LOCAL HISTORIC DISTRICT: Dilworth

ADDRESS OF PROPERTY: 425 East Worthington Avenue

SUMMARY OF REQUEST: New Construction - Garage

OWNER: Courtenay Buchan

APPLICANT: Jessica Hindman

Details of Proposed Request

Existing Conditions
The principal structure is a 1.5 story Bungalow c. 1920 and listed as a contributing structure in the Dilworth National Register. The site has rear yard access via alleyway. The adjacent rear property is non-residential.

Proposal
The proposal is a two car garage with a dormer addition in a future phase. The exterior material is wood shingles with cornerboards. The garage doors will face the alley. The proposed height of the garage is approximately 22'-4" from ground to ridge. The plan does not identify mature tree removal.

Policy & Design Guidelines Garages and New Construction

1. New garages cannot be located in front or side yards.

2. New garages must be constructed using materials and finishes that are in keeping with the main building they serve, and that are appropriate to the district.

3. Designs for new garages must be inspired by the main building they serve. Building details should be derived from the main structure.

4. Garages must be of a proper scale for the property, and must have an appropriate site relation to the main structure on a lot and to structures on surrounding properties.

5. Garage doors that are substantially visible from any street must be of a style and materials that are appropriate to the building and the district. Stamped metal and vinyl doors are considered to be inappropriate, and are discouraged.
Staff Analysis

The following Guidelines should be considered for this proposal:

1. Size
2. Scale
3. Fenestration
4. Rhythm

Staff believes the project meets Guidelines for Massing, Setback, Materials, Context, and Landscaping.