

ADDRESS: 838 1/2 N 42ND ST

Proposal: Convert church for multi-family residential use; construct addition

Review Requested: Final Approval

Owner: German Yakubov

Applicant: Stephen Bachich, Raymond F. Rola Architects

History: 1872; St. Petri Evangelical German Lutheran Church; Emil H.C. Hartmann; Duhring, Okie & Ziegler, architects

Individual Designation: 6/14/2013

District Designation: None

Staff Contact: Allyson Mehley, allyson.mehley@phila.gov

BACKGROUND:

This application proposes to convert a historic church building located at 838 1/2 N. 42nd Street to a multi-family residential building. Originally known as St. Petri Evangelical German Lutheran Church, the church was constructed in phases. A chapel building was constructed in 1872 (see Image 1 and 2). The second phase of construction in 1895 (Image 3) added a one-story masonry church building that covered the remainder of the lot. The final phase of church construction in 1906 added an upper section and steeple above the 1895 section. Today, the church complex maintains a high level of architectural integrity.

This application proposes limited exterior interventions as part of the scope for the rehabilitation and conversion work. The most significant change is the addition of a two-story structure on top of the 1872 chapel. The proposed overbuild is a wood frame structure with clapboard type siding and a combination of casement and awning windows.

SCOPE OF WORK:

- Convert existing three-story masonry church into a multi-family building with 20 residential units.
- Construct two-story addition over the existing rear one-story area of the building.
- Install new ADA ramp along Parrish Street elevation.
- Restore existing windows and doors. Selective replacement only where necessary.
- Exterior masonry will be cleaned and repaired as needed.

STANDARDS FOR REVIEW:

The Secretary of the Interior's Standards for the Treatment of Historic Properties and Guidelines include:

- *Standard 9: New addition, exterior alterations, or related new construction will not destroy historic materials, features, and spacial 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.*
 - Most of the work proposed meets Standard 9.
 - The proposed two-story addition above the 1872 chapel is not compatible with the historic materials, features, scale, and proportion of the chapel and church and does not meet Standard 9.

- *Standard 10: New additions, exterior alterations, or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*
 - Most of the work proposed meets Standard 10.
 - The removal of the full chapel roof and a large section of the chapel's north wall does not meet Standard 10.

STAFF RECOMMENDATION: Denial, pursuant to Standards 9 and 10.

IMAGES

Figure 1: 1872, St. Petri Chapel

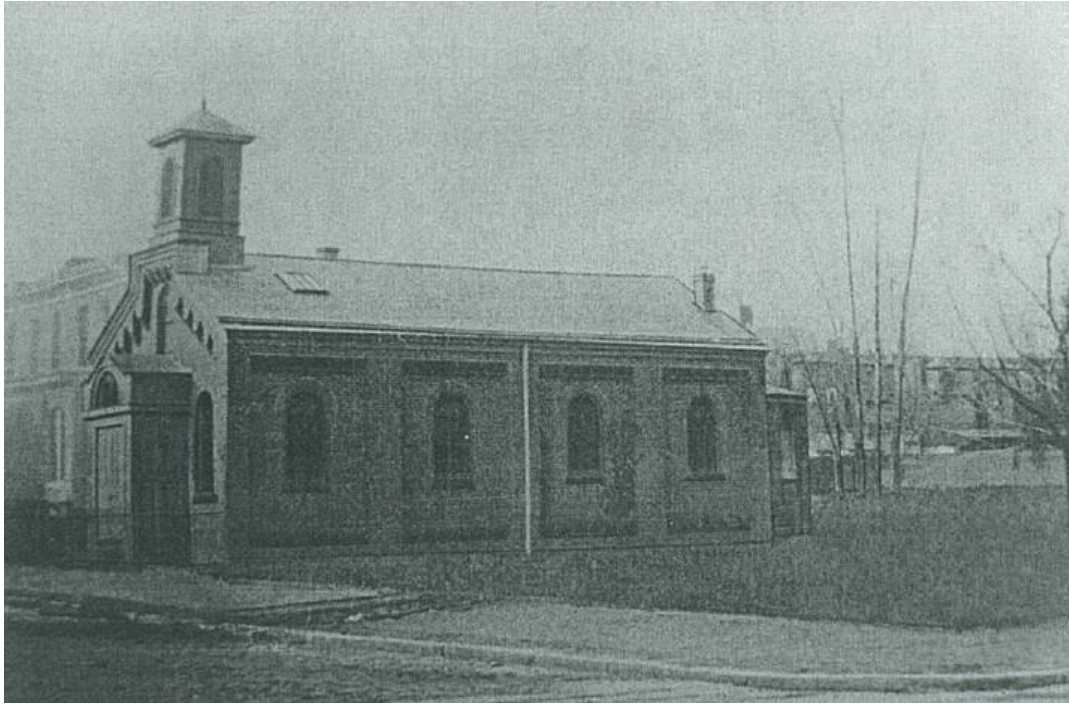


Figure 2: J.L. Smith, Atlas of West Philadelphia, 1886.

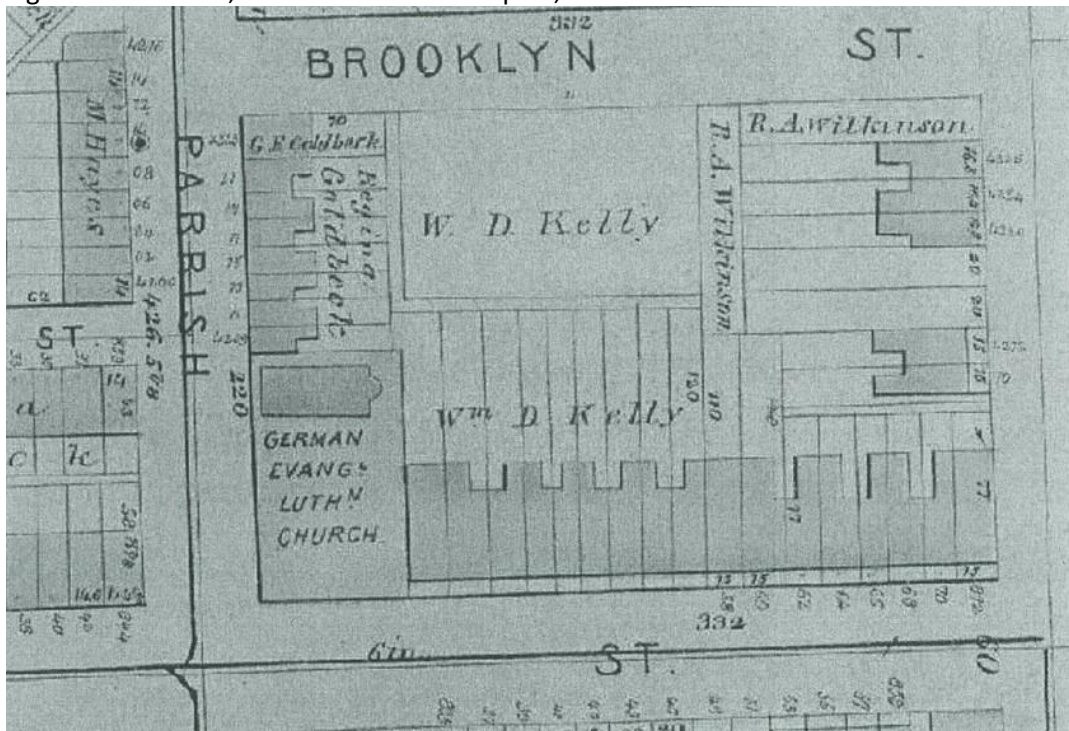


Figure 3: First phase of St. Petri Church, 1895.

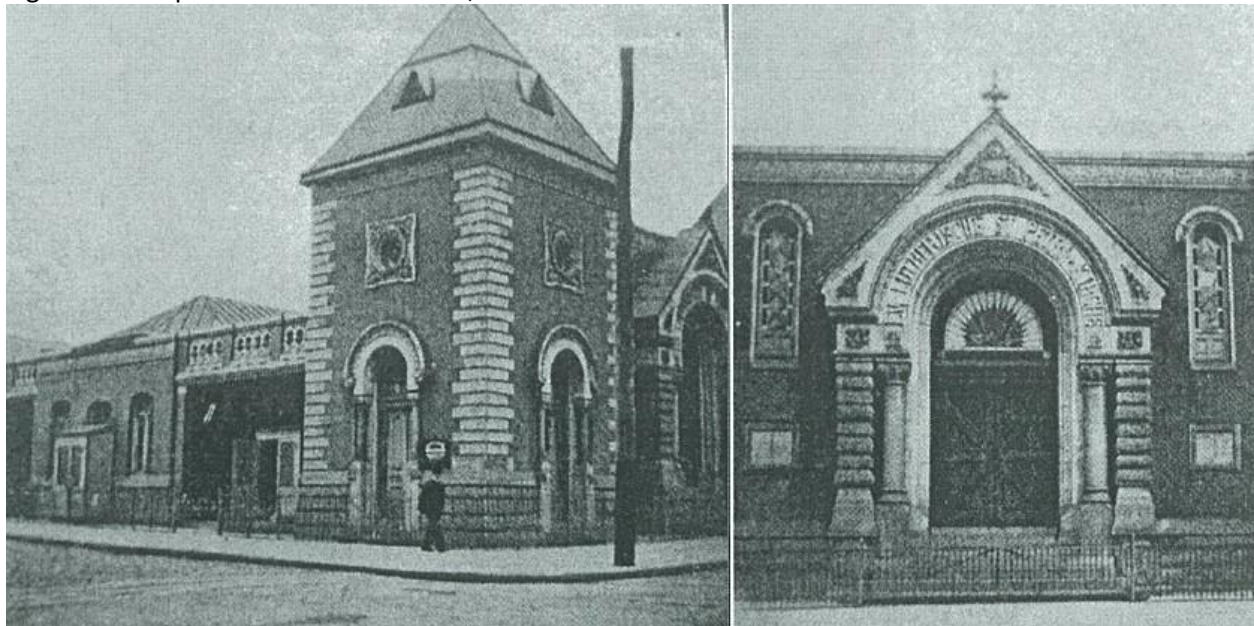


Figure 4: View looking north.

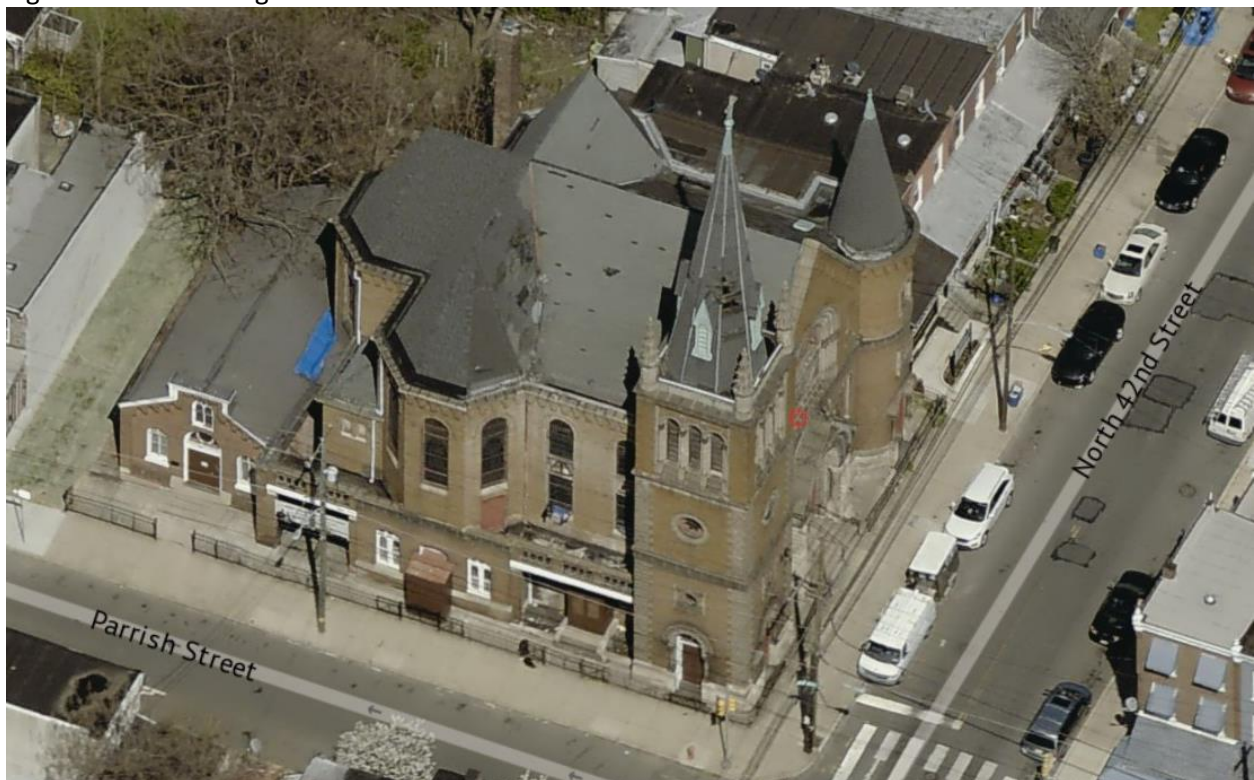
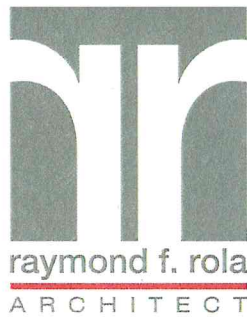


Figure 5: Aerial view of church and chapel.



838 1/2 N 42nd Street
Philadelphia Historical Commission
January 2022/February 2022



January 10, 2022

Philadelphia Historic Commission
1515 Arch Street
13th Floor
Philadelphia, Pa 19102

Proposed Alterations to:
838 ½ North 42nd Street, Philadelphia PA 19104

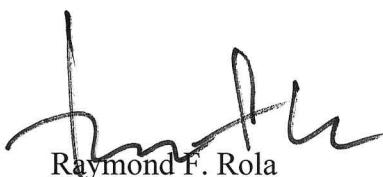
Final Approval

Owner/Client:
German Yakubov
Haverford Square Properties
601 N. 39th Street, Philadelphia PA 19104

To whom it may concern,

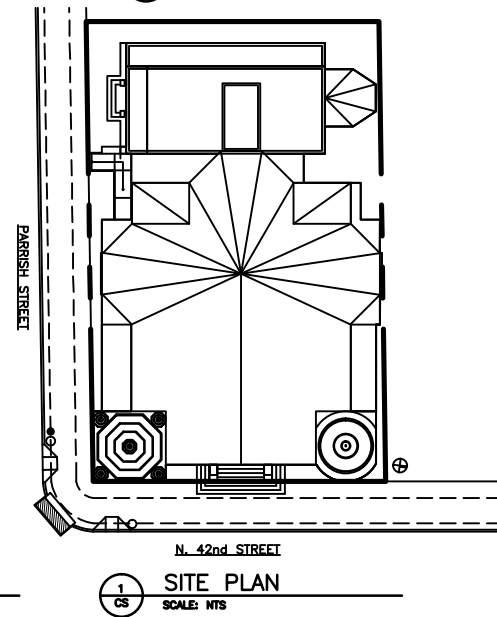
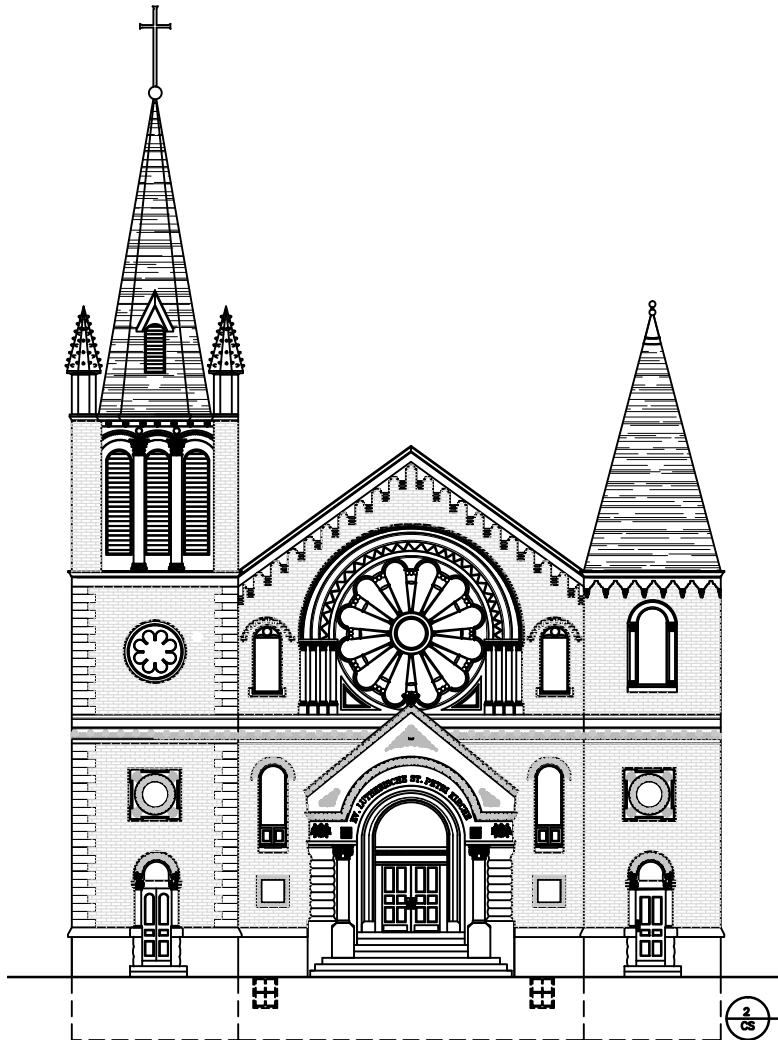
For the project at 838 ½ North 42nd Street (formerly known as St. Petri Evangelical Church) we are proposing to convert the existing three (3) story masonry building into a multi-family building with a total of twenty (20) residential units. There is a proposed two (2) story addition over the existing one (1) story portion of the building in order to create three (3) uniform floors for the new multi-family apartment layout. There will be no other changes to the building exterior with the exception of window and door replacements as needed. The front (42nd St.) façade will remain unchanged. All exterior masonry will be cleaned and repaired as needed using approved techniques and materials. Existing windows will be repaired where possible, and replaced with a mixture of new operable and fixed insulating glass windows with simulated dividing lites (SDL) to match existing mullion patterns as needed. A new concrete ADA ramp will be added to the exterior of the building on the Parrish Street side. This ramp will be located in an accessible area along an existing concrete walkway. This submission is for final approval. If there are any comments or questions regarding the proposed alterations please contact us at 215-546-3155 or rolaarch@verizon.net

Sincerely,



Raymond F. Rola

PROPOSED RESIDENCES AT 838 1/2 N. 42ND ST., PHILADELPHIA PA



ARCHITECT
raymond f. rola
architect

1518 walnut street
suite 1300, philadelphia
pa, 19102
t: 215.546.3155
f: 215.545.3999
rolaarch@verizon.net

SEAL



OWNER

GERMAN YAKUBOV
HAVERFORD SQUARE
PROPERTIES
601 N 39TH STREET
PHILADELPHIA, PA 19104

DATE	DESCRIPTION
9/08/21	ZONING
9/24/21	REV. ZONING
1/10/22	HISTORIC SUB.

PROPOSED
MULTI-FAMILY
DWELLING

PROJECT LOCATION:

ST. PETRI EVANGELICAL
LUTHERAN CHURCH
838 1/2 N. 42ND ST.
PHILADELPHIA, PA 19104

BLOCK: -

LOT: -

SHEET TITLE:

PROJECT NO. 00000

SCALE: AS NOTED

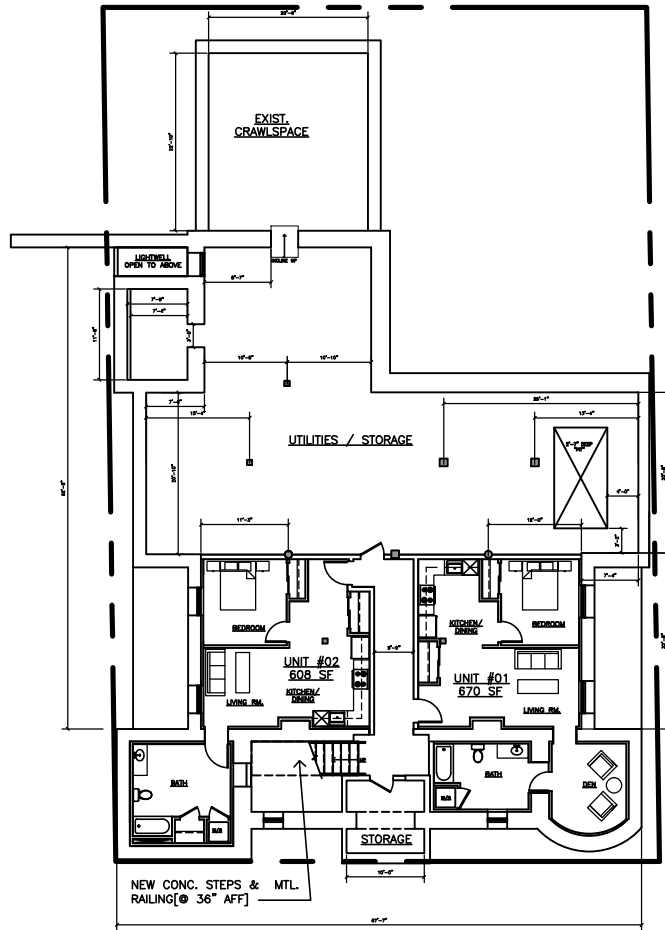
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DRAWN BY: EE

REVIEWED BY: RR

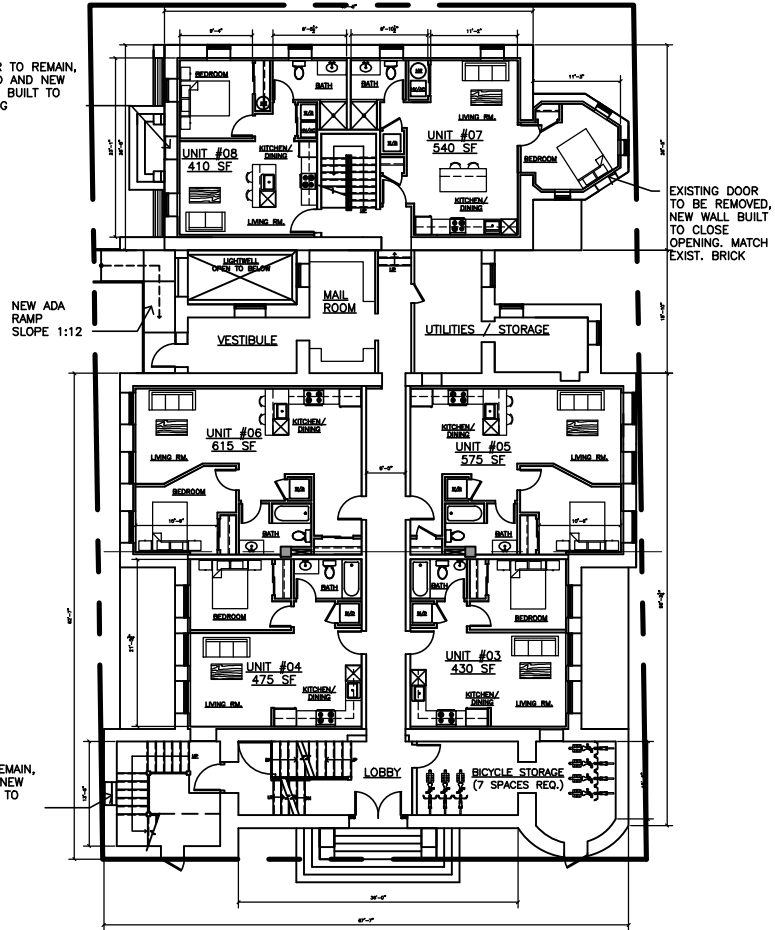
SHEET NO.

CS



1 BASEMENT FLOOR PLAN
SCALE: 1/16" = 1'-0"

EXISTING DOOR TO REMAIN,
TO BE CLOSED AND NEW
INTERIOR WALL BUILT TO
CLOSE OPENING



2 FIRST FLOOR PLAN
SCALE: 1/16" = 1'-0"

ARCHITECT



1518 WALNUT STREET
SUITE 1300, PHILADELPHIA
PA 19102
T: 215.544.3155
F: 215.545.3999
rolaarch@verizon.net

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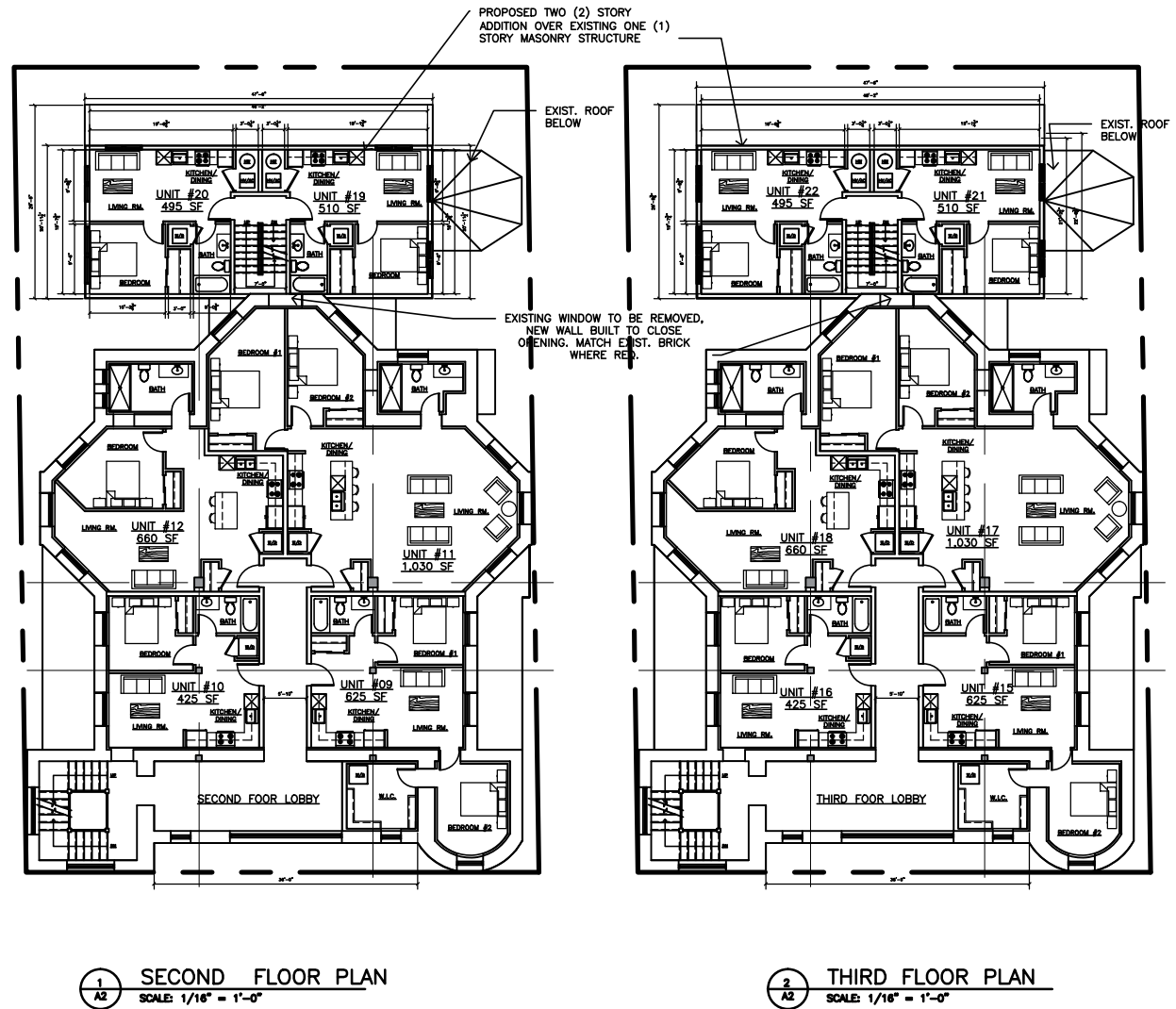
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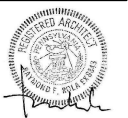
A1

UNIT SUMMARY			
UNIT #	SQ FT	BEDROOMS	NOTES
01	670 SF	1	
02	608 SF	1	
03	430 SF	1	
04	475 SF	1	
05	575 SF	1	
06	615 SF	1	
07	540 SF	1	
08	410 SF	1	
09	625 SF	1	
10	425 SF	1	
11	1,030 SF	2	
12	660 SF	1	
13	510 SF	1	
14	495 SF	1	
15	625 SF	1	
16	425 SF	1	
17	1,030 SF	2	
18	660 SF	1	
19	510 SF	1	
20	495 SF	1	



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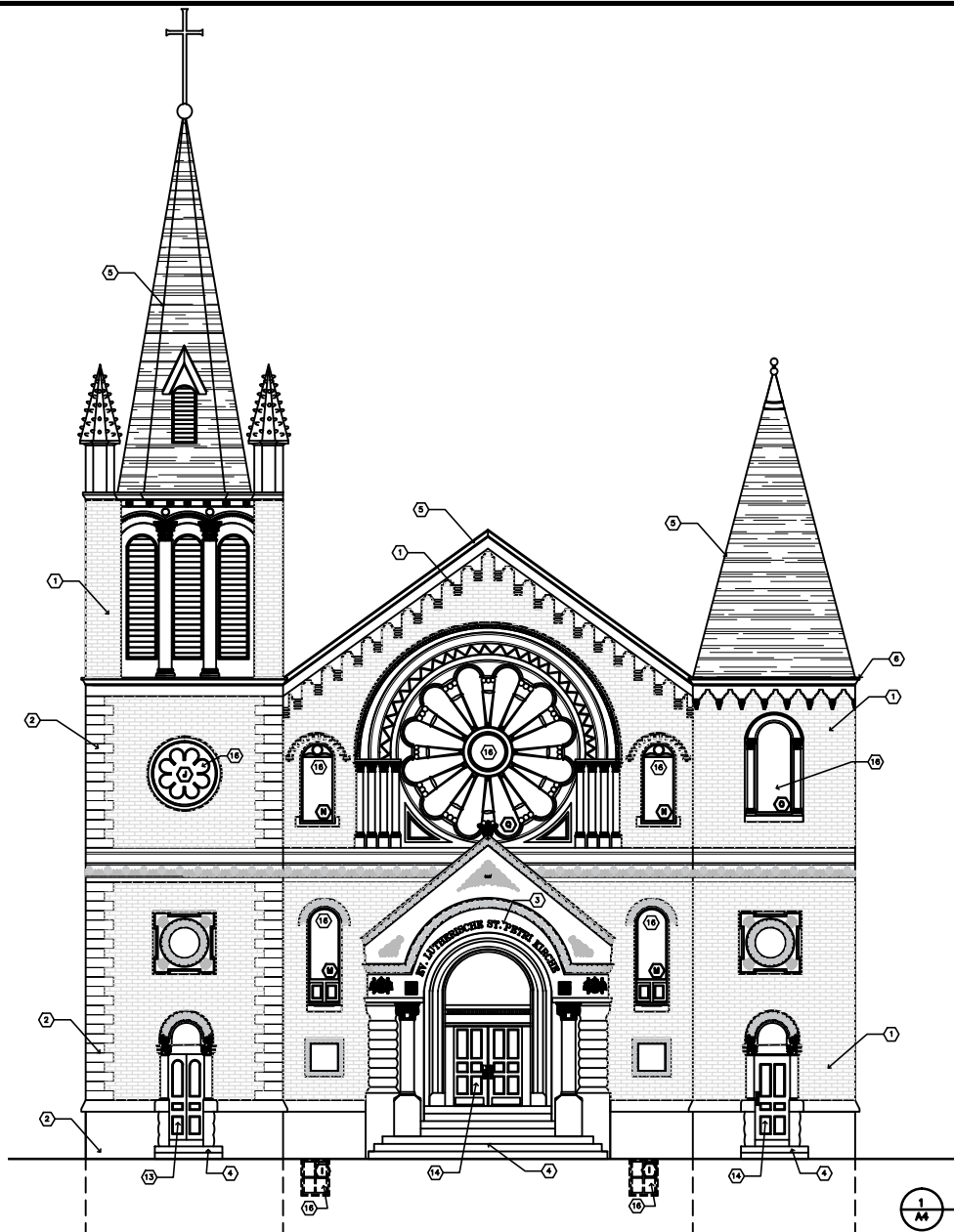
A2



PROJECT: 838 1/2 NORTH 42ND STREET		ZONING DISTRICT: RM-1	
	PROVISION	EXISTING	PROPOSED
USE REGULATIONS:	MULTI FAMILY	NONE	MULTI FAMILY - (20 UNITS)
MIN. LOT SIZE	1,440 SF	7,697 SF	NO CHANGE
MIN. LOT FRONTAGE (WIDTH)	16'-0"	70'-0"	NO CHANGE
MIN. OPEN AREA	25%	BUILDING 6,182-SANCTUARY 148-ADDITION OPEN AREA 261=5,767X100/ LOT 7,697 = 74.92 % -100.00 =25.08%	25.08%
MIN. FRONT YARD SETBACK	N/A	0	NO CHANGE
MIN. SIDE YARD DEPTH	N/A	0	NO CHANGE
MIN. REAR YARD DEPTH	SINGLE FAMILY: 9'-0"	5'-2"	NO CHANGE
MIN. REAR AREA	144 SF	725 SF	261 SF
HEIGHT REGULATIONS	38'-0"	±56'-0'	38'-0"
REQUIRED BICYCLE RACKS	CLASS 1A 1 RACK PER 3 RESIDENTIAL UNITS	0	7 RACKS

NOTE: THE OWNER WISHES TO ELECT CMX3 ZONING AS THE ALLOWED
EXCEPTION UNDER THE CITY COUNCIL ORDINANCE BILL NUMBER
190613-A

A3



1
A4 FRONT ELEVATION
SCALE: 3/32" = 1'-0"

NOTES:

*ALL HISTORIC ARCHITECTURAL FEATURES INCLUDING WINDOWS, DOORS, FRAMES, BRICK, & MASONRY TO REMAIN, TO BE CLEANED OR SCRAPPED, AND REPAIRED AS NEEDED UNLESS NOTED OTHERWISE.

**ALL MATERIALS & SHOP DRAWINGS TO BE SUBMITTED TO P.H.C. FOR APPROVAL PRIOR TO MANUFACTURE/ INSTALLATION.



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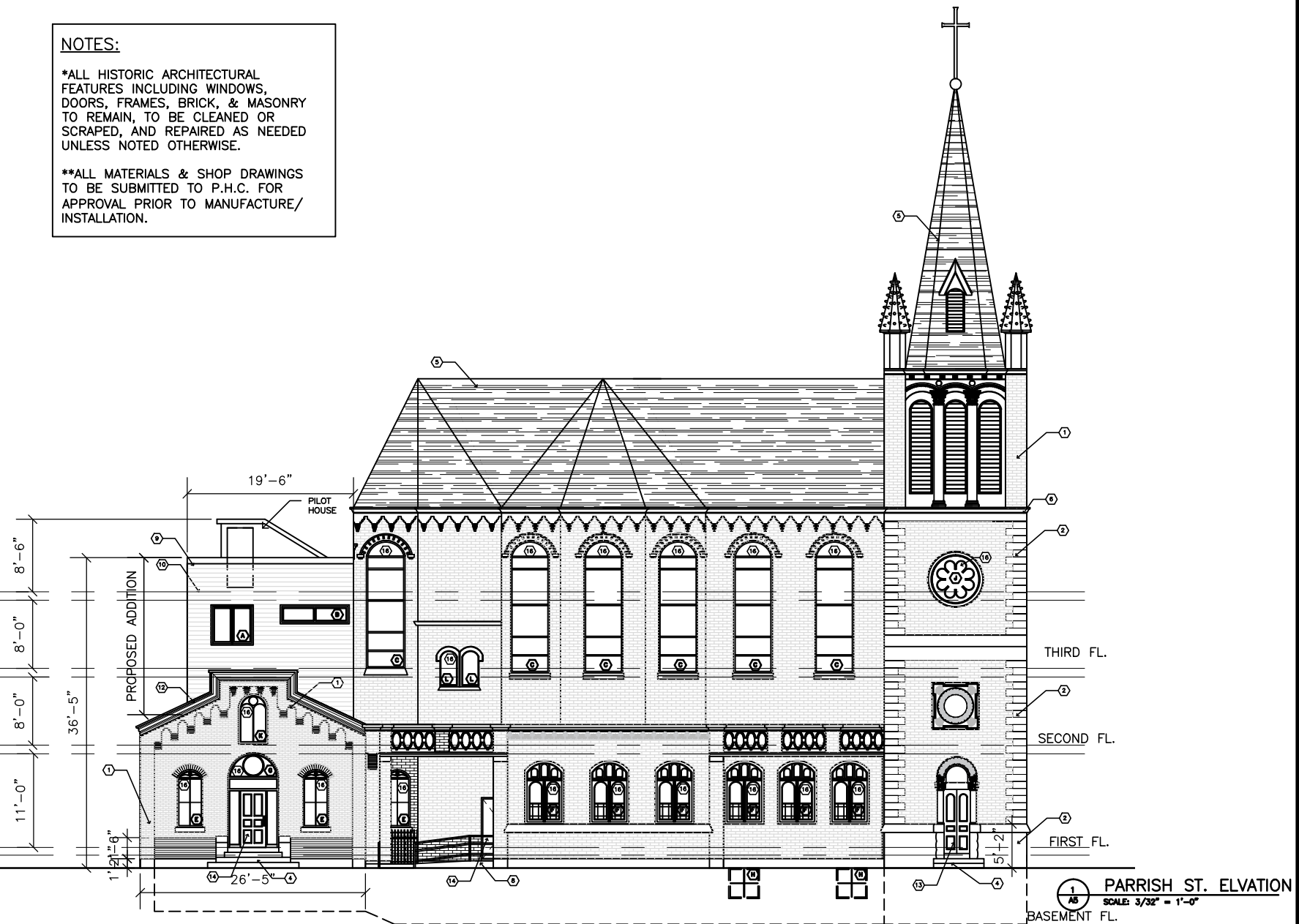
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A4

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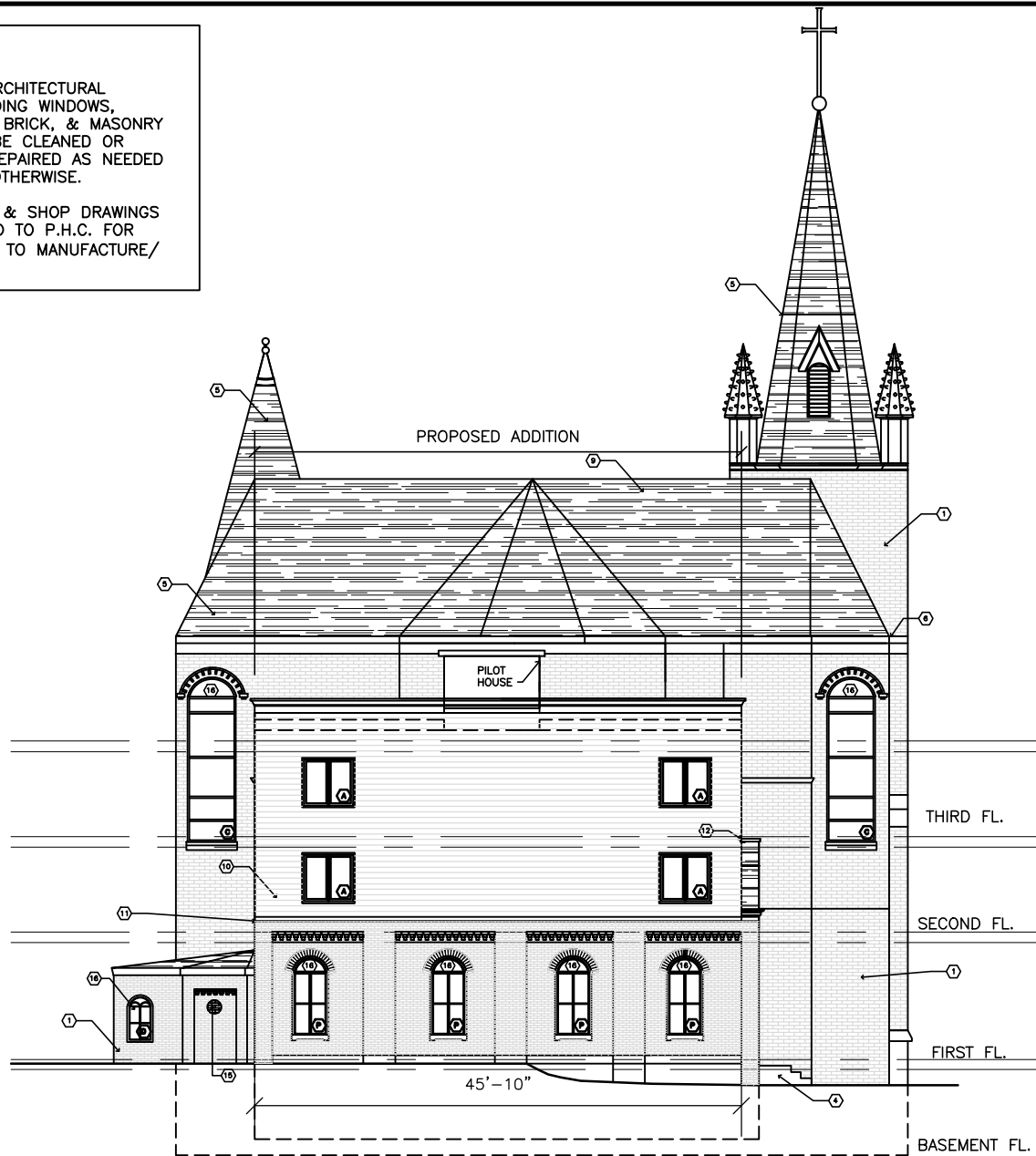
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A5

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REAR ELEVATION
SCALE: 3/32" = 1'-0"



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pa. 19102
t: 215.546.3155
f: 215.546.3999
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1/10/22	HISTORIC SUB.

PROPOSED
MULTI-FAMILY
DWELLING

PROJECT LOCATION:

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BLOCK: -

LOT: -

SHEET TITLE:

PROJECT NO. 00000

SCALE: AS NOTED

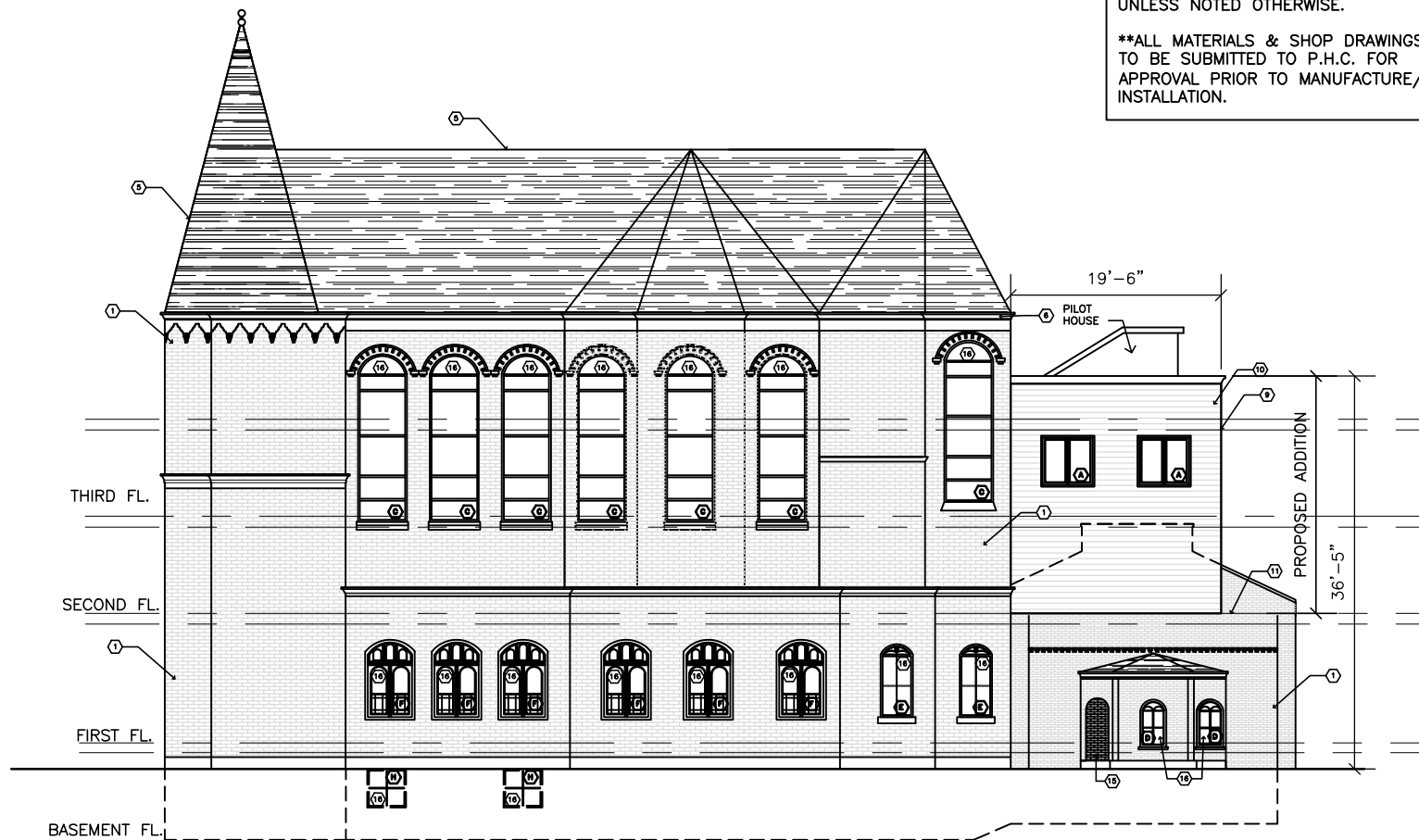
DATE: 2022

DRAWN BY: EE

REVIEWED BY: RR

SHEET NO.

A6



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ARCHITECT



raymond f. rola
architect
1518 walnut street
suite 1300, philadelphia
pa. 19102
t. 215.546.3155
f. 215.545.3999
rolaarch@verizon.net

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SIDE ELEVATION

SCALE: 3/32" = 1'-0"

A7

GENERAL NOTES

MASONRY:

1. Clean all stone with "Prosoco" Heavy Duty Restoration Cleaner and water at a pressure less than 500 PSI. PHC to review and approve.
2. Clean all limestone bands, details, lintels and sills with "Prosoco" Heavy Duty Restoration Cleaner and water at a pressure less than 500 PSI. PHC to review and approve.
3. Existing limestone and text over entry door to remain.
4. All existing steps to remain unless otherwise noted as step location in conflict with new ADA Ramp. All existing steps to be repaired as needed with techniques and materials approved by PHC.

ROOF, GUTTERS, DOWNSPOUTS:

5. Existing roof to be replaced - repaired and patched as needed. Existing gutters are to be checked and repaired as required to ensure water tightness.
6. Existing downspouts are to be removed and replaced with new aluminum downspouts with half round profile in bronze duranodic color. Provide cut sheets for review and approval by the Philadelphia Historical Commission.

HVAC:

7. Dryer vents and gas exhaust vents are to be ganged together to minimize the number of roof penetrations. They are to be located as far to the back of the building as possible.

ADA RAMP:

8. Install new concrete ADA ramp, railing, and landing where indicated on the drawings. Remove existing masonry steps and existing wooden ramp. Maximum slope of ramp not to exceed 1:12. Railings are to be black painted steel with traditional handrail profile. Profile to be submitted to PHC for approval prior to fabrication.

PROPOSED ADDITION:

9. Proposed two (2) story addition on existing one (1) story portion of Church.
10. Proposed Addition is to be finished in metal exterior cladding. Sample to be submitted to PHC for approval prior to installation.
11. Existing pitched roof profile to be removed and remade flat for new floor levels.
12. Existing façade at Parrish Street to remain, to be repaired and repointed as needed.

DOORS:

13. Door and transom to remain, to be closed permanently and sealed off on the interior as noted on plans. Exteriors are to be scraped clean and re-painted using semi-gloss exterior paint. Fill any damaged or rotted areas with "Bondo" fiberglass filler or equal.

14. New door in existing opening. Transom opening to remain, to be repaired or replaced as needed.
15. Existing filling to be removed, opening to be closed and filled in as noted on plans. New exterior bricks to match existing, sample to be submitted to PHC for approval prior to installation.

WINDOWS:

16. Existing windows to be repaired or replaced as required – with careful attention to maintaining or duplicating existing frames where possible. Existing decorative window features to be maintained or replaced to match. Shop drawings for all windows to be submitted by window manufacturer to P.H.C. for approval prior to manufacturing.

ARCHITECT



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suite 1300, philadelphia
pa. 19102
t: 215.546.3155
f: 215.545.3999
rolaarch@verizon.net

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838 1/2 N. 42ND ST.
PHILADELPHIA, PA 19104

BLOCK: -

LOT: -

SHEET TITLE:

PROJECT NO. 00000

SCALE: AS NOTED

DATE: 2022

DRAWN BY: EE

REVIEWED BY: RR

SHEET NO.

A8



DOOR DETAILS
SCALE: 1/4" = 1'-0"



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pa. 19102
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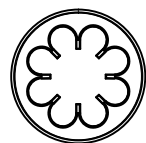
DATE: 2022

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A9



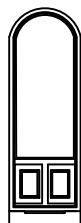
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REPAIR OR REPLACE
AS REQUIRED



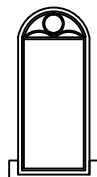
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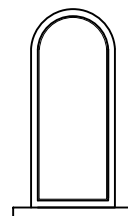
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EXISTING
REPAIR OR REPLACE
AS REQUIRED



TYPE_M
EXISTING
REPAIR OR REPLACE
AS REQUIRED



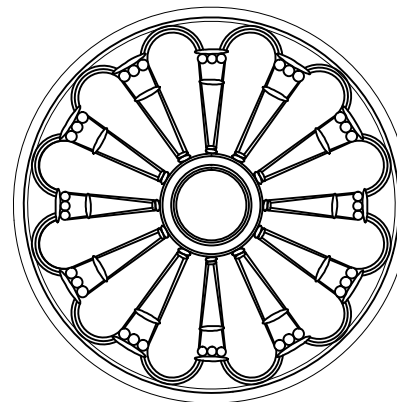
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AS REQUIRED



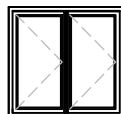
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REPAIR OR REPLACE
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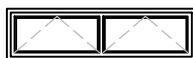
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EXISTING
REPAIR OR REPLACE
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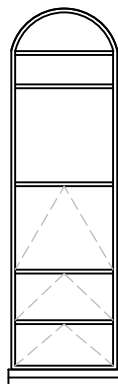
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EXISTING
REPAIR OR REPLACE
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TYPE_A
NEW
[PROPOSED ADDITION]



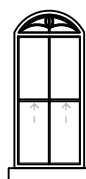
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NEW
[PROPOSED ADDITION]



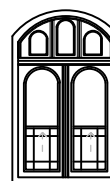
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REPAIR OR REPLACE
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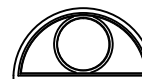
TYPE_D
EXISTING
REPAIR OR REPLACE
AS REQUIRED



TYPE_E
EXISTING
REPAIR OR REPLACE
AS REQUIRED



TYPE_F
EXISTING
REPAIR OR REPLACE
AS REQUIRED



TYPE_G
EXISTING
REPAIR OR REPLACE
AS REQUIRED



TYPE_H
EXISTING
REPAIR OR REPLACE
AS REQUIRED



TYPE_I
EXISTING
REPAIR OR REPLACE
AS REQUIRED



1518 WALNUT STREET
SUITE 1300, PHILADELPHIA
PA. 19102
T: 215.546.3155
F: 215.545.3999
rolaarch@verizon.net

SEAL



OWNER

GERMAN YAKUBOV
HAVERFORD SQUARE
PROPERTIES
601 N 39TH STREET
PHILADELPHIA, PA 19104

Δ	DATE	DESCRIPTION
	9/08/21	ZONING
	9/24/21	REV. ZONING
	1/10/22	HISTORIC SUB.

PROPOSED
MULTI-FAMILY
DWELLING

PROJECT LOCATION

ST. PETRI EVANGELICAL
LUTHERAN CHURCH
838 1/2 N. 42ND ST.
PHILADELPHIA, PA 19104

BLOCK: -

LOT: -

SHEET TITLE:

PROJECT NO. 00000

SCALE: AS NOTED

DATE: 2022

DRAWN BY: EE

REVIEWED BY: RR

SHEET NO.

1
A10

WINDOW DETAILS

SCALE: 3/16" = 1'-0"

A10



PROPOSED ADDITION [DIGITAL RENDERING]



1515 WALNUT STREET
SUITE 1300, PHILADELPHIA
PA, 19102
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BLOCK: -

LOT: -

SHEET TITLE:

PROJECT NO. 00000

SCALE: AS NOTED

DATE: 2022

DRAWN BY: EE

REVIEWED BY: RR

SHEET NO.

A11



FRONT (42ND ST.)

PHOTOS TAKEN 7-19-21

ARCHITECT

 raymond l. rola
 architect

1518 walnut street
 suite 1300, philadelphia
 pa, 19102
 t: 215.546.3155
 f: 215.546.3999
 rolaarch@verizon.net

SEAL



OWNER

GERMAN YAKUBOV
 HAVERFORD SQUARE
 PROPERTIES
 601 N 39TH STREET
 PHILADELPHIA, PA 19104

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9/24/21	REV. ZONING
1/10/22	HISTORIC SUB.

PROPOSED
 MULTI-FAMILY
 DWELLING

PROJECT LOCATION

ST. PETRI EVANGELICAL
 LUTHERAN CHURCH
 838 1/2 N. 42ND ST.
 PHILADELPHIA, PA 19104

BLOCK: -

LOT: -

SHEET TITLE:

PROJECT NO. 00000

SCALE: AS NOTED

DATE: 2022

DRAWN BY: EE

REVIEWED BY: RR

SHEET NO.

A12



PARRISH ST.

PHOTOS TAKEN 7-19-21

ARCHITECT



raymond f. rola
architect
1518 walnut street
suite 1300, philadelphia
pa, 19102
t: 215.544.3155
f: 215.545.3999
rolaarch@verizon.net

SEAL



OWNER

GERMAN YAKUBOV
HAVERFORD SQUARE
PROPERTIES
601 N 39TH STREET
PHILADELPHIA, PA 19104

DATE	DESCRIPTION
9/08/21	ZONING
9/24/21	REV. ZONING
1/10/22	HISTORIC SUB.

PROPOSED
MULTI-FAMILY
DWELLING

PROJECT LOCATION

ST. PETRI EVANGELICAL
LUTHERAN CHURCH
838 1/2 N. 42ND ST.
PHILADELPHIA, PA 19104

BLOCK: -

LOT: -

SHEET TITLE:

PROJECT NO. 00000

SCALE: AS NOTED

DATE: 2022

DRAWN BY: EE

REVIEWED BY: RR

SHEET NO.

A13



ARCHITECTURE DETAILS

PHOTOS TAKEN 7-19-21

ARCHITECT



raymond f. rolo
architect
1518 walnut street
suite 1300, philadelphia
pa. 19102
t: 215.546.3155
f: 215.545.3999
rolaarch@verizon.net

SEAL



OWNER

GERMAN YAKUBOV
HAVERFORD SQUARE
PROPERTIES
601 N 39TH STREET
PHILADELPHIA, PA 19104

DATE	DESCRIPTION
9/08/21	ZONING
9/24/21	REV. ZONING
1/10/22	HISTORIC SUB.

PROPOSED
MULTI-FAMILY
DWELLING

PROJECT LOCATION

ST. PETRI EVANGELICAL
LUTHERAN CHURCH
838 1/2 N. 42ND ST.
PHILADELPHIA, PA 19104

BLOCK: -

LOT: -

SHEET TITLE:

PROJECT NO. 00000

SCALE: AS NOTED

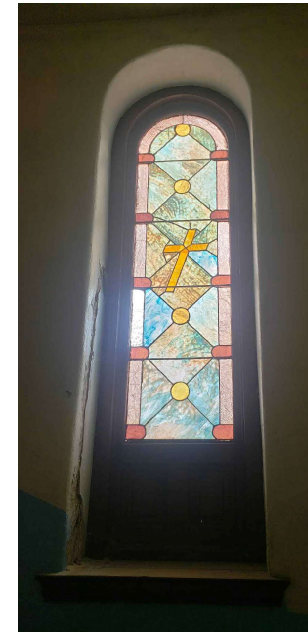
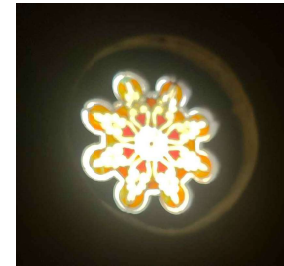
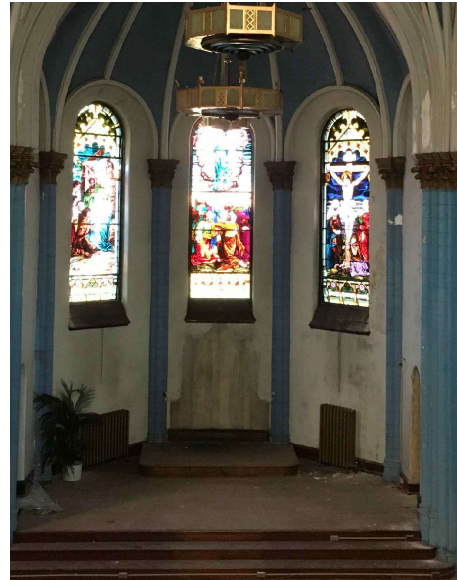
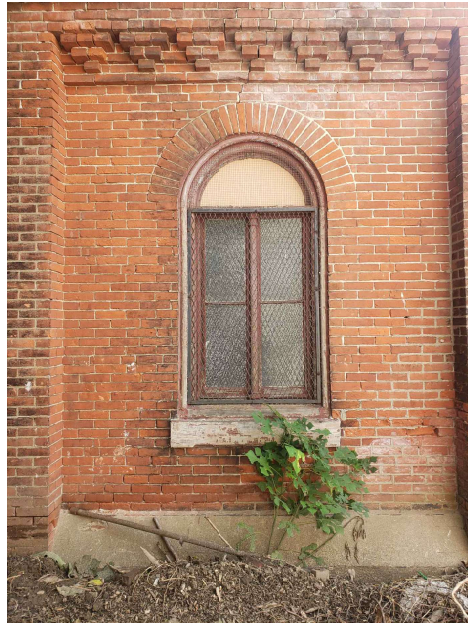
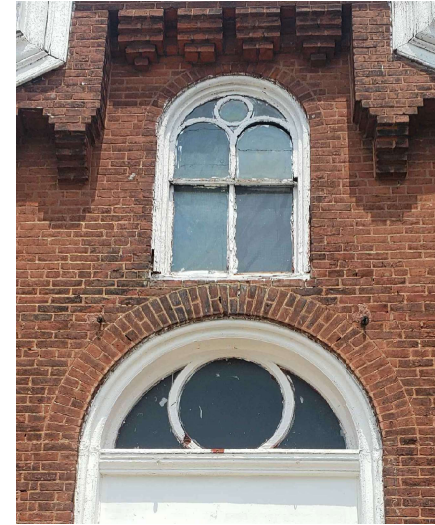
DATE: 2022

DRAWN BY: EE

REVIEWED BY: RR

SHEET NO.

A14



WINDOWS

PHOTOS TAKEN 8-5-21

ARCHITECT



raymond f. rola
architect
1516 walnut street
suite 1300, philadelphia
pa, 19102
t: 215.546.3155
f: 215.546.3199
rolaarch@verizon.net

SEAL



OWNER

GERMAN YAKUBOV
HAVERFORD SQUARE
PROPERTIES
601 N 39TH STREET
PHILADELPHIA, PA 19104

DATE	DESCRIPTION
9/08/21	ZONING
9/24/21	REV. ZONING
1/10/22	HISTORIC SUB

PROPOSED
MULTI-FAMILY
DWELLING

PROJECT LOCATION

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LUTHERAN CHURCH
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PHILADELPHIA, PA 19104

BLOCK: -

LOT: -

SHEET TITLE:

PROJECT NO. 00000

SCALE: AS NOTED

DATE: 2022

DRAWN BY: EE

REVIEWED BY: RR

SHEET NO.

A15