

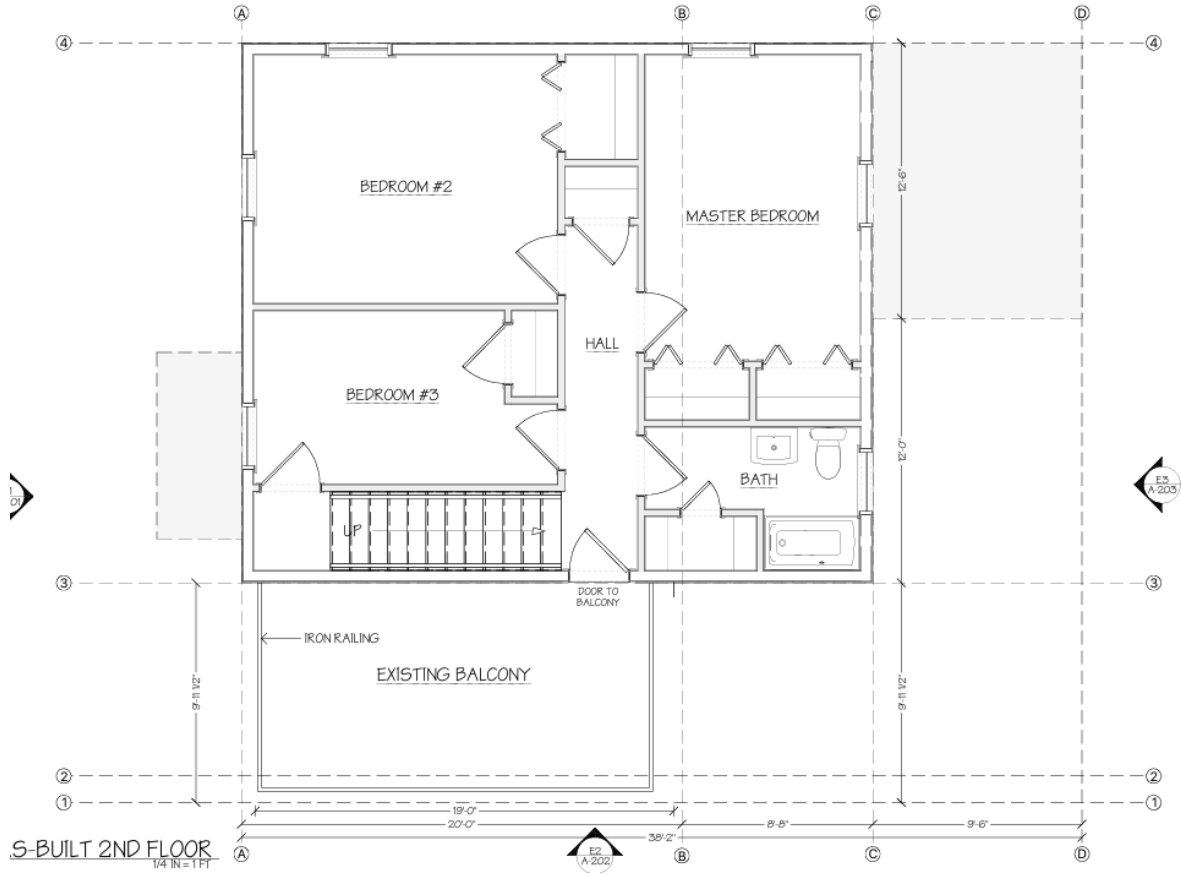


1039 Spaight  
Certificate of Appropriateness  
September 18, 2023

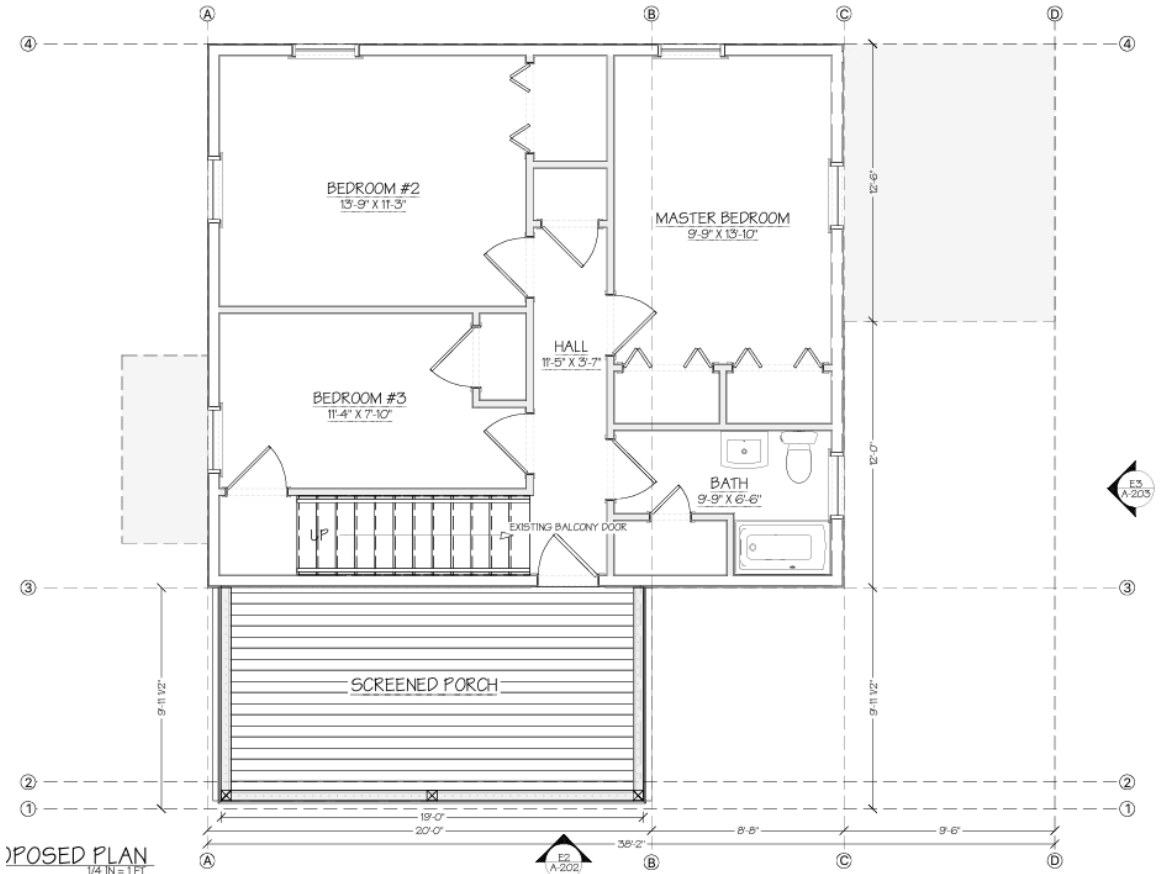
# Proposed Work

- Construct an enclosed porch above attached garage on side of house





S-BUILT 2ND FLOOR  
1/4" IN = 1' FT



PROPOSED PLAN  
1/4" IN = 1' FT







TOP OF DECK 10'7 9/16"

TOP OF BEAM 7'9 7/8"

3'-10"      20'-0"      8'-8"      9'-6"      4'-7"

8'-9 3/16"

9'-11 1/2"

- 30 YR ARCH SHINGLES TO MATCH EXISTING
- ALUM TO MATCH EXISTING
- STAINED WOOD BEAMS
- STAINED WOOD POSTS
- MESH SCREEN
- CEDAR RAIL SYSTEM TO COMPLY W/SPS 321.04(3)
- COMPOSITE DECK SYSTEM

PROPERTY SETBACK

1'-2 3/8"

2'-9 5/8"

4'-7"





1036-1040 Spaight



508 S Ingersoll





# Applicable Standards:

## 41.25 Standards for Alterations

### (1)(a) General

2. A new addition shall be designed to be subordinate and compatible with the character of the structure.
3. The addition shall be visually separated from the principal building.

### (1)(b) Materials and Features

1. A new addition shall be constructed on a secondary or non-character defining elevation so that historic materials and features are not obscured, damaged or destroyed.



# Applicable Standards:

## 41.25 Standards for Alterations

### (2)(a) Building Site

Exterior additions to historic buildings shall be designed to be compatible with the historic character of historic resources within two hundred (200) feet and to maintain the pattern of the district.

### (4) Roofs

1. The form and pitch of the addition roof shall be similar to and compatible with the existing roof form and pitch.

### (6)(a) Porch Elements

1. The style of porch posts, balusters and rails shall be compatible with the overall design of the historic porch but, in most cases, not duplicate the historic features.
3. All wood on exterior porches shall be painted or opaquely stained.



# Third Lake Ridge Historic District

## Period of Significance

- 1850-1929

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- 1938





# Staff Recommendation

Staff believes that the standards for granting a Certificate of Appropriateness could be met and recommends the Landmarks Commission approve the project with the following conditions:

1. Final specifications for the railing be approved by staff.

