

PLANNING DIVISION STAFF REPORT

January 12, 2026

PREPARED FOR THE LANDMARKS COMMISSION



Project Name & Address: 1132 Spaight Street

Application Type(s): Certificate of Approval for an addition

Legistar File ID # [91328](#)

Prepared By: Heather Bailey, Preservation Planner, Planning Division

Date Prepared: January 7, 2026

Summary

Project Applicant/Contact: Melissa Destree, Destree Architecture & Design

Requested Action: The Applicant is requesting that the Landmarks Commission approve a Certificate of Approval for a rear addition and deck

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 APPROVAL

A Certificate of Approval 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 Approval 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 Approval 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.
- (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.
 - 2. Any roofing materials shall be permitted on flat or slightly sloped roofs not visible from the developed public right-of-way.
 - (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.
 - (b) Windows and Storm Windows.
 - 1. Simulated divided lights are permitted with window grids on the exterior and interior with spacer bars between the panes of glass.
 - (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.
 - 3. Storm doors shall be full-light or full-view and have a non-reflective coating.
- (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 remove the existing enclosed rear stair addition on the historic house and construct a new addition with a slightly larger footprint with an attached deck. The new enclosed space is less than 150 square feet. The existing house is a two-story residential structure constructed in 1913 with Tudor-Revival decorative elements. The historic structure features stucco cladding with faux half-timbering on the upper stories and a brick-clad first floor and foundation. The proposal is to reconfigure a nonhistoric rear addition, slightly enlarging the footprint. The addition would have a low-profile roof, minimizing the visual impact to the historic building. In

addition to having a different, but compatible roof pitch, the addition is inset from the historic structure and would be stucco on the first and second floors with a brick foundation course. This will allow the addition to read as a product of its time and differentiate it from the historic building.

A discussion of relevant standards follows:

41.26 STANDARDS FOR ADDITIONS.

- (1) General.
 - (a) General.
 2. The new addition appears to be subordinate and compatible with the character of the structure.
 3. The addition would be visually separated from the principal building with its lower roof pitch, inset from the principal building, and having the stucco cladding on both the first and second floors.
 4. The alignment, rhythm, and size of the window and door openings of the new addition appear to be similar to those of the historic building.
 - (b) Materials and Features.
 1. A new addition would 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. The rear addition appears to be designed to be compatible 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 exterior stucco will be compatible but differentiated from the historic stucco on the principal structure. The brick veneer needs to be compatible, but there are no specifications provided in the application materials.
- (4) Roofs.
 - (a) General.
 1. The form and pitch of the addition roof appear to be similar to and compatible with the existing roof form and pitch.
 - (b) Materials.
 2. Any roofing materials shall be permitted on flat or slightly sloped roofs not visible from the developed public right-of-way.
 - (e) Vents.
 1. There is no information on venting, so the assumption is that there would be soffit vents
- (5) Windows and Doors.
 - (a) General.
 1. Openings and the windows or doors in them appear to be compatible with the overall design of the historic building.
 2. The new openings appear to have similar dimensions, operation, components, and finish as the historic windows or doors of the structure.
 - (b) Windows and Storm Windows.
 1. The plans say that the new windows will have simulated divided lights, but we need specifications to verify this condition.
 - (c) Entrance Doors and Storm Doors.
 1. The door as rendered on the plans appear to be compatible with the overall design of the building, but we need specifications to verify this condition.
 2. The new door opening appears to have a similar height to width ratio, components, and finish as the historic doors of the structure.

3. Storm doors shall be full-light or full-view and have a non-reflective coating.
- (6) Entrances, Porches, Balconies and Decks.
 - (b) Balconies and Decks.
 1. Rear yard decks would be constructed so that it would not be 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 will be screened.
 3. All parts of the deck or balcony, except the flooring and steps, are proposed to be painted or opaquely stained.

Recommendation

Staff believes that the standards for granting a Certificate of Approval are met and recommends the Landmarks Commission approve the project with the following conditions

1. Final door, window, roof venting, and brick veneer specifications to be approved by staff
2. Any new exterior lighting or mechanicals will need a Certificate of Approval prior to installation