



**Project Name & Address:** 919 Spaight St  
**Application Type(s):** Certificate of Appropriateness for alterations  
**Legistar File ID #** [84544](#)  
**Prepared By:** Heather Bailey, Preservation Planner, Planning Division  
**Date Prepared:** August 15, 2024

## Summary

**Project Applicant/Contact:** Jesse Pfammatter, Craft Builders  
**Requested Action:** The Applicant is requesting that the Landmarks Commission approve a Certificate of Appropriateness to make alterations to a building located in the Third Lake Ridge local historic district.

## Background Information

**Parcel Location/Information:** The subject property is located within the Third Lake Ridge local historic district.

### Relevant Ordinance Sections:

#### 41.18 STANDARDS FOR GRANTING A CERTIFICATE OF APPROPRIATENESS

A certificate of appropriateness shall be granted only if the proposed project complies with this chapter, including all of the following standards that apply.

- (1) New Construction or Exterior Alteration. The Landmarks Commission shall approve a certificate of appropriateness for exterior alteration or construction only if:
  - (a) In the case of exterior alteration to a designated landmark, the proposed work would meet the Secretary of the Interior's Standards for Rehabilitation.
  - (b) In the case of exterior alteration or construction of a structure on a landmark site, the proposed work would meet the Secretary of the Interior's Standards for Rehabilitation.
  - (c) In the case of exterior alteration or construction on any property located in a historic district, the proposed exterior alteration or construction meets the adopted standards and guidelines for that district.
  - (d) In the case of any exterior alteration or construction for which a certificate of appropriateness is required, the proposed work will not frustrate the public interest expressed in this ordinance for protecting, promoting, conserving, and using the City's historic resources.

#### 41.26 STANDARDS FOR ADDITIONS.

- (1) General
  - (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.
    4. The alignment, rhythm, and size of the window and door openings of the new addition shall be similar to those of the historic building.
  - (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.
  2. New additions that destroy significant historic materials or character-defining features are prohibited.
- (2) Building Site
- (a) General
    1. 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.
- (3) Exterior Walls
- (a) General
    1. Materials used for exterior walls of the addition shall be similar in design, scale, architectural appearance, and other visual qualities of the historic building, but differentiated enough so that it is not confused as historic or original to the building.
- (5) Windows and Doors
- (a) General
    1. Openings and the windows or doors in them shall be compatible with the overall design of the historic building.
    2. The new openings shall have similar dimensions, operation, components, and finish as the historic windows or doors of the structure.
  - (c) Entrance Doors and Storm Doors
    1. Doors shall be compatible with the overall design of the building.
    2. New door openings shall have a similar height to width ratio, components, and finish as the historic doors of the structure.
- (6) Entrances, Porches, Balconies and Decks
- (b) Balconies and Decks
    1. Rear yard decks shall be constructed so that they are not visible from the developed public right-of-way to which the building is oriented.
    2. Spaces beneath decks and stairs visible from the developed public right-of-way shall be screened.
    3. All parts of the deck or balcony, except the flooring and steps, shall be painted or opaquely stained.

## Analysis and Conclusion

The proposed project is to enclose a historic rear porch and construct a new deck on the back of the historic house at 919 Spaight. The Queen Anne-style house was constructed in 1898 and is also contributing to the Jenifer Spaight National Register Historic District. The proposed work would enclose the first floor level of the three-level porch on the rear of the building. As the creation of new enclosed space, this is an addition to the building and must meet those standards. Likewise, the new rear-yard deck must meet addition standards.

Staff has worked with the applicant to explain the standards of approval and how to meet the historic district design standards. The applicant has requested to proceed with the proposed project as currently designed without implementing the design changes recommended by staff. The proposal cites three comparable properties to support their case for how their design meets the standards and previous precedent. The addition at 912 Spaight was approved in 2003 under the old Third Lake Ridge standards. The work at 848 Jenifer was also approved under the old standards in January of 2022, a few months before the new historic district standards were adopted. As

these were approved under a different ordinance, they are not applicable for citing as precedents. The project cited at 1121 Rutledge featured one addition, but was largely an alteration to later-period additions to the building. The proposed alterations and the new addition were in keeping with the character of the existing conditions. The current standards balance the authentic history of an individual property with the architectural character of historic resources in the district. The subject property for this proposal does not contain a ca. 1950s addition, and so there is no precedent on this structure for a sliding glass door or the narrow divided casement windows. Staff has recommended doors that are in keeping with the architectural character of the Queen Anne-style building and windows that either replicate the appearance of the historic or can be interpreted as a sense of void where the space between the porch posts once was.

The rear-yard deck may be approvable as proposed due to the significant grade change. Staff has requested that the applicant provide evidence that the new deck would not be visible from the developed public right-of-way. Staff has also requested details on decking materials and a cutsheet for the railing.

Below is a discussion of applicable standards:

**41.26 STANDARDS FOR ADDITIONS.**

- (1) General
  - (a) General
    2. By enclosing the existing first floor porch space, the size and scale of the new enclosed space is compatible with the structure and clearly subordinate, but the introduction of a sliding glass door and narrow casement windows is not compatible with the architectural style of the structure.
    3. By maintaining the porch posts, this will clearly read as a modification to a previously opened porch, which allows for the addition to be differentiated from the historic building. The new deck will have markedly modern materials that allows it to read as separate from the historic structure.
    4. The locations of the door and window openings within framework of the existing porch loosely meet the alignment and rhythm of the historic structure, but the introduction of the narrow casements into those openings does not have precedent on the building.
  - (b) Materials and Features
    1. The new enclosed space is on the rear of the structure and is not damaging historic materials.
    2. As proposed the sliding glass door and narrow casement windows do not align with the character-defining proportions of this Queen Anne-style structure.
- (2) Building Site
  - (a) General
    1. A rear addition is in keeping with the historic resources in the vicinity.
- (3) Exterior Walls
  - (a) General
    1. The proposed clapboard siding is in keeping with the character of the historic structure. There is no information on the current reveal of the historic clapboard or the reveal on the addition. The new material will allow for differentiation from the historic siding and the inclusion of the former porch piers into the design of the addition will provide forensic evidence of how this portion of the building has evolved.
- (5) Windows and Doors
  - (a) General
    1. The currently proposed windows and doors are not compatible with the overall design of the historic building and do not have any precedent on the building.

2. The new window and door openings have similar dimensions, but division of the casement windows make for a much smaller window form than is found on the building and both the casement and sliding door are a different operation from the historic. There is no information on the trim for these openings, so it is unclear how those components will relate to the historic.
- (c) Entrance Doors and Storm Doors
1. The proposed sliding door is not compatible with the overall design of the building.
  2. Each of the lights for the sliding door could be similar height to width ratio of the historic exterior doors, but there is no information on the trim and the components do not convey a historic appearance.
- (6) Entrances, Porches, Balconies and Decks
- (b) Balconies and Decks
1. The applicant has provided information showing that the rear yard decks would not be visible from the developed public right-of-way to which the building is oriented.
  3. The proposed railing and decking materials meet this standard of approval.

## Recommendation

Staff believes that the standards for granting a Certificate of Appropriateness are not met and recommends the Landmarks Commission either move to place the project on file without prejudice with the finding that the proposal does not meet the standards of approval for window and door design, or with the permission of the applicant, refer to a future meeting with specific direction to the applicant on how to update their design to meet the standards.