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, undisignated 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.
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 41st 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
Germ@Haverfordsq.com
Current renovation under a make safe permit to replace the entire roof.
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