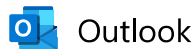


Public comment received for 301-15 Lombard Street  
building permit application



Outlook

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## 301-15 Lombard Street Proposed building construction 11-26-24 Architectural committee meeting of the Phila Historical Commission

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From Doreen DiMonte <ddimonte@msn.com>

Date Mon 11/25/2024 11:57 AM

To preservation <preservation@Phila.gov>

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To: Dan McCoubrey, Chair

RE: 301-15 Lombard Street Building Construction

Dear Chairman McCoubrey,

I am a neighbor directly impacted by the proposed construction of the above referenced property. My husband and I own three properties at 304-06 Lombard street and we attended a recent meeting held at St. Peter's school, during which the proposed building plans were presented to a group of affected neighbors on Lombard and Third Streets.

During the meeting, several concerns were expressed, which we would like to request this committee consider before rendering its opinion.

First, the overall size, scale and design do not reflect the historic nature of the neighborhood, with a 2 story boxy flat roof building that resembles something more appropriate for a business district, such as a RiteAid or CVS type building structure. The massive size, built right up to the sidewalk on Lombard Street, completely removes the open space and view of the historic church and other historic buildings and homes in the neighborhood. It also will require the removal of multiple very large, mature, beautiful shade trees that add much value to the properties along the 300 block of Lombard Street.

Second, the proposed use of cement fiber, "hardyboard" siding and/or metal siding does not at all fit in with the historic homes along Third and Lombard Streets and would greatly detract from the overall beauty of the neighborhood.

Third, the flat roof design creates a box like appearance, not in keeping with the other buildings and homes on the block. In addition, there is a proposed fenced area along Third street, which appears to be open for anyone to walk in, which would impact the safety of that section of the block, which now has a tall iron fence surrounding it. The proposed material of the fence was not disclosed. It should be iron to match the existing fencing material and not open for possible criminal activity, which could create a dangerous environment for pedestrians walking along Third street, especially at night.

This summarizes most of the concerns (other than use, which I realize is not considered at this meeting) expressed by affected neighbors who attended the recent meeting held at St. Peter's school, where construction plans were presented.

I share these concerns with my neighbors.

Thank you for your consideration.

Doreen DiMonte  
304 Lombard Street, units 2, 3 and 5



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**Comments on proposal to construct building at 301-315 Lombard Street**

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**From** ROBERTA SPIVEK <rspivek@aol.com>  
**Date** Mon 11/25/2024 11:59 AM  
**To** preservation <preservation@Phila.gov>  
**Cc** Jon Farnham <Jon.Farnham@phila.gov>

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Dear members of the Architectural Committee of the Philadelphia Historical Commission:

I am a direct neighbor of the proposed building that Sam Olson of Atkins, Olshin Schade Architects want for St. Peter's School and St. Peter's Church. I oppose the project in its current form because it will negatively impact the historic nature of our neighborhood.

I live at 320 Lombard Street, directly across from St. Peter's School. I bought this house with my late husband, Craig Eisendrath, and have resided here until his passing in 2021 and since then. I hope to live here for many more years.

My home is one of three historically-certified colonial-era houses on the block (320, 322 and 324); a second row of three is at 308, 310 and 312. This house was first recorded as owned by William and Margaret Allen in 1738; subsequent owners included prominent Philadelphian Joseph Wharton and his wife Hannah, and then, from 1778 to 1783, Gunning Bedford. The realtor who first showed us the house told us that Gunning Bedford was a delegate to the Continental Congress from Delaware, member of the Constitutional Convention, and signer of the Constitution. He was also briefly an aide to George Washington. On further research I believe this house was owned by that Gunning Bedford's older cousin, of the same name, because of the names of their wives. The younger Gunning Bedford evidently studied law in Philadelphia so perhaps did live here at some time with his cousins. I believe he, too, served in the Continental Army. In any case, this house is rich in early Philadelphia history and has retained its historic character, with its original staircase and floors. Other houses on the block have retained their historic character. I believe a family of bakers lived next door, at 322 Lombard, and the artist Charles Peale at 308.

As part of the impact on the block's historic character, the proposed building would completely block the beautiful view of St. Peter's Church side windows, a visual gift not only from my 2nd-story bedroom but to passersby on the street.

I am also concerned about the capacity of Lombard Street to withstand a year of construction vehicles. I can already feel it when buses and large trucks pass my home, and worry about the impact on my home's foundations and that of nearby houses.

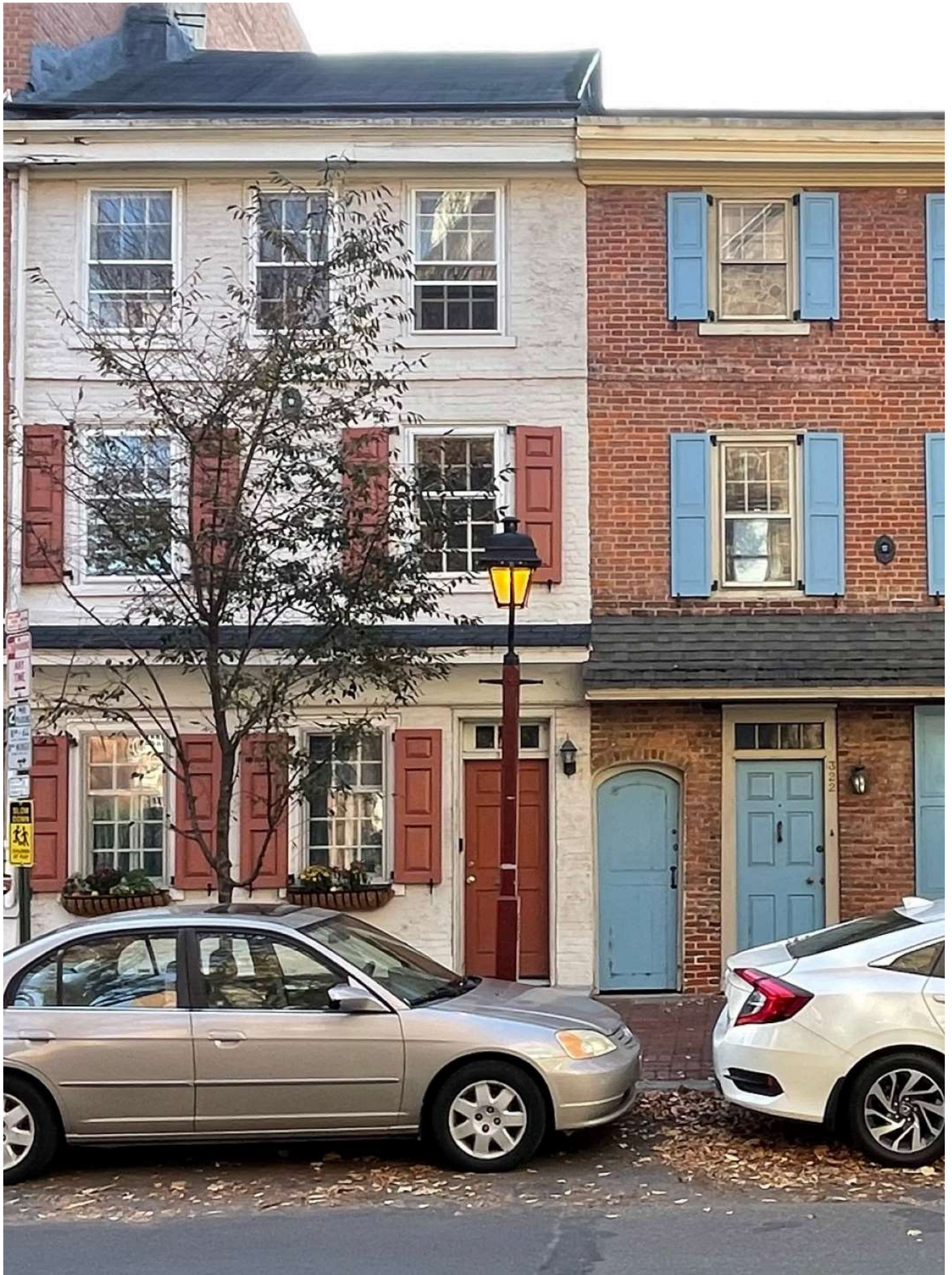
Finally, I understand that the construction would necessitate the removal of six large trees along Lombard (four within the fence,) depriving the block of the trees' beauty and shade.

I've attached pictures of my home (the white one) in its row of three historic houses, and of the three form the block.

Please include this in the public record and feel free to contact me for any further information.

Roberta Spivek  
(215) 531-4774



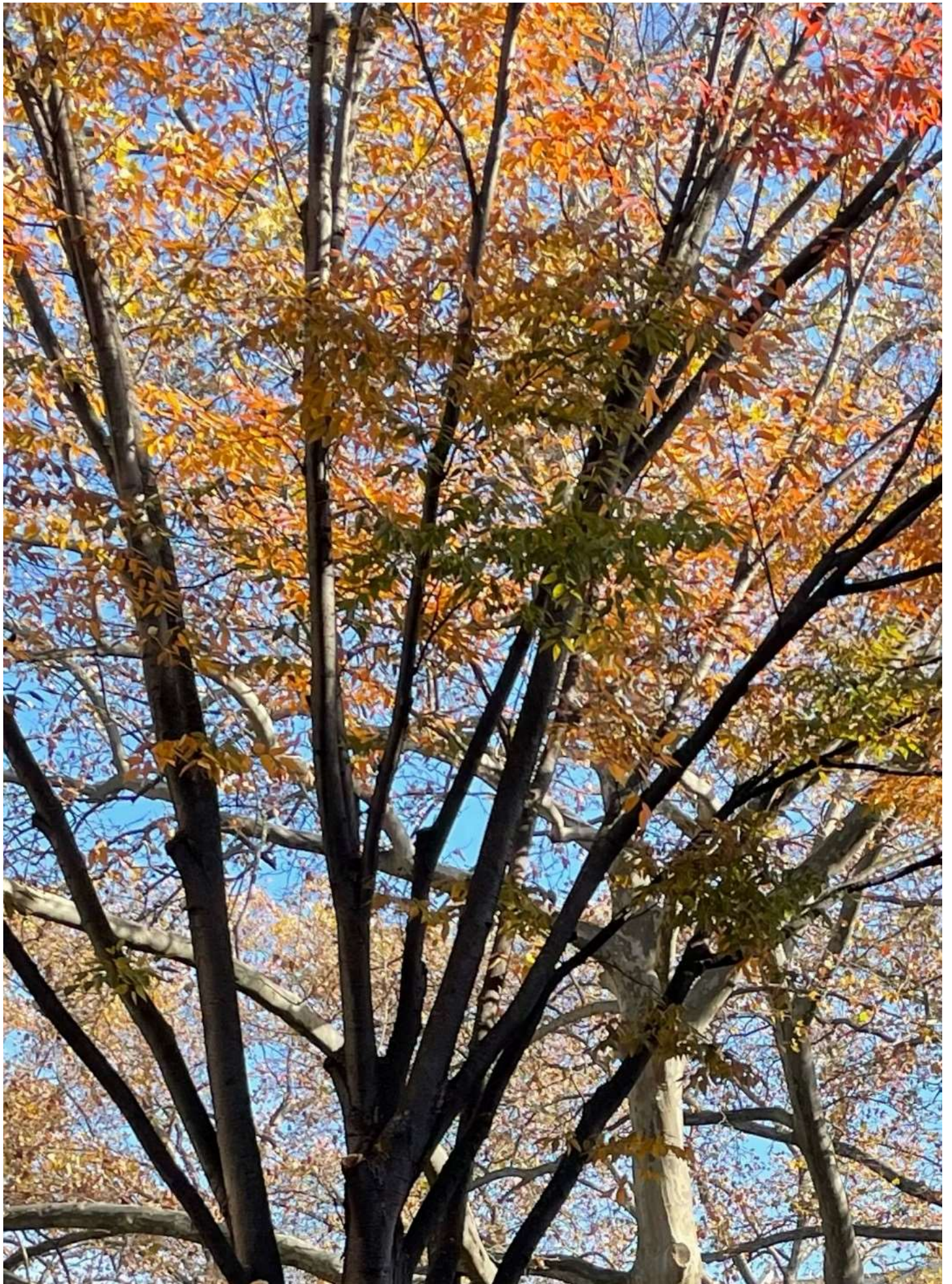




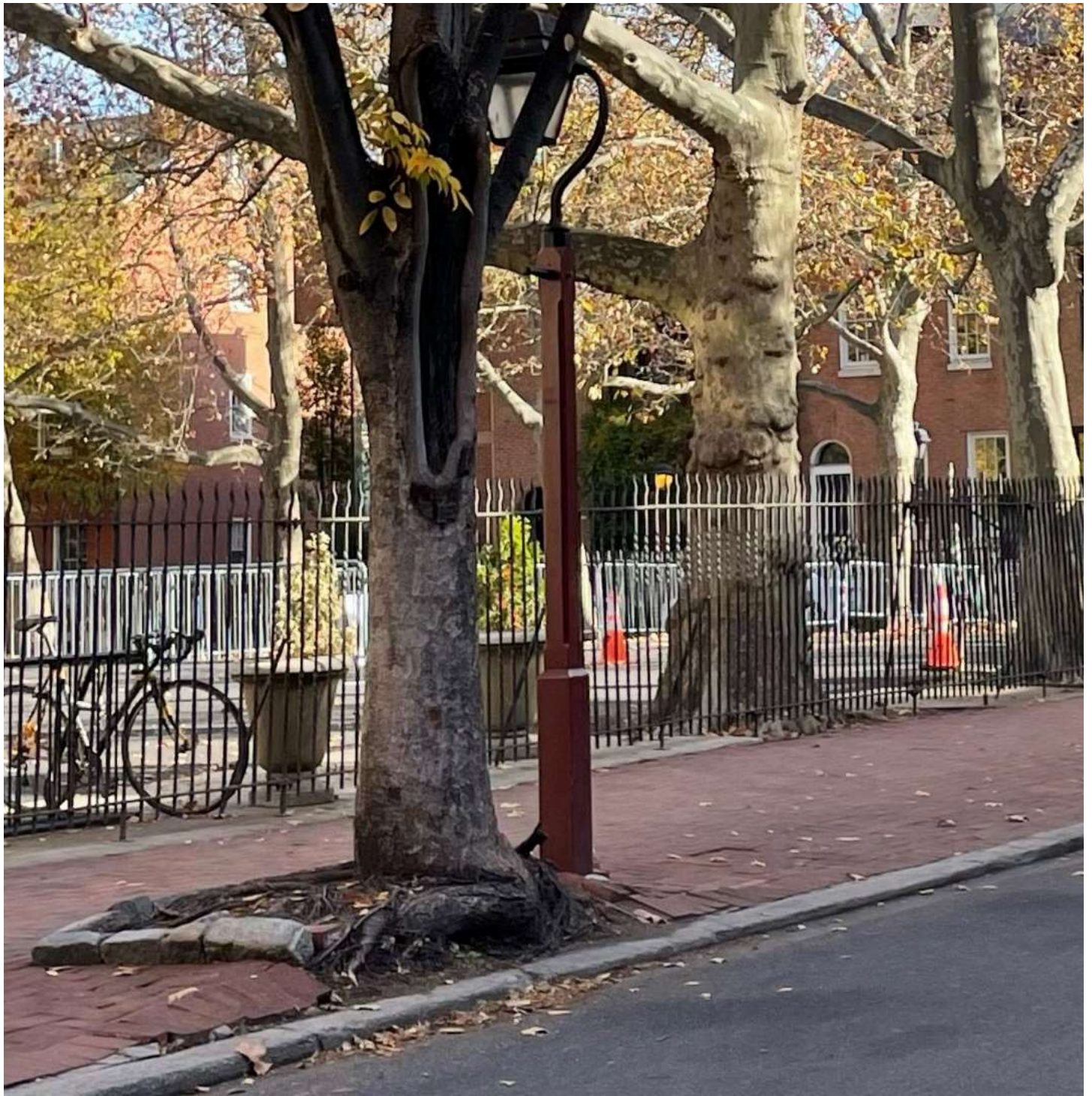




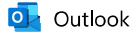








Sent from my iPhone



Outlook

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**Re: Comments on proposal to construct building at 301-315 Lombard Street**

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**From** ROBERTA SPIVEK <rspivek@aol.com>  
**Date** Mon 11/25/2024 12:02 PM  
**To** preservation <preservation@Phila.gov>  
**Cc** Jon Farnham <Jon.Farnham@phila.gov>

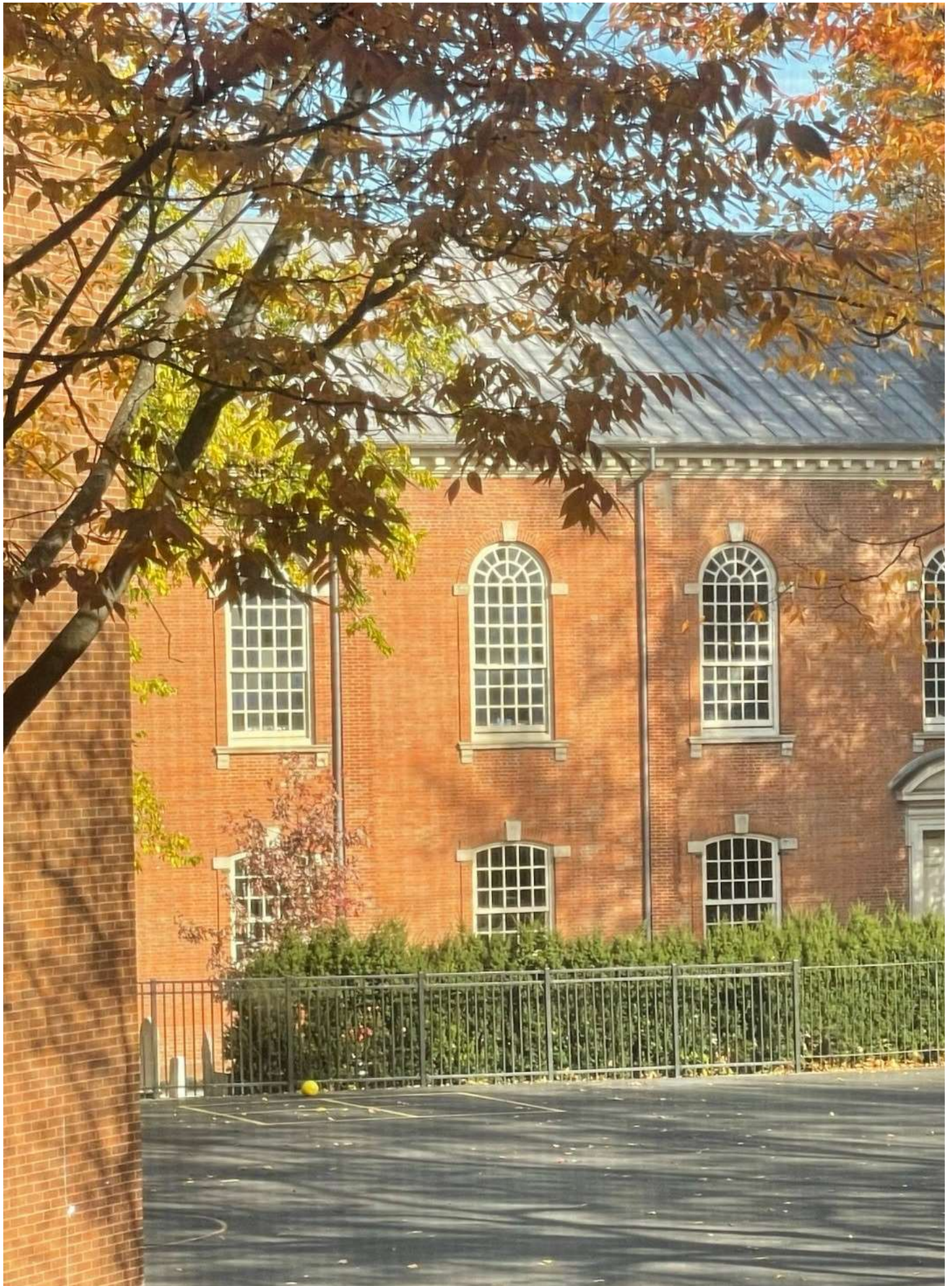
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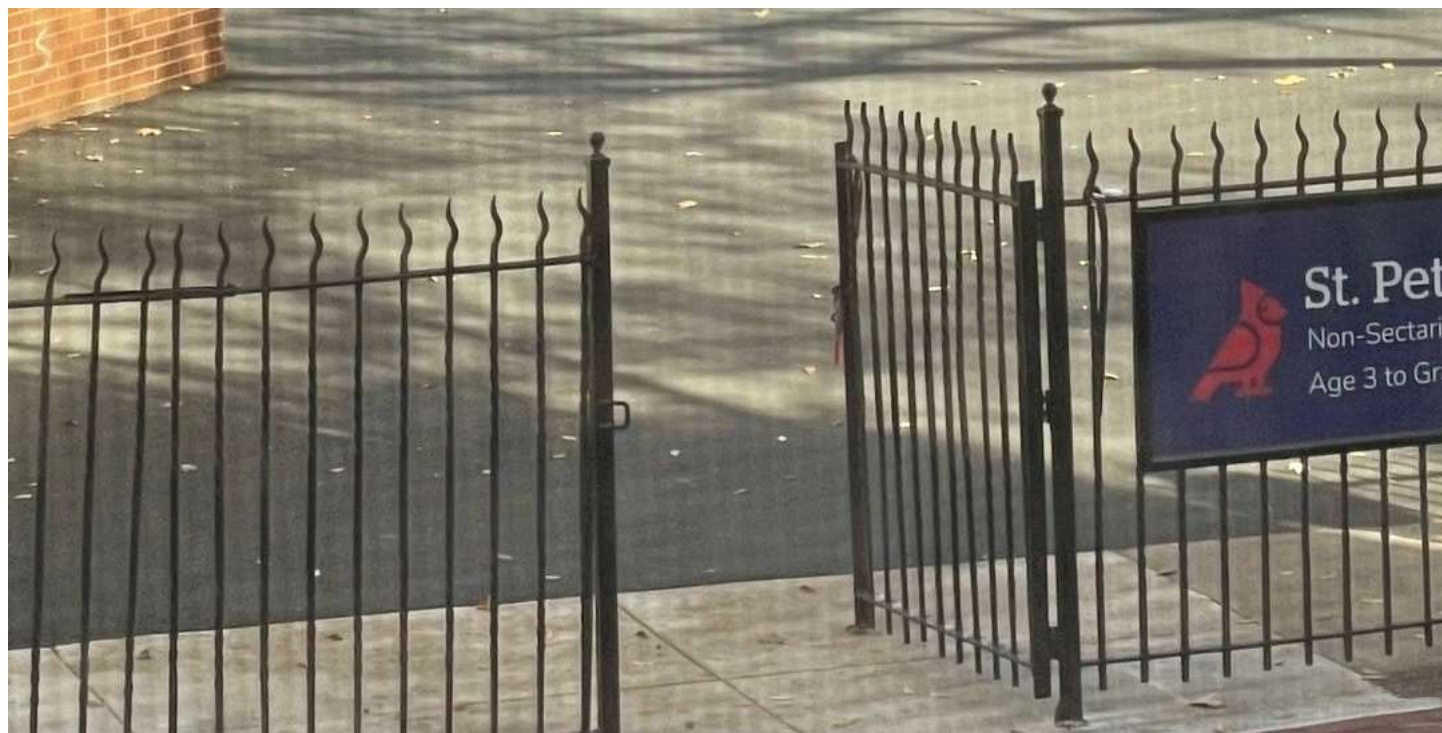
Addenda to my comments:

1. My husband and I purchased this house in 2006.
2. Attachment: Photograph of St. Peter's Church windows, which would no longer be visible to homeowners and passersby from Lombard Street









Sent from my iPhone

> On Nov 25, 2024, at 11:57 AM, ROBERTA SPIVEK <rspivek@aol.com> wrote:

>  
>  
>

> Dear members of the Architectural Committee of the Philadelphia Historical Commission:

>

> I am a direct neighbor of the proposed building that Sam Olson of Atkins, Olshin Schade Architects want for St. Peter's School and St. Peter's Church. I oppose the project in its current form because it will negatively impact the historic nature of our neighborhood.

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>

> Please include this in the public record and feel free to contact me for any further information.

>

> Roberta Spivek

> (215) 531-4774

>

> <image0.jpeg>

> <image1.jpeg>

> <image2.jpeg>

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**St. Peters New Building 301-15 LOMBARD ST**

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**From** Rick Herskovitz <rick@icon-global.net>

**Date** Mon 11/25/2024 12:03 PM

**To** preservation <preservation@Phila.gov>

**Cc** Rick Herskovitz <rick@icon-global.net>

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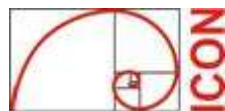
To the Architectural Committee:

These comments are being made in my personal capacity as an architect for fifty years, and a forty year resident of society hill. I attended the meeting at St Peters School on November 11th and have the following comments.

1. The painted fiberboard facade treatment is not in keeping with the historic area and in my opinion should be brick or standing seam metal in a natural color, or slate?
2. The facade lacks detailing which would help with scale and help it fit into the surrounding areas. Items such as stone lintels and sills, an edge to the cornice, and even a stone base would make the building fit with the surroundings.

In addition, as 3<sup>rd</sup> Street has been designated a bike lane, drop offs and access from 3rd Street will be harder. Perhaps, the whole building could shift 6' North and a pull-off lane be formed along Lombard Street, and used by the school daily?

Thank you.



**Integrated Construction**

**Richard Herskovitz, RA**

508 Spruce Street

Philadelphia, PA 19106

**Phone 215-669-7900**