LOCAL HISTORIC DISTRICT: Wilmore

PROPERTY ADDRESS: 1818 Wickford Place, Lot 1

SUMMARY OF REQUEST: New Construction

APPLICANT: Craig Calcasola

Details of Proposed Request

Existing Conditions
The existing structure is a one story single family house constructed in 1938 and located on the edge of the District. The HDC placed a 365-day Stay of Demolition on the property January 13, 2016. The parcel is zoned R-43 Multi-Family and is approximately .34 acres in size. The lot dimension is 150’ x 100’. Adjacent uses are multi-family, industrial, commercial and single family. There are mature trees on the site. Trees to be saved, replaced or removed are identified on the plans. The parcel has been rezoned to Urban Residential-1 to construct four single family houses. The required minimum setback is 14’, required minimum rear yard is 10’ and required minimum lot width is 20’. The Floor Area Ratio (FAR) does not apply to single family structures on individual lots. 2019 Update: The structure has been demolished and all four parcels are currently vacant lots.

Proposal
The proposal is the construction of four single family structures with a focus on house plans for each lot and overall site layout for the four structures. Proposed lot dimensions are 37.5’ x 100’. There are two models being proposed and will be identified as Lot/Plan 1, 2, 3 and 4. The setback of the proposed house for Lot 1 is the same as the existing structure which will set the location for Lots 1-4. All homes are 1.5 stories (approx. 23’ to 28’ in height), and feature front porches 8’ in depth, wood siding, wood windows, brick foundations, and wood corner boards. The applicant is requesting cementitious siding for the porch columns and soffits.

The underlying zoning will require an 8’ planting strip and 6’ sidewalk. New landscaping and tree save opportunities are shown on the site plan. Included in the plan is a new private alley at the rear for the four houses. The revised plans also include numeric evidence of comparable lot coverages in the neighborhood, pervious area more clearly shown on the site plan and updated window design and placement.

Staff Recommendation
1. The original project, voted on by the HDC in April 12, 2017, is considered null and void due to inactivity.
2. HDC 2016-321_1816 Wickford Place (Lot 1) Motion, April 12, 2017: Approve with Conditions.

“Based on compliance with Policy & Design Guidelines – New Construction Mr. Henningson made a MOTION to APPROVE this application with revised drawings to staff for probable approval. The revised drawings will include below for the lots - numbers one, two, and three.

- Miratek installed on columns, corners, fascia
- Windows- Take brick casing off, 4” wide non- tapered trim with 7/8 inch putty glaze
- Roof overhang extended to 24 inches at right angle to siding
- ¾ individual V-groove bead board soffit
- 2X8” barge rafters with bed mold installed base
- Tree protection plan
- Corner boards are to be equal to 5 ½ inches
Ms. Stephens seconded.”

3. Roof overhang not changed per condition.
4. V-groove bead board soffit not noted on plans.
5. Staff concern over Elevation Notes on A3.1 that German-style siding, door, and window styles to be selected by owner.
6. The project is not incongruous with the district and meets guidelines for New Construction.
7. Staff Recommends reinstating the Approval with Conditions with Staff to work with applicant, per 10.4.1 of the Rules for Procedure.
8. If requested by a Commission member, or if an interested party has signed up to speak in opposition, then the HDC shall open the application for a full hearing.
**GENERAL NOTES**

11. All members shall be sized, and all connections designed and detailed in accordance with the provisions of the American Institute of Steel Construction, Building Code Requirements for Structural Steel, and North American Specification for the Design of Cold-Formed Steel Structural Members, of the appropriate current version as approved by the Engineer of Record prior to the placement of concrete. All rebar splices shall be minimum of 24" O.C. and separated by 8" O.C., or greater.

12. Masonry lintels:
   - Masonry lintel must be specified by the Engineer of Record prior to the placement of concrete. Refer to the relevant Code for any additional information not covered in these General Notes.

13. All rebar splices shall be a minimum of 24" O.C., with a maximum number of 3 splices per footing.

14. Masonry columns with a minimum of 8" x 8" base plate shall be used to spread the column load across the footing. The minimum design load of six tons are approved by the Engineer of Record prior to the placement of concrete.

15. Wood blocking is permitted for use under any clear spans running continuously unless noted otherwise. Thickened joint bearing shall be installed as indicated at 16" O.C., or greater.

16. Additional notes:
   - All dimensions over 2 1/2" shall be indicated by use of standard concrete columns and=/or walls.
   - All columns shall be detailed to the Engineer of Record prior to the placement of concrete.
   - No end nailing of joist hangers to be allowed. No end nailing of joist hangers to be allowed.

17. General notes:
   - All floor joists shall be toenailed with 16d nails or 4 1/4" wire nails, as indicated in the plans.
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WIND BRACING NOTES

- BWL = BRACED WALL LINE, METHOD CS
- WSP (U.N.O)

THE ENGINEERED BRACED WALL DESIGN MEETS OR EXCEEDS THE INTENT OF THE NCRC. INSTALL CONTINUOUS 7/16" OSB w/ 6D NAILS AT 6" oc AT PERIMITER AND 12" oc AT INTERMEDIATE SUPPORTS.

3-2X10's @ 2X6 WALLS

MULTI SPAN AS SHOWN

2x6 @ 16" oc
TYP THIS SIDE OF FAMILY ROOM

LOWER LEVEL PLAN 1/4" = 1'-0"
UPDATED ITEMS FOR LOT 1 - 3

1. TREE SAVE – attached is a letter from Barry Gemberling (Arboguard) in regard to his recommendations on how to keep the LOT 4 (Willow Oak) tree safe prior and during construction.

2. MIRATEC – to be installed on all columns, corners and fascia with corner boards being 5.5 inches

3. OPEN TAILS / SOFFITS – roof to extend 24 inches at right angle to siding, with ¾ v-groove bead board and 2x8” rafters with bed mold installed base

4. WINDOWS – 4” wide non-tapered trim with 7/8 putty glaze, removed brick casing
LOT 1 - stays the same but we have taken the roofline down 1 ft.
LOT 2 - stays the same but we have taken the roofline down 1 ft.
LOT 3 – the **front dormer has a gable above it**, and the roofline came down 1 ft.
LOT 4 – the **front porch wraps-around along Worthington** and is positioned for us to **save the Oak Tree**
LOT 1 - HEIGHT / MASSING

- We have reduced the roofline by 1 foot to 27’ 7.25”, by making the 2nd Floor 9’ ceiling height.
STREET SURVEYS

Wickford Place (across the Street – from West Blvd. to Worthington)

Worthington Ave (Wickford Place)

<table>
<thead>
<tr>
<th>LOT #</th>
<th>Roofline</th>
<th>Elevation to Grade</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>27’ 7.25”</td>
<td>730.3’</td>
</tr>
<tr>
<td>2</td>
<td>23’ 11.5”</td>
<td>728.6’</td>
</tr>
<tr>
<td>3</td>
<td>27’ 7.25”</td>
<td>730.8’</td>
</tr>
<tr>
<td>4</td>
<td>23’ 11.5”</td>
<td>724.8’</td>
</tr>
</tbody>
</table>
**HEIGHT / STREETSCAPE / SCALE**

**Wickford Place** (across the Street – from West Blvd. to Worthington)

- Our **Hip Roof Houses** are within 3 inches of our neighbor’s roofline and within 4 feet of the roofline across the street.
- Our **Gable Style Houses** are 2 feet lower than our neighbor’s roofline and between 2-3 feet of across the street.

**Wickford Place** (our side including the neighbor’s house to the right of our property)
LOT 1 Footprint
- Depth of 70’ & 44.7’ heated square feet
- Width of 27.5’ heated square feet
- Total 1,615 heated sq. ft. Footprint
- 184’ sq. ft. covered porch

LOT 2 – 4 Footprint
- Depth of 61.8’ & 44.7’ heated square feet
- Width of 27.5’ heated square feet
- Total 1,487 heated sq. ft. Footprint
- 184’ sq. ft. covered porch

LOT Size 1 – 4
- Depth 100’ / 37.5’
- Total Lot Size 3,750 sq. ft.

Footprint % to Lot Size / % of Lot that’s Permeable
Lot 1  43% heat sq. ft. / 48% is Permeable*
Lot 2-4  39% heat sq. ft. / 45% is Permeable*

*Paved Alley is included as Non-Permeable
Neighbor’s House Footprint

Existing 10’ ALLEY between our Property & Neighbor

New Porch positioned at the same location as the Current (to be demolished) Porch 21.5’ from curb.

Footprint of Current house in Red

Our house footprints in Grey

Side Setbacks – 5’
Rear Setback – 10’
Front Setback – 14’ from back of curb

Alleyway & Parking in the Rear
SOFFIT DETAIL – UPDATED OPEN TAIL

30 YR. ARCHITECTURAL SHINGLES o/
1 LAYER 15# FELT o/
7/16" EXTERIOR OSB ROOF SHEATHING
o/ 2x FRAMING AT 16" o.c.

AT PITCHES LESS THAN 4:12
2 LAYERS 15# FELT TO BE USED

R-30 INSULATION

WIND/UPLIFT ANCHORS
SIMPSON H2.5A (TYP.)

7/16" EXTERIOR GRADE
PLYWOOD SHEATHING

EXPOSED TAIL

GERMAN SIDING
PORCH RAILING & COLUMN DETAIL

F.T. 2x6 (PAINTED)
F.T. 2x4 (PAINTED)
F.T. 2x2 (PAINTED)
@ 6” o.c. MAX
F.T. 2x4s (PAINTED)
F.T. 1” DECKING S&D,
F.T. 2” STRUCTURE SEE FRAMING PLAN

8” CONC., BLOCK BONDED AND GROUTED SOLID w/ 4” BRICK VENEER w/ 22 ga. 7/8” CORRUGATED TIES @ 24” o.c., VERT, AND 18” o.c., HORIZ.
FLASHING AND WEEP HOLES
@ 48” o.c.

NOTE:
TERMITE TREATMENT REQD
UNDER SLAB OR OTHER APPROVED TREATMENT PROCESS.

4” 3/4 PERFORATED DRAIN PIPE SET IN GRAVEL.
CONT. CONC. FOOTING PER FOUNDATION PLAN w/ (2) 44 EARS IN BOTTOM 1/3 OF FOOTING
NOTE:
FOOTINGS TO BEAR ON 95% COMPACTED FILL OR UNDISTURBED SOIL (2,000 PSF SOIL BEARING ASSUMED).