ADDRESS: 313 PINE ST
Proposal: Construct accessible entrance to Parish House
Review Requested: In concept
Owner: St. Peter's Protestant Episcopal Church
Applicant: Matthew McCarty, Voith & Mactavish Architects LLP
History: 1809; Reverend Robert Blackwell House; Robert Mills, architect
Individual Designation: 6/26/1956, 4/30/1957
District Designation: Society Hill Historic District, Significant, 3/10/1999
Staff Contact: Heather Hendrickson, heather.hendrickson@phila.gov

OVERVIEW: This application seeks an "in concept" review of a proposal to add an accessible entrance at St. Peter's Parish House at 313 Pine Street. The project proposes a gently sloping ramp and stairs to a doorway that would provide a dignified accessible entrance while respecting the historic character of the Parish House and its setting. The new accessible entrance would be located on the west or side facade along St. Peter's Way, a public walkway. The west facade of the building was historically a hidden party wall; it was exposed in 1964 when the adjacent house was demolished for the walkway. At that time, a brick veneer with windows and a bargeboard were added to the west wall. The applicant is seeking feedback on the proposed design and its relationship to the historic building and surrounding streetscape.

SCOPE OF WORK:
- Construct accessible entrance with ramp

STANDARDS FOR REVIEW:
The Secretary of the Interior's Standards for the Treatment of Historic Properties and Guidelines include:
- *Standard 3: Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*
  - The doorway should be detailed in such a way that it is not confused for an original feature.
- *Standard 9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*
  - No historic materials, features, or spatial relationships will be altered or destroyed with the addition of the ramp and doorway. The proposed ramp and doorway are compatible with the historic resource's materials, features, size, scale, proportion, and massing. The doorway should be detailed in such a way to be differentiated from the historic features.

STAFF RECOMMENDATION: Approval in concept, provided the doorway is both compatible with and differentiated from the historic features, pursuant to Standards 3 and 9.


Proposed Rendering
St. Peter's Parish House
313 Pine Street (Facing Northeast)

VMA
VOITH & MACTAVISH ARCHITECTS LLP, *Architecture, Preservation, Planning, & Interiors*
2401 Walnut St, 6th Fl, Philadelphia PA 19103; 130 W 25th St, 6th Fl, New York NY 10001; 1203 K St NW, Washington DC 20005
215-545-4544, voithandmactavish.com

5 November 2026

Jonathan E. Farnham, Ph.D.
Executive Director
Philadelphia Historical Commission

Dear Dr. Farnham & Members of the Philadelphia Historical Commission:

On behalf of St. Peter's Church, we respectfully request an In-Concept Review of a proposed sloped walkway and new accessible side entrance to the Parish House located at 313 Pine Street. The project addresses a longstanding need for improved access while respecting the historic building and the character of St. Peter's Way.

The Parish House supports the daily life of the congregation, providing space for meetings, fellowship, parish activities, and staff. Its elevated first floor and existing entrance arrangements present significant challenges for people with limited mobility. The current non-compliant service access is narrow and constrained, offering an inadequate arrival experience for those requiring an accessible route.

The proposal introduces a gently sloped walkway along the Parish House's west elevation, facing St. Peter's Way, leading to a new entrance at the first-floor level. Approximately 52 feet long, with a proposed slope of 1:20, the walkway would provide a gradual approach from the public pedestrian way without requiring the use of stairs. A shared entrance landing and adjacent steps would bring both approaches together at the same accessible doorway.

The design draws upon the materials and architectural features of the Parish House and its surroundings. Brick cheek walls with masonry coping would relate to the building's existing detailing, while slender, dark-finished metal railings would provide support with a restrained visual presence. A painted wood entrance with sidelights and a single wall sconce above the doorway would establish an identifiable entrance scaled to the building. Locating the improvements along the west elevation responds to the available site conditions while respecting the Parish House's formal Pine Street frontage.

The proposed entrance and approaches are being considered together with the existing planting beds, brick borders, trees, and paving along St. Peter's Way. Local adjustments to the planting beds would accommodate the improvements, with the intent of integrating the walkway into the established landscape and pedestrian setting. The proposed occupation of a portion of the public right-of-way is being coordinated with the Department of Streets.

St. Peter's seeks the Commission's feedback on the overall concept, including the proposed location and configuration of the walkway and entrance, the effect on the historic west elevation, and the compatibility of the proposed materials and architectural treatment. The Church welcomes the Commission's guidance as the design is developed.

Daniela Holt Voith, FAIA, ASID, IIDA, LEED AP BD+C, *Founding Partner & Director of Design*
John H. Cluver, FAIA, LEED AP, *Senior Partner & Director of Historic Preservation*
Sennah L. Loftus, AIA, IIDA, LEED AP, *Partner & Director of Interiors*
Robert A. Douglass, AIA, LEED AP BD+C, *Partner & Sustainability Program Manager*
J. Scott O'Barr, AIA, *Partner & Director of Residential Design*

VMA

The following materials are included for the Commission's review:

- Existing-condition photographs and key plan
- Existing and proposed site and first-floor plans
- Proposed exterior elevations
- Proposed exterior rendering

Thank you for your consideration of this request. We look forward to discussing the proposal with the Commission and receiving its feedback.

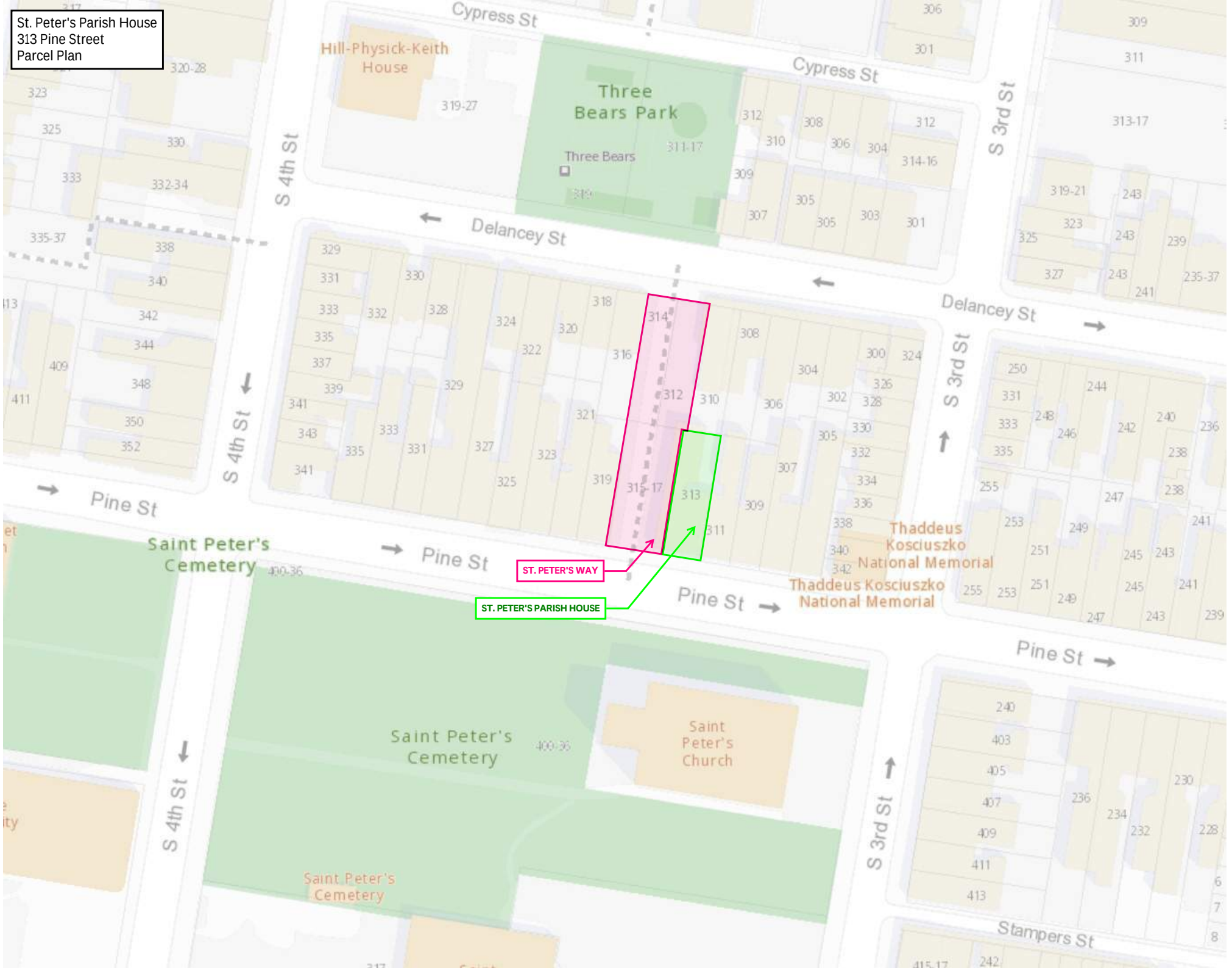
Sincerely,

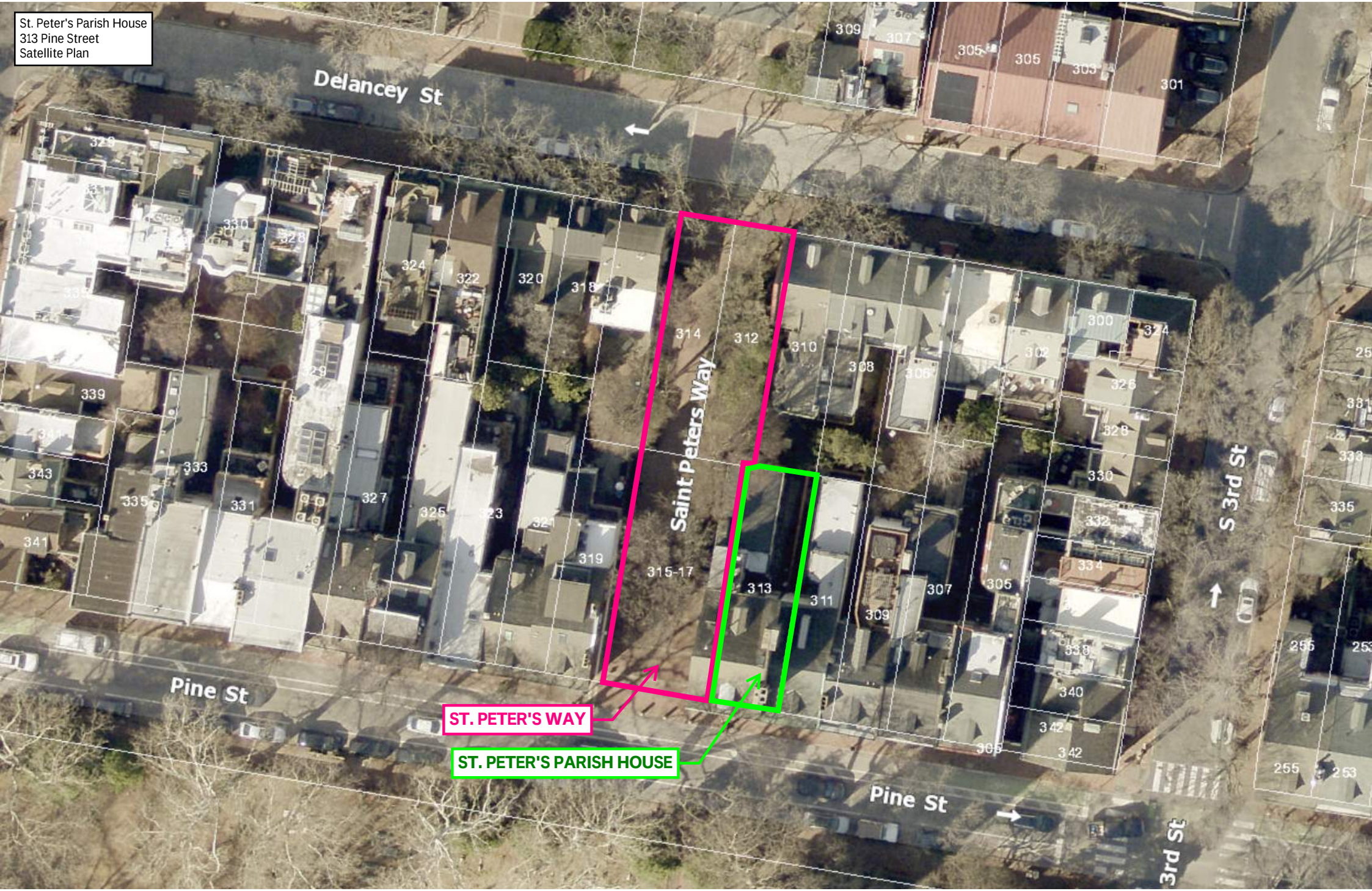


John H. Cluver, FAIA, LEED AP, CPHC
Senior Partner & Director of Historic Preservation

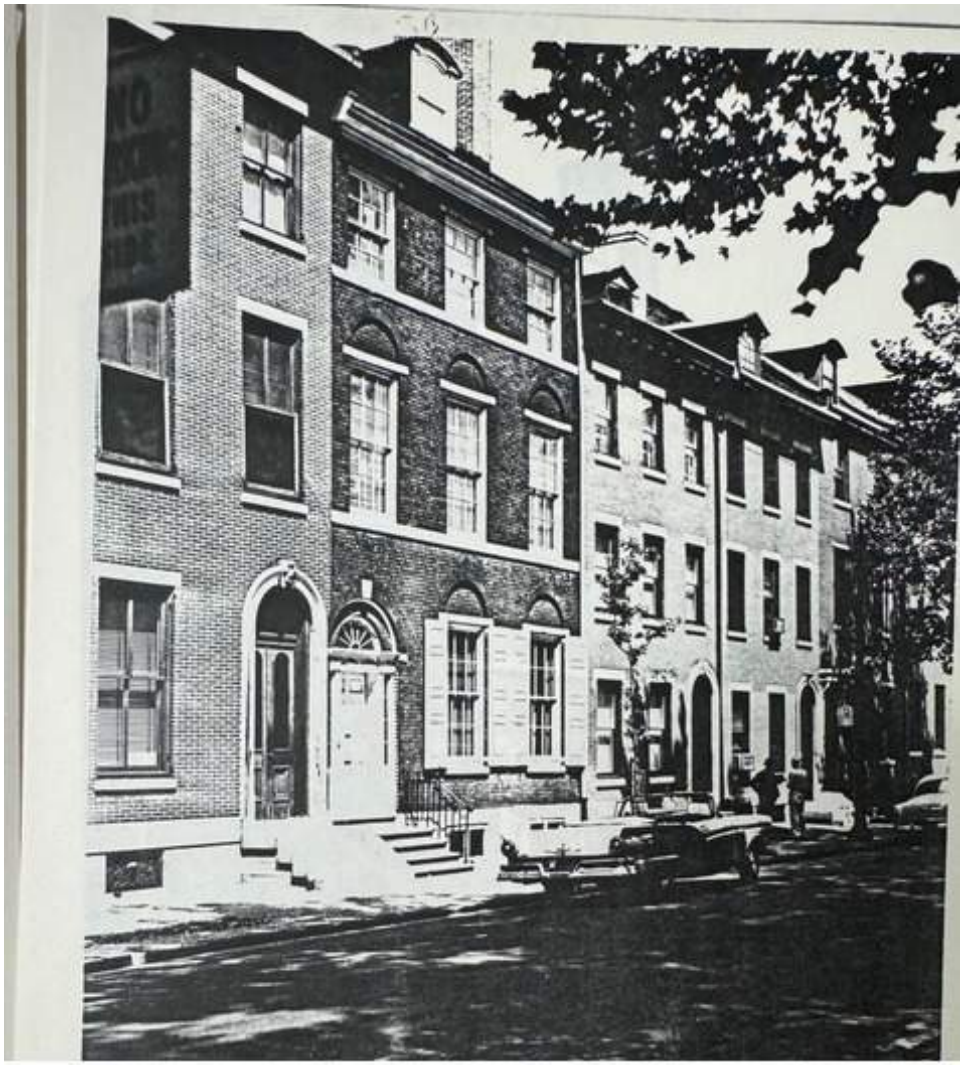
cc: Reverend Laurie Wurm, Rector, St. Peter's Church

St. Peter's Parish House
313 Pine Street
Parcel Plan

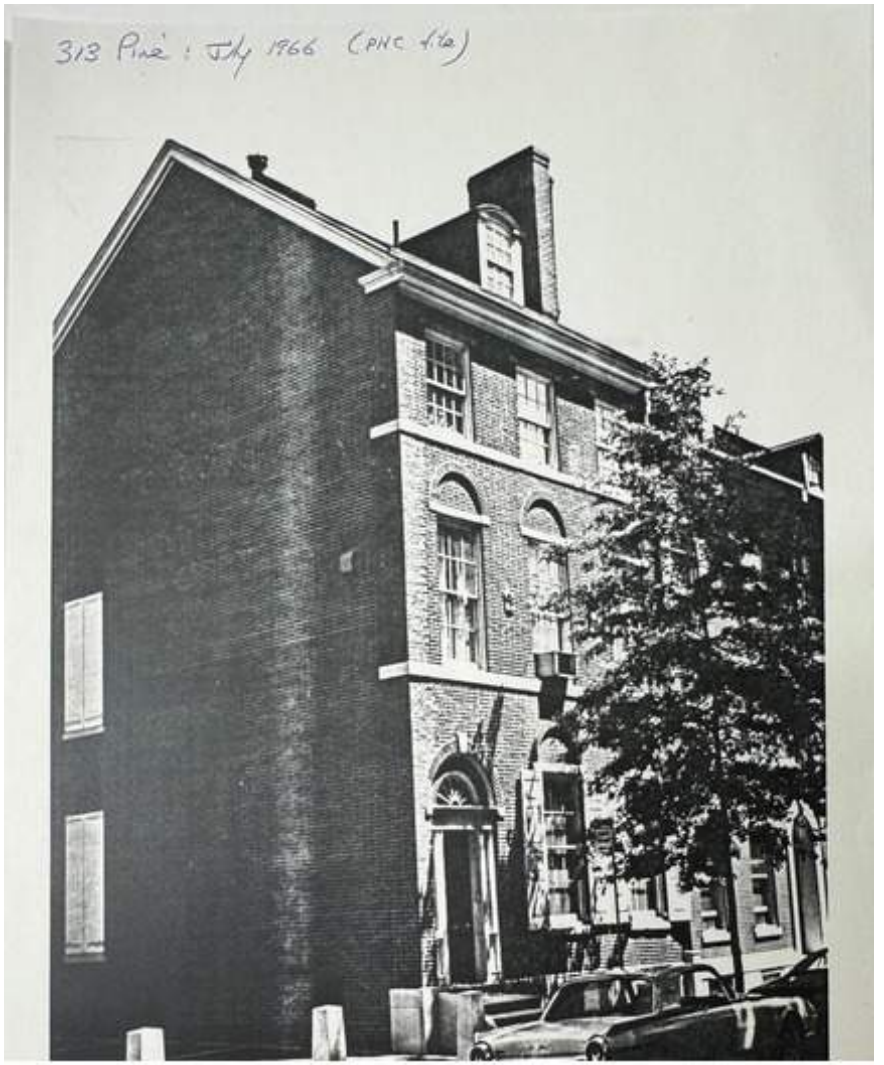



St. Peter's Parish House
313 Pine Street
Satellite Plan
Delancey St
Saint Peters Way
S 3rd St
Pine St
Pine St
3rd St
ST. PETER'S WAY
ST. PETER'S PARISH HOUSE


St. Peter's Parish House
313 Pine Street
Photo Key Plan
Three
Bears Park
Urban park with
playground & picnic area
Delancey St
St Peter's Way
S 3rd St
Pine St
St. Peter's Parish Office
1
2
3
4
5
6



St. Peter's Parish House
313 Pine Street (Facing Northeast)
August 1957
(Pre-St. Peter's Way)



St. Peter's Parish House
313 Pine Street (Facing Northeast)
August 1966
(Post St. Peter's Way Development)



St. Peter's Parish House
313 Pine Street (Facing North)
2026

1



St. Peter's Way
(Facing Southeast)
Rear Entry to St. Peter's Parish House Shown
2026

2



St. Peter's Way
(Facing Northeast)
2026

3



St. Peter's Way
(Facing East)
2026

4



St. Peter's Way
(Facing East)
2026

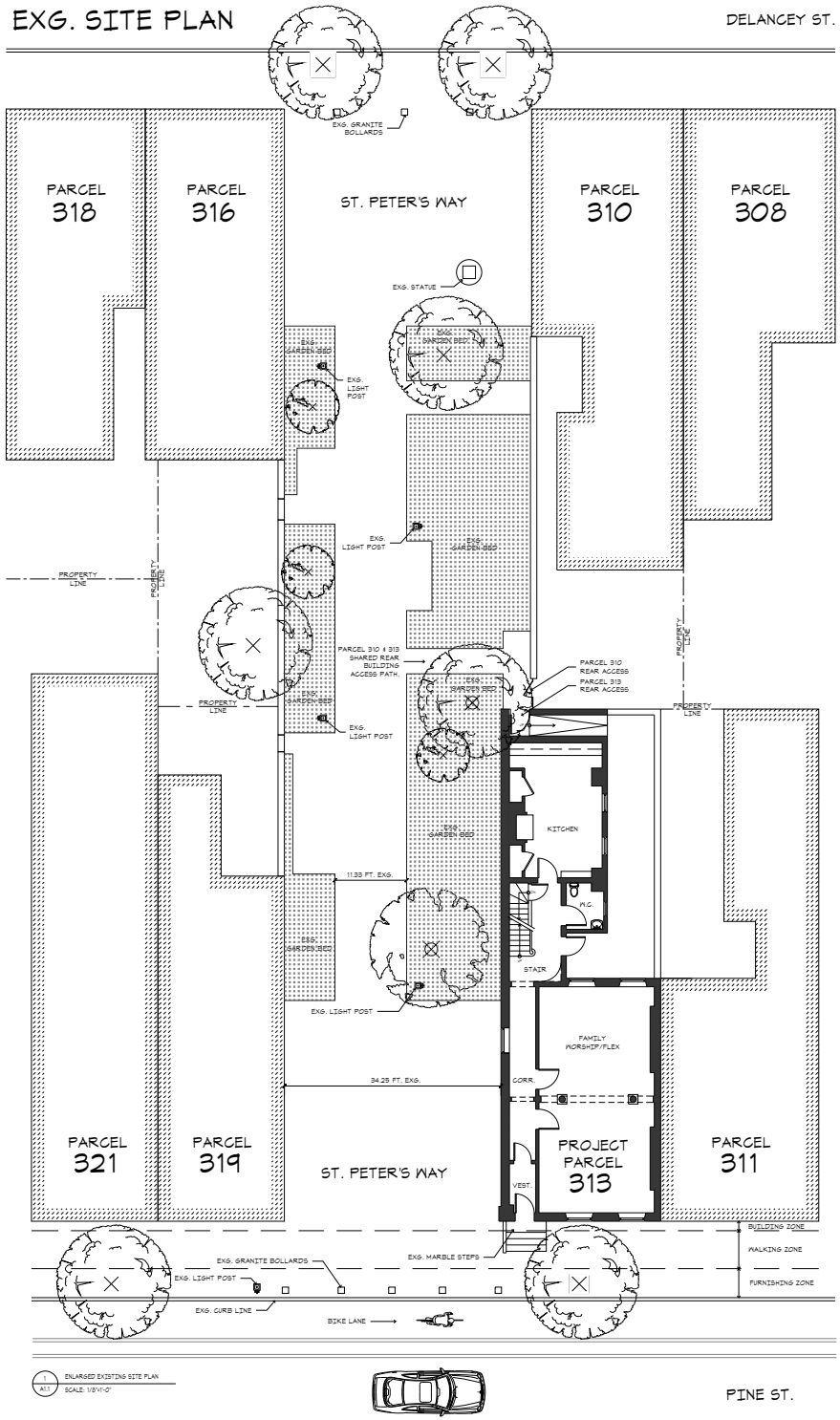
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St. Peter's Way
(Facing Southeast)
2026

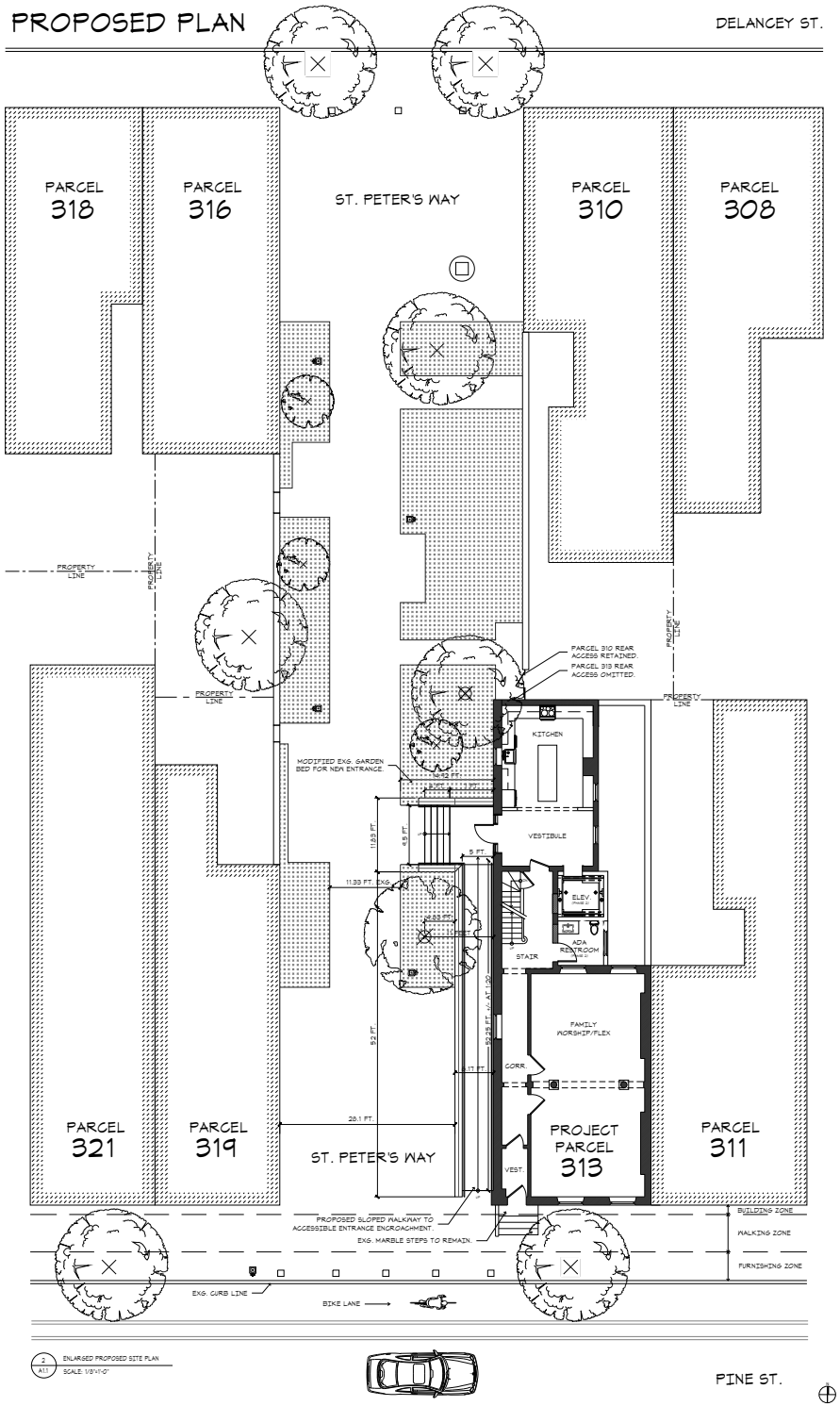
6

EXG. SITE PLAN



1 A1.1 ENLARGED EXISTING SITE PLAN
SCALE: 1/8"=1'-0"

PROPOSED PLAN



2 A1.1 ENLARGED PROPOSED SITE PLAN
SCALE: 1/8"=1'-0"

St. Peter's Church
Parish House
Accessible Entry

313 Pine St.
Philadelphia, PA 19106

VMA

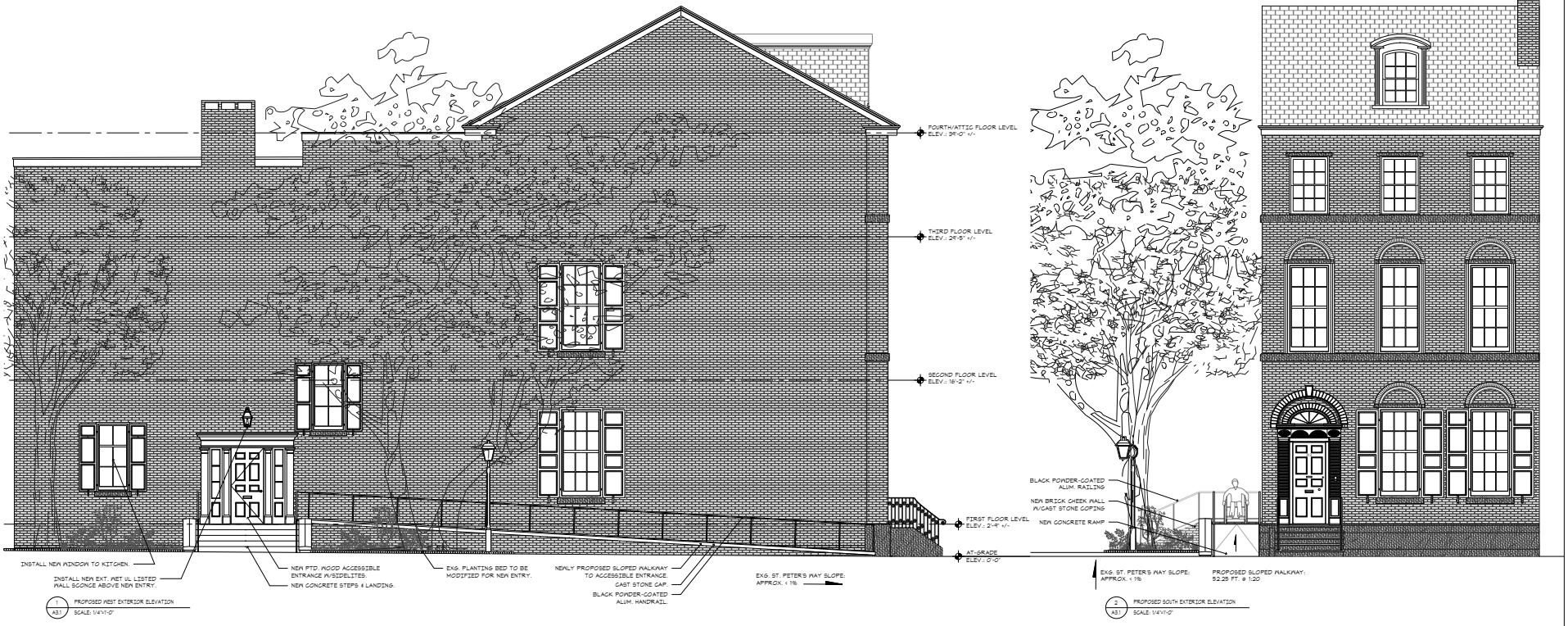
ARCHITECT
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NOT FOR CONSTRUCTION

Revision
Date October 7th, 2026
Title St. Peter's Parish House Exg. & Proposed Site Plan
Scale 1/8" = 1'-0"
Drawn By MMM

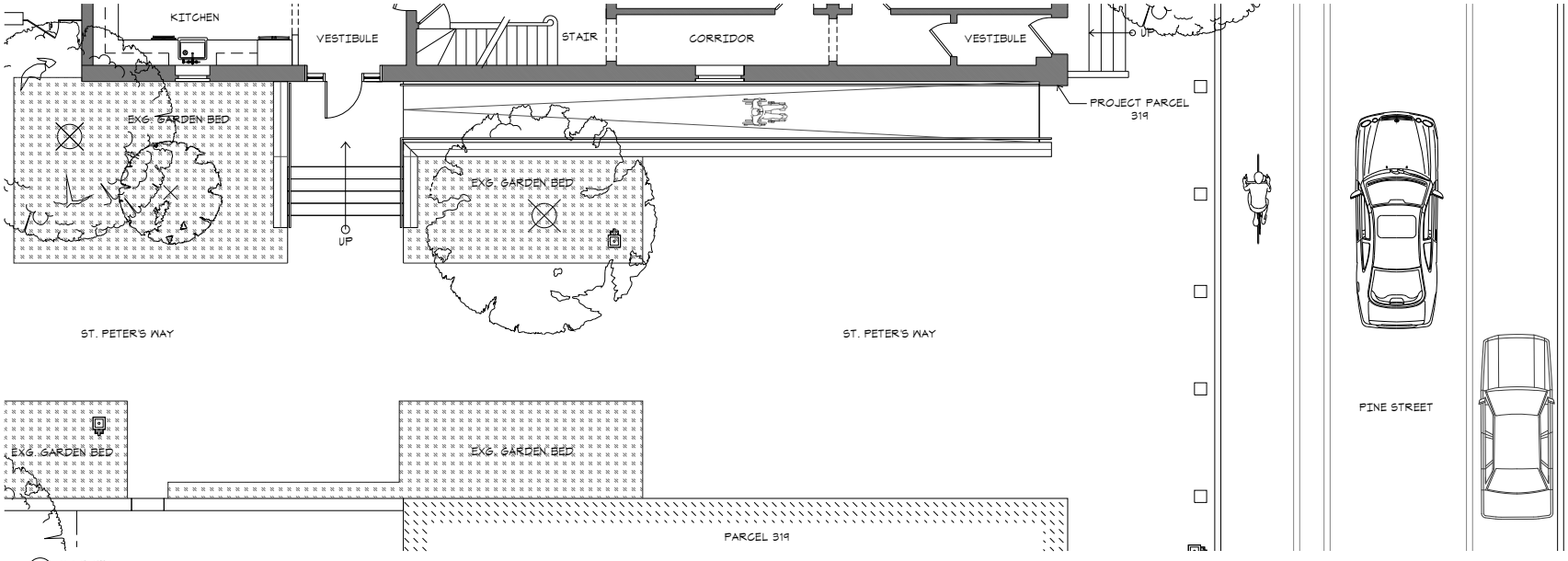
A1.1

Contractor to verify all dimensions in field and inform Architect of any discrepancies before starting work.



1 A3.1 PROPOSED WEST EXTERIOR ELEVATION
SCALE: 1/4"=1'-0"

2 A3.1 PROPOSED SOUTH EXTERIOR ELEVATION
SCALE: 1/4"=1'-0"



3 A3.1 PROPOSED SITE PLAN
SCALE: 1/4"=1'-0"

St. Peter's Church
Parish House
Accessible Entry

313 Pine St.
Philadelphia, PA 19106

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NOT FOR CONSTRUCTION

Revision
Date October 7th, 2026
Title St. Peter's Parish House
Proposed Ext. Elevations
Scale 1/8" = 1'-0"
Drawn By MMM

A3.1

Contractor to verify all dimensions in field and inform Architect of any discrepancies before starting work.


Proposed Rendering
St. Peter's Parish House
313 Pine Street (Facing Northeast)