



Project Name & Address: 1039 Spaight
Application Type(s): Certificate of Appropriateness for an addition and exterior alterations
Legistar File ID # [79571](#)
Prepared By: Heather Bailey, Preservation Planner, Planning Division
Date Prepared: September 13, 2023

Summary

Project Applicant/Contact: Chris Hacker
Requested Action: The Applicant is requesting that the Landmarks Commission approve a Certificate of Appropriateness for the construction of a screen porch addition to the existing principal structure.

Background Information

Parcel Location/Information: The subject property is located in the Third Lake Ridge 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.
- (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.
- (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.
 3. All wood on exterior porches shall be painted or opaquely stained.

Analysis and Conclusion

The proposed project is for an addition to on the side of the structure, above the existing attached garage. The existing house is a two-story, side-gabled structure that was constructed in 1938. This is a transitional style house that has characteristics of a stripped Tudor Revival style with the mix of brick and clapboard. This project required a setback variance from Zoning before proceeding with the approvals from the Landmarks Commission. The project team has secured that variance approval.

The single-story attached garage is already setback from the front façade of the structure and currently has a rooftop patio with a metal railing topping it. The proposal is to convert that rooftop patio to a three-season space. The addition will continue to read as open with most of the space under the new gable roof being screened. The area will have wood framing, painted to match the trim and a simple railing. The letter of intent describes the railing as metal but the plans specify that it is wood. Either style would be appropriate for the addition on the side of this building, and a metal railing would be period appropriate for this vintage of house. The roof for the screened-porch addition is proposed to be side-gabled and will have a lower pitch than the roof on the existing structure. This allows for the addition to be lower than the existing building and serves to visually separate the newer addition from the older structure.

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 structure by both including elements that suggest the timbering framing that has architectural references to Tudor Revival vocabularies and a lower roof to the

existing structure on a side addition that is stepped back away from the front façade.

3. The addition is visually separated from the principal building by both the lower height as having the side addition inset from the front façade.
4. As a screened porch, this will read as open rather than having any window or door openings.

(b) Materials and Features

1. The addition is proposed for a secondary and non-character defining elevation with no historic materials impacted.
2. The addition will not destroy significant historic materials or character-defining features.

(2) Building Site

(a) General

1. The side addition proposed would be compatible with the historic character of historic resources within two hundred (200) feet and maintains the development pattern of the district.

(4) Roofs

(a) General

1. The form and pitch of the addition roof would be similar to and compatible with the existing roof form with the lower pitch allowing the addition to be differentiated from the historic.

(b) Materials

1. The roofing materials should match the existing structure.

(6) Entrances, Porches, Balconies and Decks

(a) Porch Elements

1. The simple porch railing design is compatible with the overall design of the building.
3. All wood on the enclosed porch is proposed to be painted to match the trim.

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.