

ADDRESS: 425 S 42ND ST

Proposal: Construct accessible ramp, entrance vestibule, and gate with signage

Review Requested: Final Approval

Owner: Cornerstone Christian Academy

Applicant: Carlo DiSilvestro, Blackney Hayes

History: 1879; Trinity Episcopal Church of Marylandville; Charles Burns, architect

Individual Designation: None

District Designation: Southeast Spruce Hill Historic District, Contributing, 7/12/2024

Staff Contact: Allyson Mehley, allyson.mehley@phila.gov

BACKGROUND:

This application seeks final approval for alterations to the church building at 425 S. 42nd Street. The church was designed by architect Charles Burns and constructed in 1879. Originally known as the Trinity Episcopal Church of Marylandville, the church building will be rehabilitated for Cornerstone Christian Academy. The most visible alterations will be the construction of an accessibility ramp, entrance courtyard, and addition for a vestibule on the south elevation. Exterior changes planned for the north elevation include the removal of two original dormers and the reconfiguration of a wall and roof area to accommodate an elevator. The alterations will be inconspicuous from the public right-of-way. The application's scope of work includes window replacement and tower masonry restoration. The Historical Commission's staff can typically review and approve this type of work administratively.

SCOPE OF WORK:

- Demolish existing entrance stairs, alter entrance, and construct accessible ramp on the south elevation.
- Remove two dormers and extend a north elevation wall to accommodate an elevator.
- Reconstruct the top of the church tower.
- Construct an entrance vestibule addition.
- Remove a historic gate in the courtyard.
- Rehabilitate the entrance courtyard with gate, signage, pavers, and side door.

STANDARDS FOR REVIEW:

The Secretary of the Interior's Standards for the Treatment of Historic Properties and Guidelines include:

- *Standard 5: Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*
 - The stained-glass windows will be retained and repaired; therefore, this part of the application meets Standard 2.
 - The restoration of the entryway and stairs on the west elevation satisfies Standard 5.
 - The original gate in the courtyard will be removed. To meet Standard 5, the gate should be retained or possibly secured in place.
 - The entrance doors on the south elevation will be replaced in-kind to allow for full accessibility. The historic door hardware will be restored and reinstalled on the new door; therefore, this part of the application meets Standard 5.

- *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 construction of an accessibility ramp on the south elevation could meet Standard 9 with modifications to the proposed design. While the general design and materials of the ramp are compatible with the historic building, specific details increase the visual mass and scale of the new ramp. The staff recommends eliminating the cast stone balustrade at the top of the ramp and replacing it with a metal picket railing. Reducing the width of the ramp's columns and modifying the color or material would reduce their prominence in the design and increase compatibility with the historic building.
- *Standard 10: New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment will be unimpaired.*
 - The proposed demolition permanently removes the south elevation entrance steps and north elevation dormers and roofline. The applicant should document both areas of the project in detail to allow for possible future restoration. If the documentation is completed and provided to the Historical Commission, this application will satisfy Standard 10.

STAFF RECOMMENDATION: The staff recommends approval, provided the proposed revisions are implemented, with staff to review details, pursuant to Standards 5, 9, and 10.

IMAGES:



Image 1: View of existing main entrance doorway and stairs on south elevation. The ramp is proposed for this entrance.

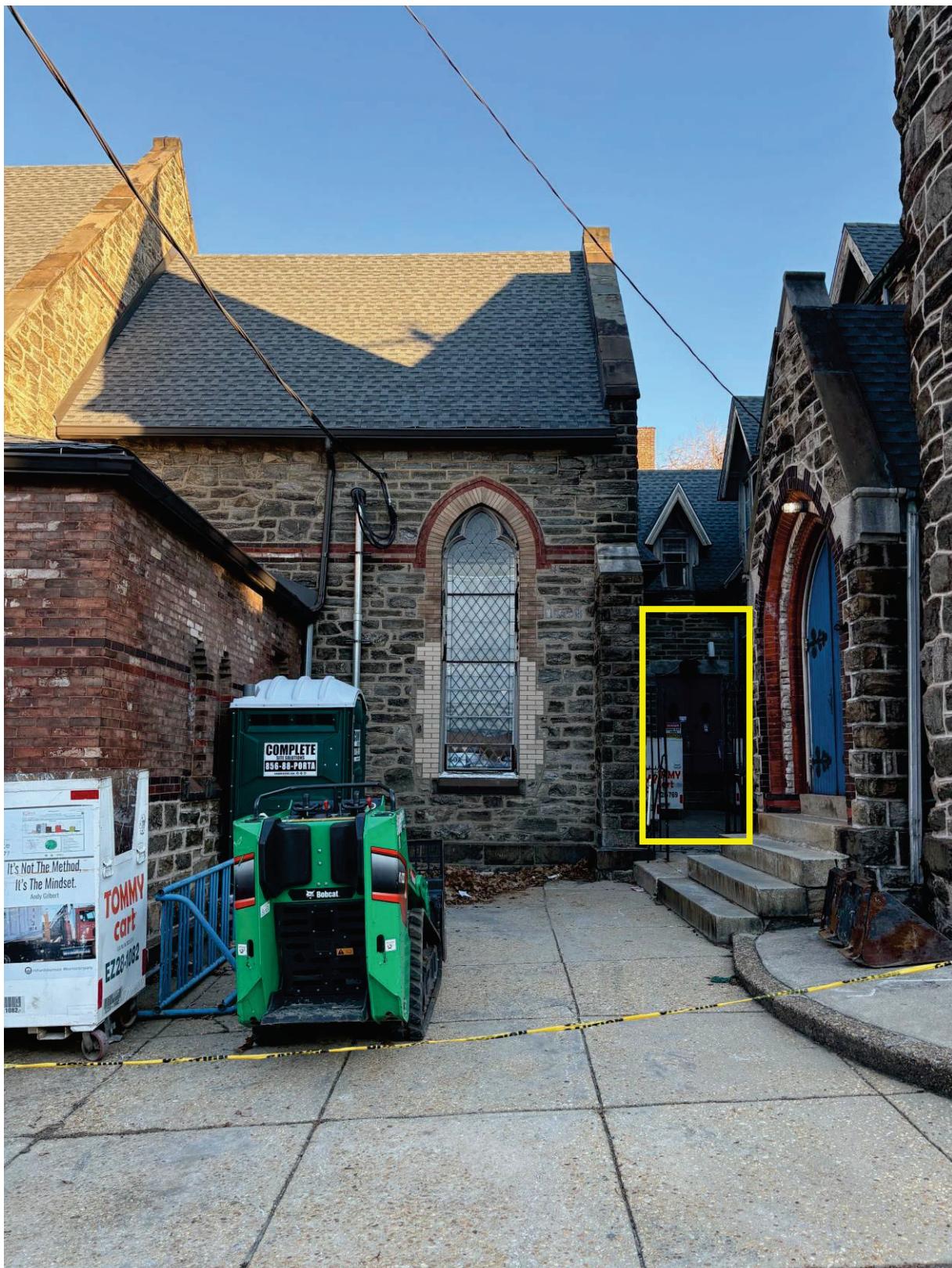


Image 2: Close up view of area of south elevation. A new entrance courtyard with gate, signage, paving, side door, and entrance vestibule is proposed for this exterior space. The location of the new vestibule is indicated in yellow.



Image 3: Current entrance on west elevation. The existing wood ramp is proposed for removal. The door, stairs and railing will be rehabilitated.



Image 4: View of north elevation (at right) down private alley. Two original dormers are proposed for removal. Roofline will be altered in area behind chimney to accommodate a new interior elevator. The yellow arrow indicates the location of these proposed changes.

Cornerstone Christian Academy at 425 S. 42nd Street

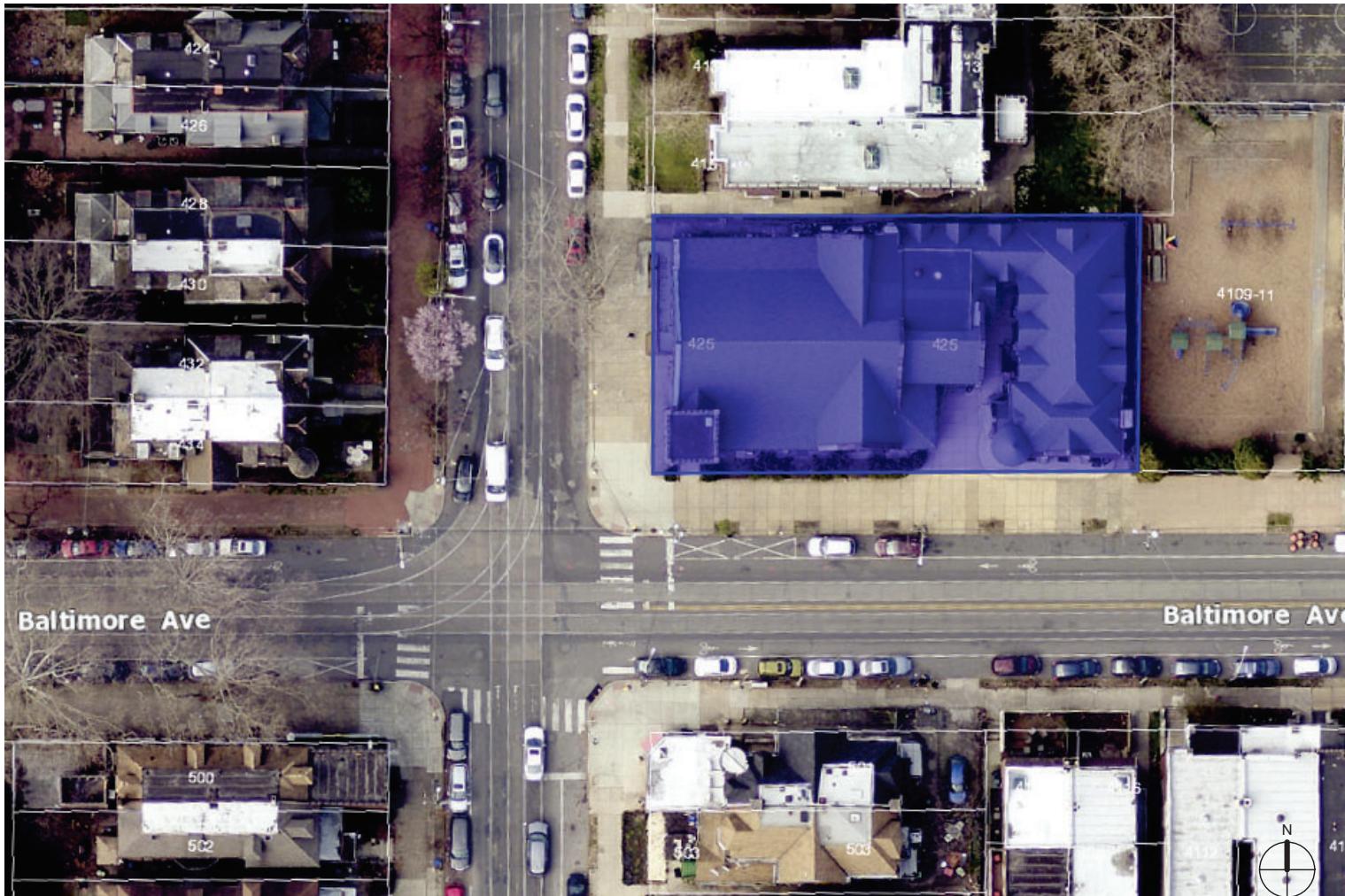


BII Blackney Hayes

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Cornerstone Christian Academy
CORNERTSTONE CHRISTIAN ACADEMY RENOVATION
01/19/26

Location and Scope



PROJECT SCOPE:

This project is a renovation of the existing church building located at the intersection of 42nd Street and Baltimore Avenue within the South Spruce Hill Historic District. Originally constructed as the Trinity Episcopal Church of Maylands and most recently occupied by The City School, this building will now find new life under the care of Cornerstone Christian Academy. The K-8 school intends to house their lower School, Grades K-4, within the walls of this structure which dates back to 1879.

The building has been classified by the Philadelphia Historic Commission as contributing to the urban fabric of the South Spruce Hill Historic District. The proposed renovation looks to preserve and repair the exterior and include some modern updates to the facade which will enhance accessibility and circulation to the structure.

On Baltimore Avenue, there will be a new accessible ramp that leads to the existing bell tower entrance. This is meant to replace the existing neglected and non-compliant wood ramp on 42nd street.

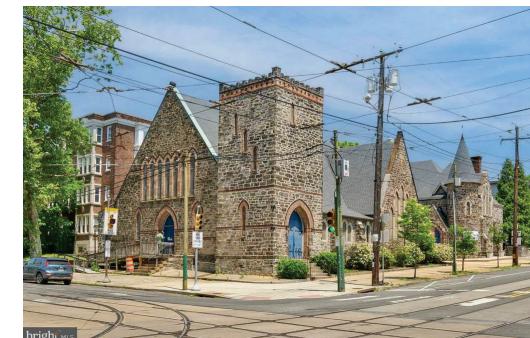
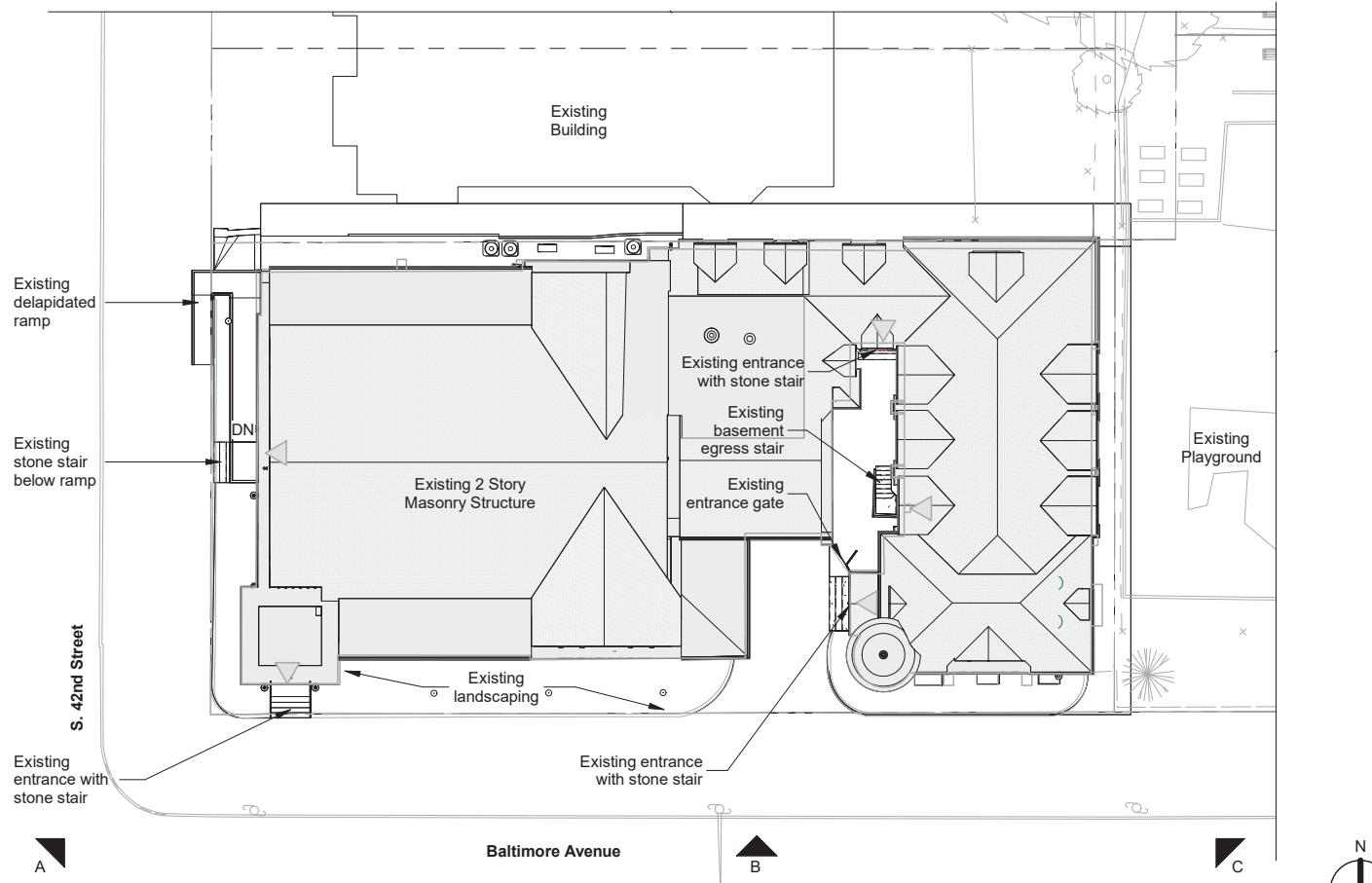
The existing stone stairway on 42nd street below the existing wood ramp will be repaired and new handrails and guardrails will be installed.

The main entrance to the school will be located between the existing Chapel space and the academic wing of the building. The entrance will be a small 89 sf storefront vestibule addition. The vestibule will be minimal and gently fit with in the form of the existing building. The vestibule will provide Cornerstone Christian Academy greater security for both students and staff alike.

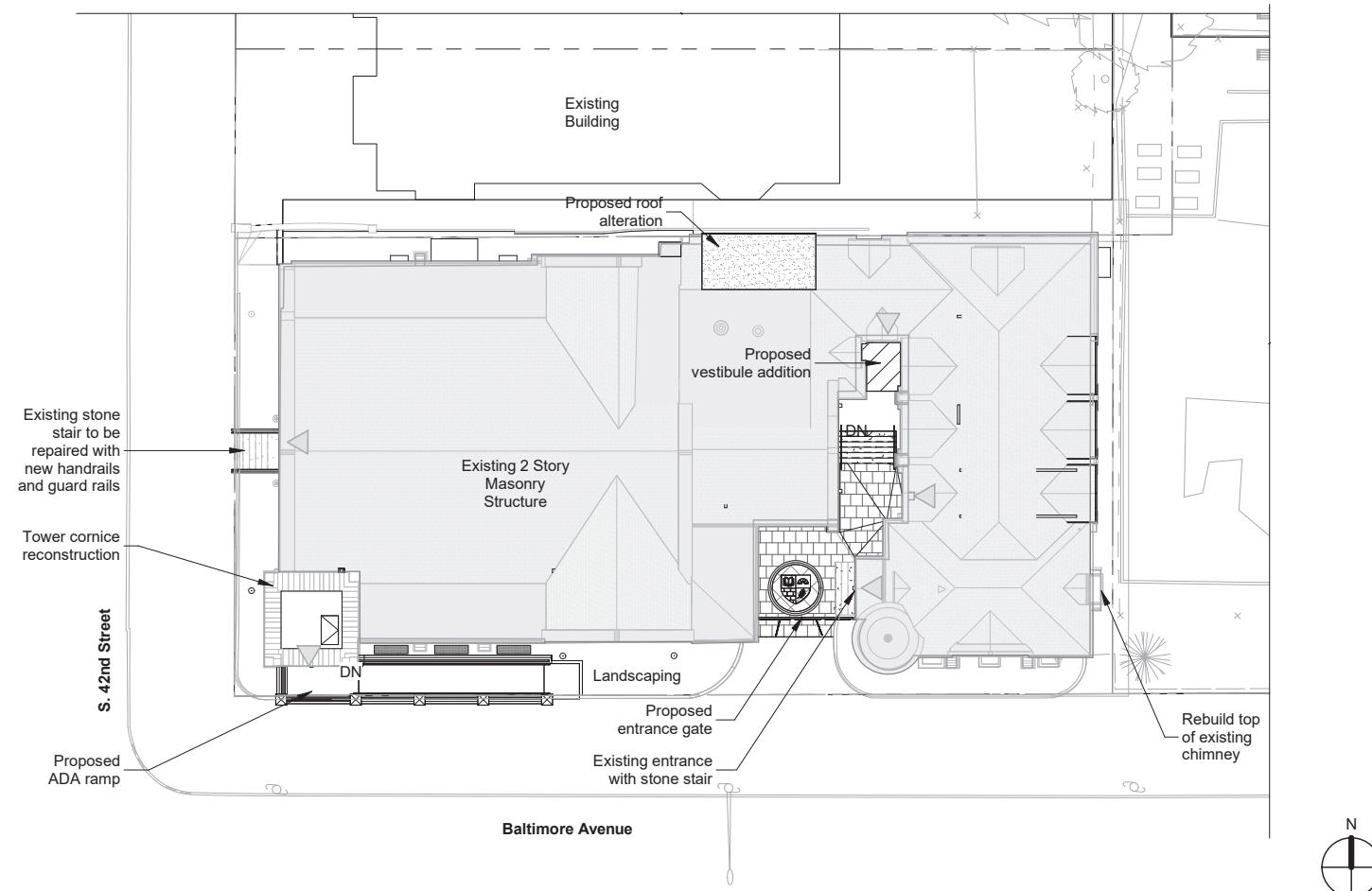
The rear of the building elevation faces 415 S. 42nd Street to the north will also receive a minor roof alteration in order to enclose the interior elevator lift which provides accessibility to the 2nd floor classrooms. The roof addition maintains the current maximum roof height and will be constructed to compliment the architecture of the existing structure.

All of the interventions mentioned will be constructed and detailed in such a way that it complements the existing architecture and intends to enhance the experience for both those occupying the building and those with in the neighborhood.

Site Plan & Existing Conditions



Proposed Site Plan



Site Plan

1" = 20'-0"

3

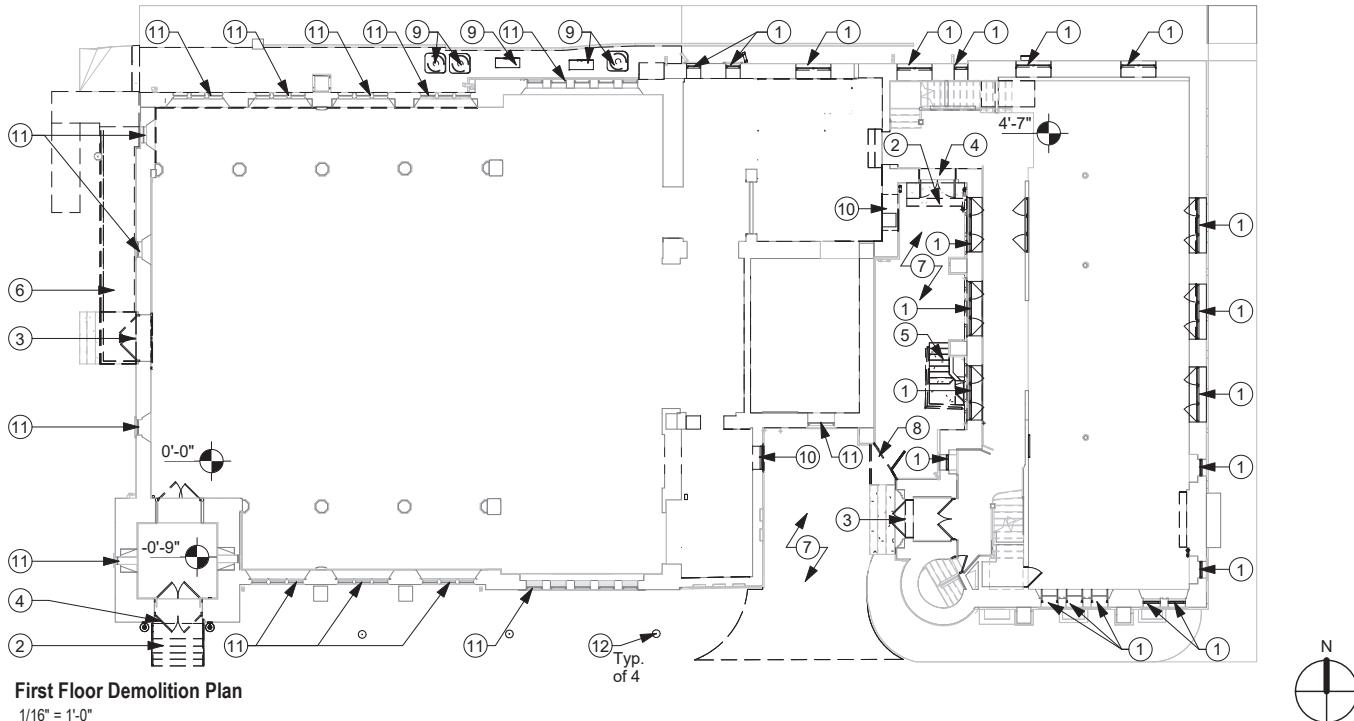


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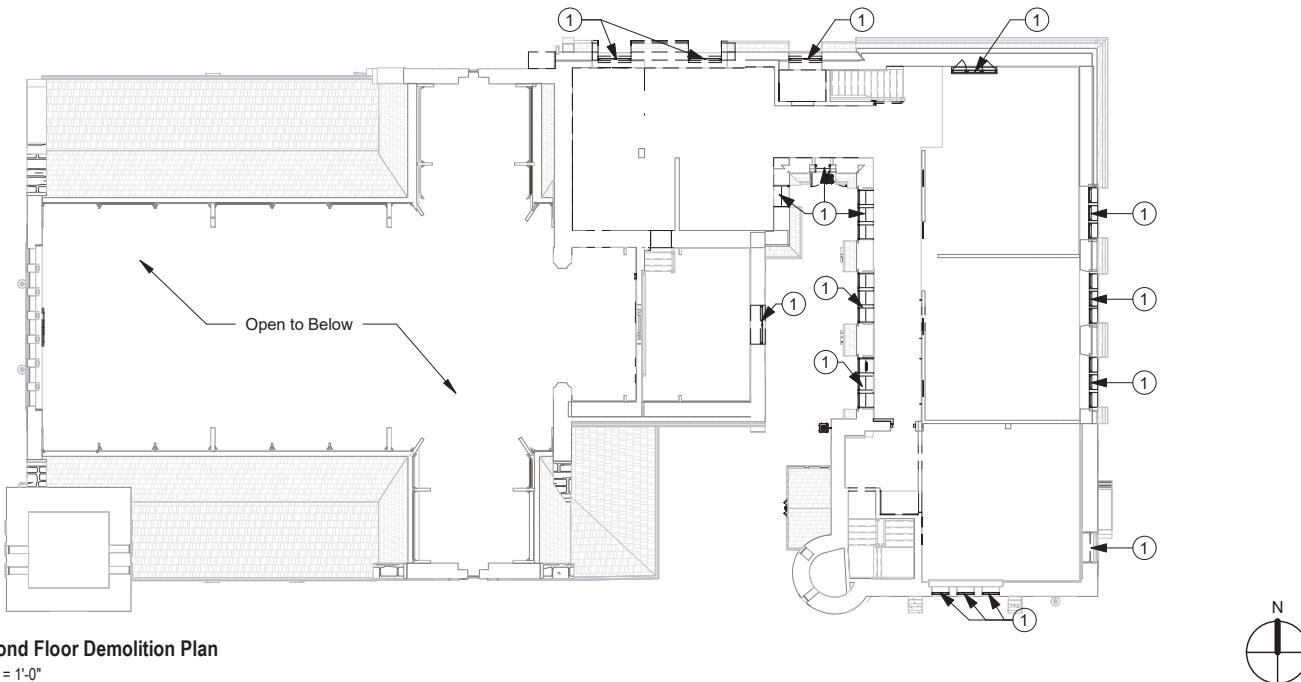
First Floor Demolition Plan



Demolition Plan Keyed Notes

- ① Existing window to be removed and replaced
- ② Existing stone steps and handrails to be removed
- ③ Existing door to be removed, refurbished and re-installed
- ④ Existing door to be removed
- ⑤ Existing railings and stair to be removed.
- ⑥ Existing ramp to be removed.
- ⑦ Existing paving to be removed
- ⑧ Existing entrance gate to be removed
- ⑨ Existing exterior mechanical units to be removed
- ⑩ Remove portion of existing masonry for scheduled door openings
- ⑪ Existing stained glass windows to be repaired
- ⑫ Remove and relocate existing pole mounted lighting.

Second Floor Demolition Plan



Second Floor Demolition Plan

1/16" = 1'-0"

As indicated

5

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Cornerstone Christian Academy

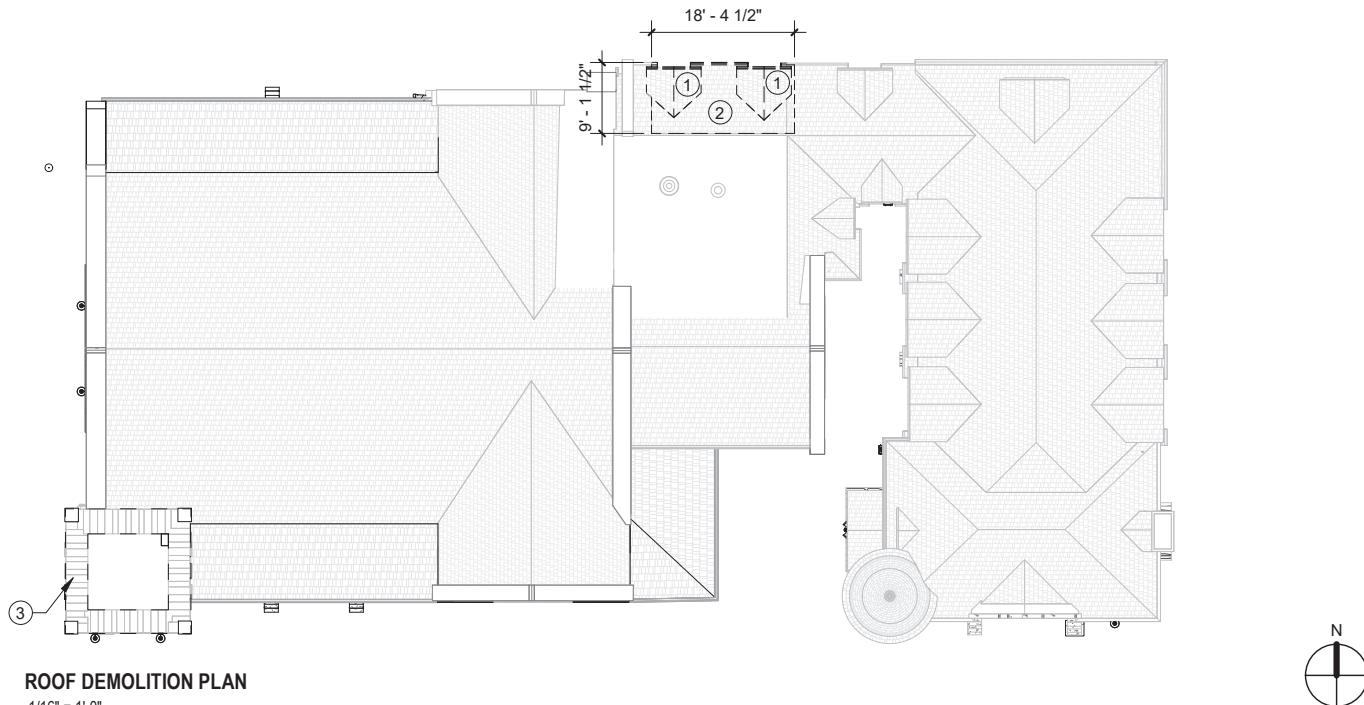
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01/19/26

Roof Demolition Plan

Demolition Roof Plan Keyed Notes

- ① Existing dormers to be removed
- ② Remove portion of existing asphalt shingle roof
- ③ Top of tower to be reconstructed



ROOF DEMOLITION PLAN

1/16" = 1'-0"

As indicated

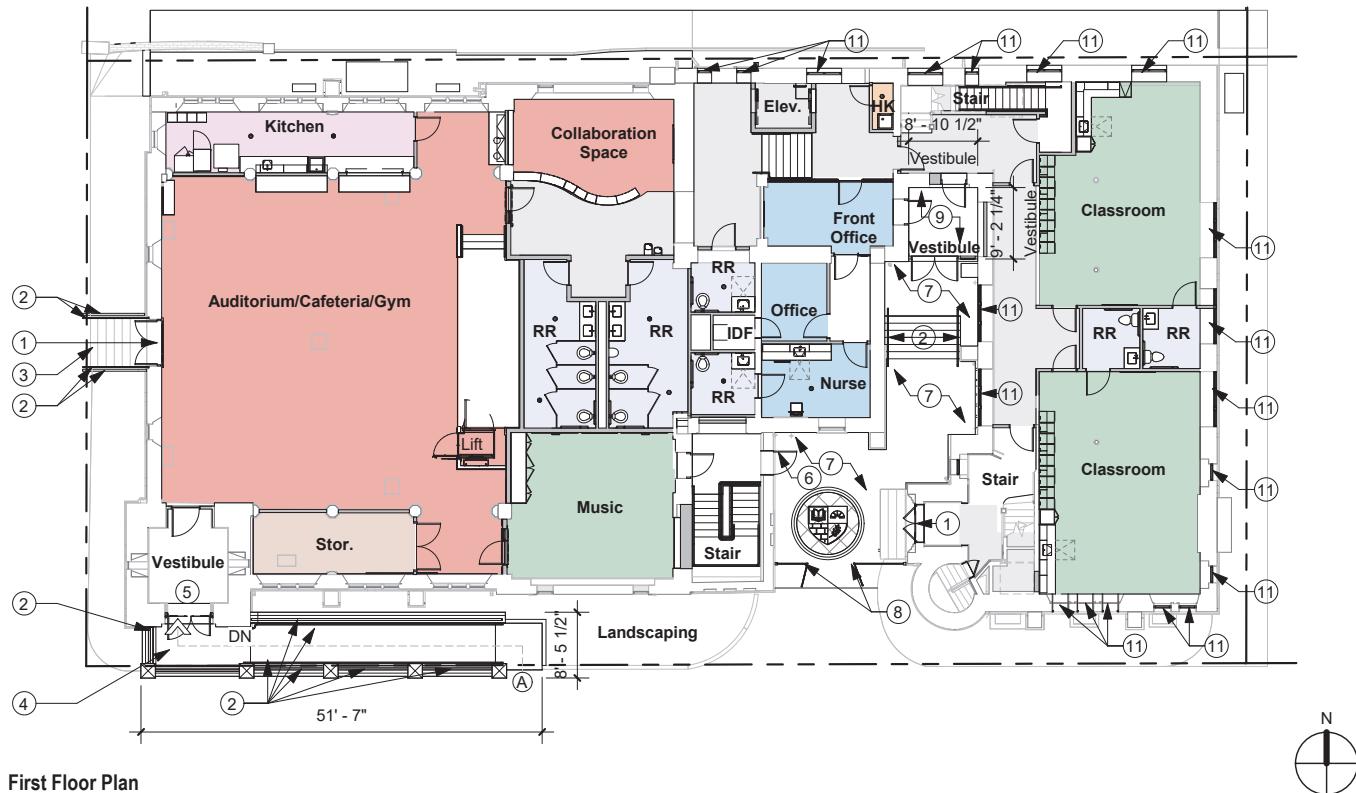
6

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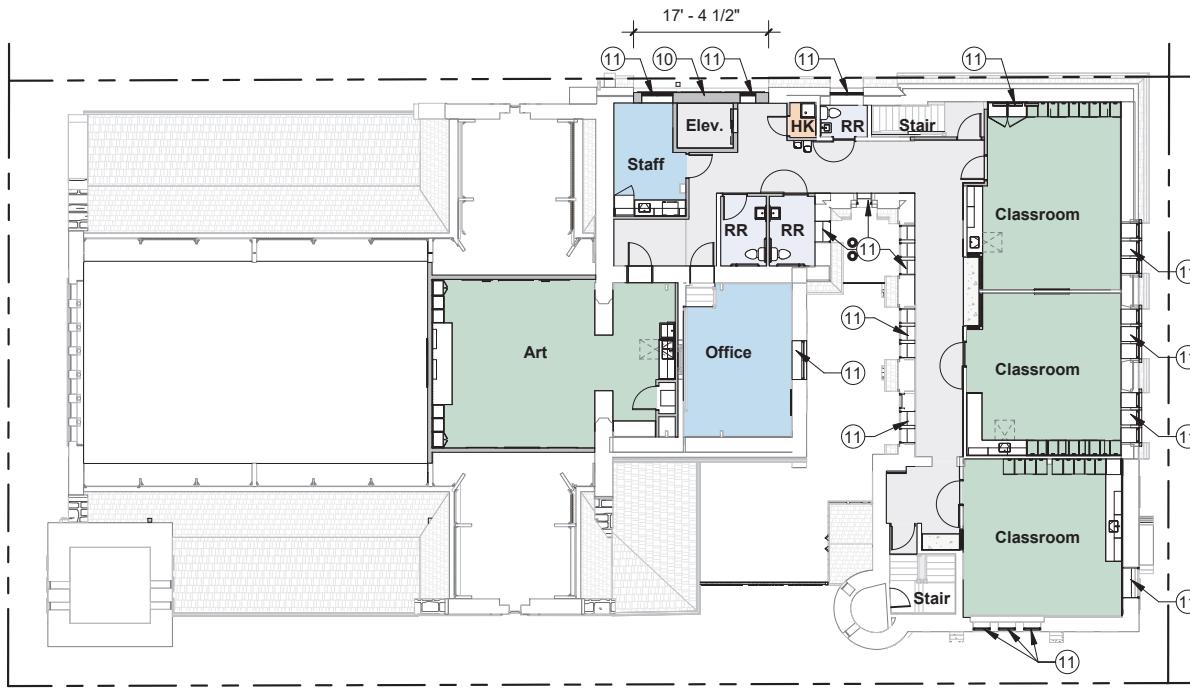
First Floor Plan



Floor Plan Keyed Notes

- ① Refurbished door to be reinstalled, exterior to be painted to match existing color.
- ② Provide new aluminum railings and guardrail- color to be bronze
- ③ Existing stone steps to be reset and repaired
- ④ Concrete ADA ramp with rubble stone veneer cheek walls and cast stone pillars
- ⑤ Proposed door to be installed to match the character of the existing door. The existing bracket hinges are to be refurbished and installed on the door. The door will be painted to match the existing color.
- ⑥ HM door in the existing brick niche. HM door to be flush and painted to match the brick color.
- ⑦ Stamped concrete paving
- ⑧ Aluminum entrance gate with custom signage- color to be bronze
- ⑨ Vestibule addition with storefront entrance
- ⑩ Exterior wall construction for elevator roof alteration
- ⑪ Aluminum clad wood windows with custom profiles and trim to match the existing.

Second Floor Plan



Second Floor Plan

1/16" = 1'-0"

As indicated

8

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Floor Plan Keyed Notes

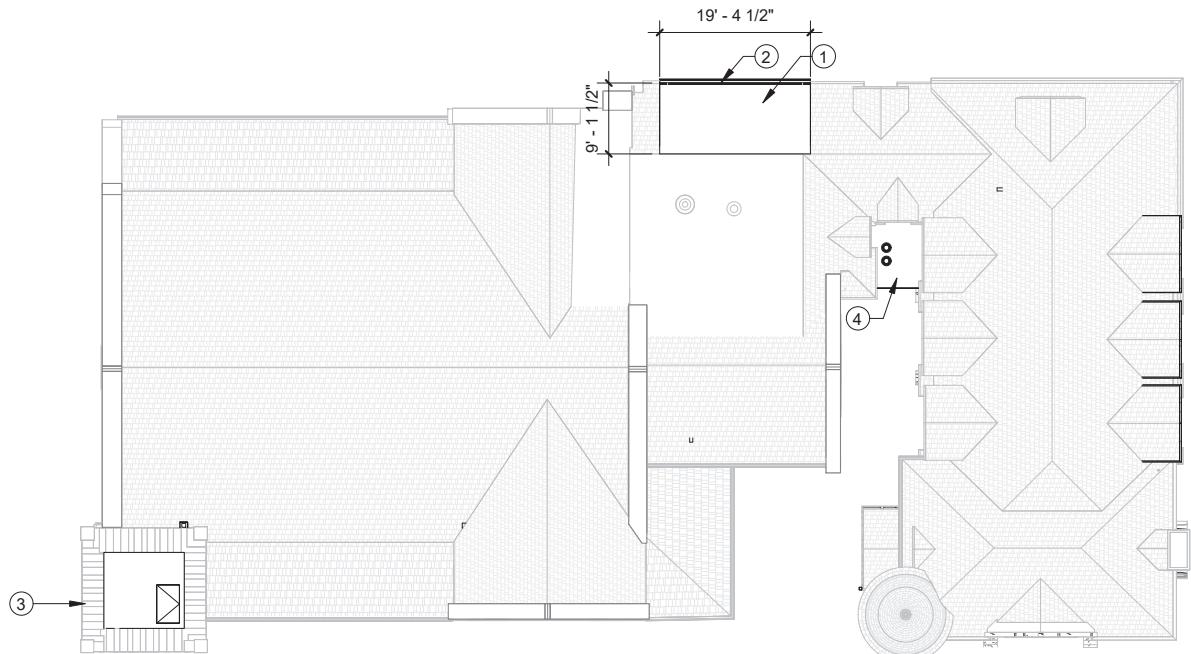
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Roof Plan



Roof Plan

1/16" = 1'-0"

As indicated

9



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Roof Plan Keyed Notes

- ① EPDM roof at elevator roof
- ② K-style gutter and 4" round downspout, color to be bronze
- ③ Rebuild existing cornice of rubble stone tower. Brick detailing color and pattern to match existing
- ④ EPDM low slope roof over vestibule addition

West Elevation (42nd Street)



Rubble
Stone



Cast
Stone



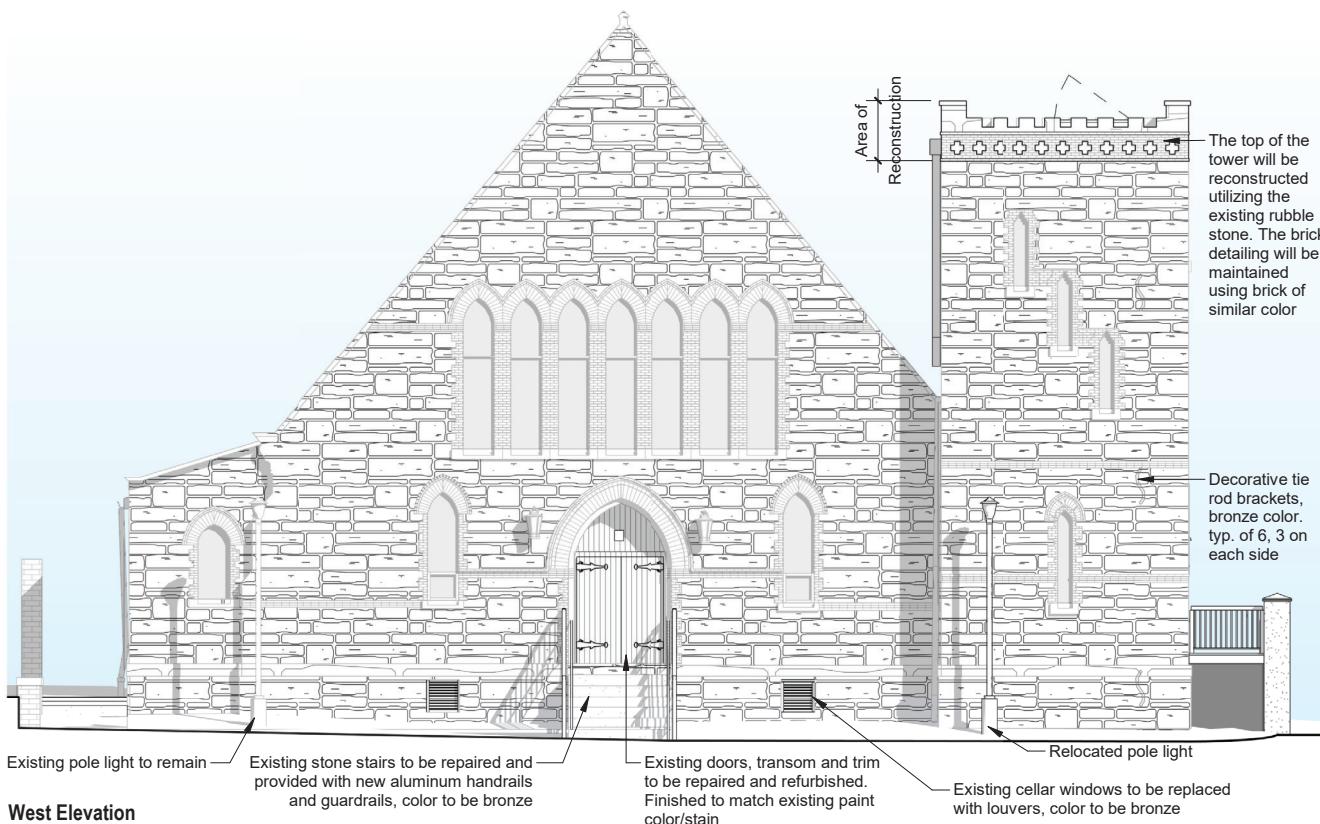
Aluminum
Bronze Color



Bead
Board



Concrete



West Elevation

1/8" = 1'-0"



Existing Condition



Proposed Rendering

South Elevation (Baltimore Avenue)



Rubble Stone



Cast Stone



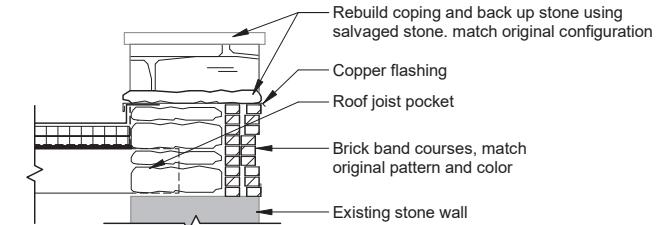
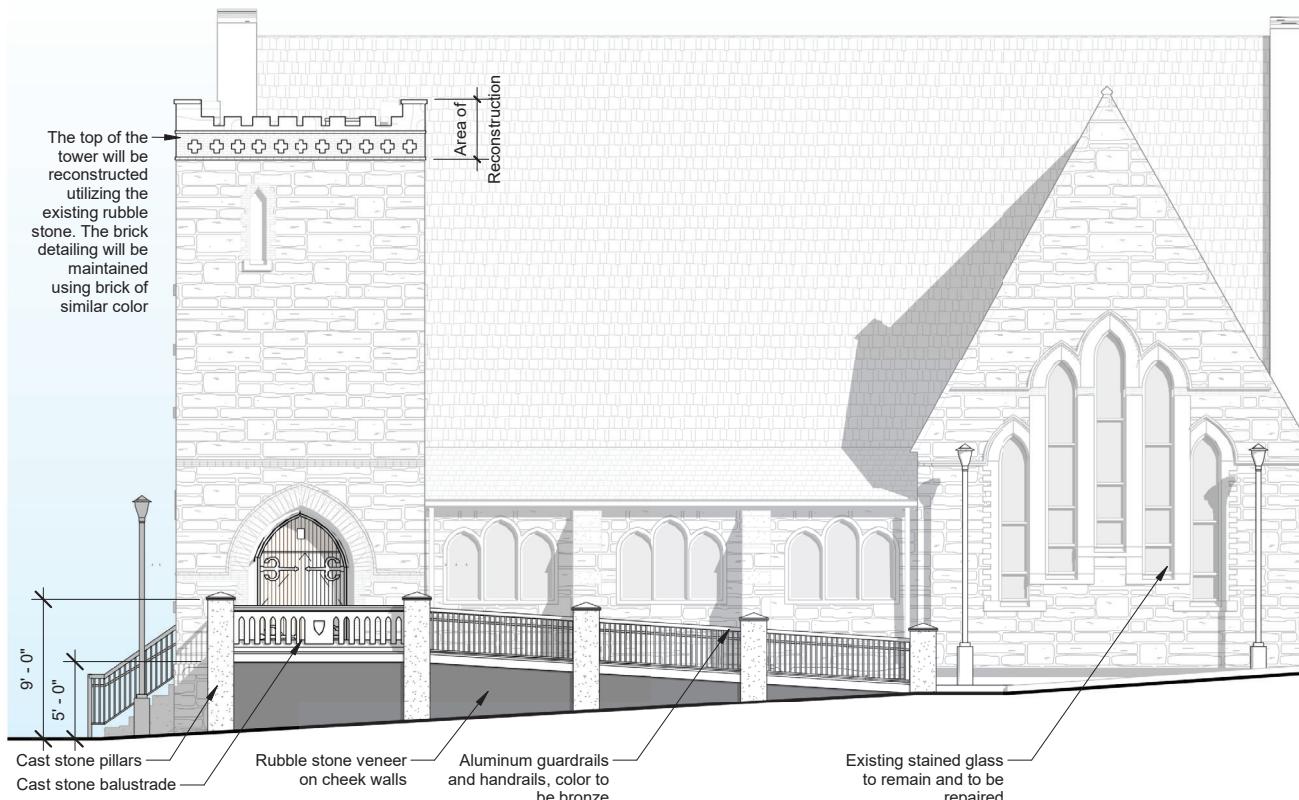
Aluminum Bronze Color



Bead Board



Concrete



Tower Reconstruction Detail

3/8" = 1'-0"

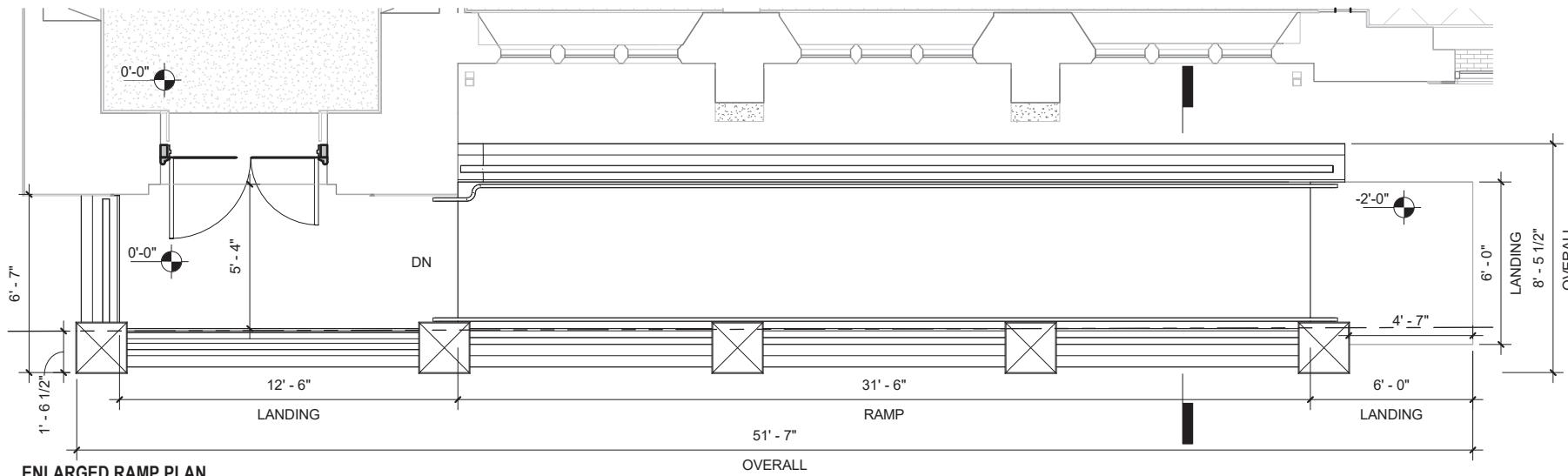


Existing Condition



Proposed Rendering

Enlarged Ramp Plan & Detail



South Elevation Tower Door



Rubble
Stone



Cast
Stone



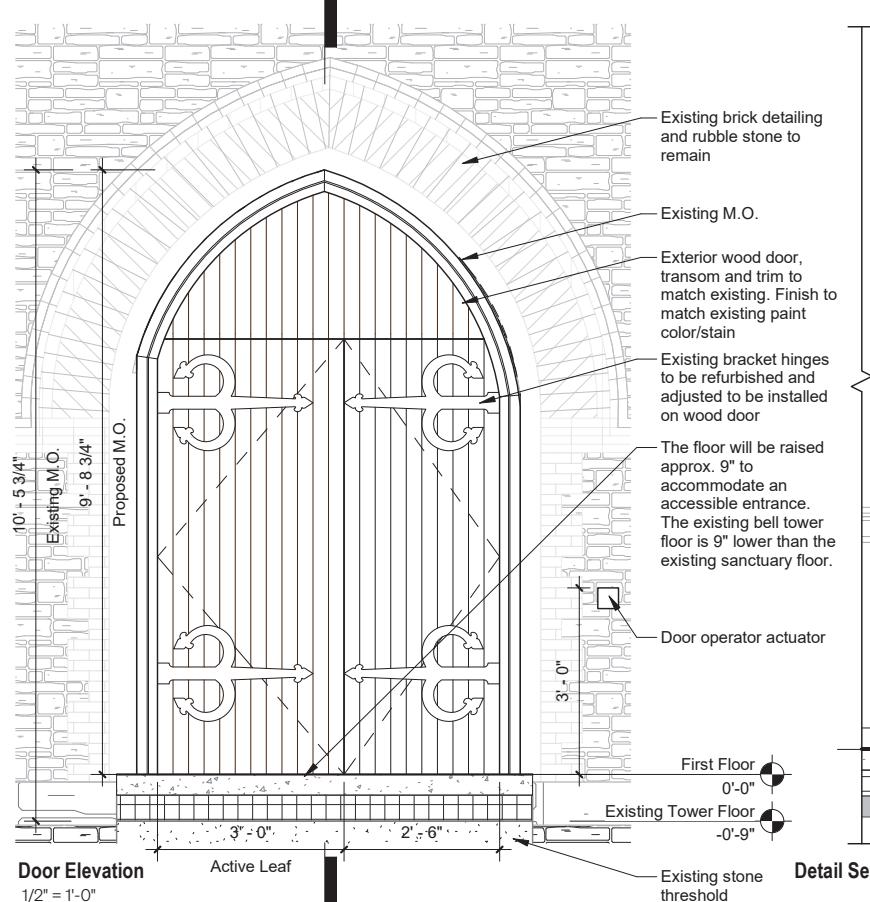
Aluminum
Bronze Color



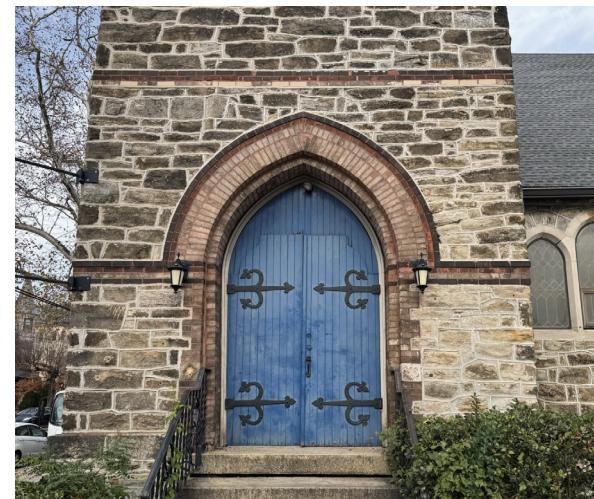
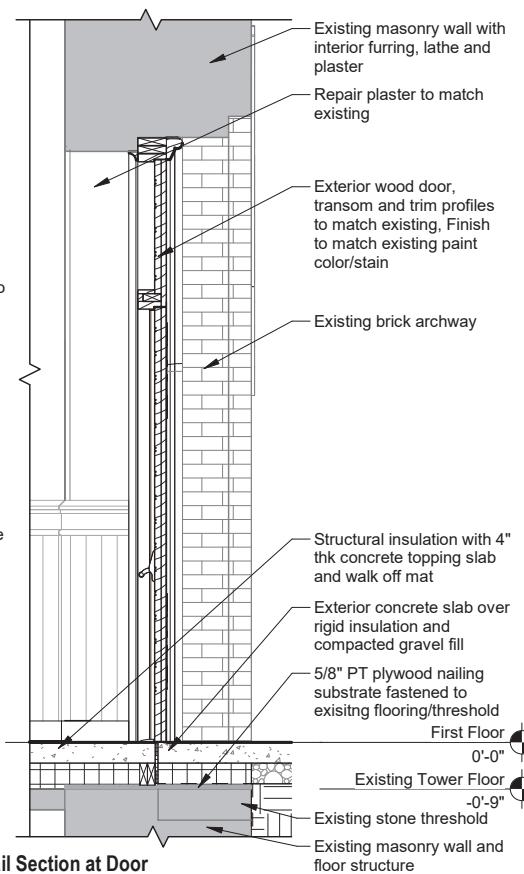
Bead
Board



Concrete



Detail Section at Door



Existing Condition



Proposed

North Elevation (Facing 451 S. 42nd Street)



Rubble
Stone



Black
EPDM



Aluminum
Bronze
Color



Cast
Stone



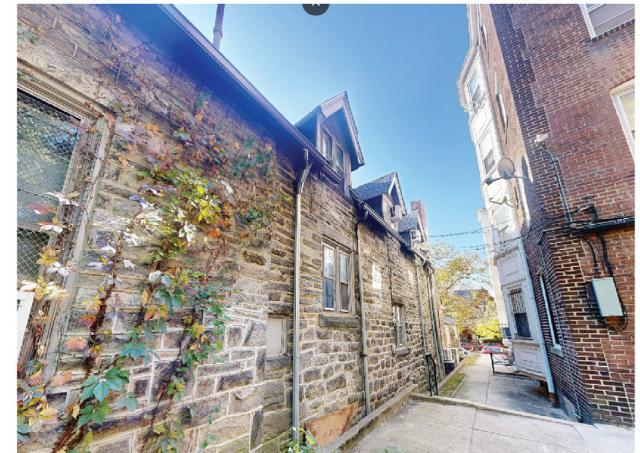
Painted
Fiber
Cement



- Existing asphalt shingle roof
- K-Style gutter and 4" round downspout. Color to match existing
- Painted fiber cement panels and decorative trim. Painted to match existing fascia and trim colors on dormers
- Alum. clad wood windows with custom trim to match existing window profiles, typ
- Cast stone sill
- Existing rubble stone wall

North Elevation

3/32" = 1'-0"



Existing Condition



Proposed Rendering

Vestibule Addition at Proposed Main Entrance



Rubble Stone



Painted Fascia



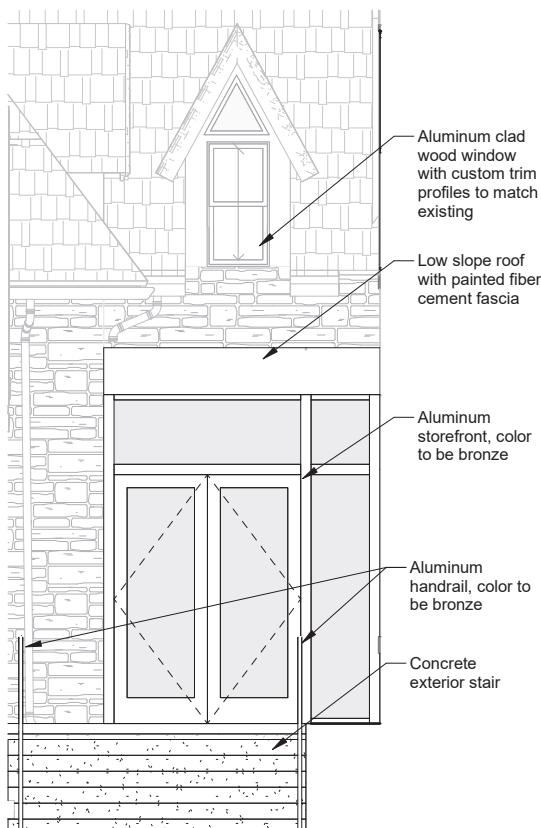
Aluminum Bronze color



Stamped Concrete



Concrete

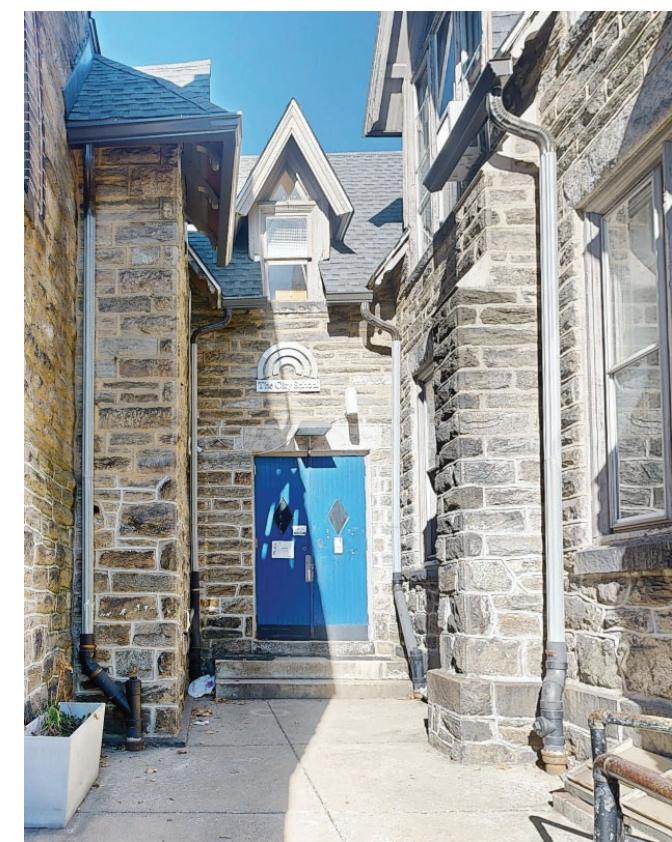


Elevation at Vestibule Addition

1/4" = 1'-0"



Proposed Rendering



Existing Condition



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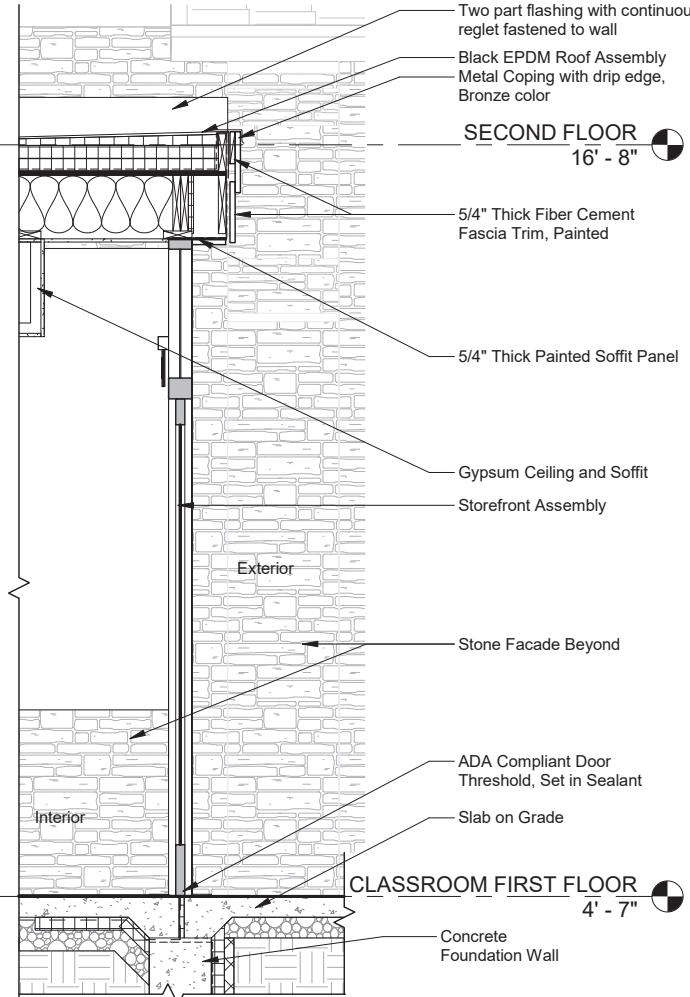
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Proposed Vestibule Addition Sections



Exterior Vestibule Wall Section

1/2" = 1'-0"

As indicated

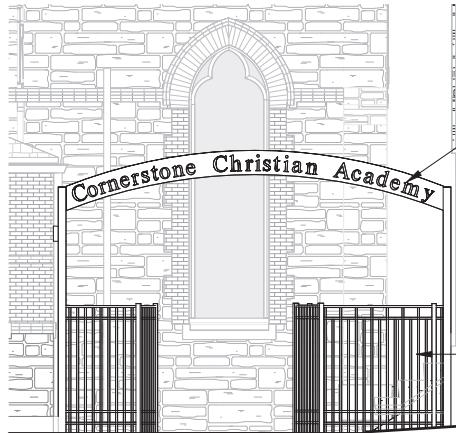


Building Section at Vestibule Addition

1/8" = 1'-0"

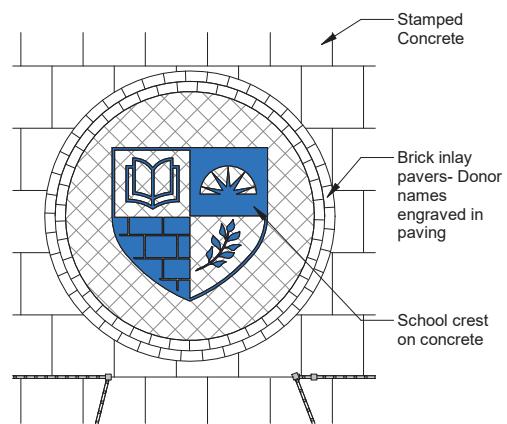
16

Entrance Sequence and Courtyard Details



Entrance Gate Elevation

3/16" = 1'-0"

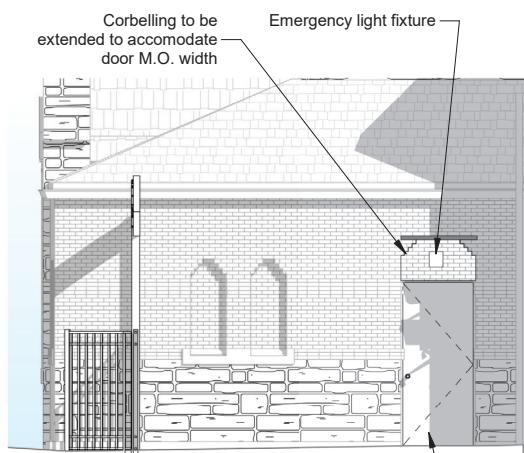


Paver Detail at Entrance Gate

1/4" = 1'-0"



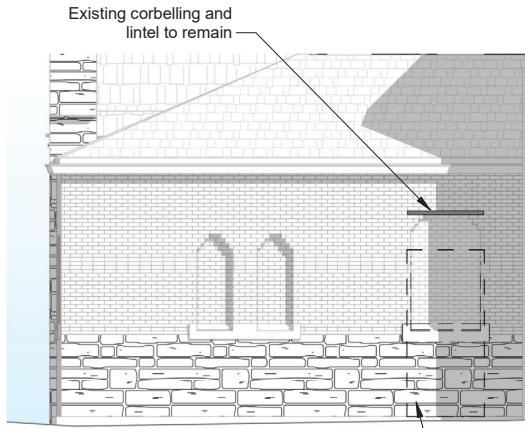
Rendering of Proposed Entrance



Elevations at Stair 1 Egress

3/16" = 1'-0"

As indicated



Demolition Elevation at Stair 1 Egress

3/16" = 1'-0"



Existing Condition Photo