

ADDRESS: 317 LOMBARD ST

Proposal: Construct three-story addition

Review Requested: Final Approval

Owner: St. Peter's School

Applicant: Sam Olshin, AOS Architects

History: 1873, Saint Peter's School, Lewis Esler; Addition, Mitchell/Guirgola, 1983

Individual Designation: None

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

Staff Contact: Jon Farnham, jon.farnham@phila.gov

OVERVIEW: This application proposes to construct an addition to the St. Peter's School building at 317 Lombard Street. This Historical Commission approved three earlier versions of this application in 2019, 2021, and 2024, all of which proposed a stand-alone, multi-use building to the east of the school on a surface parking lot owned by St. Peter's Church. The earlier applications proposed a multi-use building that would have been used by both the school and the church. The church has decided not to pursue the project, so the school is now proposing an addition for exclusively school use to the western side of the extant school building on Lombard Street. The original school building was constructed in 1873 and added to in 1983. The school building is classified as contributing to the Society Hill Historic District. The proposed addition would attach to the west façade of the 1983 addition and would be clad in brick and brick-colored composite panels. It would approximate the massing and rhythm of the large three-story rowhouses that once stood on the site.

SCOPE OF WORK:

- Construct addition

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 addition would not destroy historic materials that characterize the property. The addition would be differentiated from the historic building and would be compatible in massing, size, scale, and architectural features with the property and its environment.

STAFF RECOMMENDATION: Approval, pursuant to Standard 9.

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

9 June 2025

Jonathan E. Farnham, Ph.D.
Executive Director
Philadelphia Historical Commission
1515 Arch St, 13th floor
Philadelphia, PA 19102

Via email: preservation@phila.gov

Re: St. Peter's School, 319 Lombard Street

Dear Dr. Farnham and fellow PHC Staff members:

On behalf of St. Peter's School, Atkin Olshin Schade Architects (AOS) submits this application for a proposed three-story building addition to the Philadelphia Historical Commission for your review and consideration. Please refer to the project information below and the attached project packet.

Project Address:

319 Lombard Street
Philadelphia, PA 19147

Project Applicant:

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

Matthew Evans, Head of School

- Phone: 215-925-3963
- Email: mevans@st-peters-school.org

Property Owner:

St. Peter's School

Project Description:

St. Peter's School is looking to expand their existing building into their existing school yard to the west of the existing c. 1980's Seaman's Building on the corner of 4th and Lombard Streets. The School had looked previously to expand to the east by engaging in a joint venture with the adjacent non-affiliated St. Peter's Church. However, that project did not advance beyond the initial design and approval phase.

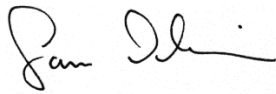
As the School continues to succeed and serve the neighborhood, the reason for this current solo project includes the following aspirations:

- The School currently is not ADA handicapped accessible so they are looking to add a fully accessible entrance with integrated interior ramp and elevator to serve all floors to address current limitations.
- The School desires to create a welcoming, secure entry to unite the campus.
- The expanding and evolving curriculum would benefit from (4) additional classrooms, including dedicated music and arts, and a multipurpose recreation space to support physical education, assemblies, performances and other after school events and programs. Because the addition would extend into the existing play yard, the School is seeking to supplement exterior recreational activities with rooftop play space.

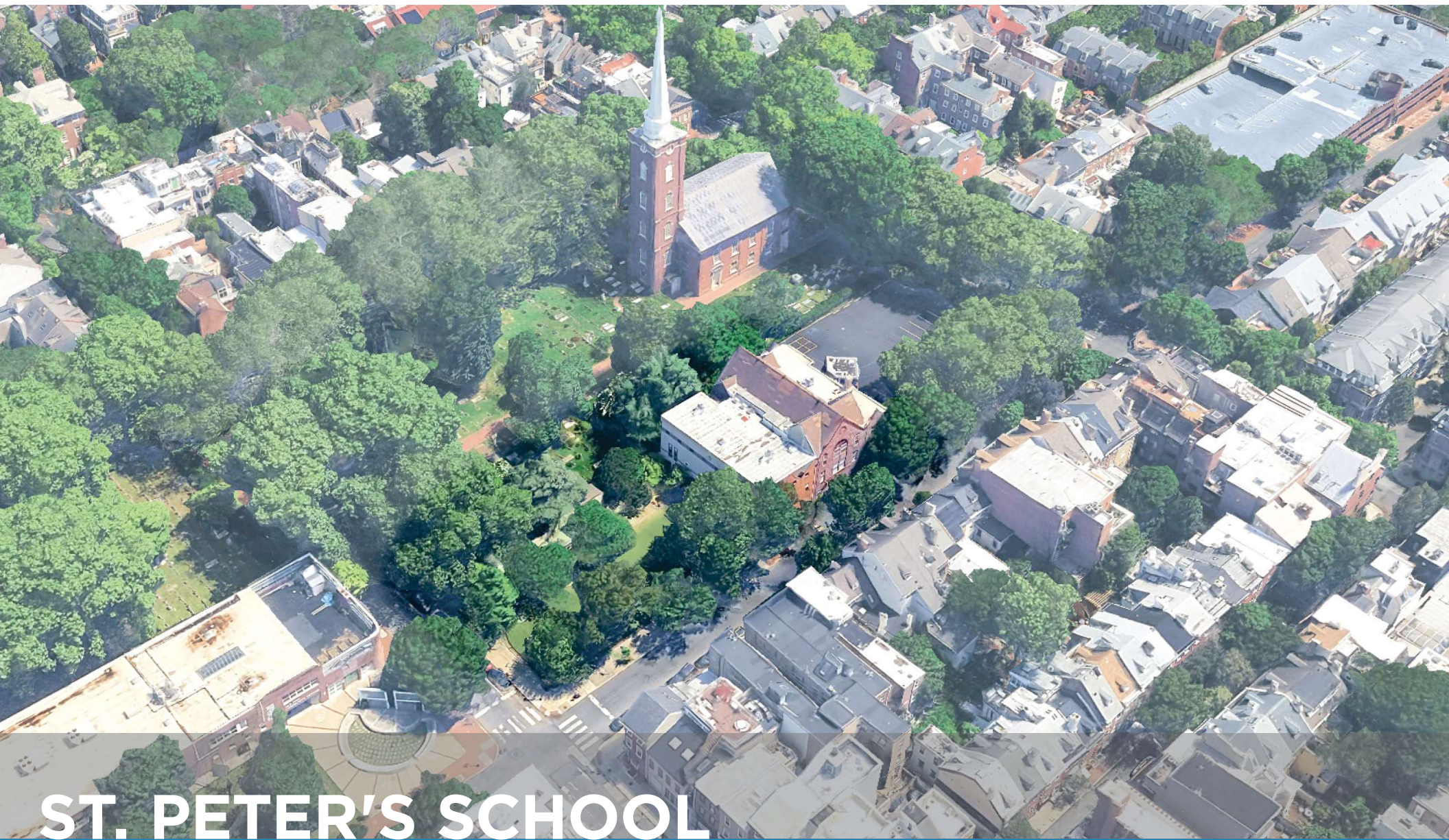
The project is a 3-story addition, with a portion of the 3rd story dedicated to a rooftop play deck. The addition is planned to align with existing cornices, maintaining the scale of the School, the surrounding neighborhood, and the rowhomes that once occupied the site. To integrate the new construction into the broader campus, the façade is made up of contextual materials including predominantly brick supplemented with varied fenestration, glass block (as found in the School's 1980s addition and Old Pine Community Center across the street), and porcelain tiles to match in tone the existing buildings' masonry. The brick uses varied orientations, sizes and articulations to break down the building's mass to a scale familiar to the neighborhood and bring a sense of playfulness to the school environment. Refer to the elevations and perspectives for more detail.

Any questions, please let us know. Thank you for your consideration.

Best regards,

A handwritten signature in black ink, appearing to read "Sam Olshin". The signature is fluid and cursive, with a large initial "S" and "O".

Sam Olshin FAIA
Principal



ST. PETER'S SCHOOL

SCHOOL CONCEPT DESIGN PHASE PRESENTATION

ATKIN OLSHIN SCHADE ARCHITECTS

09 JUNE 2025

ZONING

Base District: RM-1

Overlay Districts

- Center City Parking Garage Ground Floor Use Control Area
- Center City Society Hill Area
- Center City Commercial District Control Area
- Center City Residential District Control Area
- Narcotics Injection Sites Overlay District

Allowable Uses:

- **Educational Facilities uses require a “Special Exception” in RM-1 District**
- Special Exception Process – same process and schedule as a zoning variance

Accessory Uses:

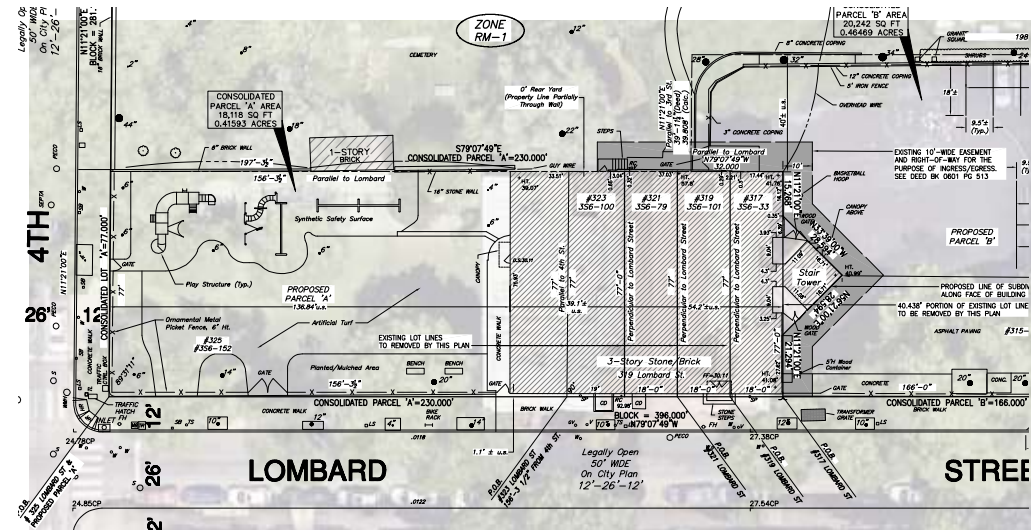
- **Roof Decks are not allowed (attorney believes play deck may be allowed)**
 - **Must be setback 5’ from front building line**
 - Allowed to be 48” above roof surface without impacting building height
 - Access Structure may not exceed 165sf or 10’ height
 - Access Structure must be setback an additional 5’ from building lines
 - **Fence, Rails, and Screens may not exceed 42”**

Development Standards

- Maximum Occupied Area: 80% (corner lot)
- Minimum Front Yard Depth: 0’
- Minimum Side Yard Depth: 12 ft
- Minimum Rear Yard Depth: 9 ft
- **Maximum Building Height: 38’ (Addition is 41’-6” to align with existing cornice)**
- Maximum Floor Area Ratio: No Limit

Parking/Loading Requirements:

- **Vehicular Parking - Education – 1/1000 sf**
 - **10 regular parking spaces, plus 1 dedicated ADA parking space**
- Bike Parking – 2 spaces

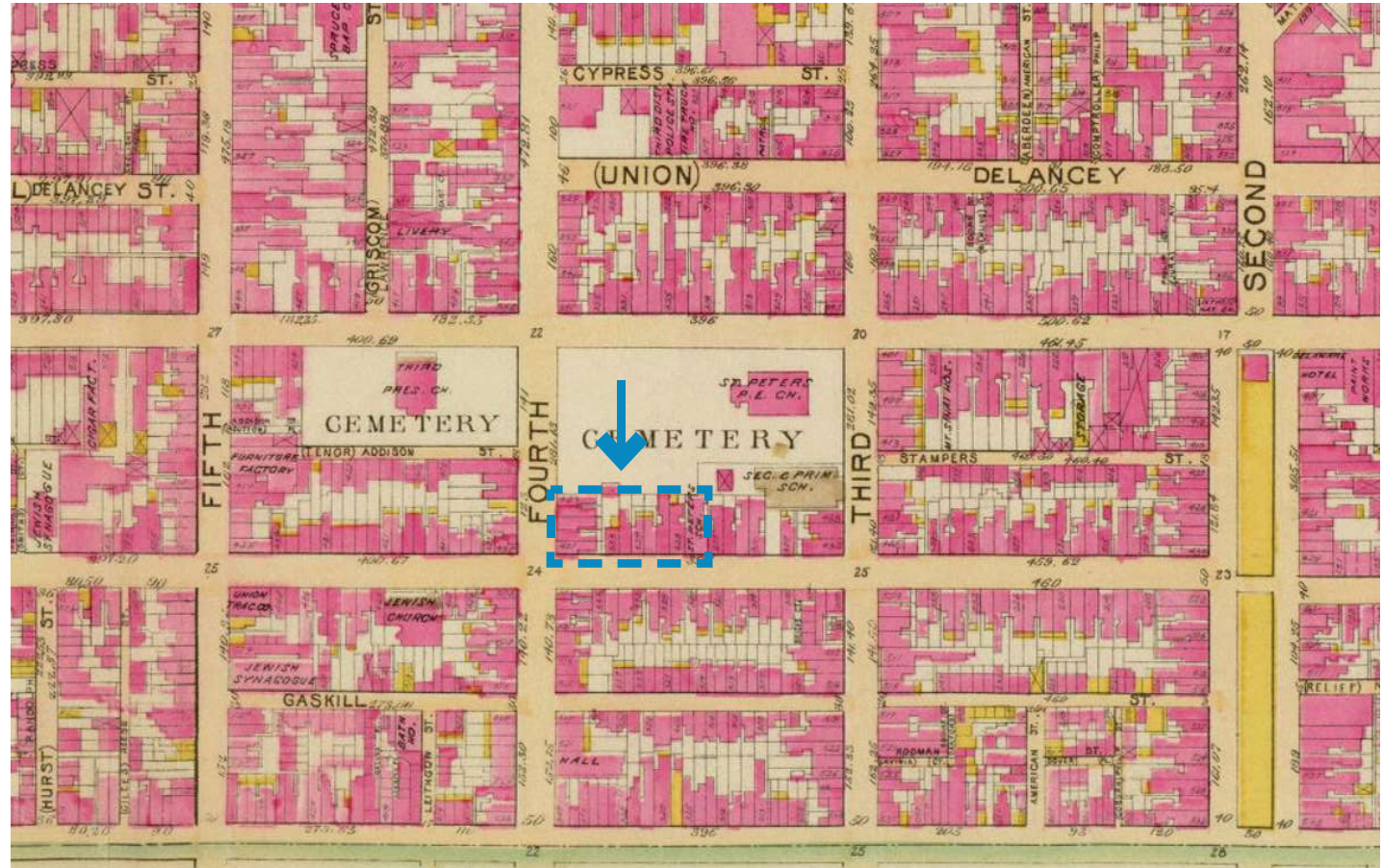


HISTORIC SITE MAP

The Society Hill neighborhood of Philadelphia has been home to St. Peter's School (originally as the St. Peter's Day School and then the St. Peter's Choir School) since 1832, following its separation from Christ Church in the form of a Sunday School. The School purchased 319 Lombard, the first of several lots along Lombard now occupied by the school, which shares the larger block with St. Peter's Church and cemetery.

Between the 1870s and early 1900s, St. Peter's, along with its school mission, expanded to include lots 317 through 323, which once included many 3-story rowhouses with frontages on Lombard, 3rd, and 4th Streets. From the 1970s- 1980s, the School underwent major renovations, including the construction of the Seaman's Wing, a building addition west of the transitional colonial-gothic-style original brownstone school building.

The neighborhood is defined by a varied collection of 18th- and early 19th-century brick rowhouses, cobblestone streets, and blocks layered with a mix of religious, civic, and residential structures. Many of these structures preserve their original expression, with others offering contemporary interpretations of their historic context. The neighborhood also includes more contemporary residential structures by some of Philadelphia's noted 20th c. architects. The School site is situated just a few blocks west of Headhouse Square, is within close proximity to notable religious buildings like Old Pine Street Presbyterian Church and Mother Bethel A.M.E. Church, and lies less than half a mile south of Independence Mall.

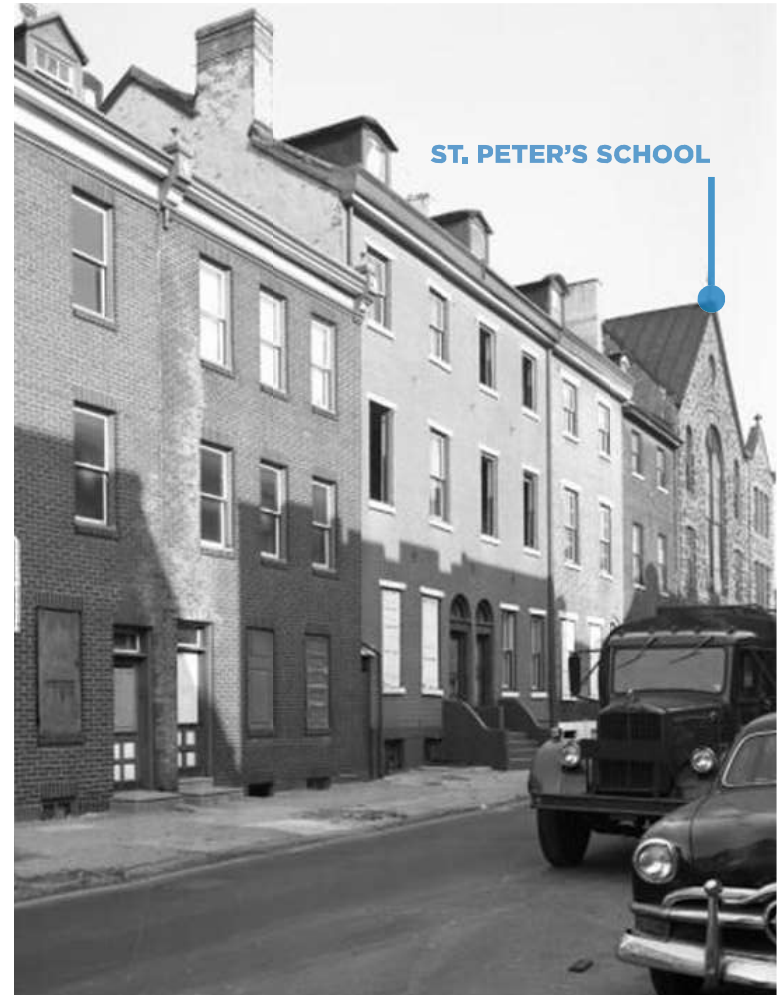


Bromley Atlas Map from 1901

HISTORIC SITE PHOTOS - UNDERSTANDING THE SITE'S PAST

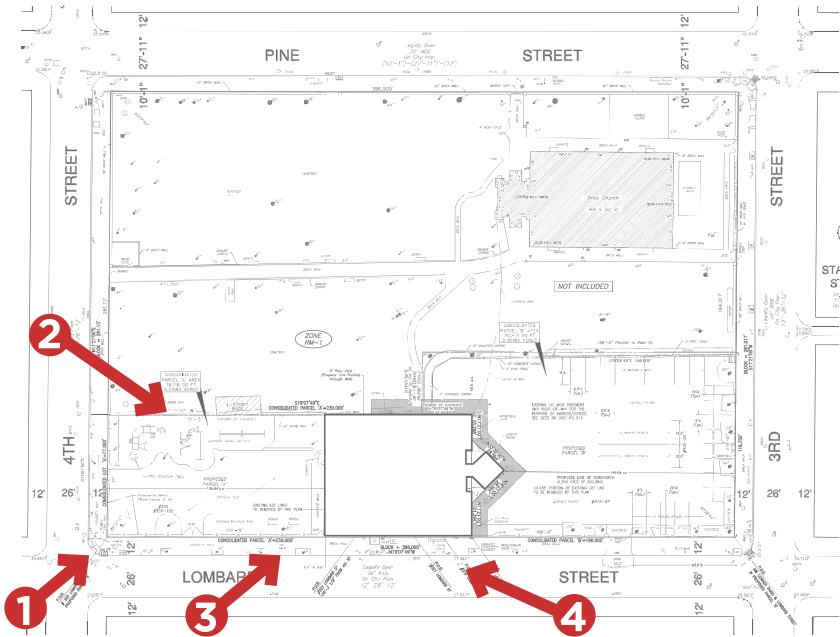


1957 - LOMBARD STREET LOOKING WEST

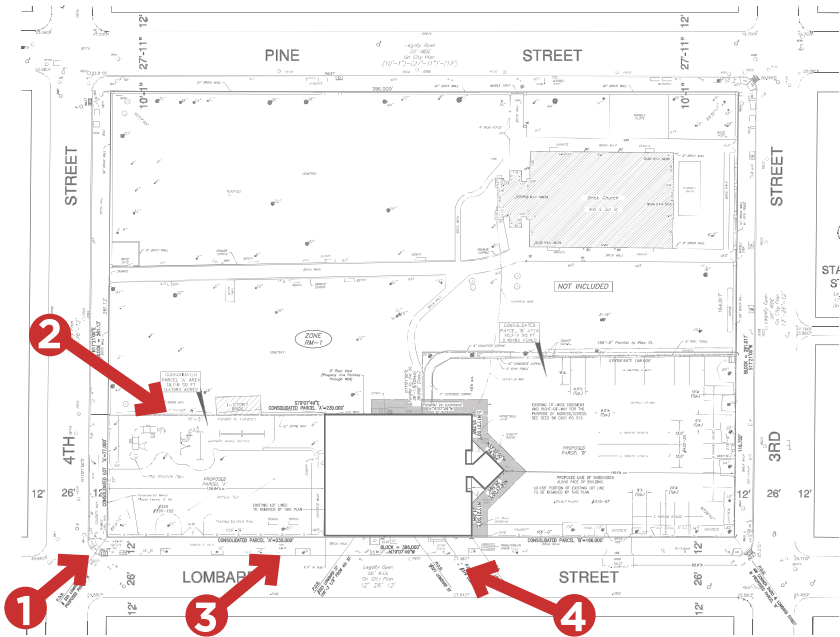


1963 - LOMBARD STREET LOOKING EAST

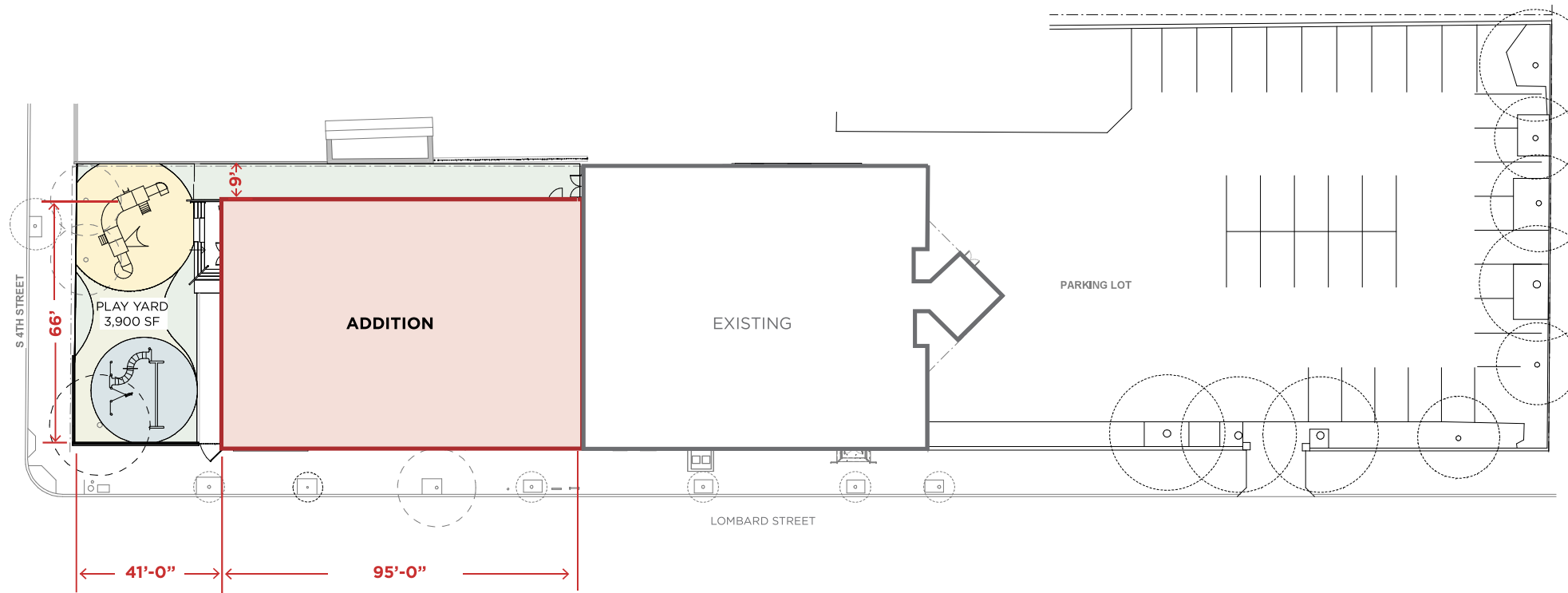
EXISTING SITE PHOTOS



EXISTING SITE PHOTOS

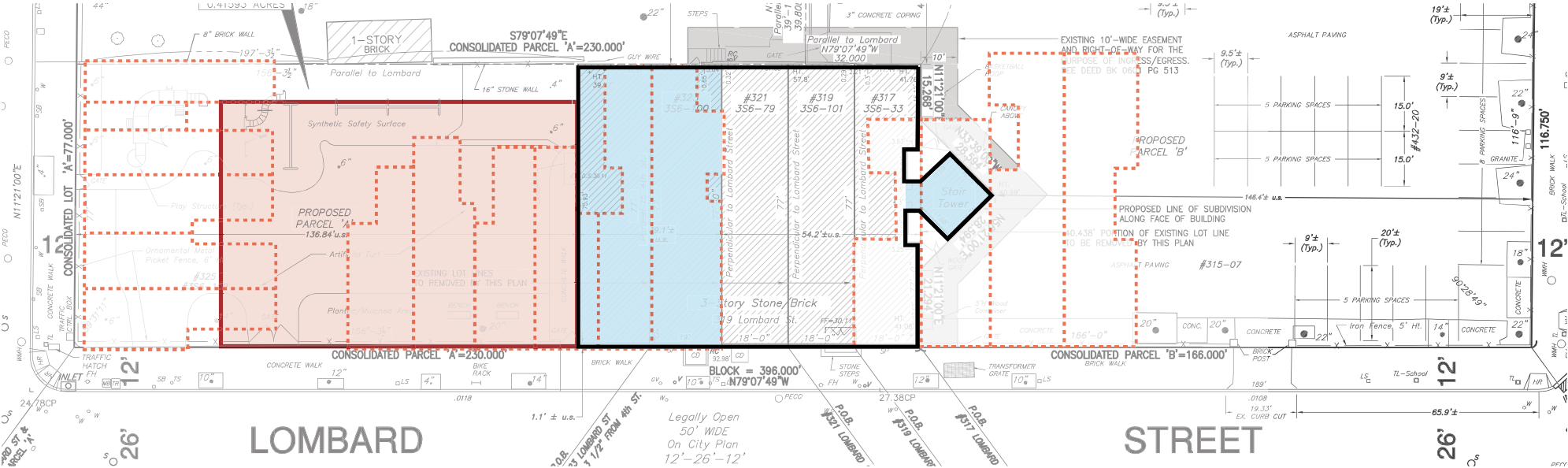


SITE PLAN



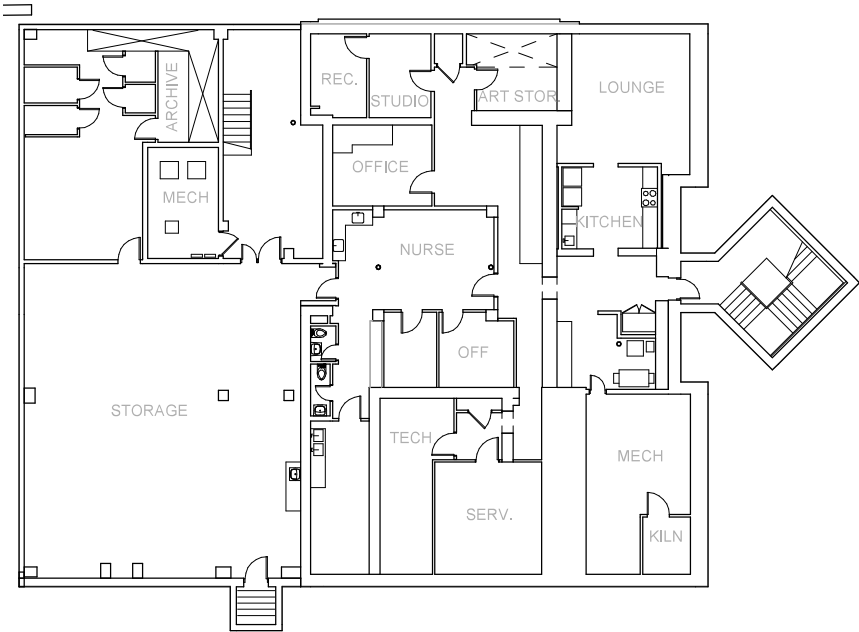
SITE PLAN - SITE TIMELINE OVERLAY

- FOOTPRINT OF PREVIOUS ROWHOUSES
- 1980s ADDITION
- PROPOSED ADDITION

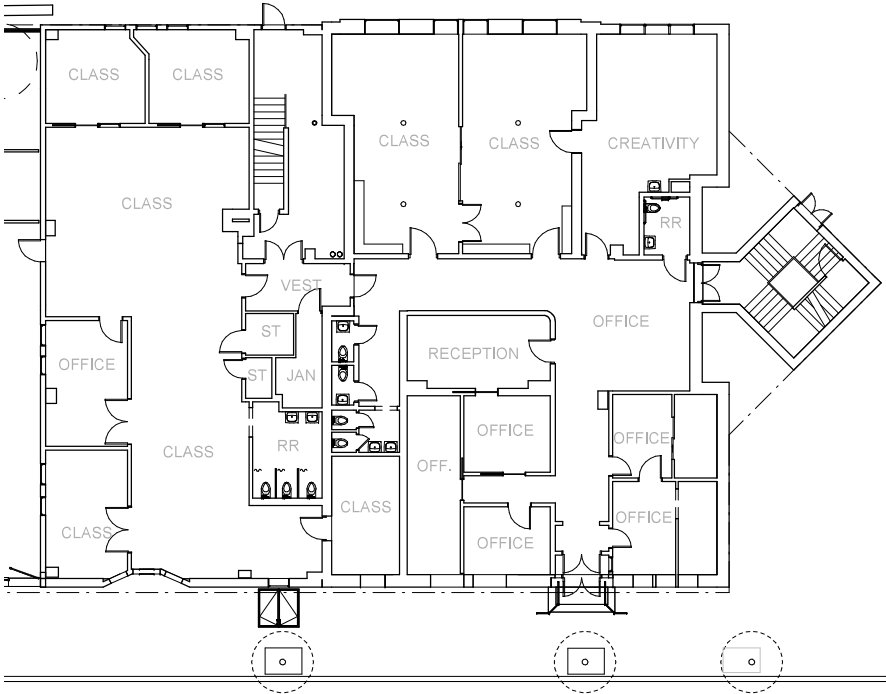


EXISTING - LOWER LEVEL + FIRST FLOOR

LOWER LEVEL

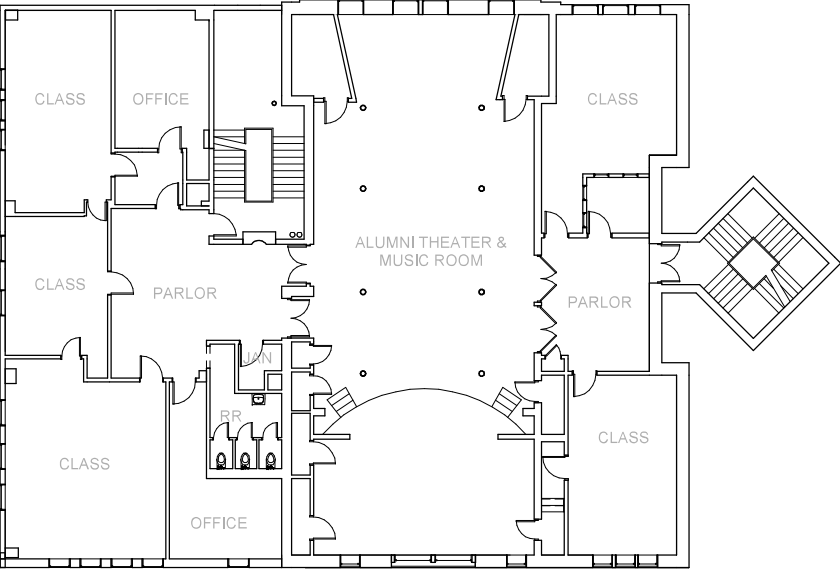


GROUND FLOOR

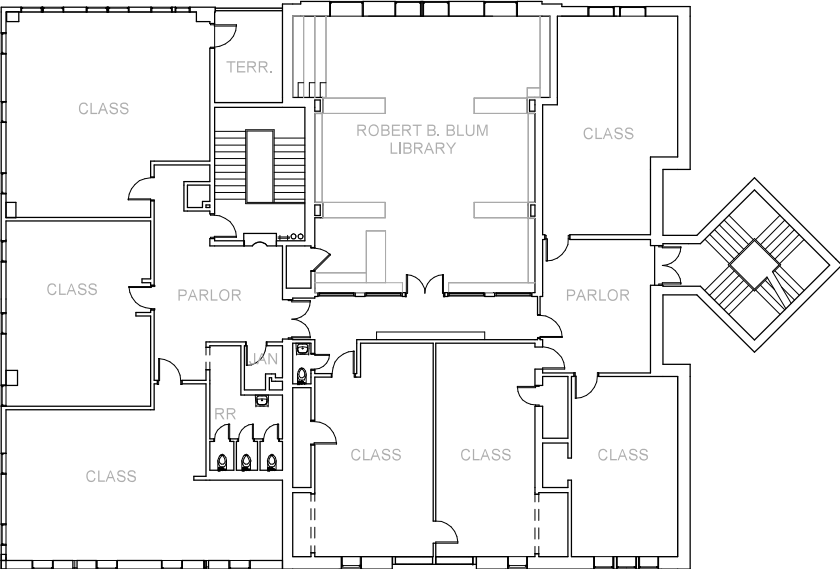


EXISTING - SECOND FLOOR + THIRD FLOOR

SECOND FLOOR



THIRD FLOOR



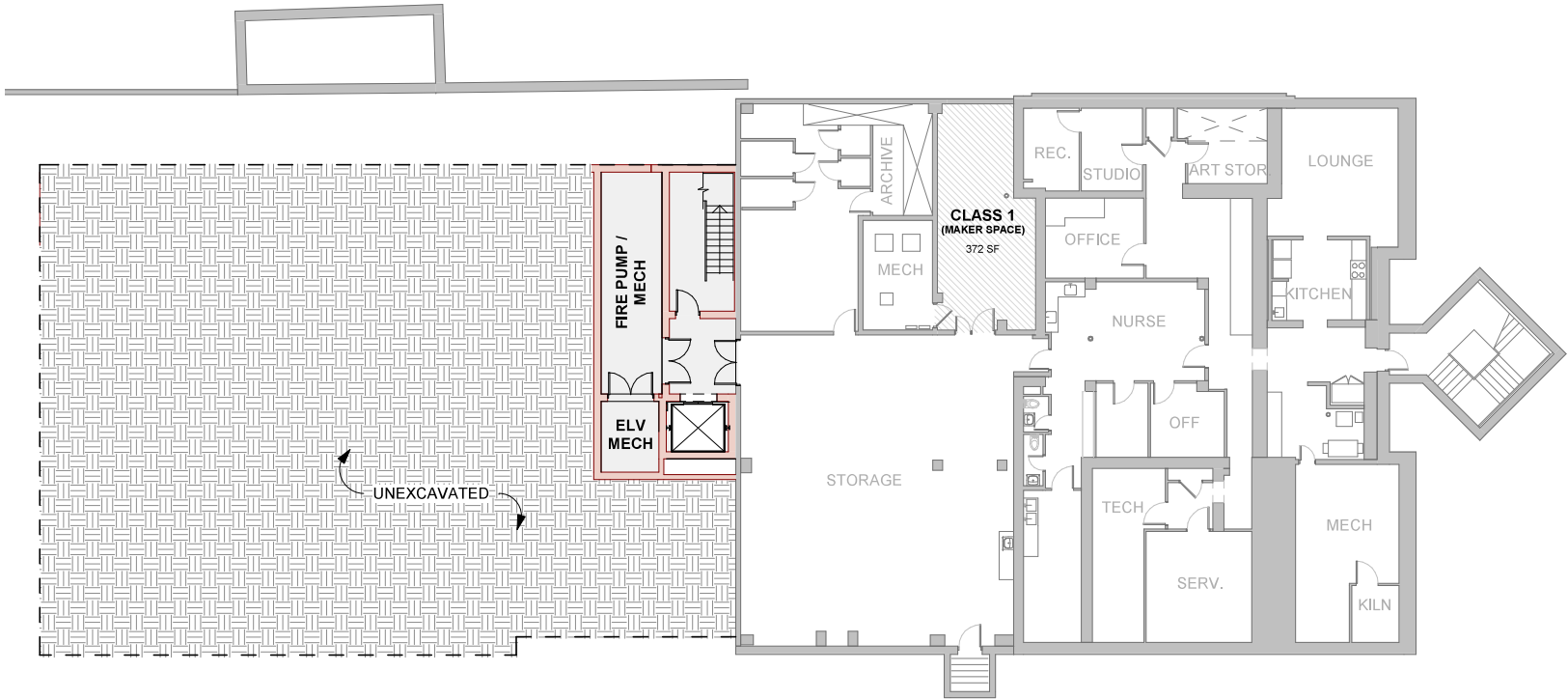
PROPOSED LOWER LEVEL

TOTAL GSF

ADDITION: 16,033 GSF

RENOVATION: 4,577 GSF

INFILL: 615 GSF



INFILL

RENOVATION

ADDITION

TOTAL GSF

ADDITION: 16,033 GSF

RENOVATION: 4,577 GSF

INFILL: 615 GSF



LOBBY



MULTIPURPOSE ROOM



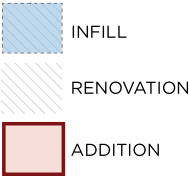
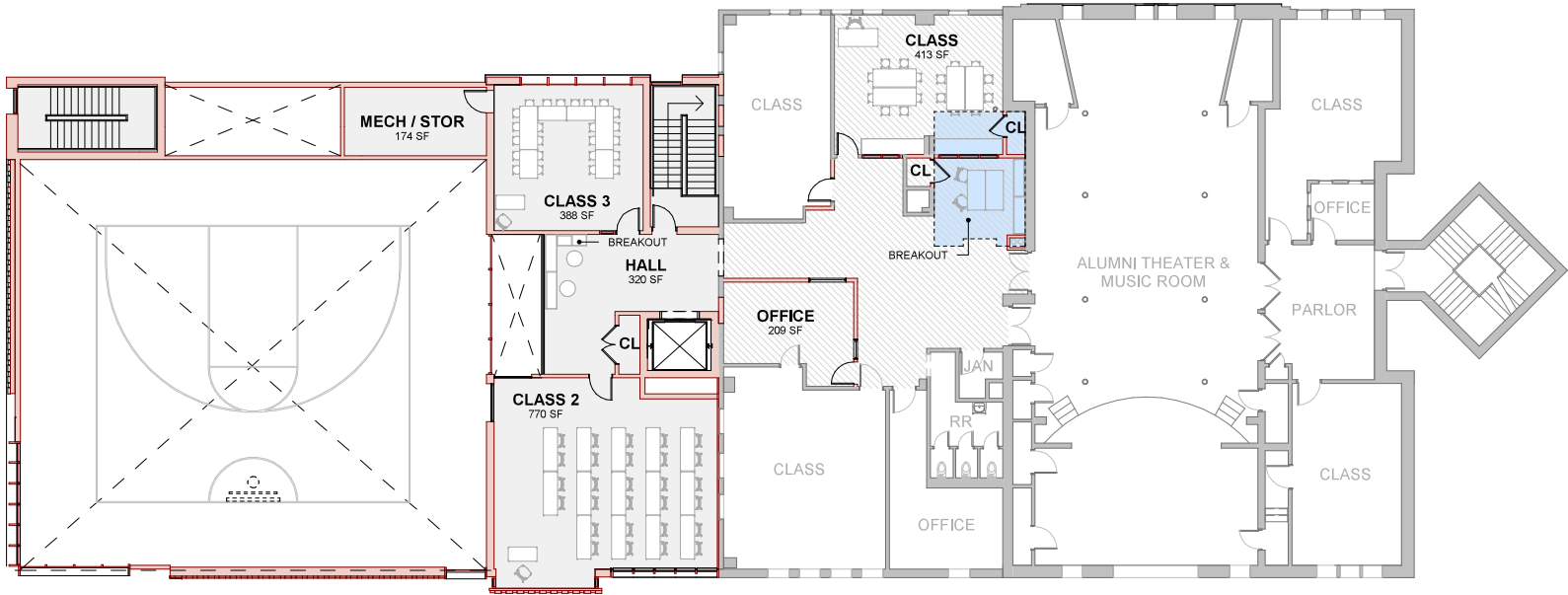
PROPOSED SECOND FLOOR

TOTAL GSF

ADDITION: 16,033 GSF

RENOVATION: 4,577 GSF

INFILL: 615 GSF



CONNECTING VIEWS



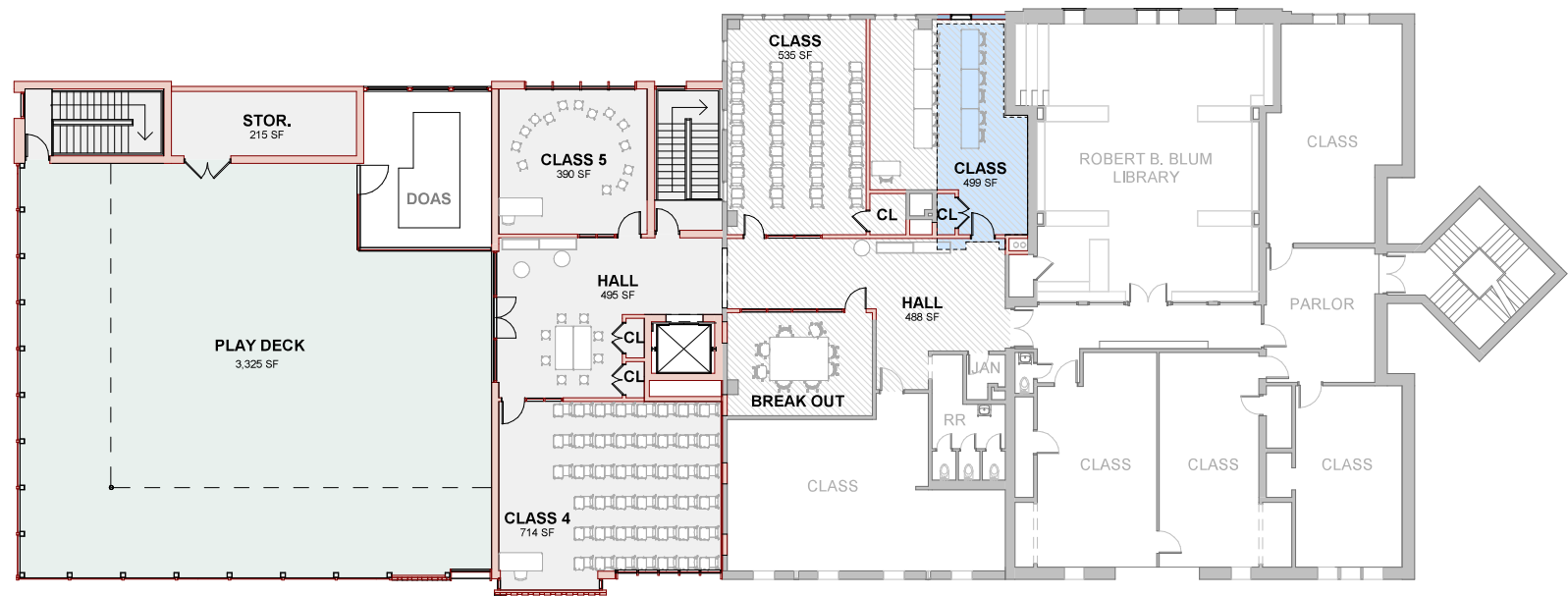
PROPOSED THIRD FLOOR

TOTAL GSF

ADDITION: 16,033 GSF

RENOVATION: 4,577 GSF

INFILL: 615 GSF



INFILL

RENOVATION

ADDITION

AOS
ARCHITECTS

0' 8' 16' 32'

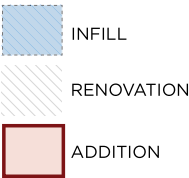
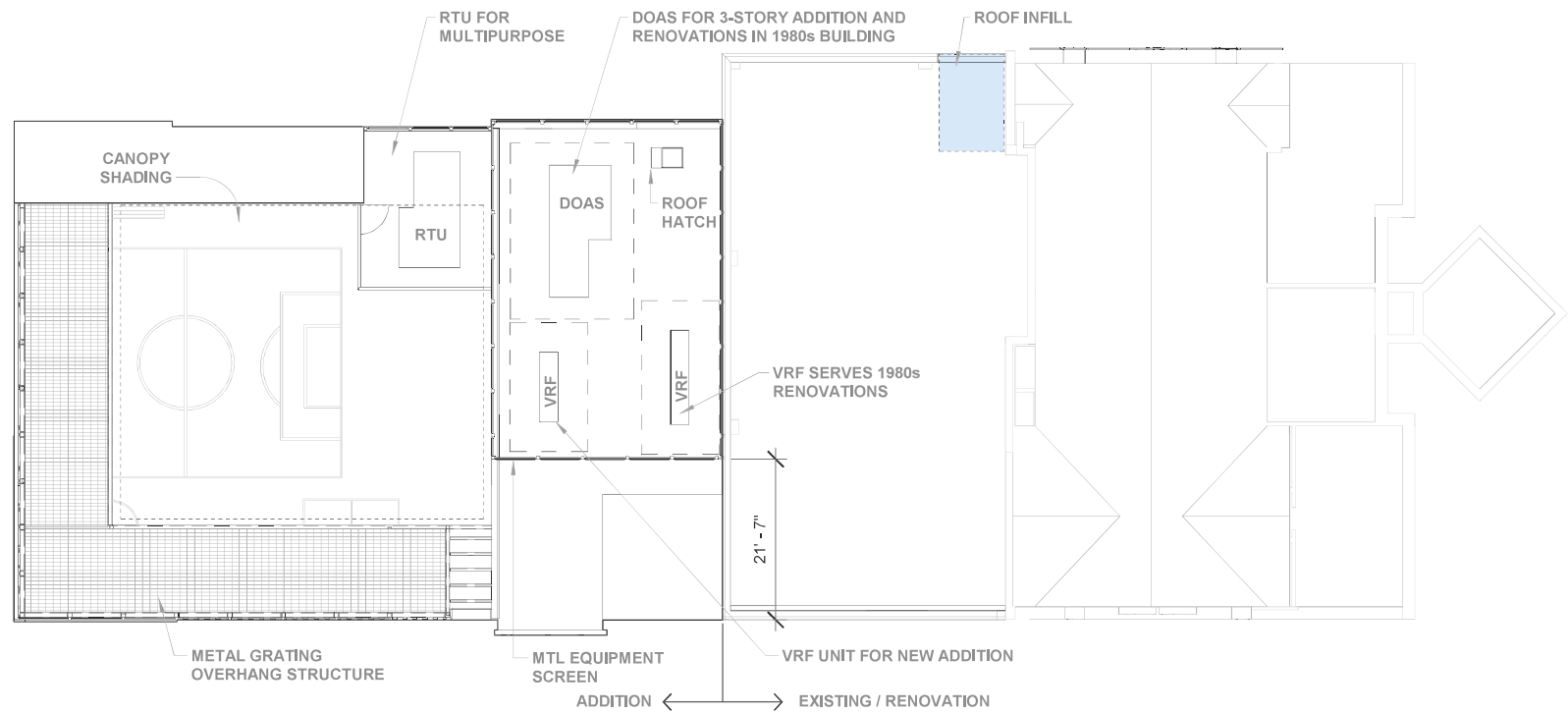
PROPOSED ROOF PLAN

TOTAL GSF

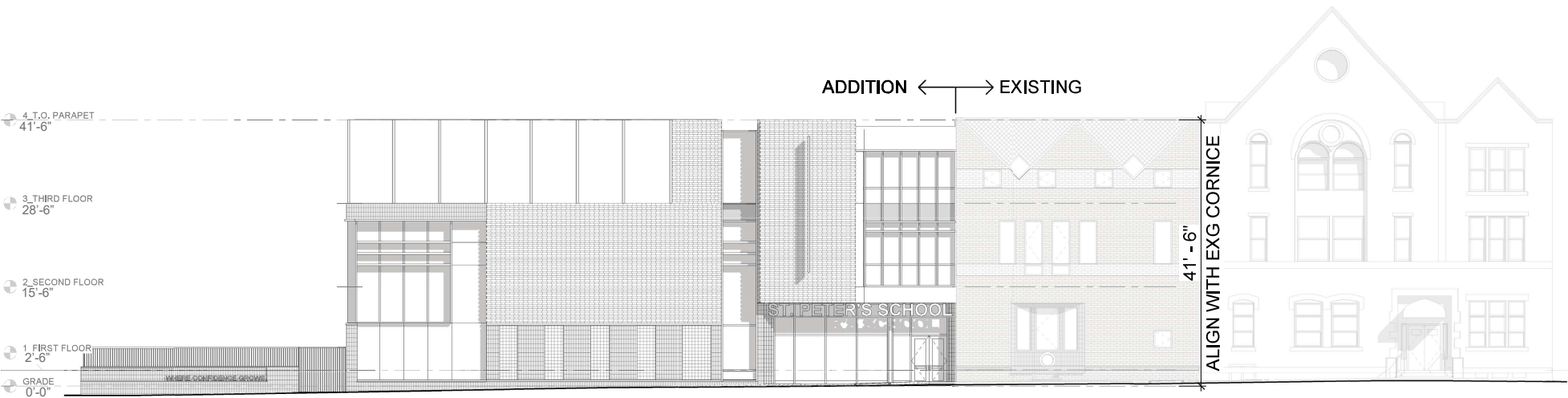
ADDITION: 16,033 GSF

RENOVATION: 4,577 GSF

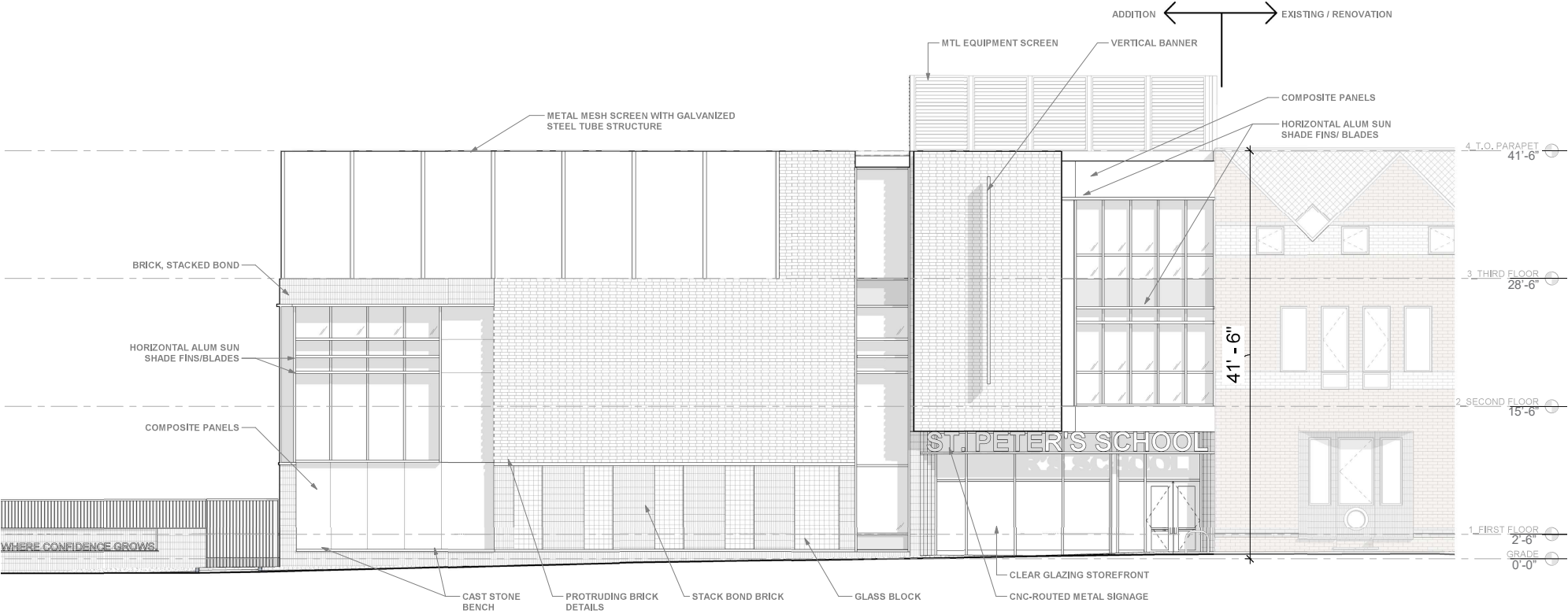
INFILL: 615 GSF



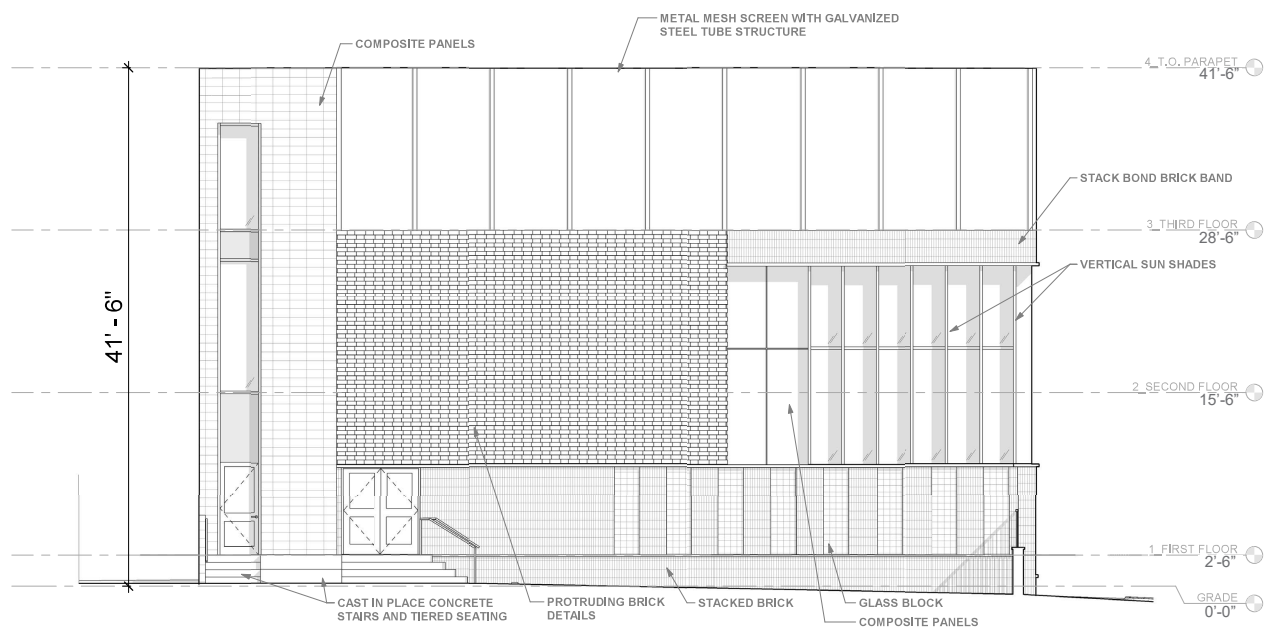
CONCEPTUAL DESIGN - SOUTH ELEVATION



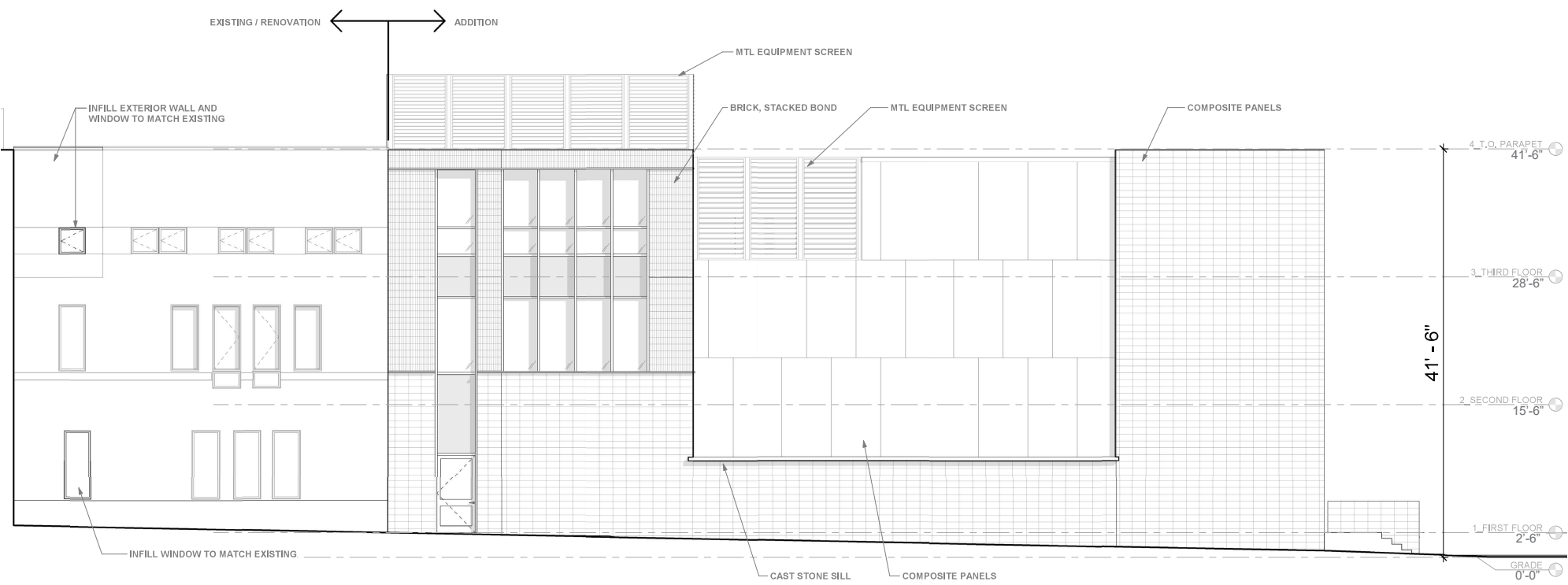
CONCEPTUAL DESIGN - SOUTH ELEVATION



CONCEPTUAL DESIGN - WEST ELEVATION



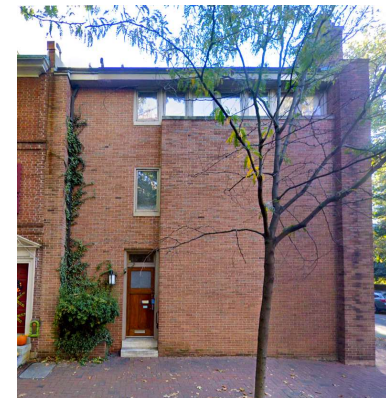
CONCEPTUAL DESIGN - NORTH ELEVATION



CONCEPTUAL DESIGN - LOMBARD STREET



CONTEXTUAL JOY - BUILDING UPON HISTORY



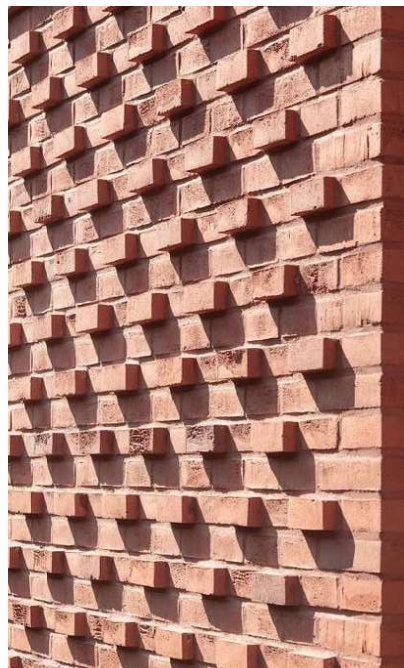
CONCEPTUAL DESIGN - MATERIAL PALETTE



STACKED BRICK



GLASS BLOCK



PROTRUDING BRICK
DETAILING



COMPOSITE PANELS TO MATCH BRICK TONES



CONCEPTUAL DESIGN - LOMBARD ENTRY TO LOBBY



CONCEPTUAL DESIGN - 4TH AND LOMBARD



CONCEPTUAL DESIGN - VIEW FROM CEMETERY



CONCEPTUAL DESIGN - ROOF TOP PLAY



PROJECT AMENITIES SUMMARY

Welcoming and Accessible Main Entry

Fully accessible entrance with integrated ramp and elevator addresses current accessibility limitations and creates welcoming new secure entry.

5 New Classrooms

Features (1) recaptured lower-level classroom and (4) new classrooms above, including dedicated arts and music education.

Multipurpose Rec Room

Includes half-court basketball gym, accessible stage, and seating for approximately 278 people to support school performances and events.

Rooftop Play

Provides additional exterior recreational space separate from ground floor play yard.

Student-Focused Breakout Spaces

Multiple breakout rooms and alcoves provide flexible environments for small group learning and collaboration.

LEVEL	CLASSROOMS	BREAKOUT	PLAY / REC
LOWER LEVEL	+ 1		
GROUND FLOOR	+ 0		3,900 SF PLAY YARD
SECOND FLOOR	+ 2	+ 2	
THIRD FLOOR	+ 2	+ 2	3,325 SF ROOFTOP PLAY
ADDITION: 16,033 GSF	+ 5	+ 4	7,225 SF PLAY SPACE
RENOVATION: 4,577 GSF			
INFILL: 615 GSF			

