

**ADDRESS: 862-72 N 41ST ST**

Proposal: Construct buildings; demolish portion of site wall

Review Requested: Final Approval

Owner: Friends Rehabilitation Center/41 BROWN LLC

Applicant: German Yakubov, Haverford Square Properties

History: 1899; Allen B. Rorke House

Individual Designation: 5/12/2017

District Designation: None

Staff Contact: Meredith Keller, meredith.keller@phila.gov

**OVERVIEW:** The property at 862-72 N. 41st Street consists of what was historically a large single-family stone residence, known as the Allen B. Rorke Mansion, a side yard, and a rear carriage house. The rear carriage house that fronts Palm Street is non-contributing. When the property was designated in 2017, the mansion was exposed to the elements with large holes in the roof, a missing porch, and missing windows. It was in extreme disrepair from decades of neglect.

To enable the restoration of the historic mansion, this application proposes to construct two new buildings on the property. The first building would be constructed to replace the non-contributing carriage house at the rear and would have a frontage on Palm Street. The second building would be constructed on Ogden Street and would share a party wall with an existing, undesignated rowhouse. While the building would be constructed in the side yard, it would be located at the rear of the mansion and would not obstruct views of the historic house. Both buildings would be four stories in height with brick cladding at the front façade, and each with one pilot house and roof deck. A small portion of the stone wall would be demolished along Ogden Street to allow for the construction of the rowhouse.

**SCOPE OF WORK:**

- Construct four-story rowhouse with roof deck and pilot house in side yard fronting Ogden Street;
- Construct four-story building with roof deck and pilot house at rear of property fronting Palm Street; and
- Demolish portion of historic stone wall.

**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 buildings would be four stories in height and clad in brick where highly visible from the public right-of-way. The buildings would be compatible in massing, size, and scale. The application satisfies Standard 9.
  - The new building fronting Ogden Street would result in the select demolition of the historic stone wall. However, the applicant has provided plans to recreate the missing iron railings that once existed between the stone piers. The loss would be minor and would allow for the restoration of the remainder of the wall. The work complies with Standard 9.
- Guidelines for New Exterior Additions to Historic Buildings and Related New Construction:

- *Recommended: Designing new construction on a historic site or in a historic setting that it is compatible but differentiated from the historic building or buildings.*
- *Recommended: Considering the design for related new construction in terms of its relationship to the historic building as well as the historic district and setting.*
- *Not Recommended: Adding new construction that results in the diminution or loss of the historic character of the building, including its design, materials, location, or setting.*
  - o The buildings differentiated from the historic building and would be compatible with the immediate context in material, massing, size, and scale.
  - o The two buildings would be located on the periphery of the property. Neither would obstruct the views of the historic building or intrude on the side yard, and a buffer would remain around the historic building. The work complies with this guideline.

**STAFF RECOMMENDATION:** Approval, with the staff to review details, pursuant to Standard 9 and the Guidelines for New Exterior Additions to Historic Buildings and Related New Construction.

**MAPS & IMAGES:**



Figure 1: 2020 aerial showing 862-72 N. 41st Street. Source: Atlas.



Figure 2: Aerial of 862-71 N. 41st Street showing conditions of the existing historic building, 2020. Source: Pictometry.





Figure 3: Current conditions of front façade of 862-72 N. 41st Street, 2020. Source: Cyclomedia.



Figure 4: The side yard of 862-72 N. 41st Street, viewed from Ogden Street, 2020. Source: Cyclomedia.



Figure 5: View from the corner of N. 41st and Ogden Streets, showing side yard and house, 2020. Source: Cyclomedia.





Figure 6: View of the existing rear carriage house fronting Palm Street, 2020. Source: Cyclomedia.



Figure 7: View of the existing rear carriage house fronting Palm Street, 2020. Source: Cyclomedia.



614 South 4<sup>th</sup> Street #510, Philadelphia, PA 19147  
Ph: (215) 268-6151 Fax: (215) 814-8941 [www.HaverfordSQ.com](http://www.HaverfordSQ.com)

---

Date: August 9, 2021

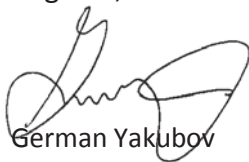
**RE: 862-72 N 41<sup>st</sup> Street, Philadelphia, PA – FINAL APPROVAL REQUESTED**

Dear Historical Commission,

I would like to introduce the above project which was nominated and approved for Historical Designation in 2017. The property currently consists of 2 structures. The main building, which is a mansion built in 1900 in the Queen Ann Style fronting 41<sup>st</sup> street, and a carriage house in the rear of the property fronting Palm Street. The carriage house was explicitly excluded from the designation and is in very poor structural condition.

It is our goal to restore the main mansion and the porch, which has been demolished by the element's over-time, as well as to demolish the noncontributing carriage house in the rear of the property. To facilitate the full restoration of the mansion, we would like to build 2 new structures on the large parcel. One of the structures would replace the carriage house and the other would be built on Ogden street, next to another row home, and would in no way obstruct the Main Mansion.

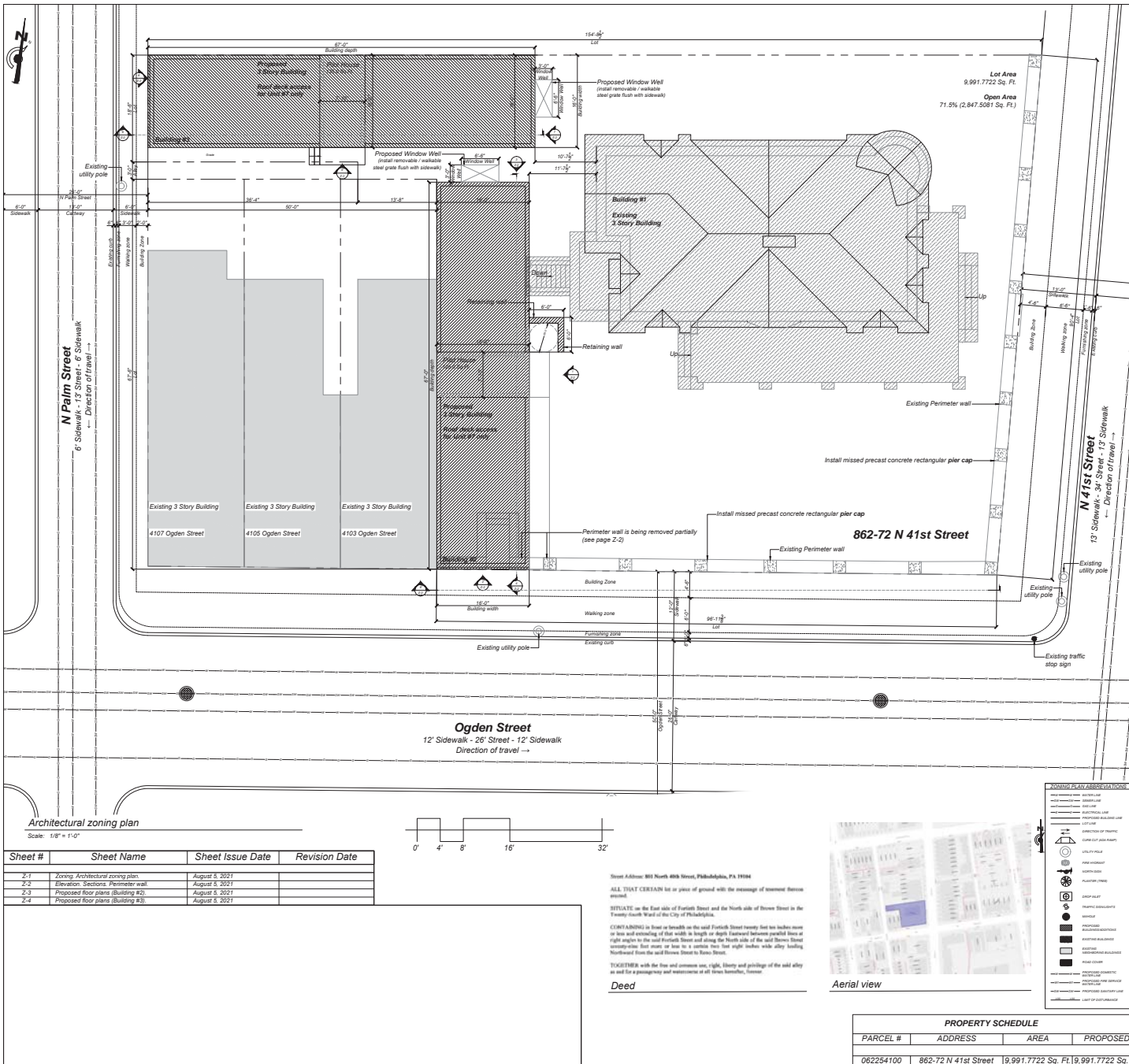
Regards,



German Yakubov  
President.

215-651-1777

[Germy@Haverfordsq.com](mailto:Germy@Haverfordsq.com)



Sheet #	Sheet Name	Sheet Issue Date	Revision Date
Z-1	Existing Architectural zoning plan	August 5, 2021	
Z-2	Elevation, Sections, Perimeter wall	August 5, 2021	
Z-3	Proposed floor plans (Building #2)	August 5, 2021	
Z-4	Proposed floor plans (Building #3)	August 5, 2021	

Street Address: 862 North 41st Street, Philadelphia, PA 19104

ALL THAT CERTAIN lot or place of ground with the message of nearest Bureau (shown)

OFFICATE on the East side of Fairview Street and the North side of Brown Street in the Fourth Ward of the City of Philadelphia.

COMPARISON is from or towards the said Fairview Street twenty feet two inches more or less and extending of that width in length or depth (between parallel lines at right angles to the said Fairview Street and along the North side of the said Brown Street) containing more or less in a certain way, four eight inches wide alley building (fourteen feet from the said Brown Street to Brown Street).

TOGETHER with the fees and common use, right, liberty and privilege of the said alley as well for a passage and easement of all three tenements, known

Deed



Aerial view

PROPERTY SCHEDULE			
PARCEL #	ADDRESS	AREA	PROPOSED
062254100	862-72 N 41st Street	9,991.7722 Sq. Ft.	9,991.7722 Sq. Ft.

RM-1

PREVIOUS DISTRICT NAME - R8/10/108/18/19

862-72 N 41st Street, Philadelphia, PA 19104

PERMITTED BUILDING TYPE

DETACHED, SEMI-DETACHED, ATTACHED

USES PERMITTED AS OF RIGHT:

SINGLE-FAMILY, TWO-FAMILY, MULTI-FAMILY, PASSIVE RECREATION, FAMILY DAY CARE, RELIGIOUS ASSEMBLY, SAFETY SERVICES, TRANSIT STATION, COMMUNITY GARDEN, MARKET OR COMMUNITY-SUPPORTED FARM

REQUIRED	PROPOSED	
LOT DIMENSIONS		
MIN. LOT WIDTH (FT)	16 Ft.	
MIN. LOT AREA (SQ. FT)	1440 Sq. Ft.	
MIN. OPEN AREA (% OF LOT)	INTERMEDIATE 20%, CORNER 20%	
FRONT SETBACK		
MINIMUM (FT)	BASED ON SETBACK OF ADJUTING LOTS	
MINIMUM SIDE YARD WIDTH (6) PERMITTED RESIDENTIAL USES AS SET FORTH IN 14-701	EXISTING	
DETACHED, INTERMEDIATE (FT)	25 EACH	
(SINGLE OR TWO-FAMILY) DETACHED, CORNER (FT)	5 Ft.	
(MULTIFAMILY) DETACHED, CORNER (FT)	8 Ft.	
(SINGLE OR TWO-FAMILY) SEMI-DETACHED (FT)	5 Ft.	
MULTIFAMILY SEMI-DETACHED (FT)	12 Ft.	
ATTACHED (FT)		
MINIMUM SIDE YARD WIDTH (6) PERMITTED NONRESIDENTIAL USES AS SET FORTH IN 14-701		
INTERMEDIATE (FT)	212 EACH	
CORNER (FT)	12 Ft.	
REAR YARD		
MIN. DEPTH (FT)	9 Ft.	
HEIGHT		
Building #1 Maximum (Ft.)	38 Ft.	
Building #2 Maximum (Ft.)	38 Ft.	
Building #3 Maximum (Ft.)	38 Ft.	
OPEN SPACE SQUARE FOOTAGE		
REAR YARD (Sq. Ft.)	144 Sq. Ft.	
SIDE YARD (Sq. Ft.)		
FRONT YARD (Sq. Ft.)		
Building #1 Footprint (Sq. Ft.)	± 1,775,5081 Sq. Ft. (existing)	
Building #2 Footprint (Sq. Ft.)	1,072.0 Sq. Ft. (proposed)	
Building #3 Footprint (Sq. Ft.)	1,072.0 Sq. Ft. (proposed)	
BUILDING USE	UNIT QTY	NOTES
Building #1 (existing residential)	6 residential units	Existing building
Building #2 (residential multi-family)	Proposed 7 residential units	Roof access only for unit #7 only
Building #3 (residential multi-family)	Proposed 7 residential units	Roof access only for unit #7 only

STREETS DEPARTMENT

862-72 N 41st Street, Philadelphia, PA 19104

RIGHT OF WAY

STREET BREAK-DOWN: N 41ST STREET

13' SIDEWALK - 34' CARTWAY - 13' SIDEWALK = 60' WIDE

ENCROACHMENT TYPE	PROPOSED / EXISTING	DIMENSIONS
STAIRS / STEPS	N/A	N/A
WINDOW WELL	N/A	N/A
BAY WINDOW	N/A	N/A

MAXIMUM ENCROACHMENT ALLOWED: 4'-6"

ZONING APPROVAL STAMP

BUILDING APPROVAL STAMP

614 SOUTH 4th STREET, #510  
PHILADELPHIA, PA 19147

DIRECT: (215) 651-1777  
OFFICE: (215) 268-6151  
FAX: (215) 814-8941

EMAIL: [PLANS@HaverfordSq.com](mailto:PLANS@HaverfordSq.com)

OWNER:

FRIENDS  
REHABILITATION PR

Know what's below.  
Call before you dig.

ISSUED BY:

Haverford Square Designs

FOR "APPROVAL" BY OUR CLIENT AND CUSTOMER

CLIENT IS REQUIRED TO CHECK ONE BOX

APPROVED AS IS

APPROVED AS NOTED

CLIENT SIGNATURE

DATE

NAME (PLEASE PRINT)

KINDLY RETURN ALL DRAWINGS FOR THE COMPLETE BUILDING, SIGNED AND DATED TO OUR OFFICE LOCATION:

Rev. 0 Initial Permit Submission August 5, 2021

Project Name:

862-72 N 41st Street,  
Philadelphia, PA 19104

Drawing Name:

Zoning.  
Architectural zoning plan.

Project number

862-72 N 41st Street

Date

Aug 06, 2021 - 8:57am

Drawn by

Alexandr Strahla

Checked by

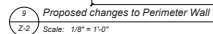
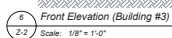
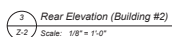
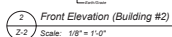
Sheet Number:

Z-1

Scale

As indicated



[illegible]

Project Name:

**862-72 N 41st Street,  
Philadelphia, PA 19104**

Drawing Name: **Elevation. Sections.**  
**Perimeter wall.**

Project number	862-72 N 41st Street
Date	Aug 06, 2021 - 8:57am
Drawn by	Alexandr Stratil
Checked by	

Sheet Number: **Z-2**

Scale: \_\_\_\_\_ As indicated



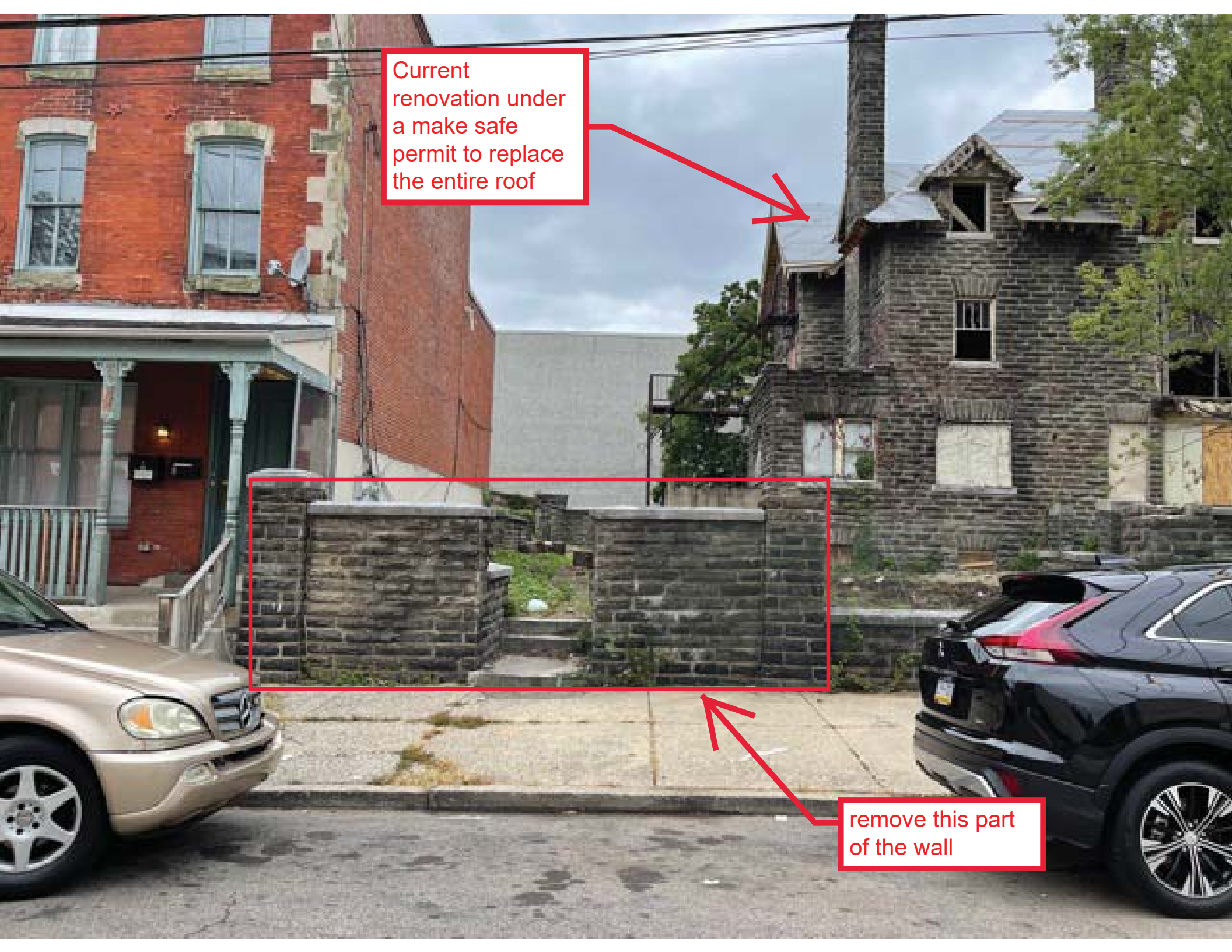




Current  
renovation under  
a make safe  
permit to replace  
the entire roof



remove this part  
of the wall











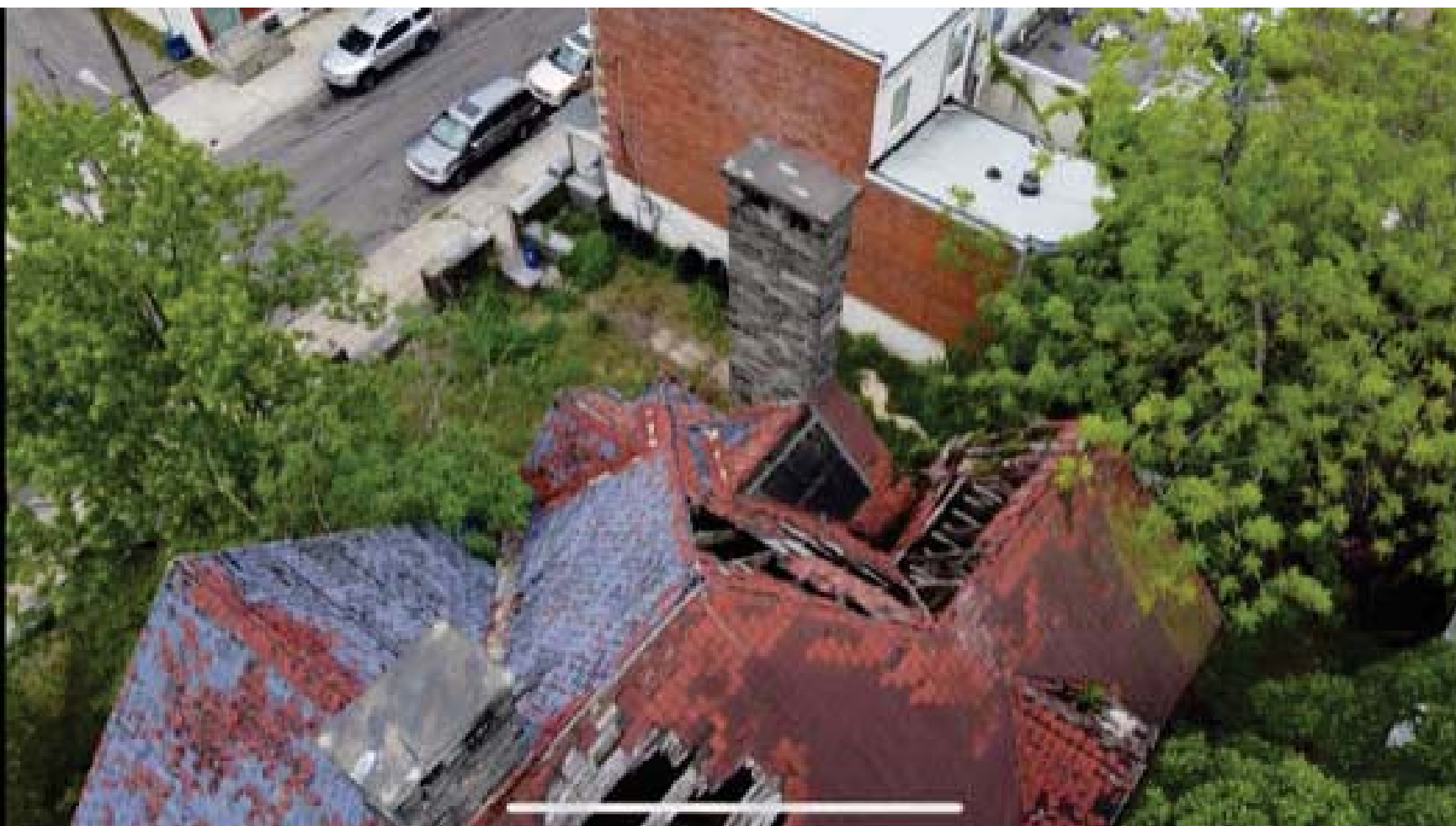
Replace missing caps with concrete and a light where the globe used to be

Replace wrap around porch that was here



















repaired  
where  
we could





rebuilt  
gables











