

CERTIFICATE OF APPROPRIATENESS

Application Date: Nov. 13, 2023

Applicant: Orlando Suarez, agent for, Ava R. Angle, owner

Property: 609 Sabine Street (aka 1802 State St), Lots 1 & 2, Block 441, Baker W R NSBB Neighborhood Subdivision. The property is a vacant lot situated on a 7,086 square foot (70.86' x 100') corner lot.

Significance: Non-contributing vacant lot located in the Old Sixth Ward Historic District. Received COA in Feb. 2019 for 2-story new construction by same owner.

Proposal: New Construction: Two-Story Single-Family Residential (3,374 sq. ft.) with attached garage (715 sq. ft.). Total square footage - 4,089 sq. ft.

- 2-story SFR
 - First floor 1,718 sq. ft.
 - Second floor 1,656 sq. ft.
- Pier-n-beam foundation on cinder block with stained cedar skirting with a F.F.E. at 2' 6"
- Max ridge height at 32'
- Max eave height at 24'
- 15' front (South) setback
- 5' West side setback
- 22' 11" East side setback
- 3' 2" to 3' 9" rear (North) setback
- 10:12 & 7:12 roof pitch with composition shingles and standing seam metal
- Smooth, cementitious siding with a 6" reveal
- Wood/metal clad, 1-over-1, fixed and DH, inset and recessed windows

Public Comment: One public comment received. See attachment A.

Civic Association: No comment received.

Recommendation: -
HAHC Action: -

APPROVAL CRITERIA

NEW CONSTRUCTION IN A HISTORIC DISTRICT

Sec. 33-242(a): HAHC shall issue a certificate of appropriateness for new construction in a historic district upon finding that the application satisfies the following criteria:

S D NA S - satisfies D - does not satisfy NA - not applicable

(1) The distance from the property line of the front and side walls, porches, and exterior features of any proposed new construction must be compatible with the distance from the property line of similar elements of existing contributing structures in the context area; Front Setbacks: 1818 State: 11'-8" 1811 State (NC): 15'-20' (based on old survey) 1810 State: 13'-6" 1809 State (NC): 20'-0" 1808 State: 15'-0" 1803 State: 15'-0"

(2) The exterior features of the new construction must be compatible with the exterior features of existing contributing structures in the context area;

(3) The scale and proportions of the new construction, including the relationship of the width and roofline, overall height, eave height, foundation height, porch height, roof shape, and roof pitch, and other dimensions to each other, must be compatible with the typical scale and proportions of existing contributing structures in the context area unless special circumstances, such as an atypical use, location, or lot size, warrant an atypical scale and proportions;

(4) The height of the new construction must not be taller than the typical height of existing contributing structures in the context area unless special circumstances, such as an atypical use, location, or lot size, warrant an atypical height, except that; The proposed eave height is approximately 24' 0" which is less than 27' as stated in the OSW Guidelines (p. 30). (a) Design guidelines for an individual historic district may provide that a new construction with two stories maybe be constructed in a context area with only one-story contributing structures as long as the first story of the new construction has proportions compatible with the contributing structures in the context area, and the second story has similar proportions to the first story; and (b) A new construction shall not be constructed with more than one story in a historic district that is comprised entirely of one-story contributing structures, except as provided for in design guidelines for an individual historic district.

OLD SIXTH WARD DESIGN GUIDELINES

In accordance with Sec. 33-276, the proposed activity must comply with the City Council approved Design Guidelines. On corner lots, garage access shall be from the side street. (p.16) Front porch depth meets minimum 6' requirement and front porch width is 54% of total width. (p.14)

District Map



Current Photo



View from Sabine St Looking SW



View from State St Looking NE



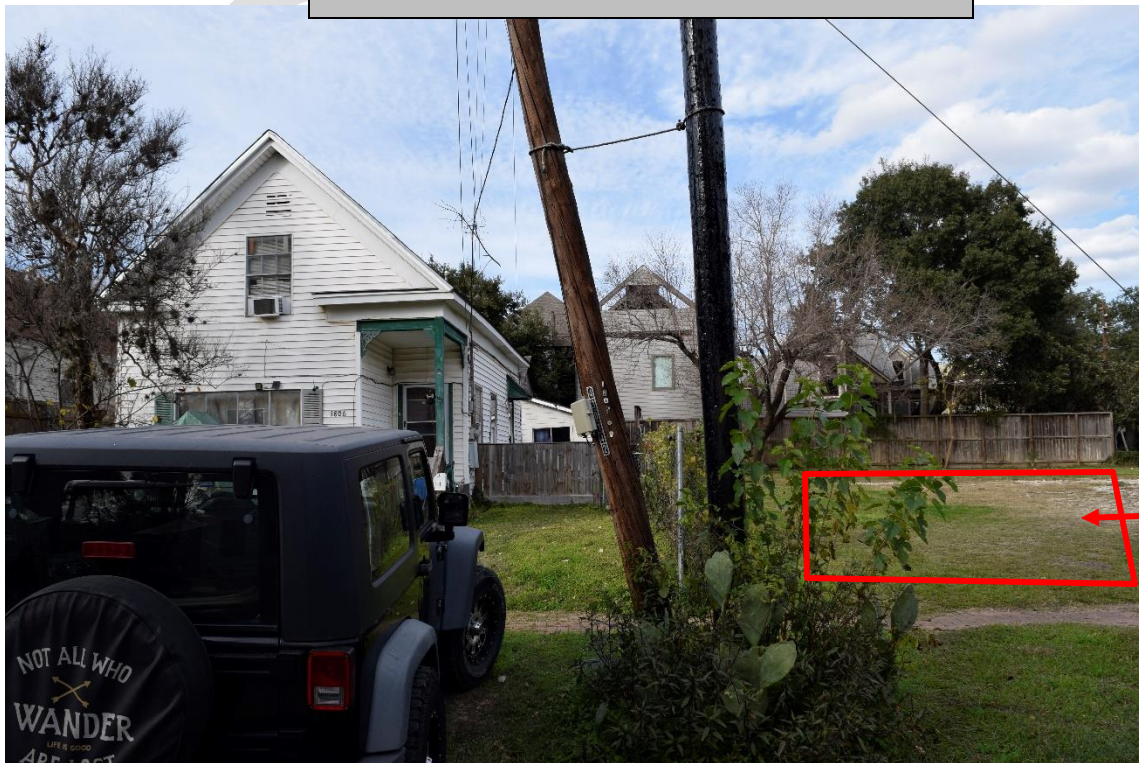
Proposed New Construction



Context Area



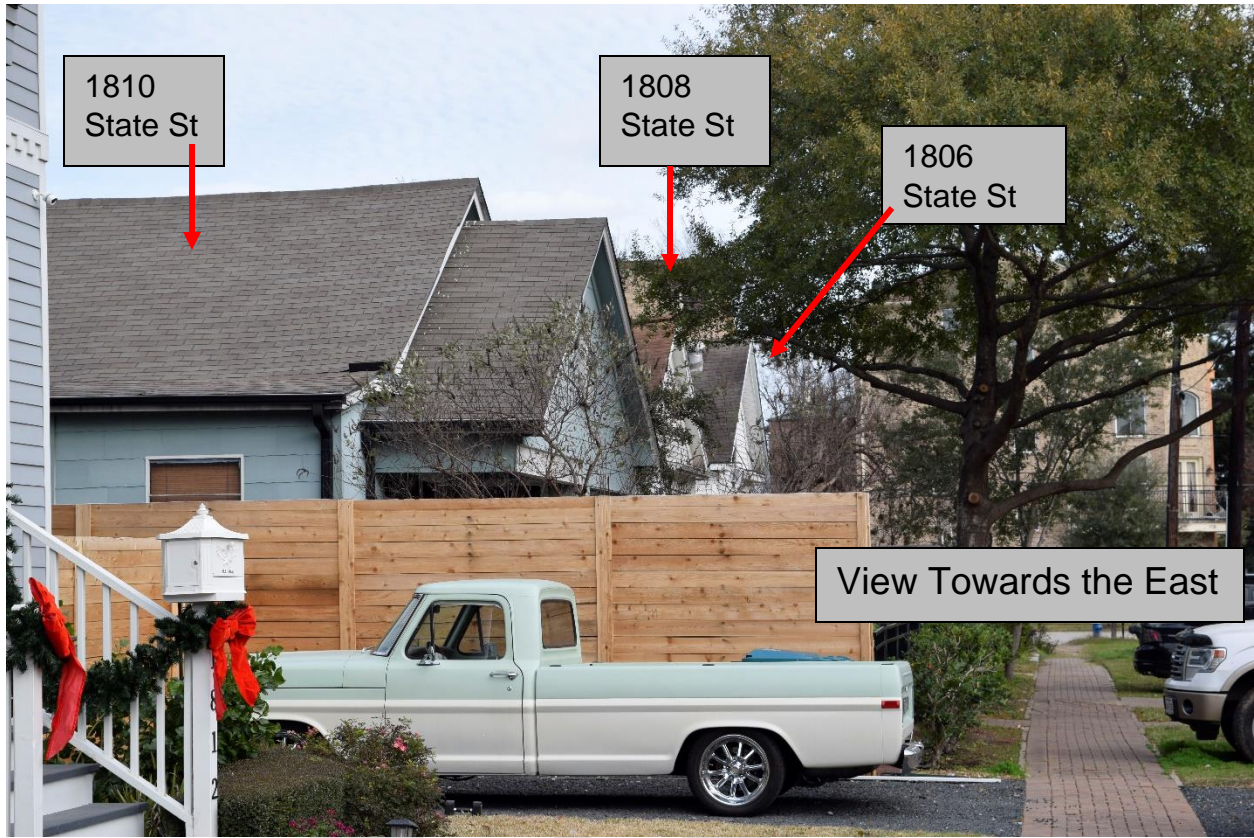
1806 State St - Contributing



Proposed
New
Construction

Context Area

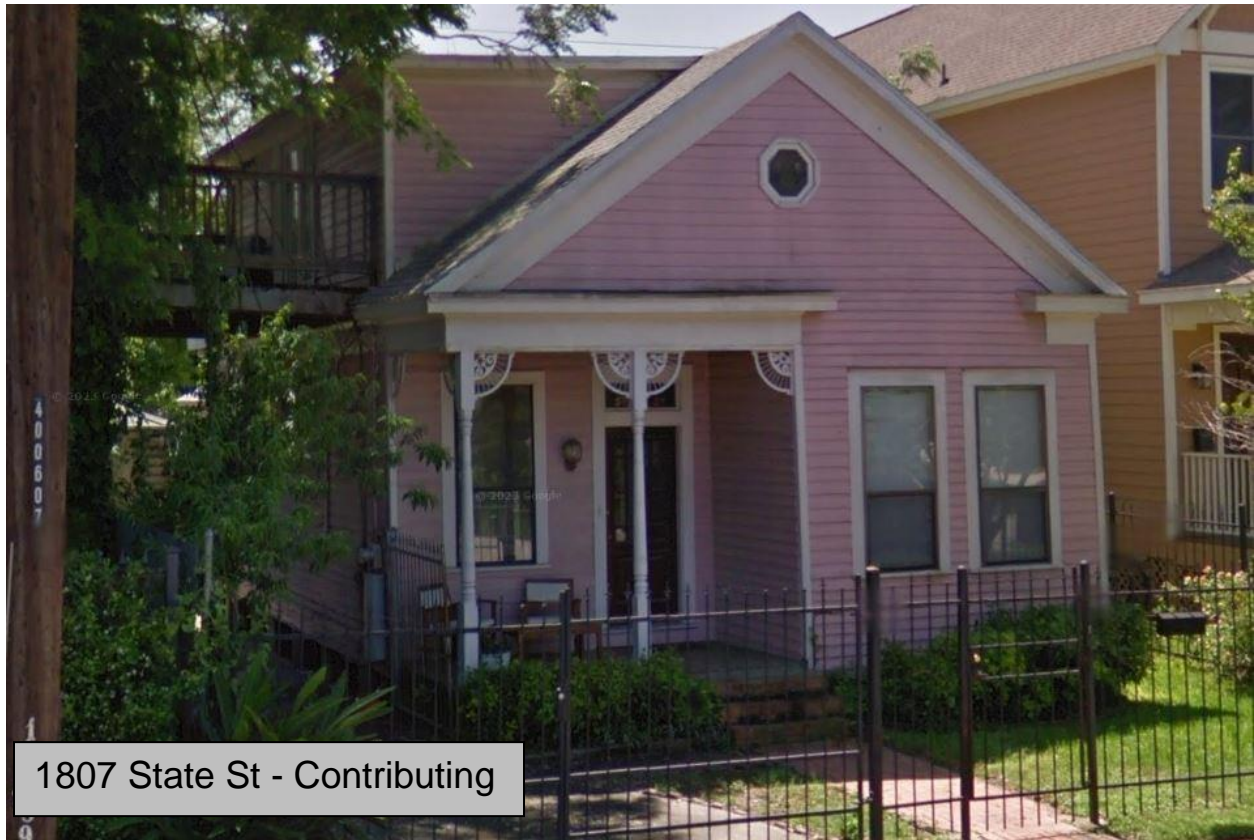




View Towards the East



1801 State St - Contributing



1807 State St - Contributing



1803 State St - Contributing



1817 State St - Contributing

Context Area



1813 State St - Contributing



1815 State St - Contributing

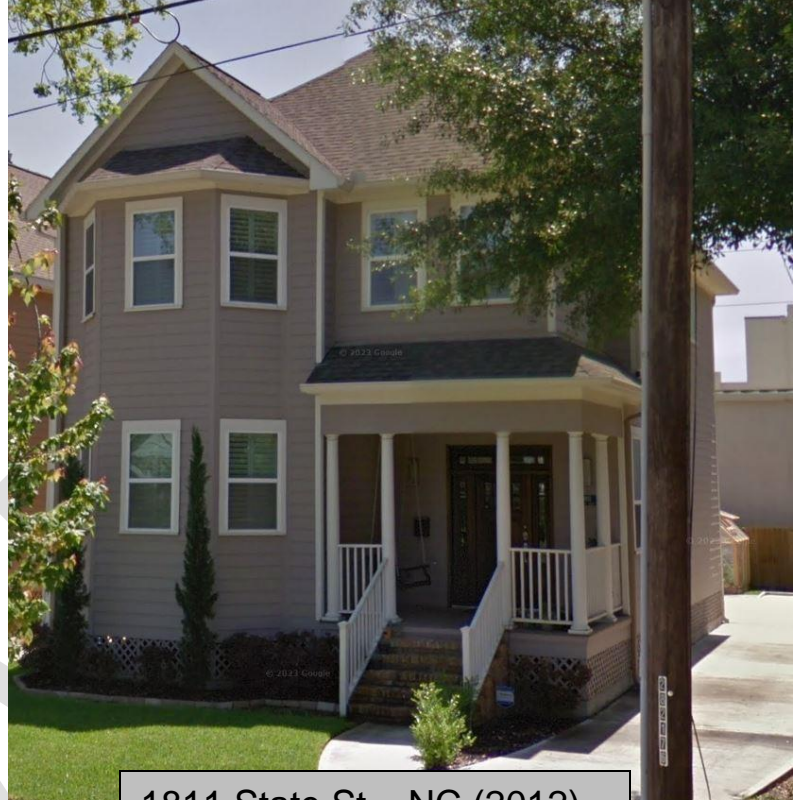


1818 State St - Contributing

Context Area



1809 State St – NC (2013)
Max ridge height at 33'
FFE at 2'
8:12 roof pitch
Front Setback 20'
Total sq. ft. 2,737



1811 State St – NC (2012)
Max ridge height at 32'
FFE at 2'
10:12 roof pitch
Front Setback 20'
Total sq. ft. 3,218



1812 State St – NC (2005)
Total sq. ft. 5,877

****OSW Design Guidelines adopted by City Council in 2007****



Context Area



1814 State St – NC (2016)

Max ridge height of foreground bldg. 26' 8"
" " " " background bldg. 34' 10"

FFE 3'

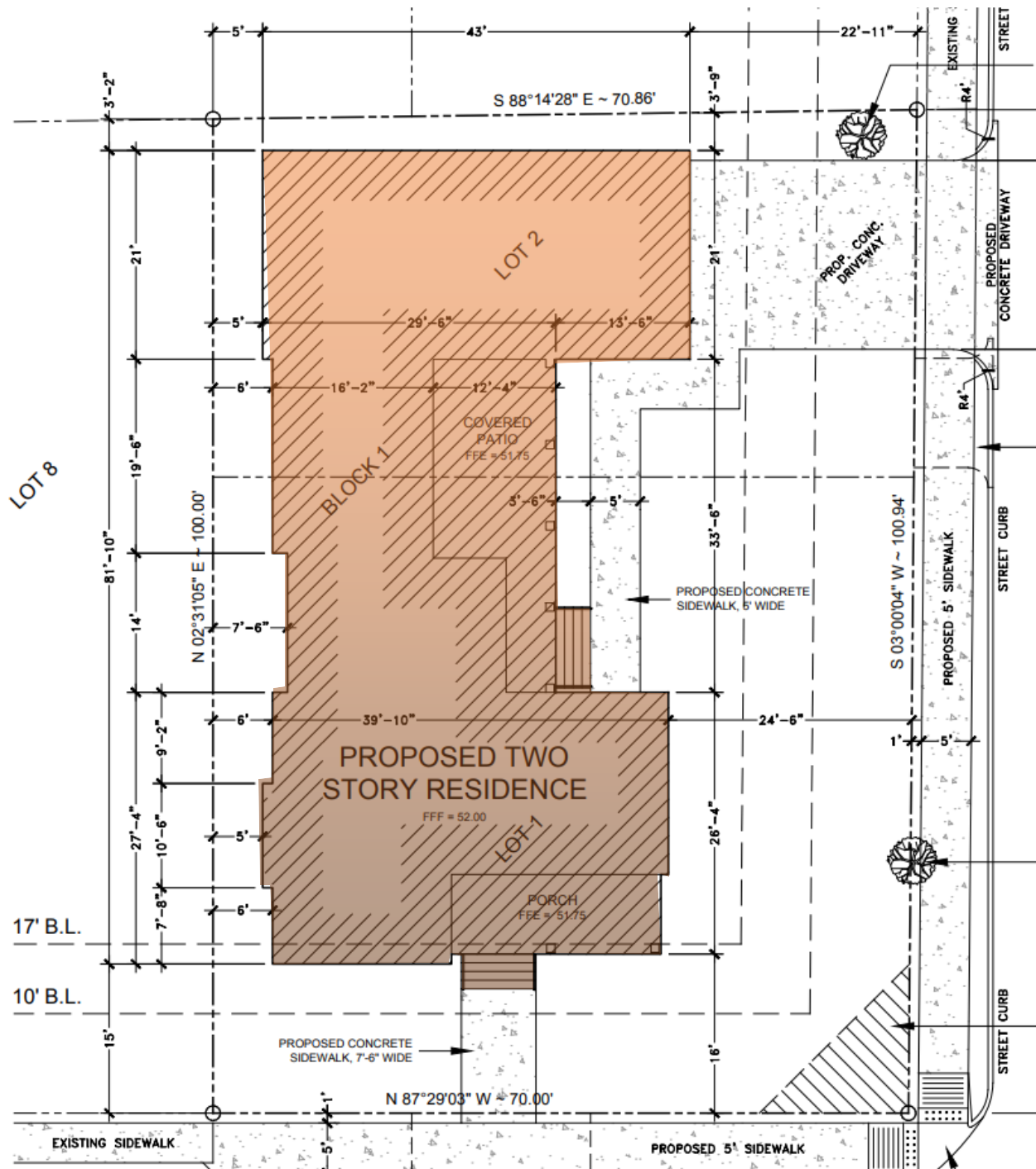
Roof pitch 10:12

Front setback 15'

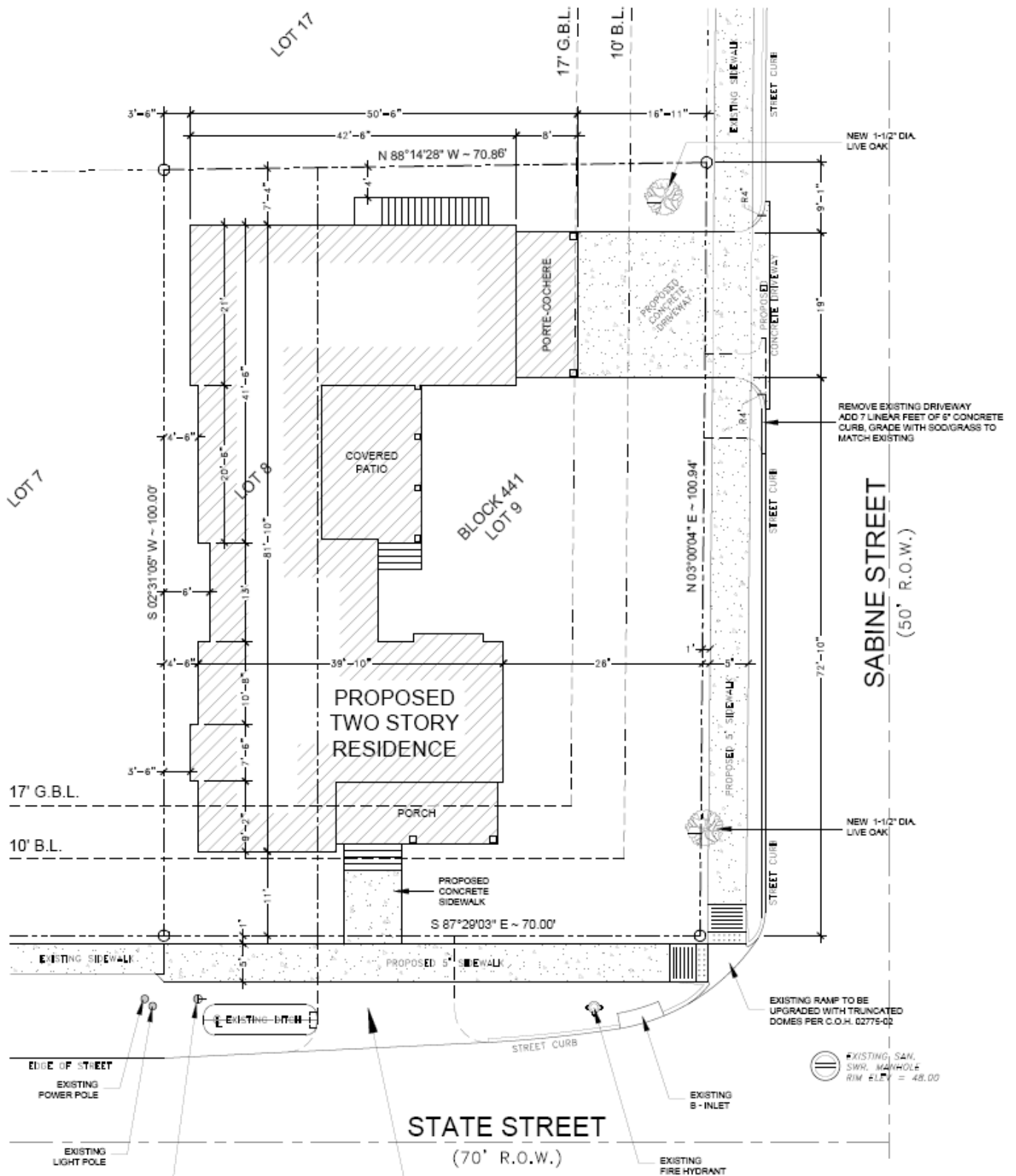
Total sq. ft. 3,200



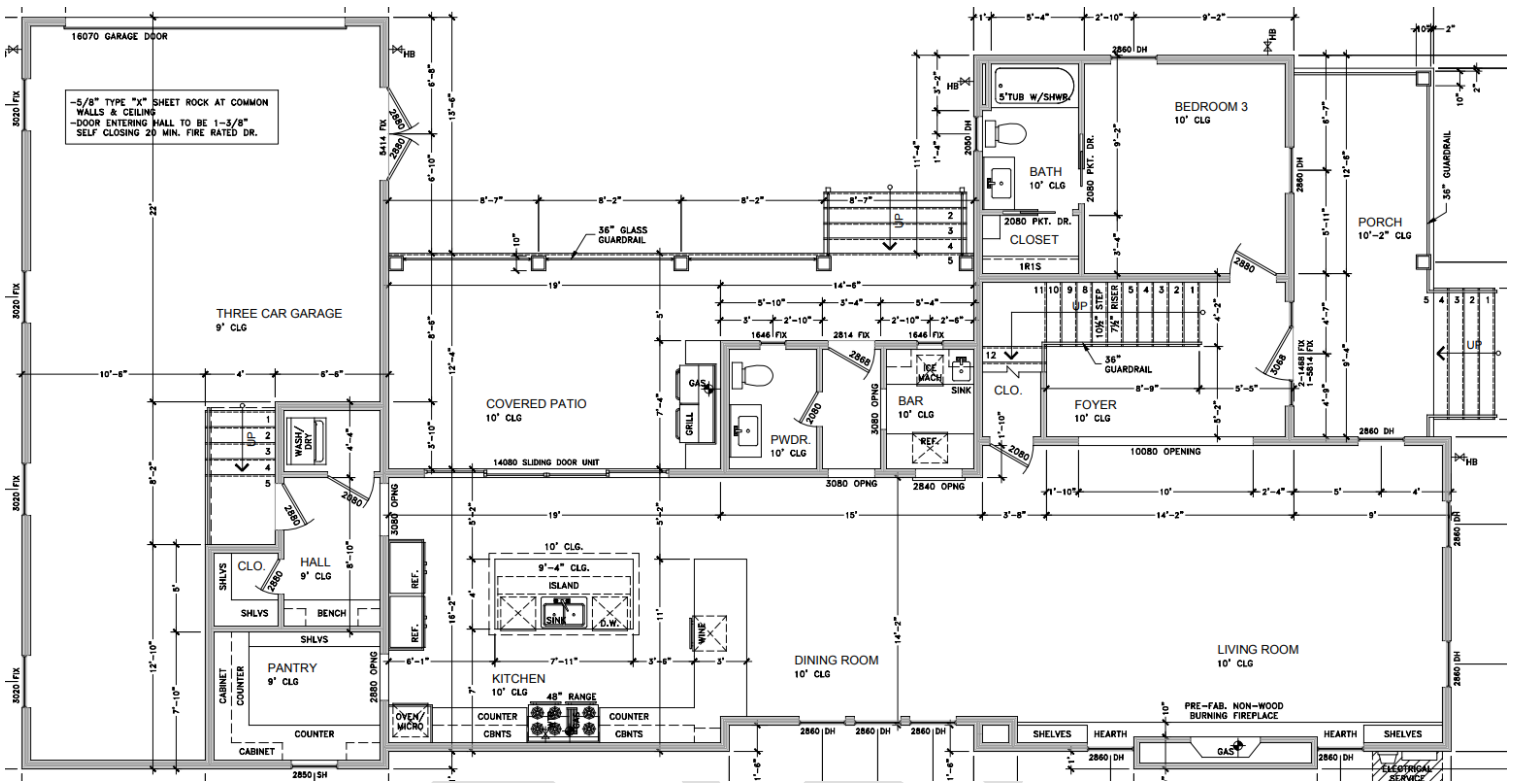
Proposed Site Plan (Jan. 2024)



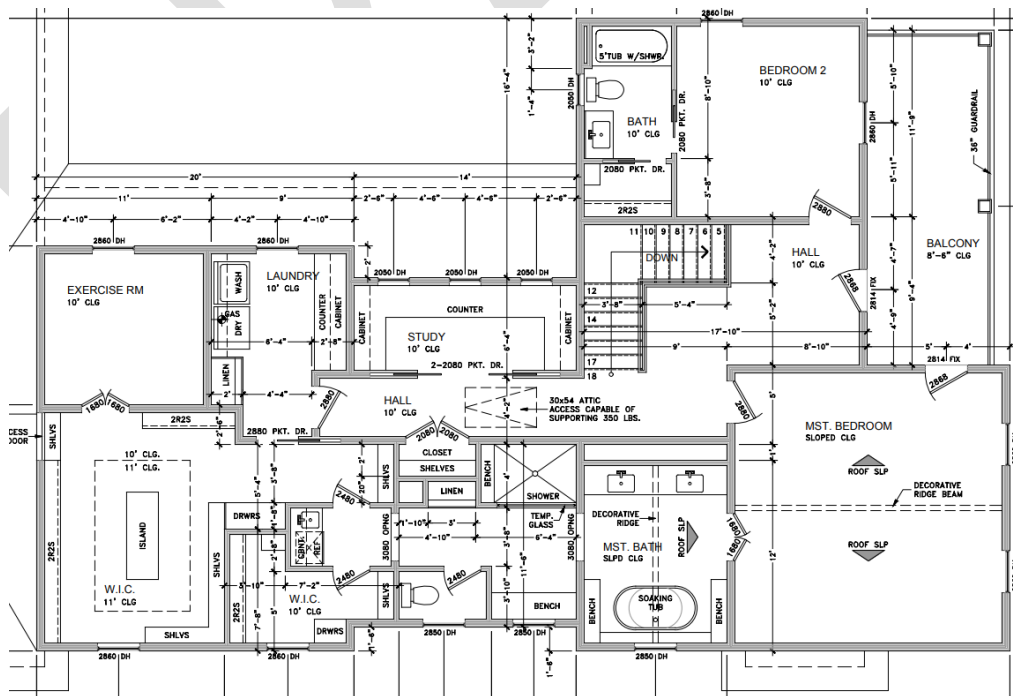
Approved Site Plan – HAHC Feb. 21, 2019



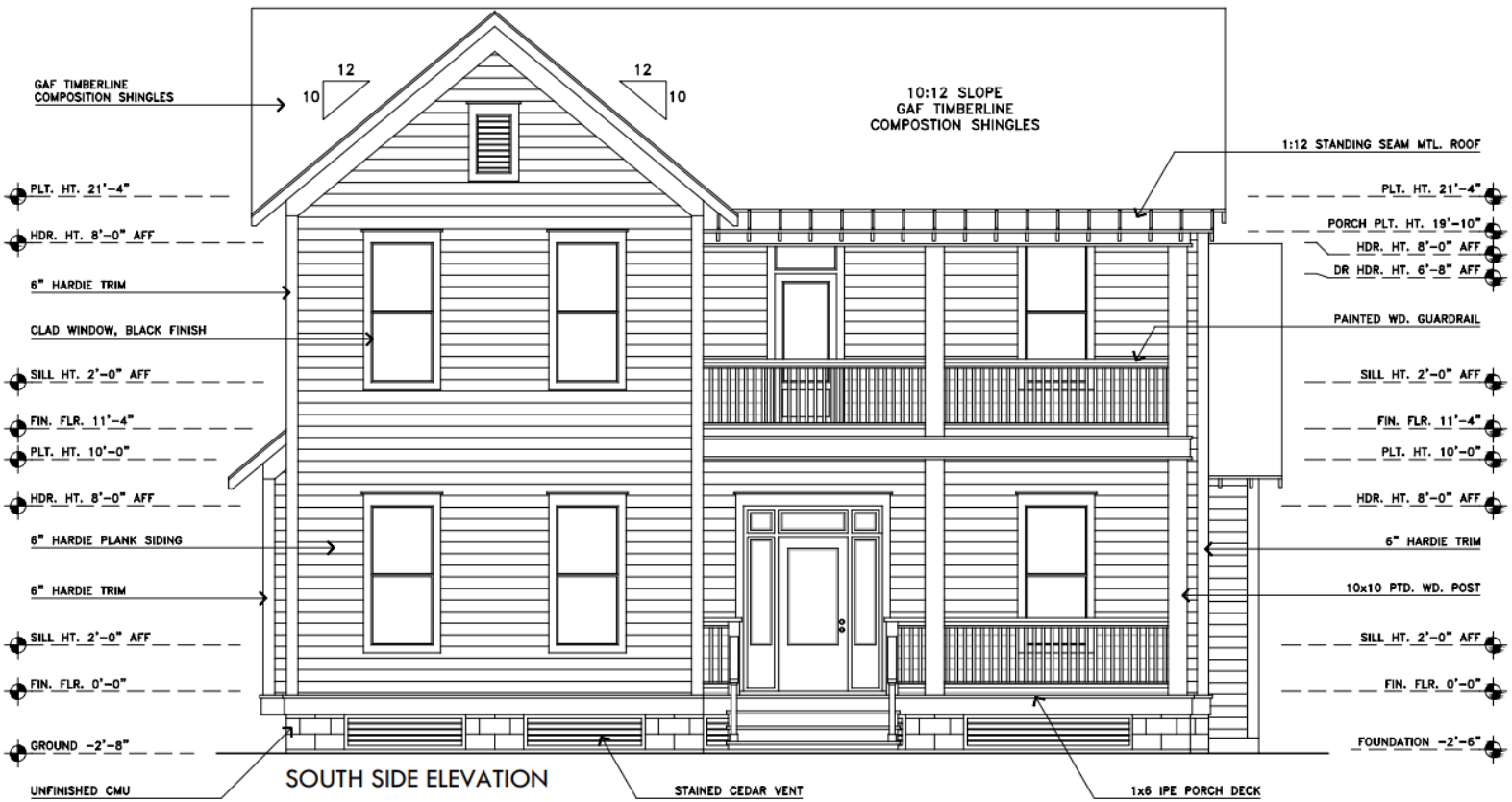
Proposed First Floor Plan (Jan. 2024)



Proposed Second Floor Plan (Jan. 2024)



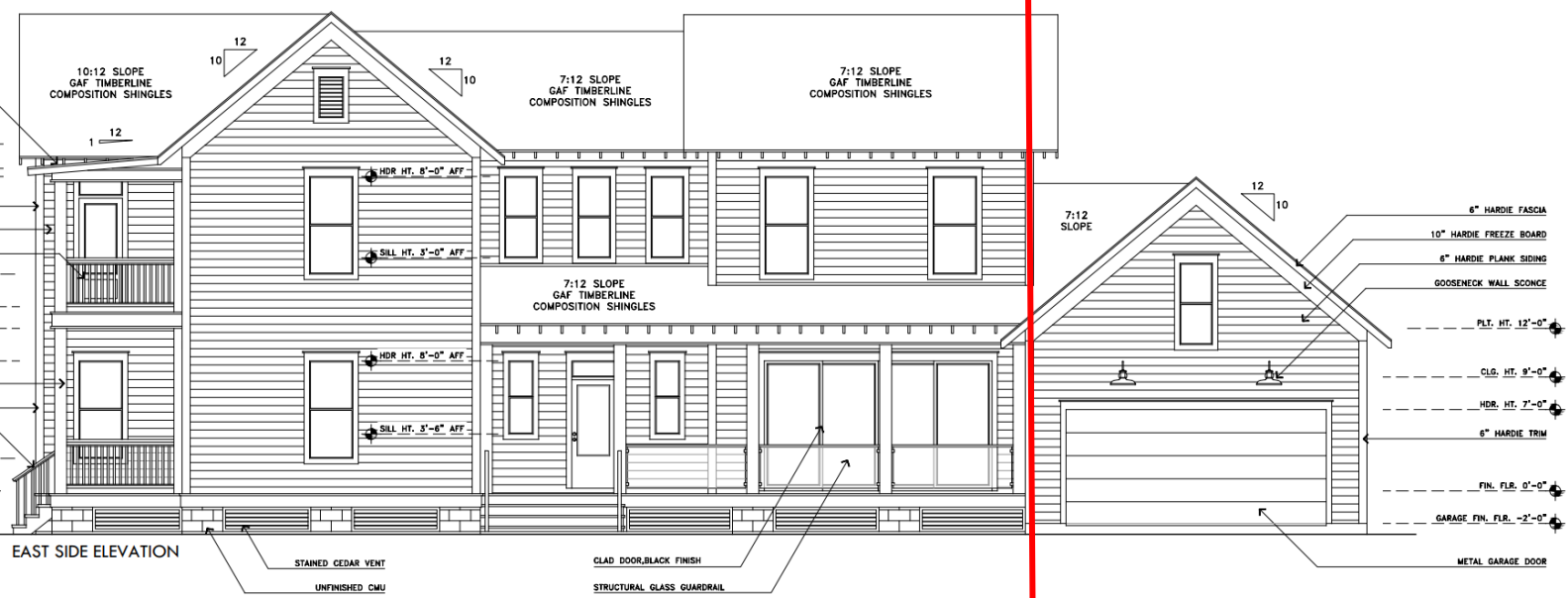
Proposed Front (South) Elevation (Jan. 2024)



Approved Front Elevation – HAHC Feb. 21, 2019



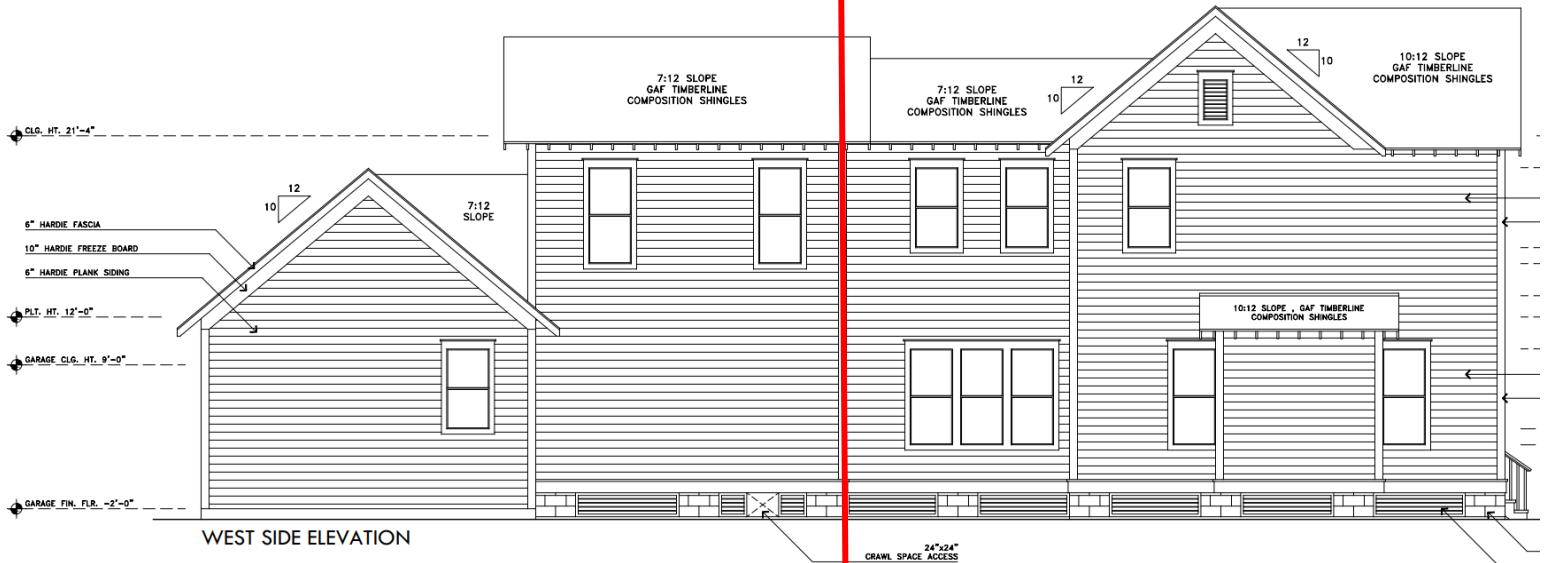
Proposed Right (East) Elevation (Jan. 2024)



Approved Right Elevation - HAHC Feb. 21, 2019



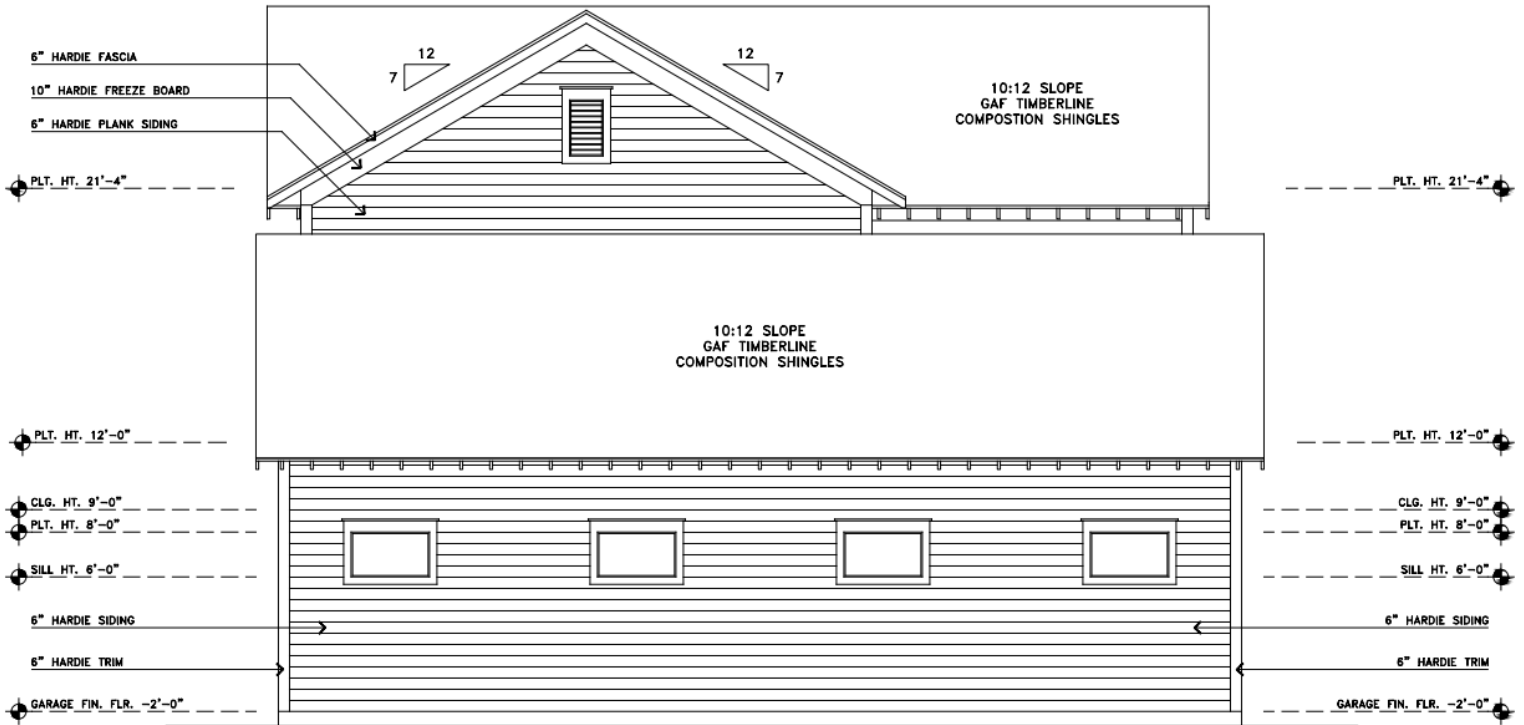
Proposed Left (West) Elevation (Jan. 2024)



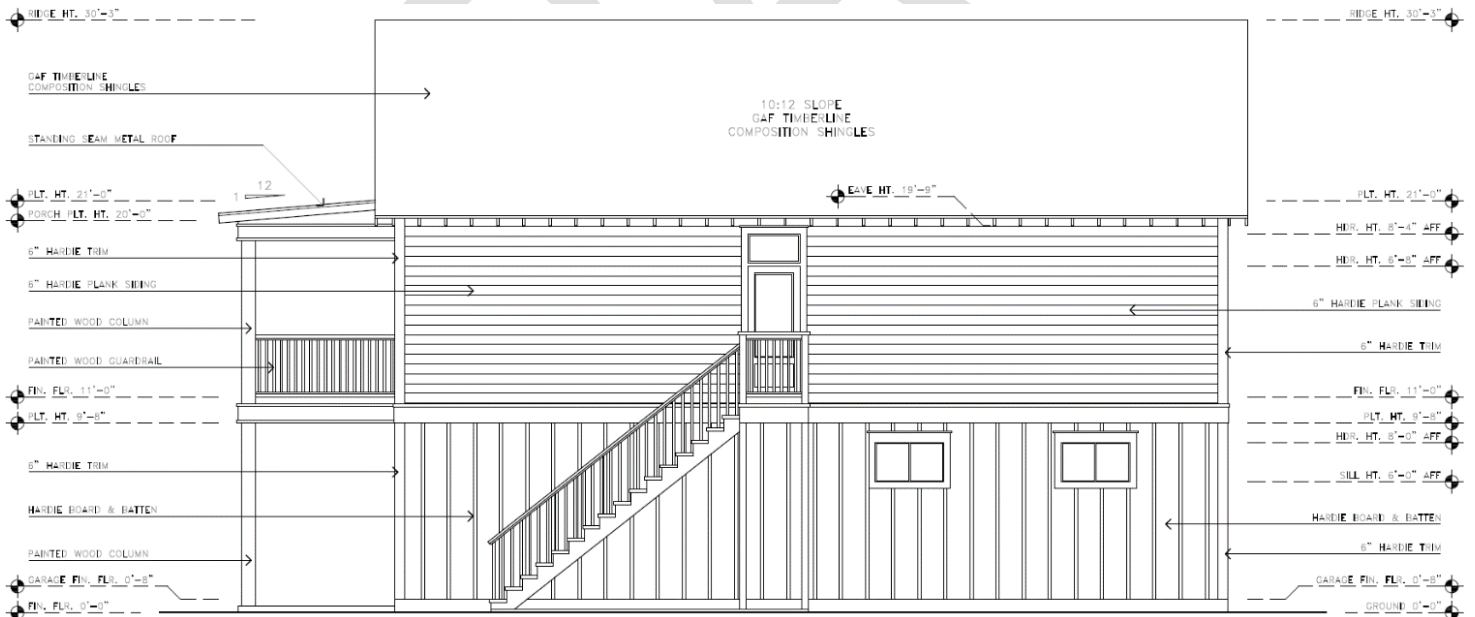
Approved Left Elevation – HAHC Feb. 21, 2019



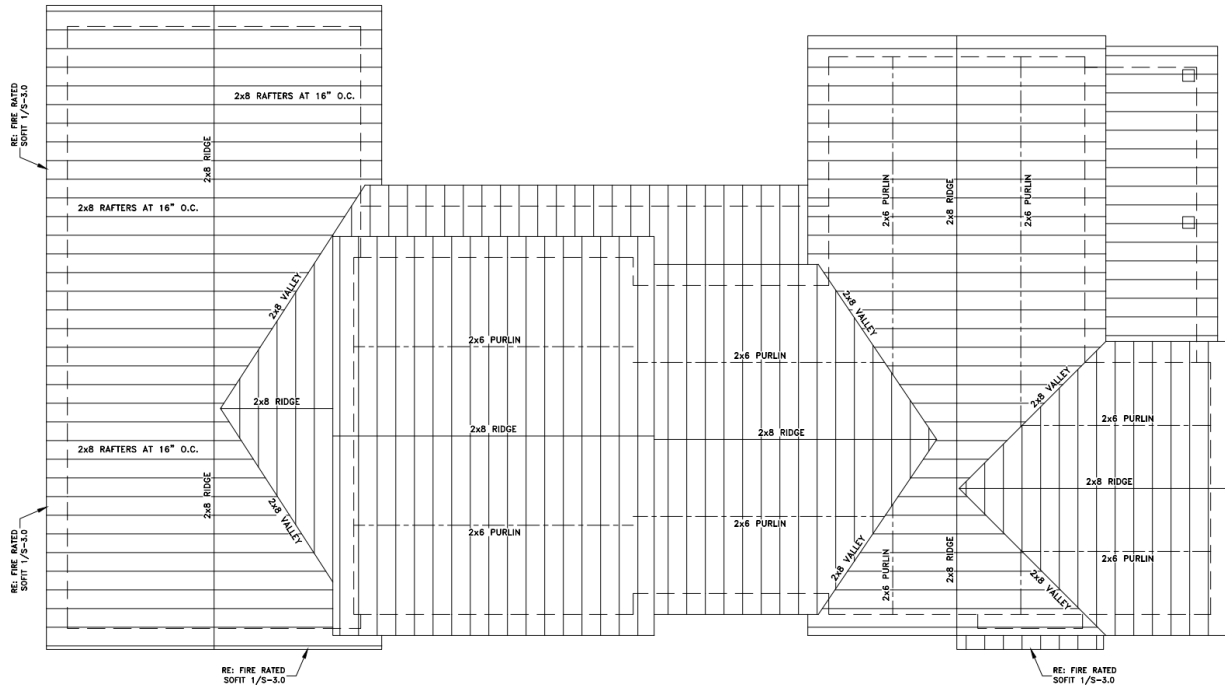
Proposed Rear (North) Elevation (Jan. 2024)



Approved Rear Elevation – HAHC Feb. 21, 2019



Proposed Roof and Framing Plan (Jan. 2024)



DRAFT