1914 WILCOX STREET
HISTORICAL COMMISSION REVIEW
CANNODESIGN
JUNE 30, 2022
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
EXISTING STRUCTURE TO REMAIN

NEW 3RD FLOOR ADDITION

8'-12"" 16'-3"
44'-7" EXTENT OF ADDITION

PROPERTY LINE

EXISTING PARTY WALL AND PARAPET TO REMAIN

EXISTING PARTY WALL AND PARAPET TO REMAIN

SLOPED PORTION OF MANSARD ROOF

EXISTING TWO STORY STRUCTURE WITH NEW 3RD FLOOR ADDITION AND NEW ROOF DECK TO BE USED AS (1) SINGLE FAMILY DWELLING

NEW 42" TALL GUARD RAIL

EXTERIOR OPEN STAIRS TO HIGH ROOF

PROPERTY LINE

WILCOX STREET LEGALLY OPEN - 20'-0" R.O.W. ON CITY PLAN 6'-9" - 6'-6" - 6'-9" WALKWAY CARTWAY

RENOVATION OF EXISTING TWO STORY STRUCTURE WITH NEW 3RD FLOOR ADDITION AND NEW ROOF DECK TO BE USED AS (1) SINGLE FAMILY DWELLING

SLOPED PORTION OF MANSARD ROOF

EXISTING PARTY WALL AND PARAPET TO REMAIN

SLOPED PORTION OF MANSARD ROOF

EXISTING PARTY WALL AND PARAPET TO REMAIN

7'-0" REAR SETBACK OF ADDITION

7'-0" REAR SETBACK OF ADDITION

REVISED