LOCAL HISTORIC DISTRICT: Dilworth

ADDRESS OF PROPERTY: 401 E Worthington Avenue

SUMMARY OF REQUEST: New Construction - Single Family

OWNER: Scott Rea Redwood Properties

APPLICANT: ALB Architecture, PA

Details of Proposed Request:
Existing Conditions
The subject corner lot is vacant and has a flat grade and a few mature trees. A low concrete retaining wall and steps are located at the front. The immediate residential context is a variety of 1, 1.5 and two story homes. The average setbacks along the subject block are generally 35’ from back of curb to thermal wall, +/-.

June 2013 Proposal
The previous proposal was a two story home with a scale and massing proportion inconsistent with the immediate context and inconsistent with other homes located on corner lots in this area.

October 2013 Proposal
The revised proposal is a 1.5 story single family home with a full width wrap around porch covered by a hip roof that ties into the front and side gables. The fenestration along the front façade is even on both levels. The porch columns are traditional brick pier with tapered columns. The left elevation has a centralized primary gable and two secondary gables toward the rear. The rear elevation has details and massing that resembles the front facade. The right elevation has a single gable and both side elevations have a balanced window pattern. Siding and trim materials are wood. The overall height is approximately 31’-8” measured from the ground.

The plans show the house meeting the minimum required setback. However, the Commission may require the home to meet the established setback along the block face. The Alternative Setback Provision also allows this reduction when a neighborhood pre-dates modern zoning codes.

The plan proposes the removal of two oak trees from the side yard and two pecan trees in the rear yard.

The 1.5 story detached garage is a simpler cross gable design with a total height of approximately 24’. Materials will match the principal structure.

February 2014 Proposal
The revised proposal includes new window and door design, improvements to left and right side wall planes, wood siding on both levels, streetscape exhibits and additional dimensions. The applicant is also in the process of receiving preservation tax credits.
Policy & Design Guidelines for New Construction
HDC Design Policy requires that new construction be evaluated according to the following:

<table>
<thead>
<tr>
<th></th>
<th>All New Construction Projects Will Be Evaluated For Compatibility By The Following Criteria</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td><strong>Size</strong></td>
</tr>
<tr>
<td>2.</td>
<td><strong>Scale</strong></td>
</tr>
<tr>
<td>3.</td>
<td><strong>Massing</strong></td>
</tr>
<tr>
<td>4.</td>
<td><strong>Fenestration</strong></td>
</tr>
<tr>
<td>5.</td>
<td><strong>Rhythm</strong></td>
</tr>
<tr>
<td>6.</td>
<td><strong>Setback</strong></td>
</tr>
<tr>
<td>7.</td>
<td><strong>Materials</strong></td>
</tr>
<tr>
<td>8.</td>
<td><strong>Context</strong></td>
</tr>
<tr>
<td>9.</td>
<td><strong>Landscaping</strong></td>
</tr>
</tbody>
</table>

Staff Analysis
Staff believes the proposal meets the guidelines for new construction.
6. OCTOBER GARAGE SECOND FLOOR PLAN

3. PROPOSED GARAGE ROOF PLAN

5. OCTOBER GARAGE FIRST FLOOR PLAN

4. OCTOBER GARAGE ROOF PLAN

2. PROPOSED GARAGE SECOND FLOOR PLAN

1. PROPOSED GARAGE FIRST FLOOR PLAN