



Certificate of Appropriateness
946 Spaight Street

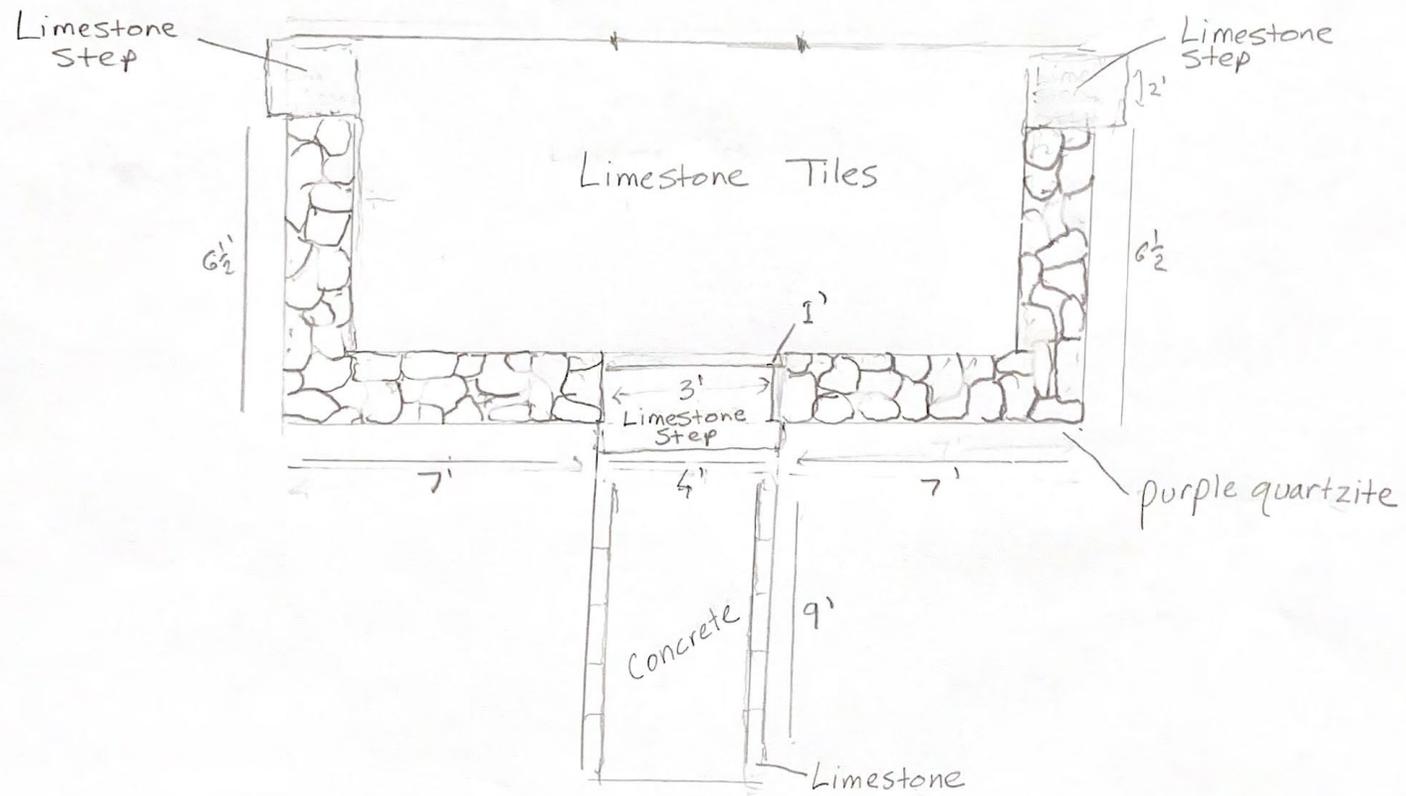
March 6, 2023



Proposed Work

- Construction of a patio wall





Front Patio - 946 Spaight St.

Proposed Site Plan





Partially Constructed Spaight Street Patio Wall





Partially Constructed Spaight Street Patio Wall





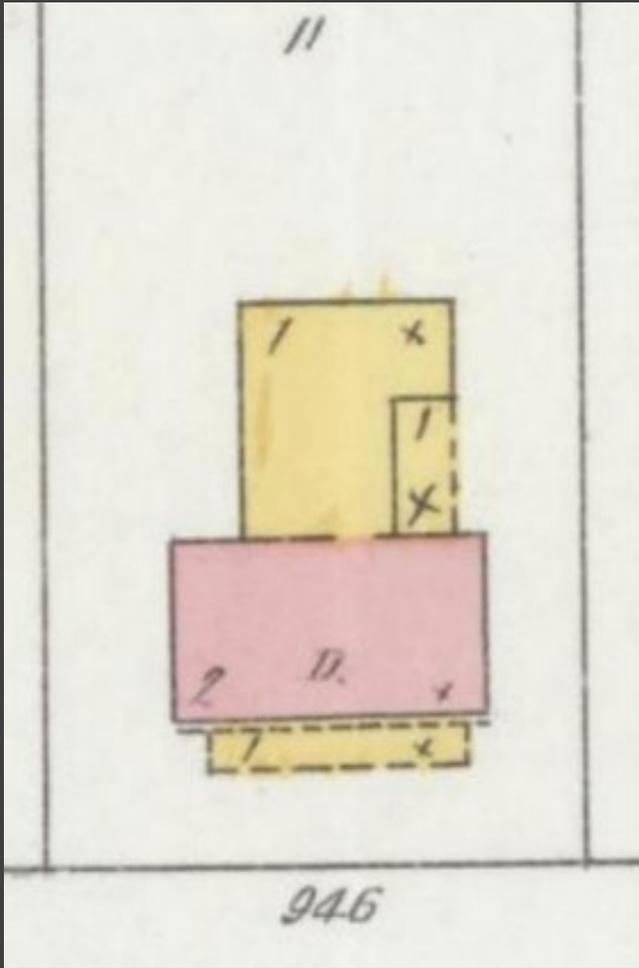
Partially Constructed Spaight Street Patio Wall - detail



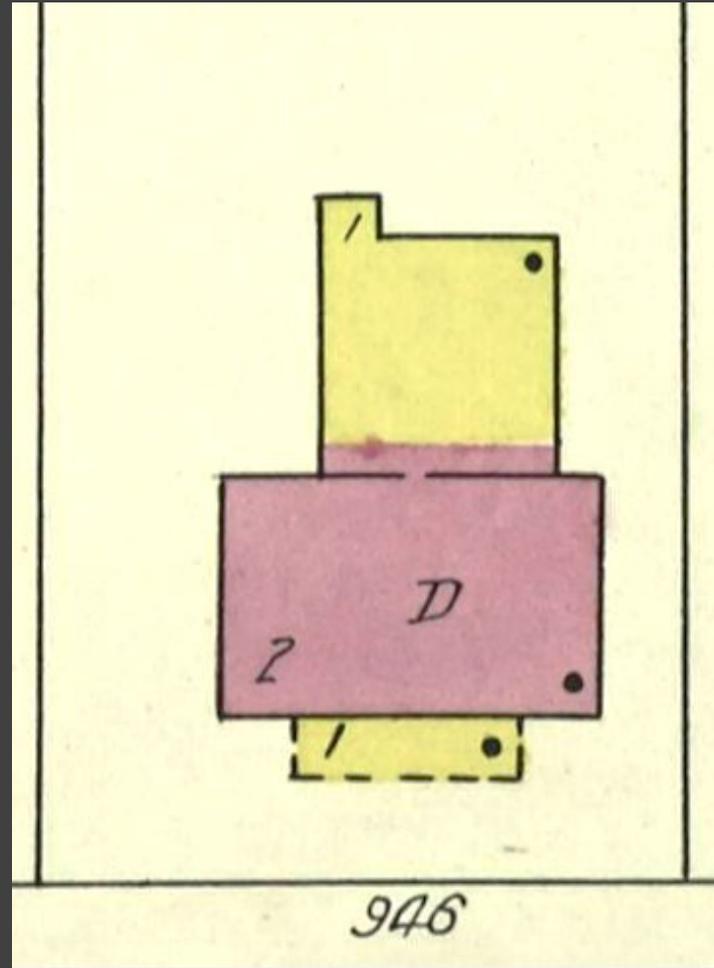


Partially Constructed Spaight Street Patio Wall - detail





1902 Sanborn Map



1950 Sanborn Map





Existing foundation





Existing porch





2018



2021

Current



Applicable Standards

41.18(1) CoA Standards for New Construction or Exterior Alteration
Secretary of the Interior's Standards for Rehabilitation, specifically:

2. The removal of distinctive materials or **alteration of features, spaces and spatial relationships that characterize a property will be avoided.**
3. Changes that create a false sense of historical development, such as **adding conjectural features** or **elements from other historic properties**, will not be undertaken.
9. New additions, **exterior alterations**, or related new construction will not destroy historic materials, features, and **spatial relationships that characterize the property**. The new work will be differentiated from the old and **will be compatible with the historic materials, features, size, scale and proportion, and massing** to protect the integrity of the property and its environment.



Staff Recommendation

Staff believes that the standards for granting a Certificate of Appropriateness could be met and recommends the Landmarks Commission refer this item to the April 3 meeting with a request that the property owner submit updated plans that meet the standards.

