**ADDRESS: 1914 WILCOX ST**
Proposal: Construct addition
Review Requested: Final Approval
Owner: Waybar 534 LLC
Applicant: Paul J. Lorenz, CANNODEsign
History: 1880
Individual Designation: None
District Designation: Spring Garden Historic District, Contributing, 10/11/2000
Staff Contact: Allyson Mehley, allyson.mehley@phila.gov

**BACKGROUND:**
This application seeks final approval for a third-story addition with a roof deck at 1914 Wilcox Street. The building was originally constructed as a carriage house in 1880 to serve nearby residences. Today, Wilcox Street remains a service alley for the 1900 blocks of Green and Brandywine Streets with mostly garages, parking areas, and rear yards facing the street. This review focuses on the third-story addition. First and second floor façade rehabilitation work can be reviewed by the Historical Commission’s staff.

The proposed third-story addition will have a mansard roof with paired dormer windows. The mansard will be clad in standing-seam metal roofing with a steel gray finish. A roof deck will be constructed on top of addition, with a black metal railing set back five feet from the front of mansard. The roof deck railing and third-floor addition will be visible from the public right of way along Wilcox Street but will not be visually out of character for street.

**SCOPE OF WORK:**
- Construct one-story addition and roof deck.

**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 one-story addition is compatible in terms of massing, size, scale, and architectural features and meets Standard 9.

- **Standard 10:** New additions and adjacent 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 will be unimpaired.
  - The proposed addition does not alter the essential form and integrity of the historic property; therefore, the application meets Standard 10.

**STAFF RECOMMENDATION:** The staff recommends approval, pursuant to Standards 9 and 10.
Figure 1: Aerial view of 1914 Wilcox Street.
June 6, 2022

Philadelphia Historical Commission
1515 Arch Street
Philadelphia, PA 19102

Re: 1914 Wilcox Street

Members and Staff of the Philadelphia Historical Commission,

Please find enclosed our proposal for the alteration of and addition to a single-family residence at 1914 Wilcox Street. The current property owner is 534 Waybar LLC.

1914 Wilcox Street, likely erected circa 1859 as the carriage house for newly-developed Green Street residences, is listed as a contributing building to the Spring Garden Historic District. At some point in the 20th century the carriage house was converted into a two-family residence, then converted again to a single family residence.

The existing two story facade on Wilcox Street consists of red brick in a running bond pattern. The brick is in fair condition, and will require minor repairs. All existing brickwork will be cleaned and repointed. The modern steel security grills will be removed, and modern exterior lighting will be replaced. A new metal cornice will replace the deteriorated existing wood cornice. The new metal cornice will match the size and profile of the existing cornice. The existing hinged carriage door will be refurbished and reinstalled as an overhead garage door. The two existing man doors will be refurbished. We are proposing the addition of a new metal guard rail at the exterior of the existing hay loft doors. This will allow the hay loft doors to remain and be used as a juliet balcony. The existing windows will be refurbished. We are proposing the addition of a third floor featuring a mansard roof with paired dormer windows. The mansard roof will be clad in standing seam metal roofing with a dark gray finish. The East and West facing sides of the third floor addition would also be clad in standing seam metal to match.
At this time we are seeking final approval of this proposed renovation and addition.

We look forward to your review of our proposal.

Sincerely,

Paul J Lorenz
Architect
CANNodesign
215.977.7075
paul@cannodesign.com
CANNodesign
105 S 12th Street
2nd Floor
Philadelphia, PA 19107

JUNE 5, 2022

Philadelphia Historical Commission
15 S Arch Street
Philadelphia, PA 19102

Re: 1914 Wilcox Street

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Please find enclosed our proposal for the alteration of and addition to a single-family residence at 1914 Wilcox Street. The current property owner is S3A Wayman LLC.

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At this time we are seeking final approval of this proposed renovation and addition.

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Sincerely,

Paul J Lorenz
Architect
CANNodesign
215-977-7075
paul@cannodesign.com
RENOVATION OF EXISTING TWO STORY STRUCTURE WITH NEW 3RD FLOOR ADDITION AND NEW ROOF DECK TO BE USED AS (1) SINGLE FAMILY DWELLING

EXISTING PARTY WALL AND PARAPET TO REMAIN

NEW 42" TALL GUARD RAIL

EXISTING PARTY WALL TO REMAIN

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EXISTING BRICK CORNICE, REPOINT AS NEEDED

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PROPOSED SECTION AND ELEVATIONS

1914 WILCOX STREET

- T.O. GUARD RAIL
  - 36' - 0" MAX

- ROOF DECK
  - 23' - 8 1/2"

- 3RD FLOOR
  - 23' - 4 1/2"

- 2ND FLOOR
  - 23' - 1 1/4"

- 1ST FLOOR
  - 13' - 1 1/4"

- RES. ENTRY
  - 0' - 0"

- AVERAGE GRADE
  - 0' - 0"
  - 0' - 2 1/4"

- 1ST FLOOR
  - -0' - 3 1/4"

- 2ND FLOOR
  - 23' - 4 1/2"

- 3RD FLOOR
  - 33' - 8 1/2"

- ROOF DECK
  - 38' - 0" MAX

- T.O. GUARD RAIL
  - 36' - 0" MAX

- ROOF DECK
  - 23' - 8 1/2"

- 3RD FLOOR
  - 23' - 4 1/2"

- NEW 42" TALL METAL GUARD RAIL

- NEW 3RD FLOOR ADDITION

- NEW METAL COPING TO MATCH EXISTING

- EXISTING BRICK MASONRY; REPOINT AS NEEDED

- NEW METAL COPING TO MATCH EXISTING

- EXISTING MASONRY WALL

- BUILDING SECTION

- 1ST FLOOR
  - 13' - 2 1/4"
  - 0' - 0"
  - 0' - 3 1/4"

- 2ND FLOOR
  - 23' - 1 1/4"

- 3RD FLOOR
  - 33' - 8 1/2"

- ROOF DECK
  - 38' - 0" MAX

- T.O. GUARD RAIL
  - 36' - 0" MAX

- ROOF DECK
  - 23' - 8 1/2"