

CERTIFICATE OF APPROPRIATENESS

Application Date: Aug. 7, 2023

Applicant: Kevin Sechelski, agent for, Jason Waligura, owner

Property: 1715 Bismark Street (also 705 Sabine St), Tracts 8A & 9, Lot 442, Renner Neighborhood Subdivision. The property includes a historic 783 square foot, one-story wood single-family residence situated on a 6,230 square foot (63.6' x 100') interior lot.

Significance: Contributing Folk Victorian style residence, constructed circa 1905, located in the Old Sixth Ward Historic District.

Proposal: New Construction: 2-Story Single Family Residential

- 1,601 total sq. ft. on a 12" slab foundation
 - 840 sq. ft. first floor
 - 10' plate height
 - 761 sq. ft. second floor
 - 9' plate height
- 8:12 roof pitch with standing seam metal roof
- 29' 8-1/2" max ridge height
- 3 dormers on the front elevation
- Mix of fixed and single-hung, 4-over-4, inset & recessed, vinyl windows
- French style doors on front elevation

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Deferral

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 setback 32' 8-1/2"; South side setback 17' 4"; Rear setback 5'. The proposed setbacks are appropriate as are set back greater than typical contributing structures. This keeps the new construction more to the rear and center of the lot.

- (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 eave height is approximately 21' 8" which is less than 27' as stated in the OSW Guidelines (p. 30).

Max ridge height is 29' 8-1/2" and the new construction is no more than 2 stories.

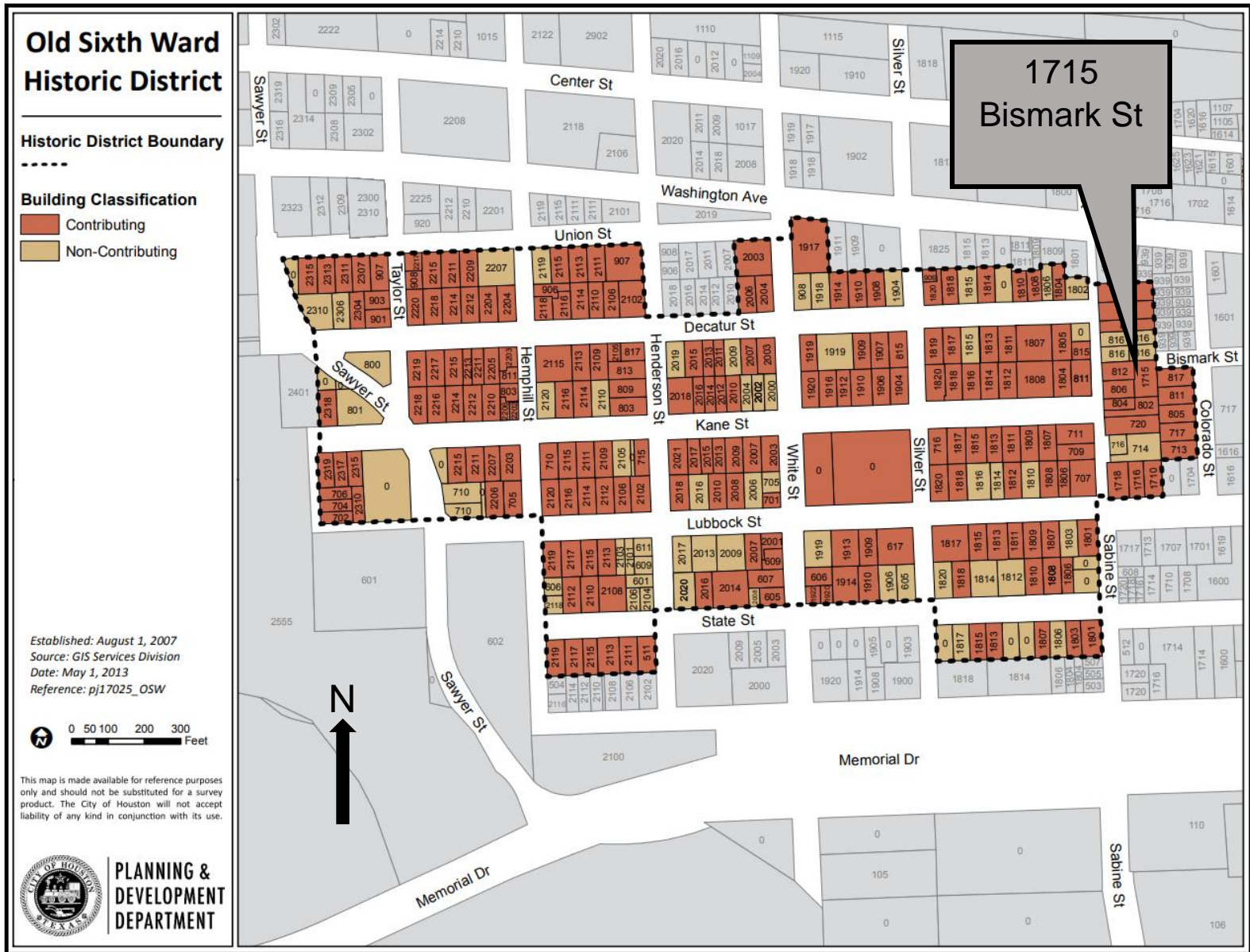
(a) Design guidelines for an individual historic district may provide that a new construction with two stories maybe be constructed in a context area with only one-story contributing structures as long as the first story of the new construction has proportions compatible with the contributing structures 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.

District Map



Current Photos

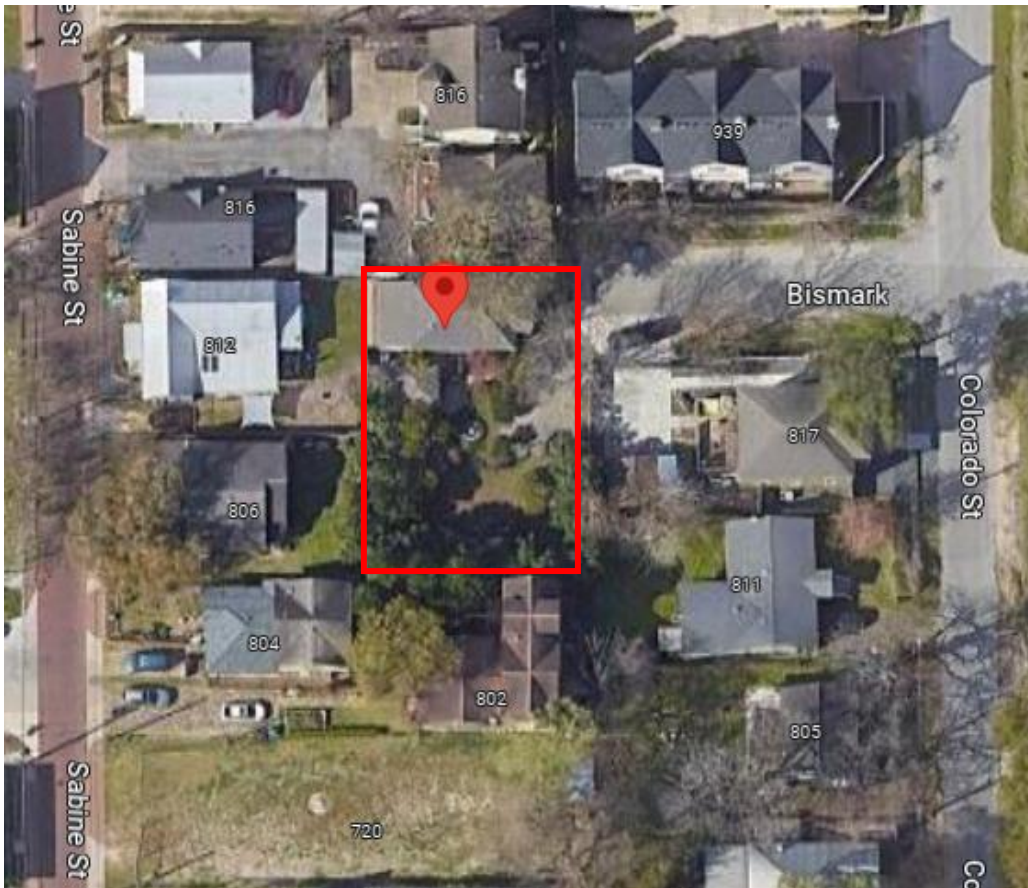


Current Photos



Area of proposed new construction outlined in red

Google Aerial Image



Aerial View of Lot Provided By Applicant

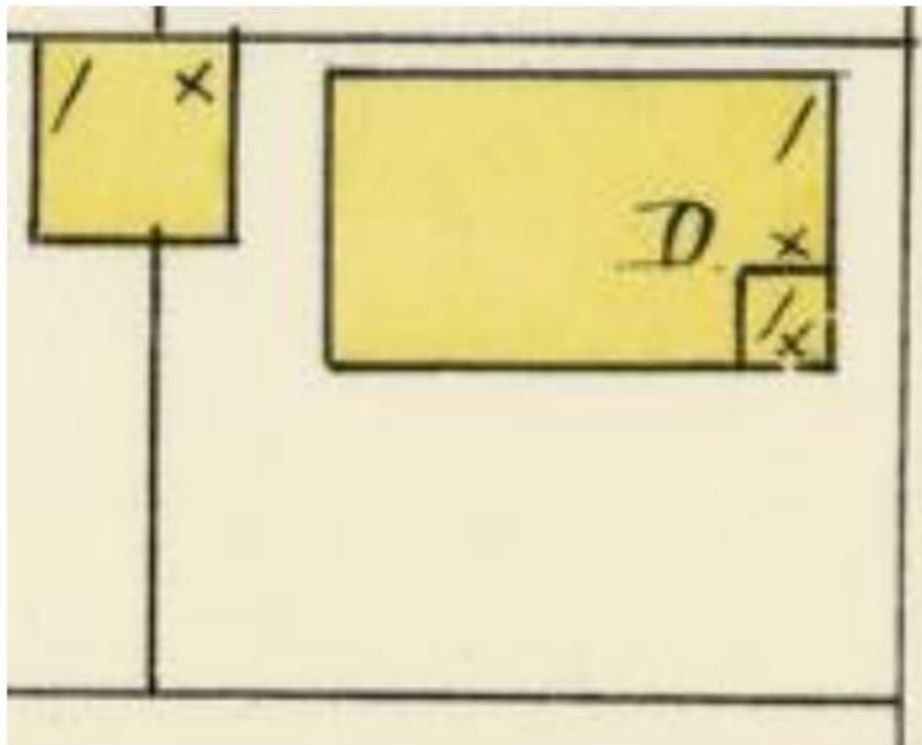


Area of proposed new construction outlined in red

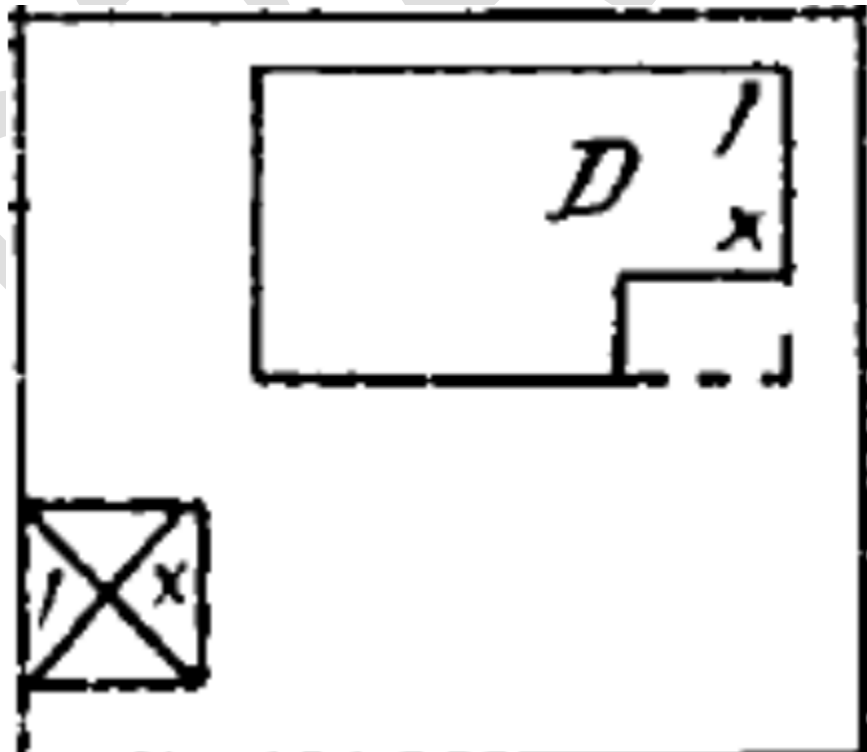
Google Streetview – 1715 Bismark



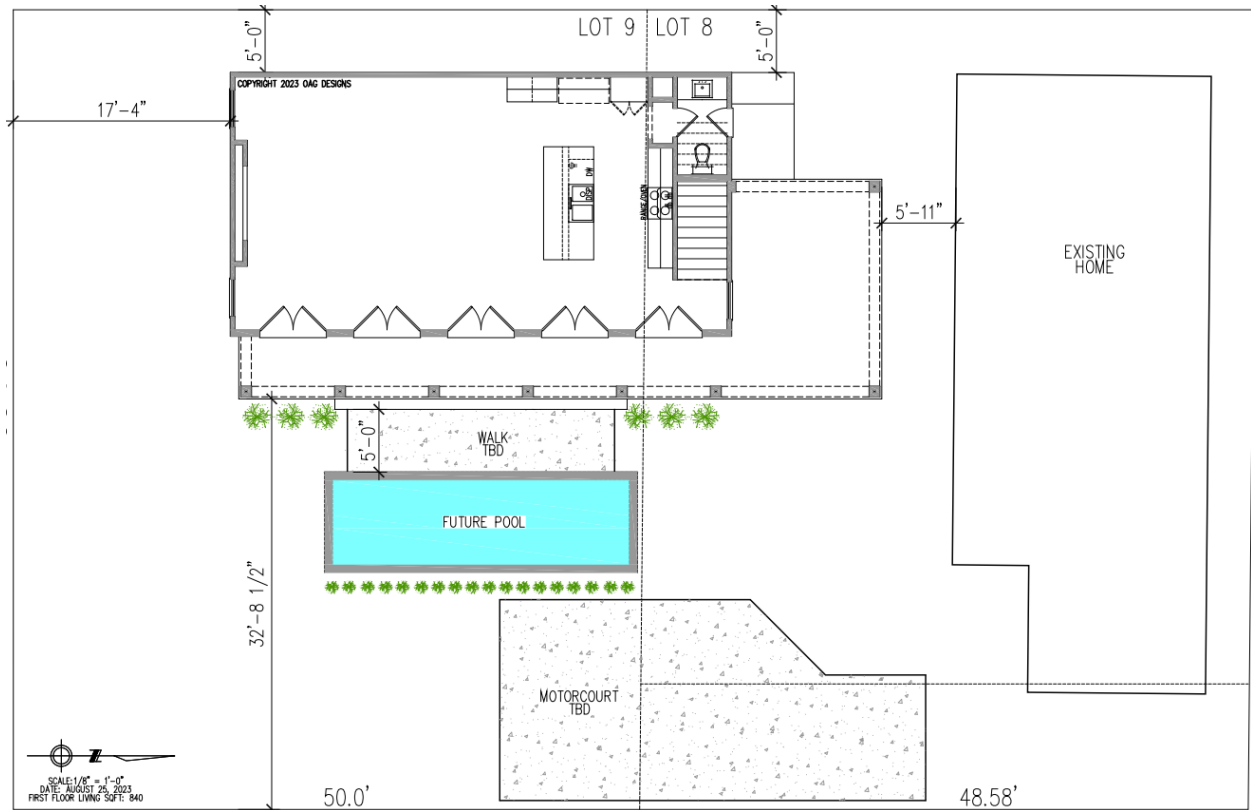
Sanborn - 1907



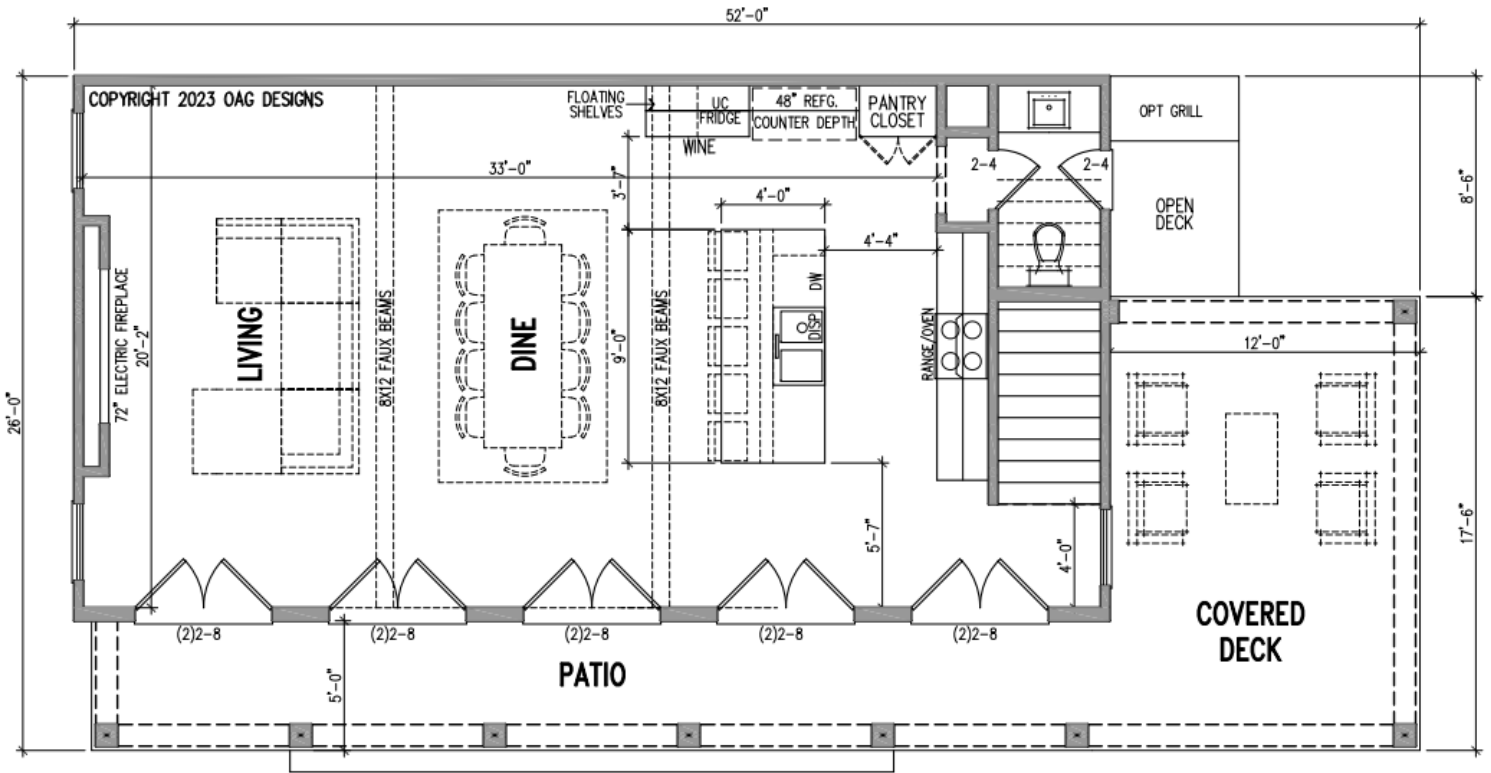
Sanborn - 1924



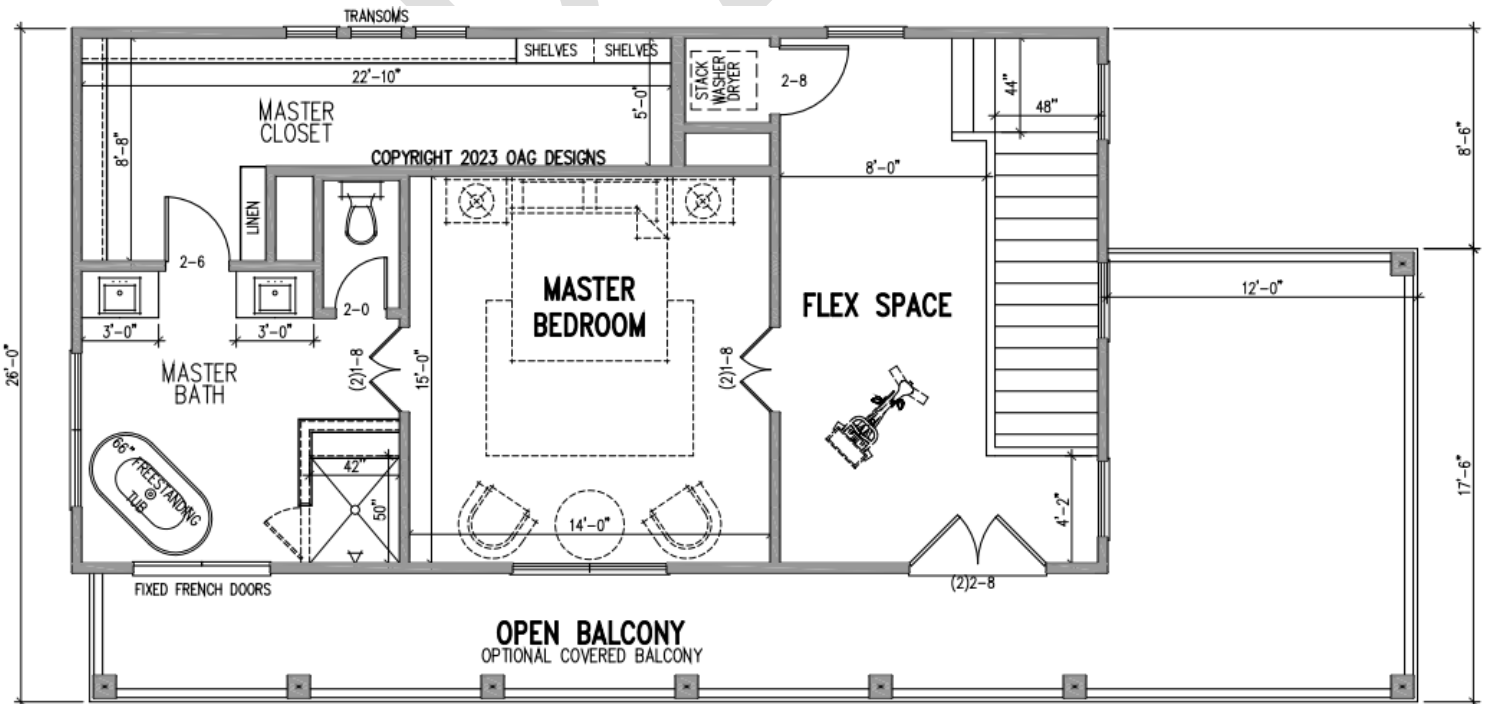
Proposed Site Plan



Proposed First Floor Plan



Proposed Second Floor Plan



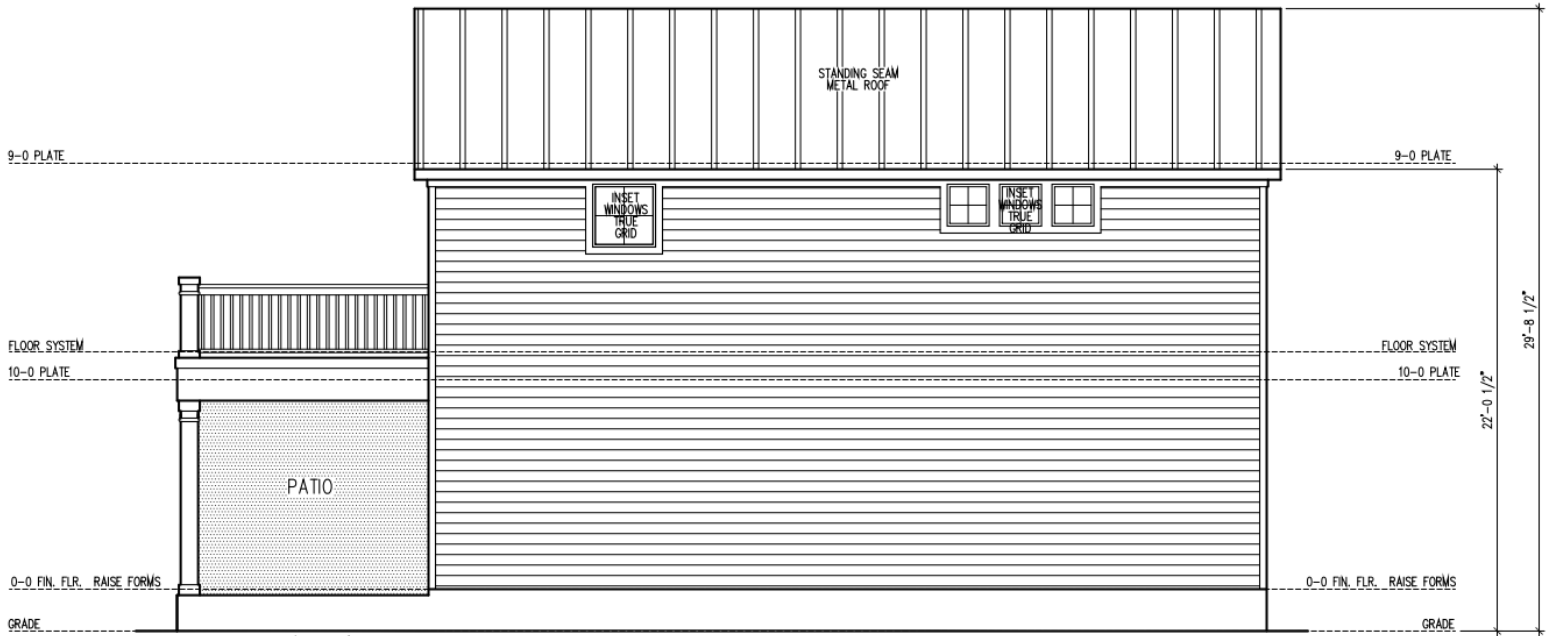
Proposed Front (East) Elevation



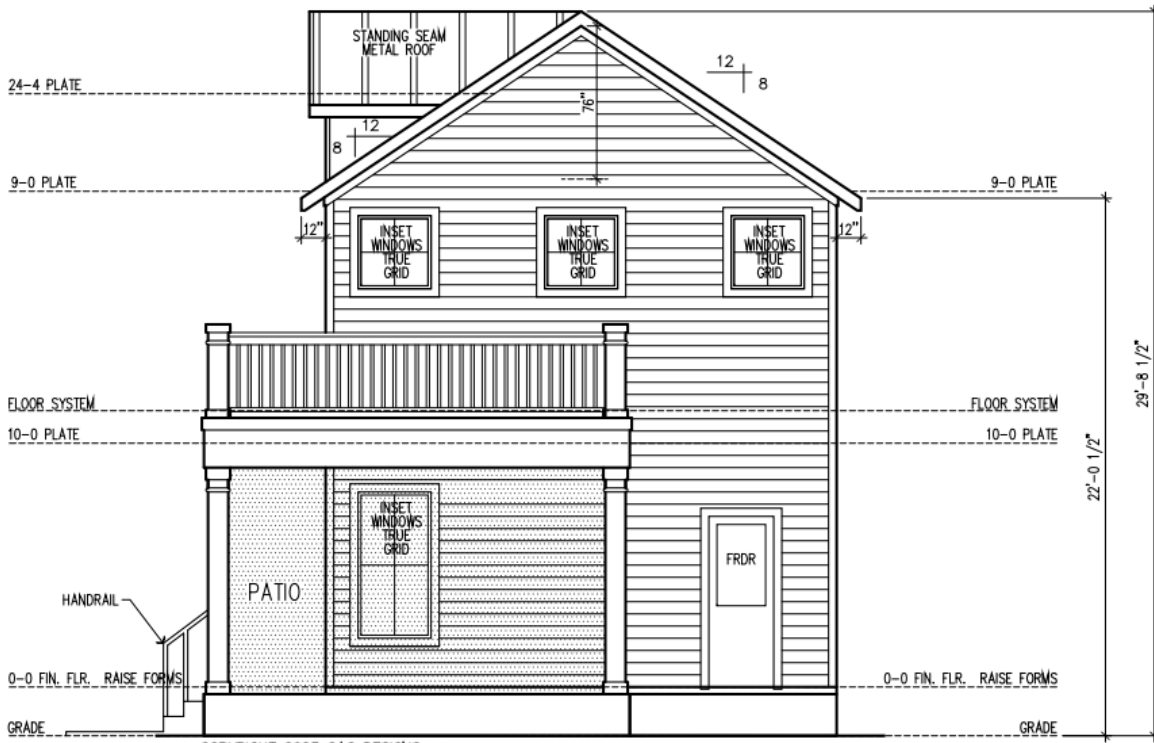
EAST ELEVATION

FINISHED FLOOR SHALL BE 12" ABOVE NEAREST MANHOLE OR CROWN OF STREET R401.5

Proposed Rear (West) Elevation



Proposed Right (North) Elevation



Proposed Left (South) Elevation

