

## PLANNING DIVISION STAFF REPORT

May 19, 2025

PREPARED FOR THE LANDMARKS COMMISSION



**Project Name & Address:** 1332 Spaight Street

**Application Type(s):** Certificate of Appropriateness for an addition

**Legistar File ID #** [88017](#)

**Prepared By:** Heather Bailey, Preservation Planner, Planning Division

**Date Prepared:** May 13, 2025

### Summary

**Project Applicant/Contact:** Kevin Collum, Chad's Design Build

**Requested Action:** The Applicant is requesting that the Landmarks Commission approve a Certificate of Appropriateness for an addition to the rear of the principal structure

### 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) 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.
  - (b) Wood
    - 1. Products that replicate wood shall have a smooth surface without textured faux wood grain.
- (4) Roofs
  - (a) General
    - 1. The form and pitch of the addition roof shall be similar to and compatible with the existing roof form and pitch.
  - (b) Materials
    - 1. Visible roof materials shall be similar to the historic roof materials on the structure.
  - (e) Vents
    - 1. Roof vents shall be minimally visible and as unobtrusive as possible.
- (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
  - (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.
    - 2. Spaces beneath porches and stairs shall be enclosed with a framed lattice of crisscross design, narrow vertical boards, masonry, or other openwork design.
    - 3. All wood on exterior porches shall be painted or opaquely stained.

## Analysis and Conclusion

The proposed project is to replace the existing rear stoop with a larger enclosed porch. The existing house is a two-story, wood clapboard American Foursquare constructed in 1909. The addition will not be visible from the developed public right-of-way. The changes in the roof form and the style of railings for this new porch area will separate the new from the historic in a subtle and architecturally compatible way. The paneled railing system

largely replicates the style found on the historic front porch, but the rear porch will have smaller panels and be screened in. While there is information in the application materials about a ceiling fan and lighting, all of this will be located within the newly enclosed space and therefore outside of the purview of the historic preservation ordinance. The style of railing, steps, door, and roofing materials are all in compliance with the standards of approval.

A discussion of relevant standards follows:

**41.26 STANDARDS FOR ADDITIONS.**

- (1) General
  - (a) General
    2. The new addition is designed to be subordinate and compatible with the character of the historic structure.
    3. The addition will be visually separated from the principal building through a combination of the roof form and the style of porch walls.
    4. The alignment, rhythm, and size of the door opening of the new addition is similar to those of the historic building.
  - (b) Materials and Features
    1. The addition is proposed for a secondary or non-character defining elevation.
- (2) Building Site
  - (a) General
    1. The proposed addition is in keeping with the historic character of historic resources within two hundred (200) feet and maintains the pattern of the district.
- (3) Exterior Walls
  - (a) General
    1. The walls of the porch structure are proposed to be wood with the design referencing the porch railing on the historic front porch. Otherwise, the enclosed porch will be screened with the openings giving the appearance of the open area for the porch.
  - (b) Wood
    1. The applicant's narrative proposes wood.
- (4) Roofs
  - (a) General
    1. The form and pitch of the addition roof appears to be similar to and compatible with the existing roof form and pitch.
  - (b) Materials
    1. The applicant is proposing asphalt shingles for the roof.
  - (e) Vents
    1. There is no information on venting for the roof, but the roof vents are required to be minimally visible and as unobtrusive as possible.
- (5) Windows and Doors
  - (a) General
    1. The style of the door and its opening are compatible with the overall design of the historic building.
    2. The new door opening has similar dimensions, operation, components, and finish as the historic doors of the structure.
  - (c) Entrance Doors and Storm Doors
    1. The proposed exterior door appears to be compatible with the overall design of the building.
    2. The new door opening has a similar height to width ratio, components, and finish as the historic doors of the structure.

(6) Entrances, Porches, Balconies and Decks

(a) Porch Elements

1. The style of porch posts, balusters and rails are compatible, but differentiated from the historic front porch.
2. The applicant is proposing a framed lattice beneath the porch, replicating the style found on the historic front porch.
3. All wood on exterior porches shall be painted or opaquely stained.

## **Recommendation**

Staff believes that the standards for granting a Certificate of Appropriateness are met and recommends the Landmarks Commission approve the project as proposed.