LOCAL HISTORIC DISTRICT: Wilmore

PROPERTY ADDRESS: 1826 Wickford Place, Lot 3

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 2016-323_1816 Wickford Place (Lot 3) 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
- ¼ 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.
STREETSCAPE

UPDATED – LOT 2 added columns from ceiling to floor on the front porch

LOT 4          LOT 3          LOT 2          LOT 1

PREVIOUS

LOT 4          LOT 3          LOT 2          LOT 1
• 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 4 – created a wrap-around porch that runs along Worthington Ave for more curb appeal at the Worthington & Wickford corner. Added stairs on the Worthington Ave. side as well. Pushed the house slightly back to be able to keep the Oak Tree.
TREES TO BE REMOVED:
1. 24’ Sycamore
2. 12’ Oak
3. 12’ Oak
4. 28’ Oak
5. 24’ Oak
6. 12’ Oak

TREES TO ADD:
(6) Medium Size Oak Trees

TREES TO KEEP:
1. 15’ Elm
2. Crepe Myrtle
3. 18’ Hickory
4. 15’ Gum
5. 12’ Oak
6. 15’ Oak
LOT 3 - HEIGHT / MASSING

- We have reduced the roofline by 1 foot to 27’ 7.25”, by making the 2nd Floor 9’ ceiling height.
EXAMPLE OF SIMILAR HOUSE
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>
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.
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
NEW PORCH POSITIONED AT THE SAME LOCATION AS THE CURRENT (TO BE DEMOLISHED) PORCH 21.5’ FROM CURB.

ALLEYWAY & PARKING IN THE REAR

SIDE SETBACKS – 5’

REAR SETBACK – 10’

FRONT SETBACK – 14’ FROM BACK OF CURB

OUR HOUSE FOOTPRINTS IN GREY

NEIGHBOR’S HOUSE FOOTPRINT

EXISTING 10’ ALLEY BETWEEN OUR PROPERTY & NEIGHBOR

FOOTPRINT OF CURRENT HOUSE IN RED
SOFFIT DETAIL – UPDATED OPEN TAIL

30 YR. ARCHITECTURAL SHINGLES
1 LAYER 15# FELT
7/16" EXTERIOR OSB ROOF SHEATHING
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
INTERIOR WINDOW HEIGHTS, TRIM, & CROWN

2nd LEVEL CEILING

4-5/8" CROWN MOLDING

4" WINDOW TRIM

3/4" WINDOW SILL

7-1/4" BASE MOLDING

2nd LEVEL FLOOR

1st LEVEL CEILING

4-5/8" CROWN MOLDING

SEE PLAN FOR WINDOW SIZES

4" WINDOW TRIM

3/4" WINDOW SILL

7-1/4" BASE MOLDING

1st LEVEL FLOOR

EXTERIOR WINDOW DETAIL

WOOD 2x6 HEAD TRIM

WOOD 2x4 JAMB TRIM

1" INSULATED PRE-MANUF, WINDOW UNIT

WOOD 2x4 SILL TRIM

VARIES

VARIES

VARIES

VARIES