

Regarding: **1328 Spaight Street – Third Lake Ridge Historic District - Exterior Alterations involving the construction of a new rear deck and pergola. 6<sup>th</sup> Ald. District. (Legistar #23338)**

Date: August 8, 2011  
Prepared By: Amy Scanlon

**General Information:**

The Applicant is requesting a Certificate of Appropriateness to construct a deck and screen porch on the rear elevation of the residence at 1328 Spaight Street. The deck and porch additions were hand-drawn on previously submitted architectural drawings (that were reviewed and approved by the Landmarks Commission in 2008) at the request of Staff.

**Landmarks Ordinance sections:**

33.19(11)(i) Guideline Criteria for Exterior Alteration in the Third Lake Ridge Historic District - Parcels Zoned for Residential Use.

1. Alteration of any existing structure shall be evaluated according to all criteria listed in Sec. 33.01(11)(g). *Included below for reference.*
2. Alteration of the surface material, pattern and texture in the facade(s) of any existing structures shall be compatible with the original or existing historical finishes.
3. Alteration of any existing structure shall retain or be compatible with the original or existing historical rhythm of masses and spaces.
4. Alteration of any existing structure shall retain the existing historical landscape plan or shall develop a new plan which is compatible with the plans of the buildings and environment within its visually related area.
5. Alteration of the street facade(s) of any existing structure shall retain the original or existing historical proportional relationships of door sizes to window sizes.

33.19(11)(g) Guideline Criteria for Exterior Alteration in the Third Lake Ridge Historic District - Parcels Zoned for Commercial Use.

1. Alterations of the height of any existing structure shall be visually compatible with the buildings and environment within its visually related area.
2. Alterations of the street facade(s) of any existing structure shall retain the original or existing historical rhythm of solids and voids.
3. Alterations of the street facade(s) of any existing structure shall retain the original or existing historical materials.
4. Alterations of the roof of any existing structure shall retain its existing historical appearance.

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**Staff Comments:**

**Staff believes that the standards for granting a Certificate of Appropriateness for the exterior alterations can be met and recommends approval by the Landmarks Commission with the following conditions:**

- 1. Lattice or other type of panels shall be located at the open edge of the porch below the framing.**
- 2. The roof of the screen porch shall terminate against the wall of the dormer which will require that the door be re-centered on the new width of the porch.**
- 3. The Applicant shall describe how the cedar and metal materials will be finished.**
- 4. The screen panels probably require an additional vertical stile at the center and railings will be required by code at the stair. The Applicant shall confirm that the railings at the stair will be constructed of similar materials and in a similar style to the railings at the deck.**