

**ADDRESS: 301-15 LOMBARD ST**

Proposal: Construct building

Review Requested: Final Approval

Owner: St. Peter's Church

Applicant: Joe Fanelli, St. Peter's Church, and Matt Evans, St. Peter's School

History: surface parking lot

Individual Designation: None

District Designation: Society Hill Historic District, Contributing, 3/10/1999

Staff Contact: Jon Farnham, [jon.farnham@phila.gov](mailto:jon.farnham@phila.gov)

**BACKGROUND:**

The property at 301-15 Lombard Street, at the northwest corner of S. 3<sup>rd</sup> and Lombard Streets, is a surface parking lot associated with St. Peter's Church to the north and St. Peter's School to the west. With this application, St. Peter's Church and School jointly propose to build a classroom, office, and gymnasium/assembly building on the site. The surface parking lot at 301-15 Lombard Street is classified as Contributing for its archaeological potential in the Society Hill Historic District.

The building will include a tall one-story section at the northern end and a shorter two-story section at the southern end of the site. The massing of the proposed building will recall the massing of a public school and rowhouses that historically stood on the site but were demolished several decades ago. The building will be clad in brick and fiber cement lapped panels and include curtain-wall windows. A lawn with trees will separate the building from S. 3<sup>rd</sup> Street to the east. The building will not have a basement.

The Historical Commission reviewed and approved a design for a parish hall with basement parking at the site in 2019, with the requirement that the property owner conduct an archaeological investigation. Following that approval, Phase I and II archaeological investigations were conducted, which concluded that:

Based on the limited information potential of the surviving fragmentary building remains and backyard deposits, the proposed redevelopment of the project site will not affect any significant archaeological resources. No further archaeological assessment is considered necessary in connection with the planned construction of the new parish hall.

The Historical Commission approved a revised version of the parish hall without the basement parking in 2021, at which time it acknowledged that the archaeological investigations had been completed. The parish hall project was eventually abandoned for the current project.

**SCOPE OF WORK:**

- Construct a building

**STANDARDS FOR REVIEW:**

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

- *Standard 8: Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*
  - The archaeological investigation has been completed and the final report submitted to the Historical Commission.
- *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 building, which is similar in size and scale to the buildings approved in 2019 and 2021, would be differentiated from the old and would be compatible with the massing, size, scale, materials, and architectural features to protect the historic integrity of the property and its environment.

**STAFF RECOMMENDATION:** Approval, pursuant to Standards 8 and 9.



View from Lombard St.



View from the corner of 3<sup>rd</sup> and Lombard

Figure 1. Renderings of the parish hall approved in 2019.

EXTERIOR VIEWS (PROPOSED)



VIEW FROM NORTHEAST (FROM 3RD ST.)



VIEW FROM NORTH (FROM EXISTING CHURCH BUILDING)



VIEW FROM SOUTH (FROM LOMBARD ST.)



VIEW FROM SOUTHEAST (FROM 3RD & LOMBARD ST.)

Figure 2. Renderings of the parish hall approved in 2021.

Sam Olshin, FAIA  
Michael Schade, AIA, LEED AP  
Lisa Dustin, AIA  
Paul Avazier, AIA, LEED AP

12 November 2024  
Philadelphia Historical Commission  
Application for Review

On behalf of St. Peter's Church and St. Peter's School, Atkin Olshin Schade Architects submits this application for review to the Philadelphia Historical Commission. Please refer to the project information below and the attached project packet.

**Project Address:**

301-315 Lombard Street  
Philadelphia, PA 19147

**Project Applicant:**

St. Peter's Church  
313 Pine Street  
Philadelphia, PA 19106

St. Peter's School  
319 Lombard Street  
Philadelphia, PA 19147

Joe Fanelli, Building Committee Member

- Phone: 215-920-2221
- Email: [qcmjpf@aol.com](mailto:qcmjpf@aol.com)

Matt Evans, Head of School

- Phone: 215-925-3963
- Email: [mevans@st-peters-school.org](mailto:mevans@st-peters-school.org)

**Property Owner:**

St. Peter's Church  
(As listed on Deed: Rector, Wardens, and Vestrymen of St. Peter's Church in the City of Philadelphia)

**Project Description:**

St. Peter's Church and St. Peter's School are working together to consider a shared building on the corner of 3rd and Lombard, on the existing surface parking lot. The reason for this "St. Peter's House" project include the following aspirations:

- The Church desires a large gathering space, offices, and meeting rooms for its growing congregation and ministries. Its vision for a successful shared building will be one that is used every day for varying scales of gathering. It would help to feed the community, accommodate summer services, and be a place where people want to spend time.
- For the School, the additional shared space would solidify its "campus" for the next decades. Their notion of a successful project will be a modern facility that accommodates indoor play, music, and art.
- For both institutions, the project should be a legacy to the community and strengthen the relationship between the Church and School. The building should help the Church and School grow into their mission statements.

The project is a 2-story building that is clad in brick and fiber cement in an attempt to acknowledge the red brick of the church and the grey stone of the school building. The exterior massing has been broken down into an expression that matches the adjacent neighborhood scale. Refer to the elevations and perspectives for additional detail.



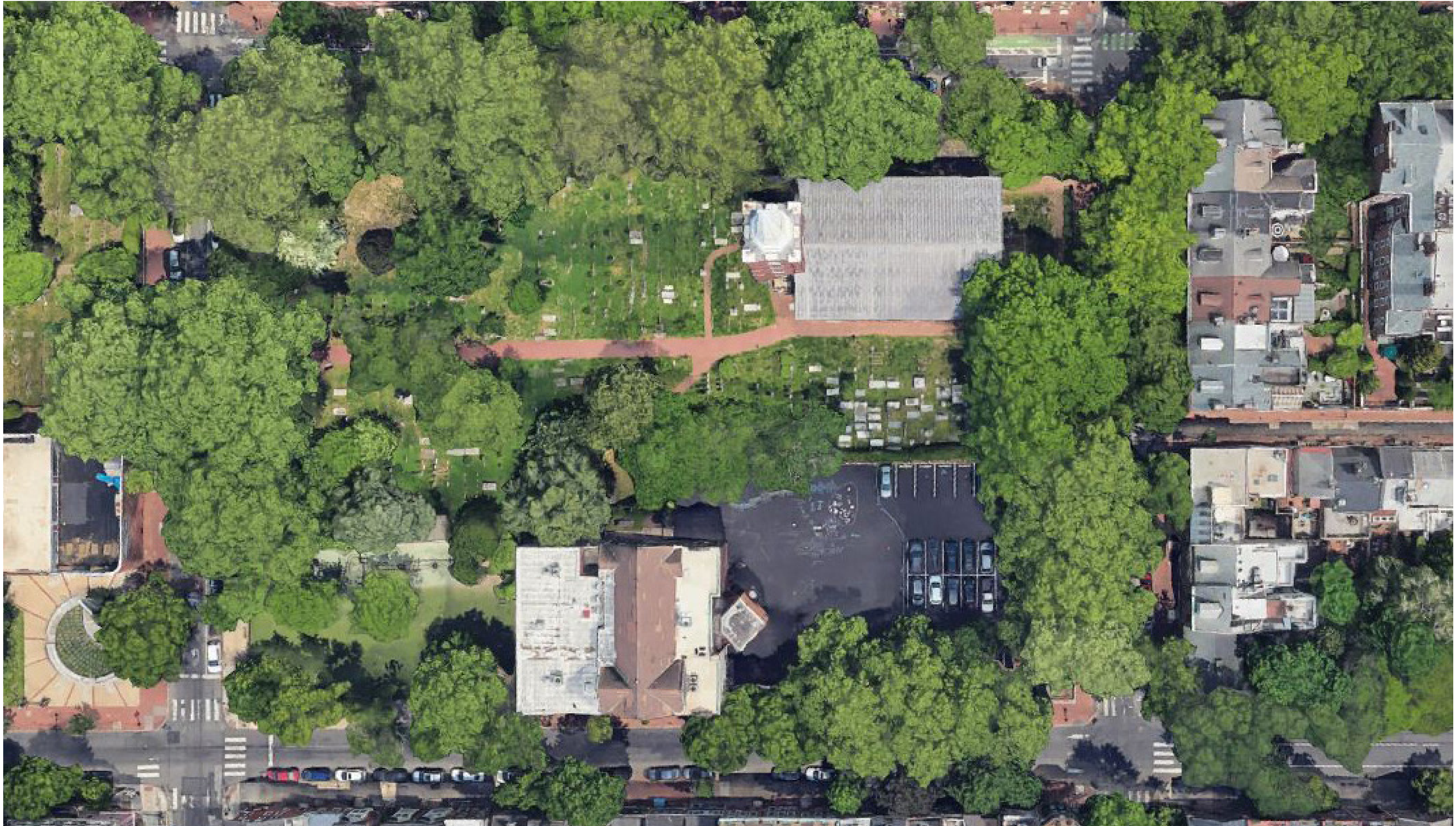
Google Earth  
and/or Copernicus

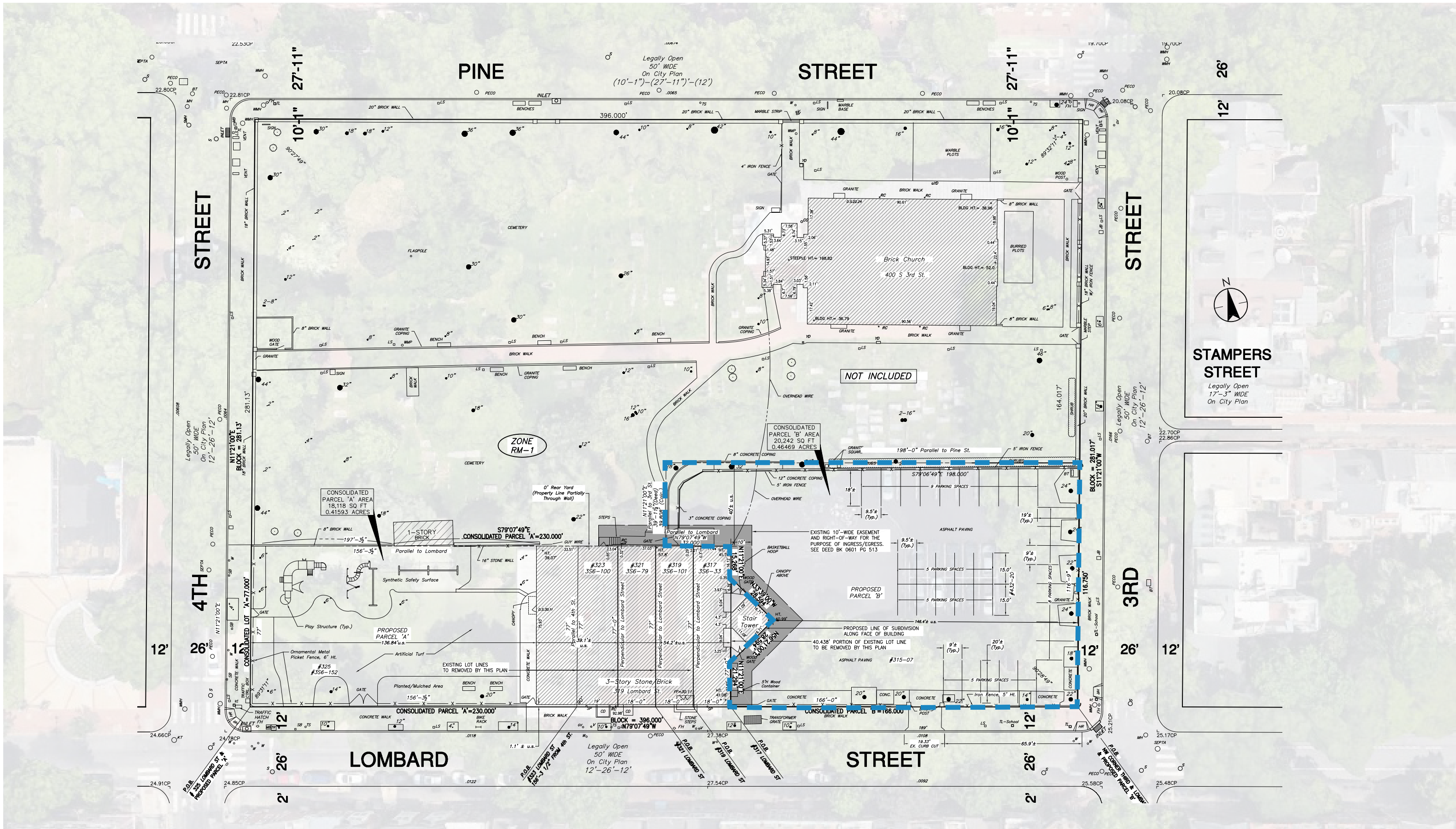
# ST. PETER'S HOUSE

PROPOSED NEIGHBORHOOD HOUSE FOR ST. PETER'S CHURCH + ST. PETER'S SCHOOL

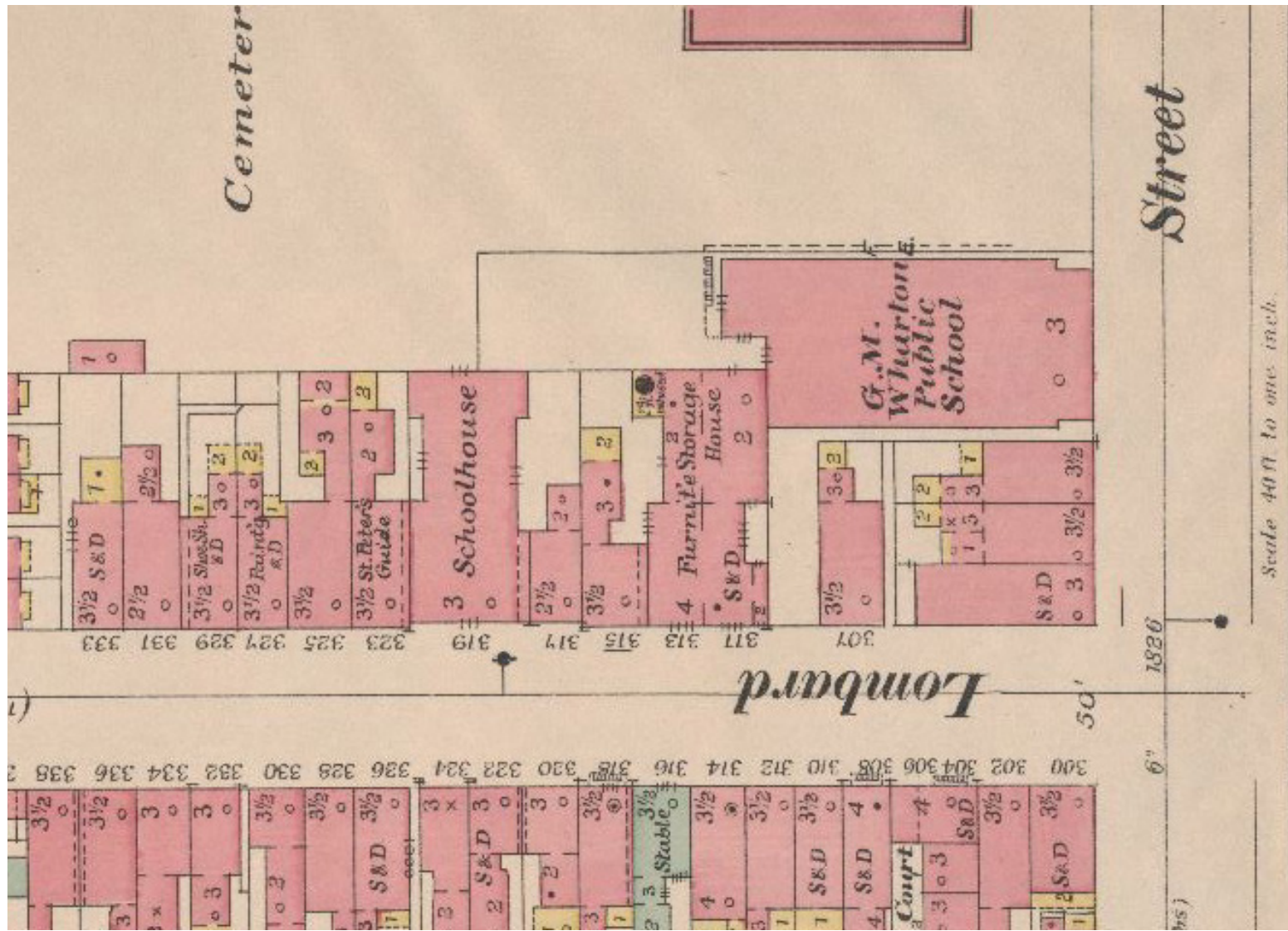
ATKIN OLSHIN SCHADE ARCHITECTS

11 NOVEMBER 2024

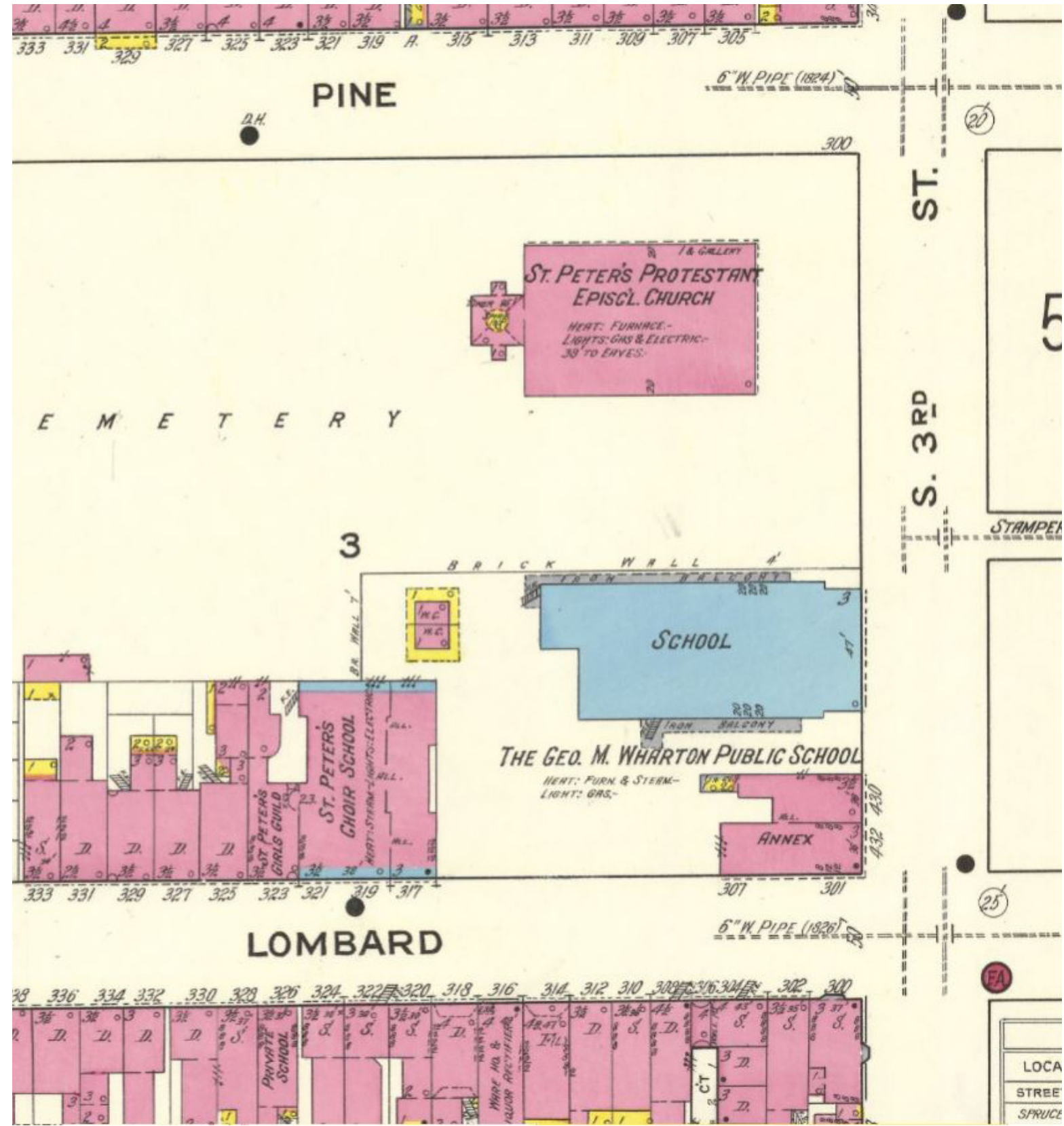








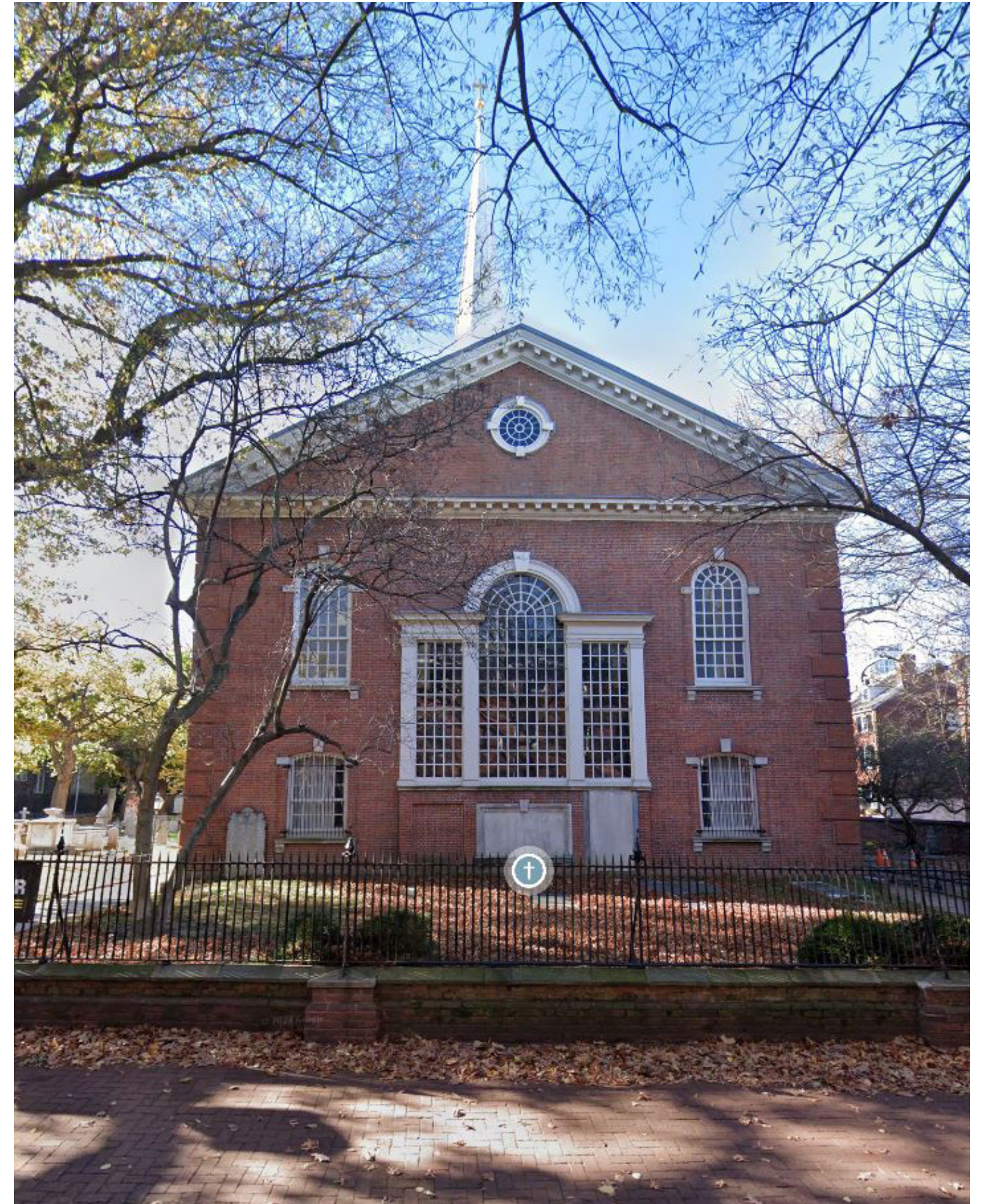
1897



1916



1870



2020



1911



1935



**LOMBARD STREET**



**3RD STREET**



**ST. PETER'S CHURCH**



**ST. PETER'S SCHOOL**



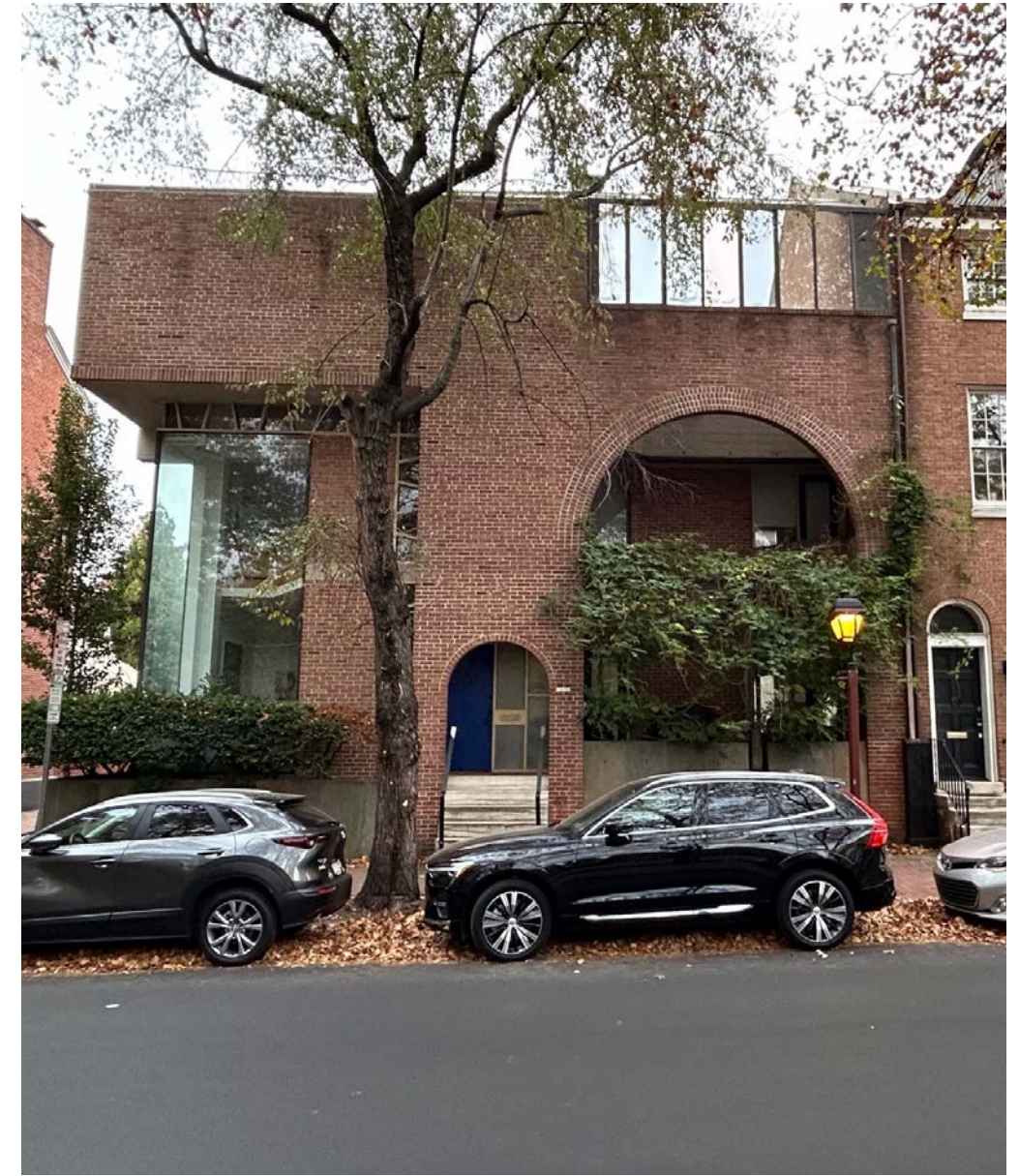
**MASONRY AND GLASS**



**CONTEMPORARY INFILL HOUSE**

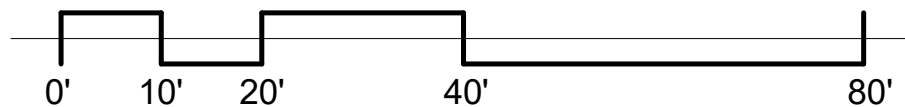
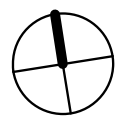
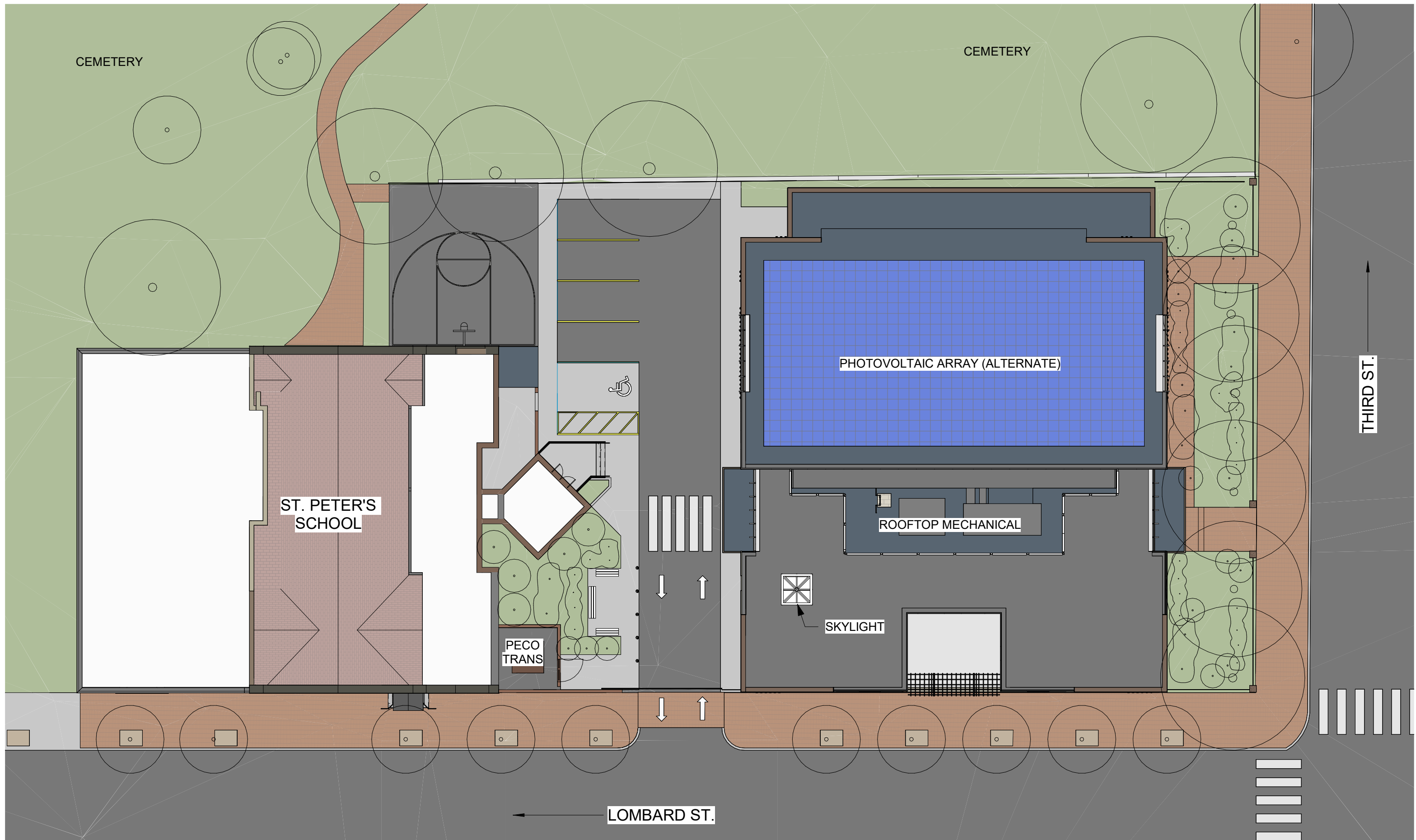


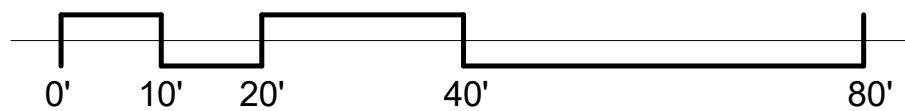
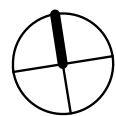
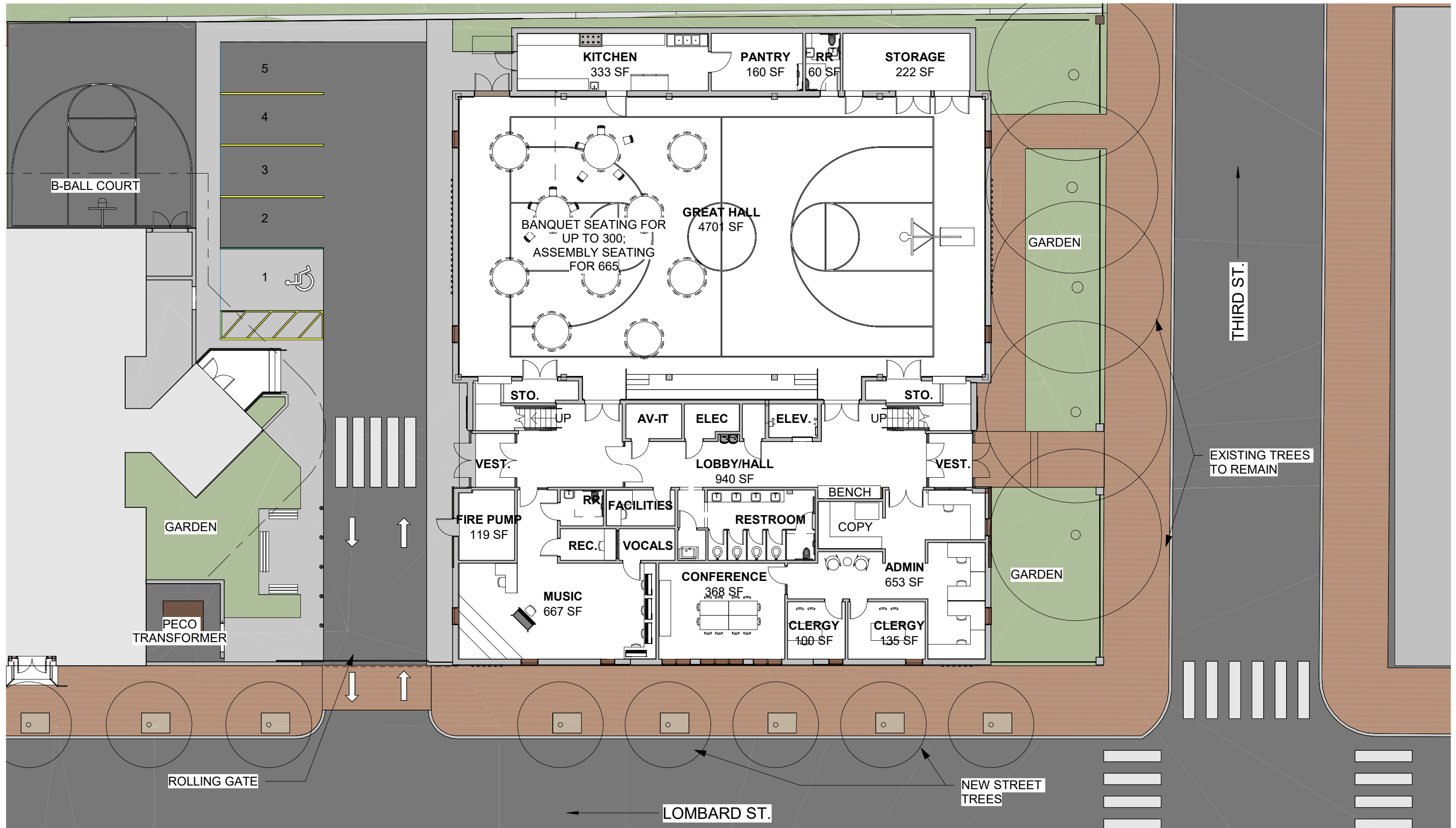
**PEI HOUSES**

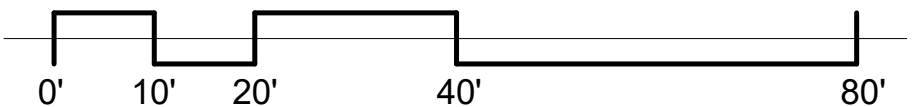
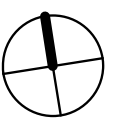
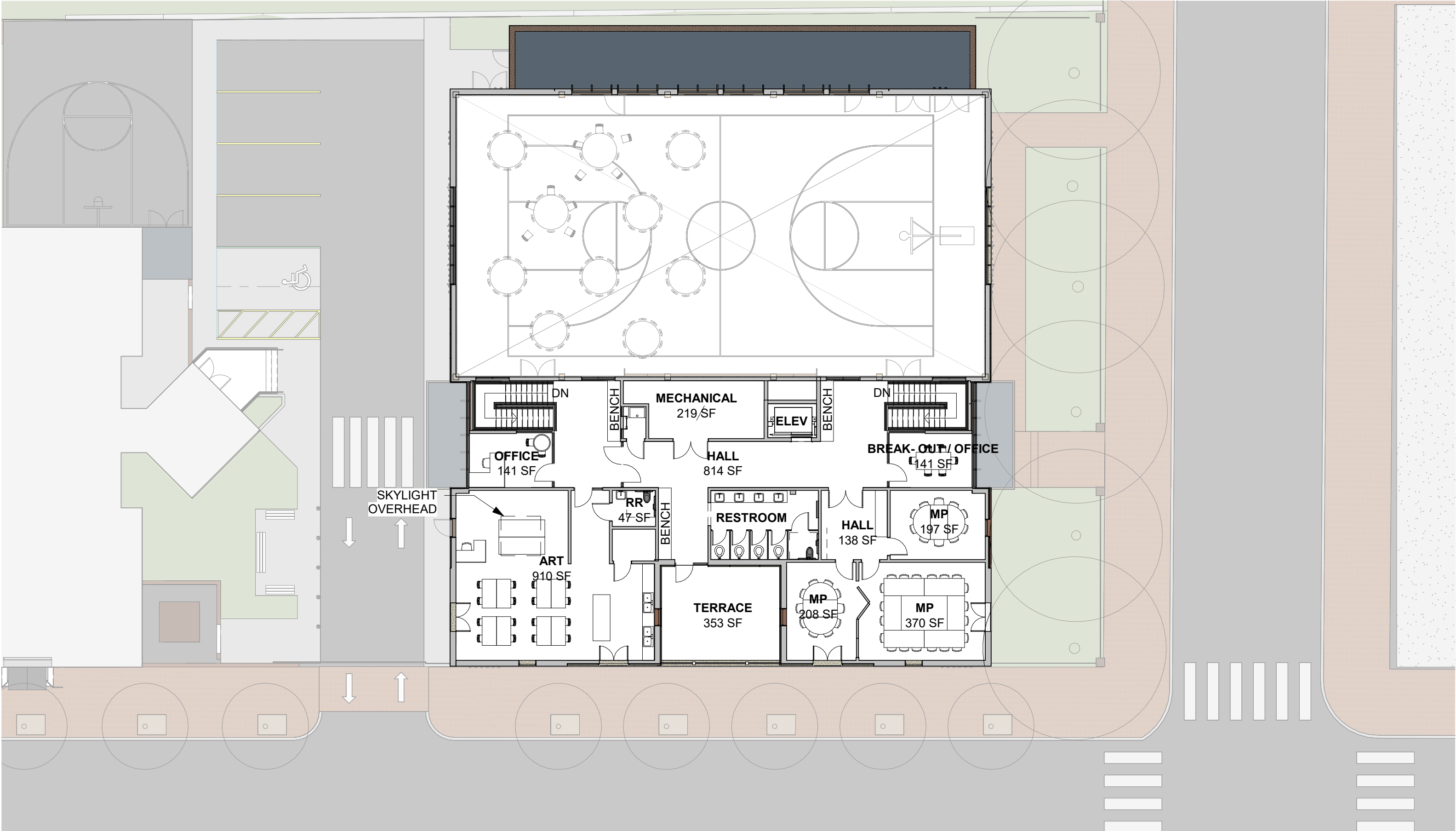










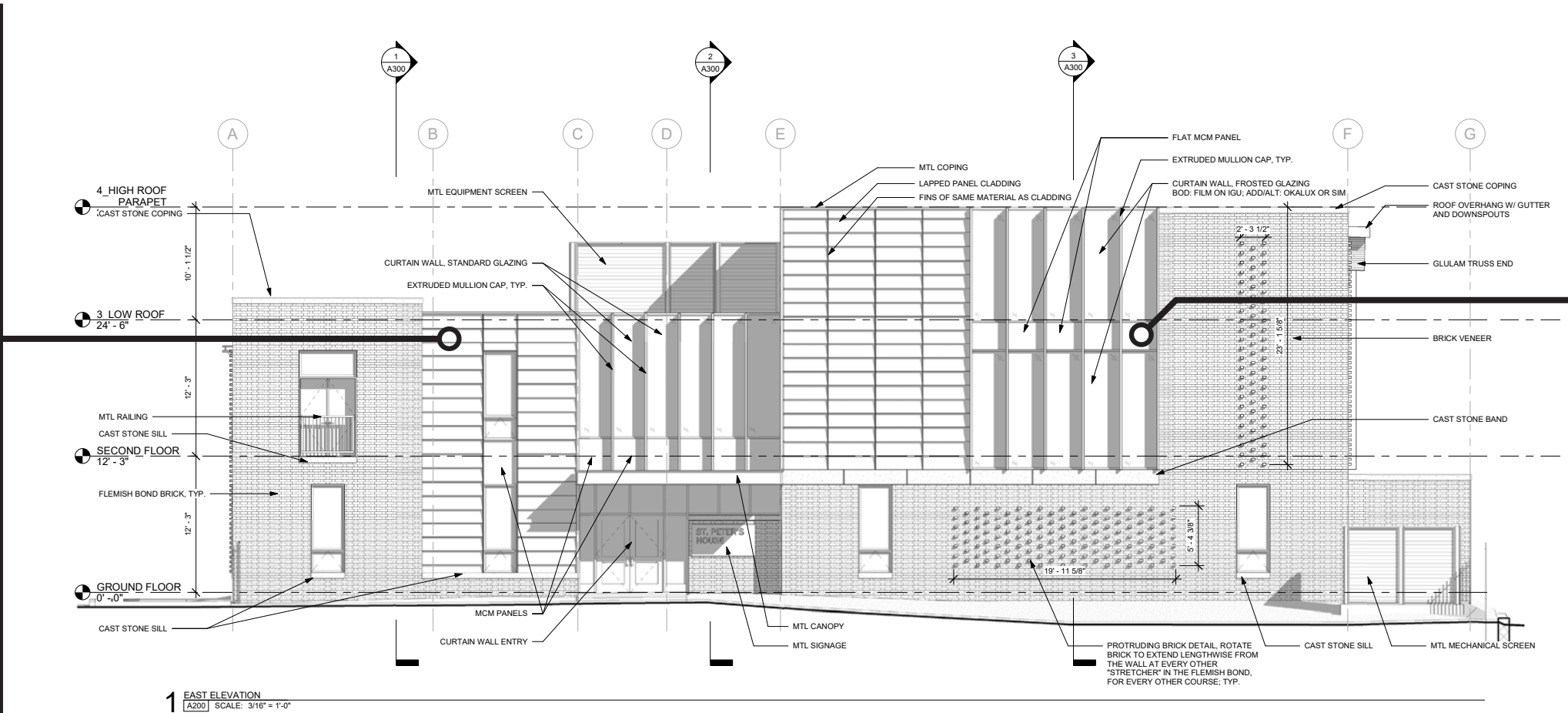




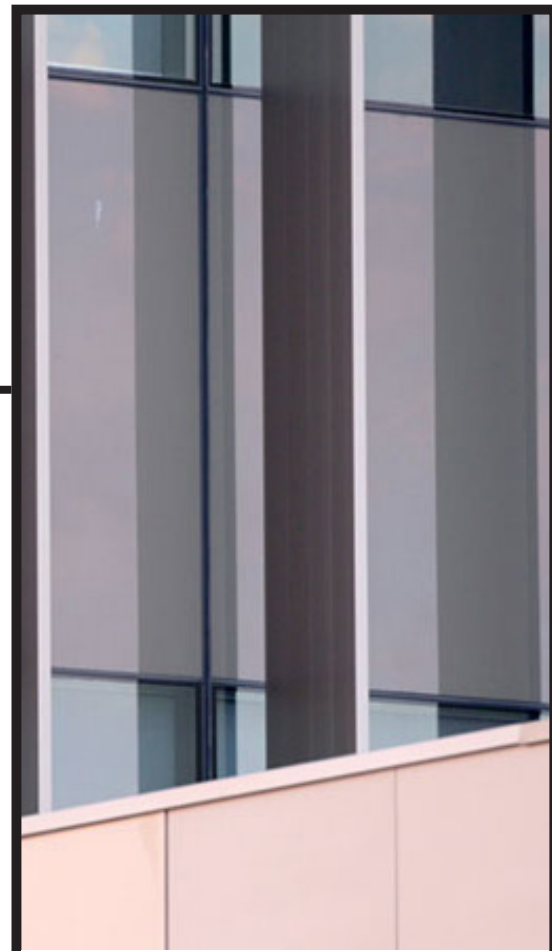
FIBER CEMENT



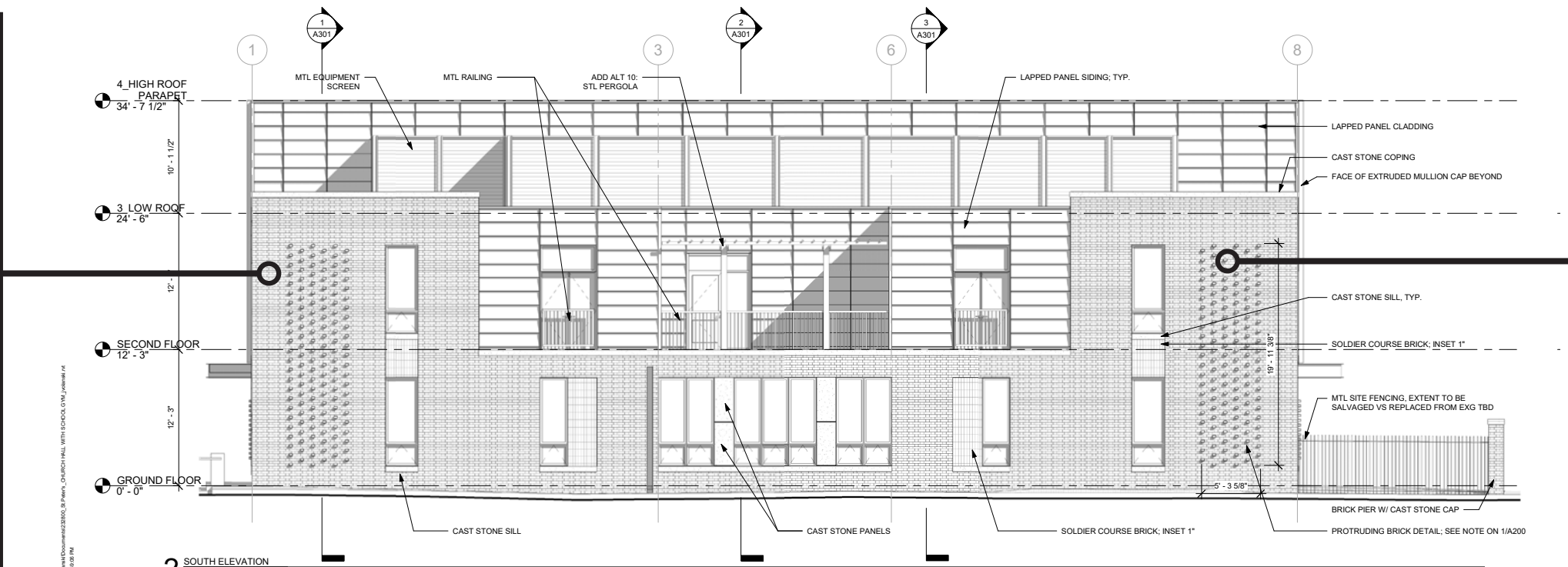
BRICK MASONRY



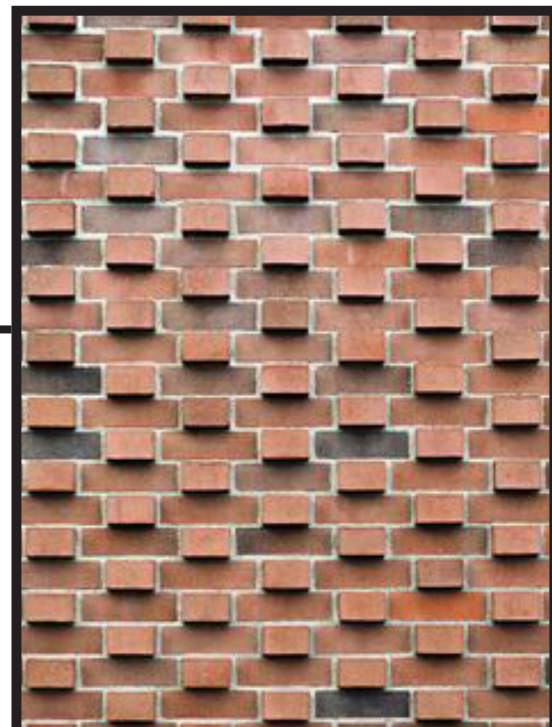
1 EAST ELEVATION  
SCALE: 3/16" = 1'-0"



METAL SPANDREL



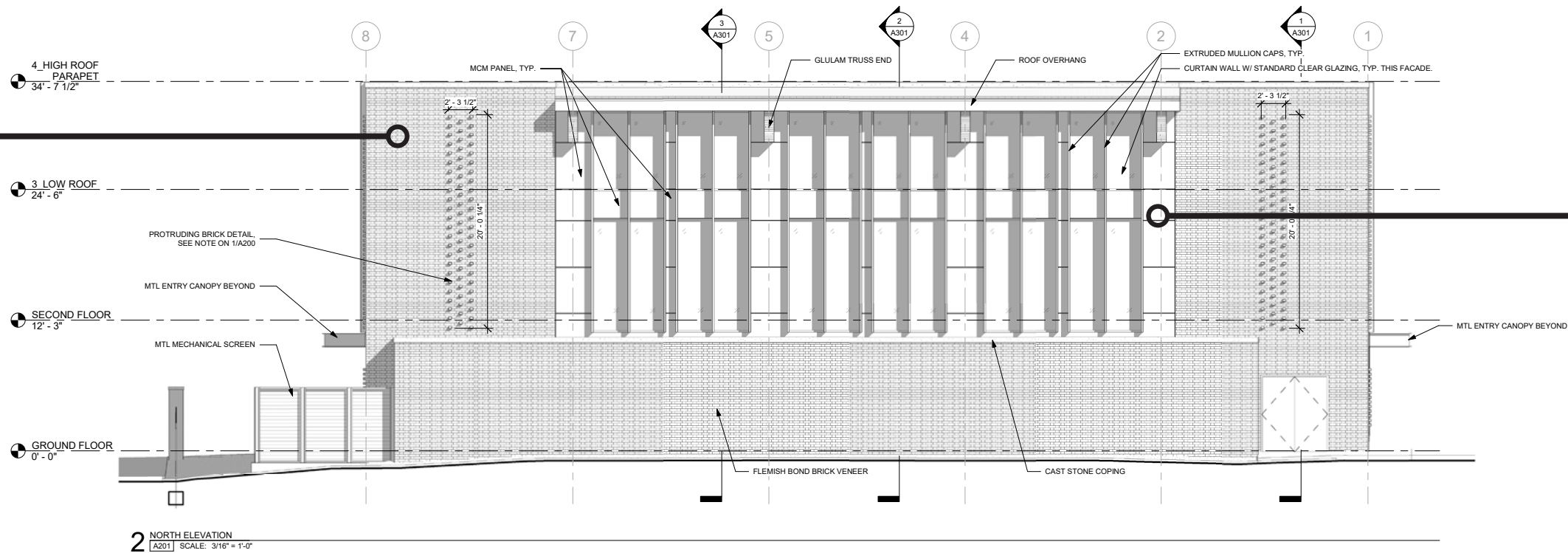
2 SOUTH ELEVATION  
SCALE: 3/16" = 1'-0"



BRICK PATTERN



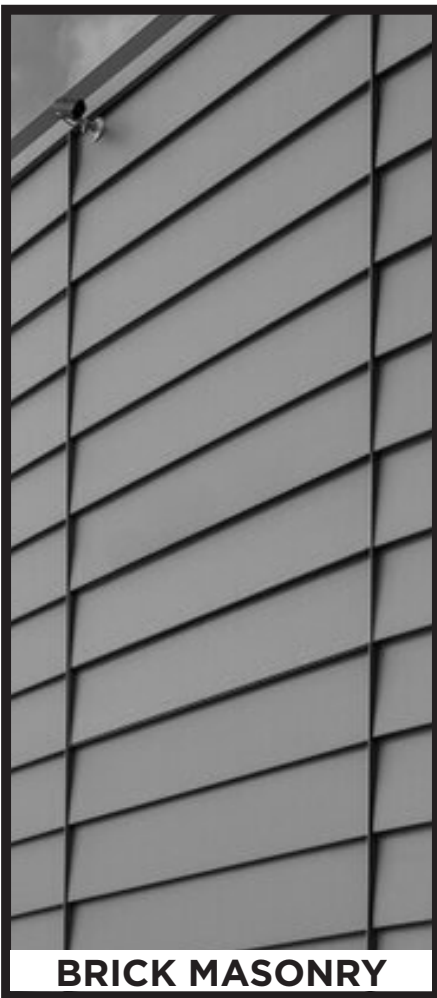
**FIBER CEMENT**



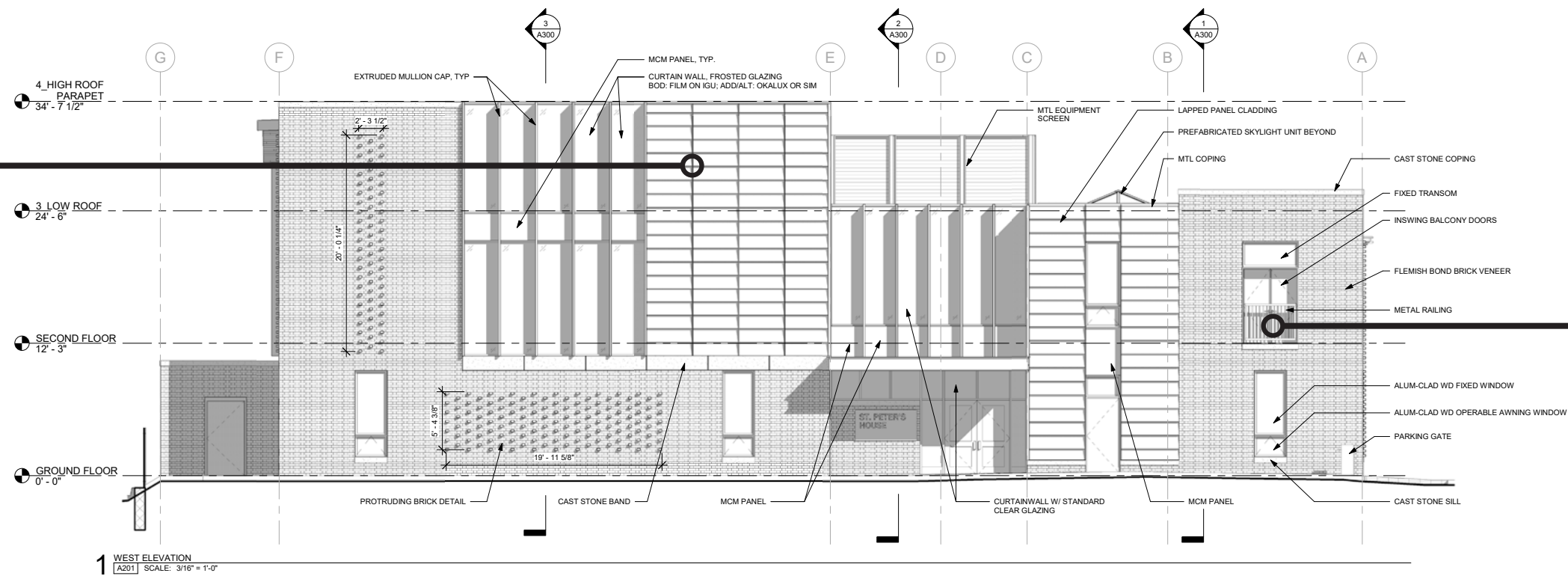
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SCALE: 3/16" = 1'-0"



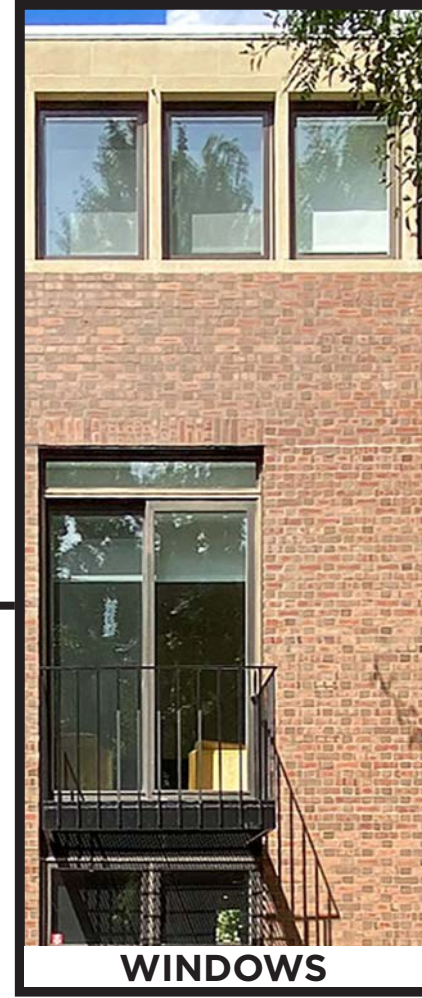
**METAL SPANDREL**



**BRICK MASONRY**



**1 WEST ELEVATION**  
SCALE: 3/16" = 1'-0"



**WINDOWS**









