LOCAL HISTORIC DISTRICT: Dilworth

ADDRESS OF PROPERTY: 401 E Worthington Avenue

SUMMARY OF REQUEST: New Construction - Single Family

OWNER: Rick Saltrick

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, +/-.

Proposal-February 2014
The application for new construction of a single family home was approved with conditions. The project was approved with the following conditions:
1. 3 risers to front porch
2. 9’ first floor ceiling height
3. 9’ second floor ceiling height
4. Hinge spring of sheds below ridge
5. Rear dormers pushed in a minimum of 12”
6. One and one half story garage with details and materials to match house
7. Garage shifted to be sited within property line setbacks

Revised Proposal-May 2014
This is an approved plan that is being resubmitted to respond to the Commission regarding the overall height of the home. Other issues have been resolved. The applicant has stated on the plans the height of the new home will be lower than the adjacent.

Policy & Design Guidelines for New Construction
New construction in Local Historic Districts has an obligation to blend in with the historic character and scale of the Local Historic District in which it is located. Designs for infill projects and other new construction within designated Local Historic Districts must be designed with the neighborhood in mind. The Historic District Commission does not specify a particular architectural style or design for new construction projects. The scale, mass and size of a building are often as important, or more important than any decorative details. However, well designed stylistic and decorative elements, as well as building materials and landscaping, can give new construction projects the attributes necessary to blend in with the district, while enhancing the character of the new building. The Historic District Commission will review the building details for all new construction as part of their evaluation of new construction project proposals.

Staff Analysis
All of the guidelines for new construction have been met.
1. The purpose of this Building Heights Sketch is to show existing building facade heights relative to the elevation points of the public sidewalks, front yard grade ("Grade"), fill level, and sidewalks at the houses depicted herein. No reyard or sideyard measurements were made.
2. The vertical datum for these elevation measurements is the North American Vertical Datum of 1988 (i.e., sea level). All other information and graphics are conceptual in nature and are not intended to represent accurate architectural or landscape features.
In order to achieve height as per continuance of sec. March 2014:
- Grade to be at top of existing retaining wall.
- Reduction of front step riser height from 7 5/8" to 6".
- Reduction of finish floor from 4" to 0" to align with porch floor.

3 Retaining wall height

3 Proposed left elevation

1 Proposed front elevation