
Regarding: **1439 Spaight Street – Marquette Bungalows Historic District – Exterior Alterations involving the repair/replacement of wood siding and the replacement of the rear deck. 6th Ald. District. (Legistar #23337)**

Date: July 25, 2011
Prepared By: Amy Scanlon

General Information:

The Applicant is proposing to alter the exterior appearance of the residence at 1439 Spaight Street by removing an existing rear porch and replacing it with a new porch and repairing/replacing wood siding in-kind as needed.

Landmarks Ordinance:

Sec. 33.19(13)(d) Criteria for the Review of Additions, Exterior Alterations and Repairs.

1. Re-Siding. Re-siding with aluminum or vinyl that replaces or covers clapboards or non-original siding on buildings originally sided with clapboards will be approved by the Landmarks Commission provided that the new siding imitates the width of the original clapboard siding to within one inch and provided further that all architectural details including, but not limited to, window trim, wood cornices and other ornament either remain uncovered or are duplicated exactly in appearance. All trim must continue to project out beyond the plane of the siding. Brick, stucco, and half-timber detailing shall match the original in appearance. Original wood shingle siding should be repaired or replaced to match the original in appearance, whenever possible; however, covering wood shingles with double-four vinyl or aluminum may be approved.

7. Porches. Porches and stairway railings shall match the original railings in appearance wherever possible. Wrought iron railings with vertical balusters at least one-half inch in width, wood railings with vertical square balusters spaced no more than three (3) inches apart, and solid wall railings covered in siding to match the house will be approved. Other designs may be permitted if they blend with the character of the house and the district. Porches may be enclosed with windows or screens provided that new windows be casements or double-hung units similar in proportion to other windows on the house. Steps may be constructed of wood, concrete or brick. If wood is used, steps shall have risers and be enclosed on the sides by lattice or a wing wall. Rear yard decks shall have a railing as described above, shall have the underside screened by lattice or evergreen shrubs, and all parts of the deck, except the flooring and steps,

shall be painted or opaque-stained in a color to blend with the colors on the house.

9. Additions and Other Alterations. New additions on the front of the house are prohibited. Additions on the sides or rear shall be permitted if they are compatible with the house in architectural design, scale, color, texture, proportion of solids to voids and proportion of widths to heights of doors and windows. Materials and architectural details used in additions and alterations shall duplicate in texture, appearance, and design, the materials and details used in the original construction of the house or of other houses in the district. The Landmarks Commission may approve an exception to this policy where the existing building materials and architectural details differ from the original. Additions and exterior alterations that exactly duplicate the original materials in composition are encouraged. Additions or exterior alterations that destroy significant architectural features are prohibited. Side additions shall not detract from the design composition of the original facade.

Staff Comments:

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

1. **The drawing of the proposed porch shows the bracket width crossing over the window trim and sash and reducing the visible glass size. The brackets shall be located to allow at least 2” of the window trim to be exposed on each outside stile which implies that the porch will be wider than drawn.**
2. **The Applicant shall propose a finish treatment for the underside of the porch. Staff prefers that the rough framing (assumed to be conventional 2x members) be covered with a flat bead board “ceiling”. At the least, the Applicant shall paint (or opaque stain) the exposed framing members to match the existing paint scheme.**
3. **The Applicant shall replace any wood shingle siding in-kind if included in the areas of work.**