

ADDRESS: 613 S HANCOCK ST

Proposal: Demolish additions; construct three-story rear addition

Review Requested: Final Approval

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

OVERVIEW: This 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 rear ell of the building at 613 S. Hancock Street faces 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 demolition on the 600 block of S. Howard Street that has diminished its historic character. The 1917 Sanborn map shows a now-demolished five-story building that previously obscured the view of the rear of 613 S. Hancock Street.

The Architectural Committee reviewed an in-concept version of the application in May 2024 and recommended denial. That design featured a side-gable roof with skylights and facades clad in cementitious panels with one-over-one windows clad in aluminum. The addition would not be visible from Hancock Street. The Architectural Committee objected to the design of the roof, which would drain onto the historic building, as well as the cladding and windows. The Historical Commission reviewed and approved a revised in-concept application in June 2024. The revised design featured a flat roof instead of a side gable roof and an alteration to the slope the rear gable of the historic building to shed water to the front downspout. An internal roof drain in the addition will manage all water runoff from the addition internally without impacting the historic building.

At its December 2024 meeting, the Architectural Committee recommended denial of a revised design that was based upon the Historical Commission's in-concept approval. The Architectural Committee's concerns were that a large amount of water would flow to the downspout of the front façade and that the roof of the addition should be lowered to equal the height of the rear gable. Most of the roof, however, could extend above the height of the back of the rear slope of the historically designated house. The applicant withdrew from consideration at the January 2025 meeting of the Historical Commission.

The applicant has submitted a revised application for the Architectural Committee's consideration. The new proposal includes correspondence from a mechanical engineer stating that the current 3" diameter downspout is sufficient to manage anticipated water flows, the addition's rear slope has been steepened and the downspout on the addition has been moved further from historic building to the middle of the south façade of the addition.

SCOPE OF WORK:

- Demolish rear ell; and,
- 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 and street visible gable roof. The rear of 600 S. Hancock Street, including the ell, is highly altered and lacks character defining features. The applicant has supplied an engineer's statement that the front façade downspout can handle anticipated water runoff.
- *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 view of the designated property from S. Hancock Street; there is no historic fabric on S. Howard Street.

STAFF RECOMMENDATION: Approval, pursuant to Standards 2 and 9.

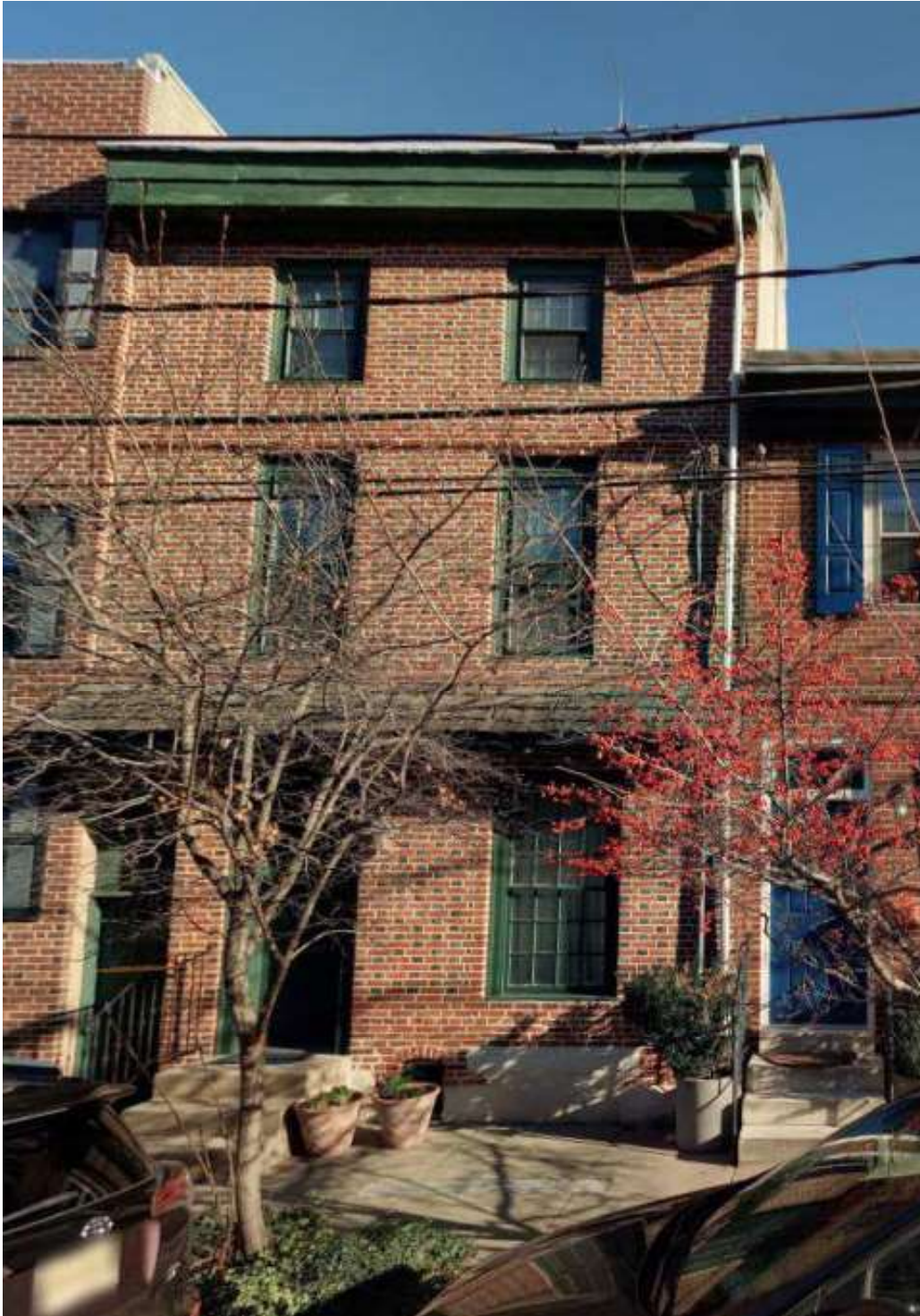


Figure 1. 613 S. Hancock Street, 2022. Source: Cyclomedia.phila.gov



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

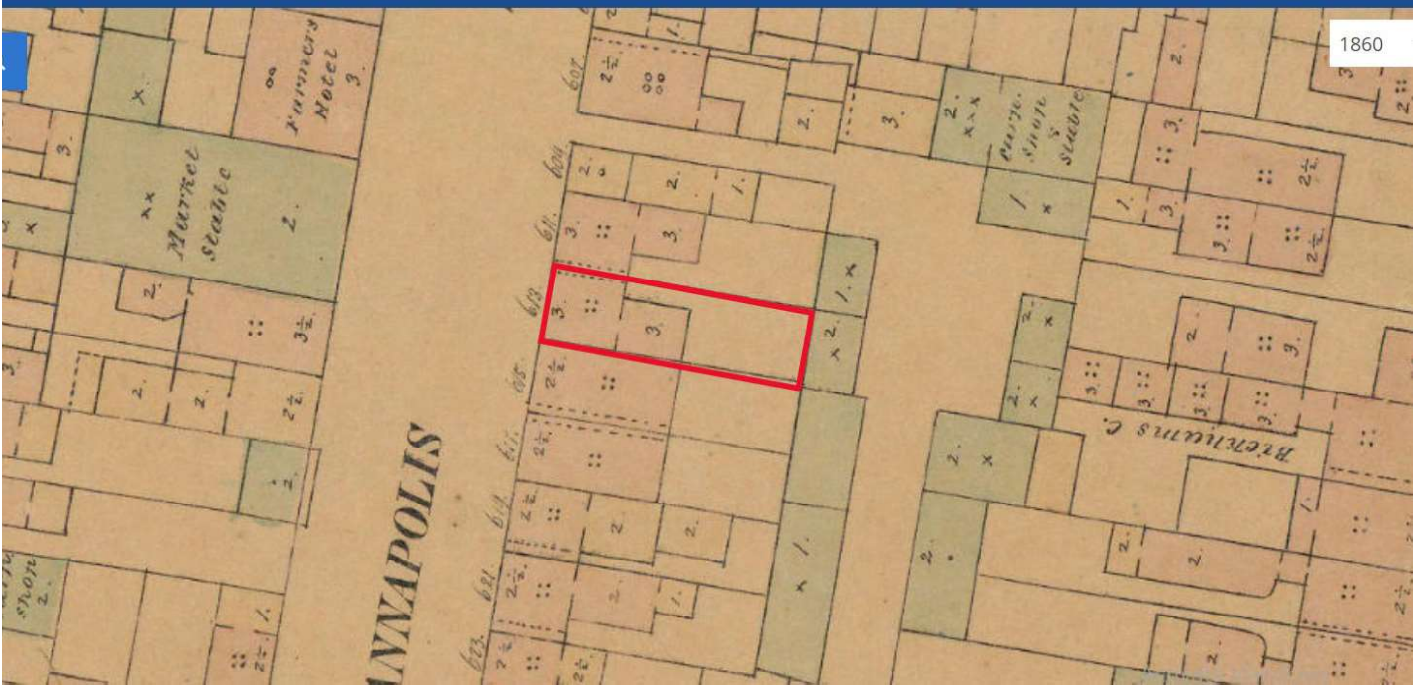


Figure 5. 613 S. Hancock St., 1960. Source: Atlas.phila.gov

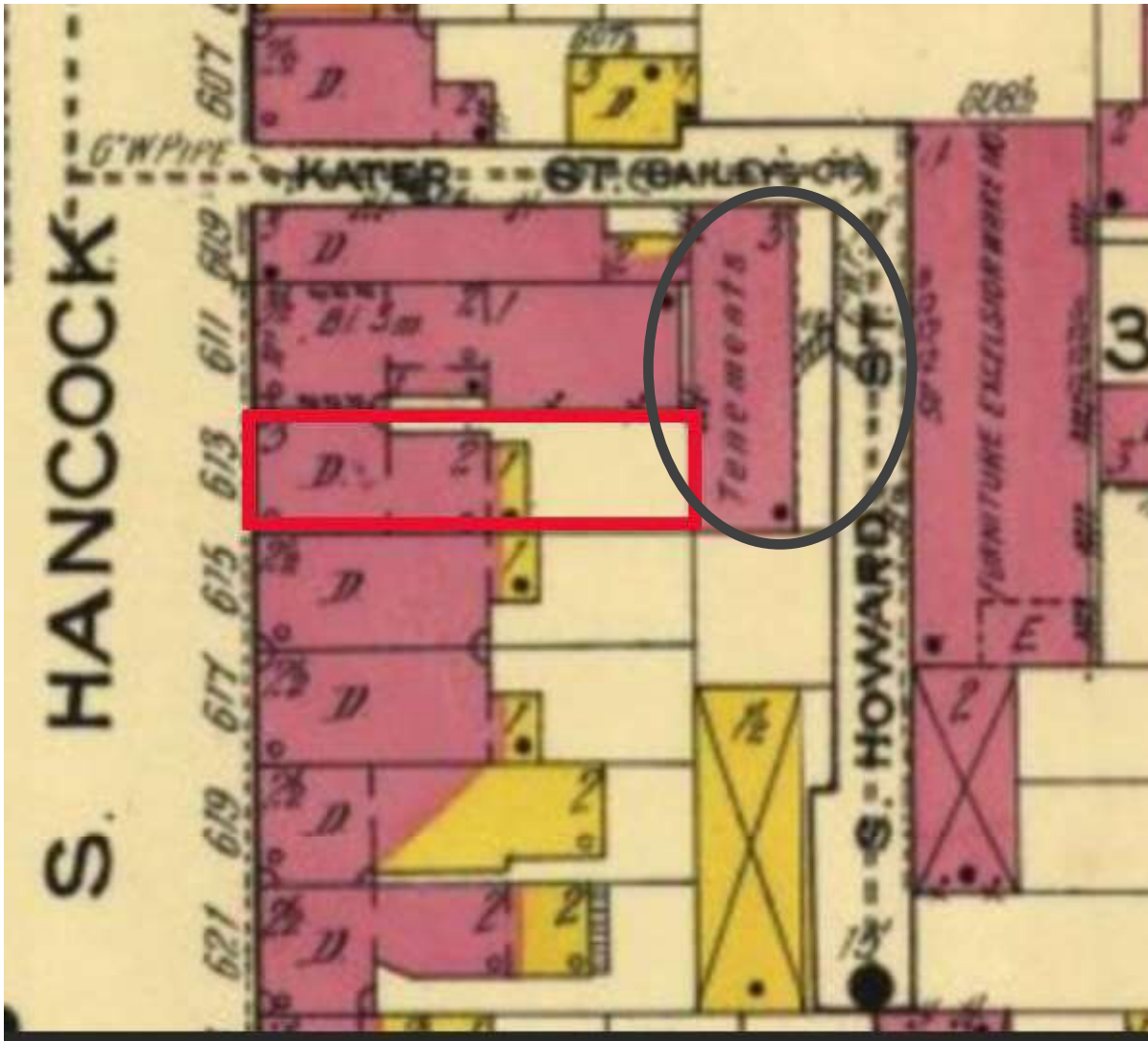


Figure 6. 613 S. Hancock St., Sanborn Maps, Vol. 5. 1917. Source: digital.libraries.psu.edu



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



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



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

Principal

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

Principal

13 January 2025

Philadelphia Historical Commission
1515 Arch Street, 13th Floor
Philadelphia PA, 19102

RE: Historical Review – 613 S Hancock St

Members of the Committee and Commission

Please find enclosed our application for Final 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.
- Existing front roof shall be built over to adjust pitch, to allow all stormwater from the remaining existing roof to slope to the existing front downspout. Downspout sizing has been verified by an MEP engineer to be acceptable 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

Sam Katovitch

From: Yang Gao <yang@urengineering.net>
Sent: Wednesday, January 8, 2025 6:52 PM
To: Sam Katovitch
Cc: UR Engineering; Ian Toner
Subject: Re: 613 S Hancock St - stormwater downspout sizing question [Filed 09 Jan 2025 12:52]

Categories: Filed by Mail Manager

Sam,

371 sf of roof area results in 17.4 gpm of stormwater.

Based on PPC 2018 Table 1106.2, the 3" downspout can handle 87 gpm of stormwater, so it should be able to remain in service.

Let me know if you have any other questions :)

Yang Gao, PE

Principal Mechanical Engineer | UR Engineering

Office: (267) 225-0832
Cell: (215) 776-6205
Email: yang@urengineering.net
Website: www.urengineering.net

On Wed, Jan 8, 2025 at 4:19 PM Sam Katovitch <sam@tonerarch.com> wrote:

Hi Yang and Diana,

We have a small project that Historic is giving us concerns about the downspout sizing for a given roof area. Is there a chance you could provide some insight as to whether the current 3" dia. downspout is adequate for a roof area of 371sf, or if we'd need to upgrade to a 4" (or even 5") diameter? Please feel free to call if that's easier.

Best,

Sam Katovitch RA, NCARB, LEED Green Associate

Project Manager

Toner Architects

1901 South 9th Street

Room 425

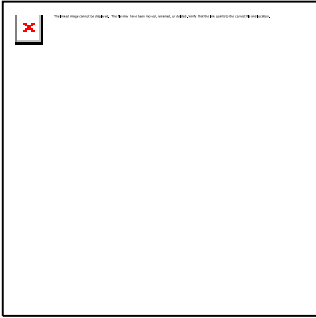
Philadelphia, PA 19148

p. 215.800.1968

c. 315.406.1069

tonerarch.com

Pronouns: he/they



Attention! Big News!!

We have relaunched our website with a new look and new projects! Check it out!

www.tonerarch.com

Demolition Keynotes

Note: Keynote letters 'T', 'L', 'O' omitted for clarity.

- A** Remove walls or portion of wall as indicated on the demo plan, complete

B Remove door, complete. Salvage doors in working order for potential re-installation in new locations.

C Remove window, complete. GC to inspect and evaluate all existing windows and salvage windows to greatest extent possible.

D Remove stairs, railing, and landing, complete

E Remove floor and floor framing to extent indicated on plan.

F Remove roofing, roof sheathing, and roof framing to extent indicated on plan.
- G** Remove Bathroom, complete. Including all casework, plumbing fixtures, and wall and floor finishes. Cap and/or re-route pipes as required. Donate or recycle fixtures in working order.

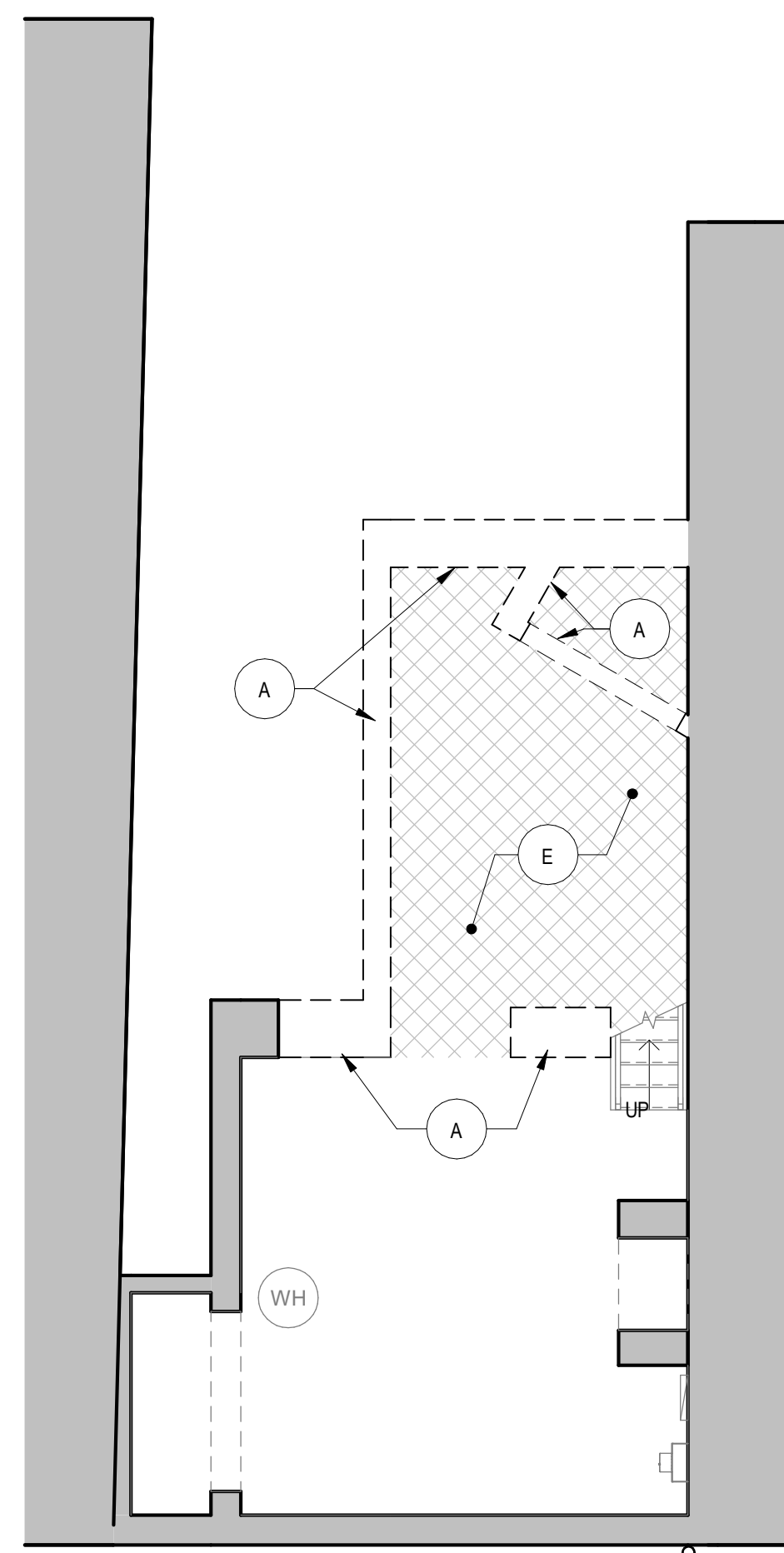
H Remove Kitchen, complete. Including all casework, appliances, plumbing fixtures, and wall and floor finishes. Cap and/or re-route pipes as required. Donate or recycle appliances and fixtures in working order.

Demolition Notes

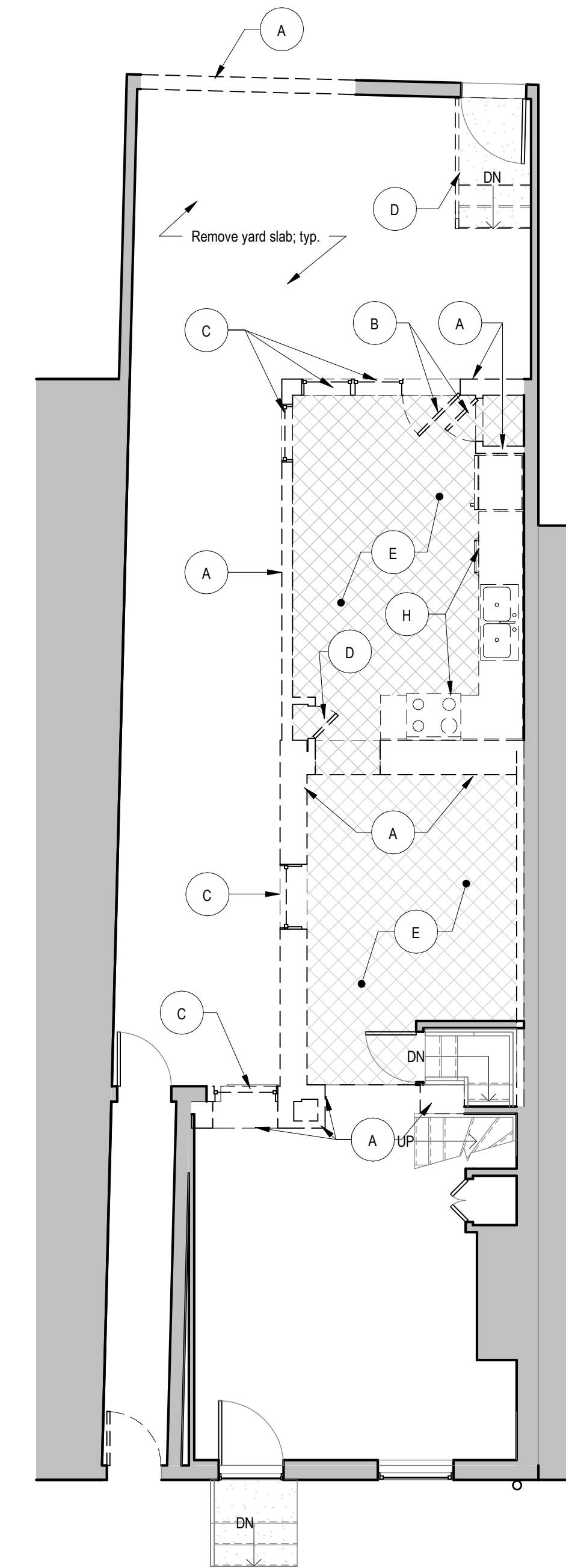
1. The order of the demolition notes is not intended to imply the order of the work.
2. The extent of the demolition is generally described. The contractor is responsible for all of the demolition work required to accommodate the installation of the proposed work.
3. These documents have been prepared based upon visible conditions available for inspection. Certain areas and portions of the work may vary from the conditions indicated herein when uncovered at the site. Each contractor shall field verify all existing conditions and promptly notify the Architect of any discrepancies between these documents and the existing conditions.
4. Verify all existing dimensions and conditions prior to initiating work. Coordinate limits of demo work with requirements of new work.
5. The contractor shall coordinate with the owner to develop acceptable route requirements of all construction debris and delivery of construction material.
6. Provide shoring, bracing or support to prevent movement, settlement or collapse of areas to remain during and subsequent to demolition.
7. Erect temporary dust partition or temporarily retain existing partitions as required and provide ventilation equipment to prevent the migration of dust and debris and to separate the public and/or occupied areas from work areas.
8. During demolition and new work procedures, the entire work area shall be clean of all dust, dirt and other debris before application of any new materials and/or finishes.
9. Each contractor is responsible to provide adequate and substantial provisions to protect the building and finished surfaces scheduled to remain, both interior and exterior, from damage during delivery of equipment and disposal of materials. All damaged surfaces shall be restored to their original condition. No vehicles will be permitted to occupy any existing street or walk unless approved by owner and the authorities having jurisdiction.
10. Each contractor shall locate, identify and protect all site utility distribution services as required prior to commencing the work and shall notify all contractors of the same. Each contractor shall protect all utility distribution services exposed during progress of the work.
11. If during the course of demolition, unstable conditions are encountered, immediately stop work and notify the Architect of such conditions.
12. Remove all items with care and for possible salvage. The owner maintains first right of refusal for all items scheduled to be removed. Protect and properly store all items called out to be reinstalled for new work.
13. Unless otherwise stated, patching and repair of areas to remain in service following demolition, including required patching and touch-up following the installation of new work, shall be the responsibility of the general trades contractor. Patch all openings resulting from the removal of existing fire protection, plumbing, mechanical, and electrical work. Coordinate with additional work shown on the fire protection, plumbing, mechanical and electrical drawings.
14. Patch and repair all existing floor systems as required and at all locations of demolished walls, partitions, fixtures, equipment, flooring and/or anchorage/fastenings. Prepare all existing floors to receive new floor finishes. Unless otherwise indicated, patch floors to match adjacent existing surfaces.
15. Patch all walls and floors necessary to accept new finishes or to match existing adjacent finishes (to remain).
16. Any trade performing core drilling or sawcutting operations shall verify location of existing floor structure prior to commencing drilling or cutting work and shall promptly notify Architect of any obstruction affecting layout of new work.
17. Protect existing active smoke detectors and fire alarm devices from dust. Protect throughout duration of the project.
18. Pipes, conduit and ductwork encountered in demolished partitions and ceilings which are to remain shall be re-routed and concealed. Those which are abandoned shall be capped and concealed in floor, walls or ceiling.
19. Salvage materials to be removed the demolition contractor and turned over to the owner shall be identified by the owner and/or architect prior to the beginning of work and are to be stored on site at a location designated by the owner.
20. Any projecting or surface mounted items to be abandoned shall be removed and concealed.
21. Contractor responsible for moisture and mold detection and remediation throughout existing property. Existing damaged, deteriorated, and/or mold-ridden wall board, ceilings, and all other existing materials to be removed throughout as required. Inform architect immediately if additional demolition beyond scope of work shown in demolition plans is required.

CITY OF PHILADELPHIA APPROVAL STAMPS

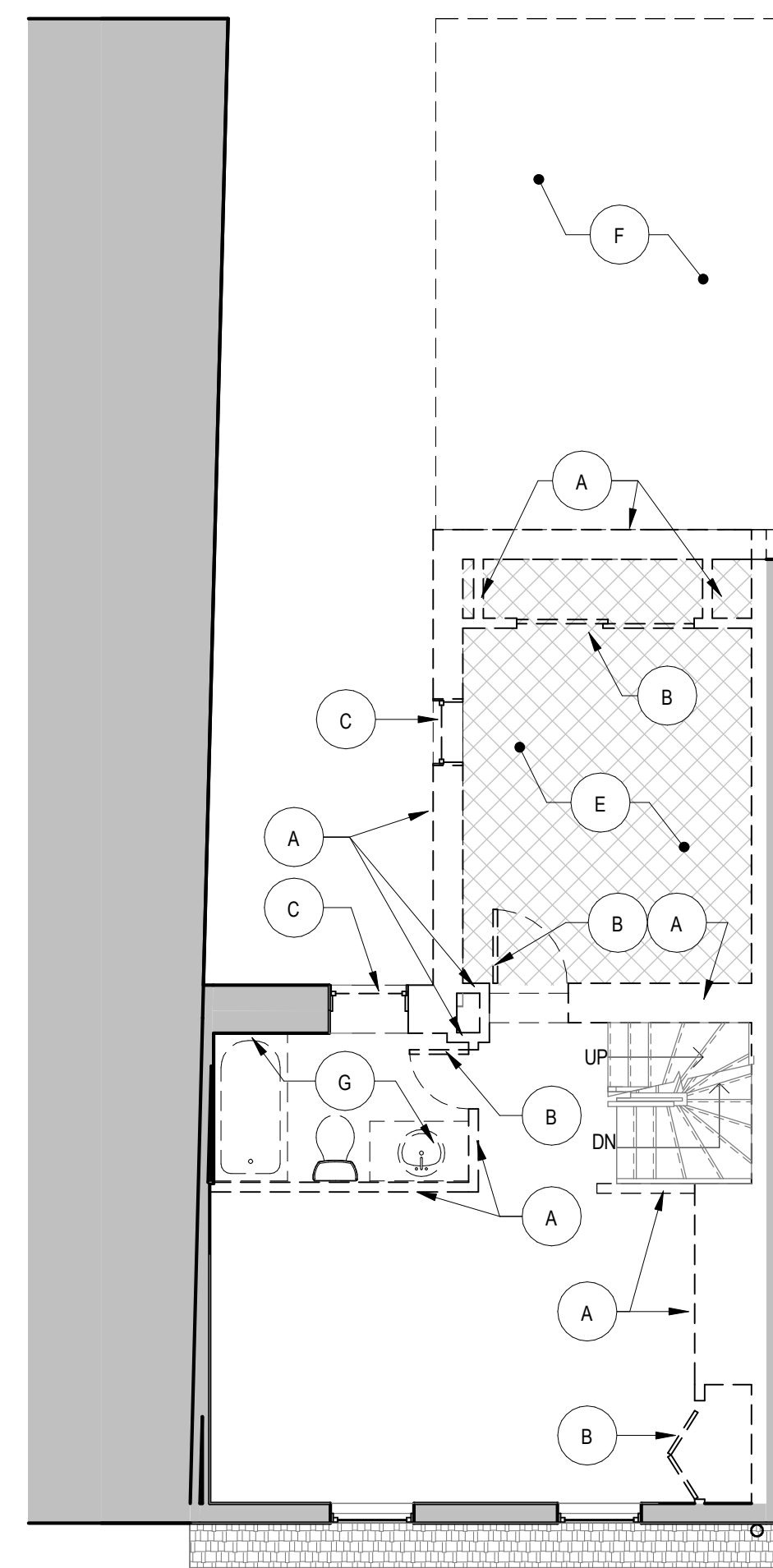
1 Basement Demolition Plan
A100 3/16" = 1'-0"



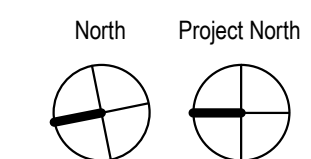
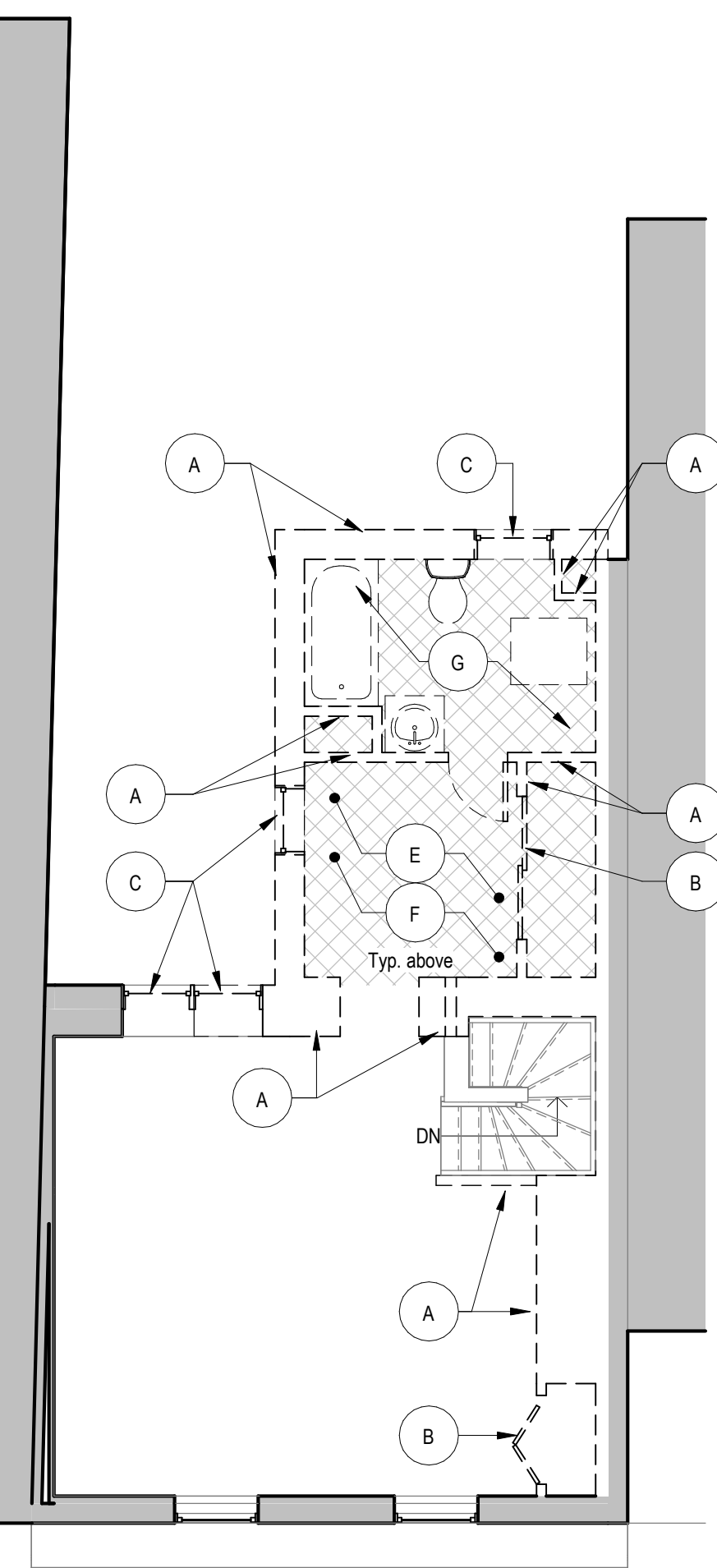
2 First Floor Demolition Plan
A100 3/16" = 1'-0"



3 Second Floor Demolition Plan
A100 3/16" = 1'-0"



4 Third Floor Demolition Plan
A100 3/16" = 1'-0"



1901 S. 9th Street
Room 425
Philadelphia, PA 19148
215.800.1968
www.tonerarch.com

NOTES

Wall Legend

- Existing wall/construction
- Demolished wall/construction
- New wall/construction
- 1 hour fire rated separation

1. Contractor to V.I.F. demolition scope throughout. Partial interior demolition has been completed under a separate permit. If additional demolition other than what is indicated in the demolition drawings is required, notify architect immediately.
2. Contractor to evaluate existing stair railing on all interior stairs throughout building and determine extent of repair and/or replacement. Original railing to remain to greatest extent possible, typical.
3. Contractor to salvage existing doors in good condition and working order for potential re-installation in new locations. See door schedule for door sizes and details.
4. Contractor to salvage and/or reinstall existing trim to greatest extent possible. Repair and replace trim as required to match existing.

If I am not
1" tall
this drawing
was not
printed to
scale



No.	Description	Date

Mark & Sally Forester

Renovation & Addition

613 South Hancock Street
Philadelphia, PA 19147

DEMOLITION PLANS



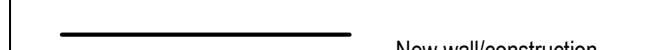

Project number	23093
Date	13 January 2025
Drawn by	SK
Checked by	IMT

A100

Scale As indicated

NOTES

Wall Legend

-  Existing wall/construction
-  Demolished wall/construction
-  New wall/construction
-  1 hour fire rated separation

1. Alignment notes supersede dimensions where noted. Where conflicting information is noted, direction must be provided by the Architect.
2. All dimensions are to the face of finished wall unless noted otherwise.
3. Reroute and extend existing systems as required to accommodate new work.
4. Existing insulation at existing exterior walls to remain to greatest extent possible. If partially exposed, Contractor to evaluate existing insulation and replace as required. Framing cavities in exterior walls that are exposed and do not contain insulation or require replacement insulation shall be filled with mineral wool batt insulation within entire existing stud cavity.
5. Any walls, doors, windows, or other building components not tagged and/or scheduled, are existing and shall remain unless otherwise noted. If I am not 1" tall this drawing was not printed to scale



No.	Description	Date
13	PHIC Final Review - Revision 1	13 January 2025

Mark & Sally Forester

Renovation & Addition

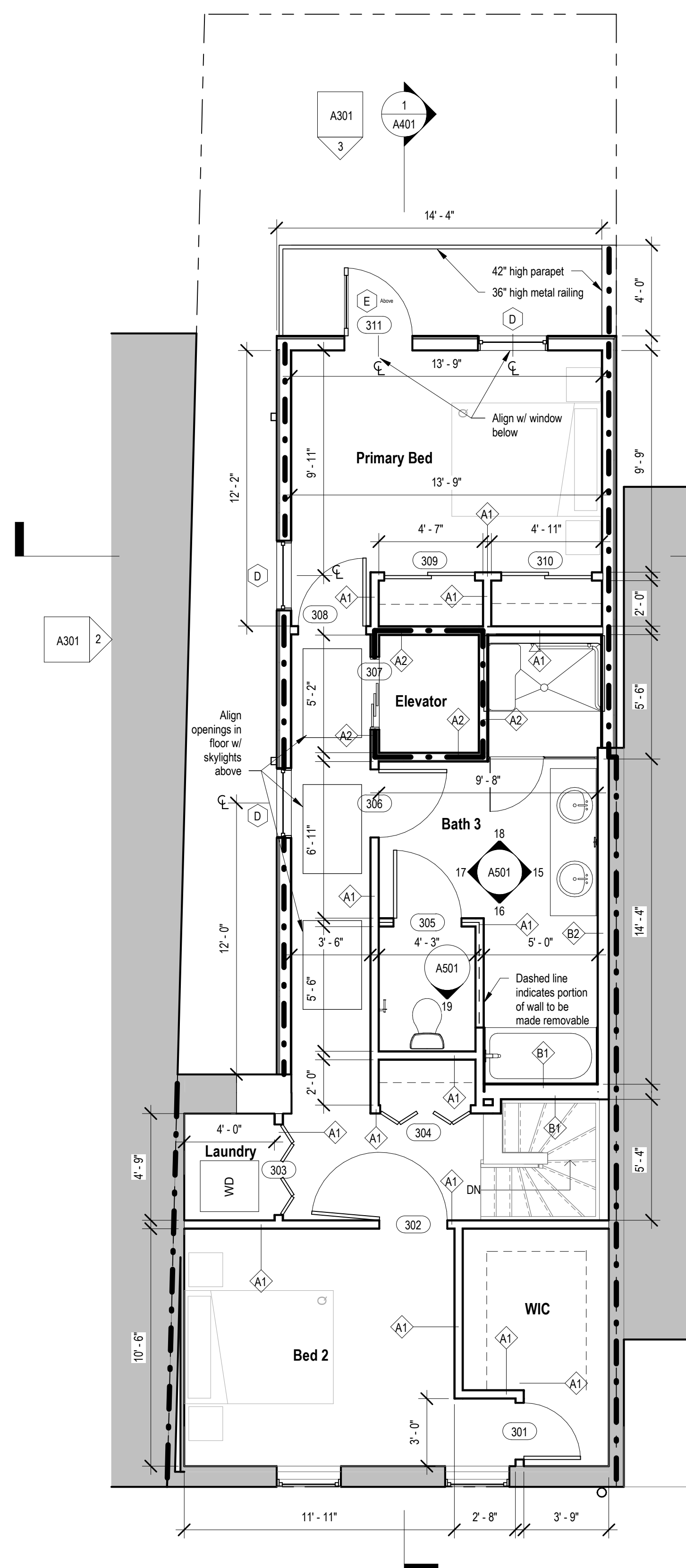
613 South Hancock Street
Philadelphia, PA 19147

PLANS

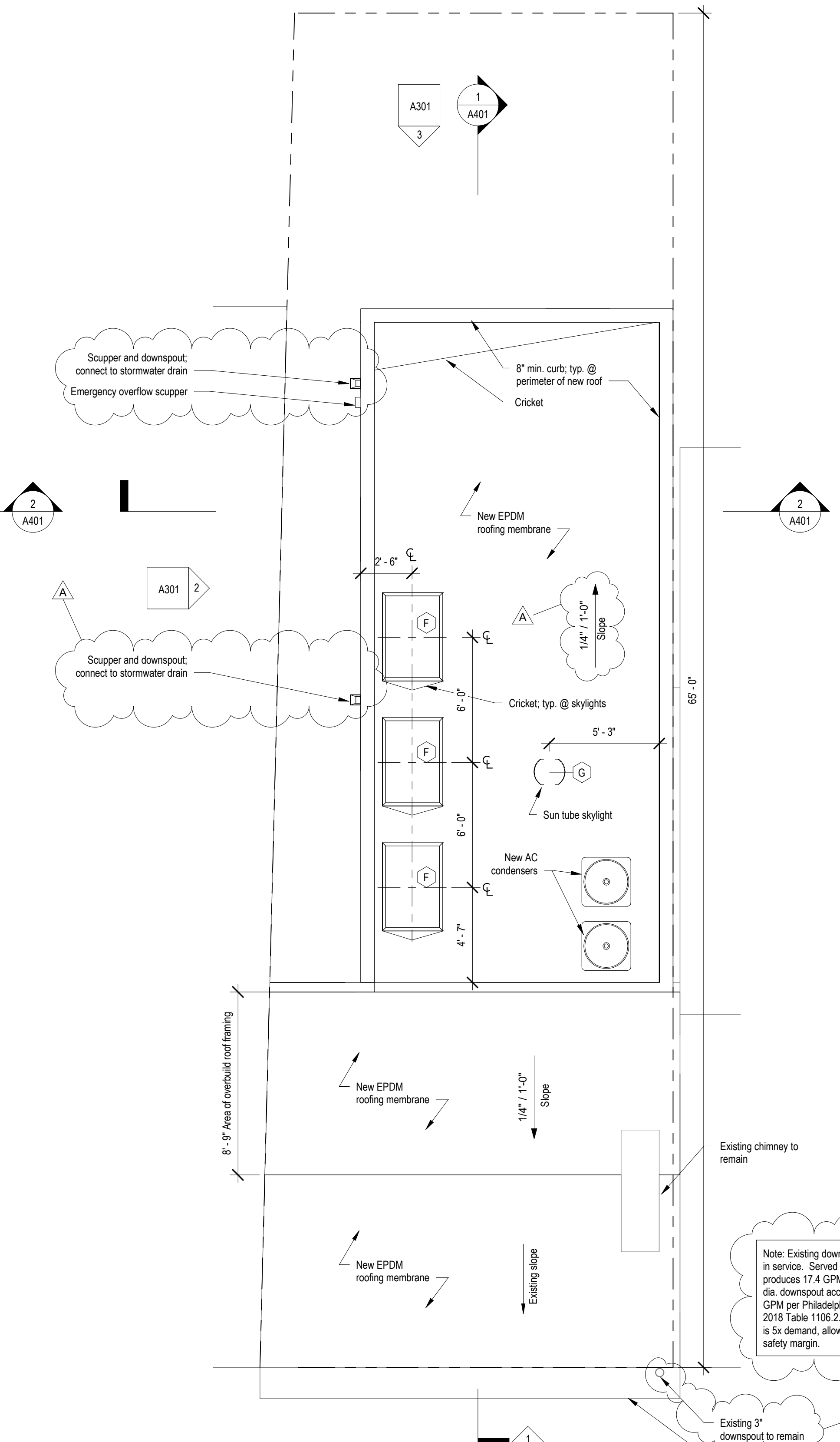
Project number 23093
Date 13 January 2025
Drawn by SK
Checked by IMT

A102

Scale 1/4" = 1'-0"

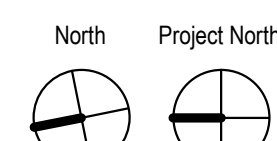


1 Third Floor Plan
A102 1/4" = 1'-0"



2 Roof Plan
A102 1/4" = 1'-0"




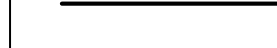
NOTE: Any walls, doors, windows, or other building components not tagged and/or scheduled, are existing and shall remain unless otherwise noted



CITY OF PHILADELPHIA APPROVAL STAMPS

NOTES

Wall Legend

-  Existing wall/construction
-  Demolished wall/construction
-  New wall/construction
-  1 hour fire rated separation

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scale



Date

Description

No.

Mark & Sally Forester

Renovation & Addition

613 South Hancock Street
Philadelphia, PA 19147

**REFLECTED CEILING
PLANS**

Project number 23093

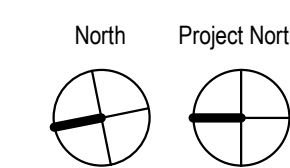
Date 13 January 2025

Drawn by SK

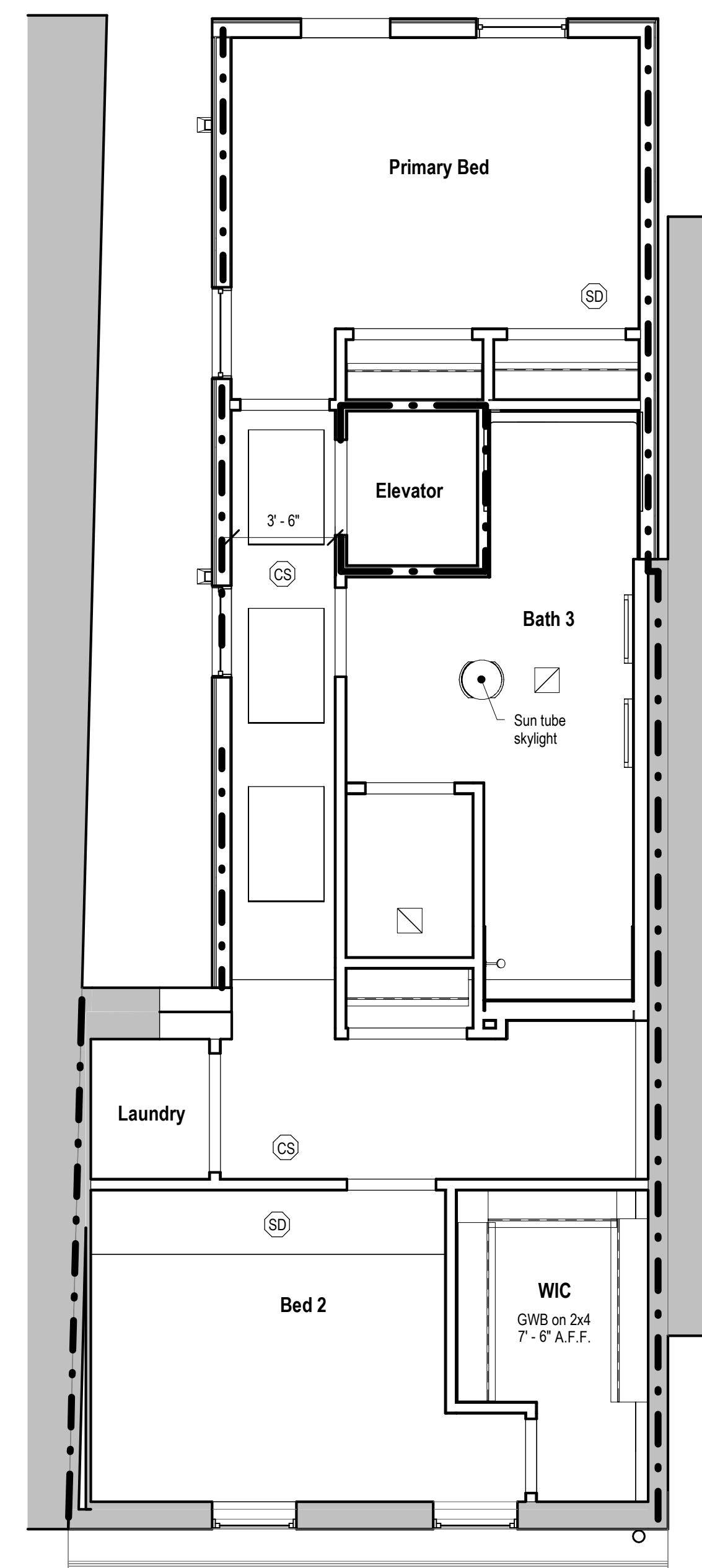
Checked by IMT

A201

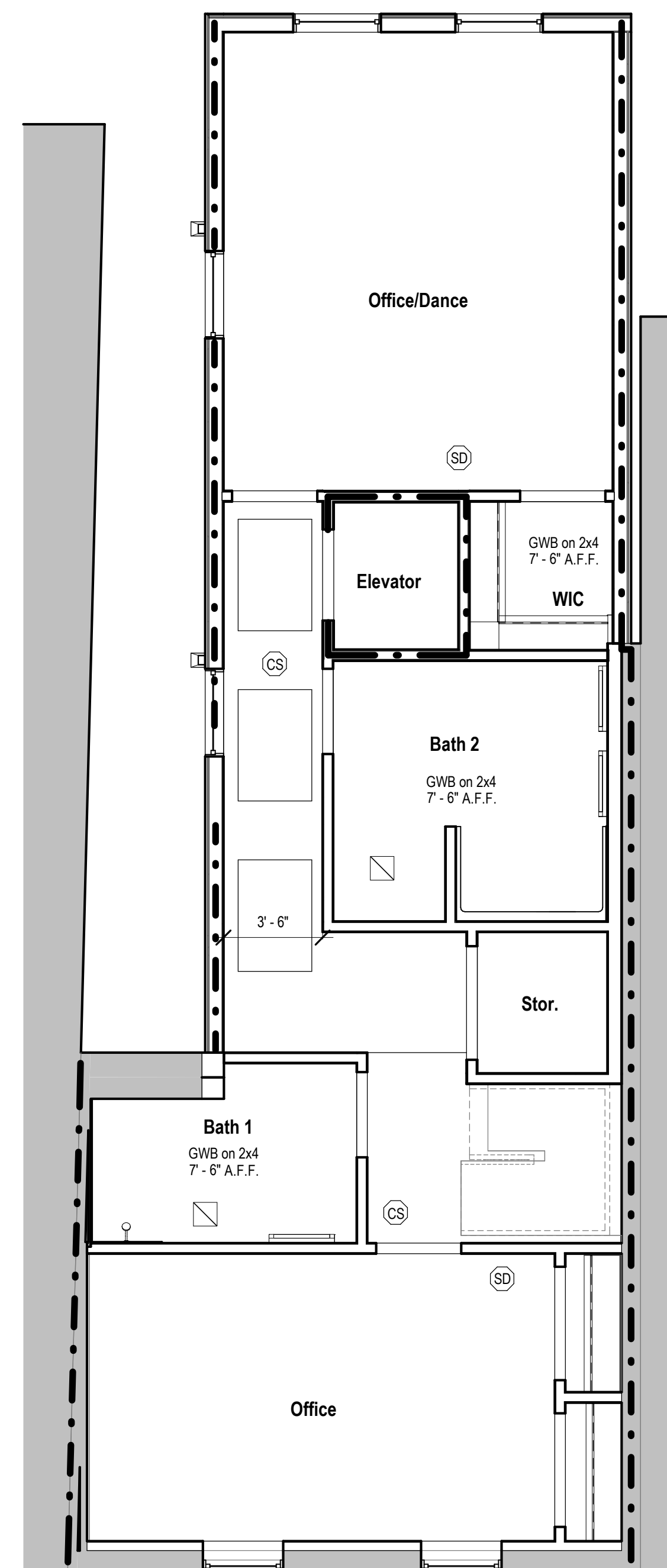
Scale 1/4" = 1'-0"



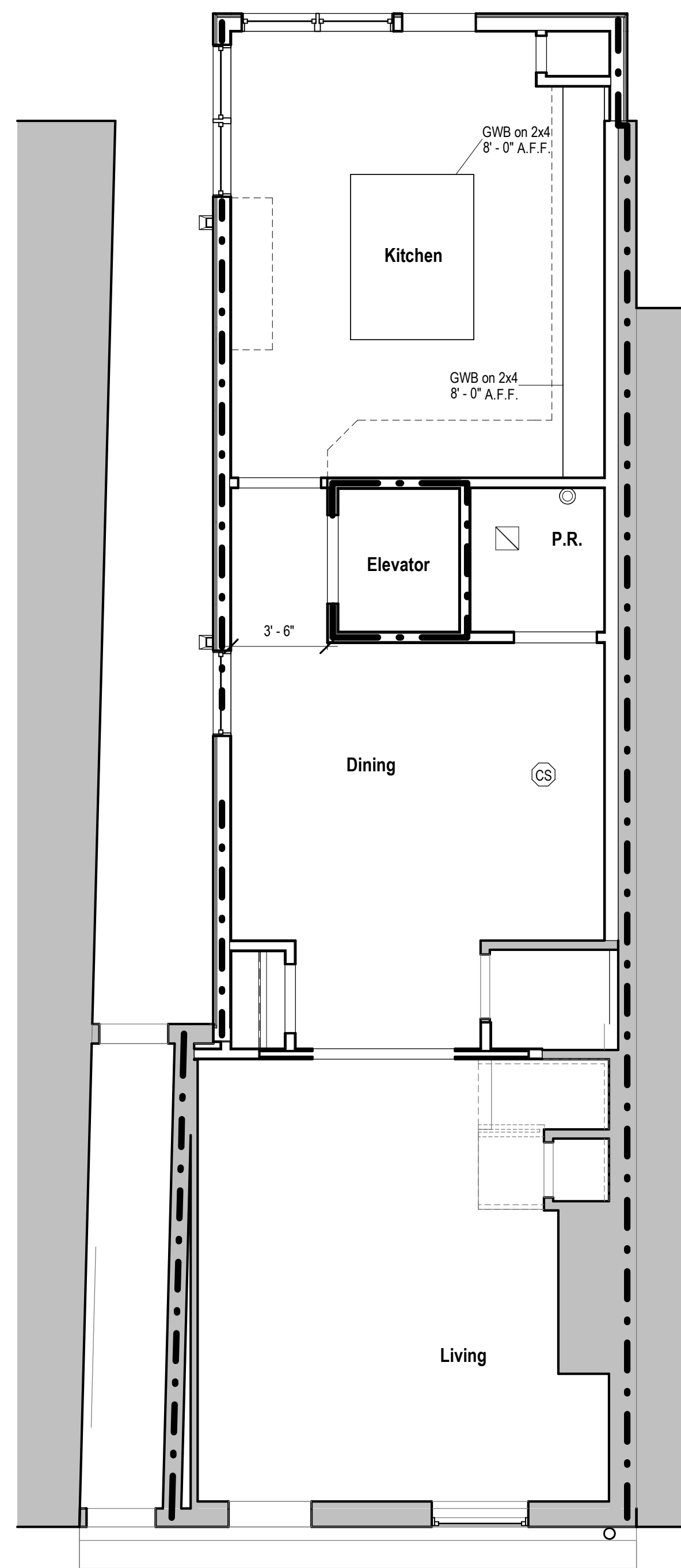
NOTE: Unless otherwise noted, ceiling assembly shall be attached to underside of structure; see floor/ceiling types on page A003 for more details.



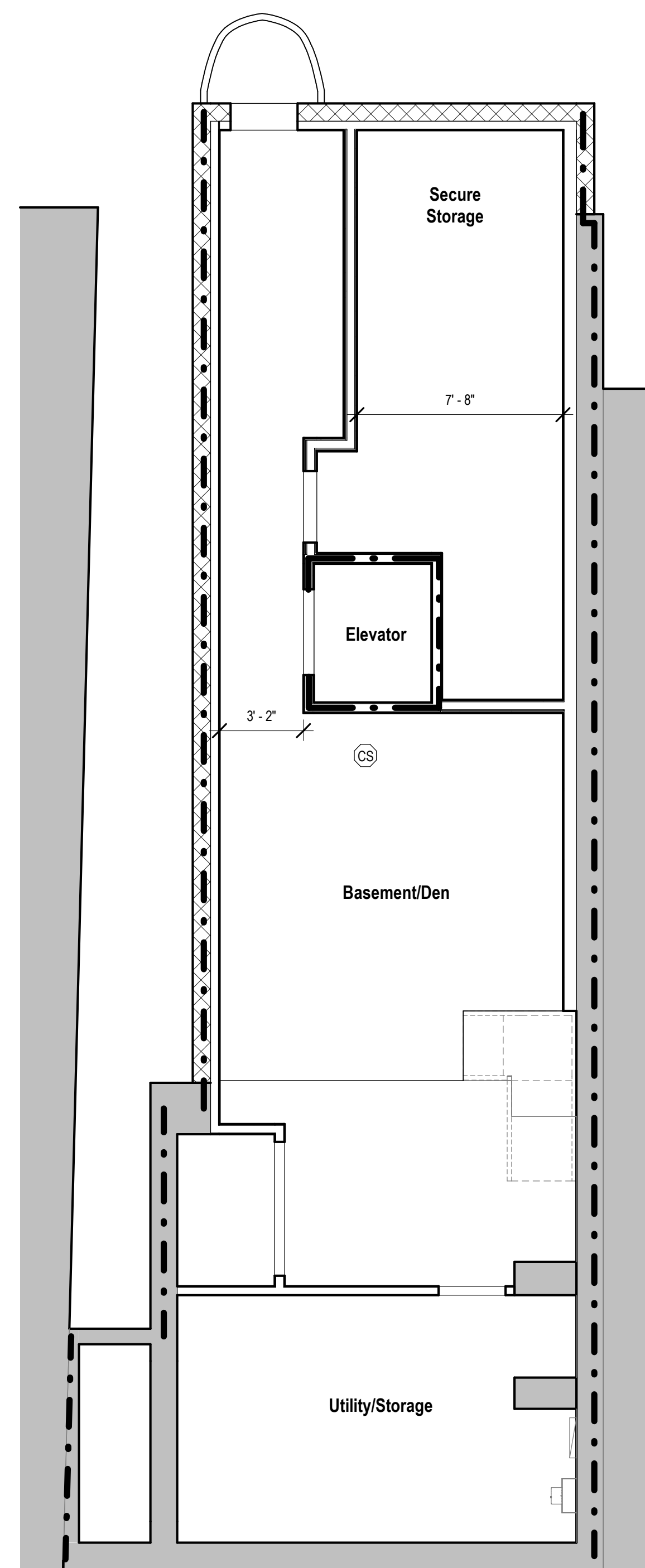
4 Third Floor Reflected Ceiling Plan
A201 1/4" = 1'-0"



3 Second Floor Reflected Ceiling Plan
A201 1/4" = 1'-0"









2 First Floor Reflected Ceiling Plan
A201 1/4" = 1'-0"



1 Basement Reflected Ceiling Plan
A201 1/4" = 1'-0"

1. Alignment notes supersede dimensions where noted. Where conflicting information is noted, direction must be provided by the Architect.
2. All dimensions are to the face of finished wall unless noted otherwise.
3. Reroute and extend existing systems as required to accommodate new work.
4. Contractor to confirm compatibility of all system parts.
5. V.I.F. final installation heights and locations for all decorative lights.
6. Light fixtures are to be furnished and installed by the Contractor, unless otherwise noted. All decorative fixtures are to be provided by the client and installed by the Contractor.
7. Contractor to relamp and refocus/readjust all new light fixtures at substantial completion of work.
8. MEP systems design by other. GC to coordinate MEP work with architectural work and notify architect of conflicts.
9. Lighting layout shown on RCP's are schematic, final layout and fixture count by MEP engineer.

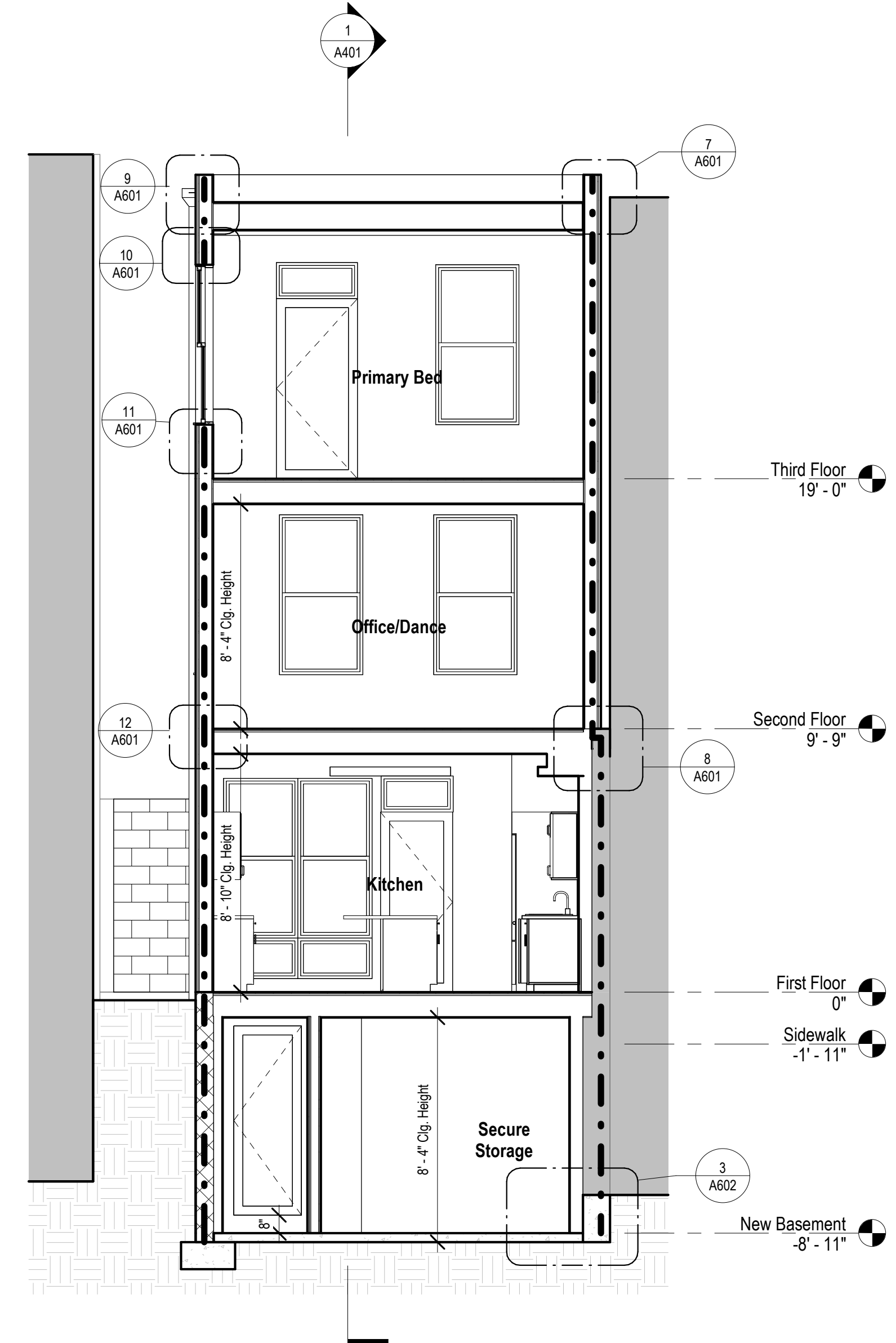
Ceiling Symbols	
Item	Symbol
Recessed Downlight	
Vanity Light	
Pendant Light	
Exhaust Fan (50 CFM min)	

Fire Protection Symbols	
Item	Symbol
Smoke Detector	
Combination Smoke / Carbon Monoxide Detector	

CITY OF PHILADELPHIA APPROVAL STAMPS



1 Longitudinal Section
A401
1/4" = 1'-0"



2 Cross Section
A401
1/4" = 1'-0"

CITY OF PHILADELPHIA APPROVAL STAMPS

TONER
architects

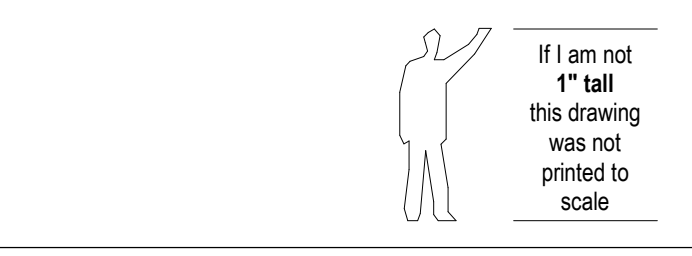
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NOTES

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No.	Date	Description

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

BUILDING SECTIONS

Project number	23093
Date	13 January 2025
Drawn by	SK
Checked by	IMT

A401

Scale 1/4" = 1'-0"

DRAFT MEETING MINUTES
ARCHITECTURAL COMMITTEE
DECEMBER 2024
FINAL APPROVAL DENIAL

ITEM: 510 E Wildey St					
MOTION: Denial					
MOVED BY: Detwiler					
SECONDED BY: Stein					
VOTE					
Committee Member	Yes	No	Abstain	Recuse	Absent
Dan McCoubrey	X				
John Cluver	X				
Rudy D'Alessandro	X				
Justin Detwiler	X				
Nan Gutterman	X				
Allison Lukachik	X				
Amy Stein	X				
Total	7				

ADDRESS: 613 S HANCOCK ST

Proposal: Construct addition
 Review Requested: Final Approval
 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

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SCOPE OF WORK:

- Demolish rear ell.
- Construct three-story rear addition.

STANDARDS FOR REVIEW:

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 - The scale of the proposed addition is large, but it does not diminish the view of the designated property from S. Hancock Street; there is no historic fabric on S. Howard Street.

STAFF RECOMMENDATION: Approval, pursuant to Standards 2 and 9.

START TIME OF DISCUSSION IN ZOOM RECORDING: 0:44:10

PRESENTERS:

- Mr. Shachar-Krasnoff presented the application to the Architectural Committee.
- Architect Sam Katovitch represented the application.

DISCUSSION:

- Mr. Detwiler questioned if a shed roof would simplify the management of water runoff. He stated that rear ell roofs typically slope to one side, and the proposal would cause significant water runoff to the gutter of the historic building.
 - Mr. Katovitch responded that the proposed shed roof slopes to the alley and is curved at the edge to contain and shed runoff. He stated that the downspout would be able to handle the water runoff.
- Mr. Cluver suggested that a five-inch downspout is incompatible in scale with the historic building.
 - Mr. Katovitch responded that the proposal calls for a four-inch downspout. He continued that he will consult with an MEP engineer regarding the building's water management.
- Mr. McCoubrey recommended that a notch be taken out of the height of the addition's roof where it abuts the historic house. He stated that nearly all of the addition's ceiling heights could remain as proposed.
 - Mr. Katovitch expressed concern with building code compliance if the notch was taken out.
- Mr. Detwiler asked about the ceiling heights in the addition.
 - Mr. Katovitch responded that the proposed third-floor ceiling height is 9 feet 4 inches.

- Ms. Stein stated that the Architectural Committee has never received a proposal where the height of the addition necessitates that all water runoff at an historic house is directed to the front gutter. She questioned if a gutter path could be created at the five-foot wide gap between the addition and the house to the north.
 - Mr. Katovitch replied that this idea was discussed at the Architectural Committee review of the in-concept application, but the Committee decided at that time that it did not want a cricket used to manage the water.
- Mr. Detwiler suggested that the project design has a commercial feel. He stated that a cricket and a reduced roof height where the addition meets the historic house is preferred.
- Mr. Cluver observed, based upon the section drawing, that the height of the addition could not be reduced to below the rear eave of the original house. However, the addition could be at the same height as the eave.
 - Mr. Katovitch replied that the client was not happy with the solution suggested by Mr. Cluver. He expressed concern that incorporating these suggestions would require additional time for reconsideration by the Architectural Committee and the Historical Commission.
- Mr. McCoubrey stated that the suggested changes could be executed for consideration by the Historical Commission at its next meeting, and the project would not have to return to the Architectural Committee.
 - Mr. Katovitch inquired if the staff could approve the application with the suggested changes.
 - Mr. McCoubrey responded that the project requires review at a public meeting of the Historical Commission.

PUBLIC COMMENT:

- None.

ARCHITECTURAL COMMITTEE FINDINGS & CONCLUSIONS:

The Architectural Committee found that:

- The rear ell of the building at 613 S. Hancock Street faces S. Howard Street, a short, dead-end alley used primarily for parking.
- The Historical Commission reviewed and approved a revised in-concept application in June 2024.
- As designed, all water runoff from the roof of the historic house is directed to the front gutter.
- The roof of the addition sits higher than the rear slope of the historic house's roof.

The Architectural Committee concluded that:

- Owing to the addition's height where it abuts the historic house and the transfer of all water to the front gutter of the historic house, the application fails to satisfy Standards 2 and 9.
- The roof of the addition should be lowered so that it meets the back slope of the existing roof at the eave in order to satisfy the Standards.

ARCHITECTURAL COMMITTEE RECOMMENDATION: The Architectural Committee voted to recommend denial, pursuant to Standards 2 and 9.

ITEM: 613 S Hancock St					
MOTION: Denial					
MOVED BY: Cluver					
SECONDED BY: D'Alessandro					
VOTE					
Committee Member	Yes	No	Abstain	Recuse	Absent
Dan McCoubrey	X				
John Cluver	X				
Rudy D'Alessandro	X				
Justin Detwiler	X				
Nan Gutterman	X				
Allison Lukachik	X				
Amy Stein	X				
Total	7				

ADDRESS: 1108 S FRONT ST

Proposal: Legalize rear addition with reduction in height and revision of cladding

Review Requested: Final Approval

Owner: DML Worldwide LLC

Applicant: William Klotz, Restoration Development Group

History: 1800

Individual Designation: 3/30/1965

District Designation: None

Staff Contact: Ted Maust, theodore.maust@phila.gov

OVERVIEW: This application seeks to legalize a rear addition built without the Historical Commission's review at 1108 S. Front Street. The as-built addition is presently three-stories in height and clad in vinyl siding. The Architectural Committee and Historical Commission reviewed three previous versions of this application, and ultimately denied them. Feedback during the reviews has focused on the scale of the rear addition and its use of bright white vinyl cladding, which make it very visible from Market Street and incompatible with the neighboring historic properties. Previous applications have included proposals for the front façade, but the applicants have agreed to work with the Historical Commission's staff on the restoration of that elevation.

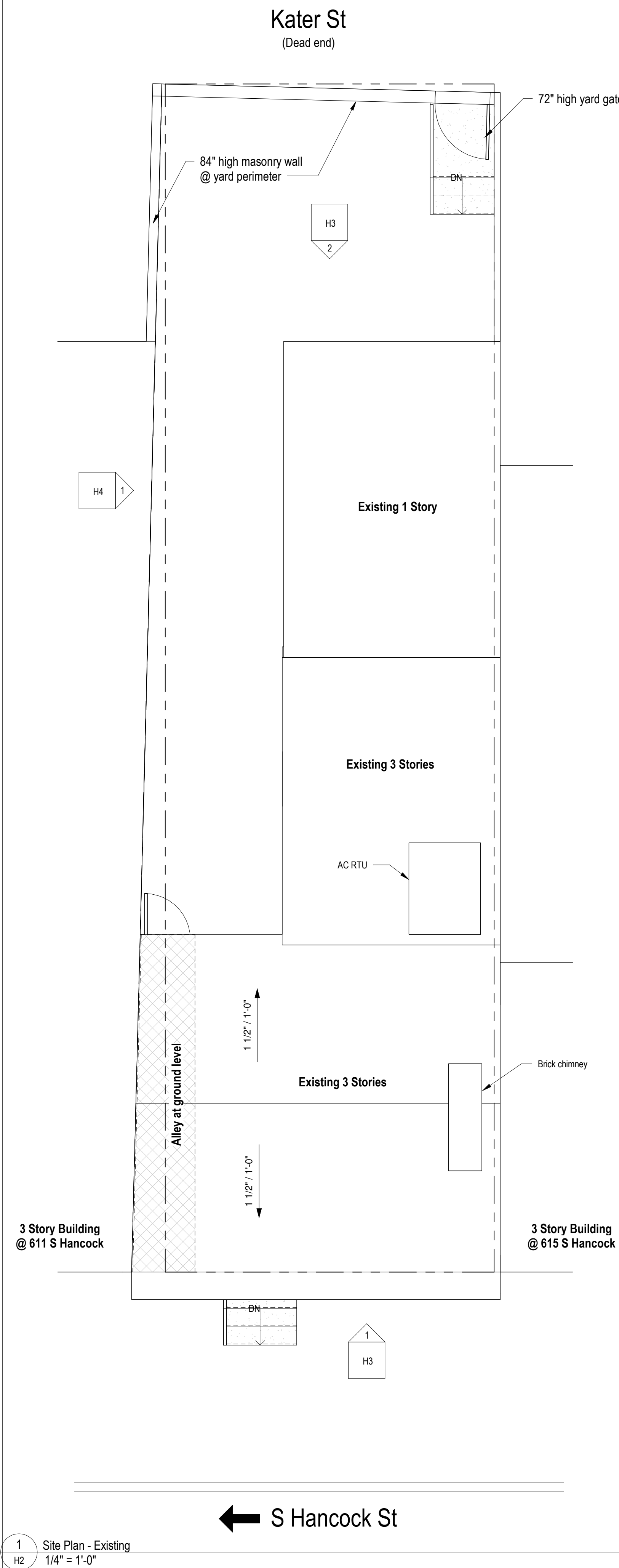
The revised application, which was presented to the Historical Commission on 13 December 2024 and referred back to the Architectural Committee, addresses those key concerns. The submitted plans show the full removal of the third-floor roof deck, pent house, and a large section of the third floor. The vinyl siding will be removed and replaced with a synthetic stucco finish above the first floor, which is of masonry construction. A roof deck above the second floor is also proposed, with a black metal picket railing. The revised scope shows a proposed rear addition that is more compatible in terms of historic materials, features, size, and massing with the historic property and neighboring buildings.

SCOPE OF WORK:

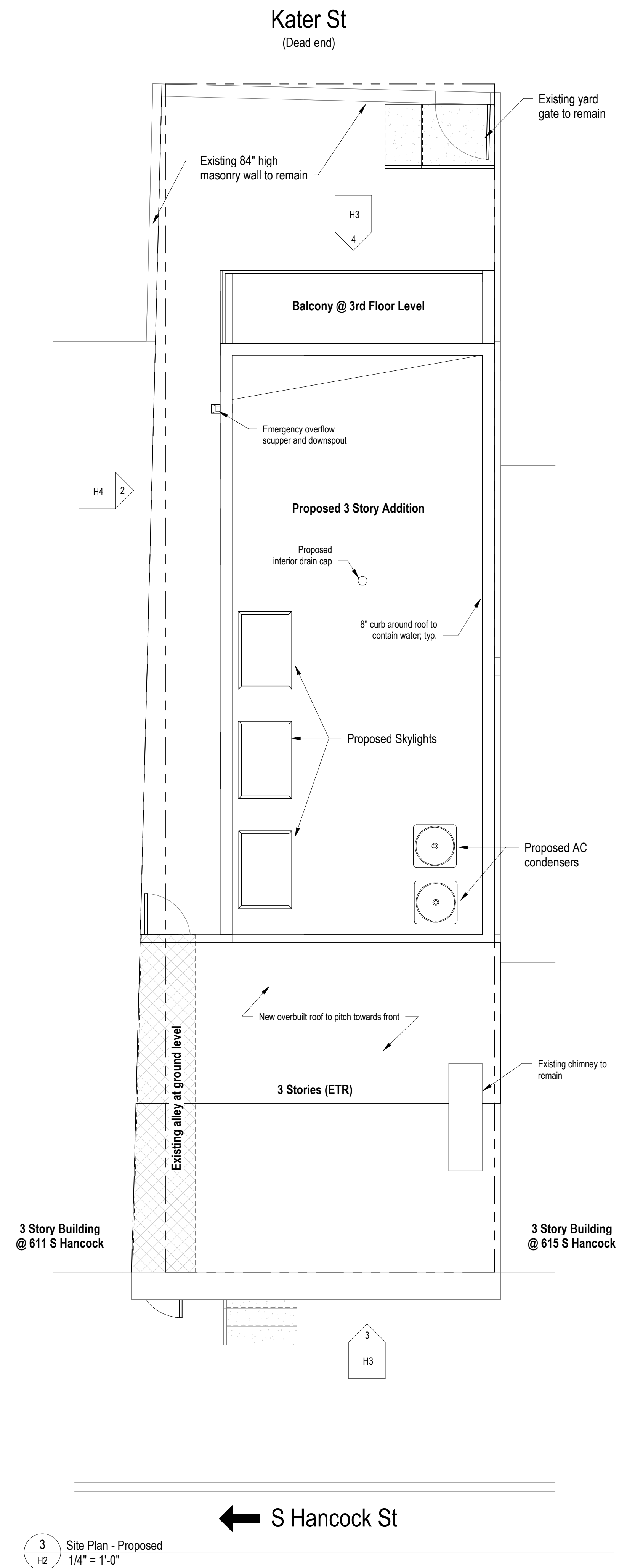
Legalize unpermitted rear addition after changes to massing and cladding.

DRAWINGS FROM HISTORICAL COMMISSION MEETING
JUNE 2024
IN-CONCEPT APPROVAL

**GRANTED IN-CONCEPT APPROVAL
BY HISTORICAL COMMISSION**



2 Key Plan - Existing
1" = 20'-0"



4 Key Plan - Proposed
1" = 20'-0"

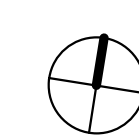


1 Site Plan - Existing
1/4" = 1'-0"

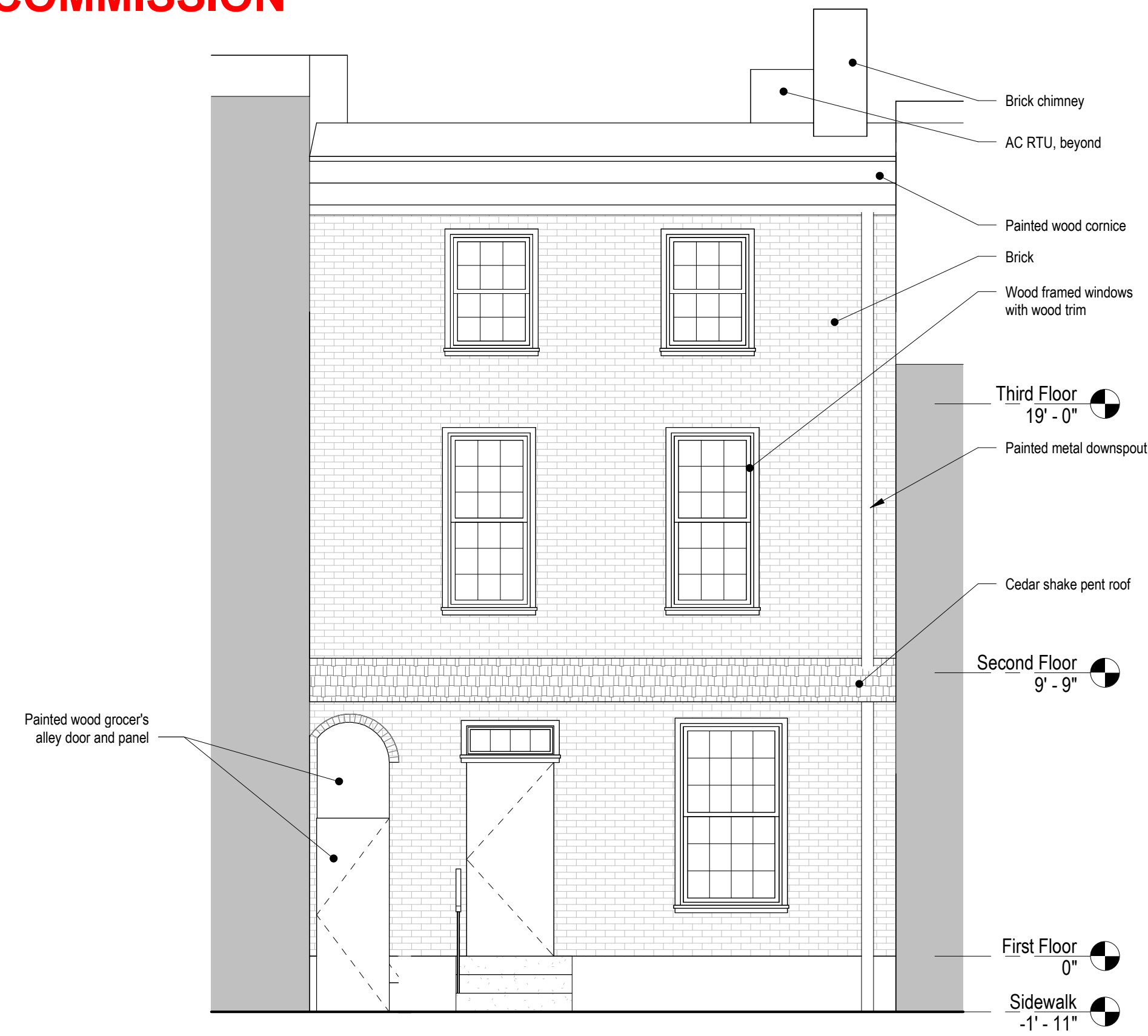
3 Site Plan - Proposed
1/4" = 1'-0"

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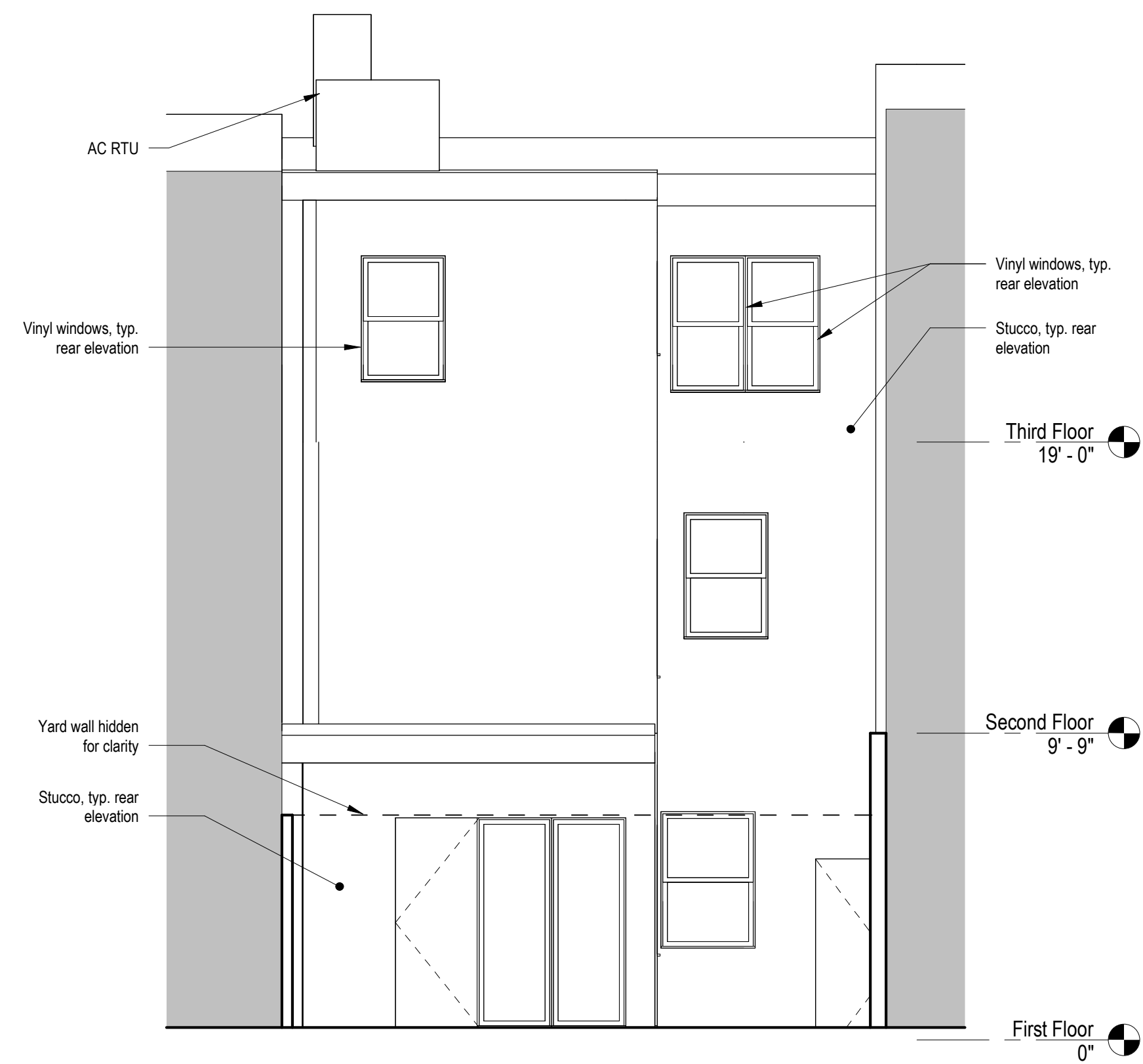
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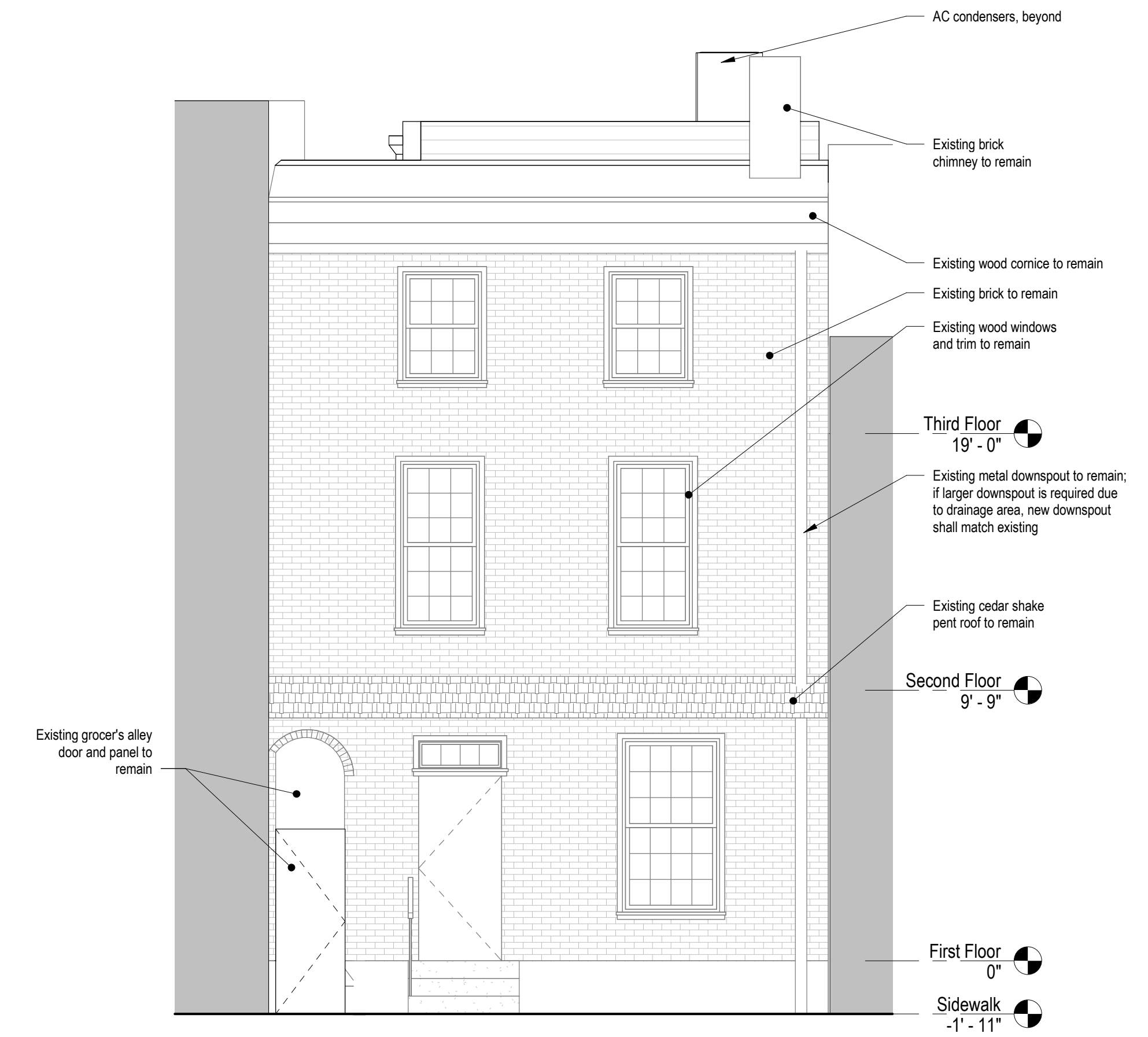
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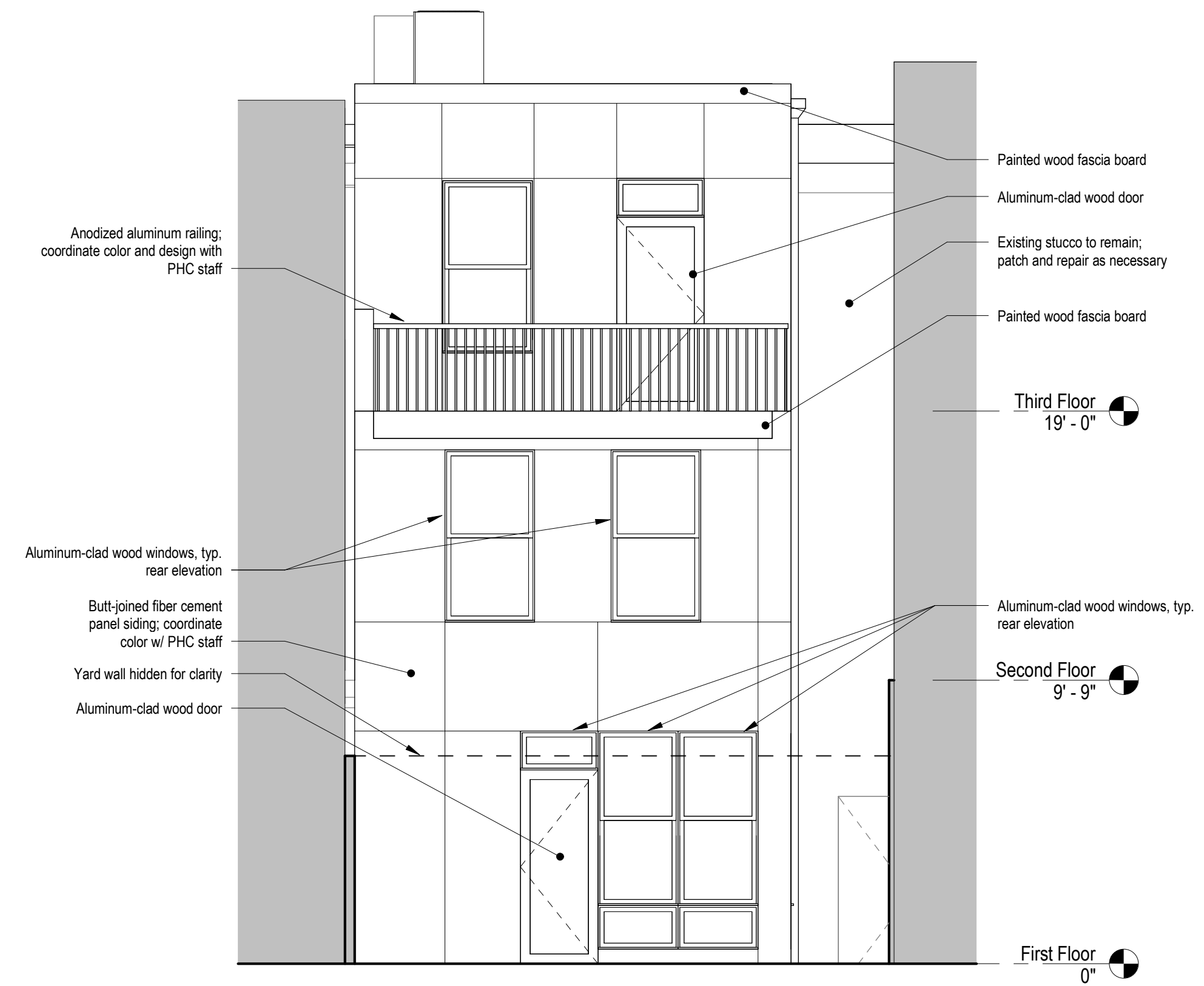
1 Existing Front Elevation
1/4" = 1'-0"



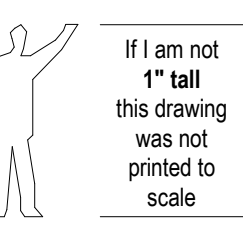
2 Existing Rear Elevation
1/4" = 1'-0"



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



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



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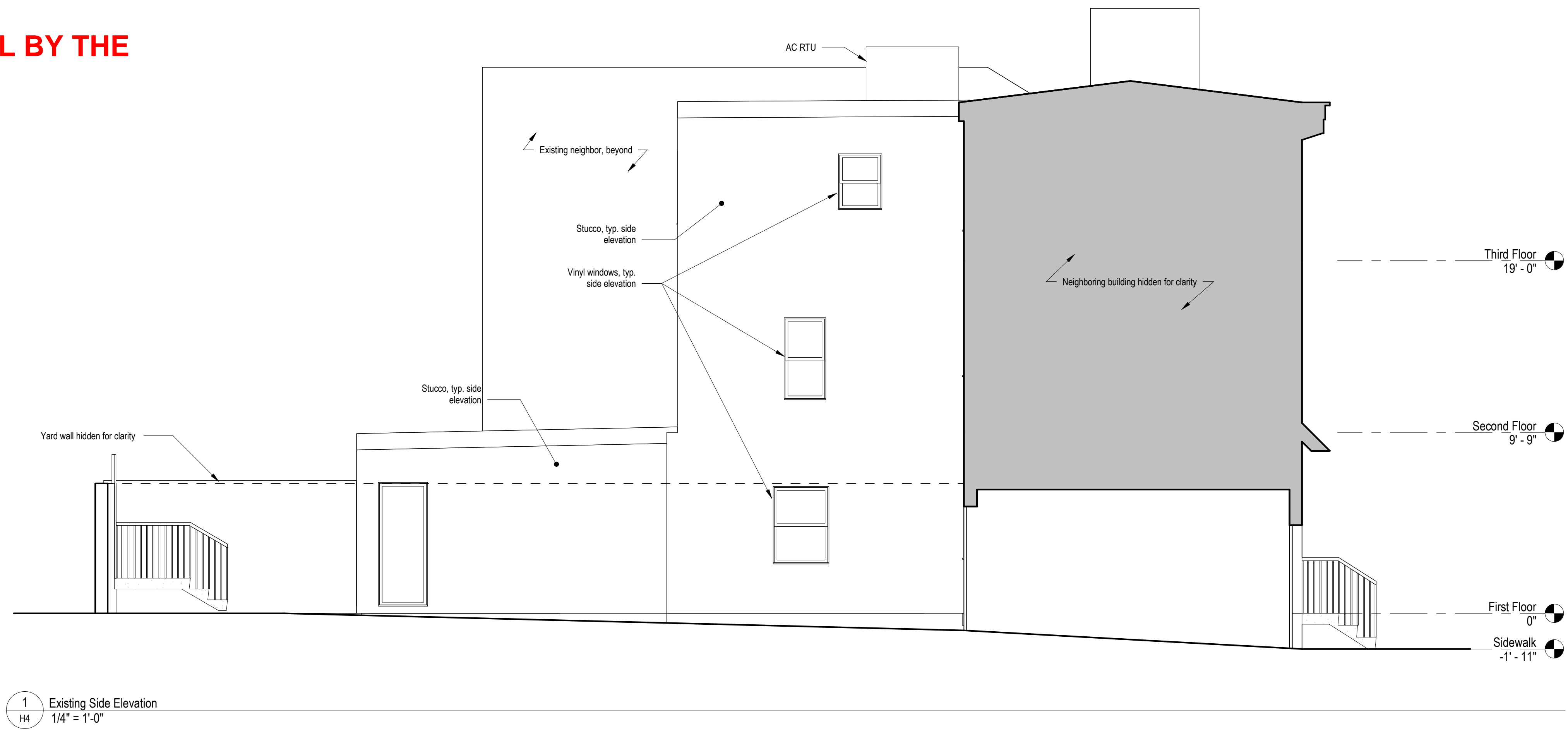
Renovation & Addition

ELEVATIONS

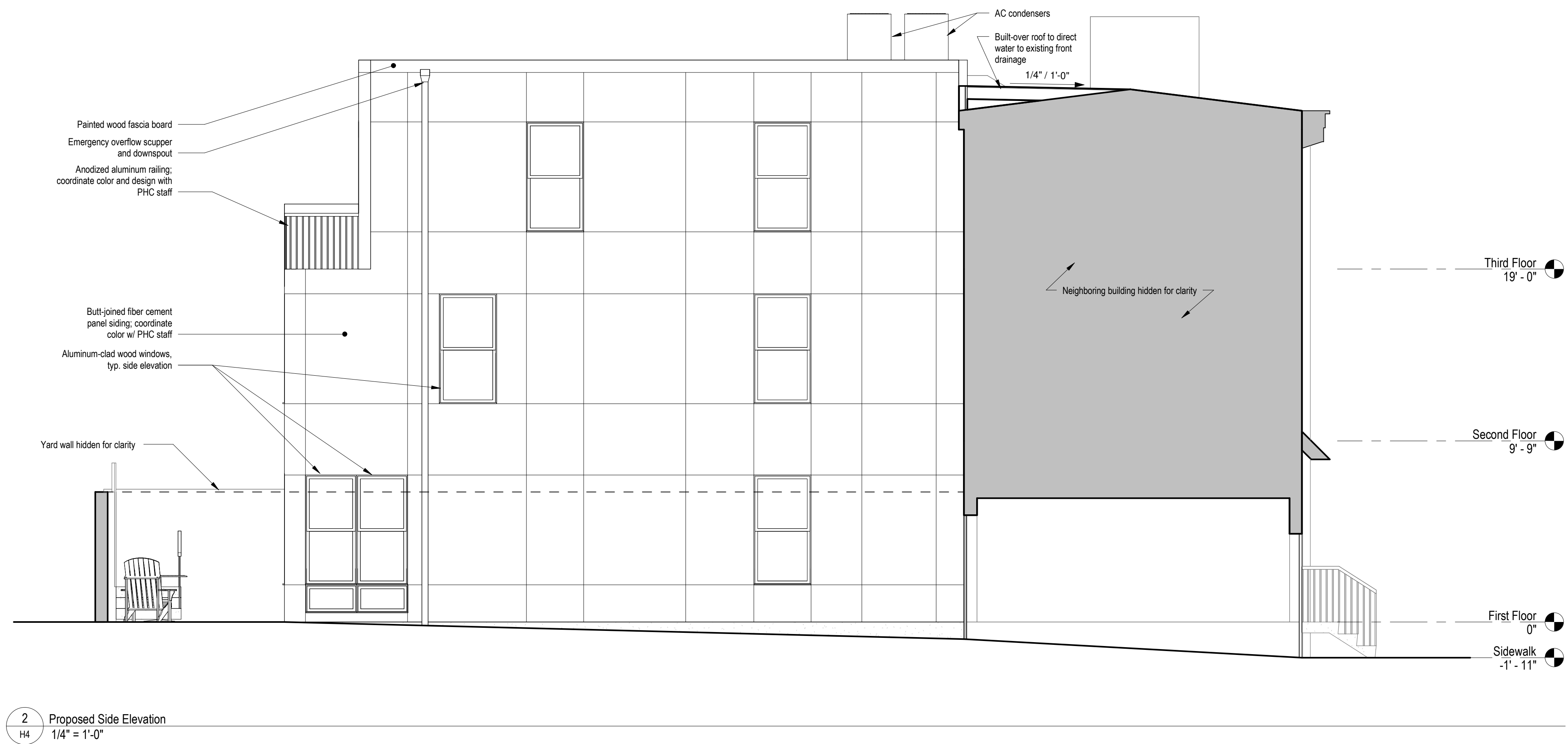
Date 10 June 2024
PHC Commission Submission

Scale 1/4" = 1'-0"
Project number 23093

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1 Existing Side Elevation
H4 1/4" = 1'-0"

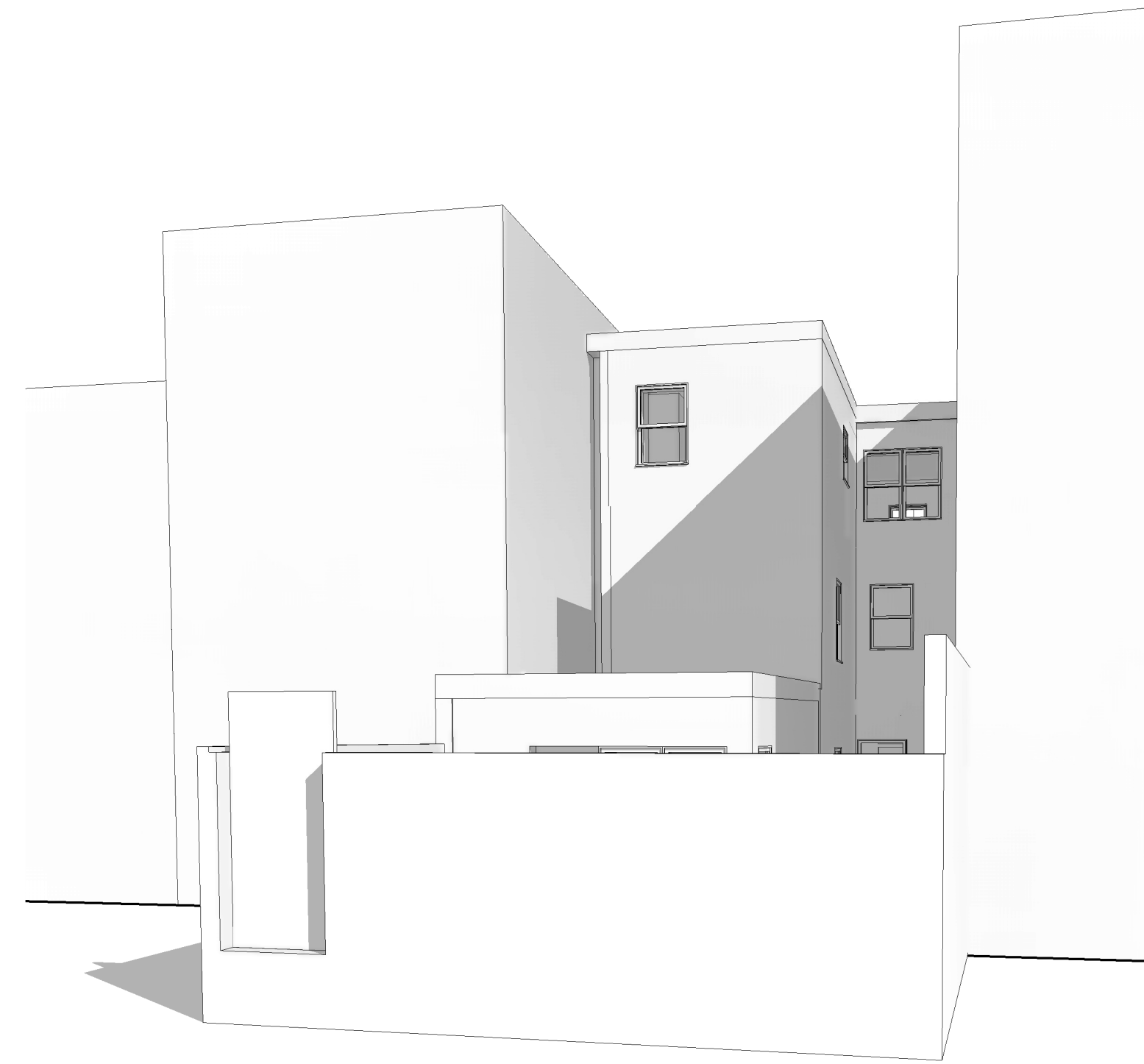


2 Proposed Side Elevation
H4 1/4" = 1'-0"

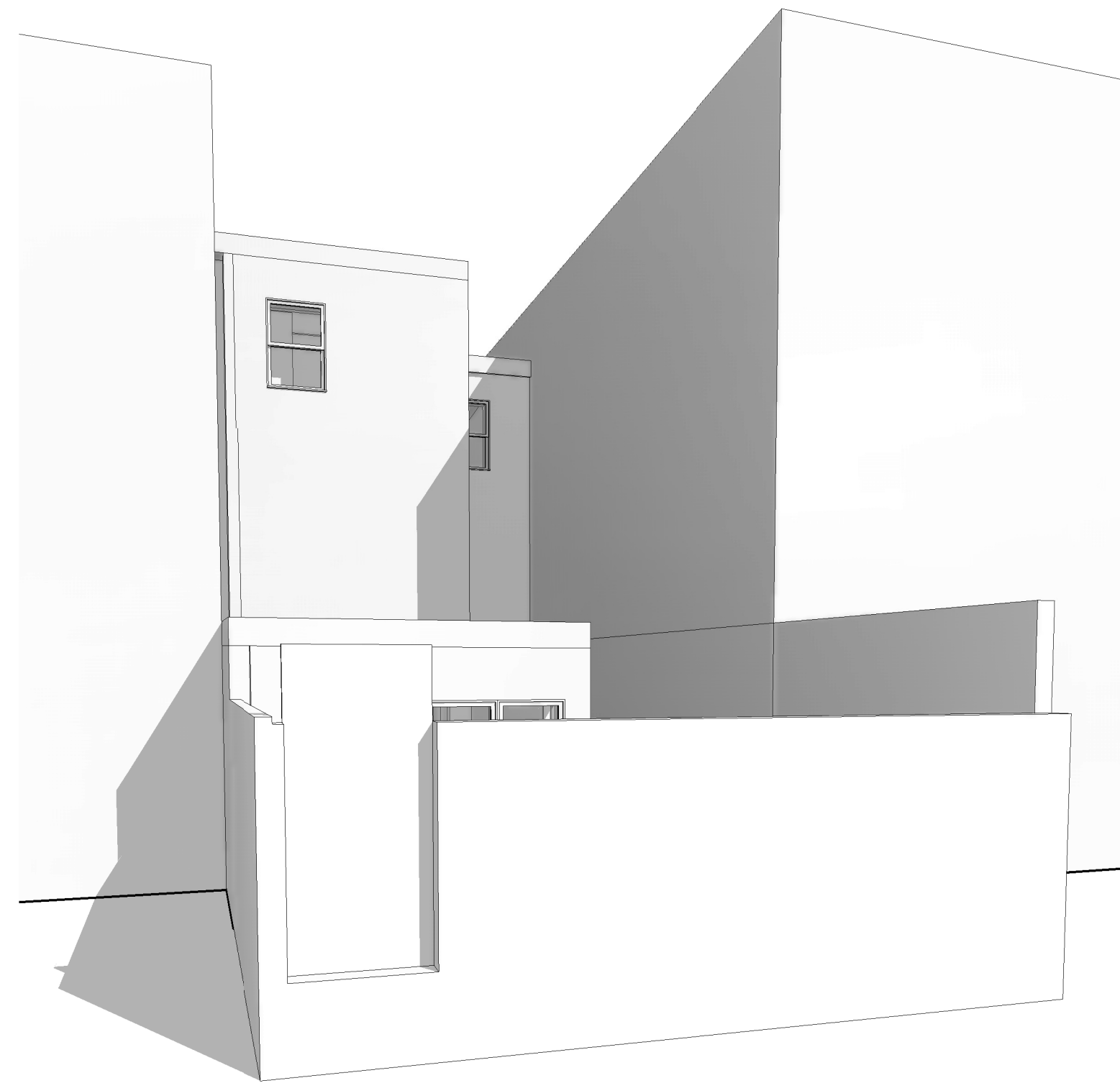
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1 Northeast Corner - Existing
HS



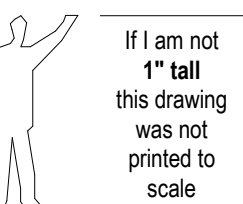
2 Southeast Corner - Existing
HS



3 Northeast Corner - Proposed
HS



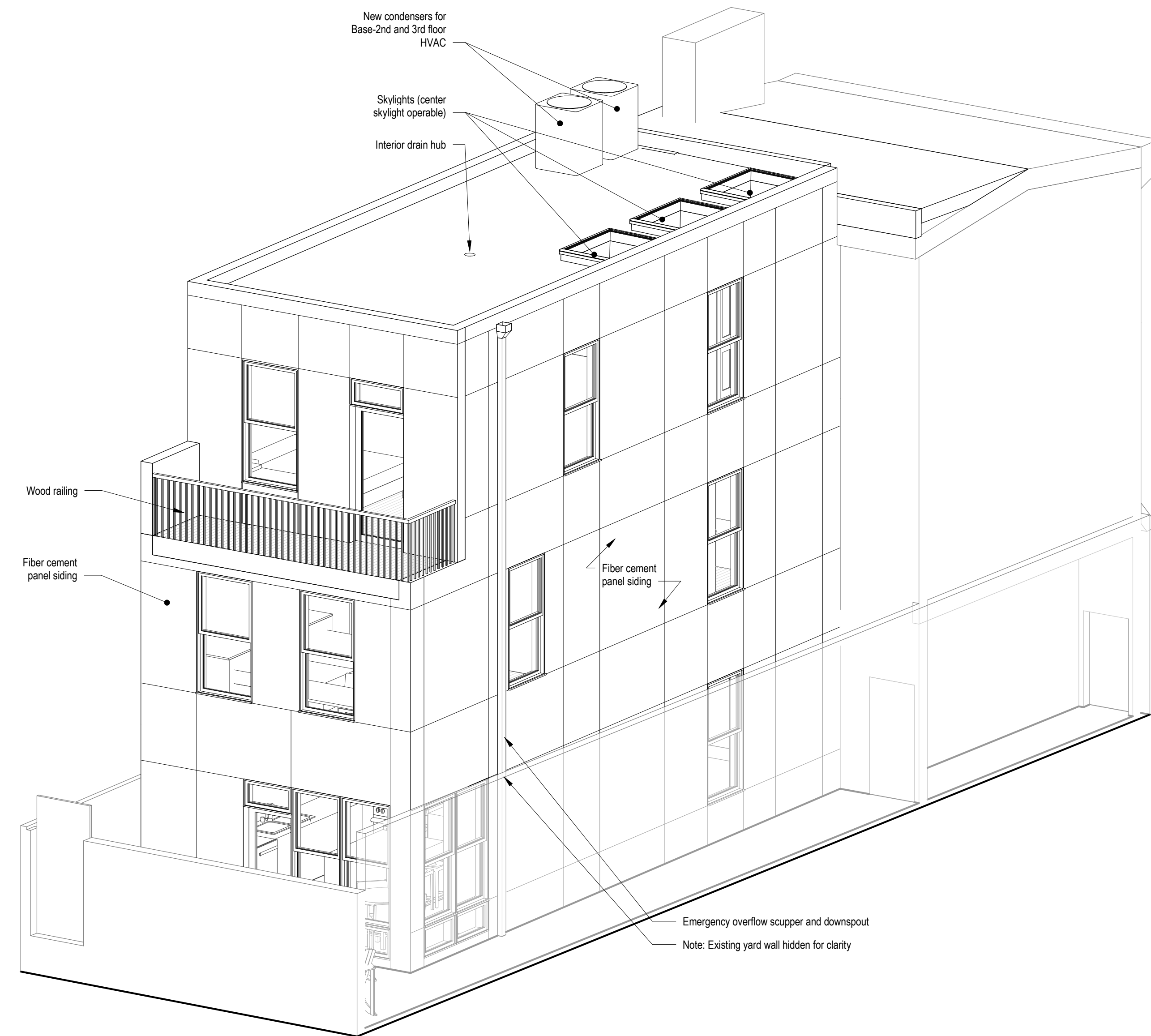
4 Southeast Corner - Proposed
HS



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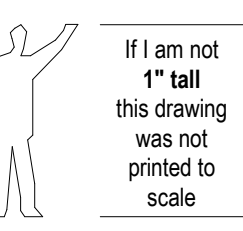
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THE HISTORICAL COMMISSION**



1 Rear 3/4 View
H6

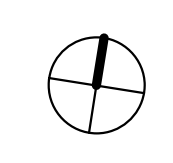
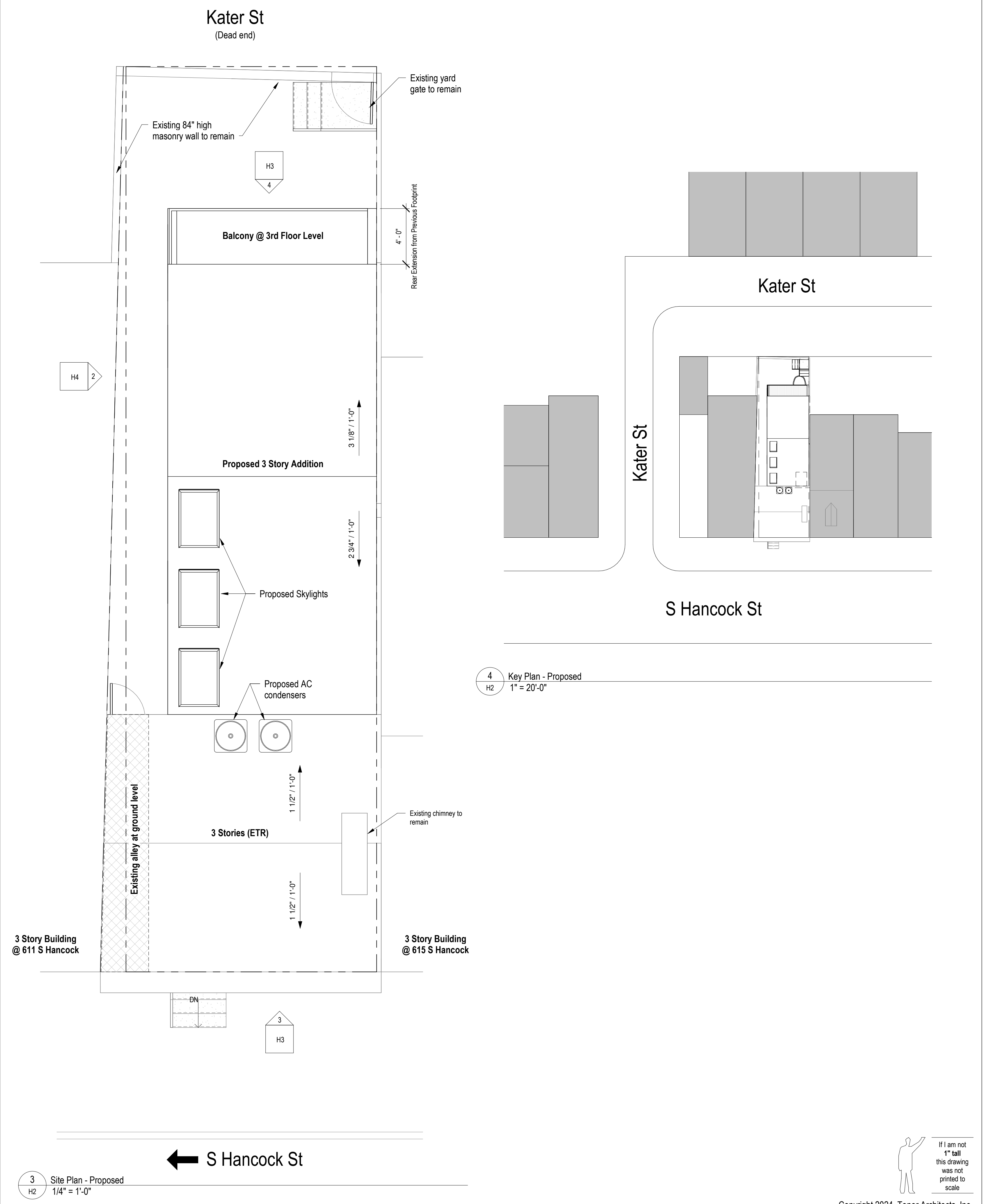
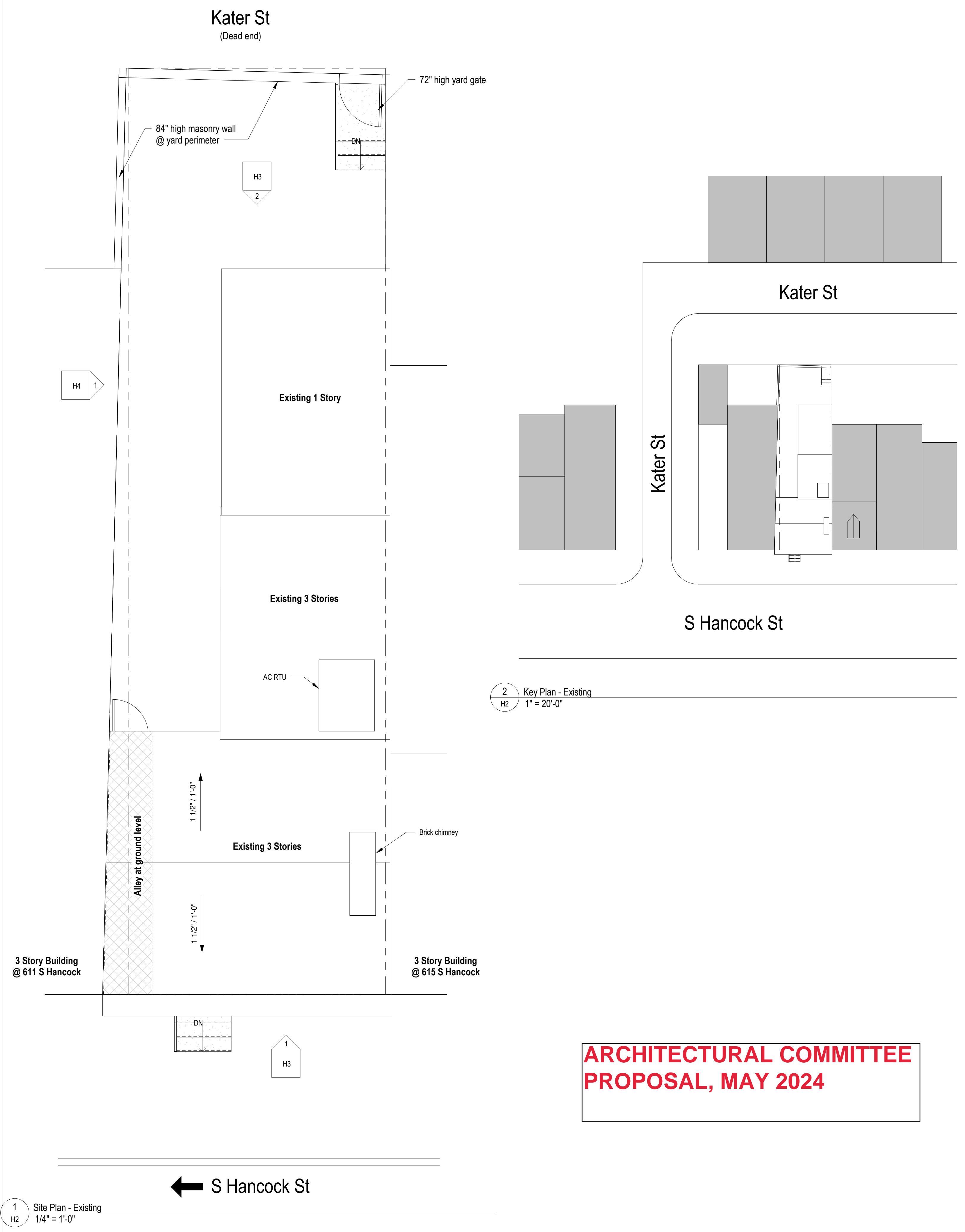


2 Longitudinal Section
1/4" = 1'-0"



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TOW AWAY ZONE
NO STOPPING ANY TIME
←

1 HR PARKING
3 AM - 6:30 PM
MON THRU WED
11 AM - MIDNIGHT
THUR THRU SAT
→

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



611

Photo 6 - 22 April 2024



Photo 7 - 22 April 2024



Photo 8 - 22 April 2024



Photo 9 - 22 April 2024