

ADDRESS: 1914 WILCOX ST

Proposal: Replace historic carriage house doors

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 to replace the original carriage house doors at 1914 Wilcox Street. The building was originally constructed as a carriage house in 1880 to serve nearby residences. An application was approved by the Historical Commission in July 2022 to construct a roof addition, roof deck, and rehabilitate exterior. As part of the scope of work, these doors were to be refurbished and altered to an automated door.

The building is under construction and the contractor has determined that the existing doors cannot be altered to roll up into the ceiling space above the garage area. The applicant is proposing a replacement door that is compatible with the historic building and the general appearance of the original door but can be operated as a roll up door.

SCOPE OF WORK:

- Replace original carriage house doors with a new garage door.

STANDARDS FOR REVIEW:

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

- *Standard 5: Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*
 - The original doors are a distinctive feature of this carriage house building and an example of the craftsmanship of the period it was constructed. Few original carriage house doors survive in the Spring Garden Historic District. Replacement of the doors would not meet Standard 5.
- *Standard 6: Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and where possible, materials.* Replacement of features will be substantiated by documentary and physical evidence.
 - The existing doors are in fair condition. Small sections of the door have been altered over time, but the majority of the original materials and configuration remain in place. The doors are not deteriorated to the point where they require replacement. The doors are not proposed for replacement owing to their condition but rather for a change in operability, therefore the application does not meet Standard 6.

STAFF RECOMMENDATION: The staff recommends denial, pursuant to Standards 5 and 6.



1914 WILCOX STREET

HISTORICAL COMMISSION REVIEW

CANNODESIGN

JAN. 17, 2023

COVER LETTER



05.26.2022

1914 WILCOX STREET

CANNObdesign
109 S 13th Street
2nd Floor
Philadelphia, PA 19107

January 17, 2023

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 replacement of the garage door at a previously approved project 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.

We are proposing to replace the structure's existing garage door with a new custom wood overhead door. The details of the proposed new door will match the existing in material, finish, visual details, and overall proportions.

We have tried to work through many design options that would allow us to keep the door in its current location. However, each of the alternates we've come up with would not allow the building to be utilized as intended.

The existing door is manually operated. It is mounted to an overhead track, and operates as a double sliding door. My original intuition was to keep this function. However, in its open position, the door would block the two adjacent windows, and require additional walls that would permanently block those windows. As one of these windows serves a ground floor bedroom, this was not a viable option.

A second option we explored was reusing the existing material as a double inswing door. However, the swing of the doors would intersect the area required to park a car. So this option did not work either.

As a third option, we explored reworking the existing material into a new mechanized overhead door. However, we found that the existing door would be far too heavy for overhead door machinery to handle.

The current proposal to install a new custom overhead door is our fourth option to allow this carriage house to function as proposed. If this option will work with Historical Staff, we would certainly be willing to relocate the existing garage door to the rear of the proposed garage, and install it in as a non-operating decorative element. This would preserve the material while allowing the building to function. Please let me know what you think about this. In the meantime, I'll keep trying to think of an additional option.

At this time we are seeking final approval of this proposed garage door replacement.


We look forward to your review of our proposal.

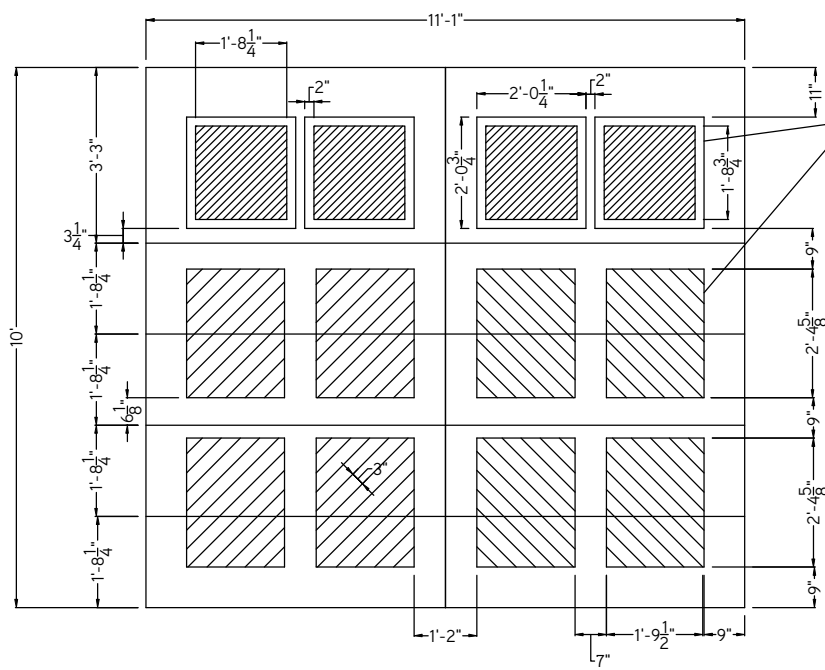
Sincerely,

Paul J Lorenz
Architect

PROPOSED GARAGE DOOR REPLACEMENT

WILCOX STREET

	Date: 12/19/2022	Door Qty: One	Inside Backer: Exterior Grade Plywood
	Quote No: Q13360b	Wood Type: Sapele	Edge Style: Chamfer
	Dealer: The Jaydor Company	Inlay/Panel: Sapele	Glass Type: Clear TD Ins Tempered
	Customer: Waybar 1914 Wilcox	Inlay Type: Vgrooved T&G	Gl. Grid Type: 2 Lite Square
	Door Series: Charles River Custom	No. Panels: Four	Arch Radius:
	Door Model: Cambria	No. Sections: Four	Exterior Finish: Stain Grade Unprimed
	Door Type: Sectional	Insulation: Polystyrene R-8	Door Thickness: 2-3/8"

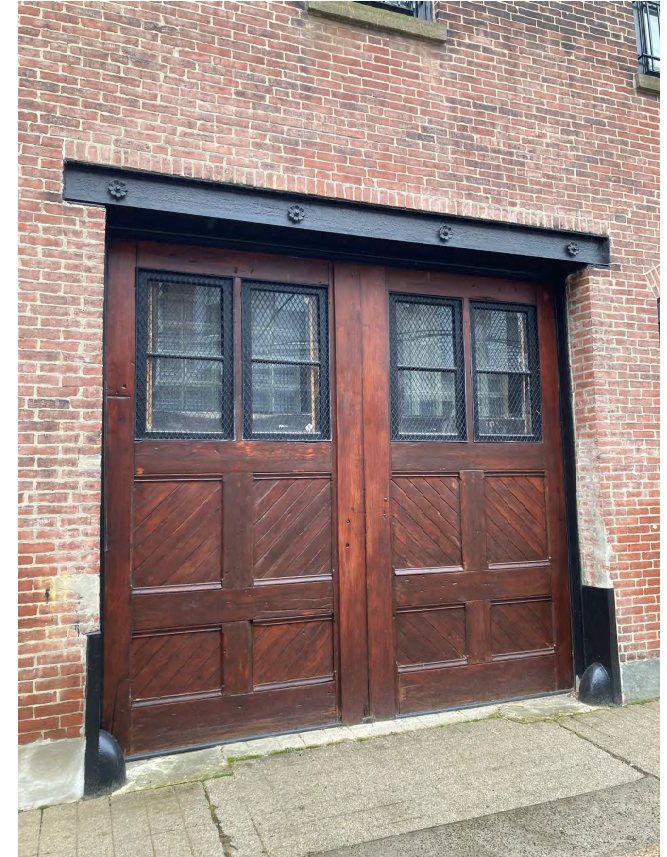


Note: Chamfer Profile (not drawn) around panels, glass in lieu of Quarter Round

WWW.EVERITEDOOR.COM

Please sign and date for approval:

Dimensions are Nominal. This door is a wood product. It must be painted or stained with the same number of coats of the same material on all 6 edges prior to installation otherwise warranty is void. Doors are factory sanded and must be sanded again prior to finishing.



12.19.2022

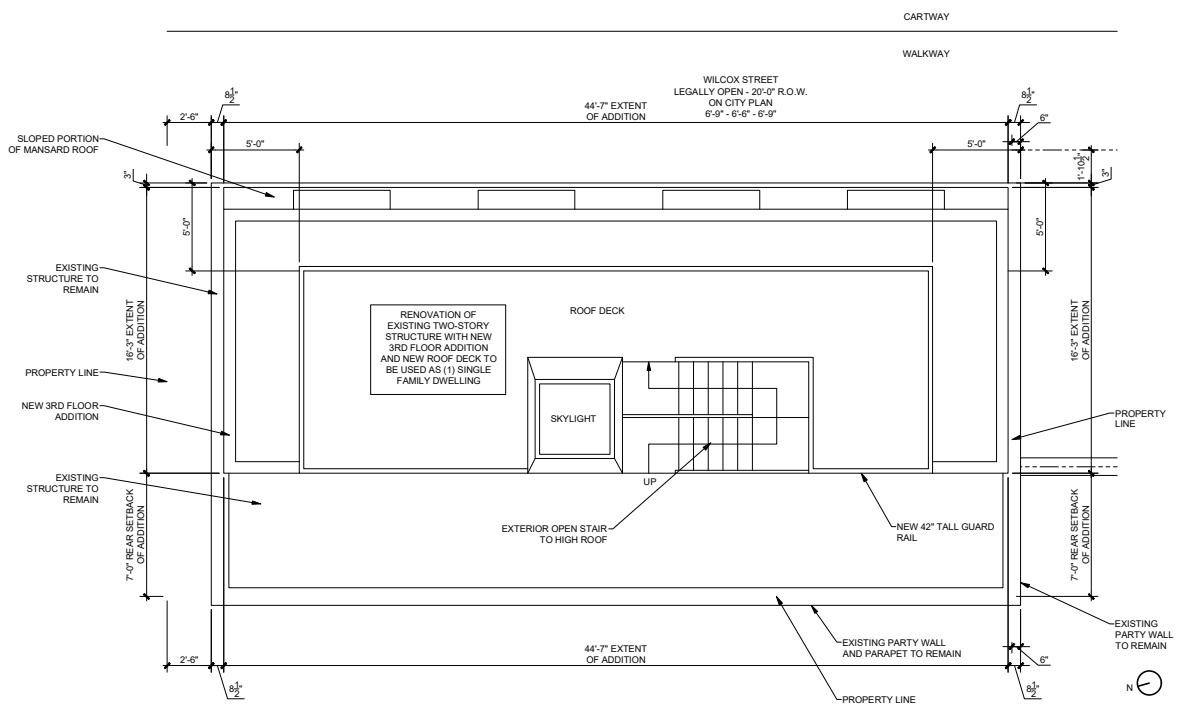
1914 WILCOX PROPOSED GARAGE DOOR SHOP DRAWINGS

02.07.2022

1914 WILCOX EXISTING GARAGE DOOR

SITE PLAN

WILCOX STREET



5.26.2022

1914 WILCOX FACADE DETAIL



05.26.2022

1914 WILCOX EAST FACADE



05.26.2022

1914 WILCOX NORTH FACADE



05.26.2022

1914 WILCOX NORTH FACADE

1914 WILCOX STREET

CONTEXT

WILCOX STREET



05.26.2022

SOUTH SIDE OF WILCOX STREET



05.26.2022

NORTH SIDE OF WILCOX STREET

CONTEXT

MANSARD ROOF



05.26.2022

2009 SPRING GARDEN STREET



05.26.2022

1924 BRANDYWINE STREET



05.26.2022

2326 GREEN STREET



05.26.2022

1911 GREEN STREET

EXISTING PRIMARY FACADE

WILCOX STREET



05.26.2022

1914 WILCOX STREET

PROPOSED ELEVATIONS

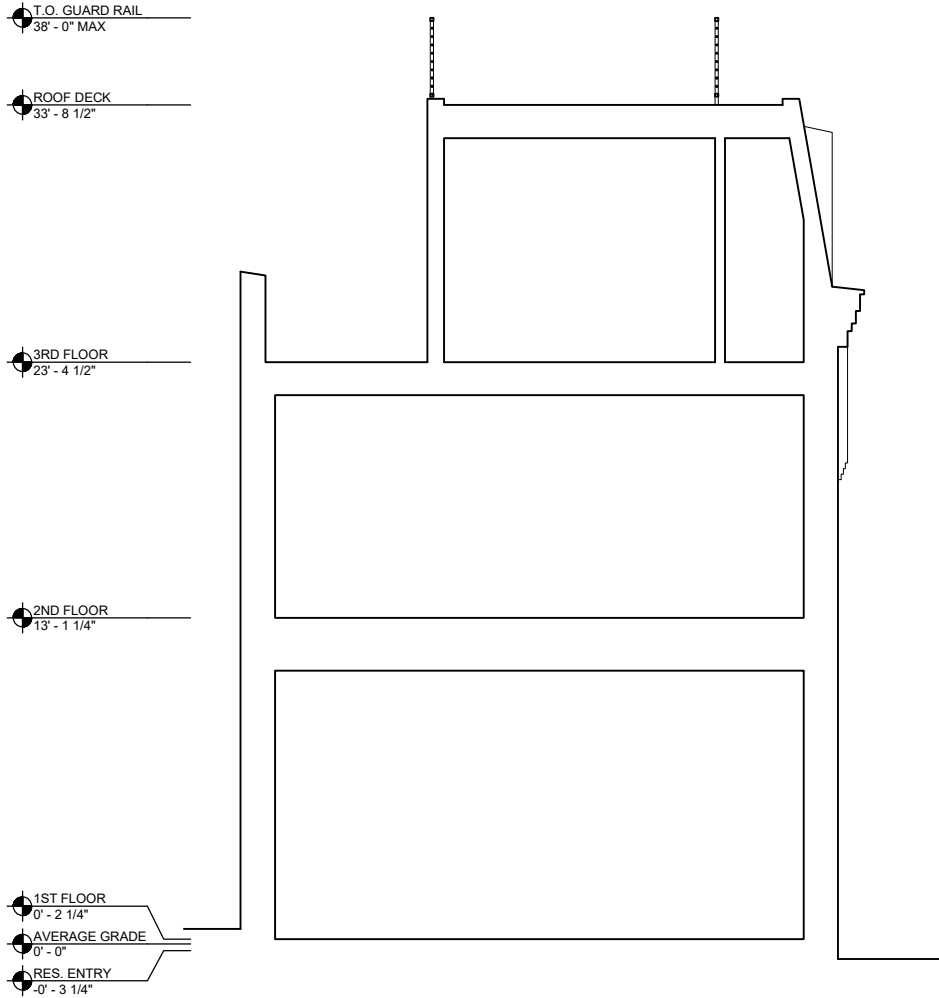
WILCOX STREET



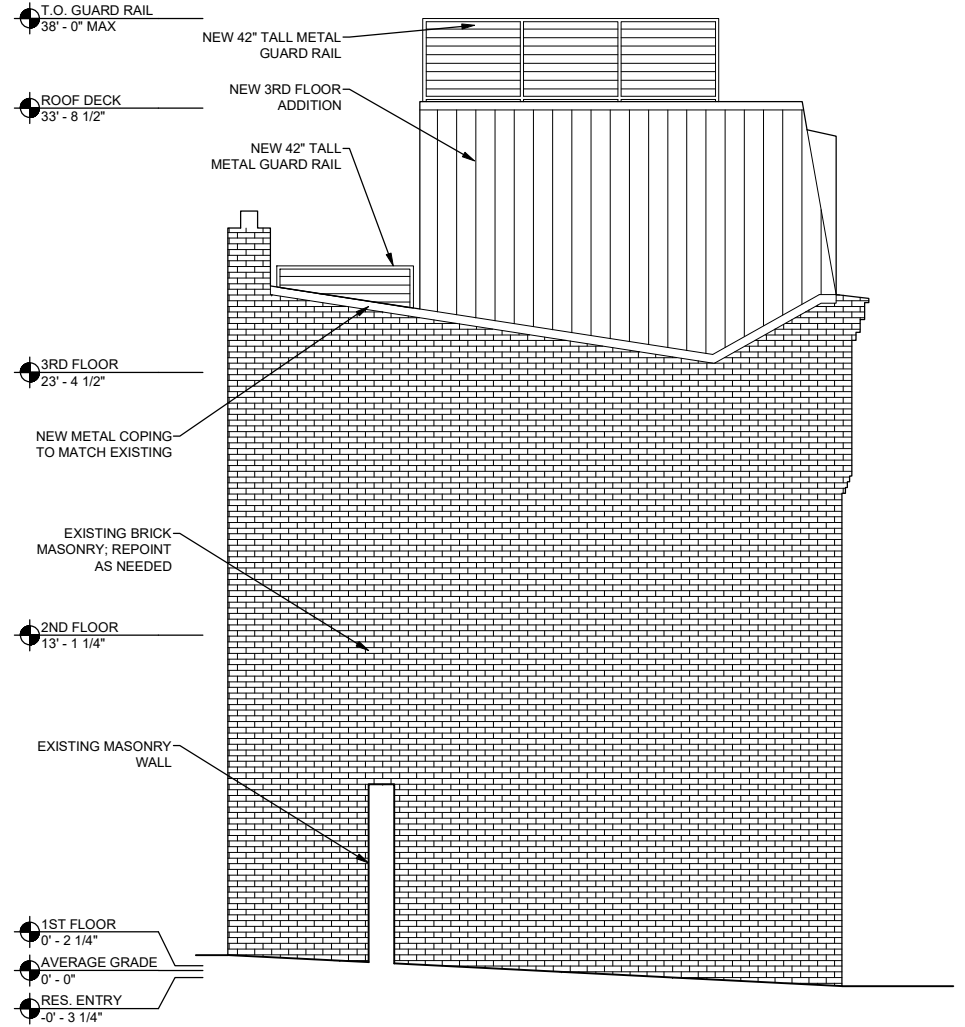
NORTH ELEVATION

PROPOSED SECTION AND ELEVATIONS

WILCOX STREET



BUILDING SECTION



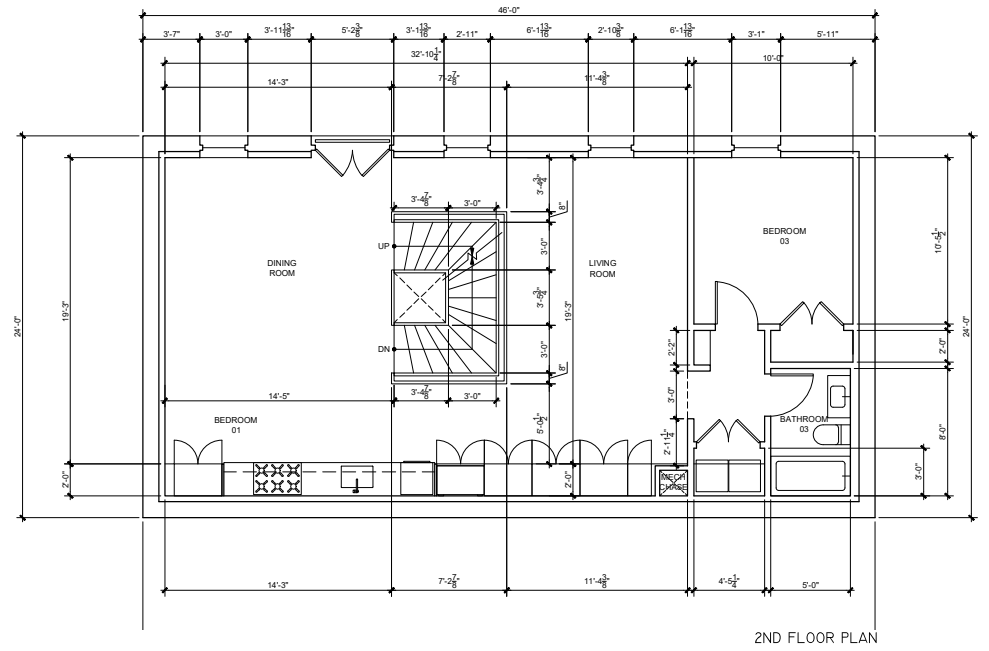
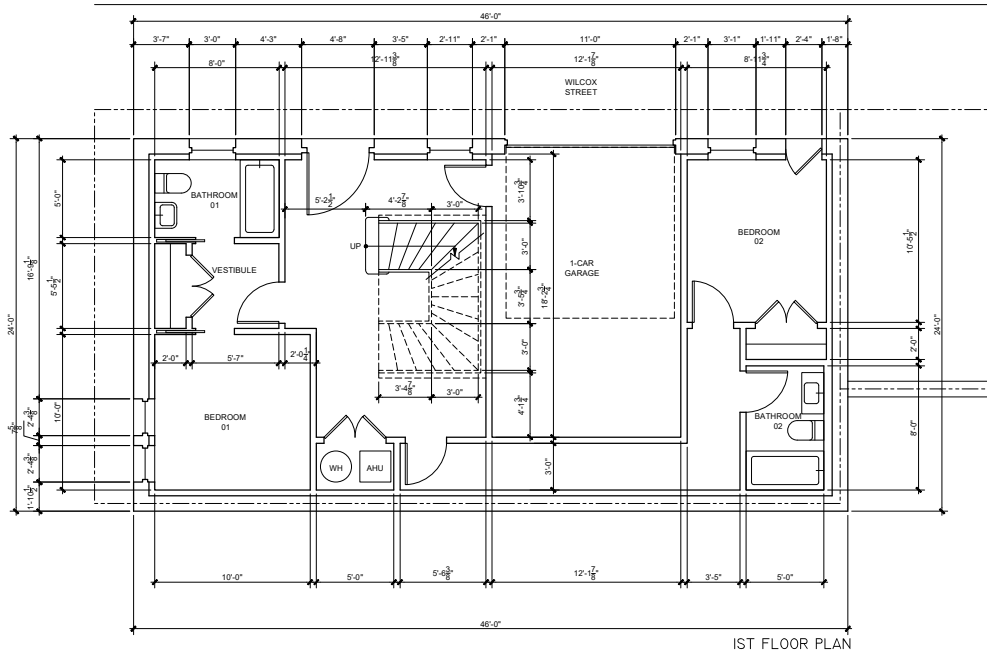
WEST ELEVATION

RENDERING
PROPOSED WILCOX STREET RESI-



1ST AND 2ND FLOOR PLANS

PROPOSED



3RD FLOOR AND ROOF PLANS

PROPOSED

