

**ADDRESS: 1601 S 13TH ST**

Proposal: Rehabilitate church for residential use

Review Requested: Review In Concept

Owner: Annex Investments II

Applicant: Ian Toner, Toner Architects

History: 1892; St. John's Baptist Church; Samuel Hall Day and Charles E. Oelschlager, architects

Individual Designation: 6/12/2020

District Designation: None

Staff Contact: Ted Maust, Theodore.Maust@phila.gov

**BACKGROUND:**

In January 2026, the Historical Commission reviewed and approved an in-concept application to convert the former St. John's Baptist Church in South Philadelphia to residential use. That application proposed to renovate the Romanesque Revival building and insert additional floor levels inside to convert it to a 26-unit apartment building.

The overall scope of the project, which was approved in concept, has not changed. The applicants have submitted a revised in-concept application seeking clarity on the form of the dormers that the Commission would approve, as the dormers have a significant impact on the design of the interior spaces and the financial viability of the project.

The first version of this project proposed four gabled dormers on the Tasker Street elevation. The Historical Commission's staff and the Architectural Committee suggested that combining the dormers into one or more shed dormers would make the dormers less obtrusive.

At the January 2026 meeting of the Historical Commission, the applicant presented a revised proposal with two wider shed dormers on each side of the building. The Commissioners opined that these revised dormers remained obtrusive and were not compatible with the overall massing. The Commissioners also recommended that the applicants explore a variety of roofing materials to replace the slate.

The applicants have submitted a revised dormer scheme showing four shed dormers on the Tasker Street elevation and five on the opposite side. They have also submitted a roofing estimate with various materials.

**SCOPE OF WORK:**

- Install new roof dormers
- Replace roofing

**STANDARDS FOR REVIEW:**

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

- *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 proposed new dormers have a significant impact on the building. During a previous review, a variety of suggestions were offered about the form and number of dormers which would best mitigate this impact, but no consensus was found.

- *Roofs Guideline | Recommended: Designing rooftop additions, elevator or stair towers, decks or terraces, dormers, or skylights when required by a new or continuing use so that they are inconspicuous and minimally visible on the site and from the public right-of-way and do not damage or obscure character-defining historic features.*
  - As stated above, the proposed dormers will have a significant visual impact. Careful design may mitigate this impact and meet the Standards.

**STAFF RECOMMENDATION:** Approval in-concept, provided the proposed dormers are redesigned to be smaller and better blend with the existing historic roof structure, pursuant to Standards 9 and the Roofs Guideline.

**IMAGES:**

Figure 1: 1910, G. W. Bromley Atlas. Property outlined in red.

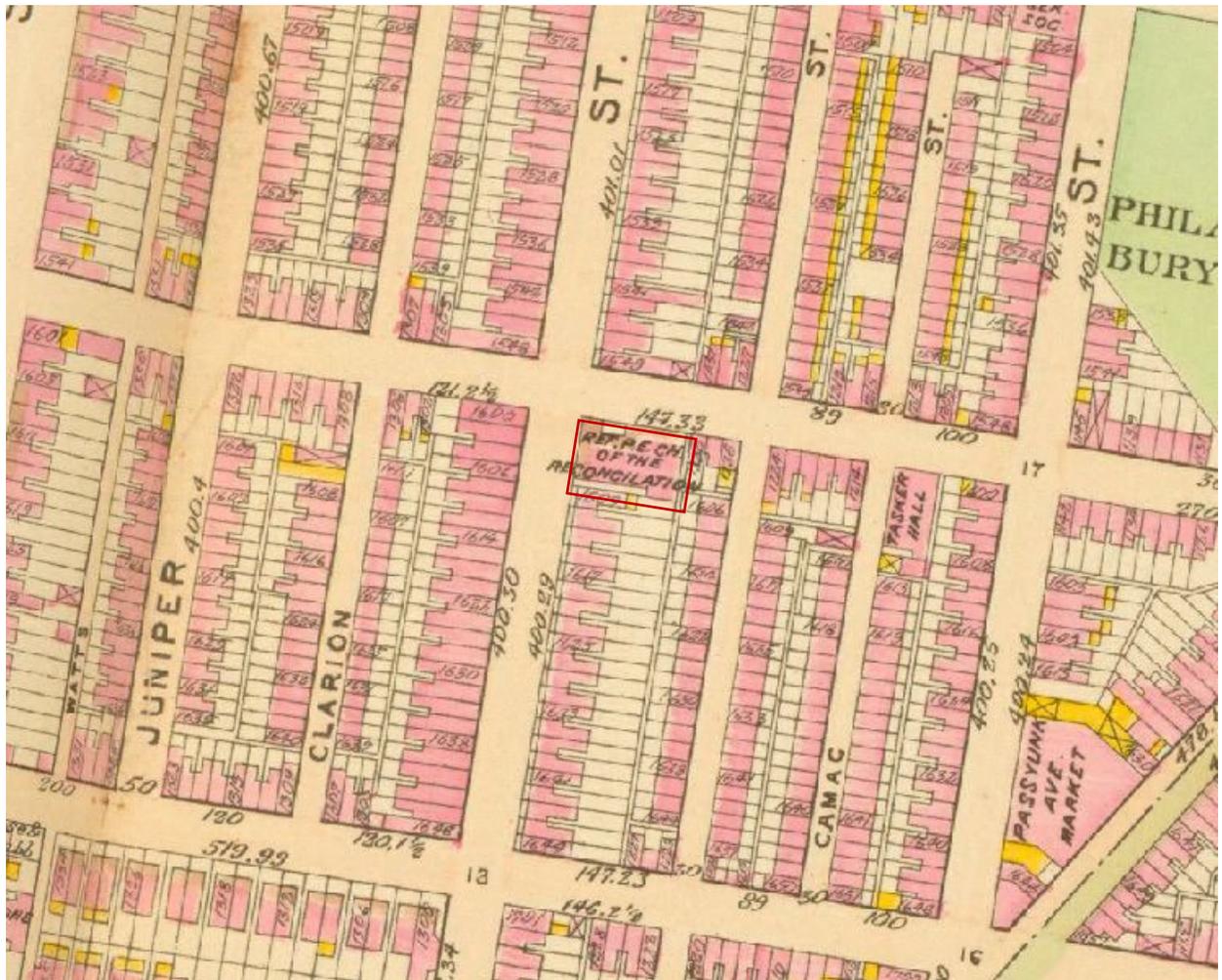


Figure 2: View of front façade of 1601 S 13<sup>th</sup> St from S 13<sup>th</sup> St:

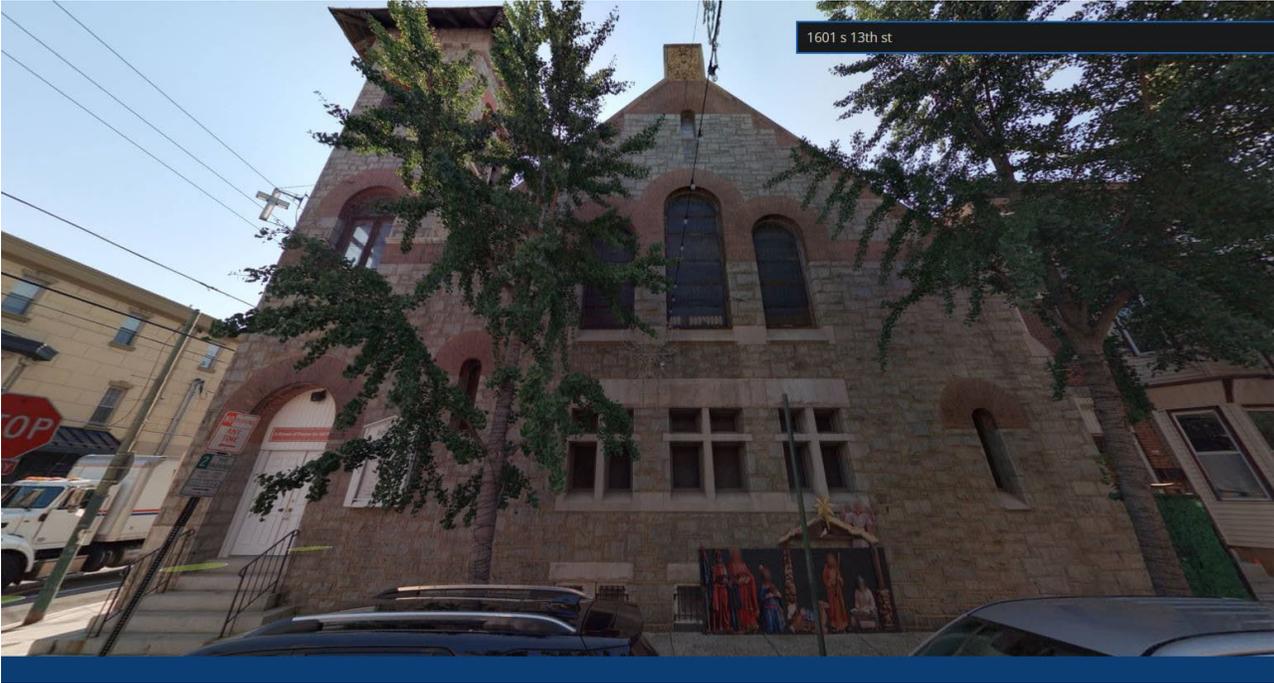


Figure 3: View of side façade of 1601 S 13<sup>th</sup> St from Tasker St:



Figure 4: View of 1601 S 13<sup>th</sup> St from the intersection of S 13<sup>th</sup> St and Tasker St:



Figure 5: Aerial view of 1601 S 13<sup>th</sup> St, looking southeast:

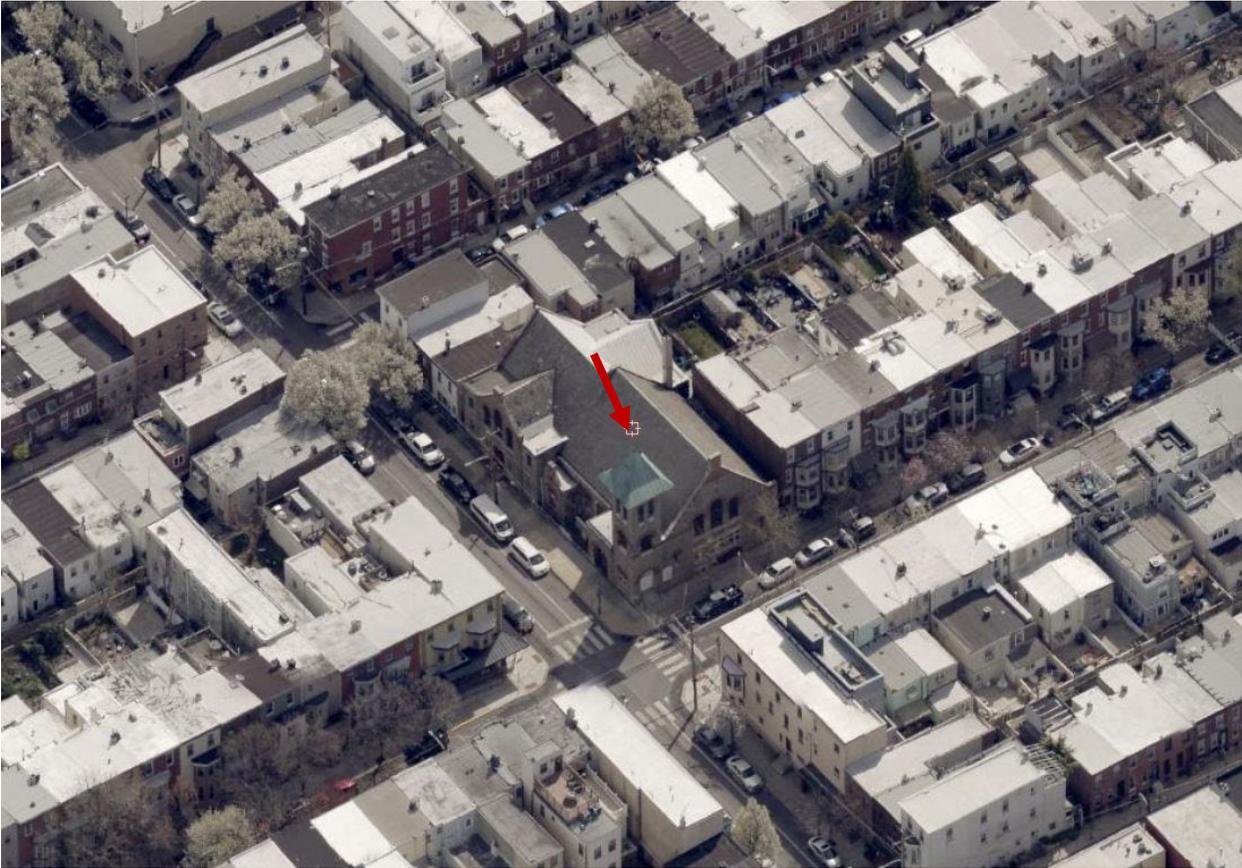


Figure 6: Historic photo showing portion of Tasker Street facade of church in 1967:





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

*Principal*

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

*Principal*

09 February 2026

Philadelphia Historical Commission  
1515 Arch Street, 13<sup>th</sup> Floor  
Philadelphia PA, 19102

RE: Historical Review – 1601 S 13<sup>th</sup> Street – St. Johns

Members of the Committee and Commission,

I am submitting on behalf of the property owner, Annex Investments II.

Please find enclosed our application for In-Concept approval of our project at 1601 S. 13<sup>th</sup> Street. We did receive in-concept approval in January 2026, but the owner and design team have decided to resubmit the project for another in-concept review. It is crucial to get the exact shape and size of the dormers approved as well as the roofing materials to be able to move forward with this project. The dormer's size has a strong impact on the livability and comfort of the residential units. The dormer size also has a meaningful impact on financial viability of the project due to rent levels that can be achieved or not, required consolidation of units etc.. The roofing materials have both project cost implications and affect the insurability of the building.

In addition to the required drawings, we have included a letter from the owner and roof pricing from the contractor for your review.

The project involves:

- The interior renovation of the existing church complex for use as a 26-unit apartment building.
- The insertion of a second-floor loft, a third floor and mezzanine within the existing church building.
- The infill of a second floor and insertion of a third floor within the rear portion of the building.
- The addition of new shed roofed dormers to the roof of the existing church building to provide windows and natural light into the 3<sup>rd</sup> floor units. We are proposing to clad the walls of these dormers with lap-fiber cement siding. The shed dormers are centered between the heavy timber roof trusses.
- The replacement of all windows as noted on elevations. The stained glass within these openings will be removed. All windows shall be aluminum and shall be fixed or double hung operation. PHC to approve design and selections. The owner is agreeable to keeping some of the stained glass and using it in the interior common spaces as art. No exterior windows will keep the stained glass.
- Two new window locations on south side of church building, not visible from street.
- Infill of existing door openings with new windows. Locations shown on plans.
- Replacement of entry doors. PHC to approve design and selections.

- Replace existing asphalt shingle roofing with new GAF Slateline asphalt shingle roofing, color to be coordinated with PHC staff.
- New window wells at existing basement window locations. The sill of the window will be cut to enlarge window into the wells.
- Bilco door opening at basement to be infilled and a new window is to be installed.

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 with a long horizontal line extending from the start of the name.

Ian Toner  
Principal  
Toner Architects



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 in the wrong direction. Likewise, the width of the dormer directly impacts the unit count and rent per square foot of some of the higher end units which are important to the viability of the project. If the roofing material and dormer size cannot be accommodated, unfortunately, I would be unable to proceed.

Thanks for your consideration.

Regards,

Drew Palmer



## Construction Permit Application

Use this application to obtain permits for a residential or commercial construction proposal and/or excavation projects.  
Mechanical / Fuel Gas, Electrical, Plumbing, and Fire Suppression trade details are found on page 2.

### Property Information

Identify the location of work for the permit(s).

If the activity will take place in a specific building, tenant space, floor level, or suite, note that detail in the 'Specific Location' field. If applicable, list PR#.

1

Parcel Address: 1601 S 13th Street

Specific Location: 13th and Tasker

Check box if this application is part of a project and provide the project number: PR-20 - \_\_\_\_\_

### Applicant Information

Identify how you are associated with the property.

Licensed professionals include design professionals, attorneys, and expeditors. A tradesperson must have an active Philadelphia license for their trade or hold a PA Home Improvement Contractor Registration.

2

I am the:  Property Owner  Tenant  Equitable Owner  Licensed Professional or Tradesperson

Name: Sara Pochedly Company: Toner Architects

Address: 1901 S 9th Street, Rm 425, Philadelphia, PA 19148

Email: sara@tonerarch.com Phone No.: 215.800.1968

### Property owner Information

Identify the deeded property owner.

If there was a recent change of ownership, documentation such as a deed or settlement sheet is required.

\*If the property owner is a 'company', identify the contact information for any natural person with more than 49% equity interest in the property. If no individual has such an interest, provide contact information of at least two (2) natural persons with the largest equity interest in the property.

3

The property owner is a/an:  Individual  Company\*

#### Owner (1)

Name: Annex Investments II  Check box if new owner is being listed

Address: 2008 S 3rd St, Philadelphia PA 19148

#### Owner (2)

Name: \_\_\_\_\_

Address: \_\_\_\_\_

### Design Professional in Responsible Charge

Identify the PA-licensed design professional who is legally responsible.

4

Name: Ian Toner Firm: Toner Architects

PA License No.: RA404275 Phila. Commercial Activity License No.: 490460

Email: ian@tonerarch.com Phone No.: 215.205.1573

### Project Scope

Use this section to provide project details; all fields are mandatory.

(a) Choose the proposed occupancy of the entire building. If not one-or-two-family, provide a description of group(s) per code.

(b) Identify if the project will be new construction, an addition, interior/exterior alterations, excavation or shell.

(c) List the site area that will be disturbed by construction, if any. Enter 'zero' if no disturbance.

(d) Note the new floor area created, including basements, cellars, and occupiable roofs. Where existing areas will be altered, list those areas separately.

(e) State the number of new or affected stories.

(f) Provide a detailed description of the work proposed (use separate sheet if needed).

(g) Select all conditions that apply to this project (if any).

\* Provide the associated Streets Review number if "Project Impacts Streets / Right-of-Way" is selected.

\*\* If 'Yes' is selected, an Owners' Acknowledgement of Receipt form must be provided for each affected property.

5

(a) **Occupancy**  Single-Family  Two-Family  Other, please describe: Multi-family residential

(b) **Scope of Work**  New Construction  Excavation  Addition / Alteration  Shell (No Fit Out) - Option for Commercial Permits Only

(c) **Earth Disturbance** Area of Earth Disturbance: 0 (Sq. Ft.)

(d) **Building Floor Areas** New Floor Area: 7,060 (Sq. Ft.) Existing Altered Area: 13,367 (Sq. Ft.)

(e) **Number of Stories** 3

(f) **Description of Work** Remove bathroom addition at side of building, infill sanctuary and church hall with floors, add dormers, skylights and window wells. Replace windows and doors in existing openings

#### (g) Project Conditions

- New High Rise  Green Roof Included  Initial Fit-out of Newly Constructed Space  
 Modular Construction  Façade Work  Project Impacts Streets/Right-of-Way\*  
 Project Impacts Adjacent Property\*\*

\* Provide the associated **Streets Review** number for this project, if applicable: SR-20

\*\* This project includes work described below:  Yes  No

- Excavation work more than 5 feet below adjacent grade and within 10 feet of an adjacent building or structure.
- Excavation or construction work where historic structure is within 90 feet on the same or adjacent parcel.
- Structural alterations of a historic structure (excluding one-or-two family dwelling).
- Modifications to a party wall, including joist replacement, and additions.
- Severing of structural roof or wall covering spanning properties.



**Project Details, Other Permits & Contractor Information**

Use this section to provide project details, pre-requisite approvals and applicable contractor information.

(a) Choose all disciplines of work for which permits are being requested.

- If 'Building' is not requested, provide the number of the associated permit that was previously issued (where applicable).
- If a Zoning Permit was issued for this work, provide the related Zoning Permit number.

(b) Identify the general contractor and estimated cost of building construction.

(c) Identify the licensed excavation contractor and estimated cost of excavation work.

(d) Identify the mechanical contractor, estimated cost of mechanical work, equipment type, and quantity as:

- Number of registers/diffusers (separate new / relocated)
- Number of appliances
- Number of Type I / Type II kitchen hoods

Where fuel gas work is included, note the estimated cost of fuel gas work.

(e) Identify the licensed electrical contractor, estimated cost of electrical work, and a registered third-party electrical inspection agency.

(f) Identify the registered master plumber, estimated cost of plumbing work, number of fixtures, and check location of work as:

- Interior
- Exterior Drainage and/or Water Distribution

(g) Identify the licensed fire suppression contractor, estimated cost of fire suppression work, and number of devices:

- Sprinkler Heads (separate new / relocated quantities)
- Standpipes
- Fire Pumps
- Stand-alone Backflow Prevention Devices
- Kitchen Extinguishing Systems
- Hydrants

**\*ROUGH-IN NOTICE:** If you are seeking a rough-in permit, an application for plan review must be submitted already.

(h) Provide the total improvement cost for residential (including multi-family) alterations and additions.

Check the box if your project is excluded from real estate tax exemption and exempt from Development Impact Tax.

6

**(a) Check all that apply:**

- Building     Excavation     Mechanical & Fuel Gas     Electrical     Plumbing     Fire Suppression

Provide the associated Construction Permit number, if applicable: **RP or CP – 20** \_\_\_\_\_ - \_\_\_\_\_

Provide the associated Zoning Permit number for this construction, if applicable: **ZP – 20** \_\_\_\_\_ - \_\_\_\_\_

**Note:** Trades listed below (d, e, f, and g) are mandatory for all residential new construction jobs.

**(b) General Building Construction Contractor Information**

Name: TBD Cost of Building Work: \$ \_\_\_\_\_

License Number: \_\_\_\_\_ Phone: \_\_\_\_\_

**(c) Excavation Work & Contractor Information**

Name: TBD Cost of Excavation Work: \$ \_\_\_\_\_

License Number: \_\_\_\_\_ Phone: \_\_\_\_\_

**(d) Mechanical / Fuel Gas Work & Contractor Information**

Name: TBD Cost of Mechanical Work: \$ \_\_\_\_\_

License Number: \_\_\_\_\_ Cost of Fuel Gas Work: \$ \_\_\_\_\_

Equipment Types:  Registers / Diffusers     Appliances     Hoods    Phone: \_\_\_\_\_

Equipment Details & Quantities: \_\_\_\_\_

**(e) Electrical Work & Contractor Information     New Installation     Alteration     \*Rough-In**

Name: TBD Cost of Electrical Work: \$ \_\_\_\_\_

License Number: \_\_\_\_\_ Phone: \_\_\_\_\_

Third Party Inspection Agency Name: \_\_\_\_\_

**(f) Plumbing Work & Contractor Information     New Installation     Alteration     \*Rough-In**

Name: TBD Cost of Plumbing Work: \$ \_\_\_\_\_

License Number: \_\_\_\_\_ Phone: \_\_\_\_\_

Number of Fixtures: \_\_\_\_\_

Check one:     Interior Work     Exterior Building Drainage     Exterior Water Distribution:  
line size: \_\_\_\_\_ (in.)

**(g) Fire Suppression Work & Contractor Information     New Installation     Alteration     \*Rough-In**

Name: TBD Cost of Fire Supp. Work: \$ \_\_\_\_\_

License Number: \_\_\_\_\_ Phone: \_\_\_\_\_

Sprinkler Heads: \_\_\_\_\_ Standpipes: \_\_\_\_\_ Fire Pumps: \_\_\_\_\_

Commercial Kitchen Systems: \_\_\_\_\_ Backflow Devices: \_\_\_\_\_ Hydrants: \_\_\_\_\_

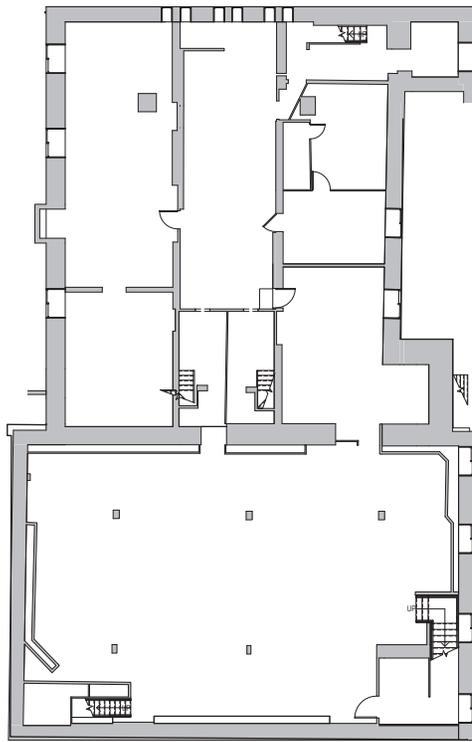
**(h) Total Improvement Cost: \$ TBD** (The total improvement cost must also include the cost of all electrical, plumbing, mechanical, fire suppression systems work, and interior finishes)

Check box if your project is excluded from real estate tax exemption and exempt from Development Impact Tax (Review OPA's website for tax abatement information at: <https://www.phila.gov/services/property-lots-housing/property-taxes/get-real-estate-tax-relief/get-a-property-tax-abatement/>)

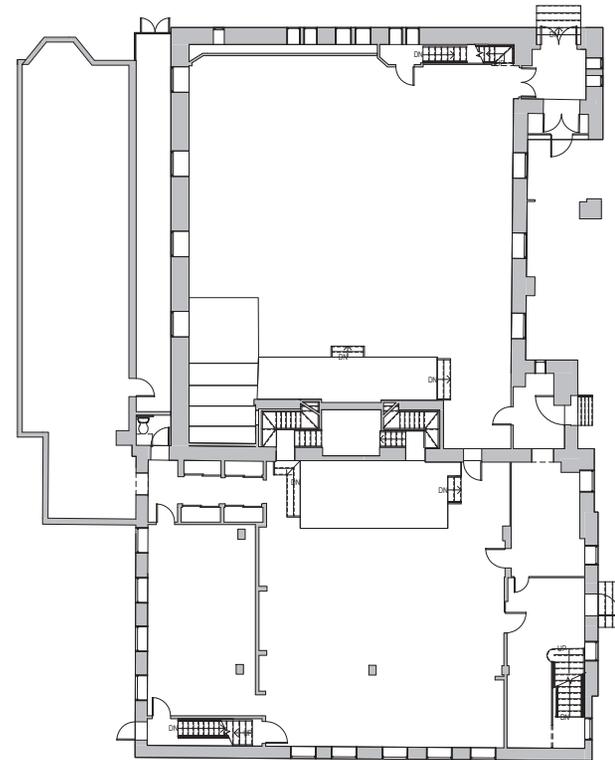
**Declaration & Signature**

All provisions of the Philadelphia Code and other City ordinances will be complied with, whether specified herein or not. Plans approved by the Department form a part of this application. I hereby certify that the statements contained herein are true and correct to the best of my knowledge and belief. I further certify that I am authorized by the owner to make the foregoing application, and that, before I accept my permit for which this application is made, the owner shall be made aware of all conditions of the permit. I understand that if I knowingly make any false statements herein, I am subject to such penalties as may be prescribed by law or ordinance, inclusive of the penalties contained in 18 Pa. C.S. § 4904.

Applicant Signature: \_\_\_\_\_ Date: \_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_



① 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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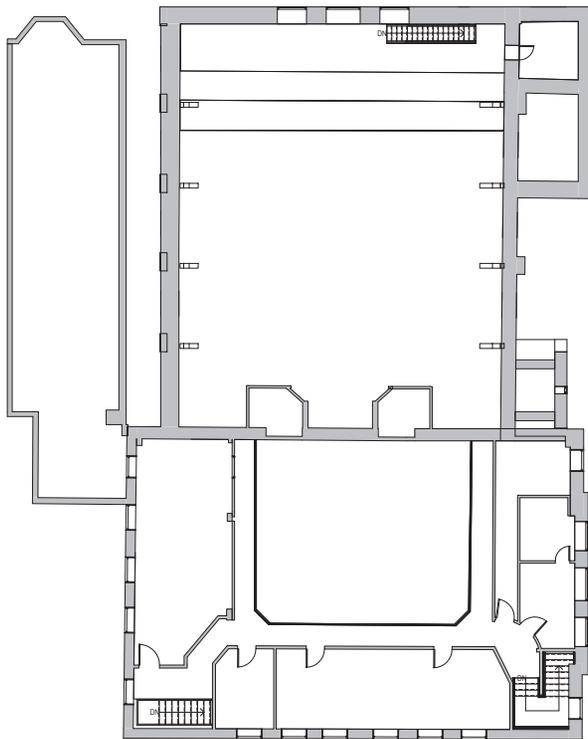
# Church to Rental Apartment Conversion



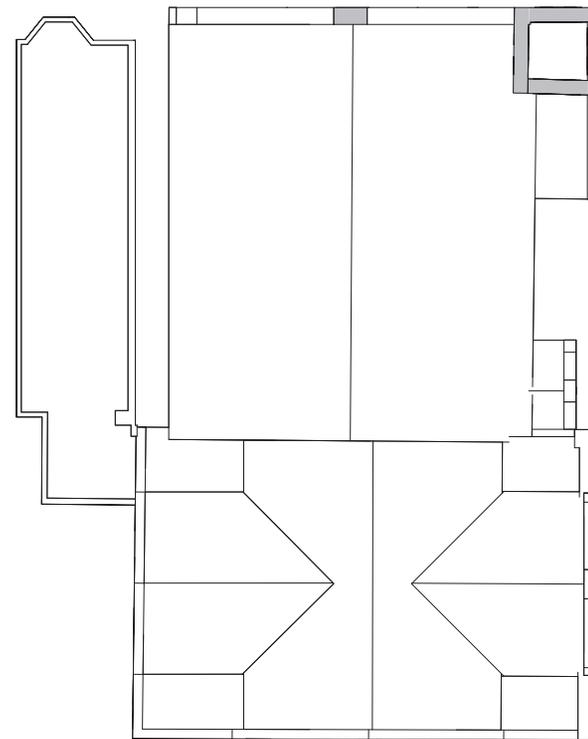
## EXISTING FLOOR PLANS

Date 09 February 2026  
Scale As indicated  
Project number 25077

HISTORIC SUBMISSION - Conceptual Review 2



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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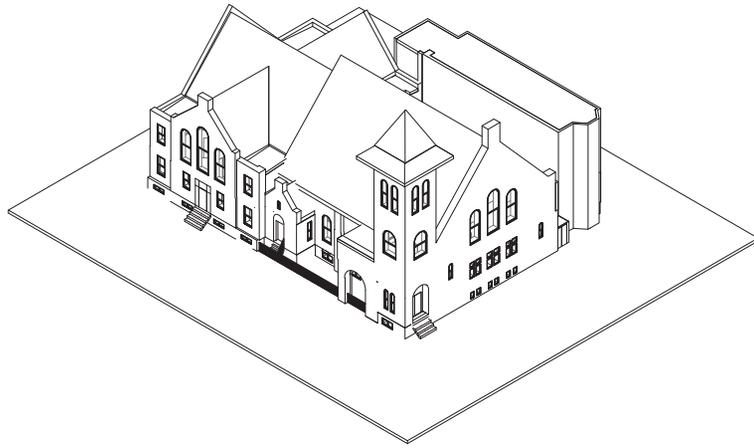
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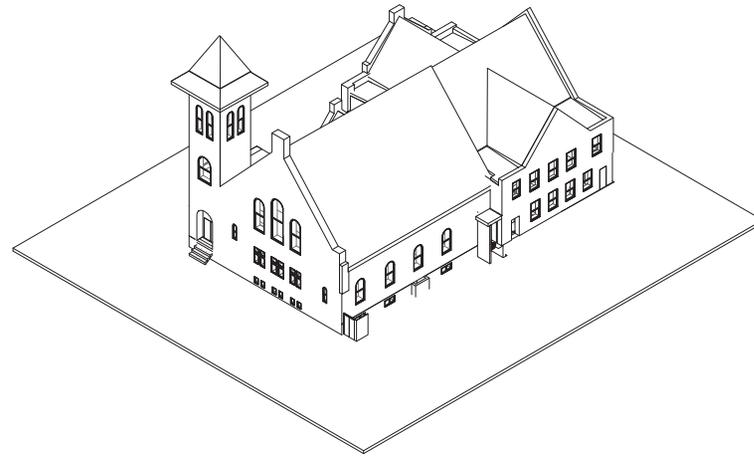


## EXISTING FLOOR PLANS

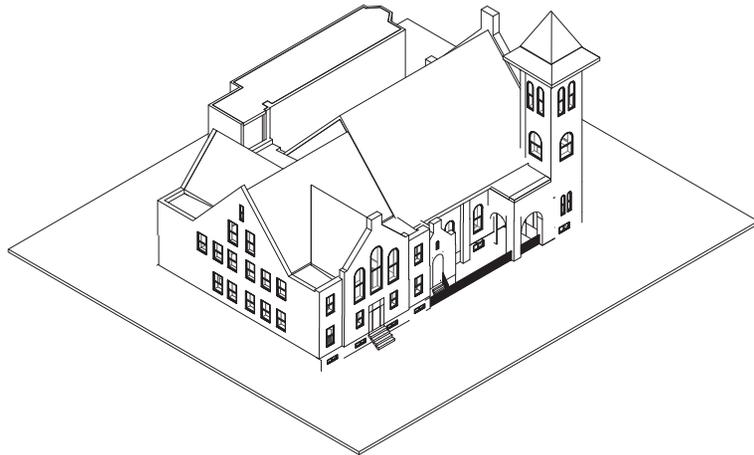
Date 09 February 2026 Scale As indicated  
 HISTORIC SUBMISSION - Conceptual Review 2 Project number 25077



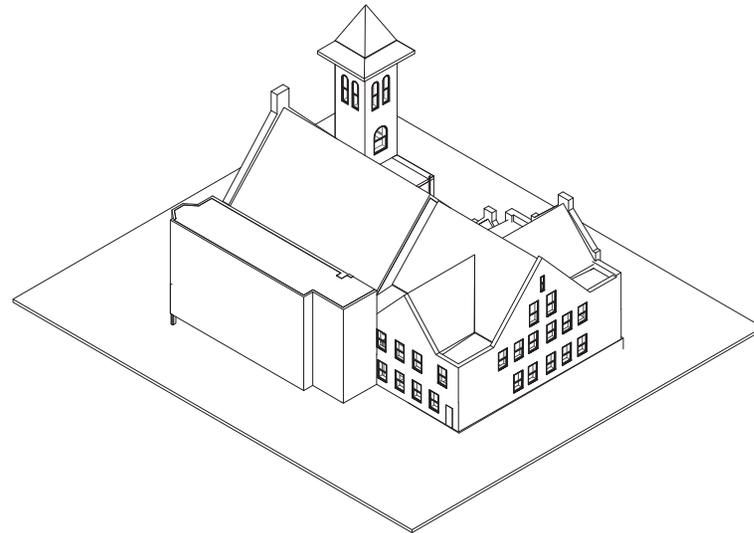
1 3D View



2 3D View



3 3D View



4 3D View

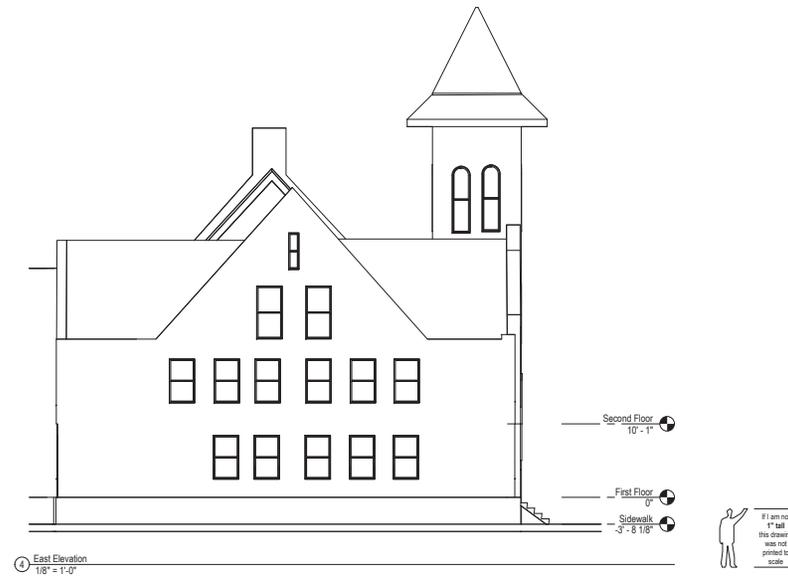


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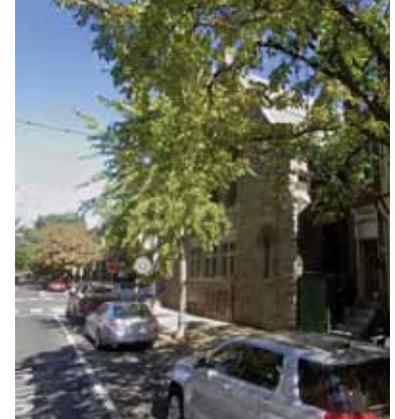
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**EXISTING BUILDING ELEVATIONS**

Date 09 February 2026 Scale 1/8" = 1'-0"  
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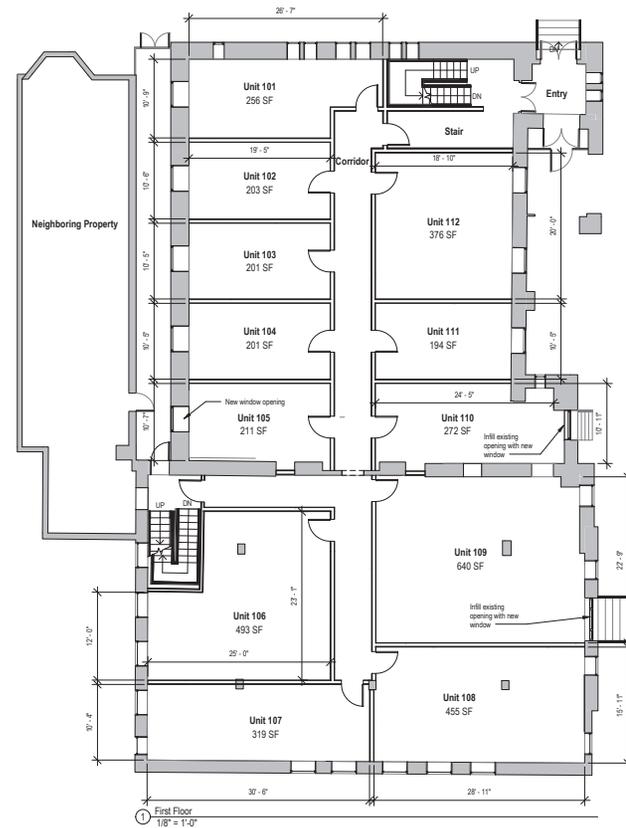
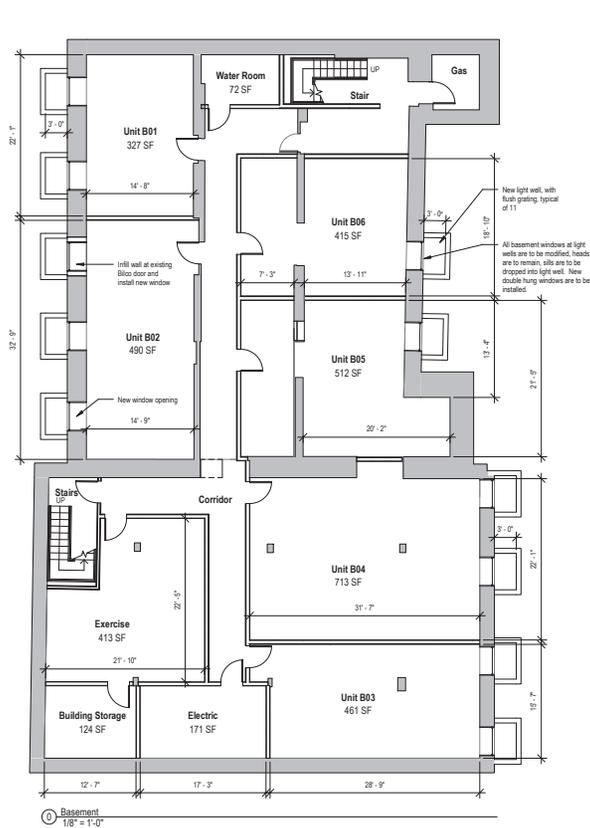


**EXISTING AND HISTORIC PHOTOS**

Date 09 February 2026  
Scale  
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**NOTES**

- 26 Total Units
- Proposed unit square footages are based 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



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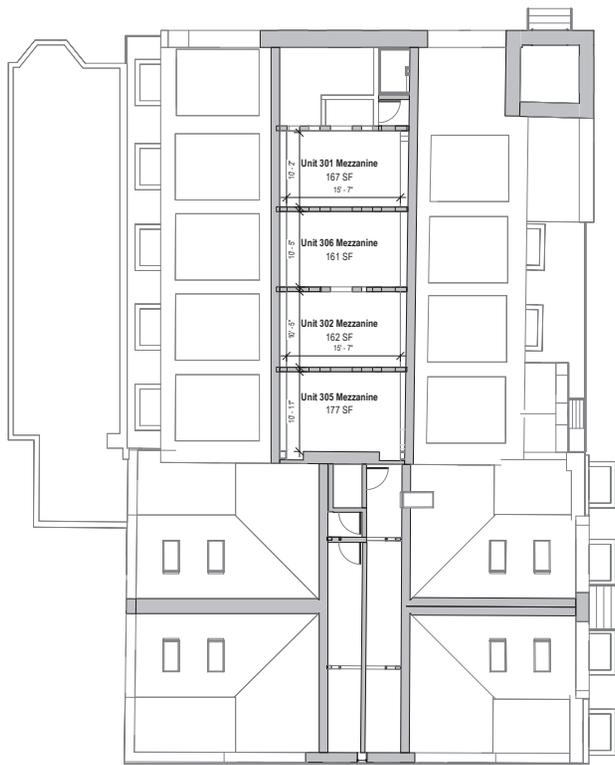
**PROPOSED FLOOR PLANS**

Date 09 February 2026 Scale As indicated  
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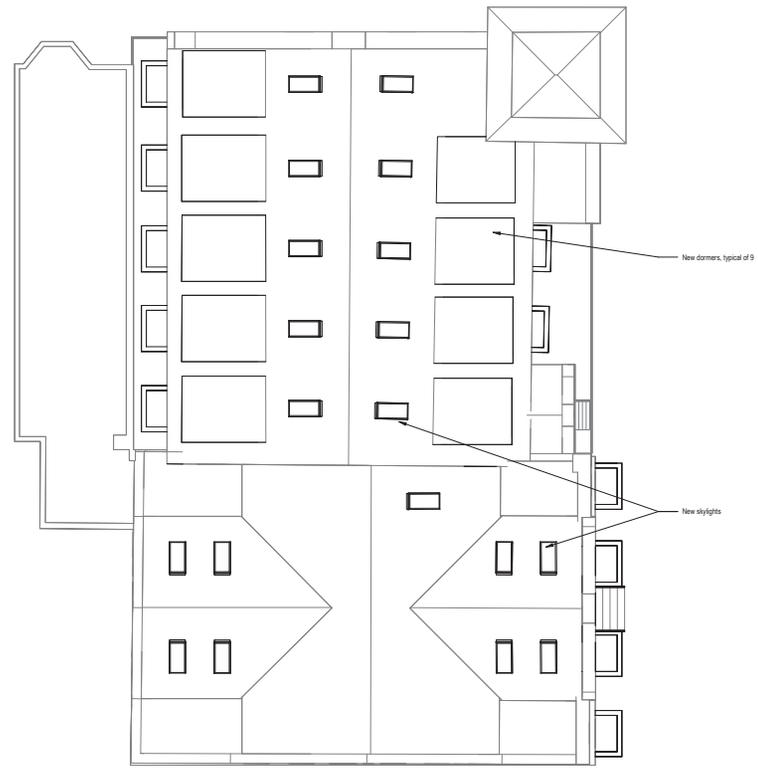
**NOTES**

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



④ Third Floor Mezzanine  
1/8" = 1'-0"

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



⑤ Roof  
1/8" = 1'-0"

**Wall Legend**

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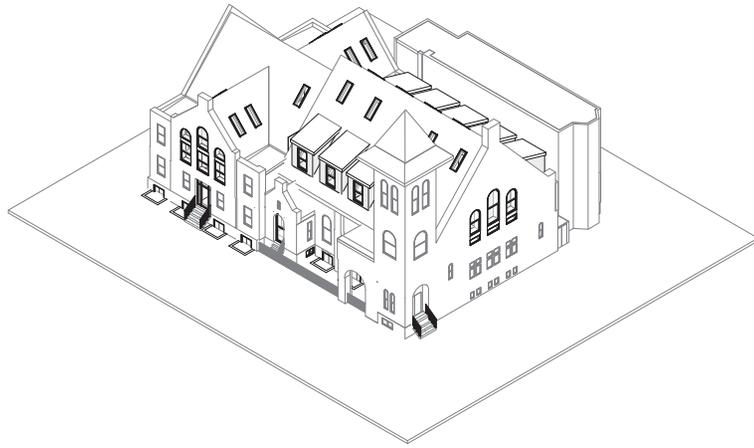
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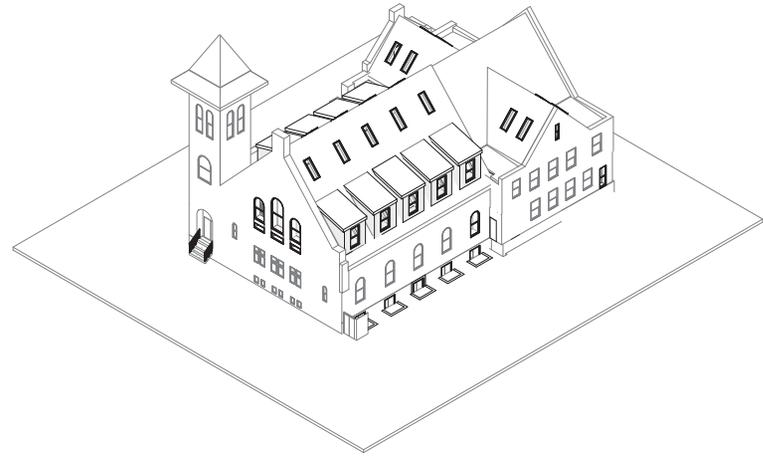


**PROPOSED FLOOR PLANS**

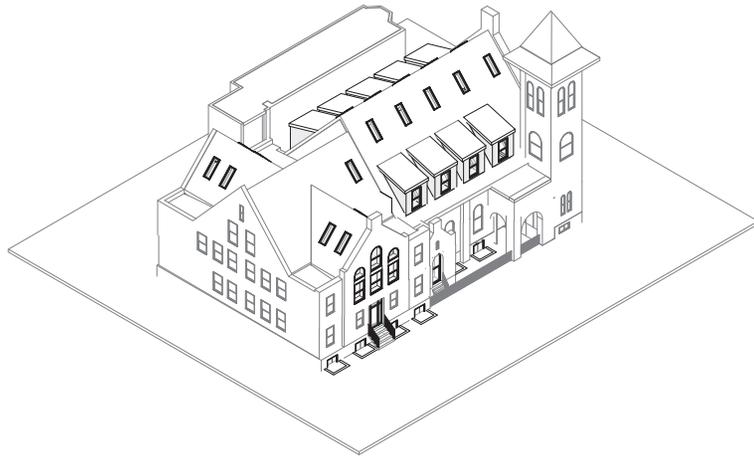
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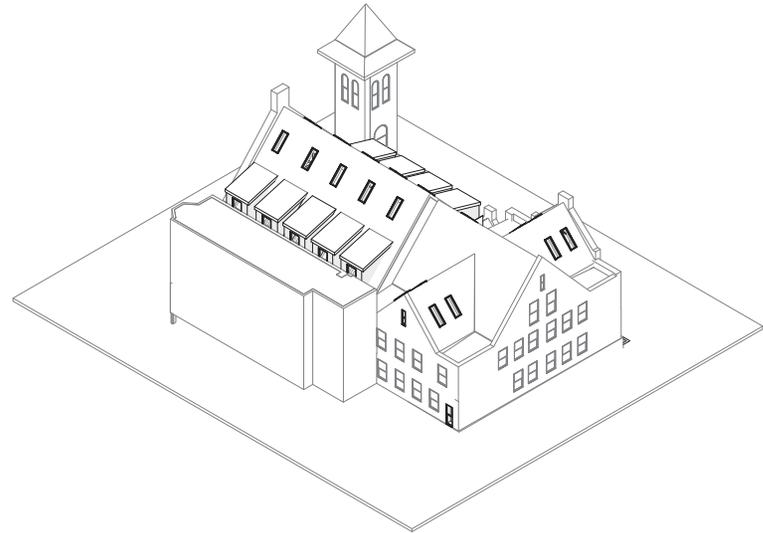
1 3D View



2 3D View



3 3D View



4 3D View



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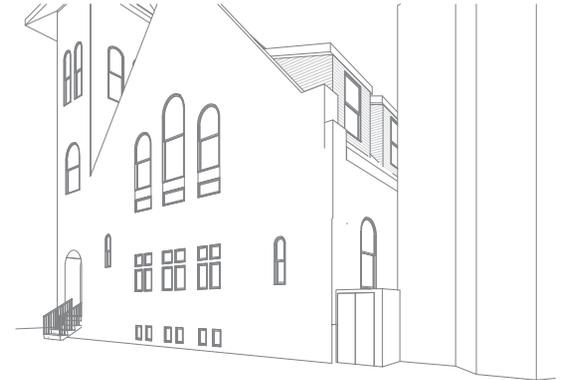




① Sidewalk Views



② Sidewalk Views



③ Sidewalk Views



④ Sidewalk Views



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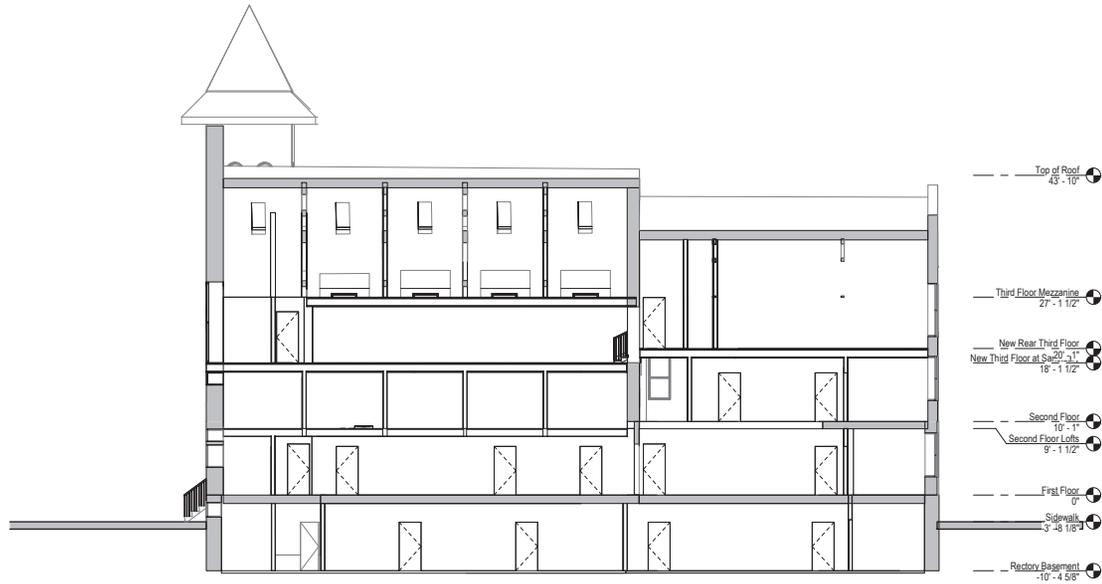
Annex Investments II  
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# Church to Rental Apartment Conversion

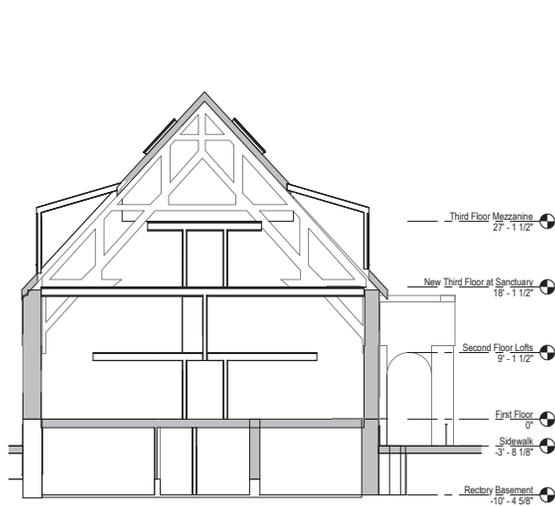


**PROPOSED SIDEWALK VIEWS**

Date 09 February 2026  
Scale  
HISTORIC SUBMISSION - Conceptual Review 2 Project number 25077



① Longitudinal Section  
1/8" = 1'-0"



② Section at Sanctuary  
1/8" = 1'-0"



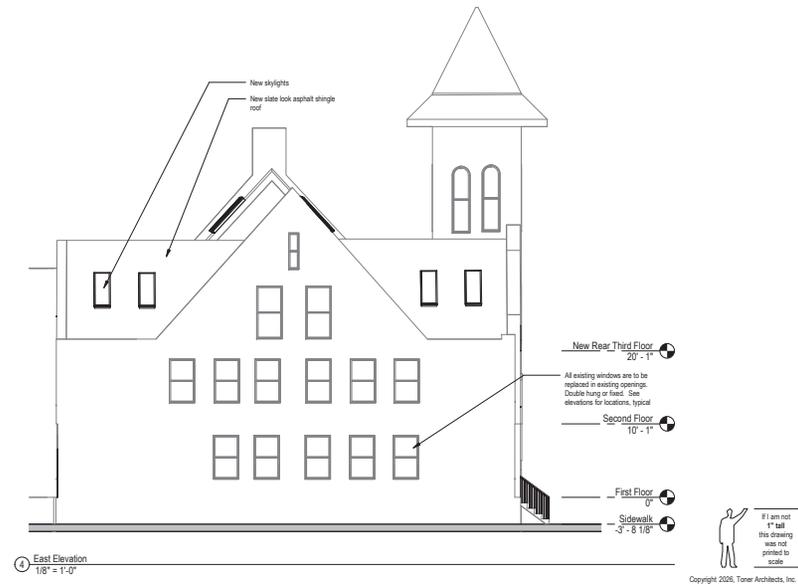
③ Section at Rectory  
1/8" = 1'-0"



If I am not  
 1" tall  
 this drawing  
 was not  
 printed to  
 scale.

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# Church to Rental Apartment Conversion

PROPOSED BUILDING ELEVATIONS  
 Date 09 February 2026 Scale 1/8" = 1'-0"  
 HISTORIC SUBMISSION - Conceptual Review 2 Project number 25077



TO: CRO Construction

FROM: Henkel Roofing Co Inc.

DATE: 2/3/26

The Pennsylvania Black Slate cost would be \$425,000.00.

The DaVinci synthetic slate would be \$390,000.

The third option is 50 year GAF HD asphalt shingles this cost would be \$225,000.00.

These primary numbers are for bidding purposes only as must get final approval from the Historical Commission.

Thank you,

Joe Henkel

Henkel Roofing Co Inc.

215-416-0221