

**ADDRESS: 613 S HANCOCK ST**

Proposal: Construct addition

Review Requested: Review In Concept

Owner: Mark and Sally Forester

Applicant: Ian Toner, Toner Architects

History: 1765; John Fullerton House

Individual Designation: 6/24/1958

District Designation: None

Staff Contact: Daniel Shachar-Krasnoff, [daniel.shachar-krasnoff@phila.gov](mailto:daniel.shachar-krasnoff@phila.gov)

**OVERVIEW:** This in-concept application proposes to demolish a highly altered rear ell and construct a rear addition that encloses a portion of the rear of the main block at 613 S. Hancock Street. No work is proposed to the front façade. The addition features a side-gable roof with skylights and facades clad in cementitious panels with one-over-one windows. The ridge of the rear addition is taller than the main block but will not be visible from S. Hancock Street.

The rear ell of 613 S. Hancock Street faces the 600 block of S. Howard Street, a short, dead-end alley used primarily for parking. Three non-historic buildings with first-floor garages stand on the east side of S. Howard Street, across from the rear of 613 S. Hancock Street. The rears of the buildings facing the west side of S. Howard Street have been significantly altered. There is a history of building demolition on the 600 block of S. Howard Street that has diminished its historic significance. The 1917 Sanborn map shows a now demolished five-story building that would have obscured the view of the rear of 613 S. Hancock Street.

**SCOPE OF WORK:**

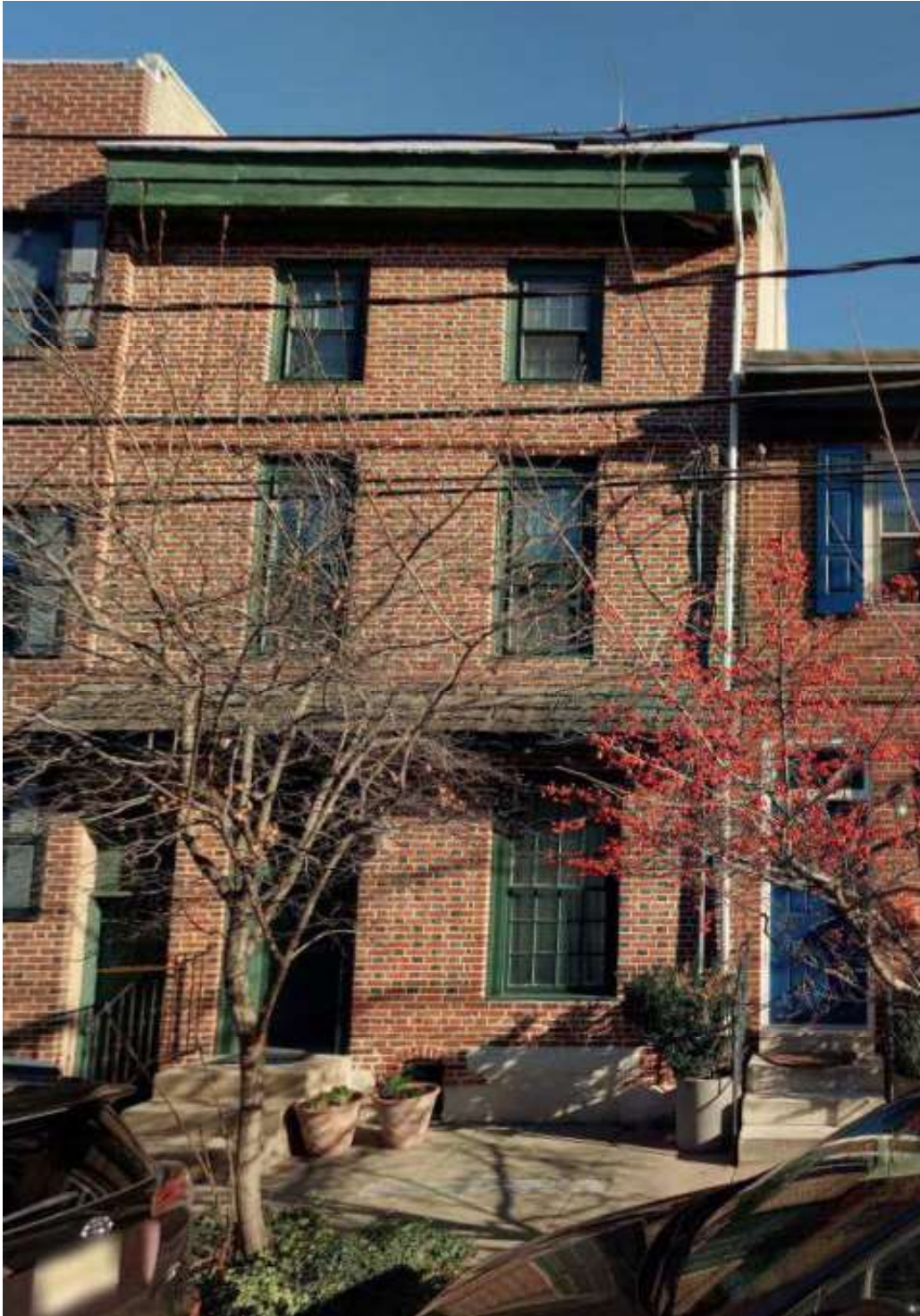
- Demolish rear ell
- Construct three-story rear addition

**STANDARDS FOR REVIEW:**

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

- *Standard 2: The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*
  - No work is proposed to the historic front façade. The rear of 600 S. Hancock Street, including the ell, is highly altered.
- *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 scale of the proposed addition is large, but it does not diminish the designated properties facing S. Hancock Street and there is no historic fabric on S. Howard Street.

**STAFF RECOMMENDATION:** The staff recommends approval in concept, pursuant to Standards 2 and 9.



*Figure 1. 613 S. Hancock Street, 2022. Source: Cyclomedia.phila.gov*



*Figure 2. 613 S. Hancock Street, (Rear) 2021. Source: Cyclomedia.phila.gov*



*Figure 3. West Side 600 Block S. Hoard Street, 2021. Source: Cyclomedia.phila.gov*



*Figure 4. East Side 600 Block S. Hoard Street, 2021. Source: Cyclomedia.phila.gov*

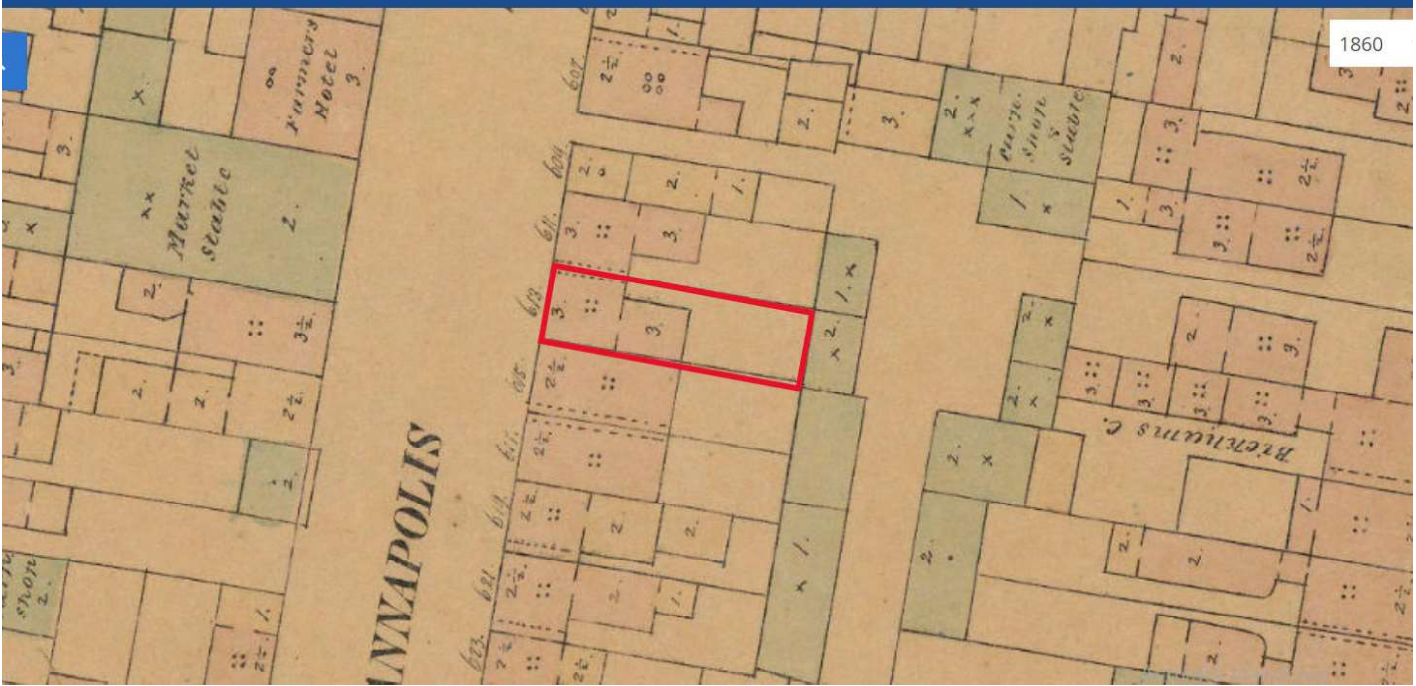


Figure 5. 613 S. Hancock St., 1960. Source: Atlas.phila.gov

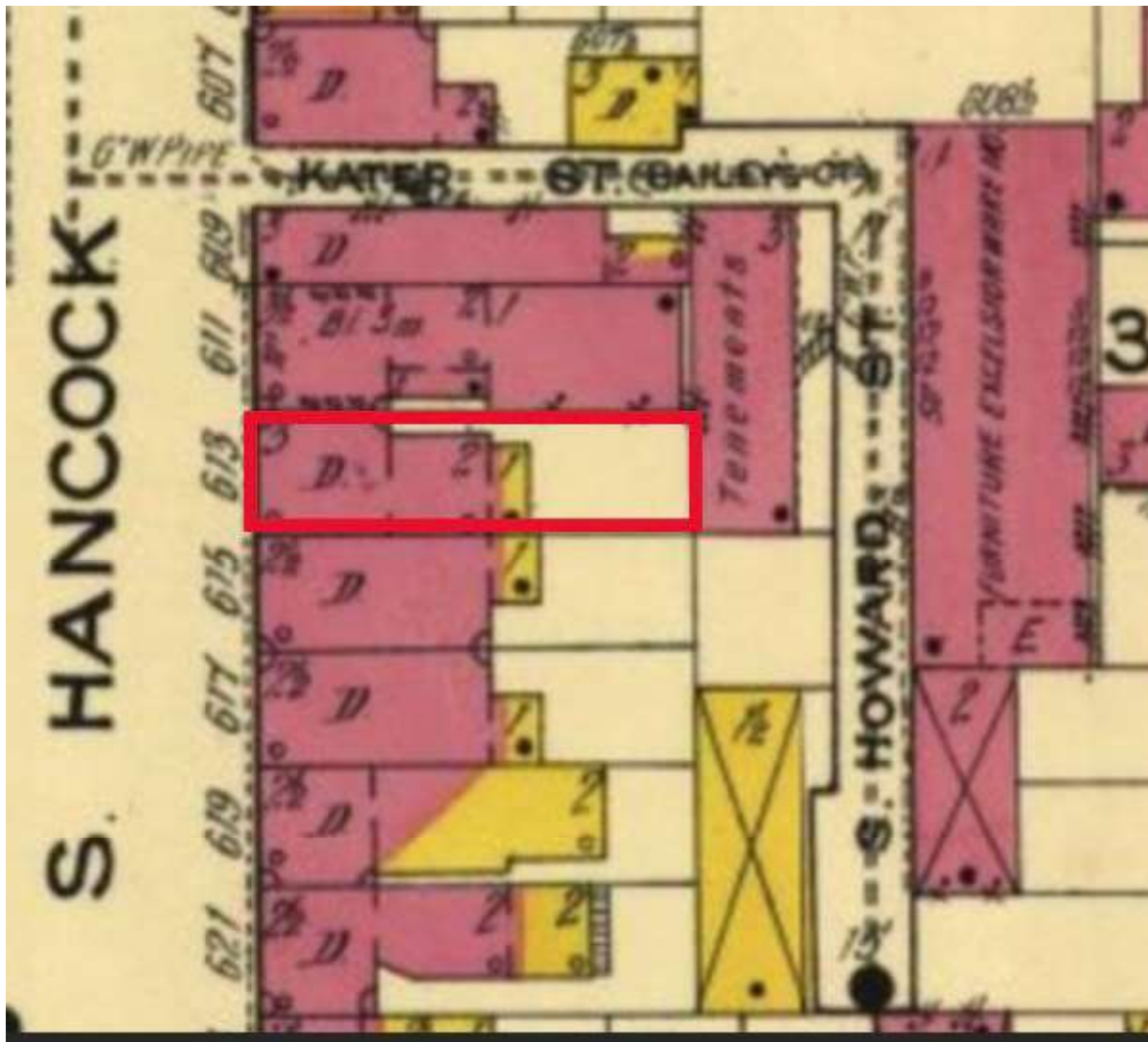


Figure 6. 613 S. Hancock St., Sanborn Maps, Vol. 5. 1917. Source: [digital.libraries.psu.edu](http://digital.libraries.psu.edu)



Ian M Toner AIA, NCARB, LEED AP BD+C

*Principal*

Sara N Shonk Pochedly AIA, NCARB, NCIDQ, LEED AP BD+C

*Principal*

10 May 2024

Philadelphia Historical Commission  
1515 Arch Street, 13<sup>th</sup> Floor  
Philadelphia PA, 19102

RE: Historical Review – 613 S Hancock St

Members of the Committee and Commission

Please find enclosed our application for In-Concept approval of our project at 613 S Hancock. I am submitting on behalf of the property owners, Mark and Sally Forester

The project involves:

- The demolition of existing 1-story and 2-story rear additions to existing 3-story Trinity-style home.
- Construction of new 3-story rear addition to take advantage of lot depth. Addition shall include full-depth basement necessitating proposed underpinning of neighbor at 615 S Hancock.
- Rear addition to contain new kitchen, bathrooms, elevator and bedroom to accommodate for future wheelchair accessibility.
- Rear addition proposed to utilize aluminum-clad wood windows and doors, and proposed cladding to consist of butt-joined fiber cement panels to emulate stucco. Colors TBD through coordination with PHC staff.
- Interior-only renovation of existing front portion of building to remain.
- No alterations are proposed to the approved front of the building as approved by PHC in 1987.

Thank you for taking the time to review our application. Please contact me at 215.800.1968 if you need more information or need to discuss the project further.

Sincerely,

A handwritten signature in black ink that reads "Ian M. Toner". The signature is written in a cursive, slightly slanted style.

Ian Toner, Principal, Toner Architects

**APPLICATION FOR BUILDING PERMIT**

APPLICATION # bÿ

(Please complete all information below and print clearly)



CITY OF PHILADELPHIA  
DEPARTMENT OF LICENSES AND INSPECTIONS  
MUNICIPAL SERVICES BUILDING - CONCOURSE  
1401 JOHN F. KENNEDY BOULEVARD  
PHILADELPHIA, PA 19102  
For more information visit us at [www.phila.gov](http://www.phila.gov)

**ADDRESS OF PROPOSED CONSTRUCTION**

613 S Hancock St

**APPLICANT:**

Ian Toner AC #3839394

**COMPANY NAME:**

Toner Architects

PHONE # 215 800 1968

FAX # \_\_\_\_\_

**PROPERTY OWNER'S NAME:**

Mark Forester, Sally Forester

PHONE # 215 668 7993

FAX # \_\_\_\_\_

**ARCHITECT / ENGINEER IN RESPONSIBLE CHARGE:**

Ian Toner

**ARCHITECT / ENGINEERING FIRM:**

Toner Architects

PHONE # 215 800 1968

FAX # \_\_\_\_\_

**CONTRACTOR:**

TBD

**CONTRACTING COMPANY:**

TBD

PHONE # \_\_\_\_\_

FAX # \_\_\_\_\_

**APPLICANT'S ADDRESS:**

1901 South 9th Street, Room 425

Philadelphia, PA 19148

LICENSE # 490460

ian@tonerarch.com  
E-MAIL:

**PROPERTY OWNER'S ADDRESS:**

613 S Hancock St

Philadelphia PA, 19147

**ARCHITECT / ENGINEERING FIRM ADDRESS:**

1901 S 9th St, Room 425

Philadelphia, PA 19148

LICENSE # 490460

ian@tonerarch.com  
E-MAIL:

**CONTRACTING COMPANY ADDRESS:**

N/A

LICENSE # \_\_\_\_\_

E-MAIL: \_\_\_\_\_

**USE OF BUILDING / SPACE:**

Single family dwelling

**ESTIMATED COST OF WORK**

\$ TBD

**BRIEF DESCRIPTION OF WORK:**

Demolition of existing 1- and 2-story rear additions to existing 3 story SFD.

Construction of new 3-story rear addition per plans, with full basement and egress well within rear yard. Existing front of building, including grocer's alley shared with 611 S Hancock shall be existing to remain.

All materials and selections to be approved by PHC staff.

TOTAL AREA UNDERGOING CONSTRUCTION: 2,898 square feet

**COMPLETE THESE ITEMS IF APPLICABLE TO THIS APPLICATION:**

# OF NEW SPRINKLER HEADS (suppression system permits only): \_\_\_\_\_ LOCATION OF SPRINKLERS: \_\_\_\_\_

# OF NEW REGISTERS / DIFFUSERS (hvac / ductwork permits only): \_\_\_\_\_ LOCATION OF STANDPIPES: \_\_\_\_\_

IS THIS APPLICATION IN RESPONSE TO A VIOLATION?  NO  YES VIOLATION #: \_\_\_\_\_

All provisions of the building code and other City ordinances will be complied with, whether specified herein or not. Plans approved by the Department form a part of this application. I hereby certify that the statements contained herein are true and correct to the best of my knowledge and belief. I further certify that I am authorized by the owner to make the foregoing application, and that, before I accept my permit for which this application is made, the owner shall be made aware of all conditions of the permit. I understand that if I knowingly make any false statement herein I am subject to such penalties as may be prescribed by law or ordinance.

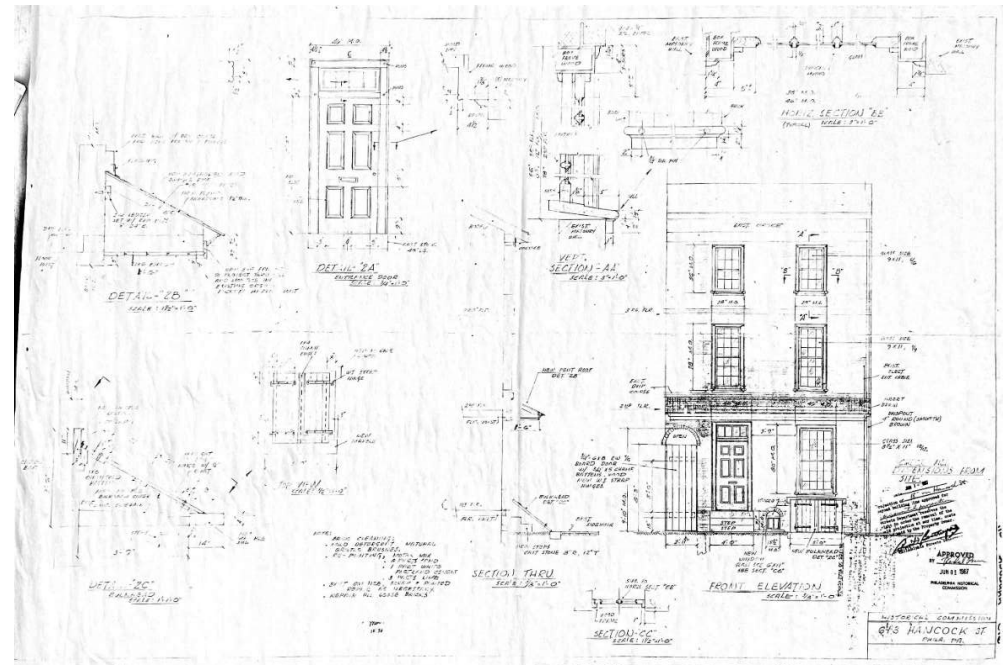
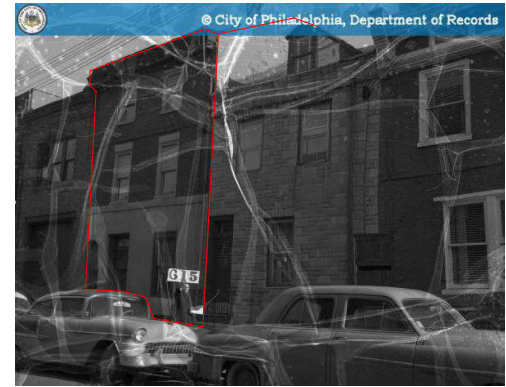
APPLICANT'S SIGNATURE Ian M. Toner

DATE: 05 / 10 / 2024





1  
11 Context and Location Plan  
1/2" = 1'-0"



1/4" = 1'-0"  
THIS DRAWING  
WAS NOT  
PRINTED TO  
SCALE

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# Renovation & Addition

1901 S. 9th Street  
Room 405  
Philadelphia, PA 19146  
215.890.1968  
www.tonerarch.com

Mark & Sally Forester  
613 South Hancock Street  
Philadelphia, PA 19147



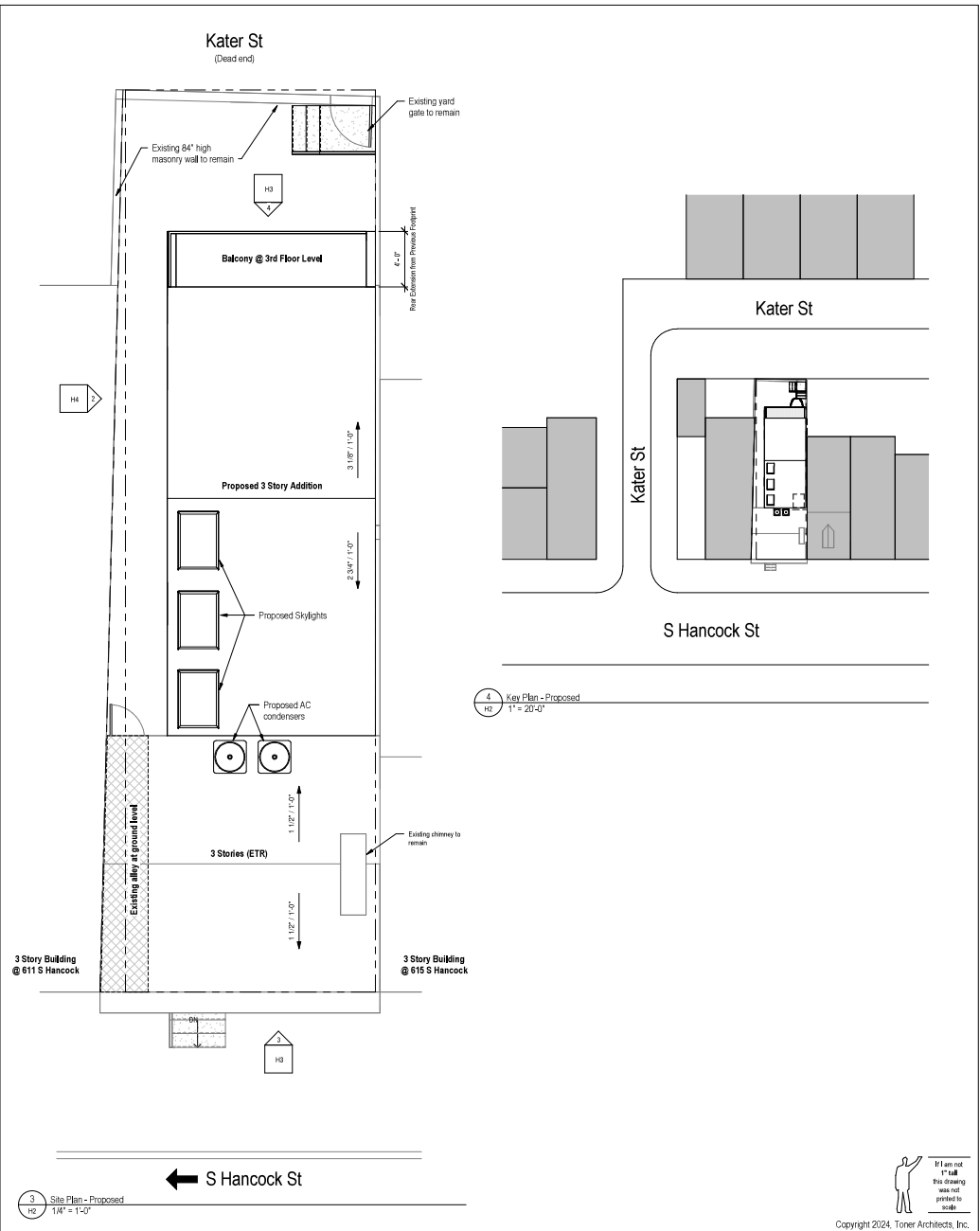
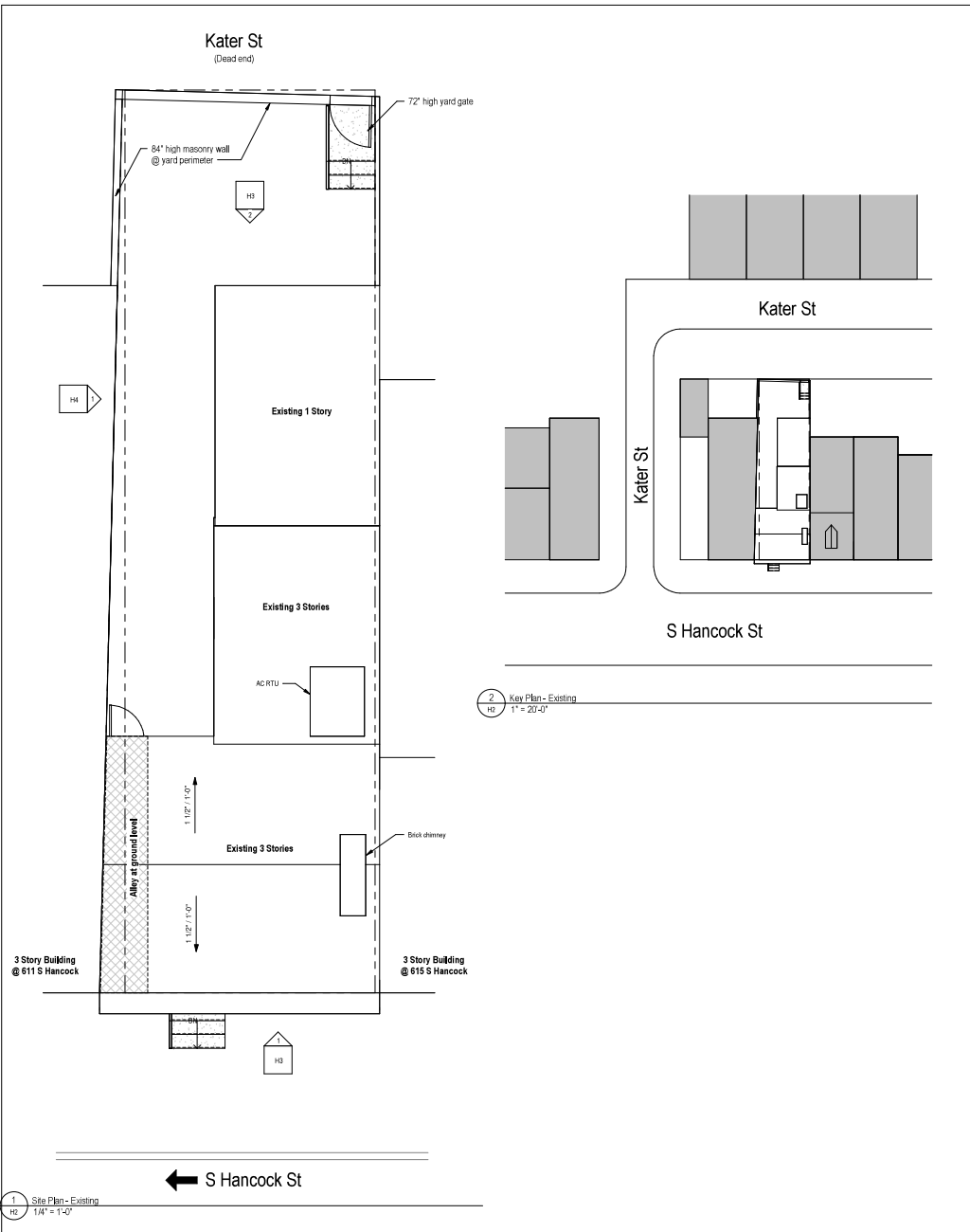
## CONTEXT PLAN & HISTORIC INFO

Date 9 May 2024

Scale 1/2" = 1'-0"

Historic Committee Submission

Project number 23093



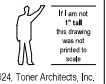
1901 S. 9th Street  
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215.893.1966  
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# Renovation & Addition

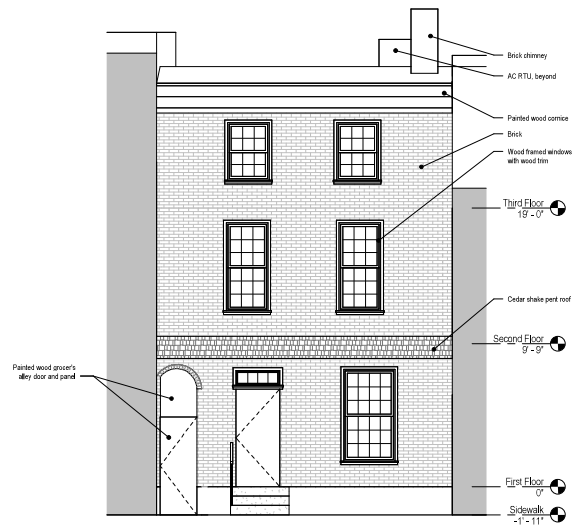


Date: 9 May 2024  
Scale: As indicated  
Historic Committee Submission  
Project number: 23093

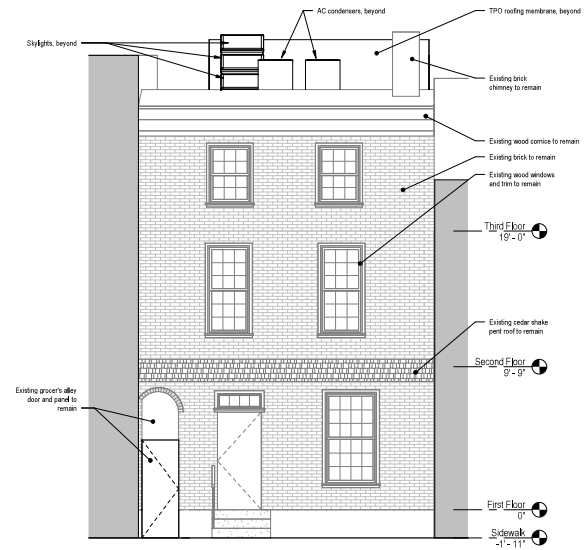


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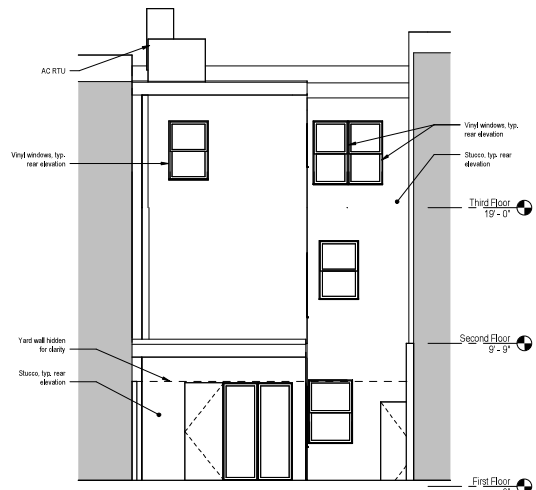
**SITE PLANS**



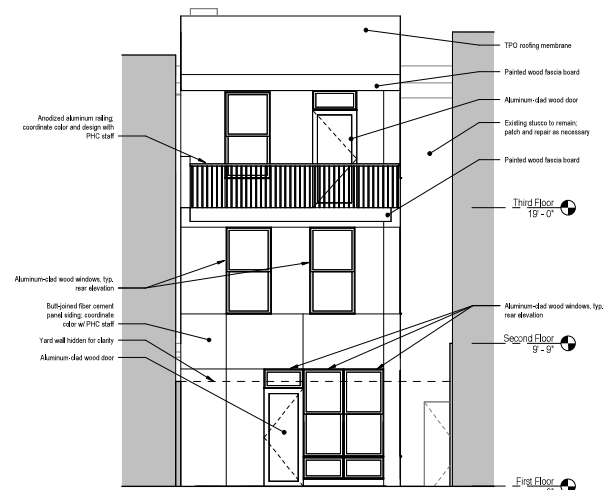
1 Existing Front Elevation  
1/4" = 1'-0"



3 Proposed Front Elevation  
1/4" = 1'-0"



2 Existing Rear Elevation  
1/4" = 1'-0"

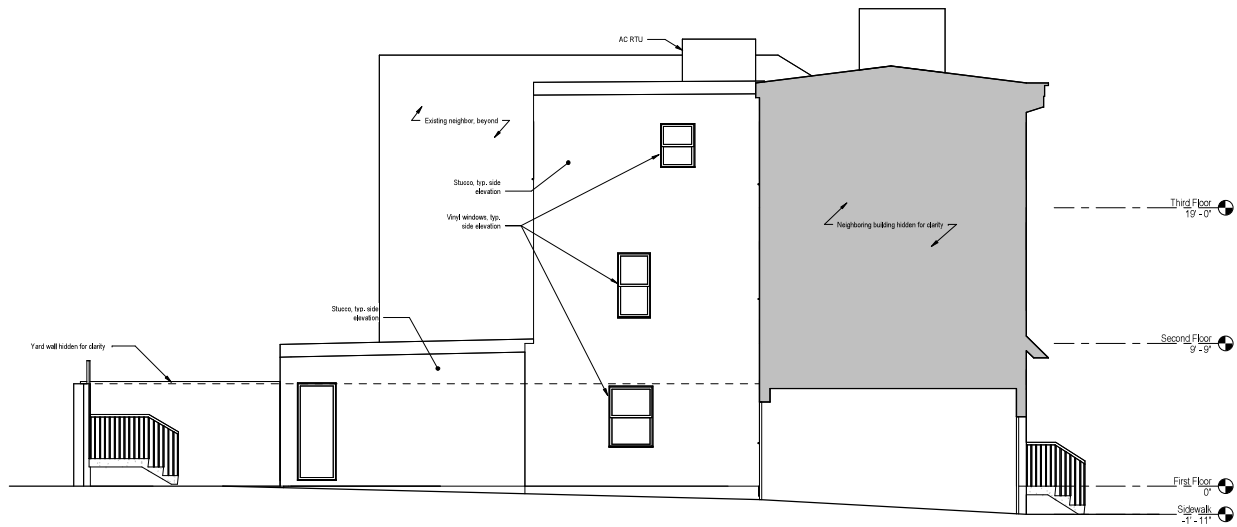


4 Proposed Rear Elevation  
1/4" = 1'-0"

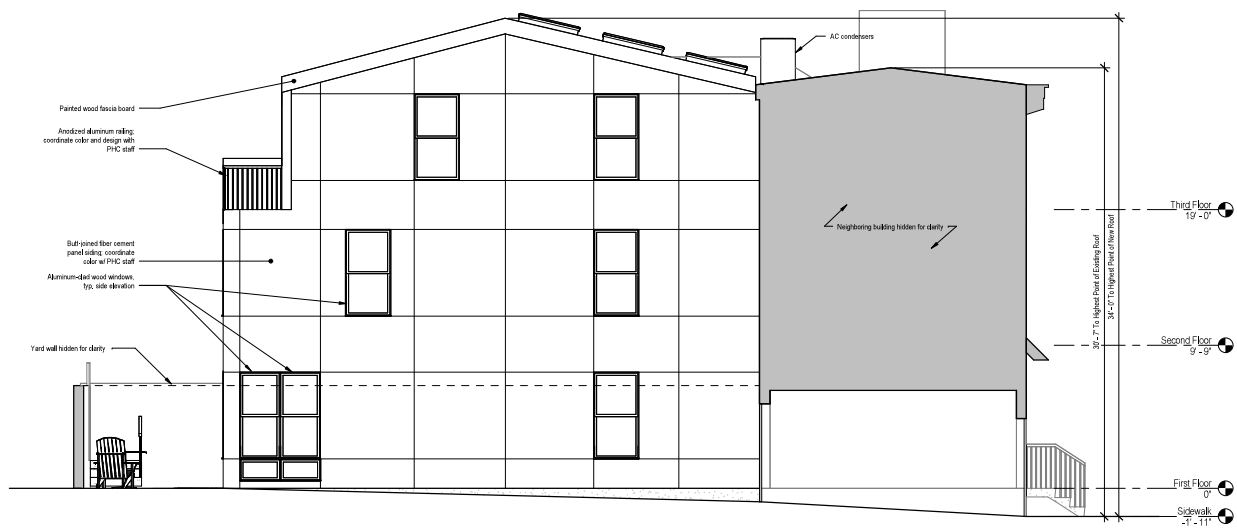


1/4" = 1'-0"  
this drawing  
was not  
printed to  
scale

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1 Existing Side Elevation  
1/4" = 1'-0"



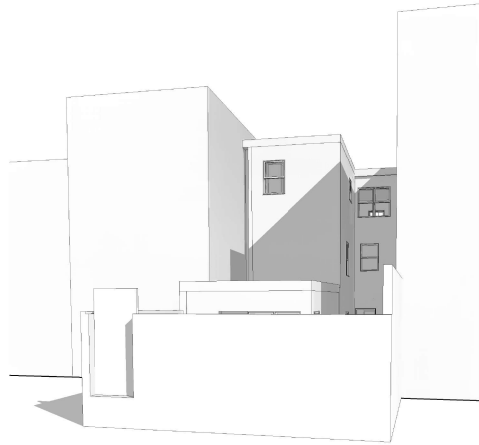
2 Proposed Side Elevation  
1/4" = 1'-0"



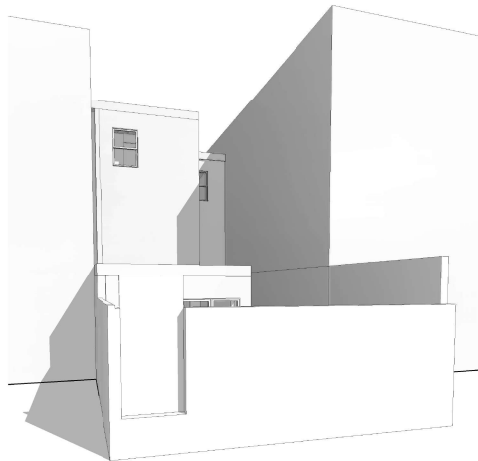
It is our intent that this drawing was not printed to scale.

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# Renovation & Addition



1 Northeast Corner - Existing  
HS



2 Southeast Corner - Existing  
HS



3 Northeast Corner - Proposed  
HS



4 Southeast Corner - Proposed  
HS



1/4" = 1'-0"  
this drawing  
was not  
printed to  
scale

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**TONER**  
ARCHITECTS

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Mark & Sally Forester  
613 South Hancock Street  
Philadelphia, PA 19147

# Renovation & Addition

Date 9 May 2024  
Historic Committee Submission

3D VIEWS  
Scale  
Project number 23093



Photo 1 - 23 October 2023



Photo 2 - 22 April 2024



Photo 3 - 22 April 2024





Photo 4 - 22 April 2024



Photo 5 - 22 April 2024



Photo 6 - 22 April 2024



Photo 7 - 22 April 2024



Photo 8 - 22 April 2024



Photo 9 - 22 April 2024