



Certificate of Appropriateness
1245 Spaight Street
November 15, 2021



History of Property

- Constructed 1890



Proposed Work

- Demolish existing front porch
- Construct new front porch



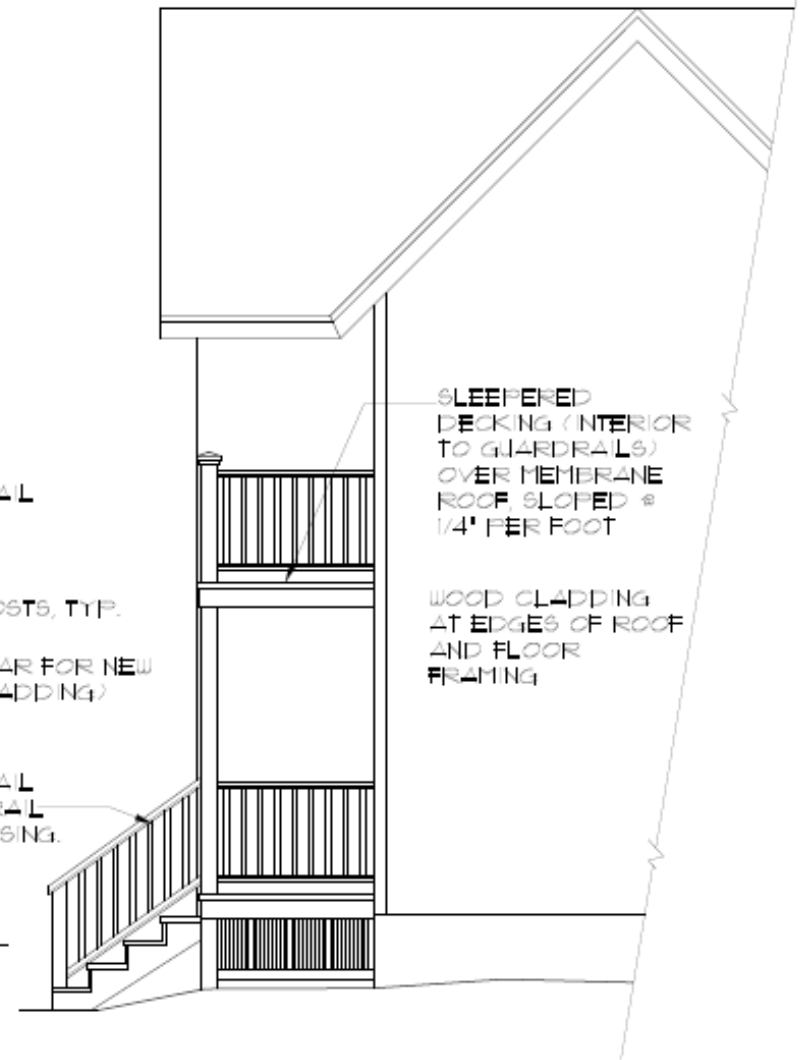
Existing Conditions






PORCH FRONT ELEVATION
 1/4" = 1'-0"

WORK CONSISTS ONLY OF
 REMOVAL AND REPLACEMENT
 TO FRONT PORCH




PORCH PARTIAL SIDE ELEVATION
 1/4" = 1'-0"

WOOD GUARDRAIL
#36" HT.

WOOD CLAD POSTS, TYP.

USE PAINTED CEDAR FOR NEW
PORCH FINISH (CLADDING)
MATERIAL

WOOD GUARDRAIL
#36" HT. HANDRAIL
#34" ABOVE NOSING.

WOOD VERTICAL
LATTICE

SLEEPERED
DECKING (INTERIOR
TO GUARDRAILS)
OVER MEMBRANE
ROOF, SLOPED @
1/4" PER FOOT

WOOD CLADDING
AT EDGES OF ROOF
AND FLOOR
FRAMING



Applicable Standards

41.23(9) TLR Standards for Exterior Alterations

- (a) Any exterior alterations on parcels zoned residential use that are located within two hundred (200) feet of other historic resources shall be **visually compatible** with those historic resources in the following ways:
 - 1. Height.
 - 3. Rhythm of mass and spaces.
- (b) Alterations of the street façade(s) of any existing structure shall retain the original or existing historical proportion and rhythm of solids to voids.
- (c) Alterations of the street façade(s) of any existing structure shall retain the original or existing historical materials.
- (e) Alterations of the street facade(s) shall retain the original or existing historical proportional relationships of door sizes to window sizes.



Staff Recommendation

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

