptive reuse projects weren't approved or were held up!

**From:** [preservation](#)  
**To:** [Alexander Till](#)  
**Subject:** Fw: 1601 S 13th Street, SUPPORT  
**Date:** Wednesday, January 7, 2026 4:16:46 PM

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**From:** Drayton Murray <dmurray734@comcast.net>  
**Sent:** Wednesday, January 7, 2026 4:13 PM  
**To:** preservation <preservation@Phila.gov>  
**Subject:** 1601 S 13th Street, SUPPORT

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My name is [NAME] and I live at [ADDRESS]. I am writing in support of the new development reusing the Church at 13th & Tasker for new housing. This proposal would improve the vibrancy & walkability of East Passyunk, provide new homes for neighbors who want to live in one of our cities most desirable neighborhoods, push down rent costs, and would add needed tax dollars to support city revenues. This also sits just one block from SEPTA's Broad Street Line, and we need more ridership to help keep our transit system stable.

I love this area, I would be excited for new neighbors to be able to enjoy it everything it can provide!

Thank you,

**From:** [preservation](#)  
**To:** [Alexander Till](#)  
**Subject:** Fw: 1601 S 13th Street, SUPPORT  
**Date:** Thursday, January 8, 2026 7:21:37 AM

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**From:** Jen Moore <jennifer.allycia.moore@gmail.com>  
**Sent:** Wednesday, January 7, 2026 5:43:22 PM  
**To:** [preservation](#) <[preservation@Phila.gov](mailto:preservation@Phila.gov)>  
**Subject:** 1601 S 13th Street, SUPPORT

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My name is Jen Moore and I live at 1102 Dickinson Street. I am writing in support of the new development reusing the Church at 13th & Tasker for new housing. This proposal would improve the vibrancy & walkability of East Passyunk, provide new homes for neighbors who want to live in one of our cities most desirable neighborhoods, push down rent costs, and would add needed tax dollars to support city revenues. This also sits just one block from SEPTA's Broad Street Line, and we need more ridership to help keep our transit system stable.

I love this area, I would be excited for new neighbors to be able to enjoy it everything it can provide!

Thank you,

-Jen

Sent from a small screen. Please forgive grammar, punctuation, etc.

**From:** [preservation](#)  
**To:** [Alexander Till](#)  
**Subject:** Fw: 1601 S 13th Street, SUPPORT  
**Date:** Thursday, January 8, 2026 7:52:50 AM

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**From:** Donna Ryan <der625@yahoo.com>  
**Sent:** Thursday, January 8, 2026 7:34 AM  
**To:** [preservation](#) <[preservation@Phila.gov](mailto:preservation@Phila.gov)>; Mark Squilla <[Mark.Squilla@Phila.gov](mailto:Mark.Squilla@Phila.gov)>  
**Subject:** 1601 S 13th Street, SUPPORT

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I live on the 1600 block of Clarion St, and I am writing in support of the new development reusing the Church at 13th & Tasker for housing. This proposal would provide new homes for neighbors who want to live in a desirable neighborhood and add tax dollars to support city revenues. This also provides more ridership on SEPTA's Broad Street Line to help keep our transit system stable. I would be excited for new neighbors.

Thank you,

Donna Ryan  
1639 S. Clarion St  
Philadelphia PA 19148

**From:** [Ryan Targoff](#)  
**To:** [preservation: Alexander Till](#)  
**Subject:** Regarding St. John's Baptist Church 1601 S 13TH ST  
**Date:** Thursday, January 8, 2026 8:09:21 AM

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Hello,

My name is Ryan, I am the neighbor directly abutting St. John's Baptist Church, to the South at 1611 S 13th St. Though I am generally heartened that the church will be repurposed into apartments and not left to rot or torn down, myself and my neighbors do have a few concerns.

- What are the plans for the existing apartment unit at 1609 S 13th St? This building directly borders my property, and any changes to structure will directly impact my house.
- additionally, what are the plans for the existing backyard/play space? Are there plans to build into or to extend the building into this currently open space? This will have massive impact to privacy, backyard space, sunlight and fresh air for myself and my neighbors to the East, whose backyards also abut this space.
- what guarantees can be made regarding the structural integrity of the building during construction?

Thank you. Again, myself and my family are proponents of deliberate conservation of this historical property. We look forward to hearing from you regarding the concerns above, and if there is opportunity for further conversation would appreciate an open dialogue with Annex Investments.

Best,  
Ryan

**From:** [preservation](#)  
**To:** [Alexander Till](#)  
**Subject:** Fw: 1601 s 13th Street  
**Date:** Thursday, January 8, 2026 12:24:12 PM

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**From:** Joanna Bowen <joanna.bowen@gmail.com>  
**Sent:** Thursday, January 8, 2026 11:12 AM  
**To:** [preservation](#) <preservation@Phila.gov>  
**Subject:** 1601 s 13th Street

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Hi,  
My name is Joanna Bowen and my family owns and resides at 1627 s 13th Street. We are happy to hear that there is a plan to develop St. John's Baptist Church at 1601 s 13th Street, as we were concerned about the building becoming abandoned. However, we do have some concerns about the proposed plan that we would like to share.

Namely, we are concerned about the proposal to add 26 units to the property. Currently we have 46 houses on our block. An addition of 26 units represents a 56% increase of units. We have already seen an uptick of traffic congestion in our street due to the addition of speed camera on Broad Street. Additionally, there is not enough street parking to accommodate vehicles for 26 units. We are curious how Annex Investments plans to handle and communicate around this concern to neighbors.

We look forward to hearing from you and are happy to continue further conversations in this development.

Thank you,  
Joanna Bowen and Gavin Villacorta  
1627 s 13th Street

**From:** [preservation](#)  
**To:** [Alexander Till](#)  
**Subject:** Fw: Saint John's Church 13th and Tasker  
**Date:** Thursday, January 8, 2026 12:24:25 PM

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**From:** William M. Scott <wms1944@gmail.com>  
**Sent:** Thursday, January 8, 2026 11:50 AM  
**To:** [preservation](#) <[preservation@Phila.gov](mailto:preservation@Phila.gov)>  
**Subject:** Saint John's Church 13th and Tasker

**External Email Notice. This email comes from outside of City government. Do not click on links or open attachments unless you recognize the sender.**

My name is William M. Scott and I live at 1125 Wilder Street, Philadelphia, PA

I am writing to urge The Historical Commission to pause the process for the adaptive reuse of Saint John's Church at 13th & Tasker.

The proposed plan calls for 28 apartments.

The developer has not presented impacts for:

Vehicular Services: Loading/Unloading Zones

- Trash/Recycling/with storage considerations
- Moving Day
- Ride Share: Uber/Lyft
- Delivery: Amazon/Grub Hub/Go Puff Puff/Instacart/Caviar/Postmates/Food Delivery Services

FedEx, UPS, USPS

Public Transportation: Impacts on delays for SEPTA's 29 Line:

Small unit size: More Tenants = Higher Turnover

What looks like preservation turns into diminishing preservation.

We want to see the reuse of sacred spaces.

We need The Historical Commission to pause the process to allow for community questions and provide informed answers.

Thank You

Bill Scott

**From:** [preservation](#)  
**To:** [Alexander Till](#)  
**Subject:** Fw: Concerns about Proposed Adaptive Reuse St. John's 13th and Tasker  
**Date:** Thursday, January 8, 2026 12:24:36 PM

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**From:** Michael Wenger <[wengermich@gmail.com](mailto:wengermich@gmail.com)>  
**Sent:** Thursday, January 8, 2026 11:54 AM  
**To:** [preservation](#) <[preservation@Phila.gov](mailto:preservation@Phila.gov)>  
**Subject:** Concerns about Proposed Adaptive Reuse St. John's 13th and Tasker

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Hello -

My name is Michael Wenger and I live at 1521 S 13th St. (my block touches the proposed development site).

While I am supportive of diverse and historical housing options, **I (along with many of my neighbors) are not supportive of this level of proposed density** without mitigating measures such as on-site parking, loading zone spaces for the increase in deliveries, and consideration for the impacts on neighbors.

I ask for the city to reconsider this development and require far fewer units if this project is to proceed.

Michael Wenger  
1521 S 13th Owner

**From:** [preservation](#)  
**To:** [Alexander Till](#)  
**Subject:** Fw: Adaptive reuse of Saint John's Church at 13th & Tasker.  
**Date:** Thursday, January 8, 2026 12:24:47 PM

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**From:** Laurie Zierer <[lzierer@pahumanities.org](mailto:lzierer@pahumanities.org)>  
**Sent:** Thursday, January 8, 2026 12:00 PM  
**To:** [preservation](#) <[preservation@Phila.gov](mailto:preservation@Phila.gov)>  
**Subject:** Re: Adaptive reuse of Saint John's Church at 13th & Tasker.

**External Email Notice. This email comes from outside of City government. Do not click on links or open attachments unless you recognize the sender.**

My name is Laurie Zierer and I live at 1515 S. 13th Street, Philadelphia PA 19147.

I am writing to urge The Historical Commission to pause the process for the adaptive reuse of Saint John's Church at 13th & Tasker.

The proposed plan calls for 28 apartments.

The developer has not presented impacts for:

- Vehicular Services: Loading/Unloading Zones
- Trash/Recycling/with storage considerations
- Moving Day
- Ride Share: Uber/Lyft
- Delivery: Amazon/Grub Hub/Go Puff Puff/Instacart/Caviar/Postmates/Food Delivery Services/FedEx, UPS, USPS
- Public Transportation: Impacts on delays for SEPTA's 29 Line:

Such a small unit size, means More Tenants = Higher Turnover.

I certainly want to see the reuse of sacred spaces, but we need The Historical Commission to pause the process to allow for community questions and provide informed answers.

Thank You in advance for your consideration.

Sincerely,

Laurie Zierer

***To survive, you must TELL STORIES.- Umberto Eco***

**From:** [preservation](#)  
**To:** [Alexander Till](#)  
**Subject:** Fw: 1601 S 13th Street, AGAINST  
**Date:** Thursday, January 8, 2026 12:25:40 PM

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**From:** Ken Mickles <ken@37i.net>  
**Sent:** Thursday, January 8, 2026 11:40 AM  
**To:** preservation <preservation@Phila.gov>  
**Subject:** 1601 S 13th Street, AGAINST

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My name is Ken Mickles and I live at 1527 S. 13th St.

I am writing to urge The Historical Commission to pause the process for the adaptive reuse of Saint John's Church at 13th & Tasker.

The proposed plan calls for 28 apartments.

The developer has not presented impacts for:

Vehicular Services: Loading/Unloading Zones

Trash/Recycling/with storage considerations

Moving Day

Ride Share: Uber/Lyft

Delivery:Amazon/Grub Hub/Go Puff  
Puff/Instacart/Caviar/Postmates/Food Delivery Services

FedEx, UPS, USPS

Public Transportation: Impacts on delays for SEPTA's 29 Line:

Small unit size: More Tenants = Higher Turnover

What looks like preservation turns into diminishing preservation.

We want to see the reuse of sacred spaces.

We need The Historical Commission to pause the process to allow for community questions and provide informed answers.

Thank You!

--  
Ken Mickles

