

1601 S. 13th St
Supplemented information



Good afternoon Drew,

This letter is to inform you that we have reached out to viable admitted markets to insure St. John's Baptist Church at 13th and Tasker. All carriers have said they would need to pass on insuring this property until it has an updated roof. We can still get coverage from the excess and surplus market (non-admitted) but the cost is almost double what an admitted carrier will write the policy. Should you replace the roof with slate, it can be insured but your premium will be much higher due to the higher replacement cost of slate.

Let us know if you have any questions. Thank you.



Jay T. Crosby CRIS

Director of Sales & Risk Management

Emmanuel Insurance

516 N. Bethlehem Pike

Lower Gwynedd, PA 19002

O: 610.279.4349, ext. 106

D: 484-801-5244

M: 610-217-9773

F: 610.279.4350

crosby@Emmanuelins.com

www.emmanuelins.com

CA License No. 6004054 (Emmanuel Insurance Agency)



CRO
Construction

January 5, 2026

To Whom it may Concern:

Our firm is expected to be the builder/general contractor on the project at 1601 S. 13th.

We have a 30+ year history and have done numerous adaptive re-use projects of similar buildings. The roof is leaking in several spots and needs to be replaced. We believe replacing the roof with slate would add at least \$200,000 to the project cost versus slate-looking asphalt shingle. Using a synthetic slate would add slightly less but, still, a substantial increase. Additional detail can be provided upon request. Thank you.

Best,

Marko Dundovich



1/6/26

To the Philadelphia Historic Commission:

I have been involved with several adaptive re-use projects of churches, including ones with PHC approvals, and hope to do more in the future. I appreciate your time and your input in the process of bringing these wonderful buildings back to life!

As you can imagine, these adaptive re-use projects of churches can be very costly and surgical in nature. Meanwhile, the cost of financing (both banks and equity investors) has increased in the past few years as has construction costs in general. There are many unknown variables in these projects, and, regarding the roof material selection, the added cost of using slate or synthetic slate for roof replacement would tip the scales of the project; unfortunately, I would be unable to proceed.

Thanks for your consideration of a material like slate-looking asphalt shingle.

Regards,

Drew Palmer